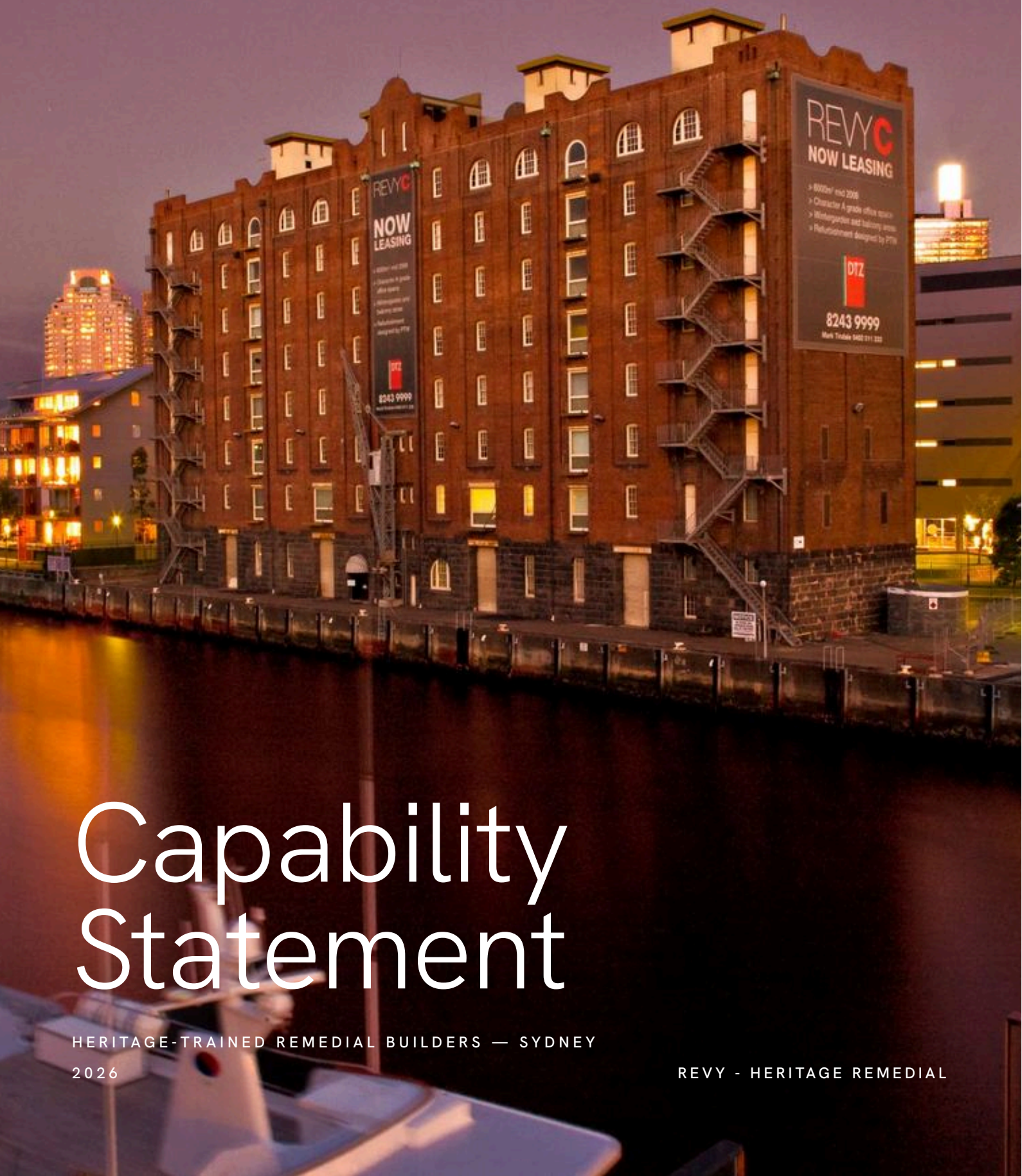




Capability Statement

HERITAGE-TRAINED REMEDIAL BUILDERS — SYDNEY

2026

REVC - HERITAGE REMEDIAL



Nick Housalas

BUILDER

Nick has been building for 50 years. As a panel builder for NSW Public Works he restored heritage buildings for the state government, including Goulburn Post Office and the Royal Edward Victualling Yard.

Building	50 years
Registration	Class 2 Building Practitioner
Awards	Master Builders NSW, 1991 and 1992



Alexander Housalas

**DIRECTOR + ARCHITECTURAL
CONSULTANT**

Alexander trained as an architect at the University of Bath. He runs Icon’s day-to-day operations and manages client relationships with government, engineers and strata managers.

