



ABOUT US

Architects Australia is a family practice, based in Brisbane central, established in 1975 by our Director, Graham Kildey (RAIA Fellow). Our portfolio spans the globe and covers a broad spectrum of work, including but not restricted to; retail, commercial, hotel & leisure, multi-residential, residential. In recent years our main role has been as lead architect for group KILDEY development company, designing small to medium scale, commercial, and multi-residential projects. We currently specialize in residential, multi-residential and commercial projects providing those unique skills only obtained through many years of experience in the construction and development industries.

Our Director Graham Kildey, has practiced as an Architect in Queensland since 1974, and was made a fellow of the institute of Architects in 2000. Graham has experience in the both the UK and Europe, on several multi-million dollar projects, the most recent of which, his winning design in the international competition for the design of a prominent Hotel & Casino in Seville, Spain, for the Spanish National Rail Authority. Graham is also a well respected developer in his own right, as director of group KILDEY; he has had several successful commercial and multi-residential projects in recent years. It is this dual knowledge base that has allowed him to achieve some remarkable development approvals for his clients, maximizing the potential of any project.

Our Associate Director Brooke Kildey, registered as an Architect in Queensland since 2003, has in 2009 returned to us again, after three and half years working abroad in Dubai- UAE and the UK. She brings with her a depth of knowledge in recreation & leisure architecture as well as experience in high end residential and high density multi-residential. Her successes include her role as lead designer of the winning commission for the distinguished Dubai Country Club, and as a member of the architectural team for the renovation of the Royal ASCOT racecourse.

Our staff numbers have varied over the years responding to project demands, but we have always remained relatively small throughout our 34 years in the industry. We believe it is important to deliver a quality product to all our clients, and we believe the best way to achieve this is through a personal approach.

ADDRESS:
LVL 4 North Point Building
231 North Quay,
Brisbane Q 4000

PH: 07 3236 4000
FAX: 07 3236 3608
EMAIL: bkildey@architectsaustralia.com.au

DIRECTOR: G. T. Kildey REG. 1164
ASSOC. DIRECTOR: B. E. Kildey REG. 3547
ABN: 12 010 362 937



WHAT WE CAN DO FOR YOU

Architects Australia can provide you with **Architecture & Sustainable Design, Interior Architecture & Design** and **Project Management** services, for projects both large and small. We have an extensive portfolio in residential, multi-residential and commercial, as well as experience in retail and recreation architecture. Our registered professionals' many years in both the architecture and development industries, in Australia and abroad, provide us with a wealth of knowledge and understanding that we can use to benefit you and your project.

Our design approach is a flexible but comprehensive one, which always begins with the client, we spend a great deal of time and effort in understanding our client's requirements early on in the process, this ensures we stay on track throughout, creating a design that not only maximizes potential but responds to all your needs. We believe good design is in itself value adding, and will continue to deliver rewards for the life of a building.

Throughout any project we are able to provide 4 separate stages of **Architectural Services**, these can be commissioned individually or as a complete package; **Schematic Design, Detailed Design, Documentation, and Contract Administration**.

Schematic Design is the method by which the development of the concept design occurs. Through this process encompasses but is not limited to, budget, requirements of local authorities, character codes, zonings and appropriate climatic responses. Depending on the complexity of your goals or site, it is not unusual to require specialist advice from other consultants at this point in the project. We believe the act of appointing a consultant is a collaborative process where both architect and client input is essential.

Detailed Design involves the development of your approved concept, to incorporate materials and finishes both inside and out. It is you, the client, that is most important to this stage of the process, as it is your selection of Architect suggested materials and systems that informs the design resolution. It is usually during this stage that development applications are lodged.

Documentation occurs following the approval of the detailed design by the local authorities or certifier. The culmination of this stage is the production of a set of documents for the purposes of; calling tender, as the builder's contract documents, for construction, and in obtaining building certifications. These documents may include both large and small scaled fully dimensioned detailed drawings as well as schedules and specifications. Documents prepared by other specialist consultants will also form part of this documentation and as the Architect it is our role to coordinate the preparation of these documents, to ensure the intended functioning of your project.

