

A TOWERING ACHIEVEMENT

BUILDER : Probuild
PROJECT VALUE : \$136 Million
ARCHITECT : Hayball

The \$136M MY80 Apartments development is an inner-city residential tower with 487 apartments over 55 levels together with on site carparking, spectacular resident lounge, business centre, luxurious pool, spa, cinema, breathtaking rooftop sky lounge and terrace.

Probuild recently completed the MY80 Apartments project designed by Hayball Architects and situated in Melbourne's CBD.

The distinctive 55 storey tower is one of Melbourne's tallest. The architect describes the building as "a strident, singular expression, wearing a richly detailed yet rhythmic skin" where fluid, vertical elements provide "an organic connection between each level of the building."

MY80 consists of 487 apartments, 135 car spaces, bicycle storage, a cinema, pool, spa, recreation area, dining, meeting and business centre and a sky lounge and terrace with panoramic views of Melbourne's skyline. There are two street addresses for the corner site (410 Elizabeth, and 80 A'beckett) each with a feature entry foyer and elevators. Probuild delivered the MY80 project as a "design-and-construct builder."

The project was won at tender by Contexx Pty Ltd (which later merged with Probuild) via a competitive select-tender run by PDS Group as superintendent and agent for Mammoth Empire Holdings, from Malaysia.

The project's early days were not smooth. Market pricing was over budget. After being nominated as preferred contractor, Probuild worked closely with PDS and Mammoth to scrutinise the design to reduce costs by improving buildability, while maintaining quality.

Developing an alternative approach to the façade and primary shear elements in the core resulted in radical re-engineering of the structural frame and precast cladding. Given the slenderness of the building, the structure involved an inherent lateral 'sway' under peak dynamic load conditions.

While compliant with Australian Standards, research of international tall-building design

led Probuild and the designers to consider design alternatives to guarantee the building's performance. Probuild had to address "hesitancy in the subcontract market to embrace the challenge."

A tight site of 1020m² including a 24/7 "right of way" easement, placed heavy demands on the logistics, planning and implementation of worker/materials movement to, from and around the site.

Recognising likely disruption due to wind and weather above 40 storeys, Probuild set out from the start to "over-serve" the crane-age and hoisting of people and materials on the project, investing in new high-speed plant and equipment. The corbelled and cantilevered façade, which makes the building striking, added considerable challenges to formwork.

The building steps out up to 2.6m over a busy city footpath. This required a perimeter safety screen that also – uniquely – provided lateral bracing and support to the precast façade. Panels were used to back-form the floor slabs, saving time. This conventional method was employed by Probuild's in place of the original "clip-on" scheme.

"The relatively compact floor size of the development, combined with a high-degree of repetition, provided an opportunity for Probuild to further hone its practiced fitout and finish and quality verification processes," said Senior Project Manager Alexei Simm. Probuild consciously strived for a collaborative "one team" approach with its sub-contractor partners and this "smoothed the way for problem solving."

