

# NEW CONNECTIONS IN RETIREMENT LIVING



DEVELOPER : ECH Inc  
MAIN CONSTRUCTION COMPANY : Sarah Constructions  
ARCHITECT : Walter Brooke Architects  
STRUCTURAL ENGINEER : Wallbridge & Gilbert Aztec  
CONSTRUCTION VALUE : \$44 million

ECH Encore Apartments is one of the first independent retirement villages to incorporate a Montessori Early Learning Centre (ELC) and includes 77 independent living apartments over two connected buildings. The village also features a community garden, café, community hall and lounge, and a community garden with raised planter beds, seating and external furniture.

Collaboration started early for Sarah Constructions on the ECH Encore Apartments project in Modbury as they were engaged for Early Contractor Involvement and later as the Design and Construct contractor. The ECH Encore Apartments are one of the first independent living villages to incorporate a Montessori Early Learning Centre on the site.

“The scope for this development has very much been centered on Community Living. ECH have not only sought to provide inclusive retirement living for their residents but also an intergenerational experience,” said Robert Maiolo, Senior Project Manager at Sarah Constructions. “The development includes 77 independent living apartments spread across two connected buildings, a Montessori Early Learning Centre as well as activity spaces, community hall, library, gym, café and community garden areas for people to engage with one another and stay connected.”

The team at Sarah Constructions were able to offer their extensive construction knowledge, industry experience and unique business

relationships to supplement the design development phase. “There was a focus from our team to not compromise but rather complement the design team. Construction efficiency, methodology and value management were all key focus areas which benefited the client from our early project involvement,” said Robert.

Sarah Constructions worked with the project team to manage construction detail and materials whilst maintaining the integrity of the design. “During the construction phase, Sarah continued to maintain a high client focus. The design and construct model included our responsibility to manage documentation through to delivery, and, as always, best for project outcomes were front of mind,” Robert said.

The stylish apartments include their own entry statements which promotes more opportunity for interaction between residents and also provides a sense of comfort and homeliness to the corridor spaces. Each spacious foyer area overlooks the adjacent reserve and provides a lovely area full of natural light along with another opportunity to interact with neighbouring residents.

“Landscaping of the community garden also provides a space for interaction amongst an outdoor setting, while the design of the rear landscape areas has allowed for a soft transition with the natural surroundings of the nearby parklands. Planting to introduce greenery throughout common areas, balcony and corridor spaces has been a feature which compliments internal spaces,” said Robert.

Acoustic treatment and fireproofing were a key aspect when considering material selection and construction detailing throughout the project. The client brief was not only centred around Community Living, but also providing a certain standard of living. Sarah Constructions and the design team were tasked to achieve a minimum Gold Standard from the Liveable Housing Guidelines. These guidelines were a priority for the team throughout documentation and construction whereby attention to detail was required to ensure compliance.

The team at Sarah Constructions approach each and every build with genuine care. The needs of their customers are front and centre in every decision they make. Sarah Constructions see themselves as more than a builder, but as facilitators who ensure the best outcome for their clients.

2021 is set to be a record year for Sarah Constructions by way of delivering over \$400 million worth of projects. It is also the year



that they celebrate 60 years in the industry. Sarah Constructions has successfully grown over the years to become an award-winning commercial builder with over 250 staff. 60 years ago the company was built on strong family values which is still evident in everything they do today.

For more information contact Sarah Constructions, 49 Glen Osmond Road, Eastwood SA 5063, phone 08 7129 8888, email [contactus@sarah.com.au](mailto:contactus@sarah.com.au), website [www.sarah.com.au](http://www.sarah.com.au)



## A UNIQUE DESIGN TO SPAN GENERATIONS

**ACG Studio in collaboration with Walter Brooke and Associates worked together to design the ECH Encore Apartments.** The mixed use development comprises a 4-storey building connected by a breezeway with café to an 8-storey building all centered around an inviting urban farm with landscaping along with health services, a gym and a child care centre.

“ECH feels strongly about embracing a sense of community in its villages and were keen to translate this into a multi-story building. ECH wanted residents to be able to walk past their neighbours and connect with each other,” explained Kendall Aplin, Director. “The solution was to create a recessed section leading into each apartment which creates a ‘porch’ type entry. This was further emphasised with a tile finish, an external wall light and a built-in planter box which will be planted with indoor plants.”