Contract Administration, requires us, as your Architect, to act in three distinct roles; your professional adviser, your agent, and as an impartial mediator, between you and your contractor, to value and certify; progress payments, contract value and time extensions if required. During this period we will periodically visit the site, to inspect works, attend site meetings, advise the builder, and issue instructions, should they be required.

Whether your project is a residential extension or a multi-story commercial development, it can be very stressful process, we know we have done them all, many times over, but our aim is to make the entire process as smooth and stress free as possible for you. It is our goal to demystify the process; and as a step toward this we offer all our clients an initial obligation free meeting.

So, if you are considering a new project and would like to identify the possibilities open to you, please do not hesitate to contact us, **Architects Australia** would be more than happy to discuss your options with you.

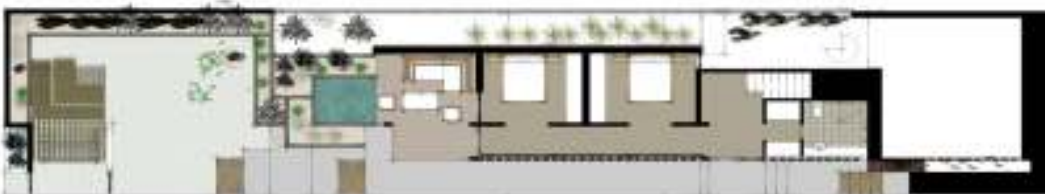
PROJECT TYPE: Competition Entry

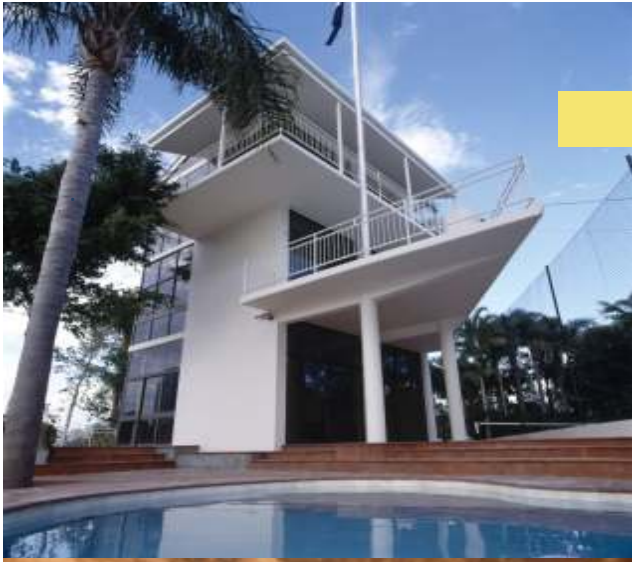
“Home is where the heart is”

But in this case the family home aims to be the lungs as well, combining Corbusian principles to create a dynamic “**machine for living in**”.

The brief for the Boral Design award was to create a medium range family home on a 50 m by 8m lot which sloped down from front to rear alignment. The design needed to specify as many of the Boral products as possible, in a creative and innovative way while still being practical. The concept needed to incorporate sustainable and environmental design principles within a floor area of 150m²

Along with the passive green building design aspects, such as the orientation of the living spaces, façade treatments, and the detail paid to ventilation, this design incorporates water collection and storage, and an evacuated tube solar hot water systems. There is only provision for 1 car in an aim to encourage use of public transport, with ample space for bicycle storage. Various living spaces both internally and externally have been allocated responding to both seasonal changes and changing family needs





ACKERIE RESIDENCE

CLIENT: Mr S. Ackerie
DESIGN / DOCUMENTATION: 5 mths
CONSTRUCTION: 14 mths
PROJECT TYPE: Residential
LOCATION: Surfers Paradise

“A residence that made a dramatic statement” was the first instruction given to Architects Australia by this client. The Gold Coast residence needed to provide for a multiplicity of recreational facilities including a tennis court, swimming pool, pier access for the client’s yacht and large open entertaining areas at the ground floor to link each of these recreational facilities. In addition to all the recreation spaces accommodation was required on the upper floors of the residence for four self contained bedrooms as well as large living and dining areas, two separate kitchens serviced the upstairs and downstairs areas.



