


# SHOWCASE

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AWARD-WINNING BUILDING 2016





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# Industry's crowning awards



**W**elcome to the 2016 Master Builders Brisbane Housing & Construction Awards winners' magazine.

The awards program is widely known as the industry's crowning awards. They play a vital role in promoting and showcasing excellence, both amongst the industry and in the wider community. They also allow the amazing entrants to take pride in their work and celebrate their successes and the professionalism and craftsmanship that is on display.

Each year the program attracts hundreds of quality entries from across Queensland and the standard we have seen this year is no exception – it is incredible and demonstrates the impeccable talent and expertise of our industry.

The Housing & Construction Awards provide an opportunity to recognise this talent, and it is great that, after 29 years, they continue to be sought-after by the state's top builders and tradespeople.

The range of projects published reflect the high standards and exceptional skills of our region's Master Builders. Judges scrutinised the winners featured here based on criteria such as quality of workmanship, degree of construction difficulty, external appeal, siting and aspect, and amenities and aesthetics.

It is a promising sign for the building and construction industry to have so many quality winners. Each winner has put their business, product and workmanship under scrutiny as part of an extremely competitive process.

For home owners considering a new home,

renovation or addition to an existing home, there is sure to be some inspiration among these pages. For the commercial sector, these projects display commercial builders with specialist staff, contractors and consultants who provide professional services to their clients.

For more than 130 years, Master Builders has been the go-to peak industry association representing building in Queensland. We have long been a passionate industry authority, representing the interests of our members and the broader industry. We are also the number one source of practical and relevant information, and have helped thousands of builders and trade contractors to operate professional and profitable businesses that deliver superior quality outcomes to their customers.

The outstanding craftsmanship on display as part of the Master Builders Housing & Construction Awards program points to the important role Master Builders plays in promoting excellence within the industry.

The high quality of work achieved by our members highlights our commitment to equipping members with specialist advice and professional services, which in turn helps members to provide unmatched workmanship and attention to detail.

On behalf of Master Builders, I thank all winners for supporting the Housing & Construction Awards program and wish them all the best.

**Grant Galvin**  
Master Builders CEO

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# adding the **WOW FACTOR**

The House of the Year bears the hallmarks of quality finishes and modern elegance

**W**ITH more than 35 years of experience in the building industry, it was an easy decision for one family to entrust Gala Homes with reinvigorating their home.

Gala Homes worked closely with the client to create structural focal points and design, unifying class with contemporary style.

The Allen residence, named this year's Master Builders House of the Year, has set the standard for custom luxury homes in Cornubia.

The modern geometric facade and timeless fawn colour palette exudes elegance, while Zen-style landscaping completes the look.

Built on a sloping 4800m<sup>2</sup> block, the low-set home maximised living space after increasing in size from 877m<sup>2</sup> to 921m<sup>2</sup> during construction.

Gala Homes director Steven Ide says the client felt their home lacked 'wow factor' and collaborated with the team to introduce new style concepts.

"The client felt they had progressed from one level of their build to the next and asked us to work with them to ensure the detailing reflected that," Steven says.

"They asked for our input throughout the project's duration and each room and finish was custom-selected."

As soon as you enter the 3.6m-high pivot entry door, the result can be





A major point of difference with us is customisation. We incorporate the client's vision and inspiration during the process.

summed up in one word – wow.

The wide foyer features floor-to-ceiling cavity sliders to the adjacent rooms, with custom joinery and backlit bulkheads throughout. Each room seems more magnificent than the last with different floor finishes, textures, wall styles and even ceiling features that seamlessly blend together to appeal to the eye.

The property boasts five unique bedrooms, seven bathrooms, open-plan living area, fireplace with a floating seat, two fitted-out laundries, office and study.

The fully-equipped galley kitchen with butler's pantry comprises stylish storage solutions, as well as an overlapping marble benchtop that adds a visual point of interest.

Entertaining guests easily extends outdoors with a huge integrated alfresco area, separated by an 11 metre Windsor stacking sliding door that disappears into the wall space.

Views to the lap pool and spa combination are unobstructed with glass fencing, complete with pool house and sauna.

Gala Homes also incorporated little luxuries to take the project to the next level, including a gym with floor-to-ceiling mirrors, a cellar, a six-car garage, two-car carport, granny flat and music room where the family's piano takes pride of place.

The project culminated in the



integration of smart technology to automate the home and make everyday living a breeze.

Steven says Gala Homes prides itself on going above and beyond the line of duty to ensure that the client is satisfied with the project. The team liaises with the client every step of the way, while streamlining the process to deliver the project efficiently.

"A major point of difference with us is customisation," Steven says.

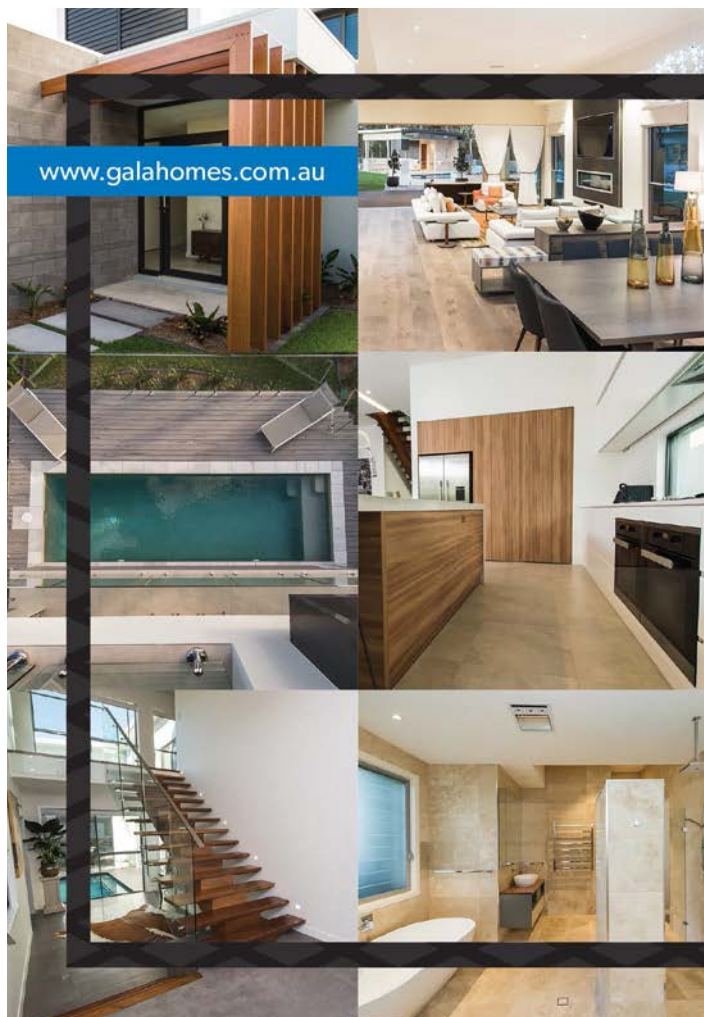
"We incorporate the client's vision and inspiration during the process, from colour selection through to the actual build.

"As a builder, we're very client-focused with open communication and on-site meetings with the owners."

The Allen residence is one of three projects that Gala Homes has entered into the Master Builder Awards this year.

The others are a two-storey house in Ascot and a custom two-level house at Royal Pines Resort on the Gold Coast.

The 2016 House of the Year project also marks another successful year for Gala Homes, after it was awarded Individual Home over \$2 million for the Scott residence last year.



