



WAVES OF LUXURY

The \$144M Abode318 development showcases a unique wave facade and consists of 436 deluxe apartments over 55 levels including ground floor retail tenancies.

CONSTRUCTION COMPANY : Probuild
CONSTRUCTION VALUE : \$144 million
ARCHITECT : Elenberg Fraser

Located at 318 Russell Street Melbourne, the \$144 million Abode318 is the latest luxurious addition to the skyline of the world's most liveable city.

Designed by architect Elenberg Fraser and constructed by Probuild, the 55 level development features 436 one, two, three and four-bedroom deluxe apartments, all boasting exquisite city views.

Abode318's unique "wave" design complements the area's mix of heritage and contemporary buildings, including the State Library, located directly opposite. Abode318's proximity to transport further ensures residents can enjoy all that city living has to offer.

Located on the ground level of the development's podium are two retail/office tenancies, while level 9 offers a gym, pool, sauna, pool room and barbecue/lounge area. Parking is available over levels 1 to 8 for 144 cars.

Within Abode318's tower are its lavish apartments, situated throughout levels 10 to 54. Level 55 features a Sky Lounge with private dining areas and lounge, day beds, gym, yoga room, spa and a steam/sauna.

Probuild's Mick Ryan said the development's most notable feature was its west façade, which faces Russell Street.

"The concrete floor slabs and load bearing precast walls were designed and positioned so that they stepped in and out to allow the façade to have five waves from the bottom to the top of the building," he said.

"The east façade floor slabs do not step in and out, however the precast dividing apartment walls do to create a slight wave up the building. Although there are no precast walls overhanging in the car park levels, the engineers have designed prefabricated steel/Alucobond fins which are fixed to the car park façade in order to replicate the precast wave formation up the building. There are also car park louvres which are set on different angles to give the façade some visual movement"

The unique design on the west façade posed one of the biggest challenges when building the structure and façade safely. "Probuild worked with the structure subcontractor to develop an innovative design for the protection screens," Mick said.

"The encapsulated protection screens covered 6 levels from the top of the utmost level. This was to allow the formwork installation and stripping, concreting, painting of the balcony soffits and precast apartment dividing walls, and

glazing installation to occur behind the screens without the risk of working with a live edge.

"These protection screens used a captive locking system and a vertical lifting track to allow for the screens to be lifted as the structure grew without the risk of the screens hitting the building whilst they were being jumped."

The development also included an innovative approach to vertical transportation with the introduction of an internal 'jump lift'.

"A temporary lift motor room called a 'cat head' was built in the lift shaft which was lifted every 10 floors by the tower crane which allowed the use of the building's permanent lift to transport the workforce up the building," Mick added. "This solution helped with the construction program as the lift being used was permanent rather than using a temporary hoist in the lift shaft."

Other initiatives used on the project to minimise structure cycle time included a pan formwork system, post tensioned flat plate concrete slabs and precast concrete walls.

An iPad application Aconex Field was also used to manage any defects and outstanding works to help minimise the risk of defects post practical completion. Through the use of automatic and live electronic dissemination of outstanding works lists with marked-up photos, subcontractors used smart technology to view and close out outstanding work items.

Probuild is currently undertaking a number of projects across Melbourne, including Eastland Stage 5, Eporo Tower, Swanston Square, South East Water Headquarters and Pacific Werribee Shopping Centre.

For more information contact Probuild, Level 10, 580 St Kilda Road, Melbourne VIC 3004, phone 03 9693 8222, fax 03 9693 8233, email info@probuild.com.au, website www.probuild.com.au.



ON CLOUD 9

As providers of all types of construction and real estate photography, it is not unusual for Cloud9 Aerial Photography to take flights three or four times a week to provide the ultimate bird's eye view.

In addition to aerial photography, Cloud9 specialises in time lapse and low-level photography. Founded in 2006 and employing seven staff, Cloud 9 originally began taking low-level aerial photographs using a blimp to capture events, construction progress and real estate. Following an increase in the demand for construction photography, Cloud9 investigated and built a system to deliver the service.

"We built a custom camera enclosure that is weather proof, solar powered and handles the Australian sun," Cloud9 Aerial Photography's Andrew North explains. "The box also houses the electronics."

"We can also change the lens – a point of difference as other photography services only offer a point and shoot camera."

Cloud9 used a time lapse camera to capture the construction of Abode318, which was mounted on the building opposite the construction. The camera takes a photo on its high resolution, 24-megapixel camera every half an hour, capturing up to 20 images per day and remotely sending the images back to the Cloud9 office and the custom branded website.

