

# BUILT TO DELIVER

DEVELOPER/BUILDER : Deicorp  
ARCHITECT : Architecture & Building Works  
STRUCTURAL ENGINEER : Bonacci Group



The 9-storey mixed-used Charles Apartments, features stunning one, two and three bedroom apartments within the vibrant suburban space of central Canterbury. Set within walking distance of parks and public transport, the development offers 3 levels of underground carpark, 8 retail suites and 229 apartments.

Beginning as a commercial developer and builder in 1999, Deicorp has grown extensively to become an expert in construction and project management, as well as provide exceptional and sophisticated design and construction services. Deicorp is changing the way we live by creating, developing and delivering comprehensive, visually striking, high quality designs in residential and commercial precincts.

The Charles Apartments comprises five buildings, the highest being 9-storeys, and includes 229 apartments, a Woolworths supermarket, eight retail suites and 3 levels of underground parking for 353 cars.

The development offers one, two and three bedroom apartments of superb quality in central Canterbury – just near the railway station, the Cooks River and parklands.

Work started on the 6,430m<sup>2</sup> site the day after development approval came through in June 2014. The Charles Apartments used 19,000m<sup>3</sup> of concrete, 1,900 tonnes of steel reinforcement, about 300,000 tonnes of regular bricks and 110,000 tonnes of masonry concrete blocks.

As a leading property developer, Deicorp is dedicated to providing strategic solutions that are innovative while maintaining their superb quality finishes. “We use a lot of processes which have been tried and tested over the years,” explains Richard Edmonds, Project Manager for The Charles Apartments. “Each apartment has a lot of components, but you keep the detailing simple. You may have to tweak the design here and there.”

Deicorp’s team are equipped to explore all possible solutions and exercise the necessary flexibility to meet changing requirements within each stage

of development. A significant consideration during development was the site’s close proximity to the railway line. Deicorp was required to liaise with Rail Corp to sign off for the works.

Another challenge was that rock anchors were not able to be used to stabilise the foundations of the building, so the development team opted for the use of whaling beams and steel struts, located 14m underground. “That’s a bit out of the ordinary,” said Richard. There was also a high pressure ethylene pipeline that had to be diverted during construction, that added to the challenging foundation works for the apartments.

Deicorp’s ability to provide high quality and diverse projects shows their understanding of the multifaceted and complex nature of the building process. They work with clients to ensure the end result delivers the desired results and provide an exceptional product at every stage of the process.

Deicorp are currently developing a number of sites including, South Village in Kirrawee, Endeavour Apartments in Arncliffe, North Village in the Hills District, and Crowle Estate in Meadowbank.



For more information contact Deicorp, Level 3, 161 Redfern Street, Redfern NSW 2016, phone 02 8665 4100, fax 02 8665 4111, email [admin@deicorp.com.au](mailto:admin@deicorp.com.au), website [www.deicorp.com.au](http://www.deicorp.com.au)



**The Charles Apartments involved a combination of residential and retail development across five blocks each of 8-stories above ground with three underground levels, bringing with it a level of complexity when it came to installing all plumbing services.**

With an enviable record of achievement in commercial, industrial, retail and high-rise residential projects, Rab's Plumbing was involved from the earliest planning stages.

Owner Director, Rabi Malass said that one particular strength of his business is the design of all hydraulic systems and plumbing lay-out on large construction projects. "We have in-house consultants who can provide essential design work and in the case of Charles Apartments, we were involved from late 2014."

Rab's Plumbing delivered all required services from the large-scale water, storm water drainage and sewage management systems right down to the supply and installation of the tap ware in the 230 apartments.

"Another advantage we offer builders and developers is that we are one of the few firms to have accreditation from Sydney Water

to carry out major infrastructure works including upgrades and connections to storm water installations and sewer and water mains," Rabi said. "This enables us to provide the total plumbing service including connection to mains."

Providing for the disbursement of storm water off the roofs of five towers was one challenge on the project. A syphonic system was utilised, with storm water collected and used for irrigation.

Coordinating all the piping through the retail part of the project provided another challenge as there was often only millimetres to spare in the ceilings alongside fire services, air-conditioning and normal plumbing services.

The size of the Charles Apartments required Rab's Plumbing to have an average of 20 employees on site, with up to 30 at times.

"We are very proud of the fact that most of our employees have been with us for over five years and have gained a high level of expertise in the areas in which we work. We strive for a family relationship amongst our team as they have made a great contribution to the success of the business," Rabi said.

Rab's Plumbing utilises any proven new techniques or products to enhance efficiency and reduce costs. However when it comes to basic plumbing practices, Rabi prefers to stick with tried and tested methods. "We use the latest in clipping and bracketing in all our work for example, but the basics of sound plumbing have not changed a great deal and our goal is always to deliver excellence so we continue to use some of the more traditional techniques and systems."

Woolworths is the anchor in the retail part of the development and Rab's Plumbing also completed the plumbing fitout for the store. This involved hot and cold water supply, drainage for trade waste and from food preparation areas, cool room plumbing and amenities services.

