



SXY2 Penthouse

SXY2 Penthouse is a penthouse refurbishment at the SXY2 development in South Yarra, on Claremont Street where the completed tower stands between the Chapel Street retail strip and the river. The project was valued at \$4.5 million and completed in 2017. The works are a single-dwelling refurbishment at the top of the building. The apartment occupies the top floor of the tower, with its own terrace and services. The governing constraint is the occupied building. A penthouse refurbishment at the top of a completed residential tower has to be carried out with lift protection, hoarding and out-of-hours deliveries, and the structural and services alterations have to be approved by the owners corporation before work can start. The works were carried out in an occupied tower, with lift protection, hoarding and out-of-hours deliveries agreed with the owners corporation before the fitout started. Baracon's role was project superintendent. The appointment covered the contract administration, the certification of progress and variations, and the completion of the interior works, with the superintendent's duties held separately from the builder's. It sits with the SXY2 tower, its display suite and the SXY building as the four projects Baracon delivered on the same South Yarra street.

PROJECT LOCATION

South Yarra, VIC

PROJECT YEAR

2017

STATUS

Completed

BARACON'S ROLE

Project Superintendent