

STYLE MEETS SUSTAINABILITY

DEVELOPER : Iris Residential
MAIN CONSTRUCTION COMPANY : BGC Construction
ARCHITECT : Cameron Chisholm Nicol
CONSTRUCTION VALUE : \$43 million

Amara City Gardens is a residential development comprising 124 luxury apartments over 15 levels including a sauna, tai chi deck, fully equipped gym, dining lounge with wine cellar, open-air BBQ and sunset verandah, solar power to common areas, car-charging bay, and central solar hot water systems.

Iris Residential is a family-owned apartment developer with a long track record of more than 1,500 apartment homes across Western Australian and Victoria. The company was established in 2001 and behind the well-known name is a dedicated local team that is working hard to achieve the best quality and design outcomes with family-sized living, clever storage solutions and generous practical amenities.

The proud Western Australian company places focus on local projects for owner-occupiers and every site is chosen for its unique and life changing characteristics in highly-regarded suburbs. Connectivity and convenience for every owner and resident is key and there is no better example of this than Amara City Gardens.

The unrivalled location connects residents to well-lit walkways to Perth's premium fashion, dining and entertainment destination that is Westfield Booragoon, which is situated in the heart of this well-established and highly sought after suburb.

"The location of this development is what truly sets it apart," said Simon Trevisan, Managing Director at Iris Development.

"The building is connected to Westfield Booragoon, which means our residents will have shopping, dining, entertainment, medical and health services, fitness centres and public transport right on their doorstep."

The \$50 million luxury residential development stands tall on Davy Street and is the result of Iris Residential joining forces once again with BGC, one of Perth's leading building companies. The 15-storey building and all that it encompasses, is the answer to the growing demand for apartment-style living and with 70% of apartments sold prior to completion, this further demonstrates Iris Residential's flair for delivering liveable homes in premium locations.

The project features 124 one, two and three-bedroom apartments, each one designed with

owner-occupiers in mind. They are spacious, inviting and the carefully considered interiors are without a doubt the major drawcard for buyers.

"Each apartment boasts 2.7m high ceilings, expansive windows which let natural light flood in, premium materials such as 100% wool carpet and engineered oak floorboards and designer fixtures including reconstituted stone benchtops, gas cooktops and quality Smeg appliances," Simon Trevisan explained.

"Amara City Gardens also offers impressive inhouse amenities including a yoga deck, gym, sauna, wine cellar and a dining pavilion for residents."

Generous sized balconies offer views of the surrounding gardens and some even provide sweeping views of the Perth skyline and the Swan River. Double-glazed windows, a boosted solar gas hot water system and photovoltaic cells which provide solar power to the common areas, have catapulted Amara City Gardens to an average Nationwide House Energy Rating of 7 Stars, proving that sustainable living and premium finishes really do go hand-in-hand.

BGC Constructions' Stephen Barr was the Project Manager at Amara City Gardens and in his 11 years with the company, the relationship between the two companies continues to flourish.

"BGC and Iris Residential enjoy a professional and productive relationship and whilst COVID restrictions were our biggest challenge on this project, by working as a team, we were able to stick to the schedule and safety was the number one priority," Stephen Barr said.

"Not only is Amara City Gardens the highest building in the area, it is the most distinguished and we are proud to have been part of this quality development.

Stephen managed more than 140 workers onsite over a period of around 18 months and

from a construction perspective, Amara City Gardens has met all the expectations and more. "All parties that have been involved with this project couldn't be happier with the results, including the builders, developers and buyers," Stephen said.

"The development was on schedule and incident free which is largely thanks to the great team of subcontractors and we are really looking forward to our next project with Iris Residential."

Iris Residential is currently developing a new residential property, Shenton Quarter, which will feature 157 one, two and three-bedroom apartments in one of Perth's most sought-after suburbs, Shenton Park. The company is also set to announce the appointment of a builder to The Terraces, Claremont which has been designed to reach new heights in sustainable living and design innovation. Featuring 137 premium apartments, The Terraces achieves an outstanding 8.05 Star Average NatHERS rating and a 'best practise' 35% reduction in energy use and a 40% reduction in internal lighting energy consumption.

For more information contact Iris Residential, Level 14, 225 St Georges Terrace, Perth WA, phone 08 9424 9340, email mstokes@tribis.com.au, website www.amaracitygardens.com.au

For more information contact BGC, Level 6, 22 Mount Street, Perth WA 6000, phone 08 6220 4800, email corporate@bgc.com.au, website www.bgc.com.au





Steel Reinforcement Company Malaga (SRCM) is a major supplier for all steel reinforcing requirements in the construction industry and has a well-earned reputation for quality and service that is second-to-none spanning 15 years.

SRCM covers all aspects of steel reinforcement including scheduling, estimating, reinforcing bar and specialised bending, to mesh and fixing accessories. The company is also an approved distributor of Danley and Ancon Products and to further demonstrate its commitment to its client base, SRCM is now an on-seller for an exciting new product in Australia. GFRP Bar is a trailblazing solution to concrete reinforcement – a glass fibre reinforced polymer composite bar that is strong, lightweight, sustainable and doesn't corrode.

A family run business that started in 2007, SRCM Owner/Director, Russell Williams has more than four decades of hands-on experience in the building industry, completing major formwork projects throughout Perth, before pivoting the business to steel reinforcement. Seven of the 13 employees are part of the family, joined by two staff members, who have been with SRCM since the very beginning.

