



## Events

### AIBS Conference

Davis Langdon sponsored the Australian Institute of Building Surveyors National Conference held at the Adelaide Convention Centre from 4-7 March 2007. As the leading national provider of building surveying services, Davis Langdon takes an active role in the promotion of the profession and the valuable services provided to the industry and community.

### Property Council Luncheon, Adelaide 30 July 2007

Davis Langdon is pleased to announce that Mr Paul Morrell, former Senior Partner and International Chairman of Davis Langdon UK, will speak at the Property Council Luncheon on Monday 30 July 2007.

For further information please contact Chris Hagi at the Property Council on 8236 0900.

## Did You Know?

### Guide to Standards and Tolerances

This provides a great reference on the minimum quality of building work for use by all building practitioners. Guidance is provided for areas of building standards that are not prescribed in legislation, building control or policy.

Go to [www.buildingcommission.com.au/resources/documents/S+T\\_GUIDE\\_07.pdf](http://www.buildingcommission.com.au/resources/documents/S+T_GUIDE_07.pdf) for more information.



Recent changes were introduced to integrate the requirements of the Development Act and Electricity Act requiring a power line set back declaration to be made when lodging a Development Application. This was following a number of developments passing through the approval process without adequate consideration of power line proximity. Similarly it is our recent experience that there is a lack of integration between the Development Act and Native Vegetation Act.

Native Vegetation Legislation sets out the circumstances and conditions for which native vegetation may be cleared. For guidelines go to [www.dwlbc.sa.gov.au/native/nusa/policy.html](http://www.dwlbc.sa.gov.au/native/nusa/policy.html)

## Project Profiles

### Hardened and Networked Army Edinburgh Defence Precinct Development

The HNA project is the result of careful forward planning by the Department of Defence and its agents. The main objective is the "hardening" of the army, which in lay terms means bolstering armoured mobility through the acquisition of armoured reconnaissance vehicles, M1A1 Abram Tanks, and several other major capital equipment projects.

As part of the project, a new Battalion Group, 7RAR, will be raised in Darwin from the Robertson Barracks with approximately 1,200 troops relocated

to Edinburgh in South Australia, whilst maintaining command from Darwin.

The project has been split into three discreet packages:

- > living and working accommodation
- > site wide civil and hydraulic infrastructure works
- > site wide electrical and communications infrastructure

The project is due for completion 2012.

Davis Langdon is managing all aspects of the project development

stage, inclusive of the generation of a Functional Design Brief, Strategic and Detailed Business Case, Consultant contracts and the appointment of all consultants, as well as the management of all design activities to ensure minimal scope creep and designs that are sympathetic to the project budget.

We have also been appointed as the project Independent Quantity Surveyor (IQS) to oversee and consolidate all cost plans from the three discreet works packages.

## Recently Awarded Projects

- > Zest Health Club
- > Inghams Enterprises – Food Processing Design
- > St Josephs Redevelopment, Port Pirie
- > Fitness First
- > Adelaide Festival Centre
- > Tiwi Gardens Aged Care Facility, Northern Territory
- > NAB T5 National roll out
- > Gordon Education Redevelopment, Mount Gambier
- > University of Adelaide – Various Developments
- > SA Aquatic Science Centre

## Case Study – Building Surveying

### Inghams Enterprises – Further Processing Facility – Edinburgh Parks (SA)

The \$130m processing facility, used to produce fully cooked poultry product, incorporates production, office and plant areas of approximately 24,000m<sup>2</sup> and is the largest of its kind in the southern hemisphere.

The complex processes involved and the unique nature of the building posed the design team with many challenges. To achieve an economical and practical design that met the client's needs, significant alternative solutions to the Deemed to Satisfy Provisions of the Building Code of Australia (BCA) were proposed and approved for the project.

As part of the insurer's requirements the PIR insulated wall and ceiling partitions were required to have a fire resistant core. Hygiene and temperature control requirements for the facility resulted in the provision of self closing doors and seals. With the natural compartmentalising achieved by this form of construction and with high ceilings providing ample

smoke reservoirs the spread of smoke was considered to be adequately managed to mitigate egress risks to the occupants. Substantial capital and operational cost savings were achieved by the deletion of the smoke exhaust system required by the Deemed to Satisfy Provisions of the BCA. Importantly, hygiene risks posed by condensation and mould growth in an exhaust system were also eliminated.

The Deemed to Satisfy Provisions of the BCA provide a broad brush compliance framework for our built environment. With the advent of performance based solutions to our codes the opportunity exists to tailor a design to suit the particularities of a building's use and operation without compromising the safety of the building. For input on your next project please contact Andrew Cialini, Associate Director - SA & NT Building Surveying Leader - at [acialini@davislangdon.com.au](mailto:acialini@davislangdon.com.au)

## Meet our new team members...



### Ivan Cavuoto and Jared Toms

We welcome Ivan Cavuoto as Senior Project Manager and Jared Toms as Project Manager. They join our new and dynamic Project Management service line, lead by Roger Zammit.

Ivan has been working in the construction industry for over 12 years. He is a registered Architect and qualified Interior Designer and brings a wealth of experience and skills in these disciplines.



Jared commenced with Davis Langdon in 2003 as a Cost Manager and since completing his Bachelor of Construction Management and Economics has joined the Project Management team.

Both Jared and Ivan are Accredited Green Star Professionals. This adds to Davis Langdon's consultancy resources in the area of sustainable development.

**Email:** [icavuoto@davislangdon.com.au](mailto:icavuoto@davislangdon.com.au)

**Email:** [jtoms@davislangdon.com.au](mailto:jtoms@davislangdon.com.au)

**Phone:** 8410 4044



### Derrick Sim Cost Manager

Derrick joined the Davis Langdon Singapore office in 2004 and recently transferred to the Adelaide Office.

Derrick's project expertise includes measurement of building works, preparation of cost plans and tender documents, evaluation of tender submission, documentation of contracts documents, valuation of variations, assessment of payment application and settlement of final account.

**Email:** [dsim@davislangdon.com.au](mailto:dsim@davislangdon.com.au)

**Phone:** 8410 4044



### Colin Morgan Senior Cost Manager

Colin Morgan also joins Davis Langdon as Senior Cost Manager. Colin has over 10 years experience in the construction industry, including 8 years working in the UK before moving to Australia and working for a cost management firm since 2004.

Colin has experience in all aspects of contract administration, post contract financial control and reporting, preparation of budgets, estimates, bill of quantities and independent certification.

**Email:** [cmorgan@davislangdon.com.au](mailto:cmorgan@davislangdon.com.au)

**Phone:** 8410 4044

*Davis Langdon is committed to our industry, our people and our environment.*

## Staff accomplishments...



### Brett Fennell Senior Building Surveyor/ Private Certifier

Brett has achieved registration as a Private Certifier in South Australia bringing the total of Davis Langdon SA registered certifiers to three. This recognizes the high level of expertise Brett has gained to date in his Building Surveying career.

**Email:** [bfennell@davislangdon.com.au](mailto:bfennell@davislangdon.com.au)

**Phone:** 8410 4044