



111

● TRIPLE ONE

# COMPANY PROFILE

**111**.company Pty Ltd

# CONTENTS

1. A NEW CHAPTER
2. ABOUT
3. STUDIO PRINCIPALS / SENIOR TEAM
8. EXPERTISE
11. CURRENT PROJECTS
22. RECENT PROJECTS
27. PROJECT EXPERIENCE
32. LOCATION
33. CONTACT



S P A T I U M  
A R C H I T E C T S

## A New Chapter

**111** (111.company Pty Ltd) represents the strategic coming together of 111 Design studio and Spatium Architects.

Established in 2025, this partnership brings together two accomplished architectural practices based in Brisbane, the Gold Coast and Melbourne, combining deep expertise in design, documentation, delivery and project management. Supported by strengthened resources and an expanded team of architects, technicians and support staff, the practice is well positioned to deliver exceptional outcomes across Australia's Eastern Seaboard. We look forward to the opportunities this partnership will unlock and to the continued evolution of our design and documentation-led approach.

# About

**111** is a collective of passionate, highly skilled professionals dedicated to excellence in architectural design and project delivery. Our team thrives on collaboration, offering expertise across all aspects of the architectural process.

Our leadership team Perry Just, Simon Lauenstein & Domenic Chirico, bring extensive experience spanning all stages of architectural design and construction. Supported by a talented group of architects, architectural technicians, and support staff, we operate across the Eastern Seaboard of Australia, ensuring regional expertise and adaptability.

At **111**, we take a hands-on approach, with our Directors actively involved throughout the entire project lifecycle.

# Our Philosophy

We are committed to making a positive impact by pursuing excellence in both the design process and project outcomes. With deep expertise across architecture, property development, and construction, we provide a comprehensive skill set for projects of all types from conception to completion.

Our flexible and collaborative approach allows us to tailor processes and solutions to each project's unique requirements, delivering outcomes in a calm, humble, and determined manner.

# Services

## **Design**

· Architecture · Interior Design · Urban Design · Master Planning

## **Development & Strategic**

· Feasibility Studies · Site and Planning Analysis · Development Advisory · Yield and Massing Studies

## **Delivery**

· Development Application · Design Development · Detailed Design & Documentation · Consultant Coordination · Contract Administration

# STUDIO PRINCIPALS



## Perry Just

**Perry Just** brings over 35 years of experience in the architectural and property development sectors. A registered architect educated in Germany and Australia, he spent two decades as Design and Development Manager with one of Australia's most successful property development groups.

Notable projects in Perry's portfolio include the **Q1 Tower Surfers Paradise, Versace Hotel Dubai, 272 Hedges Luxury Tower Broadbeach, Magnoli Residences Palm Beach, Esplanade Hotel Cairns, Marina Concourse Residences and Master Planned Communities Royal Pines, Lumiere Residential Tower Labrador, Zaha Hadid Towers Toowong**, and the **Empire Hotel & Country Club Brunei**.

Perry has held senior roles in Architectural and Development Companies including client-side **Development Manager** and **Portfolio Director** overseeing delivery of multiple high end residential multi storey and mixed-use developments. He has been instrumental in the delivery of numerous award-winning projects and management of many design collaborations with internationally renowned designers and architects such as the House of Versace and Zaha Hadid.

With extensive construction knowledge formed through two decades of close builder and subcontractor relationships, strong management skills and the experience gained through many years of working on the client side, Perry approaches projects with a holistic understanding of design, delivery, and client requirements. His expertise spans every stage of development—from site acquisition through to settlements—ensuring a truly holistic approach to Architecture.

## Professional Experience

- Principal / Director, 111.company - Vic/Qld | 2025 - current
- Principal / Director, Spatium Architects - Qld | 2022 - 2025
- Development & Design Manager, Sunland Group - Qld | 2010 - 2022
- Design Manager, Sunland Group – Dubai | 2006 - 2010
- Design Manager, Sunland Group – Qld | 2003 - 2006
- Project Architect, Mc Kerrel Lynch Architects – Qld & Brunei | 1992 – 1995
- Architect Graduate, Maruko International - Qld | 1990 – 1992

# STUDIO PRINCIPALS



## Simon Lauenstein

**Simon Lauenstein** brings over 30 years of experience in architecture and property development. His career spans a wide range of projects, including art galleries, educational institutions, sporting facilities, and extensive residential developments—from multi-residential apartments and master-planned communities to luxury homes, townhouses, land subdivisions, and associated amenities such as parklands and sales suites.

