

THE HEIGHT OF LUXURY

DEVELOPER : ALAND Developments
ARCHITECT : DWA Architects
CONSTRUCTION VALUE : \$ 73 million
TYPE : Mixed use Residential

The Hoxton is a stunning mixed use development of over 300 apartments across three buildings and features modern open plan kitchens, bathrooms with a hint of hotel luxury. Expansive windows and rooftop gardens set the tone for this vibrant development.

As one of Sydney's largest and leading private groups, working within development, construction, finance and property management, ALAND pride themselves on ensuring their customers have a property asset that will not only flourish, but will also stand the test of time.

ALAND utilised their wealth of expertise and extensive experience on The Hoxton, a collection of 303 luxury apartments, all with superior finishes and meticulous detail, located in the heart of Liverpool, New South Wales.

ALAND CEO, George Tadrosse said their involvement commenced from early due diligence, and continued through to acquisition, finance, sales and marketing, construction, settlement and after care.

"We acquired the site in November 2020 and did a complete overhaul, via a DA modification, to provide more amenity and reduce the number of apartments. We then commenced construction of the project in February 2021, topped out in April 2022 and successfully completed the build in September 2022," George said.

"Believe it or not, the site went through multiple owners and lay dormant for 17 years. The fact that we were able to come in and transform it into something incredible and valuable to Liverpool made The Hoxton a special project indeed," he said.

Committed to delivering the best outcome, never compromising on quality and always maintaining high standards, the team from ALAND were dedicated to ensuring The Hoxton was yet again another 'Next Level Living' project, despite the numerous challenges they faced throughout the development and construction stages."

"During the peak of the pandemic, all our major construction projects were in the LGAs affected by the lockdowns. Our team

developed increased safety measures to enable all of our sites to stay open, which in turn, enabled our valued suppliers and contractors to remain operational," George said.

ALAND Project Manager, Charbel Nakhle said there were a number of additional issues as a result of not only the pandemic, but also the site's location. "Supplies delayed from overseas impacted the availability and cost of materials during the build. The lifts and main switchboards were held up and the cost of steel for reinforcement went up by over 70%," Charbel said.

"We were also restricted on how to build because of the site's location on two main roads. As a result, there were a lot of infrastructure restrictions, so we needed to regularly liaise with Sydney Water and Transport. Another external challenge was the introduction of the Design Practitioner Act during the middle of the build. Half of the design consultants needed to redraw the project under the new act, which put pressure on the construction timeline," he said.

However, despite the obstacles, ALAND maintained strong relationships with their contractors and suppliers and due to this goodwill, managed to navigate the challenging circumstances in both a professional and collaborative manner.

"Through this time, we learned to adapt and overcome. The team spent a lot of time on procurement and looking at new opportunities, without compromising on the quality of the build," said George.

"Typically, in construction we plan months, sometimes even years ahead, but through the pandemic period, every day was different. The plan we woke up with was usually outdated by lunch, but we just kept innovating and adapting. Liverpool has massive plans for the future, and projects like this, in combination with the adjacent developments, are starting to build a strong foundation for the growing city, one we are proud to be a part of," he said.

Comprising of nine divisions, ranging from development to after care, ALAND communicate more effectively, improve efficiency and maintain their high standards of design and construction throughout the entire development process. In addition, with their experienced inhouse team of architects, designers and project managers, as well as their 20 years of industry expertise, ALAND ensure a successful project delivery every time.

For more information contact ALAND, Suite 38B, 2 Park Street, Sydney NSW 2000, phone 02 8076 5510, website aland.com.au



Below GM Electrical supplied an extensive range of electrical services across The Hoxton.



With over 25 years of trade experience, GM Electrical Services continue to bring their highly skilled and technical expertise to the forefront of the electrical industry. With a strong management team, all of whom are motivated and dedicated to any project they are involved on, GM Electrical Services go above and beyond, providing excellent customer service and outstanding electrical results every time.

With duties specific to the network, wiring and maintenance of electrical services to both residential and commercial developments, GM Electrical Services has a primary outlay for an otherwise complex, sophisticated specialty. As a result, no project is too challenging, large or small and the highly organised team always deliver within budget and required timeframes.

Given their wealth of industry experience, GM Electrical Services were also involved on the cutting-edge residential development, The Hoxton. Located in the heart of the thriving Liverpool metropolis, in New South Wales, The Hoxton is a collection of new apartments, across three buildings, all with meticulous attention to detail and the use of superior materials and finishes. From a modern open-plan kitchen that grants easy access to the dining area, to bedrooms featuring expansive windows bursting with light, every space has been thoughtfully crafted to combine quality with liveability.