Each apartment was also fitted with a decorative screen door which allows the resident to see neighbours pass by if their main door is open. “This doubles as a method of getting cross ventilation through the apartment increasing amenity and well being,” said Kendall. Each floor also has a foyer space which overlooks the adjacent reserve providing an attractive sense of arrival, natural light, connection to outside and space to sit and interact.

The apartments were designed to meet the ‘Liveable Housing Design Guidelines’ to a minimum ‘gold’ standard and be capable of being dementia friendly with ageing in place principles adopted. These include threshold-free transition to balconies, wide passage to bedrooms for wheelchair access, future proofing bathrooms to allow for grab rails and accessible sanitary fittings and even charging stations in the basement for gophers.

“The proposed material treatments are selected to be complementary to the existing naturalistic linear park environment, chosen to require minimal maintenance and be beautiful in their raw state. The buildings are predominantly clad in light-coloured profiled steel cladding that is pre-finished and pre-folded, precast concrete and timber-look aluminium clad column fins which create a sense of warmth. Each apartment balcony has a built in planter box which draws the urban farm up the building creating an attractive outlook from each living area while also providing privacy on the balcony and allowing a sense of identity to be created by allowing residents to maintain individual planting,” said Kendall.

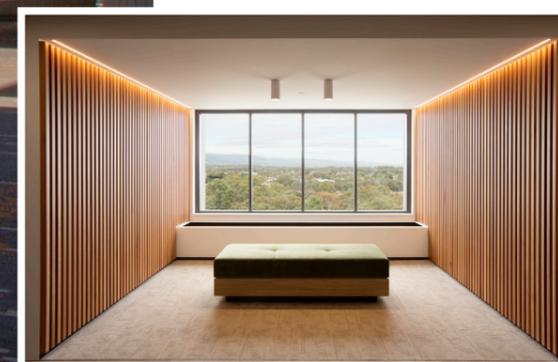
The approach to the interior design across the ECH Encore Apartments project has been to instill a sense of timelessness and belonging in the look, feel and function of the development.

The Apartment ILU schemes are inspired by the natural Melaleuca and Spearwood landscape that surrounds the development. Neutral and natural tones with hints of colour feature at key locations to assist wayfinding and visual legibility are consistent and subtly applied throughout the development.

“The public lobbies, allied health, consulting, café and even childcare components of the development all work to complement the apartment design schemes. In this way, the full development has a consistent and refined palette that is sophisticated yet understated and will hold together and provide longevity and durability. The avoidance of trend and a commitment to practical, functional and naturally beautiful spaces is the interior design direction,” said Kendall.

ACG Studio focuses on creating engaging spaces which result in memorable environments which ultimately have a positive influence on its residents and communities. They work closely with their clients to realise an outstanding outcome and their collective design abilities, technical skills and construction expertise give them the capability to undertake projects ranging from large complex developments to smaller boutique projects.

*For more information contact ACG Studio, 236 Grenfell Street, Adelaide SA 5000, phone 08 8227 0271, website [www.acgstudio.com.au](http://www.acgstudio.com.au)*



# PIONEERING FIRE REGISTRIES

While working on multiple projects across South Australia, Adelaide Passive Fire Solutions (APF Solutions) were brought on board to carry out passive fire protection services for the structural assets on the ECH Encore Apartments project in Modbury.

The team at APF Solutions completed the sealing of all service penetrations through fire barriers, the recording of all, and the detailed entry into a Passive Fire register as per AS 1851-2012.

APF Solutions were engaged by the builder as a service contractor and thus gave them a third party certification that all service penetrations were compliant and documented. "This gave the builder confidence that all fire barriers were compliantly sealed," said Kyle Smith, Director.

The interactive register supplied, will make it easier, and ultimately cheaper, for the end user to have annual inspections completed as per requirements. "Any new penetrations discovered during annual inspections that are not compliantly sealed can be easily traced back to the responsible contractor," explained Kyle.

