

ARCHITECTURAL VISION AND CONSTRUCTION EXCELLENCE

Grand design vision meets attention to the finer details in Brisbane's tallest building, Meriton's 243m Soleil Tower. The slender spire rising 74 storeys above the Brisbane River comprises 464 apartments, 33 commercial/retail suites and ten levels of secure underground car parking.

Designed by the internationally renowned DBI Architects, Soleil's design is a triumph of architectural vision and construction excellence, with a stunning and unique facade which incorporates 2.3ha of glass. The use of glass is an important design element, with all the apartments featuring floor to ceiling windows in living and bedroom areas, giving abundant natural light and sweeping views of the Brisbane CBD, river and hinterland.

Architectural elements have been used to give diversity to the slim, highly vertical base building design. These elements include horizontal perforated metal sunshade screens, a striking metallic element which contrasts with the translucency of the sky-reflecting glass. Incorporated into the facade exterior as groups of panels, the overall design impression created is a series of patterns which wrap around the building. Interspersed with these are vertical metal blades, which combine aesthetic form with environmental function, acting to disburse heat, increasing the thermal efficiency of the building.

As both the developer and the builder, Meriton have been able to focus on delivering the highest level of excellence of construction in materials and methods, selecting materials for their quality and for their environmental sustainability.

The high environmental goals for the project match the lofty views, with features including stormwater recycling for gardens; water efficient amenities and fittings; energy saving gas cooktops; energy saving lights and carbon monoxide monitor in the car park; and use of extensive sunshading to reduce heat loads.

Inside Soleil's gorgeous skin, Meriton have ensured residents can experience a level of well-being and lifestyle amenity which matches their surroundings. There is a 25 metre indoor heated lap pool, sauna, spa and a fully equipped gymnasium which overlooks subtropical balcony gardens. The recreation level also features a 12-seater theatre and conference room. An on-site care taker will be on hand at all times to ensure everything runs smoothly.

The diverse selection of 1, 2 and 3 bedroom apartments have varied floor plans, with a common design theme of freely flowing open plan spaces which maximise the views. The fit out of the apartments includes high ceilings with down lights, vitrified tiles, stone bench tops in the kitchens, extensive built in cupboards in the bedrooms, cabling for Pay TV and high speed broadband connections, audio intercom security systems, and individual reverse cycle air conditioning for each apartment.

For almost fifty years Meriton has been developing quality luxury apartments in Brisbane, Surfers Paradise and Sydney. Their approach of owning and managing the development process from the initial land purchase through to sales and leasing of the end result, has seen them grow into one of the largest property developers in Australia, with a resilient and solid business. It speaks volumes for Meriton's vision and resources that when other big ideas were sidelined by the GFC, Soleil and other high-rising projects moved steadily towards completion.

As a builder, Meriton has developed a long-term base of highly skilled and dedicated subcontractors, who can deliver the impeccable work standards their projects require.

And while Soleil is currently Brisbane's highest building, Meriton are far from resting on those laurels, with their next major multistorey project, Infinity, currently under construction. The Infinity Tower will top out at 249 metres, with 77 levels of apartments and 360 degree views of the entire Brisbane area.



SOLEIL MERITON

MAIN CONSTRUCTION COMPANY : Meriton
COMPLETION : November 2011
LEVELS : 74 storeys
ARCHITECTS : DBI Architects
PROJECT END VALUE : \$900 Million

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MICOS MAKE THEIR PRESENCE KNOWN ON SOLEIL

The pristine, captivating unitised curtain wall division; a product of the Micos Group, envelopes the entire exterior of the Soleil Apartments, adding an air of sophistication and grace to an iconic presence in the Brisbane CBD.

A wholly Australian owned company; The Micos Group is established on hard work, integrity, quality and loyalty since 1958, qualities ingrained throughout the business. Managed by second generation Micos' the company have a significant and loyal client base Australia wide and abroad, with a comprehensive network of concurring companies providing services with a passion for client satisfaction and service innovation. An unwavering track record of industry leadership and expansion propels their business to continually increase their service offerings and geographical mark on the industry. Consisting of four divisions; Micos dedication to providing the best is comprehensively permeated throughout all areas of the company.

A Sydney based business with state of the art machinery, a strong emphasis on quality control systems, continuous design development and frequent testing means Micos can ensure that all merchandise produced is flawless. They specialise in glass and aluminium facade solutions for high-rise residential aluminium windows and doors, high-rise unitised curtain walls, public works and architectural and frameless glass entries. Micos' offshore facilities cater to the major project market supplying the same extensive range of products abroad as they do for Micos Australia. The Micos Group also specialise in constructing project specific prototypes, inspected and approved by architects and facade consultants, meeting the exact requirements of any innovative Architect.

Micos understand the pressures of project management involved in undertaking construction projects and can assist in identifying and monitoring various areas providing quality assurance through to completion. They offer new techniques in custom build, custom design, and project specific materials and processes with a major focus on design development and room to room apartment separation through acoustic mullions. Their ability to productively satisfy the needs of clients on demanding

projects are industry known and the basis of their success as a thriving and quality business.

Micos provided superior skills on the Soleil project specialising in various aspects by offering expertise in Estimating, Design, Drafting, Procurement, Quality Assurance, Project Management, Installation, Research and Development.

This style of venture exhibits Micos's expertise in providing all glass, composite features, sunshades, handrails, operable windows, extrusions and the bespoke design of the entire facade.

Micos' forte in this type of development focussed on customised design and build from the concept stage to undertaking build ability advice, minimizing constructions delays, assisting with the design development and testing of the facade system. Total facade solutions, integrated features, sunshades, operable windows were all included in this assessment and build.