Notable projects in Simon's portfolio include **Greenmount Residences, Bendigo Art Gallery, The Sidney Myer Asia Centre, The Nolan Apartments, Moonah Links Golf Clubhouse, 36 Louisa Road Birchgrove, Cammeray Residences, The Address Sanctuary Cove, The Lakes Residences Mermaid Waters, The Heights Park Terraces & Arbour Residences Pimpama**, and the **Northumberland Road Community Housing Project**.

Simon has held senior roles as **Design Manager** and **Design Coordinator** at Sunland Group, contributing to major residential and community projects, following earlier experience with leading architecture practices including **Fender Katsalidis Architects** and **Wood Marsh Architecture**. He is experienced across all stages of the design process—from Concept Design through to Construction Documentation—and has overseen numerous projects during Construction Administration. Simon's passion for architectural drafting is reflected in his meticulous attention to detail and his ability to communicate design intent with clarity and precision.

## Professional Experience

- Principal / Director, 111.company - Vic/Qld | 2025 - current
- Principal / Director, 111 Design Studio Vic/Qld | 2021 - 2025
- Design Manager, Sunland Group - Qld | 2009 - 2020
- Design Coordinator, Sunland Group - Vic | 2004 - 2009
- Architectural Technician, Detail 3 - Vic | 2004
- Architectural Technician, Wood Marsh Architecture - Vic | 2003 - 2004
- Architectural Technician, Nation Fender Katsalidis Architects - Vic | 1995 - 2003

# STUDIO PRINCIPALS



## Domenic Chirico

**Domenic Chirico** brings over 40 years of experience in the architectural profession, complemented by extensive involvement in property development. His portfolio encompasses a diverse range of project typologies, including multi-storey residential, boutique luxury residences, detached homes, art galleries, community and infrastructure projects, educational facilities, hospitality, community social housing, commercial projects and retail.

Notable works include **Greenmount Residences, Australian Centre for Contemporary Art (ACCA), Victorian Arts Centre, Yve Apartments, Bancea Apartments, Abian Apartments, Shea Residences, Deakin University Burwood Campus, Monash University Clayton Campus, Camberwell Grammar, Western Distributor Sydney** and **Bourke Street Pedestrian Bridge**.

In addition to his architectural expertise, Domenic has held **senior leadership roles across both architecture and property development**, including **National Design Director, General Manager (VIC), and Development Director**. In these roles he oversaw the successful planning and delivery of major projects, bringing together design excellence, commercial insight, and strategic leadership.

With deep expertise in schematic design, design development, documentation, consultant coordination, and project delivery, Domenic is recognised for achieving highly successful outcomes that balance innovation, functionality, and enduring design quality.

## Professional Experience

- Principal / Director, 111.company - Vic/Qld | 2025 - current
- Principal / Director, 111 Design Studio - Vic/Qld | 2021 - 2025
- Development Director, Sunland Group - Qld | 2014 - 2018
- State Director/General Manager, Sunland Group - Vic | 2012 - 2014
- National Design Manager, Sunland Group - Vic/Qld | 2005 - 2012
- Founding Partner, Detail 3 - Vic | 2003 - 2004
- Associate Director, Wood Marsh Architecture - Vic | 1995 - 2003
- Senior Project Leader, Nation Fender Katsalidis - Vic | 1993 - 1995
- Project Leader, Pels Innes Neilson Kosloff Architects - Vic | 1987 - 1993
- Detailed Design & Documentation, Buchan Laird Bawden Architects - Vic | 1985 - 1987
- Documentation, Roy Grounds & Company Architects - Vic | 1980 - 1985

## SENIOR TEAM

Jacob Locke  
Associate/ Architect



Mason Harrop  
Associate/ Architect



Luiz Martinelli  
Associate/ Architect



Marine Clave  
Interior Design Lead



"You employ stone, wood and concrete, and with these materials you build houses and palaces. That is construction. Ingenuity is at work. But suddenly you touch my heart, you do me good, I am happy and I say: This is beautiful. That is Architecture. Art enters in."

