

SIX-STAR LUXURY

MAIN DEVELOPMENT COMPANY : Blackburne Property Group Pty Ltd
MAIN CONSTRUCTION COMPANY : Probuild
ARCHITECT : Hilliam Architects
PROJECT VALUE : \$137 million



Aria Swanbourne Luxury Apartments offer stunning views from its prime hilltop location, in the prestigious Western suburbs in Perth. Residents of the 156 apartments have access to an infinity-edge pool, yoga room, a wine cellar, sauna, and a professional gym.

Perth's leading apartment developer, Blackburne, has recently completed its flagship residential project, Aria Swanbourne Luxury Apartments, which features six-star resort-style living never before seen in Perth over its 5-storeys and 156 apartments.

Blackburne is well known in Perth for commercial and residential property development, having started in 2003 in property and strata management. It now also offers complementary professional services such as sales and marketing, mortgage broking and investment education.

The company has designed, built and marketed more than 1,000 apartments in and around Western Australia. Its head office is based in Perth, and it has property management offices in Melbourne and Brisbane. Last year it achieved \$20 million funds under management as well managing over 4,000 strata lots.

Blackburne Director of Developments, Shayne Isbister said; "The project is upmarket and its scale and volume makes it a high-end, luxury facility, setting a new benchmark for Perth. Our vision was to create a six-star luxury Balinese resort feel – with over \$2 million spent on the entire common area."

The common areas include an infinity-edge pool with views over Perth city, yoga room, massage room, spa, steam room, residents' lounge, a private dining room residents can book, a wine cellar, sauna, state-of-the-art professional gym and of course parking.

Shayne said; "We wanted to ensure that buyers had the option to really make the apartment their own. Although the base finish was already a high specification, buyers had the option to further upgrade and choose from three different colour schemes. We had to procure the right materials, and appliances to deliver on those choices.



As it's a fairly big project, including one, two and three bedroom apartments and penthouses, a lot of care went into delivering a high-end finish for every single apartment – with no detail overlooked."

The base standard finishes are already miles ahead of other projects on the market, including 3.6 pile carpets, timber floorboards with acoustic underlay, fully vitrified tiles, soft-closing cupboard doors, stone benchtops, Miele appliances and designer door handles.

Buyers are mostly owner-occupiers from the surrounding upmarket suburbs, with a lot of buyers downsizing from their family homes, Isbister said.

The development is opposite the renowned Cottesloe Golf Course, and not far from Swanbourne Beach and the West Coast Highway. It's a mere 15-minute drive from the CBD.

"[Our builder] Probuild is experienced in apartment building and had the right supervision teams to make sure they were finished on time." Blackburne's approach to managing the development was to shortlist preferred quality sub-contractors first, then invite them to tender.

Other current projects by Blackburne include Oracle, a DMG-designed apartment development of 22-levels in the Perth CBD precinct, Azure Beachside Apartments in Rockingham, south of Perth, and The Cove, on the picturesque Swan River in prestigious Minim Cove. All projects are currently selling off-the-plan, Oracle is under construction, and the Cove will be commencing construction in spring 2016.

For more information contact Blackburne, 1050 Hay Street, West Perth WA 6005, phone 08 9429 5777, fax 08 9429 5766, email general@blackburne.com.au, or visit www.blackburne.com.au

LUXURY FINISHES AT HOME

Swan Group has developed into a leading Western Australian commercial interiors, construction, joinery and maintenance company over the past 15 years. Prominent projects and long-term contracts with highly prestigious Australian and international clients have shaped the business into a high-performing principal contractor with a focus on the highest levels of quality.

The joinery manufacture and install package for Aria Apartments provided an exciting challenge to showcase Swan's joinery division, Swan Architectural Finishes, and their ability to work under tight timeframes whilst achieving resort style finishes on a large scale.

The Aria development has 156 apartments, including 17 Penthouses, with 87 variations of finishes throughout. Swan Group built and installed bespoke joinery for each of these apartments as well as communal and external areas.

"There were a large number of variations with the finishes of the apartments depending on the decisions of each client. The result was high quality interiors with unique architectural finishes," Swan Group General Manager, Wayne Robinson said.

Along with the split-level Penthouses, an outstanding feature of the development is the wine cellar located in the communal entertainment area which holds two 5.5m x 2.7m wine racks both manufactured and installed by Swan Group.

Wayne added "the communal areas such as the yoga room and wine cellar have timber paneling and ceilings that would not be found anywhere else around Perth."

"We had day and night shifts working in our factory for two months to create the joinery plus 16 cabinet makers working on the installation for six months."

"The challenge we faced – and overcame – was following different drawings for each apartment and creating precision cuts before we brought the materials onto location," said Wayne.

The results are impressive interiors which convey five star luxury from the moment you step inside.