WINDSOR RESIDENCE

CLIENT: Mr G & Mrs J Kildey
PROJECT TYPE: Refurb & Reno.
LOCATION: Windsor

This family residence located in Brisbane’s inner Northern suburbs, was the subject of a staged renovations program over a 15 year period, which incorporated the original 100 year old workers dwelling into the final structure of the redevelopment. Throughout the process, the client’s requirements evolved with the growth of their family and were incorporated through a continuing process of reevaluation of the design and project objectives and outcomes. The final design provides for several large spaces for entertaining both indoors and out, interconnected in a flowing open plan, supported by a spine of services which acts as a buffer to the neighbouring property.



SMYTHE RESIDENCE

CLIENT: Mr Smythe
DESIGN / DOCUMENTATION: 5 mths
PROJECT TYPE: Residential
LOCATION: Ascot

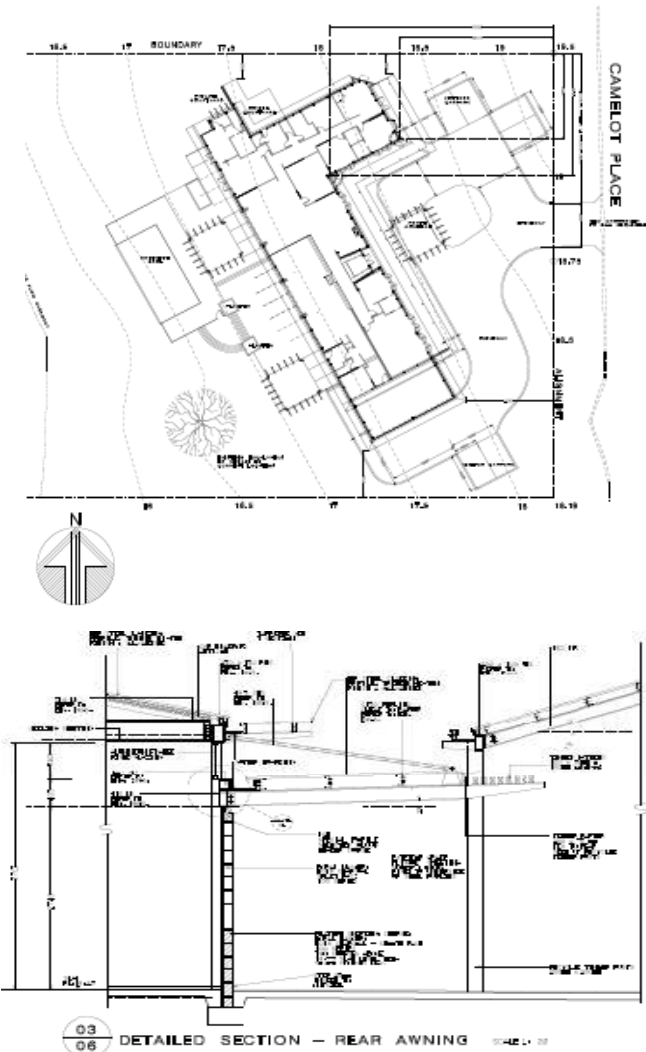


With an extensive brief, including four bedrooms all with ensuite, a wine cellar, a four car garage, large outdoor entertaining areas, and a grand entrance, located on a very steep site restricted by the small lot code, in one of Brisbane's character code controlled suburbs, this project presented many challenges.