Training	Architecture, University of Bath
Role	Director & Operations Manager
Clients	Strata, engineers and government

Our story.

Icon Buildings & Maintenance began in heritage restoration. Nick Housalas has been building for 50 years. He was a panel builder for NSW Public Works, restoring heritage buildings for the state government. One of the company's first projects was the complete restoration of Goulburn Post Office, highly commended for being delivered on time and within budget.

For decades most of its work was for the public sector: new platform structures at Sutherland, Sydenham and Ryde stations, refurbishments of more than 20 schools and post offices across NSW, and the TAFE buildings at Ultimo and East Sydney. Nick won the Master Builders Association of NSW Excellence in Construction Award for restoration of a historic building two years running, in 1991 for the Royal Edward Victualling Yard and in 1992 for the Hurstville Centennial Bakery.

Heritage work still shapes how we approach a building. We find out how it was made, trace the failure to its cause, and repair it so the repair lasts. Government work taught us the rest: documentation, compliance, and keeping a building running while we work on it.

Today Icon is a second-generation company. Alexander Housalas, an architect trained at the University of Bath, runs the business as director. Most of our work is remedial and rectification work for strata owners corporations, government and consulting engineers, alongside new residential development.

We are a registered Class 2 Building Practitioner, and an approved panel builder for NSW Trustee & Guardian for more than ten years: two generations of government panel work.

By the numbers.

