

606 St Kilda Road

PROJECT REVIEW

606 St Kilda Road was an existing office building comprising basement and ground floor parking, plus 10 levels of office building. At the time of purchase the building had been stripped of all internal fit-out, services and partial demolition works had been undertaken in preparation for a residential conversion, before the project was abandoned by the previous owners. Halim Group acquired the property with the intention of carrying out a substantial refurbishment and upgrade to reinstate the previous office use.

The redevelopment required substantial works including new services throughout including lifts, mechanical, electrical, fire and hydraulic, extending the floor plates to capture pre-existing sunshades, a new curtain wall façade, relocation of an existing stair well from the west end of the building to a central core and new finishes throughout.

Due to the extensive works to the existing structure and the significant increase in lettable area the refurbishment works were of a very complex nature and a number of innovative architectural, structural and services solutions were required in order to overcome some inherent building constraints.



COMMERCIAL
REFURBISHMENT
FIT-OUT
HEALTH
AGED CARE
EDUCATION
INSTITUTIONAL
DEVELOPMENT





The client quickly identified that there was significant risk in the construction works and early cost estimates looked like the project would be in jeopardy. From project inception, Walton was engaged as a 'construction consultant' to assist the design team, and ensure that every opportunity to reduce costs, and minimise risks was identified and capitalised on, or dealt with during the design process.

The project was exceedingly complex as is often the case with older buildings, many issues arose during construction that could not have been identified prior, and could have been disastrous to the project outcome, however our team delivered the project within the program constraints and under budget.

The initial project budget was \$14.5M. During the design process the budget was continuously monitored and the budget was reduced to a 'target' of \$12.1M. The project feasibility was based on an assumed end value of \$29M but was ultimately sold for approximately \$30.5M. This increase in value was achieved through strong leasing performance on completion, and the very high standard of quality, finish and architectural design achieved.

**PROJECT ADDRESS**

606 St Kilda Road, Melbourne

CLIENT

Halim Group

SECTOR

Commercial Office

VALUE

\$12m

PROJECT COMPLETION DATE

December 2003

PROJECT TEAM**ARCHITECT / INTERIOR DESIGNER**

Design Inc

STRUCTURAL ENGINEER

Adams Consulting

SERVICES ENGINEER

Mac Cormack & Partners (Electrical)
Mac Cormack & Partners (Mechanical)
Mac Cormack & Partners (Hydraulic)

QUANTITY SURVEYOR

Slattery

BUILDING SURVEYOR

Peter Luzinat & Partners

Contractor of first choice

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