



GKA  
ARCHITECTURE

**GKA Architecture**

CAPABILITY STATEMENT





# ABOUT US

GKA is a boutique firm of architects established in Fremantle, Western Australia in 1993, following a successful partnership between Martin Grounds and Jack Kent in creating the groundbreaking, internationally renowned and multiple award winning Four Seasons Resort at Jimbaran Bay, Bali.

Over the past 30 years GKA have designed culturally unique resort hotel and tourism projects in countries such as Australia, China, India, Indonesia, Barbados, Maldives, Fiji, Malaysia, Thailand, Myanmar, Vietnam, Morocco and Tanzania, with an emphasis always on the use of local natural materials, culturally appropriate design and an empathy with topography and environment.

GKA firmly believe that where possible architecture should involve and reflect local conditions, materials and traditions, developing an interpretation of local building culture, the involvement of local tradespeople and use of local materials is reflected in everything we do. Our projects provide guests and visitors with an authentic "sense of place" unique to the location.

Following the retirement of Martin and Jack in 2023, GKA is now headed by longtime partner, and now company Director Scott Bradley. Scott is a registered architect in Western Australia with 30+ years of experience with GKA specializing in culturally specific, international resort architecture and has been a key part of helping establish GKA's reputation as leaders in culturally appropriate and regionally sympathetic resort architecture. Scott has been an integral part of GKA since being a site architect for the founding Four Seasons Bali project, and has worked as design architect across a wide and varied portfolio of international projects advancing GKA's diverse breadth of expertise in the resort, resort residential and tourism market.

Nick Juniper has recently joined GKA as Associate Director. Nick brings a wealth of experience in the resorts sector from his years as a GKA Partner, with extended and diversified skills in project leadership in the interim years. He was most recently the design architect on the Four Seasons Spa and Wellness upgrades at Sayan and Jimbaran Bay, and was GKA project architect for the highly awarded Taj Bekal project in Kerala, India, and the Four Seasons Resort Kuda Huraa in the Maldives.



Scott Bradley - Director



Nick Juniper - Associate Director



# PHILOSOPHY

## What drives us

Our architecture reflects its time and place, climate and culture, bringing these elements together with a detailed consideration of the project brief, its restraints and opportunities, to create a harmonious, sometimes celebratory union through built form.

The role of architecture in a holiday environment is essentially simple at the core, it's about lifting and invigorating the spirit, to relax and refresh both mind and body, which are often dominated by the pressures of modern life.

GKA's approach to design is about providing for these needs by creating environments that connect interior and exterior space that understands and responds to its place physically, environmentally and respects and reflects the culture and nuances of its location.

Many of our clients are referrals or repeat clients. We believe this is because GKA Architecture acknowledges that great architecture is achieved firstly by understanding our clients' goals and aspirations.

**“We don't simply create spaces; we aim to create memorable experiences.”**

Site-sensitive design has been a hallmark of GKA's practice, we strive to imbue each project with a unique design response influenced by the regional vernacular, contemporary exemplars, local materials, climate and sense of place.

## Sustainability

GKA promotes a sustainable approach to both the design of our projects and the running of our practice.

Our design process begins with analysis of site-specific conditions where we explore opportunities to work with solar passive design principles, integration of cross ventilation, heat collection or prevention, all of which sets the best possible foundation for further sustainable measures, whilst always remaining cognisant of the project brief and site specifics.

We strive to explore viable and sustainable outcomes for buildings, such as material selections, best practice building processes, energy use and production that begin from the design phase thorough to the construction phase, following through to encouraging sustainable practices at the end use.

Each project is a wholistic and a considered balance of sustainable measures to best fit the clients' aspirations, and budget in consideration of all factors.

## Approach

We approach each project with consistent level of rigour, values and goals, and work closely to align with the aspirations and objectives of each client group.

Site analysis, climatic analysis and research into the sites cultural heritage and influences are brought together in an artful yet pragmatic way to fashion a bespoke product for its time, place, client and guest.

Our team are very adept with working with a rich and varied suite of consultants tailored for each project. Often when working offshore we work with new teams bringing to the table varied skill sets. We also have alignments with preferred consultants in repeat locations if the opportunity presents.

We are also very experienced at working with an array of specialists specific to each project and given our history of working in multiple countries on an array of varied product types, we strive to create collaborative relationships, which is important to maintain a harmonious team throughout the journey, from outset to completion.



Anantara - Mauritius



# EXPERTISE

## WE ARE EXPERTS

### A Sense of Place

GKA Architecture has remained dedicated to creating projects that have an indelible sense of place. Since the foundation of the practice, it has remained paramount for our projects to reflect their specific locale, culture and tradition no matter which country the work inhabits.

