

LUXURY APARTMENT LIVING REIMAGINED

DEVELOPER : Finbar
MAIN CONSTRUCTION COMPANY : Hanssen
ARCHITECT : SS Chang Architects
TYPE : Residential

AT238 is meticulously designed 32-storey tower with 119 luxurious apartment blocks from Perth's CBD. The luxury development blends sophistication with urban living including a 20m swimming pool, gym, lounge and games area, business centre, and a roof top deck complete with outdoor cinema, lounge and bar area.

AT238 Perth is located on 238 Adelaide Terrace, only two blocks from Perth's CBD. The impressive 32-storey project is a fusion of contemporary high rise living and urban allure, on the doorstep of an energetic precinct where health and wellness, retail, and fine dining meet.

With an approximate gross floor area of 9,600m² and an effective height of approximately 90m, with a design that seamlessly combines heirloom style and sophistication with lashings of convenience and luxury, AT238 Perth offers the best of modern living at your own pace.

AT238 fuses organic themes of nature with a glazed façade that reflects the changing light and sky. Bold architectural panels create a striking counter point to the glass facade, creating a dramatic focal point from all angles. A honeycomb geometric form wraps the façade, blending modern elegance with contemporary appeal.

"It's a very good-looking building. It's different to most other buildings," explained Hanssen Owner, Gerry Hanssen. "There's more of a feature around the building itself."

Great care has been taken to create a holistic experience for residences, from street frontage through to the internal fitout. A peaceful ambience flows through the entrance lobby, greeting residents and visitors

with contemporary seating and modern artwork, complimented by the presence of an indoor Japanese garden.

AT238 features 119 residential apartments ranging from studios, one, two and three bedroom apartments, as well as a 3-bedroom penthouse on level 30. With a neutral colour palette, refinement has been considered and implemented in every corner of the project.

"The Bubbledeck flooring, plus a lot of features on the outside such as enclosed balconies, bi-fold doors into the living area and a garden balcony, are all outstanding and are enclosed with glass, so they can utilise them better in the city," said Gerry.

Building amenities include a roof top deck with outdoor cinema, Lounge and bar area as well as further amenities on level 6 incorporating a 20m swimming pool, gym, lounge and games area, gaming zone, dining room, theatre, business centre, dog wash, steam room and outdoor facilities.

Residents' have access to a private dining room, on the rooftop to take advantage of Perth's stunning sunsets, while Level 6 provides multiple resident kitchens and BBQ areas, for entertaining.

With health and wellness being at the top of everyone's priority lists, a 20m pool, indoor

gym and steam room ensure that unwinding will be a daily task, easily achieved.

Starting work on the project in March 2021, the project was required to navigate a stream of staffing challenges due to the COVID-19 pandemic, however through careful management, the project was able to proceed as expected and to a superb standard indicative of Hanssen's reputation.

Hanssen is one of Perth's leading high rise construction companies, responsible for constructing over 5,000 apartments within Perth and in the North West.

Continually chasing reform, executing modern technologies, methods and attitudes, Hanssen is dedicated to delivering sustainable, quality projects that are truly beneficial to the Australian community.

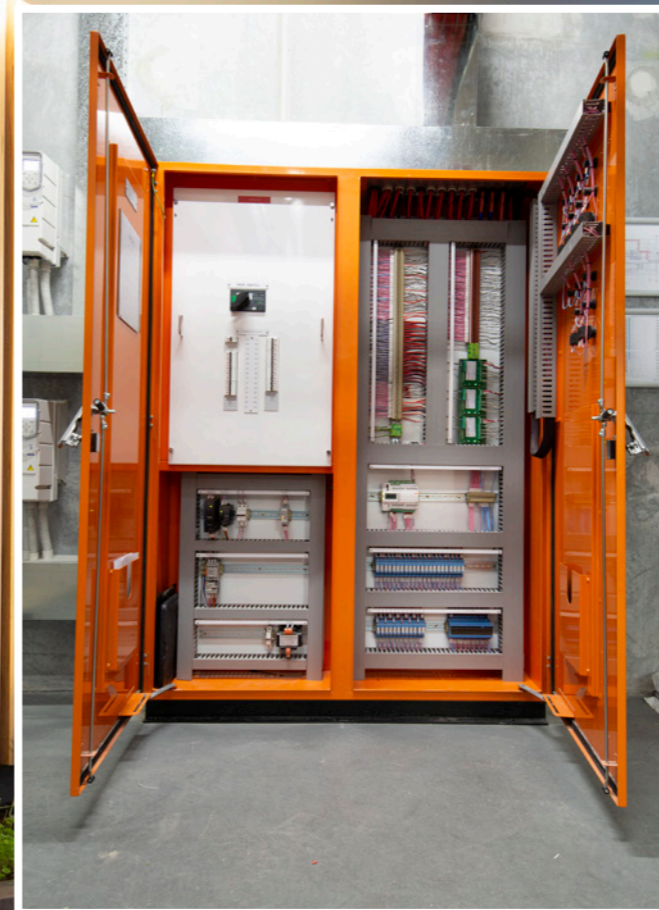
AT238 is yet another incredible addition to Hanssen's portfolio. Recently, the company constructed the 118 residential apartment building in Dianella and the Riverena Apartments in Rivervale, which involved the construction of 125 residential apartments, over 10-storeys.

