

More than just quantity surveyors

► Karen Phelps

Property Values prides itself on being more than just quantity surveyors; it is construction cost and contract specialists that actively engage in its own development projects.

Company owner James Cameron says this approach not only sets the company apart but also instils a level of confidence in its clients, which range from builders and architects to homeowners.

One notable venture showcasing Property Values' prowess in the arena of development is its current Roxburgh Street project in Sydenham. This multi-unit project involves the construction of four townhouses, each boasting two to three bedrooms and single internal access garages. Unlike typical cookie-cutter townhouses, these structures stand out as a testament to innovation and design, says James.

The development site presented its own set of challenges, with the ground classified as TC3, requiring meticulous planning and engineering expertise.

During geotechnical detailing it was decided that around 160 seven metre stone columns were necessary to stabilise the ground with a gravel raft and waffle slab foundation was installed on top underscoring the unforeseen challenges often encountered in construction.

Such obstacles, James notes, are rarely visible on plans but are crucial to navigating compliance issues and other nuances that might not be apparent on paper.

"The biggest hurdles we faced were compliance and assisted costs, along with material cost fluctuation.

"We worked hard to make savings where we could to balance out material fluctuations however build costs and sale costs are tight currently," he says.

One of the standout features of the Roxburgh Street project is the combination of mass timber with normal NZS3604 timber, a blend of construction methodologies that not only met budgetary constraints but also significantly reduced project duration.

Cross Laminated Timber was employed for the midfloor, providing similar costs to conventional methods but with the added



The Sydenham project demonstrates Property Values' prowess in the arena of townhouse development.

advantage of swift installation, reducing the project timeline and preliminary costs.

Stuck in the consenting phase for a daunting 12 months, the team at Property Values navigated this obstacle with resilience and determination. The construction phase, on the other hand, progressed seamlessly and James credits the wider team including Mike Hillerby and all contractors and suppliers involved. The development is set to be completed in February 2024 and James says all of the units

have sold quickly, in part due to the lack of three bedroom townhouse offerings in the Christchurch market.

"We have a unique perspective gained from undertaking developments. This first-hand experience allows us to understand the challenges faced by builders on-site when we work with clients," James explains.

From earthquake repairs and architectural new builds to leaky home repairs and

commercial buildings, Property Values is a comprehensive partner in the construction process.

"In a nutshell we set up construction projects to be successful," says James. "We are all about peace of mind for architects, builders and property owners and provide certainty for a project's cost control."

Established in 2011 the firm offers a unique blend of practical experience, technological



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