

# A NEW HOTEL EXPERIENCE

**DEVELOPER : BGC Development**

**BUILDER : BGC Construction**

**ARCHITECTS : Cox Howlett & Bailey Woodland**

**STRUCTURAL ENGINEER : Fozdar**

Described as open and upbeat with an industrial urban aesthetic, sophisticated design, coupled with a savvy use of space, Aloft Perth is bringing a new kind of hotel experience to the city.

Situated in Springs Rivervale, near the Swan River, in 2012 BGC Group were selected as the preferred proponent to undertake the development of a mixed-use project over two adjacent sites. In addition to Aloft Perth, the development included a 7-level commercial office building with a 5-level, 10,000m<sup>2</sup>, 509 bay car park (25 Rowe). Located just minutes from the Perth Central Business District, Crown Perth and Perth Airport, Aloft Perth is a landmark project that ensures guests are always close to the action. Providing a boutique hotel experience, the contemporary and luxurious 4.5-star hotel has 224 rooms over 15-levels, a number of business facilities and 350 pax rooftop ballroom with spectacular views of the Swan River.

Boasting an exceptional design throughout, Aloft Perth's rooms are stylish and technologically intelligent with 2.7m high ceilings, platform beds, free, high speed WiFi, 55 inch LCD television screens and rainfall shower facilities. Four corner suites provide guests with extraordinary views of the city, Swan River and Perth Hills.

Aloft Perth's architecture encompasses clean, contemporary open spaces, designed to promote vibrant activity and a lively social scene. Feature art by local artists, a restaurant with locally-sourced produce, high performance unitised curtain wall and integrated music and lighting systems are all part of the Aloft Perth experience.

As well as guests, its meeting, conferencing, retail, leisure and dining amenities are available to 25 Rowe office tenants and local residents. These include the signature W XYZ® bar, one-stop café Re:fuel and the Re:mix<sup>sm</sup> lobby lounge. Aloft Perth's Springs Kitchen also offers guests, residents and tenants a full-service a la carte restaurant and outdoor terrace. Additionally, an impressive retail space includes sushi bar The Sushi and specialty coffee roasters Humblebee.

The building's Re:charge fitness centre is open day and night (also available to 25 Rowe

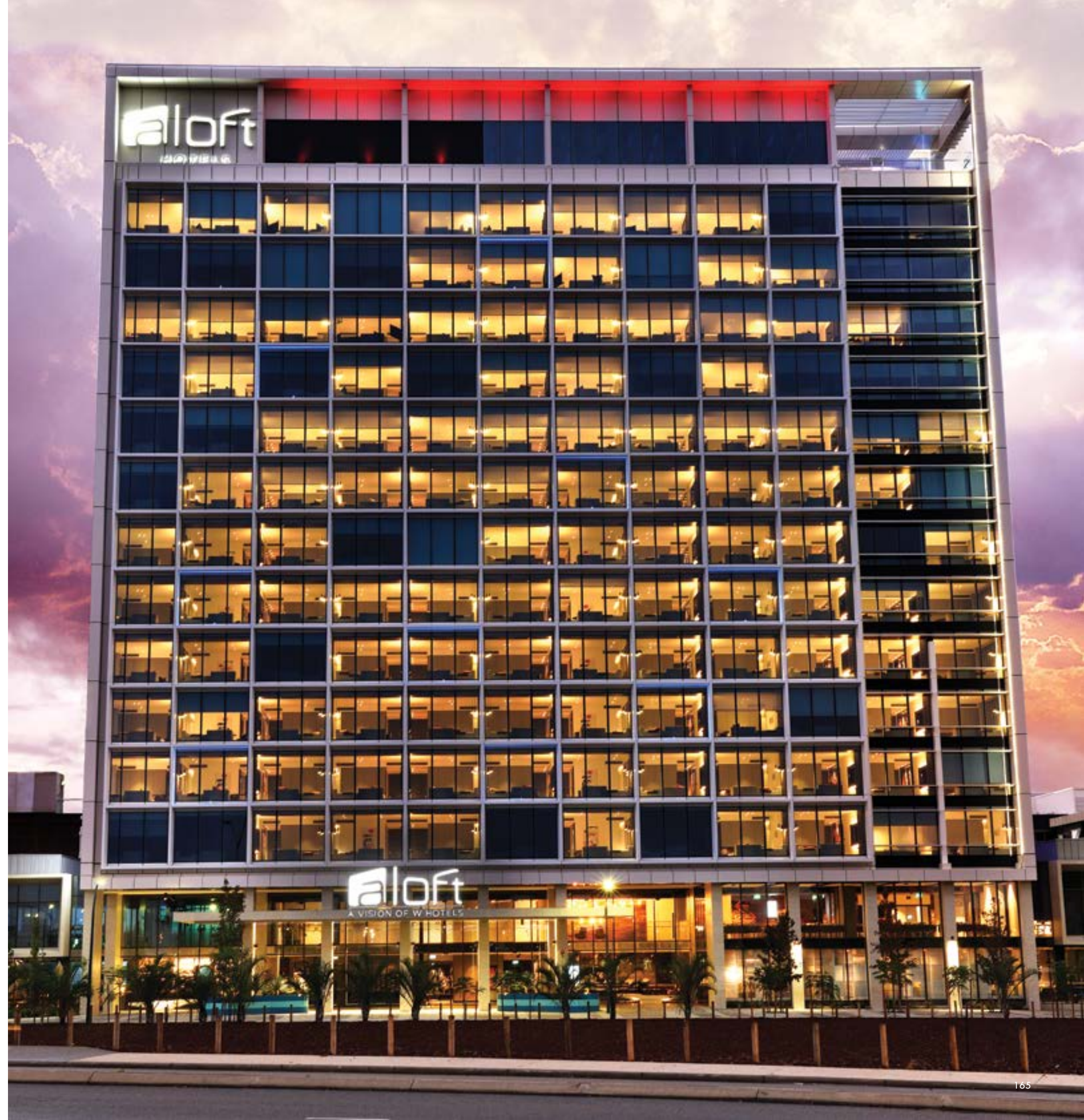
tenants), while the hotel also features an 18.5m outdoor heated swimming pool.

