

# TOP RYDE CITY LIVING

In all, the \$500-million, 4-stage development will provide 500 apartments across five separate buildings, as well as 550m<sup>2</sup> of common facilities, and approximately 5800m<sup>2</sup> of landscaped sky gardens, complete with 30m swimming pool and private cabanas.

RYDE, NEW SOUTH WALES / CROWN GROUP

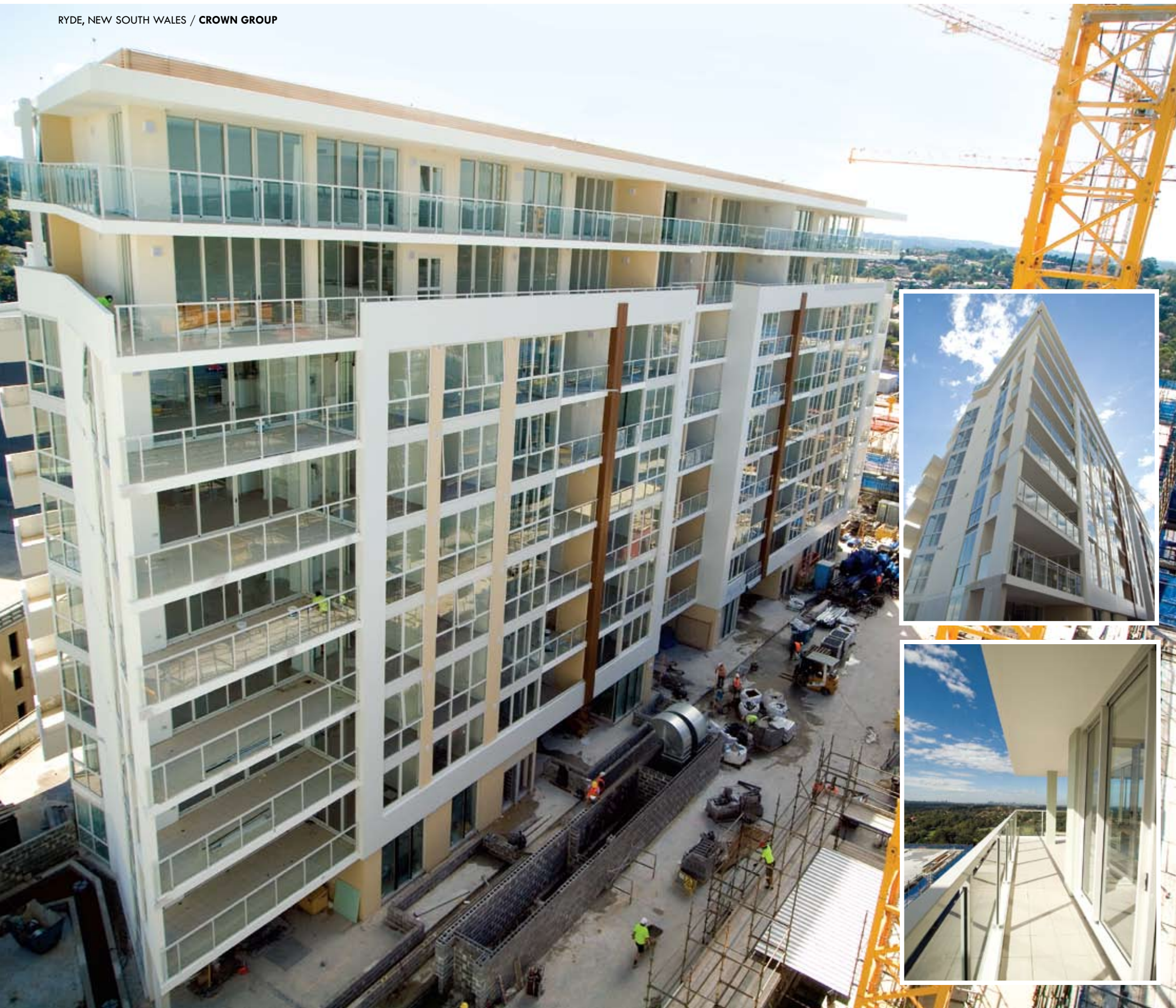


Image Stage 1 of the 4-stage development above Top Ryde City.

**Crown International Holdings Pty Ltd, a privately owned company, was formed in 1996 when architect Iwan Sunito and engineer Paul Sathio combined their complementary expertise.**

Over the last ten years, as co-founders and joint CEOs, the two have guided Crown Group to become one of Australia's leading property development groups, with a \$2.5 billion portfolio of projects completed, under development or in the pipeline.

One of the company's most impressive properties to date is the five-building Top Ryde City Living, constructed in the air space above Top Ryde City, arguably Sydney's largest and newest shopping centre.

In all, the \$500-million, 4-stage development will provide at this stage 500 apartments across five separate buildings, as well as 550m<sup>2</sup> of common facilities including a music room, gym, library, multi-function room and theatre, and approximately 5800m<sup>2</sup> of landscaped sky gardens, complete with 30m swimming pool and private cabanas. Three buildings will be completed by October this year, with Stage 3, now selling, ready for occupancy in October 2013 (69 of a total 135 apartments have been exchanged) and Stage 4 scheduled for completion late in 2013.

