

# THE HIGH LIFE

**DEVELOPER :** Geocon  
**MAIN CONSTRUCTION COMPANY :** Geocon  
**ARCHITECT :** Fender Katsalidis  
**CONSTRUCTION VALUE :** \$240 million

High Society is Canberra's two tallest towers at 100m and 130m and are part of the Republic Precinct. Inside the two towers are a boutique offering of one, two and three bedroom apartments and extensive shared amenities such as an infinity pool, wine cellars, kids play room, and gym.

**Geocon continues building Canberra's future with the spectacular twin tower residential development High Society in Belconnen.** At 100m and 130m, these are Canberra's tallest buildings, the newest addition to Republic precinct, the largest mixed use development under construction in the Australian Capital Territory.

The 1.6 hectare site is set to become the latest residential, commercial and retail district, revitalising Belconnen and addressing the critical need to accommodate Canberra's young and growing population. Construction of the precinct was fast tracked from original 10 year plan to meet demand. Australia's capital is a modern, well serviced city and Geocon is expertly building sophisticated high rise residences with a range of amenities for social, work and health activities.

The Republic precinct buildings range from 16 to 27-storeys and are centred around a large public square interconnected by a series of laneways. Soon to be home for 5,000 people, the precinct boasts an urban park, an amphitheatre, a public sky deck and over 500 public car parks.

Geocon have already completed Stage 1 with two high rise apartment buildings, Republic and Dusk, Stage 2 is High Society with 868-apartments. Designed by world leading architects, Fender Katsalidis, the High Society buildings rise above the luxury 152-room Abode Hotel. Both towers are 27-storeys, with Tower B taller due to different floor-to-ceiling heights. There is a vast range of floor plans with sophisticated styling and quality finishes across each unit. Striking floor-to-ceiling double glazed windows throughout the building maximise natural light and views across Lake Ginninderra and the local region.

Resident's amenities include a private dining room and cinema, library and workspace, a resort style pool with sauna and spa, gym and Pilates studio. There is rooftop sky park and BBQ area, a wine cellar, a wellness centre, indoor kid's wonderland and resident's car wash.

The two towers were completed within 14 months. Geocon's focus on construction efficiencies has contributed to the company's rapid development across Canberra. In fact Geocon's many successful quick and quality builds can be attributed to a large scale rethinking of the construction process with as many elements as possible fabricated offsite to streamline the construction process. Through computerised tracking elements are delivered to the right place at the right time.

The bathroom construction process usually involves many different trades. Geocon commissioned Hickory SYNC to construct over 1,000 prefabricated bathroom pods for the apartments at High Society and the rooms of the Abode Hotel. Also contributing to the speed and quality of the construction is the new installation system for hydraulics, first used by Geocon at the Infinity apartments, where bathroom pipework was designed, fabricated and assembled offsite, then delivered individually packaged.

Geocon has developed prefabricated structural reinforcement systems, eliminating the need for onsite steel fixing with the final product simply craned into position; prefabricated columns arrive on the site with all reinforcement items and permanent

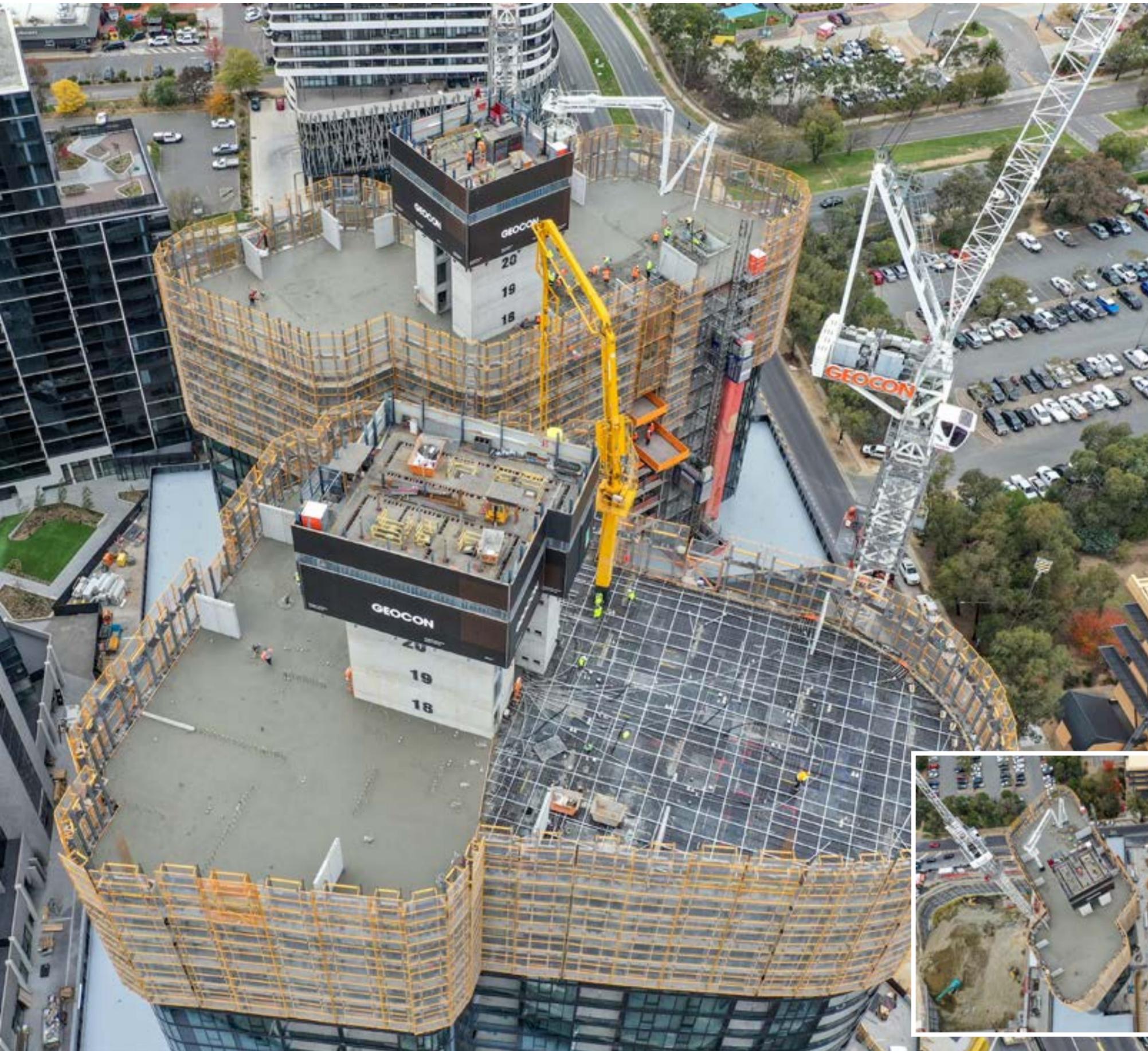
formwork systems in place; and concrete stairs are formed and precast inhouse reducing the need for scaffolding by providing stairs can be used immediately. Offsite construction means the onsite process is simplified and that makes for a safer working environment and a reduction in construction time, defects, material usage and onsite waste.

Established in 2007 Geocon is a multi-disciplinary design and construct team working across the property market, rentals, hotels and construction. In 2018, Geocon established their own architectural studio to deliver comprehensive architectural services including a standardised documentation system to increase construction efficiencies.

Currently Geocon are working on Stage 3 of the Republic, Nightfall with 334 apartments, bringing the total number of residences to 1,300 across five towers. Next is another residential and commercial development at a 7,640m<sup>2</sup> site at Allara Street in central Canberra.

*For more information contact Geocon, Level 4, 16-18 Mort Street, Canberra ACT 2601, phone 02 6255 0430, email admin@geocon.com.au, website www.geocon.com.au*





Locally owned and operated CPS Concrete Group has been in operation for 40 years growing excellent working relationships with many large builders in Canberra across commercial, large scale, and high profile developments.

