

**Case Study****OCEAN BY MERITON****PROJECT DESCRIPTION**

Soaring 76 levels above the stunning Surfers Paradise, Queensland, Meriton's latest development, Ocean is bringing to life a new era in modern living, one where lifestyle, convenience and luxury meet.

The development includes 740 apartments (377 of these residential and 363 of these serviced) a recreation area with swimming pool, spa, fitness courtyard, and barbecue area. A vibrant retail precinct includes a café and a purpose-built restaurant, which will enjoy Ocean's stunning beach front vistas.

The complex now boasts the highest apartments on the Gold Coast offering breathtaking 360-degree views. Ocean is the second tallest building on the Gold Coast, second only to Q1.

The project recently won Best Suite/ Apartment Hotel in the Australian Hotels Association National Awards for Excellence 2022. Towering above the Gold Coast at 252m, it combines a truly opulent level of luxury with 5-star service and breathtaking views to bring you the quintessential Gold Coast holiday experience.

**PROJECT DETAILS**

Ocean Apartments by Meriton  
Gold Coast, QLD

**COMPLETION DATE**

February 2023

**CONTRACTOR**

Superior Air-Conditioning

**INDOOR UNITS INSTALLED**

73 x FDU\*\*KX Ducted Systems  
1,974 x FDUT\*\*KX Slimline Ducted Systems  
34 x FDU A Ducted Systems  
1 x FDU M Ducted System  
15 x FDT\*\*KX Ceiling Cassettes  
2 x FDT C Compact Ceiling Cassettes  
4 x FDK\*\*KZ Split Systems  
5 x SRK\*\*ZSA-W Split Systems

**OUTDOOR UNITS INSTALLED**

40 x FDCA\*VNX/VNX-W  
5 x FDC\*\*VNP-W  
712 x FDC\*\*KXEN6  
2 x FDCKXE6  
5 x SRC\*\*ZSA-W  
3 x SRC\*\*ZSXA-W

**MHIAA REPRESENTATIVE**

Kevin Chillmaid – 0418 300 808



## PROJECT REQUIREMENTS & CHALLENGES

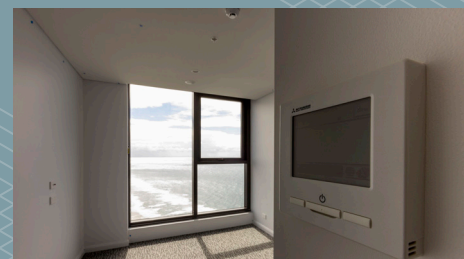
The project required a high-performance climate solution from top to bottom, including all serviced apartments, residential apartments, common areas as well as the large commercial spaces on the lower ground, which include restaurants and a variety of retail shops.

Given the sheer size of the building, its floor-to-ceiling glass facade and its location on the sunny Gold Coast, which can often see sustained temperatures of above 35°C during summer, the solution would need to be reliable even in the harsh Queensland summers. And it would need to take into consideration the large heat loads received throughout the day.

To reflect the luxury design of the building and deliver the best level of comfort for all occupants, the solution would need to be invisible to tenants and guests while also being extremely quiet during operation. Due to this requirement and the small amount of space in between levels, this proposed a design challenge for indoor unit selection.

With a mix of studio, one, two and three-bedroom apartments, and small plant rooms, it was important that all condensing units be compact and allow for system flexibility (specifically long pipe lengths). This would ensure installation, commissioning and ongoing maintenance would be as easy as possible.

Timing of the project was critical to ensure the construction site was not congested and the material flow was not disrupted.







## MHIAA'S SOLUTION

After lengthy discussions with trusted contractors Superior Air-conditioning, a wide selection of ducted, ceiling and wall-mounted systems products were ultimately chosen for the project.

Due to their compact size, FDUT slimline indoor units were selected for the apartment spaces. FDUT indoor units have a built-in drain pump as standard, and were able to be installed within the shallow bulkheads and were fitted with modern, discreet grilles to ensure a clean and luxurious finish for all spaces.

The indoor units were connected to KX Micro series VRF outdoor units, giving the versatility of long pipe runs, and whose compact single fan design allowed for ease of installation in tight plant rooms, and therefore maximised habitable floor area for apartment design. FDU low profile ducted systems offered a high airflow yet discreet solution for many of the common areas including hotel reception area, spa, and main lobby.

The KX series of VRF systems were paired with FDU, FDUA and FDUM ducted systems for other large common areas including cafés, restaurants and other retail spaces located on lower levels.

The FDT series of ceiling cassettes offered a perfect solution for additional common areas including the multiple gyms and back offices, while the FDK series of wall-mounted units were installed into other service areas.







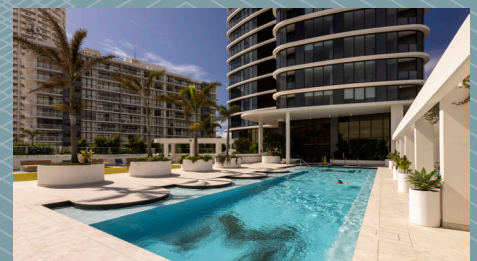
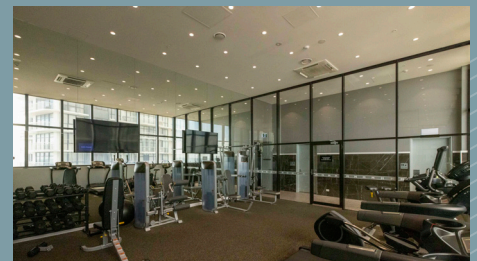
## MHIAA'S SOLUTION CONT.

To provide control over all these systems, over 2,000 RC-EXZ3As wired controllers were installed throughout the project. These offered control to both assets owners/operators as well as all residents.

Additionally, a Key Tag Interface was integrated into all serviced apartments, which would turn systems off when not occupied. This offered a huge energy saving for operators.

By working closely with trusted contractor Superior Air-Conditioning, MHIAA was able to deliver a reliable climate for this award-winning development.

In a testament to its architectural excellence and contribution to high-rise living, Ocean by Meriton has been honoured at the 2025 Asia Pacific Property Awards, winning the Best High-Rise Residential Development award against leading developments across the region.



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