



BACK TO THE FUTRA

DEVELOPER : Longton
MAIN CONSTRUCTION COMPANY : Hamilton Marino Builders
ARCHITECT : Marchese Partners Architects
DESIGN ARCHITECT : MD+A Architects
STRUCTURAL ENGINEER : Northrop Consulting Engineers
PROJECT VALUE : \$46 million

The \$46M Futra iApartments embraces the smartest and the most stylish way of modern living offering one, two and three bedroom luxury apartments with the most important piece of furniture being the iPad – controlling lighting, TV, surround sound, temperature control and fingerprint recognition.

Established in 1975 in Melbourne, Hamilton Marino Builders is a dynamic, multi-level apartment and commercial construction company. They have completed projects in other states and countries including Queensland, South Australia and New Zealand.

The company has distinguished itself in large-scale construction across many industries including office construction and fitout, retail fitout, hospitality and warehouse and factory construction.

Hamilton Marino uses an 'value-added' operational model and builds its reputation on offering expertise, quality and certainty making them an innovative industry leader.

At any time, it has multiple projects on the go spanning feasibility, planning, construction and post-contract phase meaning Hamilton Marino has a wealth of current market knowledge available.

Hamilton Marino Builders won the design and construction contract for the iconic Futra iApartments residential apartment development in the inner Sydney suburb of Mascot. It's the second residential development in Sydney the company has built.

For the Futra development, Hamilton Marino worked for site owner/developer, Longton, with Urban Pty Ltd taking on the

superintendent or project manager role. Longton is currently undertaking a number of property developments in Sydney with two projects in Mascot and one in Roseville.

The group aims to create well designed, high quality apartments and living spaces in desirable locations that also integrate modern technology.

The 12-level building features three basement parking levels and 55 apartments.

"We picked up the design and construct contract after the previous builder went into administration early on in the development. We even hired some of the original sub-contractors, such as the excavation company that had initially worked on it," said Mick Café, Hamilton Marino's NSW General Manager.

One of the challenges, said Mick, was the site's high water table. "There was massive water pressure so we had to come up with a pretty smart way to excavate. It was done very successfully."

Another challenge was the location on a main road meaning limited access for vehicles delivering, parking and storing material. A concrete slab was laid off the street to improve access. It's now been removed and the permanent driveway installed.

Hamilton Marino also saved time by negotiating to change the cladded external façade with precast concrete walls. "It was going to be difficult in terms of scaffolding because we were right out of the building. There were also complex curves and shapes."

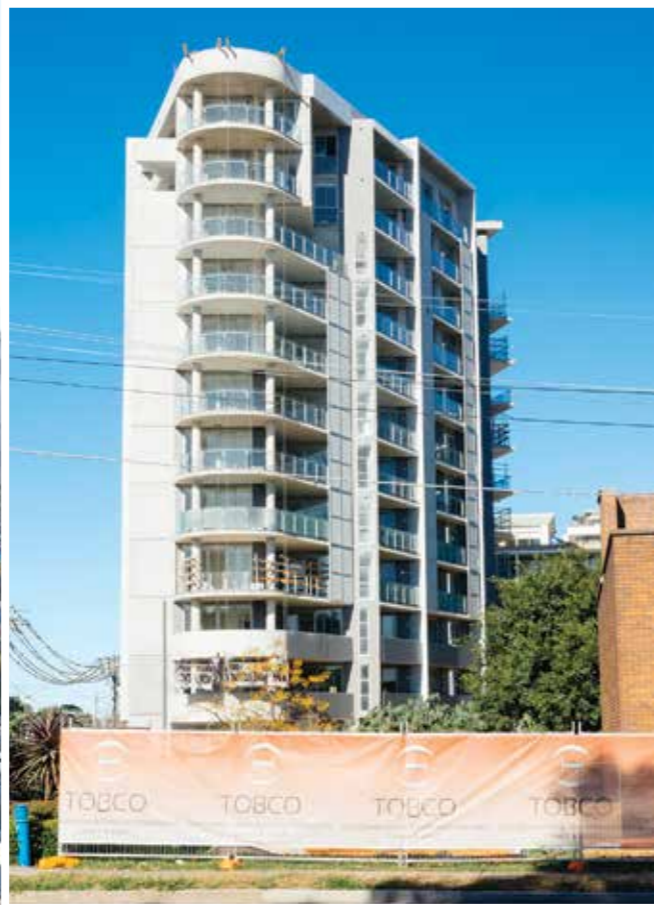
"The precast concrete walls were easier to put up, were cost neutral and also have better thermal properties than cladding. It was slightly quicker to put up, plus it looks a lot better and will have a nice painted finish with decorative balustrades," said Mick.

