

capability statement

prepared by

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introduction

floreancig smith building surveyors are well established Registered Building Surveyors and Building Code Consultants who have been practising for more than 20 years. Specialising in all sectors of construction including High Rise Residential and Commercial Developments, Educational and Industrial, their experience lies in exploring the boundaries of the Building Code of Australia via the utilisation of the Performance Provisions of the Building Code.

Floreancig Smith Building Surveyors differentiates itself from its competitors through greater customer focus and understanding of client's needs and expectations.

Unlike our competitors, when dealing with Floreancig Smith Building Surveyors, your primary contact will be the company Director throughout the project cycle. Viviana Floreancig in her role as Director and Registered Building Surveyor, will be totally committed to your project and will become part of the development team. With her experienced team, she will successfully guide your project from commencement of building works to completion.

floreancig smith building surveyors offers:

- Considerable experience on major commercial undertakings throughout Australia.
- Building Surveyors with relevant qualifications and a strong understanding in Fire Engineered outcomes which involves BCA performance-based solutions.
- The best team and people assigned to projects according to their experience.
- An understanding of the clients and consultant teams expectations in terms of pro-activity, accuracy of product and timely response to meet expectations.
- Professional Indemnity Insurance Policy of \$10 million. This may be increased as required.
- Assistance in producing the most cost-effective design in conjunction with the project architect and other service consultants.

building surveying services

floreancig smith building surveyors provides qualified consultancy services in the interpretation and implementation of the Building Code of Australia to satisfy the requirements of the building regulations in Victoria.

These services include:

- building permit approvals
- performance based BCA solutions
- fire safety engineering advice
- regulatory compliance audit
- design certification to the BCA
- liaison with local authorities
- fire safety advice relating to the redevelopment of existing buildings
- maintenance of essential safety measures

expertise

project experience

Floreancig Smith Building Surveyors has successfully undertaken building surveying consultancy services on numerous projects over many years as practising building surveyor. A cross sample major appointments include:

health and leisure

Crown Clarendon Third Hotel	4.5 star hotel consisting of approximately 680-700 rooms including 12 suites and a small number of studios, restaurant, sky bar, day spa, reception and lobby shops Office development in the podium for Crown College and Crown Administration	\$210 Million
Olivia Newton John Cancer Centre	The development of the new Olivia Newton John Cancer Centre at the Austin Hospital Campus site located in Heidelberg.	\$110 Million
Hunter Medical Research Institute	New Laboratories	\$60 Million
Emmy Monash Aged Care Facility	Aged Care Facility	\$12 Million
Epworth Eastern Private Hospital	New Hospital, Box Hill	\$43 Million
Dandenong Basketball and Volleyball Centre	Sports Centre Redevelopment	\$6 Million
Ascot Vale Sports and Fitness Centre	Construction of new Sports and Fitness Centre	\$11 Million
Croydon Aquatic Centre	Construction of a new aquatic centre	\$10 Million
Woodgrove Medical Centre	Construction of the Woodgrove Medical Centre in Melton	\$5 Million
Dandenong Basketball Stadium	Construction of basketball stadium for Dandenong City Council	\$15 Million
Kangaroo Flat Aquatic Centre	Construction of Indoor Aquatic Centre	\$30 Million

