

Carter Holt Harvey | Case Study

Keith Timber & Pascale Construction



Timber: The framework for a successful building project

Timber framed construction remains a great choice for efficient and cost effective building projects in Australia. However, as we found out from experienced South Australian Builder Pascale Construction - the right advice and know-how is also required for success.

In 2015, Pascale Construction commenced the building of 14 double storey high quality aged-care villas at The Terraces at Kalyra, in Belair South Australia.

The site had very limited access and was set on a steep incline, so Pascale Construction planned the project to start from Villa 14 at the rear, and moved forward through to Villa 1 at street entry. This staged plan left little room for error in material specification, ordering and delivery times, otherwise the follow-on trade schedule and site safety would be compromised.

Architects on the The Terraces at Kalyra project chose timber framed construction

(specifically Laserframe[®] by CHH) over masonry or steel, due to its speed of erection and ability to adapt to change; which meant other trades could safely access the site sooner to keep the project on track.

Pascale Construction has specialised in complex building projects since 1982, and knows the importance of partnering with experienced and committed material suppliers. Project Manager Paul Caretti chose to partner with Keith Timber & Hardware, who have been supplying Frame & Trusses, Timber and Hardware to the South Australian market since its beginnings in 1945.

Keith Timber were required to schedule multiple deliveries to the limited access site, often at very short notice. "Keith Timber were really cooperative with our delivery requirements, and available at short notice from time to time when we required special deliveries."

Mr Caretti explains. "At any time throughout the construction of the 14

WHAT ARE THE BENEFITS OF TIMBER FRAMED CONSTRUCTION?

- Timber framed construction is quick to erect, which has positive implications for labour costs, access for following trades, and shorter project timelines.
- Timber framed construction has a lighter footprint on the loadings of the structure, which can minimise footing costs compared to masonry.
- Timber framed construction offers the flexibility to make amendments on site.

villas, an incorrect order of timber delivered at an inconvenient time could have blown out project costs and timings. That was not an option for us!”

Mr Caretti relied on the advice of Davin Leckie and Trent Lines from Keith Timber, who were always available to facilitate day-to-day activities and deliveries and ensure smooth progress on site. They also have thorough knowledge of timber products and are available to assist with technical queries about timber framed construction from architects, project managers and subcontractors.

Keith Timber operate their own trucks and utilise contractors for deliveries of

timber, trusses and building supplies right onto the Builders site in the most economical manner possible, which makes life even easier for their customers.

Pascale Construction completed the Terraces at Kalyra project in November 2016. Greatly helped by the fact they used timber framed construction, the entire project took just 56 weeks, from construction when 14 happy residents moved into their villas... a successful example of the timber framed construction method supported by an experienced supplier of quality timber products.



WHAT SHOULD BUILDERS WATCH OUT FOR WHEN CONSTRUCTING IN TIMBER?

- Unlike steel, timber is a natural product with quality and uniformity variations. Keith Timber manage the quality control of their product very closely, so to ensure timber products being supplied meet the required tolerances. Timber framing can withstand the effects of weather for short periods and normal construction timelines. However, it is preferable for the timber to be protected from the weather as soon as practicable by the installation of roof covering and external wall cladding.
- In most areas of Australia, timber is at risk of borers and termite attack. Laserframe[®] by CHH is available in a range of protective treatments, allowing you to build anywhere in Australia.

If you need assistance selecting or ordering timber for a construction project, contact Trent Lines from Keith Timber & Hardware on 08 8351 5211.

PROJECT SPECIFICATIONS

PRODUCTS

Laserframe Untreated – Carter Holt Harvey

CLIENT / BUILDER

Pascale Construction Pty Ltd