CPS Concrete Group evolved from the family run business, CPS Concreters, established in 1990. Managing Director, Tony Costanzo and his family have grown alongside the company with cousin John Costanzo as Director of CPS Landscaping.

“The CPS Concrete Group is Canberra’s leading structure specialist,” said Tony. “CPS Concrete, CPS Steel Fixing and Post Tensioning and CPS Landscaping work together to deliver complete packages to builders throughout Canberra and New South Wales,” said Tony.

CPS Concrete Group, CPS Steel Fixing and CPS Landscaping were all contracted at Geocon’s massive residential build, High Society with the steel fixers first onsite in November 2018.

**CPS Steel Fixing installed 3,400 tonnes of reinforcing**

“CPS had the pleasure of providing steel reinforcement installation from the commencement of the project all the way

through until completion,” said Operations Manager, Taka Power. “We installed up to 3,400 tonnes of reinforcing, laid over 27 levels of both towers. With a maximum of 70 steel fixers onsite at peak periods we delivered on time, finishing up by the end of October 2020.”

The structural works at High Society comprised a high volume installation and a tight schedule. CPS Steel Fixing worked both on and offsite. “We had a system of prefabricating columns in our own facility and delivering when required.”

Geocon’s focus on streamlining the construction process meant that CPS was able to prefabricate elements offsite. This included reinforcing beams and column cages which enhanced efficiency to support the project programme and helped save time and space on an already tight project.

CPS and Geocon have demonstrated a positive working relationship over several years, we have worked together at the Wayfarer Apartments, Infinity Towers, Midnight Apartments and at High Society Stage 1.

Established in 2018, CPS Steel Fixing provide quick and quality reinforcement and post tensioning services for large scale developments including structures for the high rise residential and mixed use sectors.

CPS Steel Fixing alongside CPS Concrete group first worked together on the Midnight project the two companies worked closely together onsite contributing to an easy and speedy construction, a comprehensive service that could only be improved by the addition of CPS Post Tensioning.

“Although we carry the CPS name we operate independently to the other CPS companies,” said Taka. “Nevertheless, meeting programme benchmarks with quality results and always delivering client satisfaction is our focus. CPS Steel Fixing and CPS Concrete are both main aspects of a project’s structural phase and we help each other maintain momentum to meet

**Below** CPS Concrete Group pumped and placed 41,000m<sup>3</sup> of Boral concrete for the in situ structures.

programme deadlines. CPS Steel Fixing and CPS Concrete always keep communication at a high level in order to avoid any errors or delays that might, in some instances occur. We have always been able to work together no matter what challenges may come our way.”

What separates CPS from other steel fixing companies is their innovative management and site teams. They are always looking for new solutions to assist their builders achieve the best results possible. At CPS all staff are considered family.

#### **CPS Concrete streamline concrete pumping**

CPS Concrete Group has been able to address the rapid growth of construction in the Australian Capital Territory and expand their capabilities working at Geocon sites. Working across both of Canberra’s tallest residential towers was a demanding and large scale job with both CPS Concrete and CPS Steel Fixing proving their capacity to deliver on Geocon’s rapid builds.

“CPS Concrete completed all pumping and placement for the in situ structural elements at High Society with Boral supplying 41,000m<sup>3</sup> of concrete. We poured the first pad footings in December 2018, there were 110 individual suspended slab pours between February and July 2020 with structural completion achieved by September,” said Tony Costanzo.

The size and height of the building presented some pumping challenges which CPS Concrete accommodated. Joe Bencich, CPS Concrete Pumping Director developed a streamline concrete pumping solution for High Society, the largest build in Canberra. Joe tackled this challenge with confidence supported by years of knowledge and experience working across Canberra as well as in Sydney. There were multiple jump forms used throughout the building, which was not common in previous projects completed by CPS. The size and scale of the building is unprecedented for most contractors in Canberra and it was a massive undertaking by all. CPS rose to the challenge and delivered.

“We first worked with Geocon at Wayfarer in 2015 with a pump and placement package to

what was then Canberra’s tallest residential building and we were at Infinity too,” said Tony. “Due to our ongoing relationship with Geocon, CPS has expanded its capabilities and we have a proven capacity to undertake large projects across Canberra and New South Wales. Other projects for CPS Concrete with Geocon include apartments in Gungahlin, Tuggeranong, a Kingston boutique hotel and the Abode Hotel in Murrumbateman.”

Previous projects include the large scale Canberra Airport Multi-User Terminal Redevelopment, a \$250 million redevelopment of the existing terminal precinct with the construction of a new terminal, carparks, offices and accommodation along with a road network infrastructure and upgraded aprons and taxiways for servicing aircraft.

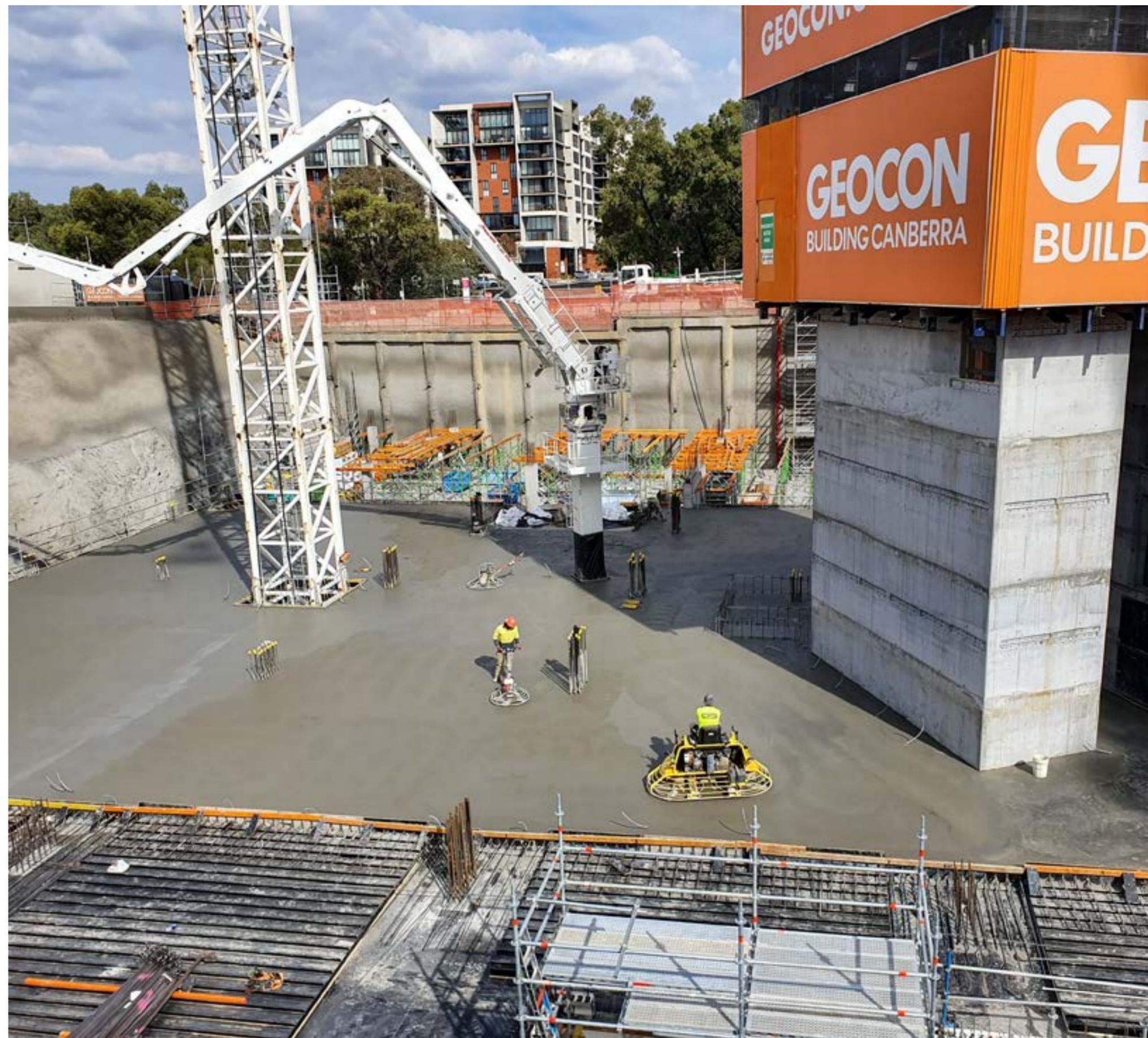
CPS Concrete also provided concrete pump and placement services at the Canberra Hospital Car Park, a \$43 million project for ACT Government Health, to build an open deck, post tensioned, 8-level concrete car park designed to be a post earthquake disaster facility.

