

# REDEFINING THE SKYLINE

The \$220M Concerto Tower is the tallest building in East Perth and includes 227 luxury resort style apartments with panoramic city and river views, a five and a half storey carpark, 25m lap pool, cabana, gym, games room and a theatre.

Described as one of Perth's tallest apartment blocks, Concerto Tower's 44-storeys including basement and roof levels, redefines the Perth Skyline. With sweeping views across the Swan River and to the south, Concerto Towers lives up to its reputation.

Developed by Finbar Group, the Concerto project combines the Concerto Tower building with restoration of the two ABC buildings located on Perth's Adelaide Terrace.

To build Concerto Tower, Hanssen began construction in January 2016 and delivered the luxury apartment development within Finbar's tight timeframes and to high construction standards.

"Concerto Tower is a high end apartment building," Hanssen Site Supervisor, Denby Jackson said. "It uses quality materials in all the fitouts and the view is unique. It's fair to say that we built around that view, so that those living in the apartments would have an unobstructed view."

The project was complex, due to the tight timetable and because Hanssen had to build around the heritage section of the ABC buildings – Concerto Heritage, combining the old with the new. Concerto Tower represents the new – high end, luxury living while Concerto Heritage blends history and innovation, offering 17 New York style apartments.

Hanssen used the Bubbledeck™ system for the precast floor panels on the Concerto development. The company was the first to use this system in Australia in 2010 and it has been used in its subsequent construction projects.

"Delivery logistics had to accommodate the existing buildings and we had to establish a clearway out the front. Adelaide Terrace is a busy area, and we had to deal with a one way street and a median strip on the roadway."

Up to 368 construction workers were onsite during construction peak times and the result was that Concerto was the fastest building that Hanssen has constructed.

Perth's weather provided additional challenges. "The high winds, known as the Fremantle Doctor, generated by the cooling afternoon sea breeze, meant that when winds were above 45kmph construction had to stop."

"We strive for excellence and we invest heavily in the training and development of our staff," Denby said. "Over 60 apprentices worked on the Concerto Towers project. Hanssen has a strong ethic of 'giving everyone a go' and training people to help them develop their skills in the construction industry."

The Perth based company is known for its expertise in building large scale mixed residential and commercial apartments. It's headed by Managing Director, Gerry