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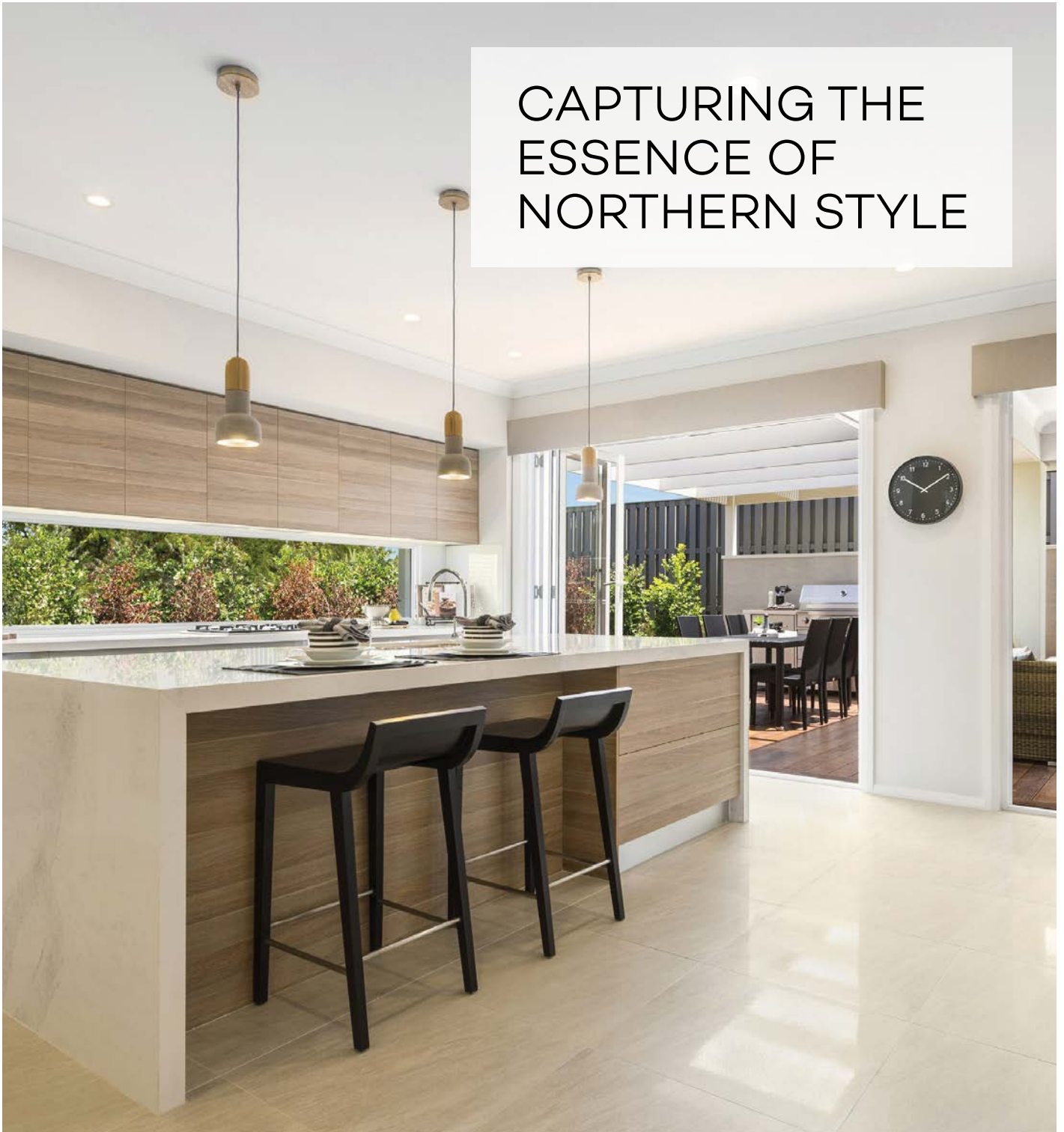
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CAPTURING THE  
ESSENCE OF  
NORTHERN STYLE



# Queensland

crowd pleaser





WINNER

**McDonald Jones  
Homes Pty Ltd**

President's Award

 Display Home  
 \$251,000-\$300,000

**B**EFORE building the perfect family home, one must first understand the market.

This remains one of McDonald Jones Homes' (MJH) mantras as the NSW-based builder continues to make its mark in Queensland.

While MJH might be a newcomer to the state, it has wasted no time in pleasing the crowd with new designs to suit the complete variety of land blocks and homeowners' needs.

These new designs include the Oasis 35, a home which has quickly become MJH's bestseller throughout the state and earned the prestigious President's Award for 2016.

Queensland manager for sales at MJH Vincent Klein says the Oasis 35 based at Rochedale is one of MJH's most versatile projects, inspired by feedback from both clients and staff.

"We took a good look at the Queensland market before we established here, and we did a number of surveys here for what people wanted to see in a house," says Vincent.

"The Oasis was designed to formulate the results from those findings."

Vincent says the four-bed, two-bath and dual-style living floorplan with



the master bedroom connected to an outdoor alfresco was the ideal starting point for the Oasis.

From there, the 313m<sup>2</sup> design provides a home theatre, children's activities area and study nook alongside generous living and dining spaces.

"One of the things that Queenslanders in particular love about the Oasis is the master room which walks out onto the alfresco area," says Vincent.

"There's also very little wasted space within the home, and I think it's that level of practicality which separates our designs from others."

Beyond the bricks and mortar, Vincent believes one of the best features of any MJH home, including the Oasis, is the way that it captures the essence of true Queensland living.

MJH has entered three other projects from the Rochedale display village into the awards this year, including the affordable double-storey Barossa 38 - a home ideally suited to the budding family.

MJH has also taken out the 2016 Display Home \$251,000-\$300,000 award for its Esperance display, a grande family home which embodies all the quality architectural features and elements of acreage-style living.

The company currently has a number of homes on display at villages in North Harbour, Yarrabilba, Rochedale and Upper Coomera, and at Bells Reach on the Sunshine Coast.



There's very little wasted space within the home, and I think it's that level of practicality which separates our designs from others.





## Family home gets the Norcon touch

**T**HIS family home has received a major upgrade under the expertise of Norcon Building & Constructions.

The five-month project at Windsor involved a double-storey extension at the back of the property to maximise utility and storage space.

The house's existing features have been maintained, while additions include a main bedroom, laundry, two bathrooms, second living area and swimming pool in the backyard.

Clever design features have opened the living spaces even further, complete with contemporary style that will stand the test of time.

Norcon Building & Constructions director Luke Phillott says the successful outcome of the project speaks for itself, with several clients being invited to tour the house and



see the product first-hand.

"We try to get our clients through one or two properties we have completed, on the proviso they'll let others visit once its completed," Luke says.

"It's a great system to build confidence with people during the early stages, so they can see the craftsmanship from the get go. It's always nice of people to let you tour their house.

"The clients were extremely happy at the end of the day and the project had the whole street talking."

### WINNER

**Andrew Pty Ltd T/A  
Norcon Building &  
Constructions**

Home Renovation /  
Remodelling Project  
\$276,000 – \$575,000

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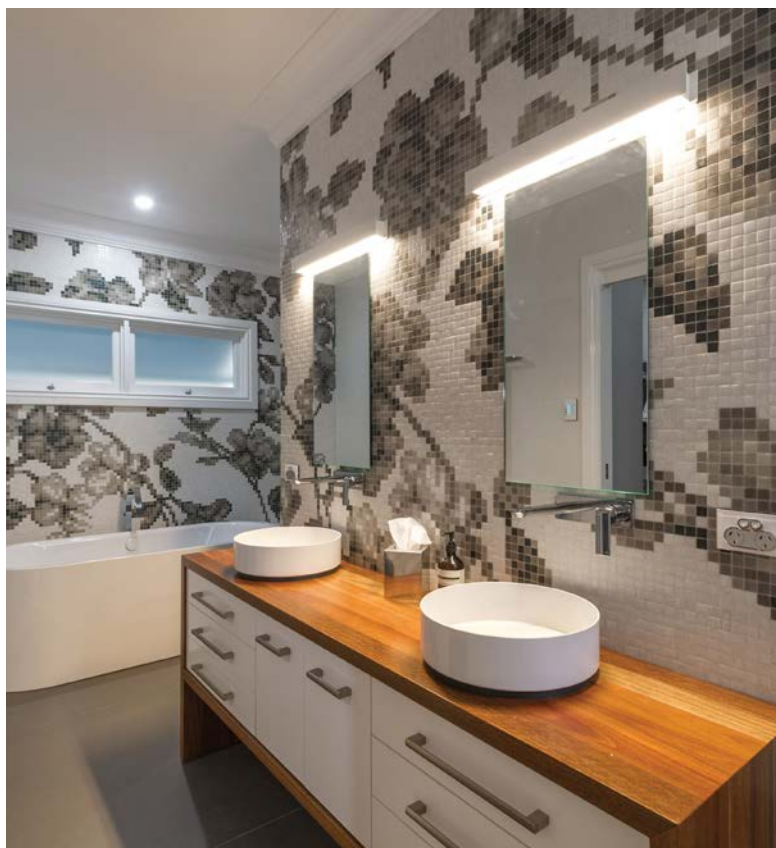
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# Twenty-first century tradition

Fancy a Queenslander home with modern Hamptons charm among the gumtrees? Look no further than Corella Construction.



**S**INCE establishing Corella Construction four years ago, Craig and Ella Brown have delivered and renovated a multitude of homes on time and within budget across Brisbane.

Corella Construction specialises in updating Queenslander homes to the highest standard while remaining faithful to the Queenslanders tradition.

Corella's portfolio includes renovating a pre-1946 Ashgrove Queenslander in Bardon into a superb residence, complete with an indoor lift and resort-size glass and concrete pool that has to be seen to be believed.

This outstanding renovation included lifting, restumping and reconfiguring the existing dwelling to extend existing levels, as well as the addition of a spectacular third level. The result is a Hamptons-style build with uniquely Queensland touches.

"The lift shaft is very intriguing, given that you don't often see the mechanical workings of a lift in a residential home," says Ella.

"It could have ended up looking quite industrial, but it works with the traditional fitout of the Queenslander."

"The tiling is most impressive, with mosaic tiling features throughout the house and the pool, and the lift shaft is finished with subway tiles to

provide clean lines that fit in with the traditional feel."

Corella Construction took tradition to another level again with its recent Indooroopilly project.

Another western suburb known for its old-school charm, the new build looks at home in leafy surroundings steeped in tradition.

In keeping with character of the homes in the area, the front of the house was built in an old, traditional style.

"This was a very unusual project in its blended approach for a new build. The client loved old styles as much as contemporary styles, so the home was all about finding a blend between the two," says Ella.

