

A quarterly newsletter for Formcraft Vic clients, architects, engineers & builders

EDITORIAL

Despite the tough economic conditions it is evident that there is a recognizable shift to building with sustainable energy efficient building materials both in the residential and commercial markets.

Formcraft Vic is fielding many enquiries from registered builders, homeowners and DIY builders to incorporate FormPro ICF panels for building external walls and FormDeck suspended slab into their build.

There are a number of significant benefits:

- High thermal rating (R = 3.5) = Energy Efficiency.
- Higher star rating = More Comfortable Home / Higher Resale Value
- Improvement in sound proofing = Quieter Home
- Better fire rating ranging from:
 - FormPro 220 - 90 minutes
 - FormPro 270 - 180 minutes
 - FormPro 320 - 240 minutes

- Speed of construction, means shorter build time = Cost Savings
- Stronger, more durable than conventional building systems = Longevity

The past few months have been hectic with builds in East Brighton, Albert Park, Richmond, Wonga Park and Beechworth. To cope with this increase in activity we have taken on additional employees and expanded the number of Formcraft teams. Either John or George is assigned to each project to ensure client contact is maintained at both a senior management and personal level.

We have spent considerable time updating our HR and Work Safety manuals. All employees, including subcontractors are invited and do participate in our induction programs. Tool box meetings are held on a regular basis with all members of the Formcraft team to identify areas of continued improvement in work practices and safety procedures.

Based on our current assessment of work in the pipeline Formcraft Vic will steam into Year 2013 with a number of quality projects. We are now quoting on a regular basis in the residential area (both metropolitan Melbourne and regional Victoria), boutique and prestige townhouses, apartment developments both small and medium size.

Formcraft Vic is also in talks with a number of commercial builders and developers for the construction of larger apartment complexes, aged care housing, and retail developments incorporating both shops and dwellings.

On behalf of the Formcraft team (John, George and Mike) we wish to extend to all our clients, architects, designers, engineers, developers, builders, energy assessors, suppliers, business partners, friends and their families a happy and safe festive holiday season.

We take this opportunity to thank you for embracing us and look forward to your continued support in the new year.



Reach for a Higher Star!

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THE FORMCRAFT VIC TEAM

In response to the growing demand on building sustainable energy efficient homes Formcraft Vic has increased the size of the team to enable us to manage and better cope with our growth.

The construction team comprises:

John Rousakis	-	Formcraft General Manager & Head Installer
George Cooper	-	Director & Master Builder
Rad Jeselnik	-	Project Manager
Quang Do	-	Project Manager
Andrew Joyce	-	Formwork Carpenter
Dennis Kortekaas	-	Formwork Assistant



Quang Do, Project Manager

In addition we have engaged four sub-contractors with experience in carpentry and formwork to complement the team.

All employees have undertaken the Formcraft Vic induction program and new employees are required to participate in training programs on various aspects of building walls with FormPro ICF panels and FormDeck suspended slabs.

Rad Jeselnik brings a vast all round knowledge of construction having spent four years in the north west on major infrastructure projects. We were fortunate on his return to Melbourne that he chose Formcraft to further his career.

We are excited on the return of Quang Do, who as you recall, was transferred to Formcraft WA (Head Office) to become acquainted with the new product range.

Formcraft Vic was able to sponsor Do by duly registering and obtaining approval from the immigration authorities under the 457 visa scheme for skilled workers. Do brings a wealth of ICF knowledge and is a valued member of the team.



Rad Jeselnik, Project Manager

With this highly skilled team in place we look forward to the challengers ahead and feel confident that we will maintain the high level of personal service that John and George bring to the table and that we have our clients interest first and foremost.



George Cooper has been extremely busy this past month securing a major new contract. The project is **Total Build** and will require Formcraft Vic to engage a number of sub-contractor services, including design, engineering, excavation, slab preparation, carpentry, painting, plastering, tiling, electrical, air conditioning, roofing to name a few. More to follow in our next newsletter.



John Rousakis has been kept very busy with the follow up from our participation in the recent Grand Designs Expo held in Melbourne in October. Interest in the thermal benefits of building with FormPro ICF panels is high and many clients have requested quotations for their upcoming builds in early – mid 2013. John has updated our JSA's (Job Safety Analysis) and supervises the employee induction and training programs.

MARK GRIEVE - SECOND STOREY DILEMMA

Mark Grieve and his partner Ambia chose a quiet street in Newport to build the family home. The home is located close to all amenities and minutes to Williamstown pier and shopping precinct.



Mark & Ambia

Formcraft Vic was initially appointed to build only external walls on the ground floor. We were very pleased when Mark changed his plans and had Formcraft build the upper level walls and the perimeter fences.

Here is Mark's story (Part 2 in a series):

The house was designed with Formcraft for all ground floor walls, including the internal wall of the master bedroom to ensure a perfect soundproof nights sleep! As I was owner building (& having never built a house before) I was trying to keep some aspects as simple as possible - so I specified a normal lightweight frame for the rooms upstairs. I could not wrap my head around the structural steel beams required & how we could possibly build concrete walls over large voids.

