

# EXCEEDING EXPECTATIONS

The \$50M Evora Apartments project consists of 62 luxuriously appointed 2 and 3-bedroom apartments and seven town-houses over three buildings.

**When you deal with a multi-award winning commercial building and construction company, you know you are dealing with a business that understands quality.**

Operations Manager Tom Craig said all representatives of Buildcorp Commercial were focused on providing exceptional customer service. "We aim to meet and exceed our clients' expectations regarding every aspect of project delivery," he said.

"We realise that a successful company does not rest on its laurels, so to be at the forefront of an ever changing construction industry, we are constantly reviewing and improving

our systems and procedures to provide the best possible outcomes. "The beauty of our business is that we can construct projects that are fully designed or we can collaborate with our clients from an early stage, assisting in all aspects of design development. Our experience in value engineering, cost analysis and project risk management ensures that our client's needs are always met."

Since Buildcorp Commercial's inception in 1995, this unique approach has led to the successful delivery of over 450 projects. Recently completed projects include Evora Apartments in Balwyn, as well as Greville Street Apartments, Prahan and Vic Apartments

Carlton. The Evora Apartments project in particular tested the Buildcorp team based on the need to provide a water proofing solution for subterranean home theatre rooms within the new townhouses contained in this project.

A simple solution was found by means of the company's extensive experience and a Bentonite system was used behind the retention system to ensure that no leaks occurred.

Buildcorp also installed Parklex Cladding to the facade at Evora Apartments, in addition to a myriad of other products. Parklex is a high specification Spanish product that is rarely used in Australia and with careful

planning and attention to detail the site team produced a stunning result. As well as showing a distinct focus on sustainability, these projects also highlight the company's ability to adapt based on the client's needs.

"At Buildcorp Commercial we seek employees who demonstrate leadership and commitment to the construction industry and as a result, our staff enjoy working on complicated and difficult projects which inspire them to think intelligently and creatively.

"We also know that by providing leadership on sustainable building practices, we can pave the way towards having a building industry with the smallest possible environmental footprint.

"In addition safety is not an afterthought at Buildcorp Commercial; we have built our business systems with safety at the forefront of our mind, ensuring it is part of everything we do, every day we do it." This winning combination of creativity and commitment to safety has been developed by the directors, passionate builders who have dedicated their careers to the

construction industry. One of the founders Scott McVilly has 25 years of continuous industry experience and is the Managing Director of Buildcorp Commercial.

Ross Clarke is the co-founder of Buildcorp Commercial and brings 30 years of construction experience to the role of Construction Director.

Ashley Levin joined Buildcorp Commercial as Director in 2008, bringing with him 21 years of experience working with a tier one builder.

As well as an experienced team of directors, Buildcorp also offers a wealth of other services from trained professionals in areas including estimating, project management and site management.

The estimating team at Buildcorp Commercial prepares bids for all types of projects as well as providing feasibility advice and working with developers to provide value engineering at the design phase. The project managers are all tertiary qualified professionals who are encouraged to bring a creative approach to their

projects. Reporting to Director Ashley Levin, the PM's are all long-term Buildcorp Commercial employees whose experience has grown with the company.

In turn, the project managers are supported by and mentor a team of junior contract administrators, site coordinators and site engineers.

"At Buildcorp we have nurtured a diverse team of site managers, structure foremen, finishing foremen and leading hands.

"All our sites are headed by a site manager and staffed by highly experienced trade professionals.

"Employing these individuals directly ensures that we can deploy them on projects as required, giving us complete control over all aspects of onsite activities."

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**MAIN CONSTRUCTION COMPANY :** Buildcorp Commercial  
**PROJECT END VALUE :** \$50 million  
**COMPLETION :** March 2014  
**ARCHITECTS :** Interlandi Mantesso Architects  
**STRUCTURAL / CIVIL ENGINEER :** Mordue Engineering Pty Ltd  
**BUILDING SURVEYOR :** Floreancig Smith



## BUILDING SURVEYORS OFFER QUALITY FROM THE GROUND UP

Given the size and luxurious layout of Evora Apartments, this project needed to be well designed from the ground up.

