

Daniell Street 25 units multi-residential development, Wellington

Contributed by Steven Young
Friday, 27 January 2012
Last Updated Wednesday, 14 March 2012

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Project Name
Newtown Gardens

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Project
address
23-25 Daniell Street

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Newtown, Wellington

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Client name
Sing Wei Developments Ltd

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Contractor
Tanglo/710 Trading & Construction/Sing Wei Developments

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Original
Architect
Roger Walker

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Engineer
AC Consulting

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Consultants
Invent Solutions

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Our role
Principal consultant: Architecture engineering and project manager

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Description
of project
25 unit high density residential plus redevelopment of exist villa

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Type
Multi-unit residential

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Size
2,600 sqm

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Value
\$10M

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Date/
2008-2009; 2010-2012

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Construction period
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Design
features
5 blocks with semi-underground access road.

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Three unit residential: two accommodation levels over carparks

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Special
features
High-density: Resoure consent granted prior Plan Change 76

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Timber framed, cavity construction

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ManagementÂ
Ownership transferred overseas during construction

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Special requirements
Intensive inspection regime by WCC due to discontinuity of work.

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Our special input
Mediating local requirements with Chinese management

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What we learned
Differences in business cultures have significant effect on efficiency.

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What would we improve
Documentation of sub-contracts.