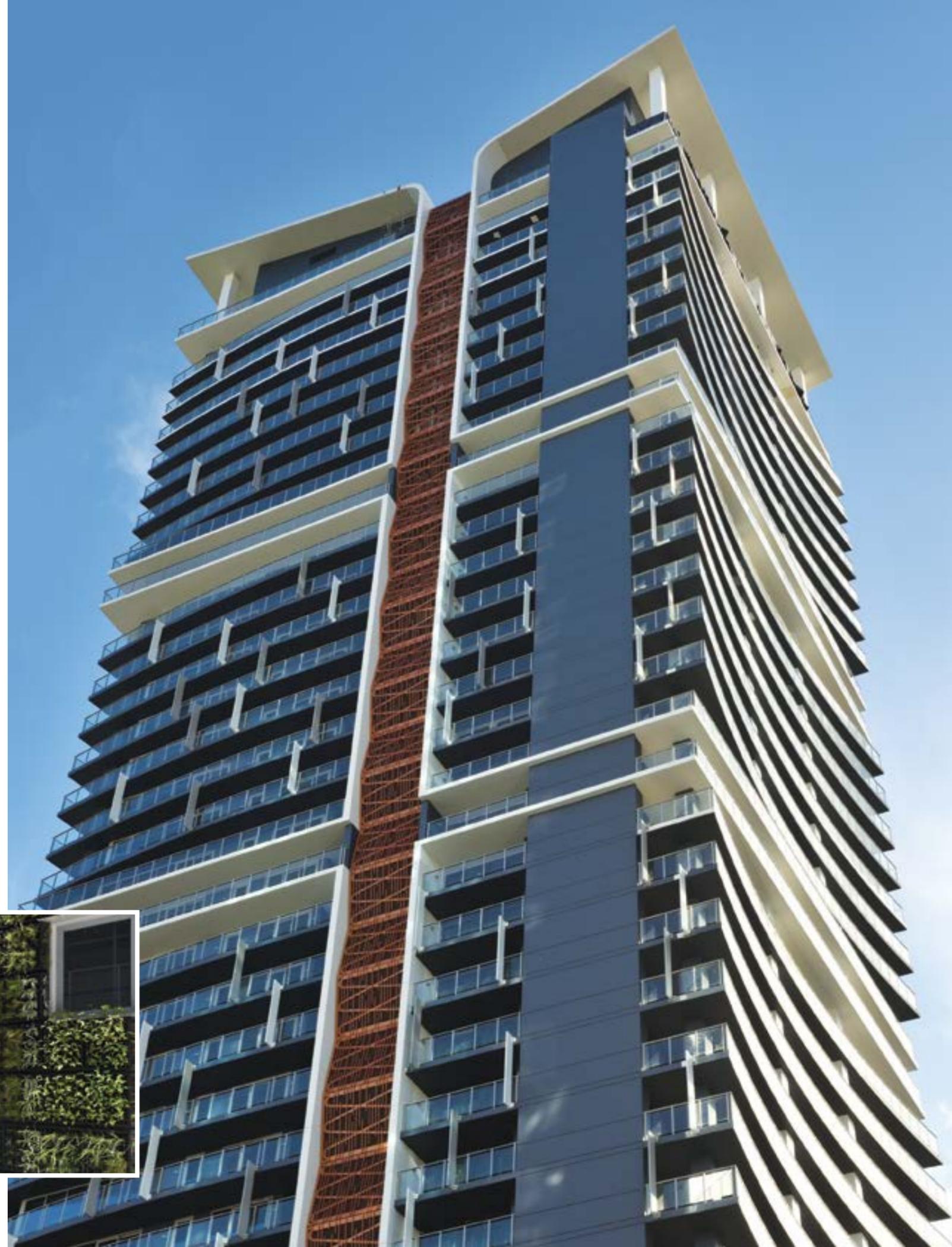
Hanssen who has more than 40 years experience in the construction industry. Hanssen began operations in 1992 and has grown to lead the way in high rise apartment block construction, with its name on more than 3,000 apartments across Perth and north west WA. It now has an inhouse design team and engineering consultants, and also manufactures precast panels, steel fabrication and windows for all its projects.

"We have been involved in most of the large scale commercial construction of apartments in Perth's CBD and surrounding districts because that's what we specialise in," Denby said. Hanssen is currently constructing the Aurelia Apartments in South Perth and the Aire Apartments in West Perth, for the Finbar Group.

Its construction projects are usually located in the Perth district however it has completed a development in Karratha in Western Australia's, Pilbara region.

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DEVELOPER : Finbar Group Limited  
BUILDER : Hanssen Pty Ltd  
ARCHITECT : SS Chang Architects  
PROJECT VALUE : \$220 million



## MORE THAN AN ORANGE BOX

Pope Electrical's specialisation in custom designed switchboard manufacturing, made the company an obvious choice for Perth's 38-storey Concerto Tower project.

Pope provided electrical switchboards for the multi-level carpark exhaust fans and for stairwell pressurisation. "There were 11 exhaust fans over six carpark levels, using an Eliwell Evolution Control System, and 23 Dwyer carbon monoxide detectors over the 6-levels, controlling the fans," Pope Electrical owner, Bradley Pope said.



Pope manufactured a pressurisation control system with four pressurisation fans which controlled the central pressure of the stairwell, as well as regulating two smoke spill exhaust fans. "The system used ABB variable speed drives, the Eliwell system and four Dwyer static pressure transducers," Bradley said.

The systems are highly regulated, with stairwell pressurisation required by Western Australia's Department of Fire and Emergency Services. Pope leads the way in the manufacture and design of the switchboards and is testament to the quality and reliability of the company's work. The Concerto Tower project did represent a challenge when it came to fine tuning the pressurisation of the building's stairwell. "We had to get the pressure right so smoke wouldn't escape into the stairwell in the event of fire. Getting the air pressure levels right is always difficult, particularly when there are multiples of fans per stairwell" Bradley said.

Specialised staff were onsite at various times throughout construction, while they worked on the manufacture of the switchboards. Once completed, the Pope team returned to assist the main construction company's electricians with commissioning of the systems.

