

# AUSTRALASIAN OVERVIEW

Local knowledge backed by a global presence

# OUR CORE VALUES

○ Better Outcomes

○ Thoughtful Actions

○ Insightful Thinking

○ Sustainable Solutions



## About Davis Langdon

Davis Langdon is a global firm providing consultancy services to the property, development, construction, infrastructure and related industries.

We employ a broad base of motivated professional staff whose skills and depth of experience ensures the excellence of our service and also combines to bring new focus to delivering outcomes to our clients.

Established in Australia over 55 years ago and in New Zealand over 57 years ago, Davis Langdon is now part of a worldwide organisation. With over 400 staff in 13 offices across Australia and New Zealand and around 110 offices in over 28 countries employing over 5,000 professional and support staff, we have access to an immense body of knowledge and experience.



[www.davislangdon.com](http://www.davislangdon.com)

# Davis Langdon provides clients with property and construction risk and value management

## OUR MISSION

Utilising its industry strength of independence, Davis Langdon provides clients with property and construction risk and value management. The firm manages time, cost and quality imperatives to achieve successful project outcomes. It also assists stakeholders with compliance assurance and identification of value improvement possibilities across the built environment.

### Project Services

Project Management, Cost Management, Building Surveying, Urban Planning, Specification Consulting, Access Consulting.

### Infrastructure Services

Independent Reviewer or Verification Services, Cost Estimating Control, Financiers Engineer Services.

### Property Services

Technical Due Diligence, Property Performance Assessments, Make Good Assessments, Tax Depreciation/Asset Registers.

### Certification Services

Third Party Certification to National and International Standards. Second Party audits of key construction deliverables.

# PROJECT SERVICES

## Project Management

Davis Langdon project managers take responsibility for total project delivery. With a clear understanding of the local business environment, our eyes are focused on your business outcomes.

Our services are tailored to suit the specific needs of the individual project, including:

- managing projects
- stakeholder management
- strategies for delivery
- risk and value management
- program management
- contract administration
- superintendent services
- design management
- independent overview



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# We bring together a range of independent professional services for total project delivery

## Cost Management

Designed to deliver independent, professional cost planning and quantity surveying services to a wide range of building and engineering projects, our Cost Management services balance time, cost and quality for optimum outcomes, providing:

- feasibility and early cost advice
- cost planning during design
- tender documentation and evaluation
- project verification services
- construction phase cost management
- tax depreciation/capital allowance
- assessment and optimisation
- replacement valuations
- life cycle capital planning

## Building Engineering Services

We specialise in independent cost and value management of engineering services in a wide range of building types, technical facilities and infrastructure projects, including:

- evaluation of sustainability focused options
- life cycle assessments
- capital cost estimating
- independent peer reviews
- advice on low rise design and procurement options
- expert witness services
- NABERS/ABGR assessment services

## Building Surveying

From an independent, informed position, our Building Surveying services provide unbiased advice and assistance to the property industry in order to understand and meet their regulatory compliance obligations.

- building permits/private certification
- performance-based BCA solutions
- fire safety engineering advice and audits
- building compliance audits for due diligence
- design consultancy to BCA
- approval facilitation
- Commonwealth Aged Care Certification assessments
- essential safety measure inspections

## Specification Consulting

Our Specification Consulting is tailored to meet the needs of all parties involved in the design and construction process, including design teams, developers, retailers, government bodies, educational institutions, private companies and manufacturers. Our proprietary document management system is a global database that enables every project specific specification to be generated and developed as the design and documentation process evolves.

## Urban Planning

Our Urban Planning services are designed to deliver innovative and

practical planning solutions based on an agreed strategy to minimise risk and optimise outcomes. Applying knowledge gained from extensive experience in the private and public sector, we offer a service that is reliable, personal and cost effective, providing:

- project feasibility studies, highest and best use advice
- rezoning advice and management of approval process
- facilitation of approval for subdivision, land use and development
- community consultation and communication
- expert evidence in planning appeals
- due diligence assessments of planning controls and opportunities
- design team participation in master planning projects

## Access Consulting

As the need to provide disability access to property becomes a greater requirement both from a regulatory and a user viewpoint, owners and designers need clear advice and strategies. Our services include:

- assessments as part of condition reporting
- audits of buildings and portfolios
- advice to design teams
- advice on implementation, staging and priorities
- project management of improvement projects

