MULTIPLEX
Built to outperform.

Residential
You can expect a partnership based on trust and certainty of delivery.
Global Contractor

Multiplex is a leading global contractor responsible for creating complex landmark buildings and infrastructure projects in Australia and around the world.

Established in 1962, we have delivered in excess of 963 projects with a combined value of more than AU$68.8 billion, and the financial stability and global relationships of our parent company Brookfield continues to drive our growth today.

Our innovative thinking and ‘can-do’ approach, coupled with the way we engage with our stakeholders, drives us to outperform.

We think like owners and make our clients’ goals our goals, enabling long term, cost-effective outcomes that add real value to projects.

Intent on leaving a tangible legacy with every project we deliver, we work hard to create sustainable outcomes for ourselves, our clients and the communities we operate in. We have built a strong track record in financial, environmental and social sustainability.

Our award-winning team has a reputation for delivering ahead of time and on budget.
Experts in Residential

Multiplex has significant residential construction and development led experience ranging from low and medium rise mixed use developments to inner city high rise apartment towers and residential wharf developments.

Residential projects have formed a high percentage of the global construction work undertaken by Multiplex over the decades with 200 residential projects completed or underway.

Through our depth of experience in design, development and construction we have established industry leadership – evident in our achievement of over 579 industry awards and repeat business from many of our clients. As such, clients benefit from the very best expertise and innovation and our in-depth understanding of residential drivers and how to add value.

We deliver superior results through aligning ourselves with our clients – making their goals our goals.

Our team of experts are highly skilled and enthusiastic individuals with a wealth of residential experience to bring to projects. The average tenure of our Executive Team and Project Managers is 12 years. In many instances, clients choose Multiplex because they know the team.

- 228 RESIDENTIAL PROJECTS
- 50,000+ APARTMENTS
- OVER $13 BILLION WORK COMPLETED

Our specialists have built 50,000+ apartments
A Unique Capability

We share our understanding, knowledge and expertise with clients and work with them to achieve the best possible outcomes.

SECTOR-SPECIFIC UNDERSTANDING

The requirements for residential construction and development differ greatly from those of other buildings. Multiplex undertakes a high level of client liaison, team coordination, detailed programming, scheduling, attention to detail and robust construction techniques to identify and mitigate client risk and successfully deliver challenging projects.

We have experience implementing the latest technologies into residential buildings, procuring materials both locally and offshore and have strong relationships with specialist subcontractors to complete the most unique or complicated tasks.

We have a track record in creating environments that:

• Enhance residents’ experience through product/design recommendations
• Drive space efficiency to optimise investment
• Provide flexible planning, IT and services frameworks to facilitate future change
• Activate and integrate facilities with the surrounding community or precinct
• Lead in the implementation of sustainable building methodologies
• Provide distinctive buildings that attract buyers
• Are low maintenance, serviceable and durable

We create exceptional living environments
End-to-End Solutions

With a modular offering, clients can choose to combine a range of different services and skills to fit their needs.

Multiplex can provide added value for clients through the provision of an end-to-end service across the entire project lifecycle by leveraging in-house experience and capabilities. Our long established systems and processes ensure success from project inception to project delivery.

Partnering with clients from the outset we can help to identify, source, develop manage, design, construct, market, sell and facilitate the settlement of residential projects. As a contractor of choice with financiers, we can also assist with debt and equity options through major banks or our global parent company subsidiary Brookfield Financial.

Our development management services include land negotiations, financial modelling, feasibility studies, cost planning advice, market research, design development and management, technical advice and development approvals – all with the shared goal of delivering a superior residential development.

If required, Multiplex can also engage experts that offer complementary services to support the delivery of the project such as Sales, Marketing and Customer Relations.

With a modular offering, clients can choose to combine a range of different services and skills to fit their needs.
Unlocking Value

Our goal on every project is to achieve the highest quality results for the best value by unlocking potential and maximising returns for clients and their customers.

We have identified that the greatest opportunity to influence project outcomes is through early planning and decision making. So we focus a great deal of time and resources on the pre-planning phase of a project.

CRITICAL LIFECYCLE THINKING
Rather than simply implementing plans, we examine clients’ desired outcomes at the beginning of a project in order to maximise expected results.

We pay particular attention to the brief, safety, logistics, resources, the emerging design, materials selection and procurement as well as the sales and marketing of the development.

Our aim is to improve value – from its broader integration within the precinct and its internal flow and feel, through to the detailed elements such as IT, services, acoustics, architectural features and livability.

We also evaluate and develop the best way to deliver the building whilst minimising impact on our client, their stakeholders and the community from dust, access, noise and vibrations through well managed site logistics.

This considered delivery approach helps to minimise loss of revenue from any surrounding ongoing operations.

A LONG TERM OUTLOOK
We engage with our consultants, stakeholders, and our affiliated companies such as parent company Brookfield (asset management) and sister company Brookfield Johnson Controls (property management) to develop a project design with whole of life appreciation. By doing so we strive to ensure the evolving design minimises ongoing operational costs, while the lifespan of the building and the changing needs of its residents are catered for.

PROJECT QUALITY MANAGEMENT PROGRAM
Through our extensive experience in residential projects we have identified critical areas to focus on in order to provide the highest quality product. Our clients benefit from systems and processes that have been developed and refined over 50 years.

Our approach to quality goes beyond basic certification and is underpinned by a process of continuous improvement. We learn from our experiences in other regions and translate that knowledge to every project.

Prototypes are often used by Brookfield Multiplex and are an effective way of giving clients certainty on design and detailing, providing an opportunity for input, resolving buildability issues and establishing the quality of finish.

Prototypes allow user groups and operations to touch and feel the product rather than just visualise the finished design.

As part of our quality delivery process we also invest in building mock ups to visualise key elements of the design. We capture and demonstrate industry best practice with these models and use them to train our people, our subcontractors, our consultants and occasionally our clients.

