

# LIVE THE URBAN LIFE

DEVELOPER : Austino Property Group  
BUILDER : Novati Constructions  
ARCHITECT : Peter Mayoh Architects  
CONSTRUCTION VALUE : \$40 million



Built by Novati Constructions, the Metropolitan Residences project comprises of 13-levels with 125 units and 2-levels of retail space in St Leonards. The project's chic finishes and indoor-outdoor living spaces create a sense of luxury and calm that is timeless.

**Novati Constructions** is a Sydney based, family run business that boasts over 45 years of construction under the same builders licence – a rarity in the industry. Underpinning the success of this project and all projects undertaken by Novati is the hands on involvement of the Novati family.

Known for their experience and build quality, Novati Constructions were awarded the Design and Construct contract to deliver 125 units, six commercial spaces and 3-storeys of underground car parking.

The team started on the project in mid 2015. "We commenced the Early Contractor Involvement (ECI) process with the client, Austino Property Group, in July. ECI leverages our specialist knowledge of the construction processes to the benefit of the design process. It optimises risk management, risk allocation, price and control for the client. At this stage we focused on energy efficiencies and material selection as these are always an important element of our builds," said Albert Novati, General Manager of Novati Constructions.

Utilising a traditional frame construction method, the building was completed in November 2017 and the personnel count peaked at 110 onsite.

One of the development's most appealing selling points is its central location. With the site was boundary to boundary and fronted by two key arterial roads, material handling and logistics, were identified early as a potential concern however this was successfully overcome utilising the ISO9001 certified systems Novati have in place.

"The project was tightly controlled by the site manager to overcome the logistical obstacles. The central location also meant continuous interaction with the local community and the North Sydney Council. Regular communication with the community was very important and put people at ease with the ongoing work. We provided local updates on any disruptive works and duration. Fostering strong ties with the community is the responsibility of everyone in the Novati team," said Albert.

A positive relationship with the North Sydney Council was a crucial element of the Metropolitan Residence project's success. "Our project manager and design manager established a strong working relationship with the council from the outset. There were amendments throughout the build, with public paving and upgrades to the existing stormwater services. It took a lot of collaboration to get the work designed and successfully completed."

"The development is a significant addition to the local area. The commercial area on the lower levels will create an upmarket food and recreation hub. The space is designed to be inclusive to the public via thoroughfare links and open arcade passageways," said Albert. "Members from the Council visited the site and commended our work."

Boasting a mix of bespoke bronzed steel framing and sawn sandstone, the Metropolitan Residences is an impressive building. "It's a very articulated building and was not a straightforward build. Working within the restraints of the budget whilst still achieving a great looking building is a credit to the team," said Albert.

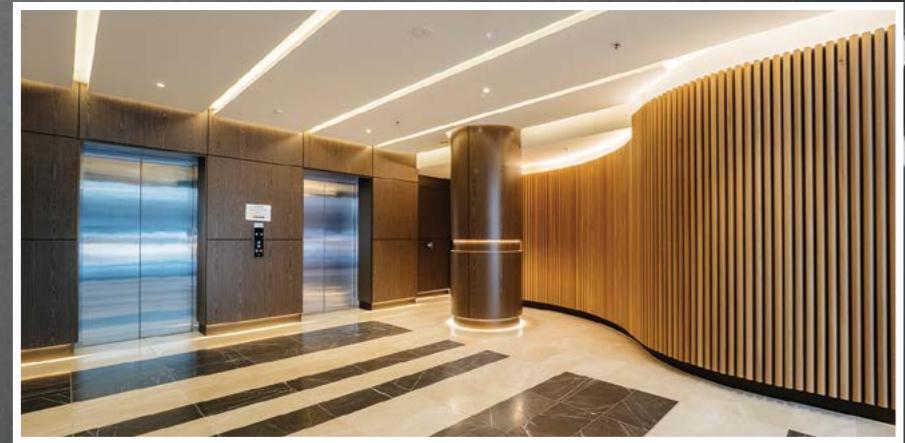
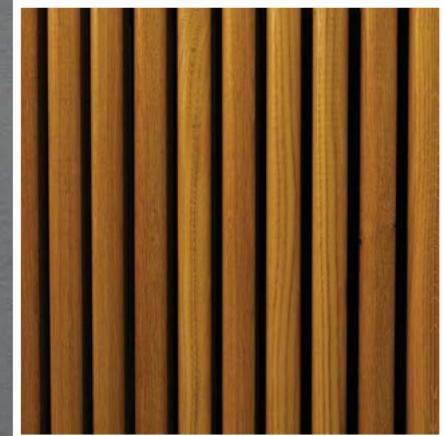
Alongside delivering such a building on budget and on time, Albert notes the successful working relationships as one of the biggest highlights of the project. "Throughout the project we enjoyed successful partnerships across the board. It was great working with the client Austino Property Group as well as the architects, Peter Mayoh Architects and the entire design team and subcontractors. It was a real success on all fronts."

