

A modern, multi-story residential building with a curved facade and balconies, set against a clear blue sky. The building is the central focus of the image, with its architectural details like windows and railings clearly visible.

# SKOPE

constructions

MULTI-RESIDENTIAL & AFFORDABLE HOUSING



# CONTENTS

---

<b>OUR VISION AND MISSION</b>	<b>4</b>
<b>ABOUT SKOPE CONSTRUCTIONS</b>	<b>5</b>
<b>SENIOR MANAGEMENT</b>	<b>7</b>
<b>CASE STUDIES</b>	<b>9</b>
<b>Multi-Residential</b>	
7 Warringah Road, Mosman & 24A Fairfax Road, Mosman	<b>10</b>
39 Phillip Street, Newtown	<b>12</b>
50 Ocean Parade, The Entrance	<b>14</b>
60-62 Ivy Street, Darlington	<b>16</b>
137 Probert Street, Newtown	<b>18</b>
<b>Affordable Housing</b>	
265 King Georges Road, Roselands	<b>20</b>
320-322 Pacific Highway, Lane Cove, NSW	<b>22</b>
1A Wallis Avenue, Canton Beach, NSW	<b>24</b>
<b>Seniors Living</b>	
1819-1823 Pittwater Road, Mona Vale	<b>26</b>

# 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 Multi-Residential and Affordable Housing 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

---

**7 Warringah Road, Mosman &  
24A Fairfax Road, Mosman, NSW**  
**Value: \$6.6 million**  
**Category: Multi-Residential**

Our client required Skope to complete two separate buildings in one process. The two buildings consist of 3 luxury apartments over 4 levels on 7 Warringah Road, and a single dwelling over 4 levels at 24A Fairfax Road, Mosman. The two sites required an extensive amount of civil works to be carried out, including bulk excavation in rock, over 100 rock anchors and 400m<sup>2</sup> of reinforced shotcrete for clay seam stabilisation. The buildings were constructed with double brick walls and suspended concrete floors and roofs. The facades included a large amount of commercial aluminium glazing up to 3 metres in height. Many of the large glazed sections are double-glazed weighing over 800kg.

Internally the buildings consist of 230mm wide blackbutt flooring, a lift servicing each building, and travertine floors to wet areas. The construction process was a logistically challenging process including maintaining access for the neighbouring properties via a right of way. A project that sets a new standard for the Mosman area, and another project we are very proud of.







# PROJECT

---

**39 Phillip Street,  
Newtown, NSW**

**Value: \$5 million**

**Category: Multi-Residential**

This striking apartment building designed by Environa Studio, was built by Skope under a design and construct contract. Consisting of 11 luxury apartments, ground floor commercial space and underground carpark, this mixed use building is a landmark in this part of Newtown. Each apartment contains timber floors, timber veneer/polyurethane kitchens, stone benchtops, airconditioning and commercial aluminium windows/doors. The project commenced with significant challenges including contaminated excavated soils requiring remediation, mains power augmentation, curved off-form concrete facades, and high-level acoustic treatments due to its proximity to a transit rail line.

*"We were privileged to be able to work with Skope on this project. We couldn't have hoped for a better experience or outcome."*

**— Michael Lindsay,  
Property Developer / Director  
Our Traditions Pty Ltd  
(Multi-Residential)**





## PROJECT

---

**50 Ocean Parade,  
The Entrance, NSW**

**Value: \$15 million**

**Category: Multi-Residential**

'The Hariott' comprises of 22 luxury apartments over 6 levels, with a roof top common access entertaining area and underground basement carparking. The structure consisted of a contiguous pile retaining system to the basement, post-tensioned suspended slabs, and a prefabricated wall system. The internal finishes incorporated select grade Sydney Blue Gum timber flooring, stone benchtops, curved glass balcony balustrading, feature sandstone and masonry walls, limestone flooring, anodised commercial grade aluminium framed windows and doors, home automation, motorised roller blinds, built in gas fire places, mosaic feature tiling, air conditioning, and designer fixtures and fittings. This development was intended to set a new benchmark in luxury for the area. With extensive design and specification development through the project's construction, Skope liaised extensively with both the project developer and architect to achieve a completed product we are proud to have been associated with.







DATHOM HOUSE  
AD 1892

62

HP

# PROJECT

---

**60-62 Ivy Street,  
Darlington, NSW**

**Client: Chippendale  
Restorations Pty Ltd**

**Value: \$1.5 million**

**Category: Mixed use – 2 Residential  
Units and 5 Commercial Tenancies**

This property originally consisted of a dilapidated terrace and adjoining warehouse. The terrace has been converted into 5 commercial tenancies over two levels, incorporating Sydney Blue Gum flooring, structural steel stairs, frameless glass balustrades and an extension of the level 1 floor space to cater for the additional tenancies.

