

COURTING EXCELLENCE

the brisbane magistrates court project

TEXT: JOHN MORETON PHOTOGRAPHY: RYAN KETTLE & MARK DUFFUS

COST: \$135 Million
FLOOR SPACE: 31,000m²
REINFORCING STEEL: 1,300 Tonnes
GLASS FAÇADE: 7,000m²
PRE-CAST FAÇADE: 5,000m²

CLIENT: Department of Justice Attorney General
PROJECT MANAGER: Department of Public Works
ARCHITECTS: ABM Cox Rayner (A joint venture between Ainsley Bell Murchinson & Cox Rayner)

THE BRISBANE MAGISTRATES COURT, ON QUEENSLAND PLACE GEORGE STREET, is an impressive new landmark on the Brisbane skyline, creating a distinctive and unique statement that captures the progressive atmosphere of the city of Brisbane. Designed to utilize and benefit from the sub tropical climate, from some perspectives, the building captures the echoes of the old Queenslander homes with their wide verandas that remain amongst the suburbs.

The development Rises 68 meters, with 16 levels including; 2 basement levels, 1 ground floor podium level, 10 levels of offices and courtrooms and 3 of steel roof and plant. With a capacity of 25 courtrooms and the ability to expand to 39, the building has the capability to accommodate required needs well into the future.

The 135.5 million dollar project undertaken to create the Brisbane Magistrates Court (BMC) was different and unique in a number of significant ways; 2% of the capital works budget for the project was directed to the commissioning and integration of public art works into the final development. This initiative generated 1.7 million dollars and resulted in fourteen varied and creative artworks being woven into the fabric and design of the construction.

The BMC was created with transparent connections between the interior and exterior through the centrepiece facade, public forecourts and environs, the building produces an open and airy aspect ideally suited for the climate. The design actively generates a comfortable atmosphere for the people that work there and for those that visit to view the many artworks that have been incorporated into and around the Magistrates Court.

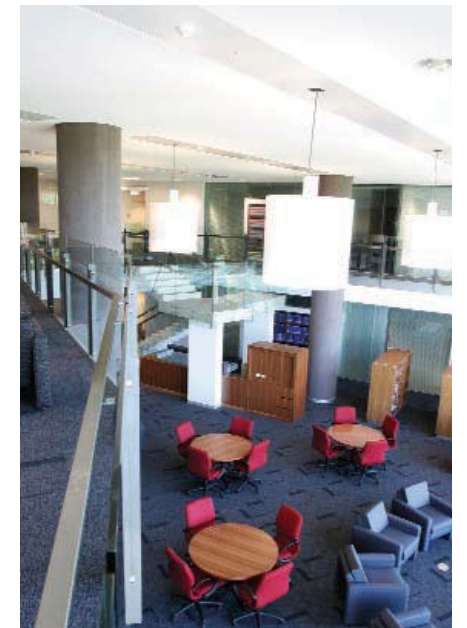
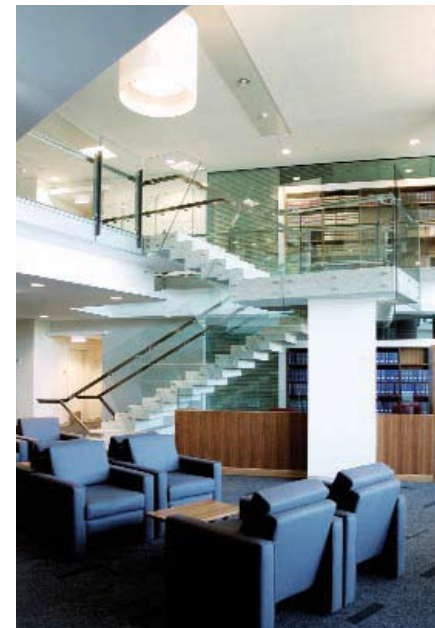
Significant challenges for the architects and developers were encountered during construction. An increase in formwork costs during the early design stages, led to alternative methods being envisaged and utilised. Using a steel permanent formwork system for the slabs reduced construction costs and time significantly. Another challenge was the placement of the steel roof, which was clad with copper sheeting. This

was deemed too difficult to scaffold to the required height and attach. Instead, the roof was assembled and the sheeting attached at ground level, then separated into three 4t segments, which were lifted into place individually by tower crane and affixed. This process required exceptional attention to detail to enable the operation to run smoothly within extremely tight tolerances.

The operational nature of a Magistrates Court required the successful incorporation of a number of specific challenges into the state of the art building. The design required the provision of separate access routes to the courtrooms for the judiciary and staff, public, and detainees. This resulted in the construction of seven separate lift and stair cores each totally isolated from the other.

Other project specific requirements included the construction of high security basements and entrances for the transportation and holding of detainees, the sourcing and integration of the advanced audiovisual technology required for the operations of a modern day court and the installation of state of the art security systems and monitoring controls.