office developments

Bourke Junction Consortium	South East Stadium Precinct development for the Bourke Junction Consortium, Docklands. A mixed use and residential development which involves the development of a 29 level and 21 level office towers, a 3 level lower -rise building and a 250 bed Hotel with restaurants and bar facilities, a five level mixed use building incorporating medical centre, retail facilities, a business centre and gymnasium.	\$398 Million
Southern Cross Development, East Tower	28 Storey Office and Retail Development	\$220 Million
385 Bourke Street, South Tower Redevelopment	16 Storey Office Building Redevelopment	\$90 Million
NAB - 500 Bourke Street	Office Upgrade and Fitout works to the existing NAB building.	\$120 Million
AGL, 120 Spencer Street	Office Fitout	\$20 Million
Port IT Stage 4 and 5	Office/Warehouse Development	\$10 Million
AXA, 477 Collins Street	New 23 Storey Office Development	\$110 Million
Botanica Business Park	7 Storey Office Development	\$42 Million
Gladstone Street, South Melbourne	Construction of 4 storey warehouse, 32 separate 2 level offices studio buildings and a 6 storey car park	\$40 Million
Bureau of Statistics, La Trobe Street	Office fitout	\$10 Million
Centrelink - Preston Market Office Redevelopment	Construction of a 2 storey office building in Preston	\$11 Million
11 Exhibition Street	19 Storey office building	\$66 Million
Walmer Street Development	Construction of a 10 storey office building comprising 3 basement levels of car parking and ground level showrooms and restaurant.	\$50 Million
658 Church Street	Construction of a new mixed use development comprising a 3 level car parking, 1 level retail and 5 level office building.	\$60 Million
Project 770	Telstra Offices, Clayton - Construction of 3 office buildings and 1 multi-level car park	\$200 Million
209 Kingsway	10 Storey office building and showroom development	\$53 Million
Barwon Water Geelong	Redevelopment of Barwon Waters Head Office	\$31 Million

residential developments

A'Beckett Street, Melbourne	Construction of a new 25 Storey Residential Tower and ground level car park and retail tenancy.	\$80 Million
Coventry Street Apartments, South Melbourne	Construction of a residential development comprising 21 levels of apartments with ground level office/retail tenancies and 3 basement levels of car parking.	\$70 Million
Denton Mill Apartments	Construction of a 6 storey, residential, office and retail building.	\$34 Million
Rouse Street Apartments, Port Melbourne	Construction of a new 5 storey Apartment Building.	\$14 Million
Porter Street, Prahran	Construction of a new 7 storey Apartment and Retail Building.	\$17 Million
8 Dorcas Street Apartments	Construction of a new 22 storey Apartment and Retail Building.	\$34 Million
Village Docklands	Construction of a new 21 storey Apartment and Retail Building.	\$56 Million
Warleigh Grove, Brighton	Construction of Twenty Four Apartments and a Two Level Basement Carpark	\$7 Million
2-4 Claremont Street, South Yarra	Construction of 20 storey apartment building with 4 level basement carpark, office and retail tenancies	\$33 Million
Rankins Road, Kensington	Construction of a four storey apartment building & associated basement car parking.	\$4.5 Million
833-843 Dandenong Rd, East Malvern	Construction of an eight storey residential building including two basements for carparking and ground floor retail tenancies.	\$17 Million
951-955 Dandenong Road, Malvern East	Construction of residential building including basements for carparking and ground floor retail tenancies.	\$12 Million
366 Church Street, Richmond	Construction of a 5 storey apartment building with 2 levels of basement carparks.	\$10 Million
294 Keilor Road, Essendon	Construction of a 6 storey apartment building with 3 levels of basement carparks.	\$15 Million
24 Barnesby Road, Balwyn	Construction of 2 storey Aged residential building constructed over a common open deck carpark.	\$12 Million
Majella Apartments, Mt Buller	Construction of a new mixed use development comprising a 4 levels apartments and ground level car park and retail tenancy.	\$4 Million
203-207 Bridge Road, Richmond	Construction of 9 storey mixed-use development comprising of 3 retail tenancies, 51 apartments and basement carpark	\$11 Million