“Our customers are the foundation of our business and we are always committed to providing the highest level of professionalism, service response and quality workmanship,” said Jane Tilley, Manager at SRCM. “Being a smaller operation, customer service is by far our best selling point and our focus has always been to rectify any issue that may arise in less than 24-48 hours where possible.”

At Amara City Gardens, SRCM was appointed by BGC Construction for the fabrication and supply of the reinforcing bars (reo), which are manufactured in the company's state-of-the-art

facility in Malaga before being transported out to site. The project saw the team deliver 1,290 tonnes of reo over a 12-month period, meeting the engineers' requirements and the overall deadline for this build.

“There is a significant history between our company and BGC and over the years, we've worked on several projects together, forging a very good relationship,” Jane said.

“They are so easy to deal with and our two companies share the same work ethic and Project Manager, Stephen Barr's approach to the coordination of this development made everyone's life easier.”

Amara City Gardens is a 14-storey residential development and SRCM's streamlined process from the initial scheduling and estimation stage through to completion, has ensured a great result for all stakeholders. It's a company that continues to evolve by offering new products and always striving to improve on what is already a reputable operation.

“Our Sales Manager, Gunther Werner has been with us since 2016 and has brought years of experience and customer service to our team, visiting sites and offices to ensure we're meeting all requirements,” Jane explained.

“All of our staff and contractors are highly skilled to undertake the supply of our product and we are proud to comply with ISO 9001 and Australian Steel Standards, which provide a framework for setting our goals and continual improvement.”

SRCM is providing quality service and reinforcement to projects all across Western Australia in the civil, residential and commercial sectors. The company is currently working on a residential development with BGC Construction called H20 which is set to re-shape the skyline on Hastings Street in Scarborough. SRCM has recently completed works on Hilton Garden Inn Busselton, RAAF Base Pearce and Coles Hilton with current works on Perth Hub, Melvista on Broadway and Clydesdale Apartments to name just a few.



For more information contact Steel Reinforcement Company Malaga, 186 Beringarra Avenue, Malaga WA 6090, phone 08 9248 1105, email enquiries@srcm.com.au, website www.srcm.com.au

Below WestOz Fire Protection designed, supplied and installed the wet fire system for Amara City Gardens.

Below Sez Painting supplied and delivered a full range of painting services for Amara City Gardens.



WestOz Fire Protection is a trusted provider in the industry, specialising in wet fire systems including fire sprinklers, hydrants and hose reels, detection systems, extinguishers, fire pumps and tanks. The company, which was established in 2012, is proudly Western Australian owned and operated and boasts a team of fire protection professionals with extensive industry knowledge and experience.

WestOz has a reputation for delivering a high level of service to the construction industry in a timely and professional manner, where reliability is key. The company has a systematic approach to compliance and workmanship and their inhouse design team, together with experienced installers, is well known for implementing fire protection systems designed to meet their clients' requirements.

"Our dedication to customer service and excellent in the construction industry has led to the successful delivery of many commercial projects," said Tim Jakovich, Director at WestOz Fire Protection.

"At Amara City Gardens, we were engaged by BGC Construction to design, supply and install the wet fire system and we enjoyed a

great working relationship right throughout the project and wouldn't hesitate to join forces with BGC again in the future."

Tim managed a team of six employees onsite at Amara City Gardens over a period of around 17 months, where they designed, supplied and installed the fire sprinklers, fire hydrants, hose reels, fire extinguishers, fire pumps and tanks across the development which spans 14-levels and includes residential apartments as well as a sauna and gym, commercial tenancies and common areas.

WestOz Fire Protection's portfolio boasts several large scale projects and residential developments and the company is currently working on the Amazon Logistics Warehouse, the Australia Post Distribution Centre and the Hello Fresh Warehouse in Western Australia to name a few.

For more information contact WestOz Fire Protection, Unit 6, 11 Weedon Road, Forrestdale WA 6112, phone 0419 936 048, email tim@westozfire.com.au, website www.westozfire.com.au

Sez Painting service spent one year onsite at Amara City Gardens, where they took the appropriate steps to prepare all of the different surfaces and areas for painting, including the concrete floors throughout the building. The painting scope included 124 apartments and all internal areas, the exterior of the 14-storey building, as well as common areas and the stairs.

Sez Painting Service has worked to the specifications provided by the interior designers for Amara City Gardens, where three contemporary colour schemes feature throughout the apartments.

"Amara City Gardens is a beautifully designed project and is in such a good location," Director, Sez James Greenhill said. "I enjoyed being part of this development because BGC is a great company to work with and their managers and supervisors are very experienced, which made the process very easy for us. All of the contractors were able to safely do their jobs at the same time and to schedule."

Since 2012, Sez Painting Service has been transforming residential apartments, warehouses, aged care facilities and schools around Perth, with a professional team of painters and customised solutions for every client.

Sez has extensive experience in the industry and leads a team of professional painters which has gained a reputation for high quality workmanship in the construction industry using only premium quality products.

Over the last decade, Sez has continued to increase the capacity of his company, quoting projects of all shapes and sizes and streamlining his processes to achieve the very best outcome for his clients, the most recent transformation occurring at Amara City Gardens.

Sez's brushwork can be found all around Perth's centre at various large scale projects and residential developments and looks forward to continuing the partnership on BGC's projects in the future.

For more information contact Sez Painting Service, P.O. Box 208, Morley WA 6062, phone 0417 360 083 email sezpaintingservice@hotmail.com