

SANCTUM BY CROWN

Sanctum by Crown's unique architecture maximising its natural surroundings, the luxurious interior finishes and innovative external landscaping combine to create an atmosphere to rival the most exotic of resorts: a true sanctuary for residents from the hectic world.



A CROWNING ACHIEVEMENT

Crown is recognised as a top-of-range developer with its trademark five star, resort style living facilities and apartment finishes, and the Sanctum by Crown build is no exception, providing the ultimate in luxury, lifestyle and convenience.

SANCTUM BY CROWN / CROWN GROUP



Left Sanctum By Crown combines elegant, luxury living with style and functionality.

Crown Group was formed in 1996 when architect Iwan Sunito and engineer Paul Sathio decided to combine their complementary expertise. Now, as co-founders and joint CEOs, this partnership forms the solid foundation for Crown Group.

Over the past decade, Crown International Holdings Group (Crown Group) has become one of Australia's leading property development groups with a \$2 billion portfolio of projects under development, or in the pipeline.

As a privately owned company, it is actively engaged with property development, construction, property investment and asset management, earning an outstanding reputation with an impressive portfolio of residential projects. Employing a team of highly skilled professionals with across the board expertise, Crown Group efficiently guides the development process from inception through to sale and beyond.

Crown is recognised as a top-of-range developer with its trademark five star, resort style living facilities and apartment finishes, and the Sanctum by Crown build is no exception, providing the ultimate in luxury, lifestyle and convenience.

The Rhodes peninsula provided the ideal location for the Crown Group to establish something spectacular: this waterside location by the Parramatta River enjoys easy access to all parts of Sydney by road, rail or ferry and has local amenities in the form of shopping and recreational centres nearby. The two low-level buildings comprising 149 waterfront apartments provide residents with stunning water views over Homebush Bay. The views are maximised by the unusual design of the large four metre long cantilevered curved balconies on each level. As the site is north facing, the apartments can benefit from the sun, plentiful light and gentle breezes.

The design brief was to provide full flexibility for residents, so there is a selection of 1, 2 and 3 bedroom apartments with a limited number of rooftop penthouses, all featuring a subtle, yet modern colour palette for the interior decor. Watermark interior designers, who are renowned for their innovative designs for the five star property

market, have exclusively created these resort style interiors. They combine contemporary form, meeting the demanding lifestyles of today, with functionality for comfortable day-to-day living.

There are many other exciting touches such as a gym, secure basement parking and unique architectural features that will display a fusion of Asian influences, all of which comprise to create that 'holiday relax' atmosphere at home.

Some of the more distinctive features of Sanctum by Crown will include an outdoor water feature upon which a gazebo will seemingly float, which will be accessible by an adjoining path, also appearing to float on the water, a tropical-style rooftop garden with residents' barbecue area, extensive landscaping to the exterior and spacious hotel lobby style entry foyers.

Sanctum by Crown's unique architecture maximising its natural surroundings, the luxurious interior finishes and innovative external landscaping combine to create an atmosphere to rival the most exotic of resorts: a true sanctuary for residents from the hectic world.

As well as this impressive Sanctum by Crown build, the company also has a number of other prestigious projects under construction including:

- Top Ryde City Living, offering 495 apartments on top of Top Ryde City Shopping Centre
- "V" by Crown at Parramatta, with over 350 apartments and retail space.

Recently completed builds are:

- Norton Terrace at Ashfield with 28 boutique apartments
- Eko at Newington providing 213 apartments and 20 retail outlets
- Gallery at Parramatta comprising 246 apartments and 8 retail spaces.

For more information contact Crown Group, Level 11, 68 Alfred Street, Milsons Point, 2061, phone 02 9925 0088, email: sales@crowngroup.com.au, website: www.crowngroup.com.au.

Below
FORMWORK SPECIALISTS - Datum Group
 Constructions provided a 9 day cycle to
 apply FRP to 1500m² of soffit and 700m²
 of vertical elements.

Below Ultrafloor supplied and installed
 the Ultrafloor system and associated
 formwork and post tensioning required
 to complete all horizontal concrete
 elements on the two buildings.



Datum is a New South Wales based company specialising in structural packages, formwork, steel fixing and concreting in the civil, residential and industrial sectors.

Kassem Kassem followed in the family tradition of working in the building trade and started up this company himself 8 years ago. He now employs over 40 staff. His reputation for quality work delivered to schedule, has grown over the years and Datum now regularly gains contracts to work for large, prestigious projects such as the Sanctum by Crown build.

For the Sanctum development, Datum provided a 9 day cycle to apply FRP to 1500m² of soffit and 700m² of vertical elements, using a conventional formwork system to the soffit and pre-made shutters to the lift shaft and columns. Datum utilised its own wall system, with shutters, which made for a rapid completion time of the verticals of just 2 days.

