

REACH FOR THE SKY

The \$35M Macquarie Central 'Skyline' is the final stage of TOGA's Macquarie Central development; the residential building consists of 12-stories with 144 apartments in a highly convenient location, delivering a cost effective option for property investors and owner-occupiers, along with inner-city lifestyle benefits.

The landmark Macquarie Central residential development presents an exceptional lifestyle purchase or an astute investment opportunity in a thriving hub of transport, technology, commerce and education.

Macquarie Central is a three-staged master-planned development located just 16km from Sydney's CBD. It is ideally positioned adjacent to the Macquarie University campus and Macquarie shopping centre with diverse retail, entertainment and dining options. Lane Cove National Park lies nearby; a recreational haven for bushwalkers, kayakers and picnickers alike.

Built by TOGA, this 12-storey residential building contains a superb selection of studios, one bedroom plus study, two and three bedroom apartments, all with tasteful contemporary interiors, generous alfresco entertaining spaces, floor to ceiling windows and sweeping district and city views. Secure basement parking plus ground-floor retail space additionally make Macquarie Central an attractive option to live, stay or invest.

Residents can also enjoy use of a communal sanctuary with landscaped gardens encompassing a resort-style pool, a barbecue area, pavilion and a state of the art gym.

The highly experienced team across development, design, construction and post-sales support at TOGA worked on the Macquarie Central 'Skyline' project through the highly successful first and second completed stages at Macquarie Central. When building stage three, their history as a fully integrated team through the life of the master-planned development provided a strong dynamic and level of expertise that continued to deliver the product of choice by the market.

Established in 1963 by Mr Ervin Vidor, TOGA Group of Companies, which currently has 2,200 employees, is a successful integrated property group spanning across property development, construction, investment and management.

TOGA has an excellent track record of successfully delivering multi-use residential projects which attract new residents and investors to key areas around Sydney. These projects capitalise on existing amenities, as well as encouraging retailers and restaurateurs to invest in the area.

TOGA's experience in building and managing quality property developments is testament to their market insight and capacity to deliver cost-effective quality products.

The successful property group is the name behind award-winning projects such as the Jones Bay Wharf rejuvenation in Sydney, the Darwin Waterfront Precinct, Bondi Boheme and the Adelaide Treasury building.

For more than 50 years, TOGA has been enhancing and refining its award-winning operations to the point where today it is one of the premium property development companies in Australia.

Their expansive portfolio not only sees them developing property, but also Design Construction and Project Management, Sales and Leasing, Commercial and Retail Investment along with Asset Management and Hotel Management.

The start of a project begins with thorough site selection and feasibility analysis. If it is a viable location and meets the TOGA brand values, acquisition discussions take place. Next comes conceptual planning and design, which often entails liaising and negotiating with authorities, residents and community groups to establish the appropriate development for that context.

While this process is occurring the dedicated TOGA team are exploring and selecting the best tailored equity and debt funding structures required to suit a particular project.

As the project begins to take shape, selecting and appointing the right development and project

management, consulting team and sales and marketing personnel is vital while the design, documentation and delivery phases proceed.

TOGA are committed to employing proven and innovative time-saving construction techniques. To this end, cost and quality control management are paramount throughout. They also maintain an active and collaborative relationship with the client; all the way to hand over.

TOGA's extensive portfolio is growing with a number of projects in construction phase such as the Harbourfront Balmain and The Chatswood projects. Future projects include developments in Macquarie Park, Kingsford, Five Dock, Frenchs Forest and Kensington; in addition to their latest release, Macquarie Green, in North Ryde. This latest project offers a complimentary low-rise apartment style of living to the area which is start construction in late 2015.

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 : Marchese Partners Pty Ltd
STRUCTURAL ENGINEER : TTW Pty Ltd
SURVEYOR : Project Surveyors Pty Ltd
PROJECT VALUE : \$35 Million



The \$35 million 'Skyline' project is the third and final stage of The Macquarie Central development and comprises a 13-storey tower with 144 residential apartments. Features include; a communal sanctuary, resort-style pool, gym, BBQ area plus extensive landscaped gardens and entertaining pavilion. When complete it will present an exceptional residential opportunity in a thriving hub of transport, leisure, technology, retail, commerce, health and education.