"It's a bit of an autonomous machine," Andrew said. "However there is quite a bit of work at the back end, including image manipulation and movie production, which takes time to process."

"There are many advantages to the builder and client through using time lapse photography as they are able to capture the progress during the day. The images are time and date stamped, so it fully documents the construction progress stages."

Cloud9 offers a complete end-to-end service, including choosing the photography site, negotiating and getting permission to mount the camera, installing, managing and maintaining the camera and producing the images and video. It continues to be kept busy with demand for its photography services and at the time of writing, was about to install its 75th camera.

"We have also invested in new electronics for faster, smarter and far superior image technology" Andrew added.

For more information contact Cloud 9 Aerial Photography Pty Ltd, 18 Burlington Street, Oakleigh VIC 3166, phone 03 9563 0285, website www.cloud9.com.au



CAELLI IN GREAT FORM

Abode 318's unique façade saw national construction and formwork company Caelli, design an entirely new, innovative perimeter protection screen system with incorporated working decks for the project. This allowed for the completion of the formed structure and the externals of the apartment complex to be achieved wholly from behind the protective screens, resulting in a completed façade once the captive screens were raised to follow the structure program above.

"On every floor the segmental balconies had their very own concrete profile, creating a unique façade sway design for the project," the Caelli Group explains, adding that the project wasn't without its challenges.

"Providing perimeter protection for over six levels, adjustable working decks for other trades and our own, and keeping screen jumps to under 8 minutes was a challenge."

Caelli Constructions have been experts in formwork construction for commercial, government, residential and retail developments since 1972 with the company employing around 580 people.

As well as formwork construction, Caelli has a 30-year reputation for specialised in-house component manufacturing and design, and has a fully-equipped manufacturing facility. Its form systems include handrailed table formwork, scaffolding systems, hinged column forms, slab formwork panel systems as well as wall formwork panels and tailor made core wall systems.

Just as it did on the Abode318 project, Caelli can design and produce specialised formwork systems that include edge protection screens, table forms, self-climbing core wall systems and self-climbing wall shutters. As one of the leading formwork providers, Caelli also has an extensive fleet of tower cranes, mobile cranes, and mobile and fixed pumping equipment.

In addition to Abode318, Caelli is currently working on a number of projects around Melbourne, including the V6 Concavo development, Array Tower 6, Swanston Square, Nexus and Eastland Shopping Centre Redevelopment.

For more information contact Caelli Constructions, 320 Hume Highway, Craigieburn VIC 3064, phone 03 8338 3300, email info@caelli.com.au, website www.caelli.com.au.



A BLINDING RESULT

A focus on environmentally-friendly products is certainly a must-have for any new residential or commercial development – and Abode318 is no exception.

The apartments' interior blinds, which were manufactured for installation by Norfolk Blinds, includes eco-friendly Living Area Sunscreen Roller Blinds on all living area windows.

“The fabric is Ecolibrium SheerWeave Screen, which is a revolutionary eco sunscreen fabric manufactured using Dow Ecolibrium bio-based plasticisers, rather than fossil fuel-based plasticisers,” one of Norfolk Blinds’ Directors Paul Humber explains.

“The fabric has no PVC odour, has a low-carbon footprint and is free from lead, phthalate and formaldehyde.”

Norfolk Blinds started trading in 2003 when Paul, who had been in the industry for 13 years, saw a need for a wholesale/commercial manufacturer of premium quality blinds. Nowadays, Norfolk Blinds are national suppliers of blinds to commercial projects all over Australia and New Zealand.

“Our strength lies in being able to produce custom made blinds in short timeframes, with excellent project coordination and flexibility to meet the most demanding requirements,” Paul said.

“We can handle the largest and most technical sun control projects, through to individual office or apartment complexes, providing a one-stop shop for all projects requiring blinds.”

With modern factories filled with state-of-the-art computerised machinery, Norfolk Blinds have the ability to manufacture volume with quality finishes.

“Norfolk Blinds use only quality products and we have access to a wide range of systems and fabrics. Whatever the need for solar control, Norfolk Blinds will provide an innovative, effective solution.”

Norfolk Blinds has just completed the Flagstaff Apartments, Trilogi Apartments and has almost completed the Atria Apartments for Probuild. It's also working on several large apartment projects in Melbourne and Sydney, and projects in Western Australia, South Australia and Queensland. Norfolk Blinds has project offices in New South Wales, Victoria and Tasmania.

For your next requirement for blinds contact Norfolk Blinds Pty Ltd, phone 1300 557 544, email sales@norfolkblinds.com.au, website www.norfolkblinds.com.au

STAGGERING HEIGHTS

Established in Melbourne in 2007, Scan-Rent Australia specialise in providing rack and pinion man and material hoists to the Australian marketplace. Be it rental or sale, Scan-Rent can structure a complete package to suit any requirements.