For more information contact Hanssen, 271 Stirling Crescent, Hazelmere WA 6055, phone 08 6218 3800, website www.hanssen.com.au



Below Capral Aluminium supplied the sliding doors, fixed and awning windows for the project, created using their Capral Façade Solutions supply model.

Below Pope Electrical manufactured and designed the switchboards and wrote the custom logic for the control systems.



With an unequalled range of aluminium profiles and commitment to architectural creativity and innovation in design, Capral Aluminium were well suited to provide the sliding doors, fixed and awning windows for the project.

Capral supplied a complete, fully fabricated system through their Capral Façade Solutions (or CFS) supply model. The model is the same Capral product that is manufactured throughout Australia, except they provide it pre-assembled and glazed.

“This provides convenience to our customers and reassurance that the products are fully tested and compliant,” said Market Manager, Andrew Maslin. “The client receives product from us that is ready to install.”

To ensure all their projects run smoothly, Capral assigns a project manager who makes sure the products arrive at a suitable time as well as resolve any issues that arise during the works.

With over 86 years in business, Capral Aluminium’s portfolio is extensive and with significant industry skills and expertise. The company operates nationwide, with over 1,000 staff working

in their Australian operations. They operate a national network of world class aluminium extrusion plants, as well as sales offices in all states and territories. A market leader in supply to fabricators and distributors, they boast a comprehensive product range serving the residential, commercial, and industrial sectors.

“Capral are experienced at supplying products to a diverse range of projects,” said Maslin. “Going forward we will continue to support our existing and new customers to win more work and champion Australian businesses in today’s competitive construction industry.”

Capral’s head office is based in New South Wales, but their showrooms can be found in Melbourne, Darwin, and Adelaide.

For more information contact Capral Aluminium, phone 1800 258 646, email cfs@capral.com.au, website www.capral.com.au.

Pope Electrical were responsible for supplying the switchboards and the Control System for the Car Park Exhaust and Stairwell Pressurisation Systems.

“We manufactured and designed the switchboards and wrote the custom logic for the control systems,” Owner, Bradley Pope said. “We used an Eliwell Evolution Control System and 16 Dwyer carbon monoxide detectors to control the five exhaust fans over 6 levels of carpark. The level of carbon monoxide is monitored to keep this at a safe level for patrons.”

The building stairwells are maintained at a positive pressure to prevent the entry of smoke and to allow the safe exit of patrons and the fire brigade to access the building in the event of a fire.

Again the Eliwell Control System was used to provide the logic for control of the pressurisation system along with ABB variable speed drives and four Dwyer static pressure transmitters.

Control Systems Engineer Nyi Myo Maung was one of the experts onsite throughout construction and the commissioning stage. Ongoing maintenance and calibration services are offered by Pope

Electrical to ensure the installed systems are performing to the highest grade. The project ran smoothly, without any surprises, thanks to the relationship that has evolved between Pope Electrical and the lead contractor, Hanssen.

“We’ve had a relationship with Hanssen now for 10 years, over a number of projects,” said Pope. “What we’ve developed with Hanssen from the onset, to where it is now is a perfected design to suit the individual buildings. It’s evolved each time from one building to the next with similar concepts and minor changes in each instance.”

With highly diverse systems that are cost effective and well designed, Pope Electrical have established themselves, over 27 years in business as innovators in the design field, leading the way in manufacturing and installation of building automation and control systems.

For more information contact Pope Electrical, Unit 3, 4 Yelland Way, Bassendean WA 6054, phone 08 9379 2781, email brad@popeelectrical.com.au, website www.popeelectrical.com.au



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BGC Plasterboard Fibre Cement has been a leading manufacturer of premium quality building materials for over three decades. Their commitment to innovation and excellence has enabled them to provide reliable and high-performance solutions for a range of construction applications. Their most renowned product lines are GTEK™ and Innova™, a range of plasterboard and fibre cement solutions that offer unparalleled durability, fire resistance, and quality performance.

Utilised at AT238 Perth, GTEK™ combines strength and versatility and can be tailored to meet specific needs for both commercial and residential projects. From soundproofing walls, decorative cornices, to creating fire-resistant partitions, GTEK™ has a range of options that cater to any requirement.

