



AUSTRALIA 108

70 Southbank Boulevard
Southbank, Victoria, Australia

OVERVIEW: 1,159 Apartments, 2 Retail

PROJECT VALUE: \$1,000M

ROLE: Project Manager, Superintendent

DESCRIPTION

Soon to become Australia's tallest building. Australia 108 had over a year of its life under Baracon's management before the syndicate that owned it received an offer from Singapore based Aspiat to buy it for a price that could not be refused.

Baracon staff played an integral role in the development of the design and its subsequent sale as a development site, its current form and size reflective of the scheme developed during Baracon's tenure. The owner of the site sought out Baracon's engagement as Project Manager after the group's successful completion of the Wrap project on the adjoining boundary.

With its integral knowledge of the local area and clear understanding of market type and by having successfully delivered Wrap, Baracon was ideally placed to work with the A108 team.

Baracon staff worked closely with the owners to improve the project feasibility and project mix with world renown architects Fender Katsalidis.

Much consideration had to be given to the ground conditions the tower form and planning limitations including its height and impact on aircraft flight paths.

The project now has 1,159 apartments over its 108 level and 14 lifts with 3 sections hotel, city and sky. It has been successfully sold out and is currently under construction.