With its location just 5km from Perth's Central Business District and just 10 minutes' drive from Perth domestic and international airports, Aloft Perth has been designed with the global traveller in mind. Not only does its position offer a range of transport options, guests can enjoy numerous local attractions, including Elizabeth Quay, Kings Park and Botanic Gardens, Perth Mint and the Perth Convention and Exhibition Centre.

Work on Aloft Perth commenced in 2015 and received occupancy on 26 April this year. The hotel was officially opened by the Federal Finance Minister, Senator Mathias Cormann on 26 May 2017. At its peak, the development saw 250 people working onsite, while the resulting hotel has provided a source of local employment, hiring hundreds of new workers. According to BGC, the development did involve a few challenges, including coordinating the works adjacent to one of Perth's main arterial roads and international procurement for the building's stone and façade materials. Incorporating the hotel's detail/high level of finish in a limited timeframe was also challenging.

The Aloft Perth development is certainly another feather in the cap for BGC Group, with many aspects of the hotel incorporating BGC products, including concrete, cement, insulation and building supplies. With its origins as a property developer in the 1960s, the family-owned BGC Group has evolved into one of Australia's top 10 private companies. In addition to other projects, BGC is currently involved in the development and construction of Westin Perth, a 5-star hotel located in the Perth CBD, which is due for completion in early 2018.

*For more info contact BGC Development, 15, 22 Mount St, Perth WA 6000, phone 08 9261 5871, email [enquiries@bgcdevelopment.com](mailto:enquiries@bgcdevelopment.com), website [www.bgcdevelopment.com](http://www.bgcdevelopment.com)*





# SALUTATIONS

Greeting each and every hotel guest who enters one of the 224 rooms at Aloft Perth is a colourful and attractive mural within its lobby, complementing the building’s overall retro upbeat design. Designed by a local artist and featuring Perth hot spots, the four different murals were produced and installed by signage company Art vs Science.

“Being involved in turning the architect’s vision into a reality has been challenging, exciting and seeing the end result, very fulfilling,” says Art vs Science Director, Richard Knights. Art vs Science used its latest equipment purchase – a solvent-free, large format digital printer (the latest in Latex ink technology from Hewlett Packard) to produce the colourful artworks. “This has meant we were able to produce faultless, high-resolution artwork with beautiful bold colours while ensuring a completely green, chemical free environment,” explains Richard.

Art vs Science also created and installed directional level numbers in Aloft’s multi-level carpark, with Richard painting more than 570 numbers on all 5-levels of the carpark. The numbers are representative of the art form of traditional hand-painted signwriting, a tradition being overwhelmed by computer-generated sign systems, such as

digital printers and vinyl plotters. “It’s great to use an age-old art form in a new contemporary development with such outstanding results,” says Richard, who has 32 years experience as a traditional signwriter.

