

NATIONAL

Optimising Remedial Works.
Increasing the Market Value of
Your Building



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Overview

1. Project background
2. Design innovation
3. Construction challenges
4. Increasing the market value of the building
5. Collaboration and Success



1. Hyde Park Plaza

- 38 College St, Darlinghurst, Sydney.
Panoramic views of CBD and harbour.
Strata scheme comprises 186 lots.
- Rooftop recreational facilities had aged and were run-down.
- Owners Corporation agreed to a major refurbishment. An opportunity to develop rooftop – explore possibilities beyond repairs.





Before

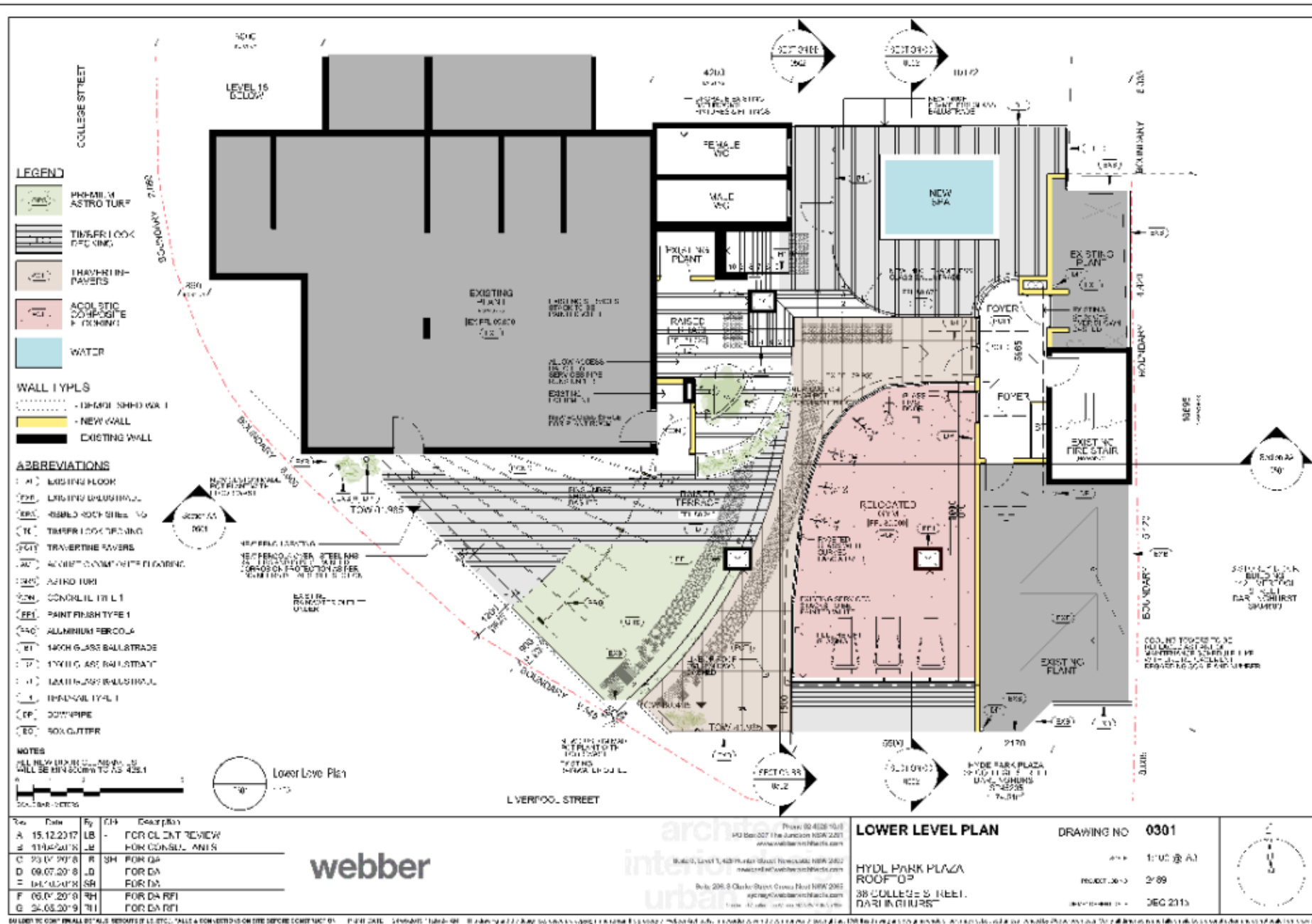
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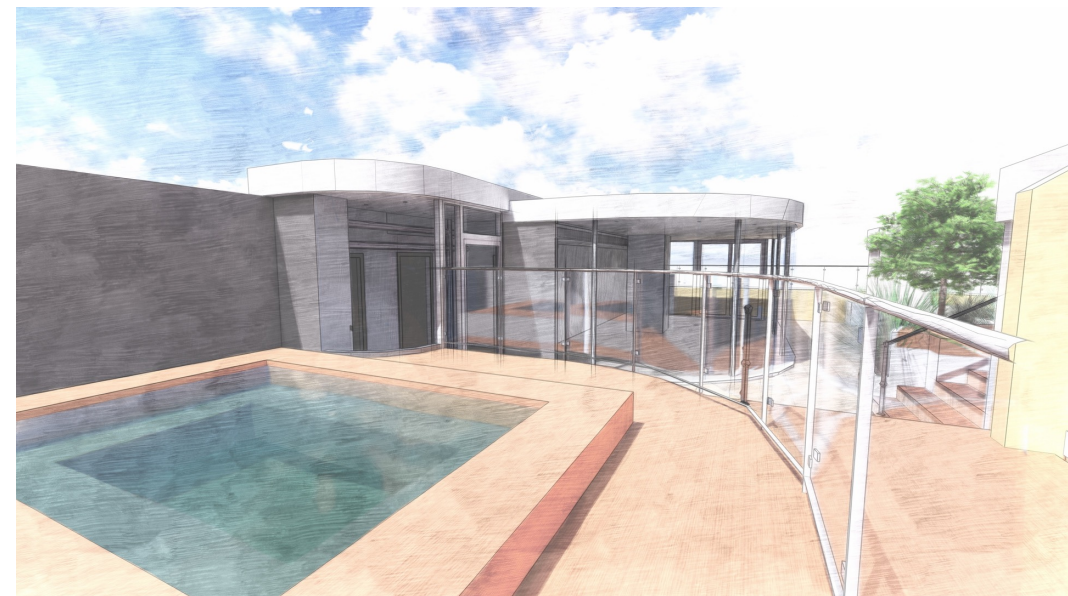
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2. Design innovation

