

WESTERN CITY SKYLINE VIEWS

The Spring View Towers development is an 188-apartment complex, which comprises of an impressive 16-storey tower and 9-storey building which will be the flagship development in the exclusive new Springs Rivervale redevelopment.



SPRING VIEW TOWERS / HANSSSEN & FINBAR

Opposite Hanssen and Finbar's Spring View Towers is another superb new addition to the constantly growing Perth.



Activity on the edges of the Perth CBD have been going gung-ho of late, and a new eye-catching development from Finbar has again positioned Hanssen as one of Western Australia's leading construction companies in mixed-use residential high-rise developments.

Spring View Towers is the flagship development at the Springs Rivervale locale, and is comprised of 188 apartments across two towers, one 16 storey, the other 9-storey.

Hanssen's scope involved starting with an empty site, and included construction of pylons and earthworks stages, construction of basements and sub-structure of the towers, through to construction of two-towers and the finishing trades.

Beginning July 2013, the work has taken just over one year to bring to completion, a time frame that is an impressive feat in committed scheduling and planning. The sequencing of the work is a particular facet in Hanssen's successful work methodology.

As Site Manager Daniel Gwyther-Jones explains, "When we were about 5 floors up in the tower, that's when we introduced the finishing trades, and started the sequence. And our sequence is usually a floor a week on each tower, for every trade."

The intimate involvement that Hanssen bring to each project can be seen as their winning card for timely projects of quality. The manufacture of pre-cast elements at their own factory, along with the company employing design staff who can finalise shop-drawings and other facets of a job, is a key point in their efficiency.

"We have a design team at the head office so the speed of it has a lot to do with the fact that we don't have to wait for drawings and other aspects. All the pre-cast bubble deck and walls are made before hand and are ready to be used. So when we want it, we can get it. And a lot of the trades work directly on all the Hanssen jobs, so we never have to wait for any trades."

A point of challenge for this construction was coordinating site access via the single road, with the collection of other construction sites concurrently underway in the area.

"Around the site, there have been about four other projects starting up, so coordinating logistics of traffic flow and material deliveries have been interesting. All surrounding sites have been in an email loop coordinating major items conflicting with each site."

Demonstrating their flexibility combined with strictness in workflow, was their approach to the massive scaled canopy art structure located between the two towers.

One of the main features of Spring View Towers is the feature canopy and the perimeter artwork. All this was made in house and fitted on site by Hanssen trades. The perimeter features around the site are lit up during the night by LED lights. The feature canopy also has a steel sculpture which is illuminated at night with LED lights.

At peak numbers of workers were 250 on the Spring View Towers site, and the Hanssen site office team included Site Manager, Finishing Foreman, Structural Foreman, and Site Administrator

Hanssen have grown from humble beginnings in 1992 by company director Gerry Hanssen, to now employ a workforce of up 600 workers in their resume of apartment builds. Currently Hanssen have a second apartment development nearby to Spring View Towers, namely Arbor North Apartments, along with other developments in Perth, including the Strand and Toccata Apartments.

For more information contact Hanssen, 271 Stirling Crescent, Hazelmere WA 6055, phone 08 6218 3800, email admin@hanssen.com.au, website www.hanssen.com.au

For more information contact Finbar Group Ltd, Level 6, 181 Adelaide Terrace, East Perth WA 6004, phone 08 6211 3300, email info@finbar.com.au, website www.finbar.com.au

Below Häfele supplied the range of high-quality kitchen equipment for the apartments.

Below Plascorp supplied over 1500 tonnes of re-inforcing steel for the Spring View Towers project.



With Apartment style living becoming an ever-increasing phenomenon, simplified and elegant storage solutions can be seen as a requirement for achieving better home interior design.

A company that has a long history yet remains a leader in the design and manufacturer of storage solution furniture and building hardware, is Häfele, with a selection of their product range being specified in the recent Spring View Towers project in Perth.

For the 188 apartments as part of Spring View, Häfele were the supplier of choice for kitchen, laundry and bathroom areas. Specific items included stainless steel waste bins for the kitchen, tandem pantry with project-specific silver coated finish, stainless steel cutlery trays, soft close drawers and doors, handles, and an array of underbench utilities and waste management solutions.

The majority of Häfele's products are manufactured and distributed worldwide from Europe. In Australia, Häfele distribute from major stock holdings locally. Offering project-specific finishes is part of their service, and Häfele work closely with their clients to tailor supply for budgets and scale.

"Our stock holding is local in Australia, and we work closely with the builder or the joiner so we can coordinate supply and package accordingly. Whether the builder wants apartment by apartment, level by level or shipped in containers straight to site. However they want it, Häfele will customise the entire supply process to suit them," commented State Manager Sean Vadala.

Häfele remain a family-owned business, with their Australian branch in operation for over 35 years, they maintain a strong presence in the WA multi-residential market.