50

Years building: Nick Housalas

10+

Years as an NSW Trustee & Guardian panel builder

2

Master Builders Excellence in Construction awards, 1991 and 1992

\$7.6M

Remedial works quoted in 2026 for government, consulting engineers and strata

20+

Heritage post offices refurbished, from Parramatta to Batemans Bay

10

Railway stations, schools and TAFE colleges for NSW Public Works

\$60M+

Development completed across 11 projects: apartments, mixed use and industrial

110+

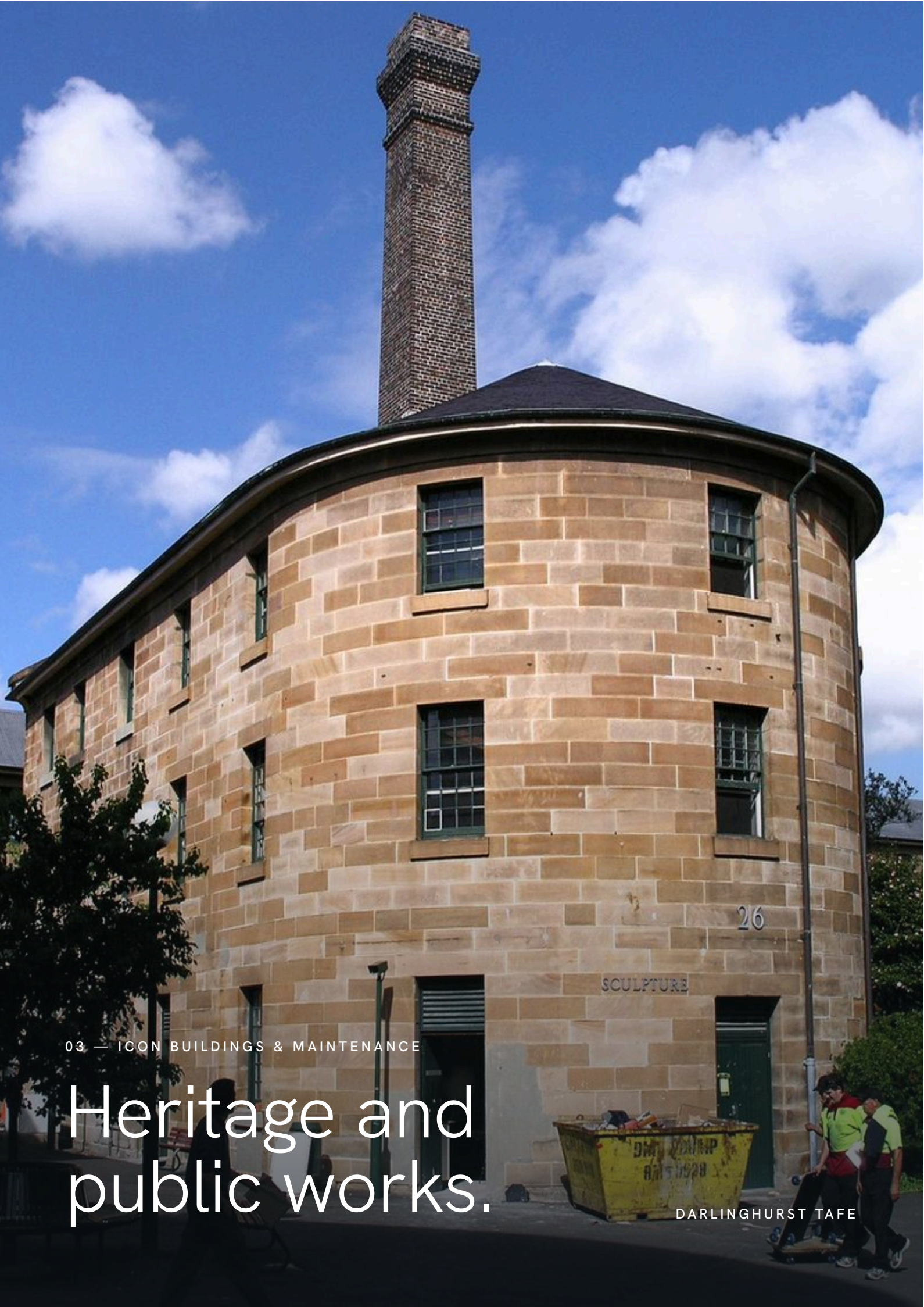
Apartments built in NSW

3

Developments under construction, totalling \$9.6M

COMPANY DETAILS

Company	Icon Buildings & Maintenance Pty Ltd
ABN	33 565 934 348
NSW contractor licence	302815C
DBP registration	Class 2 Building Practitioner BUP0002567
Government panel	NSW Trustee & Guardian approved panel builder
Office	8/266 Princes Highway, Sylvania NSW 2224



03 — ICON BUILDINGS & MAINTENANCE

Heritage and public works.

DARLINGHURST TAFE



03 — HERITAGE AND PUBLIC WORKS

AUBURN STREET, GOULBURN

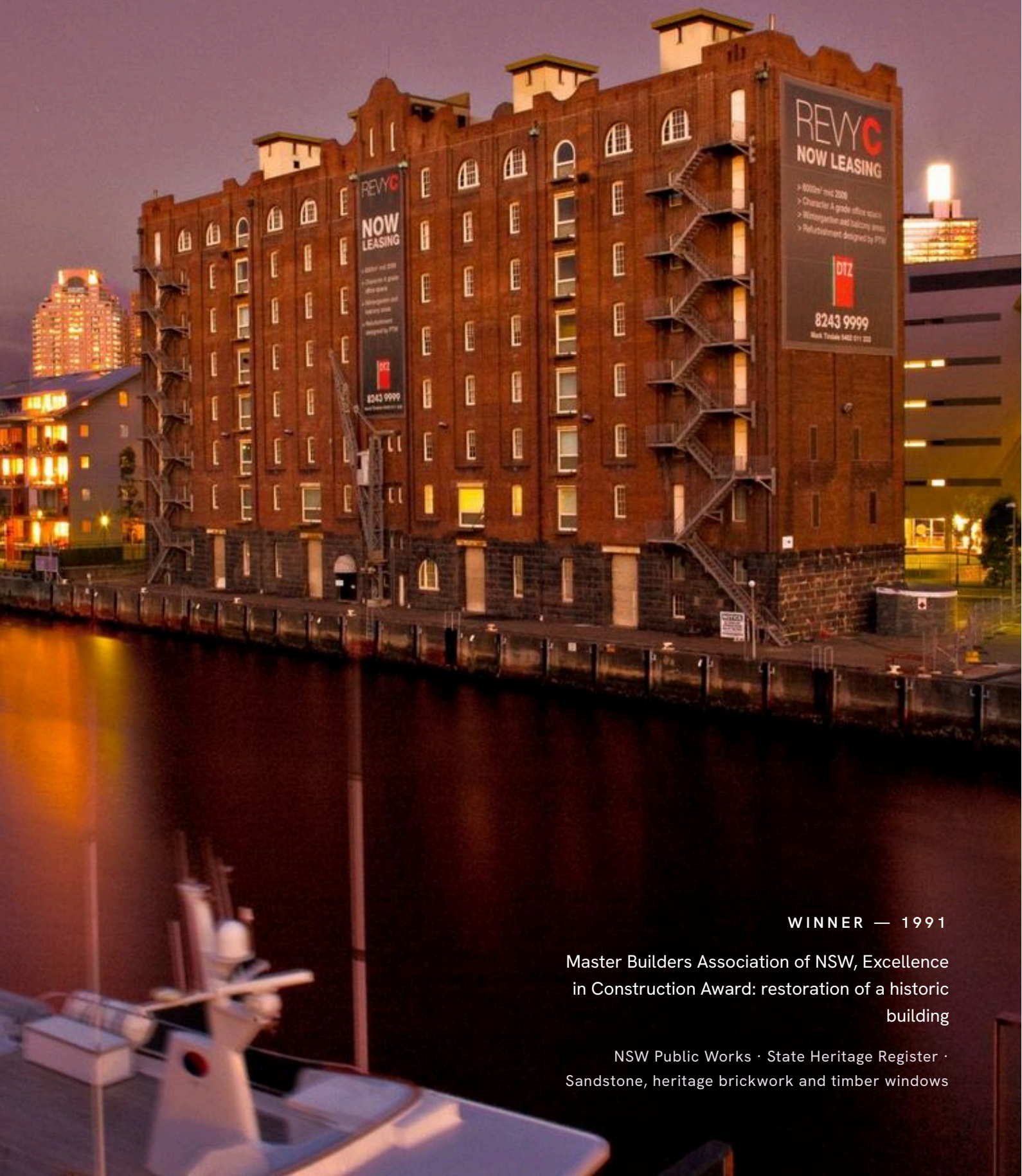
Goulburn Post Office.

