



**Case Study: Eureka Tower, Melbourne**  
**Client: Grocon Pty Lt**



**Project**

The \$270 million Eureka Tower built at Southbank in 2006 has become an iconic building on the Melbourne skyline. At 300 metres and 92 storeys, it towers above the central business district of Melbourne and is not only the tallest building in Melbourne but also the tallest residential building in the world. The building combines the latest in technology and eco-friendly design to create an elegant and unique structure.

The tower sports 591 apartments, 680 car parks, an observation deck, retail shops, restaurants and the fastest lift in the southern hemisphere!

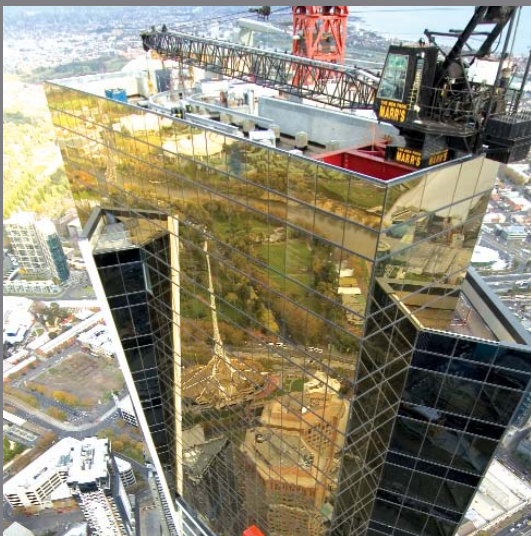
**Our role**

Rider Levett Bucknall undertook all of the cost planning and estimating works on behalf of the main contractor Grocon Constructions for this landmark project. This involved the preparation of quantities for each trade and the establishment of budgets for each package.

**Client benefits**

Our proven expertise and advice at the cost planning stage provided the client with the right information to make timely and informed decisions. Rider Levett Bucknall's detailed cost planning ensured that the head contractor was able to deliver his GMP offer within budget, delivering to the developer an architectural icon which has set new benchmarks in apartment standards. These high standards include: high quality fixtures and fittings, extensive use of stonework, a 25 metre 'Infinity' pool, a private cinema, a fully equipped gymnasium and saunas.

The project was constructed within the precise budgets established by Rider Levett Bucknall. As a result, the client received a high quality ESD Friendly building which has been very successful in terms of sales and market acceptance. ESD concepts which were incorporated include low energy, high performance glass for the façade, low energy light fittings, grey water recycling and dual flush toilets.



**Testimonial**

"Rider Levett Bucknall played a key role as our cost consultant on Eureka and made a significant contribution to the project's success"

**Roy Veal**  
**Commercial Manager, Grocon Constructions.**



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