

BMW, 209 Kings Way



Melbourne's first 'all steel' steel framed building, constructed on part of the old Tramway Depot. The project comprises a single basement, ground floor retail, five carpark levels and six office levels. The total floor area comprises approximately 60,000 square metres.

The grid, of 8.4 x 10.8 metres, with 4 metre cantilevers, was designed to enable erection of steelwork, without reliance on the concrete trades. The lift core was sprayed off the critical path. Steelwork was jump started from footing to the first floor level, so that work could occur on two fronts concurrently. No backpropping of any structural element was required.

Location:
South Melbourne, Victoria

Client:
Multiplex Developments

Architect:
Metier 3

Construction Cost:
\$68 million