"About halfway into the house, everything takes on a completely modern feel. I love the design and the glass expanse at the back of the house - something that changed during the course of construction to adapt to the client needs."

Both the Bardon and Indooroopilly projects were delivered in nine months almost simultaneously - the view from the top well worth it, soaking in the Brisbane river from an Indooroopilly cliff face and the city skyline from a Bardon masterpiece.

## WINNER

### Corella Construction Pty Ltd

Home Renovation /  
Remodelling Project over  
\$1 million

Best Residential  
Swimming Pool

Rising Star





**S**EASONED northside builder McLachlan Homes opened its first display home on the Sunshine Coast in Mountain Creek Estate in 1997.

The company now builds more than 100 new homes each year.

Nestled in Burpengary's North Harbour Estate, just minutes from Caboolture River, is one of McLachlan's latest, The Cashmere.

McLachlan Homes claims The Cashmere is lifestyle living at its finest, with the home offering all of the benefits of an open plan with maximum comfort.

In keeping with its coastal surroundings, The Cashmere functions as both a sanctuary and entertainer.

Through the timber front doors, a spacious entry separates the master retreat from another three bedrooms and media room.

The centre stone of the home is an atrium water feature, a tranquil haven next to the living areas.

Built as both a retreat and entertainer, The Cashmere includes feature corner stacking doors that open up to a timber-decked alfresco area and veranda by the modern pool's edge.













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**O**VER the past decade, Robert Hunter has made a name for himself by constructing high quality residential and commercial properties for others.

His latest project, however, has been more of a personal labour of love.

Robert led the full design and construct of the Hollywood project, to create the forest-nestled Capalaba country residence that the Hunter family now calls home.

Robert's wife Marisa also spearheaded the project, adding a winning combination of style and colour consultancy to the outstanding end result.

For the team's achievements on the Hollywood home, Hunter Builders was named this year's best Individual Home \$451,000-\$550,000.

The beginning of the four-month-long process involved clearing a full acre of trees and preparing the land, with special attention paid to bushfire management reports and restrictions.

From there Robert and his team built a stunning home from the ground up.

The Hollywood home showcases an array of stunning features including a kitchen with black tapware and spotted-gum splashbacks, an 80m<sup>2</sup> outdoor entertaining area with pizza oven, a fully self-contained granny flat and a spacious living room complete with Italian-tiled fireplace.

The front entrance to the home also



exhibits a unique lava stone feature, carved from the stone of a volcano.

Robert says the quality of work his team put in to the Hollywood project was second to none, especially on the more challenging elements which included the polished concrete flooring with mirror inset.

"We are extremely happy with the outcome; it's definitely better than we had imagined," says Robert.

"There were plenty of challenges during the build, like the concrete

polishing which was a mini project in itself.

"We had to pour the concrete and seed the mirror into the slab, so that when we polished and ground back it would give that industrial look we were going for."

Robert is looking forward to putting the final touches to his home in the coming months.

He says business has been strong in 2016 and he hopes to close out a record year.





No matter what you are planning to build – a home, a commercial shop or an entire development – you can trust us to handle every stage of the process with professionalism.

*- Robert Hunter*

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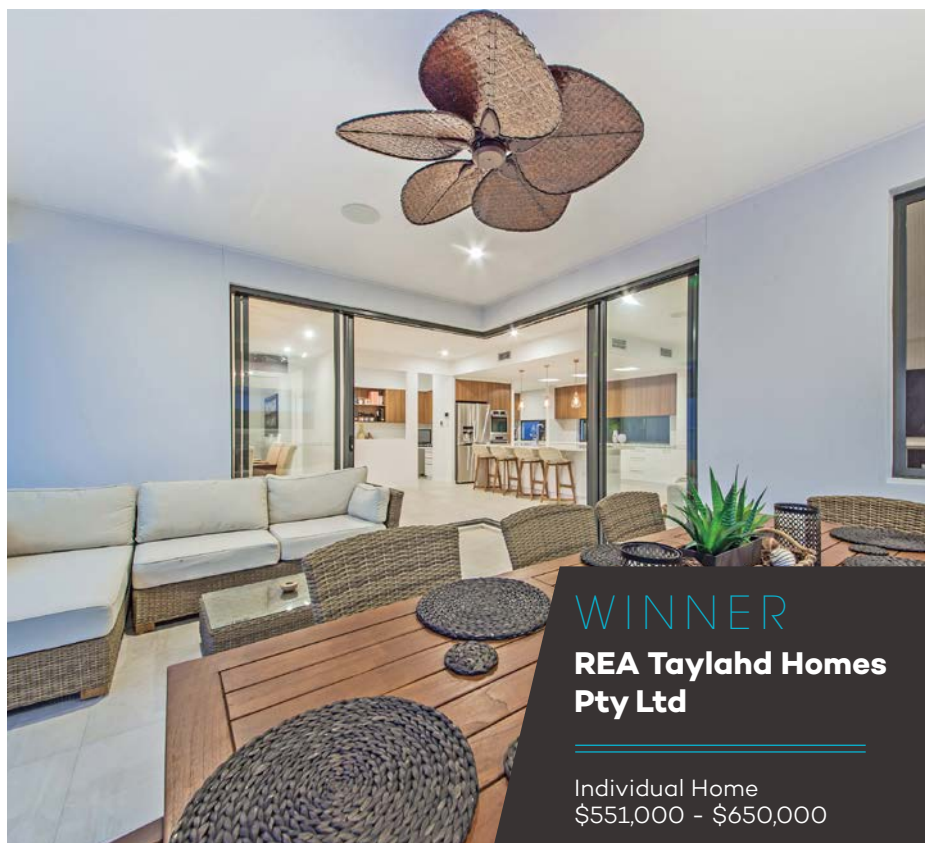


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## DELIVERING A TOUCH OF CLASS



WINNER

**REA Taylahd Homes  
Pty Ltd**

Individual Home  
\$551,000 - \$650,000

**R**EA Taylahd has delivered its newest masterpiece at Thornlands - a contemporary-style haven with a touch of grandeur.

An open void entrance and open-plan entertainment space throughout gives the home a luxurious feel, while still maintaining a cosy and warm essence.

Powered by a 6kW solar power system and a Stiebel Eltron Heat Pump, the economical nature of the home is only matched by its style.

REA Taylahd director Michael Mrowka is proud of his team's work on the Thornlands project.

"Major thought and planning goes into each aspect of the homes we build in order to maintain our unique design, style and quality, and 7 Nadine Crescent is no exception," says Michael.

The Thornlands home was built for a family of five, in search of their dream home.

In addition to the main home, Michael and his team delivered a massive outdoor living area with built-in music entertainment, outdoor kitchen and stylish pool.



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**REA**  
TAYLAH'D HOMES

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## Clever design shows size doesn't matter

**O**FFERING flexibility while maximising small spaces, Perry Homes has created a winning display home in Deebing Heights.

The building company spent 12 months researching greater Brisbane and anticipated major growth in the developing suburb compared to the east and west of the CBD.

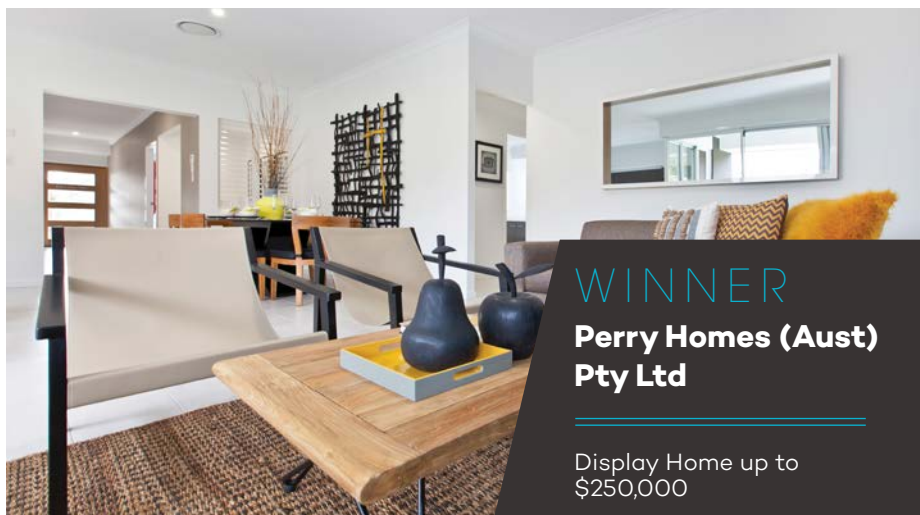
With a significant amount of land being released in Deebing Heights, Perry Homes developed the concept of Avalon 226 to accommodate a growing family.

The display home features four bedrooms, a separate media room, study, gourmet kitchen and an open-plan living area.

Perry Homes executive Kaye Durre says the design was chosen based on the needs of prospective buyers and the size of the block of land.

"With many developers now trying to achieve maximum lot ratio, there is high demand for homes which fit narrow lots," Kaye says.

"It has been a challenge to design



### WINNER

**Perry Homes (Aust) Pty Ltd**

Display Home up to \$250,000

a home which features all the requirements of the discerning client at a price which is both affordable and represents fantastic value," she says.