Since its establishment in 1971, Novati Constructions has built up a large portfolio in residential, aged care and education sectors, delivering quality work. Some of the current key projects include Vantage at Eastwood, Mirabel at Turramurra, The Edge in St Leonards, Aluma at Burwood and Wharfside in Manly.

For more information contact **Novati Constructions**, Level 1, 99 Alexander Street, Crows Nest NSW 2065, phone 02 8436 9000, fax 02 8436 9001, website [www.novati.com.au](http://www.novati.com.au)

**Below** Goal Interior completed the internal timber cladding and compressed fibre cement cladding for the project.

**Below** Inline Floors provided and installed wool blend and nylon carpet throughout the Metropolitan Residences.



**Award winning experts in their field, Goal Interior was brought on board by Novati to install the plasterboard lining on the partition walls and ceilings throughout the Metropolitan Residences.** They were also fit internal timber cladding and the compressed fibre cement (CFC) cladding featured on parts of the development's exterior.

The company started work on the project, which features 13-levels of units and two levels of retail space, in early 2017 and nearly 40 members of the team worked across the job until completion.

"The Metropolitan Residences was a large job and we had a mixture of full time staff and subcontractors working on it. The project was a little bit more complicated than usual due to some late design amendments. These were primarily changes to the location of the windows and sliding doors in the apartments. Naturally this made a big impact on our work and we worked closely with Novati to rework our plans," said Yubin Bing, Director of Goal Interior.

"This wasn't our first project with Novati and we have a strong working relationship with their team. That, paired with our experience

and flexibility, enabled us to quickly adapt to the new layout and ensure the programme deadlines were met," said Yubin.

Based in New South Wales, Goal Interior's experience spans residential and commercial and their portfolio includes high rise buildings, schools, shopping centres, aged care facilities and prisons. The team recently completed the Aluma Apartments with Novati in Sydney's Inner West.

Last year one of their projects, Harbord Public School with Lahey Constructions, secured a Master Builders Association Excellence in Construction Award 2017 in the Public Schools category, up to \$15 million. Another one of the developments they recently worked on is a contender for a 2018 award and Yubin is quietly confident of yet another success.

*For more information contact Goal Interior Pty Ltd, Unit 1, 364 Park Road, Regents Park NSW 2143, mobile (Yubin) 0449 183 868, email g@goalinterior.com.au*

**Inline Floors, experts in high quality commercial flooring and carpet installation, were contracted by Novati to supply and install the carpets featured in each of the bedrooms and common areas across 125 apartments at the Metropolitan Residences.**

The Inline Floors team installed two products on the development, with each requiring their own installation method.

In the bedrooms, Feltex wool blend carpet was installed in 'Husk', drawing on the neutral colour palette. The natural fibers of the carpet not only add a warmth and luxury to the space, it also has a number of additional benefits including the regulation of air moisture, control humidity and natural noise absorbing properties to create a peaceful and pleasant environment.

The company stretched the carpet to the smooth edge around the walls and used a cushioned underlay. This is a popular choice for bedrooms because of the use of the underlay, its thickness provides additional comfort and insulation.

For the common areas and corridors, the team installed a nylon carpet from the Godfrey Hirst range in the colour 'Mt Hood'.

For the corridors and common areas, the team utilised the dual bond approach. A specific double bond underlay is adhered to the floor first and then the carpet is glued directly onto the underlay. "We don't have to stretch the carpet when we use dual bond, so in an area of heavy traffic, such as a corridor, the lifespan of the carpet is greatly increased," explained Isaac Lennon, Managing Director at Inline Floors.

Established in 2011, Inline Floors have worked across a multitude of sectors throughout Australia. The company recently completed the 21,500m<sup>2</sup> commercial project for the Australian Tax Office in Sydney, which is the largest project Inline Floors has undertaken.

The tight 10 day schedule over Christmas equated to 3,000m<sup>2</sup> of carpet needing to be laid a day. To meet the challenging deadline, 63 installers worked simultaneously over nine levels uplifting existing carpet, working around workstations and installing new Interface carpet tiles.

*For more information contact Inline Floors, Unit 7, 54 Beach Street Kogarah, Sydney NSW 2217, phone 1300 707 035, email estimating@inlinefloors.com.au, website www.inlinefloors.com.au*

**Below** Complete Facade Solutions provided and installed all of the external façade panelling for the Metropolitan Residences.

**Below** Global Fire designed and installed the fire sprinkler system throughout the Metropolitan Residences project.



**Complete Facade Solutions** is a family run business and one of New South Wales' most respected providers of commercial and high end residential façades. They installed all of the façade panelling across the exterior of the Metropolitan Residences in St Leonards.

