



BUILDING MELBOURNE'S SKYLINE

The \$80m Istana Melbourne is a 25-storey, residential apartment featuring 320 units of 1, 2 and 3 bedroom apartments as well as 4 two storey penthouses.

When you're working in markets as competitive as the construction industry in 2014, you need to be innovative. To say Hickory Group is innovative could easily be considered an understatement. The only construction group to make the BRW's top 50 most innovative companies list in 2013, Hickory Group has gone from strength to strength since their inception in 1991.

Further strengthening their presence in Melbourne, which is also the home of their national head office, they were awarded the construction contract for Istana Melbourne. The Project Manager appointed to the job, Rino Colaci, said that this was a sign of Hickory Group's ability to facilitate end-to-end construction solutions for all sectors, not just commercial or major government projects.

"We pride ourselves on being an integrated company," Rino said. "By offering construction, plant hire, crane logistics, formwork and manufacturing all in the one business, we are able to deliver cost efficiencies for the client as well as best-practice turn-key solutions," Rino said.

Istana Melbourne, a 41,000m² development spanning 26 levels and offering 320 apartments with parking for 228 cars, is a building that embodies a progressive Melbourne of 2014.

"Our brief was to produce a building that would offer quality, substance and something for the community to be proud of rather than just an asset to be cashed in quickly," Rino said. With buyers becoming increasingly savvy due to online research tools, Rino said it was critical that the building use quality materials and offer public spaces as well as the actual apartments to be sold.

"Buyers just can not have the wool pulled over their eyes or they will walk away," Rino said. "We built public spaces into the project, outdoor areas and ensured every finish was

to the highest standards in order to facilitate the best possible outcome for the developer," Rino said.

Although a high-end development, it didn't mean Hickory Group had the luxury of time to get the job done. A tight procurement process was required to ensure all deadlines were met, including planning, foundation work, construction and final works prior to delivery.

"We also had an inner-city location to deal with and a relatively small site for a large group of sub-contractors and suppliers to base themselves from," Rino said. "By placing a fairly heavy emphasis on the consultation and planning phase we were able to execute the actual build phase with minimal disruption to neighbouring businesses and residents," Rino said.

"The beauty of Hickory Group is that we are a Diversified business with 450 employees," Rino said. "We are able to flex up substantially when the job requires it in order to meet tight deadlines while maintaining an extremely high level of build quality for our clients."

By utilising modular and best-practice building solutions, Hickory Group have been awarded a range of contracts as the industry becomes more competitive, meaning Istana Melbourne is just the start of the next bright phase for Hickory Group.

"We're proud of the achievements of all involved in the Istana Melbourne project," Rino said. "The developer is extremely satisfied with the result and all stakeholders have delivered on time and on budget, but we're also excited about our strong pipeline of work to come."

For more information contact Hickory Group Pty Ltd, 101 Cremorne Street, Richmond VIC 3121, phone 03 9429 7411, fax 03 9428 7376, email info@hickory.com.au, website www.hickory.com.au

MAIN CONSTRUCTION COMPANY : Hickory Group Pty Ltd
PROJECT END VALUE : \$91.740 Million
COMPLETION DATE : August 2014
ARCHITECT : C & K Architecture
CONSULTING ENGINEER : The O'Neill Group
BUILDING SURVEYOR : Floreancig Smith



TIMBER FLOOR CENTRE

Flooring specialists TFC Commercial delivered high quality flooring, fast to Istana Melbourne. The developers of Istana Melbourne have put a huge amount of effort into ensuring that every aspect of their building reflects the discerning taste of their clientele – inner-city dwellers.

This mandate has extended right throughout the interior of the apartments in the building, and particularly to the flooring systems that were utilised. Melbourne headquartered company TFC Commercial were awarded the project, and have outfitted each apartment with timber flooring that is not only hard wearing, but stylish as well.

Mandy Jin, Sales Manager at TFC Commercial, says that it is the extremely high quality of her products coupled with very realistic price points and great customer service that have seen them win so many contracts in recent years. “We’re certainly in a growth phase of the business,” Mandy says.

“By offering a wide range of products including timber, bamboo and laminate flooring options as well as a range of flooring accessories, we’ve built a very large market share around the Melbourne region.” By ensuring every piece of flooring delivered lived up to the highest expectations of the developers, Mandy says she is confident the new owners will be happy, too.

“By partnering with Green Earth, who supplied their Malaysia made Australian native species Jarrah and Blackbutt flooring for the

Istana project, we have delivered above and beyond,” Mandy says. “Both the architectural firm involved and Hickory Group are over the moon with the result of the collaboration between Green Earth and TFC Commercial.”

Looking forward, Mandy says TFC Commercial have a huge pipeline of opportunities that they’re currently planning for. “We’ve been in business for over 17 years now, so we are able to offer a huge amount of expertise to our potential clients moving forward,” Mandy says.

For more information contact The Timber Floor Centre, 6/200 Plenty Road, Preston VIC 3072, phone 1300 487 188 or 03 9484 2688, fax 03 9484 2655, website www.timberfloorcentre.com.au



SUSPENDED IN MID AIR

As Australia develops at a rapid rate the demand for medium and high-density living, as well as higher-rise commercial spaces, is increasing rapidly. Although development of high-density spaces makes better use of available land, it means stricter engineering requirements and a range of needs in terms of the structural integrity of the building.

