

A NEW SHOPPING EXPERIENCE

DEVELOPER : Haben Property Fund
MAIN CONSTRUCTION COMPANY : Lanskey Constructions
ARCHITECT : i2C
STRUCTURAL ENGINEER : Van Der Meer Consulting
CONSTRUCTION VALUE : \$20 million



The Croydon Central Shopping Centre redevelopment provides the greater Maroondah community with an exciting new Market Food Hall offering customers a range of fresh food and dining experiences and includes a new childcare centre, gym, medical centre, upgraded children's play area. The development also includes 20 luxury three and four bedroom terrace homes.

Lanskey Constructions are a building contractor with a difference. They have built a strong reputation in Australia and New Zealand as a capable builder and construction partner for a diverse range of projects with a specialisation in shopping centres and retail sites including complex refurbishments and upgrades.

The Croydon Central Shopping Centre, the latest project undertaken by Lanskey Constructions is creating a new community destination for convenient and easy shopping in the eastern suburbs of Melbourne. The project involved the renovation and extension of the existing centre including a new ALDI supermarket, retail and fresh food stores, a Market Food Hall and other services including a childcare centre, upgraded children's play area, gym and medical centre.

The project faced a number of challenges including a very wet winter which resulted in significant delays, and adverse ground conditions requiring specialist geotechnical advice to develop an appropriate foundations solution.

One of the most complex aspects of the project was the need to minimise disruption to the existing areas of the shopping centre.

"One half of the shopping centre has been continuously trading during construction," said Julian McPhee, Construction Manager for Victoria operations. "Lanskey Constructions worked very closely with the centre management to minimise disruption to tenants."

"One particular challenge that we are planning for will be the power change over. We need to cut in a generator to an existing power supply while the kiosk substation is connected by the power authority. A high level of coordination is needed to ensure everything complies with the requirements of the individual stores that are affected," explained Julian. "We had good collaboration with the client and tenants. We are starting to see the project come together now and the tenants appreciate that while getting to this point has not always been easy, the benefits of the project from a trading perspective will be significant."

Lanskey Constructions' experience at working in live environments gave them the capability to manage the project and achieve a successful outcome for all parties. "It has been a rewarding job and we were fortunate to have a good client," said Julian. "Lanskey Constructions are a relationship contractor so we have strived to provide the good



level of service to the client that they expect and we look forward to more opportunities with them in the future."

As a relationship contractor, Lanskey Constructions' repeat business is responsible for 89% of their overall workload which is unrivalled in the construction industry. In order to service their clients fully, Lanskey Constructions maintains builders contractors licences, registrations and insurances in every state and territory across Australia. They have regularly been the recipient of the BP Contractor of the Year award and often achieve 100% in external safety audits.

Today, Lanskey Constructions have an immense variety of projects across multiple sectors including health, community and education, fuel and petrochemical, general commercial and retail, food processing, laboratories and chemical processing plants.

Ever since their founding in the mid-1980s, Lanskey Constructions has aimed to build strong client relationships and repeat business on all their projects by focusing on clients and their needs.

"Ever since those early years this approach has given Lanskey Constructions an important point of difference when compared to most other building contractors," said Founder, Paul Lanskey. "We are proud of the way we conduct business and consider our honest, ethical approach one of the keys to our success."

For more information contact Lanskey Constructions, Unit 1, 38-42 White Street, South Melbourne VIC 3205, phone 03 9684 1300, email managervic@lanskey.com.au, website www.lanskey.com.au

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The Croydon Central Shopping Centre in Croydon Victoria, has undergone a major transformation into a vibrant retail hub with a range of new facilities including an ALDI supermarket, a new dining precinct, new fresh food stores and many other retail offerings.

Pieper Noack Commercial supplied and installed Colorbond Kliplok roofing, a concealed fix roof sheeting product from Metroll, to the main roof and raised roof areas of the project. They also supplied and installed Colorbond corrugated cladding products for the building's façade. In both cases the products were supplied to match the specification from the project design team.

During the construction period, Pieper Noack Commercial benefited from their long standing relationship with Lanskey Constructions. "We have worked with Lanskey many times over the last five years on projects all over Australia," said Director, David Pieper. "We have delivered projects for Lanskey in New South Wales, Victoria, South Australia and Western Australia, and we have developed a very good relationship with them."

The extreme weather conditions during the construction period presented some challenging circumstances to work with to reach programme targets. "The weather was not kind to us," explained David. "We had some 40°C days as well as some high winds and a lot of rain. The completion date for the construction programme couldn't be changed so the team ended up having to work longer hours to make up the time which we ended up doing successfully."

Other than the weather, there were no major issues for Pieper Noack Commercial on the construction site, partly due to their good relationship with Lanskey Constructions.

In addition to supplying metal roofing and cladding products, Pieper Noack Commercial

are specialists in the supply and installation of insulated roofing and cladding panels. They also provide a wide range of plumbing and other services including hydraulics, civil and storm water works, inground fire services and gas installations.

Pieper Noack Commercial is a young company having been established in 2019, however they were set up from a previous company with 16 years experience in plumbing, roofing and cladding and this experience was integral to the new company's success. Pieper Noack Commercial has an established specialisation in commercial projects and particularly new shopping centres and retail.

In addition to shopping centres Pieper Noack Commercial has completed other commercial and industrial projects such as retail stores for Bunnings and an extension of the Kenworth Trucks facility in Bayswater, Victoria.

Pieper Noack Commercial has an unusual operating model in that there is no official head office for the company. "We are a national company and therefore we don't really have a fixed base as such," explained David. "Currently we have 12 employees based around New South Wales and all our employees travel to each job depending on the type of work and the level of manpower we need at any time."

Regardless of the location or type of project, Pieper Noack Commercial prides themselves on their quality of work and a level of service that is second to none. "We try to deliver high standards of service and quality on all our jobs," said David. "This has allowed us to develop a very established client base and we are still growing with some exciting projects coming up in the pipeline."

For more information contact Pieper Noack Commercial, mobile (David) 0400 263 891, mobile (Paul) 0419 225 407, email admin@piepernoackcommercial.com.au

