

# QUINTESSENTIAL LUXURY

Essence is a luxury residential development featuring 143 stunning one, two and three bedroom apartments, spread across three separate buildings. The high end apartments have access to an architecturally designed residents garden and exclusive rooftop facilities, in addition to private dining rooms, residents cellar, library and media rooms. The ground floor features a gourmet grocer, wine merchant and café.

**Designed by Hames Sharley Architects, BGC Construction completed the construct contract for the 4,913m<sup>2</sup> site.** Set in the sought after Perth suburb of Claremont, the development contains 143 high end residential apartments from one to three bedrooms and across three buildings of 7-storeys.

The three buildings each have their own separate lobby entrances and sit on top of a shared landscaped podium level. Commercial tenancies have been included on the ground floor facing Davies and Shenton Road, and beneath these are two levels of basement carparking for the development.

Essence provides a relaxed, quality lifestyle for residents who have exclusive access to an oasis style rooftop pavilion suitable for entertaining with spectacular views towards the city and Swan River. The pavilion comprises a luxury private dining room with fully equipped caterer's kitchen and residents' wine cellar.

"We commenced work on 'Essence' in December 2017 and the development was completed in November 2019," said BGC Construction Project Manager, Matheos Venetis. "As the building envelope was right up against the boundary line, we had to face the challenge of material laydown space which was basically non-existent. The biggest challenge by far on the project was programming and management of material deliveries and loading logistics in a coordinated and efficient manner."

With up to 240 employees onsite at peak periods, the BGC Construction team put in an exceptional effort to deliver a quality outcome. "Everyone put in late nights and weekends to complete the project to contract deadlines," said Matheos. "The end result is an outstanding building of which the team is extremely proud. Blackburne Property reported that buyer inspections went very well which was rewarding to hear."

Essence is set in an attractive and convenient location, with a three minute walk to Claremont Quarter, Perth's premier shopping precinct and the Claremont pool, parkland and train station being just metres away. Some of Perth's leading schools are close by as is the University of Western Australia. The iconic Cottesloe Beach is a five minute drive and the Swan River is a scenic 15 minute walk.

BGC Construction is based in Perth and also services regional Western Australia via an office in Bunbury. The majority of their work is in commercial developments, residential apartments and the aged care sector and the company has a long list of achievements in all these market segments. Being part of the vertically integrated BGC (Australia) Group ensures that the construction division operates with a continuity of supply of quality assured building materials and has access to the resources and skills of other sectors of the company if required. The BGC Group's wide range of operations includes manufacturing, residential and commercial construction, property development, ownership and management, quarrying, bulk haulage and insurance.

BGC Construction is an operating division of BGC (Australia) Pty Ltd, one of Australia's largest and most dynamic private companies with over 3,500 employees and group turnover in excess of \$3 billion per annum. BGC Construction is responsible for all group commercial construction and has the capacity to turn over in excess of \$300 million per year.

BGC pride themselves on a 'can do' approach in order to provide their clients with a superior quality product that is value for money delivered within budget. "We are committed to auditable industry quality standards across every aspect of our projects including safety. We also ensure that our work practices are both environmentally sound and sustainable," said Matheos.

