



Tetra House

Tetra House is an apartment development in Auckland, New Zealand, on the city fringe where the residential suburbs meet the harbour and the transport corridors into the CBD. The building holds 175 apartments. The apartments are arranged above a podium, with the residents' amenity and parking within the building. The governing constraint is the jurisdiction. Delivering in New Zealand means a different building code, different consenting authorities and a construction market with its own subcontractor base, and the project manager has to hold the programme and the cost plan across a supply chain that does not share the Australian one. The project was consented and built under the New Zealand building code, with the consultant team and the trade contracts let in the Auckland market. Baracon's role was project management. The appointment covered the consultant team, the construction contract, the programme and the cost reporting through delivery, with the project manager holding the client's position in contract administration. Tetra House was completed in 2019 at \$30 million. It sits with Whitaker as the two Auckland projects in Baracon's portfolio, and the two together account for 475 apartments in the New Zealand market.

PROJECT LOCATION

Auckland, New Zealand

PROJECT YEAR

2019

STATUS

Completed

BARACON'S ROLE

Project Management