Apartments range from one to three bedroom, some including large separate study, with up-to-the-minute interiors designed by Robertson + Marks Architecture. All are fitted with water and energy efficient appliances, including dual flush toilets, low-flow taps and pressure-controlled shower heads.

Common areas, facilities and lobby interiors were designed by WMK Architecture, who also conceptualised the themes evident in the development's five buildings: water, wood, fire, metal and earth, accordingly named Iluvia, Silvana, Lucia, Medalla and Tierra.

According to Tim Campbell, Senior Development Manager for Top Ryde City Living, its size and the fact that it is sitting on top of an active shopping centre were the project's biggest challenges.

"The construction team undertook extensive research into planning, access and logistics to ensure there is little or no impact on the shopping centre. A good relationship and communication

was crucial in the successful delivery of Stage 1 and will continue to be crucial in the delivery of the remaining stages."

All buildings in the project use the new, lightweight Hebel® Façade System. Storm water is retained and used for irrigation of shared landscape and wash-down areas, and energy-efficient lighting is supplied to common areas and part of the apartments.

Iwan Sunito believes that Ryde is one of Sydney's growth areas, and while his Top Ryde City Living Project offers all the advantages of living in close proximity to a massive retail centre with major stores including Myer, Big W, Woolworths, Aldi and Franklins, 290 specialty stores, restaurants and dining precincts and an Event Cinema, residents will equally value the development's many relaxation facilities and peaceful gardens.

Another significant advantage, Mr Sunito suggests, is that many of the apartments have spectacular views and are also available with car spaces.

Crown Group is finding that while purchasers comprise a mix of young families, downsizers, new immigrants and local and overseas investors, most buyers live within approximately 5km of Top Ryde Shopping Centre, and familiarity with transport, shops, restaurants and services is a big incentive.

One retiree we spoke to, currently living in nearby Strathfield, has purchased a penthouse in the Stage 3 building, and will take occupancy next February-March. He says that Top Ryde City Living is perfect for he and his wife to enjoy their remaining years.

"We have wonderful views over the city, there's plenty of room for the grandkids, excellent facilities for me to keep fit and my wife will enjoy the proximity of the shops."

As further testimony, Crown CEO Iwan Sunito has earmarked two apartments in the development for his own use.

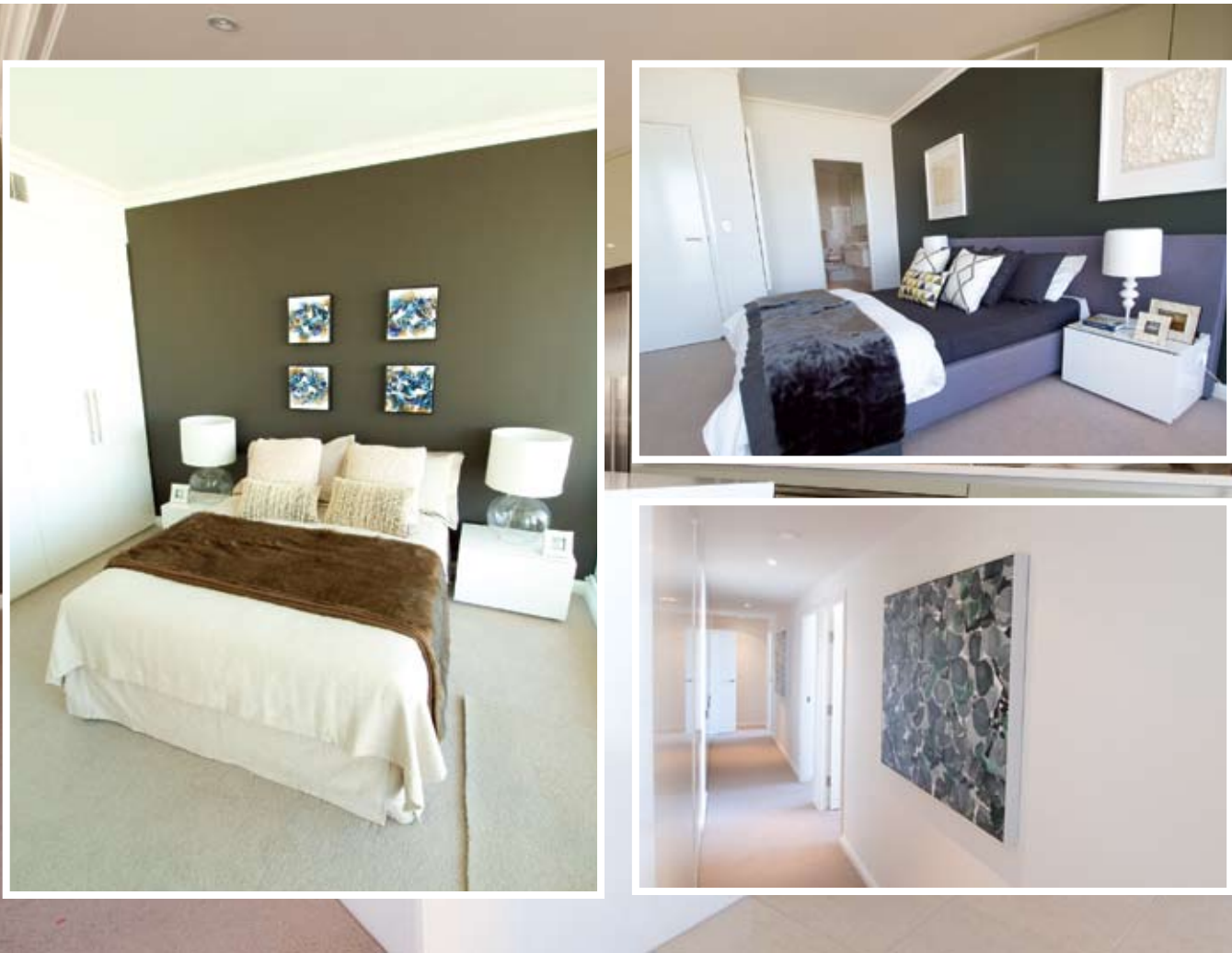
**For more information contact Top Ryde City Living Display Suite, Shop 3019, Top Ryde City Shopping Centre, Cnr Devlin St & Blaxland Rd Ryde (next to Post Office) Open Hours: Mon-Sat 9 to 5pm, Sunday 10 to 5pm, phone 1800 882 160, website [www.crowngroup.com.au](http://www.crowngroup.com.au)**



