



THE ULTIMATE REDEVELOPMENT

MAIN CONSTRUCTION COMPANY : Hansen Yuncken Pty Ltd
 ARCHITECT : Gray Puskand
 PROJECT MANAGEMENT : SEMZ
 CONSTRUCTION VALUE : \$35 million

Positioned prominently along Melbourne's iconic Kings Way, the Melbourne BMW Dealership and Showroom has been completely transformed. Consolidating Melbourne BMW's operations into one central location, the 'ultimate redevelopment' has been unveiled – completely reimagining the customer experience into a world class retail destination.

Spanning across 13,305m², the project team worked rapidly and efficiently to deliver this exclusive, high quality project involving the design and construction of a new two-level building adjoining the original dealership location. Integrating with the existing building tower, the site was transformed into a single, impressive retail and commercial hub for Melbourne BMW at 209 Kings Way in South Melbourne. The two-storey extension and a reconfiguration of the existing showroom space included upgrading the existing showroom, improving vehicle service circulation, and expanding the workshop capabilities, while enhancing Kings Way as a commercial precinct.

“This is one of five dealerships worldwide, and the first to be completed, to rollout BMW's new global corporate identity developed to enhance the overall customer experience,” said Hansen Yuncken's Senior Project Manager, Tom Cumming. “With client expectations front and centre, we carefully considered all aspects of the build to

ensure the project delivered the sought-after premium and luxurious feel to the showroom.”

At the peak of the project, Hansen Yuncken had 150 employees onsite and like the rest of the industry, weathered the many challenges endured through the COVID-19 pandemic and additional pressures felt through shipping, supply chain and labour shortages. “We commenced construction in August 2021, and despite the many challenges experienced across the construction sector, the project team have worked diligently to overcome them, ensuring we met all client expectations,” said Tom.

“The redevelopment has a high spec finish,” said Tom. “We worked closely with the client, the consultants and other stakeholders recommending an alternate ceiling design throughout the showroom spaces – this ultimately worked out exceptionally well with the final



outcome resulting in 6m high ceilings with zero reverberation, over polished concrete floors.” Working collaboratively with Autex, this innovative acoustic ceiling system designed for targeted sound absorption for today's ever changing open plan workspaces, retail, education and hospitality environments, ensured best for project outcomes could be achieved.

Working with the best consultants and subcontractors in the industry has ensured Hansen Yuncken has always been at the forefront of change and innovation in the building industry. In 1929, Hansen Yuncken invented a suspended scaffold to replaster the domed ceiling at Melbourne's State Library. In 1985, they converted Adelaide Railway Station into a casino while the trains were still running below. In 2011 Hansen Yuncken managed to etch their way into the side of a peninsula on the banks of the picturesque Derwent River, giving life to the globally iconic MONA – Museum of Old and New Art.

Founded in 1918, Hansen Yuncken is one of Australia's leading, privately owned construction companies delivering some of the nation's most iconic buildings such as the recently completed

Victorian Pride Centre, Thomas Dixon Centre Redevelopment for the Queensland Ballet Company, and the Eos By SkyCity Adelaide Casino Expansion. With over 650 staff and an annual turnover exceeding \$1 billion, the company operates nationally across nine offices in Victoria, New South Wales, South Australia, Tasmania and Queensland. Behind their success is their reimagining of construction as a service industry. It's about how they can help, not just what they can build. The company is always evolving their delivery procedures to suit each client's specific requirements.

The company is an enduring and dedicated supporter of the construction industry. Being long term players in most Australian sectors, they are not just affiliated with professional bodies, they are actively involved. Hansen Yuncken recently celebrated 104 years of continuous membership of the Victorian Chamber of Commerce and Industry, a remarkable feat.

For more information contact Hansen Yuncken, Level 10, 412 St Kilda Road, VIC 3004, phone 03 9831 6500, email melbourne@hansenyuncken.com.au, website www.hansenyuncken.com.au

Below Kelvin Way used a Marmorino KS lime-based plaster coat to create a polished high end feature on the walls of the showroom.

Kelvin Way is the solid plaster and rendering contractor who is responsible for the magnificent high end polished plaster finish at the Melbourne BMW Dealership. Specifically, Kelvin Way delivered the application of Novacolor Marmorino KS to numerous walls throughout the dealership.