This is done in an interpretive way to create something of its time, but also very much of its place. This is achieved by integrating our foundation of knowledge around tourism and the functional aspects of operations interwoven with creative interpretation of cultural elements and site conditions, along with project objectives and functionality.

Connection with country is of high importance in all new development and is addressed with all new, especially regional, projects within Australia and see this as an important step forward in the creation of the evolving built environment.

It could be seen that in fact most of our international projects have sought to connect to each country / place as we see this is a universally honourable and appropriate approach and holds the core values, spirit and 'sense of place'.

### Resorts and Resort Residential Design

GKA Architecture was founded in the creation of beautiful locationally specific architecture to enhance experience and foster a greater understanding of local craft. The practice 'origin project' - the Four Seasons Bali, at Jimbaran Bay was the first of its kind. It is recognised as the first all villa resort hotel, each with private plunge pool, with the design based on the traditional model of a Balinese residence extrapolated into a 5 star experience that imbues its place whilst delivering the highest levels of service and guest experience.

Since these beginnings, GKA have created numerous resorts, and affiliated residential developments all around the globe that embed many of these foundational principles.

We have chosen some of our key projects, see below, that best help demonstrate this strong directive and consideration that goes into each project.

### Wellness and Spa Design

We understand that, especially in this modern often chaotic world, wellness is an extremely important facet that is of great benefit to our lives and wellbeing. Our projects seek to promote wellbeing through good design and awareness of what positive aspects the built environment can create in each unique circumstance.

GKA Architecture have always been founded deeply in biophilic principles, where integrating nature and outlook has been proven to improve the user's wellbeing, fostering connectivity and harmony with nature.

Having been involved in many wellness projects from Day Spas within Resorts to specialist wellbeing medical facilities focusing on wellness and treatment, our objectives are very much driven to benefit the end users experience and promote wellbeing. Our architecture seeks to lift the spirit and create spaces which relax and revive the soul.

### Capabilities

GKA Architecture is a small boutique firm with a close-knit team that understands the bigger picture as well as the detail required to create unique, modern yet parochial outcomes.

We pride ourselves on the pursuit of design excellence in the buildings and spaces that we create. This is demonstrated by the breath of built high quality developments and the multiple awards and accolades the company has received in its 30+ years of operation.

Recently, the Cottesloe Retirement Living Development received WA's UDIA penultimate awards for 'The Best Development in WA'. This was achieved not in a tourism development, but in a fully integrated aged care development on the Cottesloe foreshore.

GKA won a limited competition with a brief to design WA's premier aged care development, to break the norms and standard approaches, and together with a dedicated team of consultants and architects to produce a new benchmark development for aged care living with the outcome and its success in use and honours speaking for itself.



Four Seasons Jimbaran - Healing Village Spa  
SPA OF THE YEAR - 2023



# PROJECTS

## Resort Hotel

### ANANTARA IKO RESORT & VILLAS

Location - Mauritius

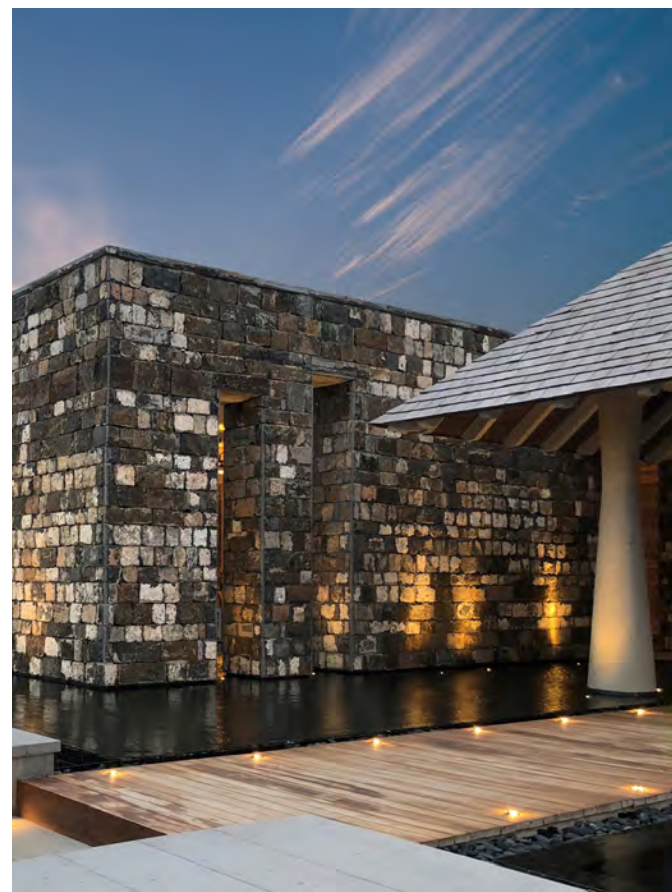
Operator - Anantara

#### Project Summary

GKA were commissioned to provide full architectural services for a 5 star luxury hotel, boutique hotel and beach club development in Mauritius.

