

LIFESTYLE MEETS LOCATION

Parallel Apartments is a stunning 17-level tower with 123 residential apartments, with an incredible architecturally designed alternating slab and column façade, high end facilities including a horizon pool, opulent shared dining, lounge areas and gym facilities.

Parallel Apartments at Rivervale is a high end residential tower with 123 apartments, a 4-storey basement and quality facilities including a horizon pool, sophisticated shared dining, lounge areas and gym facilities. Located on the Swan River, the 2,144m² site offers 360 degree views across the water, Perth CBD and to the hills in the east.

The building presents a contemporary and dynamic architecturally designed façade with stunning alternating slab and column features. Designed by Perth based architects Hillam Architects, the 13-storey tower creates the street elevation while at the back, the building steps down to the river with 3-levels of apartments, 4-levels of terracing and basement car park.

Chinese based property developer Laudis Developments awarded West Australian based JAXON Construction the construct only contract for Parallel Apartments and onsite work started in early 2019 with the excavation of a 4-level basement containing 39,800m³ of sand.

“It was the largest excavation I had ever undertaken,” said Project Manager, John Twinch. “The challenge of the build involved getting the structure right, it was a complicated design with a number of transfer elements and many different angles meeting the soffits. All the slabs were poured in situ and the vertical elements were precast and that required considerable coordination.”

COVID-19 restrictions had an impact on the work and JAXON engaged a supervisor to ensure physical distancing and sanitisation

procedures were in place for the massive workforce. With 170 onsite personnel during peak periods, the project was completed in April 2021.

With over 60 years of commercial building experience, JAXON has a solid reputation for the delivery of quality projects in both metropolitan and regional locations throughout Western Australia.

Strong in the delivery of D&C projects, they are a well recognised and highly regarded Tier 2 construction company providing a comprehensive range of building services including planning and programming, constructability reviews and approvals, cost estimating, value engineering and construction management.

Established in 1958 as JAXON Construction, the company focused on the construction of dwellings and in 1965 won the tender for 30 houses at Exmouth RAAF base.

By 1968, JAXON was working steadily for BHP and Goldsworthy Iron in Port Hedland and in 2014 the company started to tender for civil works.

Today, JAXON is at the forefront of quality construction enjoying a large volume of repeat business. Successfully completed projects for JAXON include the \$21 million Lucent Apartments, also designed by Hillam Architects. Lucent comprises 39 boutique residences across 5-storeys with two ground floor commercial tenancies and two basement levels and was completed in February this year.

Large scale D&C projects for JAXON include Cirque, a 20-storey residential tower with 111 apartments completed in early 2019. The project received a 5 Star Green Star rating as well as a 5 Star Green Star As-Built rating. Later that year JAXON delivered on the 4.5 Star Adnate Hotel in the Perth CBD. With 250 rooms across 27-storeys the contract was awarded following JAXON's successful completion of a previous development for the same client.

JAXON's projects are delivered on time and within budget and the exceptional quality of their work has been acknowledged by the string of awards including MBA Building Excellence Awards for their apartment constructions in both 2014 and 2015.

In 2012, JAXON's 58 luxury apartment development Rivershores was recognised with three awards: the MBA Excellence in Construction Awards for Best Apartment Development as well as the Perth and the WA HIA Housing Awards for Apartment Project of the Year. 2019 saw JAXON win the MBAWA Excellence in Construction Award for Best Multi-Unit Development along with the HIA Perth Housing Award for Best Apartment Complex under 3-storeys for their boutique apartment building in Cottesloe.

For more information contact JAXON, 4 Gwenyfred Road, South Perth WA 6151, phone 08 9368 9999, email info@jaxon.net.au, website www.jaxon.net.au



DEVELOPER : Laudis Developments
MAIN CONSTRUCTION COMPANY : JAXON
ARCHITECT : Hillam Architects
CONSTRUCTION VALUE : \$38.9 million

Below Know Hydraulic & Civil Contractors completed the hydraulic design and installation for Parallel Apartments.

Know Hydraulic & Civil Contractors provide excellent hydraulic and civil services to the construction industry, business and residential sectors across Perth Metro and South West.

KNOW were awarded the contract for hydraulic services at Parallel Apartments in early June 2019. “The 4-level basement at Parallel Apartments was 17m below ground and we found that the initial hydraulics design wasn’t going to work very well,” said Managing Director, Reza Manesh. “There wasn’t the time to go back to the consultants so our inhouse design team worked to improve the installation including the storm water system, retention tanks, filtration units and sewerage. We also installed the plumbing across all 123 apartments, the BBQ area and the café on the ground floor.”

A significant change KNOW made to the design was the size of the water metre. They were able to reduce the meter size from 100mm diameter to 80mm, through a full water design thereby saving close to \$180k for the developer.

KNOW also tried out a new product for the bathrooms at Parallel Apartments. “We fabricated a metal stud wall in our factory and fitted the tapware and the rest of the back of house plumbing to it to create a frame that we could install in most of the bathrooms. Once in place the connections to water and waste can be done within 45 minutes. Using prefabricated units translates to enormous savings in time and money by reducing the number of tradesmen required to build a bathroom, there is less waste of materials and the result is of a much higher quality.”

“We were also able to free up a lot of space by fitting our pipework into the wall rather than in the ceiling cavity and this contributed to a avoid clashes with other services. This type of prefabrication is new for Western Australia and yet we already have four contracts in place for its use.”

