



MULTI-RESIDENTIAL SECTOR

al spec[®]
EVERYTHING ALUMINIUM
& HARDWARE

Aluminium Windows and Doors for Multi-Residential Environments

Creating modern, comfortable, and sustainable living spaces in multi-residential developments requires thoughtful design and high-quality materials for long-term value and resident satisfaction.

Alspec's aluminium windows and doors blend durability, aesthetic appeal, energy efficiency, and functional benefits. These features enhance resident living experiences and contribute to the property's overall value and sustainability. Here's why specifying Alspec in your next multi-residential project is a smart choice.

Front cover image:

UPPER HOUSE APARTMENTS SOUTH BRISBANE

Builder	Minicon Constructions
Architect	Koichi Takada Architects
Fabricator	Queensland Façades Systems

PIPI BONDI BONDI, NSW

Builder	Growthbuilt
Architect	Smart Design Studio
Fabricator	AUS Windows

Important Considerations



Energy efficiency

Energy-efficient windows and doors help reduce heating and cooling loads, lowering energy consumption and costs. Alspec's high-performance glazing options, like ThermAFrame, provide excellent thermal insulation for energy efficiency and environmental sustainability.



Acoustics

Controlling noise is crucial for a peaceful living experience. Alspec's acoustic-rated windows and doors help minimise external noise from traffic, construction, and other urban sounds, as well as internal noise, enhancing resident comfort and privacy.



Accessibility

Designing for accessibility is paramount in multi-residential buildings to ensure inclusivity. Alspec's range includes options that comply with accessibility standards, such as AS1428.1. Features like smooth, level thresholds and wheelchair-compliant sills make these spaces navigable for all residents, regardless of mobility.



Ventilation

Proper ventilation is vital for maintaining good indoor air quality. Our windows are easily operable, allowing for natural ventilation and improved air circulation - essential for health and wellbeing.



Natural light

Natural light enhances the living experience by boosting mood and wellbeing. Alspec's large, well-designed windows maximise daylight while minimising glare, creating bright, inviting spaces that connect residents seamlessly with the outdoors.



Security

Security is a top priority in multi-residential buildings. Our windows and doors are engineered with robust locking mechanisms and durable materials to provide enhanced security, giving residents more peace of mind.



Durability and maintenance

Our products resist corrosion and wear, ensuring longevity and minimal maintenance, making them a cost-effective choice for developers and facility managers.



Aesthetic flexibility

We offer a variety of styles and finishes to suit any architectural design, from contemporary high-rise to traditional low-rise buildings. We can also customise our products to meet any project's aesthetic and functional requirements.



Sustainability

Sustainability is at the core of our design philosophy. Using low-carbon aluminium and energy-efficient technologies, our products contribute to sustainable building practices, reducing construction's environmental impact and promoting a greener future.

THERMAFRAME

THERMALLY BROKEN WINDOW AND DOOR SYSTEMS

Thermally Broken Range of Options

As we look to reduce the environmental impact of our multi-residential buildings, the thermal performance of the facade should be a major consideration.

Thermally broken windows and doors not only offer reduced building energy consumption, they can also provide a more comfortable and healthy indoor environment.

Product Range:

- Thermally Broken Awning & Casement Window
- 101.6mm Flush Glazed Thermally Broken Framing
- 150mm Flush Glazed Thermally Broken Framing
- 101.6mm Centre Glazed Thermally Broken Framing
- 150mm Centre Pocket Thermally Broken Framing
- Thermally Broken 50mm Commercial Door
- Thermally Broken Sliding Door



