

DELANO APARTMENTS

Client
Daymorn Pty Limited

Location
Surry Hills, NSW

Value
\$8.5m

Completion
2000



APP Corporation Pty Ltd
NSW 02 9957 6211
VIC 03 8866 0200
QLD 07 3238 0400
ACT 02 6285 1097
WA 08 9486 1144

www.app.com.au

This project involved the conversion of an existing block of three warehouses into 59 luxury apartments. Three new levels have been added to the northern end of the building, culminating in two penthouse apartments. The project also included basement carparking, a street level colonnade retail area and an extensive landscaped area on Level 5.

APP's key responsibilities as Project Manager and Superintendent included:

- Contract administration
- Managing the consultants to finalise the construction documentation and to provide ongoing design guidance and construction certification
- Risk management in relation to design changes and latent conditions
- Managing the builder to ensure that time, cost and quality objectives were optimised

- Client reporting in the format of regular communication and Project Control Group (PCG) reports.

With a redevelopment project of this nature, the greatest challenge lay in what was found as construction commenced. This is when the true physical nature of the site became apparent. The latent conditions at Delano included hazardous materials and ground bearing problems which resulted in a redesign of the footings. APP ensured that any latent conditions and design issues were carefully managed in order to meet with program, budget and quality parameters.

Construction timing was also particularly problematic with works due for completion at the same time as the introduction of the GST, and the enormous pressure on trades in the lead up to the Sydney 2000 Olympics.

By taking full ownership of the project APP ensured that the clients objectives were met in the most expeditious and cost effective way.



APP CORPORATION PTY LIMITED

PROJECT MANAGEMENT · BUSINESS PROJECT MANAGEMENT · URBAN DEVELOPMENT & PROPERTY · EVENTS · TECHNOLOGY

DELANO APARTMENTS

DAYMORN PTY LTD

A.C.N 062 092 362

CORRESPONDENCE TO:

Level 6, 28 Foveaux Street
SURRY HILLS NSW 2010

PH: 9211 9993

FAX: 9211 9994

6th March, 2001

Mr Paul Spinolo
Australia Pacific Projects
Level 1, A.P.P House
53 Berry Street
North Sydney NSW 2060

RE: THE 'DELANO' PROJECT

Dear Paul,

Our development has been completed for several months and we are now progressing through the defects stage. You would be pleased to know that only 8 lots remain unsold and we consider this to be a good result.

It goes without saying that amalgamation of three old character style warehouse buildings into 61 residential apartments is a challenge and we encountered a variety of problems including asbestos, underpinning and structural that tested the standard of our support team.

We are very pleased to say that A.P.P were equal to the test and met each problem with the highest degree of professionalism. From the smallest problem to the most difficult of negotiations the A.P.P team proved reliable and supportive.

Our very best thanks are to your project superintendent Ian Campbell for his contribution which we believe was paramount to the success of the development. Ian was always available and coped exceptionally well with the high demands of the builder and consultants, but at the same time was fair with his determinations.

We look forward to an on-going relationship with A.P.P and Ian Campbell in future development works.

Kind regards,



Robert Scott

APP CORPORATION PTY LIMITED

PROJECT MANAGEMENT · BUSINESS PROJECT MANAGEMENT · URBAN DEVELOPMENT &
PROPERTY · EVENTS · TECHNOLOGY