

Project Profile

Maritime Tower | Customhouse Quay Wellington

Client	Maritime Towers Limited
Client Sector	Property Developer
Project Cost	\$32.8 million. Base Building Construction Only.
Services Provided	Funders Representative / Banks Quantity Surveyor
Project Size	15,200 m2 (Gross Floor Area)
Architect	Warren & Mahoney Architects
Head Contractors	Fletcher Construction



Overview

Maritime Tower is the newest Premium or 'A' Grade Quality office accommodation situated on Wellington's waterfront.

The building consists of a ground floor retail area, 3 storeys of car parking and 14 storeys of office accommodation. Office floor plates were approx 830 m2 (Gross Floor Area)

Construction was completed in early 2007.

Our role

Rider Levett Bucknall provided full Funder Representative / Bank's Quantity Surveyor Services on behalf of the mezzanine funder (Structured Finance) and the primary funder (Westpac).

Services Comprised:

- Pre-Condition Certificate including:
 - a review of the overall development cost to confirm the value is sufficient to complete the proposed work
 - a review of contingency
 - a review of all documents including drawings, specifications, performance contracts and the like to assess the adequacy of scope and detail.
 - a review of the time programme and critical milestone dates
 - a review of insurance's
 - a review of consents required by the Local Territorial Authority
 - and an endeavour to identify any external influences which affect cost or time

- Cost To Complete/Drawdown Certificates including:
 - status of construction expenditure including variations
 - amount of remaining contingency
 - whether or not there exists a potential for cost overrun
 - cost to complete
 - drawdown amount
 - performance and workmanship to date
 - statutory compliance
 - status of the construction programme
 - status of the issue of titles
 - payments to subcontractors and suppliers
 - whether or not there has been any material variation in scope
 - any external issues of significance which may affect cost or time.