Our goal on every project is to achieve the highest quality results for the best value by unlocking potential and maximising returns for clients and their customers.
Collaborating to Achieve Outcomes

STAKEHOLDER ENGAGEMENT
From the outset, we engage with our clients, scheduling regular meetings and undertaking advanced risk identification to pre-emptively identify and resolve potential issues. Working with the architects, our design management team harmoniously develops a design which achieves the quality and functionality required by users, within the assigned budget. Our highly cohesive approach encourages input throughout the process and aligns goals to ensure ultimate client and team buy-in to the final solution. Along the way we provide regular financial reports, understanding the rigorous internal validation required by our clients.

We have extensive cross cultural experience, having been engaged by a number of international clients over more than 50 years.

LONG TERM RELATIONSHIPS
Our longevity and integrated capabilities have enabled us to make many important contacts along the way, We link our clients with important governmental and private bodies, financiers, agents and consultants to ensure that each development opportunity has the greatest chance of success.

USER GROUP PROCESS
We know that operating efficiencies and functionality are largely bi-products of successful user group processes that draw on the expertise and value that resides within the user group.

We engage specialist professionals and skilled design managers to rigorously assess and balance the requirements of the user groups, ensuring alignment to the project objectives, including deliverability within time and cost parameters.

Our clients are part of our team

Multiplex believes collaboration with all stakeholders is the key to achieving exceptional results.

Our strength is working with multiple departments, facilities and stakeholders and applying a rigorous approach to ensure all views and options are surfaced, discussed and decisions made for the best project outcome.

We recognise the need to capture input from all user and stakeholder groups, and we achieve this through structured meetings and providing prototypes that both keep our stakeholders informed and generate invaluable feedback.
The Benefits of Early Involvement

At Multiplex we embrace ECI as an alternative contracting method and the ultimate way to create a ‘one team’ approach between the client, consultants, user groups, stakeholders and the Multiplex project team. We jointly develop the scope and design in alignment with the budget, program, brief and principal project requirements in the first stage of a two stage process.

ECI benefits the client in several ways, orders with long lead times can be placed as well as allowing early consideration and adoption of value engineering opportunities, thereby decreasing redundant works and the resultant cost and time impacts. ECI is also designed to reduce and correctly apportion risk through joint assessment and the development of mitigation strategies.

Typically the ECI period is also used to commence early works on the project which normally involves services diversions, site set up, demolition and excavation.

This early commencement of work provides significant program advantages. Competitive market tension is also maintained with cost plans developed in a transparent manner and sub-contractor cost savings transferred to our client. Having collaboratively agreed the scope, the client will be less likely to be exposed to additional costs during delivery, providing assurance on budget and making the project easier to finance.

Once the ECI and early works phase is complete and the assumed project costs and conditions are accepted by our client, a contract is entered into for the delivery of Stage Two with the works able to commence on site immediately and seamlessly.

The best way for clients to capitalise on the collective planning of one team working together is to undertake Early Contractor Involvement (ECI).

ECI saves time and costs and provides greater certainty.
A Considered Approach

We respect and protect our clients, people and the communities we operate in.

PLANNING FOR A LIVE OPERATIONAL ENVIRONMENT

Residential projects located in live environments such as mixed use precincts bring unique challenges. We appreciate the higher level of interface required to mitigate impact to ongoing activity and neighbouring sites.

For example on a mixed use site, we liaise with clients and their stakeholders to program works that minimise disruption during the normal course of the precinct’s activity.

Staging elements of a project can also bring significant benefits for the client. For example, certain phases can be programmed in accordance with the rate of apartment sales or settlements.

As standard practice, Multiplex produces phased plans incorporating requirements such as the maintenance of pedestrian and vehicular access to the site and critical services including gas, electricity and water.

Detailed plans are produced for continuity, dust, vibration, noise monitoring and suppression to ensure, where possible, minimal impact on the surrounding area, and are developed in close and continual consultation with the client, users and members of the local community.

Through active community liaison we connect with stakeholders and the surrounding community regularly regarding the project’s delivery. All community relations consultation is coordinated by the project team, who have broad experience in working within operational environments and attempt to meet the varying personal and business needs of stakeholders and neighbours.

SAFETY IS FOREMOST

Multiplex is proud of its track record in safety, and we have a strong tradition of advocating continual improvement in our industry.

Safety is paramount on all of our sites and we continuously deliver projects that maintain our exemplary safety record. Our safety philosophy is to eliminate critical risks on our sites by establishing safety controls in the planning phase of projects, rather than adding them on during construction. For clients, this translates to a safer worksite and greater certainty of delivery.

A TAILORED AND FLEXIBLE APPROACH TO INDUSTRIAL RELATIONS

Our five decades of industrial relations experience is built on our reputation, trust and long term relationships. We respectfully acknowledge the interests of our clients and workforce and believe effective relationships lead to stability and certainty.

AN INTEGRATED OPERATING SYSTEM

Our business is underpinned by our fully integrated management system, the Brookfield Multiplex Operating System (BOS) – with the key platforms of quality management (AS 9001), occupational health and safety (AS 4801) and environmental management (ISO 14001) systems.
A Lasting Legacy

Collaborating with clients and the community, Multiplex aims to leave tangible, lasting legacies for every project it delivers.

We work with clients to understand their requirements, and unpack the design of all of our projects to find innovative ways of extracting as much value as we can from them. We assess value broadly – and we understand value can mean different things to different people, including residential buyers. So we look for opportunities for the built environment to enable environmental, financial and social benefits – be they to include green star accredited materials, a reduction in the operational costs of assets, or the employment of local tradesmen during construction. Our holistic approach results in shared value: high performance spaces that contribute to the wellbeing of all who use them with flow-on effects to the surrounding community.

LINC

Our LINC (Linking Industry with the Needs of the Community) program is the framework we use to develop and guide our community and social initiatives in the areas we operate in. LINC is built on the two core principles of building self-reliance and growing community capacity. Using LINC as the basis, we develop social strategies in response to specific needs and look for ways for our projects to be the vehicles for change.

One of our current, major LINC initiatives is the Literacy for Life Foundation, which is a partnership between national health research institute The Lowitja Institute, indigenous campaigner Professor Jack Beetsan and Multiplex. The Foundation has been established to tackle very low Aboriginal adult literacy rates in Australia using a model originating in Cuba which has taught more than 6 million people in 28 countries to read. So far, 80 people have graduated with more campaigns being rolled out in communities across Australia.
Structured for Success

Clients choose us because of our commitment to add value, capacity and certainty, backed by the resources and depth of experience to deliver even the most complex projects.

