

DEICORP
DESIGN
DEVELOP
DELIVER

THE BLUE BOOK

Deicorp is a privately-owned Australian property development and construction group with expertise in residential, commercial and retail property. With a commitment to securing the best sites for our projects, Deicorp is recognised as Sydney's leading builder of transport-connected developments. For our customers, this means Deicorp offers complete confidence and peace of mind, ensuring every apartment delivers outstanding value, security, convenience and quality of life.

WELCOME TO

A FEW WORDS FROM FOUAD

When I established Deicorp, my ambition was to deliver great quality homes for our purchasers, and to create a business built on integrity and professionalism. With the help of a dedicated team of industry professionals, Deicorp has grown to be the 10th largest construction company in Australia, and we have gained an enviable reputation for integrity, quality, and strong corporate values.

From my first project in Newtown, I understood the importance of working with a team of respected and experienced experts. This remains a priority for me and is the reason Deicorp employs some of the industry's most capable builders. A number of our senior construction team have been working with me for more than 25 years, and this has helped our business be one of the most successful in the industry.

But Deicorp is more than just the quality of our team members. As an integrated construction and development company, we work together as a family to deliver the homes Sydney wants and needs. Since 1999, we've delivered more than 10,000 homes, creating places where lives are lived, dreams are dreamt, and memories are made.

I am delighted to welcome you to the Deicorp family.



FOUAD DEIRI OAM
FOUNDER AND CHAIRMAN

THE DEICORP FAMILY

MEET THE DEICORP FAMILY

WE WALK WITH YOU, THE ENTIRE WAY

Our family-focused approach to business means that you're more than a client or partner, you're family. The Deicorp leadership team will support you throughout your journey and there'll always be a familiar face you can turn to with questions.



STANDING FROM LEFT TO RIGHT

GEORGE GREGOIRE
Head of Projects

BRUCE RAYNER
Chief Financial Officer

ANDREW COLEMAN
Development & Construction Executive

GREG COLBRAN
Development & Planning Executive

SEATED FROM LEFT TO RIGHT

ROBERT FUROLO
Executive Manager
Corporate Communications

BILINDA TURNER
Head of Retail

ZLATKO DIMITROVSKI
Head of Product & Design

MITCH CORREIA
Construction Manager

ROBBIE VORBACH
General Counsel



25 YEARS
WITH THE
SAME LICENCE

Operating with the
same Licenced Builder
& Developer Licence
No. 182130C

25 YEARS OF

THE DEICORP STORY

Founded in 1999, Deicorp is a privately-owned Australian property development and construction group with expertise in residential, commercial and retail property. We're recognised as Sydney's leading builder of modern, transport-connected developments.

With a commitment to securing the best sites for our projects, we have designed, developed and delivered more than 10,000 apartments across 40 Sydney suburbs— for more than two decades!

For our customers, this means complete confidence and peace of mind, ensuring every apartment delivers outstanding value, security, convenience and quality of life.

We deliver an end-to-end service for purchasers with our leading construction and development industry team who work seamlessly together on every project. We manage site acquisition, planning and design, construction, sales and client care with our dedicated team of 200 industry professionals.

As a respected and successful company, we're committed to strengthening the communities we work in. It's why we established our charity and sponsorship program: Deicorp Community, to help us build hope and opportunity, while creating a legacy of stronger, more resilient communities.

Being the first developer in NSW to be iCIRT rated, our buyers have confidence and peace of mind that they're dealing with trusted industry professionals with a strong reputation and proud track-record.

