

EDITORIAL:

JEWEL

Luxury Residences with Absolute Beachfront

40-44 Old Burleigh Road, Surfers Paradise (Gold Coast), Queensland – Australia

Project:	Jewel
Owner:	Yuhu Group
Construction Company:	Multiplex Group
Project Manager:	Thinc Projects Australia Pty Ltd
Tiling Contractor:	Tilecorp Pty Ltd
Mapei Co-Ordinator:	Dyorn Taylor
Date of Completion:	2020
Structural/Civil Engineer:	Arcadis
ESD Consultant:	EMF Griffiths (NSW) Pty Ltd
Landscape Architect:	DBI Architects
Certifier:	McKenzie Group Consulting
Local Planning Authority:	Gold Coast City Council
Tower 1:	43 Levels – 232 Apartments
Tower 2:	49 Levels – 172 Apartments and 169 Hotel Suites
Tower 3:	36 Levels – 108 apartments
Total Area:	144 315 m ² GFA
Green Star™:	5 Star – Multi Unit Design V1 and As Built V1 NABERS 5 Star Design
Mapei Products:	Planicrete SP, Kerabond Plus, Isolastic, Keraflex Maxi S1, Mapemastic Easy, Kerapoxy, Ultracolor Plus, Keracolor GG, Keracolor FF, Mapesil AC, Mapesil LM



PROJECT HISTORY

Jewel on the Gold Coast (Jewel), a luxury development of three crystalline towers constructed on the internationally renowned Surfers Paradise beachfront, Gold Coast. **Jewel** consists of 513 apartments and a 169-room luxury hotel – a first of its kind on the Gold Coast.

The towers with their distinctive glass curtain walling system, are the result of a collaboration between Oppenheim Architects and DBI Design. The fundamental design concept drew inspiration from three smoky quartz crystals that we discovered in the region. **Jewel** is inspired by the crystalline volcanic hook that forms the underlying structure at the coastline and, in particular, the Gold Coast's iconic hinterland.



Stretched across 130 metres of absolute beach frontage, the **Jewel** is unlike any project seen on the Gold Coast in a generation. It truly is a jewel in the crown of the Gold Coast and will remain a landmark building for decades to come. The site sits over 2.8 acres and includes expansive resident facilities across all three buildings, including a Michelin Star restaurant, a grand ballroom, and 812 secure car spaces.

PROJECT OVERVIEW

Tower 1 extends over 41 levels and features 232 one, two, and three-bedroom apartments. Several of these higher apartments, located from Level 30 and above, have great ocean views.

Tower 2 is home to an internationally rated 5-star hotel, with 169 rooms between Level 3 and Level 17 of the building. Above the hotel, levels 18 to 46 are more residential suites, with the option to take advantage of the onsite management and lease these out as holiday rentals. The top-level of Tower 2 is the presidential suite, occupying a full floor of absolute luxury.

Tower 3 has an even higher level of finishes than Tower 1 and 2 and is residential only. With no short-term holiday leasing in this building, occupants of all 108 apartments will live at Jewel long-term. These all face the water and offer 3.5 bathrooms and three car parks, with floor plans of over 310m². These two are priced at approximately A\$9.3 million. The penthouse is listed for A\$15 million.

Floor 34 is reserved for the exclusive use of the penthouse, with an internal area of 431m² and a 59m² balcony making Jewel one of the largest single-level suites available. The open terrace features a private pool and spa looking out over unobstructed views of the beaches and the Pacific Ocean. A 24/7 concierge is available on the ground floor of the building for the exclusive use of Tower 3 residents.



PROJECT REQUIREMENT

High-end fixtures were a requirement of this project to ensure an outstanding outcome was delivered for each apartment. This included the selection of tiles and mosaics as well as the outdoor pavers in the landscaped areas.

A Multiple Unit Residential Design V1 Green Star application was submitted to the Green Building Council of Australia for this project. Part of achieving this rating of *Australian Excellence* included the use of chemical products that contained very low amounts of volatile organic compounds.

MAPEI has been a member of the Green Building Council of Australia for over ten years and, as an international company, has been supplying eco-sustainable preparation and installation products to all types of building projects around the world for more than forty years. This project was no different; the team at MAPEI were involved in the selection of products to ensure the project's compliance.

AWARDED PROJECT

Multiplex was awarded this prestigious project and commenced construction of this billion-dollar development in 2016. The **Jewel** is Australia's largest beachfront mixed-use development and the first absolute beachfront development on the Gold Coast in more than thirty years.