CENTRAL COORDINATION
We assist in coordinating all construction services including architectural, structural, interior design and upfront cost planning/estimating management. By adeptly managing the site construction teams and sub-contractors, and with long term and daily management of all services consultants, we direct installation and administer sequencing, quality assurance and documentation, while managing regulatory and authority approvals. Our superior upfront planning and ongoing coordination results in the delivery of a quality product, often ahead of program.

Whilst our project teams are set up with highly experienced personnel, they value and draw from an even greater pool of experience in our global subject matter experts.

COST CONTROL
Our detailed reviews of project complexities enable us to identify key project ‘pinch points’ ahead of time and plan to avoid any impact they might cause.

We understand the need to balance and consider cost constraints and the importance of minimising ongoing operational costs to our clients. With this aim we focus on:
• Meeting budgets and project milestones
• Balancing capital and lifecycle costs
• Ensuring optimal functionality
• Achieving a superior standard of sustainability
• Prioritising long term flexibility

Procuring Sub-contractors and Materials
Multiplex recognises the important role our sub-contractors play in helping us to exceed the expectations of our clients.

Through our significant history we have established long term relationships with some of the best operators in the market who consistently produce high quality work and who share our core values.

Our global network facilitates the procurement of quality building materials from around the world to support the creation of world-class education and research projects. This allows us to provide clients with certainty of quality and project delivery.

LEVERAGING OUR NETWORK
We cultivate a global network of industry leading professionals, based on long standing relationships, with architects, engineers, project managers and suppliers and combine our skills with theirs to deliver major projects.
Upon completion, Prima Tower will be the second tallest building in Melbourne. It is a striking example of successful innovative high rise construction on a busy city site.

Prima Tower is a 72 level building positioned above a ground level commercial component. It is being constructed at Southbank, close to Crown Casino and Melbourne Convention and Exhibition Centre.

The residential tower comprises 667 apartments ranging from one bedroom to two and three bedroom configurations with balconies and penthouse suites on the upper floors. Thanks to its location and height, apartment views span the CBD, Southbank, Docklands and the South and East.

Levels 67 to Level 68 contain a Recreational Lounge and Pool Deck. Level 9 of the podium comprises extensive resort-style leisure and entertainment amenities including a kitchen, dining room, lounge, indoor pool, spa and sauna, fully-equipped gym, cinema, virtual golf driving range, deck and external barbecue area.

Planter boxes are located around the car-park façades to create an eight storey green environment reducing the aesthetic impact of the car-park from the street and enhancing air quality. The form and design of the tower in a rounded shape allows for lower wind pressures around and on the façade which is completely clad in glass.

Despite the complexity of construction with such a towering high rise, city project, the speed and quality of the build has been remarkable. Multiplex have been leading the industry with the duration and speed of floors, average apartment turnover in a day, average defects for client inspections and systemised staged handover. These program gains have led to the project being ahead of schedule.

CASE STUDY

Prima Tower

PROJECT DETAILS
Location: Melbourne, VIC
Value: $292 million
Contract: Design & Construct
Client: JV between Schiavello & PDG
The ultra high-quality Lumiere Residences is located in the heart of the Sydney CBD overlooking historic St Andrews Cathedral and Sydney Town Hall.

The statuesque 56-level tower was the final stage in the Regent Plaza development, which also includes the luxury hotel Frasers Suites linked by a sandstone-wrapped retail and commercial podium.

Designed by renowned UK architects Foster and Partners, Lumiere Residences comprises 450 luxury studio, one, two and three-bedroom apartments as well as four multi-million dollar three-level penthouses and extensive recreation facilities.

Multiplex delivered the project with the end user in mind.

For example a curtain wall façade was designed to protect residents from the weather while at the same time create a sleek exterior finish. Multiplex amended the typical curtain wall design to incorporate awning windows and huge two metre sliding sashes, meaning residents have access to natural ventilation as well as indoor balcony space in inclement weather.

**CASE STUDY**

**Lumiere Residences**

**PROJECT DETAILS**

Location: Sydney, NSW  
Value: $225 million  
Contract: Design & Construct  
Client: Frasers Pty Ltd

**AWARDS**

- 2009 National Professional Excellence Award for Residential Construction over $100M - Australian Institute of Building  
- 2008 Development of the Year - Urban Taskforce Australia  
- 2008 Winner, High Density Housing Award - Urban Development Institute of Australia
The Hilton Surfers Paradise Hotel and Residences was the first development of its kind on the Gold Coast in over a decade and almost didn’t make it to fruition – it was salvaged by Multiplex at the onset of the GFC.

Distinctive dual towers combine luxury private residences with the comfort and amenity of a world-renowned hotel. The Boulevard Tower and Orchard Tower contain a 169-room Hilton Hotel as well as 410 residences.

In 2008, construction of the project had stalled. The ANZ Bank approached Multiplex for assistance and we responded with a fixed time and fixed cost wrap, giving people the assurance they needed - the job would be completed and experienced employees from the NSW and QLD Multiplex offices would be mobilised and relocated to the Gold Coast to see the job through.

Recommencement of works had an immediate effect on the surrounding community with the injection of $2.2 billion into the Gold Coast economy and the resurrection of 3000 jobs during construction and beyond.

Careful planning and innovative construction methods were integral to the project’s quick turnaround within the busy Surfers Paradise precinct.

Construction was undertaken using a challenging top down method where the basement was excavated and structurally built whilst towers 1 and 2 proceeded simultaneously. This required Multiplex to construct tower decks in a regular four-day cycle whilst at the same time removing 800 to 1000 m³ of sand each day.

During peak activity, construction was being undertaken on three fronts with a truck entering and exiting the site every four minutes for 10 hours a day.

The Multiplex project team worked closely to coordinate the huge amount of activity and ensure it had no negative impact on surrounding people or businesses.

The project was delivered ahead of schedule.

