



GKA  
GROUNDS KENT ARCHITECTS

## company history

Martin Grounds and Jack Kent first met at the University of Western Australia in 1967. After graduating, they collaborated on several projects before Grounds Kent Architects was created. Directors Jack and Martin share a vision to create a small, hands-on, design-oriented practice that allows them to be dedicated, responsive and connected to their clients throughout the design process.

With over 80 years combined directorial experience, Grounds Kent Architects (GKA) has established a world-wide reputation for excellence in the planning and design of large scale hotels, resorts, wineries, spas, golf club houses, cultural centres and mixed-use developments.

GKA has received many awards and accolades over the years, including two time winners of the coveted Conde Naste Traveler award for "The Best Hotel in the World". As a result GKA are widely recognised for their highly individual approach to design, and expertise in creating timeless landmark architecture.

"Our architecture attempts to provide romance, something that uplifts and enriches the spirit. We are more inclined towards romanticism than pragmatism, but it is critical to us that our buildings work."

Years of extensive travel and overseeing projects in locations such as Australia, Indonesia, Barbados, India, Maldives, Fiji, Malaysia, Thailand, Myanmar, Vietnam, China and Morocco, have given Jack and Martin a valuable perspective on different cultures.

"Ultimately GKA believe that wherever possible architecture should involve and reflect local conditions, materials and traditions... Each project should reflect the sense of place unique to its location."

In 2007, GKA appointed two new partners; Jeff Treverton and Scott Bradley. Together they lead a highly motivated and talented staff of twenty people based in Fremantle, Western Australia.



## philosophy

The role of architecture in a holiday environment is simple; 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.

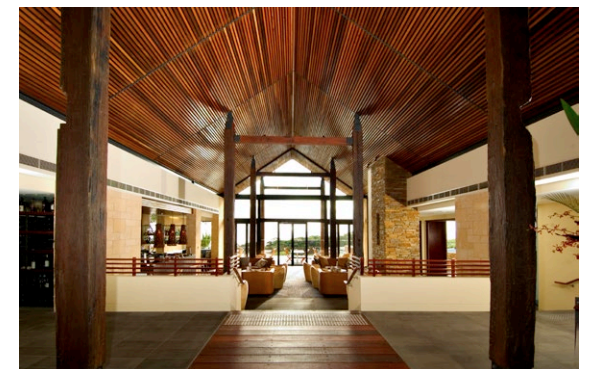
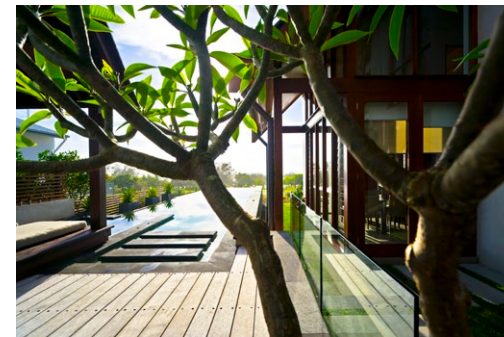
GKA's approach to design is about providing for these needs by creating environments that connect interior and exterior space.

Many of our clients are referrals, or repeat clients. We believe this is because GKA 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."

GKA have a reputation for collaborating effectively with the consultant team, during the design phase to produce highly functional, durable, and aesthetically pleasing buildings.

Site-sensitive design has been a hallmark of GKA's practice; we strive to honour each project with a unique design inspired by the regional vernacular, local materials and sense of place. GKA promotes a sustainable approach to our practice and our projects.



## clients and operators

Alaya Resorts  
Anantara Luxury Resorts  
Auberge Hotels Resorts & Spas  
Datai Hotels  
Four Seasons Hotels and Resorts  
Frasers Property Australia  
Hyatt Hotels Corporation  
Jumeirah Hotel Company  
JW Marriott  
Karma Resorts  
Novotel Hotels  
Peppers Retreats, Resorts, Hotels  
Popa Mountain Resort  
Port Bouvard  
Pullman Hotels & Resorts  
Raffles Hotels  
Sheraton Hotels & Resorts  
Skycity Casinos  
Springhill Group  
Starwood Hotels (St. Regis Hotels Group)  
Taj Hotels Group  
Watershed Premium Wines  
Westin Resort Hotels



## awards and publications

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

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

2014 Australian Hotel Association NT Branch  
Finalist – National Australia Hotel Association Awards  
BEST Superior Accommodation  
Skycity Darwin, Northern Territory

2013 National Tourism Australia Awards &  
2013 Australian Hotel Association National Awards  
BEST Redeveloped Accommodation  
Skycity Darwin, Northern Territory

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

2012 HICSA  
WINNER - Best New Hotel – UpScale Leisure  
Vivanta by Taj – Bekal, Kerala, India

2012 Royal Australian Institute of Architects - WA Awards  
FINALIST - Residence - New  
Peppermint Grove Residence

2012 Royal Australian Institute of Architects – WA  
COMMENDATION Residence  
North Fremantle Residence

2012 Conde Nast Traveler – USSR  
Top Ten Best New Hotels  
Vivanta by Taj – Bekal, Kerala, India  
2011 Asia Pacific Hotel Awards  
WINNER Best Hotel Resort Indonesia  
St. Regis Resort, Bali