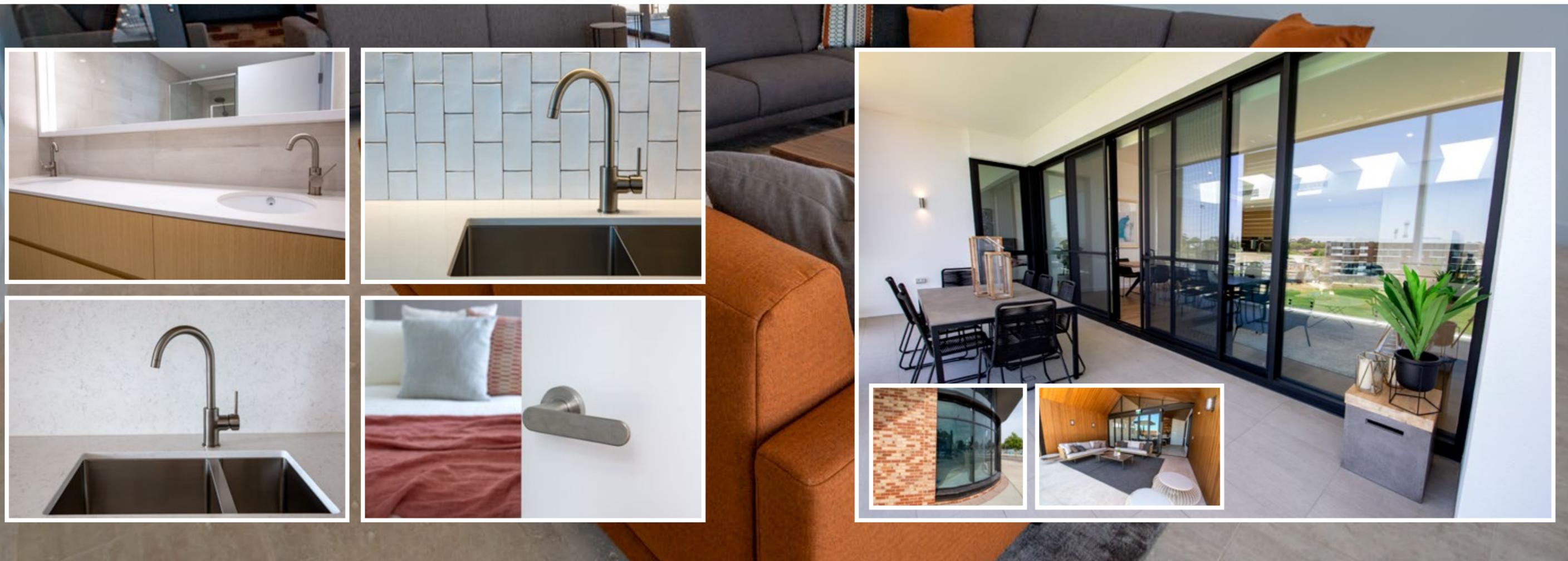
*For more information contact BGC Construction, 5<sup>th</sup> Floor, 22 Mount Street, Perth WA 6000, phone 08 9261 1700, fax 08 9261 1747, email [construction@bgcconstruction.com](mailto:construction@bgcconstruction.com), website [www.bgcconstruction.com](http://www.bgcconstruction.com)*

**DEVELOPER : Blackburne Property**  
**MAIN CONSTRUCTION COMPANY : BGC Construction**  
**ARCHITECT : Hames Sharley Architects**  
**CONSTRUCTION VALUE : \$50 million**



**Below** Novas supplied the taps, toilets, door hardware, basins, baths and sinks.

**Below** ASA Windows designed and manufactured the double glazed windows for the apartments, as well as the curved glass for the IGA supermarket.



**Founded in 1996, Novas has over 20 years experience in manufacturing and supplying large scale projects across a range of sectors (including multi-residential, aged care, healthcare, hospitality, education and commercial) with premium products and services through their Architectural Doorware, Kitchen & Bathroom, Joinery, and Glass & Glazing divisions.**

“We started work on Essence liaising with developers Blackburne, builders BGC and architects Hames Sharley. We offered cost effective quality alternatives to specified products while maintaining the architects’ intent and keeping within the budget,” said Novas Kitchen & Bathroom General Manager, Paul Thornewell. “Over the following eight months, Novas delivered internal door hardware including all the handles, hinges, closers, latches, and we also supplied the locks and chose an appropriate keying system.”

Novas also supplied the kitchen sinks and mixers, baths, shower units, basins, taps and toilets. They also delivered, designed and manufactured an exclusive product for this project: a fine line double bowl sink.

“An interesting component of this project involved travelling to our manufacturing facility in Shanghai with Blackburne’s development

manager. We were able to show him our capabilities as well as take part in some QA for the products selected for the Essence development,” said Paul.

