



Jaques

Jaques is an apartment development in Richmond, on the streets between Church Street and the Yarra where the suburb's older factories and warehouses have been replaced by apartment buildings over the past two decades. The building holds 100 apartments. It is a premium residential apartment development, and the published project material places it among the larger apartment buildings in Richmond's Church Street corridor, with basement parking and ground-floor amenity. The apartments are arranged above a ground-floor entry, with the residents' amenity and parking in the basement. The governing constraint is the scale against the suburb. A 100-apartment building in Richmond has to hold its height and mass within the planning controls that protect the low-rise streets behind Church Street, and it has to compete for buyers against the suburb's established housing stock on amenity and finish. Baracon's role was project management. The appointment covered the consultant team, the construction tender and contract, the programme and the cost reporting through delivery, with the project manager holding the client's position in contract administration. Jaques was completed in 2014 at \$75 million. It is the largest apartment project by value in Baracon's Richmond work, and it precedes the later Richmond buildings at Charlie and Express.

PROJECT LOCATION

Richmond, VIC

PROJECT YEAR

2014

STATUS

Completed

BARACON'S ROLE

Project Management