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PALA

QUEENSLAND'S HOUSE OF THE YEAR

MASTER BUILDERS QUEENSLAND

The home of building

HIGH FIVE

PALA wraps up stellar 2024 Awards season as Queensland's House of the Year







Plenty of adjectives have been used to describe PALA.

"Special, wow-factor, amazing, second-to-none" and "complete luxury with a great finish" were among those proclaimed by our panel of judges for the 2024 Queensland Housing & Construction Awards, before they bestowed the coveted crown of *Colorbond House of the Year* at a glittering event at The Star, Brisbane on 19 October.

In August, the Mermaid Waters home was hailed "a beacon of modern construction," with Havendeen applauded by the judges for the "perfect execution of the build," as it swept the pool with four gongs at the Gold Coast Housing & Construction Awards, including *House of the Year, Best Residential Kitchen, Best Residential Swimming Pool*, and *Individual Home from $5 million up to $10 million*.

Amid all the accolades, Havendeen directors Rob and Tui McKinnon have their own way of describing the property they and their two young boys enjoy.

Speaking to Master Builder at the Queensland Awards ceremony, Tui said she was "over the moon."

"This is our family home, so I know how special it is. I'm just so happy for the team ... the reaction tonight was just pure joy."

Designed by renowned architect Joe Snell from Studio Snell and developed and built by Havendeen Projects, PALA was built predominantly with the needs of the resident McKinnon family in mind. Meticulous planning and attention to detail was vital in ensuring its execution realised their vision.

Studio Snell were engaged to craft a building which delivered construction technologies and standards of finish not often seen in the surrounding area, bringing with it a new perspective to popular canal front living on 46-metres of water frontage.

Sitting closer to the street, the home fans out on the large wedge-shaped, north-east facing 1113m² waterfront block, increasing in width towards the water, while maximising the outdoor areas.

The wedge shape posed a challenge to the team, demanding difficult junctions and angles – which have arguably resulted in the greatest triumph in construction terms through the seamless transition of materials.

Maximising the longevity of the building was the motivation behind the incorporation of the underground basement, three suspended post tensioned concrete slabs and vertical elements including precast panels and expressed steel elements.

The basement is itself a marvel. The 324m² space houses five carpark bays, including one for the home's namesake, a large storeroom which could be repurposed as an air-conditioned gym, and a much talked-about golf simulator.

"The use of precast panels is not common in single dwelling residential builds, and was a challenging aspect of the project," Tui said.

"With 22 panel installations in total, the tallest being 12.7m high and the heaviest weighing 15.6 tonnes, meticulous planning with all parties and stakeholders involved ensured the installation went smoothly.

"A feature detail is the timber print panels to the lift core, which required Havendeen at the precast yard lining the steel precast beds with Oregon timber to achieve the desired look."

The aesthetics of the building are cohesive inside and out, with a focus on natural and substantial materials to support the strong and expressed structure of the building.

The exterior sets the building apart. Designing the curved, sculptural façade, the team married layered materials, landscape and colour to overlay the pedestrian and vehicle access points, without needing to use street fencing.

The precast panels also sweep across from the street to embrace the full width of the garden, waterfront, and city views, while the rear façade provides shade to the interior and exterior spaces.

The natural flow of the building orientates towards the outdoors. The award-winning









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heated 12m resort-style pool boasts a swim-up bar and water fountain behind the day beds, while the expansive covered BBQ alfresco with fire pit is the epitome of an entertainer's delight. Both form a central garden and lawn space which takes full advantage of its setting, while the rooftop entertaining space offers 360° views of its surrounds for special events.

Council flood storage requirements were addressed through the construction of a suspended structure. An innovative steel retaining edge detail was created for the water facing block work, delivering a seamless infinity lawn aesthetic. The unique and tiered design also negates the need for a balustrade – while a trampoline embedded in the lawn amps up the fun for the kids.

Indoors, PALA boasts a series of interesting and unique living spaces. The heart of the home is undoubtedly the Gold Coast's 2024 *Best Residential Kitchen*, featuring a stunning 12-metre void, drawing up the eye and flooding the interior with natural light. The butler's pantry is also fully equipped, essentially functioning as a second kitchen.

The living areas ooze luxury, including a real-wood fireplace, a temperature-controlled wine cellar, and motorised window treatments. A black stone bath adorns the master ensuite, while custom joinery, a limestone counter and linen seating feature inside the walk-in robe. All five bedrooms, six bathrooms and two powder rooms boast stunning finishes and creature comforts too numerous to list, with a steam room and sauna, custom full home automation system, and a pontoon and jet ski dock, completing this dream property.

Asked which feature was her favourite, Tui pointed to functionality.

"Every room in this house – except for the bar – gets used every day, and that's probably one of the best features as parents … otherwise, the bathroom's fantastic, too."