

Delivering facilities for

Aged Care



Photograph: Chris Shain

Quality facilities for our community

Innovative thinking |

DAVIS LANGDON

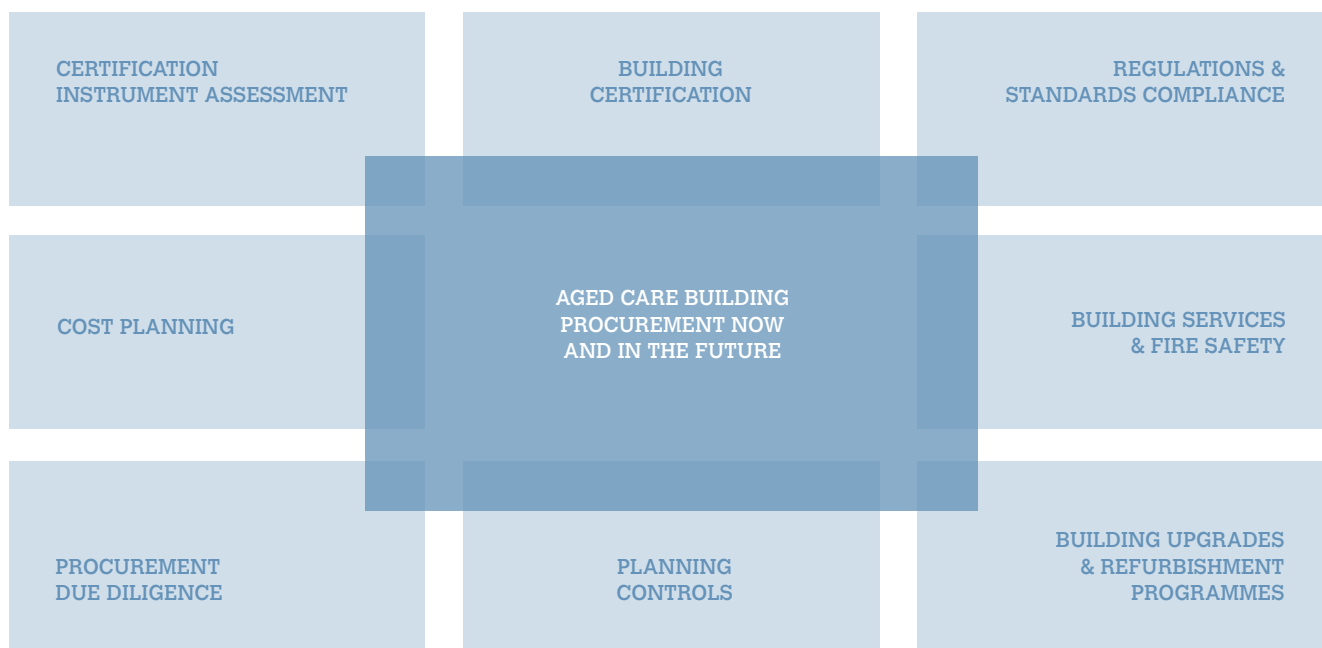


The Value of Independent Expertise

The upgrading of existing or the building of new facilities is a complex process requiring objectivity and a variety of skills.

Davis Langdon provides these skills

together with the leadership required to build and manage project teams from inception to completion.



An Appreciation of Aged Care Business Objectives

Aged Care services are facing new challenges with changes to the Commonwealth Certification Instrument and Accreditation together with the changing expectations of the community to the level and quality of services. The only common factors, in our experience, are high standards and expectations but tight budgets.

Our broad experience has led us to believe that this is a sector requiring individual solutions, vigorous processes and openness to lateral ideas. Our team includes people with significant professional experience in Aged Care including project managers, cost managers, town planners, building surveyors and other specialists.

We understand the importance of Aged Care facility design – its need to comply with ever increasing regulations and to provide homely ‘non institutional’ living for our increasing Aged Care population.

We work hard to ensure we understand your property needs, to prioritise and to deliver them to meet your cost, time and quality expectations.

