

# TOP OF THE CLASS

CLIENT : Victoria University  
MAIN CONSTRUCTION COMPANY : ADCO  
ARCHITECT : Nettletontribe  
STRUCTURAL ENGINEERS : Bonacci Group  
CONSTRUCTION VALUE : \$47 million



The \$47 million VIC Uni Student Accommodation project provides students with high quality affordable on campus housing with a collegiate lifestyle.

**ADCO were awarded the contract to construct the \$47 million Victoria University Student Accommodation project, with 508 student accommodation beds in 245 apartments with a variety of single and multi-bedroom apartments across 13-storeys.**

Decorated coloured glass and aluminium fins provide visual interest and highlight common areas including the lift and lobby study areas. A ground floor common room which is surrounded by hard and soft landscape works including recreational courtyards and roof terraces presents to visitors and students alike areas for study and play.

"As the Managing Contractor we undertook the design and construction works for Unilodge and Victoria University," said Vytas Brazaitis ADCO's Senior Contract Administrator.

"We successfully completed the design and construction works within project confines of small building footprint, local government residential noise restrictions, in ground contamination remediation works and adopted an accelerated program to meet completion dates."

One of the keys to the projects success was adopting a partnership approach with the client and consultants. This has resulted in ADCO securing a second student accommodation project in QLD for \$80 million. Up to 1,500 workers were employed by ADCO on this project.

ADCO has established a reputation as a leading Green Building company within the Australian market. ADCO is a member of the Green Building Council and we have successfully delivered 4, 5 and 6 Star Green Star buildings over the past few years.

To assist their clients with sustainability principles, ADCO has developed specific in house expertise with a range of Green Star accredited professionals employed within the organisation. These skills assist in identifying and implementing sustainability principles which can be effectively utilised on their projects.

ADCO's sustainability commitment extends through all aspects of their business including their extensive environmental management systems which are certified to ISO 14001. These systems set benchmarks and targets to

ensure there is a continual focus on sustainability both on site and within ADCO's office locations. An example of ADCO's dedication to sustainability is the design and construction of Australia's first 6 Star Green Star education project at Bond University on Queensland's Gold Coast. The Bond University School of Sustainable Development building was awarded the 2009 Environmental Protection Agency Sustainable Industry Award for the Built Environment Category by the Royal Institute of Chartered Surveyors in London. This award recognises the project as one of the world's best examples of sustainable building practice.

ADCO Constructions are a commercial construction company in both the private and public sectors. Major sectors include health, aged care, education, community facilities and emergency stations (police facilities and fire and rescue stations).

They are a leading construction company successfully delivering projects across Australia. ADCO was established in 1972 and since this time has completed over 3000 projects valued in excess of \$8 billion. With annual revenues in excess of \$800 million and 400 direct employees, ADCO is rated as one of Australia's top 100 private companies.

What makes them stand out above their competitors is their consistent record of 80% repeat business from these clients. A service based culture and a non-adversarial approach to project delivery are key to ADCO's success in the market place. Their projects are delivered on time, on budget and without fuss.

ADCO's services include and not limited to early contractor involvement, Design & Construct, Managing Contractor services, Construct only, cost planning and design management.

Other projects that ADCO are working on include the Robert Bosch Head Office in Clayton, Victoria, the \$33.5 million Bunnings store in Gungahlin, ACT, the Carey Baptist Grammar School in Kew and the \$46 million build of the Peninsula Private Hospital on the Mornington Peninsula.

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# DESIGNER LIVING

The Victoria University Student Accommodation is a project designed to provide Victoria University students with high quality affordable housing on campus with a collegiate lifestyle. Accommodation offerings include a range of single and multi-bedroom shared apartments, some of which are accessible, to suit a variety of student living preferences and budget price points.

nettleontribe were contracted to provide architectural services for the project with a brief in designing a modern, accessible building that serves functionality, fits the environmental standards and provides a home away from home feeling.

The project scope included 508 student accommodation beds in 245 apartments, in a variety of single occupant students and multi-occupant apartments across 13-storeys with associated resident recreation facilities and administration facilities.

