



Bruce

Bruce is an apartment development at Box Hill in Melbourne's eastern suburbs, on the blocks between the Box Hill Central shopping centre and the Whitehorse Road transport interchange where the suburb's activity centre has been rebuilt with apartment towers. The project was valued at \$17 million and completed in 2019. The building holds 25 apartments, and it is a residential apartment development with the apartments above basement parking and a ground-floor entry. The governing constraint is the activity centre. Box Hill's planning controls encourage height near the station but require the building to hold its podium, parking access and street frontage within the activity centre's design requirements, on a site surrounded by established housing and retail. The apartment mix was set by the activity centre's dwelling requirements, which fixed the number of one and two-bedroom homes before the design was resolved. Baracon's role was project management and project superintendent. The appointment covered the consultant team, the construction contract and the superintendent's certification of progress, variations and practical completion across the 25 apartments. The contract administration and the superintendent's certification ran on the one appointment through to the final certificate. It sits with Baracon's eastern-suburb apartment work, alongside the Box Hill and Blackburn projects in the portfolio, and it is one of the smaller buildings in that group.

PROJECT LOCATION

Box Hill, VIC

PROJECT YEAR

2019

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent