

MAKING A STATEMENT

DEVELOPER : Morris Property Group

MAIN CONSTRUCTION COMPANY : Morris Property Group

ARCHITECT : deziqnteam

CONSTRUCTION VALUE : \$65 million

Highgate is an architectural showpiece of 190 one, two, and three bedroom apartments with incredible views over two towers linked by a lower level podium with gym, pool, BBQ, private theatre and outdoor entertainment area, with nine premium commercial units on the ground floor.

Morris Property Group is a multi-faceted property business focusing on property investment, asset management, development and construction services. Morris Property Group has teams to assist in all stages of the development process including site procurement, concept design, detailed design and construction delivery.

In June 2015, Morris Property Group acquired the site for Highgate and immediately the development team commenced design work. Highgate consists of 190-apartments over two towers linked by a podium car park. The luxurious apartments feature exquisite contemporary styling with full height windows, private balconies and views over Mount Ainslie. There is a recreational area at Level 9 with pool, gym, BBQ area and residents theatre as well as nine commercial tenancies on the ground floor. The development is well positioned in the city's entertainment precinct.

Builder MPG Constructions Canberra, provided value engineering advice before taking over design development responsibilities in February 2016. Demolition and civil works started in November and included demolition of a 3-storey building which had to be disconnected from an adjacent government owned asset.

"There was a specific and unique challenge in undertaking demolition and construction in the high traffic CBD location. A significant amount of time and effort was spent to ensure the correct design and construction methodology. We achieved a safe and timely completion of all the works," said Construction Director, James Morris.

Removing hazardous material, shoring, anchoring, piling and associated works were completed towards the end of April and the builder took possession of the site in May 2017.

"Each side of the building has its own concrete lift core which was constructed

using a typical jump form system. The main building is constructed using load bearing precast concrete as well as miscellaneous spandrel, lift core lid and roof parapet panels," said James. "Approximately 1,200 people were inducted onto the project from demolition and on through construction process," said James. "At peak periods there were 150 working onsite to complete the project by the end of 2018."

The different jagged shaped balcony floors give the building a distinctive and dynamic pattern and the car park façade is special. It is made up of decorative precast concrete panels and 25,000 prefabricated and powder coated suspended aluminium panels to form a kinetic façade.

The Highgate car park façade is a metaphoric representation of Lake Burley Griffin, with the gold and silver banding illustrating its origins in the Molonglo River. The panels respond to the ever changing patterns of the wind, allowing the façade to create a direct correlation between the installation and its natural environment.

Morris Property Group established an office in Canberra in 1978 and has since acquired a reputation for the delivery of quality developments there, particularly in the city. Projects include 171-apartments

at Governor Place in Barton, the 125-unit Nova in Dickson and the 16-storey Mayfair with 191-apartments. The company has recently launched One City Hill, the first stage of The Barracks, a precinct on Vernon Circle set to be one of Canberra's largest ever mixed use precincts with an end value of close to \$1 billion.

After completion of Highgate, Morris Property Group started demolition of the building adjacent to it, for the construction of the luxury apartments, Park Avenue.

While their main areas of expertise are currently Canberra and the Gold Coast, Morris Property Group has expanded into Victoria with Miramar, a 21-storey tower of waterfront apartments in Geelong. In Brisbane they have built The Aurora, an award-winning residential building that's been the tallest in the city when completed. Morris Property Group is this year celebrating their 40th year, with over 65 successful, quality projects having been delivered over this time.

For more information contact Morris Property Group, Suite 20, Mermaid Plaza, 2382 Gold Coast Highway, Mermaid Beach QLD 4218, phone 07 5570 9666, website www.morrispropertygroup.com.au



Below All Floor Commercial supplied and laid all the flooring throughout the apartments, gym and lobby of the Highgate.

All Floors Commercial specialises in the supply and installation of stylish and hard wearing flooring including timber, carpet and vinyl, for commercial applications.

At the Highgate, All Floors Commercial supplied and laid carpet throughout all 190-units as well as fitting carpet tiles to the lobby and hallways from Levels 4 to 17. In the gym they fitted a rubber Regupol® flooring with foam underlay to dampen vibrations and to provide acoustic insulation to the units below.