With an expansive range of interior fittings and architectural hardware, the company presents a willingness to work closely with clients and ensure a one-stop comprehensive service for building projects.

For further information, contact Häfele, Head Office: 8 Monterey Road, Dandenong VIC 3175, phone 08 9209 8000, mobile 0412 953 061, email info@hafele.com.au, website www.hafele.com.au

Plascorp are the distributors and suppliers of a range of steel re-inforcing and mesh products, as well as composite hose, PVC pipes, mine ventilation ducting and other associated products, and were the preferred supplier on the Spring View Towers project in Perth.

With the head office located in Victoria, Plascorp have distribution centres in Perth and Brisbane, offering their clients access to large quantities and a range of stock at each location.

Specifically to the Spring View Towers, Plascorp manufactured and supplied over 1500 tonnes of processed re-inforcing steel, used in the concrete structure of the building, including steel bar connectors for the floor system, and piling cages for the foundation.

Diameters of re-inforcement bars varied with an increase of height, with basement levels and ground levels M20, M24, M32 bar, and reducing to M20, M16 and M12 when increasing in height. Their service included carrying out of all scheduling, engineer-designed steel components as required, processing of bar to AS, and the supply of steel components and all the necessary accessories.

Spring View Towers is one of a number of projects Plascorp have delivered in conjunction with Hanssen in Western Australia where the company carries out much of their steel operation.

With over 50 years of business and development, Plascorp continues to offer complete packages customized for each client. A privately owned company enables a clear focus on quality customer service, and their experienced team is committed to providing their utmost service for each and every project.

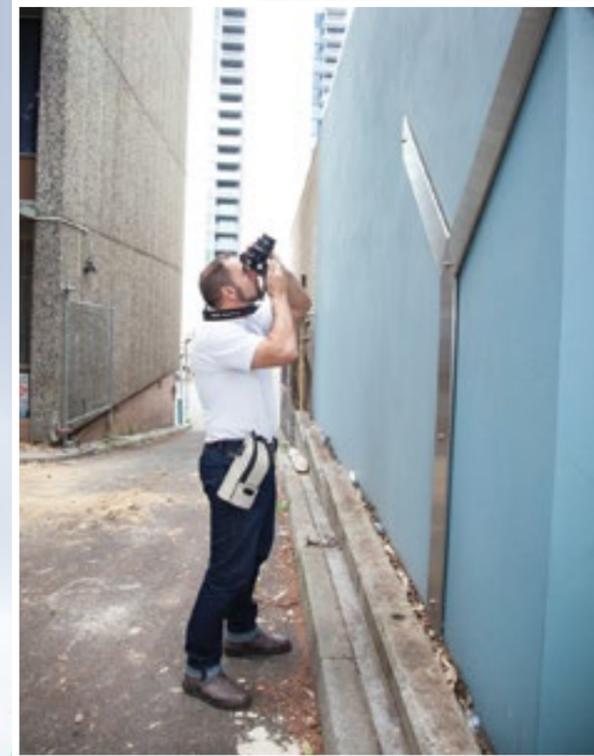


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Spring View Towers, WA

Below Encompass Construction Risk Services ensured the Spring View Towers project ran smoothly and safely.



Risk assessment in the industry continues its increasing importance, providing information for cautionary and informed decision-making in order to diminish any possible liabilities. Encompass Construction Risk Services have been providing consultancy services to WA's construction industry for over 15 years, conducting surveys for builders, contractors, architects and developers on sites in Perth CBD and regional areas.

The multi-storey residential project Spring View Towers from Hanssen and Finbar required Encompass Construction Risk Services to provide surveys on the condition of the roads and kerbs surrounding the site prior to work commencement, and included a survey on internal and external conditions of a large 2-storey commercial building immediately adjacent to site. While this project was a relatively straight forward due to the building having a commercial tenant, other projects can often require extensive scheduling to gain access to each residential units with their individual owners.

Buildings remain the primary focus for the company's work, however other work scopes include natural landscapes, such as trees with a heritage aspect and other natural surroundings and infrastructure projects such as roads, street kerbs and street furniture.

Encompass Construction Risk Assessment as a consultancy offers services to negotiate claim settlements occurring between builders and clients and requests for post-contract surveys at a projects completion can also occur.

Owned and operated by a father and son team, the company has two other full time staff and will also employ surveyors on a project basis when a larger project is obtained, such as large infrastructure projects where 300 – 400 houses require inspection.

Current work again with Hanssen and Finbar is a large survey in Lord Street, in East Perth, for a large mixed use development of mostly residential and some commercial. Encompass has also finished work on Tower 2, City Square for Brookfield Multiplex. Other job locations in regional WA extend as far as Onslow, Karratha, Kalgoorlie, Esperance.



For more information contact Encompass Construction Risk Services, 79 Flinders Avenue, Hilarys WA 6025, phone 0419 929 095, email info@encompassrisk.com.au