



# LUXURY ON THE PARK

354 Bowden is an inspiring, mixed-use development which features 225 meticulously designed apartments across five buildings. Boasting spacious, light-filled residences, architectural finishes and an enviable location just a stone's throw away from the city centre, the project also includes retail spaces and a shared community courtyard.

**Delivered by proud South Australian company, Buildtec, 354 Bowden is a winning combination of luxury and location, with premium apartments to suit all lifestyles including sky lofts, terrace housing and two or three-bedroom residences.**

For more than 50 years, Buildtec has been actively shaping South Australia through an impressive portfolio of property development and construction properties across the residential, commercial and industrial sectors. The company's latest work here at 354 Bowden on Park West is no exception and further demonstrates Buildtec's extensive experience in design, construction and project management.

"Our broad capabilities, resources and knowledge sets us apart from our competitors and over the last five decades, our commitment to remaining at the forefront of a rapidly changing industry has always been the same," said Michael Carrocci, Director at Buildtec. "By embracing cutting-edge technology and applying innovative approaches at every stage of a project, we can deliver a wide range of major design and construction developments."

When the site was released by the South Australian Government in what is an existing industrial area, the potential for

creating something special in the emerging neighbourhood was undeniable.

Buildtec was awarded the project as part of the State Government's Renewal SA initiative to blend history, culture, architecture and sustainability together into a vibrant, inner-city destination. A key requirement for Buildtec was to create a precinct on the perimeter of Adelaide City that met the demographic, whilst adding clean architecture across the development as a whole.

"The scope for 354 Bowden was to deliver a medium-density residential project and when the site became available, Buildtec was looking to undertake a significant benchmark project in Adelaide's urban infill areas," Michael said. "The design of this project captures the industrial heritage of Bowden with its monoblock forms and racking roof lines, but also represents a clean architectural form with modern detailing and finishes."

Buildtec's team was onsite at 354 Bowden for 3.5 years and all employees were responsible for day-to-day problem solving and project management. All team members coordinated with trades to schedule in works and safety management was everyone's responsibility.

"As we only operate in the South Australian market, we prefer to employ and work with

all South Australian companies and promote growth in our State where possible," Michael explained. "In saying that, we also welcome new companies and look forward to building healthy and trusting relationships."

The project was not without its challenges, but Buildtec's experience and industry know-how held the company in good stead. Completed over two stages, the most challenging aspect for the project team was handing over five buildings and 2-levels of underground carparking at different times, whilst maintaining a construction site.

"From a construction point-of-view, 354 Bowden's journey was extremely different to all of the buildings currently in the Bowden area," Michael explained. "It has the largest basement in the area spanning two levels of underground carparking across at 5,000m<sup>2</sup> block and the project also incorporated a tower crane during construction for the basement and three of the buildings and this is the only project in the area to achieve such a task."

A project where modern living meets first-class amenities, 354 Bowden features high ceilings, walk-in robes, open-plan living, stainless steel appliances and ample storage and has been constructed to cater to all tastes.

"354 Bowden has been an extremely successful project where we have delivered 225-apartments across five buildings to the local area of Bowden, including four retail spaces and a community courtyard to be shared," Michael said. "The location is vibrant and highly attractive as it's close to Adelaide's City Centre and not only does it cater to first home buyers, but attracts a range of demographics across the different buildings."

Buildtec is currently working on the Norwood Green precinct on Magill Road in Norwood and their work can be seen all across South Australia, including collaborations with various community housing providers.

*For more information contact Buildtec, 99 King William Street, Kent Town SA, phone 08 8132 8400, email reception@buildtec.com.au, website www.buildtec.com.au*



**DEVELOPER :** Buildtec Group  
**MAIN CONSTRUCTION COMPANY :** Buildtec Group  
**ARCHITECT :** Hames Sharley

**Below** Liftform were responsible for the formwork for the floors and walls, the lift shafts and stair wells, across the project.

**Below** SteedForm manufactured and installed the stone elements in the bathrooms and kitchens across all five buildings.



**Liftform has been delivering innovative formwork and precast concrete erection solutions to the construction industry for over 15 years and constantly strive to exceed the needs of every client and project with an emphasis on safety, value-for-money and on time delivery of projects.**

The South Australia-based company is run by Directors Craig Wehr and Mario Justus and their tight-knit team, which has not changed since Liftform was established. Each employee has brought their own skillset and expertise to Liftform where their refined process ensures a smooth operation on the construction site.

Liftform itself has changed over the last decade or so, and the focus on every project is to keep it simple and do a good job. The company started out working on the big, multi-storey projects and have the experience required, however Liftform's strengths lie with the smaller, bespoke projects where we have to think outside the square.

The brief for Liftform was to design and implement standard frame formwork for the five buildings at 354 Bowden. Liftform were responsible for the formwork for the floors and walls, the lift shafts and stair wells. They had a crew of around 20 workers onsite every

day for about a year carrying out the core structure of the buildings including all the footings, the slabs and the wet areas for all of the apartments.