8-10 Murphy Street, South Yarra	Construction of a 5 storey apartment building and basement carpark	\$14 Million
747 Sydney Road, Brunswick	Construction of mixed use development comprising of 18 apartments, retail tenancy and associated carpark	\$3.5 Million
4 Wills Street, Glen Iris	Construction of 24 apartments over 4 storeys and 2 levels of basement carparks	\$4 Million
7-11 Berkley Street, Doncaster	Construction of a 5 storey apartment building and basement carpark	\$12 Million
2-4 Claremont Street, South Yarra	Construction of 20 storey apartment building with 4 level basement carpark, office and retail tenancies	\$33 Million
39 Riversdale Road, Hawthorn	Construction of 31 Residential Apartments and Basement Carpark	\$8 Million
Azure Apartments, Bundoora	Construction of two residential apartment buildings comprising 46 apartments	\$6 Million
Kingfisher Estate, Bundoora	Construction of 22 double storey townhouses	\$5 Million
203-207 Bridge Road, Richmond	Construction of 9 storey mixed-use development comprising of 3 retail tenancies, 51 apartments and basement carpark	\$11 Million
368 Burnley Street, Richmond	Construction of 6 storey mixed-use development comprising of 40 apartments, retail space and basement carpark	\$10 Million
1200 High Street, Armadale	Construction of 4 storey mixed-use development comprised of 4 retail tenancies, gym, 17 apartments and basement carpark	\$7.2 Million
42 Kororoit Creek Road, Williamstown North	Construction of 4 storey residential development, comprised of 19 apartments and ground floor carpark	\$4.8 Million
160-164 Argyle Street, Fitzroy	Construction of mixed-use development comprising of 2 retail tenancies, carpark and 37 residential apartments	\$9 Million
770 Whitehorse Road, Mont Albert	Construction of 27 serviced apartments and basement carpark	\$4.5 Million
1-13 Cobden Street, South Melbourne	Construction of Multi-Storey Residential/Mixed Use with basement carparking	\$70 Million
3-11 Howard Street. Box Hill	Construction of 5 Storey Mixed Use Development	\$5.5 Million
84 Lynch Street, Hawthorn	Construction of 8 Storey residential development comprising of 45 apartments and 2 level of basement	\$10.5 Million
450-452 Doncaster Road, Doncaster	Construction of 14 townhouses and associated garages	\$3 Million
140-142 Cotham Road, Kew	Construction of mixed use development comprising retail, restaurant, 40 apartments and associated basement carparking	\$12 Million

retail		
Mentone Bulky Goods	Bulky goods retail development	\$40 Million
Chadstone Shopping Centre	New Hotel, Office, Commercial, Retail Tenancies, Myer Deck Carpark and Bus Interchange	\$100 Million
399 Bourke Street	Retail and Residential development	\$42 Million
Coles Supermarket	Refurbishments - national project managers and building surveyors	Various
Springvale Bulky Goods	Bulky goods retail development incorporating Harvey Norman and IKEA and various other major retail outlets	\$180 Million
GPO Melbourne	Retail Refurbishment	\$5 Million
Jam Factory	Apartment and Retail complex development	\$3 Million
Kangaroo Flat Shopping Centre	New Shopping Centre Redevelopment	\$18 Million
The Strand Redevelopment	Redevelopment of the GPO and Strand Arcade	\$16 Million
Aldi Stores	New Aldi Stores and Fitouts	Variable
Eltham Shopping Centre Redevelopment	Retail redevelopment	\$6 Million
St Collins Lane (AKA Australia on Collins) Retail Redevelopment	Redevelopment of the retail levels of the building	\$28 Million
Chadstone Shopping Centre	Construction of Hotel and Office Buildings	\$97 Million

national retail rollouts

Degani	Commonwealth Bank	National Bank
Aldi	Cotton On	Factory
Cotton on Kids	Rubi Shoe	Typo
Bonds	Mister Minit	JB Hi Fi
Bank West	Walker Doughnuts	Totally Games
Bonds Kids	Nando's	Domino's Pizza
Bardot	Pour and Slip Coffee Shop	Snap Fitness

government work

MFB Burnley Complex	New MFB Headquarters and Training Centre	\$32 Million
Building Education Revolution / Economic Stimulus Plan	Government funded alterations and additions to 380 Schools Victoria wide	\$400 Million
Statewide CRU Fabric Audits	Series of Audits, statewide	Variable
Victorian Government Fitouts Department of Treasury and Finance, Education, Premier and Cabinet	Various Government Department Office Fitouts	Variable
Hume City Council Offices - Broadmeadows	Construction of new offices for Hume City Council	\$20 Million
Diamond Creek Sports Stadium - Diamond Valley College	Construction of New Sport Stadium	\$9.1 Million
Mornington City Council Offices	New office building	\$5 Million
Vic Urban Affordable Housing Development	New Apartment Development, Coburg	\$25 Million
Vic Urban Affordable Housing Developments	New Apartment Development, Geelong	\$19 Million
Wyndham Council 80 Derrimut Road, Hoppers Crossing	Construction of numerous Council Building including Library/Events Centre/ Aquatics Centre	\$80 Million
Hawthorn Town Hall	Redevelopment of the Hawthorn Town Hall Arts Precinct Project	\$12 Million
Maribyrnong Aquatic Centre	Redevelopment of the Maribyrnong Aquatic Centre	\$2 Million
Broadmeadows Leisure Centre	Redevelopment of Broadmeadows Leisure Centre	\$6 Million
Department of Health & Human Services, 50 Lonsdale Street	Office Fitout of Levels 7-10, 12-21 & 23-24	\$1.4 Million