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

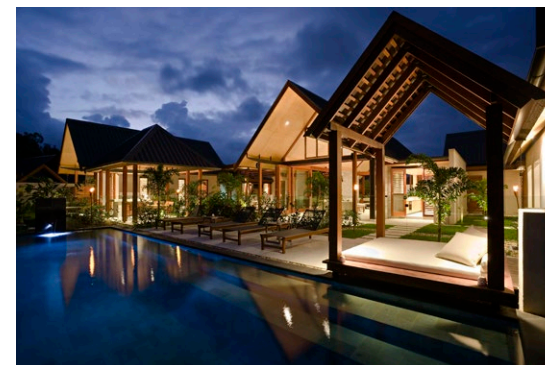
2009 CNBC - Asia Pacific Property Awards  
WINNER – The Architecture Award - Australia  
Balé Port Douglas, Queensland

2009 Urban Design Institute of Australia (UDIA) Awards QLD  
WINNER – Consultants Excellence Award  
Balé Port Douglas, Queensland

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

2008 Royal Australian Institute of Architects – QLD  
COMMENDATION - Commercial Regional Award  
COMMENDATION - Interior Regional Award  
Bale Port Douglas, Queensland

2007 Australian Steel Institute - WA  
COMMENDATION - Architectural Steel Design Award  
Bale Port Douglas, Queensland



## awards and publications

2005 Royal Australian Institute of Architects - WA Chapter  
WINNER - Steel Award  
Quay West Resort Bunker Bay, Naturaliste, Western Australia

2005 Australian Steel Institute - WA Awards  
FINALIST - Architectural Steel Design  
Quay West Resort Bunker Bay, Naturaliste, Western Australia

2005 Master Builders Association –  
Excellence in Construction Awards  
WINNER - Best Regional Development  
Quay West Resort Bunker Bay, Naturaliste, Western Australia

2005 Master Builders Association –  
Excellence in Construction Awards  
WINNER - A Building Designed For Use In The  
Entertainment, Hospitality or Sports Area.  
Quay West Resort Bunker Bay, Naturaliste, Western Australia

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

2005 Western Australian Timber Industry Awards  
WINNER – Excellence in Engineering & Architectural  
Design of a Timber Framed Structure  
Dinner Plain Display House, Mount Hotham, Victoria

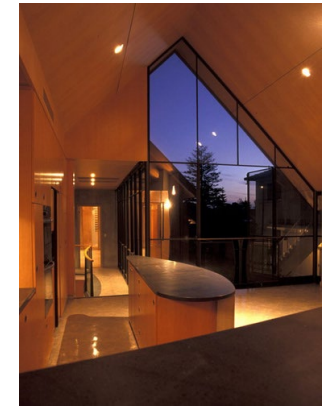
2003 Royal Australian Institute of Architects - WA Chapter  
COMMENDATION – Duplex / Triplex Award  
Luxury Townhouses in Cottesloe, Western Australia

2003 Royal Australian Institute of Architects - WA Chapter  
COMMENDATION - Single Residential Award  
Luxury Private Residence in Cottesloe, Western Australia

2003 HIA ANZ Perth & Western Australian Housing Awards  
WINNER - Small Lot Housing - Project of the Year  
WINNER - Innovation in Housing - Project of the Year  
WINNER - Perth & Western Australia - Home of the Year  
Luxury Townhouses Cottesloe, Western Australia

1996 Royal Australian Institute of Architects WA Chapter  
George Temple Poole Award  
In Recognition of an Outstanding Achievement of  
Architectural Design received for the  
Four Seasons Resort of Bali, Indonesia  
1996 Royal Australian Institute of Architects - WA Chapter  
WINNER - Award of Merit in Recognition of  
High Overall Architectural Standard received for the  
Four Seasons Resort of Bali, Indonesia

1994 WA Industry & Export Awards  
FINALIST – Design Award  
Four Seasons Resort of Bali, Indonesia



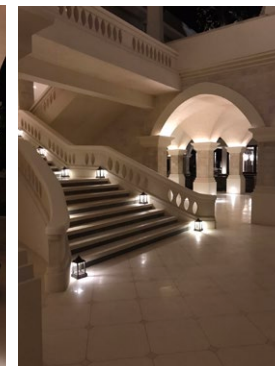
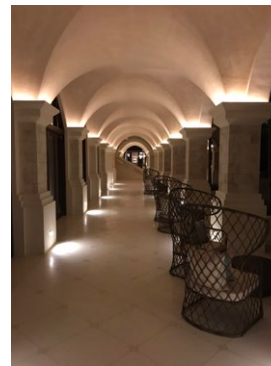
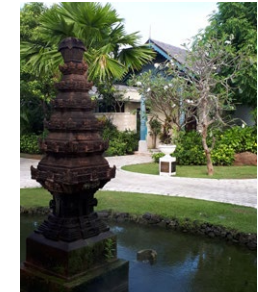
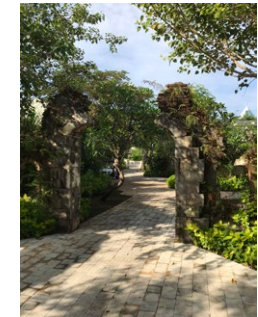
# jumeirah, bali indonesia