**Below** Proactive Bricklaying were responsible for block and brick work on floors, basements and carparks.



**Below** Paintcorp Industries were the choice contractor for all exterior and interior paint finishes at Top Ryde City Living Building B and Stage 2 Building E.



Prosperous and independently run business, Proactive Bricklaying Pty Ltd, is a small Sydney based company that is headed at the helm by Laurie Riccioni, who has over 25 years industry experience.

Currently working on the Top Ryde City Living project, Proactive Bricklaying have now entered their eighth year post establishment and have been integral in gaining a successful building relationship with the highly recognized Crown International Holdings, and many other building companies.

For Proactive Bricklaying, any challenges presented by the project have revolved around the site. “Because Top Ryde City Living is built above a shopping centre,” Mr Riccioni explains, “we’ve had to share delivery points with the centre’s requirements, and that has meant some careful scheduling.”

However, Laurie’s experience capped off with a well rounded team of employee’s means that misunderstanding on site are minimal. As team players they strive to build strong relationships with site foremen and managers. “The most important thing for us with an ever changing environment is the communication with everybody involved on site. We need to understand expectations and then once

this is established we know we have the ability to deliver jobs on time and to budget.”

It’s a claim Mr Riccioni can make with one hundred percent certainty. Proactive Bricklaying has worked as a contractor for Crown International Holdings for over ten years, and completed many major projects for the company including Axis and the new Sanctum at Rhodes, Genesis at Epping, Gallery at Parramatta and Eko at Newington.

The experience and magnitude of these jobs highlights the fact that Crown Group has a lot of faith and trust in Proactive Bricklaying and that Proactive are experienced and highly capable of taking on projects of this calibre.

*For more information contact Proactive Bricklaying Pty Ltd, phone Laurie Riccioni 0418 215 946, fax 02 9807 3603, email laurie22@bigpond.com*

When the company that is now Paintcorp Industries Pty Ltd began over 30 years ago, its founder, Kevin Filipakis, determined that two principles would guide the growth of his business: always deliver the job to the highest standards, and build the best possible relationship with clients.

They’re principles that have underpinned Paintcorp Industries’ expansion and are still fundamental to its development, under the co-directorship of Emmanuel Filipakis, Kevin’s son, and the other family members who are the company’s backbone.

As the contractor for all exterior and interior paint finishes for the now-completed Building B and Stage 2 Building E of the Crown International Holdings Group’s prestigious Top Ryde City Living development in Sydney, Paintcorp Industries is setting its sights on further work on the project.

“We were very proud to work alongside the Crown Group on Top Ryde City Living,” says Emmanuel Filipakis, “and hope to be further involved.

“The work on Buildings B and E comprised a total of 183 apartments, plus all common areas. Building B was completed in around eight months, and the smaller Building E, in progress now, we estimate

will take five months. On average, we’re using between seven and 15 people at any one time to finish the work to schedule.

“Top Ryde City Living was completed under the expert guidance of leading hand Mihail Stavrakis, and we believe we delivered the best job possible.”

Paintcorp Industries Pty Ltd is Sydney-based, and offers complete services to the residential, commercial and industrial markets throughout Australia. The company has 30 employees and operates under the highest safety and environmental standards. It specialises in the cleaning and preparation of buildings before painting and has the capacity to handle any type of building: apartment blocks, hotels, resorts, factories and warehouses.

“The difference is not always in the paint,” says Emmanuel Filipakis. “It’s in the people who complete your job and the relationship we aim to build with you.”

*For more information contact Paintcorp Industries Pty Ltd, phone 02 8783 8230, mobile 0431 399 553, email emmanuel@paintcorpindustries.com.au, website www.paintcorpindustries.com.au*