This is where well established registered building surveyors and building code consultants Floreancig Smith Building Surveyors came in.

Specialising predominately in the issuing of building permits and occupancy permits for high rise residential and commercial developments, and boasting a team with over 40 years combined experience, Floreancig Smith Building Surveyors differentiates itself from its competitors through greater customer focus and understanding of clients' needs and expectations.

This could not be more evident than in the Evora Apartments which presented the challenge of incorporating two separate apartment buildings and townhouses over a common two level basement carpark.

This meant adopting an innovative, risk managed and flexible interpretation of the regulations through implementation of performance based assessment.

Founding director Viviana Floreancig said this was a project that she and her team thrived on.

"I and the team at Floreancig Smith Building Surveyors have extensive experience and knowledge of industry expectations in assessment of alternative solutions under Performance Provisions of the Building Code of Australia and this definitely came into play with this project," she said.

"Evora Apartments is a stunning example of modern living where it isn't simply about the buildings themselves but creating a whole lifestyle firstly with the location through to the layout and even surrounding facilities and landscaping.

"The end result is something the developers should be proud of and we are proud to have been an integral part of making this project a reality."

Floreancig Smith Building Surveyors have successfully undertaken building surveying consultancy services on numerous projects over many years as practicing building surveyors covering areas such as health and leisure, office developments, residential developments and industrial work.

Some of these projects include the development of the new Chadstone Office and Hotel Development, Southern Cross Office Redevelopment, Bourke Junction Consortium, MFB Burnley Complex, development of the new Penleigh and Essendon Grammar school buildings, and 28 storey A Beckett Street apartment development.

"That is the beauty of our business; because of our team's experience and our extensive client base, it means that one day we could be working on construction of a new 28 storey apartment and retail building and the next a private hospital project," Viviana said.

Floreancig Smith Building Surveyors is not just in the business of issuing building and occupancy approvals. Its services also include:

- Performance based BCA solutions;
- Fire safety engineering advice;
- Regulatory compliance audits;
- Design certification to the BCA;
- Liason with local authorities;
- Fire safety advice relating to the redevelopment of existing buildings;
- Maintenance of essential safety measures.

Floreancig Smith Building Surveyors clearly offers:

- Considerable experience on major commercial undertakings throughout Australia;
- Building surveyors with relevant qualifications and a strong understanding in fire engineered outcomes which involves BCA performance based solutions;
- The best team and people assigned to projects according to their experience;
- An understanding of the client and consultant teams expectations in terms of pro-activity, accuracy of product and timely response to meeting expectations;
- Professional Indemnity Insurance Policy of \$10 million;
- Assistance in producing the most cost-effective design in conjunction with the project architect and other service consultants.

"When dealing with Floreancig Smith Building Surveyors, the clients' primary contact is the company director throughout the project cycle.

"In my role as Director and Registered Building Surveyor, I am totally committed to every project and become part of the development team.

"With our experienced team we continue to successfully guide projects from commencement of building works to completion."

Floreancig Smith Building Surveyors provides qualified consultancy services in the interpretation and implementation of the Building Code of Australia to satisfy all statutory building regulations and control requirements.

This is done effectively and efficiently through among other things, performance based BCA solutions, fire safety engineering advice and liaison with local authorities.

As well as Director Viviana Floreancig, Floreancig Smith Building Surveyors also has the expertise of Associate Stephen Smith, Assistant Building Surveyors Adam Smith and Meg Corbett and a wealth of support staff.

All this adds up to exceptional experience and service that is pure quality.