“CPS Concrete deliver concrete projects individually as well as working closely with CPS Steel Fixing,” said Tony. “Some of our projects include Stromlo Leisure Centre, Goodwin Village in Farrer and the Founders Lane development. We worked on Stage 1 at Founders Lane and then provided a complete package, including post tensioning for Stage 2.”

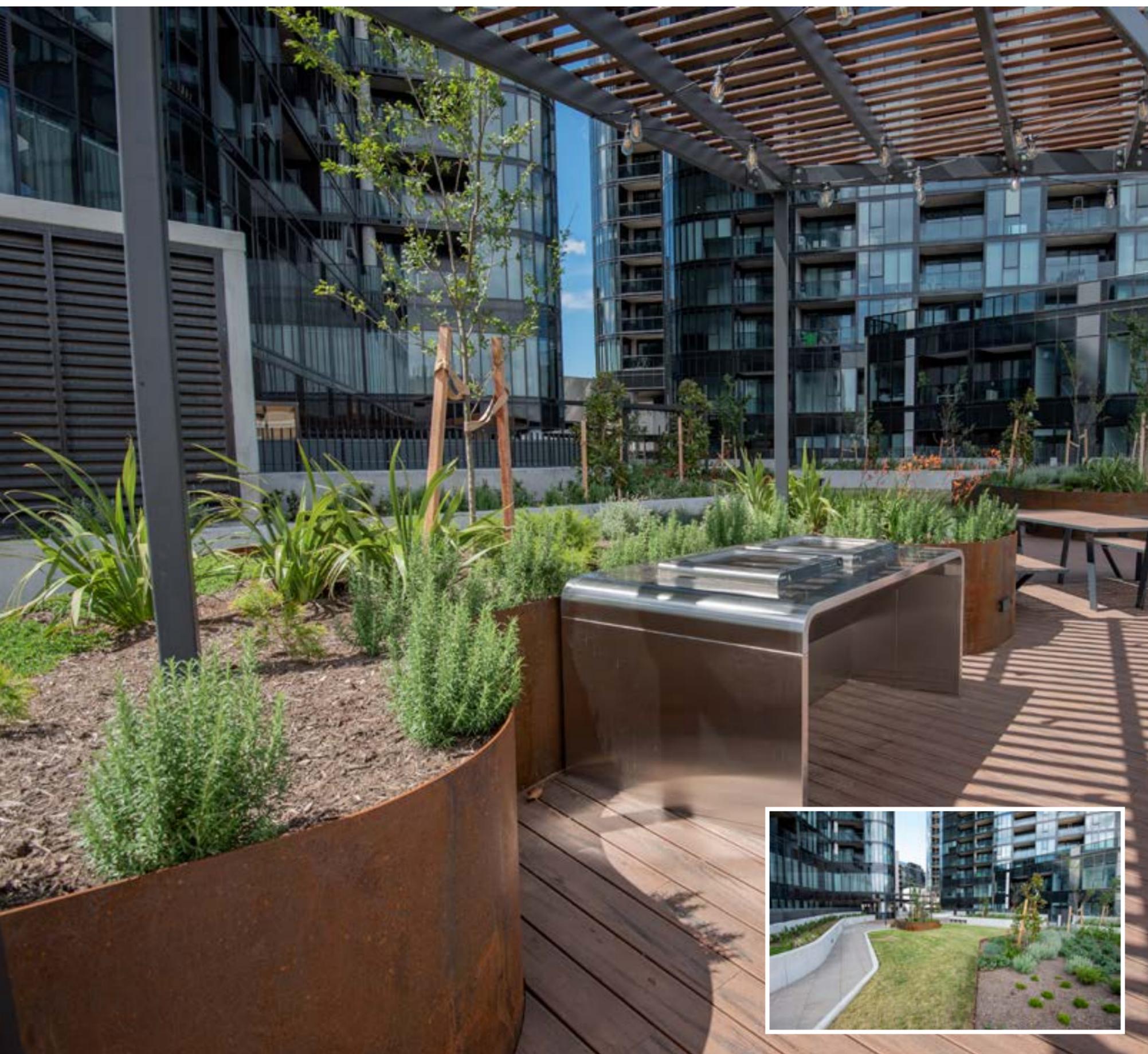
#### **CPS Landscaping complete the job**

All three CPS companies, CPS Steel Fixing, CPS Concrete and CPS Landscaping worked at Geocon’s Grand Central Towers in Woden and at High Society with landscaping works taking place toward the end of the program. CPS Landscaping started onsite at High Society in early June 2020.

“We worked to the Landscape Architect’s design and landscaped the outdoor areas at ground level as well as Levels 5 and 23,” said John Costanzo. “The hard landscaping features we installed included paving and planter beds as well as an irrigation system. Also, at ground level we added some tactiles,



Below CPS Landscaping completed the hard and soft landscaping throughout the project.



bicycle racks and bollards as well as street furniture. The soft landscaping component included laying turf and soil and the planting of many shrubs and trees.”

Most of the plants specified for this project were natives, such as acacias, callistemons, correa and kangaroo paw, to name a few. Then there are always some exotics added in for variation such as rosemary and lavender and we planted some ornamental trees, magnolia and ornamental pear. On this project there was a good mix of flowering plants, grasses and shrubs that once established will give a nice effect in the garden beds of this building.

“Not all of the landscaping works to be completed were on the ground floor and gaining access and moving materials to Levels 5 and 23 was challenging,” said John. “During peak periods we had six to 10 workers onsite and we finished, according to programme, by the end of January 2021.”

CPS Landscaping provides quality and comprehensive commercial and civil landscaping specialising in providing a complete landscaping service across the commercial and residential sectors in the Australian Capital Territory. They are expert at creating beautiful landscaping and growing areas that complement modern developments with a sustainable mix of hard and soft landscaping features, Australian and exotic plants. They are supplied by reliable local nurseries, some of whom grow their own plants. CPS Landscaping can create a garden from the beginning to end with the installation of soil and irrigation systems to plantings and mulching.

In July 2020, CPS Landscaping finished work at Stromlo Leisure Centre, a busy facility in Australian Capital Territory. They provided both hard and soft landscaping elements including tree planting and soil grading,

laying turf and artificial grass as well as installing a comprehensive irrigation system. CPS Concrete and CPS Steel Fixing were also contracted at Stromlo.

“We engage CPS Concrete and CPS Steel Fixing if we need their services on a particular job,” said John. “However we don’t often work collaboratively onsite due to the differing timelines of our work. CPS Landscaping’s first project with Geocon was at High Society. We came in towards the end of Stage 1 and progressed into completing all the landscaping works of Stage 2.”

CPS Landscaping has recently started a maintenance division and have already completed a number of contracts around the Australian Capital Territory including at shopping centres and car dealerships, residences and strata titles.