Marmorino KS is a lime-based plaster coat used for smoothing and finishing with a satin effect for interiors and exteriors; it is made of well seasoned hydrated lime putty, fine marble powders, and rheologic modifiers which guarantee a perfect workability.

Manufactured in Italy, Marmorino KS is able to achieve 'cloudy' esthetic effects with soft and vibrant shades or totally even and uniform surfaces reminiscent of the traditional and historical 'Marmorino Veneziano'.

"This type of polished plaster has become the finish of choice for architects in apartment complexes and public buildings," said Kelvin Way Director, Joe Forcadell.

The Marmorino KS plaster is a central feature of the architect's vision for the BMW dealership. "We had to complete a huge feature wall in the main showroom that extends into the next level," said Joe. "The architect requested a raked finish and because of the sheer size of the wall we completed the work using scissor lifts."

"With the lights and televisions in place, the whole wall has really come together to be something quite spectacular," said Jo. "The number of high end finishes makes this project quite unique."

Kelvin Way was founded in 1986 by Sicilian immigrant John Maugeri. Initially the company worked in the residential space, but over the ensuing decades moved into the commercial arena. Kelvin Way will take on high end residential projects in certain instances however they have become known as specialists in the commercial building industry.

"We're a family owned and run business," said Joe. "John is my father-in-law and my wife Lisa runs the office." Kelvin Way has serviced most of the Tier 1, 2, and 3 commercial builders in Melbourne through repeat business.

"Being a family run business, our clients deal directly with me as the Director," said Jo. "Our clients have high expectations and we pride ourselves on always meeting their requirements and delivering a high end product."

The Kelvin Way team are all solid plasterers and their workmanship and attention to detail sets them apart from other businesses. The company's extensive exposure to the commercial arena means they know how to work with builders and understand how everything flows on commercial worksites.

"We've done some pretty special projects over the years including the terminals 2, 3, and 4 at Tullamarine airport, the elephant enclosure at Melbourne Zoo, and Hamer Hall at the Victorian Arts Centre," said Joe. "But the BMW project is one of those rare unicorn projects and it was great to work with Hansen Yuncken once again."

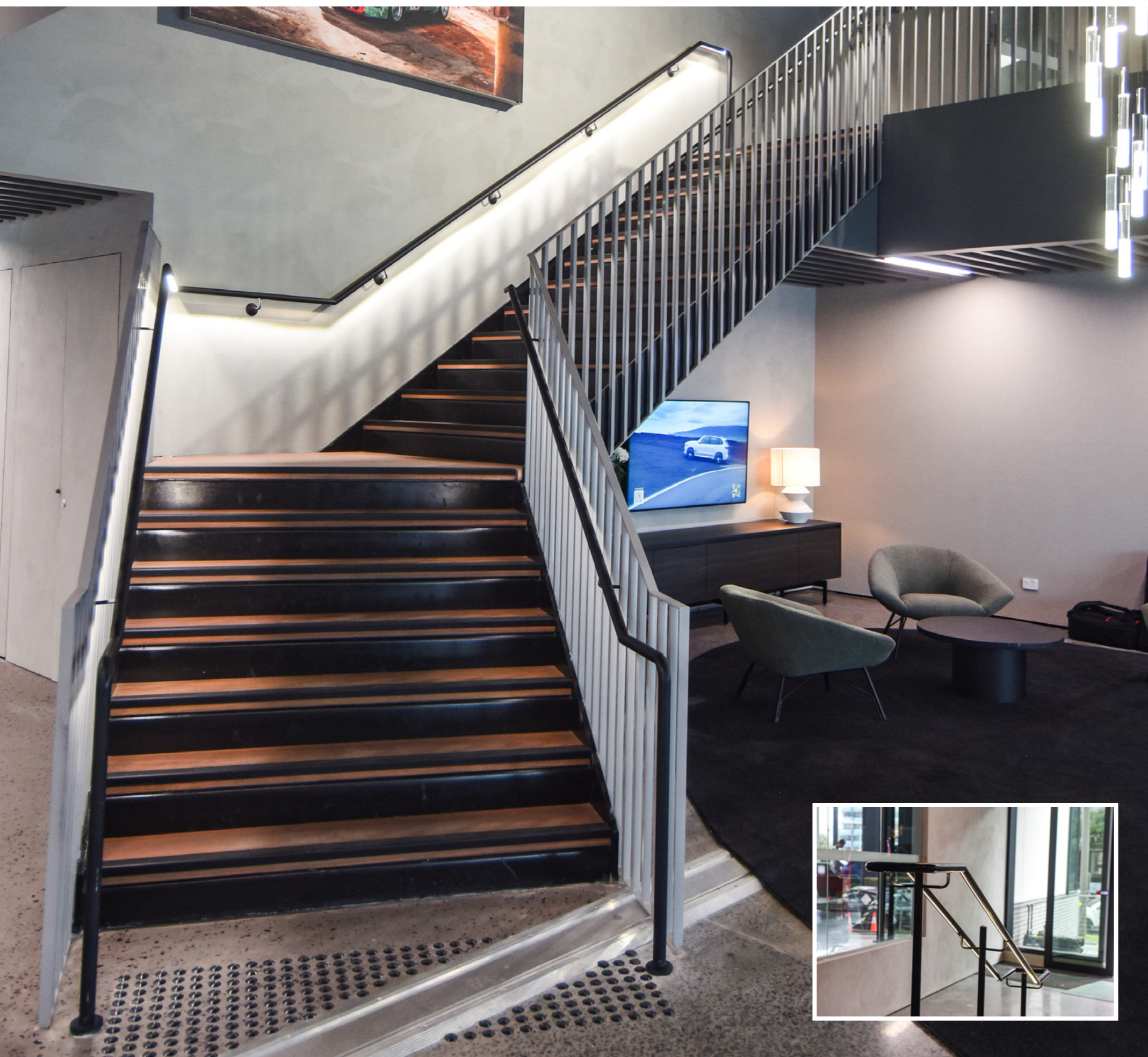
"The precision and detail of the BMW Dealership is next level. It's full of sharp lines and immaculate finishes," said Joe. "Now the cars are in it and the architect's intention has been brought to life. It looks magnificent."

