



# **MULTIPLY**

**Built to outperform.**

## **Commercial**



# A trusted partner

Multiplex has been shaping skylines for more than 55 years. We have a wealth of knowledge and experience to share in the design and construction of complex commercial projects all around the world.

Clients trust us to deliver high performance buildings that have a genuine impact on their business goals – be they environmental, social or financial. As a result many of our projects are for repeat customers.

We partner with clients from project conception through to delivery, and coordinate with user groups, consultants and other stakeholders to mitigate issues, maximise opportunities and tailor solutions to their needs.

***“One of the big strengths of Multiplex is their design management expertise, buildability and comprehensive understanding of the project.”***

***Victor Istanto, Senior Development Manager, Cbus Property.  
(7 time repeat client)***

# We understand the fundamentals

As part of the Brookfield family, and with a history in development, we have access to vast experience in investing in, owning and maintaining assets.

Importantly, we understand what makes commercial assets not just perform but excel. We recognise the differentiators that ensure their long-term success and are able to translate these into practical construction outcomes.

Our approach is to engage with clients and their tenants during the planning phase of a project. We invest a great deal of time upfront testing different construction and delivery scenarios against operational and financial outcomes.

We consider key drivers such as land values, yields, commercial rents, incentives, pre-commitments, density, net lettable area optimisation and environmentally sustainable design to reduce operating costs.

Our projects have resulted in considerable reductions in operating costs for both landlords and tenants.

***“Our tenants, operations and facilities team on the ground continue to be delighted with the quality and way in which Brookfield Place delivers on their needs every day.”***

***Carl Schibrowski, Head of Development – Australia,  
Brookfield Property Partners.***

## We have delivered...

278

commercial projects



14

cities

7

countries

4.2 million

sqm commercial space



Brookfield Place, Perth, Western Australia



# Tailored delivery models

Multiplex will adapt its delivery model to meet the client and project's unique requirements.

We have the experience, capability and depth to provide a range of delivery options including:

- Early Contractor Involvement
- Design and Construct
- Consortium Partner
- Hybrid procurement solutions

Whichever model is used, we add value. We help clients to unlock future pipelines, leverage unique opportunities and boost value outcomes from their projects.

***“Cbus Property submitted a tender for the 1 William Street project based on construction delivery under a D&C delivery approach with Early Contractor Involvement. Throughout the ECI phase, Multiplex focussed on the optimisation of the design and provided alternatives including a revised basement solution that saved both time and cost and assisted in de-risking project delivery. We have been impressed that Multiplex recognises the importance of quality design whilst accommodating strict approvals processes to ensure high levels of stakeholder engagement and sign-off.”***

***Gavin Grahame, Project Director, 1 William Street, Brisbane, Cbus Property.***

# Creating high performance assets

We have extensive experience in environmentally sustainable building and over the years our projects have earned 54 Green Star accreditations.

However we see environmental achievements as a given on any project and believe there is a bigger play to make when it comes to sustainability.

We work with clients to understand their unique requirements – for example reducing energy consumption, boosting staff productivity or fostering collaboration. We then unpack the design of our projects to find innovative ways of squeezing as much value as we can from them.

For clients, this means a truly high-performance building that has a genuine and sustainable impact on their business goals.