educational

University of Melbourne Dental School	Refurbishment of Dental School	\$10 Million
Penleigh and Essendon Grammar, Keilor East	New Junior Boys School	\$4.4 Million
Penleigh and Essendon Grammar, Keilor East	New PEGS Senior School	\$35 Million
Penleigh and Essendon Grammar, Keilor East	New Middle School	\$9.5 Million
Dallas Brooks Community Primary School, Dallas	New Primary School	\$7.6 Million
Victoria University - Nicholson Campus	Teaching Space Refurbishment	\$7.75 Million
Building Better Schools Today	Refurbishment of 10 existing schools throughout Victoria	\$10 Million

Building Education Revolution / Economic Stimulus Plan	Government funded alterations and additions to approximately 380 Schools Victoria wide.	Variable
AMES Childcare Facility, Barkley Street, Footscray	New Childcare Facility Regulatory Consultancy	NA
Dallas Upfield	Construction of Class Room Buildings for a Primary School & Early Learning Centre Facilities	\$8.2 Million
Herne Hill Primary School	Construction of an early learning centre to existing school	\$1.7 Million
AMES Childcare Facility at Victoria Crescent, St Albans	New Childcare Facility Regulatory Consultancy	NA
500 Bourke Street, Childcare	New Childcare Facility	\$1.54 Million
Myer Childcare, Docklands	New Childcare Facility	\$2 Million
Kensington Children's Centre	New Childcare Facility	\$1.4 Million
Victoria University minor works program	On going to all campus'	Variable
Melbourne University minor works program	Ongoing to all campus'	Variable
DEECD and private schools via independent architectural practises	Currently approximately 40+ schools	Variable
Acacia College	Alterations and additions to existing school	\$3 Million
Victoria University - St Albans Health Hub Building	Proposed New 5 storey Educational and laboratories building.	\$60 Million
Hunter Valley Research Facility - Newcastle	Proposed New 3 storey laboratory building.	\$80 Million
University of Tasmania	Proposed construction of New Animal facility House.	\$10 Million
Regeneration projects (various sites in Hallam, Broadmeadows, Morwell)	Proposed construction Educational facilities.	\$25 Million
King David School	Additions and Alterations to King David Armadale Campus including new early learning centre	\$7 Million
Woodleigh School	Construction of 3 new homesteads	\$6 Million

industrial

Fastline, 2-30 Saintly Drive, Truganina	Factory/Warehouse Development	\$10 Million
Symbion, Atlantic Drive, Keysborough	Factory/Warehouse Development	\$9 Million
PFG, 199 Australis Drive, Derrimut	Factory/Warehouse Development	\$7.5 Million
The Australian Ballet, 71-95 Drake Boulevard, Altona	Factory/Warehouse Development	\$11 Million

