

# A FIRST FOR KARRATHA WA



MAIN CONSTRUCTION COMPANY : Finbar Group Limited  
CONSTRUCTION VALUE : \$28 million  
COMPLETION DATE : Early 2014  
BUILDER : Hanssen Pty Ltd

Pelago Apartments are set to offer a lifestyle never before seen in Karratha. Comprising 178 apartments of 1, 2 & 3 bedrooms & commercial space of 1,500sqm with restaurants, cafes, shops & offices, Pelago East is the Pilbara's first modern residential and commercial development providing inner-city living and a luxurious lifestyle

Finbar Group Limited completed Pelago Apartments, Karratha's first luxury high rise apartment development, in October 2013. Karratha, a town over 1,500 kilometres north of Perth, adjoins the port of Dampier, in the Pilbara region of Western Australia. Finbar Group Limited is an Australian property development company which began operation 20 years ago. The company has established itself as a market leader in medium to high density residential apartment developments in Perth, as well as developing an interest in office building projects.

Finbar, which has only 18 employees, carries out its development projects in its own right or through incorporated special purpose entities and joint venture companies. It outsources its development activities to external consultants, sales persons, and building contractors. The company's board and management make the operating, investment, and acquisition decisions.

The newly completed Pelago East Apartments are located on the corner of Sharpe Avenue and Warambie Road, Karratha. It comprises

174 one, two and three bedroom apartments and 14 shops, is the second stage of Finbar's \$228m, Pelago Apartments development. The building's curved form and brightly coloured columns and blade walls on the lower levels, make a bold statement. The development is within walking distance of the CBD and the adjoining precinct will include restaurants and cafes with indoor and alfresco dining, nightclubs, bars, cinemas and a theatre. Pelago East will provide residents with 24/7 security and resort style amenities including, a 20-metre swimming pool, alfresco dining facilities, a synthetic rubber floored children's play area, a games room, a timber lined sauna and a state of the art gymnasium.

Pelago West, the first stage of the Pelago Apartments project, was completed in 2012. It won the Western Australian state UDIA (Urban Development Institute of Australia) 2013, High Density Development Award as well as the Judges Award. The combined Pelago project brings 288 apartments and a new standard of living to Karratha.



Finbar employed construction techniques pioneered in Perth in the Pelago project, enabling a "cost-effective and flexible design" to be achieved; just 3.5 years after the company was first selected by Landcorp to purchase, obtain approvals, and develop the land. One of these construction techniques was the use of BubbleDeck, a precast concrete floor system which makes floor slabs lighter and stronger by incorporating large, hollow plastic balls in a lattice of steel. The Pelago East project used over 35,000 sq m of BubbleDeck, prefabricated in Perth and trucked to the building site. Commenting on the completion of the project, Finbar's Managing Director, Darren Pateman said, "Our entire management and consultant team should be very proud of our achievement in the north west in such a short period of time."

The Pelago project was designed to achieve a Six Star Energy Rating. Solar orientation and a base build solar photo voltaic energy system makes use of the abundant sunshine of the region. A dehumidification system supplies apartments with room temperature, dehumidified

fresh air. This improves comfort during periods of high humidity and reduces air conditioning running costs. Grey water from this process is then recycled to irrigate landscaping around the site greatly enhancing the amenity of residents and the community.

Finbar recently completed another apartment project, St Marks Apartments on the corner of Har old and Stirling Streets, Highgate, an inner suburb of Perth. The company currently has 8 developments, valued at \$647,000,000 within the Perth metropolitan area, either under construction or in the market place. This amounts to 1,016 apartments. A further 8 developments, valued at approximately \$1 billion are in the pipeline.

**For more information contact Finbar Group Limited, Level 6, 181 Adelaide Terrace East Perth Western Australia 6004, PO Box 3380 East Perth Western Australia 6892, phone 08 6211 3300, fax 08 9221 8833, email info@finbar.com.au**



## QUALITY WELDING AND CUT

Arc-i Welding Industries are a leading provider of welding equipment for Western Australia's construction and mining industries. Their knowledge of the trade, excellent products, high level of service support and understanding of the challenges of remote locations made them a valuable supplier for the Pelago East project at Karratha.