"As fire registers are legally required for all wall and slab penetration seals, we are leading the way in database logging and data retrieval of penetration locations, including stamped photos and interactive PDF floor plans," explained Chris Campbell, Data Analyst who is responsible for the online interactive fire register used for the ECH Encore Apartments project. "We are pioneers in this innovative practice, going beyond the legacy spreadsheet registers that have been created in the past."

There are many benefits for the client when using the online fire register. Apart from being interactive, it's a comprehensive way of identifying what penetrations have been done in each location. The password protected register is easy for clients to use and covers all bases.

When clicking through on the plan location, users have access to a map of the area which then leads to stamped photos for every penetration.

"You will also find each certificate ready to download as a pdf. Literally everything you need is all linked to the one register, ready at the click of a button. This exciting initiative

has been evolving over the past two years and the team are constantly looking at ways to improve the system," said Chris.

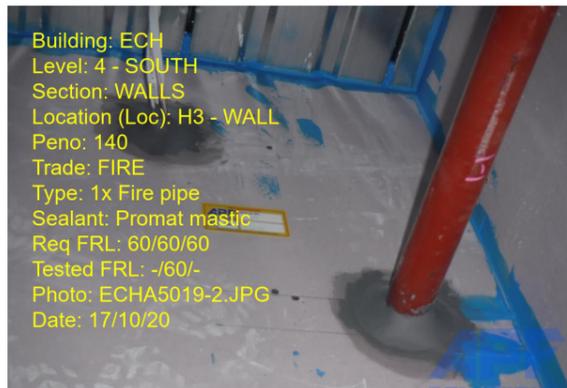
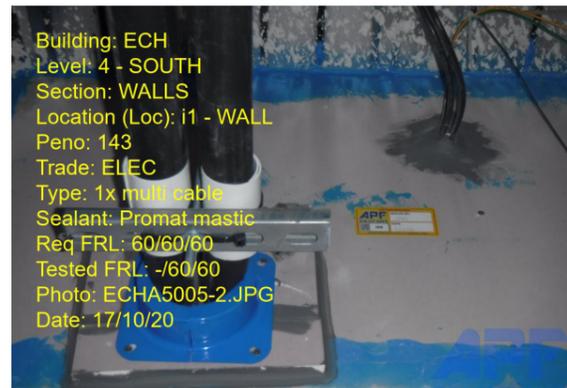
The project ran smoothly and APF Solutions made sure they kept ahead of the builders schedules. The biggest challenge was coordinating with service contractors to ensure that all penetrating services were located to be able to compliantly seal them. "We used a majority of Promat Products which are well known in the industry. We had to adapt and use multiple tested systems to reach compliance. This was due to some of the materials used in the construction of the walls and in the running of services," said Kyle.

APF Solutions can supply and install fire/smoke and egress doors and also build and certify fire and blast walls plus barriers. The team have the capabilities to build and repair fire barriers in commercial, industrial and residential buildings and they specialise in working in hospitals, aged care facilities and universities.

The team are highly experienced when it comes to being aware of the users within these types of facilities and working around their needs.

The team at APF Solutions also offer audit services for doors, penetrations, walls and apartments as per annual inspections for Form 3 compliance. The team are always available to help with technical and design advice on every project and can provide solutions for the most challenging conditions.

For more information contact Adelaide Passive Fire Solutions, 67b Beach Road, Christies Beach SA 5165, phone 0437 372 319, email kyle@apfsol.com.au website www.apfsolutions.com.au