Commencing onsite in January 2017, the work on the 4-storey podium and 14-storey tower comprising of 125 apartments was completed within 12 months (inclusive of the Christmas break) by a team of eight from Complete Facade Solutions.

"We won the contract based on our reputation and value proposition. All of our work is driven by our principles of innovation, value and service excellence. As a fellow family owned business, Novati value that and their own approach promotes ethics, responsibility and accountability from all involved in the building process," said Nick Lloyd Managing Director of Complete Facade Solutions.

"The Metropolitan Residences was a great project and it ran very smoothly for our team. The architectural drawings were sent through to our team in the office. Then the crew in our factory fabricated the designs into different shapes and pieces from the base material,"

explained Nick. "For this job we used Vitrabond Aluminium Composite panels (FR) in two colours - sparkling dark grey metallic and beige."

The final installation was carried out by Complete Facade Solutions' trusted team of subcontractors.

Established in 2011, the company have experience across residential, commercial and industrial projects. Nick has noted an increase in the former, "The use of aluminium and metal panels on apartment developments has certainly become more popular recently but the bulk of our work still comes from larger ventures such as universities and factories."

Recent portfolio pieces include Mirvac's 120,000m<sup>2</sup> industrial business park at Eastern Creek – Calibre, a new BMW car dealership in Southern Sydney and a Mercedes car dealership in Northern Sydney.

**For more information contact Complete Facade Solutions**, 100 Bath Road, Kirrawee NSW 2232, phone 02 9521 3311, mobile (Nick) 0404 054 377, email [info@completesafadesolutions.com.au](mailto:info@completesafadesolutions.com.au), website [www.completesafadesolutions.com.au](http://www.completesafadesolutions.com.au)

**Global Fire** were contacted to design and installed the automatic fire sprinkler system throughout the entire Metropolitan Residences building. The company is a full service fire protection and essential services company based in New South Wales.

Fire services are an integral part of any structure and Global Fire worked closely with builder, Novati, from day one on the project. "Once the tender is won we start with preliminary design of the sprinkler system. Once that's approved we work with the builders programme and rough-in the pipework system once areas are ready. We started on Metropolitan Residences in October 2016 and worked through it in stages, completing everything by Christmas 2017," said the Manager of Global Fire.

Each new project presents its own set of requirements which Global Fire are experts in overcoming such challenges. "This building has a car park, commercial units and residential lots, so we had to create a sprinkler system that can cater for the different types of hazards each one presents. Each job also presents different hurdles. For example, you might have less water flow and pressure in some areas and more in others and with a building taller than 25m you need to consider pumps and tanks," said Michael.

