



A BREATH OF FRESH AIRE

DEVELOPER : Modco Constructions
MAIN CONSTRUCTION COMPANY : Modco Constructions
ARCHITECT : PRD Architects
CONSTRUCTION VALUE : \$27 million

AIRE is an architecturally brilliant luxury residential development comprising 92, one, two, and three bedroom apartments and penthouses with generous living areas. The apartments feature chef kitchens, premium finishes, quality fixtures, timber flooring, European appliances, contemporary bathrooms, full height glass windows, and outdoor communal spaces.

Aire Wollongong is a collection of prestige residences in a landmark city centre development. Primarily offering 3-bedroom apartments catering for a range of buyers from growing families to downsizers and urban professionals, the development by Modco Constructions achieves a new standard for apartment living in central Wollongong.

In addition to private residences, Aire Wollongong also includes a large amount of retail and commercial space as well as resident amenities and community areas such as a function room on Level 18 and extensive green landscaping on the podium level and upper floors. The building offers views from most floors with the highest levels benefitting from sweeping views spanning from the majestic Illawarra Escarpment to the city's coastline and beaches.

The project is architecturally distinguished and incorporates a range of different façade elements including glazed curtain walls, metal and timber look screens and Equitone cladding imported from Germany. The high quality materials palette extends to the interiors with luxury finishes such as engineered timber floors and stone-effect porcelain tiles creating a luxury feel.

"We wanted to set a new precedent for high end residential in Wollongong," explained

George Seghabi, Modco Director. "We were aiming for quality rather than quantity with this project. Unlike some other developments we have not compromised on delivering a premium result with the final build matching the architect's initial concept renders."

The architectural firm, Wollongong-based PRD Architects, were closely involved in the project from the start and the relationship between everyone on the project was close. "We had seamless coordination from start to finish with everyone from contractors to consultants focused on achieving the best outcome," said George. "As the builder and developer Modco were also heavily involved from day one."

This collaborative approach resulted in a fairly straightforward build despite the challenges presented by COVID. Most of the procurement was completed early on which mitigated supply chain issues. Modco was also grateful to receive good support from neighbours and the surrounding community who supported the project throughout construction.

The project has been very successful achieving 100% sales and good equity growth for buyers. "We had a large proportion of owner-occupiers and got very positive feedback so far," explained George. "With a good team of like-minded people and a focus

on quality we have delivered a great building in a city location with beautiful beaches, transport and amenities on its doorstep. This is only the beginning for Modco in Wollongong with a lot to come."

Modco are specialists in creating exceptional lifestyle environments with over 50 years combined experience in their team. They have a strong focus on developing luxury apartments with further projects coming up including Heritage, Seascape and North Beach in North Wollongong, one of the city's most desirable areas.

Modco are wholly Australian-owned and have become one of Sydney's most successful property developers with a long track record of creating distinguished residential addresses around Sydney including projects in Miranda, Campbelltown and surrounding areas. They deliver projects of all sizes ranging from large scale constructions and high rise, mixed use multi-residential sites to medium-density projects and individual luxury custom homes.

Modco bring a designer's flair and an eye for detail to all their projects. Their inhouse creative group includes interior designers complemented by a strong network of outstanding architects and engineers to create innovative and superior spaces that are built to last, achieving the highest standards in construction performance.

Aire Wollongong is set to join the list of future-proofed projects geared to deliver strong investment returns. Modco applies research and development, best-practice design principles and critical assessment to produce inspirational lifestyle environments with happy residents and strong, long-term investment results.

For more information contact Modco, Suite 101/38 Atchison Street, Wollongong NSW 2500, phone 02 9618 7969, email info@modco.com.au, website www.modco.com.au



QUALITY AT THE CORE

As one of Australia's leading manufacturers of reinforcing steel and mesh products, Mesh & Bar has seen significant growth throughout eastern Australia since being established in 1998. The company now has major offices in Sydney, Melbourne and Brisbane, as well as regional branches in Newcastle, Wollongong, Coolool and Ballarat.

Its extensive industry experience has seen Mesh & Bar cultivate a unique projects portfolio – ranging from small concrete jobs through to complex multistage constructions. Not only does Mesh & Bar's experienced staff and attention to detail ensure it's able to deliver complex projects with a high degree of accuracy, the company also believes its success results from the success of its clients.