A large number of environmentally sustainable initiatives (ESDI) were incorporated into the design, including the triangular shape of the building to capitalise on the use of passive energy systems dependant on exterior environmental conditions. Other ESDI included; the installation of a 46,000ltr rainwater tank for reclamation and storage of rainwater for irrigation use and solar collectors for pre heating the buildings hot water. Energy efficient lighting and air conditioning systems that actively control the extent of power used in vacant rooms, low energy glass, air conditioning that also has the ability to draw on external air from the western side (low traffic pollution side) when required, and active electronic monitoring of utilities to minimize wastage. All of this has been done without compromising on the aesthetics, quality and art that are so obviously an integral part of the completed project. These ESDI earned the building a four-star energy efficiency rating.



ABOVE: THE ULTRA-MODERN MAGISTRATES LIBRARY, INCLUDING THE MAGNIFICENT MARBLE STAIRCASE

Significant contributions were made to the development by the involvement of a number of key companies. Rider Hunt, who developed the initial cost plan, ABM Cox Rayner (a alliance between Ainsley Bell Murchison and Cox Rayner) the architects who led the design team and David Langdon Australia, who acted as consultants to the developer, providing construction phase documentation and some costing advice. All of these companies worked closely with the department of justice, and other parties, to ensure the cost remained within specified guidelines and the design and quality were maintained. During the current economic climate, where construction costs rose significantly through the construction

period, major credit goes to those companies for keeping the project within the original parameters of cost and time.

The Brisbane Magistrates Court has been an outstanding project, incorporating many new methodologies and initiatives. The adherence to responsible environmental management practices and design, have set new industry standards. The result of these core foundations is the creation of something quite different, and unique in the true sense of the word. A building that is in itself, a form of art and a lasting representation of the complex challenges of development that have been successfully overcome by the many companies associated with the project.



BRISBANE MAGISTRATES COURTS - FACT SHEET

1. PROJECT FACTS

- Location: Queensland Place, George Street, Brisbane
- Total project budget (includes fitout, fees and land): \$135.5m
- Gross floor area: 31,650 sqm
- Levels: 14
- Description: 2 basement levels including detention facility, staff parking and loading, 2 podium levels including ground floor entry and registry, security services, 7 tower levels including courtrooms, offices and shell floor; 2 chamber levels; roof plant levels.
- Courtrooms: 25 with capacity to expand to 39 in the future
- Construction: September 2002 to September 2004

2. JOINT VENTURE

- AB+M Cox Rayner Architects are a Joint Venture between Ainsley Bell and Murchison Architects and COX Rayner Architects, established as a 50 / 50 partnership throughout all aspects of the design competition, design,

documentation and quality inspections.

- Joint Design Directors are Michael Rayner of Cox Rayner Architects and Terry Murchison of Ainsley Bell and Murchison Architects.
- Successful partnership based on shared commitment to highest standards of urban and courthouse design, interior design and operation functionally, and quality of service through delivery of state of the art courthouse complex.

3. URBAN DESIGN

- Site shape and building form conceived as a new western 'gateway' into the Brisbane CBD.
- An integrated pedestrian corridor provides the city with a cultural link / conduit which will connect George Street to the Roma Street Gardens.
- Building fabric and form of distinct subtropical character responds to both the local climate conditions and the internal functional requirements, creating transparent connections between interior and exterior spaces.
- Major public forecourts to George and

Roma Streets provide civic art opportunities that give human scale and vitality to the street scope along busy transport corridors.

4. COURTHOUSE DESIGN

- Atrium building design provides transparency between internal spaces and the external environment for all uses.
- Building faAade establishes a clear hierarchy of zoning through the building including - public interface podium, tower courtroom levels and magistrate levels.
- Courtrooms with external views to provide user-friendly environments for conflict resolution.
- State of the art building maintenance systems used to control and monitor security, communications, access and circulation.
- Built in- Art fully integrated into fabric and structure of complex.
- Specific access principles have been met by providing the appropriate integration / separation between public, staff, magistrates and detainees.

5. ENVIRONMENTAL SUSTAINABLE DESIGN

- Triangular building form allows for each facade to use passive energy systems that transform

around the perimeter in response to different climatic orientations.

- State-of-the-art 4 star plus energy ratings.
- A building design that addresses and minimizes the impact of direct sunlight in occupied areas on users and air-conditioning loads.
- Economy-cycle air-conditioning systems that use outside air when conditions permit.
- Energy efficient lighting use T5 light fittings.
- Rainwater harvesting using rainwater tanks that hold 46,000 litres for use on external landscaping.
- Motion sensors that lower lighting and air-conditioning levels when rooms are unoccupied.
- Extensive use of passive sun control and low-energy glass
- Solar collectors that preheat the building's hot water.
- Fresh air takes on western side of building (away from traffic pollution)
- Electronic monitoring of water, power, air conditioning etc.
- Waste streaming systems.

6. PROCUREMENT

- Ainsley Bell and Murchison Architects assisted

JAG in developing a brief for the BMC.