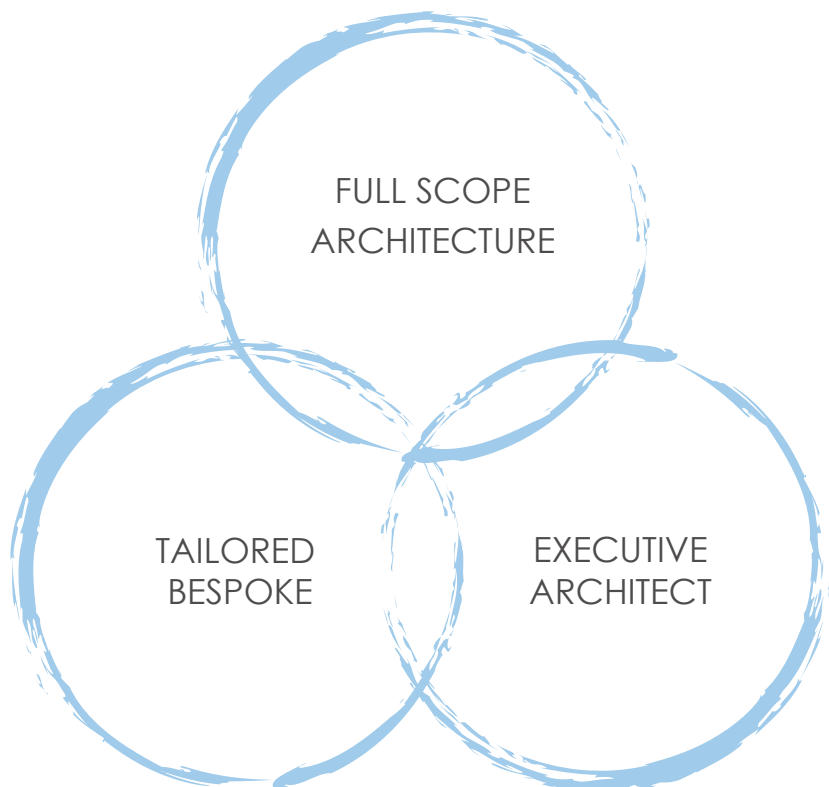
- Le Corbusier

# EXPERTISE

**111** offer three core pillars of professional service: Full scope Architecture, Tailored Bespoke Services & Executive Architect.

Beyond our own projects, **111** is widely regarded as industry leaders in forging successful collaborations with fellow architectural practices, delivering outcomes of exceptional quality across projects of every scale & complexity.

Alongside decades of architectural experience, Perry, Simon and Domenic also draw on their client-side project management backgrounds, ensuring every project is delivered with insight, care and clarity.



# EXPERTISE

## Full Scope Architecture

- Pre-acquisition design studies & evaluation
- Urban design
- Master planning
- Pre-concept design
- Concept design
- Schematic design
- Town planning (DA)
- Design development
- Interior design
- ECI involvement
- Value management
- Tender documentation
- Building permit documentation (BP, BA, CC)
- Trade packages
- Construction documentation
- Contract administration

## Tailored Bespoke Service

Our tailored bespoke service is designed to meet the unique needs of a diverse range of clients, including architects, building contractors, property developers and project managers.

- Development optimisation review
- Project management
- Pre-acquisition feasibility and yield analysis
- Design Development & Construction Documentation
- Design management services during construction
- Peer Review
- Preliminary construction detailing
- Shop drawing review
- Purchaser variations.

## Executive Architect

The role of Executive Architect offers clients the flexibility to engage an international or local design Architect of their choice, that may be faced with resource constraints, geographic limitations, technical challenges, or time zone differences.

At **111**, we collaborate closely with the Lead Design Architect or Interior Designer, ensuring seamless project execution. Our Executive Architect services are tailored to meet the specific needs of each client and project, providing expertise in design coordination, technical documentation, and project delivery.

We prioritise establishing strong, collaborative relationships with clients, design teams, and project stakeholders, always striving for excellence. Our reputation is built on the quality of architectural documentation, construction detailing, practical construction sensibility, and efficient project delivery.

With decades of industry experience, the **111** team has worked alongside some of the most highly regarded architectural design practices, bringing expertise and precision to every project.



