

Case Study - AYANA Komodo Resort

LUXURIOUS RESORT CREATED IN A REMOTE PARADISE WITH USG BORAL DRYWALL SYSTEMS



The first 5-star resort on a remote Indonesian island was completed successfully in less than two years

Project	AYANA Komodo Resort, Indonesia https://www.ayana.com/labuan-bajo/ayana-komodo
Location	Jakarta, Indonesia
Developer	MidPlaza Prima Group - AYANA Resorts
Architects	WATG Singapore, Anggara Architeam & Midplaza Prima Group inhouse
Main Contractor	Nusa Raya Cipta
Sub-contractors	Tritunggal Prima, Trikarya Sejahtera Interindo & Gentajaya Agungkarya
Year	2018
Products	USG Boral SHEETROCK, DUROCK®, Wet Area Optimum, FIBEROCK, Soundstop™ and Jayaboard Compound

Completed in 2018, AYANA Komodo is the first and only 5-star resort on exquisite Waecicu Beach – offering luxury accommodation and facilities with access to ecological and cultural activities on Komodo and nearby islands. Set on a hillside facing an ocean view, its 13 contemporary suites and 192 guest rooms are inspired by light, comfort and open living, with large windows to capture the golden glow of tropical sunsets.



Designing for Luxury

The USG Boral team collaborated with the developer's inhouse architects and the main contractor throughout the design stage to provide guidance in drafting and specifying, including creating demonstration models of the various systems.

As a 5-star resort, there were high standards for the acoustic performance of walls and ceilings. One solution USG Boral offered was an internal twin stud system based on Soundstop™ plasterboard, which reduces the ability of sound to travel between rooms or from corridors.

For the external walls, USG Boral designed solutions using USG Boral DUROCK® - an aggregated Portland cement board which has polymer-coated glass fibre mesh embedded in both sides. Lightweight and extremely durable, it is mounted on steel frames and lined internally with standard plasterboard - which allows for faster construction. As the developer and main contractor had never used the product, USG Boral arranged hands-on demonstrations of construction and methods of sealing the sheets for their peace of mind.

The Case for Drywall Construction

Because the AYANA Komodo Resort is located on a remote island with limited infrastructure, the transportation of construction materials presented logistical challenges. Everything needed to be shipped to the nearest port then trucked along winding roads to the site.

As a sensible choice, drywall systems were used instead of bricks. Drywall materials are lighter to transport and lift for multi-storey construction on a steeply sloping site. Another compelling reason for choosing drywall over brickwall was construction speed - as the resort was due to open in less than two years. The developer was also happy to work with USG Boral again after successful collaboration on the AYANA Rimba and another resort in Bali.



A Tight Deadline Met

The need for speed on the project was satisfied, with the resort opening as planned. USG Boral's logistics ensured that all materials were delivered on time - despite the difficult access. The USG Boral team also provided a wide range of support and services remotely and on site, to train workers and monitor the construction process. Sometimes this included suggesting alternative tools, as obtaining equipment was difficult in such an isolated location. As a result, the drywall construction took just 10 months, perhaps a record for a 5-star resort of this size.

PRODUCT INFORMATION

See www.usgboral.com/hotelsystems
for the most up-to-date product information.



SALES & TECHNICAL INQUIRIES

HOTLINE (WA/CALL) : 021 - 797 7777

There are many variables that can influence construction projects, which affect whether a particular construction technique is appropriate. Before proceeding with any project, we recommend you obtain professional advice to ascertain the appropriate construction techniques to suit the particular circumstances of your project. We recommend you use qualified tradespersons to install this system.

The technical information contained in this manual was correct at the time of printing. Building systems, details and product availability are, however, subject to change. To ensure the information you are using is current, USG Boral recommends you review the latest building information available on the USG Boral website.

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