



THE NEXT LEVEL

CLIENT : Loftex Pty Ltd
 MAIN CONSTRUCTION COMPANY : Next
 ARCHITECT : Loftex (in-house)
 ENGINEER : BG&E
 PROJECT VALUE : \$26 million

The \$26M Jade Residence's dynamic architectural profile sets the stage for design excellence. Featuring enhanced indoor/outdoor living and wonderful park and district views, the complex comprises versatile, light filled spaces with 18 unique mezzanine level apartments and 52 units.

A privately owned company of more than 60 employees operating from the Sydney CBD, Next Contracting Group (Next) is a diversified construction, refurbishment and fitout business, highly experienced in multi-unit residential, seniors living, hospitality and education projects.

Working with exceptional architects and interior designers applying their skills in a teamwork environment, Next's experience and expertise in the residential sector is unsurpassed. In both design and construction, the company has a commitment to clients to realise their plans to create secure buildings with enduring style and with lasting charm. To assist staff to consistently meet clients' needs and ensure the highest standard of quality is achieved for projects, Next's integrated management system is accredited with the Australian Government Building and Construction WHS Accreditation Scheme and SAI Global.

Engaged by property developer, Loftex Pty Ltd, for the design and construction of a new apartment complex in Epping, New South Wales – The Jade Residences, Next characteristically ensured the client would

achieve best balance of cost, function, efficiency and maintainability for the project. With past experience in the D & C method of delivery, Next was able to efficiently work through the significantly large, initial scope for The Jade Residences, a scope requiring comprehensive appraisal of the client's needs and aspirations.

Next has helped Loftex fulfil its vision toward presenting a two building, 5-storey complex housing 70-apartments. Building the development above a common 2-storey, 87-bay carpark, the complex includes 18 double storey with mezzanine ground floor units plus 52 one, two and three bedroom units over the upper levels.

With large glass windows overlooking Forest Park, the complex is deceptively tranquil, with the town centre and train station only a few minutes away by foot.

Thanks to Next's highly experienced and diligent project team, the high end finishes and fixtures and all indoor and outdoor living areas in the complex are exceptional. Added to this is the choice of

expansive commercial grade window system for the complex, a choice which meant the development had light filled spaces to maximise the park side location. The windows, with their exceptional acoustic and thermal qualities, were recommended by Next as the Jade required high performance in relation to strength, weather resistance and air tightness.

The façade for the development, displays a combination of face brick and render; and striking copper-coloured metal cladding on the roof eaves of both buildings.

A benchmark in innovative design, the Jade Residences was not without its challenges. The double storey apartments with mezzanine levels were built with ceiling heights of 6m and a 25mm ceiling void for concealed mechanical and electrical components. During the early design review stage, Next established a portal frame structure for the roof, which required this element to be redesigned. Additionally to the structural challenges, environmental sensitivity was a key concern from the outset of the project, with the arborist establishing tree protection zones around the site.

Standout products used in The Jade Residences includes speed panels and a Trafalgar Fyrebox system. With such lofty ceiling requirements for apartments with mezzanine levels, a light weight, recyclable party



wall solution was decided to be the best alternative to the usual, Hebel wall system. The speed panels unique tongue and groove system with top and bottom racks translated to a quick installation, and they also boast excellence fire and acoustic properties. Another life-saving option was the Trafalgar Fyrebox system, which has ensured the residential complex is fire compliant and equipped in the event of fire emergency to ensure all services are stopped – a simple and effective solution.

With current and completed projects throughout the Sydney region, Next enjoys a strong reputation for helping clients turn their dreams and plans into reality. Their design and construction métier would seem to the answer to all creative castles.

For more information contact Next Contracting Group Pty Ltd, Level 11, 59 Goulburn Street, Sydney NSW 2000, phone 02 9550 6100, fax 02 9550 6200, website www.nextgrp.com.au



WHEN SOMETIMES EXPERIENCE IS THE OPERATIVE WORD

GM Electrical Services Pty Ltd have 25 years experience as electrical contractors, with a team of 30 employees operating out of their Smithfield office in Sydney. With duties specific to the network, wiring and maintenance of electrical services to residential and commercial developments, GM have a basic outlay for an otherwise complex, sophisticated specialty.

GM prides itself on the relationships it has established with their long term and repeat business customers. These relationships have been built over many years of quality and reliable service, by taking the time to understand its customer's individual requirements, GM ensures it provides them with the best electrical services based on its technical knowledge and experience, being able to tackle any job, big or small.