“What’s unique about Multiplex is their ability to completely engage with the operator, in this instance Hilton Hotels. It’s enabled a great partnership to form and I think that partnership will probably continue for many years to come.”

David Kelly, General Manager, Hilton Surfers Paradise - Hotel and Residences
Claremont Quarter was a joint venture development by Multiplex Living and the Hawaiian Group. It offered luxury apartments and penthouses above mixed use retail frontage right in the heart of the prestigious Perth suburb, Claremont.

The complete redevelopment of the existing Claremont Arcade Shopping Centre site was undertaken in two stages. The 29,000m² shopping centre includes the major tenancies of Coles and David Jones plus approximately 150 specialty tenancies. Construction commenced in 2006 (demolition site works) with handover of Stage One in 2009 and Stage Two in 2011.

The four-storey apartment building sits above and well back from the hustle and bustle of the modern village style streets below, complementing the character of the Claremont area. Residences offer versatile floor spaces, elegant finishes and a true sense of style. Large balconies and spacious outdoor entertaining areas make the most of parkland and river views.

Multiplex's management of traffic issues, and consideration of the ongoing operation of the existing shopping centre while building and respecting the day-to-day business interests of traders was handled with precision.

Spacious layouts in the living areas and sophisticated detailing extends throughout the apartments. Quality fixtures and fittings and subtle lighting feature throughout the external balconies with their sun shading devices, through to the kitchens and bathrooms with their sharp clean designs.

Multiplex was successful in its aim to create a world-class retail shop frontage to St Quentin Avenue, while delivering a sense of harmonious diversity by retaining the existing retail environment of Claremont’s main street.

**CASE STUDY**

**Claremont Quarter**

**PROJECT DETAILS**

Location: Perth, WA
Value: $253 million
Contract: Design & Construct
Client: JV between SPB (Australia) & Multiplex Developments

**AWARDS**

- Planning Institute Australia Award for Urban Development 2012

**“We are delighted to have worked in partnership with Multiplex to develop and deliver Claremont Quarter. We believe the success of this development is down to its mixed use make-up, offering Claremont’s local residents an active urban centre with living spaces, a shopping experience, entertainment and a range of services.”**

Russell Gibbs - Hawaiian Group CEO
CASE STUDY

Upper West Side, Stages 1-4

Successful delivery of Far East Consortium’s flagship project in Australia, The Royal Domain Tower, was the beginning of a strong relationship that has led to the appointment of Multiplex for the first four stages at the Upper West Side development in Melbourne.

Located on a vast corner block in Melbourne’s CBD and bordered by Spencer, Lonsdale and Little Bourke Streets, Upper West Side is one of the largest inner city residential developments in Australia. The overall development, which comprises four towers, will provide a total of 2,200 apartments.

Multiplex constructed Stage One, a 48 level tower with 700 apartments, above a six level podium which includes a large retail arcade that will link all four towers. Stage One achieved the first ever 4 Star Green Star Multi-Unit Residential V1 Design Rating.

Stage Two consists of a 49 level tower comprising a total of 584 apartments while the third stage (known as Tower Four) includes 282 apartments across a 30 level tower. Both towers are targeting 4 Star Green Star and 5 Star Green Star ratings respectively.

Tower Three (the final stage) is a 53 level tower atop a 6 level podium, that provides a total of 641 apartments. It includes a communal pool and gymnasium, and incorporates 11 retail tenancies at street level. Following the success of the previous towers, it will also target a 4 Star Green Star Design Rating (Multi Unit Residential V1 rating tool).

A podium green roof design incorporates outdoor communal and recreational facilities. Once all stages are complete it will be the largest green roof in the southern hemisphere.

During site works on Stage One, hazardous material (including contaminated soil) was encountered. BM collectively managed this project risk for the client, with the subcontractors and consultants on site, to ensure successful mitigation strategies were in place to achieve project delivery.

The project’s location on an inner-city site meant there were a number of imminent construction challenges and the demolition and excavation proved difficult with the team having to navigate old tunnels, chambers and voids which serviced the old power station.

Multiplex engaged in a major re-design to strategically position the location of piles around a number of underground high voltage power conduits. The entire site was encircled by live power substations providing electricity to over half of Melbourne and with the location of chambers and voids scattered about unpredictably it was paramount that extensive precautions were taken.

To work around this, Multiplex implemented an innovative construction technique that involved the insertion of a steel sleeve between the high voltage cable conduits before piling within the sleeve, with high voltage cables adjacent to the piles.

The site team also collaborated with engineers to ensure the adaptive re-use of heritage buildings located on Spencer Street, carefully retaining and refurbishing the façade and heritage-listed water tank.

“FEC has enjoyed a professional, non-litigious and flexible relationship with BM. No challenge has been too large and their design and construction teams have handled purchaser changes and a range of other issues typically encountered on residential projects, with a flexible and responsive approach. The team has excelled on FEC projects and proven BM to be a client focused builder and partner of choice for FEC.”

Rob Cooke, General Manager, Far East Consortium

PROJECT DETAILS

Location: Melbourne, VIC
Value: $548 million (combined)
Contract: Design & Construct
Client: Far East Consortium
University Terraces

CASE STUDY

Multiplex won the design competition for this facility by placing the student experience at the centre of the design.

The University Terraces student accommodation complex at the University of New South Wales includes two separate seven level buildings with 399 bed rooms, more than 371 kitchens and bathrooms and a basement level car-park. The development also comprises lower ground retail space which has attracted tenants such as IGA to cater for campus users.

Designed by Francis-Jones Morehen Thorp (FJMT) the complex meets the requirements for a 5 Star Green Star rating. University Terraces comprises a host of ESD features that boost its green credentials including natural ventilation, bore water re-use and tenancy controls to minimise energy usage for unoccupied spaces. Situated adjacent to a row of mature fig trees on the north side, residents benefit from the shading provided by the trees which will help moderate temperatures and reduce the need for air-conditioning.

Extending the concept of quality living beyond the individual apartments, there is an abundance of social meeting spaces throughout with study areas offering students fixed and flexible spaces, individual work zones and catering for small gatherings. Residents can also enjoy a designated student lounge, communal kitchen and laundry facilities, games room, IT lab and landscaped areas.