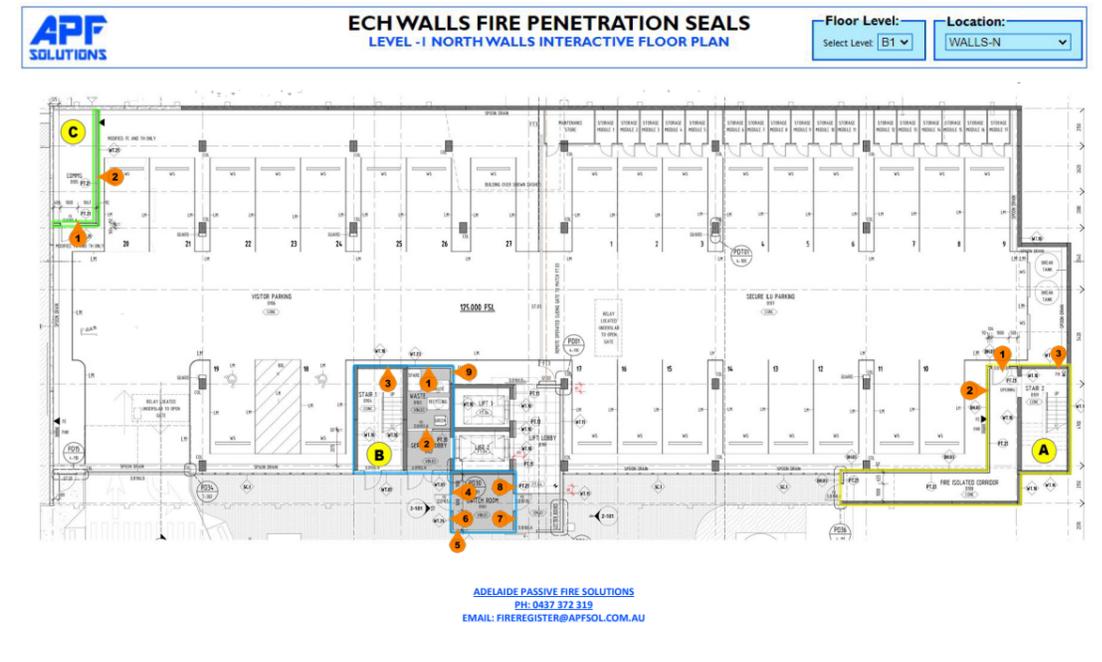


## APF SOLUTIONS ECH FIRE PENETRATION REGISTER

ADELAIDE PASSIVE FIRE SOLUTIONS

PENO ID	LEVEL	BUILDING	PLAN LOC	TRADE	QTY	SERVICE PENETRATING	MEDIUM PENETRATED	REQ FRL	PRODUCT	SEALANT	SERVICE SIZE	CERTIFICATE	PHOTO	TESTED FRL	INSTALLED BY
1	B2	SOUTH	A1	FIRE	1	Fire pipe	concrete	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8092	-/120/-	APF
2	B2	SOUTH	B1	FIRE	1	Fire pipe	concrete	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8093	-/120/-	APF
3	B2	SOUTH	B2	FIRE	1	Fire pipe	concrete	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8094	-/120/-	APF
4	B2	SOUTH	C1	FIRE	1	Fire pipe	concrete	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8061	-/120/-	APF
5	B2	SOUTH	C2	FIRE	1	Fire pipe	Steel stud/16mm FRB	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8062	-/120/-	APF
6	B2	SOUTH	C3	FIRE	1	Fire pipe	concrete	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8063	-/120/-	APF
7	B2	SOUTH	C3	ELEC	1	conduit	Steel stud/16mm FRB	90/90/90	Promat	mastic	1x 20mm/30mm	Fsrg a-14-920A Spec F	8064	-/120/120	APF
8	B2	SOUTH	C4	FIRE	1	Fire pipe	Steel stud/16mm FRB	90/90/90	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8091	-/120/-	APF
1	B1	NORTH	A1	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 90mm/110mm	Fsrg-a-14-920A	8042	-/120/120	APF
2	B1	NORTH	A2	HYDR	1	uPVC-110	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 110mm/130mm	Fsrg-a-14-920A	8043	-/120/120	APF
3	B1	NORTH	A3	FIRE	1	Fire pipe	concrete	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8044	-/120/-	APF
4	B1	NORTH	B1	FIRE	1	Fire pipe	Steel stud/16mm FRB	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8033	-/120/-	APF
5-7	B1	NORTH	B1	HYDR	3	copper	Steel stud/16mm FRB	120/120/120	Promat	mastic	3x 16mm/30mm	WFRA Report 45752a.2	8034	-/120/-	APF
8	B1	NORTH	B1	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 90mm/110mm	Fsrg-a-14-920A	8035	-/120/120	APF
9	B1	NORTH	B1	HYDR	1	pex pipe	Steel stud/16mm FRB	120/120/120	Trafalgar	Fyreplex HP Graphite	1x 16mm/30mm	FAR 4849	8036	-/120/120	APF
10	B1	NORTH	B1	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 90mm/110mm	Fsrg-a-14-920A	8037	-/120/120	APF
11	B1	NORTH	B1	FIRE	1	Fire pipe	concrete	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8038	-/120/-	APF
12	B1	NORTH	B2	MECH	1	vent	Steel stud/16mm FRB	120/120/120	Promat	dampener	1x 450mmx300mm/470mmx320mm	WFRA 41162.1	8039	-/120/120	APF
13	B1	NORTH	B2	FIRE	1	Fire pipe	Steel stud/16mm FRB	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8040-1	-/120/-	APF
14	B1	NORTH	B2	MECH	1	vent	Steel stud/16mm FRB	120/120/120	Promat	dampener	1x 450mmx300mm/470mmx320mm	WFRA 41162.1	8040-2	-/120/120	APF
15	B1	NORTH	B2	FIRE	1	Fire pipe	Steel stud/16mm FRB	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8041-1	-/120/-	APF
