

A DRAMATIC DESIGN MAGNIFICENTLY EXECUTED

ELIZA APARTMENTS / CEEROSE



Below Ceerose led the construction of the Eliza Apartments.

With only 19 apartments, the \$75M Eliza Apartments development will feature a unique parametrically designed façade. The design features 2 & 4 bedroom units with panoramic park and harbour views, as well as a 3 storey penthouse with roof top pool & private elevator.

Ceerose have transformed a small 280m² site into one of Sydney's most remarkable and meticulously crafted residential projects, the Eliza apartments. Ceerose have both developed and built Eliza, bringing to every stage of the project a keen sense of timeless elegance and quality, while also pursuing architectural innovation with a design by avant-garde architect Tony Owen.

The 17-level building comprises 19 apartments and a high-end ground floor retail outlet, including eight full-floor four bedroom apartments, with an ensuite for each bedroom, plus a guest washroom; 10 half-floor two bedroom, two bathroom apartments; and a three-level, four bedroom, six bathroom penthouse with multiple living and entertaining areas, butler's pantry, a rooftop glass-walled, mosaic tiled plunge pool and an outdoor entertaining area with cooking facilities. Below ground, there are six levels of basement car parking and storage.

One of the most distinctive features of Eliza from the street is the curving, sinuous facade featuring sandstone, curved aluminium and glass balustrades, and expansive floor-to-ceiling glazing looking out over Hyde Park. The facade is slightly cantilevered outwards, and no two floors are the same in terms of their exterior façade or interior layout. Eliza is truly bespoke, and in terms of attention to detail, level of finishes and inclusions, it is a peerless achievement.

"This is a very unique project," said Ceerose Director, Edward Doueihi. "A façade of this type has never before been built in Australia".

"As the facade gradually steps outwards over 13 levels and then back inwards over the last 3, we had to construct from the top down, level by level. All elements of the facade were fabricated offsite, and then brought onto site and carefully put together – like a jigsaw puzzle."

Another aspect which complicated the facade construction was the site access, with very little room available for the crane, Alimak or loading platform, and time constraints of the CBD location which only permitted a work zone from 10am until 3pm, a five hour window each day for excavation spoil removal, pouring concrete

slabs and deliveries. "We had to stay on top of organisation, procurement and deliveries at all times as every minute was critical," said Development Manager, Daniel McNamara.

The interiors of Eliza are as breathtaking and distinctive as the facade, with no expense spared on materials and inclusions, and the highest level of skill and precision applied to every facet of the fitout. Every trade subcontractor on the project was carefully chosen for their ability to deliver the extremely high standard of quality required, and Ceerose dedicated a special finishes foreman on site to ensure every detail of the design specifications was executed perfectly.

"The whole project was meticulously detailed, for example, the lobby features a beautiful curved sandstone wall to complement the exterior design, with carved niches and uplights," said Edward. "People working on the project needed to be appreciative of the challenges."

Eliza's truly magnificent interior spaces feature European designer fittings and beautifully crafted natural materials such as limestone floors for the kitchen and living areas, floor-to-ceiling stone accompanied by Calacatta marble benchtops in the bathrooms, Villeroi & Boch bathroom suites, extensive timber and fabric clad feature panelling throughout the living areas and bedrooms, and kitchens by Porcalenosa, accompanied by Calacatta marble splashbacks and benchtops.

In the four bedroom apartments and penthouse there is also a gas fireplace and a private lift lobby. The carpets in the bedrooms are a luxurious beautifully woven wool and cotton viscose blend, and the bathrooms equipped with underfloor heating and heated towel rails.

Appliances have been carefully chosen, including Meile laundry kits, ovens, rangehoods, dishwashers and microwaves from Gaggenau, fully integrated Liebherr refrigerators, Abey Piazza double-bowl undermount sinks and Gessi Rettangolo tapware. In the penthouse, the kitchen also includes a double oven, climate-controlled wine cabinet and Gaggenau espresso

coffee machine. A Dynalight system controls lighting, ducted VRV air conditioning and curtains. Residents have the option of having their home Dynalight system interfaced with their iPad to enable control of all home systems from anywhere in their unit. All the lighting comprises energy-efficient and dimmable LEDs, with Dynalite switches, in a range of bespoke fittings including downlights, trough lighting, pendant lighting and a number of chandeliers in the penthouse.