Essence is another example of Novas’ strong and trusting relationship with Blackburne. The company aims to work collaboratively with designers, developers, builders and plumbers to achieve superior outcomes for all stakeholders, including end users.

“Recently we completed a similar source and supply contract for BGC for all 213 apartments at Vantage. We’ve also worked for Blackburne on Perth’s newest residential buildings Oracle, with 130 units and Enclave with 69 apartments and expect to finish delivery for 91 units at Marina East in early 2020,” said Paul.

**For more information contact Novas**, phone 03 9709 3200, website [www.novas.com.au](http://www.novas.com.au)

**The team at ASA Windows (ASA) have over 30 years experience supplying and installing aluminium framed windows and doors to the commercial and high rise residential market in Western Australia.** Established in 1986, ASA manufactures aluminium frames and assembles glazing units that include sliding and hinged doors and windows, pivot doors and bifolds.

For Essence, two dedicated tradesmen detailed the design and made shop drawings for the manufacture of double glazed units for the apartments as well as the ground floor tenancies and the large glazed entrance. A special feature is the curved glass of the IGA supermarket which runs along the western elevation.

“Onsite work started in November 2018 and took a year,” said Project Manager, Darren O’Flynn. “The challenge involved working across the three buildings and keeping to programme, and with 14 installers we delivered on time. It was a busy city site too, and that made deliveries quite challenging.”

“We have an excellent working relationship with BGC,” said Darren. “We have experience of their requirements and are able to deliver on time.” Previous work completed for BGC includes a Woolworth

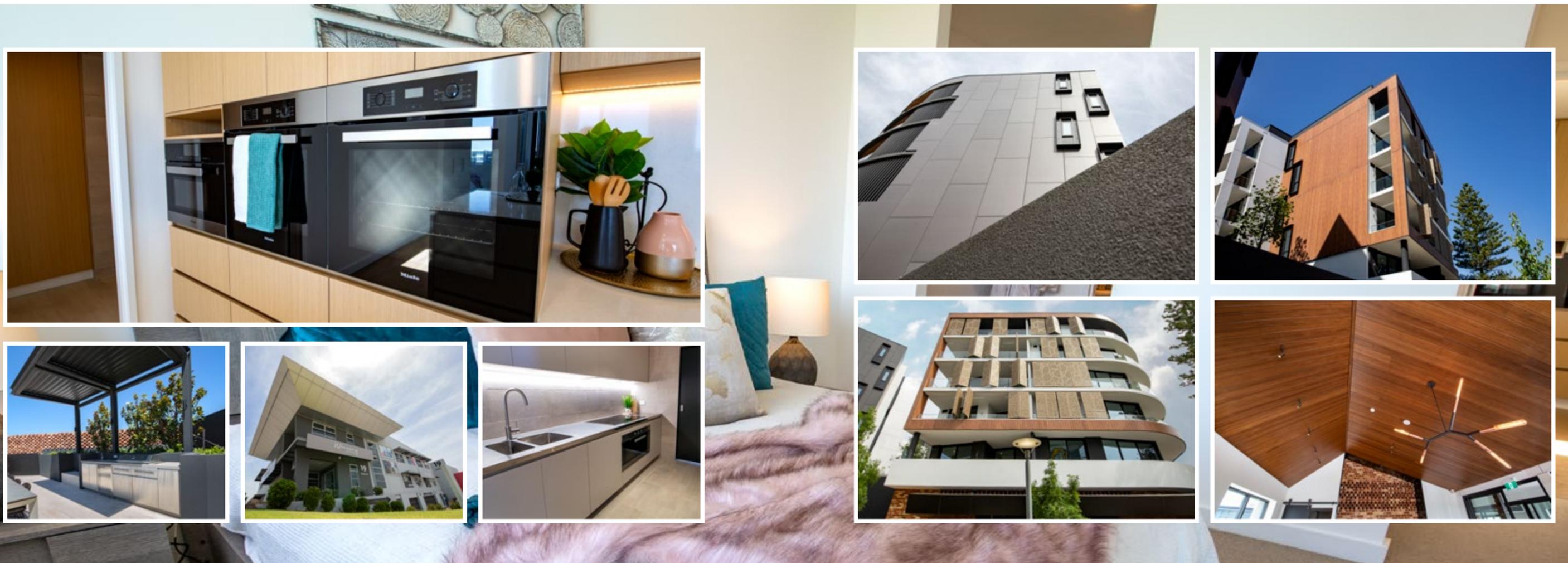
Shopping Centre at Butler, north of Perth. ASA manufactured and installed the aluminium framed glazing for the 20 shopfronts as well as the automatic doors, awnings and bifolds. ASA also worked with BGC at the St Ives Retirement Village with a door and window package completed in 2016.