Raines Commercial Flooring worked closely with the property developers Toga, to determine what would best suit the development. The result is, they provided a luxurious pure wool loop pile carpet in the living and bedroom areas of the apartments. The carpets in the bedrooms are of earthy tones with a dark and light scheme, whilst the common areas are a charcoal heavy duty carpet. The flooring was chosen not just to fit the style of the building and the families it is trying to attract, but to suit the areas themselves. They took into consideration the kind of exposure they have to natural light and the expected foot traffic.

"Our works on this project took around 12 weeks to complete. It was a straight forward job and as we have worked with Toga before, we knew what was expected. Our reputation was built on from our work on the Central Square Project which Toga developed as well," Executive Director of Raines Commercial Flooring David Raines said.

Three generations of the Raines family have been flooring many of the finest homes in Sydney for over 35 years. Starting from a simple warehouse in Botany, then featuring a state of the art showroom in Bellevue Hill, their head office and commercial showroom are based at Banksmeadow.

"We have taken what we learned from our residential business into the commercial market. People want personal service. They want to have someone they can trust will give them the right advice and not just sell to them. It's about getting to know the client

and offering them a viable solution." Raines' service options are comprehensive and clients will have a single point of contact throughout the relationship.

"Our primary focus is to find the best solution for our clients. It sounds simple, but understanding the need, the environment and the intended use of the space are critical first steps. Then we can move forward and source the best supplier with the most suitable products. We are not dictated to by a limited range of suppliers. Once we have the product our staff will do the installation," David said.

While architects take responsibility for the visual outlook of a building, flooring is a specialised field where knowing the capabilities of the products is as important as suitable colour choices and how to lay the flooring to make the biggest impact. David says, "Flooring can make or break the success of a building. It can have a significant impact on the final price people will pay for a property."

The independent expert advice they offer is what sets them apart.

Raines have built a reputation for their extensive industry knowledge and versatility, whether it is working on an apartment block, offices or a more public space. They recently completed work on the Virgin Lounge in Sydney, delivering a beautiful flooring option for a very high traffic area, that the client loves.

"We control the process from the first call through to the final install," David says. "Our installers are employees of the company, and have experience that spans over 250 years."

This is a first for the industry and Raines have made this investment to ensure quality control from start to finish on all projects.

For more information contact Raines Commercial Flooring, Unit 8, 3 Excell Street, Banksmeadow NSW 2019, phone 02 9316 8030, fax 02 9666 6170, email info@rainscommercial.com, website www.rainscommercial.com.au

Below CPS Complete provided plumbing, hydraulics, gas, drainage and fire system services to the Macquarie 'Skyline'.

Below A1 Best Group provided an Energy Control System, installation of ducts and vents throughout the Macquarie Central 'Skyline'.

Below Lightel provided and installed energy saving lights to the Macquarie Central 'Skyline'.



Starting out over seven years ago, CPS Complete is a plumbing, hydraulics, gas and drainage installation company based in Sydney. Owner Charlie Scerri has over 15 years experience on both large and small projects, and now specialises in a variety of sizeable developments with his staff of over 45 experts in their industries.

CPS Complete had up to 16 staff members working on the Macquarie Central 'Skyline' project, from apprentices and tradespeople, in-house hydraulic engineers, plumbers, design and construction staff and managers.

"Along with the plumbing, drainage, gas and hydraulics of the building, we also installed fire systems and hydrants in all of the apartments and communal areas," explains Scerri.

The landmark residential development is not only in a most desirable location, but was also constructed using high quality materials and had safety as a major focus during construction.

The project was put out to tender and CPS Complete won the tender to complete their part of the installation. CPS have worked

in partnership with Toga Group previously, and found the project management of the job to be seamless.

CPS Complete worked on the Macquarie Central 'Skyline' project for over 3 years and were involved in the third phase of construction, known as 'Skyline', which is currently being completed.

Utilising their extensive experience and large numbers of staff, their reputation for quality has ensured they are in demand constantly.