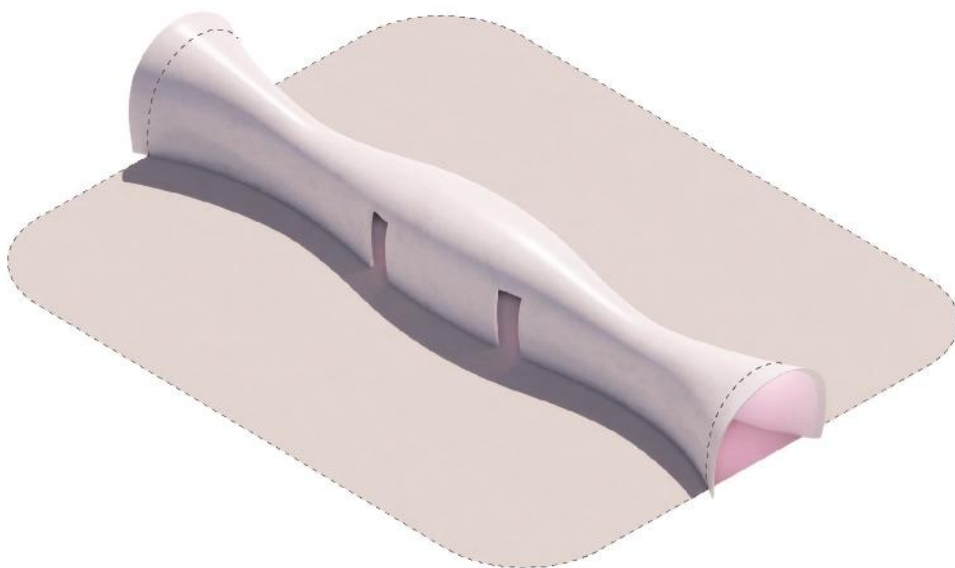
GREENMOUNT RESIDENCES

Stage One

# CURRENT PROJECTS



"Curvaceous forms of fluid elegance and refined clarity inspire spaces that purify, restore, and transform experience."



Tower One lobby

# CURRENT PROJECTS



# CURRENT PROJECTS

Multi-storey Residential

## GREENMOUNT RESIDENCES Stage One

Coolangatta, QLD

61 luxury apartments

2 x 13 storey buildings

2 level basement

Curated collection of recreation & wellness amenities



<b>Project value:</b>	\$165 m
<b>Architecture:</b>	111 (Formally 111 Design Studio)
<b>Interior Design:</b> <small>(Common areas &amp; apartment planning)</small>	111 (Formally 111 Design Studio)
<b>Architectural service:</b>	Full design & Documentation
<b>Design Stage:</b>	Construction Documentation
<b>Construction start:</b>	Under construction

# CURRENT PROJECTS

Multi-storey Residential

## GREENMOUNT RESIDENCES Stage Two

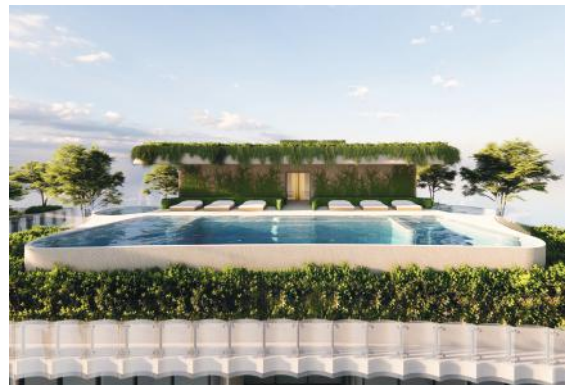
Coolangatta, QLD

51 luxury apartments

2 x 9 storey buildings

2 level basement

Curated collection of roof terrace  
recreation & wellness amenities



<b>Project value:</b>	\$80 m
<b>Architecture:</b>	111 (Formally 111 Design Studio)
<b>Interior Design:</b>	111 (Formally 111 Design Studio)
<b>Architectural service:</b>	Full design & Documentation
<b>Design Stage:</b>	DA Approved
<b>Construction start:</b>	TBC