The building design allows and encourages daily interaction between staff and student interaction through the design of the entrance, reception and circulation spaces.

To enhance the student experience, nettleontribe designed a residential commons area with outdoor recreation spaces and some ancillary retail spaces. There are further communal areas throughout the building, including study rooms, theatre, laundry, landscaped roof terraces and kitchen gardens.

Safety was paramount when designing this building with a high level of security to be offered to students and staff on campus. The building was designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles as well as incorporating active access control and surveillance systems.

Preparing the brief before the construction of the building, nettleontribe identified the strengths, weaknesses, opportunities and threats that the building and location presented.

Strengths included being close to the campus, close to facilities and green space along the Maribyrnong River and car parking already provided in existing adjoining car park and with future campus developments. On-campus accommodation will reduce

demand for car parking. Weaknesses include hostile street frontage on noisy Ballarat Road.

Opportunities included the definition of a university precinct with a new gateway building whilst increasing the vibrancy of the area with student life and adopting an "Up not Out" built form strategy to increase the vibrancy of the area and to preserve growth opportunities for the campus.

The Victoria University Student Accommodation project is a clever, functional designed building that is also aesthetically pleasing to the eye. Coloured glass fins were used to highlight common areas including the lift lobby, studies and ground floor common room. A number of façade types were used for the various massing elements, which are differentiated using various sun shading devices, cladding elements and change of window positions.

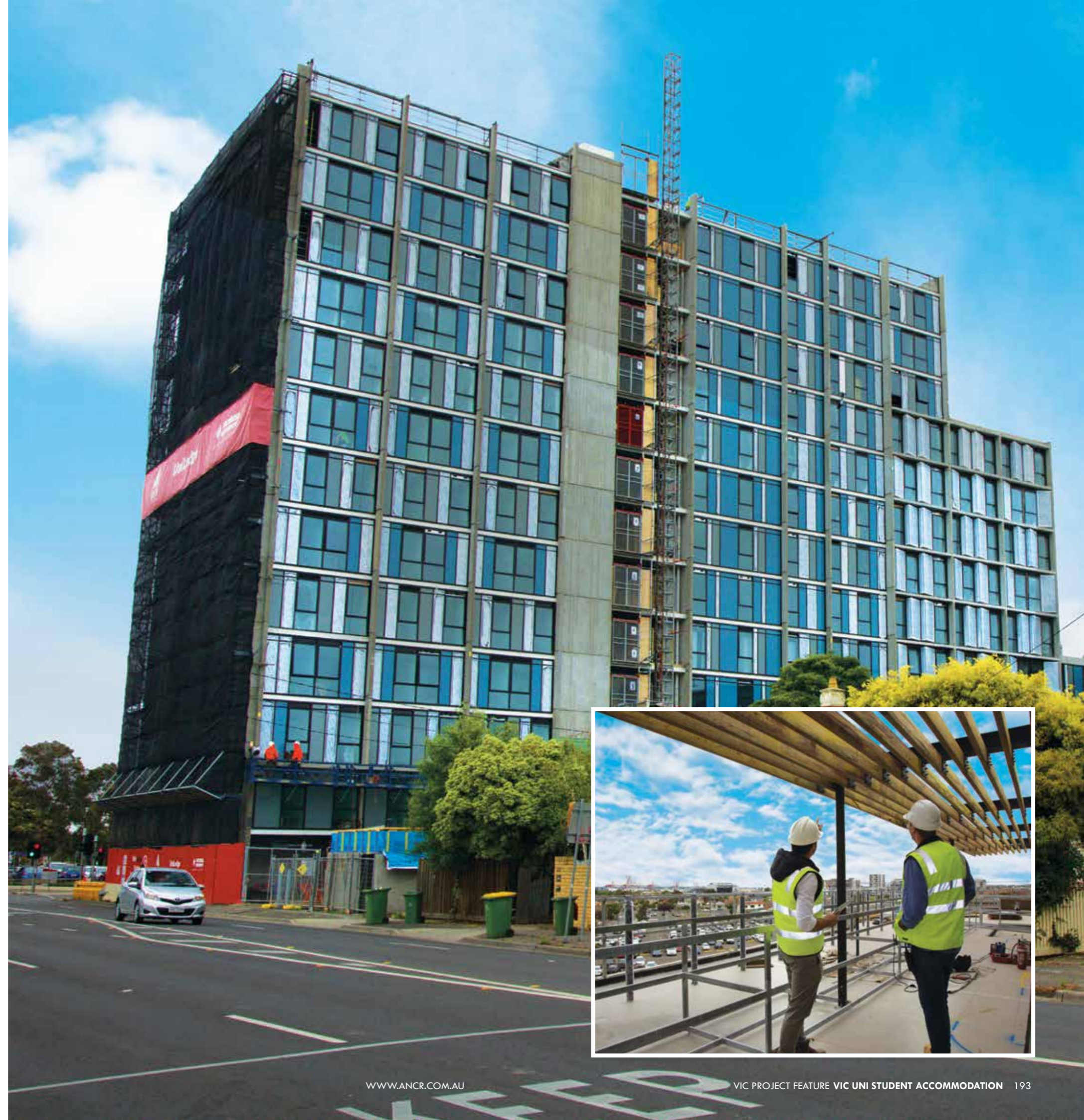
nettleontribe has been involved in the development industry since 1971 throughout Queensland, New South Wales and Victoria. They specialise in residential design, commercial design, master planning/urban design, interior design, industrial and health/education.