The Key, Warehouse Development	Factory/Warehouse Development	\$9 Million
The Key Spec 2, Warehouse Development, Pacific Drive, Keysborough	Factory/Warehouse Development	\$11.5 Million
Primus @ Melbourne Airport Business Park	Factory/Warehouse Development	\$8.5 Million
Toll Logistics, Aylesbury Drive, Altona	Factory/Warehouse Development	\$10 Million
Toll 2, Aylesbury Drive, Altona	Factory/Warehouse Development	\$9 Million
Altona Spec 2, Corner Kimpton Way and Drake Boulevard, Altona	Factory/Warehouse Development	\$12.2 Million
West Park Estate	Factory/Warehouse Development	\$12 Million
West Park - Spec 3	Industrial Estate Development	\$9 Million
West Park - Spec 5	Industrial Estate Development	\$12 Million
West Park - Spec 6 2-30 Saintly Drive, Truganina	Industrial Estate Development	\$11 Million
Springvale Bulky Goods	Bulky goods retail development incorporating Harvey Norman and IKEA and various other major retail outlets	\$180 Million
Gladstone Street, South Melbourne	Construction of 4 storey warehouse, 32 separate 2 level offices studio buildings and a 6 storey car park	\$40 Million
Signcraft	Factory redevelopment Altona	\$5 Million
CSR	Warehouse facility	\$2 Million
Investa Lot S2	Factory/Warehouse Development	\$12 Million
West Park Estate	Factory/Warehouse Development	\$12 Million
The Key, Warehouse Development	Factory/Warehouse Development	\$9 Million
Primus @ Melbourne Airport Business Park	Factory/Warehouse Development	\$8.5 Million
Toll Logistics, Aylesbury Drive, Altona	Factory/Warehouse Development	\$10 Million
Toll 2, Aylesbury Drive, Altona	Factory/Warehouse Development	\$9 Million
West Park - Spec 3	Industrial Estate Development	\$9 Million
Springvale Bulky Goods	Bulky goods retail development incorporating Harvey Norman and IKEA and various other major retail outlets	\$180 Million
Gladstone Street, South Melbourne	Construction of 4 storey warehouse, 32 separate 2 level offices studio buildings and a 6 storey car park	\$40 Million

Factory Developments, Derrimut	Factory/Warehouse facility	\$6 Million
Port IT - Stages 4 and 5	Construction of 30 Office/Warehouse Developments	\$10 Million
Target Distribution Centre	Construction of distribution warehouse and associated offices	\$34 Million
Patrick Autocare Port Melbourne	Construction of warehouse and associatd office	\$12 Million
West Park - Spec 7	Construction of Warehouse, Factory and Office Development	\$15.8 Million
CEVA Warehouse	Construction of Warehouse and Office Development	\$34 Million
Astral Pools - The Key	Construction of Warehouse, Factory and Office Facility	\$15 Million
West Park Spec 8	Construction of Office and Warehouse Development	\$10.5 Million

team

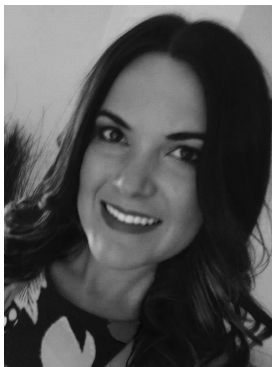


viviana floreancig – director

Viviana is the founding director of Floreancig Smith Building Surveyors and has more than 20 years building surveying experience, with extensive experience in Building Surveying assessment and approval of multi-storey residential developments, commercial, public and industrial buildings, including performance based building surveying for alternate compliance solutions.

Viviana's experience and knowledge of industry expectations in assessment of alternate solutions under Performance Provisions of Building Code of Australia is extensive.

Viviana is a registered Building Practitioner with the Building Practitioners Board of Victoria and also has a Graduate Certificate in Performance Based Building & Fire Codes.



courtney terrell – building code consultant

Courtney has over 8 years of experience within the building industry working on various projects across all sectors.

Courtney's role at Floreancig Smith Building Surveyors as a Building Code Consultant is to provide technical support and assistance to the team by assessing and managing various projects.

Through her experiences in the construction industry Courtney has developed a defined knowledge and clear understanding of BCA performance provisions and statutory design compliance reviews. Proficient in the assessment of construction techniques & methodologies, Courtney is able to conduct compliance assessment to determine compliance with the National Construction Code (NCC) and various Australian Standards.



julian jones – building code consultant

Julian has over 10 years of experience within the building industry, 5 of which is in building surveying, working on various projects across all sectors.

Julian's role at Floreancig Smith Building Surveyors as a Building Code Consultant is to provide technical support and assistance to the team by assessing and managing various projects.

