

# KEEPING THE BEAT

The \$61M Tempo Apartments consists of 164 generously designed one, two and three bedroom apartments across six buildings along with 2-levels of shared basement carpark. The project also comprises of three retail tenancies and 11 commercial tenancies and a roof outdoor recreational area with pergola, decking and climbing wall.

In late 2015 Richard Crookes Constructions was awarded a Design and Construct contract for the \$61 million Tempo Apartments. The development project comprises 164-apartments with high quality fitouts, views across Sydney Harbour to Iron Cove and generously landscaped outdoor areas. At street level Tempo Apartments has three retail and 11 commercial tenancies.

In October 2016, Richard Crookes Constructions started excavating the site to build six concrete structures: three buildings of 5-levels each, and two buildings of 3-levels each, across 2-levels of basement parking for 320 cars.

The facade posed many challenges, from the numerous elements and finishes, to installing large precast panels over the extremely busy Victoria Road during the day and night.

Furthermore, in consultation with the Client it was agreed the cladding material used on the rear of the buildings needed to be changed to a deemed to satisfy non-combustible cladding, a decision while difficult at the time proved to be the correct one.

“There was also the challenge of coordinating the many different cladding installers working on the façade,” said Grant Flanigan, EG Funds Management Director..

During peak periods there were up to 220 tradesmen from as many as 50 different subcontractors working onsite

“It was a successful project, we’d sold 100% at commencement. It was a great initiative on the part of Richard Crookes Constructions to manufacture the bathroom units offsite. The result was a better product and a quicker construction time,” said Grant.

For Tempo Apartments, Richard Crookes Constructions repeated its success of using prefabricated bathrooms. In August 2016 the company was able to guarantee delivery of the \$77 million Park Rise Apartments project at Waitara by installing 516 prefabricated bathroom pods rather than building the rooms in situ.

Richard Crookes Constructions is a private, family owned company established in 1976 to provide building services for the industrial market. It now employs over 600 staff throughout New South Wales and the Australian

Capital Territory working across a range of sectors including defence, health, affordable housing, aged care, retail, commercial and student accommodation. They focus on providing personalised service to its clients with a collaborative approach and has acquired a solid reputation for delivering projects on time.

Richard Crookes Constructions is a great company to work at, it was recently recognised as one of the 50 best places to work in Australia, 17<sup>th</sup> in companies of similar size (100-999 employees) and the only construction contractor to have made the list.

The Tempo Apartments forms part of Richard Crookes Constructions’ expansive residential portfolio, including a design and construct contract for the \$23.9 million development, North Eveleigh

Affordable Housing for City West Housing in 2015. The project comprised a 7-storey residential building with 88-units and basement parking for 39 cars and 88 bicycles. Richard Crookes Constructions identified \$1.15 million worth of savings during the tender phase and implemented \$1.1 million of those savings during construction and completed the project ahead of time.

In April 2018 Richard Crookes Constructions finished the \$170 million Tailor’s Walk development at Botany, constructing 58-townhouses and 4-buildings containing 377-units with open space and car parking for 741 vehicles.

*For more information contact Richard Crookes Constructions, Level 3, 4 Broadcast Way, Artarmon NSW 2064, phone 02 9902 4700, fax 02 9439 1114, email reception@richardcrookes.com.au, website www.richardcrookes.com.au*

**DEVELOPER : EG Funds Management**  
**MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions**  
**ARCHITECT : FKM Architects**  
**CONSTRUCTION VALUE : \$61 million**





## TAKING IT EASY

Easy Living Home Elevators specialise in the customisation, supply and installation of elevators and limited mobility platform lifts for the residential and commercial market. The company can fit their product to existing structures or install at construction stage.

The company started fabrication for The Tempo Apartments toward the end of 2017 adding stainless steel finishes to a standard elevator and installing a limited mobility platform lift the EL200. Easy Living Home Elevators has recently become the exclusive supplier of the EL200, a European designed product.