Tilecorp Pty Ltd. was awarded the tiling contract on the project that included the installation of 600 x 300 mm porcelain tiles in the public areas, travertine in the apartments, penny round mosaics on the walls in the public amenities, and cobblestone in the outdoor areas.

Tilecorp selected Mapei's **Keraflex Maxi S1** adhesive (high performance, deformable cementitious adhesive with extended open time and no vertical slip for ceramic tiles - especially suitable for the installation of large-size porcelain tiles and natural stone). The porcelain tiles were then grouted using **Keracolor FF** (high performance, polymer-modified, water-repellent, mould resistant cement-based grout with DropEffect® and Bioblock® technology for joints up to 6 mm). Tilecorp sealed the joints using MAPEI's **Mapesil AC** to colour-match the grout (solvent-free, acetic-cross-linking mildew-resistant silicone sealant, available in 34 colours and transparent).

Traditional screeds were created in many areas using MAPEI's **Planicrete SP** latex liquid (multi-purpose latex additive for mortar and cementitious adhesive and for the preparation of high-performance mortar, screeds, and renders).

Travertine tiles were installed in the luxury apartments on both walls and floors. Tilecorp chose MAPEI's **Keraflex Maxi S1** for the installation and grouted using MAPEI's **Ultracolor Plus** (fast-setting and drying, high performance, anti-efflorescence grout, polymer-modified, for joints from 2 to 20 mm - water-repellent with DropEffect® and anti-mould BioBlock® technology. Available in 34 colours from the MAPEI Coloured Grout Range).

Over 3000 m² of 200 x 200 mm porcelain tiles were installed on the walls in the busy commercial kitchen areas using MAPEI's **Mapemastic Easy** adhesive (ready-to-use paste adhesive with no vertical slip and extended open time for the installation of ceramic tiles on interior walls and floors). The tiles were grouted using MAPEI's premium epoxy, **Kerapoxy** (a two-component acid-resistant epoxy grout available in 20 colours for joints of at least 3mm). Commercial kitchens are one of the most demanding work environments and not only require floors of high resistance but also installation products that can perform in providing long term installations, proven durability, and utmost hygiene. With this in mind, the kitchen floors were tiled with 240 x 115 x 15mm thick Metz EuroPave tiles.



Due to the demanding work environment, Tilecorp selected a highly-deformable MAPEI adhesive **Kerabond Plus** mixed with pure **Isolastic** latex additive (easily trowellable cementitious adhesive with superior bond strength, low slump, and high initial grab suitable for most types of ceramic tiles and stone material). When mixed with **Isolastic** latex additive, **Kerabond Plus** becomes a highly deformable adhesive that has excellent resistance to alkali, oils, and solvents. Once grouted with **Kerapoxy** acid-resistant epoxy grout, this system becomes a proven performer for busy and demanding trafficable environments.

250 m² of 20mm penny-round mosaic tiles were installed in the spa and sauna areas, also using the **Kerabond Plus** and **Isolastic** highly deformable adhesive system. All joints were grouted with **Ultracolor Plus** (fast setting and drying, high performance, anti-efflorescence grout, polymer-modified, for joints from 2 to 20 mm). **Ultracolor Plus** has the benefit of water-repellent DropEffect® and anti-mould BioBlock® technology.

The public amenities throughout the towers have been tiled using 600 x 1200 x 6 mm porcelain tiles and were installed using **Keraflex Maxi S1** and grouted using MAPEI's premium **Ultracolor Plus** sanitised grout.

The lobby and podium areas were tiled with Caffè Au Lait 1500 x 700 mm large format tiles and installed using **Keraflex Maxi S1** high performance adhesive and grouted with **Ultracolor Plus** in an area of over 700 m².



Outdoor areas were tiled with over 7000 m² of Crazy Pave stone pavers and installed with MAPEI's **Kerabond Plus** and **Isolastic** high-performance installation system and grouted with **Keracolor GG** (high performance, polymer-modified cement-based grout for joints from 4 to 15 mm). **Keracolor GG** grout is particularly suitable for the grouting of large grout joints in external areas with good compressive and flexural strength, good abrasion resistance, low shrinkage, and excellent cost-performance ratio.



SUCCESSFUL OUTCOME AND BENEFITS



The Green Building Council of Australia awarded the **Jewel** with a 5 Star Green Rating for the project's commitment to sustainability. MAPEI products used on the project are formulated to contain a very low volatile organic compound (VOC) content contributing to rating.

The use of MAPEI products on this project ensured quality, warranted installations as well as the use of products that won't harm the installer nor the end-users.