Kelvin Way has a first class team of staff and is based in the eastern suburbs of Melbourne with most of their work in the city and regional Victoria.

For more information contact Kelvin Way, 21/125 Rooks Road, Nunawading VIC 3131, phone 0418 334 564, email sales@kelvinway.com.au



Below Boswen supplied and installed high quality expanded sheet cladding, balustrades and mesh screening, for the project.



Boswen supplied and installed the expanded sheet cladding, balustrade and mesh screening, louvers and a number of staircases including the main staircase, Mottorad stair and the showroom entry staircase at the BMW's Flagship Dealership in Melbourne.

"The job itself was straightforward, however we didn't have a lot of lead time. What would usually take 2.5 months we got done in 1.5 months," said Boswen Project Manager, Moose. "I put all of our resources into this job as a priority and we delivered a high quality product that is in keeping with the rest of the dealership," said Moose.

Boswen is the market leader in providing Melbourne's best louvers installation services. Louvers provide maximum airflow along with 100% direct visual screening. The aesthetic appeal of louvers is their modern and contemporary finish.

"With our metal balustrades, you get a material made of toughened glass and even one for a more minimal look, structural glass that needs no posts for support," said Moose.

Unlike other metal balustrades, Boswen's handrails, balustrades, stairs, and balconies keep the best quality in mind. For outdoor installations they use high quality marine-grade stainless steel to provide maximum resistance to the elements.

"Most importantly, our balustrades are created to last for a long time," said Moose. "We often weld the joints rather than glue them for maximum strength and quality in terms of finish."

Established in 2008, Boswen is one of Melbourne's finest industrial fencing and gates companies, providing perimeter security solutions to Australian businesses. Including security fences, automatic gates, security systems, safety railing and balustrades, façades, and much more. Their mission is providing a safe environment for Australian businesses to grow.

"Our design and materials provide a high standard of safety and maximise sunlight and natural airflow," said Marketing and Design Manager, Tuff Yu. "High quality, security and reliability are the number one criteria."

Boswen's gates and security fencing solutions keep Melbourne's homes and business safe by employing the latest technology and high grade, locally acquired materials. Their range of long-lasting products and versatile solutions coupled with their dedicated customer service has earned them the trust and appreciation of many happy clients.

"We have a team of over 100 staff that specialise in installing automatic gates and security fencing for industrial, commercial and domestic locations," said Tuff.

