

# HILTON SURFERS PARADISE

MAIN CONSTRUCTION COMPANY : Brookfield Multiplex

COMPLETION : September 2011

SURVEYOR : Bennett & Bennett

STRUCTURAL ENGINEER : Hyder

ARCHITECTS : Buchan Group

TOTAL DEVELOPMENT COST : \$700 Million

Brookfield Multiplex is responsible for the design, construction and development management for the Hilton Surfers Paradise. Brookfield Multiplex has also taken on the management of apartment sales and retail letting for the client. The high level of interest and uptake of these residences exceeded expectations early in the project.

Tim Willing, Brookfield Multiplex Director of Sales and Marketing, says a major driver is the strength of the Hilton brand and its reputation as one of the world's leading hotel chains. "Buyers like the hotel services concept, which is being adopted in cities such as London, Berlin, Las Vegas and New York. Combining residential apartments with an upscale hotel is the progressive trend in world markets and people want to be part of it," he said. Residents in the Hilton Surfers Paradise will have the option to utilise, on a user pay basis, exclusive hotel services such as concierge, valet parking, in room dining and maid services. Facilities available at the hotel include a luxury day spa, signature restaurant, executive

lounge, gymnasium and swimming pool along with the exciting retail precinct being created at street level.

One of Brookfield Multiplex's primary workplace objectives is to further improve workplace health and safety. For this project Brookfield Multiplex engaged Doctor Keith M. Jonson (PhD) as a principal consultant to implement a Safety Excellence Program. This program is designed to utilise the concerns, thoughts and issues of site employees to create a higher awareness of day-to-day safety issues site workers come across. The Safety Excellence Program on the project will allow Brookfield Multiplex to make a much bigger step towards a project with zero tolerance for unsafe attitudes and behaviour.

The Hilton project involved a top down construction methodology that is rarely used at a scale this size. Hyder Consulting provided civil and structural engineering design services, using 'top-down' construction to safeguard the project's critical pathway around constructing the towers.



The top down construction has allowed for construction of the basement and towers at the same time instead of the conventional method to excavate and construct basement levels before commencing on podiums and towers. During the top down construction, the foundation contractor spent several months installing 800mm and 600mm diaphragm walls, sections of six metres in length by 40 metres deep to construct the perimeter diaphragm wall for the basement.

One key innovation of the project was the installation of the concrete filled steel piles, structural steel plunge columns and Barrette foundations for the two towers main foundation supports.

High control procedures were implemented to ensure the safety of workers within the basements which included monitoring air control and use of tag in/tag out boards.

One of the main aesthetic attractions is the curved facade on both towers. To achieve this curved finish, Brookfield Multiplex and the

subcontractor used self-climbing formwork systems. It's a formwork system that allows the working platform and formwork to elevate up the side of the structure prior to the above floor slab being poured. The system continually climbs with the use of hydraulics without removal of the formwork. The wall structure is formed and poured in straight increments. With each floor, the formwork is navigated to a slightly different angle from the last creating a consistent faceted wall, which over 34 storeys and 57 storeys gives off the effect of a curved facade.

The project is currently ahead of schedule with Stage 1 completed and Stage 2 by September 2011.

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**Hilton**

Constructed by

**Brookfield MULTIPLEX** **BM**



## AN INDIVIDUAL APPROACH

Playing an important role in the regeneration of the city centre, the Hilton Surfers Paradise project includes the complete redevelopment of the key Dolphin Arcade site along with the strategic planning and design of two residential and hotel towers.

The prominent development incorporates approximately 420 apartments, a 170 room resort hotel, restaurant, bar, executive lounge and function/meeting areas, two levels of retail, recreation deck and seven levels of basement parking.

The overall scheme results in a gestural form of relative simplicity, with each component having a logical purpose and inextricable relationship to the buildings' uses and location.

There is a strong vertical dialogue between the two towers, with a significant difference in height and form ensuring the individuality of each building. The taller east tower reconciles a series of programmatic and environmental conditions within an elegant

geometric form, its dramatic bowing face to the south west. This design produces larger plates at the base of the tower, creating interesting variations in the product planning. The completed west tower's dramatically curved façade is articulated from the mass by deep reveals at both vertical edges, expressing its role as an independent layer.