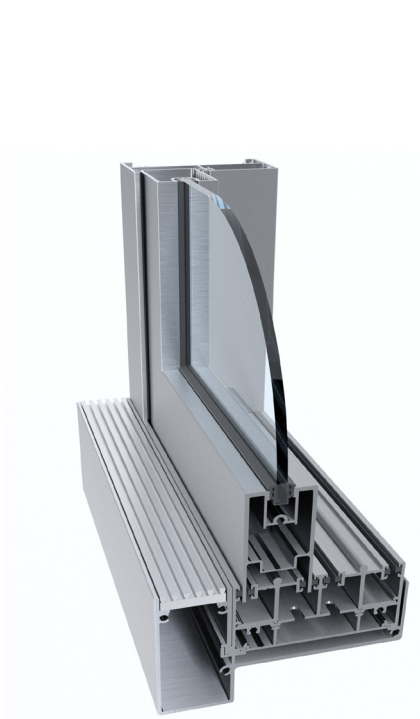
ProGlide UltraFlat

High Performance Wheelchair Accessible Sliding Door

The ProGlide UltraFlat Sliding Door from Alspec allows architects and designers the freedom to achieve expansive openings whilst also offering a weather-resistant wheelchair-compliant sill to AS1428.1 without the need to compromise on performance or aesthetics.

Specifying Alspec's ProGlide UltraFlat Sliding Door ensures the client receives a solid, durable, high performance product offering a continuous accessible path of seamless transition between internal and external floor finishes.

Designed and manufactured in Australia to meet the extremes of the Australian environment, the Alspec ProGlide UltraFlat Sliding Door is the first choice amongst architects, builders, homeowners and fabricators when performance and quality matter.



Maximum Recommended Sizes

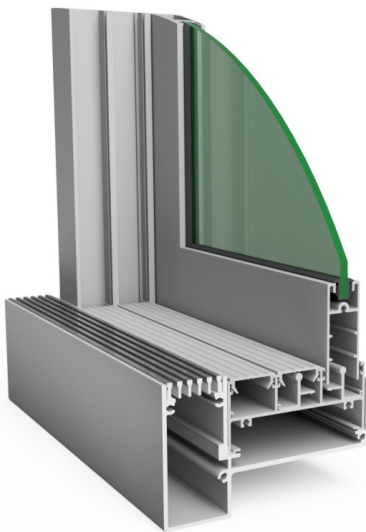
Height	3150mm
Sash Width	1800mm
Weight	200kg per panel

Key Features

- AS1428.1 wheelchair compliant sill ideal for accessible spaces
- 630Pa water resistant sill
- Large sliding panels for internal use, as room dividers, creating flexible spaces
- Inside or outside sliding panels, allowing multiple panel designs
- Allows up to 4 panels stacking in each direction
- Heavy duty aluminium profiles
- Accepts up to 13.52mm single glazed and up to 28mm double glazed units, allowing the designer to achieve the most demanding thermal and acoustic specifications
- 90-degree, post-free corner option
- Heavy duty rollers up to 200kg per panel
- Integrated flush grate sub sill, for a clean level-access solution

Altitude UltraFlat

Wheelchair Accessible Sliding Door



The Altitude UltraFlat Sliding Door has been specifically designed for projects where an AS1428.1 compliant flush sill is required. This UltraFlat sill option is perfect for aged care facilities, hospitals, learning environments and residential projects.

The door allows architects and designers to achieve expansive openings without the need to compromise on performance or aesthetics.

Designed by Alspec® to meet the extremes of the Australian environment, the Altitude UltraFlat Sliding Door is the premier choice for architects, specifiers, builders, homeowners and fabricators when looking for a sliding door with a flush sill.

Maximum Recommended Sizes

Height	2700mm
Width	1500mm
Weight	160kg

*Varies depending on the hinged, pivot or sliding door used. Check Technical Manual for further details.

