

# A UNIQUE JEWEL FOR CROWN

Top Ryde City Living is located on top of one of the largest shopping centres in Sydney including resort style living with over 1ha of landscaped gardens, a beautiful 25m heated infinity-edged swimming pool, viewing platforms, private meditation areas, exercise track, BBQ area and clubhouse.

TOP RYDE CITY LIVING / CROWN INTERNATIONAL HOLDINGS GROUP



Images (clockwise from top) The stunning exterior and interior of Top Ryde City Living, Crown Group's Development  
Director Tim Campbell

**Crown International Holdings Group (Crown Group) is a leading Australian property group, specialising in property development and property management.**

Co-founded by architect Mr Iwan Sunito and engineer Mr Paul Sathio in 1996, Crown Group has built a reputation for developing prestigious, high quality residential developments. In 2012 the company achieved the Master Builders Association, Excellence in Housing Award for its innovative, waterfront development 'Sanctum by Crown' and in 2007, it achieved the HIA (Housing Industry Association) CSR Housing Awards Apartment Project of the Year for ICON at Homebush.

"Top Ryde City Living", a \$500 million residential complex comprising 650 apartments, is Crown Group's largest development to date. Tim Campbell, Crown Group's Development Director oversaw the development, managed the building approvals process, design team and fostered positive community and stakeholder relationships, all vital to the success of the development. "Top Ryde City Living has been an exceptional project to work on from the start. The construction of seven apartment buildings above a large shopping centre definitely added logistical challenges, however, now that it is in the final stages there is a great sense of satisfaction from completing a project truly unlike any of its peers," said Mr Campbell.

"Top Ryde City Living has been a wonderful opportunity to create a village in the sky. Cast on top of Top Ryde City, a vibrant community has been created nestled in a luxurious landscape with panoramic views of the city and hinterland," said Brian Mann the Director of Robertson + Marks Architects. "To design and construct a residential development on top of the existing shopping centre at Top Ryde was an exceptional opportunity and a challenge at the same time. Robertson + Marks Architects worked closely with Crown Group and a team of consultants to introduce innovative concepts and achieve a high level of quality in contemporary residential living," said Jasna Stajic the Project Architect. Other key consultants on the project are structural engineer, Van der Meer Consulting, electrical engineer, Webb Australia, hydraulic engineer, C&M Consulting and interior designers, Koichi Takada Architects and WMK Architecture.

Crown Group has completed five of the seven residential towers and will complete the sixth in early-2014. The project is scheduled to be finished in mid-2014. The common facilities include a music room, library, media theatres, a playground, landscaped gardens, a pool, sauna, spa and an indoor/outdoor function area. More than 300 new residents have already made it their home.

"The construction team undertook extensive research into planning, access and logistics to ensure there was little impact on the operation of the shopping centre," said Garry Diamond, the Project Manager from Crown Group.

Tim Campbell said a smooth development process is not luck, but the result of careful planning. "Thorough planning well in advance of construction has been essential to the project's ongoing success," said Mr Campbell. "Top Ryde City Living remains on time and on budget."

One of the materials that Crown Group used in the project is the proprietary lightweight Hebel Façade System, manufactured in Australia by CSR. Water and energy efficiency was a priority for the project. All apartments are fitted with water and energy-efficient appliances. Retained storm water is used for irrigation of shared landscape and wash-down areas, and energy efficient lighting is used in common areas and part of the apartments.

Crown Group has more than \$2.5 billion worth of developments in the pipeline and is actively seeking new development opportunities and strategic acquisitions. The company has two other major projects currently under construction, a 27-storey residential tower in Parramatta, 'V by Crown', and an \$80 million development 5km from Sydney's CBD, 'Viking by Crown'. Recently, Crown Group completed a 149-apartment, waterfront development, 'Sanctum by Crown' at Rhodes. Crown Group launched a new development in North Sydney, 'Skye by Crown' in June and has secured property to develop in the heart of Sydney's CBD.

*For more information contact Crown International Holdings Group, Level 11, 68 Alfred Street, Milsons Point, phone 02 9925 0088, email: info@crowngroup.com.au, websites: www.crowngroup.com.au, www.toprydecityliving.com.au*

Below Aldridge was responsible for the high performance waterproofing for Top Ryde City Living.

Below Harvey Norman Commercial Division supplied many of the appliances and bathroom fittings for the Top Ryde Living project.



