

# 21 Greenoaks Avenue | Sydney

*How Phoenix ensured a luxury apartment block was delivered on time through extensive inspections and testing*

## Consultant

**DSA** (David Shreeve and Associates) is a multi-discipline Australian consultancy. Phoenix was appointed by DSA to carry out the Services During Construction for this project.

## Builder

**Fugen Constructions** has established an outstanding reputation for the successful delivery of a range of construction projects. They have achieved this position through their excellent communication, professional integrity, high quality workmanship and a firm commitment to deadlines and budget.

## Project Brief

A **new \$5 million** development of luxury apartments in one of Sydney's most prestigious residential areas. The development consists of 11, one to three bed apartments.

Phoenix was engaged to complete a **Services During Construction (SDC)** role which included **regular site inspections** and the **witness testing** of all mechanical, electrical, fire and hydraulic services upon completion.

## Challenges

The project team was to ensure that all apartments were of the highest quality and as a result all services associated with the build had to be installed and commissioning to the highest codes and standards.

The project timeline was extremely tight to meet the demanding deadlines put forward by the developer. Also due to the high quality finish of the units, all services aesthetic impact on the finishes had to be minimal.

## Solution

David Shreeve and Associates ensured that Phoenix were engaged as a member of the team early in the construction phase of the project. This allowed for Phoenix to make a very positive impact on the overall success of installation, with minimal cost and delays.

As part of the SDC role, Phoenix regularly attended site to inspect and audit the building services as they were installed. This ensured defects were rectified early and eliminated from future stages. It also provided Fugen Constructions with the confidence that no unwelcome costly issues would arise with these services late in the project.

Phoenix inspected and tested the following services;

- Mechanical, Electrical, Fire and Hydraulic
- Variable Refrigerant Volume Air Conditioning system
- Toilet, Garbage and Car-park Exhaust and Car-park supply systems

## Results

- ✓ **Project completed on schedule**
- ✓ **Fully commissioned and tested mechanical services**
- ✓ **Satisfied apartment owners**



Architect

**architectus™**

Builder

**FUGEN**  
CONSTRUCTIONS

Project Manager

**TH'NC**  
PROJECTS

Mechanical

**DSA**  
Consulting

Electrical

**Archetype**

Hydraulic & Fire

**Warren Smith & Partners**

Independent Commissioning Agent

 Phoenix Engineering