Other current work includes Mission Australia for Walton in Redfern, Colonnade Homes in Strathfield and Join Constructions in Bundeena, an industrial project at Kembla working with Taylor Constructions, Toyota in Chatswood for Maincon and an Age Care Centre in Canberra for Walton.

Flexible in outlook and methodology, Datum is able to work with any system: Peri, Boral, Dintel, and can also install pre-cast elements. Datum's efficient and speedy completion of its input in the Crown development at Rhodes, made this an enjoyable and successful build for all concerned.



For more information contact Datum Group Constructions, PO Box 218 Bexley NSW 2207, phone 02 9758 1097, fax 02 9750 0518, email: kassem@datumgroup.com.au, website: www.datumgroup.com.au.

Ultrafloor is a privately owned Australian company celebrating its 21st year of providing innovative precast concrete flooring solutions. They manufacture a wide range of precast concrete beams and lintels and provide an extensive variety of flooring systems for both residential and commercial projects.

Ultrafloor have developed a strong working relationship with Crown Group dating back over 10 years. Ultrafloor advantages such as an in-house design team, short lead time, speed of installation leading to a reduced construction period and minimal propping, enabling following trades access to do their work were key in this project and other previous buildings.

The company supplied and installed the Ultrafloor system and associated formwork and post tensioning required to complete all horizontal concrete elements on the two buildings. Works included band beams to car parks, residential slabs, balconies, steps, ramps and folds.

The company's innovative new "Flat Band" hybrid slab system was used here because, unlike most Ultrafloor projects, the entire supporting structure was concrete framed.

This hybrid system consists of a standard Ultrafloor slab which is supported by post tensioned bands that are the same depth as the slab (320mm). Full composite action is achieved via thickenings between the slab ribs, which are engineered to connect the ribs into the band.

There were a couple of unusual challenges for Ultrafloor to deal with. One was the very tight construction program, which Ultrafloor was able to assist by completing the 27,000m² of floor in less than 5 months. The second challenge related to the large 4m cantilevered curved balconies, which maximize the development's water views. The balconies were required to maintain a maximum slab depth of 220mm and needed to be post tensioned with a significant amount of detailed design analysis and precise post tensioning installation to make them work. Long term balcony deflections were critical.

"Although demanding, these challenges made this an interesting and exciting project to work on" said Kevin Crompton, Director of Operations.

For more information contact Ultrafloor, PO Box 315 Epping NSW 2121, phone 1800 858 723, email: info@ultrafloor.com, website: www.ultrafloor.com.



M Sola Electric Pty Ltd is a New South Wales based company with a strong reputation for quality workmanship, gained over 24 years operation in the industry.

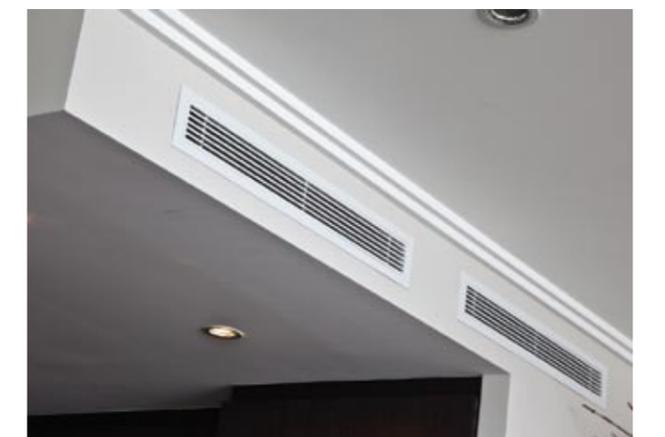
The company covers all electrical work, including the supply and installation of air conditioning systems, alarms, access control systems, CCTV and intercoms, on retail, multi-storey and large scale domestic construction projects.

With its emphasis on providing customised solutions with an eye for detail, M Sola Electric has built up long-lasting supplier relationships with some of Australia's largest construction companies.

One such company is Crown. Having worked on their last three projects, M Sola Electric was the first choice when deciding on the air conditioning requirements for the five-star Sanctum by Crown residential building. Top-of-the-range Toshiba units were installed in the units and communal areas.

"We pride ourselves on delivering superior workmanship and we were pleased to be able to assist Crown in putting a quality finish to their luxury apartments in the Sanctum by Crown

building. Working on prestigious projects such as these requires a professional attitude, adaptability and efficiency and I'm pleased to say that my team delivered on all fronts," said Mick Sola, owner of M Sola Electric.



For more information contact M Sola Electric Pty Ltd, mobile 0412 445 913, email: msolaelectric@bigpond.com.