

CAPITAL DESIGN

East Hotel was designed with both tourists and locals in mind. It aims to deliver city style with comfort and sophistication.

MAIN CONSTRUCTION COMPANY : BLOC Pty Ltd
PROJECT END VALUE : \$30 Million
COMPLETION : July 2012
ARCHITECTS : Cox Architects
ENGINEER : AWT Consulting Engineers



Below At EAST Hotel, visitors will experience all the services one would expect from a superior hotel.



Space Developments ACT Pty Ltd were contracted to work on the recently completed EAST Hotel in Canberra. Following a successful merge with another builder, Space Developments ACT Pty Ltd formed an exciting new identity and is now known as BLOC Pty Ltd.

The 4.5 star EAST Hotel offers the ultimate location for visitors to the Nations Capital. Bisa Property was responsible for bringing this modern and sophisticated complex to life.

At EAST Hotel, visitors will experience all the services one would expect from a superior hotel, whilst feeling completely at home in the well-

appointed accommodation. They provide the ultimate in comfort, style and convenience and the design is family friendly with rooms featuring a specially created kid's studio complete with bunk beds, bean bags, video games and even a kid-appropriate mini bar.

The building was designed with both tourists and locals in mind. It aims to deliver city style with comfort and sophistication. The six-story hotel provides an array of accommodation choices with 140 rooms in a range of configurations from studios to apartment-style suites.

EAST Hotel features a unique and intriguing façade with polished precast concrete and

composite panel blades which provide distinction whilst refined glazing and recycled timber add character and warmth to the interior of the building.

The central atrium provides an eye-catching feature that utilises both natural light and carefully selected internal lighting. The complex also features a modern gymnasium, restaurant, security parking and 24 hour reception.

Another highlight of the EAST Hotel development is the state-of-the-art Business Centre which features modern and professional conference rooms, boardrooms and an all-day meeting lounge. The facilities have the

flexibility to meet the needs of most business requirements with a distinctive East Hotel touch. All rooms feature the latest in business technology, including VGA and HDMI capable projection screens and huge LED televisions. The idea behind the conference rooms is to provide easily accessible business areas that provide flair and inspiration.

East Hotel opened in August 2012 and is already receiving positive feedback from visitors and locals to the area.

For more information contact BLOC Pty Ltd, 11/71 Leichhardt Street Kingston ACT 2604, phone 02 6162 1673, fax 02 6162 1675



Below John Raineri & Associates delivered the electrical, communications, mechanical heating, cooling and ventilation and fire services

STRATEGIC ENGINEERING GIVES EAST HOTEL THE EDGE

LEADERS IN THEIR FIELD

Over sixty years of providing quantity surveying, cost management and cost engineering advice to public and private clients has earned WT Partnership an international portfolio of high-profile projects. James Osenton of the Canberra office was Director in Charge of the team working on Canberra's new residential and hospitality landmark, the luxurious 4.5 star East Hotel at Kingston.

The six-storey multi-use building has two levels of basement parking and was designed with an array of accommodation styles and facilities. There are studios plus standard and luxury one

and two-bedroom apartments, a restaurant, gym, bar, delicatessen, plus board rooms and meeting rooms for guests' use. WT Partnership was engaged by the project financier, NAB, to provide cost planning, post-contract cost control, contract administration and final account settlement.

WT Partnership provided realistic and comprehensive cost advice on all aspects of the project, from the early feasibility stages of a through to its completion. Cost reporting throughout was in a manner specifically designed to assist their clients in making decisions on an informed basis. Their approach and methodology assisted the client

to mitigate risk and successfully complete the delivery of project. This methodology has been developed to ensure the elimination of unnecessary costs to the project and provide best value within the agreed budget parameters. Sustainability costing, training and retrofitting to meet property life-cycle and assessment requirements for energy-efficiency legislation are also available, from WT Sustainability, a division of WT Partnership.

For more information contact WT Partnership, James Osenton - Director, phone 02 6282 3733, email josenton@wtpartnership.com.au, website www.wtpartnership.com.au

With the goal of providing premium accommodation and state-of-the-art business and conference facilities, the East Hotel's brief to engineers John Raineri & Associates was to design flexible systems for all possible combinations of clientele, from travelling families to corporate conferences.

The Canberra-based consultancy's services covered everything from the electronic to the environmental. "JRA was responsible for

the design and documentation of electrical, communications, mechanical heating, cooling and ventilation and fire services for the project," said director John Raineri.

Facilities at the 4.5 star hotel include room configurations that can be set-up and connected as theatres, boardroom and training classrooms. The challenge was met by centralising an internal computer control room onsite. "This is a compact and complicated building that required a high degree of service coordination

between architectural, structural, and building disciplines," said Mr Raineri.

"There are specialist services, such as Internet Protocol TV signal distribution, sophisticated lighting and power consumption controls, the latest technology in hotel room access controls, Wi-Fi distribution systems, telephony and data access, car parking control and billing systems. To accommodate the building's technological sophistication there is a fully functioning internal computer room on the premises."

With guest amenity the premium concern, JRA enjoyed the task of incorporating solid engineering principles in balance with sustainable practice supported by the owner's engagement and commitment to a high quality design outcome.

"The design focussed on our client's ambition to minimise the 'whole of life cycle' costs for each service element while maintaining a high standard of comfort. Energy efficiency, reliability and low maintenance costs were key drivers and the project benefited from a committed owner-operator providing the guidance and financial backing to ensure that services were not compromised on this project. The result is a building with energy-efficient services that will provide many years of reliable operation," said Mr Raineri.

Other key team members from JRA were Gordon Ahern, as senior electrical engineer responsible for the design, documentation and delivery of electrical and communications services; Roman Rosinski, as senior mechanical engineer involved in the design, documentation and delivery of the mechanical heating, cooling and ventilation service and Cyril McIvor, as the senior sprinkler and passive fire services engineer subcontractor to JRA for this project.

JRA commenced operation in 1991, providing consulting engineering services to the local construction industry in Canberra and in Southern NSW and the South Coast. Past projects include clubs, schools, community buildings, car parks, shopping centres, office buildings, architectural lighting, fit-out design, aged care premises, heritage buildings and embassies.

For more information contact John Raineri & Associates Pty Ltd Consulting Engineers, phone 02 6280 8333, email john@jracanberra.com.au, website www.jracanberra.com.au



East Hotel, ACT

