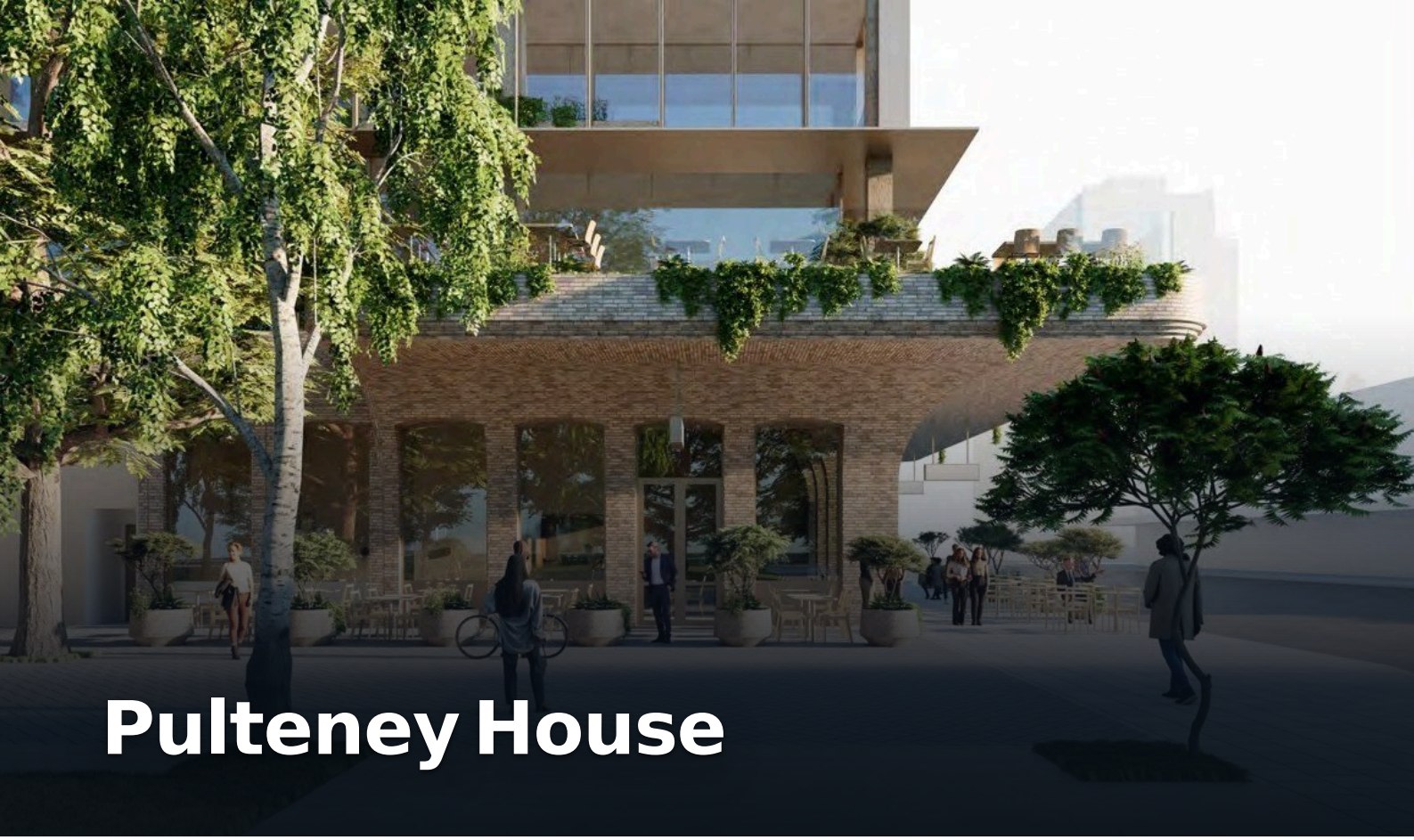


Pulteney House

Pulteney House occupies a Pulteney Street site in the Adelaide CBD, on the street that runs from the East End through the city's education and medical precinct towards South Terrace. The development is student accommodation. The scheme is a tower of student beds with communal study, amenity and support spaces, designed for the international and interstate student market served by the city's universities. The student rooms are arranged above communal floors, with the amenity and services held within the building. The governing constraint is the student brief. A purpose-built student building needs a high bed count on a small footprint, cluster kitchens and bathrooms, secure access and a management office, and the room mix has to match the tenancy agreements that fund the building before the first slab is poured. Baracon's role on the project runs through the development. The project was valued at $170 million and completed in 2024, and it sits within the PBSA work in Baracon's current project portfolio. The development programme, the consultant team and the cost plan were managed against the funding model for the student beds. It is one of the larger student accommodation projects in Baracon's portfolio, and it sits with the PBSA work at Mac Park and Paga Hill where the same management model applies.

PROJECT LOCATION
Pulteney Street, Adelaide

PROJECT YEAR
2024