



CASE STUDY

EG Funds, 50 Carrington Street

Client: EG Funds **Designer:** Intermain
Products: Engineered timber flooring, 190 x 1900 plank in silver finish

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Background

Located just near Wynyard Station, and just south of the iconic Circular Quay in Sydney's CBD, 50 Carrington St is among the best positioned buildings in the city. A preferred location for professional services, creative and startup firms alike, the building adds to a vibrant locality that offers interesting laneways, food courts, high-end restaurants and plenty of the city's coolest bars.

EG Funds acquired part of the building in 2021, and entrusted Intermain with the task of undertaking design and construction works on levels 11 and 12 of their new asset. A full floor on Level 11 was stripped out and converted to a cold shell, including demolishing existing features and adding a DDA compliant bathroom. Level 12 received a full speculative fitout designed for future flexibility, featuring modern elements like coffered ceilings, high-end finishes, and custom joinery.

Challenge

Any project of this nature comes with a raft of challenges – balancing client expectations, managing suppliers and contractors, delivering the works as agreed on time, and under budget.

When it came to flooring, one of the main challenges that had to be addressed as part of the project was the difference between different sections of the office – some was specified as engineered timber, some was carpet tile. And when it came to the elevator areas, there was a height difference that needed to be safely navigable and accessible by all occupants.





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Solution

Intermain engaged Midas Floors, a highly coveted provider of end-to-end flooring services, to assist with the provision of a high-end engineered timber product that would help solve the need for versatility.

“We jumped into action straight away and figured out how we could address these challenges in a timely, cost-effective way,” says Preanka Hasan, General Manager at Midas. “We made the decision that our engineered timber plank in 190 x 1900 profile was the optimum product for the job.”

Exceptional versatility was the key reason behind this product choice. “The plank comes in different thicknesses,” explains Preanka, “which made it much easier to match the levels of the carpet tile and elevator areas. Through a combination of selecting the right plank thickness and sanding where required, you can achieve a flush threshold with ease.”

The other particularly versatile aspect of the engineered timber plank is the number of finishes available – with Midas currently offering 12 different variations. For this project, the team at Intermain specified the muted, contemporary Silver profile, which fits perfectly with an elevated, contemporary palette of this modern workplace.

And the result? “The client was more than pleased with the final result,” says Devon Mulligan, Senior Designer at Intermain. “They appreciated the ease of working with our team, who handled every aspect of the project with professionalism and dedication; from design and joinery, to management and delivery.” Devon adds that the Midas team played an important part in this outstanding result. “We’ve partnered with Midas on multiple successful projects,” she says. “And we look forward to continuing our working relationship into the future.”