# CURRENT PROJECTS

Multi-storey Residential

## RUSSEL STREET

South Brisbane, QLD

90 owner occupier apartments

30 storey tower

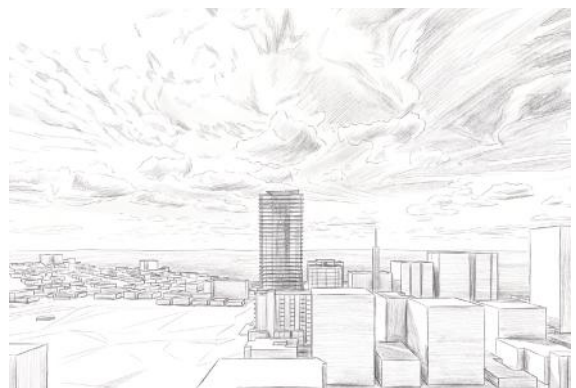
4 level podium

2 level basement

Wellness Sanctuary

Private office spaces

Curated collection of Podium  
& roof terrace amenities



<b>Project value:</b>	\$150 m
<b>Architecture:</b>	111
<b>Interior Design:</b>	111
<b>Architectural service:</b>	Full design & Documentation
<b>Design Stage:</b>	Concept Design
<b>Construction start:</b>	TBA

# CURRENT PROJECTS

Multi-storey Residential

## BURLY The Esplanade

Burleigh, QLD

101 luxury apartments

25 storey tower

4 level basement



<b>Project value:</b>	\$220 m
<b>Design Architect:</b>	KTA
<b>Executive Architect:</b>	<b>111</b> (Formally Spatium)
<b>Arch. service:</b>	Replan Concept & DD 80%
<b>Design Stage:</b>	Completed
<b>Construction start:</b>	Under construction

# CURRENT PROJECTS

Multi-storey Residential

## PEERLESS

Mermaid Beach, QLD

109 luxury apartments

36 storey tower

1 level podium

3 level basement



**Project value:** \$170 m  
**Architecture:** 111 (Formally Spatium) / Client  
**Arch. service:** Design, DA & 80% DD  
**Design Stage:** Completed  
**Construction start:** Under construction

# CURRENT PROJECTS

Multi-storey Residential

## Oyster Bay

Gold Coast, QLD

170 owner occupier apartments

Stage 1: 4 storey x 1 buildings,

Stage 2: 7 storey x 4 buildings

Ground floor resort style amenities

Cafe

Private roof top terrace amenities

1 level combined basemen



<b>Project value:</b>	\$175 m
<b>Architecture:</b>	111
<b>Interior Design:</b>	111
<b>Architectural service:</b>	Full design & Documentation
<b>Design Stage:</b>	Schematic Design
<b>Construction start:</b>	TBA

# CURRENT PROJECTS

Multi-storey Residential

## Racecourse Road

Ascot, Brisbane, QLD

7 luxury apartments

5 stories

Roof top terrace amenities



**Project value:** \$18 m  
**Architecture:** 111  
**Interior Design:** Client/ 111 collaboration  
**Architectural service:** Full design & Documentation  
**Design Stage:** Development Approval  
**Construction start:** TBA

# CURRENT PROJECTS

Multi-storey Residential

## Dawson Road

Mount Gravatt, Brisbane, QLD

150 apartments

8 storey building West, 7 storey building East

2 level basement

Roof top terrace amenities



<b>Project value:</b>	\$120m
<b>Architecture:</b>	111
<b>Interior Design:</b>	111
<b>Architectural service:</b>	Full design & Documentation
<b>Design Stage:</b>	Schematic Design / Minor Change
<b>Construction start:</b>	TBA

# CURRENT PROJECTS

Multi-storey Commercial/Hospitality

## WONTHAGGI Social Housing

Wonthaggi, Victoria

30 apartments

3 stories

Internal Courtyard

On grade parking



**Project value:** \$20 m  
**Architecture:** Caleb Smith Architects  
**Tailored service:** 111 (DD & CD)  
**Design Stage:** Construction Documentation  
**Construction start:** TBA

# RECENT PROJECTS

Multi-storey Commercial/Hospitality

## BOUNCE HOSTEL Budds Beach

Hostel/Hotel project, 450 beds | Gold Coast, QLD



**Project value:** \$30 m  
**Architecture:** Spatium Architects  
**Arch. service:** Full design & Documentation  
**Design Stage:** Completed  
**Construction start:** Under construction