“ASA Windows focus is on improving our glazing systems,” said Darren. “In Europe glazing systems have to meet stringent standards particularly in regard to thermal loading and they are especially well designed. Recently I travelled to Belgium to inspect a glazing system with large areas of glass and minimal framing, a very popular feature, and we are now licenced to install this product. The future for ASA includes moving into installing our doors and windows in the high end residential market.”

**For more information contact ASA Windows**, 76 Achievement Way, Wangara WA 6065, phone 08 9408 9400, email [admin@asawindows.com.au](mailto:admin@asawindows.com.au), website [www.asawindows.com.au](http://www.asawindows.com.au)

**Below** Winning Commercial were responsible for the supply of the Miele and Fisher & Paykel appliances for the Essence.

**Below** Constructive PD completed a multi-scope façade package which included internal and external cladding.



**Winning Commercial is a specialist supplier of quality kitchen, bathroom and laundry appliances servicing builders, architects and developers.** Winning Commercial offers assistance with selection, sourcing and delivery of products from over 50 brands around the world.

For Essence, Winning Commercial sourced and supplied Miele and Fisher & Paykel ovens and cooktops, dishwashers, microwaves, steam ovens and refrigerators in the kitchens as well as driers for the laundries across all 143 units. For the outdoor areas, including the rooftop, Winning Commercial sourced and supplied seven BBQs, underbench refrigeration units as well as Vintec bars and drinks cabinets.

Onsite delivery started at the end of 2018 and continued for 12 months. “Parking and access to the site was restricted and delivering to the three towers required coordination and scheduling of labour and transport, however this type of planning is something we excel at and our team worked well with the BGC site team,” said Commercial Manager, Peter Primrose.

Previously with BGC was a large scale job, 268 units of student accommodation in Perth where Winning Commercial supplied cooking

and refrigeration appliances to the shared kitchen and recreation areas. They also worked closely with Georgiou for the supply of Miele appliances to 141 apartments and the common outdoor areas at Marina East, to be completed in early 2020.

Established in 1906, Winning Commercial is an Australian family owned company with showrooms in New South Wales, Western Australia, Queensland and Victoria, warehouses in every state and a comprehensive website with displays of product and past projects.

Winning Commercial supply appliances to high rise residential developments, commercial properties and government projects including schools, providing the value added service of unboxing all appliances and removing waste packaging.

“At Winning Commercial we maintain an onsite presence and I visited Essence site at least once a week throughout the project to resolve any issues and ensure that the deliveries ran smoothly,” said Peter.

*For more information contact Winning Commercial, 19 Hutton Street, Osborne Park WA 6017, phone 1300 070 070, email commercial.sales@winning.com.au, website www.winningcommercial.com.au*

**Constructive PD, a modern and dynamic construction company, specialises in the design, supply and installation of distinctive façades for commercial and heritage buildings across Australia.**

“Our ability to design, certify and deliver sets us apart from our competitors,” said Managing Director, Ian Meachem. “We assist in the specification of appropriate systems and engineer, certify, procure, fabricate and install.”