Man & material hoists move all site personnel and materials throughout a building. Like a crane, they are installed during a building's construction stage and play a vital role in day-to-day operations.

Once the building's internal lifts are operational, the hoists are removed so façade works can be finished.

In 2007, Scan-Rent Australia's fleet of man & material hoists included a Scanclimber normal speed 36m/min (SC1432, SC1837 and SC2032F) and mid-speed 56m/min (SC 3232 and SC3237).

Scan-Rent's Michael Attard said in 2013, Abode318 and MY80 Apartments were the first buildings in the world to use the brand-new Scanclimber high-speed technology.

“It was the new SC3237 “C” Door high-speed hoist which moved at a speed of 90m/min, had an internal car length of 3.7 metres and could handle a payload of 3.2 tonne. But using a new hoist with new technology came

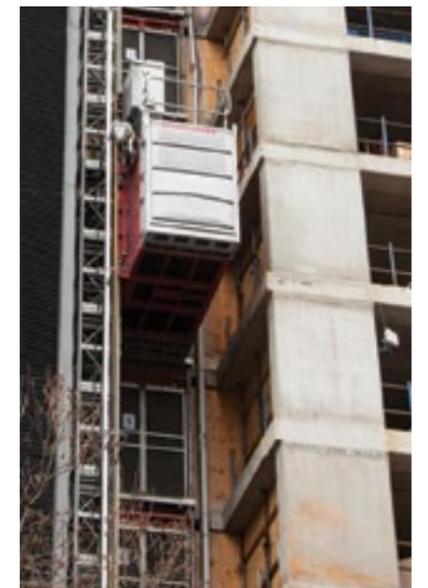
with a list of technical challenges which we had to overcome,” he said.

“The Scanclimber hoists were located at the north and south corners on 318 Russell Street. The rolling wave formation of the façade meant the floor space stepped in and out of the building which made the installation rigging process much more difficult than a standard installation. Live deck feeding, edge mounted offset structural ties and varying platform length had to be carefully engineered and designed.

“Together with complete backup support from expert engineers, riggers, electricians, fabricators and contractors, Scan-Rent Australia were able to overcome all challenges on site to provide the best service and solutions required.”

Just as it did on Abode318, Scan-Rent Australia will continue to work towards achieving the highest standards of service, reliability, safety and flexibility not yet seen within the industry.

For more information contact Scan-Rent Australia Pty Ltd, 21-29 West Circuit, Sunshine West 3020 VIC, phone 03 9312 6497, email sales@scanrent.com.au, website www.scanrent.com.au



INTERIORS DESIGNED TO PERFECTION

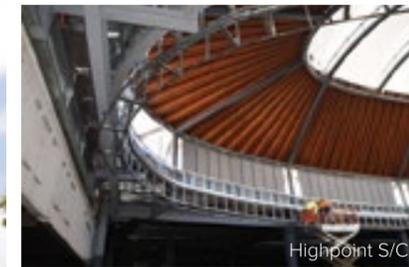
Following many highly successful collaborations, Probuild Constructions engaged IJF Australia with confidence that it could meet the highest levels of quality and performance required for Abode 318.

Additionally and exceptionally, the large proportion of individual purchaser variations and personal requirements demanded the highest degree of attention to detail and flexibility by IJF.

Kitchen cupboards, island benches, bathroom vanities, wardrobes, linens and storage for 450 apartments were manufactured at IJF's Adelaide and Brisbane factory and installed over 45 levels.

IJF recently celebrated its 50-year anniversary. It is one of Australia's leading joinery and fit-out contractors specialising in apartment, hospital, hotel, student accommodation and commercial projects nationwide with an annual turnover in excess of \$30,000,000, and proudly partnering with the Australian's leading builders and developers.

For more information contact IJF Australia, 41-43 Cormack Road, Wingfield SA 5013, phone 08 8349 7400, fax 08 8349 7455 website www.ijf.com.au



BUILD SMARTER

sbs smart frame

Lightweight framing alternatives offering pre-fabricated, engineered cold formed and aluminium solutions for building smarter and easier designs

sbs smart hob.

Pre-fabricated permanent hob formwork systems created to deliver simple and efficient labour savings on construction sites

sbs ultra frame™

Intricate feature framing for detailed and complex projects, manufactured off site for easy installation and on site efficiencies

Excellence in Pre-Fabricated Lightweight Architectural Framing

1300 782 950 sbsgroup.com.au