- AB+M COX Rayner Architects won a national design competition to Masterplan and Design the new Brisbane Magistrates Courts.
- Walter Construction Group won the tender to complete the Design and Construction of the complex.
- BMC is the first building delivered by the Queensland Government under a new Relationship Contracting model that sets up a formal partnering agreement between all parties, which rewards innovation and performance.

ABN COX RAYNER

Level 2, 2 Edward Street,
Brisbane, QLD, 4000, Australia
PH: (07) 3210 0844
FX: (07) 3210 0541
EM: brisbane @ cox.com.au
www.cox.com.au





T.A.C PACIFIC

THE NEW BRISBANE MAGISTRATES COURT REQUIRED THE HIGHEST OF STANDARDS THROUGHOUT, not only in the finish and quality of the materials used, but also in other less tangible aspects of the project. Building Management Systems and Security Services were areas that necessitated particular attention and as a result required skilful design, integration and organization.

TAC Pacific was contracted by Walter Construction Group to design, supply, programme, commission, handover, service and warrant the Building Management System and combined Security Services for the Brisbane Magistrates Court. This included, Access Control Systems, Intruder Detection Systems, Duress Alarm Monitoring, CCTV, Intercom Systems, Luggage X-Ray and Walk through Magnetometers, Site-Wide Paging Systems and Air Conditioning Control Systems.

TAC brought to the project a wealth of knowledge and experience from work completed successfully on various projects in Australia and around the world. They also brought a new and highly effective methodology, a holistic approach to the building and its many operating systems, which incorporated a vision of future requirements during the buildings life.

TAC Pacific's Building Management System is based on the LONWORKS operating system. This provided the project with the flexibility and control required. TAC Pacific's package delivery involved the integration of various building systems into a single 'IT' parcel. This parcelling of services created enhanced control, connectivity and functionality. It also provided the building operators with a package that is effective, easy to operate and has the potential to remain at the forefront of technology.

TAC Pacific's contribution to the Brisbane Magistrates Court is something the company is justifiably proud of; the leading edge technology utilised will ensure the smooth, effective and efficient operations of the Brisbane Magistrates Court well into the future.

TAC Pacific fully promotes complete Building IT solutions and systems that are open, vendor independent and provide freedom of choice.

TAC PACIFIC PTY LTD

200 Evans Road
Salisbury
QLD 4107
PH: 07 3275 3700
FX: 07 3275 3737



ARTIST: JUDY WATSON



ARTIST: EUGENE CARCHESIO



ARTIST: FIONA FOLEY



ARTIST: BRUCE REYNOLDS

BRECKNOCK CONSULTING

THE BRISBANE MAGISTRATES COURT (BMC) IS THE LARGEST INFRASTRUCTURE project to date to incorporate the Queensland Government's Art Built-in policy. Art Built-in requires 2% of the capital works budget to be spent on art projects within the development. With over 30,000 square meters of floor space, this meant many artworks and artists (14 in all) had to be commissioned and organised. With a total artwork budget of \$1.7 million and many artists who were new to the concept of integrated art, it was seen as a priority to engage a company with the necessary experience and ability to manage this complex aspect of the development.

To carry out the multifaceted task of managing and incorporating all the artworks into the development with minimal disruption to the construction process Walter Construction Group sought the experience of Brecknock Consulting, who were duly engaged as Public Art Project Managers. Brecknock Consulting have been providing cultural planning and integrated art services to public and private clients as well as architects, landscape architects and construction companies since 1988.

With extensive experience in the field of public art throughout almost every state in Australia and with a long history of managing public art for large-scale infrastructure projects such as highways, residential developments and civic buildings, Brecknock Consulting were well suited to the task. Their expertise in managing hundreds of artists in the past, and their unique ability to effectively supervise the fabrication and installation of a highly diverse range of artwork types was critical to the smooth integration of the works commissioned for this project.

The task of managing this aspect of the project was completed within time guidelines and budget. Brecknock Consulting, have displayed their skills to great effect, by taking control of a unique, complex and multifaceted task and producing a result that delivers the outcomes envisaged by the artists, the client group and the managing contractor. This process is not only a reflection of their skill, but an art form in itself.

Brecknock Consulting were involved with the BMC project for two years, working with the client, architects, managing contractor and artists. A wide range of mediums and methodologies were utilised by the artists, ranging from aluminium fabrication, computer cut stainless steel, photography, paintings, tile work, cast concrete, bronze casting and sandblasted granite. The result is a collection of unique contemporary artworks that complement and enhance the finished building, creating precisely what the Art Built-in policy was created to deliver.

BRECKNOCK CONSULTING

PO Box 7574
East Brisbane
QLD 4169
PH: 07 3895 8355
FX: 07 3895 8922
EM: qld@brecknockconsulting.com.au

brecknockconsulting



LINTON PACIFIC PTY LTD

LINTON PACIFIC SPECIALIZES IN ALUMINIUM COMPOSITE PANEL INSTALLATION. The work that they performed on the Brisbane Magistrates Court (BMC), creating an entrance that is sure to become a landmark in creative structural façade work. Constructed from Alpolic and contrasting with the adjacent natural copper soffit, Alpolic allowed the architects to create original and imaginative design. Light, rigid, and incredibly flat, Alpolic maintains these characteristics while being easily formed to curves and shapes in virtually unlimited designs. Alpolic is manufactured to a particularly high specification. A consistently reliable product is essential to achieve Linton Pacific's strict Quality Assurance controls.

