



SKOPE
constructions

RESIDENTIAL – SINGLE DWELLING



"Design Studio Group architects have worked with Skope Constructions on a number of luxury residential projects, all of which have been delivered in a professional, practical and effective manner. Skope has the ability to work within budgets that suit the clients lifestyle, needs and objectives. Skope are capable of achieving high quality outcomes on each individual project, ensuring a prestige, successful project every time"

**— Scott Buscall, Architect
Design Studio Group**

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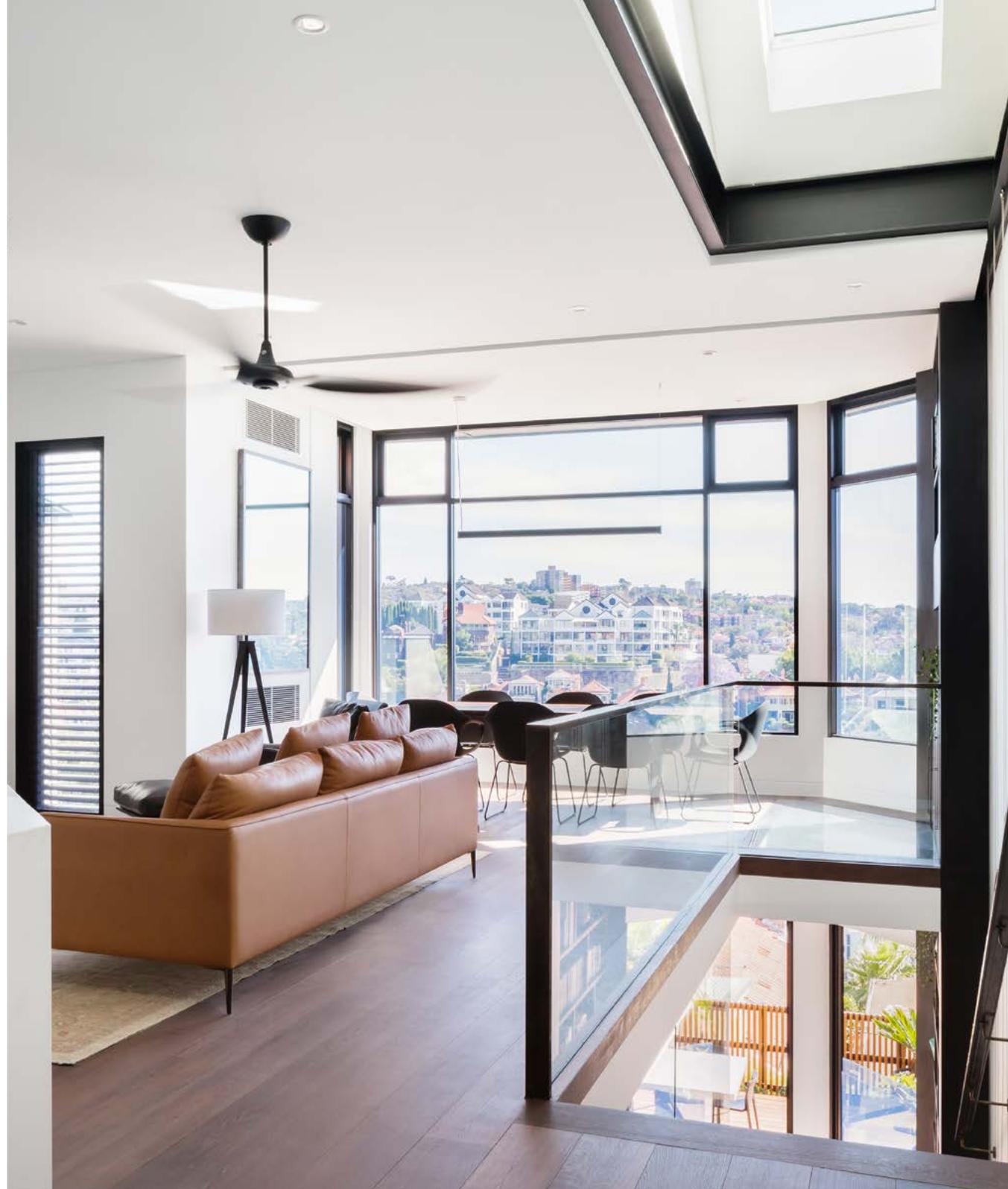
OUR VISION AND MISSION

Skope Constructions is a growing, professionally operated building contractor specialising in the delivery of high quality aged and child care, residential, industrial and commercial projects in NSW and ACT.