Location – Pecatu Bali, Indonesia  
Operator – Jumeirah Group  
Project Summary - 123 keys, 11 hectare site  
Completed 2022

A Majaphahit Era Water Palace inspired design comprising of 124 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” (2022 Jumeirah Bali Architectural Press Release)



## marine views cottlesloe, western australia

Location – Cottesloe, Western Australia

Operator – Curtin Heritage Living

Status – Stage 1a – Completed Dec 2021

Stage 2 – Under Construction

Project Description – 128 Aged Care Facility, 20 Apartments,  
Stage 2 – 57 Apartments, Heritage integration, Commercial  
mixed use

Set in an idyllic ocean front location in the prestigious suburb of Cottesloe, GKA were selected following a limited competition given their expertise in boutique hospitality design, to help create a new benchmark in design for an Integrated Aged Care development within Australia.

The brief was to create a timeless and sophisticated, resort-style environment to enrich the residents and staff. This is achieved by way of innovative layout in which the scheme is broken down to a human scale, offering many different experiences whilst connecting to the external environment. Biophilic principles are adopted connecting the inside spaces to the outside environment and views, providing connection to courtyard spaces of varied sizes and qualities. This helps foster a therapeutic environment tailored for Aged Care occupation, creating an enabling environment for all residents including those with dementia. This also is a strong advantage in a post Covid 19 environment, allowing strong connection to nature and allowing positive cross ventilation throughout the scheme.

The scheme also seeks to integrate community interaction with a significant parkland created, fronting a historical building being adapted and integrated at the heart of the development for communal and public uses.

GKA worked in association with an aged care specialist firm, SPH for expert advice of aged care operations and requirements.





## anantara lko resort & villas, mauritius

Location – Mauritius

Operator – Anantara Hotels, Resorts & Spas

Project Summary - 164 Room, 21 000 sqm

8 Villa, 1 800 sqm

Phase 1 Completed 2019

Phase 2 proposed for 2020

GKA have been 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.

A prominent feature of the existing site is an established colonnade of trees known as the Almond Alee. The Alee will be used as pedestrian connection linking the resort hotel and beach club.

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.

Flanked by the Beach Club and Resort Hotel, the lobby forecourt progressively steps in to form the Promenade and links the arrival point to the beach. The Promenade rises from the Almond Alee to the tip of the highest part of the remnant dune and then in diminishing presence and formality steps back down to the beach.



## carrington57, western australia

Location – Palmyra, Western Australia  
Property Manager – Parcel Property  
Project summary – Multi residential –  
24 apartments, 3 x commercial tenancies  
Complete 2019

Carrington57, features a collection of 24 boutique apartments and 3 commercial tenancies located in the heart of Palmyra. Meticulously designed to thoughtfully integrate with the surrounding neighbourhood, through use of familiar materials and breakdown of built form. Carrington57 offers diversity and focuses on establishing a strong sense of community and place within a vibrant area. Careful consideration to the site design, to incorporate the building within internal open spaces, was undertaken to provide a strong positive climate response, a sense of openness, and reduce overall bulk of the development. Apartments are extremely space-efficient, and the complex makes excellent use of the land available. The overall design intent was to create a sense of community within the development, thanks to communal areas acting as extensions to apartment living areas, encouraging interaction and familiarity between neighbours

Awards:  
UDIA 2019 – Judges Award



## nanuku auberge resort & ocean estate, fiji

Location – Fiji

Operator –Auberge Resorts

Project summary – 13 luxury villas & clubhouse

Phase 1 Completed 2019

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.

Awards:

2019 CONDE NAST TRAVELER'S READERS CHOICE AWARD

#1 Resort In Australia and The Pacific



## maya physical & spiritual wellness center, china

Location – Hangzhou, PR China

Client – Morefeel Anti-aging International Centre

Project summary – wellness center, villas and department school

Completed 2018

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.



## skycity resort, darwin australia

Location - Darwin NT

Operator - Skycity Entertainment Group

Completed - 2012

Project Summary - 32 new rooms

Skycity Resort Darwin is the third large scale Australian resort hotel delivered by Grounds Kent Architects. The resort comprises 32 Lagoon side and Lagoon view guest rooms. Two high roller rooms with attached private gaming suites occupy a private lagoon side location offering a unique exclusive gaming experience.

The lagoon side rooms have private sun decks and direct access to the pool and swim up bar.

