

# Flexible Posi-Strut the Builders' Choice

Combining the strength of steel with the economy and ease of fixing of timber, Posi-Strut is shaping up as one of the most revolutionary prefabricated products this decade.

Today, more and more builders are choosing the Posi-Strut system for the floors, rafters and purlins on their building projects because of its cost and time savings, easy handling and greatly simplified installation of services.

## Posi-Strut for South Melbourne Apartments

A strong trend towards inner city living in Melbourne has created high demand for prestigious apartment blocks.

At South Melbourne, across the road from the Southgate development on the Yarra, designer and builder Segarnet Pty Ltd is using Posi-Strut to help them meet tight deadlines on two new apartment projects.

Called Southside Gardens and City View, the projects comprise some 183 apartments and share many common features including short construction times of between 36 and 38 weeks.

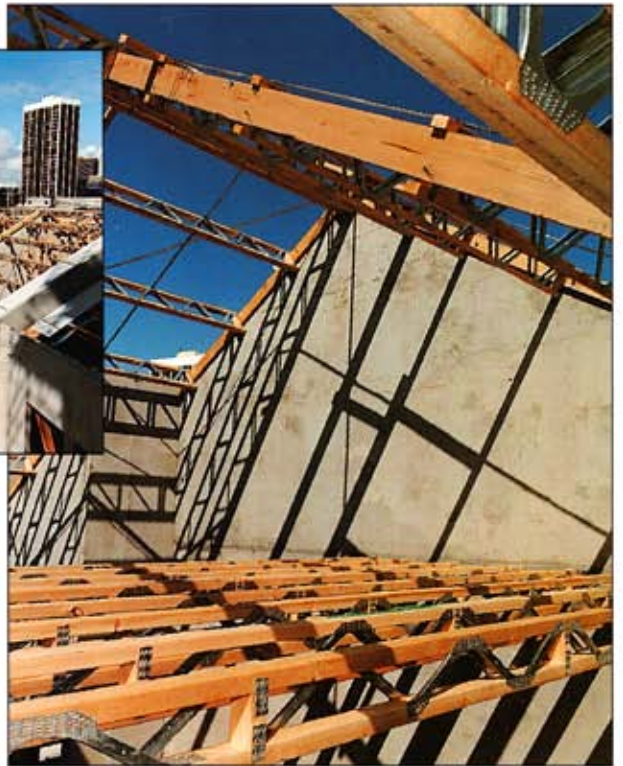
As part of planning for efficient construction, Segarnet chose to use Posi-Strut trusses in the roofs and mezzanine floors of both projects.

According to Segarnet's administration manager, Joe Terlato, construction has progressed quickly



Above: City View apartments in South Melbourne are being built in response to a rise in demand for inner-city apartment living.

Right: Posi-Strut trusses are used in the roofs and floors of the apartment buildings in South Melbourne.



and smoothly using Posi-Strut trusses and the close co-operation of both MiTek Australia Ltd and Timbertruss Geelong Pty Ltd.

"MiTek has been involved from early on through their design service, which we found very valuable. We also consulted with them during planning to work out the best design to minimise problems and ensure smooth construction," Terlato explains.

"Although similar in design and layout, each apartment varies slightly due to the curve of some of the apartment blocks and features, such as stairwells.

"Timbertruss engineers visited the sites every couple of days to measure each unit as construction commenced. Once the exact requirements were determined, trusses were manufactured to suit.

"Each day, enough trusses were delivered for four units on each site, enabling us to keep up with our production schedule."

According to Terlato, the speed of erection

achieved with Posi-Strut resulted in a measurable advantage.

"The quicker the trusses go in, the quicker the roof can go on, and the quicker we can get it closed up and allow sub-contractors in," he points out.

"With Posi-Strut, we gained about half a day on each unit at this stage of construction so we could get plumbers, electricians and plasterers into the units earlier to begin their work.

"Posi-Struts are also competitively priced and, with the increasing scarcity of large section timber, they will undoubtedly compare even more favourably in future."

Peter Mason, site foreman at Southside Gardens, says the time saved during construction was mainly due to the fast delivery and easy handling of the pre-fabricated trusses.

