

# Hi-tech, high-rise living

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REAL ESTATE REPORTER

SYDNEYSIDERS priced out of owning a home are embracing apartment living — prompting high-rise developers to provide a range of facilities to suit modern lifestyles.

Dubbed “vertical cul-de-sacs”, new-build complexes include function rooms, sports facilities and shared spaces which encourage interaction with fellow residents.

“One larger development has a sound-proof music room where children can have dedicated practice time, instead of in your lounge room,” Strata Community Australia NSW president David Ferguson said. “Anyone with kids will tell you that’s a pretty good thing.”

“The style of living and the things you often want from a house, those needs are still there for people in strata. Smart developers pick up on this and build communities.”

Some developers are using technology to suit time-poor lifestyles, maximise free time and save money on living costs.

Development company Longton has used innovations such as an electronic concierge service and a social media platform at its Avantara project at Mascot.

Every apartment in the complex is fitted with the concierge service, which includes an iPad on a magnetic wall charger inside the door.



Steven Yu in Longton Property's hi-tech showroom in Mascot. Picture: Justin Lloyd

Using the pre-installed iButler app, residents can order groceries, take-away food and dry cleaning services, which are delivered to electronic lockers in the building.

They can also book taxis, cleaners, chiropractors, massages, babysitters and others, which have been screened and suggested by the development

company. These service providers gain access to the building via a temporary pin code and are cheaper than if booked independently because of bulk usage agreements.

“Sydneysiders appreciate their lifestyles,” Longton CEO Steven Yu said. “We aim to give them their time back by taking care of inconveniences.”

Also used remotely from a smart phone, the app allows residents to turn their lights on and off, set the temperature, operate appliances and draw the curtains while at the office.

“Really expensive apartments have the luxuries and most others have nothing,” Mr Yu said. “There is a gap in the market

for lifestyle enhancement at a reasonable price level.”

Mr Ferguson cited examples in the US and Asia, where apartment living has moved to the next step. “In America ... one community has a racetrack because the residents are all into fast cars. Another flat development community is full of light aeroplane enthusiasts.”

## Carjackers out in force

ONE man has been charged and police are looking for another nine men involved in two separate carjackings in Sydney's west.

A 35-year-old man is facing nine charges after allegedly carjacking a taxi and leading police on high-speed pursuits in Emerton, near Mt Druitt, on Saturday night.

Police said the man forced a cabbie parked at Popondetta Rd at 10.30pm to drive a short distance at knife-point before he was forced from the vehicle and the man sped off.

In Greenacre, nine men assaulted three young men in a carpark then stole their car.

## Tree crash kills driver

A WOMAN has died following a single vehicle crash in northern NSW yesterday morning — taking this year's toll to 212.

After a tip-off from a passing motorist at 7.45am, police found the mangled wreckage off Coolamon Scenic Dr, Coorabelle.

Police said it appeared the Subaru station wagon had left the roadway on a sweeping bend and collided with a tree.

The vehicle sustained heavy damage and a deceased 28-year-old woman from Murwillumbah, whose name has not been released, was the only occupant.

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