

AN EYE FOR DESIGN

Mixing family and work in the best of ways, this Brisbane splitter development project has resulted in a HIA Finalist Award.

PHOTOGRAPHY: Gaye Gee





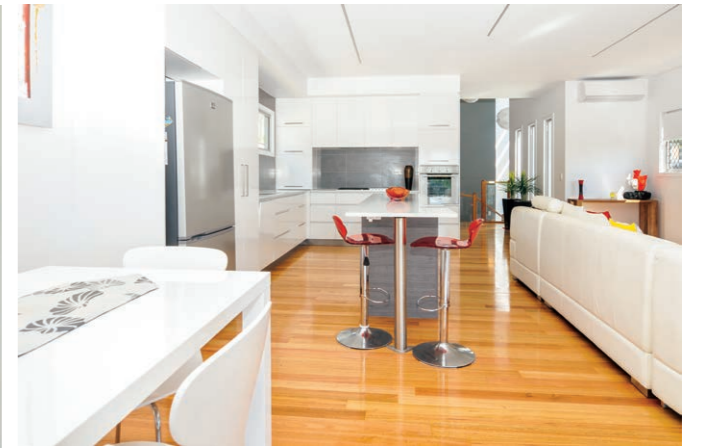
Take a look at the professions each member of the OShea family has chosen, and you'll agree that there's no family better placed to create a range of new homes in their local community. Maree, an interior decorator and designer; husband John, son Nick (OShea and Sons Builders), and son-in-law Brendon (King Builders) created an entity in i4 Development. Together, along with their life partners boasting expertise in property and finance, they create spaces which encourage togetherness and community long after the build is complete.

Such was the case with their recent HIA finalist project in Mount Gravatt. In developing the property, i4 Development looked closely at the entire area, envisaging the final results as the surrounding community would. "We look at the concept as a family, putting all our ideas together," Maree says. "It takes multiple meetings, planning discussions and design sketches until we're comfortable, but we get there. It comes from the soul, our heart. It's in our DNA to make a difference and we definitely have an eye for design."

The two houses, built on a corner splitter block, reinforce the idea that contemporary design can be used to maximize a warm and comforting environment. Where a 1945 brick and timber house once stood, two stylish family homes now showcase modern architecture at its best.

"The houses are site-specific as opposed to prototypes, giving them an individual style and flair," explains Nick. On one home, the cantilevered façade has a boxy design, combining long vertical and horizontal windows with a vertical timber finish. Painted in Dulux Tansy (from the Colour Trends – Future Tribes collection), it is complemented by a white wraparound polystyrene hood with LED strip lighting installed on the underside.

The second home's upper front looks completely different, with its roof shape and corner stacker doors opening out onto a private wraparound deck providing a floating effect over the lower level. The deck's exterior is finished in a natural stacker stone; the lighter hue gently counteracts the brightness of the adjoining house.



The rooms have been designed to encourage seamless living between indoors and out. The upper level deck offers stunning views across the Port of Brisbane, while the easterly breeze carries inside to the living areas. The kitchen demonstrates good workflow, clever storage solutions and top quality motion, while the stone benchtops add a sense of natural beauty and spaciousness.

The master suites are as elegant as any multi-million dollar project. Complete with their own private balcony, the rooms fill with natural light and breezes. A walk-in robe, opulent ensuite and Alltone white shutters complete the sanctuary. One home includes a wine cellar and atrium, the perfect additions for entertainers and gourmands alike. The adjoining house boasts a media room for some lazy days with family and friends.

Vanities, basins, taps and fittings have all been chosen with the same aim: to look beautiful, be easy to maintain, and to withstand the test of

time. Both homes offer integrated vacuum systems, courtesy of Vacu-Maid, to assist with home maintenance.

"It's affordable luxury," says Maree. "You could be looking at a home in Bulimba, but we offer the same thing or better in Mount Gravatt – and for a lot less in price!"