Our vision is for Skope Constructions to be recognised for the way it excels in the provision of design, construction and project management services based on sound industry knowledge and best practice leading to the best possible outcome for our clients.

The Company prides itself in specialising in Residential Single Dwelling projects, addressing diverse client needs.

Indeed, how we pursue our vision is as important to us as the vision itself, and our guiding principles include care, focus, integrity, performance, professionalism, quality and trust for mutual benefit.





ABOUT SKOPE CONSTRUCTIONS

Skope Constructions was incorporated in 2006 and is managed by John Carolan and Brent Carolan. Both John and Brent combine to provide over 25 years of experience in the disciplines of Construction and Project Management, Quantity Surveying and Property Economics. This includes the construction of over 100 residential, commercial and industrial projects covering a diverse range of construction methods and techniques.

Construction projects completed under their management have ranged between \$500,000 and \$15,000,000. Skope Constructions' structure and management systems have been developed to reflect our mission statement. We believe this provides our clients and design consultants with peace of mind in construction, administration and post contract maintenance.

In 2020, Skope successfully obtained ISO 9001: 2015 (Quality), ISO 45001: 2018 (OHS), and ISO 14001: 2015 (Environmental) accreditation, bolstering the level of service we can provide.



Skope received a **Merit Award** at the **NSW Master Builders Association (MBA) Housing Awards** in 2018. The MBA provided the following comments: *"These alterations and additions to a semi-detached dwelling were characterised by complex site excavation and drainage, extensive structural-steel work, and the additional challenge of protecting the attached dwelling adjacent. The builder overcame these obstacles to produce a beautifully detailed execution of a demanding and elegant design. A most impressive result."*





COMMERCIAL/RETAIL

Construction, refurbishment, fitouts

RESIDENTIAL

Prestigious architecturally designed residences and medium density developments

PLANNING

Feasibility studies, Cost analysis, Budget estimates and planning input

CONSTRUCTION

Construction contracting, Project management, Construction management, Contract administration Programming and critical path management, Material sourcing, purchasing and handling, Site management and supervision, Budget control, Quality assurance, Work Health and Safety management, Industrial relations management

DESIGN

Value management, Design coordination, Quantity surveying and cost planning, Project team formation, Authority liaison

MAINTENANCE

Post Contract maintenance, General building maintenance, Remedial works, Minor works, Insurance/rectification work

SENIOR MANAGEMENT



JOHN CAROLAN

Director

John commenced his career in the construction industry in 1993. His industry experience includes roles as a Quantity Surveyor, Contracts Administrator, Project Manager and Construction Manager, extending into the residential, multi-residential, aged care, commercial, industrial, civil and retail sectors. In 1996 he graduated from The University of Technology Sydney with a Bachelor of Construction Economics and holds a Diploma in Project Management and an Advanced Diploma in WHS. John's experience in construction includes the estimating, administration and project management of over 40 single-dwelling prestige residential

projects; over 25 multi-residential projects and in excess of 60 commercial/industrial and civil projects. This includes multi-storey buildings, commercial facilities and prestige apartments across the Sydney basin. He has acquired a strong knowledge and appreciation for quality, combined with project deadlines and budgets whilst working with a number of the industry's leading consultants. As director of Skope Constructions, he provides the company with the necessary skills required for the successful delivery of construction projects.

BRENT CAROLAN

General Manager

After graduating with a Bachelor of Business, Brent joined Price Waterhouse, undertaking his Professional Year studies and becoming a Chartered Accountant and Certified Tax Adviser in 1995. Brent entered the construction industry in the role of Chief Financial Officer in 1995. Brent subsequently achieved a Diploma in Building and Construction, becoming a Licenced Building Supervisor. More recently, Brent gained a diploma in Quality Auditing. Brent's experience extends to residential, commercial and industrial construction as well as civil road and site remediation work.



CASE STUDIES



PROJECT

**38 Alexander Avenue,
Willoughby, NSW**

Value: \$1 million

Category: Residential – Single Dwelling

Although this project was a renovation, a very small part of the existing dwelling remained. Skope rebuilt the dwelling to recreate the Bungalow style synonymous with buildings in the Willoughby area.