Liftform and Buildtec have worked on numerous projects together for the last seven years and it's the long-term relationships like this one that makes the project for their team so easy.

It really helps when all stakeholders work well together on a construction site and there are never any surprises on a project run by Buildtec. Buildtec are professional and stay on top of everything from start-to-finish and the result here at 354 Bowden is a stylish, classic development which will not date.

Liftform and Buildtec are joining forces once again, this time on the 3-storey apartment development on Fullarton Road, Parkside.

**For more information contact Liftform**, 1 Sleep Road, Para Hills SA 5096, phone 08 8332 2833, email [craig@liftform.com.au](mailto:craig@liftform.com.au), website [www.liftform.com.au](http://www.liftform.com.au)

**SteedForm is a South Australian owned and family operated business which has been committed to providing high quality benchtops and surfaces to residential and commercial clientele since 1978.** Originally a kitchen and furniture manufacturer, SteedForm transitioned into making laminate countertops, and then stone to meet the growing demand for locally made stone.

"After moving into the fabrication of stone, we now specialise in this and we have the capability to do small, one off jobs, or large-scale projects such as the internal fitouts at 354 Bowden," said Managing Director, Matthew Rasheed. "Our 3,500m<sup>2</sup> manufacturing facility in South Australia has the latest CNC machines and we have the capacity to programme our jobs with millimetre accuracy, delivering jobs of different scales based on the needs of every client."

SteedForm has worked across all five buildings at 354 Bowden, measuring, manufacturing and installing the stone elements in the bathrooms and kitchens.

"The scope in each building varied and included a different mix in terms of the required fitout for each apartment," Matthew explained. "In one building for example, we installed the stone shelves for the

bathrooms and in the other buildings, we installed the vanities as well as the kitchen benchtops and splashbacks, we've used SileStone White Storm throughout."

SteedForm have had three to four crews onsite at 354 Bowden for the last two years and are currently completing the final stages.

SteedForm has worked with BuildTec for more than six years and have been involved in a number of large scale projects including the Norwood Green Townhouses and the award-winning Bath Apartments in Norwood.

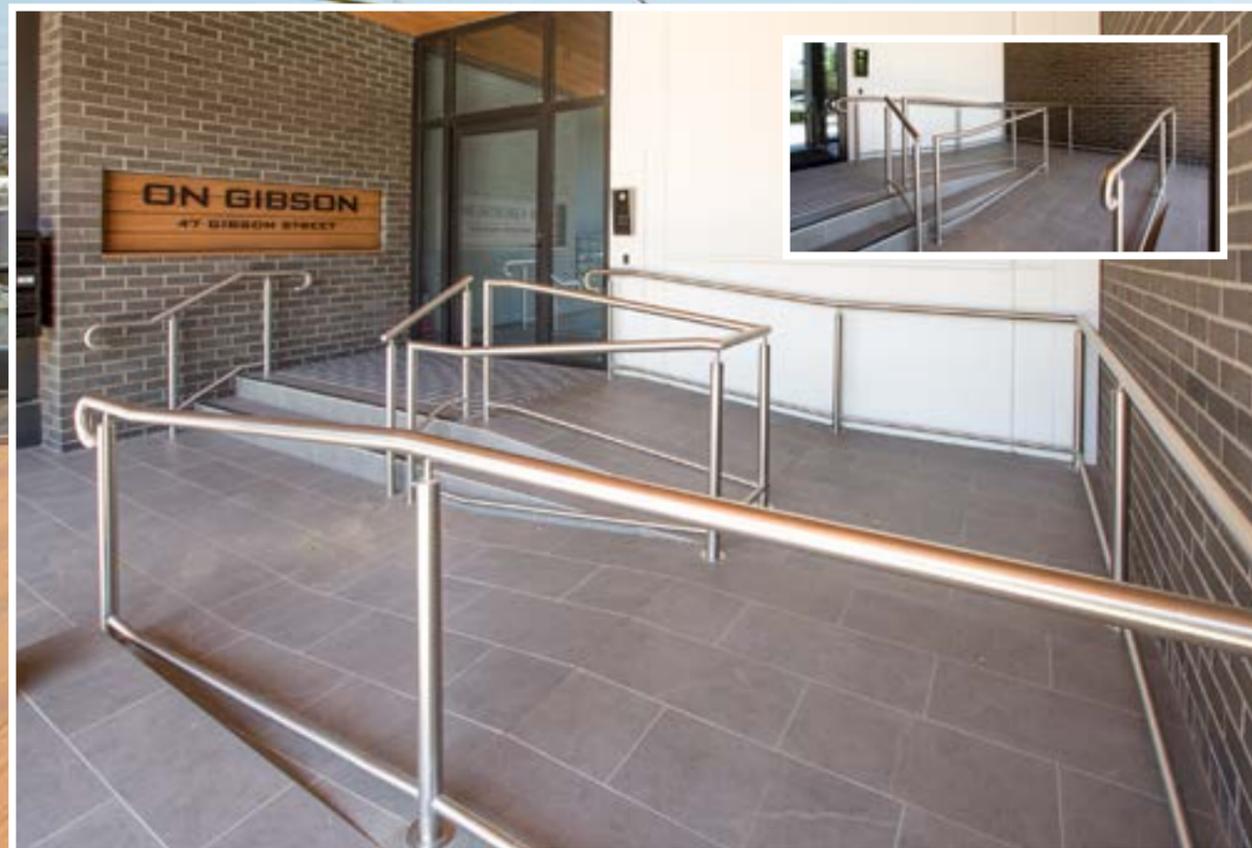
"We have been involved in yet another quality project by BuildTec and it is one of the best developments in the area," Matthew said. "It has been a well thought out build and from a design perspective externally, it looks great. Equally, the internal fitouts are fantastic and has provided great options for anyone wanting to move into Bowden."

