



## Reducing complexity, cutting costs, and upgrading safety in one of Australia's most renowned skyscrapers

### The iconic Rialto Towers on Collins Street, Melbourne, had long relied on a network of four Building Maintenance Units installed across multiple levels.

With some units approaching the end of their service life and parts becoming increasingly difficult to source, the building's owners, Dexus and Grollo needed a long-term, cost-effective upgrade solution.

The goal was to ensure continued safe and efficient facade access while reducing ongoing maintenance costs and operational complexity.

#### The Challenge: A Multi-Level Legacy System in Need of Rationalisation

Originally designed with four separate BMUs on Levels 55, 41, 40 and 38, the building had an overly complex system. Level 40's unit had already been decommissioned, Level 41 only served a small section of the North Tower, and Level 38's unit was earmarked for removal to make way for a tenancy balcony.

While the Level 55 BMU was still functional, it required modernisation to remain viable. The key challenge was how to maintain full coverage of the building's facade while consolidating the number of units in operation.

#### The Vertimax Solution: Intelligent Design for Long-Term Efficiency

As the incumbent service contractor, Vertimax brought both experience and innovation to the table. We proposed a bold yet practical redesign:

- Upgrade the Level 55 BMU with a new PLC and cage, extending its lifespan while keeping it fully operational.
- Replace the Level 41 BMU with a new fixed jib unit featuring an adjustable cross arm, enabling two different cage sizes to cover both the Level 41 and former Level 38 service areas.
- Safely remove the decommissioned units, reducing the total number of BMUs from four to just two—without compromising access.

The new BMU on Level 41 was also fitted with a dedicated access platform to allow safe and efficient maintenance in the years ahead. Using the building's permanent crane on Level 41, we managed complex component transfers with minimal disruption.

#### The Result: A Safer, Smarter, and Simpler System

Vertimax's redesign significantly reduced maintenance complexity and long-term costs for the building's owners. The result is a more streamlined, future-ready facade access system.

The project was completed safely and efficiently, with our in-house team managing every stage from design to delivery.