



RADIATING TRANQUILITY

The Radius Apartments offers the best in stylish contemporary living with the façade inspired by raindrops on water with rippling circular-patterned screens that generate ever-changing shadows and subtle reflections. Taking full advantage of panoramic views and natural light, every space is configured to feel calm, creating a luxurious sanctuary.

DEVELOPER : Linc Development Management
MAIN CONSTRUCTION COMPANY : Harris HMC
ARCHITECT : Orbit Solutions
PROJECT VALUE : \$15.8 MILLION

Sitting majestically in the centre of urban Box Hill the 9-storey, Radius Apartments complex comprises both hotel accommodation and residential units, surrounded by beautiful green parklands and a huge range of shops, restaurants and cafés. Melbourne construction company, Harris HMC, were commissioned to the \$15.8 million project which was completed on budget and ahead of schedule, with five weeks of early access made available to the client.

Designed by Melbourne based architects, Orbit Solutions, the complex comprises of 49 apartments within its lower three floors for hotel accommodation, and 35 residential apartments in the five upper levels, plus a mezzanine level for storage and servicing the building, along with an innovative basement car parking solution containing three car shuffle stackers providing for 41 cars.

Carefully crafted to take full advantage of views and light, every space is configured to feel generous and calm, the materials were selected to create a luxurious sanctuary, within kilometers of the CBD. The interiors are styled to create apartments that are sophisticated and relaxing.

Utilising contemporary detailing, open kitchens combine generous storage and

robust materials with quality features including white stone benchtops, mirror splash backs, and superbly engineered joinery.

The Radius features rippling circular patterned screens, inspired by the tranquility of raindrops on water. Forged from laser cut aluminium panels, the screens generate ever-changing shadows and subtle reflections across the apartments façade.

With as many as 100 construction workers on site at any one time, the overall site work saw more than 600 employed on the project.

Project manager for Harris HMC, Sam Clarke, said there were times site access was problematic with three other projects being constructed simultaneously within the vicinity. But sensible traffic management in liaison with local council enabled an overall working relationship to overcome any major issues.

Mr Clarke went on to say that close liaison with both the client project manager, Mr Daniel Verrico (of Linc Development Management), and the serviced apartment lessee, City Edge Apartments, facilitated the smooth running of construction and was instrumental in an effective completion of the Radius Apartments.

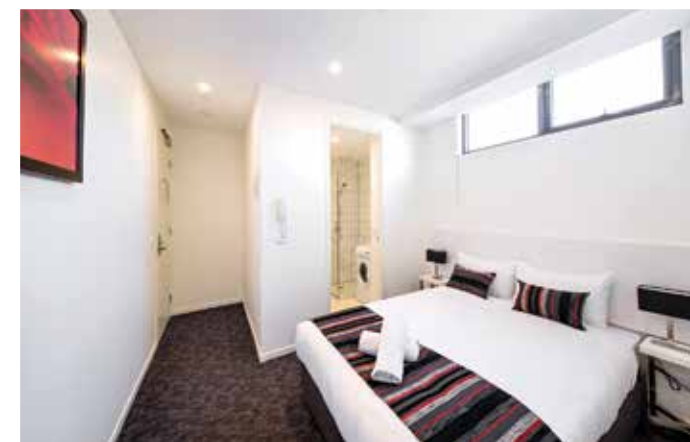
Harris HMC have set their sights on being a Top 1% company in the Australian building industry. To them this means being a construction company that clients can rely on. A company known for getting things done cost effectively and efficiently. Known for delivering on their promises to clients, consultants, subcontractors, banks, end users, and all other stakeholders.

They recognise it is not always what they do, but how they do it, that separates Harris HMC from the rest. As with the Radius Apartments project, they are often engaged early in the conception stage of a project to reduce overall construction costs through value engineering, building smarter and efficiently to ensure that more projects get off the ground.

