

A VIRTUOSO PERFORMANCE

DEVELOPER : FINBAR GROUP LIMITED
MAIN CONSTRUCTION COMPANY : Hanssen Pty Ltd
ARCHITECT : SS Chang Architect
CONSTRUCTION VALUE : \$36 million



Toccata's 45 apartments captures one of the last remaining waterfront sites along Perth City's prestigious Terrace Road, facing the picturesque Swan River and includes a solar heated, 20 metre lap pool, a fully equipped gymnasium, a theatre and residents' lounge.

Toccata apartments represents arguably Perth's most sophisticated and distinguished residential apartments, offering unrivaled views of the Swan River.

Comprising only 45 apartments, the emphasis of the Toccata Apartments is firmly on style, quality and exclusivity. Privacy is upheld with only two apartments sharing each of the building's 22 floors.

With completion end in May 2015, Toccata is the second building that WA property developer Finbar has completed in the suite of four buildings that make up Symphony City. As well as Toccata, Symphony City is home to already-completed residential multi-storey Adagio and will expand to include mixed-use Harmony and Concerto developments on the former ABC site.

Each of Toccata Apartments contains 3 bedrooms, 2 bathrooms and 2 parking spaces. Apartments feature 2 balconies to make the most of the building's prime location, with the internal environment

perfectly maintained by, if not the Swan River breezes, the ducted reverse cycle air conditioning.

The elegant interiors purvey sophistication and the apartments are awash with luxurious finishes: bathrooms include Hansgrohe designer fixtures, tiles from Italy and frameless shower screens, master ensembles feature spa baths, living and dining areas are laid with pre finished engineered timber. In the kitchen, under mount sinks and noise-efficient Miele appliances nestle under reconstituted stone benchtops and glass splashbacks. Water filter systems provide pure, clean drinking water to each apartment.

The enhancements continue outside with double-glazed windows adorned with motorised translucent roller blinds operated by remote control. Secure, remote control parking on site is complemented by comprehensive security measures – driveway gates and video intercom, keyless electronic access to lobbies and apartment front doors and camera security surveillance.

With living spaces like this, it's easy to imagine staying home. Residents needn't move off site to enjoy a range of benefits.

Resort style facilities include a barbecue area, heated wet-edge lap pool and timber-lined sauna with an air-conditioned pool lounge complete with soft furnishings and kitchen area. A board room is and games room are provided as well as a fully-equipped gymnasium. The development also includes a private theatre featuring ambient mood lighting and high quality sound system.

The entire complex is synonymous with WA builder Hanssen's vision statement: to construct the best high-rise residential apartment developments by building a product with superior quality, economy and time efficiency. Hanssen commenced in 1992 and is a leader in high rise construction in Perth. The project has delivered very high-quality accommodation in a short time.

Hanssen completed all elements of the development after receiving architect designs, from earthworks and hydraulics to fit-out, electricity, painting and finishing. An average 150 Hanssen staff were onsite at peak. They are now commencing on the 36 storey neighbouring Concerto building.

Project Manager Paul Wilson commented that other than encountering a lot of water with the earthworks because of the location, the project has been straightforward.

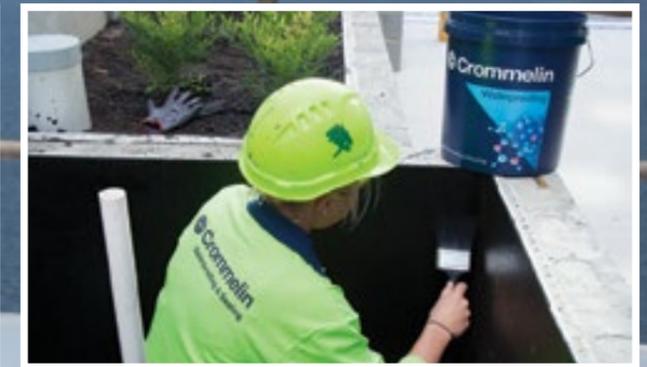
"We utilise BubbleDeck that we manufacture in Hazelmere for our slab construction, which allows us to be safe, fast and efficient. It allows a lighter build and is environmentally preferable since it uses less concrete".

