

# THE ART OF LIVING

DEVELOPER : ICD Property  
BUILDER : Harris HMC  
ARCHITECT : Orbit Architecture  
STRUCTURAL ENGINEER : Robert Bird Group  
PROJECT VALUE : \$33 Million



The \$33M You & I Apartment project combines fine arts with architecture to create an external visual masterpiece. The residential complex consists of 63 energy efficient apartments.

**The You and I Apartments, a \$33m mixed-use development located on Smith Street in Collingwood, is representative of ICD Property's embrace of Melbourne's unique urban identity.** Owners and developers of You and I, ICD Property will deliver 63 energy-efficient one and two bedroom apartments, over seven storeys, that have been devised to the benefit of not just residents, but the wider Collingwood community.

"The You and I development is a vision to develop a beautiful building that complements and enhances the area," explains Sal Quah, ICD's Director of Operations and Development Manager for You and I with assistant Kelly Best.

As owner and developer, ICD Property are overseeing all aspects of the development including the management of consultants, architects, and structural engineers, and appointment of a builder; marketing; contract negotiation; leasing; and dealing with legal aspects including the contract of sale. This end-to-end approach to project management reflects the company's commitment to ensuring the You and I development retains the vision as specific to the Collingwood area.

From the outset, ICD Property sought to include the Collingwood community in the development process. "We always try our best to work closely with neighbours and locals on any application to development," Sal explains. For You and I, "we held rounds of community meetings to ensure any questions the community have are all answered by ICD."

A show-stopping feature of You and I's community focus is located on the exterior of the building itself. Three of the development's front façades will feature artworks showcasing the striking retro aesthetic of local artist Steve Rosendale. These figurative images, inspiring the name "You and I", are produced using perforated metals that are not only aesthetically arresting but are incorporated into the practical function of the apartments. As Sal describes, the perforations in varying sizes will allow light in, while after dark, light from the apartments will illuminate the artworks. Orbit Architecture commissioned Steve Rosendale after receiving a number of artists' submissions, deciding his vision the

best fit within the traditionally culture-rich Collingwood community.

Sal describes the significance of You and I as "one of the first new developments to be constructed on Smith St. You don't see apartments this high, it is the first one of seven storeys, and also located at the quiet end of Smith St."

Similar to all of ICD's residential property developments, the You and I apartments include a number of energy efficient initiatives such as rainwater harvesting, solar panels for back-up hot water heating, and an insulated glazing system. The development also features a fully automatic, three tier car stacking parking system.

ICD worked hard to prepare the site for this development. As Sal explains, one of the challenges of this project was cleaning up the in-ground contamination. He says the contamination was "not unexpected but a challenge to get to the point where any construction works can commence."

Managing Director Michael Mai, whose passion for property development is matched by his love for Melbourne, founded ICD Property in 2009. Commencing with smaller projects in the suburbs of Preston, Collingwood, and Hawthorn, the benefit of experience has seen ICD progress to larger developments such as the upcoming master-planned community Gen Fyansford comprising approximately 850 housing lots, retail/commercial precinct, and town centre. Eq. Tower, ICD's first development in the Melbourne CBD, will deliver 633 luxury apartments plus retail tenancies.

ICD Property continues to diversify and grow its significant property portfolio with the recent acquisition of three new major development opportunities in Sydney, Perth and Melbourne. This includes the \$200 million City Tattersalls Club redevelopment, a \$670 million mixed-use project in inner-city Perth with joint venture partner EG Funds and a 9,057sqm site in the bayside Melbourne suburb of Highett.

**For more information contact ICD Property Pty Ltd**, Level 18, 303 Collins Street, Melbourne VIC 3000, phone 03 9629 9732, fax 03 9629 9734, email [info@icdproperty.com.au](mailto:info@icdproperty.com.au), website [www.icdproperty.com.au](http://www.icdproperty.com.au)



## CLEARING THE AIR

**Protecting indoor air quality is a top priority for developers of residential complexes.** For regulators and building designers, one significant environmental concern in the construction of healthy living spaces is VOC (volatile organic compound) vapour intrusion. CETCO specialists in vapour intrusion mitigation, offer uniquely designed vapour intrusion barrier systems to safeguard end users against potentially harmful air contaminants.

CETCO are the experts responsible for the vapour barrier and ventilation system installation at the You & I Apartments, a boutique residential development situated on Smith Street, Collingwood. This project presented a number of challenges, as noted by Remediation Manager Michael Novak. Working within short frames, CETCO were faced with “complex construction details as CETCO were not involved during the design stages of the building”, and “retrofit installation to a portion of the site was also required.” The experienced team from CETCO was able to successfully overcome these challenges with an unbeatable combination of professionalism and expertise. CETCO deliver optimal protection against potentially harmful vapour intrusion through their expert assessment of individual site conditions and recommending the best solution.