Boswen's wide range of products with automation features include heavy-duty sliding automatic gates for industrial applications with higher security requirements. They also have lighter-duty everyday gateways that can be custom made to suit and blend with any existing environment.

"Our range of remote-operated automatic gates means you no longer deal with the inconvenience of having to get in and out of your car every time you exit or enter the building," said Senior Project Engineer, Max.

The company's adherence to stringent quality standards coupled with their continual investment in product development ensures that Boswen consistently delivers effective solutions. Their pretreatment techniques and modern powder-coating fights corrosion and ensures Boswen gates and security fencing can stand up to all kinds of conditions.

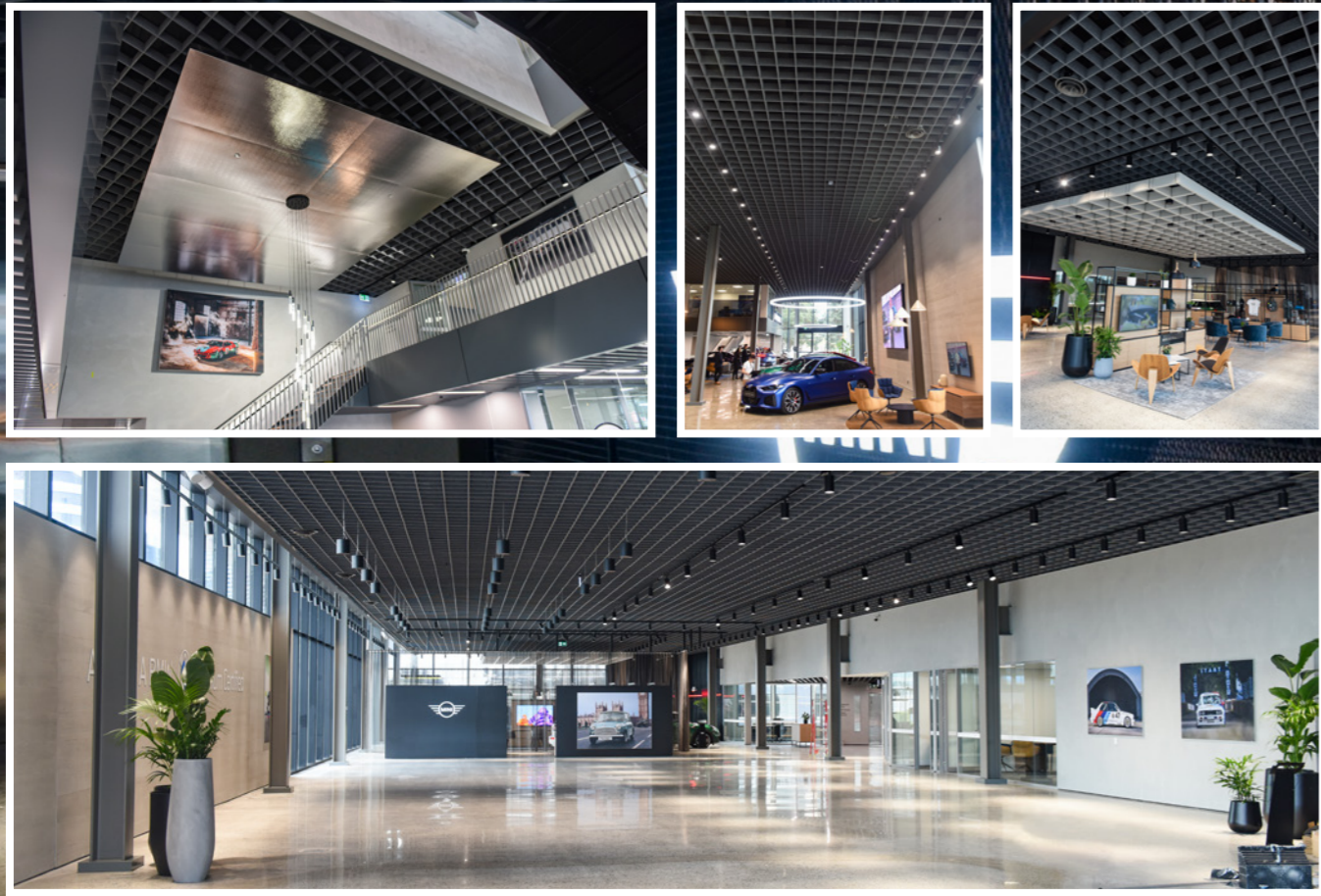
"Working in conjunction with our long term partners, including suppliers and subcontractors, gives us the flexibility to offer our customers a wide range of options for automatic gates and security fencing in Melbourne," said Max.