In the penthouse, a bespoke staircase with floating Calacatta marble treads connects all three floors, and when combined with 3.8 metre ceiling heights, creates a space which has a distinct sense of grandeur, complimented by the sweeping floor-to-ceiling views of Hyde Park and Sydney Harbour beyond.

The project with all its challenges and complexities was completed with an impeccable safety record, a testament to the hands-on approach of the Ceerose project management team and the commitment and high standards of their subcontractors. Edward Doueihi said there is a real sense of pride for those who have worked on Eliza, bringing out the best qualities in everyone involved, and delivering for Ceerose a landmark achievement as testament to the quality of construction it can accomplish.

"This is a brilliant project. I know I'll be bringing my kids and my grandkids past it and saying, "Look, I helped build that," said Daniel.

For Ceerose, the lengthy and intricate process of developing and then delivering Eliza has been a crowning achievement. As an architectural statement, it has created a lasting legacy for the city skyline, and in its interior design and execution, it has redefined the concept of apartment living in Sydney's central business district.

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Below Danzaco supplied and installed oak flooring for the Eliza Apartments.

Below Sampford IXL provided a variety of kitchen appliances for the Eliza Apartments.

Creating hardwood flooring is an artform, and Danzaco displayed their mastery of it at Eliza Apartments. They supplied and installed approximately 700m² of 130mm select grade white American oak flooring, meeting a challenging array of extra specifications and delivering a naturally stunning result.

Danzaco's team have experience in every aspect of flooring, from surface preparation through to final polishing. At Eliza, they first sealed the underfloors with moisture fix as a moisture barrier, then installed level battens on acoustic pads to achieve a flush finish with bathroom tiles, laundry tiles, lobbies and aluminium sliding doors.



The flooring timber was then installed using glue and secret nails, sanded and polished and finished with three coats of polyurethane varnish. The challenges began with the tight timeframe of only six weeks for the entire scope, which Danzaco achieved through using three teams, working concurrently and each delivering one part of the job – battens, flooring, and finishing.

The project has set extremely high acoustic standards, and the acoustic engineer for Eliza specified that insulation had to be used between the battens, spaced at 350mm, in addition to acoustic pads under the battens. "The job had to be 100%," said Danzaco Managing Director, Dany Zeydan. "There were no tolerances. The timber specified also had to be select grade, with no knots or cracks."

Danzaco achieved extremely high standards on the job, due to the experience of the tradesmen on their team and the diligence with which they approach every project. They take pride in delivering every project on time, and with zero defects.

The company has a "passion for floors" and has a range of specialist hardwood flooring expertise including tongue-and-groove flooring, parquetry, timber decking with concealed fixing and staircases.

They also supply and install engineered flooring for internal applications, which offers a highly efficient way of achieving installation rates of between 1000-1200m² of flooring a week.

Danzaco have four qualified carpenters on staff, as well as two flooring installers and four labourers, who are also skilled in sanding and polishing. The company was founded overseas 22 years ago, and relocated to Australia 5 years ago.

Since commencing operations here Danzaco have undertaken jobs ranging from small residential projects including Heritage renovations, through to major multi-dwelling apartment projects such as DNA @ Camperdown, another Ceerose project comprising 133 apartments for which Danzaco is currently supplying and installing blackbutt decking and engineered flooring.

For more information contact Zeydan Enterprises Pty Ltd trading as Danzaco, Unit 19 2-8 Daniel Street, Wetherill Park NSW 2164, phone 02 8720 2738, email info@danzaco.com.au, website www.danzaco.com.au

Sampford IXL are the sole distributors of Neff and Gaggenau German kitchen appliances.

The commercial team at Sampford IXL was appointed to provide Gaggenau kitchen appliances and refrigeration to each apartment at the Eliza Apartments complex.

Gaggenau appliances offer uncompromising beauty along with outstanding performance. These eye-catching appliances feature timeless beauty and will no doubt compliment the fine details which have been incorporated throughout these exquisite residences.

Eliza Apartments is a boutique complex overlooking Hyde Park and boasting 19 unique apartments.

The building has been architecturally designed to embrace the character of surrounding buildings and landscapes.

Sampford IXL found it easy dealing with Ceerose (the developer) and the project managers who presented in a professional manner throughout the project and were always courteous to deal with.

If an issue arose it was quickly rectified with minimal fuss, allowing the project to flow with ease.

