

5 STAR TREATMENT

Set amongst the leafy splendour of the Domain precinct, Fifty Albert Road resembles a luxury 5-star hotel.

MAIN CONSTRUCTION COMPANY : Hickory Group Pty Ltd
CONSTRUCTION VALUE : \$77 Million
COMPLETION DATE : June 2013
CLIENT : Hamton Pty Ltd
ARCHITECT : Elenberg Fraser
STRUCTURAL ENGINEER : Robert Bird Group
BUILDING SERVICES ENGINEER : AHW Waterman

From small beginnings, Hickory has grown into one of Australia's largest building companies. Established in 1991 by brothers Michael and George Argyrou, Hickory specialises in multi-unit construction. The company now has over 400 employees and has been involved in some of Melbourne's most recent innovative projects.

Despite the company's size, the owners are committed to maintaining a sense of family support internally, as well as among their subcontractors—to ensure strong communication between all parties. With an extensive project profile and over 20 years experience, Hickory was chosen as the main contractor for the Fifty Albert Road development.

Set amongst the leafy splendour of the Domain precinct, Fifty Albert Road is only 2kms from the Melbourne CBD, and overlooks the Grand Prix Albert Park venue. The development is comprised of 282 apartments over 21 levels with 8 levels of parking, complemented by both roof top and ground floor common area facilities, including a health club, and various extravagant roof top amenities. The result resembles a luxury 5-star hotel.

The building also incorporates various energy efficient features, designed to reduce the occupant's environmental footprint and living costs. This includes solar-boostered hot water and natural ventilation, waste recycling, rain harvesting, and low-energy lighting.

In addition, Hickory has employed a number of new and innovative construction methods on this project. This includes the use of "bubble-deck construction", instead of traditional formwork, which removes the need to line any decking with plywood. As Project Manager Ari Dollas explains, "It's prefabricated and allows us to build the structure a lot quicker. With this method we just have to put the bubble-deck planks on top of the frames and timbers. And then once we pour the concrete on top, it enables us to remove the timbers and frames."

A second method adopted by the company to reduce time and resources is the use of bridge beam construction. "We're trying to eliminate the amount of resources, as far as labour goes, to form up these big beams we have on site. A lot of work goes into forming up the sides of those beams, which would typically be made of plywood and timber. By incorporating pre-cast panels on the downturns of them, it enables us to do away with the labour component of having to construct the site forms, and hence saves us a lot of time", Dollas says.

Another interesting aspect of this project is the way in which this vibrant new design will be incorporated into the heritage-listed structure that rests on the Albert Road frontage. Part of the new façade is a sweeping balustrade that will be attached to the apartment levels. Dollas says this has presented a challenge for the team. "It is complicated because we're trying to build the external extremities of the façade behind our perimeter formwork screens. So we've had to design specific formwork screens for this particular job. The key is to ensure the works below are moving at such a rate so that we can move the screens up the building to protect and to

continue building the structure above. We need to make sure we keep up below; otherwise the screens can't stop as the structure has to keep moving."

In any case, Hickory always involves their subcontractors in the early stages of the development process. This means that problems and issues can be avoided later on, which in turn enables construction to run smoothly. They have found that developing open-communication networks between everyone involved means that fewer problems arise and they can usually be sorted easily.

Currently, Hickory Group is also involved in the construction of several high rise projects in Melbourne CBD, including the 69 storey 568 Collins residential tower, twin towers on Franklin Street for Setia's Fulton Lane development, the Istana apartments and is completing 41X on Exhibition Street. Other multi-unit projects around Australia include Central South Yarra, PortView, Bulgarrá and Concorde South in the Pilbara using modular technology, and a studio hotel in Bendigo.

For more information contact Hickory, 101 Cremorne St Richmond VIC 3121, phone 03 9429 7411, fax 03 9428 7376, website: www.hickory.com.au

SMART TECHNOLOGY FOR A BRILLIANT BUILDING

With the enviable range of facilities on offer for residents at Fifty Albert, maintaining security, privacy and exclusivity are vital. Jay Vee Technologies provided the state-of-the-art access control equipment which grants residents access not only to the building and their apartments, but also the cafe, gym, visitor's bike entry, main garage roller doors, and walkway entry.

The system uses both swipe cards and electronic fobs, and has been integrated with other building automation systems, including the lift, which also features access controls supplied by Jay Vee Technologies which limit resident access to their own floor and common areas. Where residents are invited as guests to another floor, the video intercom system which interfaces with the security system enables their host to allow them access to the relevant floor and apartment. Each apartment door has its own card reader for keyless entry.

Jay Vee Technologies also supplied the CCTV security system including 35 cameras, cabling and monitors; all the automation and security systems for the many entrances, including a remote control system for the two main garage doors; and the alarm and access systems for the project's 56 fire doors.

The complete scope represented a substantial quantity of technology, cabling, and relevant documentation,

creating a logistics and coordination task which was completed efficiently due to Jay Vee Technologies' substantial experience as a major solution provider.

Jay Vee Technologies are a solely owned Australian company which specialises in the distribution of high quality audio visual and home automation products for both the commercial and residential markets. In addition to wholesaling to select retailers, they supply direct to subcontractors and builders for leading-edge developments like Fifty Albert.

The range of products from Jay Vee Technologies include superior brands of Audio Visual, Home Automation such as ControlX a cloud-based universal remote control system; MOX home automation and Building Intelligence systems; and a wide range of electrical products including lighting, cabling, data and security.

Each of the national and international brands Jay Vee Technologies have sourced for their customers represents the best available technology, ensuring end-users like the residents of Fifty Albert enjoy a new class of lifestyle, security and sustainability benefits.

For more information contact Jay Vee Technologies, 2 / 314 Governor Road Braeside VIC 3195, phone 03 9587 4455, fax 03 9587 4477, website: <http://jayvee.com.au>