Working within the construction industry for a number of years, Julian is able to use a practical approach in his assessment of projects. He has a thorough knowledge of the BCA and applicable standards which enables him to soundly consult on an array of projects.

additional support staff

Melissa Taylor - Office Manager

Nataasja Agresta - Cadet Building Surveyor

Antoinette Moretti - Personal Assistant

Laura Harris - Administrative Assistant

Angela Yuan - Financial Controller

Justin Adami - Building Inspector

Daniel Muj - Building Inspector

scope of services

Services will vary depending on the type and size of the project. On a typical medium development, services provided from a building regulatory requirement will be as follows:

general services

- Review the Design Brief in consultation with the Design Team and the Project Manager and provide BCA review and input to fire and smoke engineering as required.
- Provide Building Permit advice and certification.
- Assessment and analysis of the design.
- General advice and certification as required.
- Provide input to the Building Permit Application.

schematic design

- Provide ongoing advice in relation to building regulatory requirements.
- Review the concept design and identify non-complying aspects and alert the design team to these and potential solutions as early as possible.
- Liaise with the Council Building Surveyor and other Authorities as necessary.
- Advise the Project Manager and Consultants, on design matters which do not meet compliance.
- Prepare and lodge applications for modification to the Building Referees as necessary to meet the requirements of the Programme.
- Prepare Building Approval/Compliance design report.
- Participate in Value Management studies as may be required.
- Attend and report to Project Control Group meetings (where requested).
- Provide all other services as required in normal practice.

design development

- Provide ongoing advice in relation to building regulatory requirements.
- Review the developing design and identify non-complying items and alert the design team to these and potential solutions as early as possible.
- Liaison and coordination of a Fire safety engineered solutions and acceptance criteria.
- Advise on documents required for staged approvals and certification to suit the Project Programme.
- Advise the Project Manager and Consultant Team on regulatory issues which may affect design.
- Liaise with the Council Building Surveyor and other Authorities as necessary.
- Advise the minimum amount of documentation required for stage approvals and possible staging break-ups.
- Prepare and lodge applications for modification to the Building Referees to meet the requirements of the Programme.
- Ensure all design documentation complies with the requirements of the Fire Authority and obtain its approval.

- Up date Building Approval/Compliance design report.
- Attend and report to Project Control Group meetings (where requested).
- Provide such other documents as are necessary to fulfil the requirements of the Design Development phase.

construction documentation phase

- Provide ongoing advice in relation to building regulatory requirements.
- Review the construction documentation and identify non-complying items and alert the design team to these and potential solutions as early as possible.
- Advise if necessary on documents required for staged approvals and certification to suit the Project Programme.
- Advise the Project Manager and Consultant Team on regulatory issues which may affect design.
- Liaise with the Council Building Surveyor and other Authorities as necessary.
- Provide a list of documentation required for stage approvals and possible staging break-ups.
- Prepare and lodge applications for modification to the Building Referees as necessary to meet the requirements of the Programme.
- Grant dispensations within the Building Surveyor's discretion.
- Ensure all design documentation complies with the requirements of the Fire Authority and obtain its stamped approved drawings.
- Ensure that all building approvals (staged) are issued to fit in with the Project Programme and not delay the works.
- Update Building Approval/Compliance design report.
- Collate all documentation pertaining to building approvals.
- Certify Plans and Specifications and issue building approvals at various stages, after making all due inquiries and receiving all necessary reports to comply with the requirements of the Building Code of Australia and all other relevant Regulations.

construction phase

- Answer all queries raised on documentation during the construction period including preparation of technical site instructions for issue by the Project Manager.
- Provision of design assistance to the Architect in resolving co-ordination issues and in the investigation of alternative layouts for such reasons as cost, time or ease of construction.
- Attend fortnightly site meetings and design meetings as required.
- Undertake all mandatory and periodic inspections during construction including structural, services, and fire and safety inspections.
- Inspect notified site problems and develop solutions where necessary.
- Provide progressive lists of incomplete or defective work particularly in the lead-up to Practical Completion or Phased Handover.
- Carry out final inspection of all stages as required, including co-ordination and collation of all Architectural, Fire Authority and Engineering Certificates of Compliance for all relevant stages, to meet the requirement of the Project Programme.
- Issue Certificates of Occupancy for all sections of the project, in stages if required.