For more information contact Swan Group WA Pty Ltd, 64 Distinction Road, Wangara WA 6065, phone 08 9303 2234, fax 08 9303 2235, email info@swangroup.com.au, website www.swangroup.com.au



FLOORED BY QUALITY

Woodpecker Flooring, a 15-year-old wholesaler based in Perth, specially sourced some 5,000m² of solid French Oak flooring for the Aria Swanbourne project.

"The amount of flooring would cover about five soccer fields," Operations Manager Tyler Deane said. "There's no apartment complex in WA that has anything close to a board of this quality and type. Engineered timber is the norm elsewhere, but the Aria developer insisted on a solid timber product."

The direction means the lifespan of the flooring will approach 50+ years, Deane said, as the 18mm thick boards can be refinished multiple times. "We sourced this exquisite hardwood from Burgundy, France, just for the project with custom lengths and widths."

"This product was finished with one of three European manufactured stains, giving the interior designers greater scope to customise the interiors to the purchaser's wishes."

About three Woodpecker staff worked on the project, sub-contracting out the installation, which included an acoustic underlay. It took about six months to install the flooring.

One of the challenges was the penthouses – Aria Swanbourne has 17 penthouses ranging from 146m² to just under 500m² in floor area – the developer insisted they have extremely long boards. "Our factory set

up a staining line specifically for this project in order to accommodate such long boards."

"Moving boards up to 3.5m long – almost double the standard maximum – was a challenge. They had to be manoeuvred through hallways very carefully."

Woodpecker has distinguished itself in sourcing and producing customised flooring products on a large scale. They offer native Australian timber species such as Jarrah and Marri as well as a wide range of solid and engineered European Oaks. The newest addition to their range is a line of American Oak and Black Walnut, something that is being brought in from the US to cater to recent architectural demand for such products.



For more information contact Woodpecker Worldwide, 25 Sundercombe Street, Osborne Park WA 6017, phone 08 6142 1511, fax 08 9244 2745, email tyler@woodpeckerflooring.com.au, website www.woodpeckerflooring.com.au

ARE YOU A PROJECT MANAGER?
DO YOU NEED SUB-CONTRACTORS?
THEN SEARCH FOR THEM ON

OzContractor.com.au
Australia's Major Construction Search Engine

AND FIND SUB-CONTRACTORS FAST

FREE AND EASY TO USE
1000'S OF CONTRACTORS
SEARCHABLE BY LOCATION
MAJOR CONSTRUCTION SPECIFIC

DO YOU WORK ON LARGE PROJECTS?
DO YOU USE SUBCONTRACTORS?

Go to

www.OzContractor.com.au
AND FIND FOR YOUR NEXT CONTRACTOR NOW

www.OzContractor.com.au



LUXURY AIR SOLUTIONS

A building site positioned on a cliffs-edge, limited ceiling space, working around plumbing, plus long distances for air conditioning pipework to run from the apartments to the roof top were challenges Needhamair successfully overcame for the Aria Swanbourne development.

Needhamair designed, manufactured custom componentry, sourced and installed ducted air conditioning for each apartment, the gymnasium and common areas plus a complex ventilation car park exhaust.

“A challenge was coordinating with other trades in a small ceiling space in a very tight time frame. This was because the apartments had to have maximum ceiling heights to complement the luxury finish of these high end apartments” said Managing Director, Brian Needham. “We individually measured and made all sheet metal ducting in our factory for the air conditioning and exhaust to ensure it fitted around the hydraulic plumbing in the restricted ceiling cavities.”

“We had to ensure each central ducted system provided airflows to supply generous living spaces plus two or three bedrooms from a single indoor fan coil unit.”

To add to the complexity, each access panel for future servicing of the mechanical services had to be “sympathetic to the apartments aesthetics” including working around the ceiling and lighting design. We achieved this by incorporating custom made floor and ceiling

grilles, along with temperature control utilising movement sensors and multiple room temperature sensors.

Outdoor condenser units could not be positioned on balconies, meaning refrigeration pipework and electrical runs ranged from 30m to 120m from the apartment to the roof top where the condensers were located. The best solution for this challenge was Mitsubishi Electric's comprehensive product range, which suited a one to one ducted system for single bedroom apartments right up to VRF (Variable Refrigerant Flow) multi-head ducted systems for the penthouses.

“We pro-actively brought in a consulting engineer to work with and assist with documentation and quality control, so we could deliver on time and budget, a high quality level of engineering and customisation to meet the developments overall luxury specifications. In doing so we have created a high end domestic finish on a commercial scale.”

Needhamair
MECHANICAL SERVICES

For more information contact Needhamair Pty Ltd, 18/55 Salvado Road, Subiaco WA 6008, phone 1300 633 342, email sales@needhamair.com.au, website www.needhamair.com.au