GM Electrical's solid team of management, electricians and apprentices are the core behind its ability to provide quality installations; along with an excellent working relationship with general contractors and owners. GM realise that to provide quality installations, it must have quality electricians who can communicate with others.

GM's commitment to excellence and high standards is a priority for all its employees. Quality service, safe operations, and professional management skills are key to GM's continued success. Whether it is a new residential home or a new high rise development, GM has it covered. With experience in a variety of different sized projects around Sydney, including new residential, industrial and commercial, no job is too big or small.

Next Constructions: The Henley's Project - Potts Point, The North Project - North Sydney and The Jade Residence - Epping.

The Jade Residences, a new apartment complex still under construction in Epping, New South Wales, GM took on the task of wiring to ensure efficient energy flow throughout the 70-unit complex. Positioned above a 2-storey basement carpark, the 18 mezzanine apartments with feature high ceilings and 52 apartments spread across three levels, had deceptively sophisticated needs regarding electrical services. With their expansive commercial grade window system allowing vistas of Forest Park, natural light is carefully offset by modern interior fitouts.

Unique to the building is the 6m high ceilings to the mezzanine apartments and their 250mm ceiling void designed to conceal the wires and tubing GM know so well. This, coupled with the coordination of emergency supplies for on the spot fire hazards, kitchen and laundry power supplies, bedroom and lounge lighting and entertainment needs, the services rendered belied the domesticity of the scene.

Aesthetically, the development promises much with contemporary, architecturally designed apartments exposed to light and a natural landscape of many heritage listed trees. With privacy and functionality in mind, such a lighting fitout required great sensitivity to subtlety and minimalism which could only add to the detailed electrical specifications. Offering one, two and three bedroom apartments from loft-style to penthouse with a two car space allocation per unit, Jade Residences needed electrical services above and below ground level. GM performed this without distraction.

GM Electrical's latest and notable projects and customers include;

Coronation Property: The Paper Mill Project at Liverpool. Four stages - 1,000+ units.

Aland Developments: Including, Roselands, Roseberry, Liverpool, Mascot and Belmore. GM will also be working on Aland's future project consisting of more than 500 units in Campbelltown.

JD Projects Group: GM is currently working on JD Projects Group's projects in Waitara and Cremorne - Platino Properties.

Powerbuilt Projects: Lidcombe Project.

Modco Constructions: Miranda Project.

Duffy Kennedy

Opting out of shared facilities to keep the strata levies at a low-cost threshold, the lack of swimming pools, BBQs and gyms might have made the job a little easier for GM Electrical Services. But sometimes it's the concealed electrics that belie the simplicity of the contract and in this instance, for its benchmark excellence in contemporary design, Jade proved just the usual challenge for GM. A challenge steadfastly accomplished.

For more information contact GM Electrical Services, Unit 16, 323 Woodpark Road, Smithfield NSW 2164, email info@gmelectricalservices.com.au





The Jade Residences, New South Wales



A BIG TURN ON

Power Distribution Australia Pty Ltd are accredited connection service providers operating out of their base in Dural. Meeting the requirements of Clause 27 of the Electricity Supply (Safety and Network Management) Regulation 2014, their skill area is set to date by NSW Board of Resources and Energy, as Class 1A and 1B, Grade B.

What this means is their performance excellence is approved for work on or near the overhead electricity network as well as underground electricity network including both paperlead, polymeric and associated underground asset installation works.

Contracted for the installation of the electrical substation and upgrade of the high and low voltage networks at The Jade Residences, the underground/above-ground class of their accreditation was put to good use.

As per their 5.3-5% defect report grading, the task was yet another successful manoeuvre of power and electric charges. The team at Power Distribution Australia had to work with the active trades working onsite at The Jade Residences, in addition to those deployed at the other five surrounding construction sites.



Further to that is the intricacy of the electrical services installed, with the unique 6m high walls at mezzanine level concealing its power wonders in a 250mm ceiling void. Then there are the fireboxes all needing coordinated networking to ensure instantaneous inter-tenancy communications in the event of emergency. This, alongside the kitchen, laundry, lounge, dining and bedroom electric features and outdoor security.

For more information contact Power Distribution Australia, Suite 1, Kenthurst Road, Dural NSW 2158, phone 02 8880 3514, email emily@pdas.com.au, website www.pdas.com.au