A combination of contemporary forms and traditional Mauritian iconography imbue the project with a rich grid of referential layers.

From the welcoming precedent of the Almond Alee, the buildings, hardscape and landscape of Le Chaland Resort Hotel rise with the natural contours of the land in a celebratory response to the Almond Alee, and remnant sand dune topography.



*Our stay at Anantara Mauritius has been absolutely incredible. The hotel is simply stunning, with a beautiful design that perfectly complements its natural surroundings.*

*Our villa itself was stylish, very spacious inside and out, private - couldn't have asked for more. The hotel is beautiful - an elegant, calm design.*

*Trip Advisor review*





# PROJECTS

## Resort Hotel

### ST REGIS RESORT & RESIDENCES

Location - Bali

Operator - St Regis

#### Project Summary

Completed in 2008 and officially opened in March 2009, the luxury 5 Star St Regis Resort in Bali comprises 124 Suite and villa rooms, extensive central facilities, spa and conference facilities. The villas were designed to create the feeling of occupying a private residence.

St. Regis's first resort property in Asia features indigenous materials and finishes including Javanese fabrics, palimanan stone, bamboo and brass.

Set in both beach front and natural tropical landscapes, the resort also offers several pools and a lagoon. In the evenings, more than 100 tiki torches illuminate the hotel's distinctive black-sand pond.



*An exquisite resort on all levels. The design and décor of the rooms, common areas, and restaurants are excellent and incorporate Balinese art and accessories with great effect.*

*By far the very best hotel I've stayed in my life! The design of the hotel was beyond beautiful*

*Trip Advisor review*



# PROJECTS

## Resort Hotel

### JUMERIAH RESORT

Location - Bali

Operator - Jumeriah

#### Project Summary

A Majaphahit Era Water Palace inspired design comprising of 123 one and two bedroom villas on the Dreamland Surfbreak in Pecatu, Bali.

Featuring luxurious spa facilities, an all-day-dining restaurant and speciality restaurant, 200m<sup>2</sup> ballroom and a wedding pavilion.

"Jumeirah Bali's 123 spacious villas are a carefully choreographed composition of light and space. Drawing on the "water palace" design narrative, Grounds Kent Architects ensured that guests are never more than a few metres away from a gurgling stream or a fountain inspired by a royal purification pavilion from the Majapahit Era"

#### World Class Establishment!

*This is one of the hands down, finest hotels I have ever stayed in. The photos of the villas don't do them justice for how large and spacious they are. There's ample space for sitting/lounging throughout the villa. I have nothing but great things to say about the common areas of the hotel as well. The spa is world class. The pool facilities are stunning.*

*Trip Advisor review*







# PROJECTS

## Resort Residential

### NIRAMAYA VILLAS & SPA

Location - Port Douglas QLD

#### Project Summary

Niramaya Villas & Spa is surrounded by the natural beauty of North Queensland's tropical rainforest, and inspired by pavilion style architecture common in South East Asia.

53 luxury courtyard residences are nestled within 15 hectares of tropical landscaped grounds incorporating lagoons and park lands. Designed with consideration of Feng Shui principles, the villas are seamlessly blend the interior and exterior spaces.

Accommodation styles include one, two, three or four bedroom sanctuaries. Each sanctuary features a private plunge pool and daybed pavilion. The premium internal fit out includes full kitchen, lounge and dining facilities.

The resort also includes a restaurant, central pool, tennis courts and a unique spa facility.



*The villa was so gorgeous we could hardly bear to leave it to go out. Just being in our blissful sanctuary was so restful - a delight to the senses. Our heavenly haven was a 3 bedroom Villa backing onto remnant rainforest and affording us total privacy. Despite the monsoonal heat and humidity, the Balinese style architecture of the home enabled us to leave the living rooms wide open to the elements with the ceiling fans, breezeways and high cathedral ceilings performing as intended to draw cool air through the house. The house provided an opportunity to truly commune with nature. Just being there instilled me with a greater sense of serenity and relaxation than I have experienced in a long time. Just immersing yourself in the calm serenity of the house is balm for the soul. I can't wait to go back.*

*Trip Advisor review*



# PROJECTS

## Resort Hotel

### TAJ BEKAL RESORT & SPA

Location - India

Operator - Taj Resorts

#### Project Summary

The brief was to create a villa-style luxury resort hotel with associated restaurants, bars, meeting rooms and spa facilities.

The resort incorporates distinctive woven bamboo roof lines, inspired by traditional houseboats of the region. The architecture reflects the essence of the local culture throughout.

With five-star tourism being the goal, the client worked with us to develop a grand style spa that would entice people to the largely undeveloped region. The Grand Jiva Spa was the result - a luxury spa where clients can spend hours, days or weeks relaxing and rejuvenating.