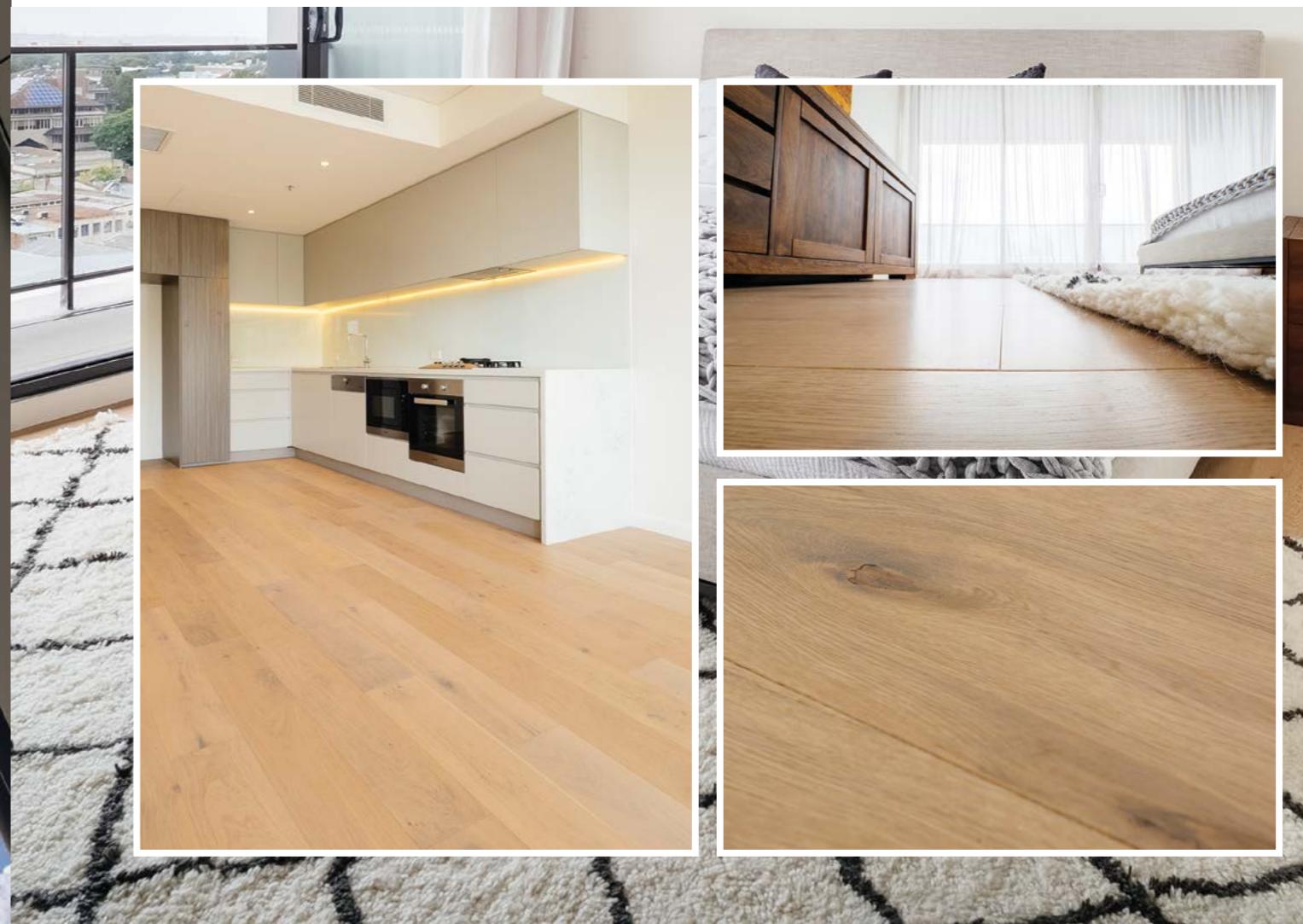
Toward the end of the project, during the commissioning stage, the team worked together with the electrical contractor to interface the sprinkler system to the fire panel and enable it to alert the Fire Brigade once activated. As part of the 12 month defects and liability period, Global Fire's service division will test the system once a month. Beyond that, the company have secured an ongoing maintenance contract for the building.

Established in 2004, Global Fire's products and services include fire extinguishers, evacuation systems, hydrants and fire pump servicing. They also provide essential fire safety maintenance for all buildings such as office builders, strata complexes, shopping centres and educational facilities. Some of our clients include Moorepark Supa Centa and Macquarie University.

**For more information contact Global Fire**, 31/105A Vanessa Street, Kingsgrove NSW 2208, phone 1300 887 018, email [info@globalfire.com.au](mailto:info@globalfire.com.au), website [www.globalfire.com.au](http://www.globalfire.com.au)



**Below** Ultimate Flooring provided and installed the timber flooring and decking for the Metropolitan Residences.



Metropolitan Residence's spacious, light filled interiors are defined by the pale, wide format timber floors crafted by one of Sydney's leading providers, **Ultimate Flooring Australia**. The company specialise in the supply and installation of timber flooring, decking, feature walls and ceilings and contributed the timber floors for the apartments as well as the decking on the loggias featured on Level 2 through to Level 5.

"The flooring was installed using the 'direct stick' method with a 4-in-1 acoustic adhesive from TFS," explained Nick Parousis, Ultimate Flooring Owner. "Differing from your standard acoustic underlay, it acts as an adhesive, a moisture barrier, an acoustic barrier and a crack suppressant."

By utilising the direct stick method, Ultimate Flooring's finishes and detail at door terminations and around permanent joinery are less intrusive and far more appealing than traditional aluminium trims associated with engineered 'floating' floors. Importantly, this also meant that the project was much more cost effective and a shorter installation time was achieved for the client.

For the loggias, the team at Ultimate Flooring laid the Decker timber decking on treated timber battens, which were supported by BUZON

adjustable pedestals. This system prevents any potential penetration of the waterproofing membranes.

Owned and operated by Nick Parousis, the business was established 15 years ago as a building company however evolved into providing timber flooring exclusively five years ago. Ultimate Flooring's reputation is built on high quality, repeat business.

Ultimate Flooring Australia are currently working on a number of luxury multi-unit residential projects in New South Wales using engineered Herringbone and Chevron timber flooring, as well as high end residential, retail and office fitout projects.

Their Rosebery showroom, which boasts over 90 samples, is open to the public and the team are on hand to offer professional advice on the most cost effective and fit-for-purpose solutions for any project.

**For more information contact *Ultimate Flooring Australia Pty Ltd*, 375 Gardeners Road, Rosebery NSW 2018, phone 02 8338 9709, email [info@ultimateflooring.com.au](mailto:info@ultimateflooring.com.au), website [www.ultimateflooringaustralia.com.au](http://www.ultimateflooringaustralia.com.au)**