"Perry Homes has now designed a number of different plans which meet this criteria, with most having a number of different features to cater for individual needs."

Kaye says the company's Avoca 229 display home in Thornlands has also been generating interest, with flexible design making the most of a narrow lot.

"Both of these display homes have received an extensive number of visitors all interested in the new designs released by Perry Homes," she says.

"While Perry Homes has received many housing awards in past years, it is always the complete satisfaction of our clients and their willingness to refer our company to their family and friends which is the most rewarding."

Perry Homes has been synonymous with building quality homes with an exceptional standard of finish across Queensland and NSW for more than 25 years.

Perry Homes is synonymous with quality built homes with a wide range of lifestyle options.

There are more than fifty single, split level and two storey plans in the Perry Homes portfolio and most offer a number of variations to cater for individual needs. These plans have been designed to suit flat and sloping land, varying from small courtyard lots through traditional and up to acreage blocks. Perry Homes is also happy to work with clients to draw a custom design, to ensure they get exactly what they want.

Proudly celebrating 25 great years of multi award winning designs and construction excellence.

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## Modern living meets suburban style

**C**OMMAND Building Services has struck the perfect balance between modern facilities and traditional charm.

Built in 1929, the Queensmill has become an institution among locals with Prince Charles rumoured to have dined there during his formative years.

It's easy to see how the Queenslander was fit for a royal, featuring stylish architraves, wooden tongue-and-groove walls, solid wooden floors and ornate cornices and ceilings.

The new owners enlisted Command Building Services to return the property to its former glory, with the builder making a name for itself in renovations, restorations and new builds across south-east Queensland.

The Queensmill was stripped to its core and given a new lease on life over eight months, with its original features beautifully restored.

The task was no easy feat for



Command Building Services, which managed specialist equipment to excavate underneath the property, plasterers to revive deteriorating fixtures and replacement plumbing and electrical work.

The renovation transformed the three-bedroom, one-bathroom house into a dream family home with five bedrooms, three bathrooms, two kitchens plus dining, living and study.

The result is a seamless flow from old to new.



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# Building a sense of family

**W**ITH a construction portfolio spanning education, hospitality and tourism, Stokes Wheeler was the perfect choice to develop an aged care facility with a resort-style atmosphere.

Jeta Gardens Residential Care Facility in Bethania has been built to foster a sense of community among residents, catering to 72 beds across three levels.

Each level comprises two separate wings with a total of six 'homes' – each equipped with kitchen, dining area, lounge and balconies.

The project also encompassed a range of extra services for Jeta Gardens, as well as administration offices, reception, cafe, function rooms and a hairdresser.

Stokes Wheeler utilised a combination of external surface finishes which blend seamlessly,



including exotic cladding, metal wall claddings, rendered surfaces and feature metalwork.

The contemporary design extends indoors with earthy and dark tones, soft furnishings and window coverings adding to the homely feel.

The result is welcoming and timeless, ensuring quality of life for the community in the future and making Stokes Wheeler a deserving winner this year.

WINNER

**Stokes Wheeler Pty Ltd**

Community  
Accommodation for Aged  
Care and Nursing Homes



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# Office achieves work-life balance

**W**ITH the odds stacked against them, Fitco (Trading as Innovare) overcame a number of construction challenges to deliver an office any business would be proud of – and one most would even like to call home.

The Place Bulimba showroom sales office combines the elegance of a luxury home within a thriving real estate agency.

After being awarded the tender to give the property a facelift, Innovare discovered several faults which escalated the original plan.

The project management company had to repair the drainage, replace the roof, relocate internal structures and upgrade the electricity system within the same timeframe.

The result is an entrance which wouldn't be out of place in a multimillion-dollar home and which transitions into a modern back office that fosters collaboration.



Innovare's Duncan Patterson says by utilising its network of preferred subcontractors the project was delivered ahead of schedule and without sacrificing quality.

"We specialise in upmarket projects in the residential sector which works well with high-quality office fitouts," Duncan says.

"We are fortunate enough to have a great group of employees that go above and beyond to deliver a standard even the client wasn't anticipating."

The upmarket showroom sets a new benchmark for standard real estate offices, equipped with a galley kitchen, welcoming boardroom and open-plan waiting area with fireplace. This emulates Place's reputation as a leader in prestige property.

Duncan says the response to the finished product has been overwhelmingly positive, with recognition from Place clients, competing real estate agencies, other builders in the industry and Bulimba locals who wish 'it was their house'.



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# Enhancing the community through construction

**F**ROM refurbishments to large-scale commercial developments, no job is too big or too small for Astute Projects.

The building, construction and project management company has become a leader in delivering custom projects across Australia, notably including Bee Gees Way and the Old Redcliffe Fire Station.

Astute Projects worked closely with Moreton Bay Regional Council to produce a memorial in honour of where it all began for the famous pop group.

Bee Gees Way features a cantilevered structural steel display spanning 50 metres along the walkway, as well as glass panelling, high-end LED lighting and speakers for a musical light show in the evenings.

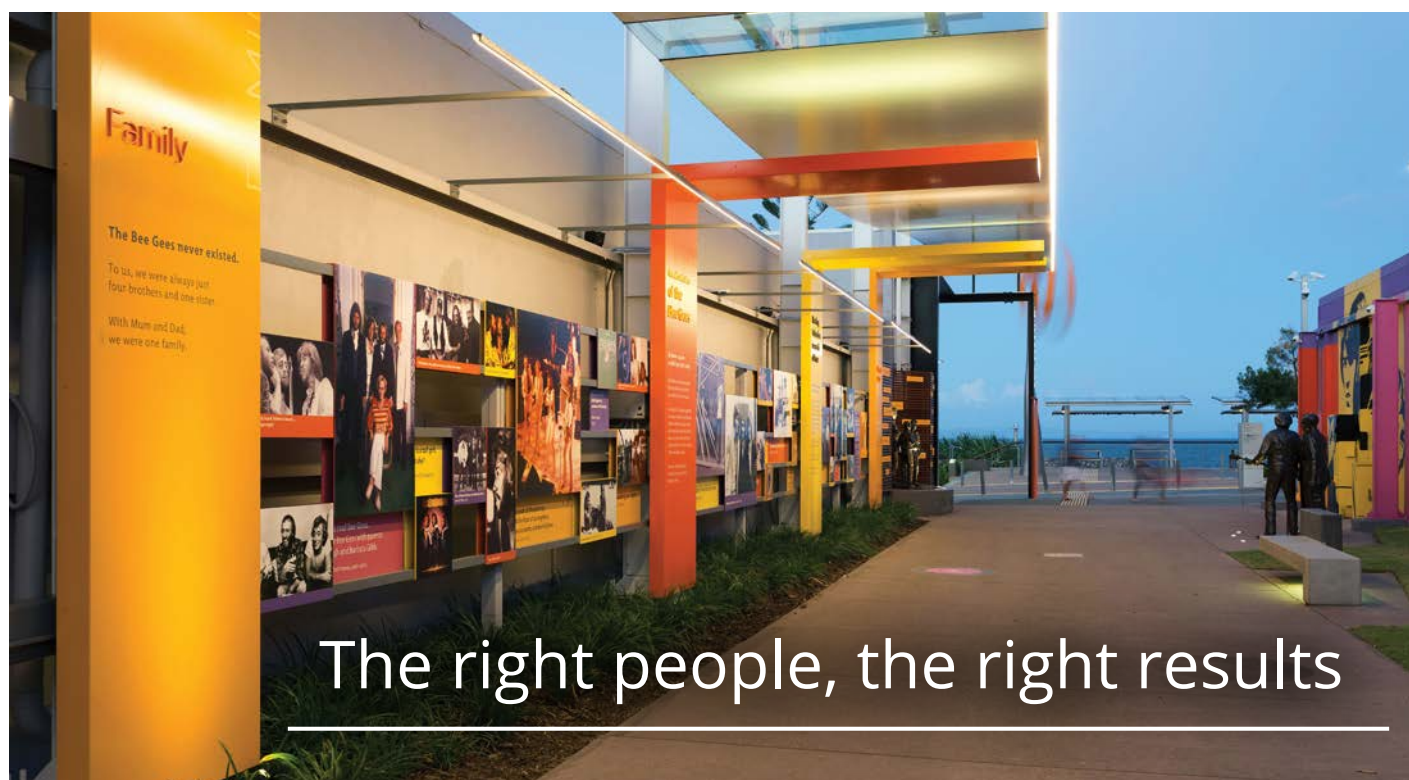
Meanwhile, Redcliffe's historic fire station underwent a \$2 million transformation into a vibrant



community space with Astute Projects at the helm.

The Old Redcliffe Fire Station Community Arts and Volunteer Hub comprises a gallery and creative workshop, which required extending the structure, new timber stairs and new parking bays – all while preserving heritage protected areas.

The successful execution of each project demonstrates Astute Projects' commitment to quality and enhancing the community.



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# New Brisbane landmark sets a new standard

A striking facade that pays homage to the Brisbane River has made a welcome addition to the city's skyline.

**I**N addition to taking out Project of the Year in 2016, Watpac Construction has set a new benchmark for office construction with 180 Brisbane.