Hanssen's 700 staff offer design, engineering and construction services, specialist trade services, manufacture their own panels and fabricate their own steel and windows. Offering comprehensive services means a lack of intermediary relationships on a build. Hanssen attest that this consequently enhances efficiency and allows a closer relationship with architects, contractors and developers.

For more information contact Hanssen, 271 Stirling Crescent, Hazelmere WA 6055, phone 08 6218 3800, fax 08 6218 3899, email admin@hanssen.com.au, website www.hanssen.com.au

Below Plascorp provided the reinforcing steel for multiple elements of the Toccata Apartments.

Below Crommelin provided waterproofing for all common areas, including the roof deck and planter boxes.



Plascorp WA were Hanssen's first choice to supply reinforcing steel for the construction of the concrete crane base in the early construction phase of Toccata Apartments and to provide the reinforcing steel for the rest of the build. Plascorp have 50 years of industry experience and are able to provide a suite of manufacturing capabilities for processing steel across Australia including composite hoses and industrial ducting, mine ventilation ducting, galvanized steel and PVC piping as well as steel reinforcing mesh and bars.

"We maintain close relationships with clients so we can meet their requests, customise products and make sure we act quickly to changing situations on site... Being responsive means keeping our lead times absolutely minimal, being able to change rapidly, suggesting solutions, and ultimately minimising financial losses from downtime," explains Alistair Martin.

Plascorp WA's processing and distribution facility provides a range of products, services and manufacturing capabilities to clients across Australia and the world. Recent projects include projects in the northwest, Pilbara and reinforcing steel supply for Kalgoorlie prison redevelopment.

For more information contact Plascorp WA, 32 Clune Street, Bassendean WA 6054, phone 08 6278 9400, email wasales@plascorp.com.au, website www.plascorp.com.au



"Waterproofing is critical. Some people don't think about it but it is an integral part of any build," says Wade McCann from Crommelin. "At the Toccata Apartments, we've supplied the waterproofing for all common areas, including the roof deck, fire tanks, retaining walls, planter boxes, lift shafts and of course the podium deck – around the pool area."

Their waterproofing and sealing involves application of a liquid membrane, with both the product and application technique being completed to Australian Standards. Crommelin have a strong, positive relationship with Hanssen including training of Hanssen staff in application of their products.

Crommelin are particular about quality control to ensure a highly reliable, positive outcome. Their managers provide oversight on materials application at the apartments and inspect work on a regular basis, at least twice a week. "We ensure that we get it right the first time. We don't experience any call backs," says McCann.

Crommelin are a WA-owned, family business that manufacture products in Perth and distribute national and internationally. Across Australia, Crommelin products are widely available through leading

hardware stores including Bunnings, Mitre 10 and Tradelink. Their 40 staff are based in Perth, Sydney, Queensland and Victoria. Crommelin products are used for every building type, from single-unit dwellings to multi-storeys, commercial and mixed-use developments and civic buildings, for schools and hospitals. They also publish a series of video and print guides for their product users, available online.

Crommelin maintain leading edge capabilities in building practice and techniques, and have won industry awards for their water based coating, Elastoseal® Multi System, that allows drying in challenging, damp environments. Materials, including those applied at the Toccata Apartments, include low-VOC emission, green star rated products. After nearly 60 years, Crommelin continue to develop and manufacture innovative, high-quality products and technologies for the construction industry.

