



The Adina Apartments, NSW

When completed, the Adina Mascot will feature 123 serviced apartments. It is the second major project by Taylor Construction for the multi-national hotel chain, Toga Group. The construction utilises many precast components including flooring that was supplied by National Precast member Ultrafloor, based in Rutherford NSW.

The Adina Mascot building is a \$20m project. Senior project manager from Taylor Construction, Doug Woods, says there are many advantages to using precast flooring. "If we can use precast wall panels and floor panels it saves a lot of onsite labour. Speed of construction is what we are after and you get a great benefit with precast," he says.

Speed of construction has significant flow on benefits to the builder and therefore the client.

According to Alan Morrison, Ultrafloor's CEO, "precast is going to save you money by using less concrete and reinforcement – its dematerialisation benefit - but more particularly, it's the secondary savings that are going to give you the advantage. It will save you money by significantly speeding up construction. It's not unusual for us to offer time savings of between six to eight weeks. Also, there are savings from

Precast manufacturer

Ultrafloor

Builder

Taylor Construction

Client

Adina Apartment Hotels

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having less waste and less manpower on site,” Alan says.

According to Doug Woods, the benefits can start well before the build even begins and continue to the very end of construction.

“Taylor involved Ultrafloor early in the building process. Take Ultrafloor for example, they will design the formwork system and the reinforcement, which takes that task off the consultant’s plate. That’s a good benefit in itself,” says Doug.

The beams were manufactured in a controlled factory setting – which means manufacture wasn’t at the mercy of the weather - offering a safe work environment and excellent quality control. The beams were delivered to the Adina site according to the schedule in the order needed, thereby eliminating double handling or on site storage. This creates less clutter and a safer site. The beams were installed in the apartment building according to the plan in their allotted places. Infill was installed, gaps filled and the floor made ready for the pour.

“Where we have eight men on deck there would be three or four times that number for a conventional pour, for a longer time,” says Alan.

As you descend through the floors of the Adina apartments you can clearly see the benefits of using precast flooring. Each floor has additional trades going about their business right on the floor below the latest flooring install. Here, had the floor been poured insitu, there would have been a forest of formwork. Using precast means the site is clear and ready for the following trades.

Also clear of the site is the usual huge amount of waste associated with an insitu pour. This is part of the benefit of dematerialisation.

Mark Woodall, from Brown Consulting says that “any sort of building system that minimises handling on site has to be an advantage. It just frees up space.”