We wanted the master & living rooms to be more dramatic so they were specified with 3.2m internal ceiling heights. As the house is a very modern square design with box gutters the Formcraft walls ended up being about 3.8m high for some rooms. We were also building to the boundary to

maximise the space & had height restrictions to accommodate. Far from my original brief of keeping things simple, we ended up with multiple different ceiling & walls heights. The finished house would look far more interesting but the build was, to me at least, getting quite complicated.

As I was obsessed with keeping the house draught proof we decided to use the Formcraft aluminium sub-frame system for the window openings. This allowed for perfect seals around all of our double glazed windows & was only a minor extra expense.

Formcraft worked with us right from slab stage as we had specified in-slab hydronic heating & we wanted to insulate the entire slab perimeter to minimise heat loss. Panels were screwed into the inside of the concreters formwork. Once the slab had set & been ground by the polishers Formcraft came back and laboriously chipped away excess concrete so they could perfectly attached the metal u-channel required for the first course of wall panels.

Progress was quick after that - the walls started growing & finally we had a sense of the building. Formcraft encountered some horrendous weather, but the team would shelter in their cars & then continue between downpours. I certainly don't envy a builders working conditions! I work nearby & would pop in to take photos & discuss various issues with George. I was always stressed about some aspect of the build & he was always nonplussed by it all. He has advised me on so many aspects of the build - completely unrelated to the work they were contracted to do.

I was astounded at how much steel reo was placed inside the walls - this house is never moving! We had a few minor issues which George rectified immediately & always without fuss or stress - I still cannot believe how calm he is - I would be losing my mind over some (most usually tiny detail) & George would just change it to however I wanted it without argument.

During this process I had become more comfortable with the build process & could now envisage how the Formcraft system worked. Days away from the concrete pour of the ground floor walls I quipped to George that I wished I'd now specified Formcraft for the second storey as it would be far superior thermally - especially how hot a second storey always gets. In his usual calm fashion he just said, "it's not too late, we can add some starter bars to the top of the walls before we pour".

I frantically made some phone calls to the engineer & designer. Luckily we had over engineered the foundations & the engineer seemed to think it would be ok. He added some extra steel beams, re-calculated all the loads & gave us the go-ahead. I took this opportunity to completely redesign the façade & the designer changed all the working drawings for us & re-submitted to the building surveyors. This is the awesome & dangerous aspect of owner building - the ability to tweak the design as you progress.

We are currently waiting for the structural steel to arrive & the carpentry team to build the internal walls and flooring. Once that is complete the Formcraft team will be back to build the second storey walls.

To be continued.....



Mark & Ambia's home in construction

WHAT'S HAPPENING IN VICTOIA

Spring finally arrived and Melbourne was able to experience some warmer weather. Winter this year was cold and miserable and seemed to drag on forever.

During the past 3 – 4 months Formcraft Vic was very busy with multiple builds in both Metropolitan Melbourne/Regional Victoria and participation in both the Master Builders Building Home & Improvement Expo (July) and Grand Designs Live (September). Both were a huge success as we fielded many enquiries.

Formcraft Vic continues to support regional communities as we were an exhibitor at the Practically Green Festival organised by the Nillumbik Shire Council. This event focuses on emphasizing the benefits of energy efficiency including:

- ◇ Building with sustainable materials.
- ◇ Incorporating home energy efficient technology.
- ◇ Alternative power system supplier.
- ◇ Energy assessments.
- ◇ Wastewater systems.
- ◇ Rainwater collections.
- ◇ Sustainable gardening.

The festival was held in late October and support from local businesses and the community was overwhelming. There were many activities for the children as well as local musicians provided entertainment during the day. Formcraft Vic will support this event again in 2013 and invite our friends and client families to put the date in their calendar as an event not to be missed.

We are pleased to announce that next year Formcraft Vic has nominated to be a sponsor at the Master Builders Trade nights. These informative events are for MBAV registered builders. We have signed up to participate as a presenter/exhibitor at the trade night to be held in Ringwood in September 2013.

We have recently completed two builds in Ivanhoe, one a large residence comprising ground slab, basement walls, ground & first floor walls as well as FormDeck suspended slab between all floors. The second, smaller project, comprised the construction of a large garage, installation took 5 days, including the pouring of the walls.

In a leafy street in East Brighton we are building the basement walls and suspended slab. Construction of the basement is proceeding smoothly, we anticipate the project will be delivered within 25 working days.

We were delighted when a local builder asked Formcraft Vic to build the walls for a residence in Albert Park. Situated only 100 metres from the beach in a wide street close to schools, supermarkets, city trams and trains the location is perfect for a family home. The area abounds with coffee shops and restaurants in Victoria Street (Albert Park) and Bay Street (Port Melbourne). Project commenced late October.