Managing Director of the Harris HMC Group, Dale Kennedy, believes the key to gaining repeat business is through building relationships and working collaboratively with our clients and consultant teams. "When you're doing a good job for your clients, there are ample opportunities put in front of you" said Mr Kennedy. "We made a decision to grow our business by demand, focusing on constantly improving what we do, which ultimately leads to growth."

Harris HMC provides Construction, Interiors, Maintenance and Electrics services to both private and public sector clients. They are live environment experts and drive creative approaches and excellence in all aspects of project management to a range of clients in the residential, health, aged care, education, hospitality, commercial and government sectors.

For more information contact Harris HMC, 52 Henderson Street, North Melbourne VIC 3051, phone 03 9328 8900, email Enquiries@HarrisHMC.com.au, website www.HarrisHMC.com.au



PAINTED PERFECTION

APR creatively apply the classic and modern arts they have mastered to transform ordinary exteriors into inviting, expressive spaces that reflect individual tastes. Local Melbourne based APR Painting and Rendering gave special care to the Radius Apartments exterior providing affordable painting and rendering solutions.

APR used the QT®EcoSeries Wall Panel system that accommodates a solid substrate and offers a wide range of finishes. It has sound abatement, fire resistance and high thermal insulation that ensures the Radius Apartments remain cool during summer yet retain warmth in winter months.

To give a stylish and bright presence three coats of Wattyl Solarguard were applied to both ceilings and balconies whilst the exterior panelling was coated with Unitex painted texture. With careful crafting by hand trowel to a membrane finish gave surfaces not just waterproofing but that sophisticated expression of elegance.

APR completed their on the Radius Apartments on time engaging the skills of carpenters, renderers, and painters. APR pride themselves with

their innovated approach to projects such as the Radius Apartments and employ skilled tradesmen to deliver a product they stand by.

APR's portfolio of work has been nationally recognised completing interiors and exterior works in Melbourne, Tasmania, greater Victoria, and Sydney. Recent work includes the 80 apartment building, Drummond Rise in Oakleigh.

Owner operator of APR, Petrin Rusu, has made it his life's work to specialise in designing and creating innovative and exquisite surface treatments for walls, ceilings, floors, and interior surfaces and confirms no job is small enough or big enough for APR.

For more information contact APR Painting, 18 Lawson Street, Oakleigh East VIC 3166, phone 03 8524 4059, email info@aprpainting.com.au, website www.aprpainting.com.au



ALL FIRED UP

Alfie Fire has a solid reputation for completing projects to the required mandatory standards for building fire safety compliance and used their experience that enabled them to provide consultation and performance based solutions for fire prevention at the Radius Apartments.

The Radius Apartments covers 6,536m² across 9-levels (including the ground floor and an underground basement with a mezzanine level and car stackers). With 84 apartments in total, with varying apartment sizes, meeting stringent fire safety standards was compulsory for verifying the design of the Radius Apartments.

Without this process being completed to satisfy regulations the building cannot be occupied or handed over and the expertise of Alfie Fire ensured a problem free installation. Their work began in September 2015 and by engaging the expertise of two skilled engineers took just ten months before signing off on their part of the project.

Alfie Fire supplied and installed 700 sprinklers and strategically installed 25 fire extinguishers to meet fire protection regulations. Methodical planning eliminated any of the usual problems associated with installing steel piping, particularly in the tight and confined spaces in and around other services.

Alfie's Project Manager for the installation, Alan Harridge, said that aside from working in small confined areas and around other contractors, building the project was basically straight forward.



The Radius Apartments is not Alfie Fire's first project from Harris HMC. They have been contracted by Harris HMC to install fire protection systems in many parts of Melbourne's growing apartment construction sites.

For More information contact Alfie Fire Pty Ltd, 4/23 Cook Road, Mitcham VIC 3132, phone 03 9873 4551, email admin@alfiefire.com.au, website www.alfiefire.com.au