

# THE MARK OF QUALITY

DEVELOPER : Finbar Group Limited  
MAIN CONSTRUCTION COMPANY : Hanssen Pty Ltd  
PROJECT VALUE : \$30 million



Norwood Perth delivers a contemporary edgy design with substantial environmental characteristics into eco-friendly residential experience with common outdoor relaxation areas.

**Hanssen remain leaders when it comes to constructing stylish top-notch modern apartments.** Norwood Perth, a \$30 million boutique 59 apartment block, encapsulates everything stylish and edgy with an outdoor gas BBQ area, sauna, pool lounge, games room and gym, and all the new and innovative building applications that sets them apart from their competitors.

In Norwood, Hanssen have delivered a beautiful structure integrated with its environment with many sustainable characteristics including energy monitoring allowing residents to locate which devices and appliances use the most electricity. Along with LED lighting there is the installation of centralised gas hot water system which results in energy and cost savings of up to 65% by removing hot water units from individual apartments it provides more storage space. There is a mechanical bin compaction unit complete with a waste chute system on each level. All the AC condenser units are centralised onto

the rooftop area and linked to each apartment removing bulky AC units and exhaust air from balcony areas. There are solar heating lines mounted on the roof surface which are linked to a 15 metre solar powered lap pool on the upper roof which can be used during cooler months due to the solar heating system.

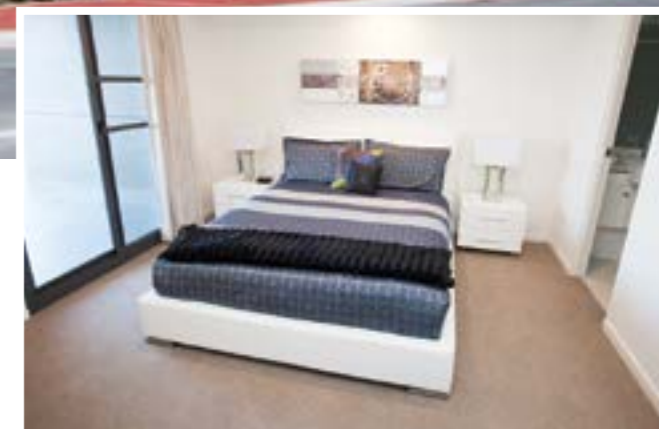
The construction ran three to four months ahead of schedule pioneering and resourceful in their building methods Hanssen continued to use BubbleDeck systems a product they have maintained on all their building sites. Hanssen was the first company to use the ingenious and innovative BubbleDeck system for pre-cast concrete slabs. BubbleDeck is a pre-cast concrete floor system which makes floor slabs lighter and stronger by incorporating large, hollow plastic balls in a lattice of steel. Darren Linton added, “we make our own BubbleDeck, it is a floor system with plastic bubbles filled with air so it displaces traditional concrete slabs so this means your spans can be

wider, your footings can be smaller and there are no bends that we have to use in our slabs.”

BubbleDeck floors eliminate up to 35% of concrete from suspended slabs. By these added savings from lighter structures it injects better productivity to the construction programme making it overall a lot faster, we make our own BubbleDeck offsite we lift it into position so there is minimal steel work we tie in.

It contributes to a more economical build as there is, a lot of non-structural concrete that is wasted in slabs, by saving on and eliminating this wastage we are making for a healthy bottom line in construction programmes. It makes the whole building lighter and “consequently engineering is a lot more efficient.”

Hanssen had to organise the management of work flow efficiently as the site was quite tight with limited access to roads but despite this challenge the key stages of the build were delivered to a standard the clients were happy with and they exercised all areas of the work safely.



Hanssen keep on extending themselves, “we do a lot of things in-house we manufacture our own panels, our own BubbleDeck, we do windows and structural steel.” As a company they pride themselves on “giving everyone a go” where “most of our workers work continuously on our jobs.” Hanssen are mindful of the end result of each construction programme - “this unity works in our favour and I guess it is how we build things so fast.”

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# MEN OF STEEL

Di Candilo Steel supplied various steel components to Hanssen for the construction of Norwood Perth, a \$30 million modern, 59 apartment block set in a quiet enclave with stylish architectural lines attracting anyone looking for a relaxed but city lifestyle.

As steel processors and steel suppliers Di Candilo have an established and trusted relationship with Hanssen which began early in 2010 with increased business activity over the past eight months, seeing them yet again successfully win the tender to supply and deliver quality steel products for Norwood.



Di Candilo supplied the ground support beams for the foundation of the boutique block. The roof screens, all the air-condenser frames, the window columns, hand rails, and the aluminium front entrance gates are a comprehensive range of products using an industrious and committed crew who work to a strict budget and timeline.

Using state-of-the-art cutting machines to manipulate material Di Candilo continue to use innovative processes where they provide their customers with a kit form solution. All steel was pre-cut, drilled, mitred, counter-sunk, slotted and ready to put together on site.

Lou Shabani explains, “we do minor fabrication, we do a lot of processing such as cutting, drilling, it’s more of an end component that the customer is getting rather than just a little bit of steel that they’re left to work with.”

Di Candilo Steel are a privately owned steel distribution company with steel processing facilities. Employing 50 people, they are known for their first-rate sheet metal products.

They set themselves apart from their competitors by operating on short turn around times, remaining committed to excellent customer service, and a willingness to get outside the square and not just provide a black and white product. Di Candilo extend themselves for their clients, “if there is something extra that is needed then we’ll go out of way to give what the customer needs.”

Di Candilo are currently working on Unison and Arbor North high rise apartments.

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## WATER-TIGHT SERVICE

Industry specialists **Crommelin** have been proudly servicing and supplying builders and architects in the construction industry for almost 60 years. As Australia’s leading waterproofing and sealing specialist, Crommelin was selected by Hanssen to provide products and application supervision of all waterproofing membranes to Norwood Perth, a \$30 million project boasting 59 elegant apartments.

All Crommelin products are specifically engineered to perform in conjunction with Australian construction materials and under harsh Australian environmental conditions. Commercial Development Manager, John Treadgold, was on site at Norwood Perth and provided detailed recommendations, advice and supervised all waterproofing applications. Membranes were applied to the fire tanks, the podium decks, the planter boxes, pool deck area and roof decks.

Eight on-site Crommelin trained applicators worked over five months and met each stage of the project on time.

Crommelin is at the forefront of technical advancement within the waterproofing and sealing industry. Their team of industrial chemists continue to develop cutting edge technologies, raising the standards of consistency, performance and reliability. All Crommelin products

are engineered to deliver long term performance and durability. In conjunction with project specifications, on-site support and maintenance schedules, warranties are available for up to 15 years.

Knowing that all project requirements and site conditions are unique, Crommelin actively partners with customers to provide product and specification information individually suited for each job. Customised product development, specification, education, application and on-site technical support are just a few areas in which Crommelin can support construction and waterproofing projects along every step of the way.

Crommelin customers are supported by a highly trained team of commercial business development professionals. Products are available nationally, with state service centres located in NSW, QLD, VIC and WA.

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