# We are committed to helping achieve sustainability goals through our specialist knowledge and expertise nationally and globally

## SUSTAINABILITY

### Sustainable Solutions Planning and Delivery

We are committed to helping achieve sustainability goals through our specialist knowledge and expertise nationally and globally. This commitment is embedded in the heart of all our services. We work with our clients to meet the environmental, social and economic challenges of developing new buildings and operating existing buildings, offering:

- definition and implementation of sustainability strategies for new construction and existing buildings
- identification of embodied energy in new building designs
- identification of existing building's environmental performance, planning abatement and improvement opportunities and whole of life modelling
- creation of green specifications to ensure sustainable outcomes including designing out waste
- environmental performance auditing with improvement opportunities identified
- research to identify best practices emerging from around the world



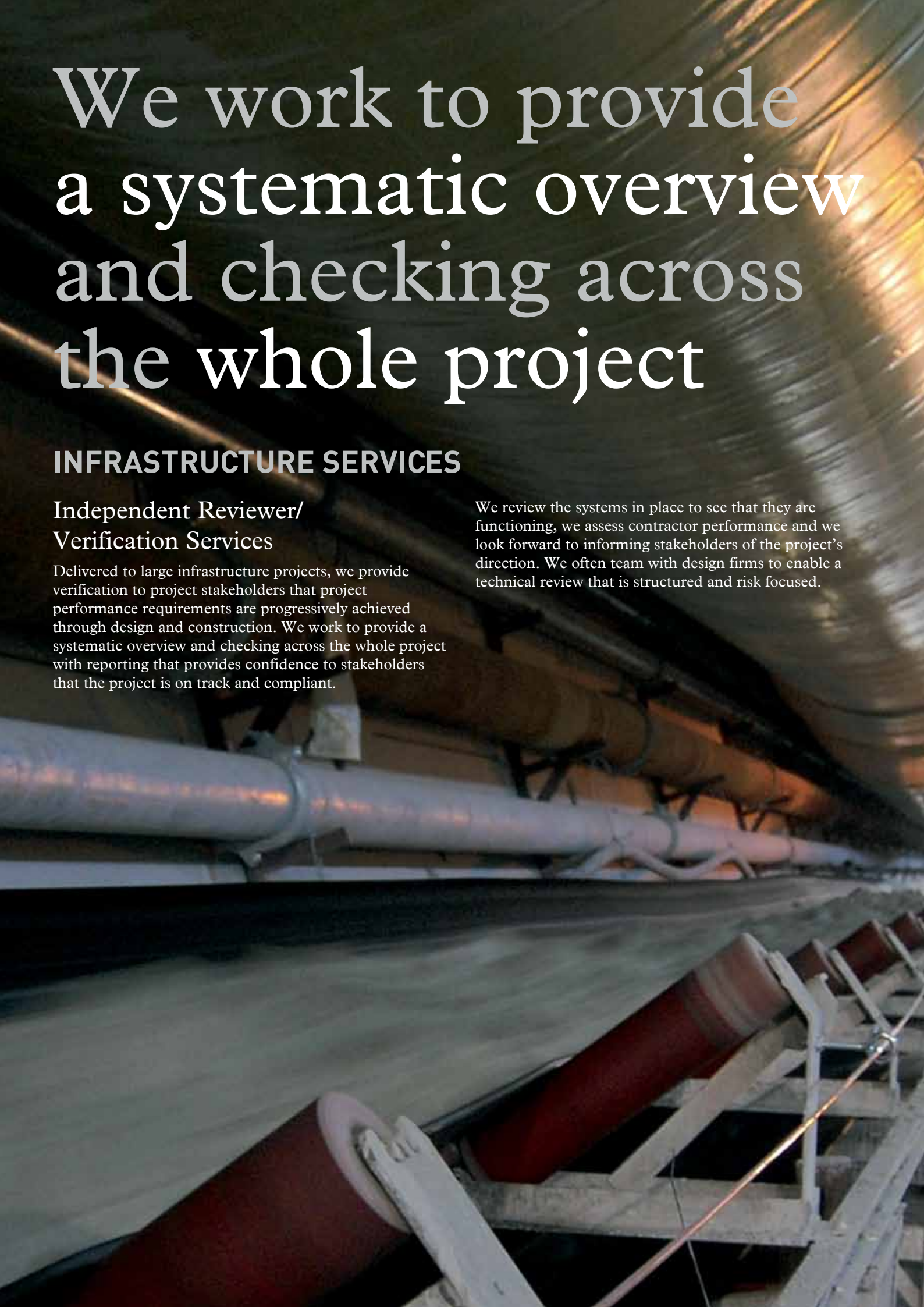
# We work to provide a systematic overview and checking across the whole project