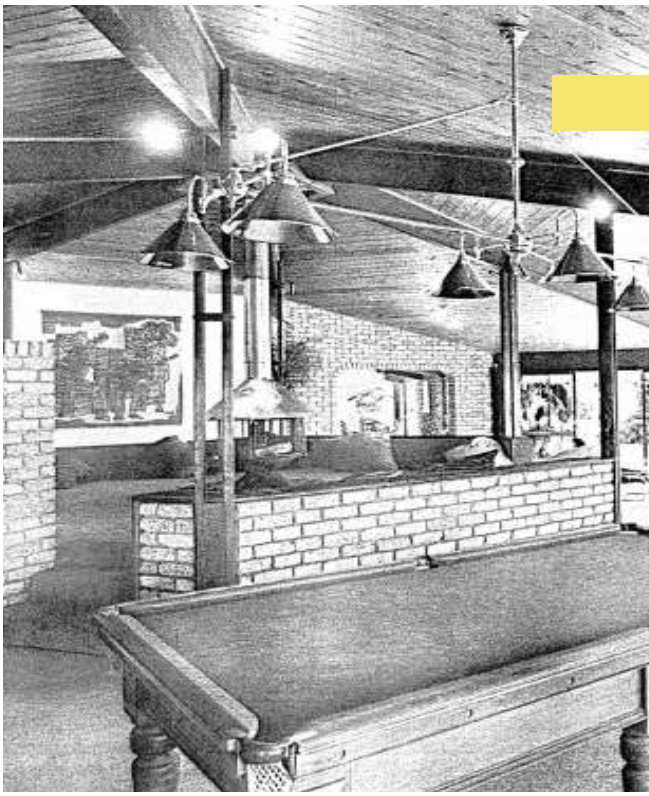
The client required a high standard of finish throughout insisting, no matter the external aesthetic of the building, the internal spaces were to be ultra-modern in appearance and operation, simple and elegant, acting as a backdrop for art and designer items, a gallery for living. Unfortunately due to a change in the client's city of residence this project remains unrealized.

FORSTER RESIDENCE

CLIENT: Mr B & Mrs D Forster
PROJECT TYPE: Residential
LOCATION: Bridgemonnd Downs



Our clients had purchased a large block of land in Brisbane's outer northern suburbs, an area populated by new homes intent on making a statement. It was important to our clients, that the residence held its own, but in a sophisticated manner. By creating separate wings sewn together by the main open plan living areas, we were able to create a sense of privacy for all of clients' requirements. A great deal of our effort went into detailing of the eaves and the transition from indoor to outdoor, in an effort to minimize heat loading, but to maximize light and ventilation, high level mechanically controlled louvers were incorporated. Development approval was achieved for this scheme, however the project did not progress any further.



HEXAGONAL HOUSE

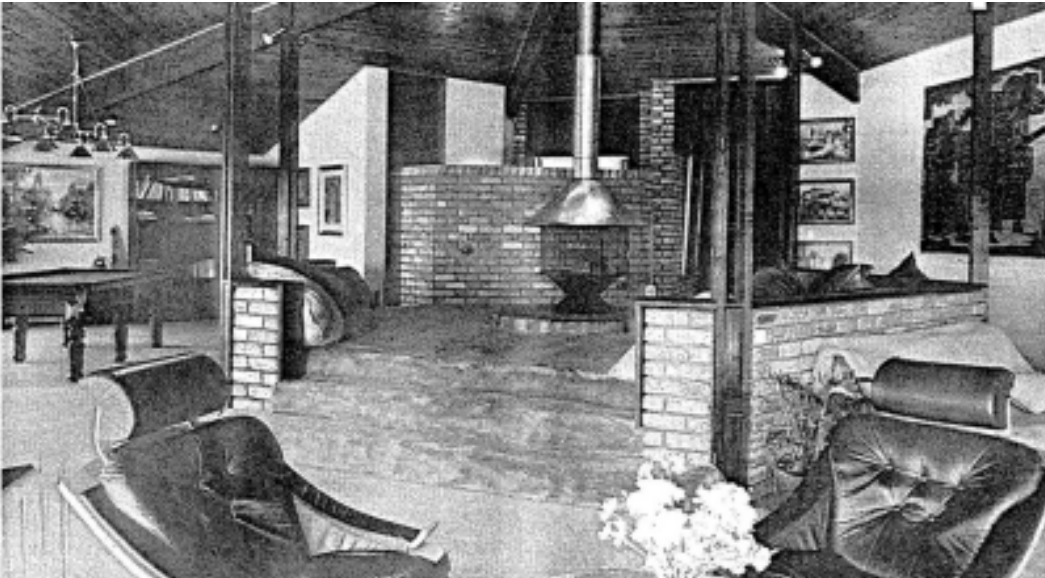
CLIENT: Mr L & B Moses
PROJECT TYPE: Residential
LOCATION: Pullenvale