Work onsite started in July 2018 with 10 tradesmen onsite. “It was a big job and we had lots of workers to keep up with the programme,” said Director, Brian Russell. All Floors Commercial are one of the last trades onsite, so communication with other trades is paramount.

The carpet chosen by All Floors Commercial was a Godfrey Hurst product. “Godfrey Hurst is our preferred supplier and we recommended them for the Highgate. We have a good working relationship with Godfrey Hurst, they provide us with high quality carpet. They ensure an Australian made product and a large consignment from one dye batch. This gives a better overall appearance to the flooring as there aren’t any variations in the colouring of the carpet.”

“Morris Property Group wanted the carpet for Highgate upweighted from the usual 34 ounce to a 36 ounce product,” said Brian. “It made for a heavier, better wearing carpet and became the ‘Morris Property Group carpet’. We fitted it at their next residential development, Park Villas in Macquarie, 17-townhouses and a 3-storey unit block. We also installed timber floors in the dining rooms and kitchens there.”

With over 25 years experience in the flooring industry All Floors Commercial is a Canberra based, family owned and operated business. They employ eight staff and six permanent installers, working with builders and contractors to provide carpet laying services on time and to specification.

All Floors Commercial service a range of industry sectors including retail, educational, hospitality, commercial, government, health care, hospitals and medical installations. The majority of work for All Floors Commercial consists of commercial fitouts and high rise residential developments with the supply and installation of carpet and carpet tiles that can be laid in decorative patterns.

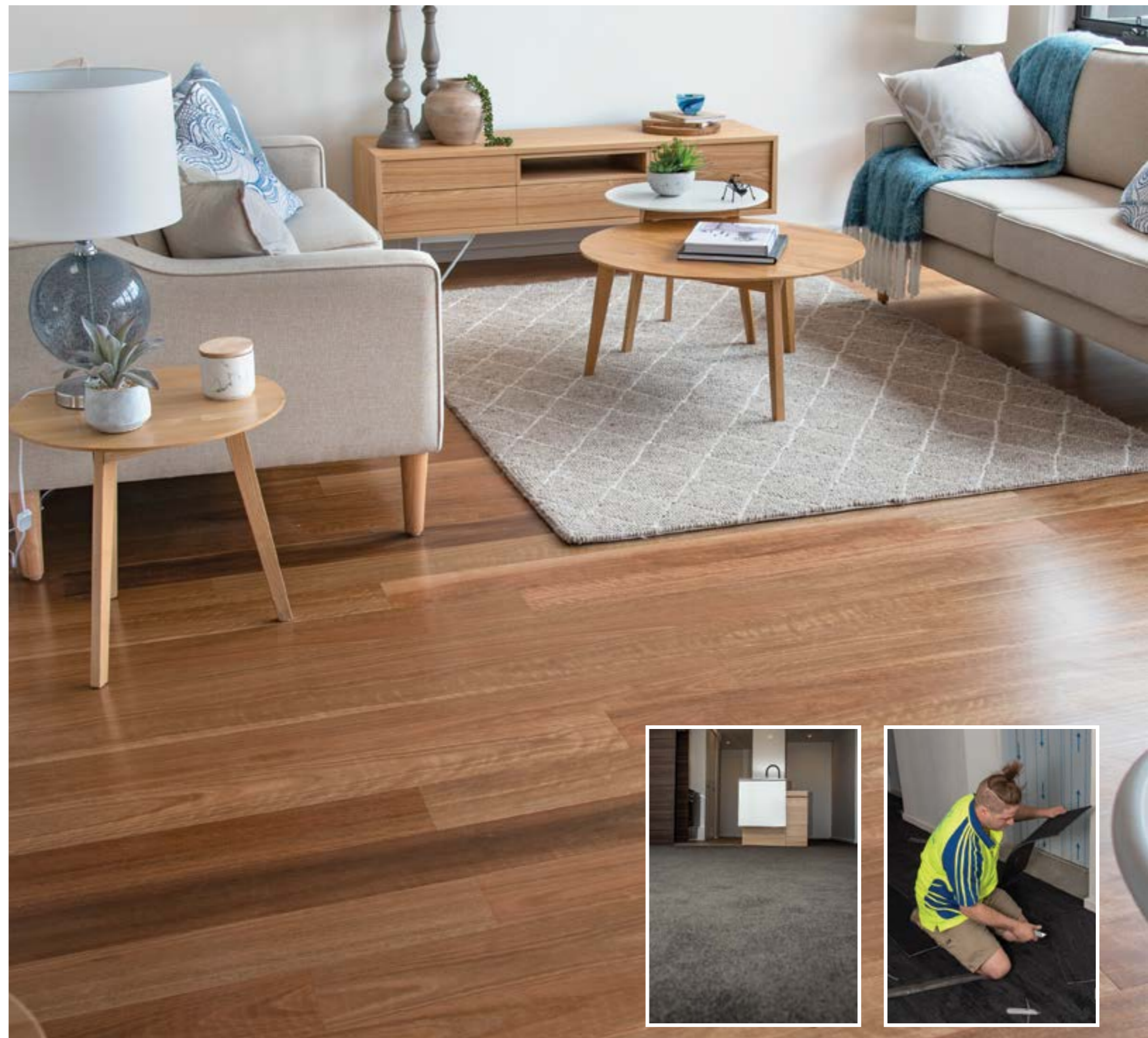
The company supply colourful and hard wearing vinyl for walls and for floors with high traffic and in wet areas, as well as rubber and bamboo flooring. All Floors Commercial provide neat engineered hardwood flooring including Blackbutt and Spotted Gum. A popular product is wood plank vinyl, boards that look and work like a timber floor. The vinyl can be cut and laid in a herringbone pattern to look like a parquet floor.