At Essence, Constructive PD delivered a multi-scope feature façade package comprising a variety of external cladding including through colour CFC and painted CFC panels, timber-look aluminium panels and aluminium cladding to the perimeter canopy. In the lobbies and corridors high quality veneer panelling with brass overlay was installed and a feature timber package was supplied to the rooftop terrace.

“We replaced the composite timber panel with timber-look aluminium cladding as the specified product was non-compliant. This is especially relevant given the current focus on non-compliant building materials following the Grenfell Tower disaster. The timber veneer panelling in the lobbies and corridors held its own challenges as it was a multi-step process to install it correctly.

It was pre-cut and dry fit, then removed, polished and finished, and reinstalled. This ensured that the final installation was to an absolute high end standard. For the most part, this project ran very smoothly and it was a pleasure to be involved in such a well designed building,” said Ian.

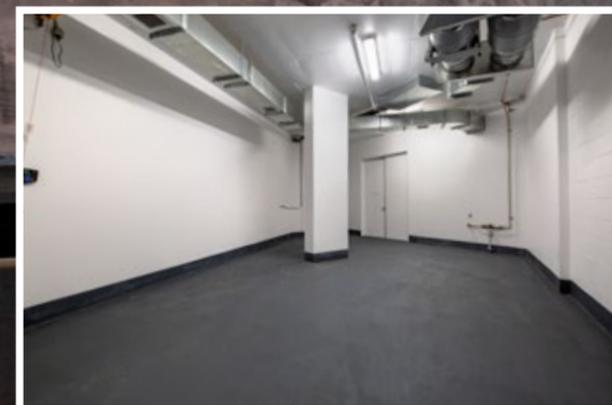
Constructive PD installs all types of façade systems including CFC natural timber cladding through to external features of fixed louvres, perforated and coated aluminium and expanded mesh. They also supply products for interiors including veneered MDF, glulams and custom timber linings for feature ceilings, walls, screens, and soffits.

“We work closely with a large array of quality local manufacturers and suppliers and this diversity enables us to offer alternatives that bring value to a project. It is also enables us to consistently deliver wide ranging supply and installation services to extremely high standards,” said Ian.

*For more information contact Constructive PD, 9 Collingwood Street, Osborne Park WA 6917, phone 08 9791 4599, email admin@constructivepd.com.au, website www.constructivepd.com.au*



**Below** Eco-Seal WA applied waterproofing in various areas of the Essence, including the plant rooms, ponds and landscaping.



**Eco-Seal WA is a leading company with 10 years experience in the application of the waterproofing membranes and protective coatings for developments across metropolitan Perth and South West regions.**

In July 2018, Eco-Seal WA started onsite work at Essence Apartments with seven applicators working for 16 months. “We applied waterproofing epoxy coatings to the stormwater tank, the fire tanks, plant decks and floors as well as to the landscaped areas, the ponds, planters and bin stores. The challenge of the job included the cold wet winter weather which made the application difficult,” said Director, Paul Eaton.

Eco-Seal WA has a team of 10 applicators and four supervisors and will work with designers to assist with waterproofing requirements at early planning. The company provides more than just waterproofing membranes for new construction, they are expert at leak detection and water ingress prevention systems. They provide crack isolation and leak injection technology as well as, tile sealing, acoustic matting, sound proofing and anti-slip flooring.

Eco-Seal WA provides environmentally aware waterproofing solutions and use products suitable to withstand the harsh Australian climate.

Eco-Seal WA provide their own equipment including generators, chemical injecting pumps, spray machines, floor grinders to ensure productivity on high rise residential developments as well as for private and commercial projects across the health, retail, hospitality and infrastructure sectors.

Eco-Seal WA has successfully completed contracts for a number of Western Australia’s largest developments.

Previous work for BGC Construction includes the residential apartment building Element 27 in Subiaco where Eco-Seal WA applied waterproofing to planters, walkways and planter terrace walls. Currently they are working on Eden West in Floreat where they are installing the under slab membrane and waterproofing to retaining walls, planters and concrete roof as well as to the lift shaft roof and walls.