EXCELLENCE

PROVEN TRACK RECORD
OF SUCCESS

2012

Deicota, Redfern
89 Apartments | 4 Levels, Retail/Commercial

Revolution
179 Apartments | 7 Shops

Urba, Redfern
135 Apartments | 3 Levels - Retail/Commercial



2013

Crowle, Meadowbank
416 Apartments

Mosswood, Kogarah
84 Apartments

Alpha, Lewisham
68 Apartments

2014-2015

The Charles, Canterbury
229 Apartments | Woolworths + 8 Shops

TNT, Redfern
146 Apartments | 3,755m² Retail/Commercial

South Village, Kirrawee
779 Apartments | 14,000 Retail + 9,000m² park

North Village, Kellyville
209 Apartments | 2,760m² Retail



2016-2017

GrandH, Hurstville
381 Apartments | 2 Shops

Highline, Westmead
555 Apartments

The Banks Precinct
385 Apartments | 2,120m² Retail/Commercial

The Atlantis, Ettalong
59 Apartments



2018-2020

The Petersham Precinct, Petersham
357 Apartments | RSL Club + 1 Shop

Proximity, Rouse Hill
375 Apartments | 2,500m² Retail

Downtown, Zetland
546 Apartments | 12 Shops

The Anders, Ashfield
88 Apartments | Polish Club



2021-2022

The Ashford, Castle Hill
272 Apartments

Tallawong Village, Tallawong
987 Apartments | 9,000m² Retail/Commercial

Hills Showground Village
430 Apartments | 9,520m² Retail/Commercial



2023

The Rothschild, Rosebery
176 Apartments | 150m² Retail

Hyde Metropolitan
168 Apartments | 4,250m² Retail/Commercial



2024

Cosmopolitan, Parramatta
604 Apartments | 3 Levels, Retail/Commercial

Marquet & Mary, Rhodes
212 Apartments | 3,782m² Retail/Commercial

Melrose Central
494 Apartments | 30,000m² Retail/Commercial



MAKING LIFE CONVENIENT



YOU'RE ALWAYS CONNECTED TO TRANSPORT

WHEN YOU BUY A DEICORP PROPERTY, EVERYTHING IS NEARBY

Living close to everyday conveniences is a signature of all Deicorp developments. We know that life is busy, and travelling between work, home, school and social activities can be difficult. Thankfully, when you choose one of our properties—everything you desire is on your doorstep



EXPLORE THE LOCAL FRESH FOOD GROCERS

EVERYTHING YOU NEED TO
LIVE WELL

Need to drop by the store last minute? No problem, it's within easy reach. Want to unwind with friends over a picnic—you can. Our vision is to give residents access to refreshing open spaces drenched in sunlight with access to playgrounds and outdoor entertaining areas. We believe having retail outlets, restaurants, cafes and fresh food grocers close by, makes for a fulfilling lifestyle.

IMMERSE YOURSELF IN LOCAL GREENSPACES



ENJOY THE RESTAURANT OPTIONS AT YOUR DOORSTEP



HOW IT WORKS

Our philosophy has always been to develop well designed homes that offer flexibility, convenience and connectedness to all the places, spaces and amenities you need for your modern-day lifestyle.



LIVE
Enjoy living in beautiful, contemporary residences.



WORK
Delight in transport connections that make commuting easy.



PLAY
Spend your downtime doing the things you love, locally.

