

HEAD CONSTRUCTION COMPANY : CREMA CONSTRUCTIONS
ARCHITECT : ARTISAN ARCHITECTS
STRUCTURAL ENGINEER : ROBERT BIRD GROUP
PROJECT VALUE : \$60 MILLION

BUILT FROM THE GROUND UP

The \$60 million Opus Tower stands 37-stories tall and contains 222 apartments with ground level retail. Resplendent features include a Pandomo concrete floor topping, a gold chain curtain and curved walls, and a stylish lightweight metal cladding façade.

Led by a passionate and accomplished team, Crema Constructions is a private family business with over 65 years of building experience. With three generations of family commitment, the company which has a proud and rich history has built an enviable reputation on creating long last partnerships and delivering superior projects for their clients. The Melbourne-based company has the management and on-site experience required to deliver complex projects and provide seamless integration. They specialise in multi-residential apartments, commercial and industrial construction.

Spanning six and a half decades, the Crema Constructions story began with the vision of company founder Gilberto 'Beppi' Crema. Arriving from Italy in 1951, Beppi started working with cousins Dino and Terry Camillo, who ran a small terrazzo, concrete and formwork business known as Camillo Brothers.

Under Beppi's guidance, the Camillo Brothers business expanded in the 1970s, taking on larger building and development projects. During this time the company emerged as a pioneer in the manufacture and use of tilt-up precast construction. Soon, Beppi's three sons – Luciano, Romeo and Louis – joined the business.

During the 1980s, the company continued to build upon the strong relationships it had developed with its clients over the last decade. The business was rebranded as Crema Camillo and a new headquarters was established in Salmon Street, Port Melbourne. This included a new precast concrete factory, which saw the establishment of Cambar Precast, a new exciting division of the company.

Further growth in the 1990s resulted in the creation of another specialist company, Piave Premix Concrete. The business name changed to Crema Constructions in 2001, to better reflect the family ownership of the company. The company's proud family tradition continued during this period, with the third generation Crema's joining the business in various roles. Crema Constructions now takes on projects up to \$250 million, with up to dozen jobs underway at any one time.

Over 200 people were contracted to work on the Opus Tower project located on City Road, Southbank. Crema Constructions were the principal builder on the \$60 million project. Opus Tower stands 37-stories tall and comprises of 222 apartments with ground level retail. The building comprises of stunning features including Pandomo concrete floor topping, a gold chain curtain and curved walls with a stylish lightweight metal cladding façade.

Crema Constructions' scope of works for the 37-level project included the provision of materials, labour, equipment, services and applications for permits from the necessary authorities. Being a design and construct contract, Crema worked closely with the design and services consultants in the early stages to produce a more buildable high-rise that would ensure the timely and cost effective handover of a quality end product.

Crema Constructions engaged specialist subcontractors capable of meeting the design brief whilst coordinating these contractors and ensuring key dates and standards of practice were met. Once all trades had passed through a level, Crema would defect each apartment and common area and ensure each defect item was rectified promptly before each level could receive their final clean and be locked off for client and purchaser defect inspections.

The Victorian company have a full bill of works at the moment with a number of projects under construction. These projects include the Marco Melbourne designed by The Buchan Group. This prominently located \$105 million project includes two residential towers (36 and 40 levels) above a common podium. Marco Melbourne is located on Balston Street, South Melbourne, and includes 459 apartments which are due to be completed in 2017.

Crema Constructions also commenced construction of The Eminence, Carlton last year with 195 apartments over 14 levels on Queensberry Street, Carlton designed by Plus Architecture and Mim Design. In 2015, Crema Constructions also completed Stage 1 of the 3-Stage multi-residential development known as Kubix. Stage 2 and 3 are currently underway, and are due to be complete in 2017. The Hawksburn, on Malvern Road, South Yarra, was also completed at the end of 2015.

For more information contact Crema Constructions, 262 Salmon Street, Port Melbourne VIC 3207, phone 03 9646 2188, fax 03 9645 2868, email info@crema.com.au, website www.crema.com.au





AN EMBEDDED NETWORK WITH OC ENERGY

OC Energy specializes in the implementation of Embedded Networks. 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. OC Energy also offers Vlife to their clients, Vlife is an innovative unified technology platform developed for high-rise residential and commercial markets. Combining in-building Wi-Fi management, utility management, unified communications and connected community features. OC Energy also facilitates Fiber to the Property (FTTP) mandated by the NBN Rollout.

