



Lyall Residence

Lyall Residence is an apartment development in South Yarra, on the streets between Toorak Road and the Yarra where the suburb's apartment towers and established houses share the blocks. The building holds nine high-end apartments. The apartments are arranged over the building's floors, with private lift access and parking in the basement. The governing constraint is the buyer. Nine apartments at this value have to be sold before the building is complete, so the finishes, the floor plates and the outlook of each home have to be resolved early and built exactly as documented, with no repetition to absorb a change. Baracon's role was sales and marketing and project superintendent. The appointment covered the campaign and pricing for the nine apartments as well as the superintendent's certification of the construction and the close-out of defects. The campaign and the superintendent's certification ran on the one appointment, from the first release to the final certificate. Lyall Residence was completed in 2018 at \$38 million. It sits with Baracon's South Yarra residential work at the Lyall Hotel and Lyall Residences on Murphy Street, and it is the largest of the three by value.

PROJECT LOCATION

South Yarra, VIC

PROJECT YEAR

2018

STATUS

Completed

BARACON'S ROLE

Sales & Marketing and Project Superintendent