

CENTRE OF ATTENTION

The \$100M Central Square residential development consists of 5 levels with 229 luxury apartments that offer an unrivalled level of quality located in the revitalised and thriving West Ryde.

Central Square is the latest mixed-use residential development to be delivered by one of Australia's leading property developers, TOGA. Comprising a new addition to the West Ryde Urban Village development, Central Square offers 229 1-, 2- and 3- bedroom apartments across 5 levels in a bustling hub only 13km from Sydney's CBD.

The Central Square project is representative of TOGA's completely integrated approach to the construction of high quality residential, hotel and mixed-used developments. Industry leaders in the practice of end-to-end delivery, TOGA managed all aspects of the project from planning, finance and sales through to construction of the building. "TOGA took a conceptual DA design and developed it into a market-responsive, detailed design package capable of being used to support an off-the-plan sales campaign and also allow construction works to commence," explains Fabrizio Perilli, CEO of Toga Development and Constructions. "This was achieved within an 8 week period by a first-tier consultant team assembled and led by TOGA".

Through TOGA's most recent offering, Toga Sales and Leasing, the team worked closely with CBRE to achieve the off-the-plan sales. The campaign successfully achieved the sales target at the sale launch and allowed for the immediate commencement of construction. The TOGA team also put in place the necessary financial structures to fund the project.

With an in-house team of development and construction specialists, TOGA constructed the Central Square building through the integrated provision of design management, project management and development management services. TOGA recognises it is the "careful and timely interaction across our team of professionals throughout the development lifecycle" that ensures their projects "consistently meet our exacting standards and clients' expectations."

TOGA's holistic approach to property development is echoed in Central Square's provision of integrated lifestyle solutions, characteristic of the increasingly popular "vertical village" concept of residential development. As Roy Maggio, Deputy Mayor

of the City of Ryde, has noted, TOGA developments inspire active and social urban living. At Central Square, connections are nurtured through the building's design and location. A central landscaped courtyard complete with mature trees provides an attractive space for leisure and socializing while a local network of cycle paths connects with Olympic Park, Homebush Bay and the Parramatta River. Situated above supermarket and retail outlets, Central Square is also conveniently located within the precinct of a wide range of transport, dining and recreational options.

With over 52 years experience in real estate development, Central Square is the latest result of TOGA's ongoing commitment to "creating quality places for people to live in, stay in and be in." Operating in Australia, New Zealand and Europe across Development, Construction, Investment and Hotel Management, Toga Group's market insight and capacity to deliver quality residential, multi-use and hotel developments secures their position as industry leaders.

TOGA's success is fuelled by maintaining attention to detail, integrity, innovation and passion as well as nurturing cooperative relationships. "TOGA is well known in the industry for its long term stakeholder relationships with joint venture partners, investors, landowners, purchasers, tenants, authorities, financiers, suppliers and subcontractors," Mr Perilli explains.

In addition to Central Square, TOGA is currently delivering a high volume of residential apartments across the city. "TOGA has secured a significant pipeline of apartments in well-located growth areas across Sydney," Mr Perilli says. Existing projects include Macquarie Central (Macquarie Park), Harbourfront (Balmain), Highpoint (Hurstville) and The Chatswood (Chatswood) are being delivered.

For more information contact Toga Group of Companies Pty Ltd, Level 5, 45 Jones Street, Ultimo NSW 2007, phone 02 9356 1000, fax 02 9360 7769, email info@toga.com.au, website www.toga.com.au



DEVELOPER : Toga Pty Ltd
ARCHITECT : Anthony Vavayis & Associates Pty Ltd
ENGINEER : Meinhardt Pty Ltd
PROJECT VALUE : \$100 Million



Below Raines Commercial supplied and installed floor coverings to Central Square.

Flooring not only complements a building's internal surrounds, it also serves a practical purpose as demonstrated on Central Square, West Ryde. Raines Commercial supplied and installed all carpets to the apartments and lobby areas of the project.