An experienced technical team of internal and external experts developed by CETCO are also able to assist with the design of vapour barrier systems. CETCO's systems have proven performance with an extensive track record both in Australia and overseas.

In addition to vapour intrusion mitigation, CETCO also deliver effective waterproofing solutions, including below grade construction, decks, podiums, and green roofs. CETCO's parent company, AMCOL Australia Pty. Ltd, are industry leaders in bentonite-based products for use in construction waterproofing.

CETCO are also specialists in leak detection, remediation, and field inspection services.

A subsidiary of AMCOL International Corporation, CETCO has been in business for over 20 years and currently has 25 employees. Other recent projects for CETCO include the Central Park Development Cheltenham (Melbourne) – a master-planned townhouse development – and various projects within the Edgewater Estate precinct (Melbourne).

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## HOLDING UP EXCELLENCE

**Boosting construction of the You & I Apartments (Collingwood, Victoria) was the cost and time saving Technikform™ Permanent Formwork Systems.**

Technikform™ Permanent Formwork panel systems are load-bearing sheer wall systems that are custom manufactured to client's specifications. Their production facility, located in Melbourne, provides a locally manufactured product using 100% Australian made material and labour. Technikform deliver to site as per the client's build schedules, ready for the installation by qualified installation teams.

Comprising of an internal core made of recycled ABS plastic and CSR's revolutionary fibre cement water-block technology, this Permanent Formwork solution speeds up construction. Using the Technikform™ Permanent Formwork panel systems, a standard 500m<sup>2</sup> floor area can be erected within 5 days. Cost efficient installation time frames are assured as expensive cranes and lifting equipment are no longer necessary. In turn, the need for full-time traffic management is reduced.

Somme Pty Ltd, who specialise in the installation and core filling of Technikform™ Permanent Formwork panel systems installed this revolutionary system which is designed for durability, functionality, and efficient installation. Developed to provide a structural walling system able to overcome the difficulties and expense of using pre-cast concrete

in restricted access building sites, Technikform™ is proving itself to be the walling system of choice for medium density builders and designers in Melbourne. In addition, insulated walls developed by Technikform™ provide up to R5.9 insulation value. All of these features add up to a formwork system that is strong, durable, and functional.

For the You & I Apartments development, Technikform, in conjunction with Somme Pty Ltd, completed in situ wall construction using the Technikform wall panel system.

In business for 10 years, Somme Pty Ltd has 15 permanent employees and has provided walling solutions for numerous residential property developments around Melbourne. Other recent projects include 241 Balaclava Road, Caulfield North; 66a Balaclava Road, Caulfield North; 20 Hawthorn Road, Caulfield North; 64 Geelong Road, Footscray; 457 Lygon Street, Brunswick; and 398 Middleborough Road, Box Hill.

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## PREPARE TO STOP

Construction of the You & I Apartments in Collingwood, Victoria, could not have progressed safely without the traffic management solutions of Construct Traffic. Construct Traffic provided traffic management planning, traffic management, and pedestrian management to the You & I development. Part of Construct Traffic's role on such projects is to liaise with VicRoads and local councils to obtain necessary permits, to liaise with construction foremen to ascertain their needs, and to ensure the worksite remains safe for workers and public alike.

For Construct Traffic, the You & I Apartments presented no particular challenges. General Manager Ronnie Bassi and Managing Director Laresa Bassi describe the company's work at You & I as "nothing out of the ordinary, a normal construction site." Construct Traffic's ability to deliver trouble-free outcomes for their clients is backed by nearly ten years experience in traffic control and work zone safety.

After commencing operations with 2 vehicles, Construct Traffic has steadily expanded to 40 vehicles and 150 staff. Experts at providing safe roadways and job sites, Construct Traffic are adaptable to the constantly changing demands of today's road infrastructure. Their

clientele span a range of industries around Melbourne and regional Victoria, including Local Government, Utilities, and Commercial.

The industry related services offered by Construct Traffic include: active and passive traffic control for a variety of scenarios, installation/removal of temporary/permanent traffic signs; lane closures; and, work zone protection. They provide traffic controllers, traffic management plans, training, consulting, plus vehicles and equipment.

Construct Traffic is a vibrant company who pride themselves on delivering quality service in the quickest time. Ronnie summarises their focus as "service, service, service, and safety." Led by a positive attitude, Construct Traffic is, as Laresa describes, "bringing more personality into the industry."

Recent residential apartments projects include 565 Camberwell Road, Camberwell; 137 Bourke Street; and 44 Smith Street, Collingwood.

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