The central facilities include 3 bars, a restaurant and a full service day spa. The rooms and facilities are arranged around a large central lagoon which includes an island and a white sand beach.

The architectural treatment is modern tropical with a distinctly Australian flavour. Passive cooling via cross ventilation coupled with the use of ceiling fans, allow guests to enjoy the true Darwin climate experience as an optional alternative to air conditioning.

GKA also undertook the interior design for the resort and drew upon a rich palette of materials and finishes from local and international sources to create a truly unique resort experience for Darwin.

The Tropical landscaping references the 'jungle surrounding water' notion that is prevalent in the Northern Territory's wilderness.



## the datai, langkawi, malaysia

Location - Langkawi Malaysia

Operator - Datai Hotels

Completed - 2012

Project Summary - 13 Villas, 3,500 sqm

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.



## alaya resort, bali indonesia

Location - Jalan Hanoman Ubud, Bali

Operator - Alaya Ubud

Completed - September 2013

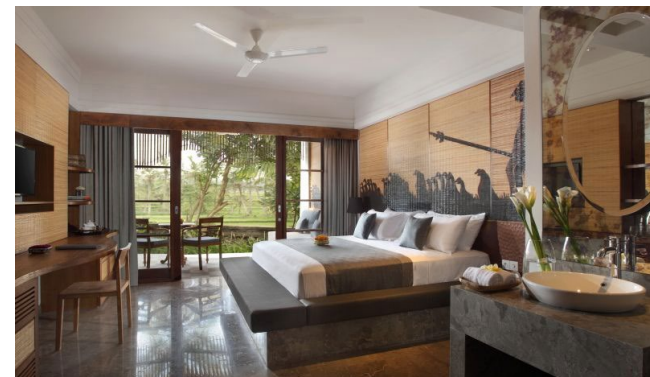
The Client required a Boutique resort hotel that had a restaurant fronting a busy street (Jl. Hanoman) in the mountain village of Ubud.

The site was a challenge due to the 7,000m<sup>2</sup> site it being 30 meters wide and 228meters long with a busy street as its frontage and tranquil rice field either side of its long sides .

70 x 45m<sup>2</sup> 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.



## nikko multi-purpose function pavilion & villas, bali indonesia

Location - Grand Nikko Resort Hotel, Nusa Dua, Bali  
Operator - Nikko Hotels  
Completed - 2013

The existing Nikko resort in Nusa Dua Bali required a 500 person Multi-Function Pavilion with 18 associated stand-alone villas that have a central Villa Club Lounge building.

The 2.3 hectare stand-alone site afforded GKA the opportunity to produce architecture different in its aesthetics to the original hotel.

The 44 meter x 24 meter Multi-Function building is dividable into three separate meeting or function spaces each with its own unique raking ceiling spaces reflecting the typical local Bali Alang-Alang roof form.

There was an existing small dry river (drainage channel) running through the villa site that GKA elected to enhance into a flowing river, and use as the central feature for the 18 individual villas that surround it. The access buggy path to the villas runs on either side of this flowing central river with the villa Club Lounge pavilion as the termination point for the river.





## vivanta by taj, bekal, kerala, india

Location - Kerala State, India  
Operator - Taj Resorts and Hotels  
Completed - 2012

The 10.5 hectare site was originally a coconut plantation extending down to the ocean. 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 ambiance.

Awards:  
The Hot List 2012  
Conde Nast Traveler  
Winner - Hotel of the Year 2012  
Conde Nast Traveler  
Best New Upscale Hotel 2012  
Corporate Hotel Awards, India



## st regis hotel, bali indonesia

Location - Nusa Dua Bali, Indonesia

Operator - Starwood Hotels

Completed - 2008

Project Summary - 124 rooms/villas, 22,000 sqm

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.

### Awards:

No. 1 Regional Winner Best Hotel 2011

ASIA PACIFIC HOTEL AWARDS

Winner - Best International Resort Hotel

THE INTERNATIONAL HOTEL AWARDS 2011

Winner - Asia's Leading Luxury Resort 2011

WORLD TRAVEL AWARDS

Winner - Best Resort Hotel In Asia Pacific 2010

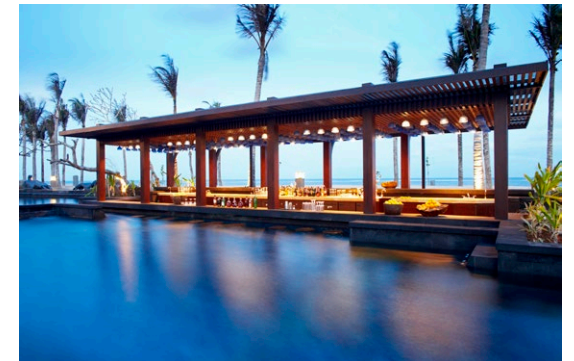
THE INTERNATIONAL HOTEL AWARDS

50 Best Romantic Getaways 2009

TRAVEL + LEISURE

10 Best New Hotels 2008

TRAVEL + LEISURE



## vivanta by taj, coral reef, maldives

Location - North Male Atoll, Maldives  
Operator - Taj Resorts and Hotels  
Project Summary - 35 rooms / 12,000 sqm  
Completed - 2008

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

Vivanta By 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.



