

# TIMES TWO

MAIN CONSTRUCTION COMPANY : Hanssen Project Management  
PROJECT END VALUE : \$97 Million  
COMPLETION : Mid 2011  
ARCHITECTS : SS Chang Architects  
STRUCTURAL ENGINEER : Wood & Grieve Engineers

## HANSSSEN - THE COMPANY BEHIND X2'S SUCCESS

Established in 1992, Hanssen builders are a Western Australia Project Management company that specialise in the construction of high rise apartment buildings.

In addition, Hanssen manufacture their own custom-made structural steelwork, windows and precast concrete floors to suit the demands and requirements of a number of Finbar Group Projects, they also carry out their own professional and cost-effective plumbing, electrical and ceramic tiling services. With over 400 employees and an outstanding project portfolio, including having worked on projects such as Perth's Reflections Towers, Infinity and the Royal Apartments, Hanssen is able to deliver building solutions and cutting-edge results for the Finbar Group within Western Australia.

With such a wealth and knowledge of building and construction experience, it was no surprise that Hanssen were recently appointed the main builders for the prestigious x2 apartment development in Perth.

Situated on East Perth's Adelaide Terrace, the x2 development incorporates 200 studio, 1,2 and 3 bedroom apartments across two buildings, as well as a solar heated lap pool, sauna, fully-equipped gym, bar and landscaped areas, all of which are conveniently located by the Swan River and just a stone's throw from the city-centre. Heralded as being an inner-city sanctuary, x2 will also bring a touch of modern European elegance to Perth's cityscape and offer the perfect city living solution.

Commencing their involvement in January, 2010, Hanssen were responsible for overseeing and delivering the entire construction of the x2 apartment buildings, which are also connected together by Perth's first colonnade.

Gerry Hanssen, Managing Director at Hanssen, said that whilst constructing the various apartment buildings, his professional team employed a new 'BubbleDeck' precast concrete floor system. "BubbleDeck is basically a system which makes floor slabs lighter and stronger by incorporating large, hollow plastic balls in a lattice of steel," Mr Hanssen said. "In fact, this particular material eliminates up to 35% of concrete from suspended slabs, which results in lighter structures, improved productivity and reduced energy consumption," he said.

Another advantage of this cutting-edge technology is that without the need for any formwork or beams, BubbleDeck yields floor cycles up to 30% faster than traditional construction methods.



"This allowed us to simply and time-effectively prop, place and pour the BubbleDeck throughout the apartment buildings in order to install the suspended concrete floor slabs, which greatly contributed to the overall success and efficient progress of the x2 apartments," Mr Hanssen said.

"Furthermore, the BubbleDeck system provided speed of erection and as a result, we were able to build each of the two storey structures in just ten weeks," he said.

Given the inner-city location of the x2 development, Hanssen did face a number of limited access challenges; however, using their liaison and project management expertise, they were able to overcome these. "As the roadway was actually a Clearway between 7:30 and 9:00am and 4:15 and 6:00 pm, this created a number of difficulties for material deliveries," Mr Hanssen said.

"In order to avoid commuter congestion or any building delays, we liaised with other contractors and the Council to ensure a rigid delivery schedule was maintained and any disruption to the building progress was limited," he said.

As a result, Hanssen were able to produce an outstanding development result, within budget and time constraints. In fact, it could be said that the success of the x2 apartments is further testament to the outstanding building services and solutions Hanssen will continue to deliver to the Western Australian building and construction industry.

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# THE FORCE BEHIND AUSTRALIA'S BUILDING INDUSTRY

BGC is one of Australia's largest groups of privately owned companies and since the 1960's; they have become one of Western Australia's leading builders in the civil and construction markets.

Capable of providing a range of services and project solutions for a variety of industries, such as residential and commercial building, contract mining, road transport, quarrying and building and construction manufacture, BGC's outstanding reputation has led to their involvement on a number of prolific projects throughout Australia.

