

CITY TEMPO APARTMENTS

MAIN CONSTRUCTION COMPANY : Brookfield Multiplex
CLIENT : Central Equity
PROJECT END VALUE : \$40 million
HEIGHT : 28 Levels
COMPLETION : 4th Quarter 2010
ARCHITECTS : Span Architects
ENGINEER STRUCTURAL : Rincovitch & Partners P/L
BUILDING SURVEYOR : Philip Chun & Associates

BUILDING THE FUTURE OF MELBOURNE

Brookfield Multiplex is a fully integrated property business with activities in construction, commercial, retail, infrastructure and residential property. Following the acquisition of Multiplex by Brookfield Asset Management in 2008, Brookfield Multiplex has become one of the market leaders in property and facilities management, delivering intelligent and cost-effective solutions to their clients.

Committed to fostering long-term relationships and repeat business with their clients, Brookfield Multiplex offers a collaborative and integrated approach, as well as innovative and cutting-edge management solutions, to a range of sectors across Australia. Boasting an extensive and prolific project profile, including Melbourne University's Science Precinct (Neuroscience) and 131 Bourke Street, Brookfield Multiplex was chosen as the main contractor for the City Tempo Apartments in Melbourne.

Commencing work in June 2009, City Tempo on Queen Street will be a modern, compact living community, integrated into the sophisticated and diverse heart of Melbourne. In addition to the cleverly designed living spaces, City Tempo will mix a suite of shared spaces including a concierge, café, business centre and gymnasium.

Project Manager for Brookfield Multiplex, Evan Byrne said that although the project has been running on schedule, in terms of time management and budget, the small size of the site block had presented a number of challenges to all of the sub-contractors involved. "As this apartment block has 28 levels, with 12 apartments per floor, on only a 20m by 20m block right in the heart of the CBD, we faced a great deal of difficulty in area management. In fact, we didn't even have the luxury, let alone the space, for any storage facilities for any of the sub-contractor's," Mr Byrne said.

"In addition, because of this lack of available space, it was necessary to pre-assemble as much as possible, such as elements of the lifts, off-site and co-ordinate the delivery of supplies and materials required for each of the individual levels," he said.



Drawing on their industry expertise and professional staff knowledge, Brookfield Multiplex managed to overcome these obstacles through effective project management approaches and productive negotiations with fellow sub-contractors. "Basically, it's meant that we have only been able to accept supplies and materials for the specific floor we are working on at the time.

"However, regardless of this, the project has continued to experience a fast completion turn-over, with each level of the City Tempo apartments being completed within a three to four day cycle," Mr Byrne said.

"This wouldn't have been possible without the sub-contractors patience and co-operation on the City Tempo site, as well as Brookfield Multiplex's commitment to getting the job completed on time and to our client's utmost satisfaction," he said. Although City Tempo is a smaller scale project for Brookfield Multiplex, compared to the enormity of the size of previous projects and construction sites they have been involved with, Mr Byrne said this particular development was testament to the fact that they are capable of completing any job, regardless of its' size.

"Although City Tempo has been a smaller-scale job than some of the projects we have worked on previously, it proves that Brookfield Multiplex are capable of building anything, large or small, with space and time constraints posing no obstacles.

"We are looking forward to being able to work with Central Equity again in the future, as well as having the opportunity to be able to offer our services and partnership to other companies across Australia," he said. With such a high level of flexibility and professionalism, it is no surprise that Brookfield Multiplex will continue to remain at the forefront of the building and construction industry, providing quality management solutions for a diverse range of projects and clients.



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With over twenty years industry experience, Span Architect's team of motivated design professionals are committed to providing creative solutions to a wide range of architectural and interior design requirements.

Specialising in high-rise developments, Span Architects boast an extensive client and project portfolio and as a result, continuously evolve with the competitive industry environment.

Recently, Span Architects have been responsible for the architectural onsite construction services and fit-out documentation on the City Tempo Apartments on Melbourne's Queen Street.

Due to project site constraints, Span Architects were met with a number of challenges. One of these was a tight completion deadline that was difficult to achieve for the construction of the 28-storey building on an extremely small site.

However, by applying their effective project control strategies, Span Architects were able to draw on their collective wisdom and experience. As a result, they were able to meet these specific demands and ensure client satisfaction.

With a commitment to providing stimulating and unique environments, it is without a doubt Span Architects will continue to remain at the forefront of the industry.

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A NEW STANDARD IN CHUTE SYSTEMS

With state-of-the-art technology and industry expertise, Wastech Engineering is able to provide specific site and specialised waste management solutions to a range of projects across Australia. In fact, the market has been long waiting the technology and advantages that Wastech Engineering can now deliver with the new chute system, Smoothtubes.

Smoothtubes is a major innovation in the garbage, linen and recycling chute market and is now available for the handling of garbage in multi-level, high density projects. The system delivers a new standard in chute systems that are cleaner and greener than traditional steel and cement chutes.

Recently, Wastech Engineering designed, manufactured and installed the new Smoothtubes chute system for the City Tempo Apartments in Melbourne's Queen Street, bringing new technologies and additional benefits for both the builder and the residents, especially in achieving their Six Star Green Star objective.

In addition, as the system self-cleans with minimal chance of blockage, Smoothtubes is often the first choice to be used on prolific projects across the nation. Wastech, who were the first to bring the plastic

chute to Australia, are now the leaders in this technology, which is both designed and manufactured in Australia.

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Using innovative construction methods and work practices, Form 700 are able to complete building structures faster, safer and at competitive prices, ensuring the satisfaction of all their clients.

Established in 2002, Form 700 has over 600 professionally trained staff that consistently apply their expertise and skills to the wide range of projects they are involved on. With a prolific portfolio, including the Southbank Apartments on City Road, which were completed well-ahead of the deadline, and the IKEA Harvey Norman Bulk Store in Springvale, it was little surprise Form 700 were selected for the City Tempo project on Melbourne's Queen Street.

Throughout the project, Form 700 has been responsible for erecting formwork, supplying and fixing reinforcement and supplying, pumping and placing concrete. In addition, they applied and operated the core jump-form system and erected pre-cast concrete panels. Included in the formwork erection, Form 700 also supplied and operated a self-climbing perimeter safety screen system that covered the top four levels of the City Tempo project.

Paul Brazis, Director of Form 700, said given the small area space of the site, a number of challenges throughout the building process needed to be overcome.

"As a result of the very small floor plate, all deliveries had to be well-coordinated as there was no onsite storage available.

"In fact, A'Beckett Street had to be blocked off completely whilst pouring the raft slab due to the large number of concrete trucks delivering concrete," Mr Brazis said.

"However, given our experienced team and management skills, we were able to overcome these obstacles and completed the concrete structure well ahead of schedule and ensured all of the clients demands were met," he said. With such a strong commitment to client satisfaction and completing the job on time, within budget constraints, it is without a doubt that Form 700 are the leaders in the building and formwork industry.

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