“A house is only an extension of the outside. No matter how well decorated, it cannot compete with what’s outdoors”

L. Moses “Pullenvale’s hexagon on the hill”–
Courier Mail

The clients’ love of the outdoors was a big drive for the design of this house, positioned on the two hectare hilltop site.

The house was designed to maximize views and breezes in all directions through the development of the hexagonal plan. The house was designed for the Queensland climate; open planned providing for many different areas for living, suitable all year round.



The pool and gardens were designed to run into the house, blurring the boundary between inside and out, in an aim to encourage the house’s seamless integration into its surrounding natural environment.

The centerpiece of the design was the raised carpeted platform with the fireplace as the centre point. The material palate was one inspired by the time and by the clients request for casual feel suitable for their young growing family.



DOUBLE BAY APARTMENTS

CLIENT: group KILDEY
BUDGET: approx. \$8,000,000 AUD
PROJECT TYPE: Multi- Residential
LOCATION: 5 Lilla St, Woody Point

DOUBLE BAY APARTMENTS is a multi-residential 9 story development consisting of 28, 2 and 3 bedroom apartments. The location and elevation of the site provides spectacular views in all directions, with over 180 degree water views, as well as views back toward Mt Glorious and the Glass House Mountains.

The orientation of the complex ensured all but one ground floor apartment, was provided with a water aspect. Each apartment layout was designed to ensure ample storage and open living spaces. The amenities incorporated into the development aimed to create apartment living without the condensed apartment lifestyle, providing a pedestrian entry and lobby secured with video and intercom, a combined spacious gym and entertainment area, bbq deck, pool and secure underground car parking with ample off street guest parking.



BROOKE ELISE APARTMENTS

CLIENT: group KILDEY
BUDGET: approx. \$58,000,000 AUD
PROJECT TYPE: Multi- Residential, Hotel
LOCATION: Cnr St Pauls Terrace & Brookes St

As part of the ongoing design development process **Architects Australia** has negotiated extensively with the Brisbane City Council, to maximize the development potential for the Brooke Elise development site. Taking the initial approval for a 6 storey, 30 apartment building to the current approval which includes retail tenancies, a restaurant, function rooms and 199 serviced apartments (42 dual keys) and 203 car parking spaces.

Although the development approval processes have been lengthy, the potential of the development and accordingly the value of our client's property has increased significantly outweighing the invested time, fees and costs.

SUNBURST APARTMENTS

CLIENT: Wostex

BUDGET: approx. \$17,000,000 AUD

YEAR COMPLETED: DA completed 2008

PROJECT TYPE: Multi-Residential

LOCATION: 88 & 90 Hornibrook Esplanade,
Clontarf



Our clients had acquired four adjoining properties located in the Queensland coastal resort area of Clontarf on the Redcliffe peninsular. Two of the properties front the Hornibrook Esplanade with views over Clontarf Beach and Bramble Bay, while the other two have frontages to Lane Street at the rear. The architectural commission involved amalgamating the four sites and designing a multi residential development consisting of 60 residential apartments, recreation room, gymnasium and pool and on-site parking for 106 vehicles including 2 spaces allocated for disabled parking.

