



DELIVERING FOR TOURISM

Leading industry-wide experience

OUR CORE VALUES

○ Better Outcomes

○ Thoughtful Actions

○ Insightful Thinking

○ Sustainable Solutions



About Davis Langdon

Davis Langdon is a worldwide consultancy firm providing independent, professional services to the property, development, construction, infrastructure and related industries.

We employ a broad base of motivated, professional staff whose skills and depth of experience ensures the excellence of our service, and also combines to bring new focus to delivering outcomes for our clients.

Established over 50 years ago, Davis Langdon is now part of a worldwide organisation. With more than 350 professional staff in 14 offices across Australia and New Zealand, and around 87 offices in over 25 countries, Davis Langdon is positioned to meet all of your project and property requirements.



www.davislangdon.com

COMPREHENSIVE SERVICES

Davis Langdon's integrated range of services can be configured to suit individual project needs:

- Project Management
- Cost Management
- Building Surveying
- Specification Consulting
- Engineering Services Review
- Property Compliance Assessments
- Technical Due Diligence for acquisition and disposal

Market-leading project experience

Understanding what makes a successful hotel to the guest, to the developer and to the operator is fundamental to creating the conditions for success. Our specialist focus and extensive experience both locally and internationally allows us to provide complete construction advice from cradle to grave.

Hotels

- Rendezvous Hotel, Perth, WA
- Shangra-La Hotel, Cairns, QLD
- RACV Club, Melbourne, VIC
- Crown Casino, Melbourne, VIC
- Rydges Hotel, Brisbane, QLD
- Spencer on Byron, Auckland, New Zealand
- Silken Hotel, London
- Burj Al Arab Hotel, Dubai

Resorts

- The Lakes Resort, Cairns, QLD
- Seashells Resort, Mandurah, WA
- Kawarau Falls Station, Queenstown, New Zealand
- WADI Beach Resort, Marsa Alan, Egypt
- Cesaria Resort, Cape Verde
- Baha Mar Development, Cable Beach, Bahamas
- Dubai Waterfront, Dubai
- Sutera Harbour Resort, Kota Kinabulu, Malaysia

Balancing project imperatives

Managing the three major risks of cost, time and quality is essential for creating the conditions for success. Our focus and skills strongly contribute to profitable development outcomes resulting in a development that continues to create value throughout its lifetime.

Our knowledge of hotel and resort development viability allows stakeholders to:

- set budgets based on business plan objectives and commercial agreements
- achieve design solutions that balance economic viability with stakeholder requirements for flexibility
- determine best value procurement methods for delivery

Our understanding and experience allows our teams to actively participate in the briefing, procurement and design process and comment on economic feasibility, achieving timelines and managing risk inherent in the project delivery.

Factors critical to the successful delivery of hotel and resort developments

Experience

Unrivalled specialist knowledge and expertise developed from working with main leading hotel operators and design teams throughout Australia and internationally.

Value

Understanding the value of good design, people and process – the whole process (not just cost) – and having an appreciation of issues affecting financial viability.

Knowledge

Access to a wealth of benchmarking data (design, cost and build rate analysis) generated from our extensive experience in new build and refurbishment projects.

Research

Comprehensive range of research papers, publications and cost models – captured and disseminated throughout Australia via our intranet site.

WHAT WE DO

- **FUNCTIONAL TECHNICAL BRIEF**
Manage the development of the brief to ensure clarity, brevity and ownership by all the project team, and to ensure it reflects the business investment decisions.
- **RISK AND VALUE MANAGEMENT**
Integrate processes for identification, measurement and management of risk and value and provide regular reports.
- **CONSTRUCTION ADVICE**
Explore issues of buildability, business and physical constraints and operational issues to ensure best value.
- **PLAN PROJECT COSTS**
Define project costs that align with the business plan and resolve strategies to control.
- **PROGRAM MANAGEMENT**
Identify opportunities and risk throughout the design, procurement and construction programs.
- **PERFORMANCE MANAGEMENT**
Create a project culture and structure using 360 degree feedback to ensure rigorous adoption and continual improvement.
- **PROVIDE SPECIALIST ADVICE**
Provide urban planning, specifications, building code compliance and other specialists.
- **PROCUREMENT ADVICE**
Recommend the most appropriate procurement route to meet stakeholder objectives.
- **PROVIDE PROPERTY ADVICE**
Deliver a strategy for property ownership with key performance indicators and management structure.