The Buchan Group embarks on each of their projects with a distinct vision and design approach, as demonstrated in the Hilton Surfers Paradise. Focusing on a unique core design, the Group provided architectural services from original concept design to final documentation, and interior design throughout all stages except for the restaurant, bar and coffee lounge.

Today, with offices in Brisbane, the Gold Coast, Melbourne, Perth, Sydney, Auckland, Christchurch, London and Dubai, The Buchan Group boasts a team of more than 400 people, many recognised as leaders in their field.

### THE BUCHAN GROUP, BRISBANE

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## MEETING THE DEMAND

Feenix Queensland proudly embraced the task of supplying Aluminum Glazed Balustrades to all the external balconies on the Hilton Surfers Paradise Hotel and Residences development.

As specialists in their industry, Feenix Queensland produced and installed balustrades and screens to both the West and East Tower resulting in a massive 4 kilometres of material approximately. The large volume of material used on the Hilton Surfers Paradise project and the high class finish has once again shown the superior service that Feenix Queensland offers on large scale developments.

Feenix Australia was first established in Sydney in 1992 and due to the high demands of the South East Queensland building industry, they founded Feenix Queensland and now have a permanent team and factory based out of Burleigh Heads, Queensland. The Feenix Group services projects in Sydney, Brisbane and Melbourne.

Specialising in commercial projects, Feenix provides a comprehensive service which includes consultation, manufacture, supply and installation of balustrades, fixed glazed privacy screens and fully operative aluminium louvres. Another component of their works includes balustrade replacement to older buildings.

With sound industry knowledge, Feenix Queensland is able to easily respond to projects such as the Hilton Surfers Paradise Hotel and Residences that involve a large amount of product to be supplied and installed in a timely manner. This project is one of many which has required a vast amount of high quality material suitable for large scale developments.

Feenix Queensland's aluminium balustrades are in high demand as they are fully fabricated to size in their factory and packaged in protective wrap to provide protection during transportation.

With a commitment to providing a service beyond supply and installation, Feenix Queensland has built a solid reputation for delivering upfront design and costing assistance to their clients. Assisting clients through the entire design process, Feenix Queensland pays attention to the individual needs of their clients. Their commitment to building lasting, professional relationships has resulted in a large portion of their business being generated from repeat clients and recommendations.

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# HIGGINS COATINGS 60 YEARS STRONG



## A GOLD COAST JEWEL

The Hilton Surfers Paradise Hotel and Residences project, headed by Brookfield Multiplex, is located in the heart of Surfers Paradise, just one block from the popular tourist beach and shopping precinct.

Coastline Building Services QLD Pty Ltd dedicated more than half their staff to the Hilton Surfers Paradise project in Queensland during the past two years.

Established for more than 15 years, Coastline Building Services have worked on many projects throughout Brisbane and the Gold Coast area. The company is made up of a team of 80 to 100 staff and contractors specialising in plasterboard and carpentry for major construction projects.

Working on both towers, and from the ground floor up, Coastline Building Services handled all aspects of the carpentry and plasterboard works for the Hilton Surfers Paradise Hotel and Residences. These works included all plasterboard, ceilings, partitions and carpentry for the project.

The team at Coastline Building Services provided superior results across the two towers. They were part of a much larger group of construction staff, which at times reached close to 1000 workers on and off site at the Hilton Surfers Paradise project over the two and a half year program.

The Boulevard Tower comprises 186 residences, while Orchid Tower features 224 luxury residences and a 169-room Hilton Hotel.

Coastline Building Services are currently working on another Surfers Paradise development with Grocon. The Soul project features a residential tower and retail precinct, which is due for completion in 2011.

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Higgins Coatings have recently celebrated 60 years in business. The Hilton Hotel Surfers Paradise is just one of many projects they are currently working on. For this project alone, they are expecting to provide 24 months of employment to more than 40 local employees.