Aged Care Consultancy Services Capability

Davis Langdon provides specialist consultancy services for the Aged Care property industry, focussed on development, compliance and improvement opportunities; together with assisting the industry to meet its compliance requirements under the Australian Government Department of Health and Aging Certification Instrument November 1999.

Our services are broad and cover many disciplines but are collectively directed to assisting industry property owners to better understanding their risks and to identify and manage best outcomes. Our services are described in this brochure but are summarised as follows:

- › **Pre- Assessment Audit & Review Services**

Undertake inspection & evaluation of all existing Aged Care buildings against the Commonwealth Government certification instrument including a gap analysis with strategy for upgrade to meet requirements. Undertake certification instrument assessment and review on new projects, working with the design team from concept planning, to pre-construction and assist throughout the construction stages of new build projects

- › **Building Code of Australia Advice**

In relation to the redevelopment or purchase of existing Aged Care buildings, and as part of the pre-purchase due diligence, advise on all aspects of BCA compliance including compliance and maintenance of essential services

- › **Redevelopment Feasibility Studies**

Including highest and best use studies that account for current and

projected supply and demand market assessments, compile feasibility studies covering redevelopment of new build options

- › **Occupational Health & Safety Assessments**

Assessment of building and surroundings for OH&S risk against regulatory and best practice requirements with remedial recommendations. Review of OH&S business management systems and their application for adequacy and compliance with improvement recommendations.

- › **Project Management**

Capital works planning and implementation

- › **Cost Management**

Capital works cost planning and control

- › **Environmental Services**

Identification and management of all environmental risks

Davis Langdon employs architects, project managers, building surveyors, valuers, quantity surveyors, engineers, town planners and formally accredited auditors who collectively know and understand construction and property issues associated with Aged Care industry. This understanding enables realistic and pragmatic assessments and recommendations, recognising the operational needs, the need to maintain and to improve standards and the financial constraints that will drive a time sensitive program solution.



Davis Langdon Consultancy Services

Pre Certification Audits

It is in the interest of Service Providers to know how their facilities will perform under a Certification Audit. As the certification of an Aged Care facility is an integral part of the overall Accreditation process, passing the audit is critical to obtain Commonwealth Government funding and be able to receive payment for facility services.

To minimise the uncertainty of not knowing how your facility meets Commonwealth obligations Davis Langdon offer the Aged Care industry a Pre-assessment Audit and management service that includes:

- › Auditing your existing or proposed new facility against the Commonwealth Certification Assessment Instrument
- › Determining the score that a facility is likely to receive
- › Identifying gaps and shortfalls in the building quality in order to meet requirements
- › Providing a strategy to procure the necessary works and suggested timetable and budget

The Commonwealth Certification Assessment Instrument is used by Assessors as part of the Certification process. The instrument covers seven sections: Safety; Hazards; Privacy; Access; Mobility and OH&S; Heating/Cooling; Lighting/Ventilation and Security.

Section 1 Safety requires the facility to score a minimum of 19 points out of 25 points; the total pass mark is 60 points under the instrument; the instrument scores a facilities provision for heating

and cooling in terms of its climatic zone in which it is located; and, Assessors gather information on internal and external hazards.

Your Own Strategic Plan

If the audit of existing facilities identifies individual buildings would fail to meet requirements of the Certification Instrument, Davis Langdon will translate the shortfall into an estimated scope of works. These works will be scheduled into a sensible preliminary works program with estimated total costs provided. This process will have regard to the desired target outcomes in terms of standards, optimal cost options, least services interruption and facility life cycle implications. In aggregate, the process will result in a facility's strategic plan that can be delivered over time.

Building Code of Australia Advice

The Building Code of Australia is used as the benchmark for rating safety in Aged Care facilities. It is a complex document that requires expert input to ensure proper understanding and management solutions. What this means is that existing Aged Care facilities may have to upgrade the fire safety of their buildings to obtain a pass in Section 1 and subsequently secure the continuation of Commonwealth funding.

Davis Langdon has an extensive building surveying consultancy service, covering most parts of Australia and well equipped to advise on all aspects of the BCA.