Local materials such as laterite red stone walls, bamboo, locally carved wooden doors and hand painted murals combine to create an overall classic ambience with a distinct sense of place.

*Taj group deserves to be complimented for this House Boat inspired resort. The place has unique character and at the same time providing employment to the locals. During our stay we have seen some local craftsmen attending to the maintenance work of the House Boat like roofs provided on the villas. From the moment we entered the property, it was very relaxing*

*The architect Nick Juniper has created a masterpiece, blending Balinese and Kerala architecture so seamlessly that it reminded me of my visit to Bali some years back.*

*Amazingly well designed and kudos to the architects and team that came up with it.*

*Trip Advisor review*





# PROJECTS

## Resort Residential



### PEPPERS SEMINYAK VILLAS & SPA

Location - Seminyak, Bali

Operator - Peppers

#### Project Summary

Peppers Villas and Spa Bali is a world class contemporary private villa resort in Seminyak on the southwest coast of Bali. All 43 private villas were designed with a private swimming pool surrounded by idyllic tropical gardens.

The contemporary Bali style villas are generous, well appointed and private, catering for couples, families and groups.



*During our recent trip to Bali, we had the absolute pleasure of staying at Peppers Seminyak, and we can confidently say it was the best experience we've ever had in Bali! Having visited the island numerous times and stayed in everything from luxurious 5-star resorts to private villas, Peppers truly stands out above the rest.*

*The villas are gorgeous. Spacious and private. Thoughtfully designed, with a spacious living room, fully equipped kitchen, and luxurious furnishings.*

*Trip Advisor review*



# PROJECTS

## Resort Hotel

### TAJ CORAL REEF

Location - Maldives

Operator - Taj Resorts

#### Project Summary

GKA Architecture provided Master Planning, Design and Documentation services for the major renovation and expansion to the Coral Reef Resort in the Maldives.

Taj Coral Reef optimises the exotic ocean views and sunsets that are de rigueur for any tropical holiday. Set within an amazing selection of natural coral reefs, the resort offers a unique holiday experience.

There are 65 rooms with either beach front or lagoon views. The lagoon villas are elevated over pristine crystal clear waters. Each villa is designed to soothe the senses, and emphasise the unique beauty of the location.

This beach front resort features stunning surroundings and facilities, including the award-winning Latitude restaurant, a beach bar, spa, fitness centre, library and private dining decks.

*Our stay in the water villa was the highlight of the trip. Imagine waking up to panoramic views of the turquoise sea, with direct access to the water from your private deck. The villa itself was spacious, with modern amenities and a luxurious touch in every corner.*

*Trip Advisor review*





# PROJECTS

## Resort Hotel

### ALAYA RESORT UBUD

Location - Bali

Operator - Alaya Hotels

#### Project Summary

The Client required a Boutique resort hotel that had a restaurant fronting a busy street (Jl. Hanoman) in the mountain village of Ubud.

The site was a challenge due to the 7,000m2 site it being 30 meters wide and 228 meters long with a busy street as its frontage and tranquil rice field either side of its long sides .

70 x 45m2 rooms, fully designed by GKA (Architecture and Interiors), stretch down the site from the restaurant and lobby that front Jalan Honoman. Each room has an uninterrupted view of the gorgeous rice fields adjacent on the North side.

In addition to the street frontage restaurant, a “Dala” (award winning) Spa and a swimming pool make up the hotel facilities.

The facade of the accommodation block to the hotel makes extensive use of Bamboo. Local to Bali / Indonesia materials are used exclusively in the construction. The Lobby and Restaurant feature the quintessential Bali grass roofing called Alang-Alang.

*Spent three nights here and found this place amazing, it's like an oasis of calm and tranquility in the middle of the madness (in a good way) that is Ubud. The rooms are truly wonderful, the grounds, paddy fields and pools fantastic and well maintained, the staff very friendly and polite, just can't fault this place and will definitely be returning.*

*Trip Advisor review*





# PROJECTS

## Resort Hotel

### FOUR SEASONS JIMBARAN BAY

Location - Bali

Operator - Four Seasons

#### Project Summary

Completed in 1994, the Luxury 5 Star resort at Jimbaran Bay, Bali comprises 150 Suite and Villa Rooms, Restaurants, Spa and Conference facilities.

At the time of its completion the hotel set a new standard for luxury villa style resort hotels in Bali and throughout the world. The resort pioneered two key design elements; it was the first large scale individual villa hotel ever created, and the first to incorporate a dip pool in every villa.

Since its original opening, GKA has designed additional villas, restaurants, pools, pavilions and spa upgrades to the resort.

