

# STATE OF THE ARTISAN

Artisan Apartments located at South Brisbane has been given a unique feel, offering 66 one and two bedroom apartments across 10 storeys. Artisan will also feature a retail tenancy adjoining the building entrance to activate and animate the entrance.

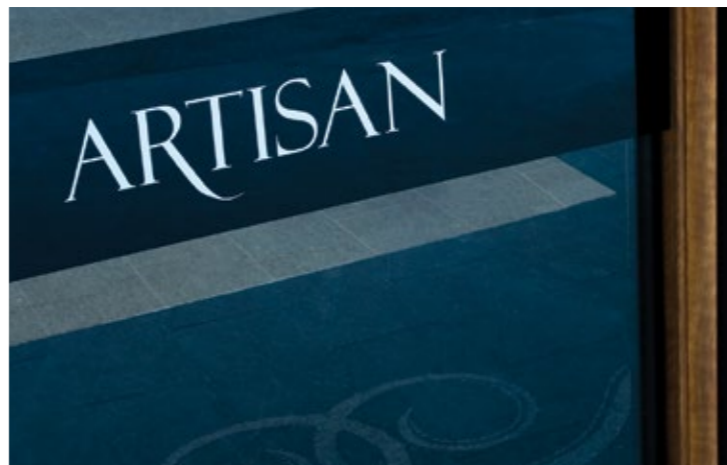
Proof Artisan Apartments was precisely what the South Brisbane residential market was after came well before completion, when every single one of the 66 contemporary apartments sold off the plan. Developed and designed by Aria Property groups, Aria's in-house architect Aimee Chamoun worked with Core Architects to create a design for the 10-storey project which maximises residential amenity and also enhances the urban streetscape with a ground-floor retail element.

The one and two bedroom apartments include northeast-facing podium and tower apartments with views over the city streetscape, with solid balustrades for balconies on the lower levels to deliver acoustic buffering and glass balustrades on upper levels to harmonise and lighten the tower form. Apartments to the rear elevation, with the southwest outlook, include a selection with vistas to Mount Coot-Tha and surrounds.

The development's amenities, including gymnasium, pool and barbecue area have also been located at the rear of the project, so as to minimise impact on the streetscape. This will also give a greater feeling of privacy for residents when using the facilities.

Both the adjacent buildings have a light facade palette, so Artisan was designed using a warm palette to give it an enhanced individuality. In materials terms this included the use of a mosaic-effect in a slate-blue tile to part of the retail facade at street-level, which also features extensive timber panelling, timber-framed bi-fold doors, and a 13m horizontal greenwall featuring bright florals in addition to lush greenery between the ground level and the first storey of residential apartments. The tiles continue as a variation in the facade, visually framing three podium levels of apartments, and the colour is echoed on the facade of the centre of the tower's street elevation.

CMF Projects undertook the construction, working closely with Aria and Core Architects to ensure Artisan Apartments was cost-effective to build, achieved a high standard in terms of quality of finishes, and was completed in time to meet the promised 2013 settlement for buyers. To the credit of all involved from inception to handover, this was achieved, with the first residents moving in well before the end of 2013.





## EFFECTIVE AND EFFICIENT

Effective Airconditioning Services Pty Ltd worked on the design, manufacture and installation of air conditioning for apartments and tenancy fit outs for Artisan Apartments. They also installed the mechanical ventilation and control systems for the car park exhaust system.

Effective Airconditioning Services Pty Ltd was established in February of 2004 and has 15 employees. The experienced team of air conditioning technicians, sheet metal workers, pipe installers and mechanical electricians met all the challenges of the project in a professional manner.

The company takes pride in its ability to provide for “the ever-increasing need for a reliable and professional air conditioning service company which can accommodate not only the installation needs of the construction industry, but also the ongoing maintenance requirements of the commercial, industrial and residential sector.”

“Over the past several years our company has grown from strength to strength within the industry, and has built a strong reputation based on our professional attitude and our consistent approach to achieving the highest level of customer satisfaction,” says Stephen Baird, owner director of Effective Airconditioning.

Other projects that Effective Airconditioning has been working on include the 56 apartment building ‘Vines on Russell’ in South Brisbane, Port of Brisbane Wharves 11 and 12, Morayfield Tavern, ‘Big W’ at Redbank, ‘O-Block’ at the Queensland University of Technology (QUT) and ‘Envisage’ Apartments, Swann Road, Taringa.

*For more information contact Effective Airconditioning Services Pty Ltd, 12, 29 Blanck Street, Ormeau QLD 4208, phone 07 5540 7630, mobile 0407 758 459, email stephenb@effectiveservices.net, www.effectiveairconditioningservices.com.au*

## CLIENT SATISFACTION

The Artisan Apartments project was a collaboration between CMF Projects and the Aria Property Group – with kitchen and laundry appliances sourced from Winning Appliances.

As Australia’s leading appliance specialist, Winning Appliances has vast experience in working with architects and designers on property developments to make sure that budget requirements are met and timelines are adhered to. A family-owned business since 1906, Winning Appliances has showrooms in NSW and QLD – offering an extensive range of the world’s best kitchen and laundry appliances. They also have their own fleet of delivery trucks as well as a team of experienced installation professionals who are fully licensed and insured.

