



BRUCE

10 Bruce Street,
Box Hill, Victoria, Australia

OVERVIEW: 25 Apartments

PROJECT VALUE: \$17M

ROLE: Project Manager, Superintendent

DESCRIPTION

This boutique apartment building involved the construction of 25 one and two bedroom apartments over five levels with two levels of basement parking.

Baracon was appointed by New Point to act as Project Manager and Superintendent. The builder Valeo had been engaged by New Point under a builder's design and construct contract.

The project was presold through a number of local agents with purchaser changes to be incorporated within the works.

Substantial cost savings were achieved through the use of light-weight construction and refinement of the structural frame.

The project was delivered within 12 months and met budget and clients expectations.

Baracon's role was extended into defects and settlement management.

As superintendent Baracon administrated all aspects of the building contract including variations extension of time claims and progress claims.

Close liaison with the client's funders and the local municipality was needed to deal with a number of issues that required an independent eye and opinion.