

URBAN STYLE

DEVELOPER : Lofftex
MAIN CONSTRUCTION COMPANY : Novati Constructions
ARCHITECT : SJB Planning and NBRSPartners
CONSTRUCTION VALUE : \$35 million



The Aluma Apartments are the epitome of stylish urban living featuring flowing interiors which merge with generous terraces, and an elegant brickwork facade, ducted air conditioning, open-plan kitchens, luxurious bathroom finishes. The elevated rooftop retreat unites style, comfort and absolute convenience in one sensational cosmopolitan address.

The Aluma Apartment complex in the cosmopolitan Sydney suburb of Burwood stands as another testimony to the expertise of Novati Constructions, one of the city's renowned building companies.

Celebrating over 47 years since the company began in 1971, the family based business has emerged from their early beginnings to become a leading builder of quality projects in the Sydney region, focusing on a range of sectors including high rise residential, aged care, education, institutional and student accommodation. Novati Constructions also undertakes refurbishment and heritage restoration projects.

Operations Manager for Novati Constructions, Jason McLauchlan, said that the \$35 million Aluma residential development features 92-apartments with 2-levels of secure underground parking.

"Aluma has two buildings, with Building S offering 23 one-bedroom apartments, 15 two-bedrooms and one three-bedroom. Building C has 4-levels with 26 one-bedroom apartments, 22 two-bedrooms and five three-bedrooms, plus a lush rooftop retreat furnished with BBQ's and comfortable entertaining areas." Jason added that a highlight of the project is the design façade which features elegant brickwork and gives a stylish and sophisticated finish to the exterior.

Novati Constructions has been working on the Aluma project for two years, with an average of 100 employees and subcontractors onsite, with that number rising to 150 at peak periods of activity.

Aluma's location within the Burwood city centre, surrounded by residential housing and across the road from a public school, provided some logistical challenges for the build schedule. Jason said that as a result, the highest priority was given to the safety, environmental and quality control aspects of the project, in order to ensure full consideration of the needs of all stakeholders, especially those living in the immediate surrounds, were met. "This has been carried out successfully and efficiently without impeding the construction programme," said Jason.

"Aluma Apartments represents a great team effort between the developer, architect, specialist contractors and Novati," Jason said. "The residents will be the beneficiaries of an outstanding living environment both within their elegant apartments and in the surrounding neighbourhood with all its conveniences."

Novati Constructions holds a unique and proud position in the industry, operating under the same builders licence after 47 years of activity. They remain a 100% family owned business and the Novati family is still an integral part of the management team.

"This well balanced leadership structure sets Novati apart from their competitors in delivering quality, sustainable outcomes for our clients," Jason said. "Our approach to management promotes an ethical, responsible and accountable culture which has always been at the very core of our business. This is also at the heart of our success, with a continual flow of business from regular clients who recognise the strength and outcome delivery that flows from these values."

Jason said that Novati Constructions are still very positive about the growth trajectory of building activity in Sydney, especially in aged care and educational precinct projects. "The New South Wales economy remains strong with high levels of public investment in infrastructure projects. This is creating flow on activity across the construction sector."

The comprehensive coverage of the greater Sydney area by Novati Constructions is illustrated by the spread of their building activity. As well as Aluma, Novati has residential projects underway in Harris Park, Turramurra, Chatswood and St Leonards, a mixed use development in Manly and an aged care project in Camden.

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THE FINISHING TOUCH

mii Kitchen based in New South Wales, specialise in the manufacturing of luxury custom designed kitchens and joinery. Their reputation for producing a quality product made them the natural choice for the Aluma Apartments. The company were responsible for the elegant finishing touches to the Aluma Apartments' kitchens, vanity units, laundry and linen cabinets.

"We worked with Novati on some smaller projects prior to securing this contract," said Director, Daniel Macri. The work took approximately three months and the company's full time team of 35, all contributed onsite at some point during the contract.



The office team produced shop drawings for the developer and Novati to approve, using Cabinet Vision and once that was secured, the manufacturing process started at mii Kitchen's factory. "We recently moved into a new state-of-the-art factory and we're producing about 25 kitchens a week. For the Aluma Apartments we used Polytec ravine laminated boards, cut on our precision C&C Machinery," explained Daniel.

There's a lot of planning involved in producing kitchen carcasses and units for 92-apartments. Before production, the colour scheduling is arranged, to ensure any alternate colour schemes that were chosen are allocated to the correct product. The installation also requires significant logistical planning.

"Our work needed to be packaged carefully to go into the cranes to lift them to different floors. We use our own installers to ensure our high standard of quality and accuracy is followed right through to the final stage of completion," explained Daniel.

The company is currently working on 17 high end apartments at Darlington Brickworks in Sydney. The majority of mii Kitchen's work involves bespoke projects, secured through their network of project builders.

For more information contact mii Kitchen, 65 Smeaton Grange Road, Smeaton Grange NSW 2567, phone 02 4648 0099, email info@miikitchen.com.au, website www.miikitchen.com.au



WINDOW TO THE WORLD

Belco Aluminium Pty Ltd manufactured and installed the high performance, energy efficient aluminium windows and doors at Aluma Apartments, an outstanding development of 92-apartments in the sought after suburb of Burwood in Sydney.