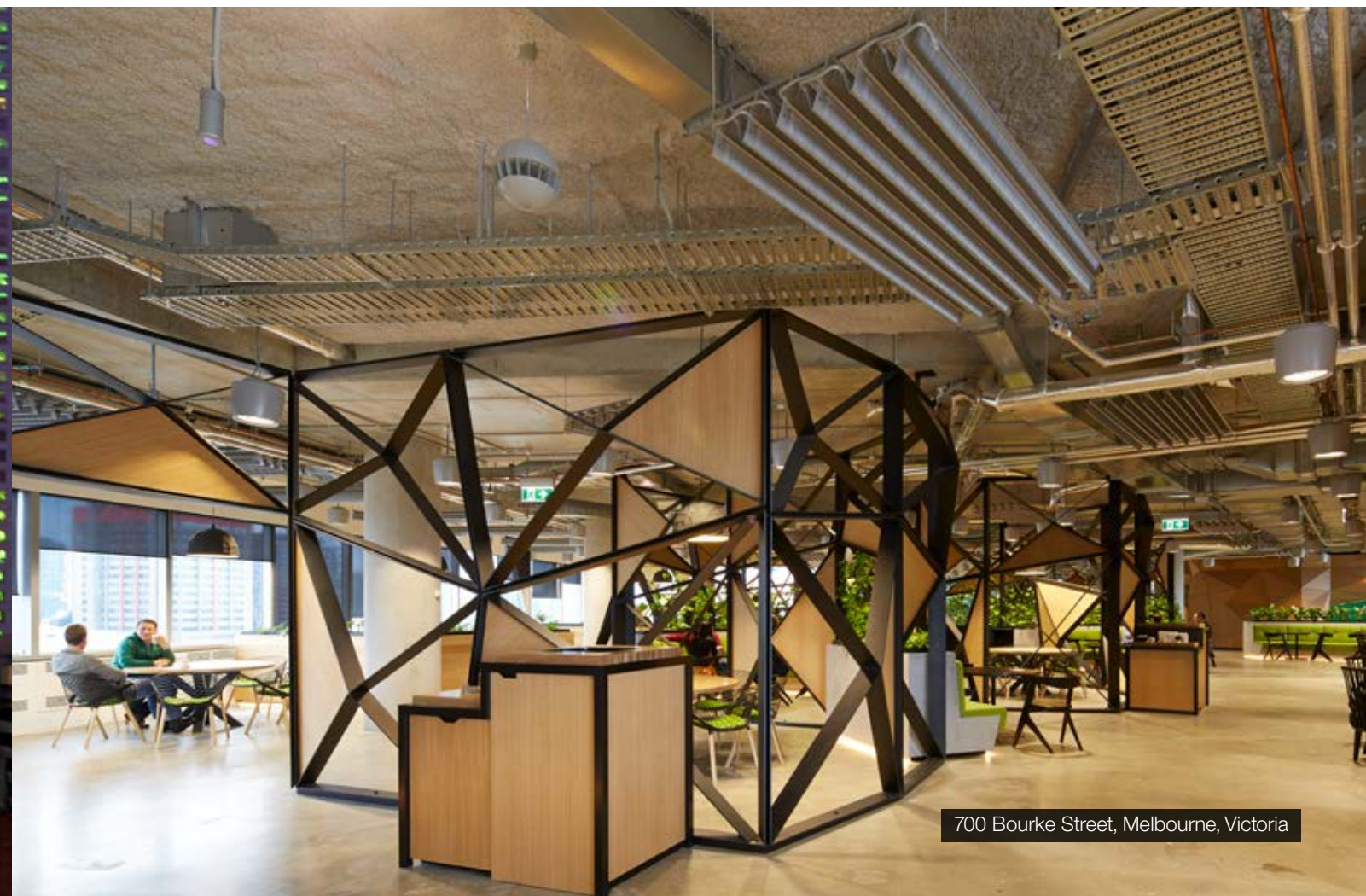
For example, a key objective for NAB when moving to their new Melbourne headquarters at 700 Bourke Street was to create a space for staff to work more collaboratively and flexibly, with greater focus on performance and wellbeing outcomes.

Having engaged with consultants in the early planning of the project, Multiplex had a clear understanding of the design aspirations and complexities of the project, and had the skill and agility to deliver their vision in changing and difficult circumstances.

Beyond that, we were able to help NAB test the success of the building in achieving their objectives for staff using the Building Occupant Satisfaction Survey Australia (BOSSA). The benchmarking survey asked employees to rate their satisfaction with the building on a range of measures, and its effect on their health and productivity. It ranked 700 Bourke Street number one across nine categories, placing NAB as the best workplace out of 60 top-tier buildings surveyed.

***“Multiplex adopted a genuinely supportive role to the NAB Design Team to ensure that the challenges of realising a complex design solution on site would be achieved in agreement with the key members of the Design Team, whilst not impacting quality or schedule.”***

***Roger Macmorran, Project Director, National Australia Bank.***



700 Bourke Street, Melbourne, Victoria



# Project Directory



## 50 Martin Place, Sydney

**Scope:** Redevelopment of heritage-listed building to deliver 24,000m<sup>2</sup> across 11 levels  
**Project Value:** \$120M  
**Client:** Macquarie Group Australia Pty Limited  
**Dates:** 2012 - 2014

*“It was not a simple construction project, and I commend the Multiplex team for a finished project that was completed so smoothly.”*

**Michael Silman, Global Head of Corporate Real Estate, Macquarie Group.**

The refurbishment of 50 Martin Place transformed the interior of an historic building into a state-of-the-art global headquarters for repeat client Macquarie Group.