At the Brisbane Magistrates Court the innovative use of copper and Alpolic carried through from the main entry awnings to the main roof areas.

Linton Pacific's involvement starts at design stage and by a logical co-ordinated path of development, the result ensures successful and innovative creations.

Linton Pacific have been involved in their specialized area of the industry for over 8 years and during this time they have gained valuable insights and a long list of satisfied clients who have found their particular attention to quality control and detail sets them apart from many other companies.

The smooth expedition of the work on the BMC is normal for Linton Pacific; they have well established procedures, work place practices, and the experience to ensure that the work they perform is done on time and within cost, most often exceeding the customer's expectations.

The challenge of every job is to create the desired result with the minimum of upheaval whilst retaining the quality of the work. On the BMC development, the result of this ethic can clearly be seen in the high quality of the work carried out by Linton Pacific and finish of the completed roofs.

LINTON PACIFIC PTY LTD
8 Parkwood Drive
Capalaba, QLD, 4157
PH: 07 3206 3799
FX: 07 3206 3766
EM: lintonpacific@bigpond.com.au



RICHARD FLANAGAN AND COMPANY

RICHARD FLANAGAN AND COMPANY (RFC) SPECIALISE IN COMPLETE ELECTRICAL SOLUTIONS.

This involves understanding and being able to visualise the client's needs, developing appropriate solutions and then implementing them. Integral to this aspect of RFC's work is their ability to establish a collaborative and trusting approach to their work with the client. This attention to their clients needs is what sets them apart from their competitors. Established in 1987 and based in Queensland, the company provides a wide range of services as varied as delicate termination of fibre optic cable, writing software programmes for theme park attractions and hauling high voltage cables.

Richard Flanagan and Company's diversity in the provision of electrical and communication services enables them to take on many and varied challenges, not only within Australia but also on a global scale with works recently completed in London, Germany and the Solomon Islands.

The company prides itself on its flexibility and the ability of its skilled workforce to adapt to any challenge that their clients may present. Currently they are working on projects as diverse as Wastewater Treatment Plants, Casino Refurbishments, Shopping Centres, Theme Parks, Hospitals, Multi Storey Buildings and Correctional Facilities.

RFC was engaged as the electrical contractor for the Brisbane Magistrates Court due to their comprehensive bid, which not only demonstrated an understanding of the environmentally sustainable design objectives (ESDO) that have been incorporated throughout the project, but also met and exceeded the required Government training guidelines.

The skill base and knowledge RFC have developed over the years enabled them to understand the requirements of the project and work with the developers and architects to ensure that their ideas provided the necessary solutions at a cost effective level, without compromising the initial vision for the project.

RFC involved Clipsal from an early stage in their work on the Brisbane Magistrates Court to provide a complete package that streamlined efficiencies and reduced costs. Energy efficient lighting was installed and controlled by Clipsal C-Bus lighting control systems throughout the building. These systems, once installed, reduce on-going building costs and provide a reduction in greenhouse gas emissions, in keeping with the buildings intended Australian Building Greenhouse Rating (ABGR) of four stars. Clipsal also provided components for the Communications and Category 6 data system, switchboard components, bakelite and general electrical services, as well as integrating the lighting control systems with the building management systems.

Richard Flanagan and Company is justifiably proud of their involvement in the Brisbane Magistrates Court project and their contribution to the success of the development is a clear endorsement of the quality of their work.

RICHARD FLANAGAN & COMPANY

Box 6117
Gold Coast Mail Centre
Bundall QLD 9726
15 Olympic Circuit
Southport QLD 4215
PH: 07 5564 0466
FX: 07 5564 0262





TRACT CONSULTANTS
Level 4, 262 Adelaide Street
Brisbane, Qld, 4000
PH: 07 3229 7444
FX: 07 3229 7400

