

Kāinga Ora – Homes and Communities

18–26 Strathmore Ave

\$4.4M

Commenced
December 2023

Completed October
2024

8-unit New Build

Project Manager:

Aaron Stephens

Quantity Surveyor:

Nitin Patel

Site Manager:

Jacob Purdie-Smith

Project Coordinator:

Beckie McKinney



The development at 18–26 Strathmore Ave, Strathmore Park is a Kāinga Ora development that consists of 6x 2-bedroom units and two 4-bedroom standalone houses of timber frame construction built upon raised concrete slabs on blockwork upstands..

This is also our first Homestar accredited project, whereby we must achieve the requirements of a Homestar 6 rating – Beckie has championed this process! While much of this is achieved in the design and materials specifications, there is an additional onus on us to ensure that we minimise site waste, redirecting waste from landfill as much as possible. Needless to say this is a welcome metric which we have had no problem meeting!

As this was a new build project, it involved the full scope of works for all of the dwellings:

- Site clearance
- Foundations & structure
- Roofing & envelope
- Interiors
- Services, civils & landscaping

Aoraki was Main Contractor on this build under a NZS3910 build-only contract, as part of the Kāinga Ora build partner panel. Our Site Manager, **Jacob Purdie-Smith**, was on site full-time, driving the works and managing our direct-employed carpentry crew, our labour resource partners Vertbuild, and subcontractors.