With a long and proud history within the flooring industry across many different industries, Raines Commercial offers a complete flooring solution service, partnering with their clients to provide the best flooring options to suit a customer's specific needs.

From giving advice, through to managing the sourcing and installation of floor coverings (using their own staff), Raines Commercial recognises the impact the right choice of floor covering can have on the overall appearance of a development. It is this expertise and commitment to quality service that saw Raines Commercial chosen to supply and install luxurious pure wool carpets to Central Square's apartments and lobby areas.

Executive Director of Raines Commercial David Raines says there are a large range of options to consider when it comes to floor coverings before arriving at price and installation. "When you look at an individual space, the expected usage and volume of traffic are key starting points," David explains. "You also have to consider the environment, both natural and artificial, to know what will suit best. Then you can start looking more closely at styles and colours."

Distinguishing Raines Commercial from its competition is the fact the company is completely independent and not beholden to any particular brands or suppliers. This ensures the advice clients receive is based solely on expertise and completely free of any bias.

"Our focus is on obtaining the best solution, once we understand the need. We then find the supplier with the right product, rather than being dictated to by a limited range of suppliers," David adds.

Unsurprisingly, the company has quickly built a reputation for their extensive industry knowledge and are often called upon to provide valuable advice on the best solutions.

A recent example is Raines Commercial's work on the Virgin Lounges. This successful

project also demonstrated that the choice of floor covering starts with plenty of consideration for a client's long-term needs, particularly within a very high traffic area.

The business's exceptional reputation is further complemented by its staff, who advise clients on a daily basis and have a combined experience of more than 225 years. This is accompanied by Raines Commercial's own installers who collectively have 250 years' installation experience. It also guarantees that the installation of floor coverings is not outsourced. "We control the process from the first call to the final install," David says. "All of our installers are employees which is an industry first. Raines Commercial has made this investment to ensure quality control throughout all projects."

Raines Commercial has an extensive selection of floor covering options for any development, be it carpet, laminate, vinyl, timber or carpet tiles.

"Raines Commercial has continued to stay ahead of its competition by offering innovative and sustainable products and designs from around the globe to meet the demands of our commercial clients," David adds.

Central Square is just one of many large-scale projects in Raines Commercial's impressive portfolio. This includes the supply and installation of carpet to 770 apartments and lobbies for Mirvac's Harold Park precincts 1, 2 and 3, floor coverings for a 24-level office fitout at Brisbane's Turbot Street (Morris Construction) and for 800 apartments and lobbies at Village Quay (Billbergia).

Raines Commercial also completed the supply and install of floor coverings for the Questacon office building refurbishment (Built), terminal 1 Pier C departure gates at Sydney International Airport, 32 houses at Lake Macquarie (Vertex Projects) and for retail branch fitouts at Westpac, Commonwealth and St George banks.

For more information contact Raines Commercial Pty Ltd, Unit 8, 3 Exell Street, Banksmeadow NSW 2019, phone 02 9316 8030, fax 02 9666 6170, email info@rainescarpets.com.au, website www.rainescommercial.com.au





Central Square West Ryde, NSW

Below Australian High Voltage connected the electricity network on the Central Square project.



Below Render Design delivered the internal walls, doors and skirting, painted the walls and ceilings, and completed the external render at Central Square.



For electrical infrastructure installations in heavily urbanised areas, Australian High Voltage (AHV) has the power. They connected Central Square to the electricity network. “We undertook the Ausgrid ASP1 connection and installation of the new kiosk substation,” explains Glen O’Brien, Director of AHV. Initially, a “low voltage interconnection for a temporary builder’s supply and then we reconnected the building to the new substation.”