Rationalisation of Existing Property

Davis Langdon provides specialist services to those Aged Care owners looking to strategically plan their property portfolio including:

- › Strategies for disposal or acquisition
- › To appraise town planning constraints and development opportunities
- › Assistance in contractual documentation for property transactions
- › Technical due diligence investigation and reports
- › Building condition audits
- › Environmental assessments and management plans

These services are aimed at providing a total asset solution for property owners and investors.

Masterplan/Feasibility Studies

When Aged Care owners/operators decide to extend existing facilities or build new facilities, Davis Langdon can assist in the preparations of a master-plan/feasibility study that takes a long term view that balances development with commercial viability. These studies typically include:

- › Preparation of a demand study and

a resolved service profile for the demographic area concerned

- › Master planning of a staged full site development
- › Town planning advice, rezoning and permit processing
- › Preparation of capital and recurrent cost estimates for each development phase
- › Expressing capital cash flow with anticipated revenue as discounted cash flows to determine best development option
- › Resolving a procurement strategy with recommended milestones and risk management processes.

Design & Delivery

When the decision to refurbish or build has been reached Davis Langdon provides a range of services that mitigate our clients' three major risks in the design and delivery of a project, namely time, cost and quality. The following services are aimed at providing pro-active leadership coupled with realistic innovation advice:

- › Project management of the design

and delivery of the project including the application of web based project management tools allowing all project participants to be interactive

- › Cost management of the design and delivery of projects including advice on engineering services which are often a major risk factor
- › Provision of value management and risk management workshops that require participation by stakeholders and provide optimum value for the project
- › The application of life cycle costing to ensure that a facility continues to add value throughout its life span

Davis Langdon's experience in working on Aged Care projects has led us to understand the design criterion that drives residential and nursing facilities.

Occupational Health & Safety Assessments

Aged Care buildings, perhaps more than any other type of building, are potentially hazardous for their occupants. Accidents caused by poor physical surroundings have a high impact on the Aged Care resident and are a potential liability for the facility operator and owner. Regular assessments of all buildings and their surroundings are a sensible and practical risk management approach. Davis Langdon's OH&S risk assessment services include:

- › Physical assessment on site
- › Detailed check lists that identify regulatory and best practice compliance benchmarks
- › Qualitative and quantitative assessment reports with non compliance and necessary corrective actions identified
- › Recommended strategy for corrective action with budgets
- › Benchmark report to identify relative performance

Equally operators and owners of Aged

Care facilities need sensible management systems that help ensure prevention of accidents and provide the framework for continuous improvement. Davis Langdon provides services that support this objective by:

- › Assisting in development of OH&S management systems to ISO and Australia standards
- › Training in the application of the system
- › Conducting second and third party audits of the system
- › Providing improvement reviews and detailed check lists that identify regulatory and best practice compliance benchmarks
- › Qualitative and quantitative assessment reports with non compliance and necessary corrective actions identified
- › Recommended strategy for corrective action with budgets
- › Benchmark report to identify relative performance

Environmental Services

The environmental impact of existing or new property can be significant and its management requires due diligence involving technical and business acumen. Davis Langdon's environmental services offer Aged Care providers contemplating redevelopment or the acquisition of a new development site:

- › Environmental risk management processes
- › Due diligence pre purchase or for vendor declarations
- › Strategic planning
- › Impact assessment, approvals and sustainability advice
- › Hazardous materials surveys
- › Environmental management systems and implementation to ISO 14001
- › Training and communication



Davis Langdon Project Experience

Davis Langdon and its personnel have obtained considerable experience in the delivery of retirement village and aged care projects procured under a variety of systems for various projects around Australia. Listed below are current and previous projects that have allowed Davis Langdon to gain a unique insight and understanding of the needs and requirements for facilities of this type.