# RECENT PROJECTS

Single Residential

## PRIVATE RESIDENCE Mermaid Beach

Two storey luxury residence | Gold Coast, QLD



**Project value:** \$5 m  
**Architecture:** 111 Design Studio  
**Tailored service:** Full design & Documentatio  
**Design Stage:** Completed  
**Construction start:** Completed early 2026

# RECENT PROJECTS

Multi-Storey Residential

## NORTHUMBERLAND Social Housing

70 apartments | Pascoe Vale, Victoria



**Project value:** \$24 m  
**Architecture:** Caleb Smith Architects  
**Tailored service:** 111 Design Studio (DD & CD)  
**Design Stage:** Completed  
**Construction:** Completed July 2025

# RECENT PROJECTS

Commercial/Medical

## LAKES SKIN CENTRE Mermaid Waters

Day Hospital 7500 sqm | Gold Coast, QLD



**Project value:** \$60 m  
**Architecture:** Spatium Architects  
**Arch. service:** Full design & DA  
**Design Stage:** DA Approved

# RECENT PROJECTS

Multi-storey Commercial/ Hospitality

## NOON HOSTEL Surf Parade

Boutique Hostel/ Hotel | Gold Coast, QLD



**Project value:** \$40 m  
**Architecture:** Spatium Architects  
**Arch. service:** Full design & DA  
**Design Stage:** DA Approved

# PROJECT EXPERIENCE

The following projects embody the depth of experience the **111** directors bring, shaped by formative roles at some of Australia's most esteemed architectural and development firms. This diverse experience across architectural design & documentation, project delivery, and development informs our approach, ensuring excellence across a wide range of project types.

## Recognition of Excellence

**AIA Vic** - Award of merit: Deakin University Stage | 1997

**AIA Vic** - Victorian Architecture Medal: Eastern Freeway Extension | 1998

**ACBDP Vic** - Urban Design Australian Award: Docklands Infrastructure | 2000

**AIA Vic** – Regional Architecture Prize: Bendigo Art Gallery | 2002

**AIA National** – National Commendation for Public Buildings: Sidney Myer Asia Centre | 2002

**AIA Vic** - Institutional Architectural Award: Australian Centre For Contemporary Art (ACCA) | 2003

**AIA** – Emporis Skyscraper Award (Silver) For architectural design and functionality: Q1 Tower | 2005

**AIA QLD** – Regional Architecture Awards – Building of the Year/ Best building: Q1 Tower | 2006

**AIA Vic** – Harold Desbrowe-Annear Residential Award: Yve Apartments | 2006

**AIA Vic** – Victorian Architecture Medal: Yve Apartments | 2006

**AIA National** – Residential Architecture – Multiple Housing: Yve Apartments | 2007

**AIA National** – Frederick Romberg Award: Balencea Apartments | 2009

**AIA** – Q150 Icons of Queensland Cultural icon recognized during state's 150th anniversary: Q1 Tower | 2009

**AIA National** – Residential Architecture – Multiple Housing: Balencea Apartments | 2009

**AIA Qld** – Residential Architecture – Multiple Housing

### Acknowledgement & special thanks:

Roy Grounds & Company, P.I.N.K, Nation Fender Katsalidis, Wood Marsh Architecture, Sunland Group, House of Versace.

# PROJECT EXPERIENCE

## Community & Infrastructure

- ACCA, Melbourne, VIC
- Victorian Arts Centre, Melbourne, VIC
- Ian Potter Museum of Art Stage 2, Parkville, VIC
- Bendigo Art Gallery, Bendigo, VIC
- Ballarat Art Gallery, Ballarat, VIC
- Bourke St Pedestrian Bridge, Melbourne VIC
- Latrobe Street Bridge, Melbourne, VIC
- Charles Grimes Street Bridge, Melbourne, VIC
- Vent Stack - Burnley Street Tunnel, Melbourne, VIC
- Western Distributor, Sydney, NSW
- Melton Waves, Melton, VIC
- Moorabbin Aquatic Centre, Moorabbin, VIC
- Moonah Links Golf Club, Fingal, VIC
- Lismore Aquatic Centre, NSW



