

Project: Residential Towers, Sydney

Products: 500PLUS®PREFAB®

Prefab columns produce concrete results for residential apartments



A complete solution developed by OneSteel Reinforcing has been key to the efficient construction of Residential Towers at Hurstville in Sydney's South.

Centrally located within a few minutes' walk of Hurstville station and shopping plaza, the complex will consist of seven commercial office suites and 62 split-level residential apartments featuring district views with some overlooking Botany Bay.

The inclusion of prefabricated steel reinforced floor columns from OneSteel Reinforcing has added to the speed and cost-effectiveness of construction as well as simplifying administration and site management.

Project manager for Residential Towers, Donny Kayrouz from Kayrouz construction said, "We're familiar with the 500PLUS® BAMTEC® carpet system from OneSteel Reinforcing as we used them on a project in Bankstown where we built 250 apartments. But this is the first project where we have used the 500PLUS® PREFAB® columns."

Left: 52 500PLUS®PREFAB support columns per deck were erected, reducing steel fixing time by up to 60 per cent.

Above: 500PLUS®PREFAB columns were delivered to site, enabling an entire floor to be craned directly in place in a single day.

500PLUS®
PREFAB



“This is the first project where we’ve used Prefab columns from OneSteel Reinforcing. They’re a great idea and a much better system.”

Donny Kayrouz, Director Kayrouz Constructions.

“Using Prefab columns cut installation time by 60 per cent and reduced labour needs from 12 to 4 men. The quality is excellent and the support we receive is superb.”

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OneSteel Reinforcing was approached by Kayrouz Construction to develop a faster alternative to manually steelfixing the columns, which was slowing construction schedules. OneSteel Reinforcing engineer David Tarabay suggested two configurations of PREFAB columns to be used in each level.

Each prefabricated column is made to precise dimensions from the engineering plans and spot welded in the OneSteel Reinforcing factory. The columns are delivered to site as complete units. This enabled the columns needed for an entire floor to be craned into position and installed within a day.

The central columns terminate at the soffit to allow BAMTEC® carpets to be rolled out over the top in four layers. Once in place, these central columns are spliced. The perimeter columns have rebar that extends through the slab by up to one metre to enable the columns on the floor above. Once propped, they can be placed over the top of the extended REBAR.

Donny has been very impressed with the efficiency of the PREFAB columns saying, “They’re a great idea and a much better system, helping cut installation time by 60 per cent and reduce labour needs from 12 to 4 men.

“Each floor has 52 columns. When we first started, the reinforcing bars were being tied manually, which is very time consuming and labour intensive.

“The quality of OneSteel Reinforcing’s products is excellent,” Donny said, “And the support we have received from day one is superb. David provides valuable advice and oversees the fixing of the PREFAB columns.”

“The Supply & Fix® solution package developed by OneSteel Reinforcing in conjunction with the use of the PREFAB columns and BAMTEC® carpets saves time and labour on the project.

“PREFAB columns have been integral in the construction of Residential Towers,” Donny said, “If we continued with loose REBAR the steelfixers would have to carry, lay and tie hundreds of bars by hand for every floor.

“OneSteel Reinforcing’s PREFAB columns also contribute to the Occupational Health and Safety of the worksite.

“Because the columns are a completed unit, they are craned into position so there’s minimal manual labour. Also, as fewer men are needed site congestion is reduced.” he said.

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