The Futra is turning heads because of its iPad-based technology. Entry will be by fingerprint recognition or a passcode on a keypad; each unit will have an iPad for residents to control the lighting, blinds, television and sound bar. Residents will be able to access the carpark and lobby with their credit card.

"Technically it's not the standard, but it was simple to install. Each apartment will have a high definition LED television and a Samsung sound bar." As well, most apartments will have a methanol fuelled fireplace.

For more information, contact Longton, Level 27, Darling Park Tower 2, 201 Sussex Street, Sydney NSW 2000, phone 02 9283 8600, fax 1300 558 118, website www.longton.com.au





AGI Formwork offers services including foundation bored pier, formwork, steel fixing, finishing, pump hire, foundation, waffle and raft slabs, suspended slabs and retaining walls. It has helped create Australian landmarks such as the Maritime Museum in Sydney, now its made its mark on the iconic Futra iApartments development.

The company opened for business a decade ago and has won awards for the strength and quality of its work. AGI Formwork has 50 staff, 20 of them worked on the development.

The company laid the formwork for about 20,000m² of concrete starting in November 2014 and finishing in July last year. Its approach has shaved days off what it conventionally takes to lay down and remove formwork for concrete works. They used timber, plywood and aluminium 'tables' to lay the formwork.

"The Airodek system we used takes two rather than five days to lay a slab. We save time in stripping it, cleaning, de-nailing the timber and moving the jacks," said Manager David Amorim.

AGI Formwork has finessed the system having used it on projects for the past two years.

It's low weight, saves time, labour and money and ideal for slabs up to 700mm deep. One man can erect up to 40m² in an hour because it uses lightweight aluminium panels and minimal components. It weighs 30% less and has 40% fewer parts than conventional props and timber.

"We ensure we follow the procedures because it's signed off by an engineer. The system itself is really simple," says David.

The Airodek system demonstrates the company's ethos to use the latest technologies covering all aspects of project expertise, from initial design, site preparation and planning through to construction.

Their next project is formwork for a research building at Sydney's Macquarie University.



For more information contact AGI Formwork, 222 Addison Road, Marrickville NSW 2204, phone 02 9603 3388, fax 02 9603 3377, email mail@agiformwork.com.au, website www.agiformwork.com.au

Specialist geotechnical engineering company CF Group had the experience, skills and equipment to meet a number of challenges head-on when it undertook basement works for the Futra iApartment project at Mascot.

CF Group delivers turn-key basement solutions for its builder clients, with most of its work undertaken in the eastern suburbs of Sydney. A characteristic of that area is a high water table so any excavation needs the specialist equipment and knowledge that the company has built up since its formation in 2004.

In this particular project for the Longton Property Group, CF Group excavated the basement to three levels and provided shoring works to ensure the builder could commence construction in a dry basement. The shoring had to take account of an adjacent road, a Sydney Water easement and an adjacent building.

Design and Estimating Manager for CF Group, Sanjeen Shokeen, said that over 100 piles had to be driven down approximately 12m from the excavated level. "The machinery necessary to do the job had to be small enough to both work around the internal struts and bracing installed below the water table level and to be craned into

the excavation from the adjacent road. We were able to successfully complete all works utilising our expertise and specialist machinery, thereby delivering the builder a dry basement from which the super structure could be constructed."