16	B1	NORTH	B2	FIRE	1	Fire pipe	concrete	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8041-2	-/120/-	APF
17	B1	NORTH	B3	FIRE	1	Fire pipe	concrete	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8045-1	-/120/-	APF
18	B1	NORTH	B3	FIRE	1	Fire pipe	concrete	120/120/120	Promat	mastic	1x 75mm/85mm	RIR 45752a.1	8045-2	-/120/-	APF
19	B1	NORTH	B4	FIRE	1	multi cable	Steel stud/16mm FRB	120/120/120	Promat	collar	1.5mm/20mm	Csiro Report FCO 1886v3	8085	-/120/120	APF
20	B1	NORTH	B5	MECH	1	insul copper pipe	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 32mm/50mm	Csiro Report FCO 1886v3	8086	-/120/120	APF
21	B1	NORTH	B6	ELEC	1	conduit	Steel stud/16mm FRB	120/120/120	Promat	collar	1x 20mm/30mm	Csiro Report FCO 1886v3	8087	-/120/120	APF
22	B1	NORTH	B7	ELEC	1	cable	Steel stud/16mm FRB	120/120/120	Trafalgar	Fyreplex HP Graphite	1x 2.5mm/20mm	FAR 4849	8088-1	-/120/120	APF
23,24	B1	NORTH	B7	ELEC	2	conduit	Steel stud/16mm FRB	120/120/120	Promat	collar	2x 20mm/30mm	Csiro Report FCO 1886v3	8088-2	-/120/120	APF
25	B1	NORTH	B7	HYDR	1	uPVC-110	Steel stud/16mm FRB	120/120/120							
26	B1	NORTH	B7	ELEC	1	multi cable	Steel stud/16mm FRB	120/120/120							
27	B1	NORTH	B8	ELEC	1	cable tray	Steel stud/16mm FRB	120/120/120							
28	B1	NORTH	B8	ELEC	1	conduit	Steel stud/16mm FRB	120/120/120							
29	B1	NORTH	B9	ELEC	1	conduit	Steel stud/16mm FRB	120/120/120							
30	B1	NORTH	C1	ELEC	1	cable	Steel stud/16mm FRB	120/120/120							
31	B1	NORTH	C1	MECH	1	vent	Steel stud/16mm FRB	120/120/120							
32	B1	NORTH	C2	ELEC	1	conduit	Steel stud/16mm FRB	120/120/120							
33	B1	NORTH	C2	ELEC	1	multi cable	Steel stud/16mm FRB	120/120/120							
34	B1	NORTH	C2	ELEC	1	multi cable	Steel stud/16mm FRB	120/120/120							
35	B1	NORTH	C2	MECH	1	vent	Steel stud/16mm FRB	120/120/120							
36	B1	NORTH	C2	HYDR	1	uPVC-110	Steel stud/16mm FRB	120/120/120							
37	B1	NORTH	C2	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120							
38,39	B1	NORTH	C2	MECH	2	vent	Steel stud/16mm FRB	120/120/120							
40	B1	NORTH	C2	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120							
41	B1	NORTH	C2	FIRE	1	Fire pipe	Steel stud/16mm FRB	120/120/120							
42,43	B1	NORTH	C2	MECH	2	insul copper pipe	Steel stud/16mm FRB	120/120/120							
1	B1	SOUTH	A1	ELEC	1	conduit	Steel stud/16mm FRB	120/120/120							
2	B1	SOUTH	A1	FIRE	1	Fire pipe	Steel stud/16mm FRB	120/120/120							
3	B1	SOUTH	A1	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120							
55	B1	SOUTH	A1	HYDR	1	uPVC-90	Steel stud/16mm FRB	120/120/120							

Above: : When clicking through on the plan location, users have access to an interactive map of the area which when applied, leads to a gallery of stamped photos for each penetration and its associated test report certificate.