All Floors Commercial also supply and fit a range of tactile indicators and stair nosing. The company carries out all floor preparation and for renovation work will remove the old flooring.

Previous contracts with Morris Property Group include Governor Place in Barton, laying carpet for the 171 luxury units, hallways and lobby, finishing in July 2018. “We’ve just finished flooring for 800 rooms of student accommodation for ANU and have completed health and aged care buildings for Godwin Retirement Care,” said Brian.

All Floors Commercial have also completed contracts in Newcastle for Doma. In 2017 they supplied and installed carpet for 75-units as well as 7,000m² of carpet tiles for commercial tenancies at Honeysuckle. At Wickham, they fitted carpet and timber flooring to a 35-apartment complex, Bishopsgate, completed at the end of 2018.

For more information contact All Floors Commercial, 8 Raws Crescent, Hume ACT 2620, mobile (Brian) 0478 680 646, email allfloorsptyltd@bigpond.com, website www.allfloorscommercial.com.au



Below Cesana Australia manufactured and installed the wardrobes in the 190 bedrooms of the Highgate.

Below Belconnen Concrete supplied concrete services for Highgate, including two jump forms and two placing booms.



Cesana Australia specialises in high quality design, manufacture and installation of shower screens, wardrobes and mirrors.

Cesana Australia supply and fitout residences from single dwellings to high rise residential developments such as the Highgate apartments in Canberra City.

In January 2018, Cesana Australia’s design team liaised with Morris Property to finalise the design and create CAD drawings for manufacture of wardrobe joinery items in their 1,200m² facility in Fyshwick. Work onsite began in May 2018 with four installers fitting wardrobe doors and shelving in all 190-bedrooms of the Highgate’s apartments as well as installing large mirrors in the gym.

Cesana Director, Rod Trevillian said the challenge of the job was working around other trades. “As installers of wardrobe and showerscreens we follow others such as painters, tilers and carpet layers and we usually have to work quickly to meet the programme. However the job at the Highgate ran extremely well from the start, with everyone delivering on time we were able to start and finish on time.”

Cesana Australia was established in 2017 by professionals with over 100 years combined experience of their industry. “We believe in

working on our relationships, as well as being innovative in the way we manufacture and deliver on our custom made products,” said Rod.

Cesana has a team of fourteen working from Canberra and another eight at premises in Penrith, New South Wales supplying and installing shower screens and mirrors, both framed and frameless, as well as splashbacks, linen closets, wardrobe doors, shelving and other storage solutions.

Large projects for Cesana include the Luna Apartments for Milin Brothers at Denman, where they supplied and installed all the shower screens and wardrobe items across 3-levels of 80-units. In early 2019, Cesana successfully completed a project for PBS Building supplying and installing shower screens at the 4-level Goodwin Retirement Village in Farrer.