Art vs Science also created the Aloft’s hotel room numbers and directional lobby sign, using computer-generated masks positioned to the side of each room door and hand painted with each levels colour codes. “The masks are then removed leaving a perfect finish,” says Richard. “This is yet another example of the extra detail and vision shown by the architect, taking this hotel to the next level.”

While Art vs Science is a relatively new company, its directors, Nick Dyer and Richard Knights, share more than 65 years combined experience in the commercial painting and signwriting industries. “We like to view it as an old head on young shoulders,” adds Richard. “Working on the Aloft development for BGC has been yet another highlight for Art vs Science as well as a great platform to showcase our work, skill and experience as craftsmen within our field.”

*For more information contact Art vs Science, 46 Berry Drive, Maida Vale WA 6057, mobile (Richard) 0459 210 000, email [quote@artvsience.com.au](mailto:quote@artvsience.com.au), website [www.artvsience.com.au](http://www.artvsience.com.au)*



## LAYERS OF PERFECTION

With their motto “not how, but when we complete the job” has seen painting and decorating specialists New Direction Painting Services establish strong, long-term relationships within the construction industry.

Always delivering a quality finish on time and without fuss, the company has been working in the industry for 30 years, 20 of them with BGC Construction, the company who built Aloft Perth.

New Direction Painting Services worked onsite at Aloft Perth for 16 weeks towards the end of the project. The company’s Nick Dyer, explains they completed the epoxy floors to Aloft Perth’s kitchen and bar areas, steelwork to the carpark and wallpaper to the complex’s rooms and mezzanine. “This involved organising three different crews from within our company,” he said.

“Different flooring epoxies were used from roll-on in the carpark to trowel on products with coving in the kitchens. The wallpaper from [the company] Baresque was used as a feature wall in all

rooms, it was also used in the mezzanine floor meeting rooms,” explained Nick. “The challenge was hanging the heavy duty vinyl in very humid conditions within the building.” Nick adds that one of the positives of working on the Aloft Perth project was seeing the original hotel transform from a shell to the finished product. “[There is also] a gratification of being part of the project,” said Nick.

With 20 employees, New Direction Painting Services has generally always worked in the commercial construction sector. While it’s predominately involved in projects across Western Australia, the company is willing to travel interstate or even overseas if the opportunity presents itself.

New Direction Painting Services has just completed two apartment blocks for BGC Construction (with BGC Development as the client); Tribeca East and Tribeca South. It is also working on the St Ives Retirement Village Carine project.

*For more information contact New Direction Painting Services, 46 Berry Drive, Maida Vale WA 6057, mobile (Nick) 0415 148 890, email [newdirectionpainting@hotmail.com](mailto:newdirectionpainting@hotmail.com)*



# FROM CONCEPT TO REALISATION

At Melchor, we challenge the notion that cost, time and quality are the core factors of project success. We believe that our people operating with integrity, open communication and respect is just as crucial when defining project success. It's fundamental in our project delivery.

Whilst delivering our projects we encourage our staff to innovate, challenge the typical approach to project delivery yet fully embrace our client's requirements with a multi-disciplinary approach.



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*For more information contact Melchor, Level 1, 89 Burswood Road, Burswood WA 6100, phone 08 6110 1988, email [admin@melchor.com.au](mailto:admin@melchor.com.au), website [www.melchor.com.au](http://www.melchor.com.au)*



## FAST-TRACK ENGINEERING

Fozdar Pty Ltd was commissioned by BGC Development to provide civil and structural engineering services for the Aloft Perth complex based on its considerable experience in fast-track commercial building structures in Australia and overseas.

The Aloft Perth complex is made up of two buildings; a 15-storey hotel and a 12-storey office with a podium carpark. The builders, BGC Construction, required a number of alternative structural arrangements to be studied during the concept design stage in order to determine the fastest and most cost-effective construction method.

The structural arrangement BGC selected is based on international best-practice fast-track concrete construction methods. The in-situ flat plate floor slabs on this project use a rational arrangement for main reinforcement steel and shear ladders for punching shear. As the structural frames went up BGC Construction were able to reduce striking times by studying early-age strength of the GGBS-blended self-compacting concrete supplied by BGC Concrete.

Fozdar took a flexible approach to the structural design of the Aloft Perth complex to ensure it was sensitive to the design intent of the architect, Cox Howlett & Bailey Woodland. The Fozdar design team makes use of the most sophisticated structural analysis and design tools and pays careful attention to all details to ensure that it produces practical and cost-effective designs for even the most complex projects.