“The standard models from our European suppliers are highly customisable and we work on the design with suppliers and clients, tweaking it to suit the project and Australian standards,” said Marketing Coordinator, Karina Ferrante

Easy Living Home Elevators fitted the same model elevator “AVANTI Lift” at The Tempo as in The Boyd Residence, Sydney’s most prestigious \$66 million penthouse atop the ANZ tower in Castlereagh Street.

*For more information contact Easy Living Home Elevators, Showrooms in all major capital cities, email [sales@easy-living.com.au](mailto:sales@easy-living.com.au), website [www.easy-living.com.au](http://www.easy-living.com.au)*

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## BEAUTIFULLY LAID

**At The Tempo Apartments, Embelton supplied and installed 6,200m<sup>2</sup> of engineered European oak flooring across all 164-units.** The installation started in late 2017 and the team of eight completed work by the end of June the following year.

Embelton specialise in delivering custom flooring systems to eliminate noise and vibration disturbance in critically quiet spaces such as concert halls and hospitals, as well as television and broadcasting studios.

“Embelton take a particular interest in gym isolation due to the complex vibration characteristics that can occur. Providing a comfortable space to use with consideration of these constraints can be a challenge,” said Senior Engineer, Lloyd Cosstick. Despite these challenges, Embelton is known for its effective gym isolation solutions. The company has worked on more than 50 gyms over the past year alone, including projects in Singapore and the UK.

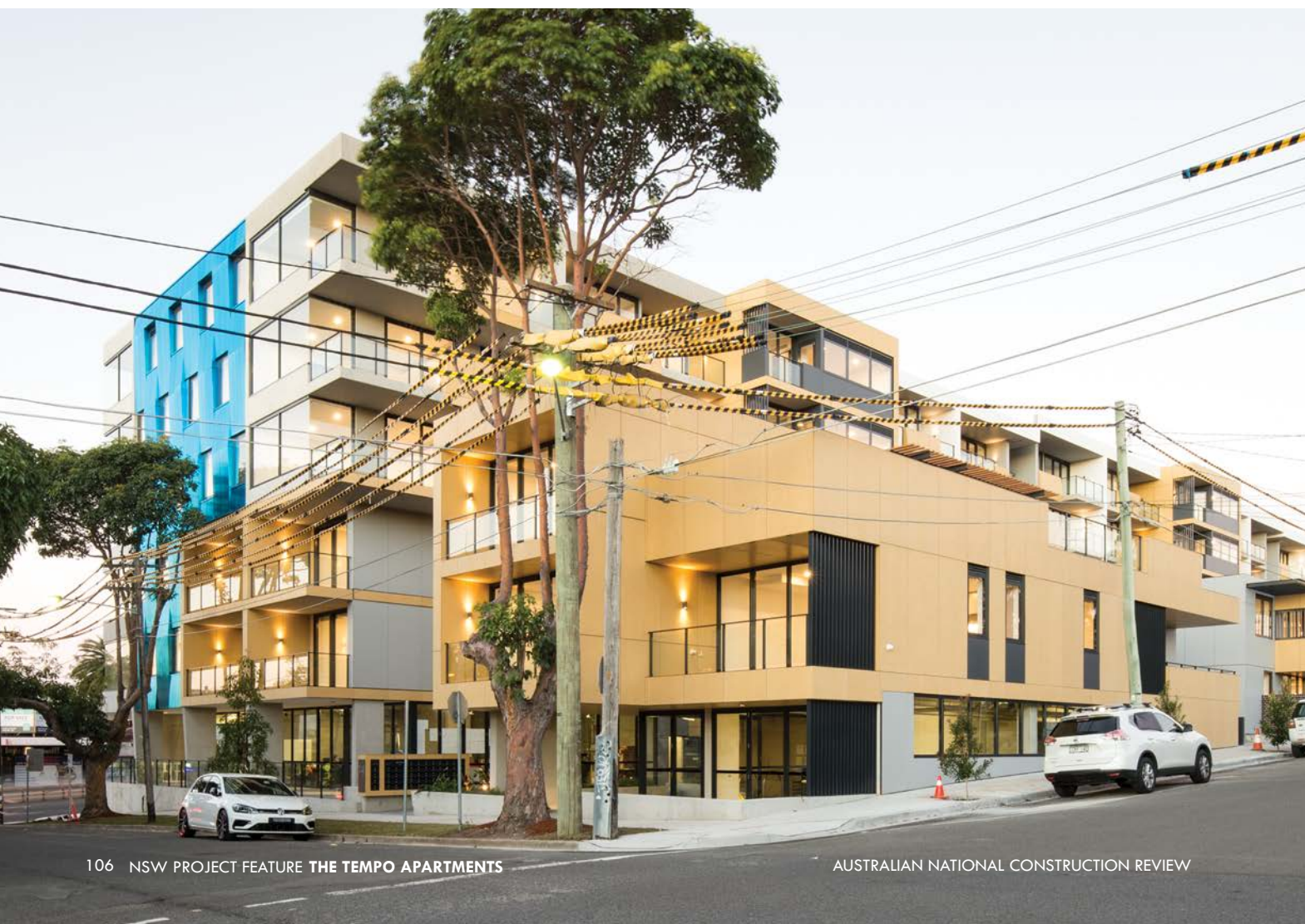
The company is also well known for their exceptional engineering division, who work closely with leading acoustic consultants, structural engineers and designers, and are the leaders in swimming pool and gym noise and vibration isolation. “Activity in swimming pools, particularly diving, can generate high vibration levels in the pool structure. Unless isolated from the building, swimming pools on upper levels can be a major source of annoyance to occupants through re-radiated noise,” said Lloyd.