Eliza Apartments is set to become one of the finest residential buildings in the CBD and will no doubt inspire fellow developers. Known as the home of premium brands, Sampford IXL is able to offer world-class appliances for projects of all sizes.

For more information contact Sampford IXL, 421 Smith Street, Fitzroy VIC 3065, phone 1300 727 421, email commercial@ixl.com.au, website www.sampfordixl.com.au







For one of Sydney's most covetable penthouses atop Eliza Apartments, every detail needed to be impeccable, including the private internal lift. Stallion Elevators, a division of Stallion Group, provided an elegant and sustainable solution, with a Maison lift by Kleemann. Stallion Elevators undertook the design and installation of the 1100mm x 1400mm lift which features a bespoke bronze stainless steel cabin and doors. The lift installation services two landings, and the key challenge for Stallion was the logistical feat of supplying the lift to the top of the building given the site's restricted access and craneage. The company's technical division will also be providing the ongoing maintenance and service calls for the lift, ensuring complete peace of mind for the Penthouse owner.

The project relied on the combined talents of Stallion Construction Manager Robert Miranda, who has 22 years experience in the lift industry, and Stallion Business Development Manager, Brian Susman, who also has 22 years lift industry expertise. Stallion Elevators focus is on 'Lifting You Up' by delivering technological solutions which also provide considerable savings in a building's energy consumption. No project is too big or too small as Stallion's design team use superior European lift technology and components from ORONA and Kleemann to deliver the best solution for each and every project, including passenger lifts, car stackers and goods lifts

for restaurants and hotels. All Stallion lifts carry a Green Star rating, and the company is fully government accredited by DEEWR.

Other recent projects include four lifts in Mortlake directly opposite the exclusive area of Breakfast point, four lifts in Marrickville at The Quarry, St Marys shopping centre, NBN Head Office and Tabernacle in Surry Hills, a conversion of an old church into a theatre. Stallion Group has a number of areas of expertise in addition to lifts, providing bespoke and leading-edge solutions for electrical and data cabling, electronic security, audio-visual systems and installation, and air conditioning.

Stallion Group has a solid base of ongoing clients, including UTS, Westfield Shopping Centre, Louis Vuitton and Chanel, and has completed projects across the commercial, residential, retail, government and education sectors. By basing their approach on superior service and a 'central point of accountability' model, and investing in ongoing staff training in safety and technical product knowledge, Stallion ensure they provide solutions which deliver sustainability and long-term value.

For more information contact Stallion Elevators Pty Ltd, 3/26 Wentworth Avenue, Mascot NSW 2020, phone 1300 555 363, fax 9700 9735, email brian@stallionelevators.com.au, website www.stallionelevators.com.au

True luxury extends to every room at Eliza Apartments, even the most private ones, with Warmtech's inscreed underfloor heating system making life very comfortable indeed in all the bathrooms and ensuites.

Unlike other many other options, Warmtech underfloor heating requires no obtrusive or noisy wall-mounted radiators or heat pumps, and unlike ceiling mounted light-based systems, it delivers an energy-efficient all-pervasive warmth.

The inscreed system is a free running cable system, which can be laid in any configuration directly underneath the floor tiles. Warmtech also supplied and installed a thermal insulation board under the heating elements, and user-friendly thermostats which will provide Eliza residents with seven-day, fully programmable control over the heating. Underfloor heating systems have a very long working life and very low maintenance requirements. Warmtech offer a 10 year warranty on all inscreed and under tile systems, which gives owners at Eliza added peace of mind.

There are other benefits too: Warmtech heating systems eliminate dampness, minimise drafts and condensation, and fill rooms with

clean, still air and radiant warmth. Radiant heating is recommended by health professionals for asthma sufferers.

Warmtech underfloor systems are simple to install on either concrete slabs or timber subfloors, and under floor coverings including carpet, ceramic tiles, marble, porcelain, limestone, cork, vinyl, and polished and coloured concrete. It can also be very effective under wooden floors. This versatility makes it suitable for projects across both residential and commercial sector, including aged care, health, hospitality and offices.

Other projects which Warmtech have provided their economical and environmentally-friendly underfloor heating systems to include the University of New South Wales, Channel 9's 'The Block', St Joseph's College Hunters Hill, Drift Apartments Cronulla, Coast Apartments Cronulla, Waterfront Apartments Canberra, Powerhouse Motel Armidale and Tamworth and Beaumont Wahroonga.