The residential units are of completely new construction, and consist of polished concrete floors, and commercial aluminium and timber windows and doors. The structure consisted of structural steel, concrete and timber framing. The major project challenges included the removal and remediation of extensive amounts of in-ground contaminants, a sewer main extension running directly through the site, and incorporation of foundation piles down to adequate bearing material.





## PROJECT

---

**137 Probert Street,  
Newtown, NSW**

**Value: \$800,000**

**Category: Warehouse conversion  
to Torrens Title Apartments**

A conversion of an old paint warehouse/factory into two 3 storey apartments featuring polished concrete floors, commercial facade glazing and a completely new structure inside the existing brickwork facade.

The project was completed within a 6 month period for a value of \$800,000. The construction included installation of acoustic treatments for aircraft noise, and provision for two separate Torrens Title allotments, requiring separate main utility connections.





Auction  
Ray White  
Real Estate

TGM 657

A photograph of a modern residential building. The building features a mix of red and grey bricks. A covered walkway with a white ceiling and recessed lighting runs along the side of the building. In the foreground, there is a wooden slat fence and a green lawn. A large tree is visible in the background on the right side.

*“Scope Pty Limited completed the project at Roselands with a level of service and quality that was a level above what we typically expect. As a result of the success of the Roselands project Scope Pty Limited was successful on the next project we were developing at Canton Beach.”*

**— Paul O’Neill,  
Commercial Manager  
Evolve Housing  
(Affordable Housing Provider)**

# PROJECT



## Winner – Affordable Development

The Urban Development Institute of Australia (NSW) for 2020

**265 King Georges Road,  
Roselands, NSW**

**Value: \$4.5 million**

**Category: Affordable Housing**

A design and construct project consisting of 26 affordable home units, for our client Evolve Pacific Developments, one of the leading affordable and social housing owner-operators in NSW. There were many project challenges to overcome, including mains power augmentation, main sewer encasement, removal of existing asbestos materials and a 24/7 clearway on an RMS road. On such a busy roadway, the project required a high level of acoustic treatment to the external fabric of the buildings, including windows and masonry external walls.

The project is fitted with a common hot water system, gas hot water metering, and an embedded power network allowing the energy supplier to manage the resident billing process. Each apartment is fitted with its own keypad access control, centrally monitored with extensive CCTV security monitoring. This is a project Skope is very proud to have successfully delivered, and grateful to have gained extensive experience in the affordable housing sector.





## PROJECT

---

**320-322 Pacific Highway,  
Lane Cove, NSW**

**Value: \$5.5 million**

**Category: Multi-residential  
and affordable housing**

10 apartments in total, including 5 affordable apartments over 6 levels. We constructed 2 basement levels below the Pacific Highway, and upgraded a number of mains services including sewer, power, water and gas.





MAXIMUM CLEARANCE 2.20M



# PROJECT

---

1A Wallis Avenue,  
Canton Beach, NSW

Value: \$4.6 million

Category: Residential  
affordable housing

A design and construct project, providing 30 new homes for the Canton Beach Community for Pacific Link Housing. An important and rewarding project for Skope to deliver.



*"The Company's performance on the current project has been exceptional and a very good development outcome is in the process of being delivered. More broadly as a client, we have found the Company to be highly professional in all aspects of operation and they exhibit significant and purposeful focus on developing a respectful and mutually beneficial relationship with their client."*

— Walter Edgel,  
Director and Chairman  
Pacific Link Housing  
(Affordable Housing Provider)





## PROJECT

---

**1819-1823 Pittwater Road,  
Mona Vale, NSW**

**Value: \$6.5 million**

**Category: Senior's Living**

"Mornington" consists of 16 seniors living units within 3 separate buildings spanning a common podium slab, and 40-car basement. The project included extensive bulk excavation, with the removal of 10,000 cubic metres of clay and the provision of contiguous and foundation piling. A high level of external and internal finish was achieved including timber floors, set plaster walls, stone benchtops, commercial grade anodised aluminium windows and timber decking to upper level balconies. The landscaping phase of the project included the transfer of 30 mature trees into a temporary on-site nursery, and replacement on completion.





# SKOPE

constructions

Builders Licence: 6123c

MBA NSW Membership No: 3026867

ABN 47 003 895 261

SKOPE PTY LTD

9/4 Gundah Road

Mt Kuring-gai NSW 2080

Phone: (02) 9659 8461

Email: [info@skopeconstructions.com.au](mailto:info@skopeconstructions.com.au)

Web: [www.skopeconstructions.com.au](http://www.skopeconstructions.com.au)

Facebook: [www.facebook.com/Skopeconstructions](http://www.facebook.com/Skopeconstructions)

Instagram: [skope\\_constructions](https://www.instagram.com/skope_constructions)