

erko
apartments
erskineville

YOUR
GUIDE TO
LIVING IN
ERKO

www.erkoapartments.com.au

facebook: erko building 2043

“your place to call home”

Leighton Properties and LaSalle Investment Management are pleased to present your new apartment in Erko.

This guide contains information about your new apartment including people who can help you, what to do when you are moving in or out, how to care for your apartment and what you can do if you need something fixed. We hope you find it useful.

www.erkoapartments.com

Useful links, FAQs, Contact numbers/emails
Forms, documents, Newsletters

FaceBook: ‘Erko Building 2043’

Your new street address is:

- Bridge Building – 33 Bridge St, Erskineville
- Macdonald Building – 70 Macdonald St, Erskineville
- Pearl Building – 1 Pearl St, Erskineville

Your new postal address is:

Apartment #

Lobby #

Street address (as above)

ERSKINEVILLE NSW 2043

Disclaimers are provided on the back page of this guide.



“people who can help you”

Pacific Building Management

Your Building Manager is responsible for making sure your new Erko complex continues to look and feel fantastic by looking after the common area maintenance.

Your Building Manager will also:

- * Manage loading dock bookings
- * Install lift protection during your move
- * Advise the Body Corporate on issues concerning common property
- * Supervise works on common property
- * Manage the observance of the Erko Apartments By-Laws
- * Manage the disposal of garbage

Hours of Operation

Monday to Friday (excluding public holidays)
8:00am to 4:30pm

Building Manager's Office

Located at the basement level carpark, accessed via the Bridge building.

Contact Details

erko@pacificbmg.com.au

0408 644 165

Head Office / After Hours 1300 761 610

www.pacificbmg.com.au

Strata Plus

Strata Plus - Ph: 02 9319 1899

The Strata Management Company acts under the direction of the Strata Committee, which consists of residents who volunteer to administer building matters

Any resident can attend the quarterly meetings, including the Annual General Meeting (AGM) – dates are advised on the Erko FaceBook page and the AGM by email to owners

The Strata Manager and Strata Committee are governed in funds they may spend and decisions they may take, under State Legislation



“moving in and out of erko”

For access and lift bookings, please contact your Building Manager from 8:00am to 4:30pm Mon - Fri.

Ph: 0408 644 165 or 1300 761 610

Email: erko@pacificbmg.com.au

Loading dock facility:

- * Maximum clearance height of 4,000mm
- * Accessed via Pearl Street

Available timeslots for the loading dock and lift:

- * 9am - 12pm
- * 12pm - 3pm
- * 3pm - 6pm
- * 6pm - 9pm

As there will be many residents moving in we suggest you secure a move-in booking as early as possible!

Your Building Manager will:

- * Confirm your booking or help find an alternative day and time
- * Provide you with move-in rules
- * Confirm the location of your lift. There are six lifts and only one will access your apartment level
- * Install lift curtains to protect the lift car finishes
- * Inspect the lifts and common property for damage before and after your move-in

Without a confirmed booking you may be refused access or need to stand-by until space becomes available.

You need to:

- * Ensure your removal contractor holds insurance to cover any common property damage
- * Brief your contractor to not lean items against common walls to avoid damage
- * Contact the Building Manager if lift curtains have not been installed
- * Adhere to the designated time slot. If a time slot is not adhered to, a new booking will need to be made
- * Loan your security card to the removal contractor to obtain access to your floor
- * Submit a Resident Registration Details form to the Building Manager
- * Dispose of rubbish appropriately



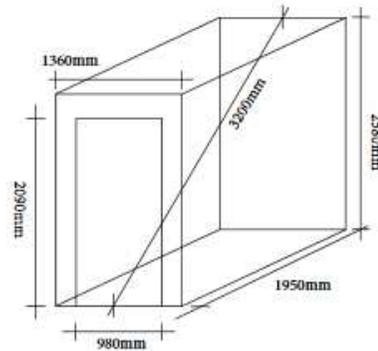
Ground Floor Terrace Residents

If you are a resident of one of the ground floor terrace homes, you can off load directly from the street through your front entry door or from the basement using the booking system.



Dimensions you need to know about

Basement Carpark Height	2200mm max height clearance
Level 1 Carpark Height	2200mm max height clearance
Loading Bay Height	4000mm max height clearance
Loading Bay Main Entry Width	9180mm max
Loading Bay Depth	12300mm max
Turntable Diameter	8000mm
Turntable Operating Capacity	30000kg
Turntable Operating Speed	Fixed 12.5m/min
Access Ramp Width	1830mm
Access Ramp Length	6000mm



LIFT DIMENSIONS

Protecting your apartment during the move

Once you or your tenant have moved into your new apartment, any marks, dents or scratches that occur to walls or surfaces are the responsibility of the resident to rectify.

Here are some hints to help protect your apartment:

- Avoid scuffing, chipping or knocking walls, cabinets, door frames and ceilings by putting protective covers / towels on items that have sharp corners or edges
- Do not drag heavy items across carpets, tiles or timber flooring
- Apply felt pads to furniture on hard surface flooring to protect and minimise reverberating noise to residents below

Letting people know you've moved

Here's a quick checklist:

- The Building Manager
- Your bank
- Your insurance company
- Your employer
- Your school
- Your mobile phone provider
- Your family and friends
- The taxation office
- The electoral commission

“connecting your services”

You may contact your preferred service provider for both your electrical and gas connection.

Your water connection is through Sydney Water on 13 20 92.

