



Holyrood Apartments

Holyrood Apartments is an apartment development at Hampton in Melbourne's bayside south, on the residential streets between the beach and the Nepean Highway. The building holds 30 apartments. It is a residential apartment development and states that Baracon acted as builder on the project — a construction appointment on a three-level building in a suburb of low-rise housing. The apartments are arranged above a ground-floor entry, with the parking and services in the basement. The governing constraint is the neighbours. A 30-apartment building in Hampton has to sit within the height and setback controls that protect the surrounding houses, hold its overshadowing and overlooking within the council's limits, and keep its access and parking off the residential street frontage. The building was constructed to a design and permit prepared by others, so the builder's scope was fixed at contract and the variations were limited to the documented changes. Baracon's role was builder. The appointment covered the construction contract, the trade packages, the site supervision and the handover of the 30 apartments, with the design and planning documentation prepared by others and built to that documentation. Holyrood Apartments was completed in 2014 at \$30 million. It is the largest apartment building in Baracon's Hampton work, and it sits alongside the Holyrood houses delivered on the same streets in 2010.

PROJECT LOCATION
Hampton, VIC

PROJECT YEAR
2014

STATUS
Completed

BARACON'S ROLE
Builder