Regularly engaged by major developers including Deicorp and Icon Co NSW, as well as local councils and government bodies, Rab's Plumbing values long-term partnerships and close working relationships with all clients.

"We always strive for excellence in delivery for our clients. Our technical expertise and thorough quality assurance system means

that they can all have total confidence in our services from design to completion," Rabi said.



*For more information contact Rab's Plumbing Pty Ltd, 3/22 Mavis Street, Revesby NSW 2212, phone 02 9791 2111, email admin@rabsplumbing.com.au, website www.rabsplumbing.com.au*

**Below** The Lefand Group provides building and facility management as well as other property solutions for The Charles Apartments.



**Lefand Group is a building and facility management company that offers property solutions. Managing Director Philip Iacovou set up the company more than 25 years ago.**

The end-to-end solutions the group offers spans from asset and building management to service maintenance and management programs. They also offer cleaning, gardening and building maintenance solutions to sites across New South Wales, Australian Capital Territory, Melbourne and Queensland and work very closely with a variety of developers and strata companies.

“Lefand Group and Lefand Services are experts in serving all sectors, from strata and residential to commercial and government. From the ground up and with no hidden costs, we’ll tailor a package to meet your every need,” he said.

The group has about 50 direct employees, but access to 1,200 qualified and certified contractors who help maintain and manage properties for Lefand throughout Australia.

Their management systems provide communication and transparency to all relevant parties with one click of a button. It’s a customisable portal with both desktop and app functionality that enables better, smarter and faster building management. Our solution is relied upon by over 3,000 buildings and projects worldwide, and saves builders, developers, managing agents, owners and occupiers both time and money.

Lefand has expertise at bridging the gap between developers, strata and managing agents, owners, occupiers and service contractors. Showcase developments they maintain include The Broadway (Punchbowl), AIR Apartments (St. Leonards), The Pelican (Surry Hills), Crowle Estate (Meadowbank) and Wolli Creek (Orchard Park).

For the Charles Apartments in Canterbury, Lefand has about a dozen staff working at the “back end” entering all the information about the site in the last three to five months before project completion. These include sites plans, service agreements, electrical and gas meter serial numbers, details about individual

units such as floor plans, colour schemes, instruction manuals, warranties, owners, agents and tenants details – all the fine details.

This work helps with the transition of the project from the development on completion, to the purchasers, to the strata managers, who then leave it to Lefand for day-to-day facilities and building management.

“We coordinate information on all the maintenance concerns just before completion and deal with them, so the developer can go onto their next project a lot quicker. It makes for a seamless transition,” said Philip.

“In the past, developers used to give a welcome pack to each purchaser and a handover pack to the strata company, which was very costly. Now we just give purchasers an A4 sheet of paper and the keys. It’s a much more cost-effective solution for the developers, particularly when you have tenants move in. They don’t need hard copies of the operational manuals or warranties, for example, but those details are all on our system, so they can be accessed.”

“Tenants and purchasers also can choose in what language they want to receive information from us and the strata management. Nothing gets lost in translation. Our clients are very satisfied.”

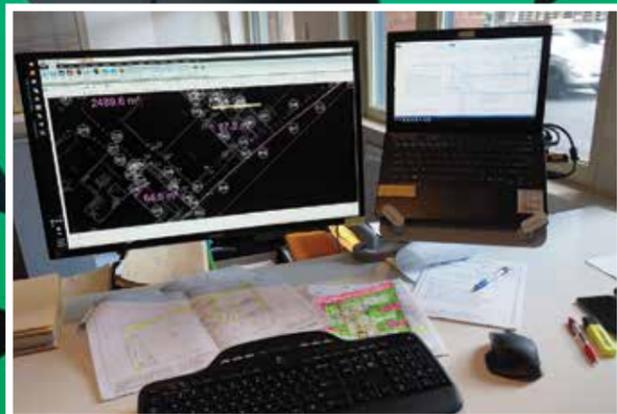
“During their occupancy, residents and tenants don’t go to developer or strata; they come to us with their issues or concerns as we are the face of the buildings we manage. We have that one-on-one contact with the foreman or project manager and deal with them directly so we can attack issues head on, create solutions and keep on building relationships.”

As well, Lefand supports the emergency services and many charities such as Camp Quality, Make a Wish, Down Syndrome and Autism. “For every site we attain above 100 lots, 10% of whatever the contract is worth goes to Camp Quality. We’re not all about the business. It’s about giving back.”

**For more information contact Lefand Group, Unit 2, 56 O’Riordan Street, Alexandria Sydney NSW 2015, phone 1800 533 263, fax 02 9667 0845, email [info@leland.com.au](mailto:info@leland.com.au), website [www.leland.com.au](http://www.leland.com.au)**

Below Daw & Walton Consulting Surveyors established and prepared all of the subdivision plans, survey plans, titling plans and documentation.

Below Executive Joinery & Design installed the 229 kitchens for the Charles Apartments.