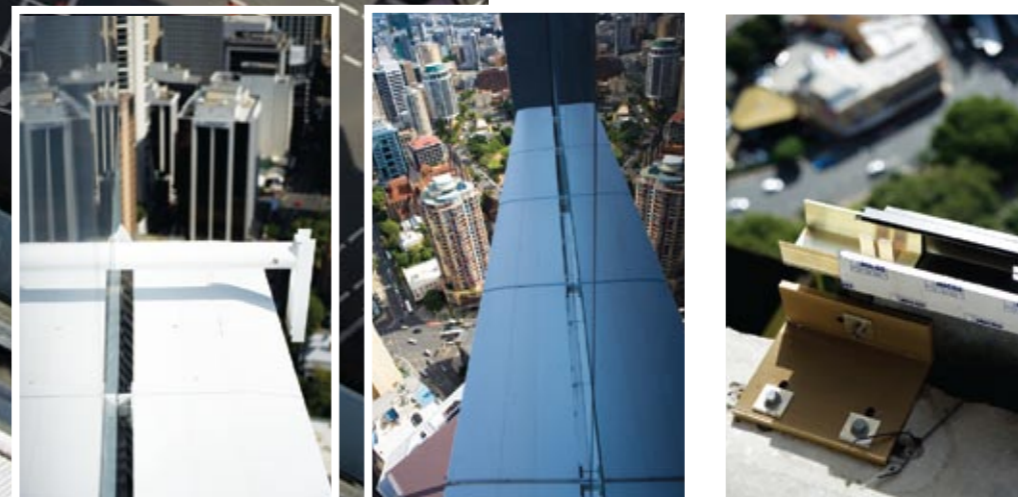
Though this project presented some unusual obstacles in the way of a compact site, lack of co-ordination of materials and installations due to restrictions of site materials handling, they were overcome efficiently and effectively by Micos, ensuring cost savings to the project. Maintaining the delivery and installation of the facades to the entire project within tight deadlines, to ensure following trades had continuity of work, also presented a problem but was overcome successfully.

The outstanding craftsmanship of the Soleil Apartments displays the accomplishments and extensive skill of the Micos Group necessary to finalise a structure of this magnitude and fortitude.

Though one, it is not the only project that the Micos Group have undertaken. They are currently working on other major developments around Australia;

In Canberra the Micos Group are constructing a 12 level commercial building incorporating structural timber mullions and transoms. Also in Melbourne Micos are developing a 40 storey residential building venture using aluminium windows and doors.

There is no end to the initiative and innovation of the Micos Group to implement, develop, undertake and finalise projects of this magnitude with finesse and style, an attitude of producing quality buildings are trademarks that guarantee their continued success.



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WIND PROOFING LOFTY VISIONS



For a slender tower such as Soleil, high winds could pose multiple risks to the structure and the occupants. Meriton ensured their landmark creation can withstand these forces, by engaging world-leading wind engineering consultancy, MEL Consultants.

MEL Consultants provided crucial expertise through wind tunnel optimised testing of structural wind loads and façade design pressures, which allowed the structural and façade engineering consultants to create a cost effective and efficient building. To ensure the accelerations of the tower were within the occupant comfort levels, MEL Consultants designed a tuned damping system for the tower.

Founded in 1981, MEL Consultants specialise in determining wind effects on buildings, structures and the environment. The company has developed an international reputation through many hundreds of consulting and testing activities, with their projects including some of the world's highest and longest structures.

MEL Consultants provides a wide range of wind engineering services, from model scale wind tunnel studies in its own large boundary layer wind tunnel facility to full scale measurements and analysis of buildings and structures.

They provide a broad spectrum of services, including analytical studies to predict wind loading, fatigue and probabilistic wind effects; studies of static and dynamic structural wind loads for tall buildings, long span bridges, towers and stadium roofs; façade and curtain wall studies to determine cost effective designs; design and development of tuned mass dampers for the control of accelerations and fatigue for buildings and structures; full scale studies and analysis of the response of buildings and structures to wind excitation; and wind tunnel studies of full scale prototype architectural features for vibration and acoustic response.

MEL Consultants also undertake environmental wind speed studies for pedestrian comfort and commercial viability of retail activities; and studies relating to dispersion of pollutants in complex urban canyons, including wind-borne emissions from power stations and chemical plants;

As experts in the field, MEL Consultants engage in an ongoing research programme, with their data and research outcomes being used in wind loading codes around the world. Their professional credentials include holding Chairmanship of the ISO wind loading standard. Essentially, MEL Consultants provide the knowledge which ensures that what goes up, cannot be blown down.

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PLASTERING SUPERIORITY FOR THE SOLEIL PROJECT

Nine years of expertise in the plastering industry providing exquisite finish and superb workmanship; OK Developments speciality was apparent on the major Brisbane CBD project, the Soleil Apartments that overlook the Brisbane River and ready access to the Brisbane metropolitan culture. Consisting of resort style facilities the Soleil Apartments owned by the Meriton Group, one of the largest property developers in Australia, comprise of 464, state of the art, cutting edge designed residential housing, spread over 74 levels. The Meriton Group are renowned for their quality apartments and use the best in their trades to maintain that reputation of providing superior accommodation. Also known for their commitment to environmentally responsible buildings, they align their projects to that value.

OK Developments provided 20 highly skilled staff for this colossal task of plastering all apartments; specialists in their trade to achieve the standard of quality in plasterboard finishing. Specialising in plasterboard supply and fixing, every skill was utilised in the Soleil project to preserve client satisfaction.

Presented with the challenge of overcoming a solution to find a way to lift material to higher Fbox and also waiting times, OK Development were able to resolve these issues with minimum downtime and cost to their client, an additional benefit to any potential customer.

Based in Dover Heights NSW their current and foremost project is in Arncliffe NSW.

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