Aus PT, leaders in post tensioning and concrete services, know this all too well, as it is a driving force behind Managing Director Andy Kiker’s decision to establish the business in the first place. With continued growth in this industry across Australia, Aus PT have been achieving results.

“We saw the need for end-to-end concrete solutions for buildings that were becoming increasingly complex in their design and construct,” says Andy.

Regarding Istana Melbourne, Andy says the project was well within their scope of expertise. “We’ve got about 75 years of industry experience between us and we’ve been working right across the East Coast on residential projects such as Istana, so it was a great job for us to get on board with,”

Aus PT have been responsible for both the construction of a range of suspended concrete slabs on the project and a post tensioning system. Andy says the concrete slabs they offer feature their post tensioning system, which results in reduced conventional reinforcement requirements, reduced depth of slabs and reduced material costs.

“We’re seeing great results in the use of our systems on Istana Melbourne as well as other major developments and redevelopments across Australia,” Andy says. “This is because Aus PT are able to offer more strength and reduce build costs from the one solution – this is a dream result for developers.”



For more information contact AUS PT, 11 Technology Circuit, Hallam VIC 3803, phone 03 9702 4557, email mail@auspt.net.au, website www.auspt.net.au



DESIGNER DOORWARE

Melbourne developers are now building more multi-unit projects than houses. An increasing willingness to live in apartments and to sacrifice space for location has created an unprecedented demand for higher-density living. The Hickory Group is an industry leader in the future of Australia's multi-unit urban development, specialising in the creation of "vertical communities".

The Istana is a 25-storey, single tower residential apartment block developed in the heart of Melbourne's CBD. Designed by CK Designworks, Istana combines a creative concept, with cost efficiencies and environmental sustainability. The development comprises 320 apartments, four double storey penthouses, cafes and retail frontages in an area of over 27,000 sq feet.

The need for robust, practical and aesthetic designs drew the Hickory Group to Designer Doorware's door furniture for this benchmark project. Designer Doorware's classic, minimalistic architectural door hardware formed an integral role, providing internal door furniture and joinery solutions that offered a seamless fit and punctuated the internal spaces.

The timeless quality of classic, urban and minimal aesthetics in conjunction with superior access control solutions meant Designer Doorware was the obvious complementary and practical choice to

express the design vision. The highly developed master key system for the apartment entry doors was created with innovation, sophistication and ease of movement in mind.

Designer Doorware's unique design and supply process means they are able to design products locally with architects and builders and have these designs manufactured in their facility, before they are checked in the warehouse and door packed for delivery straight to the customer. This model enables delivery on time, first time and every time effectively for the most streamlined, innovative and advanced building companies in the industry.

To enhance and simplify the selection process Designer Doorware have developed an online product selector (designerdoorware.com.au) where estimators and schedulers can create a fire rated and building code compliant product selection including special finishes. This project spec sheet book can be submitted for quoting directly or via Acconex at which point the hardware and keying schedule will be done for you.

For more information contact Designer Doorware, 14 Adams Court, Sunshine VIC 3020, phone 03 9300 8888, fax 03 9310 1866, website www.designerdoorware.com.au

LIQUID VISION PLUMBING GROUP

Victoria's apartment plumbing specialists took charge for Melbourne's new icon. From the outset the strategy for The Istana Melbourne was to develop a building that is modern and simple, with an understated elegance that is as practical as it is stylish.

It's clear the design and development team have well and truly achieved this, but have you ever taken the time to consider what sort of standards the components that aren't as immediately visible are up to?

In developing The Istana Melbourne, Hickory Group were required to source a range of contractors, particularly in order to bring the project to completion on time. They also needed to focus closely on procurement and cost control to keep the build on budget.

Liquid Vision Plumbing Group, one of Melbourne's most significant plumbing contractors, were called onto the job to analyse and deliver the required plumbing infrastructure. Philip Merambeliotis, Managing Director of Liquid Vision Plumbing Group, tells us that while the project was run under tight guidelines, the project was executed to the highest levels of quality, on time and within budget.

"We have taken pride in our plumbing work for over two decades, and ensure we understand the project back to front before we step foot on site," Philip said.

What really interested Liquid Vision Plumbing Group about The Istana Melbourne was the opportunity to coordinate with Hickory Group, who cared as much about the quality of the work as they did about the look and feel of the building.

"Everything we did on this project was put through strict quality checks and controls to ensure the internal workings of the building would reflect the quality of the externals of the building," Philip said.

"This ensures the building will become a long term investment opportunity for owners and occupiers – a great place to invest and an even greater place to live."

Liquid Vision Plumbing Group take pride in their quality workmanship and continue to stay passionate and up to date with the latest plumbing products and materials in the plumbing industry.

For more information contact Liquid Vision Plumbing Group, 37 Forster Street, South Yarra VIC 3141, phone 03 9827 5032, fax 03 8611 7994, email support@liquidvision.net.au, website www.liquidvision.net.au