41 George Street, Brisbane

A 1970s office tower, converted into 1,180 student beds. Around 900 of its fans came from our factory at Richlands.

The project	41 George Street (formerly Mineral House), Brisbane CBD
What it is	Australia's largest office-to-student-housing conversion, opened July 2026
Owners	Dexus and Marquette Properties · operator UniLodge
Builder	Hutchinson Builders
Mechanical services	Sedatech
Services engineer	BSE True Partners
Sigrist supply	About 900 IM-AI EC inline mixed-flow fans, each with a plug-and-go run-on timer, plus inline axial fans and controls
Supplied	January 2025 to March 2026

The job

Keeping the 27-storey frame instead of demolishing it saved about 20,800 tonnes of embodied carbon. It also meant fitting new ventilation into ceiling space set by a building fifty years old, the same detail repeated room after room.

What we supplied, and how

- **One detail for every room.** A compact IM-AI inline fan with an EC motor and a run-on timer that clips on and plugs in, so there is no timer wiring on site.
- **Samples first.** A sample fan and timer went to Sedatech in January 2025 so the room detail was checked on a real unit before the order.
- **Called off as the floors were ready.** The main order, placed in February and May 2025, was delivered through to the opening, with the basement package in early 2026.

For a specifier: selections, drawings and Revit families come from Raptair, our online selection tool, and the fans come from a factory half an hour from site.

Thank you to Sedatech, who chose Sigrist, to Hutchinson Builders and to BSE True Partners.
Your next project: sales@sigrist.com.au · 07 3271 4415