

500 Collins Street

Melbourne

Case Study



A replacement BMU improves facade access at 500 Collins Street, Melbourne

500 Collins Street represents a notable landmark in the Melbourne skyline. Completed in 1972, it became one of the tallest structures in the city at 103 metres, with its bold architectural design making it an iconic part of the finance and legal district. Since 2002, extensive interior and exterior refurbishment works have seen the aging building re-energised, bringing the office space up to modern Grade-A standards and, with a particular focus on sustainability, it also became the first fully refurbished multi-tenant office building in the country to be granted the Green Building Council of Australia's 5 Star Green Star Office Design V1 rating.

In this instance, the provision of a replacement building maintenance unit was required and involved significant installation challenges to overcome including small goods lift with low weight capacity, small access hatches, tight hallways, hobs within plant rooms and delicate finishes throughout. This is not to mention the overriding complication of installing a new building access system on a tenanted building that needs to remain open and viable for everyday business.

In response to these challenges, Manntech developed a BMU with a multi component jib design and all parts kept at low weights not exceeding 1,600kg. This allowed for the practical transport of the BMU components via the building elevators and hatch openings. The lightweight components also allowed for compact hoisting equipment to be used to navigate the final three floors including a double-height plant room space.

The design and installation strategy allowed for the replacement building maintenance unit to be safely transported through tenanted areas including high-value features such as the marble floor foyer. Work was undertaken outside of working hours to avoid disruption and was completed with no impact on the building's important architectural finishes.

Manntech were selected for this project based on a strong history of successfully delivering reliable and robust building access systems for existing buildings and structures.

Facts and Figures

Completion:
2019

Commencement:
2018

Building Height:
103 metres

Floor Count:
29

Number of BMUs:
1

Outreach:
3 metres

Building Type:
Commercial

For more information

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