## Educational

- Deakin University- Stage 1, Burwood, VIC
- Deakin University- Stage 2, Burwood, VIC
- Monash University, Clayton, VIC
- Camberwell Grammar, Camberwell, VIC
- Sidney Myer Asia Centre, UOM, Carlton, VIC
- RMIT University, Bundoora, VIC



# PROJECT EXPERIENCE

## Residential - Multi Storey

- Abian, Brisbane, QLD
- Balencea, Melbourne, VIC
- YVE, Melbourne, VIC
- Magnoli Apartments, Palm Beach, QLD
- The Lanes Residences, Mermaid Waters, QLD
- Tower 5, Melbourne Docklands, VIC
- The Nolan, Melbourne Docklands, VIC
- Parade 459, Parkville, VIC
- Arcadia, Parkville, VIC
- 272 Hedges, Broadbeach, QLD
- Q1 Tower, Gold Coast, QLD



## Residential - Boutique Luxury

- Shea Residences, St Lucia, QLD
- 36 Louisa Road, Birchgrove, NSW
- 95 Cammeray Road, Cammeray, NSW



## Residential - Detached Homes

- The Estate, Sanctuary Cove, QLD
- The Address, Sanctuary Cove, QLD
- Meliah, Sanctuary Cove, QLD
- Parkway, Sanctuary Cove, QLD
- The Boulevard, Royal Pines Benowa, QLD
- Concourse, Royal Pines Benowa QLD
- Park Residences at The Heights—Pimpama, QLD
- The Pavilions, Peregian Springs, QLD
- Kirkdale Residences, Chapel Hill, QLD
- Dahlia Residences, North Kellyville, NSW
- The Hills Estate, Marraylya, NSW



# PROJECT EXPERIENCE

## Residential - Medium Density & Urban Design

- Lakes Residences, Mermaid Waters, QLD
- Magnoli Residences, Palm Beach, QLD
- The Hills, Everton Hills, QLD
- Arbour Residences at The Heights, Pimpama, QLD
- Park Terraces at The Heights, Pimpama, QLD
- Central Park at The Heights, Pimpama, QLD
- The Quays, Hope Island, QLD
- Ancora, Hope Island, QLD
- Concourse Villas, Royal Pines Benowa, QLD
- The Glades Peninsula, Robina, QLD
- The Glades Medinah, Robina, QLD
- The Glades North Hill, Robina, QLD
- The Pavilions, Peregian Springs, QLD
- The Terraces, Peregian Springs, QLD
- Gardene, Pacific Pines, QLD
- Montaine Residences, Mt Annan, NSW
- 18 MacPherson Street, Warriewood, NSW
- Dahlia Residences, North Kellyville, NSW
- The Parc, Kellyville, NSW
- The Gardens, Chirnside, VIC
- Chancellor Residences, Bundoora, VIC
- Whyte Residences, Bundoora, VIC
- Carre, Springvale, VIC



# PROJECT EXPERIENCE

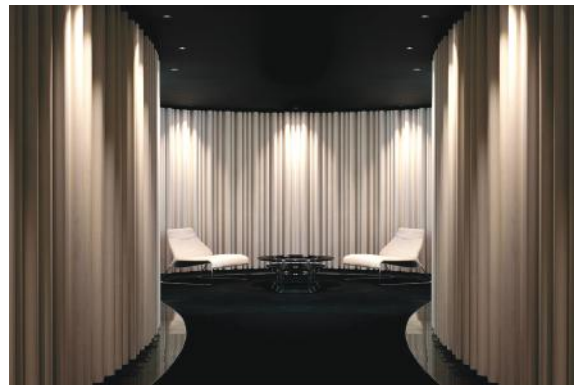
## Commercial

- Highpoint Shopping Centre, VIC
- Forest Hill Chase Shopping Centre, VIC
- Northland Shopping Centre, VIC
- Sunland Group Office, Melbourne, VIC
- Circle on Cavill Retail, Surfers Paradise, QLD
- Sunland Group Office, Gold Coast, QLD
- The Lanes Retail Village, Mermaid Waters, QLD
- Palazzo Versace Hotel, UAE Dubai
- Doncaster Nursing Home, VIC