Land and engineering surveying consultancy, Daw & Walton Consulting Surveyors, have been in business for over a decade and employs 11 staff in its Sydney office.

"We're a surveying consultancy working predominantly on large residential and mixed-use developments in the greater Sydney area, said Director of Daw & Walton, John Walton.

"We focus on providing our clients with the necessary advice and services from the conception to completion of a project to ensure that the project is not only delivered on time, but the subdivision solution adopted for any development is the most suited solution not only for our client but all future owners within a development."

His company came on board with The Charles Apartments on acquisition of the site.

"For most developments we are currently involved with specifically the larger sites we are preparing draft subdivisions plans and associated documentation to form part of the sales contracts prior to DA approval allowing for clients to commence marketing immediately upon approval."

For the project, Daw & Walton established and prepared all of the subdivision plans, survey plans, titling plans and documentation. That also involved a boundary redefinition consolidation plan, a road widening and railway easement plan and, plans to relocate a major gas pipeline under the pipelines act.

The Charles Apartments is comprised of a 3-Lot Stratum subdivision plan providing for a Woolworths supermarket, 20-Lot Retail Strata subdivision and a 230-Lot Residential Strata Subdivision all built over a 3-storey basement structure.

"We're the first ones in, with the detailed survey which the architect uses to design off, and the last ones out, with our stratum subdivision and strata plans. We're the link between, Lands and Property Information, the developer, council and other parties to ensure we get from initial concept through to registration of subdivisions and to and ensure this is an efficient streamlined process," said John.

For more information, contact Daw & Walton Consulting Surveyors Pty Ltd, PO Box 3222, Redfern NSW 2016, phone 02 8065 1156, email survey@daw-walton.com.au

Executive Joinery & Design (NSW) is a family business, which started in 1999 initially with small kitchen jobs. Growing with developers, Executive now specialises in custom designs, quotes, manufacturing and installation of cabinet joinery, with extensive experience with kitchens, cabinet manufacturing and installation on a large residential and commercial scale.

"The first big job we had was installing kitchens in an Ashfield block of 20 apartments. At that early stage, we'd be doing 20 or 30 units a year. Now we're putting in more than 300 a year," said Founder and Managing Director, Sam Kassem. Executive's team worked fulltime installing the 229 kitchens for the Charles Apartments in Canterbury.

"The foreman was very helpful and the team at Deicorp are good to deal with. This job was well organised, an easy job for us," Sam said. "We're also doing another project for Deicorp, installing 63 kitchens including the appliances," said Sam, whose company has also done three projects in Brisbane and the Gold Coast, for Meriton Apartments.

"We've been in this business for a long time so have the experience and the latest technology to do everything in house and in our factory.

With our large machinery we can cut up to 10 kitchens a day and have the capacity to fit up to 50 kitchens a week," he said.

Executive can cover all areas of the homes from kitchens, laundries, bathrooms, built-in wardrobes, ensuite fitouts, home offices, home theatres, TV cabinets as well as lamp and coffee tables. They can design your kitchen quickly, creating a 3D computerized display in a style of your choice, from modern, classic, industry, glam-chic or a mix.

For more information contact Executive Joinery & Design, 12 Lisbon Street, Fairfield East NSW 2165, phone 02 9632 1944, fax 02 9632 1844, email info@eka.com.au, website www.executivejoinery.com.au

Below Cosmo Wholesale provided 4,400 LED lights to the Charles Apartments.



**Cosmo Wholesale Pty Ltd opened for business in 2009 and is now a major Australian lighting manufacturer, distributor and supplier.** They offer exciting lighting solutions, quality products and a high level of customer service.

The company supplied more than 3,000 downlights, 1,400 oyster lights and various exterior lighting to the 202 apartments. The Charles Apartments was the first totally LED lighting project with Deicorp. LED lighting uses less energy, meaning they don't get as hot as some lighting options.

Whilst the lights for the Charles Apartments were imported, Cosmo Wholesale are able to manufacture lighting solutions for other jobs such as for custom made extrusion lighting.

"We can change the lamp format of certain light fittings of ours, which means we can take the same fitting and make it operate differently. We can design and manufacture bespoke fittings as well," says Ruth Briffa, State Sales Manager.

Cosmo's inhouse manufacturing capabilities are extensive in tool making, custom metal fabricating, finishing, assembly, powder

coating and the design and construction of luminaires. One of Cosmo's recent iconic projects was Huntley Street development in Alexandra comprising of multiple offices and a childcare centre.

They supply lighting for projects across Australia, New Zealand and, more recently, Papua New Guinea. The technology of lighting is changing rapidly, and Cosmo Wholesale are able to use new technologies to bring any project to life.

*For more information contact Cosmo Wholesale Pty Ltd, phone 02 9773 1222, fax 02 9773 5825, email [sales@cosmogroup.com.au](mailto:sales@cosmogroup.com.au), website [www.cosmowholesale.com.au](http://www.cosmowholesale.com.au)*