

## VICTORIA TOWER

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### Client

Leda Holdings

### Location

Sydney

### Value

\$50m

### Completion

1995



### APP Corporation Pty Ltd

NSW 02 9957 6211

VIC 03 8866 0200

QLD 07 3238 0400

ACT 02 6285 1097

WA 08 9486 1144

This project involved the construction of a cityscape high rise of 35 floors of residential units and carparking, and 4 floors of a prestige city club. The club had to be relocated to temporary premises whilst the building was under construction.

The contractual arrangements between the Investor and the club stipulated 84 weeks for time of construction with heavy penalties should this time not be met.

APP were engaged as project managers to ensure the timely completion of the building, whilst maintaining quality finishes to enable the investor to command best prices for the residential units.

The cope of the works included:

- Complete construction of building from ground up, including foundations and services
- Complete fitout of the building, ensuring quality finishes throughout. Residential units to be finished to move in stage, with the club being fully furnished, including Poker Machines
- Handover of project to be within 84 weeks from date of commencement.

The project was successfully completed, within the designated timeframe. In fact, even the strata plan registration was complete within the 84 weeks, with the first residents moving in only 2 weeks after practical completion.

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LEDA DESIGN & CONSTRUCTION PTY LIMITED

ACN 002 594 863

13 March 1996

Mr John Taylor  
Managing Director  
Australia Pacific Projects  
Corporation Pty Ltd  
PO Box 1573  
NORTH SYDNEY NSW 2059

Dear John

**Victoria Tower - 197-199 Castlereagh Street, Sydney**

I am writing to express my gratitude for you and your company's professional approach on the above site, right through to successful completion.

I must admit, when we started, I could foresee many more problems than we experienced not to mention the blowing out of a tight timeline for the project.

I was greatly impressed with the smooth running of the construction, and the fact that it was finished within the 84 weeks, including the reversion of the lease and the registration of the strata plan, was a phenomenal effort by all involved.

Many thanks to your team, especially Richard Barron who was always available and focused on the issues at hand.

Looking forward to more developments with you in the future.

Yours faithfully

WAYNE HOLBOROW  
Construction Manager

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