“With over 30 years experience we know how to tackle any job and we specialise in large commercial builds,” added Tony. “CPS Concrete Group are able to service projects covering multiple trades inhouse, including design and construct for post tensioning and landscaping packages. Across the CPS Group of companies we employ 100 workers and we are proud to support and employ local Canberra and New South Wales tradesmen and labourers across all of our companies. At High Society, CPS had 40 to 50 men across all companies working on different areas of the building. Together we can achieve tight deadlines and quality work.”

“From tying steel of the first pad footing to spreading the last wheelbarrow of mulch CPS does it all,” said Tony.

**For more information contact CPS Concrete Group, Unit 7, 63-65 Wollongong Street, Fyshwick, ACT 2609, phone 02 6228 1552, website [www.cpscgroup.com.au](http://www.cpscgroup.com.au)**



**Renrow Steel design, fabricate and install steel and aluminium elements including structural steel members, stylish façade screens and stunning architectural feature pieces.** In late 2019, Renrow Steel procured and completed design works of 2,200m<sup>2</sup> of aluminium screens for the car park façade of High Society as well as the balustrades to Levels 5 and 23.

“We made some changes to the design to make the fabrication more efficient,” said Owner Director, Grant Worner. “We carried out some value engineering, ensuring all the items were aligned with our materials supply as well as being compatible with our manufacturing processes.”

“We were able to source suitable materials but with timing landing during COVID we saw some delays. However, due to our streamlined design we were able to put additional resources on the install side of things. With a team of eight we were onsite for 15 days installing 240m<sup>2</sup> a day of screens. It all went very smoothly, Geocon are good to work with, their jobs move quickly.”

Renrow Steel and their manufacturing branch Renrow Steel and Fabrication operate together to provide a comprehensive design, manufacture and install service covering structural work as well as beautiful and practical architectural pieces. As such they are experts at D&C contracts preferring early involvement with builders and developers to more appropriately tailor their work to the overall project. They focus on the fabrication and installation process as being an integral part of the design while maintaining the architect’s vision.

Renrow Steel and Fab manufacture structural steel as well as supplying a range of building products including purlins, cladding, gutters and flashing. Rural and home products are available for fencing, stock handling and vermin protection. They also offer abrasive blasting, priming, painting, site welding and delivery services. They powder coat in many colours, as well as custom matching, with gloss, satin and matte finishes. Together, the two Renrow companies offer structural steel and metal work services across Canberra, Sydney, West Wyalong and regional New South Wales.

“We also have an assembly warehouse at Beard in the Australian Capital Territory where we make finer steel and aluminium pieces like sunshades, awnings and exposed structural elements,” added Grant.

“About 90% of our manufacturing is carried out at our West Wyalong facility and we’ve recently expanded this premises. We now have a 900m<sup>2</sup> factory with a yard area of 30,000m<sup>2</sup>, and we’ve doubled our production capacity.”

Previous jobs for Geocon include an installation at the Midnight Hotel where Renrow Steel designed, fabricated and installed a beautiful powder coated screen, a feature of the lobby that surrounds and conceals the letter boxes. Renrow Steel also supplied the balustrades and structural elements for the building as well as the intricately woven aluminium screens that form the backdrop to the atrium water feature.

The elegant curved entry stair of the Rex Hotel’s Howling Moon Bar was fabricated and installed by Renrow Steel and they also provided the structural steel for the glass roof, the slab edge covers, the lighting trays and bar shelves.

In 2018, Renrow Steel completed work at a large scale project, the Manuka Oval Media Centre installing 130 tonnes of steel that included new seating canopies and a new camera platform while keeping up with the many design changes and additions to finish according to programme.

Also in 2018, Renrow Steel completed the installation of the car park façade screens at the University of Canberra Hospital where they supplied and installed 3,500m<sup>2</sup> of black powder coated façade screen. They also supplied and installed the wheelstops, speed humps, height clearance bars, bollards and balustrades as well as black powder coated mesh to the perimeters of the ground floor and Level 4.

**For more information contact Renrow Steel,** 1/5 Copper Crescent, Beard ACT 2620, phone 02 6284 2216, mobile 0439 604 943, email [admin@renrow.com.au](mailto:admin@renrow.com.au), website [www.renrow.com.au](http://www.renrow.com.au)

Below AFS Systems' Rediwall® system was utilised by Geocon, delivering more than 11,000m<sup>2</sup> in situ walls.

Below SYNC produced 13 types of bathroom pods for residences and four for the hotel for High Society.



Geocon chose AFS Rediwall® to assist in delivering significantly quicker floor-cycles. With no craneage needed to manoeuvre the panels, less waste and mess than blockwork, using Rediwall® is an economical alternative to conventional wall shoring. Fewer trades are needed and sites are kept cleaner.

“AFS were proud to partner with Geocon at High Society and the Republic Precinct, the project has produced a scale and speed of construction never seen before in the Australian Capital Territory. Rediwall® was the perfect choice to achieve such a phenomenal outcome in such a relatively short period of time,” said Business Manager, Michael Schroedl.

The AFS Rediwall® system is a PVC permanent formwork system with precision-extruded components that easily interconnect for rapid installation. CodeMark Certified and AS3600-compliant, Rediwall® is certified for load bearing walls in multi-level structures. In six profile widths, the Rediwall® range solves above and below ground walling needs including basements, columns, party walls, lift cores, retention tanks, retaining and landscaping walls. It presents a consistently even, durable and water resistant surface that often does not require any finishing.

“We had more than 11,000m<sup>2</sup> of in situ walls, both load bearing and non-loadbearing. Rediwall®’s versatility meant it was the most suitable product for our requirements,” said Geocon’s Project Engineer. “Rediwall® is a quicker and cheaper alternative to traditional formwork with reductions in onsite waste a benefit too. CSR were able to maintain the programme with shop drawings, manufacture and ‘just in time’ deliveries as per our requirements. Aftersales support as well as expert advice was just a phone call away, I will not hesitate to use Rediwall® on my next project.”

“Project challenges were managed with successful consultation. An amazing team effort from AFS and an honest, transparent relationship with the Geocon site team were integral to keeping the programme on track,” said Michael. “As someone who grew up in Belconnen, I was proud to support Geocon and the High Society team in achieving such an impressive result.”

*For more information contact AFS Systems, PO Box 234, Minto NSW 2566, phone 1300 727 237, email [afssales@csr.com.au](mailto:afssales@csr.com.au) website [www.afsformwork.com.au](http://www.afsformwork.com.au)*

**SYNC design, manufacture and supply unique and stylish bathroom, kitchen and laundry pods, prefabricated units that contribute significantly to the quality finish and rapid construction.**

The team at SYNC spent 16 weeks on design and procurement for High Society Project, SYNC also built two prototypes for quality inspection by the architect and builder of High Society. Full production started in June 2019 and by August 2020 SYNC had delivered 1,020 bathroom pods for 868 residential apartments and 152 hotel rooms across 27-levels.

“Altogether we had 13 different types of bathroom pods for the residences and four bathroom types for the hotel,” said Project Manager, Usman Khan. “We worked very closely with Geocon on every step of the project that is from rationalising the design, manufacturing pods to delivery onsite.”

SYNC also collaborated with Geocon over the installation process on Level 7 upwards, at the interface between the pods and the façade. A ‘dummy wall’ was built, then later dismantled when the pods were pushed in place. SYNC also had some pods with diagonal walls that had to be fitted differently along the façade.

“We are very proud to be associated with Geocon and for supplying high quality modular bathroom pods for many of their Australian Capital Territory developments including Midnight, High Society and City 7. We are progressing in the development of our modular pods as Geocon grow and have achieved landmarks such as delivering 50 pods a day at City 7,” said Usman.

SYNC was established in 2013 to create a modular building system that would speed up the construction process while still providing a quality solution for modern high rise developments.

