



MARINA
POINT FREDERICK

MARINA APARTMENTS

BACKGROUND

West Gosford based air conditioning specialist, Air Forced Air, collaborated with builder Central Real, to deliver a premium quality residential project located 100 metres from the shores of Brisbane Waters in the exclusive Central Coast suburb of Point Frederick.

A medium rise building, with six storeys above ground and split-level basement, the complex features 29 luxury units. Given the prestigious location and sale price of each unit, the design brief was to push the boundaries with specification and finishes, to create a first of its' kind for the area. All units sold off the plan within weeks of the project launch, and, at the time, broke sales records for the Central Coast region.

THE PROJECT

The tender requirements were air conditioning in all 29 high-end units and basement mechanical services, including all the car park exhaust, lobby fresh air supply, and full mechanical package for air and services. Individual temperature control for each unit was also a requirement.

Due to the premium nature of the project, Air Forced Air specified Fujitsu General's VRF J-IIS systems. This specification met the premium quality expectations of the build, and would provide unit owners with great operational efficiency.

OVERVIEW

APPLICATION
APARTMENTS

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SITE
MARINA APARTMENTS
POINT FREDERICK NSW

.....

CLIENT/PROJECT MANAGER
CENTRAL REAL
AIR FORCED AIR

.....

PROJECT TIMELINE
2018

 **AIR FORCED AIR** 

CENTRAL | REAL

 | AIR CONDITIONING



"...THE INSTALLATION WAS DEFECT-FREE, WHICH IS EVIDENCE OF THE QUALITY OF THE SKILLS PROVIDED BY AIR FORCED AIR, AND THE FUJITSU SYSTEM."

CHALLENGES

Each apartment required four to five indoor units; one for each bedroom and one or two in the living area. With limited space above the wardrobes, the Fujitsu slim-line bulkhead (ARXK) units were easier to install. These mini ducts feature drain pumps which made them ideal for this high-spec installation.

OUTCOME

The final configuration of the outdoor units was 15 on the roof and 14 units in the car park. In the basement there was a garbage truck turntable and the units were wall-mounted above this, which had no impact on the available floor space. The solution was effective and the outcome positive.

"We had a large ventilated area for the garbage truck to enter, so the units in the car park were

able to be hidden," said Richard Ellis from Central Real. "This hasn't presented any issues with noise, or ventilation. There has been no negative feedback and the installation was defect-free, which is evidence of the quality of the skills provided by Air Forced Air and the Fujitsu system."

CONCLUSION

Fujitsu General's inhouse project engineers worked with Air Forced Air to provide selection data, system design and efficiency ratings for the Marina Apartments specification.

This was a project that required a system that delivered above and beyond standard performance. The Fujitsu General VRF system enabled these high expectations to be achieved.

PRODUCT OVERVIEW

PRODUCTS:
J-IIS

OUTDOOR UNITS:
26 X AJT040
1 X AJT045
2 X AJT054

INDOOR UNITS:
97 X ARXK
3 X ARXB

QTY OF OUTDOOR UNITS:
29

QTY OF INDOOR UNITS:
100

QTY OF UTY-RNRYZ2:
100

QTY OF PIPING HEADERS:
29

TOTAL SYSTEM CAPACITY:
373.6KW

 **AIR FORCED AIR** 

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AIR CONDITIONING

Image courtesy of Central Real