The team faced many challenges, most notably the position of the site in a tight CBD block alongside busy Martin Place, and above a fully operational bank. The heritage value of the building also required constant consideration, particularly during the demolition phase.

50 Martin Place was delivered under an ECI model, which enabled the realisation of \$10 million in value engineering, reduction in contingency costs by 50% and reduction in the overall program by 12 weeks.



## Brookfield Place Tower 1, Perth

**Scope:** New 46 level office building with basement parking and retail; integrated fitout for tenants BHP Billiton, PwC and Barrick Gold; restoration of four heritage buildings  
**Client:** Brookfield Office Properties  
**Dates:** 2008 - 2012

*“Multiplex’s commitment to quality, on-time delivery and customer satisfaction is second-to-none.”*

**Carl Schibrowski, Head of Development – Australia, Brookfield Property Partners.**

Part of the Brookfield Place precinct, the 46-level Brookfield Place Tower 1 is a standout addition to the Perth city skyline.

In partnership with anchor tenant BHP Billiton, Multiplex came up with a complete building re-design to provide tailored space specific to their needs. It allowed for a 5 Star Green Star Rating and made allowance for an underground tenant car park.

Multiplex’s re-design achieved significant cost savings without impacting the building’s overall performance and Green Star Ratings. It also allowed earlier occupation by the tenants.

In addition, consideration was given to the idea of ‘future use’ in the planning stage of the project, resulting in flexible floor plates which will allow tenants to include interconnecting stairs at multiple floor positions at any time in the future.



## 171 Collins Street, Melbourne

**Scope:** 31,000m<sup>2</sup> of net lettable area spread across two buildings including a newly built 18 storey tower and a restored heritage building with boutique office and high-end retail space.  
**Project Value:** \$143M  
**Client:** Charter Hall / Cbus Property JV  
**Dates:** 2010 - 2013

As Melbourne’s first premium-grade 6-star Green Star Office building, the award-winning 171 Collins Street represents ‘World Leadership’ in environmentally sustainable design according to the Green Building Council of Australia.

Multiplex installed advanced rainwater and grey water recycling systems to harvest and distribute waste water throughout the tower’s hydraulic and mechanical systems. The under floor air distribution system was designed to substantially reduce energy and water consumption when compared with the average Melbourne office building.

The facade system comprises argon filled double glazed units and a thermally enhanced framing system which provides outstanding insulative properties to the building envelope. The interiors have been selected to minimise volatile organic compounds (VOC’s).

The site’s CBD location was another important consideration for Multiplex. It utilised a unique SPANZ retention system as a temporary support when restoring the heritage façade of the existing Mayfair building. This fully contained method allowed safer installation for both construction workers and passers-by.



## 1 William Street, Brisbane

**Scope:** 44 level A-Grade commercial building with premium services, basement carpark and vibrant retail promenade with shops, restaurants and cafes.  
**Project Value:** \$500M  
**Client:** Cbus Property  
**Dates:** 2012 - 2016

*“Multiplex’s professional and collaborative approach to delivering the iconic 1 William Street with Cbus Property, confirms their place in the market as a premium Tier 1 builder.”*

**Chris Kakoufas, General Manager – Development, Cbus Property**

Considered a ‘once in a generation’ build, 1 William Street (1WS) was developed by Cbus Property for the Queensland Government as part of plans to revitalise the precinct and meet the government’s growing accommodation needs.

Multiplex was engaged by Cbus Property as its design and construction consortium partner. It was involved in the project from the initial bid phase, managing a large team of consultants to develop a design that not only met the Queensland Government’s brief but also Cbus Property’s needs as the building’s long-term asset owner.

At 267 metres, 1WS is the tallest commercial building in Brisbane and the fifth tallest building in Australia. Multiplex faced significant challenges given the sheer scale of the structure, and adopted several methodologies to deliver efficiencies and safety through innovation.

One example of this was the Level 3 transfer structure where the 20 perimeter columns through the typical floors of the tower were transferred to just 10 ‘super columns’ at Level 3 to create an impressive and open public entry lobby.



# Built to outperform.

On time and on budget delivery of our projects is a given. We challenge ourselves to go further – to exceed our clients' expectations and drive genuine value for all stakeholders. We challenge ourselves to outperform.

## MULTIPLEX

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