Tract

TRACT CONSULTANTS

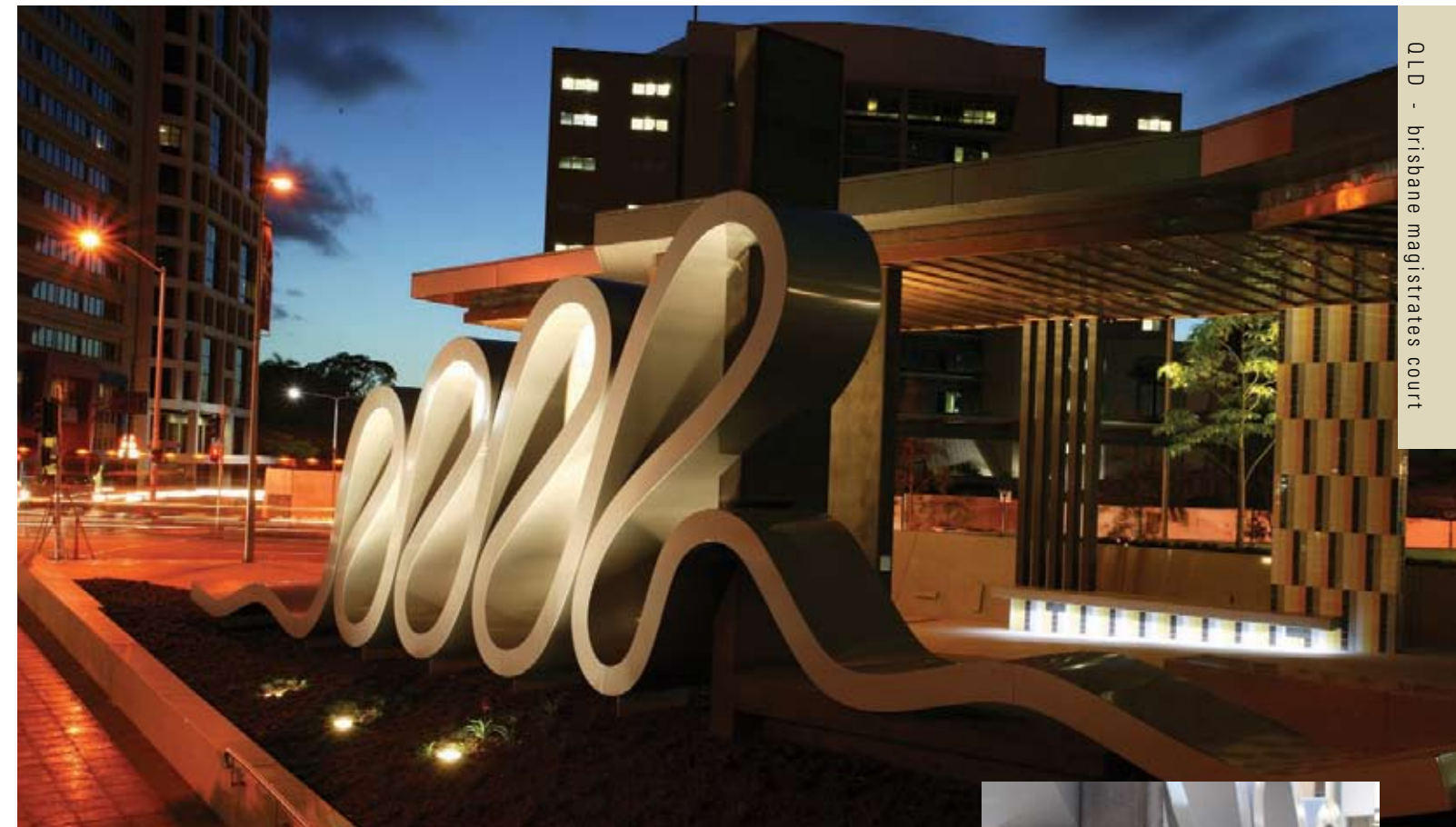
TRACT CONSULTANTS IS A NATIONAL INTEGRATED PLANNING and landscape design firm established in 1972. With over three decades of experience, Tract has been involved in the creation of a vast array of landmark projects, a substantial number of which have received national awards.

The Brisbane Magistrates Court project has provided another opportunity for Tract to collaborate with Cox Rayner (as ABM + Cox Rayner) on a highly successful project developing on from a competition winning design. Tract's previous relationship with Cox on the award winning Cairns Esplanade project enabled Tract to build on those working synergies and combine with ABM + Cox Rayner to produce a highly integrated and cohesive urban design response to the cutting edge building forms.

The key urban design element of the Brisbane Magistrates Court is a bold, modern high quality forecourt and apron seamlessly blending the horizontal and vertical planes to create a unified aesthetic. The building reposes within an apron of large format natural stone pavers fostering a sense of timeless quality. Complimenting and contrasting with the stone are opposing areas of high quality precast coloured concrete pavers creating the grand yet understated elegance demanded by a prominent building of this nature. This modern elegance is especially evident at the corner of George and Turbot Streets where the copper soffitted building forecourt awning, the towering artwork 'Confluence' and the BCC standard pavements are a uniquely successful combination.

Throughout the design process the team liaised with and actively sought Brisbane City Council input on public pavement and planting design. The results speak for themselves with the achievement of a modern interpretation of the City standard paving and planting theme carried throughout the street frontages. Off George Street a cafe terrace has been formed at the entry level on the western side of the forecourt with an enclosing planter featuring advanced Flame trees (*Brachychiton acerfolius*) providing shade and soft green relief to the forecourt area.

As Turbot Street rises to bridge over Roma Street, a slip road ramped down between the building and the bridge structure creating a difficult and potentially bleak environment of remnant space and hence a unique design challenge. This left-over space has been approached through the creation of a 'Woonerf' style street; a pedestrian friendly laneway lined with street trees and high quality pavements. In time the Turbot Street bridge facade will in time be screened with trees, shrubs and groundcovers, whilst still maintaining an open, safe space.