- Engaged by client for full design and documentation services.
- From concept through to administration of contract.
- Remedial engineer and client collaborating to identify opportunities for rooftop development.
- Aim was to better utilise space, repurpose existing areas and rearrange layout.







3. Construction challenges

- New spa was a first-of-its-kind in Australia.



Location and traffic management

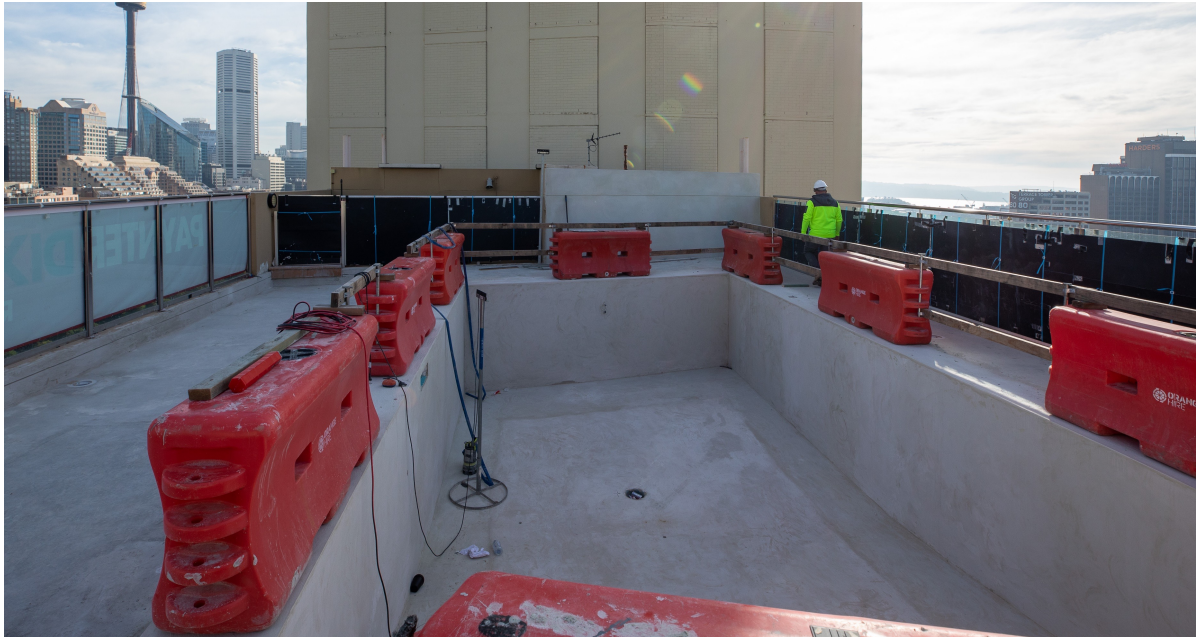
- Five crane lifts were deployed during the project, prompting multiple road closures, communication with street tenancies, traffic management, and approval through Sydney City Council.