Sanjeev said that CF Group works for a number of well-known major builders and developers including Meriton and Toplace. "We pride ourselves on our in-house ability to deliver all of the services necessary to provide the complete basement solution. Commencing with detailed design, our engineers develop a competitive and comprehensive certified design of the retaining walls and foundations. Shoring and propping, bulk and detailed excavation, de-watering and piled foundations are all undertaken using company equipment and personnel."

For more information contact CF Group, Unit 2, 13 Baker Street, Banksmeadow NSW 2019, phone 02 9316 4012, fax 02 9316 4062, email admin@cfgroup.net.au, website www.cfgroup.net.au

Below Austlink Construction provided steel framing for some areas on the Futra iApartments.

Below Tobco provided the 600 KVA substation for the Futra iApartments.



Austlink Construction specialise in a range of products for multi-storey apartment buildings, commercial buildings and warehouses. The company fabricates, supply and installs all types of structural steel, glazed windows, doors and louvres, aluminium privacy screens, sunshades and all types of balustrades and handrails, aluminium composite panel cladding to name a few.

For Futra iApartments, Austlink supplied structural steel for two pergolas, one on the roof and another for a ground floor common area. They also supplied various metalwork such as glass privacy screen, stainless steel handrails, aluminium fence and gates, storage cages at basement carpark.

“Our client select us because of competitive price yet we do not negotiate on the quality that our client desire. We always keep ourselves ahead of the construction program,” said Manager Rajib Chitrakar.

“Some of the works can be complicated as it involves liaising with structural engineers, architects, builder and other trade contractors, but its not a problem as we are used to this,” said Rajib.

Other project challenges included securing parking near the development’s busy location.

The next project Austlink are doing for Hamilton Marino Builders is an apartment building in Chatswood, Day Street, Sydney and Gordon.

For more information, contact Austlink Construction, Unit 79B Gow Street, Padstow NSW 2211, phone 02 8739 8498, email info@ austlinkconstruction.com.au, website www.austlinkconstruction.com.au

TOBCO (formerly Australian High Voltage) specialises in electrical and civil engineering works. It offers a complete service from start to finish including handling the necessary paperwork, construction and commissioning, so their clients can connect to NSW’s electrical networks.

It has NSW Government accreditation (ASP1) to work on electricity networks and is authorised to work on the Ausgrid, Endeavour Energy and Essential Energy networks providing the capability to modify or extend the LV and HV network. It also has ASP2 accreditation, enabling connection of private premises to the existing network. The combination of the above two accreditations provides a truly comprehensive, fully inclusive package for clients wishing to connect to the electrical network.

TOBCO’s civil engineering arm constructs all types of civil engineering projects and consultancy. Its wide variety of equipment and staff are structured to be highly mobile so can work quickly and efficiently to complete client’s projects.

Typical TOBCO services include working in heavily urbanised areas such as Sydney’s CBD and North Sydney; assembling and erecting multi-function poles and streetlights; installing kiosk substations in

difficult areas; fitting out chamber substations complete with all metal work; and trenching and installing ducts and cables.

For the Futra iApartments development, 10 of TOBCO’s 40 staff successfully installed a new 600kVA substation, also called a “kiosk.” They also moved the overhead powerlines underground, says Project Manager Ryan MacDougall.

“Challenges included trying to put in new electricity services among existing services such as gas, water, Telstra, Optus and existing Ausgrid assets,” explains Ryan. “We had to redesign our trenches. It wasn’t a problem as we’d factored this into our schedule, worked with Ausgrid designers directly and got it sorted quickly.”

Another challenge was having to do all the works at night due to the development’s location on a busy Sydney road, O’Riordan Street in Mascot. Traffic controllers were brought in to manage pedestrian and vehicular traffic for the safe and efficient execution of the works.

For more information contact TOBCO, Level 17, 40 Mount Street, North Sydney NSW 2060, phone 02 8415 9899, email info@tobco.com.au, website www.tobco.com.au