



The Mark

The Mark is a mixed-use apartment development in the Melbourne CBD, on the blocks between the Collins Street office core and the Queen Victoria Market where apartment towers have replaced older commercial buildings over the past two decades. The project was valued at \$40 million and completed in 2017. The building holds 88 apartments and ground-floor retail, with the apartment stack above a street-level shopfront and the residential entry held separately from the retail frontage. The governing constraint is the city block. A tower of this size has no standing space, the street carries trams and continuous pedestrian traffic, and the retail tenancy has to be delivered and trading while the residential floors above complete and settle. The retail tenancy opened before the apartments were settled, which set the sequence for the base building works and the residential handover. Baracon's role was project superintendent. The appointment covered the contract administration, the certification of progress and variations, and the close-out of defects across the apartments and the retail tenancy. It sits with Baracon's CBD superintendent appointments at Nova, Liberty Tower and 100 Exhibition Street, and it is one of the smaller mixed-use buildings the practice has certified in the city. The apartments were settled after the retail tenancy opened, and the building holds its CBD street frontage as a mixed-use tower.

PROJECT LOCATION

Melbourne CBD, VIC

PROJECT YEAR

2017

STATUS

Completed

BARACON'S ROLE

Project Superintendent