Experts at installing substation kiosks in difficult locations, AHV easily overcame the challenges of West Ryde’s high traffic area. “We were working in and around an existing shopping centre,” says Glen. “All works were undertaken on the footpath zone.” An Accredited Level 1 Service Provider (ASP1), AHV specialise in civil and electrical infrastructure including multi-function poles, road widening, asset relocations, street light installation, kiosk substation installation, fitting-out chamber substations and trenching/installing ducts and cables. “AHV’s focused team of experienced professionals prides itself on a consistent and reliable delivery of product services,” explains Glen. “No job is too big or too small for us.”

For more information contact Australian High Voltage, Level 17, 40 Mount Street, North Sydney NSW 2060, phone 02 8415 9899, email info@australianhighvoltage.com.au, website www.australianhighvoltage.com.au



Specialising in the installation of wall systems and finish trade packages, Render Design transform buildings from empty structures to beautiful, liveable spaces.

For the recent Central Square development, Render Design delivered all the internal walls including substrate and finish with Gyprock. Render Design painted all the walls and ceilings, installed all the doors, skirting and door hardware, as well as completing the external render.

The impressive scope of Central Square and the short timeframe in which to deliver provided Render Design the opportunity to display their professionalism.

“The challenge was that each level had approximately 40 units which is a very large floor plate to manage,” explains Genna Raber, General Manager of Render Design. With 1-, 2-, and 3-bedroom units ranging in size from 55m² to 108m², Render Design utilised 50 of their 75 workers to complete the job on time.

As a Finishes Trade Contractor, Central Square is a typical example of the services offered by Render Design. “A builder gives us a shell with concrete floor and columns,” says Genna. “We come in and build

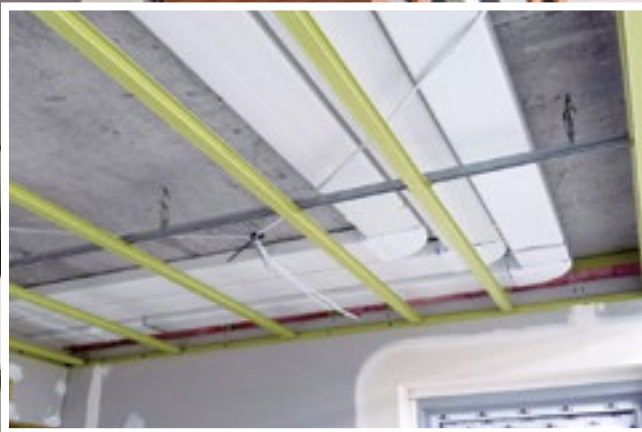
the walls, ceiling and provide aesthetic finishes.” Testament to their high quality workmanship is success driven by recurring work and word-of-mouth.

Operating for over 10 years, Render Design provides Hebel walls, plasterboard, rendering, painting and carpentry. For external surfaces, Render Design’s range includes the supply and application of cement and acrylic render. Internally, Render Design offers the supply and application of various finishes in preparation for painting including hardset and fino plaster. They also specialise in heritage works and architectural coatings.

Render Design prides themselves on exceptional customer service from initial quote through to completion. Using leading leading-edge technologies, they have the expertise and capabilities to deliver high-quality solutions to specification on time and on budget. Currently, Render Design is completing projects in Zetland, Hurstville, Epping and Homebush.

For more information contact Render Design, 797 Elizabeth Street, Zetland NSW 2017, phone 02 9698 0079, fax 02 9699 7114, email genna@renderdesign.com.au, website www.renderdesign.com.au

Below A1 Best Group installed the heating, ventilation and air conditioning systems on the Central Square.



Below Glavcom Pty Ltd provided carpentry fit-out to the apartments and ground floor lobby area at Central Square.



While Central Square residents will experience the luxury of each apartment as effortless, expert solutions are enabling the spacious design. Characterized by deluxe high ceilings, Central Square required a specialised HVAC (Heating, Ventilation and Air Conditioning) approach to accommodate this architectural feature. A1 Best Group, professionals in the design and construction of mechanical services, ensured the design was realised through their expert product knowledge.

