



DL Aluminate

Davis Langdon's Alumni Newsletter

April 2008

Welcome

Welcome to our first edition of Aluminate. We've started this communication as a way of maintaining a connection with former Davis Langdon staff. We recognise that you've helped to contribute to the success we enjoy today and feel you might enjoy some ongoing news about your former colleagues and general company happenings. I warmly invite you to send us feedback and tell us where you are and what you are up to.



Mark Beattie

What's happening in...

Adelaide

Market conditions in Adelaide remain strong with solid investment activity and sales. Approximately 50,000m² of A Grade and Premium office accommodation is currently under construction for delivery to the marketplace throughout 2008.

Brisbane

Brisbane's commercial and industrial sectors are in high demand. Commercial vacancy rates remain at less than one percent as demand continues to outstrip supply and record high rents are being achieved.

Cairns

Investor confidence in Cairns residential apartments remains strong, with the comparatively low price of stock in the far north continuing to attract strong investor purchases.

Darwin

Darwin's residential unit market enjoyed strong growth from mid to late 2007 with a number of multi-unit developments in design and construction, however, the labour shortage is having a significant impact on programming and completion of projects. Darwin's close proximity to the expanding Asian economies, particularly China and India, has seen industrial activity related to shipping, mining and gas industries flourishing.

Market wrap

The backlog of unmet demand in most Australian capital cities will see the office sector remain strong for at least two to three years. A further million square metres of office space is due for completion in 2008, and similar quantities for 2009 and again in 2010. Industrial construction also remains strong across the country and is set to remain healthy, on the back of a surging economy.

Expectations of further interest rate increases are paving the way for a challenging year in the

residential sector. Nationally, residential vacancy rates have fallen to a record low of 1.9% – fuelling marked rental increases and pressuring tenants who have already been pushed out of the owner occupier market. Adding further fuel to the fire, there remains an ongoing nationwide shortfall of 25,000 to 30,000 dwellings per annum (relative to demand), despite solid levels of residential construction activity across the nation.



Hobart

The forthcoming commencement of the \$2 billion northern pulp mill will attract trades people state wide and is expected to stretch Tasmania's construction labour force. The state governments' long term water supply infrastructure projects have been announced and planning for the Hobart rail yard and transport hub (north of Hobart) is underway.

Melbourne

Melbourne's commercial office vacancy rate fell further during the past six months to reach 4.4%. Residential vacancy rates in Melbourne have dipped to just 1.2% creating the ideal market conditions for investors returning to the market.

Perth

Perth's property sectors remain red hot. Demand is outstripping supply and office vacancy rates are negligible. Demand for apartments remains high, fuelled by a combination of immigration and the investor market, whilst labour shortages and salary increases continue to pressure tender escalation by around 10% per annum.

Sydney

Sydney's commercial sector is enjoying strong demand and historically low vacancy rates. The CBD market is expected to remain tight for the foreseeable future. Limited residential supply is currently under construction and those new projects which are underway are attracting the owner occupier market rather than the investor.

New opportunities

Details of position vacancies are available on our website.

> Cost Manager – Adelaide

Contact: Chris Sale on +61 8 8410 4044 or csale@davislangdon.com.au

> Senior Project Manager – Melbourne

Health sector experience required. Contact: Nick Jojkity on +61 3 9933 8800 or njojkity@davislangdon.com.au

> Project Manager – Perth

Contact: James Martin on +61 8 9221 8870 or jmartin@davislangdon.com.au

> Senior Cost Manager – Brisbane

Contact: Sarah Harris on +61 7 3221 1788 or sharris@davislangdon.com.au

> Intermediate Cost Manager – Sunshine Coast

Contact: Greg Bengtson on +61 7 5479 2005 or gbengtson@davislangdon.com.au

> Specification Consultant – Brisbane

Contact Mark Bray on +61 3 9933 8800 or mbray@davislangdon.com.au

> Senior Cost Manager – Sydney

Contact: Alan Jenkins on +61 2 9956 8822 or ajenkins@davislangdon.com.au

> Cost Manager – Brisbane

Contact: Sarah Harris on +61 7 3221 1788 or sharris@davislangdon.com.au
Visit: www.davislangdon.com/ANZ/careers