INTEGRATED PROJECT MANAGEMENT

Our project managers take responsibility for overall project delivery and adopt a 'whole of business' approach by providing:

- support for your in-house team allowing them to be focused on delivering, monitoring and reporting project deliverables
- emphasis on creating facilities that stand the test of time
- experience in tailoring the design and design process to enhance operational requirements
- an in-depth understanding of hotel and resort developments, expanded through working with operators, developers, funders and contractors
- a unique blend of management skills focused specifically on hotel and resort objectives
- efficiency of proven systems for programming and procurement

- integration of formal due diligence, project governance, risk consultancy and value management into the project processes and program
- access to the strength, knowledge and research of an international hotel and resort specialist project management group

We rely upon personal relationships to make the difficult commonplace and the seemingly impossible achievable



MANAGING THE PROCESS

- **DEFINE THE BRIEF**
We develop a functional technical brief which reflects the business investment decisions and deliver that brief into the project team.
- **BUILD THE TEAM**
We define priorities and objectives, charge and manage team members to work effectively and co-operatively by deploying web-based systems to ensure the team is always up to date.
- **EFFECTIVE COMMUNICATIONS**
We implement a single point of contact for communications and reporting to facilitate decision making, provide an early warning system and a positive environment for ideas and innovation.
- **CHANGE CONTROL**
Deliver effective, managed, flexible and disciplined change and document control systems.
- **RISK AND VALUE MANAGEMENT**
Integrate formal processes for identification, measurement and management of risk and value into the project management approach.
- **PROGRAM MANAGEMENT**
Define and manage an overall master program as well as design, procurement and construction programs with opportunities and risks clearly defined.
- **PROCUREMENT ADVICE**
Offer procurement advice, recommending the most appropriate procurement route to meet stakeholder objectives.
- **CONSTRUCTION ADVICE**
Explore issues of buildability, business and physical constraints and operational issues to ensure best value.
- **PERFORMANCE MANAGEMENT**
Create a project culture and structure that ensures procedures are rigorously adopted and allows for continual improvement.

EFFECTIVE COST MANAGEMENT

We offer cost planning and cost management, from project inception to completion, to align design with the business model.

Setting the right goals:

- selection and establishment of procurement methods suitable for the design and operational life of the facility
- access to extensive cost databases, captured through our experience in hotels and resort facilities nationally and internationally
- identification of critical cost drivers that will enable key value decisions to be made early in the project
- benchmarking, ranging from whole project to individual component exercises, to ensure cost improvement and best value
- making informed decisions through whole life costing
- establishing sustainability agenda from the outset

Delivering value throughout the project

Inception

Establish and validate the project budget relative to the brief and recommend a procurement strategy tailored to the type of facility.

Design stage

Proactively monitor design against budget, suggesting alternative solutions where appropriate to ensure delivery of both value and budget.

Delivery

Inform stakeholders in establishing a contractor selection process. Prepare and issue tender documents, analyse tender returns and make recommendations.



Construction phase

Ensure effective change management by providing disciplined change control procedures. Prepare and agree contractors' interim payment, final accounts and provide regular cost reporting, focused on predicting final outcomes.

Risk and value management

Integrate processes for identification, measurement costing and management of risk and value into the project management approach.

Benchmarking

Conduct benchmarking studies in the course of the project which assists and validate design/space assumptions and estimates. Our benchmark data has been collected from a wealth of hotel and resort project experience in Australia and internationally.

Creating an accurate assessment of a hotels' space requirement forms the basis of the preliminary budget calculations

BUILDING SURVEYING CONSULTANCY

Interpretation of the Building Code of Australia requirements into design requires attention to detail and ability to interpret requirements into best value and safe solutions.