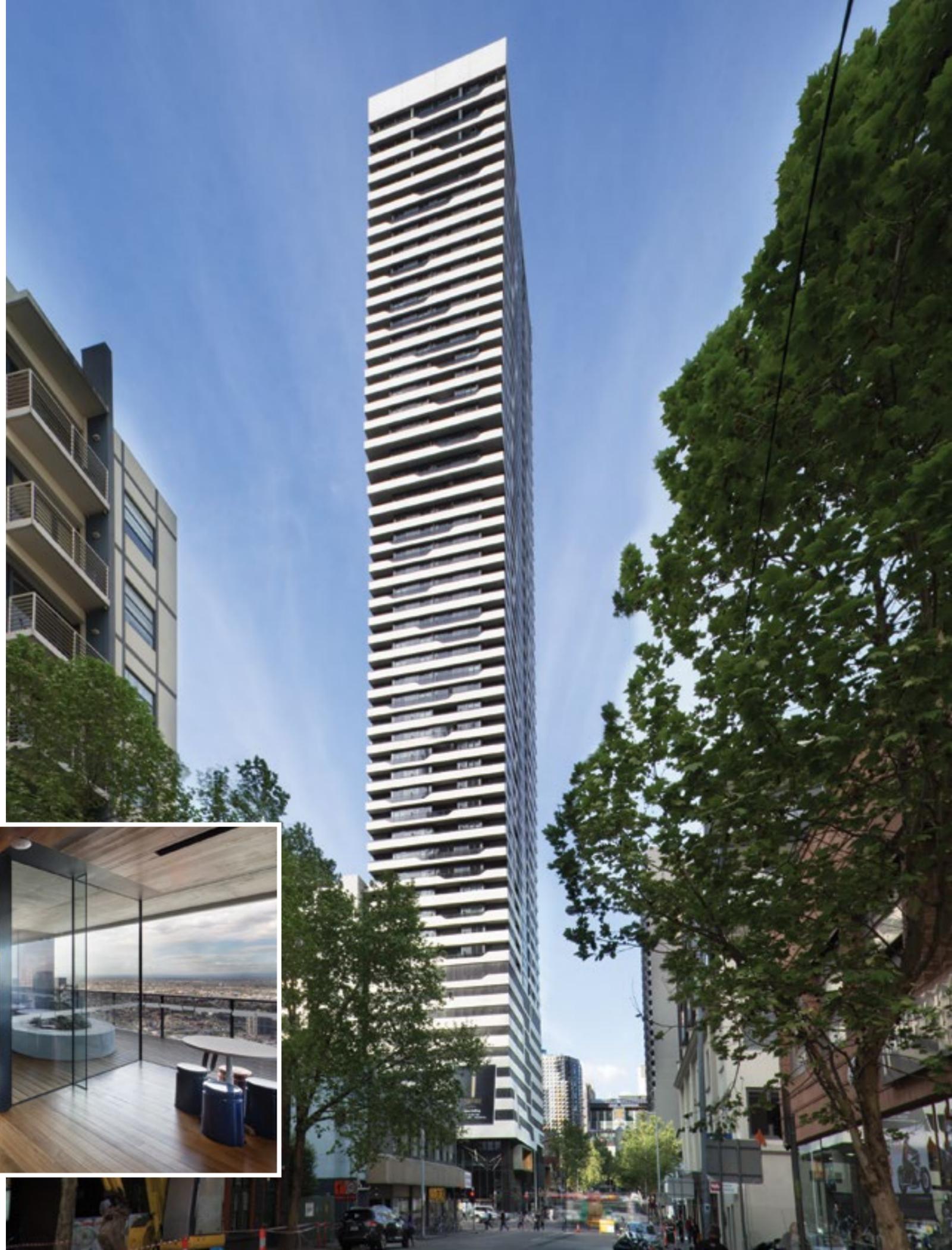
"Many of our trades have told me that this has been the best project they have ever worked on, from their trades and labour on-site, to supervisors and head-office management personnel. As a result of considerable hard work and a project team culture of mutual

respect and 'ownership and pride' in the product, the project was handed over months ahead of contract program."

Probuild is a "dynamic national construction company" which takes pride in its achievements accumulated over 30 years. "Innovation, commitment and experience, underpin our reputation as a leader in construction," said Alexei. "Probuild's core strength lies with its people who are dedicated to teamwork and delivering excellence to our clients."

"We deliver high quality projects on time and within budget, with a strong focus on safety and the environment. Our track record for delivering quality outcomes is one of the reasons why we have grown to become one of Australia's largest and most successful construction companies."

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MY80 Apartments, VIC



Empire Tower
Melbourne CBD



Wrap Apartments
Southbank



Marina Tower
Docklands



North Apartments
North Melbourne



Fortitude Valley
Brisbane



The Carlson
Melbourne



Art On The Park
Melbourne



RAPTL Burnley Street
Richmond



WEBBER DESIGN

PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for the MY80 Apartments would like to congratulate **PROBUILD AND THE CLIENT GROUP** on their landmark project.

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