The \$300 million high rise on Ann Street towers above the CBD offering almost 60,000m<sup>2</sup> of A-grade commercial space spanning 34 storeys.

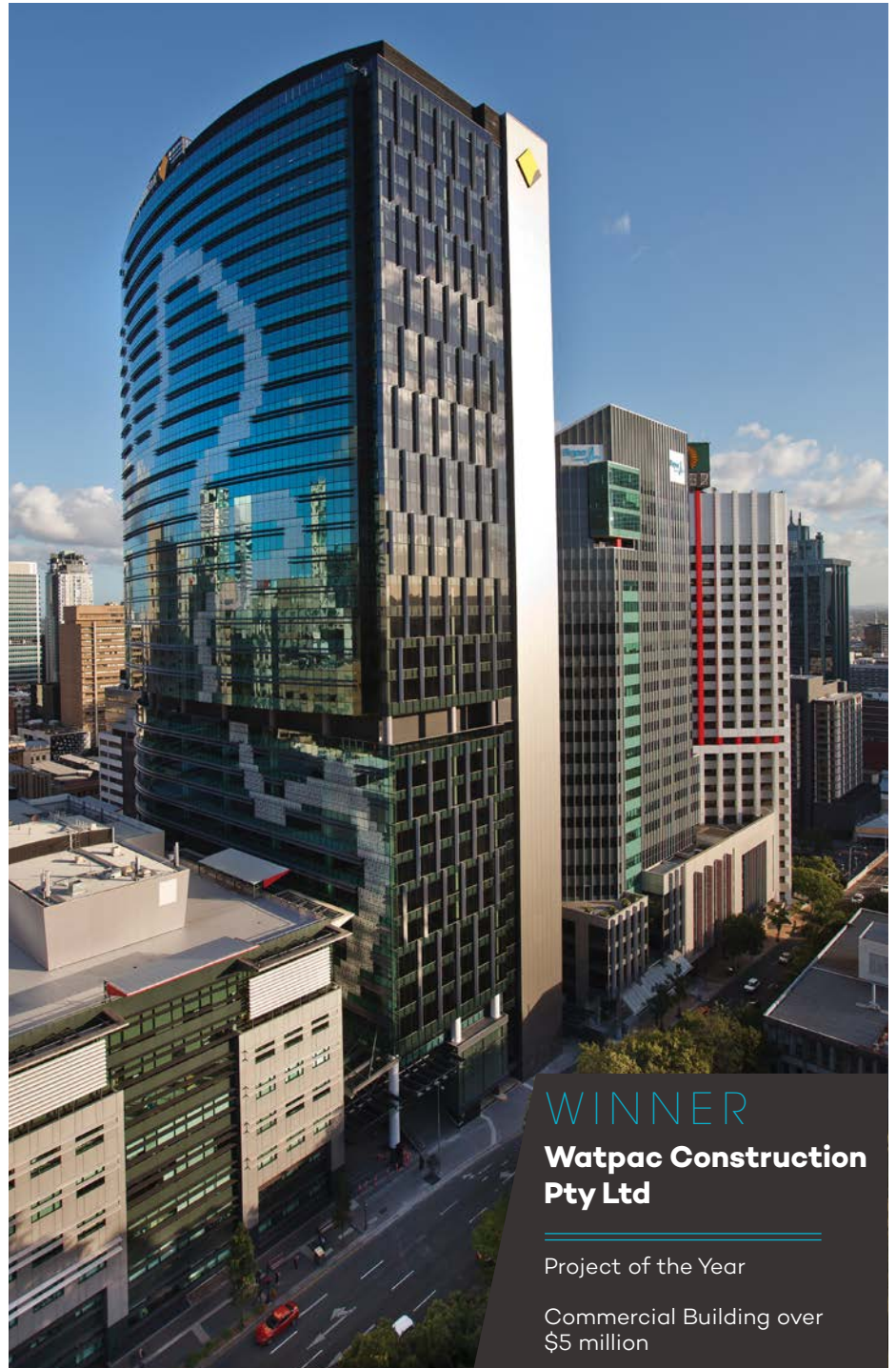
Completed last December, 180 Brisbane comprises a ground and podium retail precinct, 200 parking spaces, 192 bicycle racks for tenants and shower and locker facilities.

The building is a striking addition to the city's skyline featuring a large-scale artistic imprint of the Brisbane River on its facade, designed by architects Crone Partners.

Watpac Limited managing director Martin Monro says 180 Brisbane represents a pivotal project for not only the group but also the city.

He says the combination of smart technology and environmentally-conscious elements present an attractive office solution for a wide range of businesses.

"We are proud to be playing a major role in delivering this project for Daisho as it has marked a turning



WINNER

**Watpac Construction  
Pty Ltd**

Project of the Year

Commercial Building over  
\$5 million

point in Brisbane's building industry and one that has also raised the bar for environmentally sustainable design," Martin says.

"The 180 Brisbane project has reinforced the group's expertise in delivering commercial developments and it has been exciting to watch the project take shape, becoming a new landmark tower for the city, worthy of its prime location."

It's the first building in Brisbane to achieve a 6-Star Green Star Design Rating and 6-Star Green Star As-built Rating by the Green Building Council of Australia, with rainwater and greywater recycling and a tri-generation plant for

energy generation.

The office space has been designed to promote a healthy work environment, including floor-by-floor fresh air intakes and stepped ceilings to encourage natural light.

International property developer Daisho Group appointed Watpac as managing contractor in 2013 as part of its investment in Brisbane's commercial market.

The strategy was rewarded after snaring high-profile client Commonwealth Bank as anchor tenant of the building.



# Condev: 'The best is yet to come'

**F**OUNDED by Steve Marais and wife Tracey in 2002, Condev Construction has evolved as a force to be reckoned with in the building industry in Australia, turning over around \$200 million in FY16.

The Gold Coast-headquartered company, which commenced as a boutique operation, now employs more than 140 staff and has around 25 different projects under construction.

The business recently secured a number of project tenders with Brisbane developer Urban Construct. Collectively the deal comprises \$190.8 million in residential projects across south-east Queensland.

It also won the tender to build stage one of developer Rayjon Group's flagship \$180 million Vantage Gold Coast project at Benowa.

However, it was the company's Village Green project in Nundah which saw it receive recognition by Master Builders in 2016.

The award recognises quality in construction for a high rise residential building over three storeys and up to \$20 million in value.

The Village Green project consists of 39 unique, boutique one and two-bedroom apartments over five storeys with a rooftop recreation



area and high quality interior finishes, including 2.7 metre ceilings, stone bench tops and European appliances.

Condev also took out top accolades for the facelift of its very own Brisbane office, winning the award for the top renovation up to \$2 million.

Steve Marais, originally from South Africa, says the establishment and growth of Condev has been a rewarding journey.

While the company works primarily in south-east Queensland, expansion opportunities are in the pipeline.

"I am convinced that the best is yet to come," says Marais.

"The gratification I get out of doing business is to see the lives of our staff and their families improve.

"The rewards of investing in others and the idea of shared prosperity is ultimately what drives us and Condev.

"In our endeavours we are always considering the other party.

"Ultimately we would like to have a national business and probably very strong international associations."

Condev is also known around the traps for its active involvement in charity initiatives, including the gruelling 96 kilometre Kokoda Challenge, Matt Roger's 4ASD Kids charity, the GC100 and Robbie McEwen's Grand Fondo.

"We don't just work here and then sit back and passively donate; we actively participate and we give our time," says Marais.

"We try to make sure we maintain an active social responsibility for charities and next year we are formally setting up our own Condev Cares charity which we are hoping will raise around \$80,000 to distribute to less fortunate people in our community."



## WINNER

**Condev Construction Pty Ltd**

Residential Building  
(high-rise over 3 storey) up to \$20 million

Refurbishment / Renovation up to \$2 million

# BREAKING THE CLINICAL MOULD

WINNER

**Ulex Constructions  
Pty Ltd**

 Health Facilities up to  
\$5 million

**A**SK and Ulex Constructions will deliver, with the team bringing inspiration discovered online to life.

The client gave the construction company free rein to create a collaborative working environment, backed by experience delivering several successful projects in the medical industry.

Located within the Mater Children's Hospital, Brisbane Clinical Neuroscience Centre has been named this year's winner of Health Facilities up to \$5 million.

The facility houses three medical practices in one harmonious space, including a neurosurgery group, neurologist and otorhinolaryngology.

The centrepiece of the project is a free-standing glass cubed office for management, offering a clear view of all patient areas to streamline operations. The feature breaks the mould of traditional offices with partitions.

The finished product unifies form with function, featuring a textured wall that extends the length of the patient corridor and a contemporary facet screen as the focal point behind reception.

Ulex Constructions director Phillip Boon says the client entrusted the company to develop the entire concept.

He says style cues from medical clinics overseas were adapted to Australian standards without infringing on office performance.

"We have completed plenty of medical projects, but this was

the first client that gave us the opportunity to utilise the latest design concepts to deliver the brief," Phillip says.

"The client really wanted something that was going to last another 10 years and not date, while being comfortable for the staff as well.