University Terraces will play a pivotal role in the ongoing expansion of UNSW by fostering a sense of community and providing an environment conducive to academic, social and personal growth.

Multiplex collaborated with the University to create high quality student accommodation, reinforcing the University’s core values while enhancing a vibrant campus life and encouraging student engagement.

Completed in just 13 months, the defect-free handover of the Terraces to the client was a significant demonstration of the capacity of Multiplex to deliver premium projects that meet the needs of their clients and end users.

PROJECT DETAILS
Location: Sydney, NSW
Value: $54 million
Contract: Design & Construct
Client: University of NSW
CASE STUDY

The Quays

Following the successful completion of the neighbouring Harbour One project in the Docklands, the relationship with MAB Corporation has been further strengthened by the delivery of The Quays, on time and within budget.

The Quays project comprised two residential towers with shared podium incorporating 617 apartments and 535 car-parks.

A Resident’s Club features a library, business centre, boardroom, private dining room, kitchen and cinema lounge while a range of resort-like amenities included a rooftop tennis court, clubhouse facility, rooftop garden with outdoor dining and barbecue areas.

The two towers feature a striking light reflecting façade of grey, pink and purple tinted high performance glass.

The project comprised many ESD features including solar central gas water heater and gas cooking, water-efficient fittings and a high-performance curved glass façade. Rain gardens and tree pits have been constructed instead of traditional drainage systems to feed the stormwater management and allow more rainfall to be accepted into the system by reducing the heat island effect of urban developments.

The stormwater management system relies on the retention and treatment provided by the rain gardens at ground level. A harvesting system will be utilised on the rooftop and will supply water to common area toilets, pool, cleaning and irrigation demand.

Multiplex introduced the installation of Building Maintenance Units to both towers as a variation to the contract instead of the traditional rope access system. This ensured the highest level of safety in accordance with the OH&S Act with regard to façade and building maintenance.

The monorail system (for cleaning inside the atrium) was replaced by a much safer alternative, a permanent on site boom. This eliminated the requirement of working from heights on ropes whilst also providing the client with greater flexibility by being able to clean external areas of the podium and save on future operating costs. The access equipment was fitted with non marking tracks to assist with indoor use.

Multiplex also undertook extensive design development with MAB to develop a retractable display system for the Atrium Glass ball artwork to assist with maintenance.

The lift motor room was deleted and the use of machine room lifts used instead. This system provided program gains and costs savings due to the reduced height in the lift shaft required for a motor room.

PROJECT DETAILS

Location: Melbourne, VIC
Value: $179 million
Contract: Design & Construct
Client: MAB Corporation
The Esplanade project comprised 37 residential apartments in two low rise buildings joined by a pool and landscaping, located on the Swan River foreshore on the site of the old Steve’s Hotel in Nedlands.

The ground floor offers a fully equipped gymnasium and change facilities, and a podium deck that boasts a swimming pool with an infinity edge that runs into a separate pond below. Extensive landscaping and in-situ exposed aggregate paving finish off the communal areas. The development is topped by five penthouse apartments, each containing extensive balconies with views over the river and city.

As is often the case, a tight program was a major challenge for the construction team. Time-consuming basement works in difficult soil conditions, required procedures for removal of the acid sulphate soil and dewatering to be set up in the project’s Environmental Management Plan and strictly followed. Swift approvals and good stakeholder relationships with council, government environmental protection agencies and consultants were essential to keep the project on track.

An on-site water treatment system was installed to process groundwater prior to its discharge into the stormwater system during construction. This was the first clean water tank used in Australia, turning contaminated water into drinking quality water.

Cost efficient high quality materials and assembly made for a smooth construction process. The buildings were constructed using formed in-situ concrete slabs and columns with brick infill walls, while the podium deck was built using in-situ post-tensioned concrete.

Internal finishes of The Esplanade reflect high-end boutique apartment living, with Caesar Stone bench tops and premium quality fittings and fixtures used throughout.

The Esplanade development heralded a new style of luxury apartment living in a suburb that traditionally coveted the quarter acre block.

AWARDS

- Master Builders Australia Multi-unit Residential Award 2010
The luxurious Sydney Wharf project at Wharves 8 and 9 demonstrates Multiplex’s ability to deliver top-end residential developments in complex environments.

Located across the water from King Street Wharf and on the northern end of Darling Harbour, Sydney Wharf comprises 104 apartments and state-of-the-art leisure facilities spread over two buildings – Wharf 8 to the east with 45 apartments and Wharf 9 to the west with 59 apartments. Averaging 200 m², the apartments feature the highest quality finishes and are designed to take in panoramic views of Sydney Harbour and the CBD.

A 54-berth marina with café and office space as well as 11,000 m² of structural steel and timber boardwalks provide connectivity for residents and the public to easily access the harbour. A basement car-park contained within a hydrostatic structure system provides 200 resident car spaces. Its position under the mean water mark for Sydney Harbour created several challenges for Multiplex, with piling and excavation only able to be carried out once a complex temporary cut-off steel sheet pile wall had been installed at the perimeter of the site.

The façade design was an additional challenge. To protect against the unforgiving marine environment, Multiplex applied extensive coating to the façade along with glazed aluminium sections and operable doors, windows and louvers.

“This has been an incredibly complex project with the combination of highly technical marine construction and high quality residential and interior design challenges. We are delighted with the end result and are extremely grateful to your team for their unfailing commitment, energy, expertise and attention to detail. Without their efforts, this project would not have been possible.”

Mark Jacobs, Development Director, Charter Hall

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**AWARDS**
- Urban Taskforce Australia High Commendation Development Excellence 2009
- AIB High Commendation for Residential Construction over $100M 2009
- AIB Professional Excellence Award for Residential Construction over $100M 2009
- Urban Taskforce Australia Winner Excellence in Urban Renewal 2009
The Wave is an iconic residential tower set amongst a densely populated tourist strip in the heart of vibrant Broadbeach. The 37 level tower is defined by its wave curved balconies with its east-facing aspect taking in a stunning panorama of the Gold Coast and Broadbeach regions.

