

REGENT HOTEL, SYDNEY

Client

Walton Street Capital
Four Seasons & Resorts

Location

CBD, Sydney

Value

\$50m

Completion

1999



APP Corporation Pty Ltd

NSW 02 9957 6211

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QLD 07 3238 0400

ACT 02 6285 1097

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www.app.com.au

This project involved the refurbishment and conversion of 593 rooms to 531 rooms and suites at the prestigious Regent of Sydney. It included the upgrade of all public areas including a new health spa and lobby bar.

APP implemented an innovative strategy for delivering the project which saw the Head Contractor engaged early on in the process. This provided buildability advice during the design phase, and early procurement of long lead time materials.

The timing of the refurbishment, prior to the Sydney 2000 Olympic Games placed considerable pressure on trades and trade rates.

To overcome this, the sub-contractors were locked in before the main contract was awarded, thus ensuring delivery of critical trades at reasonable rates.

The hotel was closed during the refurbishment from 1 May to 21 August 1999. Costs on the project were managed tightly with a 0.03% contingency. Surety of time outcome was critical due to the need to re-open and generate cash flow as soon as possible. All Separable Portions were achieved.

The refurbishment ensures the Regent of Sydney maintains its position as one of Sydney's finest luxury hotels, bringing décor up to current competition and enabling an increased room rate. Facility improvements such as the new health spa will attract guests and increase occupancy rates.

All rooms and refurbished areas were handed over on time and defect free. APP's ability to plan, manage and stage the works maximised the revenue for the Regent of Sydney and reduced project risks.



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REGENT HOTEL, SYDNEY



5 January 2000

Mr John Taylor
Managing Director
APP Corporation
PO Box 1573
North Sydney NSW 2059

Dear John

Now that the renovation of The Regent Sydney is complete, I wanted to write and express our appreciation of the overall project management by APP. To meet such an ambitious schedule, and to run to budget with little compromise to the quality required was an outstanding achievement.

In particular, our thanks go to Graham Edmonds and Janet Hoy, and of course their support team. At all times they were a pleasure to work with, often delicately balancing the sometimes difficult demands of the operator and owner. Not an easy task, but significant disputes were rare and quickly resolved.

On behalf of all Regent Sydney people involved in the project, our sincerest thanks for a job well done.

With kindest personal regards.

Yours sincerely

Stephen Lewis
General Manager

c.c Philip McKendrick - Director of Engineering

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