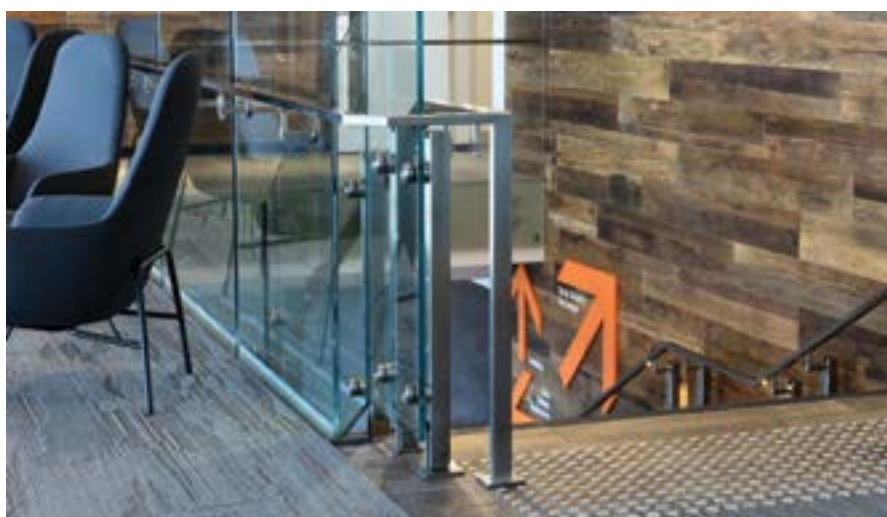


Fozdar are also working on another major BGC Development project, the Westin Perth.

*For more information contact Fozdar Pty Ltd, 4/369 Hay Street, Perth WA 6000, phone 08 9221 6606, email [admin@fozdar.com](mailto:admin@fozdar.com), website [www.fozdar.com](http://www.fozdar.com)*



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Balustrading WA, is honoured to have been involved with the design, supply and Installation of the balustrading for the revolutionary Aloft Perth Hotel. For over 20 years Balustrading WA has been proudly servicing architects, developers, commercial and residential builders, as well as homeowners and renovators. We provide our clients with unsurpassed service from our experienced team and have the capacity and craftsmanship to meet the requirements of any size project. We take care of the entire process, providing a step by step service from design, site measuring through to manufacturing at our facility in Bayswater to final installation. With over 50 personnel, all specialists in their field, Balustrading WA is the benchmark in the industry.



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Visit us at: **Bayswater** - 138 Beechboro Road South  
**Subiaco HomeBase** (Display only) - 55 Salvado Road  
(08) 9208 2900 | [sales@balustradingwa.com.au](mailto:sales@balustradingwa.com.au)



## PLUMBING THE ENVIRONMENTAL DEPTHS

Commencing their business 30 years ago as a general plumbing company, it was 15 years later that EnviroPlumb WA Pty Ltd saw an opportunity to branch out and extend its suite of services to its customers. This came in the form of hydronic underfloor heating and environmental plumbing – hydronic underfloor heating offers a more energy efficient and sustainable heating solution than standard floor heating.

It was EnviroPlumb's advice and solutions that were employed on the Aloft Perth project, where six of the company's nine employees completed works on the development. EnviroPlumb supplied and installed the hydronic underfloor heating system to Aloft Perth's reception and bar areas on the building's ground floor.

The company are now specialists in hydronic underfloor heating and architectural plumbing. EnviroPlumb is also focused on ensuring its customers are provided with the most efficient and effective heating. This is combined with the best environmental solutions available on the market.

Additionally, these qualities are integrated with the company's pride in providing the best in customer service. This includes making sure EnviroPlumb gives its clients the right advice when it comes to the best environmental option for a project, whether it's a commercial or residential development.

As Western Australia's premier floor heating business in the state, EnviroPlumb's Director, Gordon Stimson explains that the company is becoming busier as the uptake in floor heating expands. "The market is steadily growing in Perth as people start to realise that this is the most effective and efficient way to heat buildings," Gordon says. Having completed its work on Aloft Perth, EnviroPlumb continues to be contracted to a number of significant projects across the city. The company is currently working on a number of large residential projects and aged care developments.

For more information contact EnviroPlumb WA Pty Ltd, Unit 4/35 O'Malley Street, Osborne Park WA 6017, phone 0418 954 488, email [envirowa@bigpond.net.au](mailto:envirowa@bigpond.net.au), website [www.enviropiump.com.au](http://www.enviropiump.com.au)