

SOUTHBANKS SHINING BEACON

Stature Southbank is a landmark development combining impeccable architecture with premium resort style living. Including apartments with spectacular views, kitchens with stone bench tops and stainless steel appliances, plus exclusive amenities such as a pool, rooftop garden, gym, ground floor retail and more.

For the last decade, Salvo Property Group has delivered more than 3,000 luxury apartments across the promenades of some of Australia's most thriving capital cities.

The Melbourne based company is known in the industry as a leading real estate developer and has been committed to creating affordable, luxury residences in quality, landmark buildings for over 20 years.

Salvo has an enviable 100% delivery track record. With each project raising the bar on quality, design and standard of finish. Stature is no exception with 171 finely crafted apartments that make the most of the site which benefits from spectacular never to be built out bay views.

Collaborating with leading construction company Maxcon on this latest project, Stature Southbank is another prime example of stunning architecture, function and style, in a location which is certainly tough to beat.

Standing tall in what is arguably Melbourne's premier lifestyle precinct, Stature Southbank is a building connected to the very best of the city and the suburbs. Being located on charming Clarendon Street with the famous South Melbourne Markets only a two minute walk to the south. Walk two minutes to the North and you are in the heart of the Crown Casino Entertainment complex, featuring cinema, bars, and some of the best restaurants in Melbourne, the food capital of Australia. Form and function and spectacular views from every direction, unite to bring a distinguished new landmark to this vibrant spot.

"This is our 6th project in this area," says Colin Mackenzie, Development Director. "The area has changed considerably from when we started development in Southbank more than 15 years ago. Today buyers have extremely high expectations about not only the amenities of their apartment but also the common areas."

"With Stature more of our budget has gone to improving amenities than ever before. During construction our team added significant common areas including two special purpose meeting and 'zoom rooms'

to meet the changing needs of tenants and owner occupiers."

"I'm very proud of Stature, we had a challenging site that most developers would shy away from. It took a lot of vision and hard work; however the outcome is amazing. When I take someone into one of our finished apartments, they always say one word: 'Wow', for me that indicates that together with Maxcon we have done a great job."

There is a total of 171 one, two and three bedroom apartments with expansive common areas on Levels 12 and 34. Common areas include luxurious lobby and reception area on the ground floor. On Level 12 there is an amazing residents' lounge with a window into the pool, outside there is a huge alfresco area, with seating, BBQ facilities and planter boxes that stretch close to the whole length of the building. On the rooftop the entire usable space is dedicated to resident amenity with indoor and open air spaces that truly make the most of the spectacular never to be built out Port Phillip bay views.

"Internally in the apartments we have also elevated the product for residents with timber flooring pairing with premium benchtops and exposed concrete ceilings, which really add a wow factor to the space."

The relationship between Salvo and Maxcon is genuinely unique. The Salvo project team worked with the Maxcon project team daily participating in design meetings and working

along side their project managers onsite. "It's been challenging for the construction industry in terms of the supply of materials and staff shortages thanks to the COVID pandemic," says Colin. "Our view of the relationship with Maxcon has been more a view of partnership than a client supplier relationship, that has been the only way we could have delivered such a spectacular result across this period."

Maxcon and Salvo have defined a new way of working in the construction industry. Working in a non-partisan way and addressing problems collectively has helped the two partners overcome some of the most challenging times in the construction industry. "We believe developer and builders need to work together to meet the obstacles head on. The days of using the contract as a weapon are gone. Managing risk is a dynamic process as supply and labour challenges present themselves through construction," says Colin.

"We have one of the largest pipelines of any Melbourne based developer and have some truly city changing residential, commercial and mixed-use developments coming up in Melbourne and interstate over the next three years."

For more information contact Salvo Property Group, 42 Moray Street, Southbank VIC 3006, phone 03 9667 0400, email stature@salvo.net.au, website www.salvo.net.au



DEVELOPER : Salvo Property Group
MAIN CONSTRUCTION COMPANY : Maxcon
ARCHITECT : Rothelowman
CONSTRUCTION VALUE : \$65 million
TYPE : Residential

Below Apex Installation installed a triple glazed window wall systems for the 35-storey Stature Southbank.



Expanses of glass define Stature's striking façade and offer spectacular views for occupants. Apex Install designed, manufactured and installed all of the windows in the 35-storey complex in Southbank.

The window wall façade systems provides unwavering performance benefits that align with the most stringent building standards in Australia. Strict design requirements to match the buildings acoustic needs and thermal demands were developed in conjunction with Maxcon and Salvo group from the projects early conception. Tight working relationships enable construction efficiencies and solutions to design challenges long before Apex Install start onsite.

"The building is also incredibly narrow and it made logistics and site coordination between trades extra important," said Director and Operations Manager, Justin Finch.

The site is located next to the Westgate Freeway and Apex Install crews were working 35 storeys above it. "We had strict protocols around safety and working at heights," said Justin.

Apex Install has delivered several jobs with the developers, Salvo Group and the builders, Maxcon Constructions. "We have a long working relationship with these companies and good relationships with likeminded people is what strengthens our company," said Justin.