#### Awards

George Temple Poole Award 1996 & Overall Winner of Merit 1996

ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS WA

The Gold List 2005,2006,2007,2008,2009,2010 & 2011

CONDÉ NAST TRAVELER

*I was speechless when I walked through the villa's front gate leading to the outdoor pavilion, plunge pool and sleeping quarters. Amazing! The minute I saw our villa I just melted! I stood there breathless.*

*I felt like being transported to a magical village with thatched-roof villas and spectacular view of the ocean. Everything was perfect. Perfection in everything.*

*There were days and nights when my husband and I did not even want to leave our magical villa. Whoever was the architect of this resort, he is a genius.*

*Trip Advisor review*







# PROJECTS

## Resort Hotel

### THE DATAI VILLAS

Location - Langkawi

Operator - Datai

### Project Summary

The Datai was conceived as a grand retreat, immersed in an ancient virgin rainforest, and is an internationally recognised icon of luxury.

GKA were commissioned to design 13 additional beach side pool villas as an expansion to the existing world renowned resort. The extensive use of clear finished timber and stone, coupled with the open plan design intimately connect the guest with the coastal jungle environment.

The distinctive villas incorporate raked timber ceilings and follow an environmentally sustainable framework. Each villa features contemporary interiors enhanced with touches of nature and rainforest accents - reflected in planes of wood, water, stone and rattan.



*The Beach Villa we stayed in was simply perfect, an amazing place to stay right on the beach but nestled into the jungle.*

*The was divided by two separate areas, with a covered area to walk from the bedroom and very large en-suite to the lounge. Both were exquisitely designed and decorated to reflect being in the ancient rainforest and a few steps away from the beach.*

*Trip Advisor review*



# PROJECTS

## Resort Hotel

### BUNKER BAY RESORT

Location - Bunker Bay, Dunsborough

Operator - Pullman

#### Project Summary

Pullman Bunker Bay Resort is situated on an absolute beach front position bordering Cape Naturaliste National Park and on the turquoise waters of the Indian Ocean.

The private villas are furnished with Jarrah timber floors, limestone walls and cathedral ceilings. Each villa is set within a tranquil coastal bush setting. The villas are designed to nestle harmoniously into the beach side environment.

The resort also features a full amenity day spa, swimming pool, bars, tennis courts, and the multi-award winning restaurant "Other Side of the Moon".

#### Awards

TOURISM COUNCIL - WA Tourism Awards

Gold - 5 Star Accommodation 2019, 2021, 2023

Gold - Business Event Venue 2019, 2022, 2023

*The Bunker Bay Resort is the perfect place to stay when visiting the Dunsborough/Margaret River region.*

*What impressed us most was the way the resort has been laid out in a large area covering a hillside. A huge effort must have gone into its construction, with retaining dry-stone walls of massive boulders and very little concrete in sight. All the villas are set among natural woodland and the whole atmosphere is wonderfully rural.*

*Trip Advisor review*







# PROJECTS

## Resort Residential

### NANUKU VILLAS

Location - Fiji

Operator - Auberge

#### Project Summary

GKA previously completed a series of luxury residential villa's for this beachside estate in Fiji.

Further to the success of the original villa's GKA were commissioned to create an additional 13 luxury villas, with 90 lots for sale as the foundation for a future full-scale resort.

Villas are designed as a series of pavilions connected via linkways, with strong reference to traditional Fijian forms and materials integrated into lush tropical landscaped courtyards.

Easy access to the pristine beach and ocean is balanced with the guests privacy.

Designed to be either an owner or investor property, the new villas will be operated & maintained under the 5-star Auberge Resort Hotel banner.



#### **Unbelievable!**

***This place is the most beautiful resort we have ever been to! It was breath taking! We could not believe the grand villa. It was so luxurious. It even had its own theatre room, large pool, and plenty of space!!***

***We went for our honeymoon and couldn't have asked for a better experience. The staff here was so friendly. It was the most welcoming place we have ever been.***

***Trip Advisor review***



# PROJECTS

## Spa & Wellness

### MAYA WELLNESS RESORT

Location - Hangzhou, China

#### Project Summary

GKA was appointed for architectural concept design and interior design services

The proposed Maya Physical & Spiritual Wellness Centre on an island in the West Lakes District of Hangzhou presented a unique design opportunity for GKA.

Our proposal embraced the islands unique qualities and vistas, while maintaining an intimate and luxurious experience that in time will become one with the landscape.

All building elements are fragmented into a multiple of smaller components, reducing the building mass and facilitating an interconnected flow of landscaping throughout the resort.

The buildings are designed using simplified traditional Chinese roof forms to reference the local vernacular buildings and combine simple building forms and an extensive use of natural materials that will fuse with the landscape.

As a guest moves through the centre, they will be able to enjoy the quiet and intimate scale of the architecture integrated with landscaping, but to also arrive at open spaces with views to the lake and surrounds.







