

MULTISTOREY SYNERGY

Reflections Waterfront Apartments is not just a residential/commercial development, it is an asset to the lifestyle of Perth. The two mirrored, slender buildings rise to 25 floors above the Swan River, with rooftop lighting which adds a prominent new feature to the evening skyline.

Extensive landscaping and streetscape improvements have created an attractive pedestrian link between Adelaide Terrace and Burt Way, including heritage interpretive displays, public artworks, pedestrian canopies, pathways and rehabilitation of native cypress pines.

It is the result of a synergistic relationship between the developer, Finbar Group, SS Chang Architects and builders Hanssen Project Management. These three companies work collaboratively to deliver some of Perth's most exciting and innovative developments.

Reflections Waterfront Apartments combines commercial space on the ground floor level of a low rise three story building, fronting Terrace Road, which will bring new life into the street. The second and third levels are two and three bedroom apartments.

The two towers behind the low rise both offer a two and three bedroom range of apartments and also penthouses to suit the diverse lifestyles of tenants, in addition to possessing a 21 metre lap pool, residential lounge and meeting facilities, gymnasium, sauna, spa, games room and 292 undercroft parking bays. There are also tennis courts at the rear of the site. All of the apartments have been designed with a large balcony at least 25m² integrated with the main internal living area and main bedroom, to create a space for outdoor living and entertaining.

Gerry Hanssen of Hanssen Project Management said one of the biggest construction challenges was the 11 metre high rear retaining wall. Two eastern States subcontractors were used, Vibro-Pile from Melbourne for the pilings, and Hyatt from Sydney for the pressing anchors.

For flooring, FormFloor panels from Gocrete were used, and the formwork for the core was an American product, Symons Aluminium Formwork. "This is a very simple formwork system," said Gerry Hanssen. "And it is very easy to use by low-skilled workers."

Reflections Waterfront Apartments is primarily built from precast concrete, with marble cladding on the lower level and in entry foyers. Low-E glass was used for the project, to minimise heat ingress and UV glare for tenants and also cut indoor climate control costs during summer. Low energy lighting has been incorporated for all public area lighting, including the rooftop.

The construction period lasted two years, and involved 120 of Hanssen's 500 workers. His company has been in the West Coast construction game since 1993, and began teaming up with Finbar in 1997. Together they have created many commercial developments and residential buildings, including Monterey Bay, Bluewater, Cosmopolitan, Arum & Sapphire, the Westralian, Infinity Apartments and Soho Apartments. The next major project scheduled for construction later this year is the 27 storey Fairlanes mixed use office and residential development in Adelaide Terrace.



REFLECTIONS WATERFRONT

FINBAR GROUP,
SS CHANG ARCHITECTS
AND
HANSSEN PROJECT MANAGEMENT
PERTH WA



Sales of apartments and commercial spaces in some of their other recent projects such as Verve Apartments, Circle Apartments and The Saint are a testament to how healthy demand is for upmarket property.

Another project that the Finbar/Hanssen/SS Chang team are building is the Gateway development in Victoria Park. This commercial development is aiming for a 4 Green Star rating.

Here, Hanssen's have achieved an Australian first by utilising the Swedish designed BubbleDeck, a biaxial semi-precast decking which cuts on site concrete pours by fifty per cent. The BubbleDeck replaces non-structural concrete with rigid plastic bubbles. It is lighter, easier to install and faster to achieve project milestones than using traditional full concrete slabs. It also requires no beams and offers up to 50 percent greater spans between columns, freeing up floorspace and allowing greater flexibility for architectural design.

It is this mix of innovation and experience which makes Finbar, SS Chang and Hanssen a winning trio in the West.