OUR PHILOSOPHY

WE MAKE COMMUNITY CONNECTIONS EASY

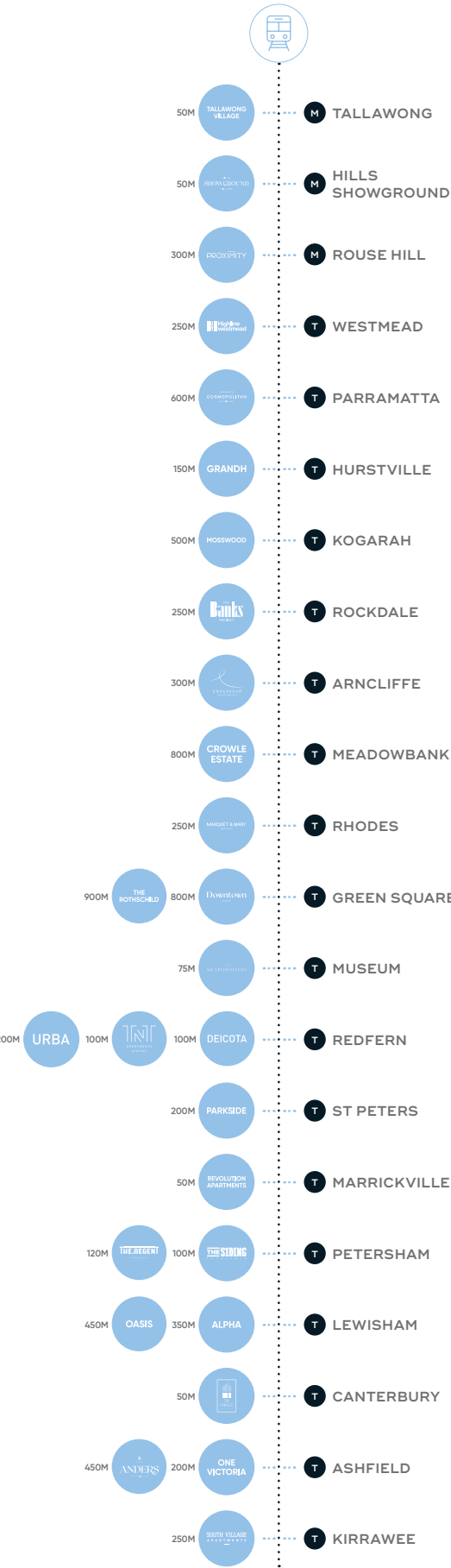


KEEPING YOU CONNECTED

EVERY DEICORP PROJECT IS WALKING DISTANCE OF TRANSPORT

We believe that traveling around the city you live in should be easy. More time should be spent doing the things you love instead of figuring out travel logistics. That's why our philosophy has always been to build within close proximity to major transport and ensure your commute is easy.

CONNECTION IS AT THE CORE OF OUR HOMES



PEACE OF MIND

AN END-TO-END JOURNEY WITH A TRUSTED PARTNER

We understand that buying property can be a daunting experience. That's why choosing a trusted partner matters. When you buy from Deicorp, you can have confidence in our track record of delivering more than 10,000 apartments across Sydney over the past two decades.

Our team of experts are with you every step of the way, from your first inquiry, through the sales journey to receiving your keys, moving in and beyond!

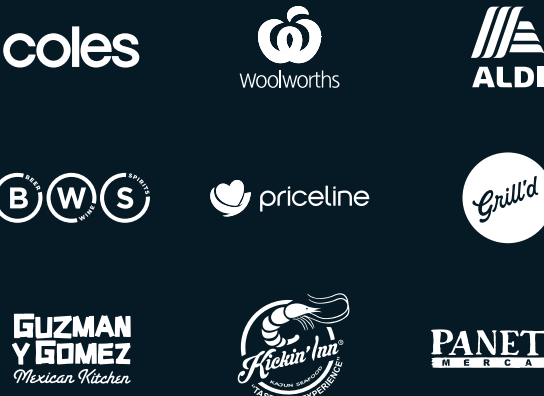
- We are focused on:
- Keeping you fully informed with regular information about your purchase
 - Being responsive to inquiries and providing easy to understand advice
 - Delivering on our promises and being accountable for our actions

We are committed to:
DESIGN. DEVELOP. DELIVER

CHOSEN BY OUR RESPECTED PARTNERS

Deicorp is proud to partner with many leading retailers who trust us to create vibrant dining and retail hubs.

RETAIL ANCHOR TENANTS



OUR PHILOSOPHY

YOUR SYDNEY SPECIALISTS

We take immense pride in our Sydney-focused approach and have delivered 10,000 apartments across more than 40 Sydney suburbs. Our focus on selecting superior locations that are always close to transport is at the heart of our mission to deliver a life of convenience to every purchaser.

