



It takes extraordinary dedication to quality to achieve bespoke, high-end results on a large scale fitout project, as Sydney-based company Intelligent Living (IL) has done so for the Dockside Residential Development, located on Canberra's Kingston foreshore.

By applying attention to detail throughout the entire process, IL have ensured that investors in this 120-apartment development enjoy beautiful functional joinery and striking modern energy-efficient lighting, all custom made for this boutique residential project.

IL worked collaboratively with the Dockside project team from design stage, to achieve optimum results for the Client. Some 1500 cubic meters of custom made joinery and lighting product was manufactured, including kitchens, vanities, wardrobes, linen cupboards, light fittings and ceiling channels.

Incorporated into the design of Dockside's joinery was the influence of IL's broad experience in producing detailed bespoke furniture, with special features included as standard, such as premium quality European hardware and drawer accessories, durable polyurethane or veneer finishing throughout, and seamless quartz stone bench tops. The resulting aesthetic is clean, modern and perfectly suited to the light-filled, luxurious feel of the apartments.

IL also developed an innovative lighting system comprising of custom LED light fittings and ceiling channels. The LED light fitting features market-leading critical components and has met relevant AS/NZ standards, having been issued with a regulatory certification mark. "Our LED light fitting embodies the future of lighting and addresses the direction property developers are seeking to go as Australians care more and more about the

cost of energy and also the impact their energy use has on the environment. Our product is functional, environmentally friendly, energy efficient, elegant and modular," said IL Founder and Director Joseph Karam.

Prior to full-scale manufacturing, prototypes of both lighting and joinery were developed for stakeholder review. The entire Dockside consignment was completed within 12 months from early design optimisation through to final delivery and installation. "I am committed to leading by example" said Joseph, who proactively shepherds every project through from early design to final delivery, maintaining an unwavering dedication to quality. "IL is committed to delivering meaningful results for our Clients. We focus on delivering the best material outcomes for the investment budget set. A large part of our commercial growth can be credited to this approach," he said.

The strength of IL is in its capability to execute and deliver on complex product development briefs on a large scale without compromising on quality or style. Detailed production drawings, bills of quantities and prototype development are at the heart of Client approvals and development of the project's supply strategy.

"Design intent is never compromised. It's up to IL to develop products that reflect the designer's and ultimately the Client's vision," said Joseph. "Operationally, it is about understanding the detail of every job, having meticulous documentation, planning well, using systems and processes, and delivering with the intention of perfect execution. This is the commitment of each of our team members and therefore our collective way of working."

Unique to IL is its long standing presence in the Peoples Republic of China (PRC). IL's dedicated manufacturing facility when coupled with a tested international materials network provides Clients with confidence in the outcome. "IL is a service provider with no geographic limits. We operate with a global mindset and have done so since 2004. To consistently provide high quality outcomes, you need to remain sophisticated in your approach regardless of where the product is made," said Joseph. "In 2014, we will celebrate 10 successful years manufacturing in the PRC".

IL's strength in supply chain management shines through on projects like Dockside. Thorough planning and meaningful communication form the foundations of success, ensuring accuracy and attention to detail is present at every phase of the supply process. Quality Control is integrated into every stage of the supply chain, from raw materials to process mapping, with checks and measures carried out at the coal-face by IL decision makers. "IL's leadership team is comprised of qualified Engineers and Operations specialists; therefore the science of Best Practice and its integration into our way of working is demonstrably evident to our Client, with ultimately the product (and execution of delivery and installation) the measure of our success," said IL Operations Manager Julie Sarian.

IL services numerous Australian markets, including the Hotel, Gaming and Leisure, Residential Development, Retail and Commercial sectors, with engagement ranging from turnkey solutions to supply-only. The company has earned a reputation for being suppliers of beautiful detailed joinery and bespoke furniture pieces, while also being highly regarded for their capabilities in complex product development. Exemplifying these strengths include projects such as Burbury Hotel, Shangri-la Hotel Sydney, The Star casino, Novotel Canberra, and Sofitel Wentworth.

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