# PROJECTS

## Spa & Wellness

### FOUR SEASONS JIMBARAN SPA

Location - Bali

Operator - Four Seasons Resorts

#### Project Summary

The Healing Village Spa underwent a total redesign and expansion. Although it officially opened in 2020, thanks to the pandemic it is only just spreading its wings – and they shimmer. It floats, a serene temple, above a series of ponds and waterways. Everything is expansive. The 10 spa suites all have their own private relaxation area, bathroom, sauna and outdoor shower – lingering is encouraged after treatments.

#### Awards

Awarded "SPA OF THE YEAR 2023"

Asia / Australasia

World Spa and Wellness Awards



*The spa, in particular, was a stand out for me. The facilities are just amazing and so pampering. You get a whole pavillion to urself, and the products are top notch. I felt rejuvenated afterwards.*

*Trip Advisor review*



# PROJECTS

## Masterplans

### MALDIVES

Location - Maldives

#### Project Summary

This resort comprises 35 overwater villas, and 35 beach villas located at Bodukaashi Huraa in the Maldives.

The resort concept takes full advantage of the waters of the coral atoll, with overwater villas arranged to take full advantage of sunrise and sunset views across the ocean.

Full resort facilities, dining, overwater spa complete this project as a 5 star destination resort in paradise!



| ACCOMMODATION            |    |    |    |
|--------------------------|----|----|----|
| 1. JETTY - GUEST ARRIVAL | B  | Ow | T  |
| 2. LOBBY FoH             |    |    |    |
| 3. ALL DAY DINING        |    |    |    |
| 4. POOL BAR              |    |    |    |
| 5. 50m POOL              |    |    |    |
| 6. SPECIALTY RESTAURANT  |    |    |    |
| 7. SUNSET BAR            |    |    |    |
| 8. SPA & FITNESS         |    |    |    |
| 9. 20m BEACH POOL        |    |    |    |
| 10. BEACH ROUGE          |    |    |    |
| 11. BEACH                |    |    |    |
| 12. 20m LANDSCAPE BUFFER |    |    |    |
| 13. BoH                  |    |    |    |
| 14. SERVICE HARBOR       |    |    |    |
| 1. 1 BED VILLAS          | 21 | 29 | 50 |
| 2. 2 BED VILLAS          | 12 | 3  | 15 |
| 3. 3 BED VILLAS          | 2  | 2  | 4  |
| PRESIDENTIAL             | 1  | 1  |    |
| TOTAL VILLAS             | 35 | 35 | 70 |
| HOUSEKEEPING             |    |    |    |

### SANYA RESORT

Location - Sanya, China

#### Project Summary

Located on the Southern coast of Hianan, the resort design integrates a 230 key - 5 star resort with a Luxury residential estate of 26 villas.

Concepts were inspired by traditional forms and local village architecture. The project is set on a steep ocean facing site, in response the buildings were designed to accommodate the slope and provide adequate separation vertically to offer ocean views to the entire project, working closely with the contour and natural features found on the site





# PROJECTS

## Masterplans

### THE NEST RESORT

Location - Sanya

#### Project Summary

Set in an idyllic mountain top location, with panoramic outlook of two of Sanya's most spectacular bays, and is situated in and surrounded by Birds Nest national park. The resort has the unique opportunity being at the peak of the mountain to become much like the jewel in the crown of the Park and region.

Inspired by traditional Hainanese forms found through aboriginal village architecture, this resort is to provide an ultimate, yet understated, level of luxury.



### LAKE BELLAGIO

Location - Daylesford, VIC

#### Project Summary

The design of the resort aims at providing a guest experience that offers a sense of individual identity, a sense that your room is a separate entity, much more than a number on a door in a corridor.

All of the guestrooms are designed to facilitate cross ventilation so that for all of the time that the climate of Daylesford is joyful, the joy of that climate can be enjoyed in its natural state with the option of mechanical climate control being provided to moderate the extremes.

The buildings are designed using skillion and gable roof forms to subtly reference Australian rural vernacular buildings and combine simple building forms and an extensive use of natural materials that will fuse with the landscape that provides the matrix within which the buildings are held.

The landscape is designed to form a major component of the identity and ultimate sense of place that the resort embodies.





# PROJECTS

## Masterplans

### LE CHALAND

Location - Mauritius

#### Project Summary

Further to selection to design a 5 star hotel for the precinct, GKA were engaged to create a masterplan for the entire 45 Ha beach side estate.

The development includes a mix of product from 4 /5 & 6 star hotels integrated with a residential subdivision, apartments and luxury villas.