Our relentless focus on designing, developing and delivering the highest quality apartments in the best locations has been recognised by being the first developer to achieve an iCIRT rating under the NSW Government's new rating tool, designed to give purchasers confidence and peace of mind when buying off the plan.

SERVING THE
CITY WE LOVE



WITH OUR PURCHASERS ALL THE WAY



HAPPY PURCHASERS CELEBRATING THEIR NEW DEICORP HOME

PRIORITISING PEACE OF MIND

At Deicorp, we prioritise your peace of mind throughout your home-buying journey. Our mission is to give you confidence and peace of mind by being with you every step of the way.

As an Australian-owned and Sydney-operated company, we’ve won numerous awards for our continued commitment to excellence. We take pride in developing and building clever, connected, convenient, and affordable homes that meet your needs and aspirations.

JENNY
PROXIMITY HOME OWNER

“With all the properties I’ve sold, bought, built or otherwise, buying from Deicorp was the most enjoyable simplistic journey. I wouldn’t hesitate to buy another Deicorp apartment.”

“I don’t think I could have bought anything as good.”

“
WHAT IMPRESSED ME WAS THAT
THEY DIDN’T LEAVE ME IN LIMBO.
IT’S BEEN THE MOST COMFORTABLE
AND SIMPLISTIC JOURNEY „

JENNY

HAPPY PROXIMITY PURCHASERS CELEBRATING THEIR NEW DEICORP HOME



KELLY FULLER - DEICORP, CLIENT RELATIONS MANAGER AND
NICOLA AMANN - DEICORP, CLIENT CARE TEAM

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SITE ACQUISITION
We ensure you enjoy a life of convenience and comfort by always selecting the best sites, close to transport and amenities.
- 

PLANNING & DESIGN
We work with Australia's leading architects to deliver quality of life and enjoyment with superior designed apartments.
- 

BUILDER & DEVELOPER
As an integrated builder and developer, you can relax knowing you're dealing with an ICIRT-rated, industry-leading construction company that is with you every step of the journey.
- 

SALES & MARKETING
Our experienced sales and marketing teams work seamlessly with our design and construction teams to provide accurate and up to date information on your apartment purchase.
- 

CUSTOMER CARE
Deicorp's dedicated Customer Care team is with you throughout the buying journey from purchase to settlement, to ownership and beyond. They help make the experience simple and rewarding.
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ONGOING SUPPORT
Deicorp stands behind everything we do. Our reputation has been built on making sure every customer is satisfied with the quality of our workmanship, and our commitment to service.

WITH YOU EVERY STEP OF THE WAY

We step into your shoes whenever we develop new properties. We like to consider all of the aspects that you'll be looking for in a residential or commercial space.

BUILDING

COMMUNITY IS AT OUR HEART

We build more than homes. We build stronger communities.

Our careful selection of the best sites in Sydney, combined with designs by Australia's leading architectural firms and construction by Deicorp's team of highly experienced builders means your new home will stand the test of time. But more than that, we deliver convenience, comfort, lifestyle and value by taking care of the little things that actually mean so much.

Always close to transport and convenient to shopping is a given with a Deicorp project. You'll also love our commitment to supporting great local organisations that help to make a difference to many in the community.

Through our charitable and sponsorship program Deicorp Community we support initiatives that deliver.

- Transport services for the isolated and elderly,
- Tutoring and homework programs for students,
- Mental health and well-being programs,
- Physical activity and breakfast programs for at-risk young people

STRONGER COMMUNITIES

WE RISE BY LIFTING OTHERS



DEICORP SUPPORTING RIVERSTONE NEIGHBOURHOOD CENTRE AND COMMUNITY AID SERVICE

SUPPORTING THE GOOD WORK OF GREAT ORGANISATIONS

The best outcomes are achieved through partnerships and goodwill. It's why our charitable and sponsorship program – Deicorp Community works with great local organisations to deliver meaningful impacts to those in need. From respected neighbourhood centres delivering services in the community, through to recognised charities like Australian Kookaburra Kids and PCYC, we support organisations to deliver programs and services that make a difference.