"Boswen is a hassle free, one-stop-shop for manufacturing, design, project management and service for all commercial and industrial applications across many industries."

For more information contact Boswen, 44-48 Ordish Road, Dandenong South VIC 3175, phone 1300 849 800, email info@boswen.com.au, website www.boswen.com.au

Below Tesla Constructions installed Autex Axis acoustic ceilings to reduce echo within the showroom.

Below Heritage Glass supplied and installed locally sourced glass for the striking facade and interior glass partitions.



Tesla Constructions was contracted to complete the plastering, walls and ceilings, doors and door furnishings for the Melbourne BMW Dealership redevelopment.

“The work we do is fairly specialised,” said Tesla Constructions Director, Zoran Gvozdenac. “It’s niche and architectural and often challenging. But we roll our sleeves up and get the job done.”

Commencing onsite in March 2022, Zoran had up to 30 staff working on the project which finished in August 2022. “All jobs have their unique aspects, but this one had quite a few,” said Zoran. “We installed the Autex Axis acoustic ceilings which reduces echo in any space and was perfect for the open plan showroom where reverberated noise can be problematic.”

Other acoustic systems used in this build were the Armstrong Ceiling Aluminium Baffles which provides a balance of high sound absorption and high sound attenuation, and the Rimex ceiling panels that have a sheet metal-look finish.

“This job had a really tight schedule,” said Zoran. “But onsite it was a real team effort with all trades working well together. We’ve been

working with the Hansen Yuncken team to get the project over the line and it’s always a great experience to see the end product. I’m looking forward to many more jobs like this one in the future.”

Tesla Constructions has been in business for 25 years and specialises in interior fitouts, plastering, walls, ceilings, paneling and cladding. Zoran runs a small but quality crew and is very involved with every project.

“We have a great bunch of toadies we call upon and we always produce a quality job,” said Zoran. “We do the architectural stuff that demands attention to detail and a high level of skill.”

Tesla Constructions works mainly in Victoria and is accredited to do government jobs. Other projects have included Melbourne Central, The Emporium ACMI, and the State Library.

For more information contact Tesla Constructions, 9/53 Dingley Avenue, Dandenong VIC 3175, phone 0419 301 735, email zoran@teslaconstructions.com, website www.teslaconstructions.com

Heritage Glass Products in Victoria completed the glass façade and all the internal office partitioning for the Melbourne BMW dealership. Eight staff worked on the project from April to August 2022.

“There was an enormous amount of glass used in this project,” said Heritage Glass Project Manager, Craig Cannavo. “The façade of this build is huge and has minimal aluminium structures. It was a highlight to be able to source all of the glass and materials locally from Australia, and mainly Melbourne.”

Heritage Glass specialise in the design, supply, installation and certification of glass and aluminium for commercial and residential building projects throughout Victoria. Since 1983, Heritage Glass has worked closely with architects, designers, builders and developers to realise their visions, including bringing some of Australia’s iconic buildings and glass features to reality.

As an established glass specialist, Heritage Glass offers a unique service to clients providing both the source and supply of glass for projects that require expert knowledge and experience as well as the ability to deliver high risk and complex projects.

“All jobs present a challenge but it was pleasing that the Melbourne BMW dealership threw up nothing out of the ordinary,” said Craig.

Heritage Glass has been part of the Schiavello Group since 2005, internationally renowned for providing intelligent products and services for commercial, healthcare, hospitality, education, retail and living environments.

The company has the capability to provide end-to-end service, from design and construct, through sourcing and installing for a wide array of architectural and building requirements. With inhouse drafting capabilities, the Heritage Glass design and technical centre can supply engineering drawings, computations, certification and shop drawings, to ensure that what has been designed can be built, installed and complied to Australian standards.

Other projects include University Hill, Bundoora, Medibank and ANZ Docklands and Melbourne Park Eastern Plaza.

For more information contact Heritage Glass Products, 9/504 Fullarton Road, Airport West VIC 3042, phone 03 9251 2888, email info@heritageglass.com.au, website www.heritageglass.com.au

