

Changes to the Disabled Access Standards and what it means to you



Earlier this year the Disabled Access Standards Design for Access and Mobility AS 1428.1 was updated and has created some real challenges when it comes to office design. A great majority of these challenges stems from the fact that so many of Sydney's office buildings were designed at a time when disabled access requirements simply were not considered.

The purpose of the new design for access and mobility is to outline the design parameters for new building works as required by the current Building Code of Australia.

Particular attention has been given to the access requirements of people with sensory disabilities, eg visually impaired, ambulatory disabilities, eg people who have difficulty moving around and generous circulation space for people in wheel chairs.

So what does that mean to you, your staff and your future office renovations? Simply put the new standards are

not suggestions, they are mandatory requirements. It is so important that the company you chose to do your next office design is aware of the new requirements and knows how to implement them.

There are many office design companies out there who continue to fly in the face of the minimum requirements imposed. Actions such as these will put your own company at risk of not only being liable for actively discriminating against people with disabilities but also may make your office non compliant with the Building Code of Australia, opening the flood gates to all kinds of possible litigation, Occupational Health and Safety and/or discrimination issues.

The team at Apex Executive Interiors are well versed on the new requirements and will work together with you to ensure compliance in a workable attractive office design that makes the best use of your valuable office space.

Exciting new workstation system

Apex Executive interiors is proud to release the Code55 ducted workstation system. This is a relatively new system that is manufactured locally which

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What's this?

Below is an example of a QR code (abbreviated from Quick Response code) is a type of matrix barcode (or two-dimensional code) designed to be read by smartphones.

Try scanning our example and see if it works with your smartphone.



Apex Executive Interiors specialises in all aspects of the commercial interiors:

Building Works

- ▲ Demolition and Make Good
- ▲ Partitions
- ▲ Ceilings
- ▲ Doors and Hardware
- ▲ Painting
- ▲ Operable Walls
- ▲ Window Treatment
- ▲ Floor Treatment
- ▲ Signage
- ▲ Tiling

Management

- ▲ Project Management
- ▲ Design
- ▲ Spatial Planning

Service Trades

- ▲ Electrical
- ▲ Data
- ▲ Lighting
- ▲ Security
- ▲ Air Conditioning
- ▲ Fire services
- ▲ Plumbing

Office Furniture

- ▲ Joinery
- ▲ Workstations
- ▲ Boardrooms
- ▲ Receptions
- ▲ Seating
- ▲ Audio Visual

Maintenance

- ▲ Office Maintenance
- ▲ Certification of Essential Services
- ▲ Survey Reports

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keeps jobs in Australia (where we need them more than ever) and does away with the inconsistency's that we so frequently see with the lack of quality control in imported products.

As the name suggests the workstation screen is 55mm thick, it conceals all wiring and is easily configured and reconfigured time and time again, and comes in an almost endless range of colours and finishes.

We currently have two Code55 workstations set up at our Parramatta office, and we invite you to come and inspect this revolutionary new system any time. Parking is convenient if

required and the train station is only a couple of minutes walk away.

We look forward to seeing you soon.



What is a make good and when do I have to worry about it

A make good is the act of returning your premises back to the condition that you found it in at the beginning of your lease; this is an area that so many people fail to give the attention it deserves. What it really means is right at the end of your tenure when all you want to do is leave you have a final expense that you really should have factored in to your budget.

So when do you have to start thinking about your make good? How about right at the beginning, before you sign your lease. It is possible to have the clause for the make good written out of the lease, but this will likely never be offered, you have to ask.

At the moment there are plenty of empty offices in and around Sydney and it is fair to say it is a buyer's market, so why not take advantage of the situation.

As we mentioned before the idea of a make good is to return the property to the condition in which you found it, however so many times we find our clients being asked to do so much more. Unscrupulous building owners may attempt to take advantage of the



situation and use your departure as a way of improving their properties.

One of the best ways to combat this is prior to taking possession of your fitout and before signing the lease is to perform a dilapidation report complete with photographic and/or video evidence. This report should be witnessed by the building owners or their representatives, if you feel the need there are professional services available that will do this on your behalf and they can save a lot of money and heartache in the long run. We are happy to put you in touch with some of these companies.

On a final note, one thing to consider when taking over someone else's "old fitout", check your lease. You may well be responsible for returning the entire fitout back to an open floor plan, not just the works that you perform in adjusting the fitout to your needs.



Recent Projects

Brisbane

ITW Proline – A large scale full office renovation including new office suites, workstations, seating, painting, carpets and vinyl flooring. ITW Proline have finished up with a fantastic office that will last them many years into the future.

Sydney

AFMA – Demolition of existing desks, partition walls followed by the installation of new workstations, meeting rooms and seating. The existing fitout of approximately 760m2 required major air conditioning upgrade to bring the area up to spec. A successful project that was completed on the required time frame and within budget.

Melbourne

Hyundai – Major office and automotive workshop facilities including all trades such as, demolition, partitions, ceilings, painting, electrical and data, major air conditioning works, new bathroom facilities, breakout areas, flooring, ceramic tiling, fire services, plumbing, workstations, seating, boardrooms and audio visual installation works. Another proud project completed by Apex Executive Interiors



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Client: LaVish Channel
Location: Norton St, Leichhardt
Time Scale: 3 weeks
Area: 183m²

Client Profile:

LaVish Channel is a internet based fashion and lifestyle channel designed specifically for the Australian hair and beauty industries.

Scope of Works:

Construct a layout that would allow staff to work comfortably in a happy environment whilst providing privacy in a non obtrusive way.

Works Included:

- ▲ Internal partitioning and doorways
- ▲ Installation of a new kitchen area including plumbing services
- ▲ Installation of fire services to ensure compliance
- ▲ Reconfiguring of exit and emergency lighting to ensure compliance
- ▲ Provision of desks and cabinetry for offices and workstation areas
- ▲ Provision of a tailor made reception counter designed to suit LaVish Channel's specific needs.
- ▲ Relocate and supply new air conditioning grills to suit layout
- ▲ Painting of partition walls and doors to LaVish Channels chosen colour scheme
- ▲ Installation of a vinyl floor to the kitchen area

Challenge:

The tenancy is located in a functioning shopping centre.

Solution:

Works had to be carefully programmed so as to eliminate any danger to customers and staff of the shopping centre and minimise any disruption. This was achieved, not received a single complaint from any of the shops in the centre.

“ Apex Executive Interiors have completed our office fit-out on time and with no fuss. Their quality of work, professionalism, advice and customer service is excellent and I would highly recommend their services to anyone requiring a professional office fit-out. ”

Jake Robinson, Operations Manager, LaVish Channel.