PROJECT

1 Esther Road,
Balmoral, NSW

Value: \$1 million

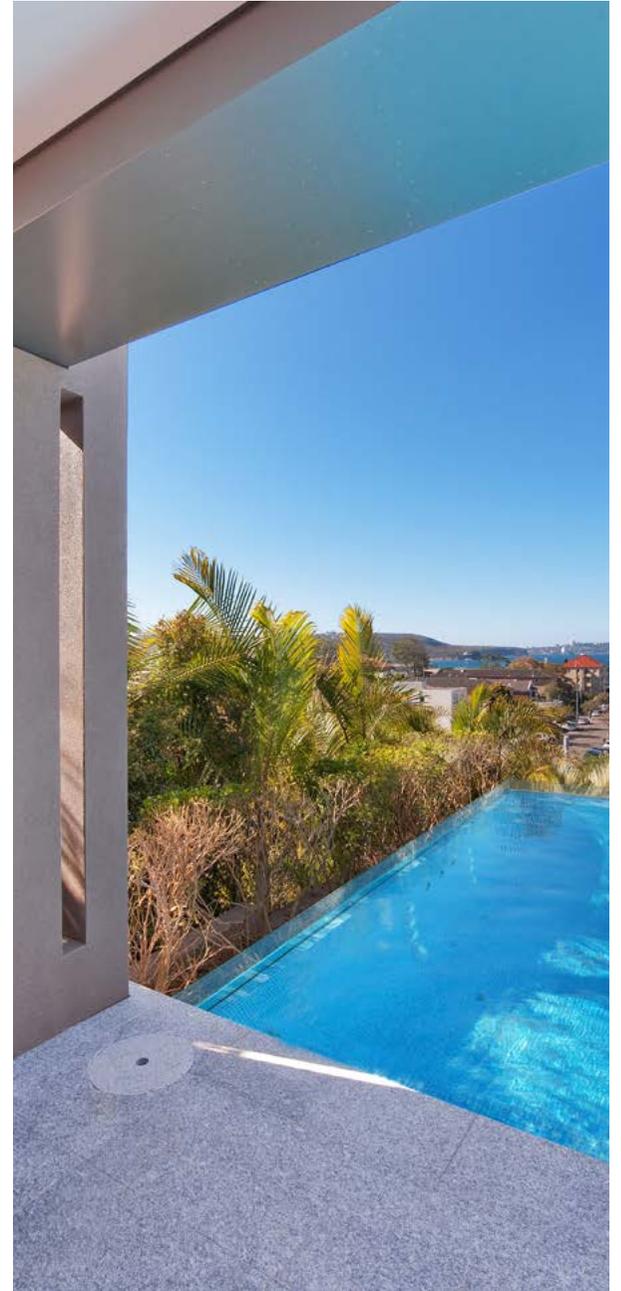
Category: Residential – Single Dwelling

Skope provided design and construction services for the renovation of this beautiful home. A complete stripout and refurbishment of the existing home provided a stunning result.





28 Esther Road





PROJECT

**38 Westbrook Avenue,
Wahroonga, NSW**

Value: \$500,000

Category: Residential – Single Dwelling

A modern extension to the rear of the circa 1915 weatherboard cottage under a design and construct contract provided an amazing result. This renovation included the restoration of the existing cottage internally and externally. The new extension included exposed structural steel, timber floors, high quality joinery and new pool.