"The fashion screen came from Denmark and we incorporated new materials from all over the world. The fact that the client gave us such scope to do that was really exciting."

The interior has been designed to motivate staff, while providing a reassuring and comfortable environment for patients and their families. Employee domains encourage collaboration and include purpose-built hidden storage solutions.

The media studio gives doctors easy access to patients in remote areas and to other health care providers via video and phone link, diversifying the facility's services.

Consulting rooms have been designed with the individual doctor in mind, while the private lounge offers a relaxing space to unwind.


"The design isn't just all about the patients, it's about everyone who works there as well," Phillip says.

"The amenities make staff feel at home and comfortable at work, much like the Google office."

Ulex Constructions has maximised the 418m<sup>2</sup> space to ensure every part of the real estate attracts a return, while patients and employees alike are elated with the end result.







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# 180 BRISBANE IS NO FACADE



**B** RISSANE office space workmanship has never looked this good, thanks to Lemont Properties (trading as I&H Contractors).

Suited to its name, the 180 Brisbane project is a complete 180 degrees away from traditional podium facade design, setting a new benchmark for office towers in the CBD.

For its work on the project, I&H Contractors was awarded a design and construction contract (D&C) with local builder Watpac Construction.

During the design phase, client, Daisho, was given the opportunity to work closely with Watpac and I&H

Contractors to design a bespoke podium design, creating a true test for the engineering and fabrication abilities of facade systems.

"Daisho was after high quality finish," says Steve Zimmermann, the project manager for I&H Contractors on this project.

"Utilising the D&C component of our contract, I&H was able to improve the expected quality while reducing the procurement costs.

"I&H proposed to supply the facade elements as aluminium, producing several benefits including decreasing the weight of the overall system to reduce installation difficulty and

increasing surface finish quality with no potential to rust.

"It is quite common for podiums to consist of face glass supported by glass fins alone; 180 Brisbane incorporated aluminium components into the facade system to produce a superior architectural appearance, whilst still providing the podium with a spacious feel."

During the construction phase, the works program was configured to deliver the best possible outcome.

"With such a unique podium design featuring so many different facade types you need a site team with a lot of experience," says Steve.



## Facade Specialists

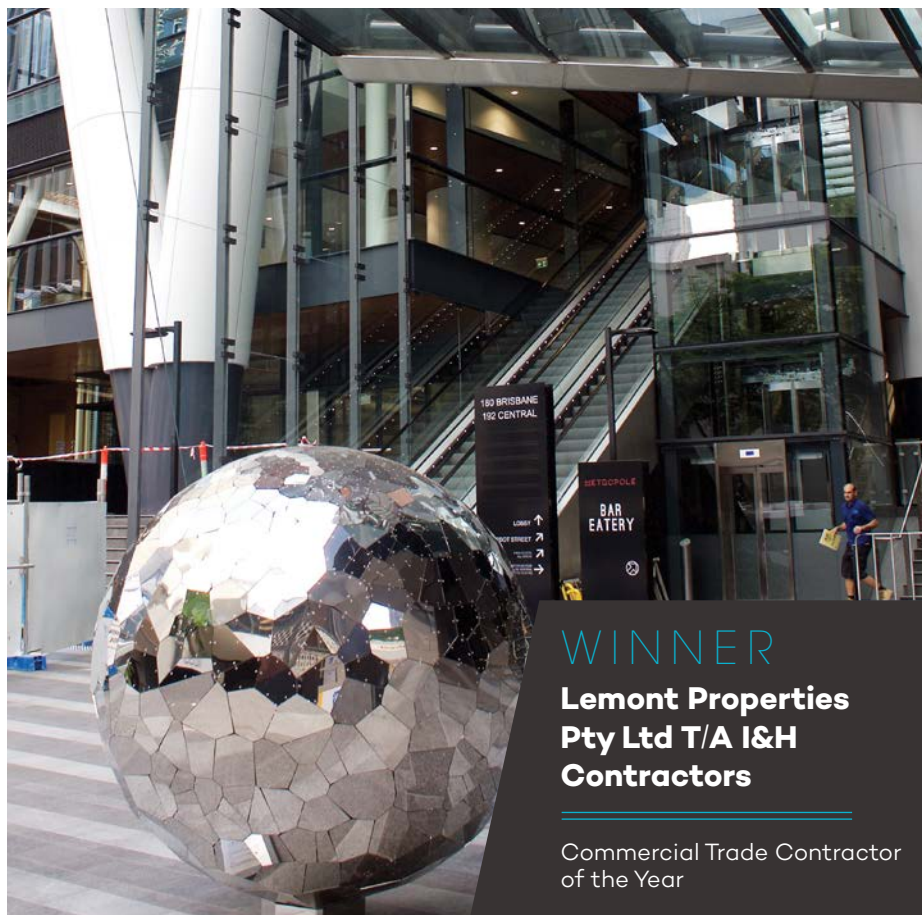
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"I&H Contractors were additionally challenged with complex installation methodology due to the limited access available and therefore we had to utilise multiple rigging systems to transfer glass into difficult locations.

"Fortunately our team, having worked together for almost 20 years, were able to provide a seamless delivery.

"The unique facade system, together with our attention to detail, is the most impressive feature of the project, serving as concrete evidence that 180 Brisbane is of the highest calibre in design, manufacture and quality installation."

With vacancy rates high in Brisbane's CBD, Daisho had no difficulty in securing two high-profile tenants.

Commonwealth Bank was quick to secure a lease in the building for its Brisbane head office.

It was quickly followed by Tatts Group which secured an 11-year lease on six floors.

It is safe to say that this project has been a success for all parties involved.



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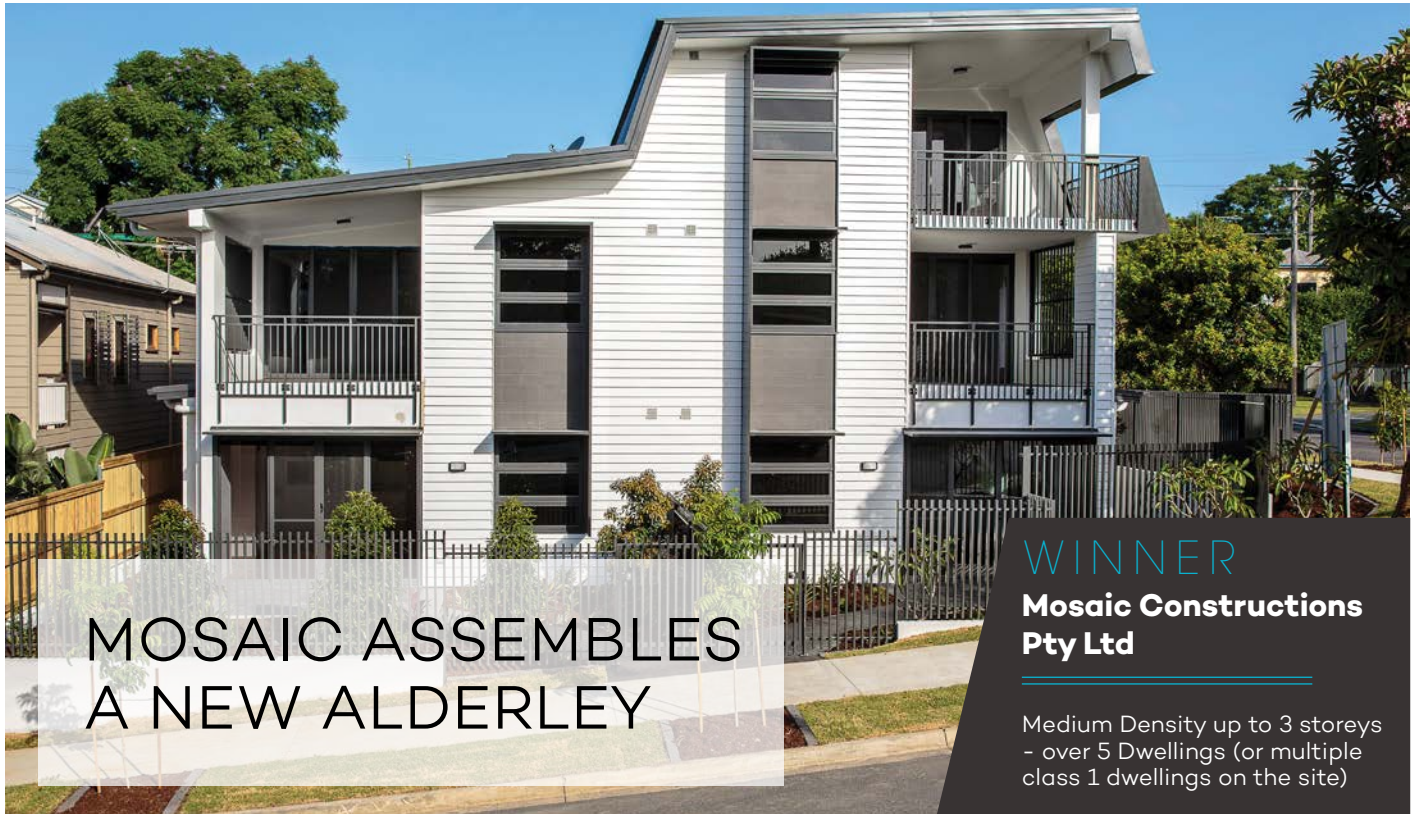
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## MOSAIC ASSEMBLES A NEW ALDERLEY

WINNER

**Mosaic Constructions  
Pty Ltd**

Medium Density up to 3 storeys  
- over 5 Dwellings (or multiple  
class 1 dwellings on the site)

**S**TRONG buyer appetite for boutique apartments in affluent suburban locations has seen Mosaic Constructions double the value of its workbook for the 2016 financial year.