For more information contact Warmtech Pty Ltd, 20 Sunnybank Road, Lisarow NSW 2250, phone 1300 138 126, fax 02 9980 1803, email info@warmtech.com.au, website www.warmtech.com.au

Below Korda Design created and supplied the carpets in the Eliza Apartments.



Below G & Z provided formwork for the Eliza Apartments.



Beautiful design begins at the floor in the Eliza Apartments, which feature custom-created carpets and rugs by Korda Design. For the bedrooms, they designed and supplied 808sqm of pass-machine and hand tufted carpet, and for the lobby, two bespoke rugs. The designs were inspired by the building's faceted interior structure fused with art deco glamour.

The carpet features a linear pattern design using high quality wool and cotton viscose which is in keeping with the building's luxurious style and feel, yet also is durable and able to withstand everyday family life.

"We met with project leads at Ceerose and Tony Owen Partners in the early stages of the project to discuss the details of the build and the carpet requirements," said Korda Design Managing Director, Kelly MacPherson. "We then went through the sampling process to ensure the colours work in perfectly with the rest of the palette. The finishes for the apartments and lobby furniture had already been finalized by the time the carpet was being sampled, so the copper and burnished metals played a major role.

"The majority of the carpet supplied for the Eliza has been pass-machine carpet. This method of production offers a hand tufted aesthetic, but as it is machine made, fits comfortably with budget allowances of a multi-residential project and commercial projects." All the design work was created at Korda Designs' Chippendale studio

and developed in collaboration with Rashna Shorapurwala, interior designer at Tony Owen Partners.

"For Korda, it was great to be part of a project that has pushed so many architectural boundaries. It has been extremely rewarding to have our carpet add value to the creative vision the designers and architects had for this building," said Kelly. "Korda Design makes the process of designing and supplying carpet easier as we manage and oversee the entire project including installation. Our attention to detail and genuine interest in the projects we work on have been the reason for our successful outcomes and ongoing client relationships. We pride ourselves on our collaborative approach to the design process and work hard to bring our clients vision of their space to life."

The creativity of Korda Design can be found around the nation and also internationally in projects ranging from high-end private homes through to apartments, commercial buildings and hospitality venues including hotels, cinemas, clubs and pubs. Other outstanding recent projects have included the Sheraton Noosa, Four Seasons Hotel at the Rocks and the Cronulla RSL.

For more information contact Korda Design, Suite 2, 5-13 Queen Street, Chippendale NSW 2008, phone 02 9698 5788, fax 02 9698 5588, email info@kordadesign.com.au, website www.kordadesign.com.au

Creating solutions for unpredictable situations is something G&Z takes pride in, and it's an approach which enabled them to safely and efficiently resolve the multiple challenges of providing formwork for the Eliza Apartments project.

The site was tight, with adjacent buildings including the upmarket Sheraton Hotel, and the geometry of the building non-linear and varying from floor to floor over 17 storeys.

This required G&Z to apply a high level of skill and ingenuity to the formwork configuration for slab and structural concrete pours. Those solutions also had to be implemented quickly, with Ceerose targeting a slab pour every 10 days to maintain momentum.

G&Z take a highly organised approach to their projects including developing a detailed program and cost assessment for each client. This attention to the detail of materials and staging before work commences expedites the process once concrete works commence, and ensures the company's skilled and safety-focused site personnel stay one step ahead in terms of logistics.

For projects with complex geometries, G&Z utilise a variety of specialised commercial moulding tools to achieve the required results, including curved walls, vertical elements and architectural details.

G&Z can also develop complete structural packages including supplying and placing the reinforcing and concrete.

Every one of G&Z's projects is given the same level of focus and attention, with close collaboration between their project managers and the client ensuring requirements are met.

Proof of G&Z's abilities is the number of long-term clients who use their services on a preferred subcontractor basis. Completed projects range from luxury high-rise residential apartments, shopping centres, BER Schools projects, warehouses and medical centres.

Some of their noteworthy major projects include a nine-storey Medical Centre at Mascot, Fisherman's Wharf at The Entrance and the BOC Cylinder Testing Facility, which included the challenging construction of purpose built pits and load bearing floors for machinery.

Adding value underpins G&Z's business philosophy, using their 15 years of experience and high level of professional skill to engineer and implement a formwork package which is capable of adjusting to changing circumstances, delivers construction efficiencies and resolves buildability challenges.

For more information contact G&Z, phone Charlie on 0430 315 358