

HEIGHT OF STYLE

DEVELOPER : Caydon Property Group
BUILDER : Icon Co Pty Ltd
ARCHITECT : Caydon Property Group
STRUCTURAL ENGINEER : Irwin Consult
CONSTRUCTION VALUE : \$97 million

The \$97M ONLY Flemington residential apartments exemplifies the trends in contemporary living, combining the best of luxury and sophistication in every aspect of the 22-storeys. The project makes the most of the spectacular view of the iconic Flemington Racecourse, with unique entertaining pods on the podium deck.

Featuring an intricate interplay of three complex façades, the stream-lined 22-storey ONLY Flemington project is Flemington's tallest building, and is a landmark for urban renewal and expansion occurring in the area.

Opposite the Flemington Racecourse, the building's design shows great affinity for its racecourse location. ONLY Flemington represents the new and innovative direction for the Flemington area, which reinstates the relationship between Flemington and the ever-progressive Melbourne CBD.

Work commenced onsite in September 2015, with construction company Icon Co leading a team of 300, to bring ONLY Flemington to its final completion within programme schedule.

ONLY Flemington's sculpted tower rises from a 3-level podium containing serviced apartments, with residential apartments starting from Level 4. Available in one, two and three bedroom configurations, the apartments have been fitted out to an exceptionally high calibre with fully appointed kitchens, European appliances, matte stone benchtops, luxurious timber floors and balconies.

The development sports a unique multi-use entertainment deck that contains an array of architecturally designed pods with spectacular views of the Flemington Racecourse. These pods allow residents to access a variety of facilities including a BBQ, a lounge area and indoor/outdoor dining. Residences also have access to a sundeck, fitted with a structurally complex infinity pool overlooking the city skyline and private sitting areas.

Icon Co was founded in 1997 and ONLY Flemington marks another stepping-stone in the company's forward-looking, visionary approach to construction. With offices in Sydney, Brisbane and Melbourne and a parent

company Kajima International operating out of Japan, Icon Co are rapidly expanding. According to Icon Co's Drew Skinner, the success of ONLY Flemington means the company's moves toward offices in New Zealand are well in place.

Facilitated through a recent amalgam with Cockram, projects such as ONLY Flemington have taken Icon Co's capabilities to a highly competitive level, showcasing they are able to complete typical Design and Construction apartment builds, as well as cutting edge duo-build ventures.

Icon Co provides stand out services, with swift and competent delivery which is on trend with the move towards constructing apartment style living that is progressive and a hallmark of Icon Co's vision.

In this commitment to practical, forward thinking design, Icon Co have forged their way to a new and exciting future; and ONLY Flemington is a great leap toward this reality.

For more information contact Icon Co, 110 Cubitt Street, Richmond VIC 3121, phone 03 9429 6099, email info@iconco.com.au, website www.iconco.com.au



Below AMA Precast Pty Ltd supplied precast concrete panels and columns to this soaring landmark.

Below OC Energy provided an Electrical Embedded Network to the ONLY Flemington project.



AMA Precast manufactured and designed precast concrete panels and columns for the spectacular ONLY Flemington.

ONLY Flemington is a soaring landmark made possible by AMA Precast's contribution. The project required 687 panels covering 6,821m², which were manufactured at AMA Precast's New Gisborne factory, before being installed onsite. The team were able to handle all the delivery and installation challenges in their stride and completed the project on schedule and within budget.

AMA Precast recently underwent a number of changes to the ownership structure of the business. Previously United Precast Vic Pty Ltd, AMA Precast promise the same service and competitive edge, with a new focus on offering the best outcome for their clients.

With over 40 employees and a management team originating from the former United Precast Vic team, the company offers a complete start to finish package including design, manufacturing, delivery and installation. The professional AMA Precast team is assembled from accountants, CAs, engineers, project managers, estimators, carpenters, steel fixers, riggers and concreters, who are trained and fully qualified to produce high quality precast concrete elements for any architectural design.

AMA Precast provide their panels to a range of construction sectors including residential, commercial and civil. The company has recently completed a number of projects within Victoria including Vic Roads Sunshine, Smith Street in Collingwood, Simmons Street in South Yarra and Standard Bay Street in Brighton.



For more information contact AMA Precast Holdings Pty Ltd, 34 Sauer Road, New Gisborne VIC 3438, phone 03 5428 1023, email sazzopardi@amaprecast.com.au, website www.amaprecast.com.au

OC Energy specialises in the implementation of In-Building services. Specifically, OC Energy focuses on establishing Electrical Embedded Networks along the Eastern Seaboard of Australia. The implementation of an embedded network allows OC Energy to consistently deliver discounted electricity to customers in a way unparalleled in the market place.

Their innovative business model has also been developed to encapsulate the supply and management of Hot Water Plants and Hot Water Meters. Further to that, OC Energy also offers an In-Building Wi-Fi service, OC Ultranet, allowing tenants to connect to the internet instantly. They are also capable of providing Fibre to the Property (FTTP) mandated by the NDN rollout.

OC Energy is privately owned, with offices in Sydney, Brisbane and head offices in Melbourne. Their management team collectively boast over 100 years of experience in the provision and management of In-Building Services with experiences in a variety of fields covering IT, legal, finance, property and engineering. OC Energy operate on the Goldilocks theory, meaning, they are big enough to provide excellent service to the developments however, small enough to listen, change and adapt for their stake holders.

The recent "ONLY" project in Flemington, OC Energy's National Implementation Manager, John Garrard and his team worked closely with Project Manager, Charlie Davis from Icon Co and Jarryd Alexander, Development Manager from CAYDON, bringing together 409 apartments in the 22-storey tower while boasting magnificent views of the Flemington straight and The Melbourne skyline.

OC Energy manages In-Building infrastructure in excess of 400 sites across Australia. One of their recent signature projects A108, which will be the tallest residential building in the southern hemisphere.



For more information contact OC Energy, 636 St Kilda Road, Melbourne VIC 3004, phone 1300 494 080, fax 03 8888 7978, email info@ocenergy.com.au, website www.ocenergy.com.au