

# THE ART OF LIVING

MAIN CONSTRUCTION COMPANY : Maxcon Constructions  
ARCHITECT : Capital Commercial Architecture & MIMM Design  
STRUCTURAL ENGINEER : Adams Consulting Engineers  
PROJECT VALUE : \$70 million



Named for renowned Australian abstract artist Michael Johnson, the \$70M Johnson Apartments offer 180 statement residences above unique hotel accommodation in the vibrant Brisbane suburb of Spring Hill.

**The Johnson Apartments are the most recent addition to the Art Series Hotel Group.** The Art Series Hotels and residences, located in Melbourne, Bendigo and Adelaide, each pay homage to a namesake contemporary Australian artist through exterior and interior styling. Along with Michael Johnson's artworks, The Johnson Apartments immerse residents and guests in the world of the aesthetic through in-house art libraries, a dedicated arts channel and arts tours.

Maxcon was trusted with the task of revitalising a heritage-listed building to bring The Johnson Apartments to life. Originally designed in the 1960s by eminent modernist architect Dr Karl Langer, the former Mains Roads Department building was, at its completion, the tallest concrete office building in Queensland.

As Maxcon Project Manager Aris Margaritis explains, one crucial focus of the design phase was "maintaining the original design intent and working with multiple stakeholders whilst embracing the original heritage of the building."

Spanning 16-stories and 20,000m<sup>2</sup>, The Johnson Apartments comprise a combination of concrete structure and curtain wall façade. The 180 residences are fully furnished and serviced, offering the luxuries of a hotel to long-stay residents. The development includes 19 penthouses, 82 open-plan apartment style hotel suites, conference and events facilities, retail office precinct, gymnasium, a 50m Olympic pool designed by Michael Klim, an outdoor entertainment area and heritage landscaping.

"The biggest challenge was suspending a 50m Olympic Swimming Pool on the 5th floor," Aris says. The open-air lap pool, known as "MK50", spans almost the length of the building and is complimented by a recreation deck with spectacular northern views over Spring Hill.

A family owned and operated company, Maxcon has specialised in the commercial and residential construction sector for over 10 years. The company's diverse portfolio includes apartment complexes, hotels, restaurants, bars, shopping centres and serviced apartments on projects ranging from \$15 – \$180 million.

Maxcon's management of projects is undertaken to a rigorous benchmark that has earned the company prestige amongst its clients and industry competitors. Every project is lead by a founder of Maxcon with a carefully selected team of personnel.

As a result of its project management practices, Maxcon's projects are delivered prior to the scheduled date of completion and under budget.

Intimately involved at every stage of the project, Maxcon's approach to management ensures a host of benefits including stringent construction programming, precise planning and goal setting, quality control measures and standards, budget control, strict and thorough coordination of trades, development of affiliations and the building of positive rapport with consultants, local municipal authorities and vendors.

Maxcon delivers to the highest standards on both Design & Construct and Construct Only projects. Possessing the depth of knowledge and experience to develop innovative solutions for clients, Maxcon's in-house design facility also facilitates cooperative liaison with external consultants to ensure the efficient evolution of problems into outstanding results.

Integral to all of Maxcon's operations are the values of integrity, diligence and virtue. These values are upheld throughout the Maxcon team and instill clients with security and confidence during the construction of their projects. Regardless of a project's size, Maxcon guarantees an equal commitment to ensuring a client's needs are met on time, to specification and within budget.

Currently, Maxcon is delivering The Chen, a \$172 million mixed-used twin tower development in Box Hill. The Chen features 516 apartments, 100 hotel rooms, a gym, Level 24 pool recreation deck, four restaurants plus a high-end Yum Cha restaurant on Level 1.