The Victorian company has been in business for approximately eight years. OC Energy is privately owned with offices in Sydney, Brisbane and their head office is in Melbourne. Forty staff are hired nationally with their staff numbers expected to be bolstered in 2016 to meet growing demand for their services. The current dedicated team of professionals have experience in the energy, legal, IT, finance and property sectors. Their management team collectively boast over 100 years of experience in the provision and management of Embedded Networks. Three employees were assigned to work on The Opus Tower project and will simultaneously provide further expert assistance via OC Energy's engineering team when required. On the \$60 million Opus Tower project, they worked closely with the building Stakeholders (Crema Constructions) to undertake a comprehensive assessment of the site and subsequently established an Electrical Embedded Network. The Energy Company manages infrastructure in excess of 100 sites across Australia. One of their recent signature projects is the Greenland Centre, which is the highest residential tower in Sydney's CBD. OC Energy pride themselves on the capacity to provide a 'big business' service while remaining focused on providing a bespoke solution to each individual Client and Developer.



For more information contact OC Energy Pty Ltd, Level 12, 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



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KEEPING IT COOL

Coldflow Mechanical Services are proud of their rich history which combines over 100 years of experience in its management of providing quality Commercial Mechanical Services throughout Melbourne, and the greater Victoria region. Being a family business for 45 years, the 15 office staff and 55 plumbers are set with the task of providing quality air-conditioning and mechanical service installations, which is backed by a dedicated sales service and maintenance department.

They have been involved with offering quality commercial and industrial mechanical services to some of Australia's leading companies and most recognised builders. Coldflow Mechanical Services have completed a wide range of projects across Melbourne; from mechanical engineering for design and construction projects, to drafting shops and as-built drawings, tender quotations and submissions, to routine maintenance and 24-hour servicing.

What separates Coldflow Mechanical Services from their competitors is the ability to provide end to end air-conditioning and mechanical services from design through to installation. Their work also involves the commissioning and balancing to meet Australian Standards.

The Clayton-based company specialise in air-conditioning and mechanical services not only on commercial projects, but high-rise apartment complexes as well.

Opus Tower is an impressive 37-story high-rise apartment block with seven levels of car parking and 240 apartments. Coldflow

Mechanical Services installed the carpark exhaust systems, stairwell pressurisation and lobby relief system, apartment exhaust systems, kitchen rangehoods along with a wall-hung air conditioner split system to each apartment.

Coldflow Mechanical Services are also currently working on the Regis Aged Care project in Malvern along with the high-rise project, The Metropolitan on 137 Bourke Street, Melbourne. Past projects include Costco at Moorabbin, The Icon apartments in St Kilda and the True Value Solar Centre in Tullamarine.

For more information contact Coldflow Mechanical Services, 6 Torteval Place, Clayton VIC 3168, phone 03 8572 1250, email info@coldflowmechanical.com.au, website www.coldflowmechanical.com.au

QUALITY CLEAN UP

D.C Bin Hire was established in 1996 and is owned and operated solely by Don Santalucia. The Victorian company, who are based in Campbellfield and operate all over Melbourne specialise in bin hire, waste removal and waste recycling. They pride themselves on their efficiency and promptness from the moment an existing or potential client rings their office to the bin/s being delivered. They have nine fully radio controlled trucks on the road with over 300 bins ranging from 2.5m³ to 25m³.

Another aspect of their company that puts D.C Bin Hire on top of their competitors is their comprehensive recycling program. All of their materials come back to their depot in the Victorian suburb of Campbellfield to be recycled. A program that has been deemed as a success, they have reduced the amount of waste that goes to land fill by approximately 80 percent.