It comprises 29 residential levels with one, two and three bedroom apartments featuring state-of-the-art gourmet kitchens and quality furnishings. One retail level, two commercial levels, a podium level and three levels of basement car-parking make up the remainder of the space.

A rigorous six-month pre-construction planning phase was fundamental to its successful delivery two months ahead of program.

One of the challenges considered during this process was how to build the tower’s signature balconies. Multiplex decided to use precast concrete to form the curved balustrades and worked with the structural contractor to develop formwork and safety systems that achieved better than forecast turnaround for completion of the structural works.

CASE STUDY

The Wave

PROJECT DETAILS
Location: Gold Coast, QLD
Value: $80 million
Contract: Design & Construct
Client: Eastview Australia for Ninafari Pty Ltd and Framwelgate Investment Pty Ltd

AWARDS
• Emporis Skyscraper Silver Award Best New Skyscraper for Design and Functionality 2007
Residential Development and Construction Experience

AUSTRALIA - ACT
Sky Plaza, Griffith, Canberra
National Apartments, Canberra

AUSTRALIA - NSW
UNSW University terraces, Sydney
The Chancellor, Double Bay, Sydney
Cotton Beach, Casuarina
Darling Island, Pyrmont, Sydney
East Quarter, Hurstville, Sydney
Fusion, Ultimo, Sydney
3 Kings Lane, Sydney
King Street Wharf precinct, Sydney
Parramulos Pouch, Casuarina
Proximity, Arncliffe, Sydney
The Wharf at Woolloomooloo, Sydney
Outrigger Beach Resort, Ettalong Monument, Sydney
Manhattan, Sydney
Whites, Paddinton, Sydney
180 Marine Parade, Maroubra, Sydney
Sydney Wharf, Sydney
Lumiere, Sydney
The Chancellor, Sydney
Bea Mont, North Sydney
Bennelong Centre, Sydney
Sydney Campus Apartments, Broadway
Sydney Park Villages, Stages 1 & 2, 5 & 6
Sydney Campus Apartments, Broadway
Bennelong Centre, Sydney
The Chancellor, Double Bay, Sydney
UNSW University Terraces, Sydney

AUSTRALIA - VIC
Prima Tower, Melbourne
Upper West Side Apartments, Melbourne
Motif, Melbourne
Mainport Apartments, Melbourne
33 Mackenzie Street, Melbourne
The Quays, Melbourne
Arcadia, Tarnieth
Harbour One, Melbourne
City Tempo Apartments, Melbourne
Southbank One, Melbourne
Luculent Apartments, Melbourne
Royal Domain Apartments, Melbourne
Victoria Point, Melbourne
Freshwater Place, Melbourne
Tricera Apartments, Melbourne
Concept Blue, Melbourne
Melbourne and City Towers, Melbourne
Victoria Towers, Melbourne
Seasons Apartments, Melbourne
Flinners Wharf, Melbourne
Uropa Apartments, Melbourne
City Point Apartments, Melbourne

Summit Apartments, Melbourne
Clarendon Towers, Melbourne
Menzies Malvern Aged Care, Melbourne
Philadelphia Building, Melbourne
Red Tulip, Melbourne
Victoria Gardens Stages 1 & 2, Melbourne
Boulevard Apartments, Melbourne
Southbank Towers, Melbourne
St Spring Street, Melbourne
Paramount Apartments, Melbourne
Rockmans Regency Towers, Melbourne
St James Apartments, St Kilda, Melbourne
Sovereign Apartments, Melbourne
Kings Park on Southbank, Melbourne
Domain Apartments, Melbourne

AUSTRALIA - QLD
Rowlands Apartments, Adelaide
Newport Quays, Port Adelaide
Altitude Apartments, Adelaide
Newport Quays, Stages 1 & 2, Adelaide
Embassy Apartments, Adelaide
Horizon Apartments, Adelaide
Maxwell on the Park, Adelaide

AUSTRALIA - WA
Portside Wharf, Brisbane
Hilton Hotel & Residences, Surfers Paradise
Ellington Apartments, Teneriffe, Brisbane
Lakelands, Gold Coast
The Wave, Brisbane
Festival Towers, Brisbane
Pivot Point Tower, Southport
Casino Towers, Brisbane
River City Apartments, Brisbane
Tricera Apartments, Spring Hill
Frisco Apartments, Spring Hill
Willkara Tower, Brisbane
River Place Apartments, Brisbane
Republic Apartments, Brisbane
Shaftson House International, Brisbane
Springwood Tower 9-13, Springwood
Royal Pines Residences, Brisbane
570 Queen Street, Brisbane

Directors’ Suites, Main Beach, Brisbane
Crown Towers Resort, Surfers Paradise
Cathedral Place, Brisbane
Brisbane Campus Apartments, Brisbane
Neptune Apartments, Gold Coast
Panama on Spence Street, Brisbane
435 Coronation Drive, Brisbane
Great Sandy Straits Marina, Stage 1, Hervey Bay
Rivage Royale, Gold Coast
Enderley Apartments, Surfers Paradise

AUSTRALIA - WA
Leighton Beach, Perth
Claremont Residences, Claremont
The Esplanade, Nedlands, Perth
Raffles, Applecross, Perth
Old Swan Brewery, Perth
Panorama Apartments, Perth
Shenton Park Retirement Village, Perth
St Quentin’s Retirement Village, Perth
Stanford Apartments, Perth
Mounts Bay Village Apartments - Stages 1 & 2, Perth
Mill Point Apartments, Perth
Parklane Apartments, Perth
Silvus Flats, Perth
Kingsway Flats, Perth
Reuben’s Flats, Perth
Manhole Flats, Perth
Keanes Point Apartments, Perth
Stokes Flats, Perth
Grove Towns Home Units, Perth
Wannam Road Flats, Perth
Overton Gardens Stages 1 & 2, Perth

NEW ZEALAND
The Statesman, Auckland
Eden Apartments, Auckland
North & Lighter Quay, Auckland
Strata @ Lighter Quay, Auckland
Century on Anzac, Auckland
Viaduct Point Apartments, Auckland
Unilodge, Auckland
Sanctum Apartments, Wellington
Spencer on Byron, Auckland
Bacchus, Auckland
Sentinel Apartments, Auckland

