

# Trisara Hotel and Residential Villa Phuket, Thailand



## Project description

Luxury hotel and residential development.

## Client

Three Dolphins Resort Co. Ltd

## Value as at September 2004

\$A 28 million – Hotel Villas & Infrastructure,

\$A 18 million – Private Villas constructed to-date,

\$A 25 million – new villas presently under design.

## Assignment

Construction, Construction Management & Design Coordination.

## Completion date

### Hotel Villas

Commencement: October 2001

Completion: February 2001

### Residential Villas

Commencement: October 2001

Completion: On-going

## Overview

Bovis Lend Lease was approached by Three Dolphins Resort Co. Ltd to undertake a construction, construction management and design coordination contract on a project that had been partially started by another company. This included the completion of existing construction works along with new building works.

Three Dolphins Resort Co. Ltd were attracted to Bovis Lend Lease due to their strong local reputation, international experience and resources, financial strength and proven track record to handle complex projects. Bovis Lend Lease also offered a unique delivery model that appealed to the client whereby the clients design and construction risks (including cost, quality and time) were transferred to Bovis Lend Lease under a completely transparent cost structure.



From the start, both parties adopted a collaborative approach working closely with the Project Manager, QS consultant and various other designers appointed by the client. The contract scope was extended to design management including coordination to allow the construction process to progress smoothly. This approach resulted in the successful completion of various phases of the project and more work awarded to Bovis Lend Lease.

The development includes:

33 luxury residential hotels including public and reception buildings, 13 private residential villas, back of house receiving buildings and related project infrastructure to support the development including slope protection, roads, drainage, M&E services, retention pools.

## Scope of Work

Bovis Lend Lease Thailand was contracted to undertake construction management for the new luxury hotel

villas and support infrastructure including back of house receiving facilities.

We are also the main contractors responsible for all individual private villas that are won on a long lease basis by private buyers and are managed by the hotel operator. Bovis Lend Lease is responsible for the construction of these villas on a turnkey and construct basis.

## IIF and Environment, Health & Safety (EH&S) Practice

Bovis Lend Lease implemented full EH&S guidelines along with the company's Global Minimum Requirements for EH&S. Specific efforts were made on slope protection (through slope stabilization) to mitigate safety risk during and after construction. Full safety measures were implemented especially with regard to working on areas where high scaffolding works were employed for external and internal works. All subcontractors and Bovis Lend Lease staff involved in the project completed IIF induction training.