All GTEK™ plasterboards are manufactured with an advanced fire-resistant core, which can significantly slow down the spread of flames and reduce the amount of smoke produced during a fire. GTEK™ Fire and GTEK™ Fire & Wet Area™ provides added protection compared to standard plasterboard, tested AS/NZS 3837 AND AS/NZS 1530.4 BY NATA-accredited testing labs.

GTEK™ Wet Area has been specifically designed for wet areas, has a low absorption core, is quick and simple to install, and can be used for exterior ceilings.

GTEK™ is an eco-friendly solution for construction projects. All GTEK™ plasterboards are made from gypsum, which is indefinitely recyclable. All waste products are also recycled.

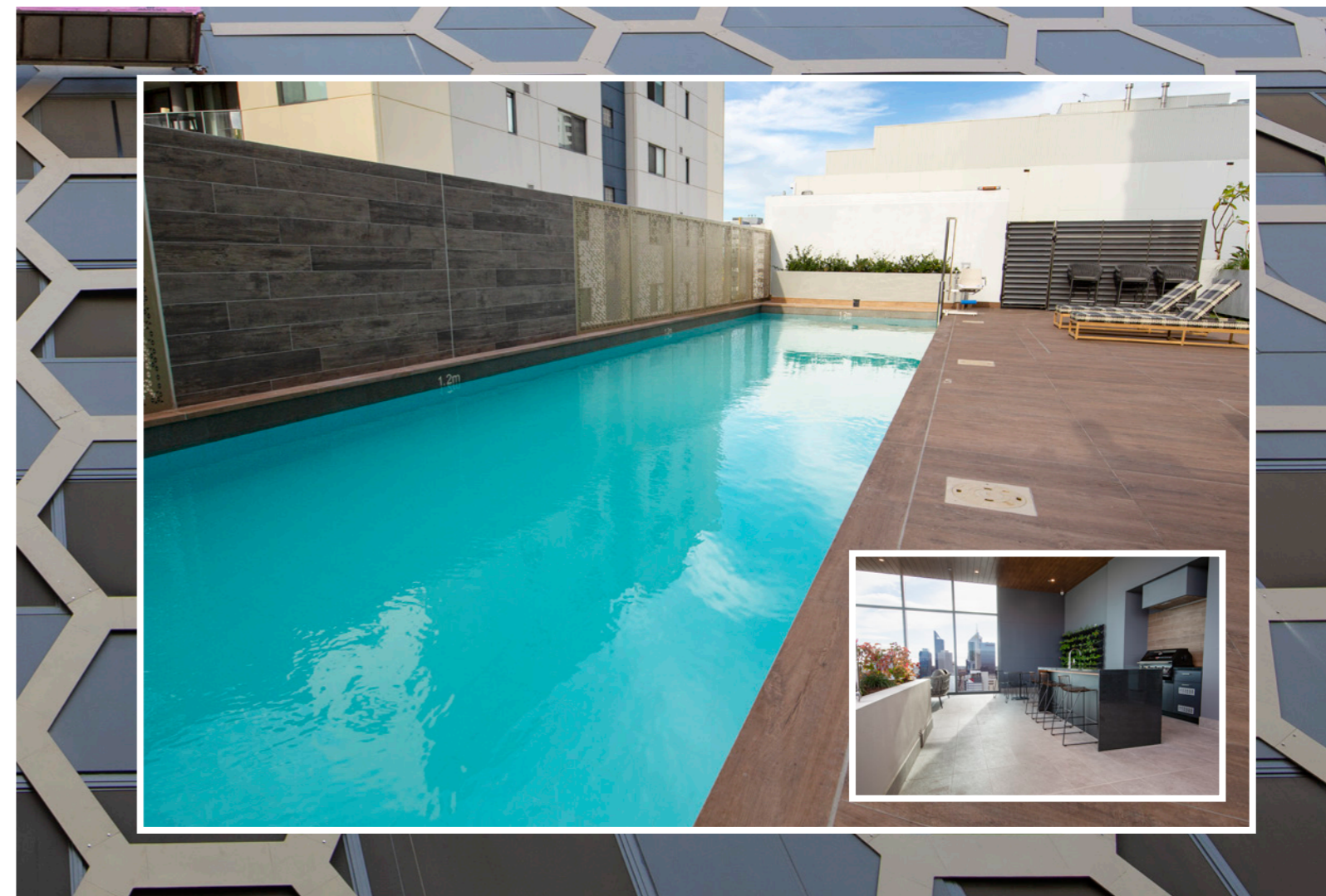
With a range of options that can cater to your specific needs, GTEK™ is the ultimate choice for any construction project.

- Light, modular GTEK™ technology makes installation streamlined.
- GECA Certified: Sustainable manufacture means higher Green Star ratings for your building.
- Eco Clean: Made from recycled raw materials in a close-loop recycling manufacture process.
- Independent testing for quality to meet Australia's toughest build-quality accreditations.