nettleontribe believe that the key to their clients success is knowledge and understanding. They value the relationships that they have formed over the past 40 years with their clients. Relationships are based on providing honest reliable information, and delivering results through their experience.

The national company have the ability and proven track record to be able to provide high quality architecture while balancing design with commercial realities. From the initial master planning and feasibility analysis, nettleontribe works with their clients to achieve a result that responds to their specific needs.

nettleontribe are a customer-focused organisation, recognised in the development industry as a firm, which delivers innovative solutions on difficult sites.

**For more information contact nettleontribe,** Suite 415, 838 Collins Street, Victoria Harbour VIC 3008, phone 03 9620 5588, email [melbourne@nettleontribe.com.au](mailto:melbourne@nettleontribe.com.au), website [www.nettleontribe.com.au](http://www.nettleontribe.com.au)







## THE RIGHT FIT

GETC was awarded the entire FF&E contract on \$47 million Victoria University Student Accommodation project, including manufacturing and supplying all joinery and furniture. The works included the kitchens, wardrobes, bedding, seating, desks, loose furniture, shelving, blinds and all other loose-fit FF&E requirements.

All of the Australian office staff had input on this project with Senior Engineer Huafeng Li driving the product element, QA and compliance locally – in conjunction with the drafting, production and QA teams based in the Shanghai Head Office.

As GETC supplies some of the world's largest companies globally and has done so for many years, most of the items required by any client have typically been produced for previous projects although rarely ever being identical items.

When working on projects such as these, the most important aspect is ensuring that any of the common issues and challenges are pre-empted and communicated to the client, so that they can make the most appropriate decisions ahead of time.

The control of large-scale and wide-ranging manufacturing is exactly what GETC does, so producing the required physical items is actually the simple part of most projects.

The most important, and detailed component in any client dealings are ensuring that the brief is clearly communicated, the client is fully informed and that they receive the highest level of quality and timeliness possible.

GETC Consolidated is a specialist division within the GETC Manufacturing Group (China). GETC Consolidated Industries specialises in supplying complete FF&E solutions for medium-large projects. The most common inputs are full joinery packages including kitchens, bathrooms, wardrobes and general joinery, furniture, curtains and blinds, floor-coverings and light-fittings.

They are a relatively new division, formed by the GETC Group – who have been supplying large global clients for over 15 years. With a client-base spanning all major markets including Europe, Australia/New-Zealand, the Middle-East, GETC proudly counts many of the world's largest companies as clients.

