



## Events

### Property Council Luncheon

Davis Langdon sponsored the Property Council Luncheon on Wednesday 23 April 2008 at the Adelaide Convention Centre, focusing on the global debt crisis and the effects to your business and investments.

## Updates – Building Code of Australia 2008

Amendments to BCA 2008 become effective 1 May 2008.

### Commercial buildings:

Significant changes to the BCA this year include the adoption of AS1170 Part 4 Earthquake Actions, 2007. The annual probability of exceedence values for earthquakes has been updated – Table B1.2(b). Main impacts occur with the design of post disaster buildings.

The inclusion of this part is referenced concurrently with the 1993 edition, to allow for a transition period of 12 months. It is proposed that all superseded loading standards will be withdrawn from the BCA with the introduction of BCA 2009.

The maximum height of a door handle in BCA D2.21 has been changed from 1.2m to 1.1m for consistency with the height range specified in AS1428.1 for people with disabilities.

## What's New?

### Office Move

As of 2008 we are now in our new office located at Level 12 25 Grenfell Street Adelaide. Phone, fax and email addresses remain the same. Please feel free to pop in and look at the offices and meet the team.



Section J6 Energy Efficiency for Artificial Lighting and Power has been amended for clarification purposes. The maximum lamp power density required for artificial lighting values within public corridors and stairways have been amended to more achievable levels. This previously caused particular issues with aged care facilities and conflict with the Commonwealth Aged Care Assessment Instrument.

A new provision has also been included for glazing used in balustrades and sloping overhead glazing to comply with AS1288 Amendment 1 Glass in Buildings – Selection and Installation (Clause B1.4 (h)(ii)(K)). The table for selection of glazing panels with unframed side edges has also been updated within the new standard.

### Residential dwellings:

- > Bushfire protection areas – new requirements to enclose sub-floor spaces of dwellings located in bushfire protection areas
- > Habitable rooms – the definition of a habitable room has been clarified to include home theatres
- > Brush fences – now considered development work and will require development approval if constructed within 3m of a dwelling. Appropriate fire resisting construction will also be required if the setback is less than 3m

General editorial amendments have also been made throughout both volumes. For a detailed list of the amendments to Volume One and Two of BCA 2008 refer to the Australian Building Codes Board [www.abcb.gov.au](http://www.abcb.gov.au)

## Recently Awarded Projects

- > Hills Industries Corporate Office
- > BHP Olympic Dam Expansion Secondment
- > City Central Tower 8

## Web Atlas

### Online Ageing Atlas to help guide planning

A new internet-based 'Ageing Atlas' has been developed by Planning SA to help with planning for future housing and services for older South Australians. The Ageing Atlas combines population data and projections with other research to:

- > provide a projected number of older residents in all metropolitan Adelaide and near country councils by age group, through to 2021

- > provide the location and details of existing accommodation and services for aged people by council area

The Ageing Atlas uses a simple web interface which allows the user to select data themes and display maps and charts. You can read more about the Ageing Atlas in this news story, which also links to the Atlas site: [www.planning.sa.gov.au/go/ageing-atlas](http://www.planning.sa.gov.au/go/ageing-atlas).

## Aged Care Design

### Guide to the safe design of aged care facilities

A useful reference for those involved in the aged care industry with planning, designing, operating, maintaining, altering and decommissioning an aged care facility is the 'Guide to Safe Design of Aged Care Facilities' [http://www.safework.sa.gov.au/contentPages/docs/ac\\_sd.pdf](http://www.safework.sa.gov.au/contentPages/docs/ac_sd.pdf)

The guidelines provide general best practice information about safe design for the aged care industry. They make a good starting reference point for safe design considerations as part of the development/redevelopment of a facility.

## OHS&W Advice

### New advice line for designers

We have discovered an advice line which may be of use to designers wanting to know if their particular project addresses OHS&W issues.

Your plans and details can be forwarded to [hazardwhys@gmail.com](mailto:hazardwhys@gmail.com) which is part of the Department of Environment and Health who are passionate about reducing risks in the Building Environment. A service fee of \$30 will get you comments from Dr. Ron Summers or one of his staff as to whether your design has considered all the OHS&W issues.

## Meet Our New Team Members...



**Neil Rabone**  
Senior Cost Manager

Neil recently relocated from Auckland, New Zealand where he was running his own cost management consulting business. He is a well respected and successful quantity surveyor and project manager with specialist experience in civil works, infrastructure, contract management including pre-tender negotiations and post contractual matters involving mediation and settlement of claims.

**Email:** [nrabone@davislangdon.com.au](mailto:nrabone@davislangdon.com.au)  
**Phone:** 8410 4044



**Tony Chan**  
Cost Manager

Tony commenced in March and has significant cost planning expertise and bills of quantities experience on a variety of project types and values. Tony is also dedicated to the Research team to deliver benchmarking information and cost analyses to our clients.

**Email:** [tchan@davislangdon.com.au](mailto:tchan@davislangdon.com.au)  
**Phone:** 8410 4044

## Project Profile – Hills Industries New Head Office

The office tower at 413 King William Street Adelaide is expected to cover over 18,500m<sup>2</sup> of nett lettable area over 15 floors and include a four level basement car park. Hills Industries have pre-committed to 6,000m<sup>2</sup> of the building and will relocate their entire head office from suburban Edwardstown to the Adelaide CBD.

The development will provide onsite ground floor retail opportunities fronting King William Street and be an A Grade building designed and constructed to achieve 5 Star Green Star and 5 Star Australian Building Greenhouse Rating (ABGR).

### Our Role – Building Surveying and Cost Management

General advice in regards to acceptable alternative solutions deemed to satisfy provisions of the BCA as well as liaison with Fire Engineering for the project. Services also included all Building Rules Consent Assessments and Certifications including Structural. Full cost management services and cost control from feasibility stage to, and including, construction phase scope will include integrated fit-outs (Hills being the main tenant).

