

## DATA



### News about construction and property in Australia and the World

Issue Number 3/2009

#### 1> Tokyo offices now more expensive than London

It's official, Tokyo now has the world's most expensive office market. A new report by CBRE, entitled 'Global Office Occupancy Costs Report', says Prime offices in Tokyo's 'Inner Central District' now cost US\$183.62/sq ft, taking over from London's West End, which is now second most expensive at US\$172.62/sq ft. Across the 170 cities measured in the report, office occupancy costs fell 2.8% over the year ending 31 March 2009 compared with an increase of 8% in the year ending 30 September 2008.

Full report – CBRE; Propertyweek June 2009

#### 2> Mandatory Disability Access coming to a new home near you

Under the new guidelines entitled "Build for Life", all new homes built in Victoria would have to include four Mandatory Disability Access features. A regulatory impact statement is being released for public comment to investigate the minimum mandatory requirements. According to research the extra cost to home buyers would be an average of \$870 per household to meet the four mandated requirements.

For more information on these measures visit [www.buildforlife.com.au](http://www.buildforlife.com.au); Property Council of Australia

#### 3> African sun farm

A consortium of twenty blue chip German companies have agreed to pool their resources to provide funding for solar farms in North Africa, which will generate clean electricity for transportation to Europe. The consortium known as Desertec aims to build solar power plants in several locations in North Africa, amid suggestions from investors that Europe could be fuelled by solar power within ten years. The project is estimated to cost about £337 billion (AUD\$690 billion dollars).

The Guardian, p21 17 June 2009

#### 4> Consumer confidence soars

A key measure of Australian consumer confidence soared 12.7% in June, the biggest monthly rise in 22 years.

Reuters 10 June 2009

#### 5> Davis Langdon at the Harvard Business School

Davis Langdon is the subject of a business case study being taught at Harvard Business School. Recent changes in the structure and direction of the firm, culminating in the adoption of the *One Firm, One Future* initiative, are covered in some detail. The study provides an assessment of the impact of *One Firm, One Future* on the potential ability for Davis Langdon's attitude of international collaboration to help it to continue to outperform a rapidly changing market.

Harvard Business School January 2009

#### 6> Positive permits

Commercial building permits in Victoria showed surprising resilience to the global financial crisis. Statistics released by the Building Commission show commercial building permits increased 8% between the March Quarter 2008 and the March Quarter 2009.

Building Commission; [www.pulse.buildingcommission.com.au](http://www.pulse.buildingcommission.com.au)

## 7> US starts and permits up

US housing market activity is showing signs of recovery with both housing starts and permits up across every region in May. Nationwide housing starts rebounded from record lows the previous month, recording a 17.2% gain, according to the US Commerce Department. Housing starts rose 2% in the Northeast, 11.1% in the Midwest, 16.8% in the South and 28.6% in the West, while permits rose 5.7% in the Northeast, 8.9% in the Midwest, 2.3% in the South and 3.8% in the West.

National Association of Home Builders USA June 2009

## 8> Slips, trips & falls in buildings report

The Monash University Accident Research Centre undertook a study of the incidence of slips, trips and falls and their relationship to the design and construction of buildings. The research findings indicate that the design and construction of buildings contributed to 20% of the injuries and deaths. The findings also revealed that 500 fatalities and 110,000 hospital admissions resulting in falls in buildings at a cost of \$1.3 billion per annum.

Read the whole report at the **ABCB** website; Australian Building Codes Board

## 9> Davis Langdon project nominated for Banksia Award

One of Davis Langdon's Sydney projects, the Surry Hills Community Centre, has been nominated for a prestigious Banksia Award. The building endeavours to set new standards for integrated sustainable design in public buildings. It is unique in that it combines beauty and functionalism and hasn't had to 'highlight' the environmental initiatives because they are intrinsic and multifunctional within the envelop, being a reflection of the next level of maturity in environmentally responsible design.

Banksia Awards

## 10> Chinese whispers

The 2009 edition of Davis Langdon's Construction Cost Handbook for China and Hong Kong includes data covering construction, property and finance in the region.

[www.davislangdon.com](http://www.davislangdon.com) 2009

## 11> Sentiment turns the corner

The 8<sup>th</sup> edition of Davis Langdon's Construction Sentiment Survey reveals that sentiment took a turn for the better in the second quarter. The Construction Sentiment Index improved 8 points to reach 59 – indicating that sentiment has started to turn the corner.

Davis Langdon Construction Sentiment Monitor

## 12> Flood research

According to a report by the UK's Environment Agency, one in every six homes in England is at risk of flooding. The report '*Flooding in England: A National Assessment of Flood Risk*', estimates that the annual cost of flood damage to residential and commercial properties, as well as the additional costs of disruption, damage to infrastructure and loss of business could rise from £2.5 billion to £4 billion over the next 25 years. It suggests the funding required to address the problem is likely to run to £1 billion a year by 2035.

[www.nce.co.uk](http://www.nce.co.uk) 19 June 2009 ; Environment Agency 2009

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