

Assurance Services



Specialist knowledge for maximising value

Innovative thinking

DAVIS LANGDON



Our Core Values



About Davis Langdon

Davis Langdon is a worldwide consultancy firm providing independent, professional 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 for our clients.

Established over 55 years ago, Davis Langdon is now part of a worldwide organisation. With more than 350 professional staff in 14 offices across Australia and New Zealand, and around 110 offices in over 28 countries, Davis Langdon is positioned to meet all of your project and property requirements.

Innovative thinking

Infrastructure services

Davis Langdon is a key player in the delivery of major infrastructure projects in Australia and across the world. We are noted for forming strong ongoing relationships with stakeholders and contractors.

The key to our success in this specialist market is drawn from the breadth of expertise among our people to deliver effective verification and review services to minimise risks in the delivery of large and complex infrastructure projects. This enables project stakeholders to progress infrastructure projects with confidence that what is delivered is what was required and to the appropriate standards.

Davis Langdon provided independent review or verification on the major projects delivered in partnership with a number of specialist engineering consulting firms.

Our experience includes:

- › CityLink, Melbourne
- › Port Botany Expansion, Sydney
- › Stadium Australia, Sydney
- › North-South Bypass Tunnel, Brisbane
- › Gateway Upgrade, Brisbane
- › EastLink, Melbourne
- › Crown Casino, Melbourne

stakeholders benefit from an objective overview

Review and verification services

Increasingly infrastructure projects are large and complex. Their stakeholders are also large private and public organisations with a clear need to report progress and achievement. They need and rely on evidence that project imperatives of time, cost and quality are being met.

Our core independent review and verification activities include:

- › program review
- › design review
- › management plan review

- › construction review and verification
- › safety review
- › environmental management review
- › tolling system review
- › operations and maintenance review
- › quality review and verification
- › completion verification
- › progress and final payment review
- › extension of time review



Maximising opportunities from property



Property services

Understanding that every property is different and that each owner's portfolio has its own structure and investment goals, our services are configured to meet the needs of individual clients.

One constant however, is our focus on the complete life cycle of your investment, from acquisition to disposal. By regularly monitoring the performance and compliance of each property we can minimise risk, identify optimisation, and ensure the delivery of the desired returns are fit to meet investor expectations.

Our services include:

- › investment decision making advice
- › technical due diligence and building condition and compliance reports
- › facility management consultancy
- › contractual documentation of property transactions
- › tax depreciation schedules and insurance replacement cost valuations
- › tenancy make good assessments, negotiations and reinstatements
- › highest and best use studies
- › building defect diagnostic reports

Property performance reporting

Assessing the ability of property to meet its expected performance levels, both from an owner and occupier viewpoint, is increasingly important. The growing tenant expectation for a greener compliant building has the potential to take existing buildings to a new age of obsolescence.

We offer assessments that enable a comparative gap analysis 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 meets 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 current performance and opportunities for improvement including energy reduction strategies.

A better understanding of your property is the road to an improved investment portfolio performance

Technical due diligence

Purchases and sellers of properties are increasingly expected to complete appropriate due diligence that enables well founded investment and divestment discussions.

We have developed an approach to the technical building assessment that identifies high risk and high value issues to be clearly evaluated and appreciated prior to decisions being made.

We conduct appropriate building inspections and integrate the specialist advice from building surveyors, engineers and others assembled to fully understand the individual property.

Our reports are comprehensive and easy to understand and many clients use them as a foundation for their ongoing asset management.

A structured and verifiable approach...



Certification services

Third Party Certification to International and National Standards

Our auditors 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.

Services include:

- › ISO 9001:2000 (QA)
- › ISO 14001:2004 (EMS)
- › AS/NZS 4801:2001 (OH&S)
- › OHSAS 18001:2007 (OH&S)
- › SafetyMAP (OH&S)
- › CFF (Civil Construction Management Code)
- › GECA Product Standards
- › National Audit Tool (NAT)

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
- › VicRoads Prequalification Scheme
- › Good Environmental Choice Australia
- › Green Building Council of Australia
- › Clean Energy Council – Wind Farms

We also provide product certification to the requirements of Environmental Assurance Australia (EAA).

For JAS-ANZ accredited programs, we are unable to provide any consultancy services as per JAS-ANZ rules regarding independence and impartiality.

Private Certification to Building Code of Australia

Various state governments provide for private certification of building design and construction as being compliant with the Building Code of Australia.

Our building surveyors are accredited under these Acts to provide a timely and interactive certification process.

Our assessors are independent, thorough, professional, competent and fair



Our Offices

Australia	Adelaide	+61 8 8410 4044
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Our Services

Project Services – Project Management, Cost Management, Building Surveying, Urban Planning, Specification Services

Assurance Services – Infrastructure Verification Services, Technical Due Diligence, Property Performance Reporting, Make Good Assessments

Certification Services – Third Party Certification to National and International Standards

Sustainability Services – Strategies for New and Existing Buildings

DAVIS LANGDON & SEAH INTERNATIONAL

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