With major specialisations in commercial construction, unit developments for the Ministry of Housing and nursing homes and retirement villages, BGC has established new benchmarks within the building industry, confirming its' competitive tendering and project completion consistency.

Examples of their impressive building and construction achievements include the Armadale Health Campus, Western Australia Cricket Ground

Association (WACA) Ground redevelopment and the Curtin University's School of Business and Physiotherapy.

Given their wealth of expertise, professional team and an ability to provide the highest quality design, products and services in a cost and time effective manner, BGC were also recently involved on the significant x2 development in Perth.

Situated on East Perth's Adelaide Terrace, x2 introduces a new formula for inner-city apartment design. Consisting of 200 apartments across two buildings, connected by Perth's first colonnade and offering a range of 1, 2 and 3 bedroom apartments, x2 offers stylish and modern city living solutions.

In addition, a 22 metre heated lap pool, outdoor spa, sauna and fully-equipped gym, as well as the river side location, makes x2 the perfect city living solution.

During their involvement on this prestigious development, BGC Plasterboard, a division of BGC, were responsible for manufacturing the required wall and ceiling plasterboards. This also included the manufacture and provision of a number of specialty fire and water-resistant plasterboards.

Roger Brynjuifsen, General Manager at BGC Plasterboard, said whilst working on the x2 Project, a number of different types of boards were employed.

"Our experienced BGC Plasterboard team used a range of plasterboards on the x2 development to ensure cost-effective solutions and outstanding project results," Mr Brynjuifsen said.

"This particular range included 10mm ceiling board, 10mm RE Plasterboard, specialized water-resistant plasterboard and fireboard.

"All of the internal plasterboard walls used throughout the building, kitchens and bathrooms, were constructed using a variety of high quality BGC Plasterboard products," he said.

With an extensive product range and supply capability, BGC Plasterboard was not only able to deliver high quality products, but was also able to meet the demands of the major client, Hanssen Builders.

"The plasterboard we used in the x2 apartments was supplied to Hanssen Builders by Western Australia Direct Plasterboard, which is a major customer of BGC Plasterboard," Mr Brynjuifsen said.

"Furthermore, in order to meet the specified four hour fire rating and lightweight construction requirements of the Plasterboards used on the x2 apartments, BGC's Plasterboard's sister company, supplied Ecobrick to all of the party walls to ensure the client was satisfied and that these important standards were duly met," he said.

With a number of industry awards for their consistent high standard of buildings, as well as their ability to surmount any construction challenge faced whilst working on a project, it is without a doubt that BGC will continue to secure major building projects and at the same time, uphold their reputation for delivering impressive results.

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## JD MACDONALD - THE GARBAGE CHUTE LEADERS

With more than 50 years of industry experience, JD MacDonald, a division of MacDonald Johnston Pty Ltd, is a leading manufacturer of plastic and steel garbage and linen chutes, Rotobin Compaction Units and Static Compaction equipment.

In addition, JD MacDonald offer a complete range of commercial washroom products and accessories including Australian made hand dryers, baby change stations and food waste disposers, with a focus on a functionality, design, technology and appearance.

Following the recent launch of the 100% recycled plastic EnviroTube garbage chute; the company has already seen success with the installation of the EnviroTube on the Fairlanes Project. In addition, JD MacDonald has also seen much success with their involvement on the prestigious x2 development in Perth. As part of their responsibility to this project, Melinda Green, Divisional Manager of JD MacDonald said they supplied and installed two garbage chutes and Rotobin 5000 Compaction Units, to both of the residential apartment towers.

"Before installing these chutes, it became apparent, during the initial design stage, that the layout of the bin room could be improved at a small cost," Ms Green said.

"As a result, we decided to redesign the discharge hoppers, which in turn, created an increased storage area within the bin rooms and improved the overall functionality of each space," she said.