**For more information contact SteedForm**, 163-165 Cormack Road, Wingfield SA 5013, phone 08 8440 7600, email [info@steedform.com](mailto:info@steedform.com), website [www.SteedForm.com.au](http://www.SteedForm.com.au)

Below NSF Metal Fabrications manufactured the stainless steel handrails and wheelchair access ramps, as well as the fire stairs and landings.



Below Quality Ceilings (SA) supplied and installed the steel walls and ceiling framing, plasterboard linings, flushing and insulation.



**NSF Metal Fabrications specialises in architectural stainless steel and aluminium fabrication for commercial, industrial and residential developments and offers personalised service from the initial quote through to installation.**

Whilst the company is still relatively young, Director Nicholas Saint has been cutting and welding his way through the construction industry in South Australia for the last 30 years and his extensive experience means that NSF has the ability to offer a wide array of services in metal fabrication and fencing.

“We do all sorts of projects, big and small and anything from hand rails and balustrades to privacy screens and automated sliding gates,” explained Nicholas. “The sheer nature of metal fabrication is so broad and we manufacture everything, including our architectural custom fencing here in Lonsdale, which gives us complete control over the quality of everything that comes out of our factory.”

At 354 Bowden, NSF was engaged to fabricate and install the stainless steel handrails and wheelchair access ramps, as well as the fire stairs and adjoining landings for all five buildings in the mixed-use development. The company’s one-stop-shop approach to their business has served

them well and on a project of this scale, NSF’s installation process was streamlined and precise.

Hands-on for the entire duration of the project, Nicholas was often working 10 hour days to ensure the metal work was done on time and according to the requirements. “We spent a year and a half onsite throughout the different stages of the build and a lot of this time was spent welding – I would have done about 80 landings on my own for the fire stairs.

“The project as a whole was really well-organised right from the start and from a design point of view, it’s great to look at,” Nicholas said. “I’ve worked on a lot of large scale jobs in the past and Buildtec are very accommodating and very professional, which always makes our job easier.”

**For more information contact NSF Metal Fabrications, Unit 2, 50 O’Sullivan Beach Road, Lonsdale SA 5160, phone 0420 469 335, email nsfmetalfabrications@gmail.com, website www.nsfmetalfabrications.com.au**

**Quality Ceilings (SA) has been supplying and installing plasterboard ceilings and walls to the construction industry for more than 35 years, with quality and attention-to-detail key to the company’s success.**

The company was engaged by BuildTec at the boutique development 354 Bowden, the latest project in the decade-long relationship between the two companies. Over a period of 12 months, Quality Ceilings (SA) had a team of up to 40 employees installing on a daily basis and because their materials are sourced locally, they were able to meet the brief efficiently and with minimal delays.

Across two of the buildings, On Park West and On Gibson with a total of 88 apartments as well as retail spaces, Quality Ceilings (SA) supplied and installed all of the steel walls and ceiling framing, all of the plasterboard linings, flushing and insulation. In addition, they were tasked with the installation of all of the door frames, as well as the external cladding and soffits, featuring the James Hardie Matrix system which lends a bold, industrial look to the building.

“Whilst this wasn’t our biggest job, it certainly was up there with large-scale projects that we’ve worked on and Bowden is an emerging

suburb and close to the city and it was a great project for us to be part of,” said Director of Quality Ceilings (SA), Jeremy Purtle. “BuildTec has once again been really good to work with and from the design, through to the build and the finish of the project, it will meet the target demographic for Bowden.”

“The company was started by my dad in 1985 and I took it over in 2000 and a lot of things have changed since then to say the least,” said Jeremy “Our workforce has grown to 50 staff members and we’re working on larger projects now, mainly apartments which we wouldn’t have touched some 20 years ago.”

Jeremy’s focus at Quality Ceilings (SA) is to contract the jobs and take care of the administration and every day operations, while business partner Dong Ou is based onsite managing their team of installers. The company is currently contracted to several projects across South Australia, namely the large scale Aura Apartments and Ambience Apartments in Findon.

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