“It is easier to maintain a high quality result with our pods as they are completely fitted offsite under controlled quality process and are Australian made. We manufacture at our facility in Laverton North, Melbourne, keeping jobs local,” added Usman.

*For more information contact SYNC, 55 Leakes Road, Laverton North VIC 3026, phone 03 8329 4111, email [info@sync.industries](mailto:info@sync.industries), website [www.sync.industries](http://www.sync.industries)*

Below Capital Veneering manufactured and installed the joinery throughout the kitchens, wine cellar and theatre.

Below Purdon Planning assisted with the subdivision planning, DAs and deeds for all three stages of High Society.



With a reputation for innovative joinery among architects, builders and industry specialists, Capital Veneering design, manufacture and install stylish residential and commercial joinery. The team at Capital Veneering specialise in the fabrication of unique designs and pride themselves in delivering outstanding customer service.

In August 2019, Capital Veneering were awarded the contract for the joinery at High Society. Following specifications the company fabricated and installed joinery items, including kitchens, across 541 apartments, 153 hotel kitchens, the reception counter and POS station in hotel lobby.

“We fitout the wellness centre and the wine cellar, put shelving in the library and built the kids room TV unit and the planter boxes,” said Director, Ben Madden. “We also installed credenzas in the meeting room and acoustic panelling to the theatre walls.”

“Our main challenge on this project was designing, fabricating and installing a large volume of kitchens and detailed joinery on a tight timeframe. We accomplished this by prefabricating a lot of the joinery and by working closely with the builder

and other trades on construction details and storing offsite,” said Ben.

Capital Veneering used Geocon’s new LEAN construction methods to analyse material sizing and packaging to find what would best suit the site as well as the construction methodology and sequence. Joinery was warehoused in the basement or taken directly to the required floor when delivered using a booking and scheduling system. This created a highly efficient production line ensuring materials were packed, delivered, stored and installed in the best way possible.

“We’ve been working successfully with Geocon over the past eight years having installed our joinery at one of their first major developments, The Abode Hotel in Woden. We have also completed installations for Geocon at Observatory, Wayfarer and Dusk in the Republic Precinct and at Grand Central Towers which we finished in late 2020,” said Ben.

*For more information contact Capital Veneering, Unit 3-4, 67-71 Bayldon Road, Queanbeyan NSW 2620, phone 02 6299 1557, email info@capitalveneering.com.au, website www.capitalveneering.com.au*

**Purdon Planning specialise in urban design including strategic planning for large and complex developments in the Australian Capital Territory.** In 2019, Purdon Planning were contracted as the statutory planners for all three stages of High Society with Director, Richard Nash and Senior Urban Planner, Emily Leemhuis ensuring that the design, and any modifications, were in keeping with regulations.

“We assisted with planning changes to the subdivision pattern, took care of the deeds and produced DAs for external infrastructure works,” said Richard. “The project is a first for the Australian Capital Territory in many ways, reflected in block arrangements and delivery. We are very pleased with the outcome. We have a long history of important city shaping projects and High Society is no exception.”

Purdon Planning assist with site selection and evaluation and guide clients through the planning process with strategic planning advice, due diligence reports and environmental assessments to identify and define potential effects.

For large scale developments they offer urban and regional strategies, master and residential subdivisions as well as major utility and infrastructure approvals.

“In terms of statutory planning, we are a professional team with over 30 years experience of working within the Australian Capital Territory and the region. We have strong relationships with key consultants and government personnel and this enables us to work efficiently and produce high quality results. We are particularly proud of our previous project with Geocon, Grand Central Towers, the Australian Capital Territory’s first transit-oriented development. Purdon Planning worked from DA stage to delivery on this project, identifying the strengths of the site and helping to transform the area by connecting it with Woden Town Centre, the bus terminal and future light rail services,” Richard said.

Established in 1986, Purdon Planning employs seven qualified urban planning professionals working across large scale residential, commercial, industrial and community developments. The company is especially adept at community and stakeholder engagement holding public presentations, stakeholder meetings, workshops, surveys and focus groups.

*For more information contact Purdon Planning, Unit 6, 1 Torrens Street, Braddon ACT 2612, phone 02 6257 1511, email purdons@purdon.com.au, website www.purdon.com.au*



High Society, Australian Capital Territory

Below MN8 Consulting engineered the HVAC and ventilation systems throughout the project.

Below Spec Services completed high quality biological and environmental cleaning services for the High Society project.



**MN8 Consulting is a Canberra based company providing building services engineering in Australia.** In late 2018 Managing Director, Rob Withers and his team started working on the air conditioning and ventilation for High Society.

“We provided engineering for the HVAC systems in the apartments, amenities areas and the hotel rooms. We also designed the ventilation system for the huge common carpark and services areas such as the main switchboard and fire pump rooms,” said Rob. “The design challenge for us is to plan a reliable and efficient installation. Onsite work went very smoothly with the contractor, Elite Heating and Cooling, and Geocon. We carried out site inspections to check on the work and any construction changes. There was good communication and we were able to get great feedback from the guys onsite.”

Working within one large precinct required an overview of the project and some forethought. As the work progressed in stages, thorough planning was required to ensure that the construction work didn't impinge upon the already occupied areas.

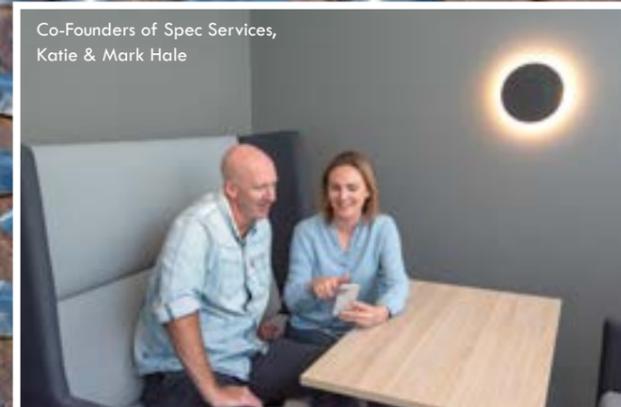
“We've been working consistently with Geocon over the past several years,” said Rob. “MN8 worked on Grand Central Towers, Abode

Hotel Kingston and the City 7 development. Geocon have a number of significant developments in Canberra and we're very happy to be able to grow alongside them.”

The team at MN8 are highly skilled and qualified engineering consultants ready with the right advice and engineering solutions for all stakeholders in the built environment. MN8 work successfully across the commercial sector as well as high rise residential and mixed use developments.

“We deliver a wholistic design to suit our client, not just a high tech solution in isolation,” said Rob. “We specialise in engineering solutions that are buildable, efficient and work for the future.”

**For more information contact MN8 Consulting,** 109 Wollongong Street, Fyshwick ACT 2609, phone 0412 126 873, email [rob@mn8consulting.com.au](mailto:rob@mn8consulting.com.au), website [www.mn8consulting.com.au](http://www.mn8consulting.com.au)



**Spec Services is a professional commercial and construction cleaning, services and workforce management company.** Through safe, efficient and high quality standards, they are becoming the industry benchmark for cleaning service contract management. In October 2020, Spec Services provided biological and environmental cleaning at High Society.

The Spec management team have experience across a broad range of sectors including retail, hospitality and events management ensuring client satisfaction is a key performance indicator.

“We are not just a cleaning company,” said General Manager, Mike de Souza. “We have an environmental and a biological division with an inhouse microbiologist and a forensic pathologist. We also manage third party laboratory and scientists that carry out the tests and reports required by the EPA and authorities for certification.” This is a real value add to project managers, facility managers and site supervisors when faced with an emergency onsite.

“In our Sustainable Waste Management (SWM) division we design waste management solutions and provide training for the construction period as well as tenanted buildings, with a NABERS Accredited

Assessor consulting on waste disposal, waste room design and usage for tenants and building managers alike,” said Mike. Spec Services deliver solutions tailored to individual needs with waste management solutions that maximise recycling rates and money saving opportunities.