Key Features

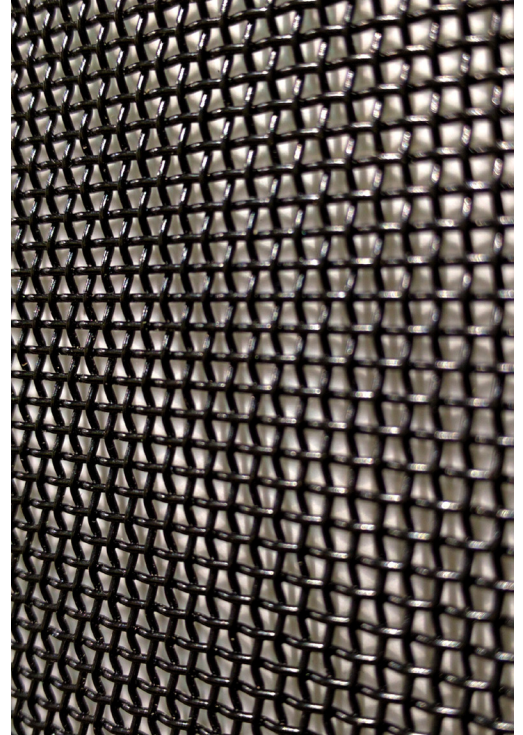
- Expansive sliding doors, suitable for mid-size, moderate performance doors
- Concealed drainage slots, high weather performance
- Internal sliding panel configurations
- Proprietary hardware, specially designed to accompany this product
- Fully interfaces with 76mm, 101.6mm and 150mm systems, allows for total design flexibility
- Accepts from 4mm to 12.4mm single glazed and up to 18mm double glazing units, allowing the designer to achieve the most demanding thermal and acoustic specifications
- AS1428.1 wheelchair-compliant sill ideal for aged care living applications



At the heart of every Invisi-Gard security screen and security door is our high tensile 316 marine grade stainless steel mesh. This mesh sets the world standard in terms of quality, precision and longevity.

Invisi-Gard security doors and screens are, without question, the best investment for your family's safety. They are also the best investment for the look and value of your home.

With a range of products for varying applications and environments, Invisi-Gard's reputation as a quality brand reassures home and business owners that their property is protected by a dependable product, backed up by its lifetime warranty.



Key Features

- Heavy duty extruded aluminium perimeter frame for extra strength. 10x the strength of the Australian Standard in terms of absorbed energy.
- Invisi-Gard has been designed by Alspec's in-house R&D team and manufactured in Australia by our Licensed Dealer Network.
- Invisi-Gard's 316 Marine Grade Stainless Steel Mesh is a high tensile woven mesh resulting in an exceptionally strong, corrosion resistant product.
- With over 400 dealers nationwide, Invisi-Gard is Australia's largest network of licensed fabricators.
- Invisi-Gard is supported by a lifetime warranty from Alspec, a wholly Australian owned company that has been in business for 50 years.
- Invisi-Gard is BAL rated to protect your home against bushfires in areas from BAL-LOW up to and including BAL-40.



ProClad™ LINEAR is an intelligent aluminium interlocking facade system, proudly Australian-made from the raw material to the finished product. The range consists of three different profiles in various sizes and finishes which can be customised to suit any project. ProClad™ LINEAR provides a modern and aesthetically pleasing element to any facade. The range is designed and engineered in-house by Aluminium Facade Systems to meet the demands of every sector in the facade industry.

The range offers the architectural industry the flexibility to select from different profiles and finishes to meet any style, from ultra modern, industrial and contemporary facades.



Maximum Recommended Sizes

	Empire	Urban	Manor
Width	225mm	240mm	197mm
Length	6.5m	6.5m	6.5m

Key Features

- Interlocking façade system
- 100% non-combustible
- Intelligent installation design
- Pre-finished system
- Proudly Australian-made
- Environmentally friendly
- Minimal fabrication
- Premium aesthetics
- Industry leading warranty



SAPPHIRE KINGSTON

ACT

Builder

BLOC

Architect

May Russell

Fabricator

National Facades



bombora

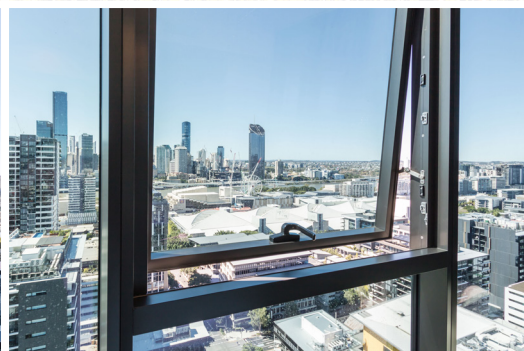
BOMBORA APARTMENTS
CRONULLA, NSW

Builder MainSheet Constructions
Architect Vic Lake Architects
Fabricator Dyna-Fix Commercial

