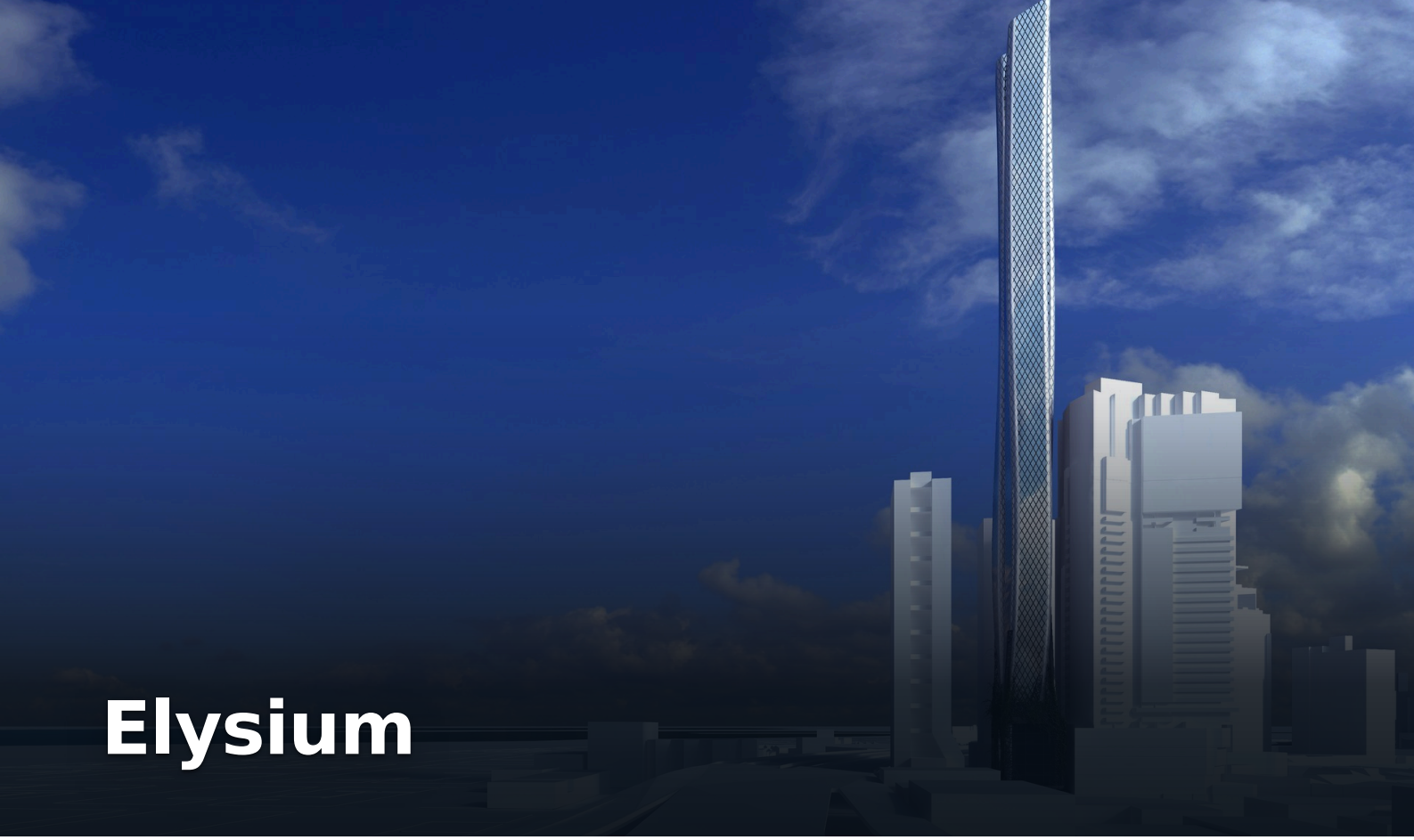


Elysium

Elysium is a mixed-use apartment development at Southbank, on the Yarra bank where the Southbank promenade, the arts precinct and the casino sit within a few hundred metres of each other. The building holds 264 apartments across six commercial levels. It is a premium mixed-use development, with the apartment stack above a podium of commercial floors and the residential amenity — pool, gym and residents' lounge — held within the building. The governing constraint is the podium. Six commercial levels under 264 apartments mean the transfer structure, the services risers and the fire strategy all change at the podium line, and the commercial floors have to be delivered to tenants on a different timetable from the residential tower above them. Baracon's role was sales and marketing and project superintendent. The appointment covered the campaign and pricing for 264 apartments as well as the superintendent's certification of the construction, the variations and the practical completion of the building. The campaign and the superintendent's certification ran on the one appointment, from the first release to the final certificate. Elysium was completed in 2022 at $210 million. It is the largest project in Baracon's Southbank work by value, and it sits with Wrap, Dominion and the Southbank towers the practice has delivered over the past decade.

PROJECT LOCATION
Southbank, VIC

PROJECT YEAR
2022

STATUS
Completed

BARACON'S ROLE
Sales & Marketing and Project Superintendent