



A NEW KID ON THE BLOCK

- SXY2 APARTMENTS,

33 CLAREMONT ST

A new addition to Melbourne's inner city apartments scene is the \$40 million SXY2 apartments comprising of an impressive 10-storey boutique residential tower with 56 exclusive one and two bedroom residences and basement level car stackers.

MAIN CONSTRUCTION COMPANY : Hutchinson Builders
CONSTRUCTION VALUE : \$12.8 million
COMPLETION DATE : July 2013
CLIENT : Baracon Development

ARCHITECT : Plus Architecture
STRUCTURAL ENGINEER : Webber Design
ELECTRICAL/MECHANICAL/CIVIL ENGINEER : Murchie Consulting
BUILDING SURVEYOR : Gardner Group

Embracing the design challenge was construction industry stalwart Hutchinson Builders, a company that has been contributing to building works around Australia for over a century, and has maintained its dynamism in managing and resolving all kinds of challenges in the construction industry.

Hutchinson Builders have remained committed to their values of quality work and client relationships and have developed a company that covers not only residential and commercial, but the full gamut of industrial, government, health, tourism, education and more. Their scope of work exemplifies a company that commits to a project, and ensures a delivery that fulfills clients requirements.

Awarded the design and construct contract for the SXY2 Apartment project, Hutchinson Builders took helm as the main contractor, and proceeded in the development from concept design delivered by Plus Architecture.

The complex contains 56 apartments and includes two levels of parking, with car-stackers in the basement along with a roof-top area. Hutchinson Builders managed the project with up to five employees of their management team along with a number of builders.

Conceptually, the design intent was to create a building that could be perceived as a three dimensional image, working with perception and perspectives of the viewer. Hutchinson took on this concept, and fully developed the construction details to maximize the building design presentation. Part of the attention to the detail was on the external faces, the

gummy joints between the irregular shaped pre-cast panels arranged over the facade required specific attention.

A reinforced concrete structure, there was also the use of the concrete material internally as a unique design element, found with the off-form concrete soffits and off-form walls of the apartments.

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One of the challenges of this aspect was the necessity to ensure all services were in the correct place before the concrete casting of the wall took place. A delightful design aesthetic in its final presentation, however the pre-cast preparation required an assured eye for making sure everything was in its place.

For this apartment block on the edges of inner city Melbourne, the issue of restricted space on the small site influenced the method

of how the project was to be managed. The site being 12 metres wide, by 40 metres long, meant that there was no room for storage of any materials on site.

In terms of construction, everything had to be brought in on a ‘as and when’ basis. This limitation required skilled project co-ordination for a successful and smooth running construction process.

Further construction challenges arose with the complex being a single- stair building. For fire-regulations, the single stair meant that there had to be a number of fully fire-engineered concepts developed within the building.

A similar vein of detailing was required for the internal joinery, particularly for the streamlined kitchen design. In this case, pocket doors on all the joinery required a more complex solution to keep to the design intent.

Further design features on the façade include a set of coloured laminated domes attached to the building, the design concept arising from the spelling of the buildings name ‘SXY2’ in braille.

Hutchinson Builders are a nation-wide company, with projects being undertaken in nearly all states. Other projects particular to the Melbourne office are the ‘Ikon’, a commercial and residential project at around \$35 million, along with ‘1 Box Hill’, a similar project, with a budget of about \$20 million.

For more information contact Hutchinson Builders, 70-72 Cecil Street South Melbourne VIC 3205, Contact Mr Rod Kol, website www.hutchinsonbuilders.com.au



A PROFESSIONAL FINISH FOR SXY2

Dorian Painting are a highly-regarded finishing trades company contracted on large-scale building projects around Australia. First established in Victoria seven years ago, Dorian Painting have further established an office in NSW, and undertake major building projects ranging from shopping centres, multistorey developments and government contracts.

For the boutique designer SXY2 apartments in inner-city Melbourne, an impressive professional finish is paramount for the complete designer aesthetic. Dorian Painting were the selected finishing contractor to paint external façade components and internals of all 56 apartments.

Other current projects for Dorian Painting include Melton Shopping Centre in Victoria, being contracted by Probuild to paint both the new building and the existing centre. With around 43 employees, Dorian Painting are able to tackle painting work for major builders with efficiency and professionalism that keeps them earning long-term contracts with clients around the country.

For more information contact Dorian Painting, 9/9 Lindaway Pl, Tullamarine VIC 3043, Garry Dorian; mobile 0408 188 225, phone 03 5464 7244

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DESIGNING FIT-OUTS WITH I&K INTERIORS



Successful internal fit-outs for buildings highlights the provision of ambient and comfortable spaces to occupy. I&K Interiors are a company that work to this design and construction standard and are an in demand fit-out contractor for a number of Melbourne's building projects.

Established in 2006, and employing around 45 people, I&K Interiors have developed a strong clientele base and are well-regarded for their efficiency in completing internal structure and fit outs. Their work range typically covers suspended ceilings, metal stud internal structure, other wall types and structure, and caters for all kinds of featured wall designs and interiors.

For the stylish new apartment development of SXY2, I&K Interiors were contracted by Hutchinson for the build of internal wall structure and the ceilings for the apartment interiors. A key aspect of I&K Interiors role was the design of wall and ceilings to fulfill building code requirements in fire-rating and acoustic performance.

For the majority of projects, I&K Interiors are contracted for the design and construct of documentation supplied by the architects.

Their design role covers the adjustment or replacement of materials and code-compliant wall thicknesses so as to fulfill building code performance requirements.

Once design work is finalized, I&K Interiors can be on site as early as possible, and get to work on the lower levels after the slab formwork has been cleared. They are then able to follow the superstructure up the building, completing the internal structures at an efficient pace.

I&K Interiors are currently completing the Ikon Hub development in Glen Waverley, contracted by Hutchinson, and have also just commenced the 'Marina Quays Apartments' at Wyndham Harbour, similarly a Hutchinson project.

For more information contact I&K Interiors, Factory 14, 52-60 Garden Drive, Tullamarine VIC 3043, Ivan Beronic, phone 03 9310 5001, email ivan@iandkinteriors.com.au