- EMPOWERING**
local communities to be more resilient
- SUPPORTING**
families and children living with disadvantage
- IMPROVING**
health and mental health outcomes
- IMPROVING**
the lives of people living with disabilities



DEICORP SUPPORTING COMMUNITY TRANSPORT

HELPING LOCAL YOUTH CONNECT WITH THEIR LOCAL COMMUNITIES. PCYC REDFERN.



PCYC CASE STUDY

Deicorp has called Redfern home for nearly a decade, and we've worked with a range of great organisations to support the local community. Recently, this has included becoming partners with the highly respected PCYC South Sydney, based in Redfern.

PCYC run a range of vital programs to help at-risk youth to give them the support they need to make good choices. Their Fit For Life program gives local kids a healthy breakfast to start the day, physical activity and a chance to get to know local Police youth officers. Deicorp's support for programs like this help build stronger communities.

OVER 3 MILLION DONATED

Over the past 10 years, Deicorp has provided more than \$3 million to charitable programs and initiatives that support the community.

CORPORATE

COMMUNITY

OUR PROJECTS

FEATURE
PROJECTS

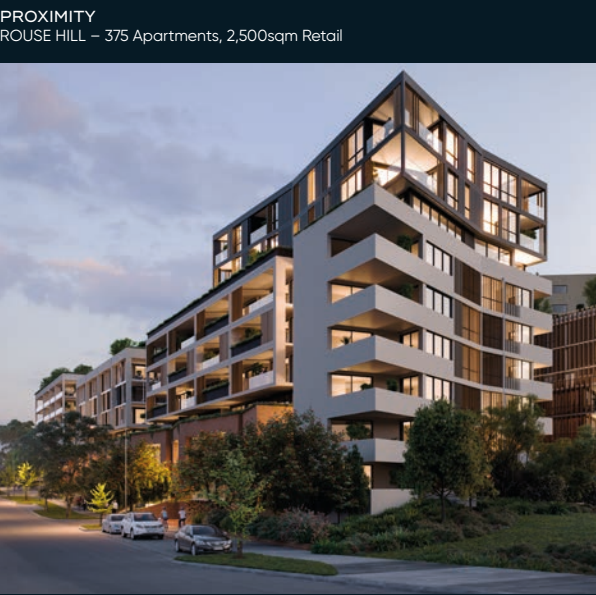
TALLAWONG VILLAGE
ROUSE HILL

A residential masterplan offering a sophisticated and ultra-convenient lifestyle. Located in Sydney's northwest region, it blends the best of city living with the comforts of home.



THE ASHFORD
CASTLE HILL

The Ashford redefines luxury living in Castle Hill. Set within The Hills District, it delivers a peaceful lifestyle, just moments from Showground Metro Station.



PROXIMITY
ROUSE HILL

Proximity is a serene neighbourhood retreat that embodies urban connectivity in Rouse Hill moments from the Rouse Hill Metro station.



TALLAWONG VILLAGE
TALLAWONG – 987 Apartments, 9,000sqm Retail/Commercial

MAKING LIFE BETTER FOR EVERYONE

Deicorp's well designed spaces, set amongst desirable local amenities, foster a sense of belonging and improve the overall living standards of residents.