Spec Services operate across commercial buildings, construction sites, amenities and facilities cleaning. Often starting on a construction project cleaning the demountable amenity blocks, office and sheds through to a sparkle clean for handover to tenants and maintenance programmes after completion. Spec Services attends to data rooms and sensitive equipment cleaning including air particulate testing and classification for data center construction projects.

With over 100 directly employed team, Spec Services are available for projects across the cleaning spectrum. They cover the Australian Capital Territory, Sydney, Newcastle and regional New South Wales. Previous work for Geocon includes Republic, City 7 and the Midnight Hotel.

**For more information contact Spec Services,** 1/9 Beaconsfield Street Fyshwick ACT 2609, phone 02 6290 6793, email [office@specservices.com.au](mailto:office@specservices.com.au), website [www.specservices.com.au](http://www.specservices.com.au)

**Below** Preston Hire worked closely with Geocon for the delivery and installation of six SuperDecks and MP-350 props.

**Below** Blitz Security Installations completed the supply of 100 CCTV cameras, 51 access controls and 541 intercoms.



**At High Society Preston Hire supplied a retractable loading platform system.** “We provided six 4.2m SuperDecks and some MP-350 props,” said General Manager, Andrew Lambert. “Our rigger worked with the Geocon team to install the first SuperDeck at the site and provided a full familiarisation and induction for the site crane crew explaining the installation and removal process. From there, subsequent SuperDecks were installed and removed by Geocon personnel.”

The first delivery and install at High Society was in June 2019. The final return occurred in August 2020 and completed Preston Hire’s works for Stage 2 of the Republic precinct. The company has more SuperDecks ready for Stage 3.

“Installation, relocation and removal of a SuperDeck from a building can take as little as 20 minutes with a prop or bolt down method. The simplicity of our design allows a single person to operate the retractions. SuperDecks play an important role in delivering time and cost efficiencies. Their ability to be stacked vertically and the way they roll in and out in a drawer-like manner reduces the number of crane movements and simplifies materials handling by allowing cranes free access to the platforms above and below,” said Lambert.

Preston Hire has been working with Geocon over the last four years on their many impressive projects around Canberra. “Our first project with Geocon was the Infinity build, followed by Kingston, Midnight and Republic. We have developed a great relationship with Geocon and they recognise and appreciate the benefits we can provide them with our specialist equipment. Geocon has used our SuperDecks throughout their builds for Infinity, the Midnight Hotel and City 7. It is a pleasure to work with the team and play an important role in the build of this project,” added Andrew.

With an impressive fleet of equipment, the Preston Hire product line-up also includes an extensive range of mini cranes, hydraulic crawler and mobile cranes and a large variety of EWP’s for specialist applications.

**For more information contact Preston Hire,** Anthony Walsh – Preston Hire Business Development Manager ACT, phone 1800 440 550, email [Anthony.walsh@prestonhire.com.au](mailto:Anthony.walsh@prestonhire.com.au), website [www.prestonhire.com.au](http://www.prestonhire.com.au)

**With a reputation for high quality installations, Blitz Security were contracted in early 2018 for the design, supply and installation of the access control, CCTV, and intercom for the High Society project.**

“We installed 51 building access control points, 541 room intercoms to the apartments and more than 100 CCTV cameras at High Society,” said Director, Jason Hogh. “Geocon’s programme was a challenge but we delivered within the timeframe.”

Blitz completed Stage 1 of the Republic development by the end of November 2020. Completion of Stage 2 a year later, Stage 3 – ‘Nightfall’ started in early 2021. “We have a good working relationship with Geocon and have been working with them on a number of their developments over the past five years,” said Jason.

Established in 2010, Blitz focus on multi-storey residential and commercial installations with large and complex buildings a specialty. They have consistently produced quality installations on time and to budget with a high degree of customer satisfaction a priority. The team works with Tier 1 builders across the Australian Capital Territory and is able to service multiple large scale projects at once.

Blitz is a full service security company designing, supplying and installing a comprehensive range of security systems paired with web based monitoring systems. The company provides after sales support and maintenance and supplies security consumables such as garage remotes and access cards from their in house production company.

Previous successful projects for Geocon include Stage 1 – Republic, Grand Central Towers, Midnight Apartments and Hotel, and Infinity Towers.

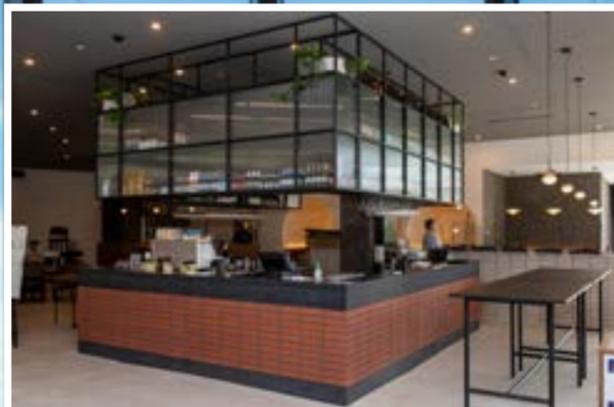
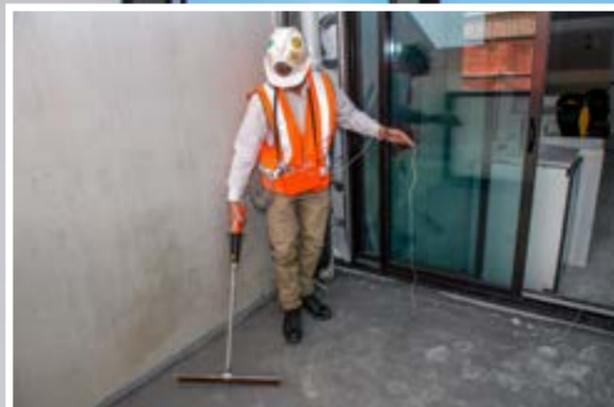
**For more information contact Blitz Security Installations,** 5/189 Flemington Road, Mitchell ACT 2911, phone 0410 517 035, email [sales@blitzsecurity.com.au](mailto:sales@blitzsecurity.com.au), website [www.blitzsecurity.com.au](http://www.blitzsecurity.com.au)

High Society, Australian Capital Territory



**Below** Waterproofing Diagnostics ensured the highest quality of waterproofing provided for High Society.

**Below** Magellan Company installed five building banners, with the largest being 42m x 13m and weighing 250kg.



With multi-dwelling residencies becoming increasingly popular in Australia, potential buyers are seeking greater reassurance that their investment not only looks great but also meets high construction standards.

Strong and effective waterproofing systems work to protect the immediate and long term structural integrity of new and older buildings and are an integral element of high quality developments. Inadequate systems can result in widespread and expensive damage. Waterproofing Diagnostics worked with Geocon to ensure high standards of waterproofing were implemented across all their projects.

The independent consultancy, led by Philip Serio, provides services ranging from the design and specification of waterproofing systems, quality assurance, testing and compliance with required Australian standards. "My aim is to help the construction sector have a better understanding of what they need to do to provide a better outcome for themselves and their clients," Mr Serio said.

For more information contact Waterproofing Diagnostics, phone 0414 418 323, email [info@membranetesting.com.au](mailto:info@membranetesting.com.au), website [www.waterproofingdiagnostics.com.au](http://www.waterproofingdiagnostics.com.au)



Magellan are the high rise experts, a qualified team of abseilers ready for exterior construction and maintenance jobs. Magellan had a team of five travel from Sydney to install Geocon's enormous orange banner at the High Society site.

"Preparations for the job included research into the roof layout and site conditions to see what restrictions we had to work around," said Owner, Alex Cope. "In total we put up five banners, the largest being 42m x 13m and weighing almost 250kg. The trick with such banners is having the finished product look seamless, with no wrinkling or billowing of the material. The supplier of these banners turned to us because they knew they could rely upon our expertise."

