

WELCOME TO ARENA

Arena Apartments is a \$52M Residential development consisting of two 2 separate towers floating on drunken columns. They share an urban courtyard with a pool, BBQ pavilions, a gym and vibrant ground level plaza retail made up to two retail spaces.

CLIENT : Galileo
MAIN CONSTRUCTION COMPANY : Hutchinsons Builders
CONSTRUCTION VALUE : \$52 million
COMPLETION DATE : November 2014
ARCHITECT : Ellivo Architects
STRUCTURAL ENGINEER : ADG Engineers
SURVEYOR : ESO Surveyors

When Building 1 of the Arena development in South Brisbane went on sale in March 2013, apartments sold out immediately. The popularity of the Arena Apartments is attributable to the quality, style and location of the twin buildings that comprise this elegant development. Situated in South Brisbane, Arena includes 12-storey twin apartment towers, a ground-level retail plaza and lifestyle facilities including pool, gym and barbeque terrace.

Setting the towers apart are stunning architectural features, most notably cantilevered apartments that float above the recreational amenities. Chopstick-inspired drunken columns add a modern, striking edge to the design. Use of contrasting materials and textures add to the eye-catching appeal of the ensemble, including brick balustrades, smooth, sharp-edged slabs and sleek black tile walls.

Apartments offered include 191 one, two and three bedroom residences. A diversity of dimensions cater to varying markets and tastes: 90 single bedroom, 17 two bed with one bath and 76 two bed with two bath. Apartments start from \$370k for a single bedroom home with car space. In

addition there are eight three-bed apartments, including five “sky homes” for between \$1.5 and \$2million. All apartments are oversize, offering 59–219m² of internal floor space plus large balconies with commanding views. Balconies face predominantly north-east, maximizing airflow in Brisbane’s sub-tropical climate and allowing exquisite views over the CBD.

Hutchinson examined and reduced certain tendered costs, allowing scope to redesign and propose value-adding adjustments to the build. Alternative products were selected to produce outcomes consistent with the design, for example architecturally-designed pre-cast panels were used for feature recesses, and Hutchinson were able to install ducted air conditioning throughout, replacing split systems.

Dave Warner, Hutchinson Builders Site Manager said “The most difficult part of the Arena project was the co-ordination required with the installation of the drunken columns. As the columns extended up to the underside of level 4 & 5 to Building 1 and 2 respectively, there was form support scaffold required to support the form work some 15m above the podium level.”



Andrew Hardie, Hutchinson’s Contracts Administrator said, “To support the formwork there was approx. 150 tonnes of scaffold constructed amongst the drunken columns, which were angled in both directions. This making the construction of the birdcage scaffold particularly intricate, in that we had to erect the scaffold to support the formwork by bridging over the columns in both directions. The concrete slab that the scaffold was supporting was also a transfer slab, meaning the scaffold increments could be no larger than 1200.”

Warner said, “Another difficult aspect of the project was the rock that was excavated to form the Basement, this was some of the toughest rock in Brisbane. A D11 dozer was used to rip the rock to allow the excavation to continue, which was an interesting site in the middle of South Brisbane.”

Hardie commented, that otherwise the construction had been relatively straight forward. Ellivo, project architects, stated, “Hutchinson Builders are doing a great job at Arena Apartments with PC awarded 6 weeks ahead of the Contract Programme.”

The other notable element for Hardie is the activation of public spaces, with two retail areas at the podium level of both towers and pedestrian access between Browning Street and Edmondstone Street allowing a vibrant but personal, village feel around Arena. The aesthetics of the precinct are eye-catching, particularly the pool and timber deck area.

Hutchinson Builders were awarded the Arena Design & Construct Contract in May 2013. Hutchinson, a privately-owned company employing over 1,300 staff throughout Australia and New Zealand. They turn over \$1.3billion annually through a diverse portfolio, including commercial, residential, industrial, civil works and infrastructure projects. They build for government, retail, education, health/sport, resources and tourism sectors, and have particular skills in modular construction, with three modular factories. Hutchinson builders also have a strong commitment to environmentally sustainable development and showcase a number of Green Star builds.

