

# 401 ST KILDA ROAD

PROBUILD CONSTRUCTIONS  
MELBOURNE VIC

## SPACIOUS AND CURVACIOUS LIVING

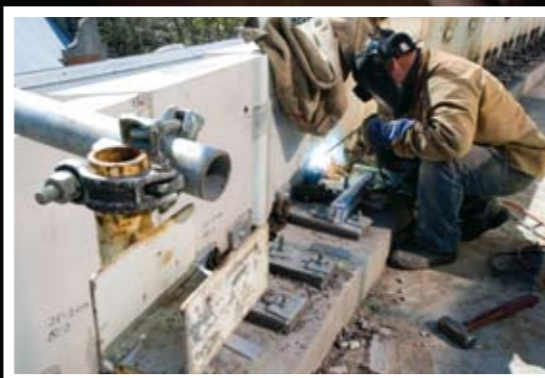
For their \$30 million luxury residential project at 401 St Kilda Road, Melbourne, developer Pan Urban—for 20 years specialists in premium architectural ventures—ran a competitive tender process to select Probuild Constructions as head contractor. Work is on schedule, with the structure already completed and the building expected to be ready for occupation in mid 2009.

On a prime, half acre site, fronting both St Kilda Road and leafy Arnold Street, close to Toorak Road and Albert Park, the six storey building is home to just 17 apartments, plus an exclusive restaurant and gourmet retail outlets at ground level, and several levels of underground parking. Each of the apartments is designed like an elevated luxury home, with floor space averaging 300 square meters, high ceilings and landscaped terraces for outdoor entertaining, complete with barbeque. The huge, open plan living and dining space is a “Great Room” complete with a fireplace. The floor plans offer flowing open spaces, easy integration of indoor and outdoor entertainment areas, opulent finishes, and the very latest in automated control technology for lighting, HVAC,

window blinds and security. All appliances, fixtures and fittings have been specially selected by the architects for their design integrity and aesthetic appeal.

Architects Elenberg Frazer have conceived a building of graceful curved lines, rich colours, superior materials and artful landscaping. Green glazed tiles at the base of the building, shade louvres, glass balustrades, floor to ceiling windows, balcony gardens and timber elements all reflect the luxury and exclusivity. By setting the higher floors back from the street alignments, and curving the balcony lines inward, the visual bulk of the building is greatly reduced, allowing it to sit gently on its site.

Probuild’s Project Manager at 401 St Kilda Road, Matt Benson, said that the site presented some logistical and engineering challenges. “The structure was designed to occupy the entire site, 100 per cent, right up to the boundary lines,” he said. “We had to excavate to the full perimeter, sheer against the existing, adjoining buildings on either side



and to the street frontages on St Kilda Road and Arnold Street, as well. The digging and shoring had to be done in carefully planned stages to prevent damage to neighbouring properties.”

“Having access to the site only from the very busy St Kilda Road side and from the frontage to the fairly narrow Arnold Street also meant that delivery of materials had to be restricted to certain times of the day. Space for storing materials on site was also very restricted, so deciding which material had to be delivered when and what quantities required quite a bit of fine tuning.”

Above all, however, the major challenge for Probuild was the extremely high quality of finish demanded for such a prestigious residential building. “When you are dealing with the very best in finishing materials,” said Matt Benson, “your standard of workmanship has to be right up there. The slightest error can really stand out.” And that’s one of the areas of strength that Probuild can proudly claim. Named as Victoria’s Master Builder of the Year for an unprecedented three years out of eight,

a Winner of the Master Builders Association of Victoria’s Occupational Health and Safety award and also recognised by Australian Institute of Building, Probuild has earned its reputation for excellence.

Other current, major Probuild projects include the \$133 million Stage 33 of the Chadstone Shopping Centre, due for completion in November 2009, the \$216 million One40 William Street project in Perth and the \$210 million development at 717 Bourke Street, Melbourne, on schedule for completion in June 2010.

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