SILK ON RACECOURSE
ASCOT, QLD

Builder Geocal Constructions
Architect Loucas Zahos Architects
Fabricator Inglass





THE STANDARD SOUTH BRISBANE, QLD

Builder	Hutchinson Builders
Architect	Woods Bagot
Fabricator	Queensland Façade Systems

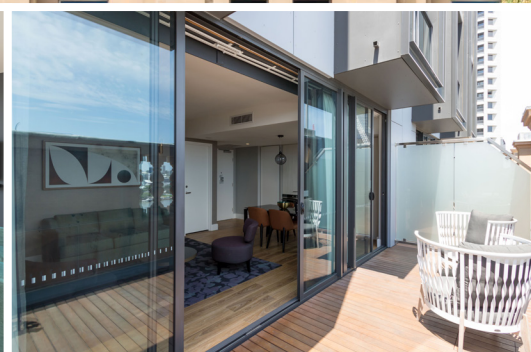
Products Used

ProTilt® High Performance Awning/Casement Window
Hunter Evo 150mm Double Flush Glazed Framing
ProGlide® High Performance Sliding Door

Embodying the current trend towards curves in the world of design, this new development in Brisbane showcases the potential for softer urban forms. Designed around a cluster of four cylindrical shapes, The Standard by Aria delivers an appealing curved dimension to the Southbank skyline.

The Standard is home to 260 apartments set over 24 residential levels, atop a 6-level podium containing services and parking. The lifestyle development has a swathe of facilities on site to promote social, health and fitness activities, from ground level retail services, through to a fitness-orientated podium level and rooftop leisure facilities.

To construct the curved exterior of the residential levels, an Alspec glazing product well-suited to faceted forms was adopted: Hunter Evo Flush Glazed Framing. The flexible Hunter Evo framing can be shaped to create faceted curves and is an easy to install, high performance product. Appreciated by architects for its flush-glazed finish, Hunter Evo framing accommodates a range of glass thicknesses including double glazing as appropriate for this urban environment.



ADINA APARTMENT HOTEL

BRISBANE, QLD

Builder Hutchinson Builders

Architect TKD Architects

Fabricator Hitec Glazing

Products Used

Hunter Evo 150mm Single Flush Glazed Framing

McArthur Evo 101.6mm Centre Pocket Framing

ProGlide® High Performance Sliding Door

Combining the elegance of the original design with the benefits of modern-day construction materials has given a new lease of life to this 100-year old heritage building. The former Queensland Government Savings Bank in Brisbane has been transformed into a contemporary hotel following its interior restoration and the addition of five new upper levels.

The secret to the success of this renovation has been in ensuring the additional levels have their own identity while referencing the heritage of the 1920s building below. The project drew inspiration from the existing Art Deco period features, while taking the opportunity to add modern necessities such as larger windows and balconies to allow guests to maximise enjoyment of the city and river views. The former bank building is now home to a 220-room hotel complete with a swimming pool and gymnasium, along with an exclusive ground floor restaurant and basement bar.

In a modern interpretation of the existing curved edge of the building's west-facing corner, the new upper levels feature a corner of faceted glazed aluminium window framing. Constructed with Alspec's Hunter Evo 150mm Single Flush Glazed Framing, the faceted section adds floor-to-ceiling windows to expand the outlook from the CBD location, adding to the building's appeal. Also available in a 101.6mm depth, the Hunter Evo framing is ideal for this type of situation, providing a flush appearance along with robust framing and excellent weathering credentials.

Specify Alspec in your next
multi-residential project



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