Once the hopper discharge redesign was complete, the JD MacDonald steel garbage chute and Rotobin 5000 Compaction Unit were able to be installed within the x2 development.

"The Rotobin 5000 is a fully automated unit which has been specifically designed for the collection and compaction of rubbish within high density residential applications," Ms Green said.

"Another advantage to this system is that as each bin fills, the compaction base automatically rotates and positions an empty bin under the chute when required," she said.

In addition to their new, environmentally friendly EnviroTube Garbage Chute, as well as an outstanding ability to deliver a wide range of washroom products, garbage and linen chutes, JD MacDonald will continue to remain one step ahead of their industry competitors.

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## LIGHTING UP X2

Fresh on the architectural design lighting scene is HALO Lighting. Based in East Perth, this new independent consultancy and showroom represents numerous international brands by renowned designers and specializes in servicing a broad range of commercial, urban, and residential projects.

With a focus on aesthetics, functionality, technology, and performance, HALO offer a hands-on design application service, to assist clients achieve standout results.

Having already undertaken a broad range of projects in Western Australia, such as The Perth Cultural Centre, 1178 Hay Street, Rio Tinto Argyle Diamonds, the refurbishment of the Perth Duxton Hotel Club Lounge and Lobby, and the Hyatt Regency Hotel Pool Deck, HALO succeed in capturing the strength of the x2 development.

Situated on Perth's Adelaide Terrace, x2 introduces a new formula for inner-city apartment living. Pushing the boundaries between classic and innovative design, x2 takes the form of two contemporary 10 storey buildings and integrates them to create Perth's first residential colonnade.

HALO director Reg Campbell has been in the architectural lighting industry for more than 30 years. Reg and his dedicated team, worked closely with Hanssen in the selection and procurement of lighting for x2's apartments, foyer, lobby and exterior locations.

Reg said, "Product selection for x2 was taken from the smart streamlined LEDSC4 collections. LEDSC4 have gained a reputation for their focus on creating 'families' of product. These product 'families' are particularly effective in establishing continuity on site, especially for large scale multi-residential spaces."

With serviceability at the forefront of every operation, HALO maintains tight schedules and fast response times. To ensure deadlines are met, HALO pride themselves on strong supplier relations and in this case directly imported LEDSC4 products from Spain allowing for direct distribution to the client.

"Clear direction from the architects and tight project management from Hanssen, ensured the x2 project ran smoothly." In addition, Reg said "early assessment of product requirements and our strong relationship with suppliers led to a successful and timely procurement of lighting products for x2."

In keeping with good design HALO maintain the balance between product and service to deliver first-class results.

To view HALO's latest products, events and news visit - [www.halolighting.com.au](http://www.halolighting.com.au).

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When it comes to worksite safety think the Templug™ Pipe Protection System

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## CLEAN, CLEAR PIPE SOLUTIONS

Templug Pty Ltd is a Perth based company that specialises in the delivery of clean, clear pipe solutions to a range of industries within Australia. All products have Patents Pending in 35 Countries around the globe.

Established in 2006, Templug has provided various water related projects particularly within the Construction and now Storm Water industries.

Templug Building plugs have been used during construction on the X2 Apartments in Perth. The feedback we received was very positive as the product does make for a safer workplace and minimises blocked DWV pipes at building completion.

Craig Rothleitner, Director of Templug Pty Ltd, said “our plugs create a safer and more efficient worksite. We have been advised that John Holland and BGC Commercial are specifying the plugs on all their WA Buildings.

“This is the way of the future as we all have the goal of eliminating injuries in the workplace”.

### THE TEMPLUG BUILDING PLUG ADVANTAGES ARE:

- Remove trip hazard from DWV pipes on site
- Minimizes blocked pipes at completion of building
- The capillary action of the material allows water to drain away preventing “water pooling on site”
- The plug is fitted with a bead of Liquid Nails (or similar) and is therefore antitamper.



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