Onsite installation started in late June 2019 and With a team of 10 at work the job was completed within 18 months.

“This was our first job for Jaxon and we found them a great company to work with. They were always ready to talk through any issues and take care of everyone,” said Reza.

Established in 2007, KNOW are a team of experts and focus on meticulous planning followed by a systematic installation to achieve a quality result. As commercial plumbers, they work in partnership with builders to provide hydraulic and civil infrastructure on commercial properties. KNOW also provide civil drainage services for new constructions and subdivisions.

With an office at Osborne Park, KNOW have a warehouse and yard at Malaga where they house plant and equipment including well maintained excavators, bobcat and compactors ready for civil works.

“The majority of our projects are commercial developments, residences and strata titles and about two thirds of the work we do has a D&C approach, we always offer a design service tailored to our client’s budget,” said Reza.

Other projects for KNOW include Rosewood Aged Care, a 5-storey building in West Perth. KNOW completed the civil and drainage works as well as the entire fire protection system of sprinklers, tanks and pumps.

KNOW also service the south west of WA and in December 2020 completed a hydraulics and civil works package for a new Bunnings in Albury. The \$1.3 million contract included construction of the carpark and the installation of plumbing, fire hydrants and a rainwater collection system with a 100,000L underground tank to supply water to the toilets and to irrigate the gardens.

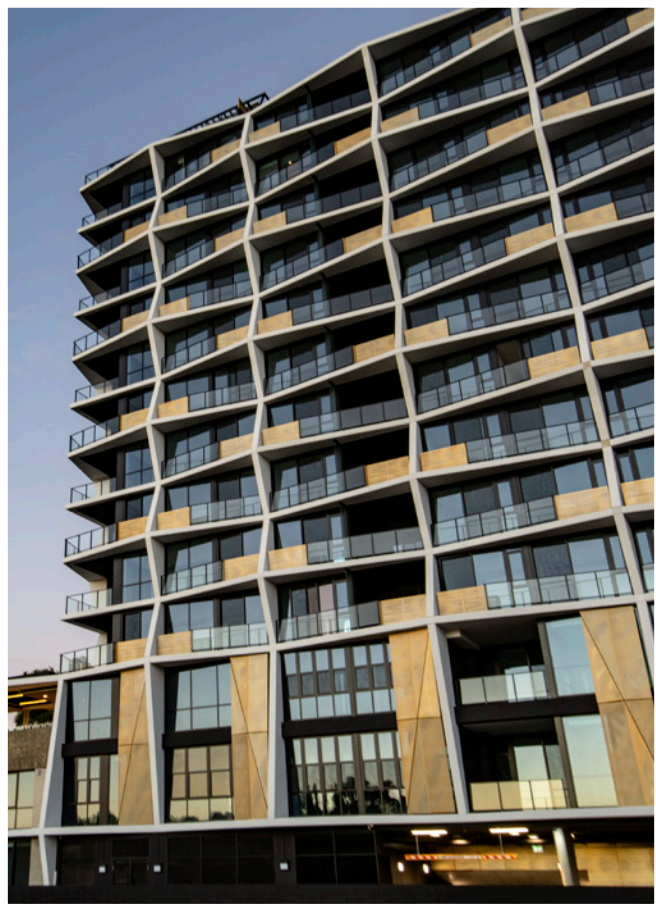
The future for KNOW includes hydraulic works for further high rise residential developments and a contract with the Department of Education.

For more information contact Know Hydraulic & Civil Contractors, 10/7 Hector Street West, Osborne Park WA 6017, phone 08 9240 4018, website www.knowhcc.com.au





Below Granite World fabricated and installed the unique stone benchtops and splashbacks for the project.



With over 15 years experience, Granite World operates across Perth metropolitan area supplying, fabricating and installing fine crafted quality stonework for kitchen benchtops.

For Parallel Apartments, Owner Director, Daniel Rezaie worked to architect's specifications to fit engineered stone benchtops to all 123 kitchens. Onsite installation starting in late October 2020.

"There were so many different designs of apartments, each kitchen was unique," Daniel said. "Preparation involved taking accurate measurements and fabricating the different shapes and sizes for the benchtops to fit cleanly and neatly against existing splashbacks and walls. It was challenging aligning each piece of stone, matching the veins in the material, to create a cohesive and attractive pattern. A team of three installers spent five months onsite, and we achieved a high quality result to match the standard of the interior finishes at Parallel Apartments."

Granite World has a team of professional stonemasons who have been with the company for many years. They are highly skilled craftsmen and produce exceptional and individually tailored stonework for benchtops, fireplaces and other stone features.

"At Granite World we offer a free design and colour consultancy service to create bespoke engineered stone, marble, granite and quartz counter tops," said Daniel. "At our facility in Malaga we have a range of well maintained machinery and equipment and we focus on creating beautiful interiors for discerning clients. We supply and install finely crafted stonework to high end residential apartments and luxury homes as well as to the commercial sector."

Previous work for Jaxon includes the 24 apartment boutique residential development, Evermore, in White Gum Valley; Botanical in Subiaco, with 74 units; and Horizon on the waterfront at Scarborough with 54 apartments, completed in March 2021.

"We have a good working relationship with Jaxon and have been supplying and installing stone benchtops to their apartment buildings over the last six years," said Daniel.

For more information contact Granite World, 1/355 Victoria Road, Malaga, WA 6090, phone 08 9249 3009, email sales@graniteworld.com.au, website www.graniteworld.com.au