New South Wales

- › Amity at Waratah (\$6 million)
- › Bankstown – Gillawarna Village (Certification Instrument Assessment)
- › Barraba Health Services Aged Care Facility, Barraba (\$3 million)
- › Cabrini Aged Care Facility (\$40 million)
- › Campbelltown Retirement Village (\$70 million)
- › Carrington Centennial Trust (Certification Instrument Assessment)
- › Concord Residential Care Facility (\$7.5 million)
- › Dural Estates (SEPP5) development (\$25 million)
- › Flood Street Seniors Housing (\$16 million)
- › Hume Nursing Home (\$6 million)
- › John Paul Village (\$6.5 million)
- › Kirrawee Anglican Retirement Village, Kirrawee (\$26 million)
- › Lulworth House, St Lukes Hospital, Potts Point (\$16 million)
- › Narrabeen Villas (\$9 million)
- › RSL Veterans Retirement (\$20 million)
- › Southwood Residential Aged Care Facility – Hammondville (\$16 million)
- › Gill Waminda Residential Aged Care, Goulburn (\$18 million) and
- › Royal Freemasons Benevolent Institution (Certification Instrument Assessment) 9 Facilities in NSW

Tasmanian

- › Corumbene Nursing Home for The Aged (\$3 million)
- › Freemasons' Homes Development (\$8.5 million)
- › Mary's Grange Nursing Home, Taroom (\$3 million)
- › St. Ann's Homes (\$11 million)
- › Tasman Multi-Purpose Services Facility, Nubeena (\$2.5 million)

Western Australian

- › Amaroo Nursing Home (\$4 million)
- › Avon Nursing Home (\$3 million)
- › Bayswater High Care Residential (\$6.25 million)
- › Catherine McCauley Centre Upgrade & Extensions (\$4.7 million)
- › Forrest Lodge Nursing Home (\$5.5 million)

- › Homes of Peace, Edgewater (\$4 million) & Kingsley (\$3.5 million)
- › Lady McCusker Nursing Home (\$4.5 million)
- › Maurice Zeffert Nursing Home (\$4 million)
- › Noranda Nursing Home (\$5.7 million)
- › Shelley Nursing Home (\$6 million)
- › St. George's Nursing Home (\$5 million)
- › Villa Dalmacia Nursing Home (\$3 million)

South Australian

- › Anglicare St Laurences Aged Care development (\$8 million)
- › Eldercare (SA) various sites including The Lodge (\$10 million), Matland (\$3 million), Trowbridge (\$7 million)
- › Elderly Citizen Homes - 4 year rolling program of Aged Care site developments (\$45 million)
- › Southern Cross Lourdes Aged Care development (\$6 million)
- › Southern Cross Plympton new
- › Greenfields multi level development for Aged Care (\$14 million)

Queensland

- › Evans Head Ex-Services Home (\$11 million)
- › Eventide Aged Care, Rockhampton (\$9 million)
- › Geriatric Nursing Home, North Brisbane Health Authority (\$5 million)
- › Inn On The Park Aged Care Facility, Toowong (\$17 million)
- › Lourdes Home Redevelopment, Toowoomba (\$8 million)
- › Macksville Aged Care Facility (\$47 million)
- › Retirement Village, Cleveland (Manor Group) (\$20 million)
- › Yaralla Place Aged Care Facility, Maryborough (\$11 million)

Victorian

- › Bendigo Streams of Care (\$10 million)
- › Caulfield Medical Centre Aged Care (\$10 million)
- › Echuca Regional Health Aged Care Redevelopment (\$6.5 million)
- › Mallee Track Health & Community Services Aged Care (\$3 million)
- › Manor House Estate Retirement Village (\$25 million)
- › Menzies at Malvern Retirement Village (\$40 million)
- › Peninsula Health Care Network Aged Care (\$16 million)

Australian Capital Territory

- › Goodwin Village, Ainslie (\$70 million)
- › Goodwin Village, Monash (\$62.5 million)

Our Offices

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Our Services

Project Management, Cost Management, Building Surveying, Urban Planning, Specification Services, Infrastructure Services, Property Services, OH&S Services, Management Services, Security Services

DAVIS LANGDON & SEAH INTERNATIONAL

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

