

## Solid Foundation for House of Cards

Star City, the bustling casino located along Pirrama Road on the water's edge in Pyrmont, Sydney, is undergoing major redevelopment, in which the Davis Langdon Cost Management team is heavily involved. They have been engaged to undertake a full cost consulting role spanning the entire project, inclusive of cost planning, cost reporting and construction stage cost management.

The redevelopment involves the construction of the first large hotel in Sydney since the Olympics nine years ago – 13 stories, comprising 2 podium levels and 11 floors of rooms (one of which is a signature bespoke suite and two penthouses). On the harbour side, the casino will be redesigned with a four storey, sloping glass fronted façade enclosing a dining and shopping precinct. This is inclusive of up to 30 new bars and restaurants, as well as a completely revamped gaming floor. Retail space will more than double to 8,000m<sup>2</sup>. The re-vamp is as much about re-branding Star City as an entertainment complex where gambling will be an optional extra.

Davis Langdon has several dedicated senior staff and Directors working on this project, which is due for completion in March 2012 (with the gaming floor set for an earlier finish at the end of 2011). Their role has recently covered cost management of the early works packages, but has additionally included value engineering, looking at design options within both the main gaming floor contract as well as the hotel design and construct element.

Interestingly, the total budget for all the separate parts of the project has been set at a figure that, when you add up all the individual digits, you are left with only one digit (digital root). This digit is the number 8, a lucky number in Chinese culture. With this level of planning, it is fair to say that there are absolutely no gambles being taken with this development.



Artist's impression - Star City Redevelopment

## High Value

The Davis Langdon NSW office held an intensive Value Management (VM) training session in late November 2009, with staff from a number of regions and across all our core disciplines in attendance. The course was run in order to give Davis Langdon a deeper insight into VM and the ability to facilitate sessions, for which there is a growing requirement in today's market.

The focus was placed firmly on the understanding that value is not just a monetary term and that each project will have a unique, disparate set of values associated with it, from aesthetic through to functional. The session provided the attendees with the tools to support and aid our clients to realise the maximum value possible from their developments.

The key to VM is that the earlier it is applied, the more benefits can be realised. This is not just in terms of finding the various value opportunities in projects, but also in uniting stakeholders, drawing out a deeper understanding of issues and creating a clear picture of expectations. We look forward to having 12 of our staff become accredited VM facilitators in early 2010.

For more information about VM, please contact David Hartigan, Director of Project Management on (02) 9956 8822 or [dhartigan@davislangdon.com.au](mailto:dhartigan@davislangdon.com.au)

## Lilyfield Housing Development

The Lilyfield Housing Redevelopment comprises of 88 new public housing units (26 x 1 bed units, 56 x 2 bed units and 6 x 3 bed units) with a gross floor area of approximately 7,464m<sup>2</sup>.

The project established new benchmarks for ecologically sustainable design in public housing and achieved a 5 Star Green Star rating under the Green Building Council of Australia Multi Unit Residential Pilot tool. It was the first in the country to reach this level and has set the benchmark for NSW Housing.

The project is evidence that value for money can be achieved, and at the same time, include many ecologically sustainable initiatives.

Davis Langdon's involvement included full pre-contract and post-contract cost planning service, including value management of sustainable initiatives and cost advice required by the Green Building Council of Australia Multi Unit Residential Pilot tool.

## Movember

Five staff from NSW took part in Movember, raising \$1,815 for the cause as well as raising a few laughs at their facial furniture. The national Davis Langdon team raised \$5,347.22 including \$500 contributed by the company.

## Finding the Common Ground in CSR

Census figures from 2006 show that there are over 27,000 homeless people in NSW. Common Ground projects have been launched in cities across the world, including New York and Melbourne, with the aim of providing permanent accommodation and support services for the homeless.

A new Common Ground development is being proposed in Camperdown, Sydney, with Davis Langdon contributing pro bono services from two Directors – Andy Lappas (Cost Management) and Brett Clabburn (Building Surveying) to help in the development of this worthy cause.