For more information contact Hutchinson Builders, 584 Milton Road, Toowong QLD 4066, phone 07 3335 5000, fax 07 3335 5005, website www.hutchinsonbuilders.com.au

PAINTING PASSIONS

In 1951, would Bruno Sarri have imagined his grandson over 60 years later painting Brisbane's arguably most eagerly-awaited residential development? Sarri Painters is set to complete this November the interior and exterior painting and finishes on the Arena apartments.

Sarri Painters employs between 50 and 60 trade qualified painters on a permanent basis, and on average 20 were used for this project. Despite the cantilevered architectural design and chopstick columns providing numerous overhangs and complexities, Aaron Sarri (Bruno's grandson), said that there had been no particular challenges with this project. The company used primarily Taubman's paints.

Perhaps this is not surprising when you consider that Sarri have been previously engaged on such high profile projects as Brisbane International Airport, the Gallery of Modern Art, the Brisbane Supreme Court, State Library and Southbank cultural centre precinct. Beyond painting iconic public buildings, Sarri's experience extends to high rise residential properties, major construction projects, shopping centres, car parks and painting, finishing and preservation of sculptures and artwork.

Painting unusual public artworks might be a point of market differentiation for Sarri painters, but Aaron Sarri insists that what distinguishes their company is quality workmanship. "Attention to detail, quality control, and taking pride in the work we do" is core to Sarri Painters' business.

In an industry with such a visually evident product held up to scrutiny, Aaron Sarri identifies quality finish and old-fashioned service as key to Sarri's success. He considers that employing staff under wages, rather than subcontracting, promotes quality workmanship and allows Sarri Painters to allocate experienced painters to multiple major projects, whilst maintaining a reputation for outstanding quality.

The majority of Sarri's work is in and around Brisbane and is repeat custom. Sarri Painters are currently painting at Corso NorthLakes (Moreton Bay) and Circa Nundah Village (Brisbane).

For more information contact Sarri Painters, Unit 12, Windsor Business Park, 104 Newmarket Road, Windsor QLD 4030, phone 07 3861 1166, fax 07 3357 3155, website www.sarripainters.com.au



From Left to Right: Young Yip (CBRE), Barry Stephenson (Galileo), Paul Barratt (CBRE), Paul Marshall (Galileo) and Sisi Ye (CBRE)



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The team at CBRE Residential Projects shares a common passion for projects, an enthusiasm for quality, and a hunger for success on a daily basis. We enjoy what we do and we seek to align ourselves with developers who share the same passion for success in residential development. As an organisation, we pride ourselves on our enviable record of securing outstanding results, whilst maintaining a high level of market integrity.

CBRE owns and maintains the leading database of VIP buyers. Their sales team specialises in off the plan and project sales and all have an excellent understanding of off the plan buyer needs in order to facilitate a sale. CBRE employs 150 full time marketing and sales professionals in its residential project marketing business with sales executives trained in-house.

CBRE worked intimately with the developer, Galileo Funds Pty Ltd, and the project consultants including architectural firm Ellivo, to best align the product with the needs of the market at the time to maximise saleability and revenue for our client.

CBRE love working on projects that Hutchinson's are building as it provides our agents with information that gives buyers confidence. CBRE are proud to have sold a number of projects that are Hutchies built including Stage 1 of Circa Nundah, Arena South Brisbane and Metro Residences Chatswood.



CBRE Project Marketing's Brisbane Team is currently marketing Brisbane Skytower, Light and Co Apartments West End, Pure Spring Hill, Willow Kangaroo Point, Coorparoo Square, and Spice Apartments South Brisbane.

For more information contact CBRE, Level 3, 1 Eagle Street, Brisbane QLD 4000, phone 07 3833 9833, website www.cbre.com.au