Magellan work across the Sydney CBD, and interstate, accessing the tallest commercial buildings as well as fulfilling contracts for strata titles and a range of industrial abseiling services. Their work also includes full façade remediations, building audits and asset maintenance programmes.

Rope access systems are becoming more accepted and are more popular. The trade has grown to become an industry of professionals with highly specialised skills. "As a licensed builder we provide a

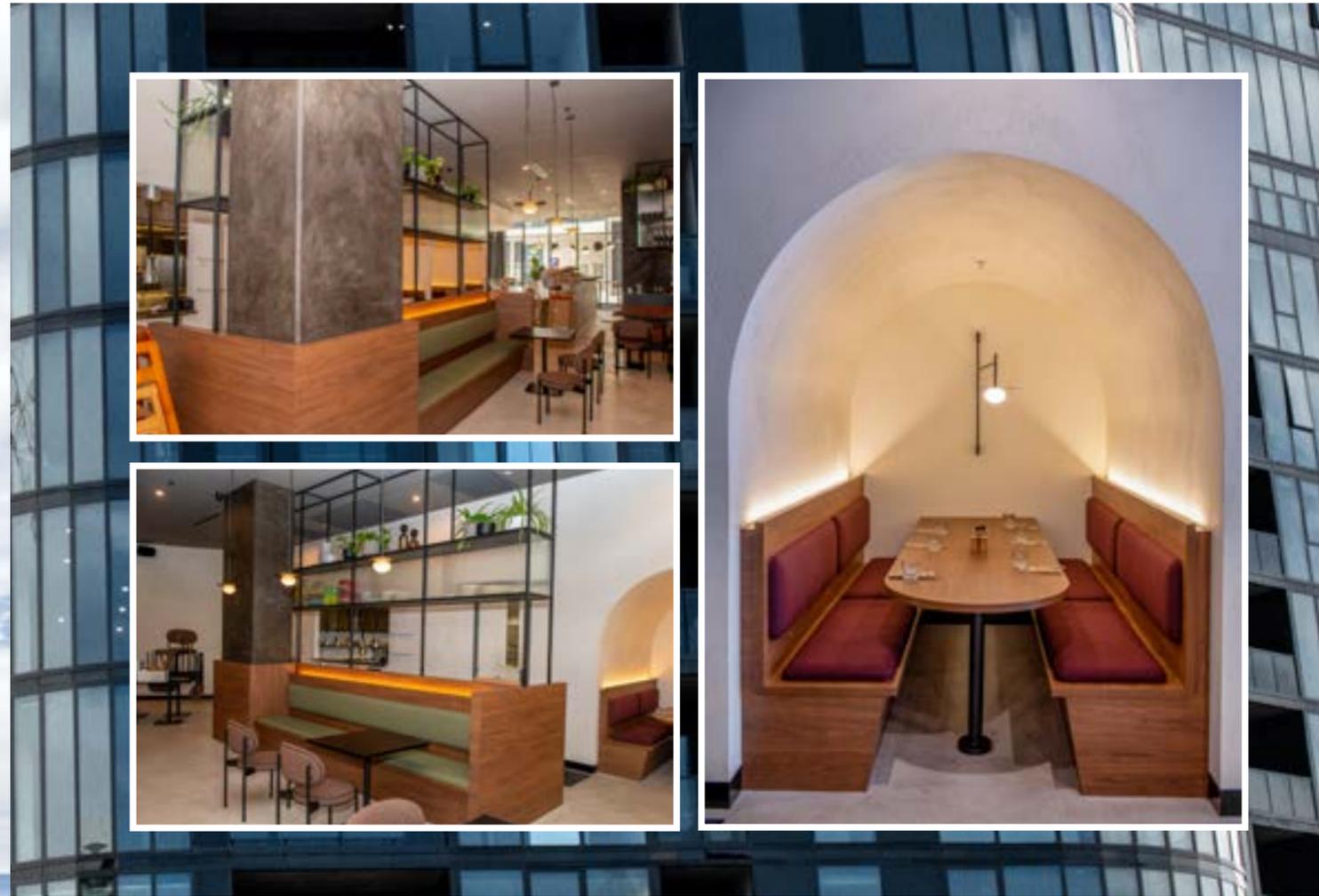
complete range of services across the remediation and construction industry," said Alex.

"Our largest project to date was the full façade remediation and recladding of 153 Walker Street, North Sydney involving the removal of travertine tiles, treating concrete spalling and installing new fireproof aluminum cladding to the façade. As head contractor we employed a full height mast climber stage system spanning the full width of each elevation."

With over 20 years experience across the building and remedial services industry Magellan are able to provide a complete service from initial diagnostics right through to project completion. The company proudly provide specialised and bespoke engineering services and always ensure that their high standard of workmanship remains a priority.

For more information contact Magellan, Unit 5, 108 Warrane Road, Chatswood NSW 2067, phone 1800 682 244, email [admin@magellancompany.com.au](mailto:admin@magellancompany.com.au), website [www.magellancompany.com.au](http://www.magellancompany.com.au), ABN 73 093 522 251, License No 160831C

High Society, Australian Capital Territory



**Adaptive Joinery is a well established and renowned commercial joinery company, offering years of expertise in the manufacturing and installation of high quality joinery throughout New South Wales, the Australian Capital Territory and Victoria.**

For the High Society project with valued client Geocon, Adaptive supplied the complete joinery package, consisting of beautifully crafted banquette seats and booth seating, adding to and enhancing the glamorous and luxurious feel of this brand new Canberra development.

“We went above and beyond to fulfill every expectation of the client,” said Project Director, William Pridham. “The tight deadlines were met, and a high quality finish was achieved. The units we produced were complex and very bespoke but through constant communication and consultation to the client, we made sure the end result was exactly how they expected it. We believe that our people combined with thorough planning creates the perfect recipe for success.”

With this project, Adaptive continued a proud history of many successful projects completed in the Canberra region, recently completing the \$1.5 million dollar joinery fitout at the Dickson

Interchange project on Northbourne Avenue, as well as currently undertaking complex projects at the Queanbeyan Police Station and Queanbeyan Courthouse and Duntroon Military base.

Established in 1988, Adaptive Joinery has years of experience in the internal fitouts of office spaces, medical centres, hospitals and aged care facilities. “Joinery is a centrepiece in any commercial space and needs to be functional as well as stunning. We focus on finding practical results for the project stakeholders – experience means so much – we can advise on pitfalls in design and enjoy the challenge of meeting the client’s objectives with a creative approach,” said William.

