

SYDNEY METROPOLITAN NEW CONSTRUCTION WORKS PROGRAM

Client

NSW Department of Housing

Location

Sydney Metropolitan District, NSW

Value

\$110m

Completion

2004

**APP Corporation Pty Ltd**

NSW 02 9957 6211

VIC 03 8866 0200

QLD 07 3238 0400

ACT 02 6285 1097

WA 08 9486 1144

In early 2002 the NSW Department of Housing decided to outsource 50% of the management of its 2002/2003 capital program for metropolitan "new construction" projects to create a contest between private sector practices and inhouse methodology.

APP won this sought-after role and were benchmarked against the Departmental team Resitech, to distil the best practices, ideas, strategies and systems from both sides for future implementation.

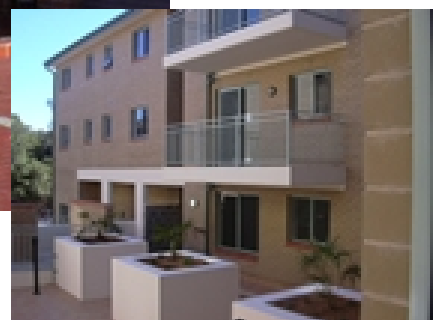
As Program Manager APP was responsible for the most timely and cost effective delivery of 28 projects and 18 planning projects totalling \$30m, while improving the quality of affordable housing through better design and technological innovation.

APP devised a global procurement strategy which best exploited the synergy opportunities of "enterprise" level procurement. Our property division provided advice on economic appraisals and project verifications, while the project management team managed the design process to secure development consent for all projects, and then managed construction delivery on each project.

Projects range from single unit dwellings to multi-storey apartments, varying in design and price from \$150,000 to \$3m.

In July 2003 APP's engagement was extended for a further 12 months, bringing the total number of DOH projects under APP management to 89, with a combined project value of over \$100m.

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APP ADDING VALUE

In the planning phases APP set a new mandate to improve design and design quality.

The Department had become concerned that in trying to design its developments to not stand out they in reality had in the streets and towns had become easily recognised at public housing. APP began by reinvigorating the pool of architects and designers used for the design processes. Design briefs were challenged. The previously held notion that face brick tile roof as being the only contextually appropriate and cost effective, low maintenance solution was challenged. Space planning and layouts were improved and multi-unit developments

were encouraged to have their own character. Relationships were developed with local Councils. Past sins were admitted to and the vision for improved design was shared and embraced. More information was made available to the public in the development applications. A vigorous process of following up and expediting the usual drawn-out assessment process was implemented. As a result the standards have been raised, the public housing projects undertaken in the programme will feature functional, pleasant spaces, sunlight in winter and shade in summer, and cross ventilation.

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