



## DOMINION

285 City Road,  
Melbourne, Victoria, Australia

**OVERVIEW:** 60 Apartments

**PROJECT VALUE:** \$35M

**ROLE:** Project Manager, Superintendent

### DESCRIPTION

Baracon was appointed Project Manager of this exciting new development.

The building is fifteen storeys, comprising ten levels of apartments and five levels of above-ground parking. The apartments include 60 one, two and three bedroom lots with a retail tenancy at ground level.

The project budget was extremely tight and required considerable effort and value management to achieve the limits set.

Brady Construction was engaged as builder under a design and construction contract. Baracon administered the contract and managed it for the client throughout the project delivery.

The project was subsequently converted into a highly successful serviced apartment building with the conversion of the ground floor retail into a reception and office for the operator.

Cross ventilation of carpark levels ensured that minimal carpark exhaust was required. The single star solution suggested by Baracon saved the client considerable money and helped contribute toward meeting budget expectations.

The project was completed on time and within budget.