

EDITORIAL:

BAILEY HOTEL & RESORT

A Crystalbrook Collection Resort

168 Abbott Street, Cairns City, Queensland - Australia

Project:	Bailey Crystalbrook Resort
Project Owner:	Chassan Aboud Group
Project Builder:	Prime Constructions
Architect:	Thomson Adsett
Tiling Contractor:	Jerry & The Tilemakers
Pool Contractor:	Baldwin Aquatics
Total Area:	40 000 m ²
Mapei Co-Ordinator:	Rod Howard
Year of Completion:	2020
Mapei Products:	Mapelastic Smart, Mapenet 150, Keraflex Maxi S1 Kerapoxy, Topcem, Planicrete SP, Eco Prim T Plus Ultrabond Eco S955 1K, Ultraplan Eco, Mapesil AC, Ultrabond Eco MS 4 LVT Wall, Mapegum WPS, Mapeproof Turbo 1K



PROJECT HISTORY:

Tourism and hospitality group, Crystalbrook Collection, is set to transform the Cairns skyline with a \$500 million investment in three new international hotels. The company is the Australian business of the Dubai-based Ghassan Aboud Group (GAG) – headed by billionaire businessman and philanthropist Muhammed Ghassan Aboud. Mr Aboud holidayed in tropical North Queensland in 2016 and became so enchanted with the beauty of the area, he invested a slice of his fortune in the region's tourism industry.

Muhammed Ghassan Aboud made his fortune from car franchises, real estate and retail but doesn't own a single hotel in the United Arab Emirates.

With a cost of \$130 million, the new **Bailey** Crystalbrook Collection hotel is the second of three five-star hotels. **Bailey** includes 217 rooms, 110 apartments, 5 restaurants and bars including a signature Crystalbrook Station steakhouse and Parilla grill, 24-hour fitness centre and meeting spaces for up to 150 people.



PROJECT OVERVIEW:

Bailey Crystalbrook Collection Cairns Resort Hotel opened in November 2019.

Bailey will be Cairns' second new five-star hotel in over 20 years.

The development of Bailey saw the construction of two towers.

- Lake Street Tower Hotel providing 217 rooms;
- Abbott Street Apartment Tower with 110 apartments encompassing one, two and three-bedroom options.

Bailey Apartment tower includes a lap pool, gym, spa and games room. The Bailey towers share a basement and common area podium.

Bailey will provide a range of separate facilities to compliment both towers.

Bailey Hotel Tower offers exclusive facilities, including:

- CC's Bar / Grill & Colada Restaurants along with the "Milk Bar"
- Swimming Pool
- 24 Hour Fitness Centre
- Four Event / Function Areas
- Concierge and Gift Shop



PROJECT REQUIREMENT:

The opening of Crystalbrook Collection's Bailey has transformed Cairns accommodation, showcasing design and innovation concepts that are impacting the hotel industry globally.

Bailey raises the bar for Cairns, providing tourists (and locals) with a new era of quality accommodation and restaurants for the burgeoning Far North Queensland hub.

The design, construction and fit-out of Bailey has been a successful alliance between a network of local Queensland based companies such as Prime Constructions, Thomson Adsett Architects, CTRL_Space Interior Designers and accomplished FF&E specialists Furn-Niche.

Each of these Queensland companies were committed to delivering the second Crystalbrook resort and worked collaboratively to ensure the trademark expression of 'authentic location' permeated every detail.



AWARDED PROJECT:

Prime Constructions was engaged to deliver this project and took on a multi-faceted role that incorporated project management, principal contractor and full fit-out contractual works.