Commencing in September 2017, an experienced team of 12 installed doors and windows from Belco Aluminium's exclusive range of DARLEY systems. The quality, appearance and functionality of the doors and windows has made a significant contribution to the appeal and aesthetics of Aluma, as well as ensuring residents will enjoy many years of benefits from the durability and energy saving characteristics of the products.

Belco Aluminium is an industry leader in the design, manufacture and installation of high performance, energy efficient windows and doors. All their products have been thoroughly tested for wind, water and structural performance in accordance with Australian Standard AS 2047. Their product range covers both commercial and residential needs and their team of specialists is committed to working with all Belco Aluminium's clients to ensure the best outcome for any project, including meeting budget objectives.

Belco Aluminium's impressive product range includes the latest generation of commercial door and window developments, including sliding doors, multi-stack configurations, heavy duty double-wheel



rollers and various options including double-glazing for enhanced thermal comfort and performance.

Belco Aluminium undertakes projects across Australia. Major current projects in the Sydney area include 'The One', a 100-apartment complex in Hurstville, and 'Colah Grand', a 94-unit development in Mount Colah.

With over 20 years experience, the family owned and operated company pride themselves on offering their customers quality, expertise and professionalism across a broad range of products, with a strong emphasis on Australian sourced inputs. Belco Aluminium's concept is simple – high end quality products and passion in what they deliver. This defines Belco's uniqueness and commitment to be the clear leader in its category.

For more information contact Belco Aluminium, Unit 9/30 Heathcote Road, Moorebank NSW 2170, phone 02 9602 0022, fax 02 9602 0044, email sales@belcoaluminium.com.au, website www.belcoaluminium.com.au

A SCAFFOLD FOR SUCCESS

Scaffolding professionals J & I Scaffolding Solutions have a well deserved reputation for excellent service with a strong focus on safety. Since their establishment in 2015, J & I Scaffolding Solutions has successfully worked on a number of projects across a wide range of sectors.

The company dedicated a team of 10 to Aluma Apartments, working onsite for a period of 45 weeks. “We provided 6,000m² of scaffolding weighing a total of 300 tonnes,” explained Brett Martin, Owner of J & I Scaffolding Solutions. “A significant challenge that required careful design and planning was an engineering solution to span over an existing neighboring block. This was successfully accomplished.”



J & I Scaffolding Solutions always places safety at the top of their priority list. By its very nature, the scaffolding business demands well defined strategies not just to meet building and work place safety regulations, but also to ensure the safety and well being of all staff, other onsite workers and the general public. Safety strategies have to cover many different locations and building categories.

With a total staff of 18, J & I Scaffolding Solutions undertakes projects of all sizes. Apart from the Aluma Apartments, recent work has included providing scaffolding and a 10kPa deck over portable classrooms for Novati Constructions at Eastwood Public School, an industrial site assignment at Eastern Creek for Brookfield GIS and the supply and installation of 200 tonnes of scaffolding at Mount St Benedict College, Pennant Hills for Paynter Dixon.

In an extremely competitive marketplace, J & I Scaffolding Solutions sets themselves apart by providing outstanding client service and attention to detail. “Long term success in the scaffolding business depends on building and retaining the confidence of clients on every project,” Brett said. “A strong track record ensures we have a regular flow of repeat business.”

For more information contact J & I Scaffolding Solutions Pty Ltd, 4 Broadbent Avenue, Middleton Grange NSW 2171, mobile (Brett) 0416 609 497, mobile (Hakan) 0436 411 110, email info@jandiscaffolding.com.au, website www.jandiscaffolding.com.au



SLEEK AND STYLISH

Specialists in all kinds of plasterboard related work, Goal Interior was contracted to install the lining for the internal partition walls and ceilings across the Aluma Apartments development. The company was also responsible for the dark blue external cladding of metal sheets and aluminium composite panels.

Aluma Apartments has a very distinctive look, mixing red brick with modern aluminium cladding, a look that blends seamlessly into the surrounding area.

“It was a straightforward project, working with Novati is always a smooth process,” explained Director, Yubin Bing. “The architectural drawings came through the project team, the materials were purchased and cut by our experts in our factory and our own team installed the finished product. Unlike many other projects, there were no late design changes to contend with, we were able to just get on with the work.”

“We had 20 members of staff working at a consistent and efficient pace to complete 92-apartments in less than five months. Our large team, which now stands at 40 full time staff and 120 subcontractors, enables us to always finish contracts on time and to a high standard,” said Yubin.

Now entering their eleventh year of trading, Goal Interior’s experience spans residential and commercial. Past projects have valued from \$500 thousand to \$7 million and include high rise buildings, schools, shopping centres, aged care facilities and prisons.



The company are experts across a variety of internal and external work including but not restricted to suspended ceiling systems, Hebel supply and install, fire rate walls and ceiling systems, perforated plasterboard and FC lining and timber cladding systems. Their work is mainly based in New South Wales, with a handful of projects located in Port Stephens and Port Macquarie.

For more information contact Goal Interior, Unit 1, 364 Park Road, Regents Park NSW, phone 0449 183 868, email g@goalinterior.com.au, website www.goalinterior.com.au