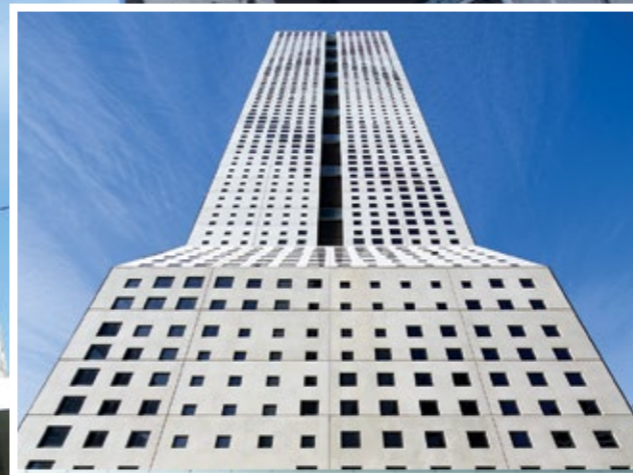
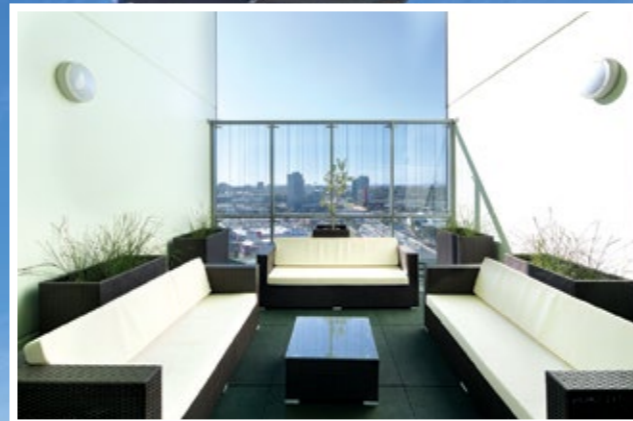


EMBRACING DESIGN

DESIGN + CONSTRUCT : Maxcon Pty Ltd
CLIENT : Maxvic Pty Ltd
PROJECT END VALUE : \$39.6 Million
COMPLETION : June 2013
ARCHITECTS : RotheLowman
STRUCTURAL ENGINEER : Bonacci Group
SURVEYOR : McKenzie Group



Habitat is a \$35 Million new apartment complex constructed by Maxcon in the heart of Southbank's much-desired cultural precinct.

Maxcon is a family-owned and operated construction company, which has managed and built a variety of commercial and residential projects in Melbourne, Victoria. The company has been operating for over 15 years and has rapidly experienced momentous growth, in not only the size of its projects, but also its reputation.

With its team of 100 employees, Maxcon has extensive experience in the design and construction of hotels, student accommodation, apartment developments and shopping centres, ranging in cost from \$15 -100 million. Each team member plays an integral role in the business to ensure that it operates with expertise and professionalism to meet all clients' needs whether financial, or otherwise.

Maxcon is equally adept in handling contracts of either a Design & Construct or Construct Only nature. The company has an in-house design facility, which, according to Senior Project Manager Carol Elzain, "can seamlessly flow into co-operative liaison with external consultants and thus ensure a smooth and efficient transition from problem to solution." Maxcon also provides risk assessment for all projects, which includes an economic evaluation of current and future market conditions, and any other matters likely to affect projected outcomes.

With a proven track record of innovation and reliability, Maxcon was chosen as the main contractor for the Habitat development. The company was engaged to provide construction and project management services, as well as managing a full team of consultants to deliver a building that satisfied its client's design brief. Habitat is a 35-storey apartment complex in the heart of Southbank's cultural precinct, with views towards the Botanical Gardens and Port Phillip Bay. The building consists of one and two bedroom apartments designed by award-winning architects RotheLowman that will transform the urban living experience.

Habitat will have three-story vertical gardens and a rooftop recreation area, which will feature function rooms, a garden, and an

indoor cinema. There are ten sky garden levels fitted with furnishings and plantations.

It also integrates a number of 'green' initiatives, by providing bicycle storage areas, a bike workshop and two cars for sharing by residents.

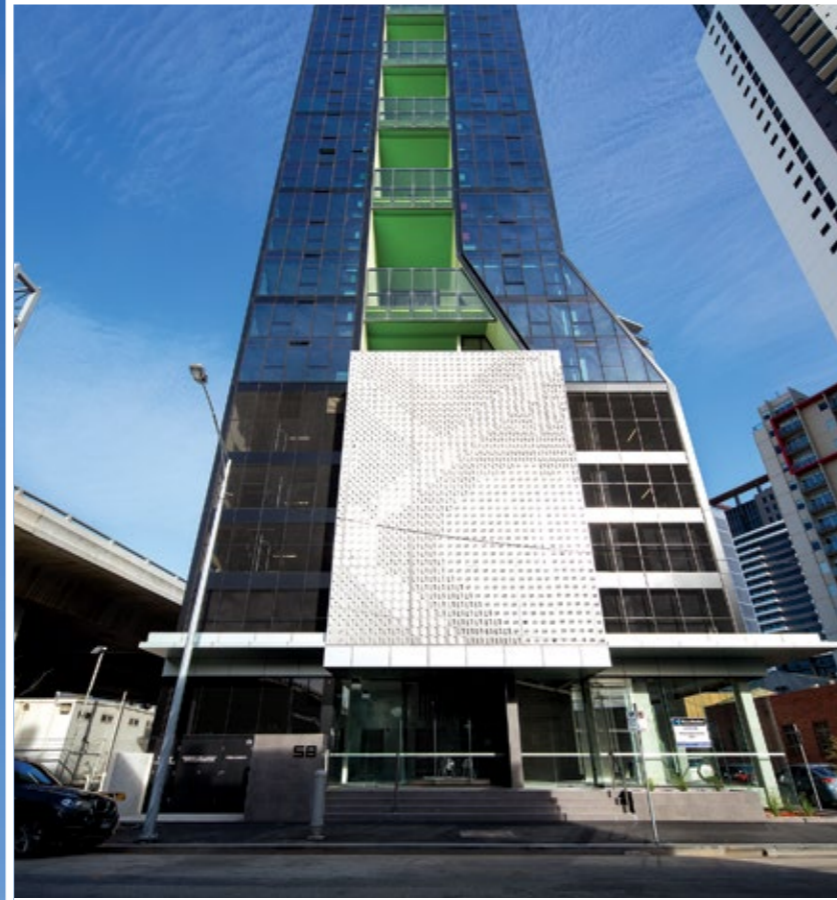
Ms Elzain said building the façade was a particularly challenging aspect of the project. There are over 1900 punched windows strategically positioned to create a wave in the façade pattern, and on levels 5-8 there is a substantial 'rake', which posed a major challenge. This rake consists of a pre-cast wall on the façade that slopes at 45 degrees over five levels. Ms Elzain explains that, "the steel structural columns could not be installed until such time that the slabs were poured. The internal walls act as load-bearing elements to hold up the counter-levered slabs."