(General or Billing Enquiries)

Service	Meter Location	Isolation Valve / Distribution Board Locations
Electricity	Level 1 North & South • In electrical cupboards in all lobbies Macdonald, Pearl and Bridge Buildings • Levels 3, 5, 6 & 8 in electrical cupboards in lobbies	Distribution board in the cupboard above the fridge
Domestic Water	No water meter within apartment Master meter is located at the Fire Hydrant Booster on Bridge Street	The isolation valve is under the laundry tub
Hot Water	Under the laundry tub (note this will be fitted once final water connection is made and water is on)	
Gas	Located in kitchen cupboard	Located in kitchen cupboard



If there is an issue with your services, check if only your own residence is affected, or the whole street/floor

SYDNEY WATER	Supply interruption, storm water, broken pipes 132 090
AUSGRID (ELECTRICITY)	Faults, Emergencies 13 13 88 Enquiries 13 13 65*
JEMENA GAS	Faults, Emergencies 13 1909 Enquiries 13 1909*

*In our area, these are the *distribution* companies used by Service Providers (AGL/Energy Australia/etc)

“connecting to the NBN”

Connecting your phone and internet

The National Broadband Network (NBN) offers fast internet connection and is available at Erko. You can connect to the NBN by contacting your preferred internet and phone provider.

The distribution unit box is located within a cupboard or robe in your apartment and is where you connect a router or modem.

Your service provider may provide or sell this device to you.

For more information on NBN you can visit www.nbnco.com.au or contact 1800 687 626.

“free to air and pay tv”

Free to air and pay television compatible points are installed in your apartment.

“car parking”

Residential and visitor car parking is accessed via Bridge Street and spans over level one and the basement. Access is via a panel lift door, activated by your security card.

Please also refer to Erko's car parking rules set out in the By-Laws.

Washing your car

A car wash bay is also located on level one, directly adjacent to the access ramp.

Visitor parking

There are 16 visitor car spaces on level one, including two accessible car spaces. Visitors can park in the visitor parking for up to 24 hours.

To ensure your guests can find parking, please refrain from parking your vehicle in a visitor car parking space or common property at all times.



“collecting your mail”

Your mailbox is located at the entrance of your lobby and requires a key to access.

If you own or occupy one of the ground floor terraces please use the mailboxes supplied rather than erect mailboxes at your street entrance.



“disposing your rubbish”

RUBBISH • RECYCLING • ELECTRICAL • PLANT



RUBBISH ROOM : HALLS, LEVELS 2-8

RUBBISH CHUTE

Small items, bags tied off & not leaking, able to fit *easily* into chute

RECYCLING BINS

Flatten where possible (card/plastics), no plastic bags

LARGE ITEMS & OTHER RUBBISH: HOLDING ROOM L1

Level 1 bins or the room near the dock,
(*opposite* side of the garage to the vehicle entry)

RED LID

ELECTRICAL ITEMS → HOLDING ROOM

Garbage only

僅限生活垃圾
쓰레기만 버려주세요
ಖਲಿಸ਼ಾಫ਼ತ್

YELLOW LID

Recycling

Paper, cardboard and containers go in your yellow-lid bin. Don't put recycling in plastic bags, they jam the machinery.

종이, 종이박스와 용기는 노란색 뚜껑의 쓰레기통에 넣으십시오. 플라스틱 가방에 재활용품을 넣지 마십시오. 기계가 작동하지 않습니다.

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LESS WASTE BETTER CITY

Waste & recycling services

THESE ITEMS GO IN THE HOLDING ROOM, NOT THE BINS

Fans, Chains, Bikes, Vacuum Cleaners, Fluorescent Tubes, Crockery, Lamps, Beds, Tables, Timber, Polystyrene Boxes, Etc.

LOOK FOR THE HOLDING ROOM NEAR THE DOCK ON LEVEL 1 OF THE GARAGE

Garden Organics ✓

Flowers ✓

Sticks & branches (under 10cm thick) ✓

Grass clippings ✓

Leaves ✓

Green Bins are in the Dock – level 1 of the parking garage

☺ **NOTHING ELSE**

✗ **NO POTS or BAGS**

✗ **NO CONTAINERS**

“keeping pets”

For all information relating to pets, please refer to the Erko By-Laws.

“maintaining the look of erko”

To ensure the overall look of Erko is maintained and your investment is protected some rules apply.

- Window coverings such as curtains, blinds or internal louvres must be white or off-white in colour when viewed from the outside
- Washing, bedding, signage or similar articles should not be visible on your balcony
- Seek formal approval from the Body Corporate before ordering window coverings or screens to ensure your desired product complies

Altering your apartment

If you wish to carry out any works within your apartment or external balcony you will need to seek consent from the Body Corporate and you should read the Erko Apartment By-Laws carefully.