For more information contact Cesana Australia, 41A Whyalla Street, Fyshwick ACT 2609, phone (Canberra) 02 6152 9250, 62 Jack Williams Drive, Penrith NSW 2750, phone (Sydney) 02 4706 0230, email sales@cesana.com.au, website www.cesana.com.au

Belconnen Concrete specialises in concrete pumping, placing and finishing services for large scale developments across the Canberra region.

At Highgate apartments, Belconnen Concrete supplied the complete concreting service for two towers of 14-storeys each over a podium. Work started onsite in September 2016 with two jump forms and two separate placing booms. Concrete was pumped for 16 pours with up to 25 tradesmen at work during peak periods.

“The challenge of the job was due to the location,” said Project Manager, Chris Spinelli. “It was difficult working in the CBD because of the traffic and the limited area available to place the booms.”

Starting in 1970, Belconnen Concrete is Canberra’s longest established concrete services provider, the first company to integrate concrete pumping and finishing services as well as the first company to bring tower pumps to the Australian Capital Territory. With a comprehensive fleet of mobile concrete pumps Belconnen Concrete is Canberra’s only operator of seven mobile concrete placing boom pumps ranging in size from 20m to 61m as well as five 39m separate placing tower booms for high rise projects.

Belconnen Concrete have the capability of servicing large scale developments and have successfully completed work on Morris Property Group’s last three major projects, Nova Apartments in Dixon and Mayfair Apartments at Civic.

“We have been contracting our concrete services to Morris Property for a while,” said Andrew. “We were at their first major project, James Court, over 20 years ago. Belconnen Concrete takes pride in its good working relationship with Morris Property Group.”

Belconnen Concrete trains their own labour force in concrete pumping and finishing as well as safety protocols for work on government, commercial, some domestic and infrastructure projects including concrete pours for structures and the aprons at Canberra and Sydney airports.

For more information contact Belconnen Concrete, 7/61 Townsville Street, Fyshwick ACT 2609, PO Box 1002 Fyshwick, ACT 2609, phone 02 6280 2700, email reception@belconnenconcrete.com.au, website www.belconnenconcrete.com.au



Below RAR Cranes erected their 72m tower crane to the Highgate, using 500 tonne mobile crane to assist construction.



RAR Cranes specialises in the supply of mobile and tower cranes along with trained operating and rigging crews for construction projects across Canberra, Sydney and regional New South Wales.

In September 2017, RAR Cranes started onsite at the Highgate, building a 72m tower crane to service the construction of the 10-storey apartment block. The tower crane was erected and dismantled with a 500 tonne mobile crane and a team of 12 men working over two days. The tower crane and operating crew finished onsite 12 months later.

“We had to erect and then dismantle the tower crane from a position 65m away,” said Director, Andrew Bodman. “Our operators are highly skilled with years of experience at such jobs and they were ready for the challenge.”

RAR Cranes, established in 1993 as Rumbles Cranes, has grown in the Australian Capital Territory to employ over 100 staff with the largest fleet of late model cranes ranging from 3 tonne to 250 tonne. Newly arrived is a 400 tonne mobile crane that will enable RAR Cranes to maintain wind turbines at seven wind farms across southern New South Wales.

RAR Cranes has worked repeatedly supplying cranes and crews to Morris Properties including the recently completed apartments at Barton, Australian Capital Territory. They are involved in many large scale projects including the construction of ‘Building 15’ at Canberra Hospital completed in 2015 when a craned-in modular construction system was used to minimise disruption to hospital patients and staff and to speed up time of delivery.

RAR Cranes rigging crews are specialist precast and tilt-up concrete installers with the plant and machinery to move heavy loads in tight spaces. Successful projects include the placement of 320 precast columns and beams at the Australian War Memorial in Canberra and moving 2,500 precast concrete units for John Holland Group at the Pluto LNG Plant in Karratha, Western Australia.

The crews are also available for plant shut downs, structural steel erection and boilermaking services.

For more information contact RAR Cranes, 38 Bedford Street, Queanbeyan West NSW 2620, phone 02 6299 6100, email cranes@rargroup.com.au, website www.rargroup.com.au