## INFRASTRUCTURE SERVICES

### Independent Reviewer/ Verification Services

Delivered to large infrastructure projects, we provide verification to project stakeholders that project performance requirements are progressively achieved through design and construction. We work to provide a systematic overview and checking across the whole project with reporting that provides confidence to stakeholders that the project is on track and compliant.

We review the systems in place to see that they are functioning, we assess contractor performance and we look forward to informing stakeholders of the project's direction. We often team with design firms to enable a technical review that is structured and risk focused.







# We understand property and have developed our Property Services to add value over the ownership lifecycle

## PROPERTY SERVICES

### Property Performance Assessment

Assessing the ability of property to meet its expected performance levels, both from an owner and occupier viewpoint, is increasingly important. Building performance has now been heightened by community focus on achieving a greener built environment. We offer assessments that enable a comparative assessment of a single building or portfolio of buildings covering:

- condition: an assessment of general condition across structure, finishes, services and systems
- environmental: assessing the building's green efficiency in terms of energy, water and waste
- social: assessing the building's ability to meet the needs of its tenants in terms of safety, security, access, amenities and operational management

Our assessment results in a high level performance report that identifies performance and benchmarks and highlights improvement and abatement opportunities.

### Technical Due Diligence Reports

Purchasers and vendors of property are increasingly expected to undertake appropriate due diligence that enables well founded investment and divestment decisions. We have developed an approach to the technical and physical building assessment that identifies high risk and high value issues to be clearly evaluated and fully appreciated. Through integration of specialists advice, our reports are comprehensive and easy to understand and many clients use them as a foundation for their ongoing asset management.

### Building Consultancy Services

We assist property and portfolio owners with services aimed at improving investment returns and efficiency of asset management:

- maintenance & capex planning implementation
- make good assessments and negotiations
- essential fire safety measures audits
- building defect diagnosis & reporting
- DDA access audits/action plans
- NABERS/Green Building Fund projects/sustainability
- tax depreciation assessments
- replacement valuations

# CERTIFICATION SERVICES

## Third Party Certification to International and National Standards

Our assessors come from and understand the industries in which our clients operate. This helps ensure that the certification process adds value and contributes to business improvement.

Our accredited services:

- ISO 9001:2008 (QA)
- ISO 14001:2004 (EMS)
- AS/NZS 4801:2001 (OH&S)
- OHSAS 18001:2007 (OH&S)
- SafetyMAP (OH&S)
- National Audit Tool (OH&S)

Our assessors are independent, thorough, professional, competent and fair. We have trained and developed a great team of client managers and we provide innovative solutions to our valued clients in a responsive and proactive way.

We are a recognised service authority for:

- OFSC (Office of the Federal Safety Commissioner) accreditation scheme
- CFF (Civil Contractors Federation) Construction Management Code
- VicRoads Prequalification Scheme
- Good Environmental Choice Australia (GECA)
- Green Building Council Australia (GBCA) Product Identification Scheme Evaluation.



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are independent,  
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Davis Langdon Certification Services  
AS/NZS ISO 9001  
Certified  
**Certificate of Conformity**

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## OUR OFFICES

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## OUR SERVICES

Project Management

Cost Management

Building Surveying

Urban Planning

Specification Consulting

Infrastructure Verification Services

Technical Due Diligence

Property Performance Assessments

Make Good Assessments

Certification Services

Sustainability Services

Access Consulting

## DAVIS LANGDON & SEAH INTERNATIONAL

Arabian Gulf, Botswana, Brunei,  
China, England, Hong Kong,  
India, Indonesia, Ireland, Japan,  
Kazakhstan, Korea, Lebanon,  
Malaysia, Pakistan, Philippines,  
Qatar, Russia, Saudi Arabia,  
Scotland, Singapore, South Africa,  
Spain, Thailand, United Arab  
Emirates, United States of America,  
Vietnam and Wales

[www.davislangdon.com](http://www.davislangdon.com)