

Cost Management



Maximising value for our clients

Innovative thinking |

DAVIS LANGDON



Our Core Values



About Davis Langdon

Davis Langdon is a world-wide 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 50 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 87 offices in over 25 countries, Davis Langdon is positioned to meet all of your project and property requirements.

Innovative thinking

You build buildings

We build confidence

Confidence isn't created because we collect data or measure quantities. Confidence is created through our deep understanding of the relationships within the data as to how they can affect your situation and goals.

Davis Langdon's cost management service considers your project from all perspectives, from market research to delivery strategies, target quality to sustainability and to life cycle implications.

Integrating this information creates confidence and delivers a total picture, a comprehensive understanding of the project's feasibility and enduring quality. We help you tune the relationships to minimise risk, to seize opportunity – to achieve your goals.

To build with confidence, we provide the following cost management services:

- › feasibility studies
- › cost planning the brief
- › cost planning the design
- › value management
- › project procurement strategies
- › tender documentation
- › financial close documentation
- › audit and verification during delivery
- › cash flow forecasting
- › loan drawdown and cost to complete
- › cost management during delivery
- › depreciation valuation
- › replacement valuation

Buildings are built to meet a need

We help make that connection

All our clients build buildings within market sectors and we know each sector demands special and unique solutions.

The best solutions are born from clear understanding of the sector imperatives and understanding of the key efficiency drivers and variables.

We have arranged our project data to identify these drivers and to be a positive guide in deriving successful outcomes on your next project.

- › aged care facilities
- › aged care residential
- › low and medium density housing
- › multi-unit residential
- › commercial buildings and their fitout
- › defence buildings
- › education buildings and campuses
- › health facilities
- › scientific and research facilities
- › leisure and hotel properties
- › infrastructure projects
- › retail projects
- › sports projects



Helping create value



Buildings depend on their engineering services

Some buildings are very 'services intensive' and complex, requiring special knowledge to achieve best outcomes. Many clients find this confusing and often are not able to instill the same level of due diligence into their design and execution as they do with the other building components.

We have recognised the need to proactively plan, prioritise and risk manage engineering services across a wide range of building types.

Our intent is to interpret complex solutions to enable their cost to be predicted to derive best value functional solutions with you and the design team, ensuring your understanding.

- › early advice and assistance with the briefing process
- › independent design reviews to identify best value solutions
- › independent assessment of environmentally sustainable engineering design solutions and assessment against appropriate rating tools
- › independent cost planning and cost management, supported by our national and international benchmarks
- › identification of whole of life cycle value solutions
- › advice on low risk design and procurement solutions
- › dispute resolution and expert witness services
- › long term plant replacement capital cost planning
- › long term maintenance cost planning

We have recognised the need to proactively plan, prioritise and risk manage engineering services across a wide range of building types.

Real sustainability brings value

Today, building well means selecting designs, materials and systems that combine to have the least impact for the building's creation and offer improved environmental performance during the whole life of the building.

Across Davis Langdon we have focused on how, with imagination and cooperation, to achieve cost effective and lasting solutions.

Our research supports and often leads the team. Our specialists lead you to understand the benefits, the costs and the outcomes of strategies – energy, water, re-use, wastes, materials, air quality, configuration – in various combinations.

We work with our clients to meet the environmental, social and economic challenges of developing new buildings and improving existing buildings, offering:

- › 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



Project financier services

Starting with an in-depth look at the project fundamentals, before funds are committed, the initial report critically appraises the project and its achievability within the proposed arrangements.

We will provide the financier with an overview of the project, looking at both the construction and development costs in order to aid risk assessment. The report will include a review of:

- > scope of works
- > main and subcontracts
- > construction programme and its achievability
- > documentation

- > consultants
- > environmental issues
- > development budget
- > cashflows
- > authority approvals and permits
- > insurances

Then once works have begun and funds are approved, monthly monitoring reports generate evidence of achievement and are appropriate due diligence for funders and all stakeholders. In addition to providing financiers with details of the current status of the project, the report provides important financial information on a cost to complete basis, to facilitate release of funds through monthly drawdowns.

Good property investments need forward looking asset management planning.

Adding value to enable best outcomes

Tax Depreciation Assessments

Capital allowance deductions and depreciation allowance are valuable aspects of any property investment, reducing an investor's assessable income.

We are experienced in the appropriate identification of capital and depreciable items and providing supportable and realistic valuations for them. We assist you to significantly enhance the after tax return from your investment property.

Replacement Valuations

Adequate and realistic property insurance requires a well founded replacement valuation.

Based on our extensive cost management experience for new buildings, we offer replacement valuations that are market responsive, comprehensive and presented to show all inclusions and exclusions. Our valuations are well founded and offer appropriate adequacy assurance to stakeholders.

Property Capex Planning

Good property investments need forward looking asset management planning. We support this planning by identification of the property's key replacement and refurbishment life cycle costs.

We offer implementation and management of Capex, maintenance plans and programs, capital assessment of future planned improvement projects as well as compiling a costed assessment register – all being core information for the asset manager.

Our Offices

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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

