



# A GOLDEN TRANSFORMATION

The \$60M+ Golden Square consists of the redevelopment of the May Holman and Law Court Building located at 32 St Georges Terrace. It will provide 15 levels of office space, a ground level entry lobby with a café and basement car parking.

**Golden Square is the stunning revitalisation of 32 St Georges Terrace, previously known as the May Holman Centre and Law Court Building, in Perth's CBD.**

Transforming this neglected building required an approach considerate of its local historic and cultural significance. With Golden Square, property investment and development company Golden Group and head contractor Probuild have grandly reinstated the disused address into public life.

To attain a “triple bottom line” of potential dividends, Golden Group decided against demolishing the original building. Instead, retaining the existing frame supported a sustainable development approach incorporating economic, environmental and social benefits.

As Andrew Sugiaputra, Managing Director of Golden Group, explains: “Golden Square epitomises the Golden Group development philosophy, which recognises the unique attributes and individual potential of each

development. The building provides a striking new architectural aspect while simultaneously preserving some of the history of the May Holman Centre. It is delivering commercial, environmental and social returns for a range of stakeholders.”

To maximise the benefits of contemporary architectural design with the building's familiar character, Golden Square incorporates a substantial restructuring that involved partly demolishing and reconstructing the main core, floor by floor. “One of the main challenges faced on the project was the existing core was not capable of meeting the structural requirements of the new expanded floor plate and could not accommodate the requisite building services.” says Karamea Langley, Probuild WA New Business Coordinator.

Extending the 15 office floor plates – doubling the net lettable floor area to 15,000m<sup>2</sup> – required a new lift system and air-conditioning plant to service floors now twice their original size.

Reconstruction of the core was progressively staged and necessitated not only close collaboration between the various design approaches and disciplines but the application of highly innovative design and construction methodologies.

Although the building had stood unused for the past four years, it remained a significant presence in the landscape of the CBD.

Situated in an established legal precinct, this central city area has been long overdue for revitalisation. Propelling the transformation, Golden Square reintegrates the building into city life by incorporating a new two-storey podium lobby with potential for a café or retail tenancy as well as pedestrian and public facilities.

Presenting a fresh face to the public, a new façade to St Georges Terrace has been installed with upgraded façades to the east and west plus a refurbished rear façade. The upgrade has, as Andrew describes, “significantly improved the character and amenity of the area, embracing the quality of

the built form, public spaces, pedestrian links and mix of services in the precinct.”

Internally, Golden Group and Probuild have delivered high-end, PCA A-grade office accommodation ideally positioned for legal tenancies. The building originally had more cellular office spaces than are currently desirable. So the expanded floors now provide deeper, modernised spaces while glass façades offer uninterrupted views of the Swan River throughout areas. The 32 new commercial parking bays within the existing basement further benefit tenants. Golden Square is a recent finalist in PCA Innovation and Excellence Awards.

Since 1995, Golden Group has expanded to become a national, fully integrated, end-to-end developer managing diverse and large-scale projects that include apartments, commercial/retail spaces, housing, land subdivision and rural developments. An upcoming project, the 36-hectare, mixed-use \$3.5B development at Belmont Park WA, will deliver high quality facilities on an impressive scale.

Probuild, one of Australia's largest and most successful construction experts, has grown to become a nationally diversified company with more than 1,300 employees since its inception in 1987. Probuild provides an end-to-end service, encompassing all facets of project delivery, construction planning and management. Their expertise has earned them a reputation as industry leaders in programming, project management, design management, estimating and cost planning, site supervision and contract administration. Probuild is currently delivering a wide range of construction projects nationally; Kings Square Tower 3 (WA), Victoria One (VIC), Shore, Discovery Point (NSW) and Grand Central Shopping Centre (QLD).

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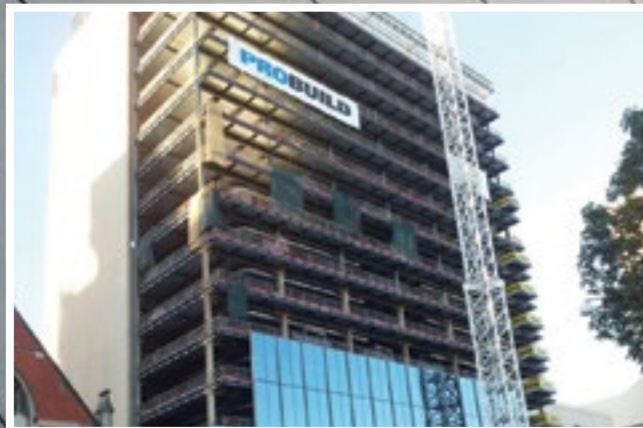
**Probuild Constructions (Aust) Pty Ltd**, [www.probuild.com.au](http://www.probuild.com.au)



DEVELOPER : Golden Group  
MAIN CONSTRUCTION COMPANY : Probuild  
ARCHITECT : Hassell  
ENGINEER : BG&E Engineering  
PROJECT VALUE : \$60.4 million

**Below** OSE Riggers erected 17 levels of structural steel and conducted shear stud welding for the Bondek flooring on 32 St Georges Terrace.

