



Photography by Andrew Pritchard

Gateway to an active lifestyle

BUILDING SOLUTIONS

Master Builders Association of WA 2009 John Roberts Award Winner – Building Solutions (Aust) Pty Ltd – has completed another iconic building that has become the Oxford Street gateway to the communities of Mt Hawthorn and Leederville.

Site owner Vincorp Holdings selected Building Solutions in 2007 to manage and construct the complex development due to the builder's proven track record and outstanding results for similar commercial buildings in the area.

Con Condipodero, an engineer and secretary at Vincorp Holdings, said Building Solutions was highly competitive on a cost plus basis, with a strong focus on quality, and that "working this way involves a lot of administration and significant trust between the builder and the owner. We trusted Building Solutions to get the job done".

Mr Condipodero was pleased with the presence of ongoing communication and understanding between Building Solutions and Vincorp Holdings, especially when combating numerous challenges.

"Building Solutions were an approachable team who are cooperative and a pleasure to work with in achieving the results," said Mr Condipodero.

Since starting from scratch five years ago, Building Solutions has

quickly built up a team of dedicated professionals and completed a range of projects, including tilt-up showroom/warehouses, mixed-use residential apartments, primary schools, retail outlets and health facilities. The end result of this hard work has seen the company collect three MBA Awards, including the 2009 Best New Commercial Builder in Western Australia.

The Vincorp Holdings' construction is unique to the area and has replaced a previously underutilised space with a multi-functional building. Fronting the corners of Oxford Street and Scarborough Beach Road in Mt Hawthorn, the building has a split-level underground car park plus three levels of floor space comprising retail on the ground, a day surgery and dermatology facility on the first level, and spacious apartments on the top floor. The building also boasts a bookshop café – The Bodhi Tree – that has already received great praise from the community for its excellent food and friendly atmosphere.

The development project involved many complex challenges where Building Solutions was able to prove that it was capable of avoiding an impact on the time and budget constraints in the program. As the build took up the entire area of the site, access was limited and



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...a clean, practical and visually pleasing multi-purpose building was designed.



required careful organisation of material delivery. In addition, a site crane was not used and concrete tilt panels were poured on site.

The site is next to major Telstra infrastructure, has high volume vehicle traffic on both sides and virtually no free space to assist with construction. The telephone hub was of critical importance as this site serviced the entire western end of the Perth CBD. Building Solutions had to display meticulous attention to detail during the excavation phase to ensure that the underground telephone cables were not compromised.

Building Solutions' executive chairman David Guille believed for the project to succeed they had to concentrate on four initial issues: the works program, correctly locating the underground telephone cables, resolving building licence matters and completing the sheet

piling without incident.

"That initial focus helped ensure the building was finished on time and on budget," said Mr Guille.

The site was purchased in 1978 as a service station and when this was shut down in 2002, the tanks were removed and the site restored to a standard required for meeting the many environmental clearances needed for redevelopment. Thoughts of the building purpose that would serve the local community were collaborated and, with architects from Omega Architectural Design, a clean, practical and visually pleasing multi-purpose building was designed.

"Building Solutions strived to and met the brief of the architect by continuous open consultation with the client in selecting



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subcontractors and materials used in the project,” said Mr Condipodero.

The building was transformed from an underutilised site to a busy and convenient central building that services the community through its many retail spaces and residential apartments.

Mr Condipodero is particularly happy with the aesthetically pleasing exterior and the amenities the building offered to the community, so much so that he and other relatives now reside in the apartments above.

“My family made the decision to live there because of the location of the building and amenities offered by the retail space located below. The building really supports a busy lifestyle with close access to the nearby shops and cafés,” said Mr Condipodero.

Building Solutions completed the internal fit-outs for nearly all levels of the building. One of the key aspects of the project was the complete fit-out of Oxford Day Surgery and Dermatology, which Building Solutions was highly commended for.

The principal of Oxford Day Surgery and Dermatology engaged Building Solutions to complete a new state-of-the-art facility. Opened by the WA Health Minister Dr Kim Hames in August 2009, the centre caters for highly specialised treatments of skin cancer and other skin conditions and is the only site in Western Australia licensed to perform microscopic controlled surgery on skin cancer (Mohs Surgery). Building Solutions successfully built the hospital with two operating theatres, specialised treatment and recovery rooms, and numerous consulting rooms for doctors.

Day Surgery director, clinical associate professor Carl Vinciullo,



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highly praised Building Solutions for its commitment to the fit-out of the Surgery.

“The State Health Department inspection team commended the work carried out as being of a very high standard which met all the stringent health regulations at the first attempt with few conditions, which is very exceptional,” said Mr Vinciullo.

The observation and positive comments of the final inspection from the State Health Department reinforced Mr Vinciullo’s experience with Building Solutions, “who are a professional and committed team to work with”.

Although relatively new, the Building Solutions team is experienced, flexible, and can provide construction and internal fit-out services in various segments of industry including commercial and industrial, mixed-use residential, healthcare, retail and special

one-off projects.

Building Solutions can coordinate the design drawings and arrange all aspects of council applications, and, if required, has the convenience of its sister company – Planning Solutions – to offer expertise on any town planning matters.

Building Solutions managing director Marcus Kotsoglo said, “This is one of the many projects recently completed in the company’s significant portfolio of work.

“Given this project was taken on in only our third year of trading and encompassed using our full range of services, the team is justifiably proud of the building and the legacy it has created,” said Mr Kotsoglo. **BC**

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