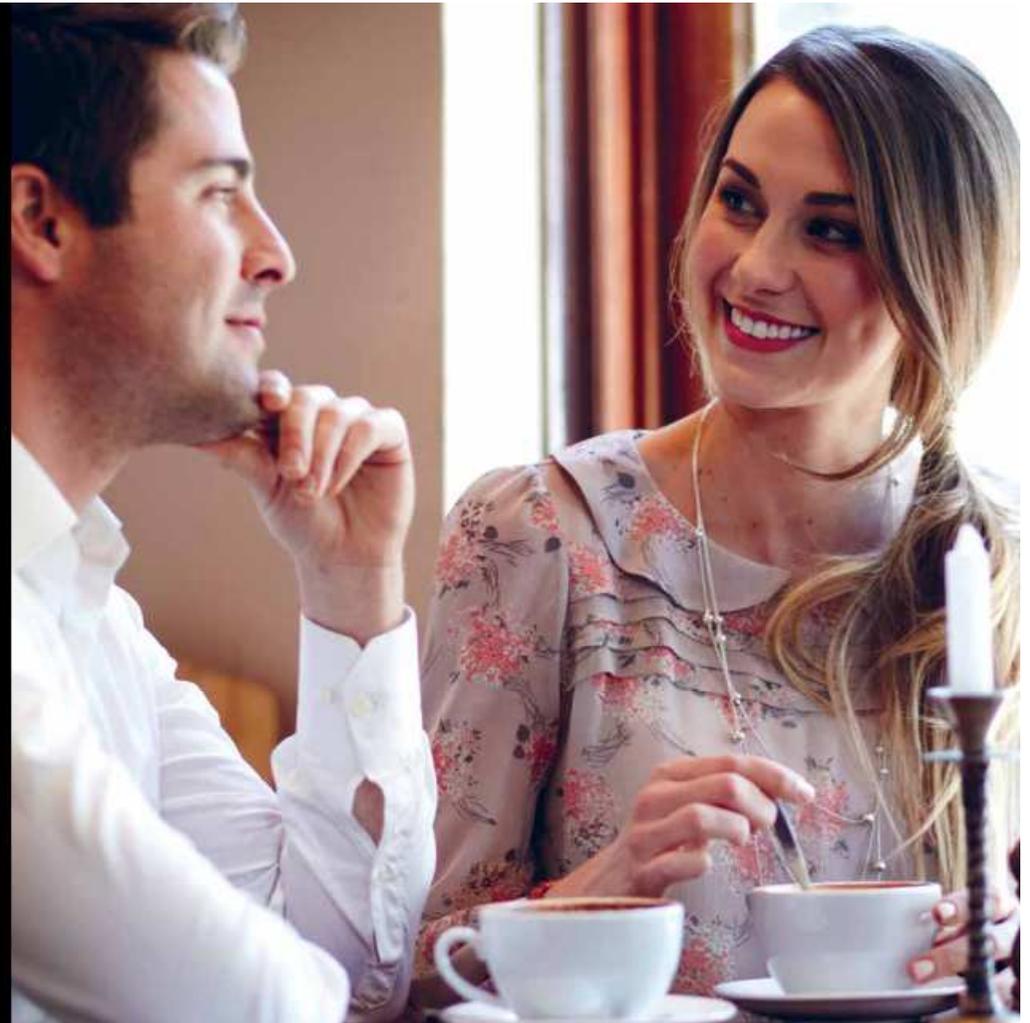
The walls, ceilings and floor coverings are an integral part of the fire rating and acoustic properties of the building and therefore you will need to consider if any work will affect these properties. You should have a professional builder and acoustic consultant undertake a review of any works.

Any amendment(s) to the building will void any warranties provided.

Hanging items to your apartment walls

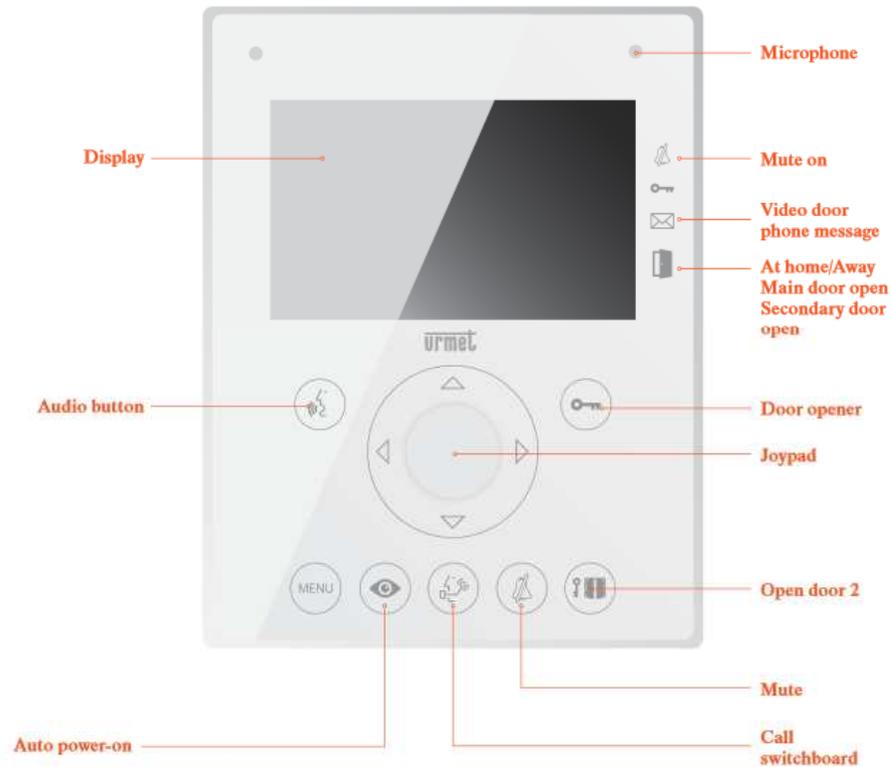
We recommend wall fixings are conducted by a professional trades person and consideration should be given to the weight of the item being hung.

An appropriate detection device should also be used to avoid fixings hitting electrical cabling or plumbing.



“security and access”

AUDIO INTERCOM



Fob keys and security swipes

You will be provided with fob keys and security swipes as follows:

Apartments without a car space:

- * Two fob keys

Apartments with single car space:

- * One fob key
- * One car park swipe card

3 bedroom apartments with single car space:

- * Two fob keys

3 bedroom apartments with 2 car spaces:

- * One fob key
- * Two car park swipe cards

Your fob key will provide access to your level and common areas only. Your swipe pass will provide access to both the car park and your level in addition to all common areas.