## Residential Display Suites

- Balencea Display Suite, Melbourne, VIC
- Concourse Display Suite, Royal Pines, Benowa, QLD
- Carre Display Suite, Springvale, VIC
- The Gardens Display Suite, Chirnside, VIC
- Magnoli Residences Display Suite, Palm Beach, QLD
- The Lakes Display Suite, Mermaid Waters, QLD
- The Heights Display Suite, Pimpama, QLD
- Montaine Residences Display Suite, NSW



# LOCATION

## Brisbane

Level 1, 191 George Street,  
Brisbane, QLD, 4000



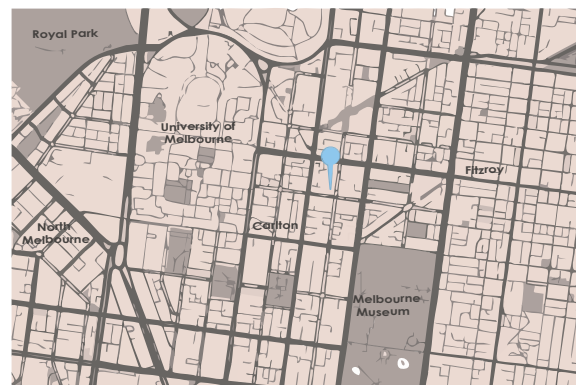
## Gold Coast

1 The Concourse,  
Benowa, QLD, 4217



## Melbourne

Level 1, 178 Faraday Street,  
Carlton, VIC, 3053



# CONTACT



We welcome the opportunity to collaborate and invite you to get in touch.

## Perry Just - Director

+61 459 480 262  
perry@111.company



[open link](#)

## Simon Lauenstein - Director

+61 438 209 509  
simon@111.company



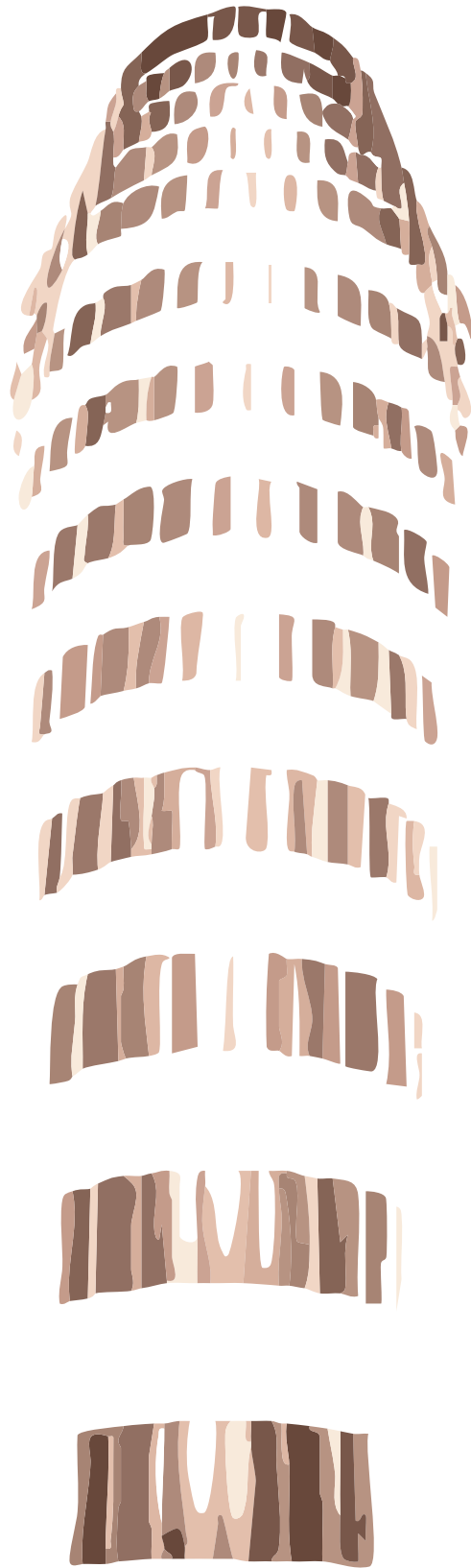
[open link](#)

## Domenic Chirico - Director

+61 418 997 184  
domenic@111.company



[open link](#)



111.company

ABN 56 687 830 191

P.O. Box 111, Mount Ommaney QLD 4074