## four seasons resort kuda huraa, maldives

Location - Maldives

Operator - Four Seasons Hotels & Resorts

Project Summary - 96 villa rooms, 12,000 sqm

Completed - 2007

At the Four Seasons Resort Maldives there are 96 tropical inspired rooms, comprising of both beach front and over-water bungalows with floor to ceiling views.

Spanning over 48,500 square metres, and over two private islands, the resort includes dining rooms, recreational areas, meeting rooms and spa facilities.

The resort took its design cue from local villages by using thatched roofs, timber floors and decorative lattice and timber columns.

Set within intimate gardens, natural jungle and a pristine lagoon, the resort offers a broad appeal to vacationing families, wedding parties and private functions.

Awards:

No. 1 Resort in the World 'Best of the best' 2011

CONDÉ NAST TRAVELER

No. 1 Best Resort in Asia 2011

TRAVEL & LEISURE



## bale, port douglas, queensland australia niramaya villas & spa

Location - Port Douglas Queensland, Australia

Completed - 2007

Project Summary - 53 residential villas, 15,000 sqm

Bale Port Douglas / 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.

### Awards:

Top 25 Relaxation/Spa Hotels Australia 2012

TRAVELER'S CHOICE AWARDS

Winner - Commercial Projects Over \$1 million

URBAN DEVELOPMENT INSTITUTE (UDIA) QLD 2009

Commendation - Commercial Regional Award

Commendation - Interior Regional Award

ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS - QLD 2008

Commendation - Architectural Steel Design Award 2007

AUSTRALIAN STEEL INSTITUTE - WA



## bunker bay resort, western australia

Location - Naturaliste, Western Australia  
Operator - Pullman Hotels & Resorts  
Completed - 2004  
Project Summary - 150 Villas, 20,000 sqm

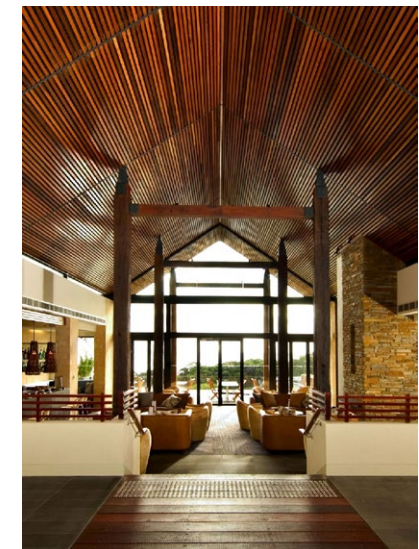
Quay West Resort is situated on an absolute beach front position bordering Cape Naturaliste National Park and on the turquoise waters of the Indian Ocean.

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:

Winner - Commercial Award 2005  
ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS - WA  
Winner - Steel Award 2005  
ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS - WA  
Finalist - Architectural Steel Design 2005  
AUSTRALIAN STEEL INSTITUTE - WA Awards  
Winner - Best Regional 2005  
MASTER BUILDERS ASSOC.- Excellence in  
Construction Awards  
Winner - A Building Designed For Use In The  
Entertainment, Hospitality Or Sports Area. 2005  
MASTER BUILDERS ASSOC. - Excellence in  
Construction Awards



## four seasons resort, jimbaran bay, bali indonesia

Location - Jimbaran Bay Bali Indonesia  
Operator - Four Seasons Hotels & Resorts  
Completed - 1994  
Project Summary - 150 Villas, 25,000 sqm

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 upgrades to the resort. In 1998 the successful 'Four Seasons Art Gallery' was created, the first of its kind for Bali, and has given ongoing exposure for both local and global artists. The hotel has been the recipient of numerous international awards since completion.

### Awards:

George Temple Poole Award 1996 & Overall Winner of Merit 1996  
ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS WA  
No 1. on Top 100 List 1999  
CONDÉ NAST TRAVELER  
The Gold List 2005, 2006, 2007, 2008, 2009, 2010 & 2011  
CONDÉ NAST TRAVELER  
No. 1 Best Resort in Asia 2007  
TRAVEL & LEISURE  
Winner - Indonesia's Leading Resort 2004  
WORLD TRAVEL AWARDS



## watershed winery, margaret river, western australia

Location - Margaret River Western Australia  
Client - Watershed Premium Wines  
Completed - 2003

The brief to the architects was to produce a building commensurate with a premium wine producer, to take full advantage of the view to the east across the vineyard and distant dam. It was intended that the buildings would, through their use of materials and form, evoke a "sense of place" being the Margaret River region.

There was a conscious effort within the design to produce a visually pleasing set of rural production sheds. The reference to the simple gable ended corrugated iron farm sheds found throughout the South West of WA was the first step in providing this complex set of buildings with a strong design aesthetic.