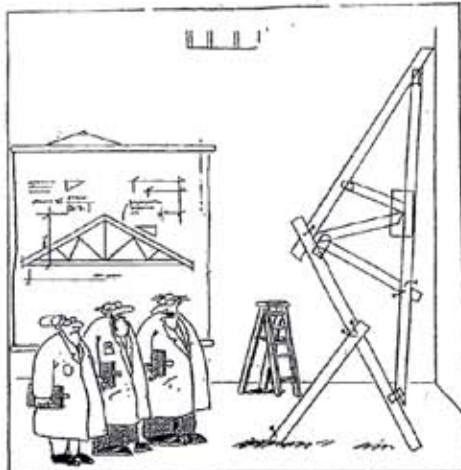
"Having trusses pre-fabricated to our exact requirements, and delivered fast, saves a significant amount of time. The nearest delivery time we could get for conventional timber framing was six to eight weeks... and they couldn't guarantee that!" Mason says.

"They are very easy to handle - even the 6.5 metre average spans on this project are almost light enough for one man to manoeuvre by himself, and this also makes them easier to crane than the conventional solid F17 beams we used in the past.

"Also, they are easy to fix. Rather than bracket each truss, a simple timber support is bolted to the wall, and the Posi-Struts are loaded on one end, slid into position, and nailed into place. Once in, they are very stable and don't bow or warp, so it is easy to achieve straight surfaces.

"Services are also easier to install as they can be fitted between Posi-Strut's open webs with no need for drilling. It's a better product, there's no question about that."

**Hot on the heels of the success of the South Melbourne projects, Segarnet has chosen Timbertruss Geelong Pty Ltd to supply Posi-Strut trusses for a prestigious new development of 100 new two and three-storey apartments at Willsmere at Kew, Melbourne.**



"It's time we face reality, my friends . . . We're not exactly rocket scientists."



## Long Homes Benefit from Posi-Strut

Long Homes, formerly known in Melbourne as Orlit Homes, has chosen Posi-Strut trusses for the upper floor joists of its classic, two-storey house, "The Georgian".

The Georgian is one of a series of designs which feature in a new, estate-style project at Narre Warren, which reflects Long Home's emphasis on building communities, rather than just houses.

According to Jim Thompson, General Manager for Long Homes in Melbourne, Posi-Strut trusses were the ideal alternative to the solid oregon floor joists previously used with this design.

"The main advantage was the open web design, which allows services such as ducted heating, plumbing and electrical cabling, to run through the centre of the strut without drilling or cutting, and with no increase in joist depth - the Posi-Struts used in this project are standard 250mm deep," Jim explains.

"There are savings in construction times and, using Posi-Struts for the upper floor, meant trades were able to get in earlier to install the services more quickly. There is also the possibility of making savings on the heating system, because the amount of ducting was minimised.

**"Posi-Strut also gives a very strong and stable result - in fact, I believe the upper floor of The Georgian out at Narre Warren is the firmest upper storey floor I've ever felt in a house."**

"As well as these immediate benefits, we believe Posi-Struts and other prefabricated components are a good long-term investment.

"Because Posi-Struts are made

**Right:**  
The two-storey Georgian by Long Homes uses Posi-Strut on the floors of the upper storey.

**Below:**  
"The Georgian" under construction at Narre Warren.

**Below Right:**  
Installation of services is quick and easy, with ducting and wiring fitting easily between the open webs of the Posi-Strut trusses.



from kiln-dried timber, they will not shrink or warp, something we always have to keep in mind with timber joists.

"At Long Homes, we have a 30 year structural guarantee, so obviously we want to minimise any future maintenance both for our own sake as well as for our customers.

"By choosing to use Posi-Struts and stabilised pine frames and roof

trusses from Walltruss, we also believe we will be saving ourselves potential future problems and expense."

Paul Savage, Sales & Marketing Co-ordinator for Melbourne fabricator Walltruss, agrees, saying the benefits of pre-fabrication quickly became apparent on these first two Posi-Strut projects.

"Walltruss was involved right from the start and supplied the wall frames, floor joists and roof trusses for the project," Savage says.

"Long Homes provided us with drawings and we discussed the options with them. The components were then manufactured to the specifications required.

"By having the elements pre-fabricated, construction could begin as soon as the concrete slab was poured and erection time was greatly reduced - for instance, Posi-Strut enabled the flooring to go up in something like six hours, a significant saving over oregon beams.

"We find carpenters and other tradespeople are happy to use Posi-Strut trusses, because they are so light and easy to handle and make installation of services so easy."



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MiTek Australia Ltd's manufacturing facility at Lyndhurst has been certified as a Quality Endorsed Company to ISO 9002.