Contact BGC through your local State Office
Perth | Adelaide | Melbourne | Sydney | Brisbane
bgc.com.au



Below Dribond Construction Chemicals provided the tile adhesives, waterproofing membranes used at AT238.



With a dedicated team of highly skilled technicians, Dribond Construction Chemicals is a leader in acoustic development and brings the best quality products to the market.

Dribond Construction Chemicals prides itself on being one of Australia's most respected soundproofing, tile adhesive, waterproofing and repair product manufacturers.

"We are one of the few Australian-owned companies operating nationwide in this market," said Dribond Construction Chemicals WA, Paul McIlhiney (Territory Manager).

Paul brought over 40 years of experience in the building industry to the project and said that collaboration is important from start to finish. "We've had a good working relationship with Hanssen for over 20 years using the same system, ensuring the supply of products is efficient and timely," said Paul.

"The biggest issue currently impacting the industry is the supply of materials. We've always managed to stay one step ahead, especially as Hanssen normally have a few projects running at one time. We ensure we have products available for when the customer needs them."

Australian made and family-owned, Dribond Construction Chemicals has been in business since 1974. The company's combined experience and dedication to keeping up to date with changes in the industry, enable them to provide a range of quality products suited to varying applications.

"From time to time, clients may want to change the type of adhesive or system they use," shares Paul. "This is very easily accommodated, it's just a simple consultation. Once we have an idea of what they want to achieve, we offer them a system that will remain fault free."

Dribond Construction Chemicals operate in seven locations including; Adelaide, Brisbane, Melbourne, Perth, Sydney, Auckland and Kuala Lumpur.



For more information contact Dribond Construction Chemicals, 11 Collie Street, Welshpool WA 6106, phone 08 9356 9999, website www.constructionchemicals.com.au

Below Nu-Phase Electrical and Air manufactured the main switchboard and metering panels, using a Rittal Ri4Power Modular Switchboard.

Below Arc-i Welding Industries provided their experience in welding and welding supplies to the AT238 project.



Nu-Phase Electrical and Air are leaders in their field in electrical contracting and switchboard design and building. The company specialises in distribution and switchboard manufacturing and offer the supply of superior electrical products for both new and existing clients within the construction industry across Western Australia.

Nu-Phase was founded in 1987 and started small. By 2004, the company expanded and relocated to accommodate their growth in sales. Today, the company is branching out to include switchboard construction and refrigeration electrical to compliment their other product and service offerings.

Nu-Phase Electrical and Air were called upon by Hanssen to manufacture AT238 - Perth's main switchboard and metering panels, which included using a new product; the Rittal Ri4Power Modular Switchboard System, supplied by APS.



"This was the first time this particular commercial switchboard was delivered via Nu-Phase through APS in Western Australia," said Director Jess Woolhouse.

The skilled and knowledgeable team at Nu-Phase Electrical ensured all workers proceeded with the utmost professionalism on the project as is always the case for any works undertaken by the company.

Priding themselves on their impeccably high standards, Nu-Phase assures client's peace of mind by offering a 'one stop solution' and availability to provide installations and maintenances when needed.

For more information contact Nu-Phase Electrical, 1/730 Marshall Road, Malaga WA 6090, phone 08 9248 4388, email sales@nuphase.com.au, website www.nuphase.com.au

Arc-i Welding Industries is a respected welding and industrial suppliers that was established in 1993 with many years of experience in welding, sales and repairs. The team are dedicated to providing outstanding quality supplies to all customers.

The latest project being AT238 had a few challenges, one being the limited electrical power onsite. "We needed sufficient current to run the welding machines so the electrodes can correctly run to attached the binding plates," explained Director, Sheldon Dyason.

Services that their highly capable team offer include flash back arrestor testing, welding machine and equipment repairs, gas equipment repairs and guidance on welding procedures.

They conquered the minor set back with no further issues with their years of knowledge, hands on experience and training.

Selling only products that they themselves would choose to use and continuously observing the performance of them, Arc-i Welding Industries pledge to their customers that theirs is a company that cannot be topped when it comes to reliability.

"Arc-i Welding Industries is proud to be a supplier of services and equipment on Hanssen's construction work sites" said Sheldon.

The Western Australian owned company has a long-established relationship with Hanssen, delivering supplies and services to many projects such as Gateway, Code Apartments, Vue, Springview towers and The Point in Rivervale as well as their factory in Hazelmere.

Arc-i Welding Industries has supplied Kemppi welding machines, ESAB welding electrodes, BOC industrial gases, welding safety equipment and PPE to these projects.

For more information contact Arc-i Welding Industries, Unit 1, 1 Roberts street West, Osborne Park WA 6017, phone 08 9242 5041, website www.weld.com.au