The use of locally sourced granite stone walling and conglomerate gravel boulders for the building base, was another design concept that has endowed the buildings with a character that places them firmly in the Margaret River region.





## peppermint grove residence, western australia

Location - Western Australia  
Completed - 2011

This Western Australian residence is situated on a corner site with unobstructed 180 degree views of the Swan River and Perth City beyond. The home's design and materials were conceived to best express the horizontal and showcase the nature of the panoramic landscape and extraordinary views.

The architectural composition of the home takes advantage of site conditions, prevailing winds, sun penetration, and light. The roof form was envisaged as slender horizontal wings, which float over the glass, masonry and steel structure below.

The home is nestled into a steep river bank and limestone cliff. From both the interiors and from the expansive exterior terraces, the home allows for uninterrupted river views as well as providing a comfortable aesthetic relationship with the site and its surrounding context.

The lower ground floor is anchored into the site and showcases horizontal patterned limestone blocks which reference the natural limestone cliff it is built upon.

### Awards:

Winner - 2012 New build Residence

Master Builders WA Awards 2011

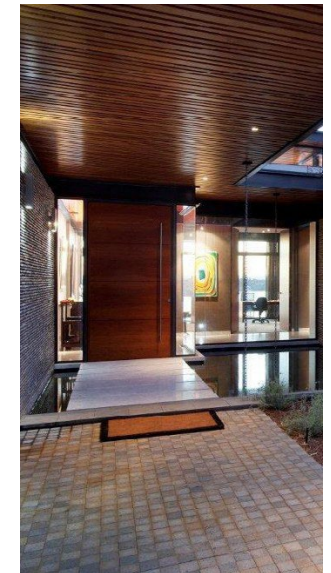
Short listed

Australian Institute of Architects State Awards 2011

Featured in:

2012 Trends Magazine Bathroom Edition Vol 28, No. 6

2012 Vogue Living Australia May/June issue



## salt village residence, queensland australia

Location - Queensland Australia  
Completed - 2008

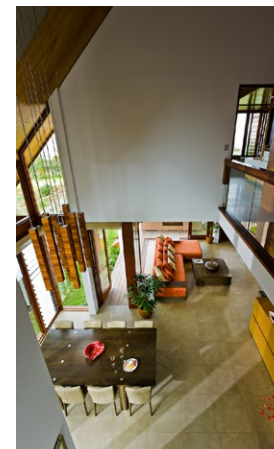
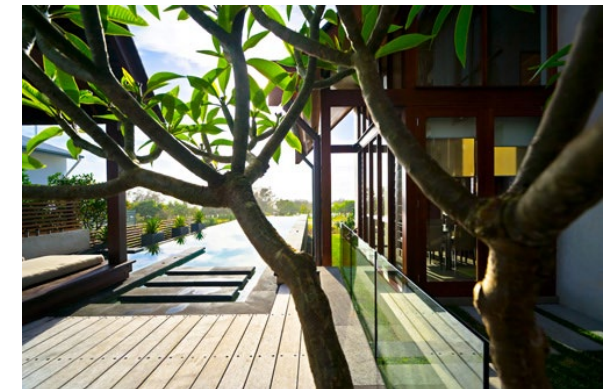
This Salt Village home was designed to reflect the spirit of a luxurious GKA resort, but also had to respect the Queensland coastal location, which is windier and cooler than most tropical locations.

The home is comprised of two stories, and features open air walkways, pavilions, courtyards, stone and water features all showcasing a strong Balinese architectural influence.

The central axis, including a breezeway, leads through a series of courtyards on each side, providing cross ventilation and open plan living. The uniquely designed pool plays with differing levels to minimise the need for fencing, while still showcasing the infinity edge at eye level. The corner of the main living area has full height glazed doors which when open, provide a living space that is virtually an outdoor room.

The kitchen, whilst highly practical and functional, features walnut timber fronts to the island bench, making it appear more like a piece of floating furniture than a utilitarian item. The master suite on the first floor continues the tropical theme. A luxurious bath nook is wrapped in kwila timber battens, enhances the sense of intimacy and retreat. The bedroom opens up to a small deck overlooking the Coral Sea and Pacific Ocean.

Featured in:  
New Home Trends Magazine Vol 25, No 5 2009



design proposals

## kodombal island, saudi arabia

Location – Red Sea Saudi Arabia

Project summary – 4 unique luxury overwater villas, 4 unique luxury beach villas, 3 suites, bunkhouse

The design brief was to create a world class UBER luxury boutique resort inspired by local tradition and culture. Kodombal Islands natural beauty strongly informed our guiding philosophy to ‘touch the island lightly’ with much of the island being left untouched. This is achieved by locating half of the villa’s overwater and grouping a culturally inspired village composition to the Great House left significant space for guests to enjoy and minimised the impact on the natural ecology.

Materials reflect Saudi architecture providing a “sense of place” with massing softened with decorative privacy screens inspired by traditional Hejazi residences. Banded rammed earth courtyard walls reflect the earth walls of Asir architecture.

