

# LIVE WELL AT THE RESIDENCES

Melrose Park Stage 2, The Residences consists of 221-apartments with world class amenities, cutting-edge technologies, beautiful gardens, and unparalleled living spaces that redefine residential living. The development spreads over three connected buildings and includes electric car charging stations, a Melrose Park Mobile App connecting users to shops, shuttle bus schedules and 'smart home' control of appliances such as blinds and air-conditioning.

**DASCO is known for their ability to create, build and deliver the highest standard projects in their field.** As a privately owned, Australian developer and builder, they value their buildings, clients, partners and of course, their team.

DASCO undertook the Design and Construct contract for the Melrose Park 'The Residences' project. The team were involved in the design stages including S4.55 and CC, and in the construction until handover. The Residences project is part of a larger development, Melrose Park North which included 277-apartments across an enclave of three beautifully curved buildings in the first stage – Pulse and Pavilion.

"We celebrated a long term partnership and successful collaboration with Sekisui House Australia and ensured that our shared vision for delivering strong project outcomes was brought to life at Melrose Park," explained Salim Nicolas, Director at DASCO.

"There were some new and interesting aspects to this project such as the full height color back glazing which act as solid walls. These are performance glazing to meet the Basix requirements. We also used grooved hebel panels that are featured on the façade. The painting system that was used on the courtyard walls was developed by Dulux to specifically meet our construction details and requirements."

The building design focuses on natural light, space and connection to the outdoors. Each apartment allows for access to indoor/outdoor living and residents also have access to a luxuriously landscaped rooftop garden.

Sekisui House brings a unique perspective to all their projects, including Melrose Park, where they focus on providing a complex that supports the health and wellbeing of their residents. This is aligned with their goal to 'make home the happiest place in the world'. Melrose Park offers a community focused masterplan with future-proof technology and health-conscious design.

"Our team successfully navigated challenges on the project which included the specialised façade detailing with grooved hebel panels and full height glazing. The team also ensured fire rating methods and the execution to separate full height walls against continuous and open cavities in a manner that complies with the building codes and standards were applied," said Salim.

Melrose Park is set to be one of Sydney's premier 'smart communities' with a range of technology-driven initiatives including electric vehicle charging stations, NBN node-to-residence connections, environmental monitoring systems, sensor street lighting and Melrose Park Residents' smart phone app.

The NSW Government also announced a \$50 Million allocation to bring the Parramatta Light Rail Stage 2 to life. Melrose Park residents will be able to enjoy a quick five minute ride to Parramatta CBD or a 15 minute ride to the Sydney CBD from the Light Rail/Metro West interchange at Sydney Olympic Park.

Since 1993, DASCO has been the contractor of choice for many of Australia's most successful developers. "Our expertise spans all property types from boutique developments through to multi-billion dollar masterplanned communities such as Melrose Park," said Salim. Their strong focus on client relationships and customer satisfaction is paramount to their continuous success and enviable reputation.

DASCO are working on several notable projects at present including Arcadia at Lane Cove, Regalia at Baulkham Hills, Azure at Terrigal and Point Frederick, Grand Hill and Grand Reve at Castle Hill, Village Quarter at Rouse Hill and Belvedere at Dural.

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DEVELOPER : Sekisui House  
MAIN CONSTRUCTION COMPANY : DASCO  
ARCHITECT : Allen Jack + Cottier  
CONSTRUCTION VALUE : \$77.3 million



Below JAPM undertook the project management and superintendent role for both stages of the Melrose Park development.



Below Homecare Floor Coverings installed over 7,000m<sup>2</sup> of carpet to the 277-apartments and lobby, in two unique colour schemes.



JAPM is a development and project management company with over 20 years experience working with developers and builders to achieve project targets and profit expectations. JAPM have a solid reputation for their professional management of residential subdivisions, estates, and high-rise residential developments as well as across the commercial, health and hotel sectors.

In 2018 JAPM were working with DASCO to undertake the project management and superintendent role at Melrose Park's second stage, Residences. The challenge of the job involved ensuring all stakeholders were satisfied at every stage of the process, this included the new homeowners of the first stage, One Melrose, which JAPM was also involved with as the project manager and superintendent.

"Our staff are experts in the property and construction industries, and include staff with civil engineering, architectural and building backgrounds, and we pride ourselves on their experiences and how they can bring their knowledge to best service our clients' needs, whilst ensuring the end user of the buildings gets the best possible product," explained Managing Director, Michael Malak. "We work hard to ensure every sequence and process is managed correctly, with no shortcuts, so full certification is achieved, and the workmanship is of a high quality."

Previous work with DASCO includes the provision of project management and superintendent services at the \$84 million Harts Landing Development in Penrith and the \$100 million One Melrose, Melrose Park development.

In 2013, JAPM also provided project management and superintendent services for the construction of over 700 apartments, a library and community centre at the highly successful Washington Park estate, which was a public/private mixed residential renewal project in Riverwood.

"A successful outcome is measured by the collaboration, skills and effort that not only goes into the construction, but the respectful and professional relationships established," added Michael. "Even though the world around us is changing the principles of good development will always be the same. We hope only to grow the JAPM family which doesn't just include our clients and builders, but everyone involved in a project's life."

For more information contact JAPM, email [info@japm.com.au](mailto:info@japm.com.au), phone 1300 307 830, website [www.japm.com.au](http://www.japm.com.au)

Homecare Floor Coverings were contracted to supply and install quality floor coverings for the multi-level unit development, Melrose Park 'The Residences'.

Led by Tony Salem, the team installed over 5,700m<sup>2</sup> of carpet to the unit areas and 1,300m<sup>2</sup> of carpet to the lobby areas.

"We organised the carpet to be custom made using a local Australian carpet manufacturer, which met strict specifications and colour requirements in two unique colour schemes using 100% solution dyed nylon," said Kaitlyn Salem, Operations Manager of Homecare Floor Coverings.

"The planning process to organise the manufacturing of the carpet and prototype sampling took approximately one month to have the final options approved. We managed to complete the supply and installation of all the unit carpet within a three-week time frame and the lobby areas took us approximately one week at the completion of the project," explained Kaitlyn. "This quick turn-around timeframe was accomplished due to the dedication and hard work of our staff and the knowledge and experience that has been gained in our 30 plus years in business."

Homecare Floor Coverings was established in 1987 as a family owned and operated business. They continue to provide their clients with high quality flooring sales and services. From plush carpets to hardwood floorings, carpet tiles, vinyl planks and timber flooring, the team can supply a diverse range of flooring and related services.

The team have worked on many notable developments with developers and building companies such as Dasco, Waterside Constructions, Developcorp, Astina, CBD Constructions, Devcon and many more.

The company's portfolio also includes numerous government contracts featuring Defence Housing Australia, the Department of Education, Government Housing, along with several hospitals, universities, student accommodation projects, and various day-care and aged care facilities.

For more information contact Homecare Floor Coverings, 1/109 Long Street, Smithfield NSW 2164, phone 02 9604 9344, email [admin@homecareflooring.com.au](mailto:admin@homecareflooring.com.au), website [www.homecareflooring.com.au](http://www.homecareflooring.com.au)