**Below** NS Projects provided project management services for the 32 St Georges Terrace project.



**OSE Riggers were contracted to erect 17 levels of structural steel to the existing structure at 32 St Georges Terrace.** They also conducted shear stud welding for the Bondek flooring.

The steel needed to be erected the day it was delivered to site, due to a minimal laydown area and to reduce construction time. This required excellent communication between Probuild, Cays Engineering and OSE Riggers to ensure all work crews of riggers, crane drivers, boilermakers and welders were able to maintain strict time frames with minimal disruption to delivery or construction schedules. OSE Riggers supplied 3 ton and 4 ton Maeda slab cranes to all levels, thus freeing up the on-site tower crane. They also supplied a stud welding machine to each level for the welding of the shear studs to the Bondek flooring and supplied special boom lifts for areas with stringent restrictions on weight capacities and height allowances. Towards the end of the structural steel erection programme, Probuild acknowledged OSE Riggers continual good work practices for health, safety and environment under their S.T.O.P (Stop, Think, Observe, Proceed) safety program.

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**NS Projects is a leader in the provision of independent project and development management services in Western Australian and the Northern Territory.** They have established an enviable record of project delivery for private, Local, State and Federal Government clients across a variety of industry sectors, delivering buildings and infrastructure ranging from under one million dollars to in excess of two billion dollars.

Core values of integrity, leadership, collaboration, intelligence and anticipation have earned them the respect of clients as well as industry colleagues, consultants and contractors while maintaining a strong focus on outcomes and results.

NS Projects currently employs over 40 staff with a range of backgrounds in the development and property industry. With extensive local and international experience in land, property and infrastructure development, they are committed to front end planning, developing a vision and strategic direction from the outset, and facilitating effective evaluation, implementation and problem solving.

NS Projects was engaged to provide full project management services for the 32 St Georges Terrace redevelopment project in central Perth.

They were responsible for management of the project consultant team, design process, stakeholder coordination, procurement and contract negotiation, as well as subsequent superintendent services during construction. Services also involved significant tenant coordination to manage access for third party fit out works.

The project involved considerable stakeholder coordination and communication, particularly with regard to managing impact on sensitive neighbouring land uses immediately adjacent to the site.

Significant project challenges were encountered in the refurbishment and expansion of the existing building structure, which necessitated careful design coordination and particular emphasis on works staging. Proactively addressing these challenges has helped deliver the project on time and on budget, meeting expectations for delivery of this prime A-grade office development.

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Below KJ Carpentry provided door and window carpentry services as well as site works for the 32 St Georges Terrace project.



32 St Georges Terrace, WA



**KJ Carpentry supplied their expert commercial carpentry and site services to the rejuvenation of historic Perth address 32 St Georges Terrace.**

Responsible for the site set-up, KJ Carpentry installed hoarding, site fences, site amenities and managed door hardware. "We completed a wide range of site works," explains Kevin Johns, Founder of KJ Carpentry. "We also completed timber framing and plywood substrate work for glass walls."

Within the building itself, KJ Carpentry installed MDF window sills as well as skirting. KJ Carpentry also completed installation of doors, including timber and fire doors, in addition to door hardware.

The 32 St Georges Terrace project encapsulates the extensive range of services provided by KJ Carpentry. More than conventional commercial and residential carpentry, KJ Carpentry also offers a number of site services. A handful of these services include the grout filling of door frames, temporary hoarding work and long term site fencing.

For traditional first fix to second fix carpentry, the KJ Carpentry team possesses the expertise to deliver high-quality services to any

sized project from large-scale commercial developments to domestic residential, extensions and renovations. KJ Carpentry's general carpentry services cover the erection of roof trusses and stud frames, timber ceilings, timber floors, balconies, decks, patios, pergolas and alfrescos. Installation services include doorframes, doors and door hardware, aluminium and timber windows, skirting and pre-fabricated kitchens.

Since establishing KJ Carpentry in 2009 as a sole operator, Kevin now employs a team of 12 professional carpenters who all pride themselves on the highest standards of workmanship.

KJ Carpentry are currently completing a variety of projects around Perth including the redevelopment of Cloisters on Hay for Probuild, the Stockland Baldivis Shopping Centre also for Probuild, Buildings 34 and 27 at Edith Cowan University Joondalup and an 11-storey office development at 999 Hay Street for PACT Construction.

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