This is where Nick Housalas made his name in heritage restoration. It was the company's first major restoration, ahead of the Royal Edward Victualling Yard, and it was highly commended for being delivered on time and within budget.

Scope	Complete restoration
Exterior	Sandstone and windows restored, full repaint
Interior	The post office's timber interior restored
Recognition	Highly commended: on time and within budget

HERITAGE · PYRMONT · 1991

Royal Edward Victualling Yard.



WINNER — 1991

Master Builders Association of NSW, Excellence
in Construction Award: restoration of a historic
building

NSW Public Works · State Heritage Register ·
Sandstone, heritage brickwork and timber windows



03 — HERITAGE AND PUBLIC WORKS

ULTIMO TAFE, HARRIS STREET

Restored for government.

For decades our work was government and heritage buildings. It taught us to document everything, to work in buildings that stay open, and to repair historic fabric without damaging it.

1992

WINNER

Hurstville Centennial Bakery

Master Builders Association of NSW, Excellence in Construction Award: restoration of a historic building

Ultimo TAFE

ULTIMO

Heritage restoration for TAFE NSW, pictured above

East Sydney TAFE

DARLINGHURST

Heritage restoration for TAFE NSW

Old Parliament House

CANBERRA

Remedial works for the government

24 Belmore Road

BURWOOD

Art Deco heritage item, rebuilt to its original brickwork, 2026



Built for NSW Public Works.

As a panel builder for NSW Public Works, Nick Housalas and his team built and refurbished public buildings across NSW and the ACT: railway stations, post offices, schools, TAFE colleges and emergency services. Much of it was done while the buildings stayed open to the public.

Sutherland, Sydenham and Ryde

RAILWAYS

New platform structures. Sutherland pictured above.

Post offices

NSW

Refurbishments from Parramatta to Batemans Bay

Schools and TAFE

NSW

GyMEA TAFE and six public schools

Chisholm Fire Station

ACT

Bankstown Airport

BANKSTOWN

Administration building

We treat remedial work like heritage restoration.

Nick Housalas spent decades restoring heritage buildings for NSW Public Works: old materials, hidden defects, and buildings that stay in use while you work on them. That is where we learned our trade, and every remedial job gets the same care, from a heritage façade to a residential flat building.

HOW WE WORK

01

Understand the building first

Before we restored Goulburn Post Office or the Victualling Yard, we worked out how each was built and why it was failing. On remedial work we do the same alongside the engineer, who relies on our experience to decide how best to repair it.

03

Match the original

Our restoration work earned two Master Builders awards. The same eye goes into every repair, with brick, render and colour matched to the original, as at heritage-listed 24 Belmore Road, Burwood.

02

Keep the building in use

Post offices, TAFE colleges and railway stations stayed open while we restored them. On strata buildings residents stay at home: we stage the work, protect common areas and keep access clear.

04

Answer for the work

Decades as a panel builder for NSW Public Works, more than ten years on the NSW Trustee & Guardian panel, and a registered Class 2 Building Practitioner. Every job is documented to the standard government clients expect.