Intercom

Intercom systems are located at main entrances and control visitor entry. Visitors need to dial your apartment number on the system.

Each apartment is equipped with a video monitor (see image on left). When a call is made to your apartment, the video monitor will ring and a colour picture will be displayed.

- 1) Simply press the “audio” button to talk
- 2) To open the door, press the “door opener” button. The system will automatically unlock the door where the call was made and allow the lift to travel to your level

Front door compliance

The front entrance door of your apartment is a fire exit door, and there is strict legislation dictating the type of locks that can be installed. If you wish to install an additional or replacement lock on your apartment entrance door please speak to your Building Manager to ensure it complies with the appropriate regulatory standards.

Non approved/tested door hardware may result in the fire door no longer complying with its tested fire rating standard.

Smoke detectors

Your apartment has been fitted with VEGA detectors. The detector combines a photoelectric and thermal sensing element.



“care and maintenance of your new home”

A few care and maintenance tips

Ask on the Facebook page for tips & tricks, or if you need to borrow tools

Please refer to the full supplier warranties and care manuals to ensure you maintain your apartment fixtures in accordance with supplier recommendations and to avoid warranty issues.

Here are a few tips to help you:

Preventing drainage blockages

Being a multistorey residential building, there are line feeds from the apartments into the waste stack. What is poured down your sink has an impact on the plumbing to the whole building. You can help by taking measurements to prevent blockages.

Warning signs of plumbing problems include odours from the sink, gurgling water and slow draining water.

In the kitchen

- * Pour oils into sealed containers / jars and dispose securely in the rubbish
- * Wipe grease and food from pots and pans using paper towels before rinsing
- * Use the drain plugs to catch food waste
- * Run the hot water tap and when the water is hot, rinse dishes under hot water
- * Clean dishes with hot soapy water
- * Routinely pour boiling water down the drain

In the overflow and laundry

- * Keep drains clear of hair and soap residue
- * Do not overdose the measure of washing powder in the machine
- * If your apartment has a smell coming from this area clear the waste by pouring a bucket of fresh water or diluted disinfectant down your bathroom and laundry tub sinks

Cleaning and maintaining your apartment

- * Regularly clean all joinery and hardware to avoid build-up of dirt which may inhibit performance
- * Use warm soapy water and a soft dry cloth to gently wash surfaces
- * Dry surfaces with a clean soft cloth
- * Cleaning solutions and powders that are caustic or abrasive may cause damage and void your supplier warranties
- * Remove stains immediately and in accordance with supplier recommendations
- * Check all supplier warranties and care manuals for detailed cleaning and maintenance recommendations

Your care and maintenance matrix

To help you maintain your apartment and associated warranties, please refer to the maintenance matrix (pages 21-23) which we have developed for you.

Your care and maintenance matrix

Maintenance required	Brand/Model number	What needs to happen	How often	By who	Notes
Appliances	Fisher & Paykel Front Loading Dryer	Remove the lint filter, open it out and wipe clean with your hand. Close the lint filter and place it back into the opening.	After each use of the dryer.	Owner	F&P Contact Details Toll Free: 1300 650 590 Fax: (07) 3826 9298 Email: customer.care@fp.com.au Postal Address: PO Box 798, Cleveland, QLD 4163
	Smeg Gas Cooktop CIR66XS3	After use and cooling down, clean your cook top regularly. Do not use metallic or sharp scrapers. Always use non-abrasive cleaners and/or non-chlorine based acid substances. Grids, caps, flame cap crowns and burners can be removed and cleaned with warm water and non-abrasive detergent. Let components fully dry out before remounting. Wipe down ignition plugs and safety devices with a damp cloth regularly. The electric element must be treated with specific cleaning products available on the market. This will prevent rust formation.	Monthly	Owner	Smeg Service: 02 8667 4833 Email: service@smeg.com.au
	Dishwasher DWAFI314X or DWAI214X	Avoid the use of acidic or abrasive detergents when cleaning your dishwasher. The water intake filter, spray arms and filter unit require cleaning periodically. See page 32 in user's instructions manual for further instructions.	Quarterly	Owner	
	Newson Oven F608	Avoid the use of acidic or abrasive detergents when cleaning your oven. Do not use steel sponges or sharp scrapers as they will damage the surface. Clean the door glazing with a normal detergent and damp sponge. For the best oven upkeep, once the oven is cool, take out all removable parts. Clean oven racks with hot water and detergent and rinse and dry.	Quarterly	Owner	Smeg Service: 02 8667 4833 Email: service@smeg.com.au

Your care and maintenance matrix

Maintenance required	Brand/Model number	What needs to happen	How often	By who	Notes
Appliances	Smeg Rangehood SA520TX60 and Smeg Cooker Hood SAH460SS	Remove the grease grille and wash them either by hand or in the dishwasher using a neutral detergent.	Monthly	Owner	Smeg Service: 02 8667 4833 Email: service@smeg.com.au
	Smeg Oven SA561X-9 and SA578X-9	Avoid the use of acidic or abrasive detergents when cleaning your oven. Do not use steel sponges or sharp scrapers as they will damage the surface. Clean the door glazing with a normal detergent and damp sponge. For the best oven upkeep, once the oven is cool, take out all removable parts. Clean oven racks with hot water and detergent and rinse and dry.	Quarterly	Owner	Smeg Service: 02 8667 4833 Email: service@smeg.com.au
Smoke Alarms	Honeywell Notifier SDX-751AUS	1. It is recommended you test your smoke alarm every month. 2. Replace batteries in your smoke alarm every 6 months. Clean your smoke alarm with a vacuum cleaner at the same time.	1. Monthly 2. Half-yearly	Owner	If there is no fire, press button marked HUSH once (lasts 5 minutes), repeat if necessary. DO NOT OPEN YOUR FRONT DOOR UNLESS THERE IS A FIRE – summons the fire department \$ 1,500 charge
Carpet Cleaning	Feltex Carpets	Vacuum thoroughly and frequently, particularly in high-traffic areas. Ensure steam cleaning is carried out in accordance with AS 3733 every 12 to 18 months. Refer to Manufacturer's guide for treatment and removal of spots and spills.	Weekly/as required	Owner	
Air Conditioning	Fujitsu Room Air Conditioner	1. Wipe down front panel with a damp cloth as required. 2. Wash the air filters or vacuum them every 6 months. 3. Wash the titanium air-purifying filter or vacuum them every 6 months. These will require replacing every 3 years.	1. Monthly 2. Half-yearly 3. Half yearly clean, replace every 3 years	Owner/Air Conditioning Technician	