The key to the project design involved creating enough onsite parking to satisfy the requirements of Redcliffe City Council whilst maintaining the existing 3.2m access easement along the full length off the eastern boundary of the site.

Architects Australia designed the building to maximize the views across Bramble Bay for the majority of apartments, whilst providing a development that exhibits luxury, exclusivity and security. A great deal of attention and detail was paid to the design and location of amenities which included; a swimming pool, generous BBQ area, a separate gymnasium and a common roof level recreation space to enhance the resort atmosphere of the project.

As a product of Architects Australia's extensive knowledge and experience in developments of this nature, the design and approval obtained has significantly increased the value of the site for our clients.

PAST CLIENTS & PROJECTS - RESIDENTIAL

NEW RESIDENTIAL

MR L & MRS B MOSES – PULLENVALE
MR B NICOL –SUNNYBANK
MR J CHEE –BURBANK
MR T KOSA –
MS J CHADWICK –PARADISE ISLAND
MR R GILL –FARMINGTON DOWNS
MR A JONES –TARRAGINDI
MR T YORK –INDOOROOPILLY
MR R OZZI – MCGREGOR
MR A LYNCH – DECEPTION BAY
MR C BRAYTON - JINDALEE
MR S ACKERIE – SOUTH BRISBANE
MR J GUILFOYLE – WINDSOR
MR S ACKERIE – PARADISE WATERS
MR VITULANO & MR ANTONINI
– STAFFORD HEIGHTS
MR E & MRS V DISIPIO – STAFFORD
MR & MRS LEDDY – BANORA POINT
MR & MRS A WEBB – BUNYA
MR B. MCKENZIE - BRACKEN RIDGE
MR W. MCMULLEN - EIGHT MILE PLAINS
MR & MRS D. CLOONAN- BEAUDESERT
MR & MRS HALLT - KANGAROO POINT
MR & MRS BISHOP – AQUATIC PARADISE
MR & MRS FORSTER – BRIDGEMOND DOWNS
MR SMYTHE – ASCOT

ALTERATIONS & ADDITIONS – RESIDENTIAL

MR E & C BOYLES – KENMORE
MR C CARSWELL– BURBANK
MR A STANTON– CHEVRON ISLAND
MR R OWEN
MR J & MRS E GLEESON - KENMORE
MR W BERRY– GRANGE
MR R LOWRES – KENMORE
MR R LOWRES – PADDINGTON
MRS MAPP
MR H STRIK – NEW FARM
MR M SOLOMON – FIG TREE POCKET
MR B SCHMIDT – GEEBUNG
MR M MCKINNON – MT GRAVATT
MR & MRS GOOBY
MR NICOLSON – FERNY GROVE
MR & MRS B BISHOP
MR & MRS J BOYLE
MR & MRS MASON – HIGHGATE HILL
MR & MRS SHANNON – BANYO
MR H GUINSBERG – WILSTON
MR D STEPHENS – WINDSOR
MR R & MRS J HULTGREN - NEWMARKET
MR & MRS AYLING
MR & MRS BOOKER
MR & MRS SCHAFFERIUS
MR & MRS DUBY
MR & MRS WESTCOTT - NEWMARKET

MULTI-RESIDENTIAL

NOWRANI -ASPEN IN THE SUN –TOWNHOUSE DEVELOPMENT- ASPLEY
COORAMBA PTY LTD -PARIS IN THE SPRING TIME – TOWN HOUSE DEVELOPMENT - CARSELDINE
GROUP KILDEY -TULIP HAVEN – TOWN HOUSE DEVELOPMENT – BRACKENRIDGE

GROUP KILDEY -DOUBLE BAY APARTMENTS – WOODY POINT, REDCLIFFE PENINSULAR
WOSTEX -SUNBURST APARTMENTS - CLONTARF
GROUP KILDEY -BROOKE ELISE APARTMENTS – BOWEN HILLS
PENINSULAR MARINA CONSORTIUM -PENINSULAR PROJECT – CLONTARF