WHAT WE REPAIR

Sandstone and brickwork · Repointing · Crack stitching and injection · Render · Cavity flashings · Balcony and podium waterproofing · Roofs, eaves and gutters · Underpinning



04 — RECENT PROJECTS

8 Carlotta Road

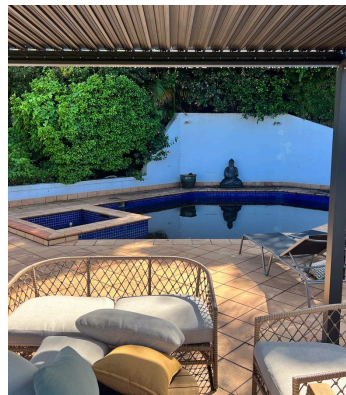
DOUBLE BAY

Value	\$1.25M
Program	Two stages, 16 weeks each
Engineer	TBES Engineers
Client	STM Strata for the owners corporation

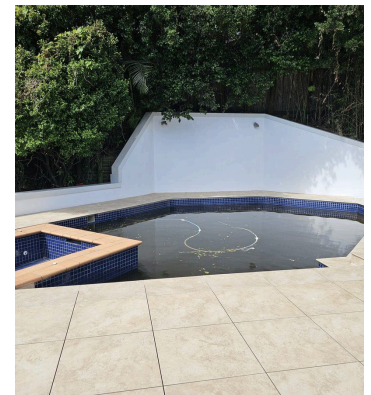
Podium waterproofing · Rooftop pool · Balconies · PVC membrane · Pedestal tiling · Planter boxes

A five-storey 1990s apartment building with a penthouse and rooftop pool. The podium, pool surrounds and top-floor balconies had failed. We replaced the waterproofing with a FATRA PVC membrane system and new insulation, built the engineer's balcony detail, laid a new pedestal tiling system and rebuilt the planter boxes. Residents stayed in; materials were craned up to a cliff-top site above a main road.

BEFORE



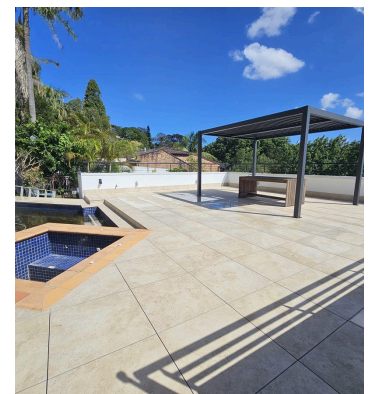
AFTER



BEFORE



AFTER





11 Cates Place

ST IVES

Value	\$1.6M
Engineer	Pi Consulting
Client	Owners corporation
Status	In progress, third engagement

Underpinning · Crack stitching · Injection · Render · Balcony waterproofing · Painting

A 1990s three-storey retirement complex. The southern wall needed underpinning and the render and brickwork were cracking throughout. We have underpinned the wall, stitched and injected the cracks, repaired the render, re-waterproofed the balconies and repainted the exterior, all from outside and quietly, with residents at home.



Urunga Parade

MIRANDA

Value	\$770,000
Program	5 months
Engineer	TBES Engineers
Completed	2026

Balcony waterproofing · Sliding doors · Cavity flashings

A 1990s four-storey face-brick building where every top-floor balcony, sliding door and window leaked. We re-waterproofed the balconies, installed new sliding doors and repaired the cavity flashings around the whole building, sequencing each unit quickly because tenants were living in them.



