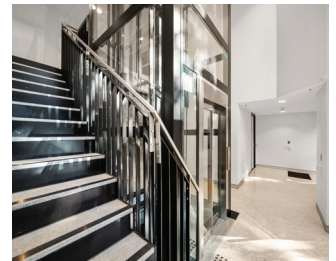


SURRY HILLS COMMERCIAL BUILDING UPGRADE

Delivering precision and programme certainty in an occupied building, this project highlights Degnan's ability to manage complex works in a live commercial environment, balancing tight schedules and technical constraints with tenant and client requirements.



SECTOR
Commercial

LOCATION
Surry Hills
Gadigal Country

PROJECT COMPLETION
February 2026

PROJECT VALUE
\$5M

DELIVERY MODEL
Construct

Degnan was engaged to carry out demolition and reconstruction works, including post-tensioned slab modifications and a new lift shaft, within an occupied commercial building. The project required careful planning, stakeholder engagement, and innovative construction approaches to minimise disruption and maintain program certainty.

KEY OUTCOMES

- Project delivered on time and under budget
- Minimal disruption to tenants and neighbouring properties
- Scope changes and latent conditions managed without delaying completion
- High-quality delivery despite complex technical requirements
- Demonstrated precision and adaptability in delivery
- Collaborative approach with clients, tenants, and subcontractors

CHALLENGES OVERCOME

- Tight seven-week tenancy vacancy period
- Restricted working hours following tenant reoccupation (early mornings, late nights, weekends)
- Council and tenant restrictions on noise and operations
- Post-tensioned slab demolition requiring specialist methods and curing periods