

PROPERTY development  
PROJECT manasement  
CONSTRUCTION

## Our Profile

Equiset is not a developer in the traditional sense, but will seek out strategic and original solutions to your property needs. When acting as a project facilitator, Equiset will look at partnerships, joint ventures or separate entities, wherever innovative approaches to property development and management can lift the overall corporate performance of its clients.

The Grollo family has been responsible for changing the skylines of Australia's major cities over the last 30 years. The landmark Rialto Towers in Melbourne and the GPO development in Sydney are evidence of this. Lorenz Grollo is Equiset's Managing Director.

Equiset understands that commercial viability is the critical underlying factor in most projects. To this end, Equiset places significant emphasis on interpersonal relationships and operates at the highest level of integrity.

It is equipped to move at the speed of today's business and will provide the right information on which to base the correct decisions.

With its unique background, Equiset has a complete understanding of Australia's commercial building environment and an intimate knowledge of the needs of large tenants.

Equiset takes a strong stand on green issues, promoting environmental responsibility. Protecting the environment through reduced building emissions is a priority.

By offering a single point of contact for concept planning, design, construction management and finance, including equity involvement, Equiset enables you to achieve outcomes that may well exceed your initial objectives.

01 Melbourne University Private Building, University Square, Melbourne



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## Case Study One

In 1995, with the University of Melbourne fast running out of space, Equiset was asked to consider possible uses for land owned by the University, just across the road from its traditional Carlton site.

The University appointed Equiset as conceptual facilitator for the \$250 million University Square development, which was described by the Victorian State Government as a 'project of state significance'. Equiset worked closely with the University to create a combined teaching facility and high quality office space, incorporating key elements of environmentally sustainable design within a defined budget. Additionally, construction had to accommodate some complex parameters, such as building over an operational Telstra exchange.

The University Square project comprises three major buildings developed around an already established open space. The freshly landscaped Square now covers an underground car park for 1100 vehicles with direct access to a major road and tram network. This world-class knowledge precinct provides much-needed space for several University faculties and the Melbourne Business School. As the project developer, Equiset contributed to the City of Melbourne's vision for a knowledge corridor between the University of Melbourne and the Royal Melbourne Institute of Technology.

Completed in December 2001, University Square carries the Equiset hallmarks – it delivers **intelligent and innovative solutions to specific property needs. The project was delivered on time and on budget.**

02 ICT Building, University Square, Melbourne  
03 ICT Building, University Square, Melbourne  
04 The Law Building, University Square, Melbourne



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"Our vision from the outset was to make University Square into a world class knowledge precinct for our students. Equiset's ability to deliver the project on-time and on-budget enabled us to realise this vision."

**Professor Alan Gilbert**  
Vice Chancellor, Melbourne University

## Case Study Two

Development of the Caulfield campus of Monash University is a large, complex and exciting project. Equiset has been working with the University since 1999, resolving many issues and details before commencing the initial design phase.

To provide comprehensive and informed solutions tailored to the University's needs, Equiset undertook a study of the Caulfield campus. From this study, Equiset devised a development strategy that considered various building envelopes and possible property acquisitions. The strategy forms the basis of an overall campus design and development plan providing a total solution that Equiset is able to deliver. This is an example of how Equiset maximises its efficiency and flexibility, while taking the burden of development away from its clients.

Equiset has been contracted to design, project manage and construct Stage 1 of the Caulfield campus development, providing a total package for its client.

Construction of **Building 2005** has commenced. Already the project is ahead of schedule and **on track to deliver on time and on budget.**

05 Building 2005, Monash University  
06 Building 2005, Monash University  
07 Building 2005, Monash University



05



06



07

### Monash University Caulfield Campus

Stage 1, Building 2005: Develop an 11 level (plus plant) academic office building of 20,000 square metres NLA and an eight level car park fronting Dandenong Road.

## Case Study Three

Equiset is applying its knowledge and skills in property development and construction management to projects that will realise and enhance sites owned by the Grollo Group on Victoria's Mt. Buller.

Equiset Construction was contracted to manage the construction of Alto Villas, a six storey, 20 apartment luxury boutique complex adjacent to Bourke Street, Mount Buller's main ski run. Due to its location, the project had a set of unique and complex parameters, including weather, access and timing issues.

Equiset has recently secured the planning permit for the Courchevel development located near the Alto Villas on Mt. Buller. This development incorporates four chalets and 20 apartments. Equiset expects construction to commence soon.

With experience working in alpine regions, the Equiset team **delivered this complicated project on time for the 2003 ski season.**



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08 Alto Villas, Mt. Buller  
09 Courchevel Chalets and Apartments, Mt. Buller



09

 Courchevel

## Our Methodology

Equiset has a highly developed system of digital information management. This system underpins Equiset's methodology of fast, responsive and efficient processes of working and communicating with its clients.

The information management system ensures that everyone at Equiset has rapid access to superior information. An extensive database already holds more than 60,000 files and is growing every day.

Equiset designs and manages in 3-D. This approach ensures a consistent and clear vision for all parties involved with each project. Everyone who works for, or with, Equiset uses the same software, enabling integration and coordination of design.

Because Equiset's solutions are strategic, they require the establishment of innovative developmental and legal structures. At Equiset, strategies are adopted that best suit the specific circumstances of each project.

## Our Home

Equiset is located in the Rialto Towers, the tallest office building in the southern hemisphere and the epicentre of Melbourne. This location gives Equiset a bird's eye view of Melbourne's booming property development and is fundamental to its ongoing operations.

Equiset works with the Rialto Joint Venture as a consultant offering construction, redevelopment and spatial planning services. Equiset projects at Rialto Towers include refurbishment of the lifts, redevelopment of the forecourt and assisting in determining and achieving the direction of the adjacent hotel.

Equiset has worked with a number of tenants to design office layouts and its construction team worked on the Plaza upgrade and the Observation Deck. Equiset plays an integral role in ensuring that Rialto Towers continues to be a world class commercial complex and a Melbourne landmark.



10 Melbourne University Private Building, University Square, Melbourne  
11 Rialto Towers Plaza  
12 Rialto Towers





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