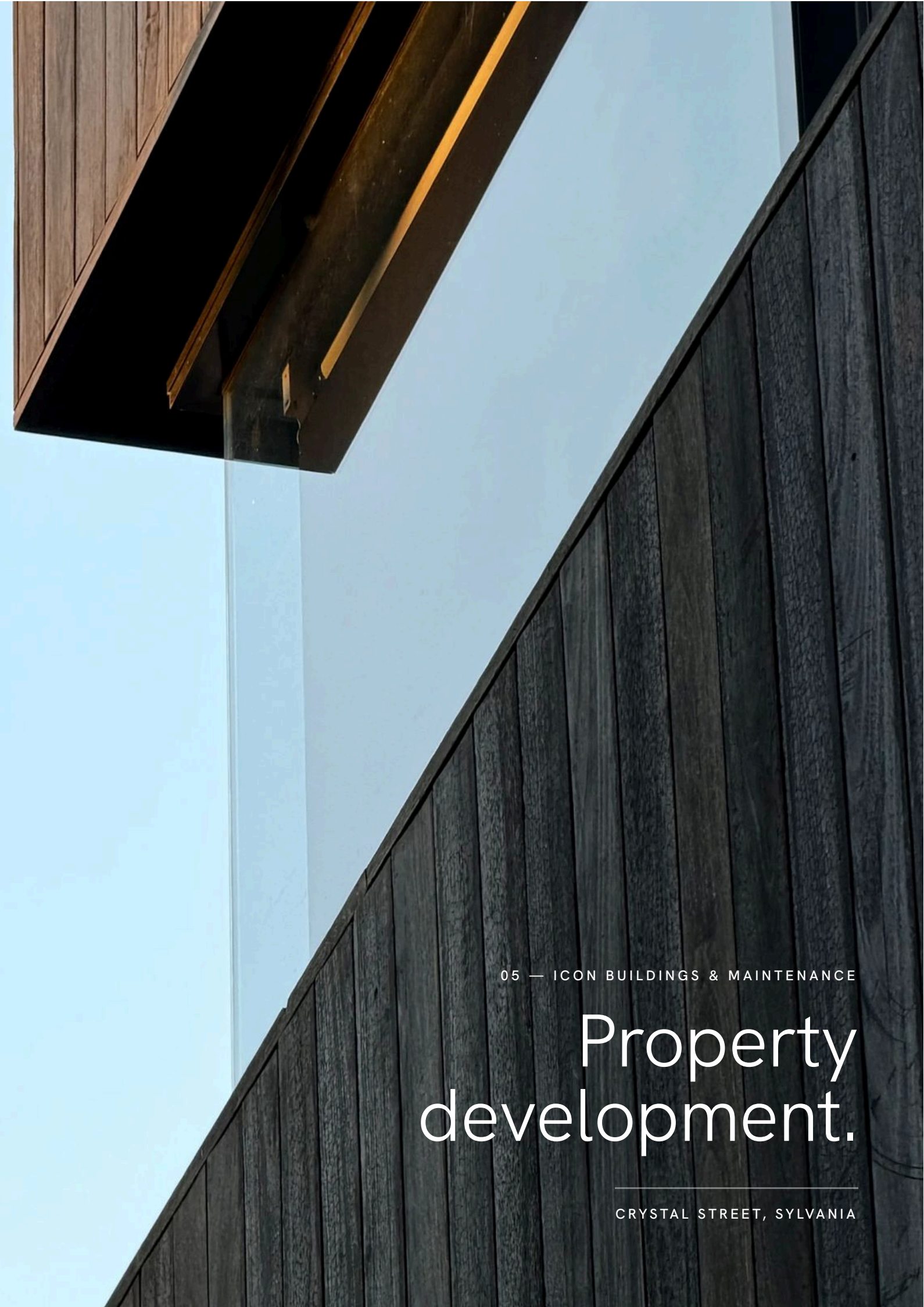
6-8 Freeman Road

CHATSWOOD

Value	\$1.5M
Engineer	BellMont Façade Engineering
Client	Owners corporation
Status	Awarded, 2026

Roof replacement · Box gutters and sumps · Rooftop waterproofing · Plant room · Pergolas · Roof safety systems

A full rooftop renewal on an occupied apartment building. We are replacing the roof sheeting with new box gutters, sumps and roof ventilation, rebuilding the rooftop water-heater plant room, waterproofing the roof slabs and replacing the rooftop pergolas. Rooftop services come out and go back in around the works, and materials go up by crane.

A low-angle photograph of a modern building. The building features dark, vertical wood siding that runs diagonally across the frame. Above the siding, a horizontal wooden beam is visible, supported by a metal bracket. The background is a clear, light blue sky. The overall composition is minimalist and architectural.

05 — ICON BUILDINGS & MAINTENANCE

Property development.

CRYSTAL STREET, SYLVANIA

Two luxury homes on one corner site.

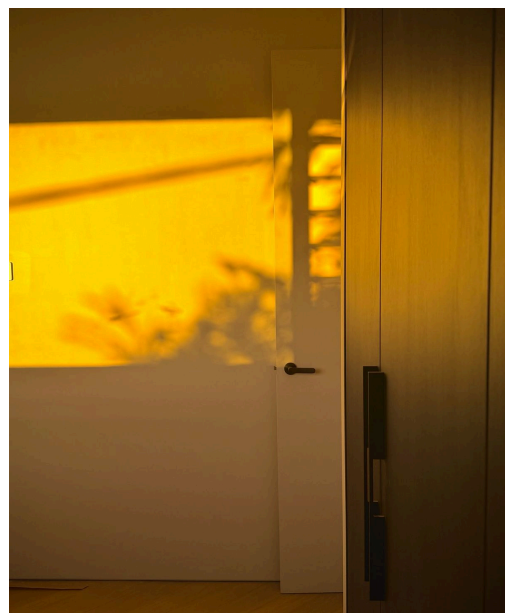
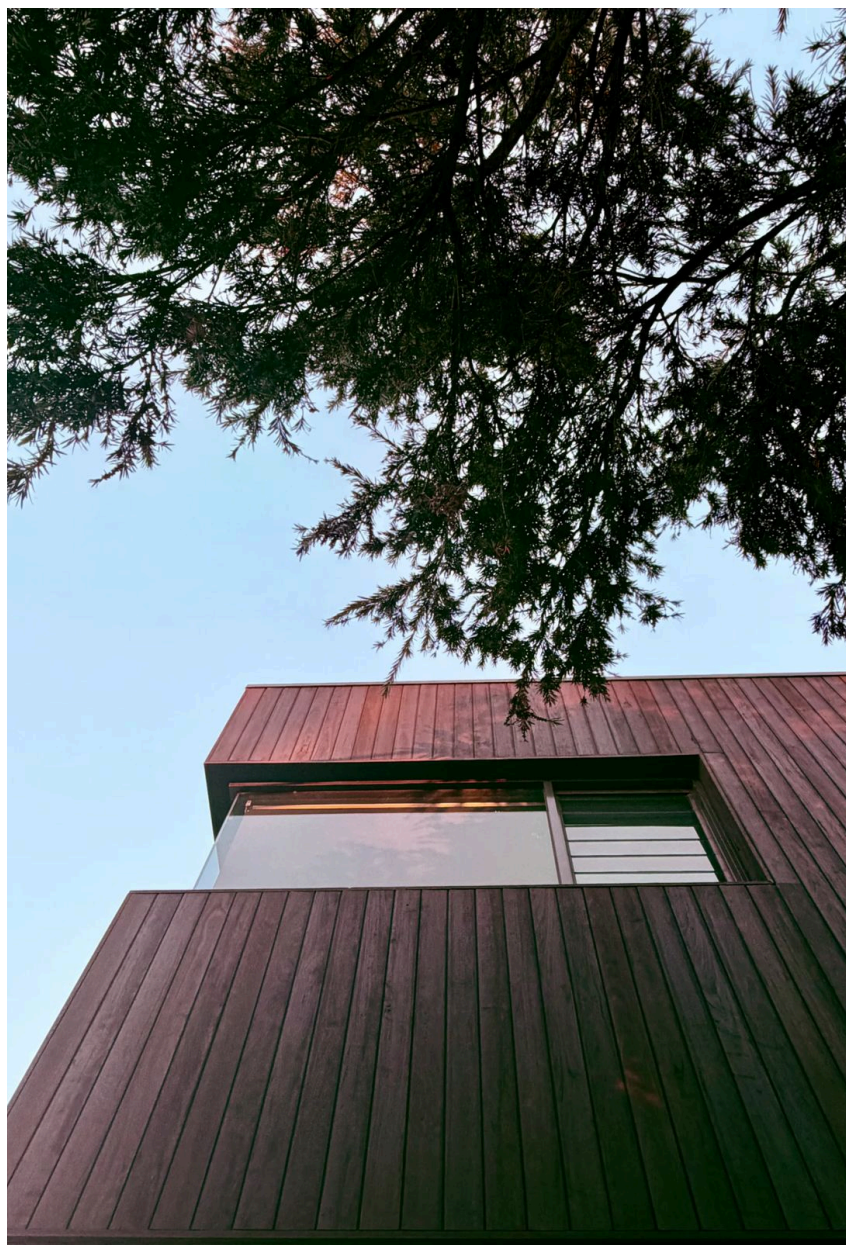
A dual-occupancy development in Sylvania: two homes on a corner site, each facing its own street, approved by CDC in 2022 and subdivided to Torrens title. Icon built both.

It was one of our most challenging luxury developments to date, and very heavy on detailing. Both homes share one palette of materials, inside and out.

