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MultiSTORAGE



“air flow mechanisms combined with insulated wall and ceiling panels help reduce the maximum temperature of a top floor unit on a 38 degree day by a massive 19 degrees”

Multi Storage is one of Perth's leading developers of self storage units. They are always looking for ways to think outside the square and have successfully achieved this with their new storage unit facility in Osborne Park.

The units are built by Luca Construct Pty Ltd which is a partnership between brothers Robert and Daniel Luca. Along with their Dad Pat, they began building strata titled storage units in 2010 when they identified a demand from individuals and businesses for units sized between traditional smaller storage units and larger factories. Being strata-titled means the units accommodate for the needs of buyers, renters and investors.

The Osborne Park development is the first of its kind and has been the most challenging facility to build to date. This state of the art complex has an innovative design and uses a variety of materials to produce a secure and eco-friendly storage experience.

Multi Storage Osborne Park is three storeys tall and is home to 33 Storage Units. The units are relatively large for storage units with sizes ranging from 23m² to 81m² for a combined floor space of 1,179m². Off-site materials and document storage is an increasingly attractive option for many businesses where on-site storage space is either limited or costly. Drive-up units provide safe and secure storage for the owners of vehicles such as cars, boats and caravans.

The original shell of the Osborne Park building has undergone a massive transformation to become the unique building that it is today. Part of the original building was demolished and some precise engineering was required to connect the concrete panels of the new three storey section to the existing structure. The original building had a ceiling high enough to be divided into two floors. A suspended concrete slab was poured between the new and old sections to create the ceiling of the ground floor.

Almost every unit provided a different set of circumstances to deal with. This required an innovative design to deal with each unit regarding load bearings, location within the building and fire ratings. As a result, the dividing walls between the units are made up of a combination of concrete panels, cinder blocks, brickwork and X-Flam EPS panels.

For Multi Storage, security is the number one priority. Individuals are provided with remote fobs that open the electric gate, engage

and disengage their alarm, and give them access to the elevator and stairwell. The complex is fully automated so there is no need for on-site staff.

High definition CCTV cameras are located throughout the site and they can be viewed on smart phones and computers. This allows the storers at Multi Storage to be able to view their unit from wherever they may be in the world.

Another major part of security is protecting documents from fire and water damage. Eurodan Fire Consultants created a design that allowed each unit to be protected from their neighbours in case of fire. The fire-rated walls, coupled with a quick response time from the fire department, has meant there is no requirement for fire sprinklers which can damage documents that may not have otherwise been damaged by fire.

Robert and Daniel wanted to create a sustainable building that would be low maintenance and have minimal running costs. An 8kw PV solar system is located on the north facing roof and is expected to generate 80% of the facilities daily power consumption.

Changes in temperatures and humidity throughout the units can cause damage to storer's valuables. Mechanical ventilation and air conditioning can be expensive and inefficient so the designers instead decided to utilise the natural wind to help control the climate of the building. Every level has louvered vents to allow cool breezes to flow into the corridors which work together with roof ventilators that extract warm air.

These air flow mechanisms combined with insulated wall and ceiling panels help reduce the maximum temperature of a top floor unit on a 38 degree day by a massive 19 degrees.

All of Multi Storage's complexes are fully automated, and at Osborne Park this has been taken to new levels. All the common lighting is activated by motion sensors and lights inside the units are controlled by timers. This way if a unit is left unattended for a long period of time there is no chance that a storer will accidentally leave the lights on.

The goal of Multi Storage is to provide clients with more than just storage space. Multi Storage also ensures that clients have peace of mind that their businesses and valuables will be secure and safe.

Multi**STORAGE**

Osborne Park - Wangara - Enterprise Park



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33 Rigali Way, Wangara



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up close + personal with

rob luca

DEVELOPER
– LUCA CONSTRUCT

// interviewed by rachel dally-watkins

“Our focus is on small to medium sized projects; recently mainly commercial with some residential components.”



What does your role within Luca Construct involve?

My original background was in finance and management; I worked in stockbroking and as a business analyst for awhile and then ended up in the family construction business – my dad’s been building for about 30 years and I’ve been involved in the company for nine years now.

I look after mainly the back-end of the business and my brother Danny is our licensed builder. We’ve built quite a few developments now, residential and commercial, and we’ve ended up moving our focus to storage units recently. When it comes to the storage units, I’ve been involved in just about every aspect; I am involved in the design and construction, the selling, the strata titling and the marketing.

What kind of projects does Luca Construct work on?

In the last few years we’ve built low-rise apartments in Midland and North Perth. We recently built a two-storey office development at the corner of Walcott Street and William Street in Mt Lawley, and we’ve also built some factories in the past as well. Our focus is on small to medium sized projects; recently mainly commercial with some residential components. We have also ventured into strata title storage unit developments. Given that we are a relatively small company, our strategy is to try and go where the market is – we don’t do a lot of client work, so when we get to the point where we are looking for a new project we try to look at what areas of the market are doing well and do development in those areas, in regards to location as well as type of development.

ABN: 90165 757 899 QBCC: 1270433

Rodger 0404 975 446
Brendan 0419 025 765
PO Box 3418 • South Hedland • WA 6722

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