Materials handling

- 130-tonne mobile crane deployed for handling heavy materials. For eg, the spa was lifted over 16 levels and lowered onto aligned rubber pads with millimetre precision.





Design and durability

- Construction adhered to design intent.
- Quality goes beyond aesthetic appeal.



Safety

- Managing safety during COVID-19.
- Coordination with building and street tenancies.
- Minimising disruption to building occupants.



4. Optimising market value



Cost efficiencies

- The refurbishment presented an opportunity to implement energy efficiency measures.
- New cooling towers were installed to enhance the scope for adjusting energy usage per building requirements.



Before

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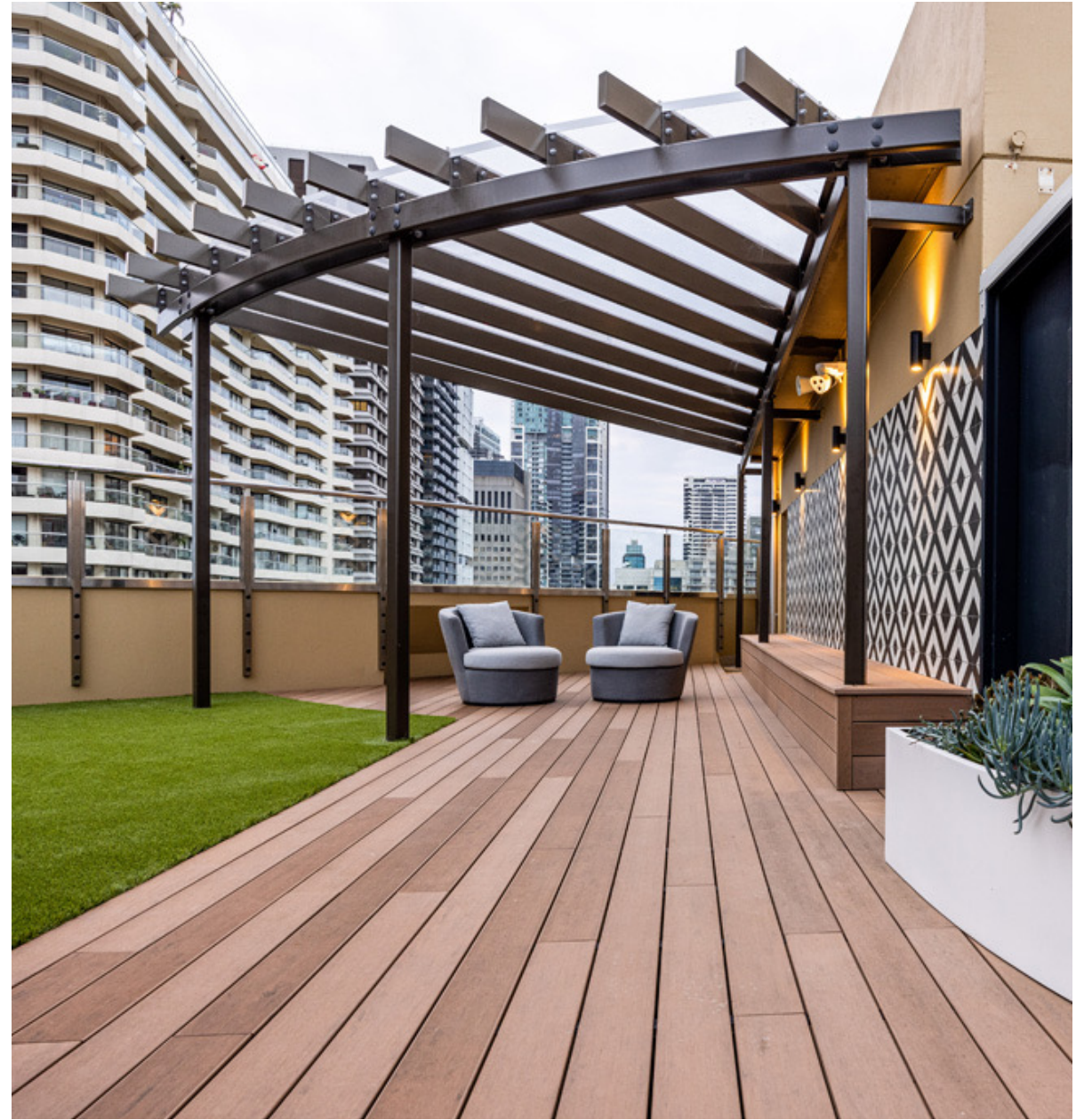