With the design being so narrow and at thirty five levels, this required an above average quantity of transfer beams, which were very deep. Whilst this absorbed time, it did not impact on the construction program. Furthermore, logistics on site in terms of trades were very confined as the floor plates were very small. Renowned for its ability to build those projects that pose to be logistically challenged, Maxcon ensured that extensive and strategic coordination procedures were put in place to achieve the best possible outcome.

Currently, Maxcon is also overseeing the construction of a number of high-rise residential projects in Melbourne, including Clara Q in Kew. The Hub, Richmond and Metro Park West Apartments in the CBD. Past projects include Infinity 8 & 88 and Skylounge, both in central Melbourne.

With the Habitat project, Maxcon has once again displayed use of quality building processes and materials, as well as continuing to show an overall commitment to delivering on time, to specification, and within budget.

For more information contact Maxcon, level 1, 164 Flinders Lane Melbourne VIC 3000, phone 03 9650 9580, website www.maxcon.net.au



ALLVIEW ALL GLASS SOLUTIONS

Allview Glass Pty Ltd commenced operations in 2003, and has grown to become one of the largest suppliers of glass pool fencing, balustrade systems and customised aluminium window and door systems in Victoria. The company's commercial division specialises in all aspects of commercial glazing, with a particular focus on energy efficiency and star ratings, which are constantly changing. Allview produces frameless glass systems, aluminium bi-fold and stacking doors, architectural glazing, automatic door units, and internal office partitioning. Allview also have a domestic division which specialises in glass pool fencing/balustrading and privacy screen works.

The company's main products include automatic doors, which come in a wide range of type and configurations- such as frameless or framed, manual or automatic locking. Frameless glass systems are used for office partitioning, stacking sliding doors, bi-fold doors, double hung windows, shower screens, automatic doors and cavity sliding doors. They can also be retro-fitted into an existing shop front or used in a high end domestic/commercial application.

Allview's 'Weatherfold Coastal Elite' bi-fold doors are a leading product in the industry, using 316 marine grade stainless steel Brio hardware. Weatherfold Coastal Elite has been specifically designed for the Australian market and is third-party tested by a National Association of Testing Authorities (NATA) approved laboratory to meet the requirements of the new Australian window standard.

For the Habitat Apartments project, Allview installed all the aluminium windows and doors – including punch windows, automatic doors and sliding doors.

Currently, Allview Glass is working on a number of major commercial projects including the Monarc Apartments in South Melbourne, and the Phoenix Apartments in central Melbourne. Past projects include The George Apartments and The Villiers Apartments in North Melbourne.

For more information contact Allview Glass, 34B Randor Street Campbellfield VIC 3061, phone 03 9357 7992, website www.allviewglass.com.au

MANUFACTURE AND SUPPLY OF HIGH QUALITY LIFTS

Based in Melbourne, JRC Elevators & Escalators is an Australian company committed to the manufacture and supply of high quality complete packages and spares. The company is quickly growing to become one of Australia's leading manufacturers of standard and non-standard lift packages.

JRC has its engineering team based in Sweden with many years of experience in all fields of elevator design and construction. All designs are made and tested with the latest 3D modelling systems, eliminating any possible errors.

The company specialises in carlifts, including Machine Room Less (MRL) lifts, which are among the most economical, safe and tested proposition in the passenger lift market, as well as providing maintenance services.

With a wide variety of finishes and specification's, JRC's lifts can be customised to any requirement. They are used in a number of applications, including medium-high rise office and residential developments, hotels,

department stores, factories, and hospitals. JRC uses various types of door combinations and manufactures, drive systems and control functions, which combine to provide passengers with a superior travelling experience.

With the new Habitat Apartments, Maxcon Constructions required a car lift solution that was faster in speed than the old Hydraulic-style car lifts with minimal space usage. JRC's solution was a 3000kg MRL Car lift running at .85 m/s to fit into the smallest shaft size possible with the biggest payload achievable.

JRC's typical car-lift sizes are now a standard for many builders and architects and are being incorporated in to many buildings in Melbourne, Sydney, and Perth.

For more information contact JRC Elevators & Escalators, 32 Chester Road Altona VIC 3018, phone 03 9398 3770, website www.jrcelevators.com.au