

# BRIDGE TO LUXURY

The \$140M Subi Strand mixed use development consists of two adjacent 7-storey buildings containing luxury residential living and modern commercial spaces.

**The \$140 million Subi Strand mixed use development includes 245 residential apartments, 19 commercial units, extensive communal facilities such as gym, sauna, games room, pool deck, communal kitchen and dining room for private functions and a public pedestrian mall with a private sky bridge linking the project together.**

The Subi Strand apartments comprises one, two and three bedroom apartments, and with its close proximity to the city residents can walk anywhere on foot. The project has been serious when it comes to sustainability. Green measures include 6-star (Nathers) energy rated apartments, 29kw solar panel system, energy monitoring, LED and motion-sensored lighting, centralised gas hot water system, waste reduction mechanical bin compaction unit and solar pool heating.

Entertaining guests is made easy for residents with a theatre, private dining room catering up to 16 guests, games room, pool area and pool lounge in the development. The landscaped public pedestrian mall features an impressive illuminated public artwork display of suspended LED lights which transforms the mall at night with a light show.

Hanssen Pty Ltd is one of Western Australia's premier construction companies which specialises in high-rise apartments. From their humble beginnings, they have constructed over 3,000 apartments within Perth and in the North West.

The company was formed in 1992 by Gerry Hanssen, who has over 40 years experience in the construction industry and he is still at the helm.

Hanssen Pty Ltd was the major construction company behind the Subi Strand project. At the peak of construction, 330 employees and contractors from Hanssen were employed on the project. "On the Subi Strand project, we had the usual challenges, but we are very proud in how quick that we completed the Subi Strand apartments. It took us around 14 months to go from piling to handover," Michael Hanssen, Hanssen Project Manager stated. "Subi Strand was one of the biggest jobs

that we have taken on. It was logistically perfect to work on, even with the restrictions that city construction throws up at times."

The company now employs over 700 people and includes an in-house design team and engineering consultants as well as the manufacturing of precast panels, steel fabrication and windows for their projects. Each of these departments enable Hanssen to construct their projects more quickly and efficiently.

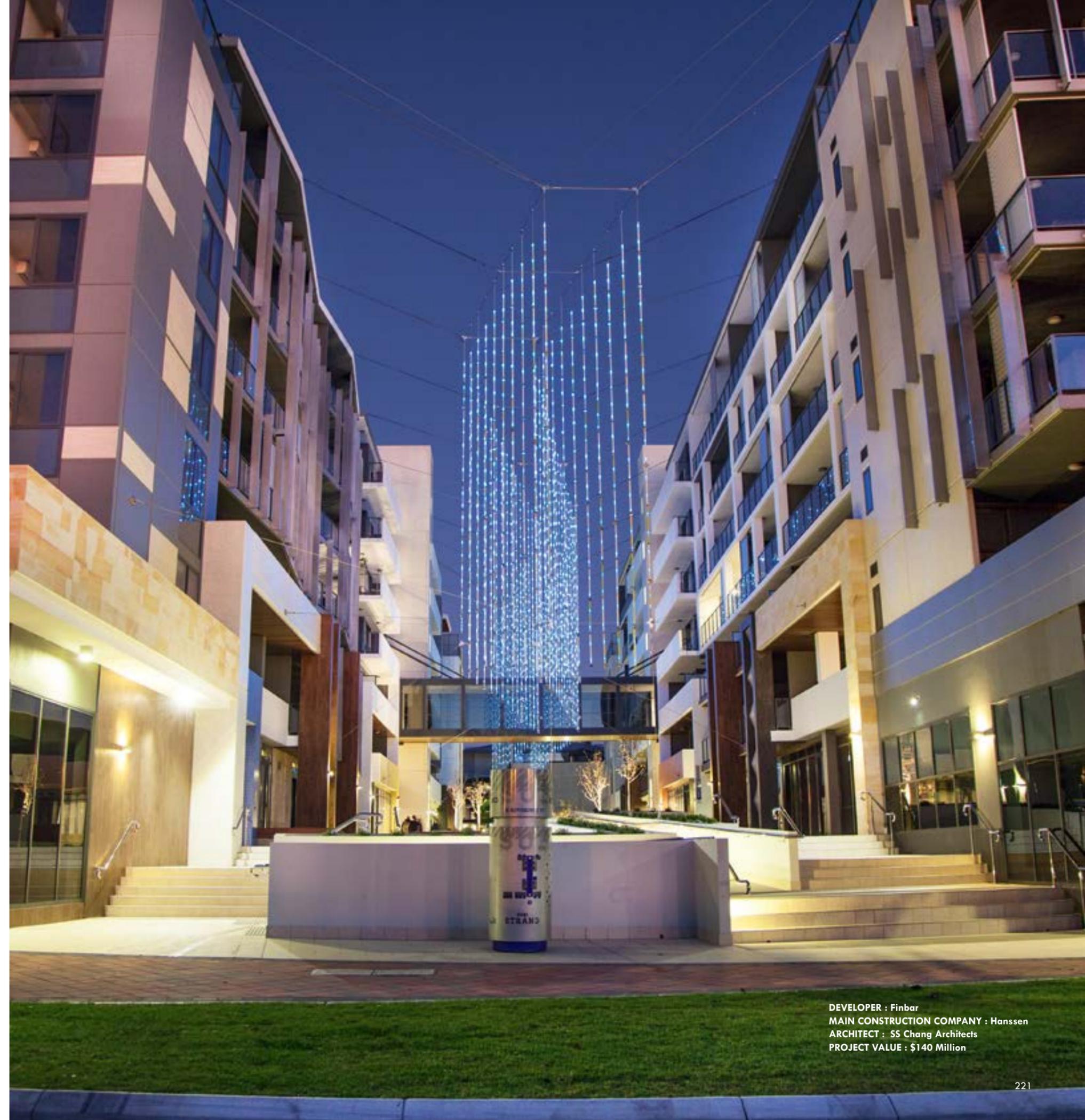
The Western Australia company have elected to use the Bubbledeck™ system for the precast floor panels in all projects. Hanssen was the first company to use this system in Australia on the Gateway project in Victoria Park which was completed in June 2010.