Its significant achievements on major projects have continued, including the company's work on the Aire Apartments, which saw Mesh & Bar's Wollongong branch supplying reinforcing steel and mesh

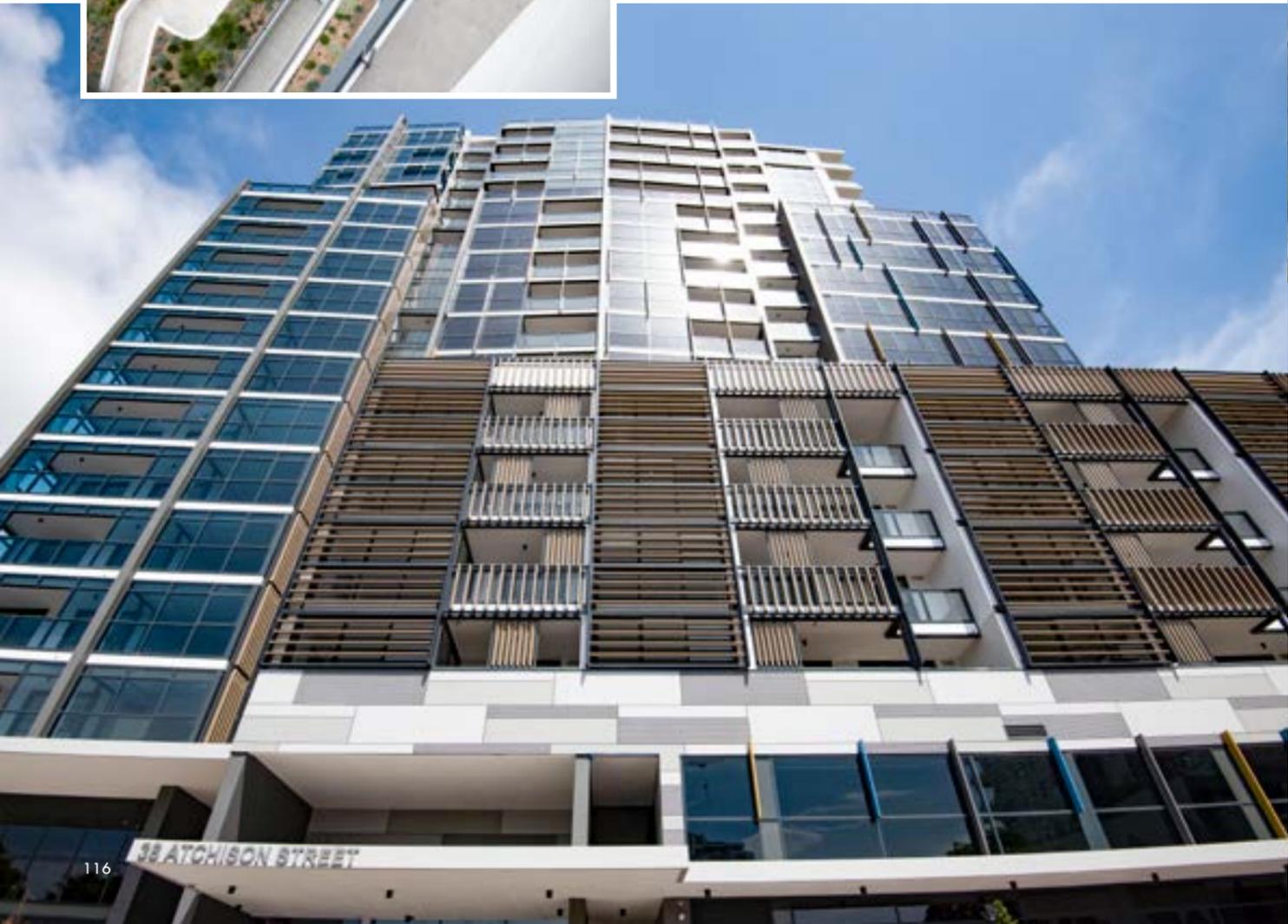
products. The project also saw Mesh & Bar continue its commitment to providing only the highest quality products to customers, and pride in aiming to exceed their customers' expectations.

