

willagee new living project

CLIENT // DEPARTMENT OF HOUSING & WORKS

// STRATEGY

The Department of Housing and Works (DoHW) was undertaking a significant urban renewal project in the Willagee area which would result in the establishment of several hundred new homes. While the agency had completed two stages before bringing in Greg Rowe and Associates, the associated costs for earthworks and retaining walls was prohibitive and hence the DoHW recognised the need to introduce a new strategy for the site to manage the steep topography.

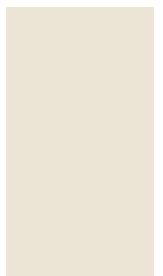
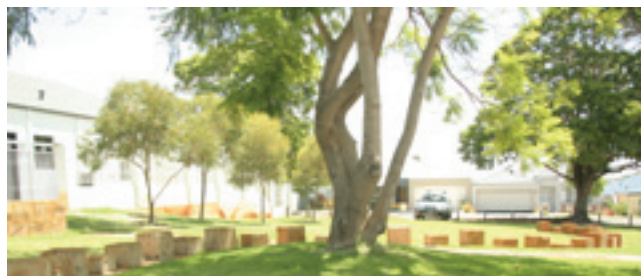
// DESIGN

Together with the project engineer, Greg Rowe and Associates evaluated the site and recommended an earthworks programme that staggered the retaining walls so that there was an elevation to the front of the house, and then another for the building pad and finally a third for the rear garden/courtyard.

While this approach introduced a number of additional retaining walls, due to their reduced size, this in turn allowed for a significant cost saving to the Client.

In addition, the lots were seen as more attractive from a buyer's perspective as there was a reduced height difference between abutting houses as a direct result of the stepped incline.

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// PROJECT MANAGEMENT

Greg Rowe and Associates was contracted in 1998 as project manager of the Willagee New Living programme until its completion in 2007.

In that time Greg Rowe and Associates was responsible for negotiating a number of positive outcomes between DoHW and City of Melville including equal cost sharing for public open space enhancements and the installation of underground power.

Working closely with the Fremantle office of DoHW, Greg Rowe and Associates staged the development of the project as residents were relocated from designated areas and co-ordinated the demolition of the old housing stock, some of which contained toxic materials including asbestos.

Greg Rowe and Associates was constantly monitoring the site to ensure safety measures were in place and that there was minimal disruption to existing residents.

Greg Rowe and Associates managed the subdivision works and the project team ensuring a smooth development programme with staged title release.

Over a period of time Greg Rowe and Associates successfully developed key relationships with project building companies, oversaw the appointment of all consultants including the sales agents and assisted with the auction programme.

In addition Greg Rowe and Associates worked closely with community groups and the local school and were involved in community development programmes including public open space initiatives, street fairs and the like.

The final sales revenue achieved for the project was significantly higher than the Client's initial expectations and was a reflection of the holistic approach that Greg Rowe and Associates took towards the project's management and implementation.

Greg Rowe and Associates demonstrated a strong focus on addressing all aspects of this project, further highlighting the company's extensive skill base and expertise.

// PROJECT NAME

Willagee New Living Project

// SERVICE

Project Management

// AREA

Perth

// CLIENT

Department of Housing and Works

WILLAGEE NEW LIVING PROJECT

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GREG ROWE & associates

FOCUSED ON ACHIEVEMENT