# THE RIGHT DOOR FOR THE JOB

ARA Manufacture, part of the ARA Group, have a major manufacturing plant and head office in Adelaide which made them the perfect choice for the ECH Encore Apartments project.

ARA Manufacture supplied and installed the fire rated doors and pressed metal door frames along with aluminium apartment entry screen doors to the ECH Encore Apartments development. The team used their uniquely designed architectural aluminium apartment entry doors to meet the style and functional needs of the project.

“ARA Manufacture helped with the design changes associated with coming up with the combined visual and practical needs of the apartment entry screens,” said Justin Carr, Project Sales Manager. “We have an in depth knowledge, creativity and vast experience in our field of commercial door solutions that was brought to the fore in this project. Nickle Pearl, a timeless colour from the Dulux Precious range was chosen for the 77 entry doors supplied on the ECH Encore Apartments project.”

ARA Manufacture provide high quality doors, shutters and grilles to keep commercial spaces secure yet aesthetically appealing, and also offer industrial doors and windows designed and built with the toughness to endure Australia’s most demanding conditions.

In the most critical situations, the products are rigorously tested to offer peace of mind to clients. ARA Manufacture are specialists when it comes to custom made door and window solutions designed for the unique needs of their customers. The team are known for offering a diverse range of innovative and dependable door and window systems, designed and built with Australian hands.

ARA Manufacture are working on several other projects in South Australia which include the Santos Refurbishment, Chifley Hotel Motel development and the Repat Hospital.

*For more information contact ARA Manufacture, 19 Taminga Street, Regency Park SA 5010, phone 08 8243 7000, email [info@aragroup.com.au](mailto:info@aragroup.com.au), website [www.aragroup.com.au](http://www.aragroup.com.au)*



## TILED TO PERFECTION

Over the past 50 years, G&G Tiling have established themselves to become a tiling company of choice for the Australian commercial building sector. Working together with leading builders and suppliers, they provide an innovative approach while ensuring quality and safety. Their extensive knowledge and expertise helps to provide an engaging, rewarding and learning environment for every employee.

G&G Tiling were contracted to work on ECH Encore Apartments. “Working on the two buildings simultaneously was challenging. We implemented very high quality control measures to ensure the best outcome for the client,” said Project Manager, Vince Trevisan.

“The project consisted of floor and wall tiling in the bathrooms using rectified porcelain tiles in two schemes, with the entries to the apartments tiled in a beautiful herringbone mosaic. These tiles were supplied by Beaumont Tiles. Pavers were used on the apartment balconies, supplied by Adelaide Marble, and alternate pavers on the bridgeway link joining the North and South buildings, all using a pedestal system. This system delivers longevity, as it provides long term maintenance with minimal disruptions and allows outside areas to be tiled in one plane without compromising drainage in any way.”

“The team at Adelaide Marble led by John Miteloudis, worked together with us to ensure client satisfaction when choosing a paver that was suitable for its intended purposes and met relevant standards.”

“Today’s lifestyle changes see an increase in the multi-level aged care apartment sector, with our innovative approach, we have made use of our screed pump which enables sand and screed to be pumped to multiple levels providing efficiencies and less manual handling.”

“We would like to thank our key project team members Rita Guerrero who coordinated the project including project administration and Rocky Zito who led the project onsite with Billy Sheppard as well as our loyal subcontractors.”

G&G Tiling continue to work on projects in the aged care, education, retail, recreation, and apartment development sectors including current projects, Angle Vale Super School, Adelaide Tennis Centre and Monarto Safari Park Visitor Centre.