AUSTRALIA - ACT
City Point Apartments, Melbourne
Uropa Apartments, Melbourne
Flinders Wharf, Melbourne
Serena Apartments, Melbourne
Mainpoint Apartments, Melbourne
Upper West Side Apartments, Melbourne

AUSTRALIA - NSW
City Point Apartments, Melbourne
Uropa Apartments, Melbourne
Flinders Wharf, Melbourne
Serena Apartments, Melbourne
Mainpoint Apartments, Melbourne
Upper West Side Apartments, Melbourne

AUSTRALIA - VIC
City Point Apartments, Melbourne
Uropa Apartments, Melbourne
Flinders Wharf, Melbourne
Serena Apartments, Melbourne
Mainpoint Apartments, Melbourne
Upper West Side Apartments, Melbourne

AUSTRALIA - QLD
Rowlands Apartments, Adelaide
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Altitude Apartments, Adelaide
Newport Quays, Stages 1 & 2, Adelaide
Embassy Apartments, Adelaide
Horizon Apartments, Adelaide
Maxwell on the Park, Adelaide

AUSTRALIA - WA
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435 Coronation Drive, Brisbane
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Rivage Royale, Gold Coast
Enderley Apartments, Surfers Paradise

EUROPE - UNITED KINGDOM
The Tower - One St George Wharf, London
199 Knightsbridge, London
Mansyear Rd, London
Lateral Luxury Apartments, London
Strata SE 1, London
Thames Edge, London
Eaton Place, London
UPP Reading Campus Student Accommodation, Reading
UPP Canterbury Campus Student Accommodation, Canterbury
The Glebe, London