The Australian office acts as a Sales and client support office for GETC Consolidated (China), dedicated to offering the GETC Group's suite of products and services to the local Australian market.

GETC Consolidated has offices in China, Thailand, Cambodia, New Zealand, Italy, Hong Kong, America, Philippines, Indonesia and India with others opening in coming months. The Australian office has approximately six staff supported by a very large team at the China Head Office, located in Shanghai. The manufacturing facilities collectively employ over 6,000 staff and ship approximately 4000 TEU (Twenty Foot Equivalent) containers to clients globally, every year.

GETC Consolidated's team in Australia are aiming to form strong working relationships with a small amount of mid-large clients to ensure they receive the full benefit of the global group's resources. They are highly confident that within the next two to three years, GETC Consolidated will ground itself in Australia as the primary FF&E and Project Supply partner to many of the country's best builders, developers and project owners.

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# PLASTERING X-PERTS

**X-Press Plastering were contracted to do all the metal framing, suspension ceiling and plasterboard for this project.**

The accommodation building incorporates 12-levels and will not only feature rooms of a high standard, but also contemporary landscape works including courtyards and roof terraces along with modern studies and common floor ground rooms.

As the Victorian Government have a strict policy for fire rate systems, X-Press used the Armstrong Dry wall grid system for the suspended ceiling and CSR fire rate plasterboard along with Prostuds fire rate metal studs. Their exceptional services ensured that their product finish complies with Australian standards, especially for the fire and acoustic ratings.

With construction sometimes comes challenges and for X-Press Plastering their challenges included time and quality issues along with health and safety controls.

X-Press Plastering were asked to complete the job within a short timeframe, meaning their team worked overtime and on Saturdays to meet the program deadline. Finishing on time, the builder was happy with their work.

With the short program, quality was at the forefront for the company.

“My site foreman followed the company rules and checked all the work after we finished to ensure that we don't make any mistakes and that our works were to the highest standards,” said X-Plastering Director, Andy Yin.

More than 20 employees came together to work on this project at the same time and as X-Press Plastering have a strong commitment to health and safety, the staff's wellbeing was looked after.

Thirty highly skilled and fully experienced Carpenters and Plasterers are employed by X-Press Plastering and the company have experienced fast growth over the half a decade. X-Press also have three full-time site foremen, an estimator and a project manager employed to ensure that a project is seen from start to finish.

Apart from delivering high quality works, the Victorian company uses the latest technology when it comes to tools and materials. When

purchasing materials, they use high quality products which also deliver cost savings for their projects such as the new Armstrong ceiling system that they used on the Victoria University Student Accommodation project.

Quality control is backed up by their experienced team of quality assured supervisors and strict policies, enabling them to deliver works to a high quality standard for their clients.

Their extensive OH&S control policy keeps their working environment safe and works within their clients requirements. Providing quality service and works of a high standard, clients are left satisfied and X-Press Plastering are seeing repeat business.

Past projects for X-Press Plastering include:

- Westbourne Grammar School (2013/14)
- Keilor East Leisure Centre (2013)
- Royal Melbourne Hospital (2013)
- University of Melbourne BIO building (2013/14)
- Edgewater project (2012/13)
- Reservoir Library and Community Centre (2014/15)
- Keon Park Children Hub Centre (2014)

The Victorian based company are currently working on the Vermont South Medical Centre project and the Deakin University Building M and Atrium Project in conjunction with ADCO Constructions, who they also worked with on the Victoria University Student Accommodation project.

**For more information contact X-Press Plastering, 22 Guildford Drive, Doncaster East VIC 3109, phone 03 9842 0254, email [admin@xpressplastering.com.au](mailto:admin@xpressplastering.com.au)**





## CLEAN, QUICK AND EASY

Add-A-Bathroom is the bathroom products marketing division of Fibre Composites International Pty Ltd, companies both independently owned and started by John Arnold. Fibre Composites is the manufacturing division that Mr Arnold started over 16 years ago to produce fibreglass components for the Australian commercial and domestic markets.