ABOVE: SCULPTURE 'CONFLUENCE' & RIGHT: 'CONFLUENCE' & ARTIST DANIEL TEMPLEMAN

ALBERT SMITH GROUP

THE BRISBANE MAGISTRATES COURT PROJECT gave the Albert Smith Group an invaluable opportunity not only to demonstrate its core business excellence of signs and 'identity products' but also to demonstrate the company's approach to their work and projects. Involving and incorporating the many broad ranging skills and fields of the Albert Smith Group to create a whole and very original project resolution.

The Queensland Government Art Built-in policy, which allocates 2% of the capital works budget for new buildings to art integration work, created the opportunity for artists to incorporate their ideas into the construction of the new Brisbane Magistrates Court. One such artist was Daniel Templeman, whose winning sculpture 'Confluence' was commissioned by the Attorney General and the Justice Department. Daniel approached Albert Smith Group to seek their expertise in creating a preliminary proposal, for the production of his sculpture.

Albert Smith Group's design and production teams, working with the artist, investigated, researched and priced a wide variety of materials, coatings and construction methods, and as a result an appropriate and realistic proposal was created and submitted for consideration. In June 2004, Walters Construction, awarded the contract to Albert Smith Group (ASG).

The ASG team worked closely with both the artist and the public art project managers Brecknock Consulting to set about turning the artist's vision into a reality. Through their careful planning and expertise in construction and 'identity solutions', ASG created what is certain to become a Brisbane landmark.

'Confluence' (65 meters developed shape) now stands before the Brisbane Magistrates Court; a series of rolled waves that create the turbulent,

then resolved emotions and experiences of the court, or more simply the image of paper or script or an echoing voice, as the artist describes his work philosophy, 'Deriving complex meaning from minimal form and material.' Structurally the sculpture enhances and adds interest to the precinct, drawing the eye and continuing to change with the differing light of the day and viewing angles.

The involvement of the ASG in the development and realisation of this project is a demonstration in point of the integrated yet flexible approach of the group; tailoring solutions to create individual and meaningful 'Identity'. The lasting nature of the sculpture is a clear reflection of the principles and aspirations of the Albert Smith Group and its employees.

These same principles and diversity of skills are demonstrated in another division of the Albert Smith Group called Fibrelume, a division specializing in the use design and manufacture of fibre optics technology to create unique lighting solutions. Benefits include, no heat, no UV, reduced power consumption, no electricity at the light fitting, and colour changing & animation capabilities. The applications for this unique lighting system are wide ranging. Standard product range includes simulated neon, illuminated paving, fountain and pool lighting, architectural features, and down lights. Once again, demonstrating Albert Smith Groups diversity and flexibility.



ALBERT SMITH GROUP
59 Taylor St
Bulimba
QLD 4171
PH: 07 3395 9888
FX: 07 3891 0713



KWA BLINDS

ESTABLISHED IN 1994 KEN WILSON & ASSOCIATES (KWA Blinds) have rapidly grown to be one of the largest suppliers of commercial blinds and curtains in the industry. Their success has been in adapting to the specific and often varied requirements of their corporate and business clients.

KWA Blinds were engaged by the developers to measure supply and install blinds suitable for the Brisbane Magistrates Court, although a large job involving the supply and installation of over 600 units, the process was completed with the smooth efficiency that KWA Blinds have become well known for.

On the BMC project KWA were requested to supply 'Verosol Mode Roller Blinds', with a metallised backed fabric, that is devised to reduce the impact of the hot sun, and as a result reduce air conditioning expenses and increase the comfort of the occupants. The interior side of the blind is coloured to suit the décor and reduce glare whilst the exterior side, which faces the sun, has a fine aluminium coating, which acts as a reflective surface, directing heat and sunlight back away from the interior. The blinds come in a number of densities - non transparent, semi transparent and transparent.

In the BMC, transparent blinds were used on the southern side of the building where the heat from the sun is not such an issue and semi-transparent blinds were installed on the northern side to provide increased protection. The installation of these blinds creates a window that reduces heat and glare but still allows the occupants to take advantage of the views and enhances their environment significantly. KWA Blinds also installed 'Verosol Slimline Venetian' blinds to internal glazed partitions to offices.

Currently KWA blinds are about to start work on Brisbane Square which will be one of the largest contracts of its kind in Queensland. Other projects they have completed include the Thiess Building, the Neville Bonner Building (75 William Street) and the Credit Union of Australia Building (175 Eagle Street).

KWA blinds provided a quality solution and product for the project that is ideally suited for the job it had to perform. The cost reductions will be significant due to the reduced air conditioning requirements. The views will remain, enhancing the quality and comfort of the buildings interior as a result. The measuring and installation was completed on time and within budget requirements. KWA Blinds involvement in the BMC development has once again enhanced their reputation as one of the leading suppliers and installers of commercial blinds and curtains in Queensland.