MIDDLE EAST - DUBAI
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Grosvener House
Green Community Villas
48 Villas, Al Garhoud
The Tower
Dubai Marina Stages 1 & 2
Creekside Apartments
The Residences Phases 1 & 2
Marina Promenade
The Residences - South Ridge
The Address, The BLVD
The Opus
<table>
<thead>
<tr>
<th>YEAR</th>
<th>PROJECT</th>
<th>REGION</th>
<th>AWARD DESCRIPTION</th>
<th>ORGANISATION/INSTITUTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>The Tower - One St George Wharf</td>
<td>Europe</td>
<td>Gold Award</td>
<td>The Royal Society for the Prevention of Accidents</td>
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<tr>
<td>2013</td>
<td>The Tower - One St George Wharf</td>
<td>Europe</td>
<td>Gold Award</td>
<td>National Considerate Constructors Scheme</td>
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<td>Europe</td>
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<td>The Royal Society for the Prevention of Accidents</td>
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<tr>
<td>2012</td>
<td>Hilton Surfers Paradise Residential</td>
<td>QLD</td>
<td>National High Rise Apartment Building of the Year</td>
<td>Masters Builders Association</td>
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<tr>
<td>2012</td>
<td>Hilton Surfers Paradise Residential</td>
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<td>QLD Professional Excellence in Building Awards</td>
<td>Australian Institute of Building (AIB)</td>
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<td>2012</td>
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<td>2012</td>
<td>Hilton Surfers Paradise Residential</td>
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<td>Finalist - Australian Construction Achievement Award</td>
<td>Australian Constructors Association and Engineers Australia</td>
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<td>2012</td>
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<td>Development of the Year - Development Excellence Awards</td>
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<td>Project of the Year (Regional - Gold Coast Housing &amp; Construction Awards)</td>
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<td>2012</td>
<td>Hilton Surfers Paradise</td>
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<td>Civil Contractor of the Year (Regional - Gold Coast Housing &amp; Construction Awards)</td>
<td>Masters Builders Association</td>
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<td>2012</td>
<td>The Tower - One St George Wharf</td>
<td>Europe</td>
<td>Gold Award</td>
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<td>Silver Award</td>
<td>National Considerate Constructors Scheme</td>
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<td>Claremont Quarter</td>
<td>WA</td>
<td>Urban Development</td>
<td>Planning Institute Australia</td>
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<td>2011</td>
<td>Strata SE1</td>
<td>Europe</td>
<td>Regeneration Runner-Up</td>
<td>The Royal Institution of Chartered Surveyors</td>
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<td>2011</td>
<td>Strata SE1</td>
<td>Europe</td>
<td>Gold Award</td>
<td>National Considerate Constructors Scheme</td>
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<td>3 Bronze Awards</td>
<td>Structural Steel Design Awards</td>
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<td>Vale</td>
<td>WA</td>
<td>Overall Winner</td>
<td>Concrete Society Awards</td>
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<td>2010</td>
<td>Vale</td>
<td>WA</td>
<td>UDA Award for Excellence in the Residential Development of over 250 lots</td>
<td>Urban Taskforce Australia</td>
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<td>Vale</td>
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<td>Development Excellence Award for Residential Development</td>
<td>Urban Taskforce Australia</td>
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<td>Bluewater</td>
<td>QLD</td>
<td>Residential Subdivision</td>
<td>Urban Development Institute of Australia</td>
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<tr>
<td>2010</td>
<td>The Esplanade</td>
<td>WA</td>
<td>Multi Unit Residential</td>
<td>Masters Builders Association</td>
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<tr>
<td>2009</td>
<td>Sydney Wharf</td>
<td>NSW</td>
<td>National High Commendation Development Excellence Awards</td>
<td>Urban Taskforce Australia</td>
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<tr>
<td>2009</td>
<td>Sydney Wharf</td>
<td>NSW</td>
<td>Certificate of High Commendation, Residential Construction over $100M</td>
<td>Urban Taskforce Australia</td>
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<td>2009</td>
<td>Sydney Wharf</td>
<td>NSW</td>
<td>Professional Excellence Award, Residential Construction over $100M</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2009</td>
<td>Sydney Wharf</td>
<td>NSW</td>
<td>Winner Excellence in Urban Renewal</td>
<td>Urban Taskforce Australia</td>
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<tr>
<td>YEAR</td>
<td>PROJECT</td>
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<td>AWARD DESCRIPTION</td>
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<td>2004</td>
<td>Flinders Wharf</td>
<td>VIC</td>
<td>High Commendation - Residential Construction $50-$100M</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2004</td>
<td>Flinders Wharf</td>
<td>VIC</td>
<td>Residential Construction $50-$100M (High Commendation)</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2004</td>
<td>Flinders Wharf</td>
<td>VIC</td>
<td>National High Commendation</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2004</td>
<td>Proximity Apartments</td>
<td>NSW</td>
<td>Professional Excellence, Residential Construction $50M-$100M</td>
<td>Masters Builders Association</td>
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<tr>
<td>2003</td>
<td>Sydney University Student Village</td>
<td>NSW</td>
<td>Excellence in Housing Award</td>
<td>Urban Taskforce Australia</td>
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<tr>
<td>2003</td>
<td>Sydney University Student Village</td>
<td>NSW</td>
<td>Merit Award - Home Units up to $250k</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>2003</td>
<td>Sydney University Student Village</td>
<td>NSW</td>
<td>Development Excellence Award for Residential Development</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2003</td>
<td>Ellington Apartments</td>
<td>QLD</td>
<td>President's Award</td>
<td>Urban Development Institute of Australia</td>
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<tr>
<td>2003</td>
<td>Ellington Apartments</td>
<td>QLD</td>
<td>Urban Renewal</td>
<td>Urban Development Institute of Australia</td>
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<td>2003</td>
<td>King Street Wharf</td>
<td>NSW</td>
<td>Medium Density Housing</td>
<td>Masters Builders Association</td>
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<tr>
<td>2003</td>
<td>Republic Apartments</td>
<td>QLD</td>
<td>Professional Excellence in Building Award - Building &amp; Construction Projects $10 to $25M</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2003</td>
<td>Summit Apartments</td>
<td>VIC</td>
<td>High Commendation - Professional Excellence Building &amp; Construction Award $25M - $50M</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2002</td>
<td>King Street Wharf</td>
<td>NSW</td>
<td>Excellence in Housing Home Units $250,000 - $500,000</td>
<td>Masters Builders Association</td>
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<td>2002</td>
<td>Embassy Apartments</td>
<td>SA</td>
<td>2002 Excellence in a Medium Density Development over five dwellings</td>
<td>Masters Builders Association</td>
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<tr>
<td>2001</td>
<td>The Wharf, Woolloomooloo</td>
<td>NSW</td>
<td>Excellence in Refurbishment over $50M</td>
<td>Masters Builders Association</td>
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<tr>
<td>2001</td>
<td>The Wharf, Woolloomooloo</td>
<td>NSW</td>
<td>Finalist - Australian Construction Achievement Award</td>
<td>Urban Taskforce Australia</td>
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<tr>
<td>2001</td>
<td>Sur Mer Apartments</td>
<td>QLD</td>
<td>Excellence in Housing - Waste Management, Medium density</td>
<td>Masters Builders Association</td>
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<tr>
<td>2000</td>
<td>Cathedral Place</td>
<td>QLD</td>
<td>Winner - Projects over $30M</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>2000</td>
<td>Cathedral Place</td>
<td>QLD</td>
<td>Residential accommodation over $30M</td>
<td>Masters Builders Association</td>
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<tr>
<td>2000</td>
<td>Metropolitan Apartments</td>
<td>NZ</td>
<td>Best International Project</td>
<td>Masters Builders Association</td>
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<tr>
<td>1999</td>
<td>Cathedral Place</td>
<td>QLD</td>
<td>Urban renewal redevelopment site – unlimited value</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1999</td>
<td>Crown Towers Resort</td>
<td>QLD</td>
<td>Professional Excellence</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>1999</td>
<td>Crown Towers Resort</td>
<td>QLD</td>
<td>Multi Unit Developments</td>
<td>Australian Institute of Building (AIB)</td>
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<tr>
<td>1999</td>
<td>St James Apartments</td>
<td>VIC</td>
<td>Commendation over $30M</td>
<td>Australian Institute of Building (AIB)</td>
</tr>
<tr>
<td>1999</td>
<td>St James Apartments</td>
<td>VIC</td>
<td>Professional Excellence over $30M</td>
<td>Australian Institute of Building (AIB)</td>
</tr>
<tr>
<td>1999</td>
<td>Moore Park Gardens Stages 1 - 4</td>
<td>NSW</td>
<td>Presidents Award</td>
<td>Australian Institute of Architects</td>
</tr>
<tr>
<td>1999</td>
<td>Wondakiah</td>
<td>NSW</td>
<td>Adaptive Re-use Open</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1999</td>
<td>Mounts Bay Village Stage 1</td>
<td>WA</td>
<td>Division 8 Winner over $10M</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1998</td>
<td>Rockman's Regency Towers</td>
<td>VIC</td>
<td>Professional Excellence in Building</td>
<td>Australian Institute of Building (AIB)</td>
</tr>
<tr>
<td>1998</td>
<td>Rockman's Regency Towers</td>
<td>VIC</td>
<td>Winner - Excellence in Health &amp; Safety</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1998</td>
<td>The Georgia Apartments</td>
<td>NSW</td>
<td>Excellence in Housing Home Units over $250k</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1997</td>
<td>Sydney Campus Apartments</td>
<td>NSW</td>
<td>Excellence in Construction - Restoration/ Renovation of Historic Building</td>
<td>Masters Builders Association</td>
</tr>
<tr>
<td>1997</td>
<td>Glebe Gardens</td>
<td>NSW</td>
<td>Winner – Lifestyle Estates over $150k</td>
<td>Masters Builders Association</td>
</tr>
</tbody>
</table>
Built to Outperform.

The Multiplex Commitment
Beyond bricks and mortar, we believe each project is an opportunity to outperform. When we build a new residential project we not only aim to produce a property asset with long term value for end users we focus on developing a flourishing precinct that will enhance the surrounding community and leave a lasting legacy.
For further information please contact Multiplex on info@multiplex.global or:

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F: +61 3 9347 0031

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