

LEADING THE WAY

DEVELOPER : Bensons Property Group
MAIN CONSTRUCTION COMPANY : ABD Group
DESIGN ARCHITECT : Fender Katsalidis
DOCUMENTATION ARCHITECT : CHT Architects
CONSTRUCTION VALUE : \$96 million



The \$96M Vanguard Apartments is currently the tallest building in Malvern. The exquisite contemporary design features impeccable style which carries on throughout the individually designed one, two and three bedroom residences and sets a new benchmark in luxury.

The Vanguard Apartment building is an precast concrete structure with 18-levels above ground and 3-levels of basement.

The complex comprises of 322-apartments across 12 tower floors above a 6-level podium with landscaped terrace areas. There are two retail spaces, including a gym on the ground floor, as well as a spa, sauna, media rooms, VIP lounge and dining areas on Level 4.

ABD Group were awarded the Design and Construct contract for the \$96 million Vanguard Apartments at Malvern in mid 2015. The design team at ABD Group worked with architects, engineers and other building consultants for 12 months refining the design.

The result delivered is an impressive articulated structure with depth and texture to the façade. Precast concrete feature panels and prefabricated black aluminium shrouds on the façade, further enhance the look of the building, as well as contributing to a quicker build in a resilient monolithic element that will stand the test of time.

A highlight of the apartment's façade is the gold coloured aluminium balustrades. Attaching these elements to the slab was a complex procedure that involved creating templates for the fixing.

The location of the build was a challenge too. The Vanguard site is in the middle of a residential area with local council restrictions on the times available for parking and unloading materials. Timing was crucial to keep the project moving and to enable delivery by late 2018.

ABD Group started work on the 4,000m² site in early May 2016 with the demolition of an existing factory and then excavation. A diaphragm wall was used to circumvent the water ingress, with approximately 26,000L pumped per week during construction, until the weight of the concrete structure counterbalanced the hydrostatic pressure.

With up to 300 tradesmen at work during peak periods, the Vanguard project was a very busy and demanding job. "It was a struggle to get the basement 3 level hydrostatic slab down because of the groundwater, we were digging

below the water table," explained ABD Group's site team.

ABD Group has over 10 years of experience in the design and construction of mid to high rise residential developments and have acquired a reputation for industry leading delivery. The recent successful completion of the 102 apartment Burgin project in Brunswick and the 140 apartment Reflections project in North Melbourne, were finished earlier than expected.

The company's continued great success in completing medium and large scale residential construction projects is based upon ABD Group's detailed design management, their innovative construction techniques and the resultant cost savings for their clients.

ABD Group also work successfully within the commercial sectors with the \$30 million commercial development, the Hub@Sunshine, completed in January 2018 for tenant VicRoads. The 7-storey building was constructed of in situ and precast concrete elements and comprises above ground parking, offices, ground floor retail tenancies and a striking façade.

Services provided by ABD Group include assistance with creating a project brief, concept planning and design services, through to completed architectural, engineering and structural drawings. The company also provides construction management, project management and development services within a range of contractual arrangements.

ABD Group, founded by Raffaele Aiello in 2006, is now a successful medium to large scale builder across commercial, industrial, residential and multi-residential projects. Scott Leslie and Andrew Christou have now joined ABD Group as Directors of the business with a focus on delivering complex projects from design through to construction.

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Below Eco Airconditioning designed and installed the air conditioning and mechanical ventilation services at Vanguard Apartment.

Below VAST Electrical supplied a comprehensive lighting, communication and electric package to the development.



At Vanguard Apartments, Eco Airconditioning designed and installed the air conditioning and ventilation systems for the 323-apartments, the carpark, gym and other tenancies.

Eco Airconditioning supplied exhaust units for all bathrooms, wall mounted air conditioning units for the first 4-levels of the Vanguard Apartments and in the upper levels, where higher quality finishes were required, more sophisticated air conditioning systems were installed. From Level 5 up, multiple units were added which included ducted air conditioning and separate ducted systems for different rooms.

A design team of six worked on the project for 18 months before installation began in June 2017. With 12 tradesmen onsite for 14 months, the job was finished by August 2018.

“There was some complex design work to do to customise the components and fit them in to the building structure, the installation also had to be implemented in a timely fashion,” said Craig Ingram, who established Eco Airconditioning in 2008. “We did value engineering to give more cost savings for the project, without compromising the comfort of the end users.”

Eco Airconditioning works with builders, developers, facilities managers and contractors on commercial projects throughout Victoria and Australia. The company has extensive experience managing projects across diverse industries including the construction industry, commercial and retail sectors and aged care. Eco Airconditioning is especially experienced at providing air conditioning designs and installations for multi-level residential developments.

Eco Airconditioning also design and install bespoke energy efficient ventilation and heating systems and offer drafting services, complete project management and on going technical advice and support.

Recently Eco Airconditioning completed another project with ABD Group, Holmes Hill, fitting wall mounted air conditioning units to a residential apartment block of 212-units and the supermarket.

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VAST Electrical offers the full suite of service solutions in electrical contracting and maintenance for residential and commercial building projects. The company focuses on providing smarter electrical solutions that meet the needs of their clients including budget, services and completion schedule. This consistent approach has been the reason for VAST Electrical’s success and for their long lasting relationships with clients. VAST Electrical’s impressive portfolio of projects includes high rise developments, office towers, retail installations, shopping centres, and educational institutions.

At Vanguard Apartments, the amenities include extensive underground parking, an executive lounge, a media room, a spa, gym and an outdoor roof garden. In addition, Vanguard Apartments has three entrance lobbies, a 24-hour concierge, BBQ facilities, a fridge and freezer temporary storage for deliveries of perishable goods, central solar boosted gas hot water and central solar panels to generate electricity.

A major challenge for VAST Electrical was to ensure that the indoor and outdoor lighting in all these communal areas was installed meticulously and flowed in line with the overall design aesthetic of Vanguard Apartments. These zones were to be fitted with keyless entry systems for tenants, smoke detectors, fire panels, phone lines,

switchboards, data cabling, CCTV systems, access control and lift control. The project provided VAST Electrical with a unique opportunity to work alongside Fender Katsalidis Architects for valuable input into the design of the communal BBQ area on Level 4, which features dining facilities, a spa and a sauna that rely on lighting to convey a cohesive design aesthetic.

The VAST Electrical team was also responsible for ensuring all 320-apartments were pre wired with NBN and Foxtel. Every apartment was to be fitted with a video intercom system and each kitchen with Miele appliances. For the successful completion of this project, VAST Electrical maintained continuous correspondence with the client, architect and product suppliers to ensure all parties were satisfied with the completed features. The team’s work has been instrumental in Vanguard Apartment’s immaculate execution, which was carried out with precision and completed on time. The end result is an exquisite design that makes use of beautiful lighting to realise the desired architectural and visual style.

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