Thoughtfully designed to fit in with current lifestyle needs and demands residents, The Hoxton delivers practical flexibility for the future. Commencing works in early 2021, and working on the project for 18 months, Georges El Ghossain, Director of GM Electrical Services, said that his team were responsible for an extensive range of electrical services across the development.

“Throughout our involvement on The Hoxton, we first and foremost, provided a reliable and professional team of electrical contractors onsite. In addition, we were responsible for running cables, as well as the installation of all of the electrical switchboards, the main switchboards, T-off boxes, metre panels, distribution boards and sub-boards,” Georges said.

“We also delivered a vast array of wiring services. For example, we wired a range of unit interiors and installed cable trays, powerpoint switches and light fittings throughout the apartment buildings,” he said.

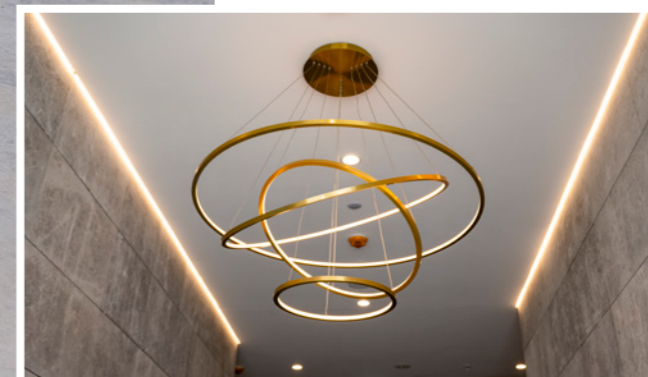
As a result of their experience, in regards to working on highrise building projects, Georges said the project team from GM Electrical Services faced no challenges or obstacles along the way, due to their ongoing collaboration and communication amongst themselves and with the main developer, ALAND.

“The entire delivery of our extensive services to The Hoxton project ran smoothly from start to finish. This was not only because of our experienced and highly skilled team, but also because ALAND have fantastic management experience given the plethora of projects they have worked on over the years,” Georges said.

“This, alongside their knowledgeable site foreman and project managers, meant we could get the job done in a timely and professional manner. Overall, we really enjoyed working on The Hoxton, not only is it a stunning residence, right in the heart of bustling Liverpool, but it was also a pleasure to work with great developers and builders.”

Offering a full range of electrical services for commercial, industrial, and residential properties, including upgrades, repairs, maintenance, and installations, GM Electrical Services are the knowledgeable and skilled electricians and technicians you can rely on to get the job done. Committed to ensuring client satisfaction every time, GM Electrical Services take pride in delivering cost-effective solutions, regardless of the size or scope of the project at hand.

For more information contact GM Electrical Services, Unit 7/51 Nelson Road, Yennora NSW 2161, phone 0408 113 695, email mary@gmelectricalservices.com.au



Below Auscorp Tiling Services supplied and installed the tiles in the living areas, bathrooms and balconies for The Hoxton.



With a close-knit and dedicated team of tilers, Auscorp Tiling Services provide a high quality service and professional finish across every job.

With over 10 years of industry expertise, as well as an extensive portfolio that incorporates a range of both residential and commercial projects around Sydney, the team at Auscorp are committed to producing accurate tiling results, from high end homes to high density apartment buildings and commercial projects.

Recently, Auscorp Tiling Services were also engaged to provide their tiling services to The Hoxton residential development in Liverpool. With a bustling town centre and leafy, neighbouring streets, The Hoxton offers 303 luxury apartments, incorporating superior materials and finishes throughout. Working alongside the main developer, ALAND, Auscorp Tiling Services provided a range of extensive tiling works.

Responsible for the supply and installation of tiles located in the living areas, bathrooms and balconies of the apartments. Auscorp Tiling Services ensured their finished product was in line with the cutting-edge design and luxurious feel of The Hoxton apartments.

In addition, they also provided all aspects of tiling to the ground floor lobby areas, creating a stunning looking entry for residents. “Given our long-term experience in dealing with large scale projects, the team were able to carry out their responsibilities in a seamless manner, without any supply or installation issues,” said Chris Vasiliades, Director of Auscorp Tiling Services.

“Our ability to scale complex tiling services, as well as our open communication with ALAND, meant that we were able to provide exactly what was required for The Hoxton in a time and cost efficient manner,” said Vasiliades.

