



100@EX

100@EX is a mixed-use development at 100 Exhibition Street in the Melbourne CBD, on the eastern edge of the Hoddle Grid where Exhibition Street carries the theatre district on one side and the Collins Street office core on the other. The project was valued at \$40 million and completed in 2019. The building holds 75 apartments and two retail tenancies. The apartments sit above the retail frontage, with the residential entry separated from the shopfronts and the two uses served by independent access and lift cores. The residential component is the larger of the two by floor area. The constraint was the small footprint of an inner-city site combined with a 75-apartment programme. Every apartment has to borrow light and outlook from a narrow frontage, the retail tenancies need street presence and separate servicing, and the construction programme has to work around a CBD street with restricted loading and no room for site storage. The retail tenancies were the fixed point: their lease dates set the handover sequence, and the residential floors were programmed around them rather than the other way round. Baracon's role was project management and project superintendent. That placed the programming, the consultant coordination, the tender and the contract administration with Baracon, together with the superintendent's certification of progress, variations and practical completion. It is one of the smaller CBD buildings in Baracon's mixed-use group by floor area, and it carries the same delivery structure as the larger towers. It sits among Baracon's CBD mixed-use work, where residential towers are delivered over active retail frontages.

PROJECT LOCATION

Melbourne CBD, VIC

PROJECT YEAR

2019

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent