

Como Refurbishment

Como Refurbishment is a retail project at the corner of Toorak Road and Chapel Street in South Yarra, the intersection that forms the centre of the suburb's retail and cinema precinct. The project was valued at $3 million and completed in 2018. The works were a refurbishment of retail space within the Como Centre, designed by Buchans Group. The governing constraint is the trading centre. A refurbishment inside an operating retail complex has to be sequenced around tenants, deliveries and shoppers, with hoardings that keep the mall open, out-of-hours works for the noisiest trades, and services shut-downs negotiated with each tenant. The works were programmed in stages so that no section of the mall was closed for longer than a trading week. Baracon's role on the project runs through the delivery. where the office and retail components of the centre have been managed across separate appointments. The works returned the tenancies to the centre's retail offer and were completed without closing the mall. It sits with Baracon's South Yarra retail work at the Como Centre, alongside the larger Lyall and SXY projects the practice has delivered in the suburb.

PROJECT LOCATION

Cnr Toorak Rd & Chapel Street, South Yarra

PROJECT YEAR

2018