Currently working on a five year project in Mortlake, and a luxury home worth \$45 million in prestigious Watson's Bay, CPS Complete are going from strength to strength, and plan to keep expanding along with their client base.

For more information contact CPS Complete, Unit 2/403 Great Western Highway, Wentworthville NSW 2145, phone 0404 889 500, email info@cps1.com.au

A1 Best Group worked closely with Toga on the Macquarie Central 'Skyline' project where they provided a control system throughout the whole building with latest energy monitoring controls to minimise building energy consumption and carbon footprint. It included the provision of low profile PVC flat duct for toilet, laundry and kitchen exhaust system to achieve higher ceiling height throughout the project. "The project went perfectly and was on budget exceeding Toga's expectations." A1 Best Group's Ali Ahmadi said.

A1 Best Group is an Australian based and owned company which operates nationally. They specialise in providing in-house mechanical, electrical and fire services engineering as well as draft personnel to carry out draft tasks in-house. Their in-house design engineers provide their clients with creative and cost effective solutions and cater to client's needs.

A1 Best Group's in-house project management and construction team ensure that all client's expectations are met, including, budget, time and quality as well as making sure all WH&S measures are met.

For more information contact A1 Best Group, 9/41-43 Higginbotham Road, Gladesville NSW 2111, phone 1300 382 231, email ali@a1bg.com.au, website www.a1bg.com.au

Lightel are manufacturers, importers, wholesalers and distributors in the lighting industry. Starting their business in 1975, they now cater and supply for more than 90% of a development on all lighting requirements.

To retain ownership and to offer clients high standards, Lightel have their own manufacturing plant and premises overseas where all the manufacturing is monitored by them. Their mission is to manufacture and supply energy efficient LED lighting products which can save up to 80% on the energy bill of all tenants and owners. For property developers, this is a great selling point to clients that all their lighting used on a project is in LED.

Lightel's product range includes LED recessed downlights, exterior LED decorative ceiling and wall lights and bollards, interior LED wall lights, LED ceiling lights, track lighting for display suites, LED striplights in made to measure aluminium extrusion and a vast range of aluminium profiles. They also specialise in LED Step and Deck lighting.

For more information contact Lightel, 3/39 Hotham Parade, Artarmon NSW 2064, phone 02 9966 0090, fax 02 9966 0080, email sales@lightel.com.au, website www.lightel.com.au

Below AMA Windows + Glass Facades supplied and installed aluminium windows and doors to Macquarie Central 'Skyline'.



Macquarie Central 'Skyline', NSW



The landmark Macquarie Central residential development is a master planned development consisting of three stages and 144 residential apartments. Located just 16km from the Sydney CBD, it's ideally positioned adjacent to the sprawling Macquarie University campus and vast shopping centre with its diverse retail, entertainment and dining options.

Design-wise this 12-storey residential building contains a selection of studios; one bedroom plus study, two and three bedroom apartments, all with tasteful contemporary interiors, generous alfresco entertaining spaces, floor to ceiling windows and sweeping district and city views. Residents will have the use of a communal sanctuary, with landscaped gardens encompassing a resort-style pool, a barbeque area, pavilion and a state-of-the-art gym.

AMA Windows + Glass Facades were contracted to supply and install aluminium windows and doors to all areas of Macquarie Central. They also integrated panelling to top floors of the building.

They are specialists in the design and manufacture of architectural commercial grade aluminium windows, doors, curtain walls, and frameless glass entries. Their experienced team is committed

to producing vast products of the highest standard, and has a combined knowledge base that varies from managing multi-density/high rise to complex commercial buildings.

Over the last five years under the direction of current management, AMA has commenced production under licence with numerous facilities in China.

Their in-house team tailors each project from beginning to end without any compromise to lead-time or quality. They also have full time QA staff overseeing the production, packing, loading of our product all the way through to its final destination.

For more information contact AMA Windows + Glass Facades, 9 Byrnes Street, Botany NSW 2019, phone 02 9666 9992, fax 02 9666 9994, email info@amawindows.com.au, website www.amawindows.com.au