“The team at Auscorp Tiling Services have the project management know-how and dedication to ensure that every time we do a job, or provide our service, regardless of whether it entails one or 20 tilers, we do it once and we do it right.”

“As we always work closely together as a team, we didn’t face any challenges or obstacles, showcasing our expertise and operational expertise to ALAND. We also partnered with Screedpro on this project to have all our screed pumped, which although was a mammoth task, we were able to complete,” he said.

With their extensive industry experience, as well as a reliable and knowledgeable team of licensed tilers, Auscorp Tiling Services take the time to fully understand the needs and requirements of a project, working directly with their clients to meet the exact tiling specifications. With an extensive network of suppliers, Auscorp Tiling Services are also able to source tiles at competitive prices, no matter the size of the project.

However, Auscorp Tiling Services are more than just tilers, they also offer waterproofing services, a critical component of most tiling ‘wet area’ work. Understanding the importance of waterproofing, to ensure water doesn’t penetrate through tiles, creating havoc on walls and causing mould and other hazardous issues, Auscorp Tiling Services are the leading professionals at preparing structures and surfaces for maximum water protection.

In addition, Auscorp Tiling Services take pride in providing optimal efficiency when working on large scale projects, combining their astute communication skills with a committed team, who strive to deliver projects within timeframes and budgets.

Also working on a number of other projects between Liverpool, Schofields and Parramatta, such as the Campbelltown Catholic Club,



Blake Street, Dover Heights and the Vineyard Hotel, the team from Auscorp Tiling Services are dedicated to offering clients leading services and products, ensuring a superb project result every time.

For more information contact Auscorp Tiling Services, PO Box 238, Earlwood NSW 2206, phone 02 9730 0209, email info@auscorp.net.au, website www.auscorptiling.net.au



Below SHOWTILE supplied and installed the wall and floor tiles for the apartments at The Hoxton.

Below Loka Consulting Engineers ensured a smooth construction and design process and the required engineering solutions for The Hoxton.



The Hoxton's beautifully appointed spaces used a range of high quality, and distinctive products to create the luxury of easy living. SHOWTILE, an importer and supplier of large and small scale projects, offer the latest products of ceramic, porcelain and natural stone, perfect for creating unique tile concepts for walls, floors, facades and terraces.

SHOWTILE brought their unique eye for design and aesthetically pleasing tiles to the forefront, ensuring a polished and seamless finish to The Hoxton's 303 apartments. For the apartments' main areas, a timber look tile was supplied and within the bathrooms, a white gloss tile was selected.

"ALAND wanted the best looking product, at the best price possible, something we pride ourselves on being able to do," said Ken Song, Director of SHOWTILE. "We were able to provide a new, customised design that was in sync with their vision, using our cutting-edge technology and stand-out products. This is why we had such a great partnership while working on the Hoxton,"

SHOWTILE also offer their clients a Virtual Theatre experience to see spaces come to life during the tile selection process. Using

a virtual headset, clients select a preferred design and can see how the tiles interact with each other before a single tile is placed onsite. This technology provides greater flexibility in creating unique spaces suited architectural designs and beautiful tiles.

Operating throughout COVID required some careful planning to keep disruptions to a minimum where possible. SHOWTILES' large warehouse ensured that the supply of tiles for the project was not a problem and stock was on hand when needed. Ken said working with such an organised developer made the overall experience run smoothly

For more information contact SHOWTILE, 65 Canterbury Road, Bankstown NSW 2200, phone 02 9709 5836, email sales@showtile.com.au, website www.showtile.com.au

With a focus on residential, commercial and industrial design and engineering solutions, Loka Consulting Engineers provide feasible solutions and cost-effective outcomes on every project. Servicing a broad variety of clients, ranging from government, commercial and industrial, as well as developers, contractors and architects, Loka Consulting Engineers aim to improve the physical or social infrastructure within communities, through their highly regarded and professional services.

With over 22 years expertise and a small, yet astute and highly experienced team, Loka Consulting Engineers provide advice and solutions regarding stormwater design, civil design, access and waste management reports, livable assessments, water sensitivity analysis, BASIX and NatHERS assessments, flood studies and risk management reports, construction management plans and reports, and traffic impact studies. Given their comprehensive range of engineering services, they were also recently appointed to carry out a number of assessments for The Hoxton project.