In ensuring its internal management systems are based on the concept and commitment of continual improvement, Mesh & Bar consistently meets its accredited ISO9001 standard. Its Glendenning, Newcastle, Wollongong, Derrimut and Redbank sites are certified to ISO 9001:2015. Furthermore, Mesh & Bar products are ACRS certified and manufactured in accordance to the AS/NZS 4671 standard.

Mesh & Bar also provide a variety of related services, including a full range of estimating and scheduling services and reinforcing mesh cut and/or bent to meet a project's specific needs.

Additionally, the company offers bar services including prefabricated cages (steel reinforcement as required of piling, columns and footing reinforcement to minimise steel fixing work on site), complex bending (three-dimensional and other complex reinforcement bending) and saw cutting. Mesh & Bar can also arrange for galvanising for part or all the reinforcement in a project, and also has a range of delivery options available.

For more information contact Mesh & Bar, 17 John Cleary Place, Coniston, New South Wales, 2500, phone 02 4239 5500, email salesnsw@meshbar.com.au, website www.meshbar.com.au



LOGIKAL FAÇADE SOLUTIONS

Logikal Façade's team has successfully delivered the whole façade package for Modco Construction on the high rise mixed-use building, 'Aire Apartments'.

Their scope of work includes:

- Logikal aluminium windows and doors system.
- Logikal window wall system.
- Automatic swing door and sliding door.
- Glass Louvre suite.
- Capral bifold door system.
- Equitone cladding system.
- Timber looking sliding screen and sun-control screen.
- Timber looking pergola.
- Feature fins.
- Frameless glass balustrade.
- Aluminium fence and privacy screen.
- Substation louvre door.

"We are currently working on 'Bankstown Spring Square' with Westbound Constructions to deliver 15,000m² Window package in New South Wales, for Poly Global," Yan said. "Additionally, we also supplied and installed another façade package for 'KOKO Apartments' for ORA Construction with aluminium windows and doors, Fairview Stryum Cladding, frameless glass balustrade, pergola, fence, and cages in ACT."

Logikal can manufacture using local window systems (Capral and Alspec) with quick turnaround, as well as their own window system, tested and certified to ensure compliance with Australian standards according to the BCA code. Logikal have local project management, design, engineering and installation teams setup across New South Wales and the ACT, with the ability to arrange their installation team to 60 or more.

For more information contact Logikal Façade Solutions, phone 0422 889 685, email info@logikalfacade.com.au, www.logikalfacade.com.au

TILING WITH MOJO

Mojo Tiles specialise in providing the timely installation of high quality ceramic wall and floor tiles, as well as terrazzo and stone cladding.

In early April 2020 Mojo Tiles started onsite work at Aire Apartments with a team of 10 tilers, installing wall and floor tiles across all 92-apartments as well as throughout the entrance, lobby and the common areas. “In the apartments we tiled the walls and floors of the bathrooms, laundries and kitchens and we laid nonslip tiles on each of the balconies,” explained Owner/Director, Kevin Jin.



The bathroom walls used a larger high quality white Calcutta tile with black bands measuring 600mm x 1200mm, which created a dramatic effect in the space.

“We installed up to 10,000m² of tiling at Aire, finishing the job by the end of January 2022. This was our first job with Modco and we found them very good to work with, the whole thing went really well,” said Kevin.

Established in 2016, Mojo Tiles have built a reputation for a quick and quality service, fitting ceramic tiles and a variety of wall and floor cladding, across metropolitan Sydney and New South Wales. Mojo Tiles are capable of working on a range of different projects and focus on residential work including apartment developments, duplexes and townhouses as well as fulfilling commercial contracts.

“Last year we completed a few large scale jobs and many smaller ones,” said Kevin. “We finished the installation of over 3,000m² of tiles to the bathrooms, kitchens, laundries and balconies, as well as some sandstone wall cladding, at a 40-unit development in Lane Cove. Mojo Tiles also completed a job at a 40-unit residential apartment block in Westmead where we installed over 7,000m² of timber-look tiles to all the living areas.”

For more information contact Mojo Tiles, 4 Allan Street, Belmore, NSW 2192, phone 0451 068 129, email admin@mojotiles.com.au

