



## BRIGHTON CORPORATE

232 Bay Street & 26 Outer Crescent  
Brighton, Victoria, Australia

**OVERVIEW:** 6 Apartments, 3 Retail, 2 Levels Commercial

**PROJECT VALUE:** \$25M

**ROLE:** Project Manager, Superintendent

### DESCRIPTION

Baracon's engagement by Barnes Capital to develop and project manager this boutique building resulted in a great outcome. Coming on board after the builder had been appointed Baracon worked with Barnes Capital and Valeo builder to ensure the design and construct contract was appropriately administered and the builder delivered to the clients expectations.

This development involved constructing an underground carpark in a tight busy suburban shopping area, and includes a ground level shopping arcade, 2 levels of office and 6 apartments. The building sits between two streets and therefore has two frontages, the commercial accessed off Bay Street and apartments off Outer Crescent.

Working with Finnis Architects Baracon's team delivered this project in awkward conditions with a 'builder contract' pre-signed, which placed difficulties on delivery of some aspect of the project.

Particularly important was the treatment of variation and cost claims with the builder actively seeking to improve their position financially.

The penthouse at the top of the building was a late inclusion and involved considerable design input.

Overall the project was a sell out success and met the clients brief and objectives.