Advantages to our clients:

- minimising the impact of regulation requirements on the design but ensuring the facility meets International Safety Standards
- performance-based designs that maximise advantages available from the BCA
- liaison and negotiation with statutory authorities
- independent certification of designs and issuing of Building Permit approvals and occupancy permits
- fire safety measures that meet or exceed code requirements
- building inspection reports and due diligence reports
- preparation of submissions of various regulatory requirements to the Building Appeals Board, local fire authority and local councils
- establishing essential services manuals

ENGINEERING SERVICES ADVICE

We provide best value building engineering services advice. Our independence eliminates any potential conflict of interests (particularly with designs) and ensures delivery of objective advice, including:

- development of performance briefs
- independent reviews of designs to ensure they deliver best value solutions
- independent cost planning and cost management, supported by our worldwide benchmarks
- identification and evaluation of alternative design options
- identification of low life cycle cost solutions
- identification of optimum energy performance solutions

SPECIFICATION CONSULTING

Davis Langdon Specification Consulting services are tailored to meet the needs of all parties involved in the design and construction process. We recognise design is fluid and evolutionary, and the associated specifications are the means of communicating that design throughout the construction process.

We produce project specifications which protect the design, protect the clients interests and reduce exposure to claims and cost increases.

Our revolutionary delivery system is Integrated Construction Suite (ICS), a proprietary document management system in which every project-specific specification is generated from a master specification and develops as the design and documentation process evolves. A full audit trail is integrated into the system. The master specification is continually and dynamically updated to include current techniques, practices, codes, standards and knowledge.

Our systems and processes have been proven with a wide range of hotel and resort clients throughout the world on numerous projects.

Davis Langdon Specification Consulting services are founded on the understanding that effective specifications:

- are critical contract documents
- allow drawings to be clear and concise
- clearly define contract scope and quality
- provide a means of checking compliance
- confirm procedures and responsibilities
- are coordinated with other documents

PROPERTY SERVICES

These services are designed to enable owners and purchasers of hotel and resort facilities to make informed decisions to maximise returns from their assets. We provide practical advice and information tailored to the needs of individual properties and their owners.

Our focus is on the complete life cycle of the development, from development to disposal. By regularly monitoring the performance and compliance of a facility we can minimise risk and ensure it delivers the desired property outcomes.

We achieve this through using processes developed during extensive experience in local and global markets:

- investment decision making advice
- technical due diligence and building condition and compliance reports
- facility management consultancy
- contractual documentation of property transactions
- tax depreciation schedules and replacement costs
- property OH&S risk management assessments

BUILDING CONSULTING SERVICES

Designed to develop and implement best practise management systems, we incorporate structured risk management training, continuous improvement advice and independent auditing to international and Australian standards.

- auditing management systems
- independent reviewer/verifier role
- practical compliance solutions for OH&S
- operational improvements and implementation
- auditor training
- operational continuity assessments
- risk management assessments and workshops
- value management workshops
- OH&S risk management

DISABILITY ACCESS SERVICES

As the need to provide disability access to property becomes a greater requirement both from a regulatory and a user viewpoint, owners and designers need clear advice and strategies.

Our services are directed at identification of short and longer term needs that work to deliver user and regulation requirements:

- assessments as part of condition reporting
- audits of buildings and portfolios
- advice to design teams
- advice on implementation, staging and priorities
- project management of improvement projects



OUR OFFICES

Australia

Adelaide +61 8 8410 4044

Brisbane +61 7 3221 1788

Cairns +61 7 4051 7511

Canberra +61 2 6257 4428

Darwin +61 8 8981 8020

Hobart +61 3 6234 8788

Melbourne +61 3 9933 8800

Perth +61 8 9221 8870

Sunshine Coast +61 7 5479 2005

Sydney +61 2 9956 8822

Townsville +61 7 4721 2788

New Zealand

Auckland +64 9 379 9903

Christchurch +64 3 366 2669

Wellington +64 4 472 7505

OUR SERVICES

Project Management

Cost Management

Building Surveying

Urban Planning

Specification Consulting

Infrastructure Verification Services

Technical Due Diligence

Property Performance Assessments

Make Good Assessments

Certification Services

Sustainability Services

DAVIS LANGDON & SEAH INTERNATIONAL

Arabian Gulf, Bahrain, Botswana, Brunei, China, Croatia, England, France, Germany, Hong Kong, India, Indonesia, Ireland, Italy, Japan, Kazakhstan, Lebanon, Malaysia, Mozambique, Nigeria, Pakistan, Philippines, Qatar, Saudi Arabia, Scotland, Singapore, South Africa, South Korea, Spain, Thailand, The Netherlands, United Arab Emirates, United States of America, Vietnam and Wales

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