Your care and maintenance matrix

Maintenance required	Brand/Model number	What needs to happen	How often	By who	Notes
Window Cleaning	General	1. Glass should be cleaned using only cleaning materials which are free of grit and debris. Only detergents and cleaning solutions which are recommended for cleaning glass should be used. Mild detergents are preferable. 2. Ensure that the frames, seals, hardware and all window and door tracks are kept clean from dirt, grime and debris.	1. Quarterly 2. Monthly	Owner	
Floor Waste/ Drain Maintenance	General	Pour boiling water down the floor waste to remove build up of dirt and grime and other foreign material. Check that wastes are draining smoothly and without obstruction. Drain cleaning chemicals may be required depending on build up.	Quarterly	Owner	
Circuit Breakers	General	This should be checked by a licensed electrician to ensure it is not faulty and requires replacing.	As required		
Thermostatic Mixing Valve (TMV)	General	Overhaul Thermostatic mixing valves in accordance with manufacturer's guidelines. Remove and clean and replace all necessary equipment. Reset valve and test for correct operation. Record all results and submit results to Building management.	Annually	Plumber	
Water Isolation Valve	General	This is located underneath the laundry tub behind the S-bend. It will require inspection every 3 years by a licensed plumber.	Every 3 years	Plumber	
Hot Water Meter	General	Any maintenance required must be completed by a licensed plumber.	As required	Plumber	
Gas Meter	General	Any maintenance required must be completed by a licensed tradesperson.	As required	Plumber/Gas Fitter	

“your appliance and other supplier warranties”

Warranties are provided by various product manufacturers for varying periods and you will need to exercise your responsibilities for all warranties.

Ask on the Facebook page for tips & tricks, or if you need to borrow tools

Search online for applicable service or repair information

Should you have an issue with an appliance, follow these steps first:

- Ensure your appliance is plugged in/ switched on
- * Check power points that may be hidden in cupboards and under bench-tops
- Follow all directions provided in the supplier's instruction manual
- Contact the manufacturer if an issue arises and arrange a service call

“your fridge space”

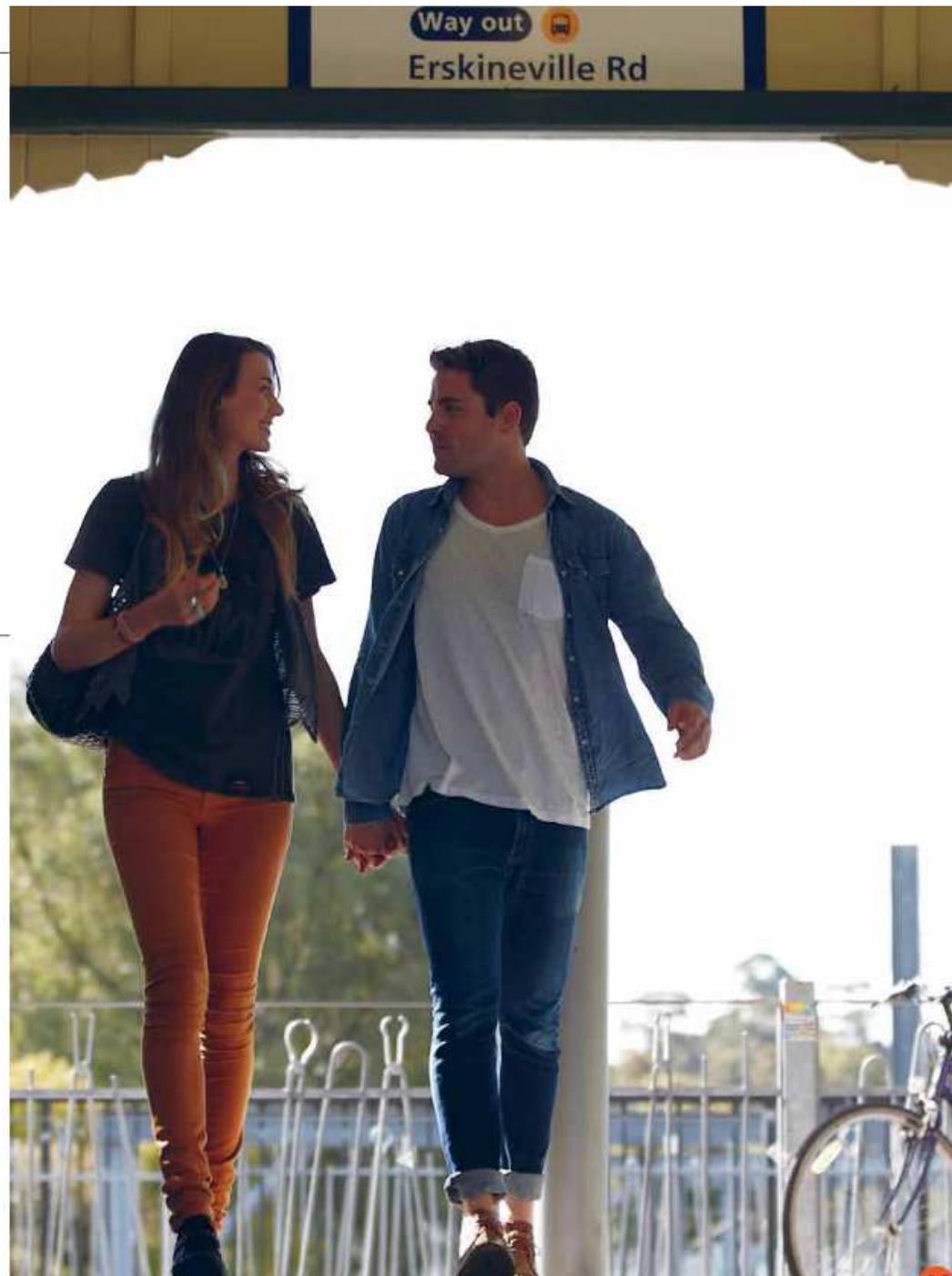
For a seamless and integrated look, the fridge cavity in your kitchen is concealed behind the cabinet joinery.