Pope Electrical was established 21 years ago and has grown to employ a staff of 20. It is currently working on a number of projects including the BHP Warehouse at Port Hedland and the Aire and Aurelia apartment developments in Perth.

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## LEADING INNOVATION

Innovation and quality are two words that best describe leading specialists in furniture fittings and architectural hardware, Hafele Australia. As a supplier and manufacturer with such a broad scope of products such as Access Control, Sanitary Hardware, Furniture Fittings, Architectural Hardware, Appliances and Sliding Systems, Hafele was sought as a partner to supply all joinery hardware and sliding systems for Concerto Tower. This complemented the high end apartment development in Perth's Adelaide Terrace.

"It was an attractive project in the apartment sector" Western Australian State Manager, Sean Vadala said of the Hafele product supply to the development's 227 apartments. "Hafele is well known for its innovation and service when it comes to supply and manufacture, and that is why the project's builder, Hanssen, deal with us. We are at the forefront of technology, and our brand is renowned for quality."

Hafele supplied products used in the apartments' joinery, particularly in the kitchens, as well as sliding and bi-fold systems. Innovative storage solutions that used space efficiently suited Concerto Tower's high end apartment design. "Supplying these products for this type of apartment development is one of our niches," Sean said.

Hafele was proud to be associated with the Concerto Tower development, describing it as a flagship building in the apartment space of Perth's

CBD. "It will be one of the tallest residential buildings in the City, if not the tallest and we are proud to have our brand associated with this project. We've worked extensively with Hanssen on a number of projects. They are a very efficient builder who are well organised. This helps us maintain the standard Hanssen expect when it comes to accurate and efficient delivery of our product to site," he said.

Hafele began in 1923 in Germany and was established in Australia in 1982. Hafele is a leader in its field and manufactures and supplies products in most parts of the globe. Its main office is located in Melbourne, Victoria, with headquarters in Germany.

"We pioneer the way when it comes to design trends and functionality. As we are also an international company, we can incorporate the latest European trends into our manufacturing technology and product design for the Australian market, and we also listen and act on customer feedback," Sean said. Hafele is currently working on numerous apartment and hotel developments, including those built by Hanssen such as VUE Tower, Aire, Aurelia, Arbor South, Unison and more.

*For more information contact Hafele Australia, 29-33 Juna Drive, Malaga WA 6090, phone 08 9209 8000, website [www.hafele.com.au](http://www.hafele.com.au)*



Concerto Tower, Perth



## UNOBSTRUCTED VIEWS

To preserve the stunning views across Perth's skyline, Freedom Retractable Screens was the choice to provide flyscreens and blinds for the high rise Concerto Tower apartment development.

Freedom Screens provided 875 screens for the project with dimensions of 2.4m in height and from 900mm to 2.4m in width. All screens were manufactured using quality Australian Aluminium, powder coated to match the door and window frames and utilising a UV resistant glass fiber mesh.

"Freedom Screens have a patented brake system which enables the screens to stop in any position, preventing unsafe springbacks, making them unique to the market. The reason our products are preferred is that the screens roll up into their housing when retracted, meaning residents get unobstructed views, offering style and innovation for modern Australian living."

Concerto Tower has been the largest job for the company to date and was straightforward due to the established relationship over five years with the project's builders, Hanssen.

Freedom Screens is an Australian owned company established in 1999 on the Gold Coast. They have over 15 distributors nationwide, with two manufacturing facilities, one in the Gold Coast, Queensland, and the other in Osborne Park, Western

Australia. "Everything is custom made and manufactured as per the customer's requirements. We offer quality products that are engineered to last with a full back up service. We can manufacture screens at 4.5m wide for a single screen and go to 9m for a double screen. This provides our customers with a huge, open expansive view, unobstructed by permanent screens."

The company has also manufactured and installed retractable screens in 10 other apartment blocks around Perth and is currently in talks with developers on new and upcoming projects.

**For more information contact Freedom Retractable Screens**, 5/18 Hector Street, Osborne Park WA 6017, phone 08 9244 7436, email [info@flyscreensperth.com.au](mailto:info@flyscreensperth.com.au), website [www.freedomscreens.com.au](http://www.freedomscreens.com.au)