**For more information contact Floreancig Smith Building Surveyors,** Ground, 3 Balmain Street, Richmond VIC 3121, phone 03 9429 7798, fax 03 9429 9868, website [www.floreancigsmith.com.au](http://www.floreancigsmith.com.au)

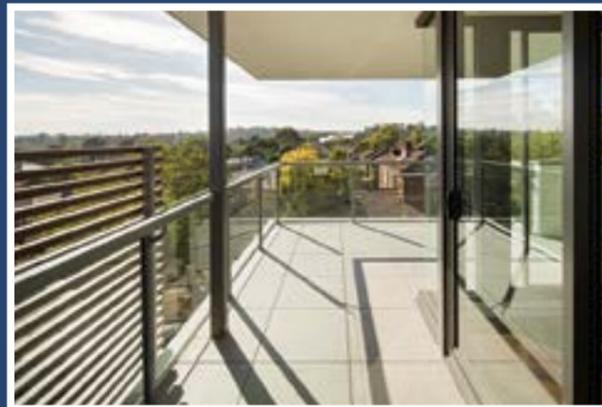


# QUALITY FINISH MAKES A DIFFERENCE TO APARTMENT DESIGN

When you look at the design of the Evora Apartments, it is clear that there is pure quality when it comes to the aluminium and glass metalworks. The team at Victorian company SASS Aluminium are proving time and again why they can afford to have 'sass' given the experience behind each worker and the expertise they showcase on every job.

Craig Cannavo said although the company had been trading for only 12 months, the industry experience behind the name SASS Aluminium is in excess of 30 years.

“David Wareham who himself has over 20 years experience in the window coverings industry, along with Craig, established SASS



Aluminium to provide high quality aluminium fabrication and insulation solutions to the market,” he said.

“While SASS is a relatively young enterprise, it is quickly becoming recognised as a leading manufacturer of aluminium shutters and louvre systems.

“On the Evora Apartments, the façade is something that immediately draws the eye especially when it comes to apartments such as these which aren't simply a place to live but about providing a lifestyle choice.

“The developer and builder wanted to know that the finish would not only be attractive and in keeping with the style they are trying to project of inspired design but also secure.”

On every project SASS Aluminium's team works with its suppliers to ensure all products are of the highest standards to meet customers' expectations. On this project there was a team of six who worked hard on all aluminium privacy screens, balustrading, fencing and gates and façade screens, even introducing a new balustrade system.

“The overall finish was one that we were definitely proud of and is something that was also showcased again on our work on the Carlton Wellbeing Centre.”

For more information contact SASS Aluminium, PO Box 5105, Heidelberg West, VIC 3081, phone 03 9457 1100, email admin@sassaustalia.com, website www.sassaustalia.com



## COMMITMENT, CREATIVITY AND INNOVATION

With a leadership team that thrives on meeting new challenges it is any wonder that Conset is one of Victoria's leading structural concrete construction companies. Specialising in commercial, industrial and high end residential projects, Conset is definitely an asset to any sized project as has been proven with the Evora Apartments project.

Managing Director Joe Bartolo said with over 14 years industry experience and more than 100 highly skilled staff, Conset clearly has the expertise and resources to undertake the full concrete structural packages.

“As can be seen through our exceptional work on projects such as Evora Apartments, we are committed to building long lasting relationships with our clients and maintaining a reputation for delivering projects on budget and ahead of any sized project,” he said.

“We have proven time and again that even the most complex project can be achieved through commitment, creativity and innovation.

“We want to exceed our clients expectations so we work in partnership with our clients, staff and suppliers to ensure the highest quality product is delivered every time.”

For Joe, the company's vision can be broken down into four clear areas and Conset is governed according to these values which support and encourage a culture of excellence.

- INNOVATION - Looking beyond the conventional to deliver the best outcomes for our clients.
- QUALITY - Never being satisfied with anything less than perfection.

- INTEGRITY - Managing all projects with the utmost honesty and reliability.
- TEAMWORK - Working in partnership with our clients, contractors and suppliers to achieve a common goal.

Since opening its doors in 1998, Conset has grown from a mid-sized residential and commercial concreting business to a key player in Victoria's construction industry.

This is reflected in some of its past and present projects that include the Living Carlton Housing Development, Melbourne Airport Services Tunnel, Livingston Gardens Aged Care Facility and Precinct Apartments.

“Conset recognises that without quality staff and an innovative leadership team, our company could not succeed.

“As a result, we create a work environment that supports the development of our people while creating career paths in-line with the growth of the business.

“Over the years of operation in Victoria, Conset's success has resulted in strong relationships with our clients and consultants which has resulted in a high proportion of repeat business.”

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