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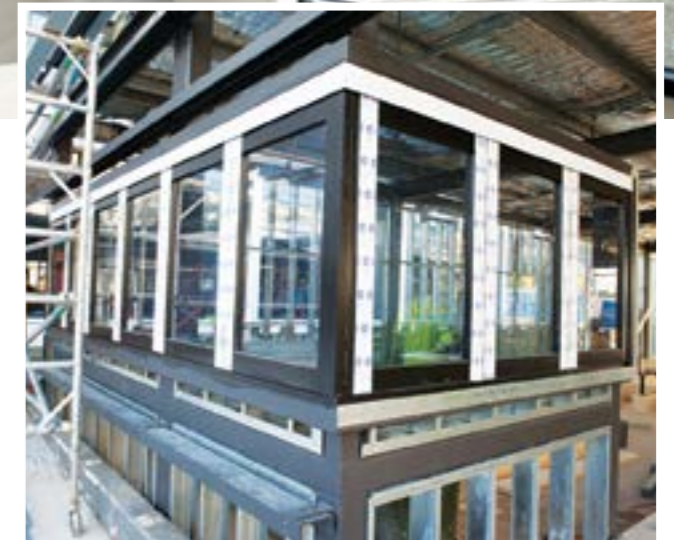
## GLAZED TO PERFECTION

**Specialising in performance and commercial façade glazing, Yatala-based Queensland Façade Systems delivered on The Johnson Apartments project with custom solutions from innovative new products.**

Queensland Façade Systems completed the glazed aluminium windows and doors on the façade of The Johnson Apartments. "As it was an established building, once the internals had been demolished we installed a new façade on the building," describes Gavin Budd, Co-Director, Queensland Façade Systems. "We used a number of new products we hadn't used before."

The Johnson Apartments feature larger than normal opening windows that utilised a new product by Aluminium Industries distributor Edge Aluminium. "It is a single panel 1,600mm x 1,600mm," Gavin explains. "The product uses multi-locking and is heavier, allowing it to open." Queensland Façade Systems also made use of a new swing door system by Capital that contributed significant benefits to the project. "The method of putting it together reduces labour and cost," says Gavin.

Queensland Façade Systems specialises in the design, manufacture and installation of custom designed external façades, shopfronts and glass and aluminium projects. Experts in performance façade glazing, the experienced team from Queensland Façade Systems can produce the ideal solutions for high rise residential projects constructed in high acoustic zones or with high wind loads. "We look at all sorts of



criteria with respects to performance – wind loads, acoustic levels, thermal and water resistance," Gavin explains. "We are very good at knowing those things."

As well as manufacturing high quality products, Queensland Façade Systems prides itself on delivering to the satisfaction of its clients. "As a Tier-2 fabricator, we are able to offer a more personalised and specialised service," says Gavin.

Queensland Façade Systems is recently working on Rhapsody at Surfer's North, a 40-storey residential development, and is currently completing FV Gurner, two residential towers of 25-stories, featuring 27,000m<sup>2</sup> of glass with glazing inside and out.

**For more information contact Queensland Façade Systems, 36 Computer Road, Yatala QLD 4207, phone 07 3380 1000, fax 07 3380 1001, email enquiries@qldfacades.com.au, website [www.qldfacades.com.au](http://www.qldfacades.com.au)**

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## SET IN STONE

The floor and wall tiling experts from Set Tiling pride themselves on delivering a professional and client-focused service. Specialising in all aspects of commercial tiling, they recently displayed their capabilities for delivering high quality results within challenging time frames on The Johnson Apartments project.

Contributing a team of 22, Set Tiling tiled all the bathrooms in the 180 residential and 82 hotel apartments of The Johnson Apartments as well as the patios and the contemporarily-styled ground floor entry.

With the development consisting of the refurbishment of an existing building, the primary challenge facing Set Tiling was the restricted time frame imposed by the project. "We got it over the line pretty quick given the time restraints," says Daniel Wilson, Project Manager, Set Tiling.

Delivering outstanding results within a demanding schedule requires the high level of professionalism and skill that Set Tiling brought to the project. "We had expertise and managerial experience on site – an experienced foreman and high quality workers," Daniel explains.

Expertise and experience were the foundations upon which Daniel Wilson and co-founder Steve Baird established Set Tiling in 2011. Over the past five years, they have successfully expanded and now maintain a team of 55 high calibre employees.



Set Tiling delivers to the needs of every project with a focus on strengthening client relationships with builders. "We work well with the principal contractor," says Daniel. "And we do everything we can to meet budget and time restraints."

Set Tiling has recently completed works for the Moreton Bay Rail Link as well as for the award-winning Stella Maris Church in Broadbeach. They are currently working on the Belise Apartments, a residential tower of 228 apartments in inner city Brisbane and is about to commence on Stage 6 of the Hamilton Reach in Hamilton, Queensland.

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