Quang Do setting out first layer of panels into "C" channel, East Brighton



Bracing basement walls, East Brighton

We have had many potential clients visit our site in Wonga Park where we are currently building the walls of a large home into the side of a mountain. When the walls are completed Formcraft Vic will prepare and lay a large concrete slab over the house which will act as a rooftop garden. Views from the house are spectacular. The home will have a high thermal rating and be energy efficient.

The enquiries/recommendations to build with FormPro ICF panels has been constant this year as many builders are requesting us to review their upcoming projects and to prepare indicative quotations. Formcraft Vic was appointed to build the walls and suspended slab of a four unit apartment complex in Richmond. Project will commence in mid November.

Formcraft Vic has two regional projects which are scheduled to be completed by year end. At Bencloch we are will send a full team to install the walls. In mid November John headed to Beechworth to work with the client on a DIY build. The client will supply labour resources to assist John as well as provide accommodation. The build is in two stages, construction of a small unit in November to be followed by the build of the major residence in February.

Formcraft Vic is also in the final stages of signing contracts on a number of projects in the country towns of Geelong, Ballarat, Bendigo, Seymour, Shepparton, Mansfield, Sale, Swan Reach and Portland.

PROINVEST - WHAT'S UNDERNEATH MATTERS MOST

Formcraft Vic was delighted when Proinvest (who manage and develop projects) contacted us to build the basement and suspended slab for their upcoming project. John went to visit the site in September and was impressed with the quiet, leafy street in Brighton East where the Formcraft team will be working for the next 5 weeks.

The basement will have parking for 4 – 5 cars, and multiple storage areas.

The 101 metres of 3.0 metre high basement walls were completed and the site cleaned in 5 working days. The client was surprised how fast and efficient Formcraft were building the walls. The end result is significant savings in both time and costs.



Bracing & safety rails in place, ready to pour basement walls, East Brighton

Formcraft used the FormPro 320 size wall system to build the basement in 5 days. To do a similar size basement using concrete block construction would take over 20 working days.



Formcraft team assist with directing line pump for easier control when pouring basement walls, East Brighton

We received more good news from Proinvest when they awarded Formcraft Vic the build of the internal walls utilising FormPro 270 ICF panels. Although not part of the original quotation, it made good sense as there will now be a seamless transition from construction of the basement walls to building the internal walls and finally installing the FormDeck suspended slab. The walls will take approx 4 – 5 days to build.

The FormDeck 350 (overall thickness) suspended slab covers an area of 375 square metres. The Formcraft team will take less than 15 working days to set up and pour the suspended slab.

There are many advantages associated with using Formcraft to build both the basement walls and suspended slab notably:

- 1. Speed of construction.**
- 2. Cost savings.**
- 3. Less wastage.**
- 4. More effective water proofing.**
- 5. Integrated, effective insulation.**

BUILDING WITH FORMPRO ICF PANELS

Aluminium sub frame locked into concrete ready for window installation and perfect seal:



Formcraft panel cut back to concrete with timber beam bolted to concrete for floor joist fixing. Cast in plate under beam for additional support. Universal beam also bolted onto concrete:



Roof trusses and universal beam fixed to pitching plate on top of wall:



Water pipe recessed in FormPro panel ready for plasterboard over:



PRIMO CONCRETE PUMPING - JOE RUSSO

After doing a number of builds in country and regional Victoria we were delighted at one of our very early builds in metropolitan Melbourne to subcontract the concrete pour to Primo Concrete Pumping.

Primo Concrete Pumping started 25 years ago as a small business and it is testament to the care, service and professionalism they bring to each job that has ensured their longevity in a very tough environment.

Enter Joe Russo, owner and driver, of a huge concrete truck. The vehicle is a Volvo mounted with 32 metre boom, combined with a Callaghan concrete pump.



Joe Russo (Primo Concrete Pumping) on site prior to setting up concrete pump

In most builds Formcraft Vic. will request a boom pump. To facilitate the easy flow of the concrete there are different pump sizes. For our builds Joe uses a 50mm hose with a flow control module. This size works well as the pump is easy to operate, and there is very little or no spillage.

When the situation demands Formcraft Vic, on rare occasions, has resorted to pour with a line pump.

When Joe arrives on site his first priority is to touch base with the Project Manager and set up the pump. Joe does his homework. Days before the pour he visits the site to determine the best possible access.

His dedicated work ethic ensures that each pour is well managed, controlled and runs smoothly.

His infectious smile and positive attitude is evident whenever he is on site.

Even though Joe has a successful business which he runs in partnership with his wife Irene, he is determined to self improve and develop his skill base. With the help of a university lecturer he is undertaking a residential building course which he hopes to complete mid 2013.

Formcraft Vic. would like to express our gratitude and take this opportunity to thank Joe for his support during the past three years.



Joe Russo & John Rousakis relax after concrete poured at East Brighton

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George, Mike & John (L to R)

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