

# BANK APARTMENTS

**PROJECT: THE BANK APARTMENTS, SOUTHBANK**  
**HEAD CONTRACTOR: PROBUILD**  
**CLIENT: SALVO PROPERTY GROUP**  
**PROJECT VALUE: \$103M**  
**COMPLETION: LATE 2011**  
**ARCHITECTS: URBAN DESIGN ARCHITECTS PTY LTD**  
**STRUCTURAL ENGINEER: RINCOVITCH CONSULTING PTY LTD**  
**ELECTRICAL AND MECHANICAL SERVICES ENGINEERS: WSP LINCOLNE SCOTT**  
**LIFT ENGINEERS: TDC**  
**FIRE ENGINEERS: AURECON PTY LTD**  
**FAÇADE ENGINEERS: MEINHARDT FAÇADE TECHNOLOGY**  
**BUILDING SURVEYOR: PHILIP CHUN & ASSOCIATES**

## ENERGY EFFICIENCIES ARE IN THE BANK

Just over halfway through the construction stage and progress is on the money at The Bank Apartments project. Strategically located within walking distance of the CBD, in the heart of Melbourne's vibrant Southbank area and featuring a 6 Star energy efficient residential tower, the \$103M residential development is a landmark project.

Roughly a three-minute walk to Crown Casino, the Crown Entertainment Complex and the Yarra River, the development is designed to take full

advantage of vibrant South Melbourne and surrounding fringe suburbs, as well as the many offerings of the Southbank precinct.

Comprising 360 modern apartments, a gymnasium, swimming pool, sauna, spa, business lounge and three Ground Floor retail tenancies, the project boasts a large number of modern environmental initiatives, including rainwater storage tanks, water efficient fixtures and solar panels. A central gas heating system, inclusive of a ring main system for hot water adds to the building's efficiency credentials.

Probuild was awarded the design and construction contract for the landmark development following a competitive negotiation in 2008. The unique design of the project - masterminded by Urban Design Architects Pty Ltd - called for a seamless meld between the heritage-listed façade of the Bank of New South Wales building and the contemporary and innovative architecture of the 6-star energy efficient apartment tower. The tower also features a striking double-glazed curtain wall from level 30 up to level 40, and is complemented by metal-clad finishes at the lower carpark levels.

"We worked with Salvo Group as the preferred contractor and were involved in cost planning, value management and buildability reviews in the lead up to the project," says Probuild's Project Manager, Matt Bready. "It's all about planning - right down to the last detail."

Despite some obvious challenges involved in working with unpredictable ground conditions, Probuild has driven a number of successful outcomes on the project already.

"We have been able to successfully tackle and overcome several challenges on The Bank Apartments project that would possibly have daunted other construction firms," Matt says.

"The prevailing ground conditions were very unstable and unpredictable. This meant that we had to adopt a bored pile foundation system to support the loads from the 40 storey building above. It is worth noting that these piles were in the order of 35m deep. In addition, we encountered significant ground water not far below the surface, and this also put the pressure on us to get up and out of the ground as safely and quickly as possible."

As Victoria's first 6-Star energy efficient apartment tower, The Bank Apartments project is already ahead of the pack in meeting and exceeding current required energy efficient standards. Through low energy lighting, high performance glazing and harvesting rainwater, the project team has designed each apartment to offer residents reduced running costs as well as safeguards against costly upgrades, which some experts say might become standard future requirements.

With spectacular north-facing city views, living spaces are filled with an abundance of natural light. Double glazing and performance glass is designed to reduce reliance on heating and air conditioning, reduced greenhouse gas emissions and lower energy bills.

Positioned in the basement of the building, rainwater tanks harvest water for use in common amenities, while water efficient taps, toilets and showerheads are fitted throughout the complex.

### About Probuild

With a turnover in excess of \$630 million and a solid track record for the delivery of complex, high quality projects on time and within budget, Probuild has been named as Victoria's Master Builder of the Year three times and an award recipient in every year since 1997.

An MBA Award winner in New South Wales, a winner of the MBAV Occupational Health and Safety Award and numerous recent awards for

its unique Work Life Balance Program, Probuild has indeed earned its reputation for excellence in the industry.

Probuild's formation of a strategic alliance with Wilson Bayly Holmes-Ovcon Limited (WBHO), a leading South African building and civil engineering construction company, has enabled a long-term strategy of national expansion which commenced with the opening of the Sydney office in 2002.

With head office operations based in South Melbourne, the company has cemented its place as a major national contractor with construction operations in Victoria, New South Wales and Western Australia, and civil engineering operations in Queensland and Western Australia.

Other current projects for Probuild include the Myer Melbourne Redevelopment (VIC), 717 Bourke Street (VIC), Aspect Apartments (WA), Gladstone Parade (NSW), Clara South Yarra (VIC) and Harvey Norman/Ikea Bulky Goods (VIC)

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