The boutique property developer continued to cement its presence in Brisbane with Cove on Camborne, which is located in the leafy north-west suburb of Alderley.

The suburb is currently undergoing a \$5.3 million rejuvenation led by Brisbane City Council due to its widespread appeal to young professionals, families and older people seeking affordable living close to the CBD.

Residents enjoy a vibrant city-fringe lifestyle at the 13 one and two-bedroom Alderley apartments.

Classic neutral styling and premium fixtures and fittings are enhanced by full gourmet kitchens featuring ample bench space and waterfall stone benchtops, unique splashbacks and European appliances and tapware.

The design appeal and functionality of the apartments came to light fairly quickly with the project selling out within six weeks of being released.

Modern industrial yet homely, Cove on Camborne blends into its suburban surroundings.

Block work parapets protruding through the roof sheeting for architectural effect impart a distinct quality to the building's appearance.

Mosaic Constructions managing director Brook Monahan says it's the timeless appeal of the company's developments, attention to design detail, and the quality of fixtures and finishes that keep attracting buyers.

"Our architecturally designed boutique developments are sure to stand the test of time, adding value to the area and blending perfectly with the local landscape," says Brook.

"Each of Cove on Camborne's common areas make clever use of feature lighting and natural materials, with the front entrances tastefully appointed.

"Gardens within this complex and all our other projects are thoughtfully designed and are heavily planted, whilst ensuring they are in keeping with the local landscape."

Mosaic Constructions currently has another 10 projects in the pipeline.

Brook says the company follows a stringent criteria when selecting sites, which are located in higher disposable income suburbs.

It consistently designs high quality product to best meet the needs of discerning end users, whilst maintaining an affordable price point.

Other examples of successfully completed Mosaic Constructions developments include Sonnet on Dickens and Element on Latimer nestled in the leafy fringe suburb of Holland Park among renovated Queenslanders and post-war workers' cottages.

Mosaic's Sonnet on Dickens project was also named this year's best project in the Medium Density up to 3 storeys - over 5 Dwellings (or multiple class 1 dwellings on the site).





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SUPERBLY FINISHED, BOUTIQUE  
RESIDENTIAL PROPERTIES THAT  
STAND THE TEST OF TIME.



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Director - Construction

ANTHONY HANCOCK  
Director - Sales & Client  
Relationships

BROOK MONAHAN  
Managing Director

GEORGE KAFANTARIS  
Director - Sales &  
Property Management

PETER BELL  
Director - Research  
& Strategy



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# KURV INSPIRES INNOVATION

**A** striking, luxury mixed-use tower in the heart of Newstead, Kurv Newstead certainly is a masterpiece to be admired.

The building itself has merited several accolades including the Master Builders Housing and Construction 2015 Regional and State Awards, the 2014 AWCI Ceiling and Partition Award, and the Herman Miller Liveable Office Awards 2015/2016.

This year however, Cavcorp is especially proud of its work for Aerocare's headquarters within the Kurv building.

Designed to inspire a creative workplace, passion and energy were delivered through art installations, graffiti murals by international artists, and a custom-made slide connecting two levels, reminiscent of an escape slide from a plane.

Hundreds of origami doves were also folded and suspended from a custom-made frame, positioned to create the illusion of a jetliner soaring through the sky.

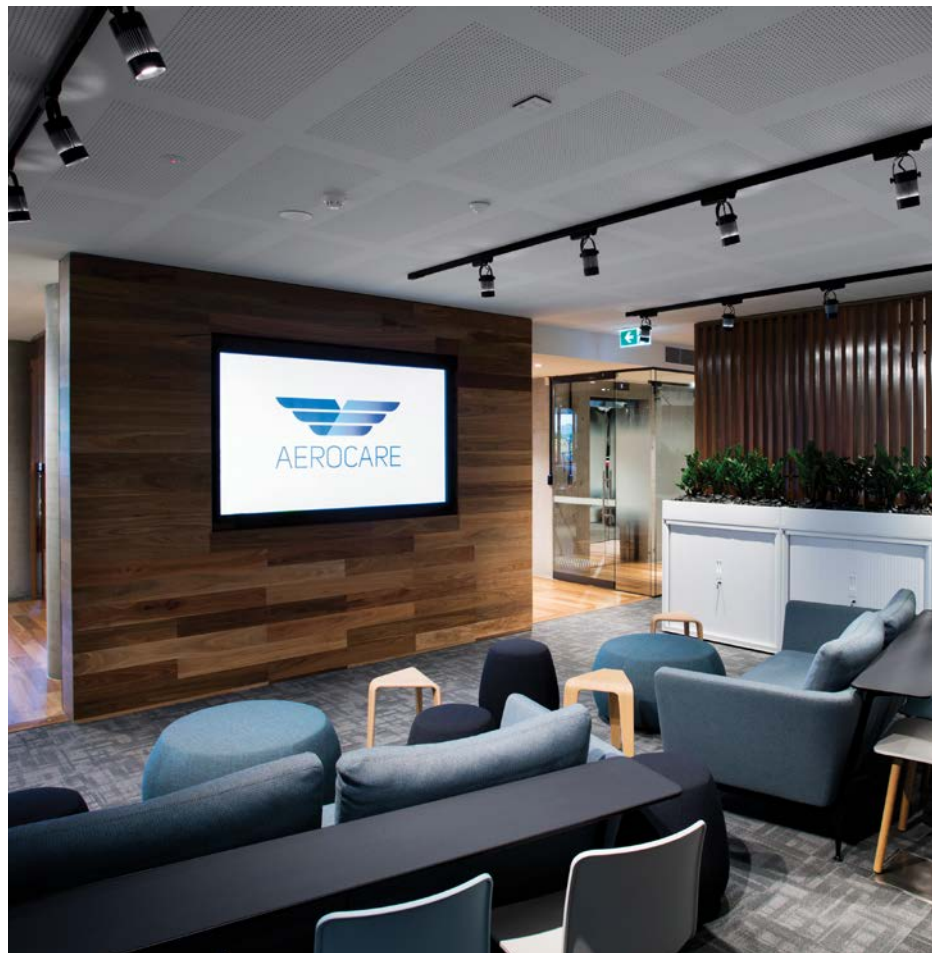
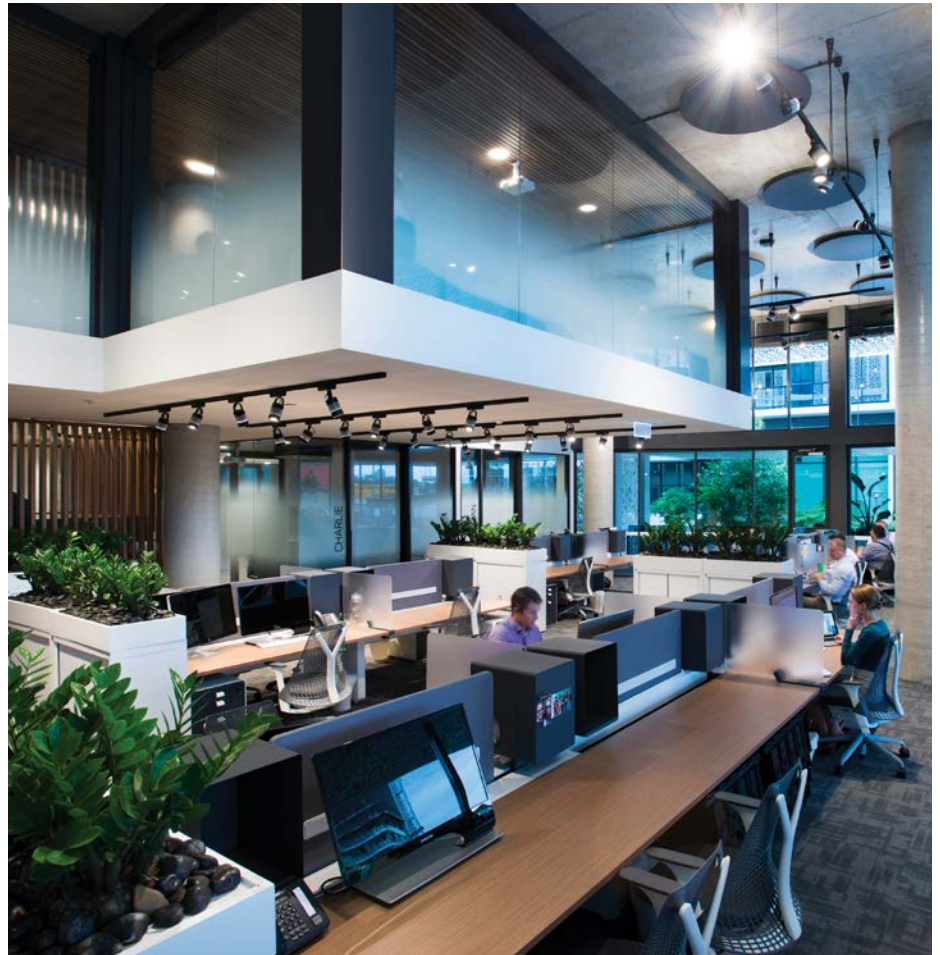
"The most challenging and innovative aspect of the project was to accommodate a seamless fitout and technological brief in a way that would appear as if they had always been there," says Damien Cavallucci of Cavcorp.