Type	Dual occupancy, two dwellings
Project value	\$5.8M
Approval	CDC, 2022
Title	Torrens subdivision
Architect	Geoform and Alexander Housalas
Completion	2026

Shou sugi ban burnt timber cladding · Austral La Paloma brick in white Castellana and dark Azul · Navurban veneer joinery · Herringbone oak floors · Stone floors and marble mosaic walls · Corten steel through the landscaping · Pool





26 Tedman Parade

SYLVANIA

Full-height black-framed glazing and sheer curtains open the living room to the garden. A marble mosaic wraps the fireplace under a ring pendant, over large-format stone floors. Herringbone oak, flush doors and full-height Navurban veneer joinery carry through the rest of the house.





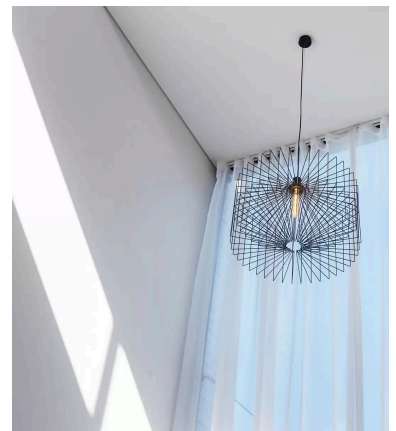
05 — DEVELOPMENT

CRYSTAL STREET DEVELOPMENT

11 Crystal Street

SYLVANIA

White La Paloma Castellana brick under shou sugi ban timber cladding, with a double-height glazed entry and hit-and-miss brick garden walls. The living and dining rooms open to the garden through full-height sliding doors, and the kitchen pairs Navurban veneer joinery with a waterfall stone island.





53 Charles Street

ERSKINEVILLE

Completion	December 2026
Project value	\$3.8M
Architect	Geoform
Interiors	Tina Kosta Studio

Icon's own detailing includes the steel staircase, the skylight, the front awning, the rainheads and the BBQ area.





Equinox

NORTH WOLLONGONG

Type	Luxury residential flat building, 27 ocean-view apartments
Construction	\$12.7M
Architect	Tzannes and Associates



Kalimna

GERRALE STREET, CRONULLA

Type	16 beachfront units and 2 luxury penthouses
Construction	\$8.2M
Architect	Peter Sarlos and Alexander Housalas





266 Princes Highway

SYLVANIA

Icon’s office is in this building.

Type	Mixed-use commercial and residential
Project value	\$6.5M
Architect	Geoform



545-549 Princes Highway

KIRRAWEE

Type	Block of factory units
Project value	\$3.5M

Track record.

DEVELOPMENT	VALUE
Equinox, North Wollongong 27 luxury units	\$12.7M
Kalimna, Cronulla 16 units and 2 luxury penthouses	\$8.2M
Maroubra Road, Maroubra 12 luxury units	\$7.2M
Allawah 34 units	\$6.6M
266 Princes Highway, Sylvania Mixed commercial and residential	\$6.5M
Crystal Street, Sylvania Dual occupancy, under construction	\$5.8M
Oberon Street, Coogee 8 units	\$4.4M
53 Charles Street, Erskineville Under construction, due December 2026	\$3.8M
545-549 Princes Highway, Kirrawee Factory units	\$3.5M
Dudley Street, Coogee 12 residential units	\$3.2M
Caringbah Factory complex	\$2.8M
Stacey Street, Bankstown Factories	\$2.8M
Taren Point Factory complex	\$2.5M

Eleven completed developments, over \$60M in total, plus three under construction.

HERITAGE

Royal Edward Victualling Yard

Pymont · MBA award 1991

Hurstville Centennial Bakery

Hurstville · MBA award 1992

Goulburn Post Office

Auburn Street, Goulburn

East Sydney TAFE College

Darlinghurst

Ultimo TAFE

Ultimo

Leichhardt Oval

Grandstand and amenities, renovations and additions

PUBLIC WORKS

Railway stations

Sutherland, Sydenham and Ryde

Schools and TAFE

Gymea TAFE, Tempe High School, and Granville, Dee Why, Warrawee, Hornsby and Wentworthville public schools

Heritage post offices

About 20, including Granville, Top Ryde, Parramatta, Penrith, Newtown, Kiama, Moruya, Cooma and Batemans Bay

Also

Old Parliament House, Canberra · Chisholm Fire Station, ACT · Bankstown Airport administration building

CONTACT

Get in touch.

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Trustee & Guardian approved panel builder

ICON
BUILDINGS & MAINTENANCE

Heritage-trained remedial builders, Sydney.