

## **STRICTLY EMBARGOED: UNTIL 10:30PM, FRIDAY 14 JUNE 2024**

### **Victoria Lane Apartments walks away with Templeton Group Multi Unit Residential Property Award in 2024 Property Industry Awards**

**Auckland, 14 June 2024:** Wellington's Victoria Lane Apartments has won the Templeton Group Multi Unit Residential Property Award tonight. This was one of 11 Excellence and Best in Category awards handed out at the Property Council New Zealand Property Industry Awards, Aotearoa's most prestigious property awards programme.

After the 2016 Kaikoura earthquake rocked Wellington, future-proofing and seismic resilience became a key consideration for future developments. In response, Willis Bond developed Victoria Lane Apartments, Wellington's first base-isolated apartment building, setting a new standard for large-scale residential seismic resilience.

Located at 161 Victoria Street and part of Willis Bond's transformational Cuba Precinct development, the 17-storey building houses 123 premium apartments, three levels of large open-plan office, ground floor retail and lobby spaces – all of which are sold.

This building is the first high-rise apartment complex in New Zealand that uses the combined technology of base isolation and diagrid frame and has raised the bar for seismic resilience in inner-city living. Designed to be re-occupiable after a major earthquake, the vision for the project is best-in-class futureproofing in a city with unique challenges and was the driving force behind the development.

The base-isolation diagrid added to the build cost but was ultimately outweighed by the long-term assurance value it added to buyers and tenants, standing as a unique selling point.

"The Victoria Lane Apartments exemplify a harmonious combination of structural excellence and residential comfort," said Leonie Freeman, chief executive, Property Council New Zealand. "A huge amount of time and energy has been put into developing a site that has longevity and provides long term value to both Wellington City and its residents, an integral part of what modern infrastructure needs to be in the capital."

Benefits of the structural design and resilience of the apartments also extend to sustainability. Despite the need to demolish the pre-existing earthquake-prone building, Victoria Lane Apartments' embodied carbon is offset through the base isolation diagrid system, which reduces significant damage in a 1-in-500-year earthquake, potentially saving ~9,000T.CO2 from landfill, and minimising loss of life and valuables.

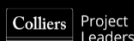
Operational emissions have been reduced through the use of LED lighting, low-flow water fittings and heating and cooling technology. Only selected apartments have heat pumps, offered as an 'opt-in' feature to further minimise greenhouse gas emissions.

Going beyond the facilities, Victoria Lane Apartments has established a friendly community of residents, with regular quiz nights and great floor friendships forming. Christmas was

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celebrated with drinks in the lobby, and residents have even asked when the building's first birthday is so they could organise a celebration, standing as a testament to user satisfaction.

Victoria Lane Apartments and the wider precinct replace uninhabitable, earthquake-prone buildings with resilient, mixed-use offerings that have attracted around 1,000 new workers, homeowners, students and retailers to revitalise this much-loved area.

With Wellington's population forecast to increase significantly over the next three decades, Victoria Lane Apartments represents density par excellence. It provides a substantial quantity of seismically safe, high-quality homes, workplaces, and retail spaces and nurtures its occupants, who enjoy an easy city lifestyle and openly love living in their new homes.

**ENDS**

### **Templeton Group Multi Unit Residential Property Award**

#### **Best in Category: Victoria Lane Apartments**

- Owner: Cuba Holdings Limited Partnership
- Developer: Willis Bond
- Construction: LT McGuinness
- Architect: Athfield Architects
- Structural engineer: Dunning Thornton
- Service/mechanical engineer: Beca
- Building enclosure engineer: Mott MacDonald
- Quantity surveyor: Barnes Beagley Doherr
- Project manager: RCP
- Geotechnical engineer: Tonkin + Taylor
- Fire engineer: Holmes Fire

#### **Excellence:**

- Cambridge Quarter, One Central, Christchurch
- Te Rangihiroa, Dunedin
- The Blake, Auckland
- The Onehunga Mall Club, Auckland
- The Oxford Apartments, Christchurch

#### **Merit:**

- 245 Kepa, Auckland
- Aroha, Auckland

- College & Mason, Auckland
- Koa Flats, Auckland
- Manaaki, Auckland
- Milford 110, Auckland
- Richmond Fellow, Auckland

#### FOR MORE INFORMATION PLEASE CONTACT:

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Please do **NOT** contact this person prior to the stated embargo (10:30pm on Friday 14 June 2024)

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**For media use:** images for each of the winning projects are available [here](#). Please credit the photographer where mentioned in the file name.

#### ADDITIONAL INFORMATION FOR MEDIA

##### ABOUT THE AWARDS

The prestigious Property Council New Zealand Property Industry Awards are presented to outstanding property projects, developments or substantive refurbishments across New Zealand.

The Awards are highly regarded for their focus on efficient use of capital. Projects are awarded for meeting a wide range of criteria to provide an outstanding return and/or delivery of service potential on investment of funds and maximum community benefit for public buildings.

##### JUDGING CRITERIA

Each nominee is assessed against the following criteria:

- Economic and financial criteria 30%
- Project vision and innovation (includes degree of difficulty) 15%
- Design and construction 20%
- Owner and user satisfaction 15%



- Sustainability and efficiency of operation 20%

Visit the [Property Industry Awards website](#) for more information or to download the full list of nominees.

## ABOUT PROPERTY COUNCIL NEW ZEALAND

*Property Council is the leading advocate for Aotearoa New Zealand's largest industry – property.*

Property Council New Zealand is the one organisation that collectively champions property, bringing together members from all corners of the property eco system to advocate for reduced red tape that enables development.

Property is New Zealand's largest industry, making up 15% of economic activity. As a sector, we employ 9% of New Zealand's workforce and contribute over \$41.2 billion to GDP.

A not-for-profit organisation, the Property Council connects over 10,000 property professionals, championing the interests of 570 member companies.

Our membership is broad and includes some of the largest commercial and residential property owners and developers in New Zealand. The property industry comes together at our local, national and online events, which offer professional development, exceptional networking and access to industry-leading research.

**Our members shape the cities and spaces where New Zealanders live, work, play and shop.**

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