KWA BLINDS
1/233 South Street
Cleveland QLD 4163
PH: 07 3821 2555
FX: 07 3821 2422



Verosol®



COMMERCIAL FURNITURE AUSTRALIA

THE TRUE QUALITY OF THE BRISBANE MAGISTRATES COURT and the extensive detail that all involved in the project have applied to their specific areas is no more clearly visible than in the specialised commercial furniture fit out.

Commercial Furniture Australia (CFA) are a wholly owned Australian company who have been offering high quality, extensive fit outs to government projects, universities, and local government projects for the past twenty years. Their complete service includes sales, project management, production, transportation and installation. CFA are able to offer this complete service due to their locally based 8500m² production factory, which gives them much greater control over their projects.

For the Brisbane Magistrates Court CFA provided a complete commercial fit out. Including; all work station systems, all seating contracts including courtrooms, meeting rooms, executive and public seating, all executive timber suites, meeting and conference rooms and all general furniture. With a project of this size it is not surprising that during the eight months of CFA's involvement all staff at CFA were enthusiastically involved at some point during the process.

CFA worked very closely with the developer, the architects and the Queensland Justice department to ensure the staged installation requirements of the development went according to plan. The in house steel and timber fabrication and upholstery of the furniture to fit out requirements was expedited

through the employment of technologically advanced procedures, such as automated CNC woodworking, automated CNC steel bending and robotic welding.

CFA's fully equipped showroom and their ability to produce sample furniture to clients on specific projects is another demonstration of their unique and thorough approach to their business. Seeking solutions for the clients and adapting to the needs of particular projects as required by their customers. This approach has seen CFA produce an outstanding interior fit out for the Brisbane Magistrates Court that has not only complied with but also exceeded the developers initial brief.

COMMERCIAL FURNITURE AUSTRALIA

36 Frederick Street
Northgate
QLD 4013
PH: 07 3266 0800
FX: 07 3266 0899
EM: sales@cfa-furniture.com.au
www.cfa-furniture.com.au





FLOOR VISION

FLOOR VISION WAS ENGAGED BY THE DEVELOPERS TO APPLY THEIR SKILLS to the Brisbane Magistrates Court. To achieve this, they worked closely with the architects and other bodies to ensure the overall quality and artistic aspects of the law courts were enhanced by the chosen flooring. Floor Vision supplied and installed woven carpets in the courtrooms, 'Ontera' Modular Carpet tiles in all the public areas and sheet vinyl to all wet areas and cells.

Floor Vision delivers complete solutions for their clients. They provide, project management, procurement, design, installation and advice for all flooring needs. Their name has been built on trust, dedication to their customers and creative flair. Ninety percent of their custom is repeat business, which in itself, displays better than words, the value they provide their clients.

Of course, flooring is designed to be walked on, and as a result, Floor Vision procures only the most superior materials and employs highly skilled fitters to install the carpet, both these factors are critical to ensuring the longevity of the chosen floor solution. The balance between beauty and durability is a fine one, neither can be compromised on and with recent advances in technology, Floor Vision were able provide a level of quality and durability that has not previously been available.

The computer-controlled production of the Ontera Modular Carpet Tiles, manufactured by Ontera Carpets in Sydney, was one such advancement. The unique patterning system, 'Millitron Dye Injection' allowed for unlimited possibilities and scope during the design process. Another benefit is the reduced need for spare, or replacement carpet. Because of the computerised production, replacement carpet can be made in whatever quantity is required for the life of the carpet tiles. This creates significant value to the product and reduces its overall life maintenance costs.

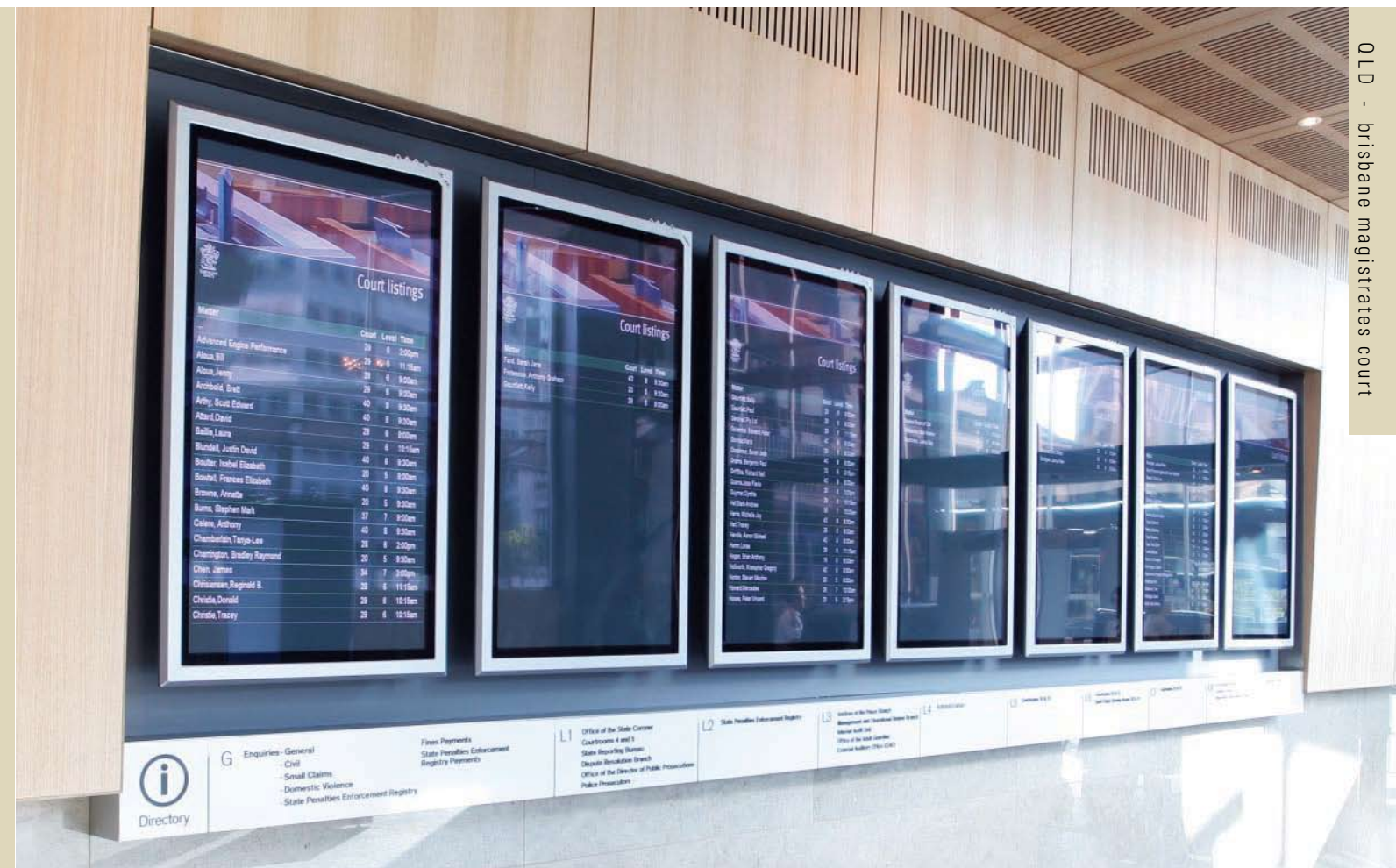
Another benefit of the Ontera Carpet Tiles is the patented backing system, which ensures the tile remains the same size and shape for the duration of the installation.

Floor vision have created a superior flooring solution in keeping with the high level of quality throughout the Brisbane Magistrates Court, they have also supplied a reliable, cost effective and durable flooring that requires little maintenance and can be repaired with ease if damaged without great expense or removal of large areas. This in itself is a remarkable achievement and the project was expedited in required time and budget parameters.

Floor Vision was involved in the BMC project from an early stage; this was intentional to ensure they clearly understood what their client's needs and aspirations were. On this project, it was apparent that high quality and durability were key. Floor Vision, under the guidance of their project manager Wayne Wetkin, delivered in full and they are understandably proud of their involvement in such a prestigious landmark development.

FLOOR VISION

PH: (07) 3299 6911
FX: (07) 3299 6922
www.floorvision.com.au
PO Box 4187
Loganholme DC 4129
70 Nestor Drive
Meadowbrook 4131



VIDEOPRO BUSINESS CENTRE

MODERN DAY COURTS RELY HEAVILY ON THE TECHNOLOGY

of communication; The Brisbane Magistrates Court (BMC) required extensive audiovisual communications systems of the highest level to facilitate the process of the law. These systems had to be designed, installed and created to the specific requirements of a court. As a result, this installation project became the largest of its kind in Queensland.

These days' buildings incorporate the highest level of technology into the development to ensure the smooth and effective functioning of the finished project.

To expedite this process Videopro were engaged by the developers. Videopro have been servicing and solving the audiovisual needs of their customers for over twenty-five years and the reputation and expertise they have built during this time was critical to the BMC project. The extensive experience of Videopro in providing audiovisual products and systems to commercial businesses, government departments and educational institutions proved invaluable in the design, development and installation of appropriate systems for the BMC project. The effective, efficient operation and careful design and planning of these systems is critical to the future effectiveness and purpose for which they were installed.

Videopro worked on the planning design and installation of all the audiovisual systems incorporated into the BMC. They provided systems for the courtrooms, public spaces and conference facilities. Utilizing state of the art plasma screens, DSP audio and touch panel control operating systems as well as video conferencing capabilities, Videopro created an integrated and efficient system of technologies that are simple and effective to operate, whilst delivering the services required by their brief.

The state of the art systems installed in the BMC development give a very clear indication of the level of insight and service delivered by Videopro, and are an effective measure of the impressive capabilities of the company and its staff in delivering specific and unique solutions to the challenges provided by their many satisfied customers.

VIDEOPRO BUSINESS CENTRE

Level 1, 1062 Ann Street
Fortitude Valley
QLD 4006
PH: 07 3250 0000
FX: 07 3250 0010
EM: j.derry@videopro.com.au

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