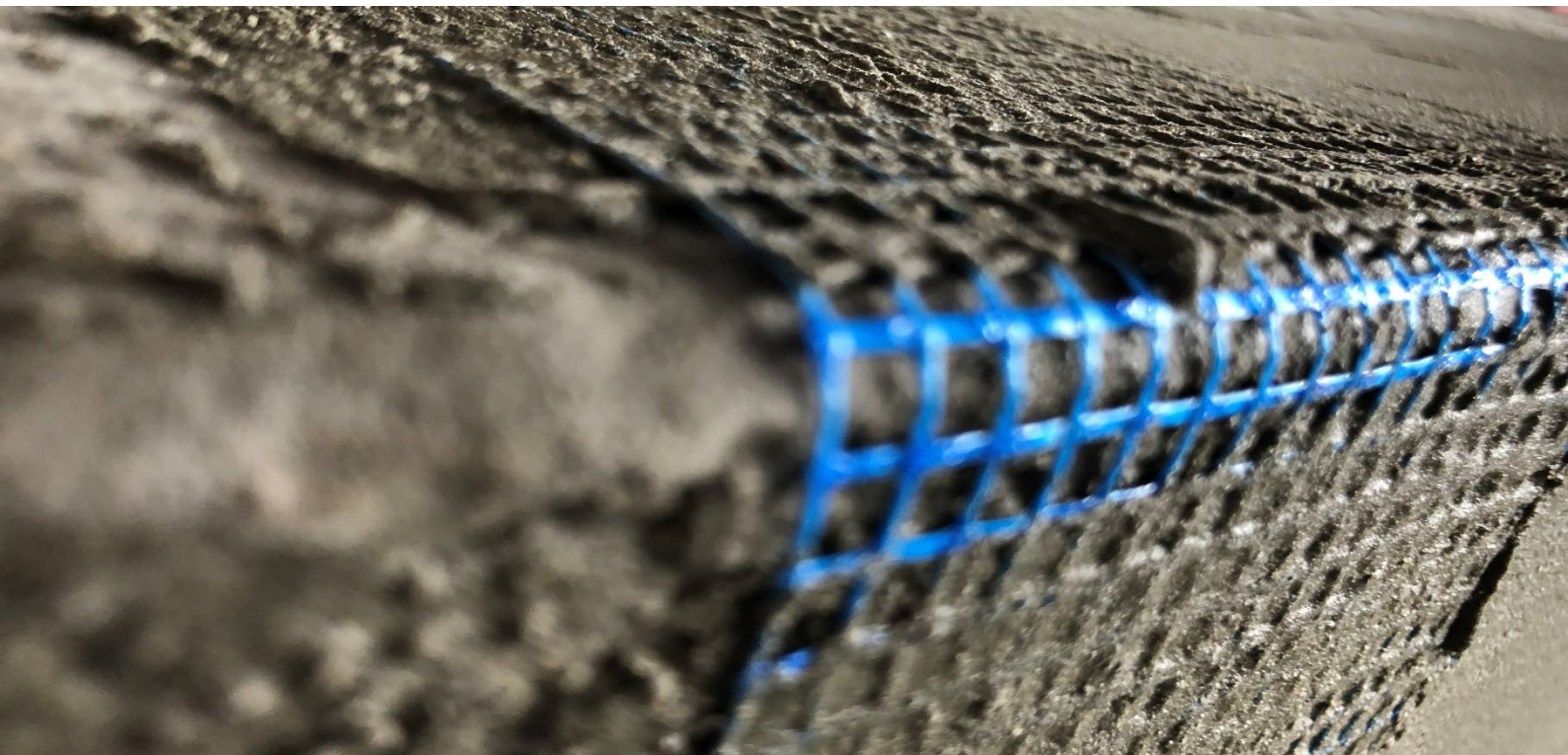
The lead architects, Thompson Adsett, delivered the Design Development, Construction Documentation and Interior Design for the main hotel. The restaurants and bar were designed by Jess White and her team at CTRL Space.

Together the all Queensland design team has delivered a space that puts it on par with the new wave of five-star hotels that have infiltrated other areas of Australia.

Prime Constructions played a crucial part throughout this entire development and worked closely with the hotel management to ensure that the Bailey was delivered on time and on budget.

The multiple pool installations were awarded to Baldwin Aquatics – a Queensland pool builder located in South Queensland.

