



Burwood Terrace

Burwood Terrace is a residential project at East Burwood in Melbourne's eastern suburbs, on the residential streets between Burwood Highway and the Blackburn Road retail strip. The development comprises two houses. It is a residential house development and states that Baracon acted as builder — a construction-only appointment on a small two-dwelling site at the lower end of the portfolio by value. The governing constraint is that a two-house project has no room for error in the programme. With one builder, one supervisor and a short trade sequence, a delay in the slab or the roof frame runs straight through to settlement, and the two dwellings have to be delivered together to a single contract date. The two houses were built speculatively and sold on completion, which put the finishes and the programme on the builder's own account. Baracon's role was builder. The appointment covered the construction of both houses, the trade packages, the site supervision and the handover, with the design and planning documentation prepared by others and built to that documentation. The construction contract carried the trade packages and the site supervision, with both houses handed over on the one date. Burwood Terrace was valued at \$1 million and is the smallest project by value in Baracon's residential portfolio. It sits with the private house work the practice has built across Melbourne's east.

PROJECT LOCATION
East Burwood, VIC

STATUS
Completed

BARACON'S ROLE
Builder