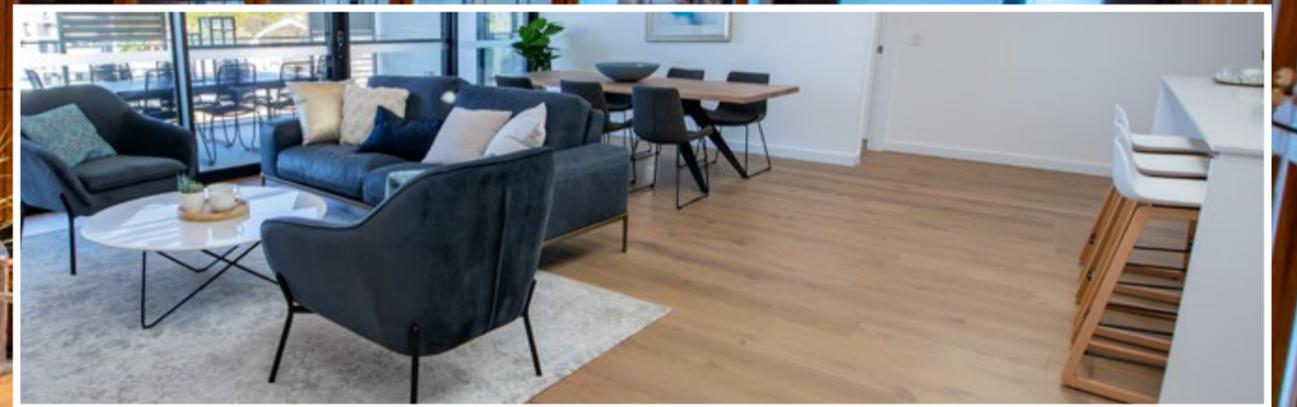
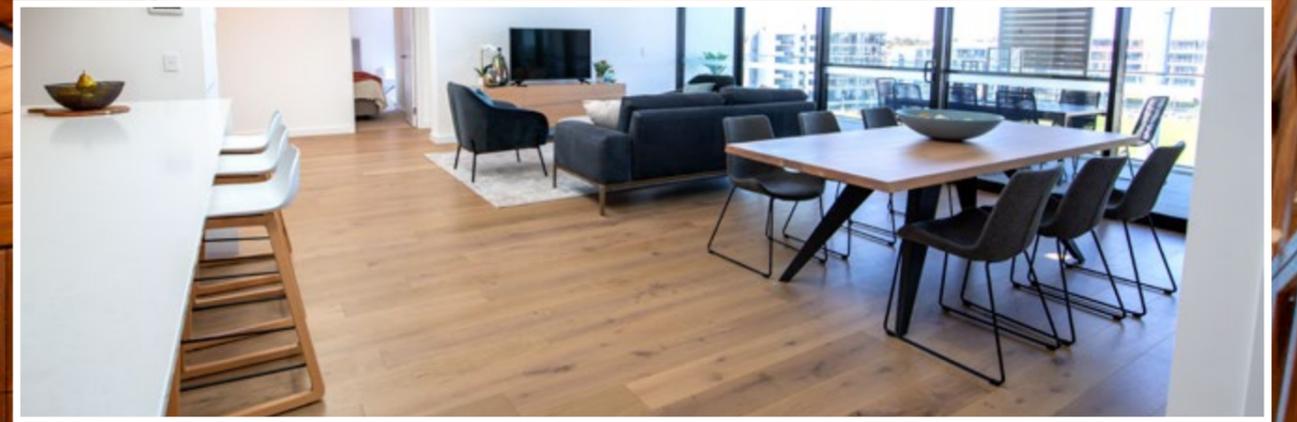
*For more information contact Eco-Seal WA, 2/25 Forward Street, Welshpool WA 6106, phone 08 9361 1274, email admin@eco-sealwa.com, website www.eco-sealwa.com*

Essence, Western Australia

**Below** Sky Tower Tiling laid a range of tiles, including porcelain, ceramic and glass mosaics throughout the bathrooms, kitchens and lobby.



