Braemar™
By SEELEY INTERNATIONAL

Case Study

IVY95 Residential Apartments

Delivering seamless comfort for luxurious beachside apartments

Project Location

IVY 95 Apartment Complex
Gold Coast, Australia

HVAC Consultant

MDA Consulting Engineers

Contractor

Multicool Air Conditioning

Equipment

- 51 x VRF condenser units
- 166 x Fan coils
  - 62 x Low static pressure duct type unit
  - 104 x Bulk head ducted unit
- 51 x Braemar wired controller XK46

The construction of the 9 story IVY95 apartment complex was completed in August 2018. The accommodation offers 51 luxurious apartments with a mix of 1, 2 and 3 bedrooms, providing deluxe beachside living overlooking the stunning Gold Coast beachline.

Project Requirements

The building required a cost effective heating and cooling system for all 51 apartments over the 9 stories, the design brief set the following requirements:

- Condensers to be located on the rooftop of the 9th level
- Low operational noise
- Slim line bulkhead units for inside apartments
- Units to fit on smaller roof top
- Allowance and solution for harsh salt environment
- Ability for cables and piping to reach the height of 9 stories
- Reverse Cycle air-conditioning was specified.

"The Customer is extremely happy with the Braemar Mini VRF equipment and commented on how quiet the system is, they will definitely consider using Braemar on their next residential project. Also our installation team was impressed with the quality and ease of installation"

– Mulitcool Air Conditioning

SEELEY INTERNATIONAL
Award winning company

Seeley International consistently wins awards each year for new product design, innovation and the environment

sydney design awards
Half a Century of Exporting Excellence 2017 Business Queensland Export Awards WINNER
Australian Business Awards ABA 2018 NEW PRODUCT INNOVATION WINNER 2017
55th Australian Export Awards 2017 NATIONAL FINALIST
melbourne design awards
GOOD DESIGN Award

The Braemar VRF range is ideally suited to the design, construction methods and trends now being adopted in todays luxury homes and apartments.

Challenges

The design brief stated that all condensers must be located on the 9th level rooftop, therefore the challenge was presented to find a solution that offered the ability to have extended cables and piping. Along with this, as the property is located along the coastline, the units were exposed to the sea air and vulnerable to damage by the harsh salt environment. Furthermore, the apartments required a slim line indoor unit to fit within the bulkheads and maintain the luxury feel throughout the building.

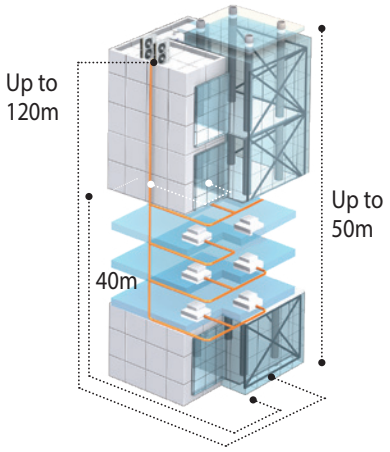
Solution

The Braemar 5th generation VRF products were approved by all key decision makers including Developer, Builder, and Installation Dealer. Combining Braemar's Mini and large Heat Pump VRF enabled to meet all parts of the specification.

Braemar Mini Heat Pump VRF systems were installed for each apartment in the complex which delivered a reverse cycle solution that met the key deliverables of the project.

- The slim line low static bulkhead units fitted perfectly within bulkhead size limitations. The low operating noise level and condensate pumps for selected units were also key features that suited the project
- The gold fin coils that come as standard were treated with an acrylic Resin/Anti-Corrosion Coating to protect the coil against the corrosive effects of VOC's and outside sea air, extending the operating life of the system.
- The extended piping lengths that the system required meant the 24metre "lift" for Level 1 apartment and the max pipe length of approx. 50m was well within the systems limits.

Extended pipe length MCMX Series



	Braemar Gen 5 VRF 08, 10	Braemar Gen 5 VRF 12, 14, 16
Total pipe length	250m	300m
Pipe length ODU to farthest IDU	100m	120m
Pipe length 1st branch to farthest IDU	40m	40m
Height difference (ODU above IDU)	30m	50m
Height difference (ODU below IDU)	30m	40m
Height difference (IDU to IDU)	10m	15m

Braemar Mini VRF's ability to extend pipe and cable lengths, was a key design driver.

Braemar™ By SEELEY INTERNATIONAL

For more information, please call 1300 475 091 or email commercial@seeleyinternational.com

Certified System Quality ISO 9001

We provide full technical support to ensure optimal design for each application.

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