Touted as a luxurious collective of high quality apartments, The Hoxton offers an idyllic lifestyle and the perfect balance for work and life. "Our renowned reputation and knowledge of social

infrastructure needs, meant we were able to carry out their extensive involvement on the project in both a timely and professional manner," said Director of Loka Consulting Engineers, Nermein Loka.

"Throughout our involvement, our team were engaged to assess the adequacy of the proposed car parking provisions for the proposed development, estimate and assess the future traffic generation of proposed development and prepare traffic and parking assessment report. Despite a few challenges along the way, we were able to accommodate the design changes that were constantly added throughout the process, ensuring council and engineering requirements regarding The Hoxton residences, were met," she said.

As a result, Loka Consulting Engineers ensured a smooth running construction and design process and delivered the required engineering solutions for The Hoxton project in a cost effective and outstanding manner.

For more information contact Loka Consulting Engineers, 14A, 8 Avenue of the Americas, Newington NSW 2127, phone 02 8065 9689, email info@Lceng.com.au, website www.Lceng.com.au

Below Sydney Ultra Seal provided the internal and external joint sealing across the three buildings at The Hoxton.

Below D&L Interior Lining completed the interior plastering and external cladding on the buildings at The Hoxton.



Sydney Ultra Seal provided the internal and external joint sealing for over 300 apartments in all three buildings for The Hoxton development.

This included siliconing all bathroom corner junctions from floor to ceiling, siliconing between the tiles and skirting in all living rooms, bedrooms and kitchen floors, kitchen splashbacks and siliconed around the windows to Gyprock.

Externally, Sydney Ultra Seal siliconed all balcony tile perimeters, they used MS polymer for the precasts and render joints along with the podium walls joints, floor tiles and pebblecrete. In the basement they fire rated the block wall joints and used MS polymer for the concrete floor joints.

“We’ve been on this job for about one year,” said Sydney Ultra Seal Director, Charbel Ibrahim. “My team has around 20 years experience on the job.”

“We generally come in after the initial clean and before the final clean,” said Charbel. “On jobs of this magnitude there are always hurdles to overcome but nothing we can’t handle i.e., working around other trades.”

Charbel has worked with ALAND on various projects for around 14 years and has developed a great working relationship with them. Sydney Ultra Seal have an impressive record in the industry, with all their jobs coming from word-of-mouth and regular clients.

Sydney Ultra Seal also uses the Tradeseal brand of silicone which has a range of over 15 colours available. “We use the Tradeseal silicones and MS polymer as our main brands, we also outsource other brands if specified by our clients,” explained Charbel.

For more information contact Sydney Ultra Seal, 55 Speers Road, North Rocks NSW 2151, phone 0421 531 181, email sydneyultraseal@yahoo.com.au

D&L Interior Lining is a professional plastering and cladding team with more than 20 years of industry experience. Specialising in the installation of plasterboard, Hebel, metal framing, ceiling, aluminum cladding, D&L Interior Lining pride themselves on generating cost effective and quality solutions for every project they work on.

Able to adapt their construction method to suit particular projects and client needs, D&L Interior Lining were recently engaged on the prestigious Hoxton project in Sydney. Consisting of a collection of glamorous new apartments, with an emphasis on luxurious finishings and superior materials, it was no surprise that D&L Interior Linings were commissioned to carry out the interior plastering, as well as the external cladding on the buildings.

“Throughout our involvement on The Hoxton, we used both new products and professional attitudes on the project, showcasing our extensive wealth of knowledge in regards to plastering and cladding,” said Jack Chen, Owner and General Manager of D&L Interior Lining.

“Whilst working on The Hoxton, we were responsible for providing not only the interior plastering, but also the internal and external Hebel, Alphapanel wall and the ALPOLIC NC feature cladding.”

“For the first time ever to be used onsite, Alphapanel, a type of concrete panel, was used to replace part of the Hebel. In doing so, we also used a new installation methodology to ensure a sleek and professional looking finish,” said Jack.

Given their long standing reputation within the industry, the job was completed ahead of schedule and within budget, cementing their experience and ability to diversify and successfully complete large scale projects.

Currently working on Schofields Garden (ALAND), another luxurious collective of apartments, D&L Interior Lining continue to deliver. With their wealth of experience, it is little wonder they are at the forefront of the interior plastering industry.

For more information contact D&L Interior Lining, 46/11-21 Underwood Road, Homebush NSW 2140, phone 0451 580 288, email jjjil2162@yahoo.com, website www.dnlinteriorlining.com.au