

151 Property Ltd

Microsoft House Redevelopment



Project Summary

The redevelopment of the existing commercial Microsoft House Plaza building.

The building is an 8-level building comprising 2 basement parking levels shared with the adjacent buildings and new mixed-use of F&B and office on ground level.

The fire design is performance-based using the C/VM2 design framework in support of the safe path stair reconfiguration to provide the flexibility of an open-spatial design for the F&B and lounge areas on ground level.

Smoke modelling and egress analysis helped to inform the design solution without reliance on obtrusive and costly active fire safety systems due to an increased in occupancy from the base design.

Regulatory consultation managed effectively with the authorities and peer reviewer had enabled a smooth process of enabling the design works.

Client
151 Property

Architect
Warren & Mahoney

Date
Completion 2023

Project Value
\$20m

Crossfire Value to Project

Fire engineering analysis enabled a robust design to provide a cost-effective solution with minimal impact on the existing fire safety feature.

Reduced cost – remove the need to upgrade the building's existing fire safety system

Robust regulatory stakeholder consultation resulting in efficient Building Consent process.