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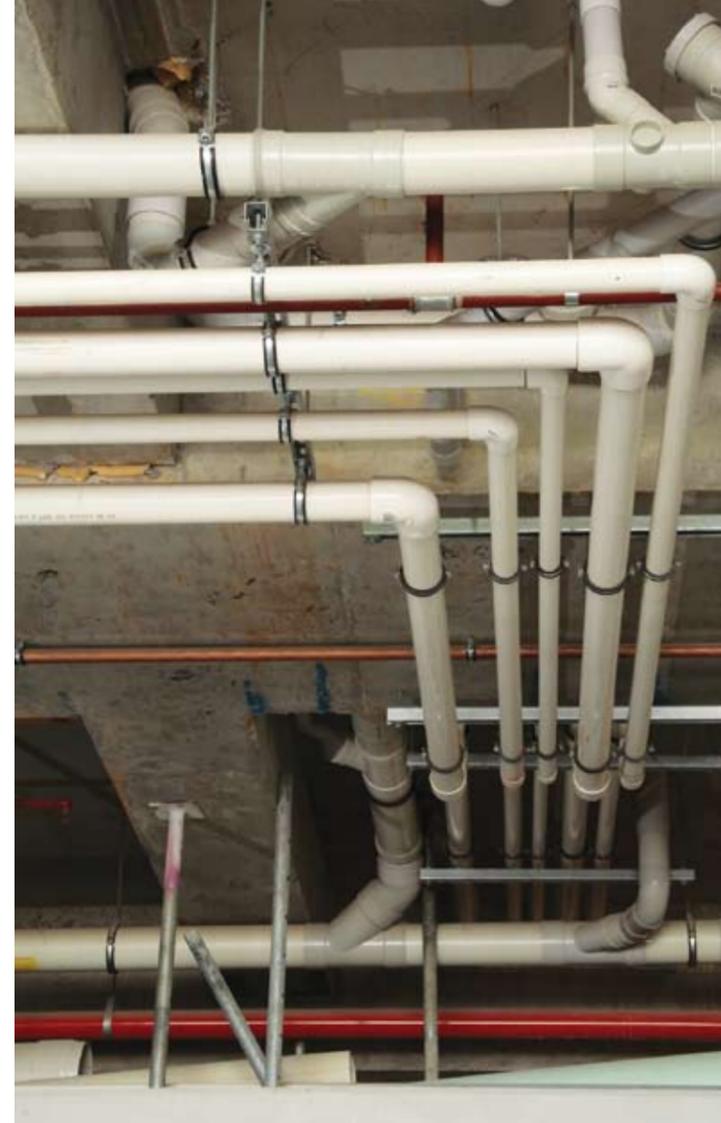


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HOLDING UP ESSENTIALS

In today's competitive construction environment, it's the little things that can make a big difference to a project. For example, there can be an enormous saving in labour costs and environmental costs, just by choosing pipe supports from Caddy Industrial Sales.

The Perth-based company was established in 1980, and has evolved into Western Australia's leading supplier of electrical, mechanical and pipe support systems. They've stayed ahead in the game by bringing in the latest and greenest technologies from overseas.

For the Reflections Waterfront Apartments, they supplied around 15,000 pipe supports. Not the old fashioned copper fittings that need an oxy welder to install, but leading edge Macrofix Rubber Insulated Clips which eradicate the sound of working plumbing often heard by apartment dwellers and can be put together quickly and simply.

These clips feature an acoustic rubber insulation which stops the pipes they support from transmitting the sound of moving water. They also supplied Barnog Steel Adjustable Sliding Nogging to support tapware, and all the electrical cable trays.

“In terms of Green Star points, polymer composite clips come out ahead of Steel, as they incorporate recycled materials, and are also recyclable themselves. They also look good and come in a range of colours, making them suitable for trend-setting retail environments that don't install ceilings and have exposed pipework,” explained Manager, Paul McVittie. “We also offer contractors installation advice. Our staff can interpret site plans and drawings, advise what will be needed and do the costing. “Clipping systems are subject to a standard, and at the completion of a project, we perform testing and inspection and supply a capacity statement.”

Multi-story buildings are their speciality, and they expertly tackle the challenge of limited space for services. A number of high profile projects rely on their products – Perth Convention Centre, Raffles Hotel, District Law Courts, Century City, Burswood Peninsular Towers and The Point Marundah.



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Building skyward: Reflections Waterfront Apartments tower above Perth



FINE WORKMANSHIP SHOWS

When tenants first walk in the doors of Reflections Waterfront apartments, they are greeted by the Professional handiwork of Prescott Cabinets.

The West Australian company supplied all the kitchens, laundries and broom cabinets for all 138 apartments, including the sub penthouse and penthouse. They also handled the cabinets for the common areas and supplied the commercial tea preparation units. They also did the panelling for the lobbies in both low rise and high rise sections of both East and West Towers. All of this work was completed in 18 months by around half of their 20-odd staff.

Prescott Cabinets have been in the fit out trade for five years, and pride themselves on quality, style and innovation. A volume-based operation, they specialise in large scale projects like Reflections Waterfront, and have been involved in many of Finbar's other luxury living developments over the last two years.

For this project, some of the special design features included granite bench tops for the kitchens in white Caesar stone, dark granite and white granite; tinted green glass splashbacks; and timber veneers for cabinetry in warm reds, browns and oranges. Metal elements followed a palette of metallic grey, gloss white and gloss grey, in keeping with the airy, light-filled spaces of the apartments.

“One of the more challenging elements was the doors for the cabinets, which were sourced from Hafele Australia in Adelaide. These were a new product line for Hafele and this was the first major development they were supplied to,” said General Manager Philip McDonald.

Prescott cabinets take great care with their design and supply. They can embrace any architectural style, from the modernist to the classic. Their work also reflects what the end-user has come to expect – things that open and shut smoothly, are comfortable and stylish to live with, easy to maintain, and have finishes that suit discerning tastes.

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