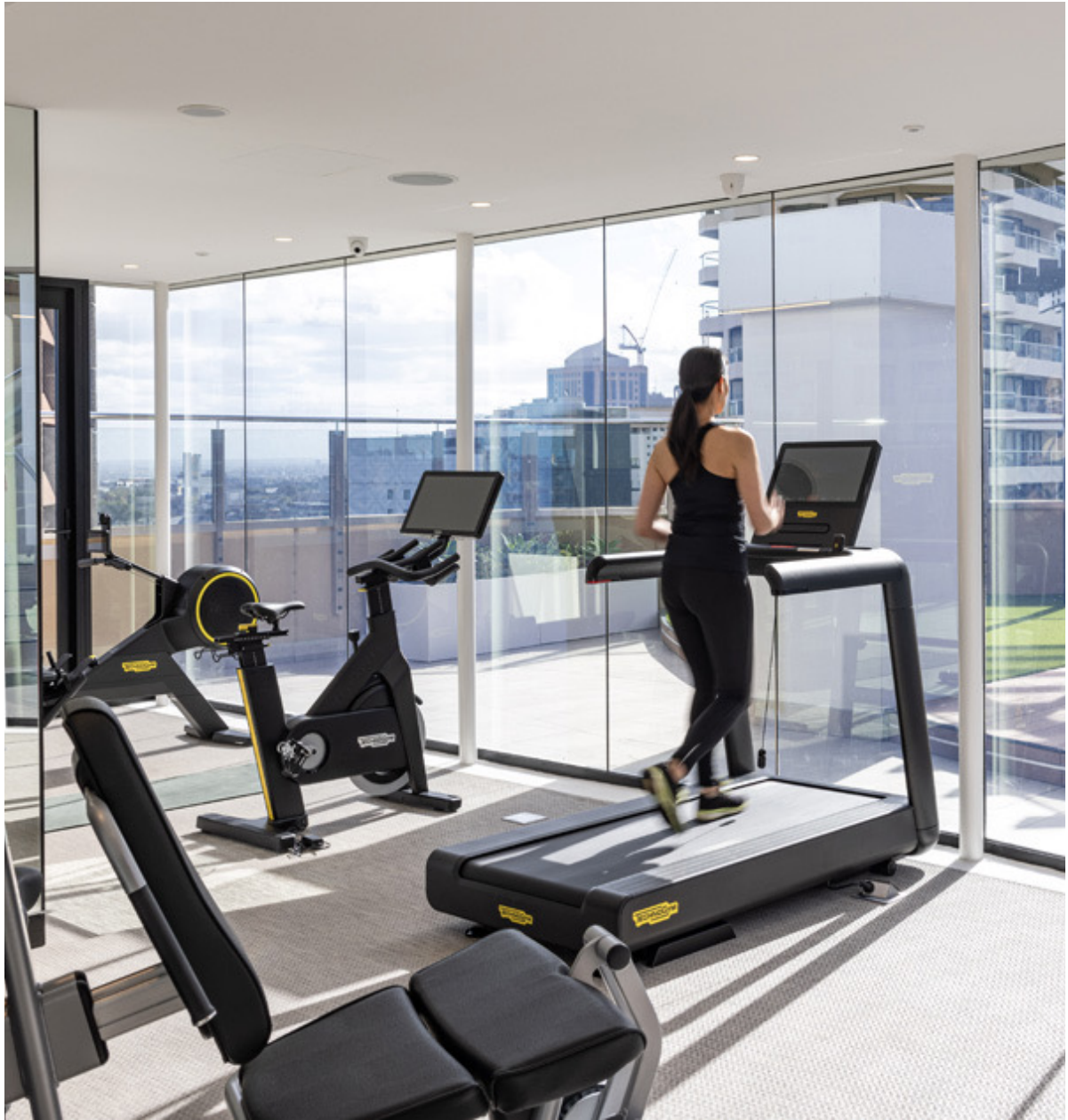
The transformed rooftop represents a significant uplift of the strata community leisure facilities.

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5. Collaboration and success



https://www.youtube.com/watch?v=7VNBs3F_NSI

- Sourcing right expertise for the journey.
- Embracing a problem-solving mentality.
- Tenants have pride and strong sense of ownership for the new facilities.
- *“I personally worked with both Tim and Keiran. I would go so far as to say they went from being business associates to friends ... We would ring each other and discuss issues ... because it’s never easy, but they always came up with the solution, and full credit to them.”* **Colin Campbell**

The background is a light blue color with several abstract geometric shapes in a slightly darker shade of blue. These shapes include a large triangle in the upper right, a parallelogram in the lower left, and a curved shape on the left side. The word "Questions?" is centered in the middle of the image in a bold, black, sans-serif font.

Questions?

The background features several large, light blue geometric shapes. A large triangle is in the top right, a parallelogram is in the bottom left, and a curved shape is on the far left. The text is centered in the middle of the image.

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