Winning Appliances Commercial Division worked on the Artisan Apartment project, helping to ensure that the architect’s vision for the development was fully realised. Appliances were carefully selected to match the design aesthetic while also fulfilling a practical function. These included a stainless steel classic SMEG multifunction oven (SA561X-9), a SMEG black ceramic cooktop (SA611XC), and a

gorgeous new SMEG under-bench dishwasher (DWAU149XO). And in the laundry, a 4kg Omega clothes dryer (OCD40WA) was chosen to provide convenience and efficiency.

Not only does Winning Appliances have decades of experience, they also take pride in their single-minded focus on client satisfaction. Brad Street, Head of Commercial for Winning Appliances explained: “If the builders, developers, architects and designers are as happy with our services as the homeowners are with their new appliances, we have done our job right”.

“We always ensure that our deliveries are aligned with the required call up times to ensure a smooth workflow on site,” he went on to explain. “We are working with CMF Projects and ARIA Property Group on another high quality development Vine, in Russell St, and look forward to working on future projects together”.

*For more information, please contact Winning Appliances Commercial Division by phone: 1300 050 050, email: commercial.sales@winning.com.au or via the Winning Appliances website: www.winningappliances.com.au*

## ADDING STYLE, COMFORT AND VALUE

Stegbar Pty Ltd provided and installed its “Grange” series semi-frameless shower screens, frameless mirrors, glass splashbacks, internal robe shelving and ‘HIRO’ sliding robe doors in Artisan Apartments. Interestingly Stegbar, founded in 1946 by Brian Stegley and George Barrow in Melbourne, began as a company manufacturing clock cases and office furniture. The company now has 1200 employees and specialises in shower screens, wardrobe doors, internal shelving, mirrors, glass splashbacks, painted glass panels, windows and doors.

An innovative interior design element in Artisan Apartments was the use of Stegbar’s new ‘HIRO’ robe door system as room divider. This meant the doors were seen from both the front and back. The accommodation of a slimline tracking system and the use of a double sided panel system stimulated innovation in the door design. The room divider displays both the mirrored side of the door and a coloured panel insert at the back of the door. The ‘HIRO’ door also uses an innovative ‘quad’ roller system with rollers on the top and bottom of the door. This provides a smooth sliding action that is far superior to the traditional sliding robe door.

Stegbar says that, “The ‘HIRO’ system provides a myriad of panel insert options, using traditional mirror or virtually any colour on glass panels and timber laminates to allow maximum flexibility to the end user depending on their individual taste and décor options”.

Other recent or current projects Stegbar has worked on include Vine on Russell, a 56 apartment building in South Brisbane, Azure Blue Retirement Villages at Redcliffe and Carina and Urban Edge Apartments in Kelvin Grove, a 206 apartment development. Stegbar aims to “provide innovative, quality products with leading edge service, which add style, comfort and value”.

For more information contact Stegbar Pty Ltd, 6 Kingston Drive, Gaven Qld 4211, phone 07 55370888, mobile 0418780354, email paulgarrett@jeld-wen.com.au, website www.stegbar.com.au



## FOCUSED ON QUALITY CRAFTSMANSHIP

The distinctively creative exterior of Artisan Apartments gives a hint of the high-end style of the interiors, which feature bespoke joinery by O J Kitchens & Joinery. Their scope included the kitchens, vanities, feature shelving, linen internals, the BBQ common area, wall panelling, display cabinets, foyer and mailboxes.

O J Kitchens & Joinery take pride in producing the highest possible quality of workmanship, working closely with clients to develop customised solutions. At Artisan, some of the unique features of the joinery included concealed laundries, handle-free cabinetry and routed mailboxes crafted from compact laminate.

General Manager Bill Prole, Operations Manager Peter Morello, and Tenders Manager Nicola McLaughlin ensured the company’s skilled tradesmen would meet program milestones, and liaised closely with the supplier of the feature laminate selected for the project, to ensure sufficient stocks were procured from Europe in addition to the locally-available supplies.

O J Kitchens & Joinery design, fabricate and install custom joinery, panelling and architectural fixtures for common areas, foyers, kitchens and bathrooms using quality materials and highly experienced cabinet-maker’s skills. Their capabilities also include creating bespoke wardrobes, entertainment units, storage and display cabinets.

The company’s factory is equipped with the latest manufacturing technology including state-of-the-art CNC machinery to ensure they can meet short timeframes for large scale projects. O J Kitchens & Joinery will be moving to their new premises in 2014.

Established in the early 1980’s, O J Kitchens & Joinery was purchased by the Prole family in 1999 and is still a family owned and operated business. The company has a permanent full time staff of 16, with the capacity to increase staffing levels when required.

O J Kitchens & Joinery have completed projects for many of Brisbane’s leading architects and builders for residential, commercial, industrial and educational projects, including recently the complete joinery fitout of the 155 room Novotel Brisbane Airport Hotel.

For all their clients, O J Kitchens & Joinery deliver a level of finish and finesse which is second-to-none, ensuring high design standards are translated into excellent results.

For more information contact O J Kitchens & Joinery, 88 Frederick Street, Northgate, QLD 4013, phone 07 3868 2080, fax 07 3868 2083, email projects@ojkitchens.com.au, website www.ojkitchens.com.au