

THE SPICE OF LIFE

MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : Rothelowman Architects
STRUCTURAL ENGINEER : ADG Engineers
CONSTRUCTION VALUE : \$70 million



Offering absolute river frontage, the \$70M residential Spice Apartments consists of two distinct towers above a Level 2 podium. Features include high quality fixtures, designer finishes and European appliances, plus expansive rooftop retreats in each tower with luxurious pools, outdoor kitchens and entertaining spaces.

South Brisbane has become one of the city's hot spots and it is therefore no surprise that it has attracted the attention of major residential developers and builders. The latest project to hit the market is the Spice Apartments built by Hutchinson Builders for developers KPG Capital. Positioned on a prominent riverfront site less than 1km from the Brisbane CBD and within easy walking distance to the Southbank cultural, theatre, education and entertainment precinct, Spice has sparked great interest from buyers vying to take a part of the action.

Hutchinson Builders has brought the project to fruition, with Site Manager, Dave Warner expressing confidence that all the residents will be delighted with the quality of the 274 stylish apartments with their unparalleled views of the river, city and Mt Cootha. "Spice Apartments represents another successful collaboration between ourselves as builders, the developer, clients and the architects. Hutchinson Builders places great store on these sound open relationships which go a long way to ensuring a successful outcome on any project," Dave said. "Hutchinson Builders had about 25 of its own employees on the site at any one time during construction."

No extraordinary challenges were thrown up during the building of the apartments which were in two towers of 14-stories each with the podium integrating both towers into one articulated built form. The towers feature expansive rooftop retreats for the residents including a luxurious pool, outdoor kitchen and entertainment spaces which enjoy panoramic views. Apartments sold include air conditioning to all bedrooms and living areas, flooring of either tiles, carpet or oak timber, quality ILVE stainless steel appliances, gas cooktops and an integrated dishwasher.

As well as the 274 apartments, there are four retail shops and four parking levels, two below ground and two above. Dave said one particular feature of the project was the installation of all Australian, locally fabricated kitchens. "It is often the case that the kitchens are imported so it was satisfying to have the Australian product installed in every apartment. At one stage we had

274 kitchens stored in the basement waiting for each unit to become available! They all fitted to the exact specifications which was a credit to the local contractor."

Hutchinson Builders is one of Australia's largest privately-owned building and construction companies. Established in 1912 it has over a century of service to the construction industry. It currently employs around 1,400 people and turned over \$1.6 billion in 2015.

Projects undertaken by the company include commercial and residential high-rise, mining and resources industry infrastructure projects, industrial, sporting, health, government, retail, education, hotels, clubs, tourism, civil works and modular construction, particularly student and resource sectors accommodation.

With its headquarters in Brisbane, Hutchinson Builders now has a network of offices throughout Australia that reaches from Cairns to Hobart, the Bowen Basin to the Pilbara, Sydney to Perth and Darwin.

The company's goal is to take Hutchinson's into its second century as a vibrant, contemporary and innovative construction company that maintains a healthy respect for traditional values and the proud heritage that has been meticulously crafted over a century. While Hutchinson's primary focus has been in Australia with the establishment of a presence on a national scale, it has also undertaken projects in New Zealand, Japan and Canada.

Dave said that Hutchinson Builders continues to grow and develop to suit the ever-changing economic and construction industry landscapes. "The company has many projects underway, but at a local level, we now turn our attention to the next big apartment project just down the road from Spice Apartments, namely the West Village development in West End. That will involve 1,300 apartments."

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

Landscaping | Construction | Design | Maintenance

LANDSCAPING LEGENDS

Quality landscaping is an essential input to creating a stylish apartment development. Penfold Projects is a progressive landscape design and construction company. It has a well earned reputation for delivering impressive landscapes and is producing landscapes that developers and potential buyers demand.

Spice Apartments South Brisbane, a newly completed development neighbouring the Brisbane River, is a fine example in which Penfold Projects can add to their portfolio.

Penfold Projects focused on soft landscaping elements to Spice Apartments' external podium gardens, rooftop gardens, external surrounds and streetscape. The lush planting of trees and understory plantings soften the buildings tiled courtyards, frame vistas towards the Brisbane CBD and Brisbane River, and most importantly create a sense of place where the occupants of the building will be able relax and enjoy Brisbane's outdoor lifestyle of alfresco dining, entertaining and relaxation.

Project Manager, Robert Moates said that the elevated rooftop position held no constraints for the Penfold landscaping team who are experienced in working on high-rise developments. "The majority of the project was installed by tower cranes and bags, telescopic belt conveyer and machines with bulk procedures."

At Spice Apartments the Penfold Projects team, consisting of horticulturists, designers and construction professionals have clearly collaborated to create a drought and wind tolerant landscape that is low maintenance, yet stylish. "We can transform any outdoor area into an urban sanctuary, a green space to work, relax, reflect and play," said Robert.

For 20 years, Penfold Projects has been involved in many of Australia's most spectacular and innovative landscaping projects, for a client base that includes large public companies, private enterprises, as well as state and federal governments. The Penfold Projects team of 120 skilled employees are committed to providing quality outcomes and offer a diverse range of landscape services.



PAINTING PERFECTION

Spice Apartments required a first-class professional finish to match the high-quality construction. None better to undertake this task than Sarri Painters, one of Queensland's most respected and reputable painting and decorating contractors.

The high-profile Spice Apartments situated prominently in South Brisbane on the riverfront, was painted on all external and internal surfaces by Sarri Painters, with some designer wallpaper application inside the apartments.

Owner and Director, Aaron Sarri said that only top quality Dulux paints were used throughout to ensure a durable, long-lasting finish. "We commenced work in January 2016 and finished in September, painting and decorating 274 apartments, the public spaces and the exterior of the building. We had an average of 24 tradespeople on site throughout that period."

With Spice being a 15-storey building, safety was also a priority. "All our staff receive appropriate work-safety training, including working at heights," Aaron said. "We have 100 employees who are vital to the success of Sarri Painters and managing their safety is a number one objective for the company."

Sarri Painters has an impressive record of quality painting and workmanship across multi-storey residential, commercial and public buildings, including the Brisbane Supreme Court, the Brisbane

International Airport and the Gallery of Modern Art. Current projects include the Southpoint Office Tower, the Gold Coast Private Hospital and the Sunshine Coast University Hospital which at the present time is one of the largest construction projects in the southern hemisphere.

With experience gained over 65 years since humble beginnings as a family enterprise, the Sarri name is synonymous with excellence, quality painting and workmanship. Sarri Painters has a commitment to the painting industry and is a longstanding and active member of the Master Painters, Decorators Association of Queensland.

"We have a very proud history and we continue to deliver the highest expectations of our clients through our professional team of employees," Aaron said.



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, email admin@sarripainters.com.au, website www.sarripainters.com.au

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