The cabinetry can work in unison with any fridge type, provided it fits in the space. To get full functionality whereby the fridge door opens with the joinery door an 'integral kit' needs to be installed. Several Fisher & Paykel fridge models are suitable for such a device. If you are purchasing a new fridge, this option would best suit the space however the fridge cavity will still function regardless, just not as one opening door.

Dimensions of your fridge cavity:
780 mm W by 1716 mm H by 730 mm D

Suitable models include:

Fisher & Paykel	Width (mm)	Depth (mm)	Height (mm)	PCFC Centre Line (mm)	H-Drawer (mm)
Model 525					
PE20, RF120	600	600	840		
C190, E150, RF190, RF150	600	600	1228		
CT70T, E169T, RF169T	600	600	1228	811	
C270, E210, RF270, RF210	600	600	1616		
E249T, RF249T	600	600	1616	1200	
E240B, RF240B	600	600	1616	811	
Model 635					
E331T, RF331T	735	730	1446	971	
E373C/373, E308	735	730	1446		
E381T, RF381T	735	730	1616	1141	
E372B, RF372B	735	730	1616	652	
E411T, RF411T	735	730	1716	1240	
E402B, RF402B	735	730	1716	652	
E415H	735	730	1716	1240	480
E450C/450, E388	735	730	1716		



“operating your air conditioning system”

Your apartment is fitted with a Fujitsu concealed air conditioning system. The system has the capacity to heat and cool and is thermostatically controlled and operated via a control panel.

Tips for the efficient operation of your air conditioning system:

- * Follow the manufacturer's instructions
- * The temperature setting should be set at a comfortable temperature for the season, 23 degrees is the recommended level
- * Extremes of temperature require the system to work harder and use more power however does not make the room cool or heat faster
- * Reduce the external heat load from the sun when cooling by closing the internal and external blinds and louvres. Conversely, when heating the apartment, open the external and internal shading so the sun can assist heating the apartment during the day
- * Close the windows and doors. Heat loss or cooling loss by open windows and doors results in the air conditioning system working harder and may also result in condensation leaking from the supply air grills
- * Ensure the return air grill located in the ceiling is cleaned seasonally to maintain efficient operating of the unit

NOTE

- * The temperature on the LCD of the remote control is indicative only. It may not be the actual temperature of the room
- * When the air conditioner is turned off, the next time the unit starts, it will resume its last mode of operation

Master Control

- * The air conditioner can be turned on or off by pressing the  button

Mode Selection

- * To set the air conditioner in “cool” mode, press the  button until the  symbol is displayed
- * To set the air conditioner in “heat” mode, press the  button until the  symbol is displayed
- * Alternatively, you can set the air conditioner on “auto” mode by selecting 

Temperature

- * Adjust the temperature by pressing the  or  button

Fan Speed

- * Select the fan speed by pressing the  button
- * If “auto” fan speed is selected, the fan speed will be automatically set to achieve maximum efficiency



“a little bit more about erko”

Your new community consists of three stages of apartments, all offering unique elements suitable to differing lifestyle needs of the community.

Erko has transformed a 1.6ha industrial site into a vibrant residential community built on design excellence, amenity and sustainability.

Erko delivers 320 new homes, four new suburban roads, two pocket parks, pedestrian links and bike paths. The complex is immersed in beautifully landscaped grounds. A public art installation by Sydney artist Ari Purhonen creates a sense of arrival.

Designed to deliver real choice for an eclectic range of lifestyles, Erko has a home to suit everyone.

Erko Apartments

263 strata title apartments in three 8 storey buildings, Erko Apartments surround a lush central courtyard.

The exclusive Ashmore Terraces

16, luxuriously appointed, contemporary three bedroom Torrens title townhouses spanning over three levels.

East at Erko

41 thoughtfully crafted strata title apartments within a 7 level building.