The masterplan seeks to create an integral relationship to create a sense of place and community with centralized facilities, beach frontage and integrated beach access.



| ACCOMMODATION SCHEDULE |     |
|------------------------|-----|
| VILLAS:                | 20  |
| DETACHED VILLAS:       | 25  |
| APARTMENTS:            | 104 |
| ENTHOUSES:             | 13  |
| OWNHOUSES:             | 20  |
| AND LOTS (500-800SQ.M) | 150 |

### BROOKWATER

Location - Daylesford, VIC

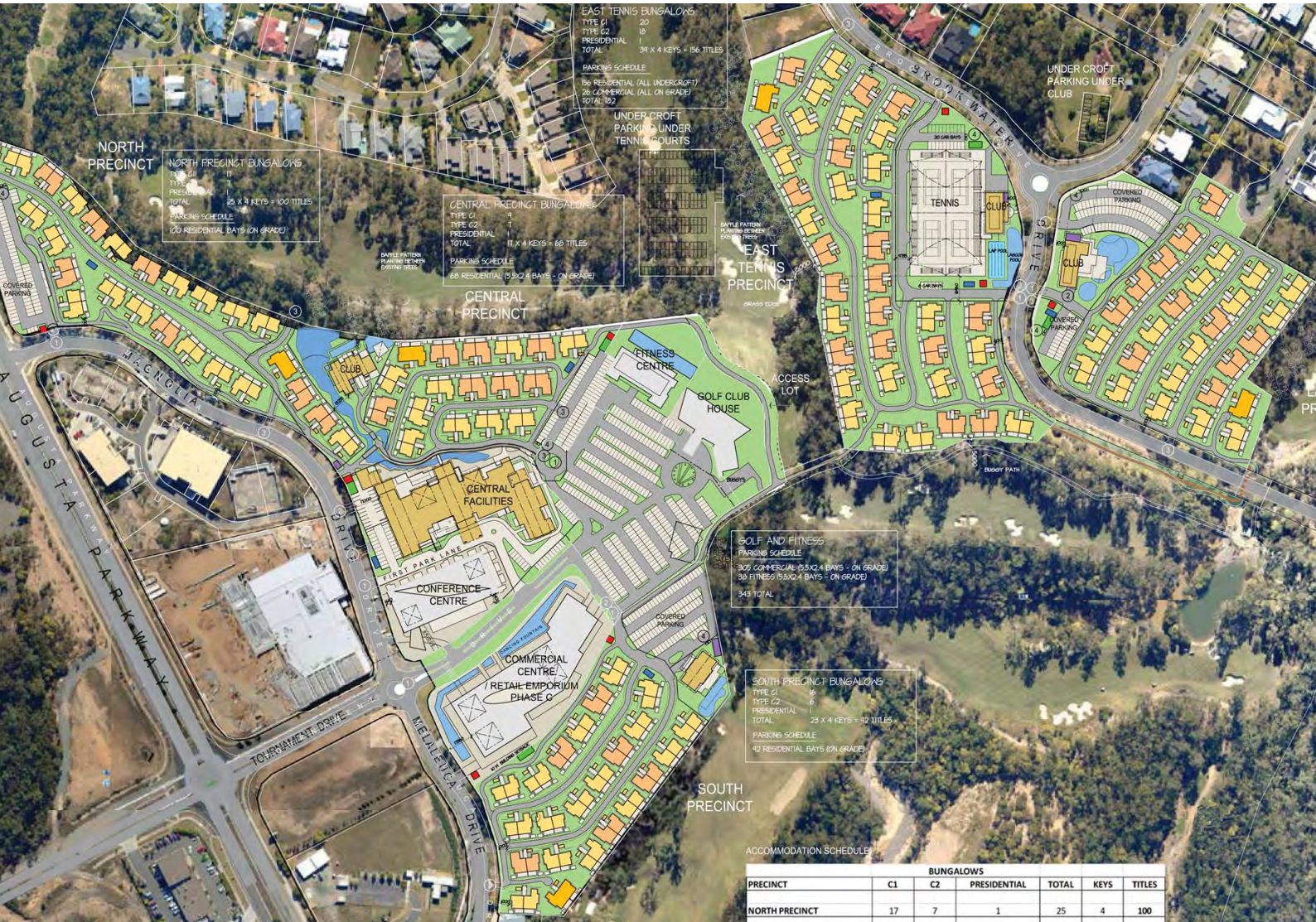
#### Project Summary

First Residence at Brookwater is a vision to redefine the "International Australian Lifestyle".

First Residence is designed in every aspect to be a country club, resort and real estate investment that is truly part of everyday life.

Designed to satisfy the senses, re-energize the individual and reward the family.