4 Over Water and 4 Beachfront villas are each named to reflect their own unique experience. For example, the beachfront ‘Wadi’ Villa has a stream running through its core, linking through to a private pool courtyard. Other beach villas include Oasis, Culinary and Asir inspired experiences.

Overwater villas hug the edge of the rugged mountain, and explore Dive, Astrology, Wellness and Maritime Dhow influences. These combine simple forms and a more extensive use of light decorative privacy screens.



## anantara 1000 lakes, china

Location – Hangzhou China

Operator – Anantara Hotels, Resorts & Spas

Project Summary – 120 villas, 23 000 sqm

Nestled on the top of heavily wooded hills 280 metres above 1000 Islands Lake, the Anantara Resort site offers an amazing opportunity for the resort to melt into the beauty of the natural environment that embraces the site.

The proposed design cradles the central facilities of the resort in a natural valley within the site and tumbles the form of this building and the swimming pools down the valley, with room blocks and villas spreading out to either side of the valley.

Buildings are kept to a maximum of 2 stories with the mass of buildings broken down into small elements so that they can follow the contours of the site, ensuring that the buildings are always seen as sitting within the landscaping and natural vegetation.



## le chaland CRV clubhouse, resort & villa development, mauritius

Location – Mauritius

Client – Currimjee Jeewanjee & Co Ltd

Project summary – Precinct masterplan including 3 hotels, luxury villas, residential lots, apartments; total 332 residences

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.



## le chaland apartments, mauritius

Location – Mauritius

Client – Currimjee Jeewanjee & Co Ltd

Project summary – 3 x 9 apartments, total 27 apartments

Designed as part of the greater precinct “CRV” masterplan prepared by GKA, this apartment development and forms an integral part of the mix of product for the beach side precinct the surrounding residential subdivision.

The apartments are located in a central position adjacent to clubhouse facilities and plaza, which leads direct to the public beach.

Apartments themselves are designed to offer a high level of amenity and capitalize on location, views and cross ventilation.



## nest resort, sanya, china

Location – Sanya, China

Operator – Private

Project summary – 22 Villas, 64 Terrace Rooms = 86 Keys

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.

Each villa and resort facility is nestled within its dramatic landscape, offering the highest level of luxury and provision to truly make this a world class destination of the highest quality akin its spectacular setting.

Combined with the use of warm natural materials, and soft organic forms for many of the facility buildings, the design integrates harmoniously with this truly magnificent natural location.



## trancoso resort & beach club, brazil

Location – Trancoso, Brazil

Operator – Pemberton Hotels

Project Summary – 50 luxury villas and clubhouse

Pavilion style architecture on a grand scale, the Trancoso villas nestle amongst the remnant coastal vegetation. The built form is broken down into a series of elements connected via open galleries and covered walkways. The resulting experience is one of extreme understated luxury, whilst maintaining a connection to the landscape and climate. The project is currently in Schematic Design phase.



## trancoso eco hotel & villas resort, brazil

Location – Trancoso, Brazil

Operator – Pemberton Hotels





## vadinolhu island resort, maldives

Location – Maldives

Project summary – 100 key, 5 star resort

Situated in the southern Laamu Atoll, the design explores the opportunities of its idyllic island location, with half of the villas being situated over water, the other half being beach front, with all facilities having ocean frontage or are also overwater.

Maldivian cultural references will play a strong underlying core to the design and detailed development of the project, as will the climatic and environmental attributes of the island.



## luxury resort sanya, china

Location – Sanya, PR China

Project summary – 230 keys, 26 residences

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



## mirage bale, queensland australia

Location – Port Douglas, Queensland

Client –Ray Group

Project summary - Precinct masterplan – 238 lots total

Following on from the success of the Bale luxury resort development, GKA were appointed for the master planning of all of the entire land holdings of the Mirage Port Douglas. This includes Mirage South situated around the beachside golf course, which was conceived as mixed use development incorporating a new 5 star beach side hotel and 39 luxury villa style residences for sale.

Crossing Port Douglas road via buggy tunnels linking estates, the next component of the development was to create a Marina style accommodation adjacent to the established golf clubhouse. This was a unique waterfront opportunity given its connection to the ocean via the infamous Skase channel.

Heading south through the 'Back Nine' golf precinct lots planned to integrate seamlessly within the established world renown Mirage golf course, finally connecting back through to the completed Bale project realizing the total integration of all land holdings.

Archetypal house designs were created for various lot types to create a designed harmonious environment.



## rotnest resort, western australia

Location – Western Australia  
Client – Karma Resorts  
Project summary -  
Competition entry for Mt Hershel site



## lake bellagio resort & spa, victoria australia

Location – Victoria  
Client – Karma Resorts  
Project summary -  
Competition entry for Mt Hershel site



## port coogee - stage 5 island, western australia

Location – Perth, Western Australia

Client – Frasers Property Australia

Project summary – 166 apartments,

GKA were engaged having won a limited competition for the project.