A retail space

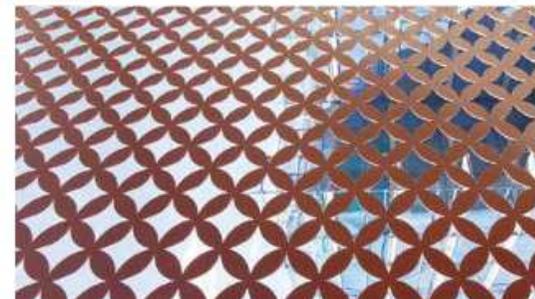
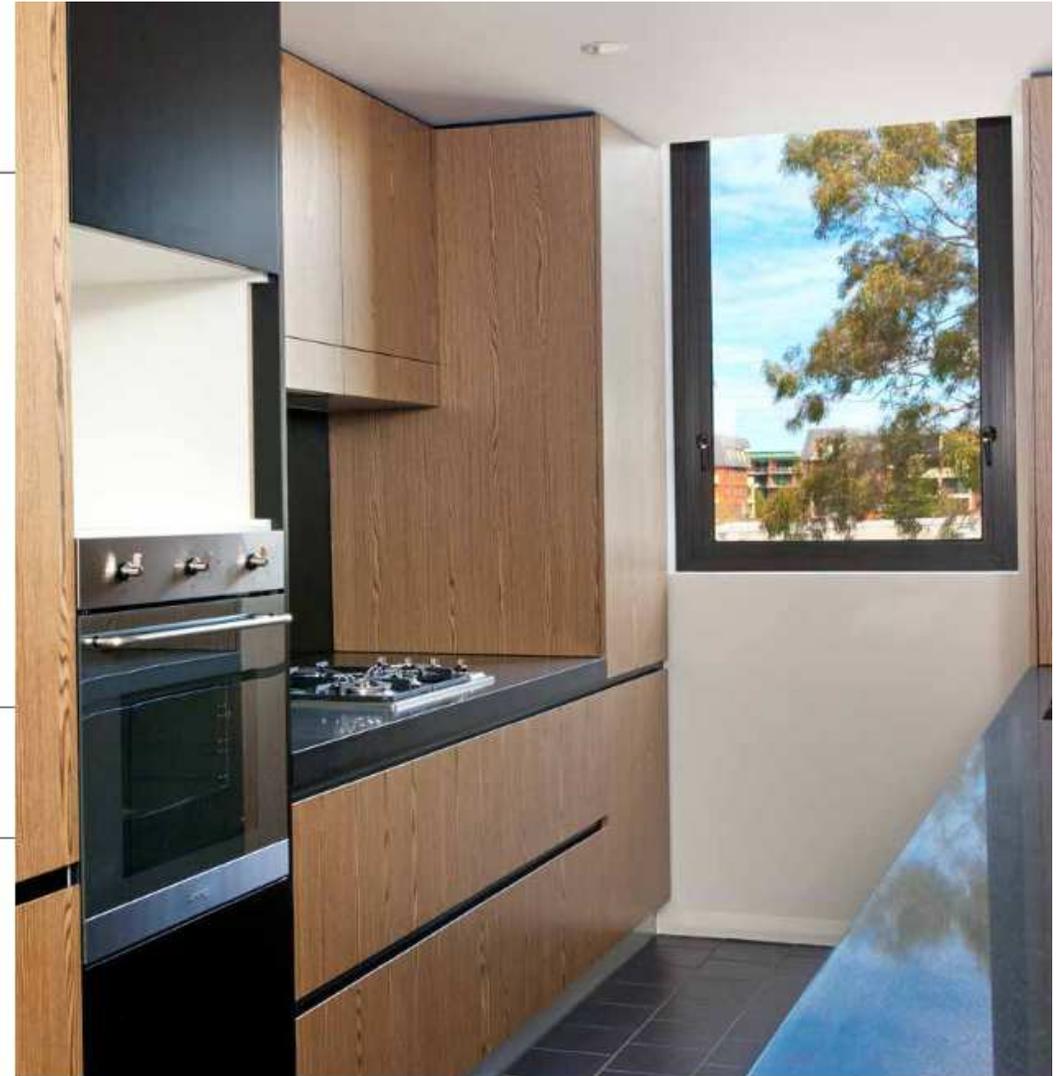
Positioned at the north-west corner of Bridge building and has been designed to provide you with additional amenity right at your door step.

“kind to the planet”

Sustainability initiatives at Erko help reduce consumption of precious natural resources and provide you with better efficiency than normal environmental standards.

- ♦ Roof gardens reduce the albedo effect and cool the building by shading the roof
- ♦ The majority of apartments are dual aspect with optimal design to take advantage of sun in winter and cool in summer
- ♦ Your apartment has low water usage fittings including dual flush toilets, low flow taps and shower heads

- ♦ Time control devices are fitted to many common areas including car parking levels controlling lighting and mechanical systems
- ♦ A rainwater harvesting system primarily irrigates common area landscaping
- ♦ A central gas fired hot water system is located in the basement supplying you with hot water
- ♦ Energy efficient lighting is used all common areas and in your apartment in addition to an energy efficient air conditioning system



“open spaces at erko”

Erko's lush central grounds provide you with a natural extension of your living environment whilst the pocket park located at the northern entry provides ease of access to the train line and connects you with the Erskineville village.

Gracing the entrance of the northern pocket park and providing you with a sense of arrival, is artwork by Sydney artist, Ari Purhonen. Purhonen presents a suite of sculptural and functional rest elements which extend as a pathway of discovery along Bridge Street.

Purhonen's pathway is conceived as a gently running stream. Rocks and boulders along the edges of the pathway offer opportunities for you to rest. Forms are coalesced from the locality's pre-European swamp bushland fauna and industrial history of metal fabrication.