Arc-i supplied the project team with eight portable welding machines, 1200 kg welding consumables, welding safety equipment, oxy/lpg welding and cutting equipment, all with 24 hour phone backup for technical advice on welding procedures. They also supported the project with rapid-turnaround repairs to welding and cutting equipment on an as-needs basis.

"The timeframes were daily, sometimes hourly," said Arc-i spokesman, Sheldon Dyason.

"Delivery times of the correct products were extremely important to match up with the delivery trucks to Karratha, as was correct product and procedural technique information to allow a quicker and safer job completion.

"The welders were small but powerful and very portable. The welding helmets we supplied were auto darkening, allowing a safer working environment.

The major challenge of the project was ensuring there was sufficient electricity to the worksite for welding activities and for repairs.

"Pelago East is an amazing achievement considering the location and environment," said Sheldon.

Arc-i has access to experienced gas equipment specialists, welders and boilermakers, and recognize that quality lies not only in their products but also in the services they provide to customers. In addition to providing welding and steelworking equipment and accessories by top manufacturers, including Rehm welders, Harris gas cutting equipment, Lincoln welding products and Uvex safety. Arc-i also are qualified to assemble cable grouping and accessories. Everything must meet the applicable AS or ISO standard, or they will not supply it. The company has an overall quality management system to ISO9002.

For more information contact Arc-i Welding Industries Pty Ltd, 74 Howe St, Osborne Park 6017, phone 9242 5041, [www.arciwelding.com.au](http://www.arciwelding.com.au), email [enquiries@arciwelding.com.au](mailto:enquiries@arciwelding.com.au)



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Pelago East Apartments, WA



## HOW SKUDO'S AUSTRALIAN INNOVATIONS PREVENT COSTLY MISHAPS

**The best way to prevent rectifications taking up valuable program time is prevent problems in the first place, as Hansen has done at Pelago East Apartments through the use of Skudo products to protect windows, joinery and floors from damage by tradesmen, tools and other risks.**

Skudo Window Protection, Skudo Cabinet Protection and Skudo Floor Protection are part of a range of unique products invented in Australia which provide temporary protection for materials and surfaces on worksites. The Skudo Floor Protection also improves safety by providing a very high slip rating, minimising risks not only to the floor but also to everyone working on them.

"We are very proud to be part of this great development and look forward to working with the developers (Finbar) on more projects in future," said Skudo Spokesman, Hayden Bone.

"Finbar's partner on Pelago East, Hansen, uses Skudo on many of their projects, and orders our products as a bulk buy instead of a project-by-project basis. This ensures they obtain the best pricing and also that lead times are not an issue. They actually install the Skudo Window Protection in the factory prior to the windows and doors arriving on site, minimising damage risks during transport and handling.

"We are a 100 per cent Australian company with many of our products made here in Australia. We also have a number of exciting products in various stages of development which will offer great solutions for the construction industry, including a new innovation which is used to protect surfaces during chemical milling, which we believe is the only water-based system in the world for this purpose."

"We have a patent pending flooring system which is the only one of its type in the world, and in 2011 won the prestigious Most Innovative Product Award at "The World of Concrete" Trade Show in Las Vegas USA."

A family-owned company, Skudo have been inventing and manufacturing temporary protection products for construction and marine applications since 1987, with their ever-growing range now available across 13 countries.

One of the key benefits their products offer to builders and trades is minimising accountability issues – because if damage is prevented, the questions never need be asked, "Whose fault was that? And who will pay the bill to rectify or replace the damaged item?"

Their range is extremely suitable for the new era of sustainable construction, as the products have extremely high environmental credentials. The company's mat systems are manufactured from 100% recycled materials, and all Skudo's wet films are water based and produced with very low VOCs.

Skudo provide a high level of technical support and advice through their licensed distributors and directly to clients, and have the expertise to custom-design products to suit specific needs and applications if required.

*For more information contact Skudo Group – Skudo Coatings, 1/49 Township Drive West Burleigh QLD, phone 07 55 68 7100, email info@skudocoatings.com.au, www.skudocoatings.com*