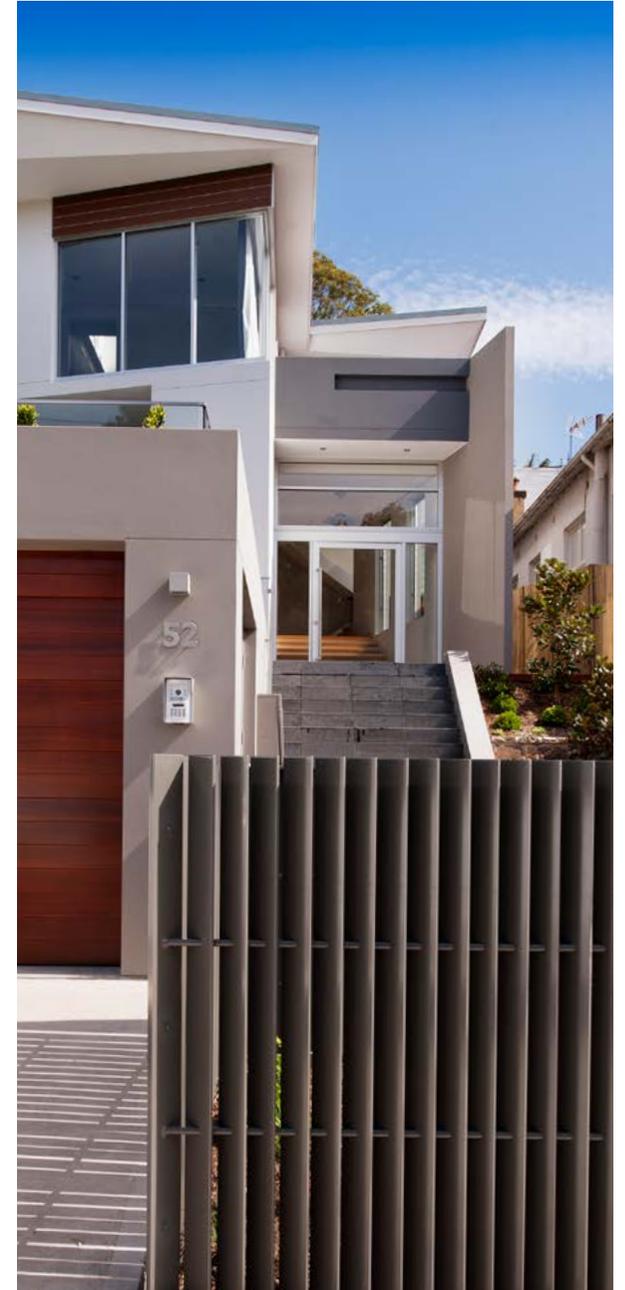
PROJECT

**52 Boronia Road,
Bellevue Hill, NSW**

Value: \$1.5 million

Category: Residential – Single Dwelling

An architecturally designed home and pool over three levels on a sand site. The basement/garage level required the installation of contiguous concrete piles to shore up the loose sand soils. A high level of finish was achieved for this bespoke home, including the use of a Clipsal smart home system and a high level of finish across all trades.





PROJECT



**127 Carabella Street,
Kirribilli, NSW**

Value: \$2.3 million

Category: Residential – Single Dwelling

A recipient of a Merit award from the Master Builders Association of NSW in 2018, this is one of Skope's most cherished prestige home projects. A renovation of an existing semi-detached dwelling, producing a number of unique finishes and bespoke details. A 3 metre deep main sewer line to the rear of the property required encasing. There was a large amount of architecturally detailed structural steel, a large amount of excavation in ironstone to provide a new cellar, suspended glass floors, fully integrated smart home system, heated tiled and timber floors, zinc wall and roof cladding, slate roofs with in-built solar technology, suspended/rebuilt heritage chimneys and an extensive amount of hand-made joinery.

"Skope were an attentive building contractor and always conducted themselves in a highly professional yet friendly manner. They were prepared to genuinely listen to our concerns, provide guidance on options to resolve unforeseen issues and adapt to new changes."

**— Bob Fryer, Owner
Kirribilli – Prestige Home**





PROJECT

**136 Junction Lane,
Wahroonga, NSW**

Value: \$1 million

Category: Residential – Single Dwelling

A bespoke, Hampton's-style renovation of an existing dwelling, including a first floor addition and a complete stripout/refit. A luxury home built under a design and construct contract consisting of commercial aluminium windows and doors, timber floors, large open spaces created with a cleverly engineered structure, a pool renovation with striking hard and soft landscaped areas.





PROJECT

Roseville, NSW

Value: \$1 million

Category: Residential – Single Dwelling

The construction of a “Concept Home” designed by Environa Studio. A highly energy efficient home including a solar hydronic floor heating system, and highly thermal efficient external wall system exceeding the stringent requirements of the “Basix” certification requirements. This home included marble floor finishes, airconditioning, bespoke joinery, pool and commercial aluminium windows and doors.







PROJECT

**3 Princes Street,
Hunters Hill, NSW**

Value: \$1.3 million

**Category: Prestige residential single
dwelling renovation and pool**

A unique project including off-form concrete, colorbond steel, tallowood cladding and exposed steel elements.





PROJECT

12 Blenheim Road,
Lindfield, NSW

Value: \$1.7 million

Category: Prestige residential single
dwelling renovation

A classic, mixed with modern home renovation including extensive joinery, structural steel, timber framed windows, hardwood floors and pool. A beautiful upgrade of a heritage dwelling.





SKOPE

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