The company started making modular bathrooms and shower cubicles ten years ago and has supplied these units into the Australian market across the domestic and commercial sectors ever since.



Over the past four years the company has undertaken an extensive development program and has developed their modular bathroom system to incorporate flat packed assembly techniques and has introduced the new Tiled Look finish, taking the product to a new level of feel and finish.

In recent years, the company has also exported both the modular bathrooms and showers into a number of countries throughout the Pacific Islands. It has recently started to export the modular bathrooms to New Zealand.

The manufacturing division has its primary factory based in a 3,000m<sup>2</sup> facility in Adelaide, has also been producing the flat packed modular bathrooms and shower cubicles in their new factory based in Batam, Indonesia. This has enabled the company to offer better price structures to its many clients.

With 30 staff working for Fibre Composites, 10 people were seconded to working on the \$47 million Victoria University Student Accommodation project. The South Australian company supplied bathroom pods in the 173 apartments. Their pods have been used in a number of other student accommodation buildings.

Other projects that Fibre Composites are installing their bathroom pods include are an apartment building in New South Wales's Port Macquarie, and two apartment buildings in Brisbane.

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## PAINTED PERFECTION

South Melbourne Building Services is based in the Victorian suburb of Glenroy and provides commercial and residential painting services. What distinguishes them from other companies is that they provide quality and on time painting services with very competitive prices. They are proud to offer any kind of painting services and willingly able to work with any company with their painting needs.

They were established in 2007 as a company but have over 15 years of experience in painting. South Melbourne Building Services employ 12 staff who have worked with a number of different builders, home owners and construction companies in Melbourne.

The company was contracted to fulfill the painting aspect of the Victoria University Student Accommodation project and utilised 6-10 employees for this job.

Whilst companies take the opportunities to experiment with new products on projects in a bid to cut costs, introduce sustainability or to trial new products, South Melbourne Building Services opted for traditional products on this project, but their biggest challenge was to finish the job on time. Time was tight for practical completion and

handover, but they kept to their strict schedule and finished the job with professional poise.

“This project was one of the biggest painting jobs that we have done. We are aiming to increase our turnover and the number of employees to do bigger sized works. We are fully capable and able to complete painting projects up to \$3 million now,” said Devrim Kilic, Director of South Melbourne Building Services.

South Melbourne Building Services are completing a number of projects at present including Padua Secondary College, the Victorian Police Training Facility in Craigieburn, Keon Park Childcare Centre, Arcadia Apartments in Hughesdale, HUB Apartments in Ascot Vale and Bond Street Apartments in South Yarra.

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Vic Uni Student Accommodation, VIC



## ALL LINED UP

Zhushen Pty Ltd who trade as Aikon Interiors have been in business since 2009 and have worked with premium companies such as Australand, Burbank Homes, AHB Homes, Fynnan Constructions and a number of small domestic residence builders.

Aikon Interiors are specialists in their field and are known for their reputation in delivering high-quality works and being professional in their approach.

Their main line of work is interior lightweight wall framing (using metal studs) and all types of suspended ceiling including all types of wall and ceiling lining along with plastering.

Forty-five people are employed with Aikon Interiors, including 16-20 subcontractors for non-EBA works. Whilst their profile and portfolio is growing, their main clientele are from within the Victorian metropolitan area.

Aikon Interiors were contracted to provide all plastering works on the Victoria University Student Accommodation project. The collaboration included wall framing, suspended ceilings, the entire wall and ceiling lining, door frames and the supply and install of insulations.

The plastering, framing and lining works were straight forward for Aikon Interiors, but due to confined spaces, the company had suggested and introduced a fire rated shaft wall lining system. This was due to being unable to get to the other side to hang plasterboard and to do fire caulking.

Aikon Interiors have had above \$7.8 million worth of work in 2015. Current projects include the finishing stage of Olympic Park Community Facilities at the Westpac Centre in Melbourne and new works on the Carey Baptist Grammar School in Kew and the Porsche Centre in Collingwood.

They were also successful in winning the contract for works at the Peninsula Private Hospital.

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