



99Q

99Q occupies 99 Queen Street in the Melbourne CBD, in the legal and financial block between Collins and Little Collins Streets where the Queen Street courts and the older office buildings stand. The building provides 84 strata office suites. Strata titling changes the nature of the job: instead of one tenant and one services strategy, the building has 84 owners with individual titles, each suite needing its own metering, air conditioning, access and fire compartmentation before it can be sold. The governing constraint is that servicing and title have to be resolved together. A strata plan that does not match the services risers, the car stackers or the fire compartments cannot be registered, and every variation to a suite boundary runs back through the plan. The strata plan was prepared alongside the construction documents, so that suite boundaries, services risers and car parking allocations were settled before the first sale. Baracon's role was project management. The appointment covered the design coordination, the services strategy, the construction contract and the delivery of the suites to a saleable condition, with the strata plan prepared alongside the building works. 99Q was delivered in 2015 at \$10 million. It is the clearest example of strata office delivery in Baracon's commercial portfolio, and it sits alongside the office buildings the practice has managed on Collins and Bourke Streets.

PROJECT LOCATION

Melbourne CBD, VIC

PROJECT YEAR

2015

STATUS

Completed

BARACON'S ROLE

Project Management