In 2008 the challenge for Embelton was how to prevent noise from entering, or reverberating through, the auditorium of the Melbourne Recital Centre. Embelton designed, manufactured and installed over 54 high load capacity springs to float the auditorium.

Embelton have been supplying and installing timber and bamboo flooring, cork and rubber products for over 30 years. The company has a high temperature metal alloy fabrication facility and provides tube and pole bending and pressed metal work for sculptures and other unique pieces. Other products include acoustic underlay, seismic mounts, and isolating wall ties, distributed from Embelton’s six warehouses across Australia’s major capital cities.

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The Tempo Apartments, New South Wales



## ITS ELECTRIFYING

**Mackex Services provide maintenance and construction services for electricity networks in Australia.** Mackex Services specialises in installing and connecting electrical systems with overhead and underground distribution lines and with transmission lines.

Mackex Services started work at The Tempo Apartments in February 2018 installing hardware to connect the site to mains power. The project involved preparing the easement for twin substations – excavating, pouring concrete piers, landing two prefabricated substations and then earthing and testing. Throughout this procedure Mackex Services coordinated with Ausgrid who inspected the work for compliance.

The installation on The Tempo Apartments was not as straight forward as originally anticipated. The original design work relying on existing conduits had to be modified, which resulted in a four week shift in the schedule.

“On delivery, one of the substations was found to be faulty so the connection to mains power was put off for two weeks. We powered up the one substation we had to supply half the power requirements and had to return to connect the second one later,” said Construction Manager, Danijel Bogunovic.

Mackex Services has offices in Sydney, Newcastle and Melbourne with 75 staff having completed over 700 projects since its inception

in 2012. The company have the equipment required for live line, hot stick and bare hand work, tension stringing, pole erection, excavation and cable laying and jointing services as well as for transmission tower assembly.

“It’s a great company to work for,” Danijel added. “It’s grown tremendously since it began and there’s room to progress a career, if you’re up for a challenge.”

Major projects for Mackex Services include work for John Holland on the Leppington Rail project relocating and raising the 132kV transmission line. Mackex played a vital role in the planning and methodology of the job.

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