*For more information contact G&G Tiling, 5/1387 Main North Road, Para Hills West SA 5096, phone 08 8336 1431, email [office@ggtiling.com.au](mailto:office@ggtiling.com.au), website [www.ggtiling.com.au](http://www.ggtiling.com.au)*

# MORE THEN JUST WINDOW COVERINGS

SA Commercial Blinds is a South Australian owned business specialising in the supply and installation of quality window furnishings for the commercial market. They work closely with builders, architects and clients to achieve innovative window covering solutions.

The team at SA Commercial Blinds provided a range of blinds for the ECH Encore Apartments in Modbury. Roller blinds were installed to the bedrooms, offices and public spaces while motorised blinds were chosen for the gym, community hall and café. Close to 1,500 blinds

were installed on the project. The motorised blinds are controlled via radio frequency with hand held remote controls.

Vertilux Yang Room Darkening and Vertilux Status 5% Semi Transparent fabrics were used throughout the ECH Encore Apartments project. Both of these products provide insulation from harmful UV rays with heat and reflection properties that assist in maintaining an energy efficient environment.

Along with commercial offerings, SA Commercial Blinds also provide solutions for residential projects of all sizes. The company is proud to be a state agent for the major brands of Vertilux, Verosol, Total Window Concepts and Hunter Douglas Architectural. The team at SA Commercial Blinds share over 100 years of combined experience in the window furnishing industry.

From a small office fitout, to the construction of multi-storey buildings, the team at SA Commercial Blinds will provide a premium result matched with unparalleled service, workmanship and quality.

SA Commercial Blinds are currently working on several projects including Whyalla Secondary School, 203 North Terrace Port Lincoln TAFE Education Office, Matthew Flinders Home Port Lincoln, SANTOS Refurbishment, Osborne Naval Shipbuilding Project, SA Ambulance Peterborough, Repat Hospital and Lyell McEwin Hospital.

For more information contact SA Commercial Blinds, phone 08 8347 8700, email [sales@sacommercialblinds.com.au](mailto:sales@sacommercialblinds.com.au), website [www.sacommercialblinds.com.au](http://www.sacommercialblinds.com.au)



## BUILT WITH TRUST

With a 40 year history in commercial fitouts, Quality Ceilings were the perfect choice for the ECH Encore Apartments project in South Australia.

With a team of 50 highly skilled staff, Quality Ceilings spent 15 months working on the highly anticipated development in Modbury. The ECH Encore Apartments have been architecturally designed with each apartment offering high quality features to enable residents to live independently and comfortably in their own home. The development also incorporates a Montessori Early Learning Centre making it one of the first retirement projects to provide an Early Learning Centre onsite.

Having successfully worked with Sarah Constructions many times over the past five years, the project was completed seamlessly. "We constructed approximately 20,000m<sup>2</sup> of walls and 13,000m<sup>2</sup> of ceilings with all fabrication done onsite. We completed all of the wall and ceiling frames, plasterboard fixing and flushing," said Jeremy Purtle, Director of Quality Ceilings.

Jeremy believes that the key to their ongoing success is the emphasis they put on building long lasting relationships. "By building trust and solid relationships, our customers can have complete confidence in the work we do," said Jeremy.



The team look forward to many more years of providing commercial fitout services on projects across the State. Quality Ceilings work with well known suppliers including Knauf who provide flatpacks ready for use on the project site.

The team are currently working on the 354 Bowden apartments project which is located on the western fringe of Adelaide City and has been designed to achieve a 5 Star Green Star design and As-Built rating. Quality Ceilings are also working on several other developments simultaneously.

For more information contact Quality Ceilings, 7 Ross Road, Piccadilly SA 5151, phone 0412 488 832



ECH Encore Apartments, South Australia

# BLENDING THE URBAN FARM LANDSCAPE

Adelaide Innovative Landscaping (AIL) was engaged by Sarah Constructions to undertake a range of landscape works which included the installation of the planting, irrigation, paving, pathways, exposed aggregate concrete path and stairs, steel planters, bioretention basin, rockwork, entry tiling and external furniture.

There were some really interesting products chosen for this engaging, and extremely inviting, outdoor community area, including the use of Corten steel circular planters, chosen for the urban farm area which produce a striking aesthetic.