“A horizontal discharge system was used to achieve the fitting height required,” explains Ali Ahmadi, CEO and Managing Director of A1 Best Group. A shallow, flat pack PVC duct was installed to tailor the exhaust system to the architectural criteria. “Many companies are using this duct. We are one of the suppliers, we import it ourselves.”

A1 Best Group delivered the full design and construction of mechanical services for Central Square encompassing heating, air conditioning and ventilation. Supplying a team of around 30 professionals, A1 Best Group has again demonstrated their capacity for delivering on-time, high quality solutions on large projects.

Equipped with an in-house design and project management team, A1 Best Group is working to augment their success on projects such as

Central Square and tackle bigger challenges. “We want to expand,” says Ali. “We have had smooth growth in 6-8 years and are looking to do the same thing in the next 5 years. We want to increase our company’s capacity by 100% and are working towards that goal.”

A1 Best Group specializes in total HVAC solutions for large-scale commercial and industrial projects. Working with top construction companies, builders, government and industry organizations, A1 Best Group provides comfort, hospital and greenhouse AC systems, process cooling systems (clean room, computer room and industrial ICT) and swimming pool systems. “Our expertise includes design, drafting, manufacturing, construction, commissioning, defects liability management and ongoing maintenance services,” Ali explains.

Recent projects include Macquarie Central (Macquarie Park), The Chatswood and Harbourfront (Balmain).

For more information contact A1 Best Group Pty Ltd, Unit 9, 41-43 Higginbotham Road, Gladesville NSW 2111, phone 02 9807 8477, fax 02 9807 8677, email enquiries@a1bg.com.au, website www.a1bg.com.au

Glavcom Pty Ltd has delivered superior joinery craftsmanship for some of Sydney’s iconic buildings. Recently, Glavcom’s expert attention to detail has been turned to Toga’s Central Square. Glavcom fitted out 229 apartments at Central Square. Apartment fit-out included kitchens (excluding stone and splashbacks), bathroom shaving cabinets (excluding vanities), laundry jambs/doors, wardrobes and mirror sliding doors, stores and linens plus media desks. Glavcom also delivered the ground floor lobby area’s joinery, panels and mirrors.

“Glavcom was first on site in October last year to install the prototypes,” explains Peter Gorman, Glavcom’s Project Manager for Central Square. “From around November our production ramped up to a team of seven where we were delivering 30 complete apartments a week.”

Glavcom manufactures outstanding joinery within tight timeframes from its purpose-built facility. Here, expert supervisors oversee state-of-the-art European machinery. Streamlining the manufacturing process, Glavcom programmes its production machines with the latest software to produce custom designs. This ensures, as Pasqualie Callipari, Company Director of Glavcom, explains, “the most efficient production process available to the industry.”

Glavcom’s services span the duration of a project from concept to installation. With over 20 years industry experience, Glavcom’s capabilities include design, in-house drawings, onsite measurement, site management, installation and quality control. The “Glavcom team work closely with clients to offer our insight on how to maximise both cost savings and design vision,” Pasqualie says. “Our design team is experienced in sourcing materials, design development, 3D drawings and budgeting.”

Specialising in quality joinery, Glavcom’s expertise encompasses a variety of projects; from high rise apartments, hotels and offices to schools, hospitals and care facilities. “The fabric of Glavcom...our expertise, our commitment and our drive; from all my employees, this ‘can-do’ mentality enables Glavcom to take on a variety of works from kitchens, wardrobes and bathroom vanities to detail wall panelling, lobby areas and hi-end fit-outs,” says Pasqualie. “There is no project that Glavcom cannot do.” Other Sydney Glavcom projects include the Silk at Pyrmont, One Central Plaza Development and UTS Faculty of Engineering & IT. Other projects still to come include Barrangaroo South, The Pacific and 20 Martin Place.

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