Contractors waterproofed the pool by embedding **Mapenet 150** alkali-resistant fibreglass mesh into the first layer of **Mapelastic Smart** cementitious waterproofing membrane. **Mapelastic Smart** is a highly flexible waterproofing mortar that is ideal for use in swimming pools to protect the concrete structure that may be subject to vibration and cracks. To fully encapsulate the **Mapenet 150** reinforcement mesh, a second layer of **Mapelastic Smart** was applied.



Over 1000 m² of tiles were installed over the waterproofing membrane using **Keraflex Maxi S1** (high performance cementitious adhesive) and grouted with MAPEI's **Kerapoxy** (two-component, acid-resistant epoxy). **Kerapoxy** is an ideal grout for swimming pools due to the product's excellent mechanical and chemical resistance, smooth final surface, low water absorption, uniform colour and resistance to ultra-violet rays and atmospheric agents. **Kerapoxy** is easily workable with no shrinkage, therefore no cracking or fissures are present.



The tiling contract for all public areas was awarded to Jerry and The Tilemakers – professional tiling contractors also located in North Queensland.

Contractors installed all tiles through the hotel resort using **Keraflex Maxi S1**.

This MAPEI adhesive is not only a high performance and versatile mortar but can also be used to install large format tiles, porcelain tiles, ceramic and mosaic tiles as well as natural stone. **Keraflex Maxi S1** is thixotropic (no vertical slip), has a long open time and the thickness of adhesive can be installed up to 15 mm thick.



Engineered screeds created from **Topcem** (special normal-setting, quick-drying, controlled-shrinkage hydraulic binder for screeds) and special aggregates, was blended with **Planicrete SP** (multi-purpose latex to create high performance mortars and screeds) and installed in all bathrooms and then waterproofed with two (2) coats of **Mapegum WPS** (fast-drying flexible liquid membrane for interior waterproofing).

Engineered screeds made from **Topcem** were also used around the pools to create falls and used on all balconies to create falls to drains prior to the application of **Mapelastic Smart**, highly flexible waterproofing membrane.



Tiles were installed in the restaurant areas, podium decks, balconies and walkways. Acoustic underlay was installed using MAPEI's **Ultrabond Eco S955 1K** polyurethane adhesive and tiled over with **Keraflex Maxi S1**.



The timber flooring installation contract was awarded to Focus on Flooring Xtra in Proserpine. Timber planks were installed in the restaurant and foyer areas using **Ultrabond Eco S955 1K** (one-component, solvent-free, silicated polymer adhesive with very low emission level of volatile organic compounds, for all types of timber flooring including parquetry).

Maapeproof Turbo 1K one-component, solvent-free moisture vapour barrier was applied to the concrete surfaces prior to the installation followed by a coat of **Eco Prim T Plus** primer (solvent-free, low odour acrylic primer in water dispersion). Contractors installed **Ultraplan Eco** (ultra-fast hardening self-levelling smoothing compound for the interior levelling of new and existing substrates) to correct any deviations in the concrete surface.

Acoustic underlay was installed with **Ultrabond Eco S955 1K** prior to the installation of Luxury Vinyl Tiles on the floors in the hotel rooms. Contractors used **Ultrabond Eco MS 4 LVT Wall** high performance, one-component silylated polymer-based adhesive to install the LVT planks. **Mapesil AC** silicone sealant was used to seal the outer room joints to ensure the installation was fully protected from adverse atmospheric contaminants.



SUCCESSFUL OUTCOME AND BENEFITS:

The completion of this five-star hotel was a large boost for the Cairns community. This project is environmentally responsive and reflects the unique qualities that the owners wanted to portray in this beautiful part of Australia.

A new generation of Cairns accommodation has enticed a new generation of architects, interior designers and furniture designers to make a statement about the tropical location and its laidback inhabitants.

The nature of this project was to deliver a modern, innovative and aesthetically pleasing, luxurious hotel and resort.

The architects, builders and contractors that collaborated on this five-star hotel resort, not only hit the mark, but started mutually beneficial relationships that went on to deliver more five-star hotels in the Cairns and surrounding regions.

Crystalbrook Collection is a portfolio of distinctive hotels where differences are applauded. Each hotel and resort carry an authentic expression of its location.

Bailey celebrates originality and individuality with an appreciation for the arts.

