



Brighton Corporate

Brighton Corporate is a mixed-use development in Brighton, on the commercial edge of the suburb where the Bay Street retail strip meets the residential streets behind it. The building holds six apartments, three retail tenancies and two levels of commercial space. The published project material sets out the three components as separate tenancy types within the one building. The building presents its retail frontage to the street and its office levels above, with the apartments held to the upper floors and the rear. The governing constraint is the mix. Six apartments, three shops and two office levels each need their own access, services and fire separation, and the retail tenancies have to be delivered to tenants while the residential floors above are still in defect liability. The retail tenancies were handed over first, and the apartments and offices followed on the same building programme. Baracon's role was project management and project superintendent. The appointment covered the consultant coordination, the construction contract, and the superintendent's certification of progress, variations and completion across all three components. Brighton Corporate was completed in 2019 at \$25 million. It sits with Baracon's Bayside commercial and mixed-use work, alongside Bay Street, Billilla and the Brighton townhouse projects.

PROJECT LOCATION

Brighton, VIC

PROJECT YEAR

2019

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent