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THE LATEST IN UNIT & HIGH-RISE APARTMENT DESIGN - CURRENT TRENDS, KEY CONSIDERATIONS



1. What are the trends in terms of the size of high-rise apartments currently being built in Australia?

At the top end of the market apartments are getting larger, with higher ceilings and higher levels of finish. However, smaller apartments are still being built, for student accommodation and so on.

2. Do these variations in apartment sizes lead to challenges in terms of wall and ceiling heights?

Apartments with higher ceilings can require variations in terms of wall framings designs. Likewise the inclusion of larger areas of walls and ceiling may require the introduction of more movement / control joints.

3. How do the increased thermal performance requirements for apartments influence design?

Increased thermal performance requirements for apartments require architects to consider things like thermal bridging through external cladding systems, high-performance windows and glazing, and more robust insulation (in walls, ceilings, floors).

4. Do up market or high-end apartment have to meet different performance standards than smaller apartments?

No, under the Deemed to Satisfy (DTS) requirements of the NCC the same NCC & AS requirements apply. However, we are seeing a trend in higher end apartments requiring project specific performance above the DTS targets.

5. Do ventilation strategies such as breezeway corridors and open building cores affect product selection & design?

Breezeway corridors and open building cores increase the level of wind pressure on the corridor walls (taking the wind pressure from an internal wind pressure to a full external wind pressure).