The client noted the unique approach to the design which is conceived with strong focus on the occupiers experience throughout the entire project, with resort like qualities that offer the highest level of amenity and experience from arrival through to occupation.

Situated in a unique island location, central to Port Coogee, this project offers waterside living for all residents, designed very much for its location with detailed consideration of the elements and is set to become the flagship residential development for the area and developer alike.



## first residence at brookwater golf & spa residential resort, queensland australia

Location – Springfield, Queensland

Operator – Dusit Thani International

Project summary – fully integrated mixed use development, resort / retail / commercial / 520 apartments

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.

The project is divided into 6 phases to allow progressive release to the market, phase A is approximately 65% sold and early works are scheduled mid 2016



## gambaro 2020 at first residence, dubai UAE

Location – Palm Island, Dubai UAE

Client –World Group LLC UK Limited

Project summary – Mixed use retail / Commercial

450 room hotel / 300 apartments

Located on one of the few remaining beachfront properties on the prestigious Palm Jumeirah Island Dubai, this fully integrated mixed use development is a combination of boutique retail, dining experiences, integrated with commercial offices, 5 star hotel and luxury apartments to parallel the very best of Dubai.

The Brief was to create an iconic development positional at the pivotal crown of the palm truck, and is envisaged to become a significant sculptural addition to the Palm Island skyline.



## resort hotel projects - completed

2022	Jumeirah Bali	Indonesia - Bali	5 star luxury hotel, spa, speciality restaurant and ballroom
2021	Raffles Bali	Indonesia - Bali	5 star luxury resort
2021	Waterfront Cottesloe (Stage 1)	Western Australia	Boutique retirement living and aged care estate
2019	Anantara IKO Mauritius Resort & Villas	Mauritius	4 star luxury hotel, boutique hotel and beach club
2019	Nanuku Auberge Resort	Fiji	Luxury Beach Villas & Clubhouse
2018	Springhill Resort, Jimbaran	Indonesia - Bali	100 villa, 100 condominium luxury apartments
2015	Alaya Resort, Kuta	Indonesia - Bali	Boutique resort hotel
2014	Alaya Resort, Ubud	Indonesia - Bali	Boutique resort hotel with restaurant
2013	Nikko Hotel, Nusa Dua	Indonesia - Bali	Multi-function pavilion with 18 associated villas
2012	Datai Villas Langkawi	Malaysia	13 beachside pool villas to existing resort
2012	Skycity Resort Darwin	Australia, NT	Premium 34 key Resort Hotel
2011	Vivanta by Taj, Bekal	India, Kerala	Premium luxury 70 Villa Resort Hotel
2011	Four Seasons Resort Kuda Huraa	Maldives	Kuda Huraa, upgrade to 96 villas & facilities
2010	Hyatt Regency Perth	Australia, WA	Renovations & hotel upgrade
2009	Taj Coral Reef	Maldives	Upgrade and renovation to villas and facilities
2008	St Regis Resort Bali	Indonesia - Bali	121 Suite & Villa 5-star Resort
2007	Karma Kandara	Indonesia - Bali	46 Villa Residential Resort, Facilities and Spa
2007	Westin Langkawi	Malaysia	Villa additions to Resort
2007	Novotel Hotel, Nusa Dua	Indonesia - Bali	188 Apartment style Resort
2006	Sentosa Villas, Seminyak	Indonesia - Bali	40 Villa Residential Resort
2006	Bale Port Douglas (Niramaya Villas & Spa)	Australia - QLD	Luxury Villas/Residential Resort Hotel
2006	Karma Koh Samui	Thailand	36 Villa Residential Resort
2005	Quay West Bunker Bay Resort	Australia - WA	120 key Villa style Residential Resort
2004	The Outram Boutique Hotel	Australia - WA	Boutique Hotel and Apartments (19 rooms, 4 suites)
2003	Karma Jimbaran	Indonesia - Bali	38 Villa style Residential Resort
2002	Popa Mountain Resort	Myanmar	50 key Boutique Eco Resort
2001	Mimpi Menjangan	Indonesia - Bali	Boutique Dive Resort and Spa (40 keys)
1999	Kul Kul Resort Hotel	Indonesia - Bali	Major renovation and upgrade with stand-alone Italian restaurant
1996	Mimpi Tulamben	Indonesia - Bali	Boutique Dive Resort and Spa (40 keys)
1993	Four Seasons Resort Jimbaran	Indonesia - Bali	5-Star Villa style Resort (147 keys)

## projects in development or under construction in 2022

Private residence	Peppermint Grove, Western Australia	
Nusa Penida Resort	Indonesia	80 key villa style boutique resort – stage one: beach club & 22 villas opening
Anantara 1000 Lakes Resort	China - Hangzhou	5 star luxury resort
TJ corporate office building	Indonesia – Bali	multi storey office building
Waterfront Cottesloe (Stage 2)	Western Australia	Boutique retirement living and aged care estate



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