Awards & office news

Adelaide

- > The New Year was welcomed in with a move into new offices (pictured right) in early January which has provided greater flexibility in work areas, improved natural light and a great open plan office which is receiving very positive feedback from both staff and clients.
- > During 28 – 29 February, Andrew Cialini (Business Unit Leader – Building Surveying) represented Davis Langdon as a speaker at the State Institute of Building Surveyors Conference.
- > Adelaide office was the HOLE sponsor for the PCA Annual Golf Day held on 3 March 2008.
- > Congratulations to David Scott (Associate Director) for his nomination to the AIQS Council.



Sunshine Coast

- > March sees the Sunshine Coast celebrating its second year. We have four staff and are looking to add more staff to cover our current workload. Refer to the 'New Opportunities' section. Congratulations to Daniel Davrain on his new role as Queensland Manager – Building Surveying. Daniel has been Manager of Building Surveying for the Sunshine Coast since its inauguration. He will be spending his time between both Brisbane and Sunshine Coast offices.

Townsville

- > Early March saw the Townsville office relocated into the heart of the city (pictured right). Their new office is located at Unit 1 2 McIlwraith Street South Townsville Qld 4810.



Project portfolio snapshot

Adelaide

Two of the senior Cost Management staff members are currently working in the BHP offices as part of a recently secured Cost Management audit role for the BHP Olympic Dam Expansion Project. The new work involves major infrastructure, heavy buildings, rail and roads to name a few.

The building surveying team continues to work on the Australian Submarine Corporation site as it expands to meet increased demand alongside the Air Warfare Destroyer Facility.

Hobart

Davis Langdon and Paghams have become successful joint partners of the New Royal Hobart Hospital Master Planning Project which will be approximately 12 months culminating in a submission to Tasmanian parliament for approval to proceed. Lee Williams from the Melbourne office is heading the Cost Management project team. Hobart office is currently undertaking early cost planning on the Launceston Queen Victoria museum refurbishment, and the Launceston Airport Redevelopment.

Melbourne

Melbourne's Specification Services will be working for Adamson Architects who are the Executive Architects on the Renzo Piano designed building. The Shard, located at London Bridge, will be the tallest building in London at 310m, 75m more than London's current tallest building. The Shard will be a mixed use development with a hotel, residential and offices plus a viewing deck which will be highest in Europe. Davis Langdon in London has also been appointed Cost Managers for the development. Refer to the website: www.shardlondonbridge.com



Sunshine Coast

The University of the Sunshine Coast is noted for its modern and unique architecture with each building featuring the latest in design. Currently the Sunshine Coast Office has been commissioned to carry out a cost audit role on the new Health and Sports Centre as well as preparing an estimate for constructing another level on top of the Information Communication and Technology Building.



*Davis Langdon is now ranked
19 on the Sunday Times list of
100 Best Companies to Work For*

Sydney

The 1 Bligh Street project is the first 6 star Green Star rated building in NSW. The building consists of 30 levels of commercial office space, transfer floor and a double height entry foyer, with an additional four basement carpark levels. The building's innovation is evident through several complex and modern building systems including a double glazed skin façade completely wrapping the elliptical form, live green walls and a full height atrium. Davis Langdon has been awarded the Specification Consultancy services for the development combining our knowledge in Green Star projects and expertise in contractual arrangements particularly with two architects working on the development.



Recent publications & new ideas

Visit our website to view these publications:

Info Data

- > Opportunities for Existing Buildings – Deep Emission Cuts – 2008
- > Retail Development Trends – 2007
- > The Cost and Benefit of Achieving Green Buildings – 2007

Sentiment Report

- > Findings Report Four – November 2007

Information Sheets (.data)

- > .data Info Sheet No. 1 2008

Leading Indicators

- > Industrial – April 2008
- > Commercial – March 2008

Blue Book

- > The Blue Book – 2008

Aluminate Personal Profile

Have you completed a milestone in your career or life aspirations? Would you like to be profiled in a future edition? Feel free to contact us to discuss at alumni@davislangdon.com.au