Sustainability and livability are carefully considered – although they're now so ingrained in their work that Maree finds it hard to think of them separately. "When I refer to sustainability, it's not just the physical aspects of the building but also the personal and social ones. We make homes liveable for everyone regardless of age, family needs or changes a person may experience during their lifetime," she explains. "We're all put on this earth to interact and connect with people, and the more we embrace that concept, the better for the individual, family and community."



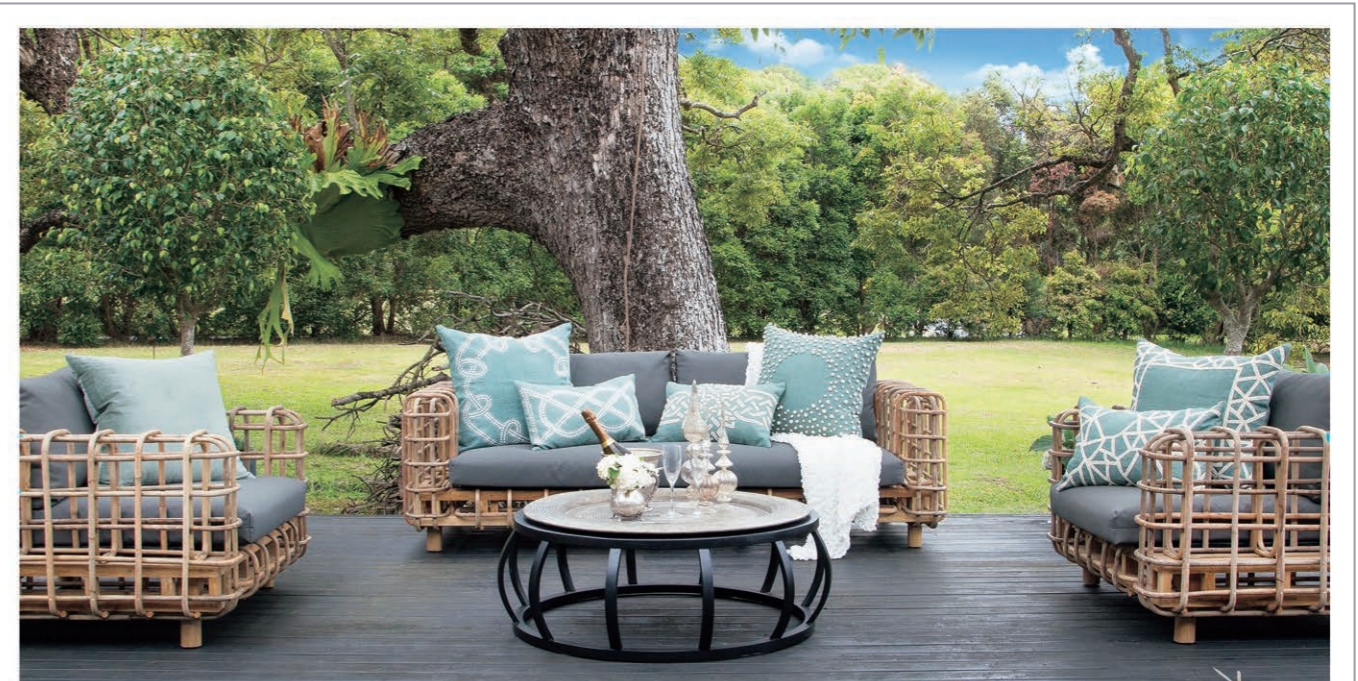
Brendon and Nick offer a different perspective, discussing wall and ceiling wool insulation, gas hot water, energy efficient appliances, LED lights, cooling and water savings. "All our builds have fully treated timber frames, double glazed glass, floor to ceiling tiles and a termite reticulation system," Brendon reveals.