## Charity of the Year

This year's charity has been chosen by Davis Langdon staff across the nation, with Emergency Architects Australia (EAA) being voted in as the organisation to benefit. EAA provide services to help rebuild devastated areas in a sustainable way, looking at long term solutions rather than short term fixes for areas that have suffered from catastrophic events.

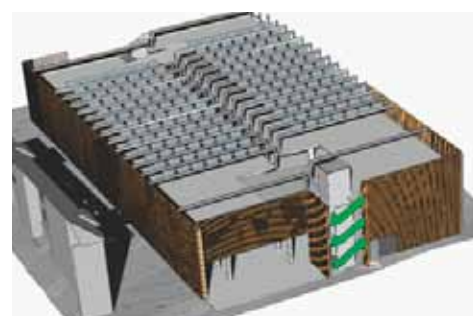
Visit their website at [www.emergencyarchitects.org.au](http://www.emergencyarchitects.org.au)

## Project Profile – Fisher Street Public Car Park

Closely linking the needs of the community with sustainable environmental initiatives, the Fairfield City Council Car Park features several unique and innovative design concepts. Thirty solar panels adorn the top level, which are calibrated to produce enough energy to comfortably cover the operational requirements of the facility and also put power back into the grid. Additionally, they provide a dual purpose in shading cars parked on that level from the sun. A rainwater utilisation system and 'green wall' with integrated vertical planters contribute further to an eco friendly, highly practical design.

A joint submission from the Davis Langdon Building Surveying, Specification Consulting, Project Management and Cost Management services has seen the concept through to development application stage with the dual focus on environmental sustainability and functionality for the community.

The Council has expressed its desire to explore all opportunities for maximising the positive influence the project will have on the area. A design and construct contract will be administered by Davis Langdon with a view to completion in October 2010.



Artist's impression -  
Fisher Street Public Car Park

## Stop Press!! A new leader appointed to our Canberra office



**Michael Spicer**  
Principal

We are very pleased to announce that Michael Spicer, Principal, has been appointed to fill the leadership role in our Canberra office on 8 March 2010. He is currently responsible for all Project Management and Cost Management services provided to our clients in far North Queensland, and will soon relocate to our Canberra office.

Michael has a very broad experience of the industry gained by providing clients with Project Management, Cost Management and employers agent services on projects in Australia, North America and throughout Europe. This experience will certainly add value to our office and our clients in Canberra.

## New Starters in Sydney



**Einion Thomas**  
Associate –  
Project Management

Davis Langdon is particularly pleased to announce that Einion Thomas joined our project management team late last year, to head our national Environmental Infrastructure group. Einion has been involved in Project Management, development and business consulting to the environmental sector for over 25 years. He has successfully lead and managed multidisciplinary teams during the planning, design and delivery of a wide range of highly technical projects including alternative waste treatment plants, used-oil recycling plants and waste incineration facilities. Einion also has an extensive portfolio of hotel, commercial office and civic projects to his name.



**Jean-Paul Nicholls**  
Cost Manager

Jean-Paul has seven years experience in the property and construction industry, having worked in Australia and overseas. He has been involved in a variety of roles mainly focusing on hotel developments within the UK. He is currently working on the Star City main gaming floor refurbishment.



**Ingrid Cornander**  
Sustainability Leader

Ingrid has joined Davis Langdon in the position of Sustainability Leader. She has a background in Environmental Engineering and since 2003 has practiced in sustainability facets including communication, strategy, waste management and life cycle assessment.

## ACT Security of Payment Bill

The Building and Construction Industry (Security of Payment) Bill 2009 was passed by the ACT Legislative Assembly in November 2009. The Bill facilitates the recovery of payments under construction contracts in the building and construction industry.

The legislation will commence on 1 July 2010 and will apply to construction contracts entered into after that date and will impact on the procedure and time frames for payments. The Bill is closely modelled on the NSW equivalent legislation. For full details of the legislation go to the ACT Government website [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

For more details on any matters in this issue, or if you have any suggestions for future comment, contact Ian Jackson on (02) 9956 8822 or [ijackson@davislangdon.com.au](mailto:ijackson@davislangdon.com.au)