Hanssen operate on a "design and construct" basis for their projects whilst also maintaining a close working relationship with the developer, architect, consultants, suppliers and contractors.

With the Subi Strand project now completed, Hanssen have a number of high profile projects at present. Toccata Apartments in East Perth is one of their premier projects. The 45 residential apartments and 2 commercial units will be priced from \$1.4 - \$6.5 million. Other projects in Perth and surrounding suburbs include the Norwood Apartments, Arbor North Apartments and Unison Apartments. Concerto in East Perth and Aurelia Apartments in South Perth are currently in piling phase and construction has commenced on Linq Apartments in Northbridge.

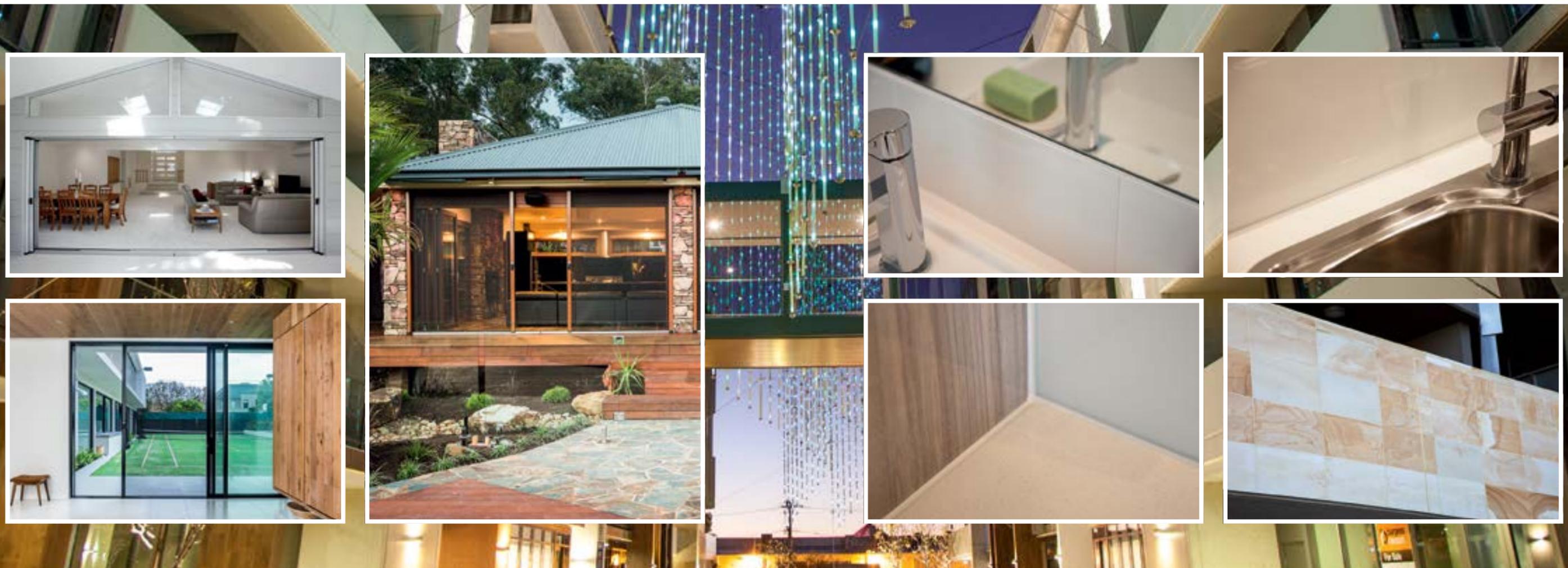
Hanssen has won a number of awards over the years which include Residential Lifestyle Development of the Year and Apartment Project of the Year for their Terrace Road project in East Perth along with a number of HIA awards. They were also part of UDIA Awarded Projects including winner of the High Density Development in Pelago West, Karratha in 2013.