**Below** Red's Flooring installed the honey coloured French oak timber flooring throughout Essence's 125 apartment's living rooms, dining rooms and kitchens.



**Sky Tower Tiling is expert at providing quality tiling services for commercial, retail and residential developments through the Perth CBD and metropolitan areas.** A team of four worked at Essence with onsite installation commencing in January 2019.

"Altogether we had 38 tilers and labourers working for nine months," said Manager, Flora Zheng. "The job involved preparation work including laying screeds and waterproofing as well as fitting acoustic underlay. We installed a range of tiles, ceramic, porcelain and glass mosaics as well as stone across the kitchens, bathrooms and laundries of all 143 apartments. The team also laid tiles in the common areas, the lobbies and corridors, the rooftop and gardens as well as to the podium and ground floor tenancies. The challenge of the project involved time control and labour management, working across the three towers with difficult site access."

Established in 2010, the team at Sky Tower Tiling have over 20 years combined experience providing quality tiling and project management services. They have completed supply and install contracts to a number of Western Australia high rise residential projects over the past five years including the 250 room serviced apartment building, the Mantra Hotel, in late 2019 and the luxury 74 unit complex, Botanical

at Subiaco, in 2018. In 2017, Sky Tower Tiling also completed the Camfield Bar, the largest bar next to Optus Stadium. As well as work in shopping centres and retirement villages, Sky Tower Tiling works collaboratively with builders and designers of swimming pools to select and install tiles that complement the pool design.

"Working with builder Wet deck Pools, we have completed contracts for three commercial Olympic pools with baby and spa pools supplying and installing screeds and tiles," said Flora. "In the future, I hope we will further participate in Perth local city infrastructure projects and continue to contribute to Perth's and Western Australia's urban development."

*For more information contact Sky Tower Tiling, 2/1397 Albany Highway, Cannington WA 6107, phone 08 9458 3156, mobile (Flora) 0401 074 308, email estimator@skytowertiling.com.au, website www.skytowertiling.com.au*

**Red's Flooring has built an outstanding reputation as a leading timber flooring specialist in Western Australia, with a particular focus on both the residential and commercial luxury apartment sectors.** A recent successful project for Red's Flooring was the 'Essence' luxury apartments developed by Blackburne in the sought after Perth suburb of Claremont.

Director, Douglas Pollitt said that the beautiful honey coloured French oak timber flooring chosen by the architect from the recommendations presented by Red's Flooring, significantly added to the ambience of each apartment. The French oak engineered timber floors were installed in the living rooms, kitchen and dining rooms of 125-units and five more apartments were upgraded to timber flooring in the bedrooms.

"The point of difference that Red's Flooring brings to the market place is that we have a dedicated team, who work with the latest technology and cloud based systems ensuring complete transparency and allowing accurate information to be shared with our head contractors and their respective clients," said Douglas. "The efficiency of our system ensures we can complete installations in the quickest possible time whilst maintaining the highest quality workmanship. This is the foundation on which we have built our reputation."

Red's Flooring had a team of 10 working onsite, efficiently installing 1,000m<sup>2</sup> of timber flooring per week including all preparation work, underlay, laying of the boards and the protective coatings. The 5,200m<sup>2</sup> install was completed in September 2019.

Only the highest quality timber floorings are selected by Red's Flooring for their customers' projects, whether they choose solid or engineered timber.

With over 30 years experience in the supply and installation of quality timber flooring to the residential and commercial sectors across Perth and Western Australia's regional areas, Red's Flooring has many high end projects to their credit including Blackburne's award-winning Aria luxury apartments in Swanbourne, as well as the Oracle, Cove and Enclave developments.

Most recently, Red's Flooring supplied the iconic \$200 million NV development with 10,800m<sup>2</sup> of timber flooring.

*For more information contact Red's Flooring, 200 Marmion Street, Palmyra WA 6157, phone 0498 072 147, mobile 0415 504 905, email projects@redstimmerflooring.com, website www.redstimmerflooring.com*