HILLS SHOWGROUND VILLAGE
CASTLE HILL – 430 Apartments, 9,520sqm Retail/Commercial



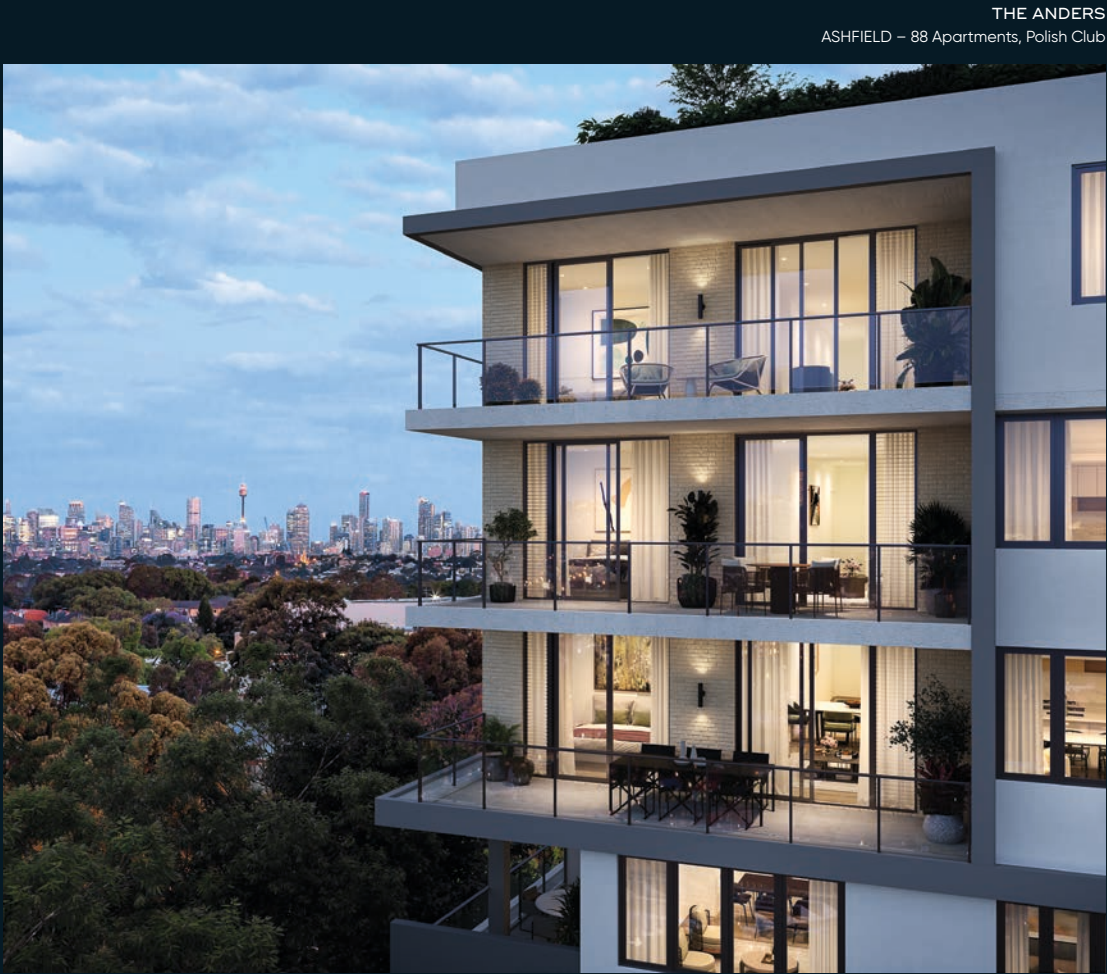
HILLS SHOWGROUND
VILLAGE
CASTLE HILL

You'll be spoilt for choice when living in the heart of Castle Hill right opposite the Hills Showground Metro Station. Delight in a vibrant dining, cafe and retail precinct just an elevator ride away.

OUR PROJECTS

THE ANDERS
ASHFIELD

A new calibre of modern luxury and architectural ingenuity in Ashfield. The Anders has a unique visual identity created by famed architects, Nordon Jago and is located in the vibrant Inner West.



THE ANDERS
ASHFIELD – 88 Apartments, Polish Club

DOWNTOWN
ZETLAND – 546 Apartments, 12 Shops



DOWNTOWN
ZETLAND

Reimagining modern city living, this architecturally-designed urban oasis encompassing four uniquely designed buildings, will take your breath away.

