



PROJECT DELIVERABLES

CLIENT
Housing ACT

ARCHITECT
Our Architect

DELIVERY MODEL
Design and Construct
- Lump Sum

PROJECT SECTOR
Residential

WHITLAM APARTMENTS

NEW BUILD - ADAPTABLE HOUSING

OVERVIEW

The Bilwon Apartments project is a new development on newly purchased Government land in Whitlam. The development features eight two-bedroom apartments across two-storeys, with a shared basement.

Designed by OurArchitect and constructed by Projex Building in collaboration with Housing ACT in 2024, the development is integrated into the terrain of the sloping block, meeting accessibility requirements for all residents.

The 8 apartments are carefully designed and built to meet Class C adaptable code requirements, ensuring they are well equipped to cater for people of all abilities now, and into the future.

The project achieves a 7.3 star Energy Efficiency Rating through careful selection of façade finishes, fixtures and appliances, and thermal glazing.



KEY CHALLENGES

As the site is heavily sloped, the design was cleverly developed to integrate the building into the slope. The design required a site cut of up to 4m below the natural ground level in excavation. Due to the depth of the required site cut, the material beneath the surface could not be guaranteed and Projex came across large quantities of unaccounted for rock.

Due to the size of the site, larger machinery could not be used to dispose of the rock. As a result, Projex had to import a rock hammer, slowing down the excavation and causing delay to project milestones.

The steep site conditions also meant traversing the project in the early stages was difficult for all persons and plant inclusive. During the initial civil works phase, Canberra experienced a high volume of rain and high winds, making traversing across the site unsafe for plant. Careful programming was practiced to minimise delay to the Head Contract Program, ensuring that all trades could work efficiently and take advantage of clear weather.