Apex Install specialise in the supply and installation of curtain wall and window wall façade systems for commercial and residential high-rise buildings, with Directors Justin Finch and Leigh Costello offering over 28 years of experience in the construction industry. They understand that high quality,

complex façades start with a sophisticated approach to the design and planning of façade systems.

"Our knowledge and understanding of complex façade systems can address design and accessibility challenges often not considered prior to site establishment," said Justin. "We offer a complete installation, quality control, testing and façade management service from design review through to defect management and handovers."

The team is made up of highly skilled, experienced industry professionals who provide innovative construction solutions for all aspects of façade procurement, design management and installation.

"We are a multi-disciplinary team of Site Managers, Façade Engineers, Crane Operators, Dogmen, Carpenters, OH&S Managers and Logistics Coordinators," said Justin. "Our installers are trained and ticketed for all aspects of window wall and curtain wall installation."

As the company approaches its fifth anniversary of operations, Justin reflected on their rapid growth. "One of our first façade projects was supply and install of a 50-level apartment building in Southbank. From the very beginning we have taken on the big jobs and strived to deliver a quality product in one of the most competitive construction spaces in Australia.

"The growth of the business has been fast paced and we are extremely proud of what we have delivered and the team we have built in such a short amount of time. Five years has gone by quickly when we look back now at all the jobs we have completed and we are grateful for the people that have joined us along the way."

Apex Install's current projects also include the supply and install façade packages for both buildings at the \$150 million Geelong Quarter precinct, Abbotsfords \$70 million North Helm Office project and the first stage of a \$320 million health hub at Box Hill's latest medical precinct Wellington Health.

For more information contact Apex Install, phone 0409 400 888 email admin@apexinstall.com.au website www.apexinstall.com.au

Below Eastern Electrical completed the wiring for the air conditioning equipment and the ventilation system.

Below MasterForm Systems utilised their Rapid Rebate cast-in wet area setdown formwork system for Stature Southbank.



Eastern Electrical Solutions were the subcontracted team brought on to attend to all of the wiring of the air conditioning equipment and all the wiring for the ventilation system for Stature Southbank in Melbourne.

“We’ve been on the project for about a year,” said Director, Leigh Grant. “The program has run really smoothly. Projects like this one tend to move at a fast pace which is good for us because it keeps us busy and the job moving forward.”

One of the highlights of the project for Eastern Electrical Solutions is dropping in the big switch board that will operate the elevators on top of the building. The team will oversee all of the mechanical services for this aspect of the build. “Coming up to completion, deadlines are tight,” said Leigh. “But we’re confident we will bring it all together.”

Eastern Electrical Solutions is a friendly business with over 20 years experience that can cater for all commercial and domestic electrical needs. The company covers all aspects of electrical jobs from renovations to residential new builds, from commercial developments to all smaller jobs and general maintenance.

Their professional and courteous service ensures that all work is completed to the highest standard at affordable rates.

“As highly skilled commercial electricians, Melbourne businesses and commercial property managers can rely on our team,” said Leigh. “Our qualified and certified team of electricians can safely and accurately install wiring, cabling, and other electrical appliances and systems. We also offer testing and tagging, repairs, and maintenance as required.”

For more information contact Eastern Electrical Solutions, 1/4 Dunlop Court, Bayswater VIC 3153, phone 03 9720 5677, email admin@easternelectrical.net.au, website www.easternelectrical.net.au

Not only is MasterForm Australia’s leading formwork systems supplier but they are also the inventor of the patented Rapid Rebate cast-in wet area setdown formwork system which featured in all 175 apartments in Stature Southbank.

“Our Rapid Rebates are a proprietary, shop-drawn and prefabricated formwork system that is supplied on a series of cast-in legs for easy, quick and accurate formation of wet area setdowns,” said Project Delivery Director, Jason Minter.

MasterForm’s cast-in metal formwork systems speed up the process of establishing setdowns in concrete and eliminates the need to strip any formwork.

“Each one requires only a few minutes to setup and install, making it an extremely fast and time-saving process,” said Jason.

MasterForm is Australia’s leading supplier of cast-in metal formwork solutions to the construction industry and have been trusted for more than 30 years to offer fast, competitively priced smart, innovative formwork solutions that deliver a quality build every time.

“The construction business is evolving rapidly and there are now much greater demands placed on builders to deliver unique solutions,” said Jason. “Using our national reach, MasterForm can supply a range of metal formwork custom solutions including hobs, setdowns, Rapid Rebates, Ezy Edgeform, Safety Penos, plinths and pocket formers to jobsites all across Australia.”

MasterForm is always developing innovative ways to deliver better products for builders or formworkers looking for the competitive edge. As a second generation family business, MasterForm was founded on hard work, innovation and a commitment to delivering the most innovative products to the construction industry.

Whether you need standard or customised formwork solutions, MasterForm will deliver smart solutions with prompt, personal service and quick turnaround times.

For more information contact MasterForm, 405 Francis Street, Brooklyn VIC 3012, phone 1300 638 253, email info@masterform.com.au, website www.masterform.com.au