TNT
REDFERN – 146 Apartments, 3,755sqm Retail/Commercial



TNT
REDFERN

TNT boasts a luxury lifestyle on the fringe of the Sydney CBD. These award-winning TNT residences in Redfern offer up access conveniences that makes it easy to live, work and play.

THE ROTHSCHILD
ROSEBERY

The Rothschild Rosebery is an architectural gem delivering a lifestyle-led precinct nestled on the fringe of Australia's most vibrant capital city.

THE ROTHSCHILD
ROSEBERY – 176 Apartments, 150sqm Retail



FEATURE
PROJECTS

“
A COMMITMENT TO ABSOLUTE EXCELLENCE
UNDERPINS EVERYTHING WE DO ”

OUR PROJECTS

HYDE METROPOLITAN
SYDNEY – 168 Apartments, 4,250sqm Retail/Commercial



HYDE METROPOLITAN
SYDNEY CITY

Welcome to Sydney's new landmark tower overlooking Hyde Park. This stylish new development offers a luxurious 1, 2 and 3 bedroom residences and penthouses with uninterrupted city, park and harbour views.

MARQUET & MARY
RHODES – 212 Apartments, 3,782sqm Retail/Commercial



MARQUET & MARY
RHODES

Emblematic of the Flat Iron building in New York, Marquet & Mary epitomises urban luxury. With direct access to shopping, lifestyle and transport connections, this development offers the best of urban living.

THE COSMOPOLITAN
PARRAMATTA – 604 Apartments, 3 Levels – Retail/Commercial



THE COSMOPOLITAN
PARRAMATTA

The Cosmopolitan is a vibrant new precinct for Parramatta. A modern collection of 1, 2 & 3 bedroom residences above a new hub of retail laneways and next to a new light rail station.

UPCOMING
PROJECTS

“
FROM OUR SUPERIOR SITE SELECTION TO EXPERT DESIGN,
EVERY DEVELOPMENT TOUCHPOINT OFFERS HIGH QUALITY
CRAFTSMANSHIP BUILT TO LAST A LIFETIME ”

MELROSE CENTRAL
MELROSE PARK – 496 apartments, 30,000sqm Retail/Commercial



MELROSE CENTRAL
MELROSE PARK

With the new Parramatta Light Rail to connect you with Parramatta CBD and Sydney Olympic Park precinct, our Melrose Park project will deliver convenience, lifestyle and fantastic amenity. The new beating heart of Melrose Park will include a wide variety of retailers including supermarkets, cafes and restaurants designed to make your life easy and enjoyable.

CONTACT US

To learn more about our projects or to arrange an inspection at one of our stunning displays, get in touch with us today. The Deicorp team are available to help with any inquiry you have.

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ICIRT RATED



As the first developer in NSW to achieve an iCIRT rating, and now with 3 separate ratings across our portfolio, Deicorp is fully embracing the benefits to consumers of an independent construction industry rating tool.

ISO CERTIFIED



ANNANGROVE
ARNCLIFFE
ASHFIELD
BANKSTOWN
BEXLEY
BRIGHTON-LE-SANDS
CAMPBELLTOWN
CAMPSIE
CANTERBURY
CASTLE HILL
CROWS NEST
ERSKINEVILLE
ETTALONG
GLADESVILLE
HURSTVILLE
KELLYVILLE
KIRRAWEE
KOGARAH
LEICHHARDT
LEWISHAM
MARRICKVILLE
MEADOWBANK
MELROSE PARK
NEWTOWN
OATLEY
PARRAMATTA
PETERSHAM
PUNCHBOWL
RANDWICK
REDFERN
RHODES
ROCKDALE
ROSEBERY
ROUSE HILL
ST LEONARDS
ST PETERS
SYLVANIA
SYDNEY
TALLAWONG
WARRIEWOOD
WESTMEAD
WILEY PARK
ZETLAND