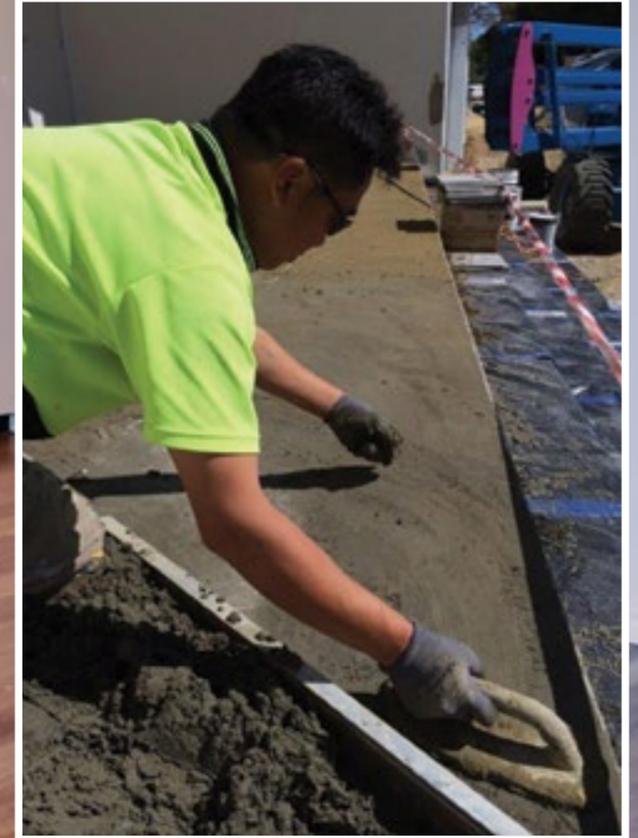
For more information contact Crommelin Waterproofing, 72 Division Street, Welshpool WA 6106, phone 08 9458 5711, website www.crommelin.com.au

Below Freedom Retractable Screens create custom solutions for all types of windows and doors



Westbuild | **W**
INNOVATIVE BUILDING PRODUCTS

Below Westbuild supplied self-levelling flooring compounds and screeds for the apartment floors.



Given the exclusivity and luxury living core to the Toccata Apartments, residents are unlikely to welcome unwanted guests interfering with their private comfort. This is particularly the case with smaller, arthropod intruders that can squeeze in unnoticed through open doors and windows. Toccata Apartments required a fashionable solution to traditional flyscreens, to help combat this issue.

The routine response in residential buildings is to install fixed flyscreens on windows and mesh sliding doors on standard-sized doorways. However, this would detract from the clean lines and style of the development. Freedom Screens offers a unique feature which hides the flyscreen when the screens are retracted. The feature creates a non impeded view as you look from one space to the other, complimenting the internal design of each apartment.

Placing barriers to the spatial flow between indoor and outdoor living areas would reduce the appeal of the accommodation and hamper the enjoyment of river breezes from the Swan.

Toccata apartments enjoy two large balconies each and a solution to keep bugs out and allow residents to transition seamlessly between outdoor and indoor spaces was required.

Freedom Screens create innovative screen solutions for all types of windows and doors as well as large exposed areas that interface with the outdoors. With their own manufacturing capability, they can fit screens to not only traditional windows, standard doorways and French doors but also bi-fold and sliding stacker doors that are increasingly installed in buildings. Their 'Infinity Zipline' screen spans up to 9m.

Freedom Screens have 15 years' experience in the manufacture of retractable fly screens and blinds. First established on the Gold Coast, they now boast 13 stores nation-wide, with two manufacturing facilities, one in the East Coast and one in Perth on the West Coast, enabling the company to service the whole of Australia.

Their range includes pull-down screens, pleated and magnetic screens. Motorised, remote control screens are also an option. At the Toccata Apartments, the result is large, functional fly screens that are fully retractable, use cutting-edge technology and align with the elegance of the Toccata development.