Established in 1949, Higgins Coatings has substantially grown its commercial painting contracting operation throughout Australia and New Zealand. Originally commencing operations in Melbourne, they have grown to be a leading National painting contractor with offices in all major states & 3 offices in South East QLD. They also have 3 offices in New Zealand. At present, Higgins Coatings employ in excess of 800 people across Australia & New Zealand.

By building lasting relationships with clients and close ties with industry affiliates, Higgins Coatings have led the way in commercial painting and won some impressive projects over the years. They have a long association with Brookfield Multiplex completing many large projects with them in recent years.

From the moment Higgins Coatings went into business, they stood by the saying, "The quality of the service is as important as the quality of the finish". To date, they value this statement and focus on always maintaining a high level of customer service and client satisfaction.

Higgins Coatings are thrilled to be working on the \$700 million Hilton (QLD) project and are excited to show off their internal and external work when Stage 1 is completed in late 2010. They will continue with their works right through until the projects estimated completion in 2011.

For the Hilton (QLD) project, Higgins Coatings is using an innovative external product, the Dulux HAR Primer. It is specifically designed to be applied to OF concrete & pre-cast concrete surfaces. The primer has been formulated to be applied directly to the substrate without the traditional wait times that are usually required with most primers. Therefore resulting in a faster, more cost effective turnaround during the curing period.

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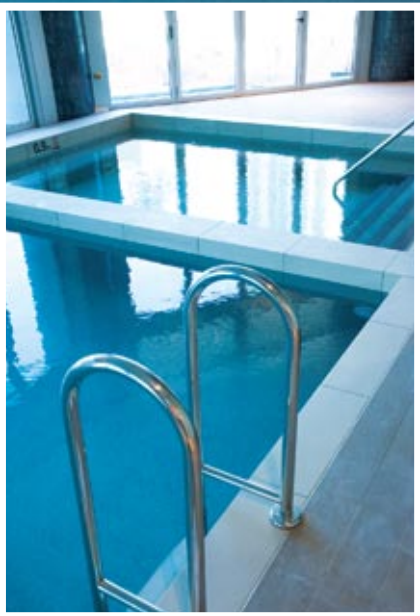
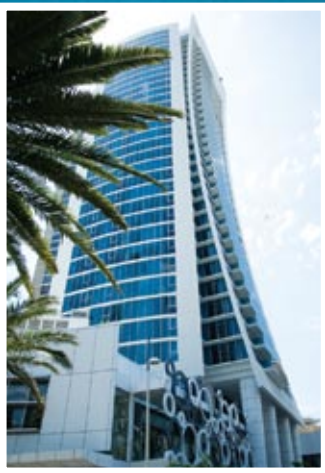
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Hilton Hotel, QLD



## SERENE DESIGN

Working closely with many of the large construction companies throughout Australia, it was no surprise that Surfside Pools was chosen to work on the Hilton Surfers Paradise Hotel and Residences project in Queensland.

Engaged to construct several swimming pools, spas and water features throughout the development, the Surfside Pools team's experience and expertise was a major factor in the successful completion of this technically challenging project.

Working on the ground floor, Level 1 and Level 2, Surfside Pools were responsible for the construction of all water features, an indoor pool, recreational pool, spa, outdoor children's pool, lap pool and also the penthouse pools. The finished result was superior and all works were completed to schedule. The pools and water features were designed to complement the unique look and finish of the Hilton Surfers Paradise Hotel and Residences.

Surfside Pools was first established over 30 years ago and is still managed by the original owners, Margaret and Ian Hodge.

The company employs over 15 staff and many additional sub contractors' as well.

Just some of the construction and development companies Surfside Pools have had the pleasure of working with are Brookfield Multiplex, Hutchison Builders, Mirvac, FKP, Abigroup, Pradella, Grocon and Watpac.

Widely recognised as the industry leader with a staggering 38 industry awards for excellence in design and construction, Surfside Pools have been awarded the prestigious SPASA National Commercial Pool of the Year Award an incredible 7 times - an achievement that reflects the company's commitment to the highest quality standards.

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