Bart Olszanowski, of Allfit Cabinet Solutions, values the strong relationship with each of the teams on the build job. "We've been working with Nick and Brendon on many projects. One thing that is important to us is the value i4 Development holds when dealing with trades. The lowest price isn't their aim; instead, they work consistently with the same team of trades on all projects to deliver the

best results." To showcase the sense of teamwork, the cabinetry work isn't a solo project – it's critical for Chris Ray, of Network Plumbing & Gas, and electrician Paul Myers of Amped Electrical Solutions, to be across the job. Meanwhile, Mark Cavati provides superior painting finishes.

Was the project a success? "Most definitely," says Maree. "Five of our last six homes have been secured privately prior to completion." The Build in Brisbane network has been a contributing factor. This group of professional Queensland build-industry businesses work together to achieve the best result. Michael Tyrrell from Building Approvals and Advice is a perfect example – he and his team work collaboratively with industry leaders, finding solutions to ensure compliant and safe houses for Queenslanders. Maree also praises her incredible suppliers, who continually deliver on price and on time, backing products up with superb warranties. "Mitre 10 Mega, Uniqwa, Harvey Norman, Aspley and Picture Hanging Systems are standouts, as was our project financier CC Chiong of Bank of Queensland, Mount Gravatt."

One thing is certain – the team's passion and eye for design will see them continuing the long-forged relationship with their suppliers, tradespeople and professionals, a future which all are only too happy to welcome.



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i4 Development Professional Trade Team

Adding value to the building environment



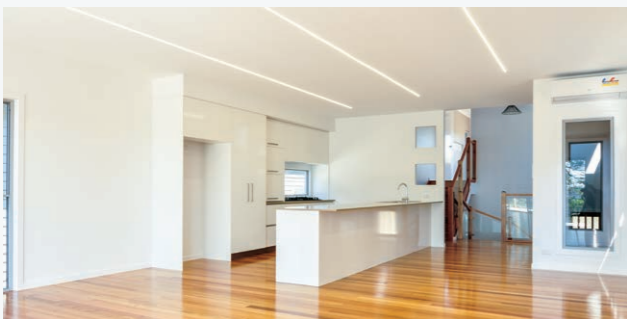
Brendon King KING BUILDERS and Nick O'Shea O'SHEA & SONS BUILDERS are brothers-in-law who jointly constructed the i4 design project. They pride themselves on their ability to work to deliver experienced advice, technical know-how and exceptional customer service through their own craftsmanship, their well established and component trade team, and their carefully chosen suppliers. Their approach focuses on continued consultation from beginning to end to ensure each project accurately reflects the design plans, budget and individual needs. The tradesmen love the collaboration and comradeship that comes from being part of the i4 Development team. King Builders: 0424 949 948, info@kingbuilders.com.au O'Shea & Sons Builders: 0405 342 258, nick_oshea@hotmail.com



Bart Olszanowski of ALLFIT CABINET SOLUTIONS took pride in building cabinetry for the beautiful kitchens, functional laundries, stylish bathrooms, and purposeful home office and study in the project homes. Application of Blum dynamic space principles ensured good workflow, adequate storage and highly effective motion throughout. 0415 972 034, bart@allfitcabinetsolutions.com.au



Plumbing is not just water and sewerage pipes, says Chris Ray of NETWORK PLUMBING & GAS, but about the end product and getting a sense of emotions that come from the key areas, such as the kitchens and bathrooms. Clients rely on the plumber to know about the best toilets, taps and basins. It's all about the perfect match. 0402 513 883, network.plumbing@bigpond.com



Paul Myers of AMPED ELECTRICAL SOLUTIONS and his team strive to deliver perfection. Constantly working closely with the builders and the other tradesmen makes for a seamless result. Their attention to detail and pride stands out in their finished product. The LED recessed ceiling strip lighting was a standout feature in the i4 Design project. 0410 570 830, paul@ampedelectrical.net.au



MARK CAVATI – PAINTER (also known as the world's greatest painter) brings many years of experience and talent to the team. The painter is virtually the last trade on the job and his work needs to be not just good but exceptional. The powerful use of colour to differentiate the i4 Design project houses provided variety and challenge. 0417 790 304, ptorrisi@optusnet.com.au

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