**Aldridge Holdings Pty Ltd worked with Crown Group to provide high performance waterproofing for the Top Ryde City Living project.**

Aldridge has an office and warehouse at Seven Hills. It is licensed with the Building Services Corporation. The company is a member of both the Master Builders Association (MBA) and the Waterproofing Industry Council of Australia (WICA). Aldridge has over 20 years experience in all aspects of waterproofing, building maintenance and trouble shooting.

“Aldridge recognises that substrates may vary from one project to another, and the company is available to provide advice on the best surface preparation methods and application methods,” says Paul Aldridge the Company’s director.

Aldridge’s HPM-60 is a 1:1, 100 % solid, fast set, liquid applied, modified polyurea membrane system. HPM-60 is seamless, tough and elastomeric. It dries quickly and is chemical, abrasion and impact resistant.

“This material used at Top Ryde City Living was the key in saving time on the program,” said Paul Aldridge. “HPM-60 was used on internal and external applications. Using HPM-60 in the bathrooms allowed the tiler to lay a cement bed there in minutes after the spray application was

applied, cutting out drying time and recoating which saved at least 4 days. We can turn bathrooms, balconies, podiums, planter boxes, plant rooms, car parks and roofs around in minutes, allowing other trades to continue on with their jobs due to the fast drying time and hard wearing surface.”

Aldridge has worked with some of Australia’s leading builders including Crown Group, Parkview Constructions, Brookfield Multiplex, Dasco Australia, Mirvac Constructions, Abigroup and Bovis Lend Lease. Some of the large building projects the company has worked on include, Ibus & Novotel Hotel, Sydney Park Village, Sydney Super Dome, Walsh Bay Pier 6/7, World Trade Latitude and over 5000 units.

By adding Aldridge Holdings to your tender list we will arrange your waterproofing costing at tender stage and when the job is awarded. All our employees are full time and have a large back ground history in waterproofing, specialising in concept to completion. Foreman on site play a big part of Aldridge Holdings making sure everything is up to the highest achievable standard.

**For more information contact Aldridge Holdings Pty Ltd**, Unit 18, 36 Powers Rd Seven Hills NSW 2147, phone 1300 662 514, fax 1300 662 517, email: [aldridgeholdings@bigpond.com](mailto:aldridgeholdings@bigpond.com), website: [www.aswaterproofing.com.au](http://www.aswaterproofing.com.au)

**“A one stop shop that saves time for builders, developers, architects, designers and plumbers”.** Harvey Norman Commercial Division provides such a service. This company has been selling direct to the building industry for over fifteen years.

Harvey Norman Commercial Division has been responsible for the fit-out of many quality, high-rise and medium-density projects like ‘Stages 1, 2 & 3’ of the ‘Top Ryde Living’ project. The company prides itself on supplying an extensive selection of quality brand name products from major suppliers that support their products. They supplied many of the appliances and fittings for the Top Ryde Living project. These include Smeg Appliances for the kitchens, Fisher & Paykel and Clark products for the laundries and Parisi, Look and Decina products for the bathrooms.

At Harvey Norman Commercial Division, “Our staff are happy to assist with specifications, preliminary budget costing, technical information, tender pricing and of course product selections”, says a spokesperson. “We offer unbiased advice in selecting the right products for your project. Our showrooms are truly unique and have been created to inspire and inform designers, architect, developers and builders. You can browse our huge range of products and find everything from the latest home entertainment systems to the most stylish and innovative home appliance”.

In addition to kitchen and bathroom items for commercial projects, Harvey Norman Commercial Division also supplies Audio Visual equipment, hot water and air conditioning systems.

Recent projects in NSW and the ACT include ‘Observatory Hill’ at Breakfast Point, ‘Cypress Building Apartments’ and ‘Rose House’ at Breakfast Point, ‘Sebel Pier’ at Dawes Point, ‘Centenary Park’ at Homebush West, ‘The Bondi’ at Bondi Beach and ‘The Glebe’ in the ACT.

**Showrooms are Trade Only and by Appointment Only**

“You can always rely on Harvey Norman Commercial Division to supply the best range, the best service and the best prices”.

**For more information contact Harvey Norman Commercial Division NSW**, Taren Point 15-21 Atkinson Road, Taren Point NSW 2229, phone 02 9710 4155 **South Coast**, Units 4–5, 34 Quinns Lane, Nowra NSW 2541, phone 02 4424 9900, **Central Coast**, 25 Kangoo Road, Somersby NSW 2250, phone 02 4340 8500, **ACT**, 31 Dacre Street, Mitchell ACT 2911, phone 02 6202 2000, **website: [www.harveynormancommercial.com.au](http://www.harveynormancommercial.com.au)**