For more information contact Freedom Retractable Screens, Unit 5/18 Hector Street, Osborne Park WA 6017, phone 08 9244 7436, fax 08 9244 7435, email freewa@bigpond.net.au, website www.flyscreensperth.com.au

Westbuild are a WA company dedicated to the manufacture and supply of a diverse range of packaged building products. Westbuild's core building products are widely used in commercial construction projects large and small.

Westbuild's technical knowledge, continual development of building products and on-site service underpins their delivery capabilities of a wide range of essential, core building supplies. This includes; technical and building mortars, dry-mix concretes, tile adhesives, waterproofing, aggregates and building sands.

At Toccata Apartments, Hanssen chose Westbuild Level It™, a self-levelling compound for internal apartment sub-floors, providing a true, level surface for overlaying finishes including timber flooring. This compound is formulated for high efficiency placement, fast drying and finishes higher in strength than typical concrete.

Westbuild's customer-focused approach is evident on this build, focusing on technical performance, deliverable outcomes and cost efficiencies. Together with Hanssen, Westbuild's Level It™ flooring compound significantly cut labour costs due to its single application varying from feather edge to 30mm.

Typical on-site screed batching issues were also alleviated by using Westbuild's factory-blended, pre-packaged, Easy Screed. This consistent, factory-prepared screed reduced mixing times whilst improving the overall result throughout wet areas, balconies and the pool area podium deck.

Similarly, repair and patching mortars, such as Westbuild's Fairing Mortar, was supplied for the Toccata apartments enabling Hanssen to reduce waste when repairing concrete imperfections. During summer conditions, Westbuild's Fairing Mortar had key characteristics of an extended open time and increased pot life, ultimately translating to less wasted product.

Westbuild's founding philosophies and daily practices continue to ensure their commitment to technical excellence and high-level customer service is maintained. Operating for 30 years, Westbuild's fully automated, state-of-the-art facilities are operated with a team of 25 people, employed in a business poised to respond with agility to market and customer demands. Technically advanced value, locally manufactured product, made in WA for WA.

For more information contact Westbuild, 94 Berriman Drive, Wangara WA 6065, phone 08 9309 2029, email admin@westbuildgroup.com, website www.westbuildgroup.com

Below Octagon - BKG Lifts supplied and installed a residential lift for the penthouse apartment.



Toccatà Apartments, WA



As one of Australia's leading suppliers of high quality European and custom designed lifts Octagon - BKG Lifts were selected to supply and install a residential lift for the penthouse apartment in the luxurious Toccatà Apartments. Reaching 22 floors the apartments mark a new standard of living in the city.

Octagon sourced and advised the client on the most appropriate lift to suit the requirements for the 20th and 21st apartments. Having extensive knowledge and a well respected reputation in lift application they also offered product flexibility this meant they could easily secure a product which suited client specifications.

The most challenging aspect of the project for Octagon was the logistics of getting the lift onto the top levels of a large apartment block located in the city. There was the job of manoeuvring all the equipment to the upper levels of the apartments and that of installing the lift.

Tim Wheeler explains "We had a very limited space to work with and a very small pit to manage. Having to orchestrate a pit beneath a floor underneath another floor meant the key criteria of the lift

was it had to be a very shallow pit." Backed with experience this was something Octagon could easily do.

The Maison-Lift 450 was used and ordered from Europe - a high quality overseas product which took 16 weeks from purchase to delivery. Technically it was a standard range lift however the interiors were furnished by Octagon. Measuring 1m x 1.250m wide x 2.1Mm in height internally it took three to four people to transport the lift to the building site and to the upper levels then approximately two weeks to install the lift.

Setting themselves apart from other companies Octagon- BKG Lifts are a family owned business. Having been in operation since 1979 they have over that time established themselves as a reputable, reliable and stable company, offering clients excellent products, maintenance and service.

For more information contact Octagon- BKG Lifts, 6 Brolo Court, O'Connor WA 6163, phone 08 6363 5953, fax 08 9331 3384, email gary.grimes@octagonlifts.com.au, website www.octagonlifts.com.au