



## Precast perfect for luxury home

A breathtaking luxury residence in Sorrento, Victoria is earning praise for its impressive build and design. The three-storey home is nestled in sand dunes and its unique construction compliments its surrounds, offering warmth with a contemporary feel.

### Perfect for coastal location

Precast concrete is an integral feature of this striking home. Melbourne based company and National Precast member, Hollow Core Concrete supplied various precast elements for the project. The building consisted of structural steel, hollowcore floor planks, solid edge balconies and architectural and structural wall panels. One of the most impressive features of this beautiful home is the exterior architectural wall panels, finished with a wood grain pattern. These horizontal planks create the feel of a weatherboard home, but with modern flair.

According to Hollow Core's Operations Manager and site manager for the project Balint Djeri, "These particular walls have both form and function. Not only does the rough sawn timber pattern look great, but the walling has also been designed to be structural and loadbearing.

Hollowcore flooring planks were also manufactured for the project. Mr Djeri says by using hollowcore flooring as well as walling, construction was accelerated

**Precast manufacturer**  
Hollow Core Concrete

**Project Owner/Builder**  
Private Client

**Engineer**  
A. Poon Consultants

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from months to days. "And of course there are other benefits including thermal properties and fire proofing," he said.

"Precast is an ideal choice for a coastal location like this," he said.

"Precast's durability means it will handle the wet winters and hot summers that are so prevalent in Sorrento. It won't corrode like wood, it requires no maintenance and there are no salt water corrosion issues either. It has the added features of being fire proof and long lasting."

### **Site challenges overcome**

According to Mr Djeri, the most challenging aspect of the project was the site. The home was located at the end of a narrow and hilly road, with large overhanging trees.

"Manufacturing the walling and flooring away from the site was so much faster and easier than had all the work been done on site, and we finished up with a much better quality outcome," he said.

The precast components were manufactured with Hollow Core's state of the art technology at its versatile Melbourne factory.

"Once they were manufactured, it was a challenge to get them onto the site and we needed to set up large bog mats for the cranes because of the sandy soil. We had four craneage days and a crew of just five people to erect both the walling and flooring," Mr Djeri said.

"The client was very happy with the time it took for the building. If the concrete had been poured insitu it could've taken six months to build and with 10 or 15 people on site for that time."

Precast was chosen not only because of the difficult site access and time saving, but also because of the high quality architectural finishes required, the guarantee of top quality product and the speed of construction. And for Mr Djeri, this was an extremely rewarding project. "If you do a commercial building or a factory it's a job, but when you create a house that's so remarkable, in such a beautiful location, it's truly inspiring."