**For more information contact Hanssen Pty Ltd,** 271 Stirling Crescent, Hazelmere WA 6055, phone 08 6218 3800, fax 08 6218 3899, email [admin@hanssen.com.au](mailto:admin@hanssen.com.au), website [www.hanssen.com.au](http://www.hanssen.com.au)



Below Freedom Screens supplied and installed Retractable Flyscreen screens for the Subi Strand project.

Below Sika Australia supplied sealant and adhesives for the Subi Strand Apartments and grout for the external façades.



Set to shift the landscape of the hip and trendy suburb of Subiaco, Subi Strand is a combination of 1, 2 and 3-bedroom apartments cleverly set around The Strand, a landscaped pedestrian laneway, with retail and commercial tenancies linking Roydhouse and Hood Streets.

The \$140 million project is a mix of residential apartments, commercial units, communal facilities, a public pedestrian mall and private sky bridge linking the project together.

Freedom Retractable Screens worked on the Subi Strand project for about three months with two staff members dedicated to the project on site and another four based in the factory.

Providing custom made Retractable Flyscreen screens, the Western Australian based company didn't face any challenges whilst on site and are very comfortable in working on residential projects.

Freedom Retractable Screens is a company dedicated to being at the forefront of commercial and residential insect and blind technology. They have a long and trusted reputation and pride themselves on quality and customer satisfaction.

Established in 1999 on the Gold Coast, Freedom Screens has now grown to be an Australian industry leader with 13 stores nationwide.

Their screens are manufactured in their Osborne Park office in Western Australia. Their product portfolio comprises of six different types of screens, the Infinity Zipline, Elite, Smartscreen, Smartblind, Pleated and Magnetic screen. With this range they can screen almost anything ranging from standard and double glazed doors and windows, french doors, stacking, bi-fold doors and windows, servery windows, balconies, alfresco areas and patios. Up to 4.5m in a single screen and 9.0m in a double screen.

Whilst practical, they also increase the aesthetic value of residential projects. The established company are proud to offer quality Australian made products with a full backup service and spares.

Future projects include various commercial and home constructions around Western Australia.

**For more information contact Freedom Retractable Screens**, Unit 5, 18 Hector Street, Osborne Park WA 6017, phone 08 9244 7436, email info@flyscreensperth.com.au, website www.flyscreensperth.com.au

Sika is the global leading producer of specialty chemicals for the construction, industrial, automotive, mining and home improvement market. They provide a wide range of construction solutions including high quality concrete admixtures, specialty repair mortars, sealants, adhesives, damping and reinforcing material, structural strengthening systems, industrial flooring as well as roofing, waterproofing and concrete protection systems.

Sika has a proud history that stems back to 1976 and is known for consistently providing innovative and premium quality products.

Sika was contracted to supply construction chemicals, including construction sealant and adhesives, for the Subi Strand Apartments development. The \$140 million project consisting of 245 residential apartments, 19 commercial units and extensive communal facilities including a gym, sauna, games room, pool deck, communal kitchen and dining room for private functions.

Sika Grout GP was supplied to support the pre-fabricated panels that were used for the building's stunning façade, and Sikaflex PRO and Sika Firerate were used to seal the façade panels. Combiflex SG was used to seal expansion joints. This allowed excessive

movement and waterproofing of the joint prior to the application of decorative trafficable topping. Sikasil C was applied to the wet areas and the cabinetry.

Sika Australia dedication to the business has cultivated a stand-out team of more than a 100 staff nationally, including on-site product engineers, well trained customer service staff, a technical services team and a well-equipped and knowledgeable sales force that has years of on-site and application experience.

Sika has worked with prominent builder Hanssen, the major contractor on the Subi Strand project, since 2006. Sika products are also being supplied on a number of other Hanssen projects including, Toccata, Norwood, Arbor North, Unison and LINQ Apartments. They are also involved in a variety of other building projects in Western Australia, including 999 Hay Street, Bus Port and Lloyd Street.

**For more information contact Sika Australia Pty Ltd**, 55 Elizabeth Street, Wetherill Park NSW 2164, phone 1300 223 348, email wa.sales@au.sika.com or visit the website aus.sika.com