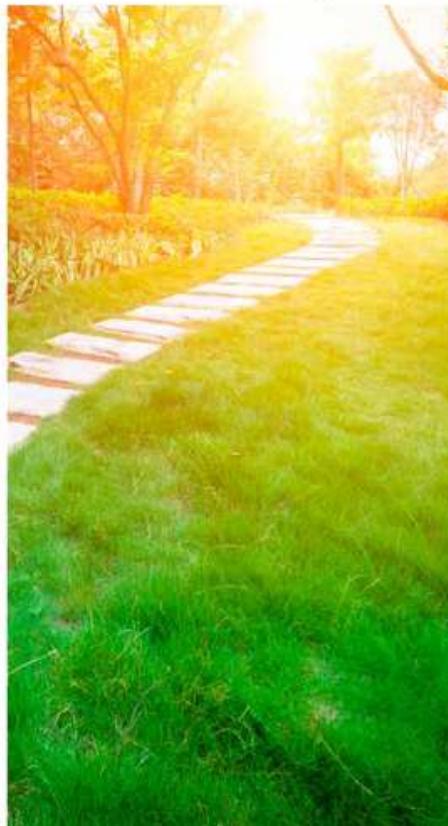
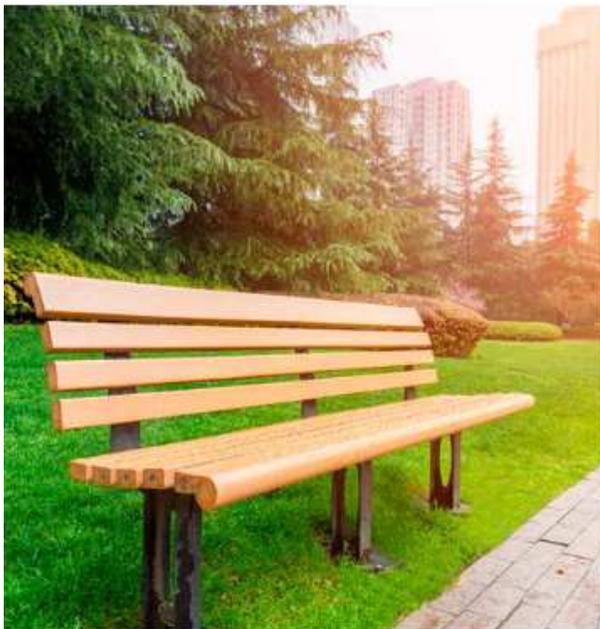
The entrance marker takes the shape of protruding boulders, also reminiscent of remnant industrial machine components and woven fish traps. Smaller pieces strewn randomly along the entrance pathway provide you with an opportunity to sit and soak in your new community. Overlapping ribs produce a moiré effect similar to the optical effect produced by criss-cross pattern of wetland reeds.

About the artist

Born in Finland in 1953, Ari Purhonen came to Australia in 1966 and currently lives and works in Sydney. In 1975 Ari graduated with a Bachelor of Science (Architecture) from the University of New South Wales. Since 1986 Purhonen has taught sculpture and jewellery design and is currently a Lecturer in Sculpture at the Sydney University Artworkshop.

Since 1980 Purhonen has exhibited widely in Australia, America and New Zealand. Purhonen has received several awards and prizes and has completed numerous public artworks.

www.aripurhonen.com





RICHARD CROOKES CONSTRUCTIONS

Richard Crookes Constructions is a private, family-owned construction company that has been building for both government and private clients since 1976. The company delivers projects up to and in excess of \$200m across all building sectors, primarily focused in NSW and the ACT.

Richard Crookes Constructions has established itself over three decades as a leading construction company by providing quality products and services at a competitive price which consistently meet the needs and expectations of customers in relation to design and construction performance.

The company maintains a quality management system certified against ISO 9001. This Quality Management System applies to all areas of the business and is implemented by all employees in their roles within the organisation.

Richard Crookes Constructions has a reputation for consistently delivering high quality projects for government and private clients. As a result Richard Crookes Constructions enjoys more than 70 per cent repeat business.



Established in 2002, Pacific Building Management Group is a proudly Australian-owned company that operates throughout the Greater Sydney Region.

They provide a comprehensive integration of high-quality services to Residential, Commercial, Industrial, Retail and Public Facilities.



SJB embraces the disciplines of architecture, urban design, town planning and interior design. We provide professional and creative services to a diverse range of clients and are highly regarded for our award winning luxury residential and higher-density residential architecture. We have built our reputation over a 38 year history as an astute group of experts who respond sensitively to the urban fabric of our cities and regions by combining knowledge and experience with creative design solutions.

Our primary objective is to help create meaningful places and spaces which foster individuality, build a sense of community and support the environment.

SJB were the lead architect and interior design consultant for the Erko project from concept design through to delivery. The design focused on good environmental and amenity outcomes and offers a variety of living typologies, which cater to a diverse demographic and living needs.

HBO+EMTB

HBO+EMTB is an established, regional design practice. We design responsive environments, delivering sustainable, humanistic solutions that integrate commercial imperatives and social objectives.

The HBO+EMTB group offers multi-disciplinary expertise in architecture, interior design, workplace solutions, urban design, landscape design, heritage and planning. These complementary services achieve quality, cost and time efficiencies for clients – from project inception to occupation. Established in 1994 with the merging of Hoadley Budge

Olphert, a New Zealand firm, and the local Edwards Madigan Torzillo Briggs, HBO+EMTB have a long history of innovative and award-winning projects. These include the High Court and National Gallery of Australia.

HBO+EMTB provide the highest level of professional service. Our diverse group of 400 professional staff assists clients in every major centre across Asia-Pacific.

Our portfolio includes work across all building types and disciplines from commercial and infrastructure, to retail, residential and hospitality.

