



SY Office

SY Office is a commercial fitout at Level 10, 33 Claremont Street in South Yarra, on the street where the suburb's apartment towers and office buildings stand between the Chapel Street retail strip and the river. The project was valued at \$1.5 million. The works are an office fitout rather than a new building. The tenancy occupies the tenth floor, with its services extended from the base building. The governing constraint is the occupied tower. A tenth-floor fitout has to work within the building's lift, loading and after-hours rules, protect the common areas, and coordinate its services with the base building without disrupting the tenants on the floors below. The fitout was carried out on an occupied floor of a South Yarra office building, with the base building's services extended and the common areas protected through the works. Baracon's role was project superintendent. The appointment covered the contract administration, the certification of progress and variations, and the completion of the fitout, with the superintendent's duties held separately from the builder's. It sits with Baracon's South Yarra commercial work at the SXY and SXY2 buildings on the same street, and it is one of the smaller commercial fitouts in the portfolio.

PROJECT LOCATION

South Yarra, VIC

STATUS

Completed

BARACON'S ROLE

Project Superintendent