Another Cavcorp masterpiece, The James Teneriffe, won the 2015 UDIA Award for High Density Development and the 2015 AWCI Ceiling and Partition Award.

Sold out off the plan in one week, the 10-level luxury residential complex boasts a level 7 rooftop recreation area, featuring outstanding views, a 14-metre glass-edged pool, travertine sundeck, Spanish sun lounges and a state-of-the-art Technogym gymnasium among other premium amenities.

"We are very proud of The James Teneriffe, not only for its architectural merit and commercial success but for the contribution it has made to the local streetscape and community," adds Mr Cavallucci.

"The secret behind the development's success is that Cavcorp acts in a full service capacity, fulfilling the roles of property developer, investor, designer, builder, property manager, sales and marketer, allowing greater quality control."





# Made for a beautiful life

Cavcorp.

---

*Cavcorp award winner at the Herman Miller Liveable Office Awards 2015/2016 for Exceptional Workplace Design.*

---



Kurv - Commercial - Herman Miller Award Winner 2015/2016

Cavcorp's reputation for luxurious design is not only reserved for residential developments. Its success with mixed-use and commercial projects proves a commitment to deliver a beautiful lifestyle, at work or at leisure.



The James, Tenerife - UDIA & AWC Award Winner 2015

# WINNERS 2016

Master Builders congratulates this year's winners who have demonstrated excellence across a wide range of categories.



**PROJECT OF THE YEAR**

## MAJOR

### House of the Year

**Gala Homes Pty Ltd** - Allen Residence

### Project of the Year

**Watpac Construction Pty Ltd** - 180 Brisbane

### President's Award

**McDonald Jones Homes Pty Ltd** - Oasis 35

## CONSTRUCTION

### Health Facilities up to \$5 million

**Ulex Constructions Pty Ltd**

Brisbane Clinical Neuroscience Centre

### Health Facilities over \$5 million

**Lendlease Building Pty Ltd**

Centre for Children's Health Research

### Education Facilities up to \$5 million

**Tomkins Commercial & Industrial Builders Pty Ltd**

Australian Catholic University 'Student Led Clinic'

### Education Facilities

**\$5 million-\$20 million**

**Sommer & Staff Constructions Pty Ltd**

St Mary's College Riverside Precinct

### Education Facilities over \$20 million

**Badge Constructions (Qld) Pty Ltd**

Education Gateways Building

### Community Service Facilities up to \$5 million

**F K Gardner & Sons Pty Ltd**

UQ Pedestrian Link

### Community Service Facilities over \$5 million

**J Hutchinson Pty Ltd T/A Hutchinson Builders**

Rydges RNA Hotel

### Retail Facilities

**Lendlease Building Pty Ltd**

Brisbane International Terminal Building Retail Upgrade Project

### Commercial Building up to \$5 million

**Kane Constructions Pty Ltd**

Riverside Vertical Village

### Commercial Building over \$5 million

**Watpac Construction Pty Ltd**

180 Brisbane

### Residential Building (high-rise over 3 storey) up to \$20 million

**Condev Construction Pty Ltd**

Village Green

### Residential Building (high-rise over 3 storey) over \$20 million

**P B S Building (Qld) Pty Ltd**

Botanica Residences

### Industrial Building

**Cockram Construction Limited**

ALDI Distribution Facility

### Community Accommodation for Aged Care and Nursing Homes

**Stokes Wheeler Pty Ltd**

Jeta Gardens 72 Bed RAC

### Refurbishment / Renovation up to \$2 million

**Condev Construction Pty Ltd**

Condev Brisbane Office

### Refurbishment / Renovation \$2 million - \$10 million

**Tomkins Commercial & Industrial Builders Pty Ltd**

James Street Retail Precinct Redevelopment, Fortitude Valley

### Refurbishment / Renovation over \$10 million

**Buildcorp Group Pty Limited T/A**

**Buildcorp Interiors**

The Market Room

### Excellence in Workplace Health and Safety

**Cockram Construction Limited**

ALDI Distribution Facility

### Excellence in Energy Efficiency and Environmental Management

**P B S Building (Qld) Pty Ltd**

Botanica Residences



## HOUSING

**Display Home up to \$250,000**

**Perry Homes (Aust) Pty Ltd**  
Avalon 226

**Display Home \$251,000 – \$300,000**

**McDonald Jones Homes Pty Ltd**  
Esperance

**Display Home \$301,000 – \$350,000**

**McDonald Jones Homes Pty Ltd**  
Oasis 35

**Display Home \$351,000 – \$400,000**

**McLachlan Special Projects Pty Ltd**  
The Cashmere

**Display Home \$401,000 – \$500,000**

**Alliance Homes Pty Ltd T/A  
Stylemaster Homes**  
Modena 36 with Tempo Facade

**Display Home over \$501,000**

**McLachlan Special Projects Pty Ltd**  
The Rosewood

**Individual Home up to \$250,000**

**Alliance Homes Pty Ltd T/A  
Stylemaster Homes**  
Baybreeze 27

**Individual Home**

**\$251,000 – \$350,000**  
**Alliance Homes Pty Ltd T/A  
Stylemaster Homes**  
Milan 33

**Individual Home**

**\$351,000 – \$450,000**  
**Alliance Homes Pty Ltd T/A  
Stylemaster Homes**  
Porto Pino

**Individual Home**

**\$451,000 – \$550,000**  
**Hunter Builders Pty Ltd**  
Hollywood

**Individual Home**

**\$551,000 – \$650,000**  
**Rea Taylahd Homes Pty Ltd**  
Thornlands

**Individual Home**

**\$751,000 – \$1.25 million**  
**Peter Bell Homes Pty Ltd**  
Ascot Crescent

**Individual Home**

**\$1.26 million – \$2 million**  
**Gala Homes Pty Ltd**  
Allen Residence

**Home Renovation / Remodelling  
Project up to \$275,000**

**Daklen Building Group Pty Ltd**  
Bay Breezes

**Home Renovation / Remodelling  
Project \$276,000 – \$575,000**

**Andrew Pty Ltd T/A Norcon Building  
& Constructions**  
Crowther Street

**Home Renovation / Remodelling  
Project \$576,000 – \$1 million**

**Klinge Constructions &  
Developments Pty Ltd**  
Crosby Road Hamilton

**Home Renovation / Remodelling  
Project over \$1 million**

**Corella Construction Pty Ltd**  
Bardon Renovation

**Heritage Building Renovation**

**Gardiner Bros Pty Ltd**  
Glenlyon House

**Medium Density up to 3 Storeys –  
2 to 5 Dwellings**

**Abor Developments Pty Ltd**  
St Lucia

**Medium Density up to 3 Storeys –  
over 5 Dwellings (or multiple class 1  
dwellings on the site)**

**Mosaic Constructions Pty Ltd**  
Sonnet on Dickens

**Excellence in Sustainable Living**

**Remote Locations Pty Ltd**  
McLaughlin Home

**Lifestyle Housing for High Care  
Needs, Disabled and Seniors Award –  
Purpose Built Detached Dwelling**

**Allen Brothers Construction (Qld)  
Pty Ltd**  
Ormiston

**Outdoor Living**

**Bio Dare Pty Ltd T/A Bio Scapes Gold  
Coast**  
Teneriffe

TRADE CONTRACTOR /  
SPECIALTY**Best Residential Bathroom**

**Gardiner Bros Pty Ltd**  
Glenlyon House

**Best Residential Kitchen**

**A M D Quality  
Constructions Pty Ltd**  
Mears Residence

**Best Residential  
Swimming Pool**

**Corella Construction  
Pty Ltd**  
Bardon Renovation



**PRESIDENT'S  
AWARD**

## INDIVIDUAL

**Apprentice of the Year**

**Matthew Williams** – Hutchinson Builders

**Rising Star**

**Craig Brown** – Corella Construction Pty Ltd

**Residential Trade Contractor of the Year**

**Travis J Woods** – Aspley roofed-deck

**Women in Building**

**Nadine Czermer** – R & S Trading Pty Ltd T/A My Repairbuild  
**Katrina Tomkins** – Paynter Dixon Queensland Pty Ltd

**Commercial Trade Contractor of the Year**

**Lemont Properties Pty Ltd T/A I&H Contractors**  
180 Brisbane



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12 QUALITY  
DISPLAY  
HOMES

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PARKLAKES II



10 QUALITY  
DISPLAY  
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