The development has been designed to be dementia friendly with many elements specifically implemented to meet this criteria. One of which was the dementia friendly tile pattern which was designed by the project architect. The entry tiles are made from timeless granite which was sourced overseas. The team at AIL successfully negotiated the international logistics during the COVID pandemic.

The site posed a number of challenges including a shared driveway for all trades to access throughout the duration of the build, and adverse winter weather creating unique stormwater management issues due to the grade of the site. "It was a well managed site by Sarah Constructions which made our job much easier," said Michael Locampo, Project Estimator.

AIL have collaborated with a wide range of clients on a vast spectrum of landscape projects within Adelaide's construction scene. This diverse scope of experience has made them a one-stop-shop for commercial clients to undertake comprehensive landscape construction projects, drawing from a wide range of disciplines to achieve the perfect result every time.

Another very recent project that AIL worked on was the Liberty Development Playground at Two Wells. This exciting \$2 million development features a 4m high tree house which can be seen from the nearby highway.

*For more information contact Adelaide Innovative Landscaping, 32 Davis Road, Glynde SA 5070, phone 08 8165 0344, email info@adelaideinnovative.com, website www.adelaideinnovative.com*



## THE FINISHING TOUCH

Thirteen Commercial Cleaning were engaged by Sarah Constructions to provide builders clean services to the project. This included internal and external cleaning of the spacious apartments which are set within a vertical village comprising an 8-storey and 4-storey building.

On this particular development, Thirteen Commercial Cleaning brought in their abseil specialists to carry out the external cleaning of the windows and façades. "The team at Sarah Constructions make our job easier. The lines of communication are excellent and they always look out for their contractors," said Frank Tsianos, Director at Thirteen Commercial Cleaning.

The team at Thirteen Commercial Cleaning are highly experienced in providing cleaning services for Tier 1 building projects as well as shop fitouts, office refurbishments and construction sites. All staff are coached with a core emphasis on detail and product knowledge to ensure each project is completed to the highest standard.

Thirteen Commercial Cleaning understand the tight deadlines associated with the building industry and provide flexible staffing solutions to cater for any project timetable. As with every project,



the team overcome all challenges associated with working in and around other trades and their work schedule.

The team are currently working on the Festival Centre carpark next to Skycity Casino and the Uniting SA Assisted Living facility at West Lakes. Just recently they completed work at the new Skycity Hotel and Casino along with the Adelaide Oval Hotel project.

Thirteen Commercial Cleaning are a family owned and operated company who care about their people, their customers and the environment.

*For more information contact Thirteen Commercial Cleaning, PO Box 470, Walkerville SA 5081, phone 0435 921 508, email admin@13cc.com.au, website www.13cc.com.au*



ECH Encore Apartments, South Australia

## THE RIGHT PROTECTION

With a team of highly qualified staff who specialise in scaffolding, rigging and rope access, Pinnacle Scaffolding SA conducted the full height, perimeter edge protection and overhead protection on the apartments.

The team were contracted to provide custom designed solutions and installation of edge protection to suit the unique site requirements. "We installed over 2kms of edge protection in total. The key requirement of the project was to install an edge protection system that provided full height 'slab to slab' enclosure of each floor level, without disrupting the installation of structural steel above. We achieved this by designing and engineering a system specifically for the project that could be installed in two stages – first to 1.0m high, then extended to 3.0m when required."

The team at Pinnacle Scaffolding SA specialise in height access, from scaffolding, rope access and swing stages, to hoisting, man/materials hoist and mast climbers. "We primarily provide our services in the commercial and industrial markets in South Australia. We have grown our team to 20+ employees since we began trading in 2017 and are growing a strong reputation for our technical knowledge. We enjoy the challenge of helping a client execute unique projects where specialty solutions are required."

Pinnacle Scaffolding SA are also currently working on the Adelaide High School Re-development with Badge Constructions, PPP Super

School Aldinga with Sarah Constructions, 354 Bowden with Buildtec, and the Emergency State Services precinct with Pike Constructions.

For more information contact Pinnacle Scaffolding SA, phone (Dylan Hoare) 0423 209 010, email [Dylanh@pinnaclescaffolding.com.au](mailto:Dylanh@pinnaclescaffolding.com.au), website [www.pinnaclescaffolding.com.au](http://www.pinnaclescaffolding.com.au)