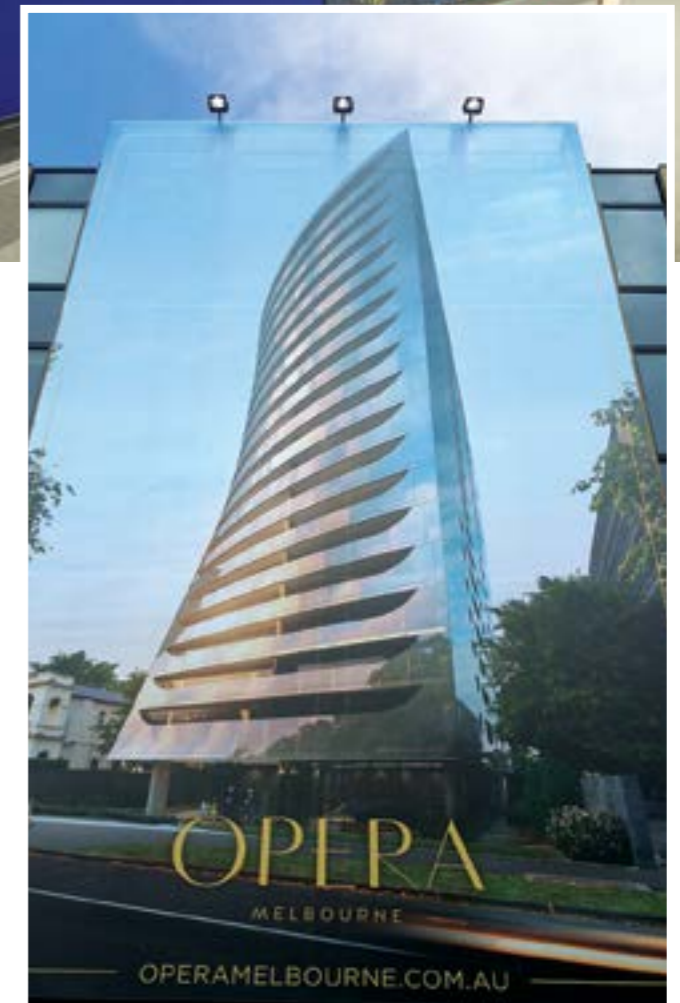
D.C Bin Hire are also known to many Councils for their recycling procedures and are in demand when it comes to projects that need Green Certification. The Victorian company can also work with companies on a Waste Management Report with their strong knowledge in this area. They are accredited with a number of councils in Victoria which include Banyule City Council, Darebin City Council, Hume City Council, Melbourne City Council and Port Phillip City Council.

Working closely with the builders of Crema Constructions on the Opus Tower project, D.C Bin Hire provided bin hire service to remove

all waste and recycling. They didn't succumb to any challenges on the 222-apartment project, working in a professional and efficient manner at all times to get the job done.

Other projects that D.C Bin Hire are involved with are the Marco Apartments in Southbank, Swanston Dock, Victoria University, LaTrobe University and Swinburne University.

For more information contact D.C Bin Hire, 189 Northbourne Road, Campbellfield VIC 3061, phone 03 9308 5488, fax 03 9308 5688, email dcbinhire@bigpond.com, website www.dcbinhire.com.au



A SIGN OF GREATNESS

Briner Ads are leaders in the Australian signage industry specialising in large format digital print. This Victorian company has been operating for more than 70 years and pride themselves on providing innovative signage solutions using cutting edge technology to produce and install to almost any size and specification.

The three Directors of Briner all commenced as employees over 20 years ago and employ over 75 staff. Briner has several departments working cohesively to contribute to the successful delivery of signage and display solutions including, a specialised Art Department, Project Management team, Customer Service team and together with our highly skilled Production team will work with their clients to produce and install large format digital prints of almost any magnitude.

Working closely with the Principal Contractors on the Opus Tower project, Briner provided the digitally printed gantry banner on City Road and the sign writing on the ground level hoarding. The installation of this job was extremely successful with Briner overcoming complex traffic management for the gantry installation on busy City Road.

Another major project for 2015 was to provide and install an enormous mesh banner building wrap to the façade of the Opera Development at 45 St Kilda Road together with the external lighting. This difficult installation required abseiling contractors to install the spectacular façade building wrap.

2016 has seen Briner continue with major projects including the MQ Docklands project which is a major Lend Lease development, Stockland Cloverton land development and several more display suite fitouts.

For more information contact Briner Ads Pty Ltd, 62 Tarnard Drive, Braeside VIC 3195, phone 03 8587 0000, fax 03 8587 0001, email info@briner.com.au, website www.briner.com.au