

Case Study



ORMISTON RISE

PROJECT DESCRIPTION

This project involved a multi-stage retirement living development located in Ormiston, Brisbane, close to the coastline. Developed by Tranquil Retirement Group - an experienced provider with more than 20 years in retirement living - the community was designed to deliver a calm, comfortable living environment within a vibrant and growing area.

The development comprises private residential apartments requiring a reliable air conditioning solution capable of maintaining comfortable indoor conditions year-round. Given the local climate, which includes periods of high heat and humidity, consistent temperature control was a key priority.

Effective Airconditioning Services was appointed as the mechanical contractor responsible for delivering the air conditioning scope across the development, working closely with Mitsubishi Heavy Industries Air-Conditioners Australia (MHIAA) to implement a solution suited to the project's requirements.

In addition to performance, the air conditioning system needed to operate quietly and be easy for residents to use, supporting comfort, independence, and everyday living. As a staged development, the project also required close collaboration between the developer and suppliers to ensure a consistent and flexible HVAC approach across multiple construction phases.

PROJECT DETAILS

Ormiston Rise Brisbane, QLD

COMPLETION DATE

February 2025

CONTRACTOR

Effective Airconditioning Services P/L

INDOOR UNITS INSTALLED

7 x FDUM**KXE6F-W Medium Static Ducted

32 x FDUT**KXE6F-W Low Profile Ducted

21 x FDU**KXE6F-W High Static Ducted

OUTDOOR UNITS INSTALLED

21 x FDC***KXZEN1-W VRF Condensers

MHIAA REPRESENTATIVE

Stephen Meikle - 0419 148 338



PROJECT REQUIREMENTS & CHALLENGES

Delivering dependable thermal comfort in a coastal Brisbane location presented several challenges. Elevated temperatures and humidity required a system capable of maintaining stable indoor conditions without excessive noise or energy use.

Quiet operation was critical in supporting the peaceful atmosphere expected in a retirement living environment. Air conditioning needed to run unobtrusively within apartments, ensuring resident comfort without disruption.

Ease of operation was another important consideration. The system needed to be intuitive and responsive, allowing residents to easily manage their indoor environment without unnecessary complexity. Supporting independence and day-to-day comfort was a key focus in system selection.

From a design perspective, space efficiency and equipment placement also posed challenges. A key project requirement was to keep outdoor condensers off apartment balconies in order to preserve visual appeal, minimise noise, and maintain the tranquillity of private outdoor spaces. This required careful planning to ensure system performance was maintained despite alternative condenser locations and longer pipe runs.

As a multi-stage development, the HVAC solution also needed to provide consistency across stages while allowing flexibility to accommodate the evolving needs of the project.





MHIAA'S SOLUTION

To meet the project's performance, usability and design requirements, Mitsubishi Heavy Industries Air-Conditioners Australia (MHIAA) supplied 63 ducted air conditioning systems to residential apartments throughout the development.

MHIAA worked closely with the appointed mechanical contractor, Effective Airconditioning Services, during the design and selection phase to ensure the chosen systems aligned with the building layout, performance expectations and retirement living requirements. Through this collaboration, the team selected a combination of FDUM Series ducted units (2.8kW and 3.6kW capacities) alongside larger FDU Series systems ranging from 7.1kW to 11.2kW. System configuration was carefully coordinated to suit the scale and load requirements of each apartment, ensuring efficient performance across the development.

MHIAA ducted systems were selected to provide quiet, consistent heating and cooling while maintaining a clean and unobtrusive interior aesthetic. Each apartment was fitted with in-ceiling ductwork and discreet ceiling vents, ensuring even air distribution without visual clutter or disruption to residents' living spaces.

Independent, centralised control was configured for each apartment, allowing residents to easily manage their own indoor comfort. EcoTouch remote controllers were installed to provide a simple and intuitive interface, supporting ease of use while maintaining precise temperature control suited to retirement living.





MHIAA'S SOLUTION CONT.

To preserve the tranquillity and functionality of private balconies, outdoor condensers were positioned away from apartment living areas and located on rooftops or within designated service zones. This design approach required long pipe runs, providing flexibility in equipment placement while maintaining reliable system performance.

Compact single-fan condensers were utilised to support space efficiency, minimise operating noise, and reduce ongoing power consumption - an important consideration in managing operating costs in Brisbane's warm, humid climate.

Delivered as part of a new-build, multi-stage development, the solution required close coordination with the developer to ensure consistency across stages. Having successfully used MHIAA systems in earlier phases, the developer again selected MHIAA KX1:1 (ducted systems) for Stage 2, reflecting confidence in product performance, durability, and long-term support. Feedback from the owner and developer has been highly positive, particularly in relation to system performance, installation quality, and resident comfort.



**THE
EXPERTS
IN AIR**



THE EXPERTS IN AIR

mhiaa.com.au

Australia:

NSW & Head Office Block

Victoria

Brisbane

Adelaide

Townsville

Western Australia

ABN 92 133 980 275

Phone: 1300 138 007

Block E, 391 Park Road, Regents Park NSW 2143

2/15 Howleys Road, Notting Hill VIC 3168

5/26 Flinders Parade, North Lakes QLD 4509

T50 Innovation House, Mawsons Lakes Boulevard, Mawsons Lakes SA 5095

1/37 Ross River Road, Mysterton QLD 4812

1/15-17 Capital Road, Malaga WA 6090

Mitsubishi Heavy Industries Air-conditioners Australia, Pty. Ltd.

MOVE THE WORLD FORWARD  MITSUBISHI
HEAVY
INDUSTRIES
GROUP