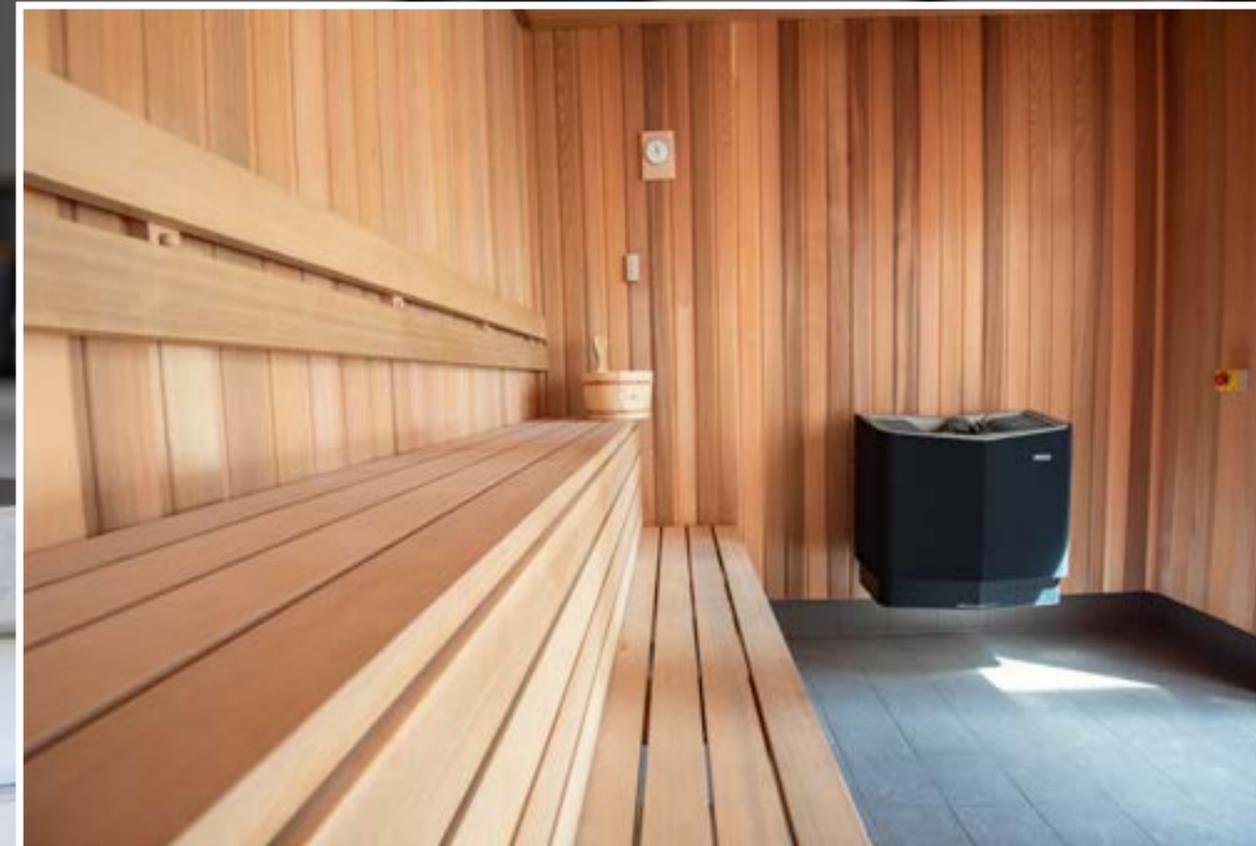
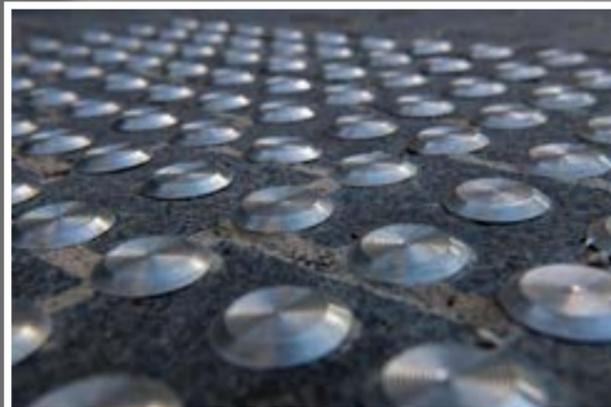
The company head office is located in Wagga Wagga, with a further two facilities in Wetherill Park, New South Wales and Thomastown, Victoria. The combined capacity and strategic locations of the branches means Adaptive is well placed to service every aspect of the Sydney, Canberra and Melbourne markets.

**For more information contact Adaptive Joinery, 24 Jones Street, Wagga Wagga NSW 2650, phone 1800 064 474, website [www.adaptivejoinery.com.au](http://www.adaptivejoinery.com.au)**

Below Safetac Tactiles were responsible for installing the Tactile Ground Surface Indicators (TGSIs) to the project.



Below Viking Sauna and Steam fabricated and installed the beautiful Western Red Cedar timber sauna.



At High Society, Safetac Tactiles installed Tactile Ground Surface Indicators (TGSIs) to aid the blind and vision impaired, to navigate the front entrance, the pram ramps and around the carpark and all the stairs throughout the development.

“We started in November 2019 installing black polyurethane and some stainless steel indicators,” said Managing Director, Adeel Harrison. “It was a big job, we were onsite for three months on and off with four installers. We worked well with Geocon and produced a good job, it was a pleasure to work with them especially the project management team. We are currently working with Geocon at there City 7 project as well.”

The design and installation of tactile indicators is determined by the Australian Standards to ensure safety and to also cover requirements for tactile indicators for emergency access and egress.

With over 10 years experience installing tactile indicators, Adeel Harrison established Safetac Tactiles with his brother Yousaf Barkat in 2018. Safetac Tactiles provide high quality services and always strive to improve safety and access for the visually impaired.

Safetac Tactile’s TGSIs are resistant to UV and water penetration, they are extremely strong and durable and low maintenance. Their marine grade stainless steel, brass, polyurethane and long lasting carborundum tactiles are ideal for withstanding high foot traffic. Safetac Tactiles specialises in Australian Standard tactile indicators for stairs supplying nosing, edging and tread indicators.

“We’re based in Sydney and we travel to the ACT, Newcastle, Mittagong, Wollongong and Bowral,” said Harrison. “We install indicators across the hospitality sector and recently completed work at the Novotel Hotel in Wollongong. We also have a lot of work in council works, schools, commercial and industrial buildings, pubs and clubs.”

Safetac Tactiles provide an essential service for considered and compliant developments. In 2020, Safetac completed a large scale installation of tactile indicators throughout the Belconnen Markets in ACT and recently have finished high scale project in Gunghalin ACT and through out New South Wales.

For more information contact Safetac Tactiles, 53 Manahan Street, Condell Park NSW 2200, phone 0439 775 931, email info@safetactile.com.au, website www.safetactile.com.au

Viking Sauna and Steam designs and constructs beautiful timber lined sauna and vapor proofed steam rooms for commercial and private use. In mid 2020, they started design work for the large sauna at High Society. “Viking Sauna and Steam provided a turnkey solution from designing a basic layout, the fitout works to installation and commissioning of sauna equipment and accessories,” said Manager, Chung Wing Mak. “We worked closely with the architect and the Geocon team to ensure that the sauna would be built to meet the design intent and fulfill all the technical requirements of an effective sauna with optimal performance.”

The timber used in building the sauna, including cladding of walls and ceiling, benches and door, is premium grade Western Red Cedar imported from Canada, the most popular timber used to build sauna with its distinctive sauna scent.

“The ongoing challenge is organising the necessary resources, manpower, materials and equipment, ideally just in time to maximise productivity. We are the exclusive distributor of the most prestigious brands, Tylö sauna heaters and steam generators, all made inhouse in Sweden, and Helo from Finland. At High Society, we have installed a Tylö Sense Commercial 16kw sauna heater connected to a Tylö Elite

digital controller which offers a standby function and an ergonomic interface,” said Mak.

Operating in Sydney for past 30 years, Viking Sauna and Steam works with licensed carpenters, electricians, plumbers and tilers offering an all round and reliable installation and maintenance services. “We custom build saunas of any size, from one person to multi-user saunas, in aquatic centres, fitness centres and apartment blocks. Our clients include 5 Star hotels, national fitness chains and award winning developers and builders. We pride ourselves in building the largest non commercial sauna in the southern hemisphere inside Geocon’s Southport in Tuggeranong. We also built the sauna at Midnight in Braddon,” said Mak.

As a wellness provider Viking Sauna and Steam is committed to offer a professional service from creative conceptualisation, fitout, supply and installation to after sales service for sauna and steam projects. The Viking team is driven by their belief in promoting the wellbeing of their customers.

For more information contact Viking Sauna and Steam, 5/28 Buffalo Road, Gladesville NSW 2111, phone 02 9817 5022, mobile 0408 228 119, email info@vikingsauna.com.au, website www.vikingsauna.com.au