

SECTOR UPDATE RESIDENTIAL – SOCIAL AND AFFORDABLE HOUSING

An Integrated Approach

National incentives such as the National Rental Affordability Scheme (NRAS) and the Nation Building Economic Stimulus Plan for Social Housing are providing the financial incentives for affordable housing. The key drivers for effective social and affordable housing construction are capital cost and efficiencies of delivery.

Davis Langdon is assisting in the delivery of social and affordable housing through multiple services nationally. It is well placed to assist in achieving cost and delivery efficiencies through a total incorporated approach of its Urban Planning, Project Management, Cost Management and Building Surveying consultancy service lines.

Davis Langdon can offer our service lines individually or as an integrated whole to provide a high value offering to deliver quality outcomes. Examples of our service delivery are demonstrated as follows:

Building Surveying

Davis Langdon Building Surveying were involved in the success of the former East Coburg Tram Depot site, situated on the corner of East Nicholson Street and Southern Moore Street, Coburg, Victoria. The site encompasses a total area of approximately 5,443m² and forms part of a mixed use precinct characterised by residential development predominantly constructed circa 1900-1930s.

Nowadays, the broader precinct is increasingly characterised by medium density redevelopment, particularly on the main thoroughfares such as Lygon Street, Brunswick and Sydney roads and Nicholson Street.

The project vision is to provide a higher density mixed use product in the Coburg market that incorporates a combination



Affordable and Social Housing, Department of Human Services

of social and private tenures in line with Government policy objectives.

The site was identified as suitable for affordable housing, particularly as part of the Nation Building initiative. The site is located in close proximity to transport, existing community facilities and assets, within the Coburg Activity Centre. It is currently owned by VicTrack however the land sale contract negotiations with VicUrban are near completion.

A building license is essential prior to commencing construction. Our Building Surveying consultancy service provides advice during design to ensure that documentation is progressing in accordance with the Building Code of Australia (BCA). They also assist with the lodgement and approval of building license applications and private certification where available. This service eliminates re-documentation as a result of BCA requirements advised during local authority assessment and assists in the timely issuing of building licence approvals.

“The combination of these business units provides a powerful consultancy service that delivers results.”

Urban Planning

Davis Langdon's Urban Planning business unit provides key assistance in the delivery of social housing initiatives including certification of proposals prior to lodgement with the Department of Planning and Community Development and other statutory authorities.

Our Urban Planning team has extensive experience on a wide range of projects at a national level. Our experience level ranges from facilitating approvals and processes for small projects to large projects in both metropolitan and regional areas. This gives us a breadth of experience in a range of systems to allow us to be innovative and creative in developing our strategies.

In addition, our team members have sound knowledge of the planning process and current planning issues. This ensures we are at the forefront of planning matters

enabling us to be proactive rather than reactive to changes in planning.



The Lilyfield Housing Redevelopment NSW

Cost Management

Davis Langdon assisted in the successful delivery of The Lilyfield Housing Redevelopment, which comprises 88 new public housing units with a gross floor area of approximately 7,464m².

The project involved demolition of the existing public housing units and complete site remediation prior to construction.

The project established new benchmarks for ecologically sustainable design in public housing. It achieved a 5 Star Green Star rating under the Green Building Council of Australia Multi Unit Residential Pilot tool, evidence that value for money can be achieved whilst including ecologically sustainable initiatives.

Key to the success of affordable and social housing is the understanding of the domestic/residential construction market and the many factors governing it. Davis Langdon has the ability to provide very early proactive advice on many different components that, whilst only providing small cost benefits in certain situations, provide an overall cost effectiveness that cannot be matched.



Shaun Cugley
Director
Residential Sector Leader

For more information, contact:

Shaun Cugley, Perth Office.

T: 08 9221 8870

E: scugley@davislangdon.com.au

W: www.davislangdon.com