A place where people retreat to relax and enjoy the best life has to offer, a true place of satisfaction, harmony and outstanding individual service and amenity.



| ACCOMMODATION SCHEDULE |    |    |              |       |      |        |
|------------------------|----|----|--------------|-------|------|--------|
| BUNGALOWS              |    |    |              |       |      |        |
| PRECINCT               | C1 | C2 | PRESIDENTIAL | TOTAL | KEYS | TITLES |
| NORTH PRECINCT         | 17 | 7  | 1            | 25    | 4    | 100    |



# CLIENTS & OPERATORS



"Nick's work at the Four Seasons, Kuda Huraa displayed the highest levels of professionalism and design expertise. His attention to detail, and ability to create a unique sense of place has resulted in a hotel property that continues to receive international accolades and is a great commercial success for the owners. Nick's approach to teamwork and collaboration helped ensure the project was delivered on time and on budget."

Mr Jeffrey Lee  
Senior VP - HPL Hotels



# AWARDS

ASEAN Energy Efficient Buildings Award  
WINNER - First Prize 2005  
**Popa Mountain Resort, Myanmar**

Asia Pacific Hotel Awards  
WINNER Best Hotel Resort Indonesia 2011  
**St. Regis Resort, Bali**

Australian Hotel Association NT Branch  
BEST Superior Accommodation  
**Skycity Darwin, Northern Territory**

Australian Steel Institute - WA Awards  
FINALIST - Architectural Steel Design 2005  
**Pullman Bunker Bay Resort**

COMMENDATION - Architectural Steel Design Award  
2007  
**Bale Port Douglas, Queensland**

Australian Tourism Awards  
GOLD - Business Event Venue 2022  
GOLD - Business Event Venue 2024  
**Pullman Bunker Bay Resort**

CNBC - Asia Pacific Property Awards  
WINNER - The Architecture Award - Australia 2009  
**Balé Port Douglas, Queensland**

Condé Nast Traveler's Readers' Choice Award  
#1 Resort In Australia and The Pacific 2019  
**Nanuku Auberge Resort, Fiji**

Conde Naste Traveler Readers Travel Awards  
WINNER - Best Hotel in the World 2011  
**Four Seasons Resort Maldives, Kuda Huraa**

Conde Nast Traveler - USSR  
Top Ten Best New Hotels 2012  
**Taj Bekal, Kerala, India**

HICSA  
WINNER - Best New Hotel - UpScale Leisure 2012  
**Taj Bekal, Kerala, India**

Housing Industry Association (HIA) Awards VIC  
WINNER - Commercial Projects Over \$1 million  
2008  
**Dinner Plain Central Facilities + Spa**

International Travel Awards  
WINNER - Best Luxury Beachfront Resort 2023  
**Jumeirah Bali, Indoneisa**

Master Builders Association -  
Excellence in Construction Awards  
WINNER - Best Regional Development 2005  
WINNER - A Building Designed For Use In The  
Entertainment, Hospitality or Sports Area 2005  
**Pullman Bunker Bay Resort**

National Tourism Australia Awards  
BEST Redeveloped Accommodation 2013  
**Skycity Darwin, Northern Territory**

Royal Australian Institute of Architects - WA  
Chapter  
WINNER - Steel Award 2005  
**Pullman Bunker Bay Resort**

WINNER - Award of Merit in Recognition of  
High Overall Architectural Standard  
George Temple Poole Award 1996  
**Four Seasons Resort of Bali, Indonesia**

Tourism Northern Territory/National Tourism  
Awards  
BEST New Development 2013  
**Skycity Darwin, Northern Territory**

Urban Development Institute of Australia  
Judges' Award 2019  
**Carrington57, Western Australia**



Tirtha Wedding Facility - Bali



# AWARDS

Urban Design Institute of Australia (UDIA) Awards QLD  
WINNER – Consultants Excellence Award 2009

**Balé Port Douglas, Queensland**

WA Industry & Export Awards  
FINALIST – Design Award 1994

**Four Seasons Resort of Bali, Indonesia**

Western Australian Timber Industry Awards  
WINNER – Excellence in Engineering & Architectural  
Design of a Timber Framed Structure 2005

**Dinner Plain Display House, Vic**

WA Tourism Awards

GOLD - Business Event Venue 2019, 2022, 2023, 2024

SILVER - Business Event Venue 2021

GOLD - 5 Star Luxury Accommodation 2019, 2021,  
2023, 2024

SILVER - 5 Star Luxury Accommodation 2022

**Pullman Bunker Bay Resort**

*Curtin Heritage Living's Cottesloe Redevelopment is a standout project, from the sensitive redevelopment of a heritage area, the bringing together of old and new buildings, to the seamless integration of new community amenity in the heart of Cottesloe, the project sets a new benchmark.*

*The design is sensitive to the environment in which it is situated and to the situation residents find themselves.*

*The judges were impressed with the utilisation of heritage buildings to support a range of accessible to residents and the wider community.*

*Overall, the judges found it was a challenge to find any aspect of this development that was not a standout!*

*Jury Comments*

*UDIA Awards 2024*





Contact Us

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