



SERVICES

Lees Cadman provide a wide range of Cost Management and Quantity Surveying services, as briefly summarised below ; further details on any services can be readily provided on request.

In addition to the traditional QS services, Lees Cadman provide a genuine value-added bonus in that 3 of our team have significant experience at senior levels in major construction companies in addition to our teams extensive experience in professional practice. The practical skills, plus experience in managing project and cost issues from the other side of the fence, provide our clients with very real benefits that are not widely available in many professional QS firms.

The structure of our firm, together with the personal natures and experience of our team is such that Lees Cadman have a capacity for high standards of service and performance, plus flexibility and versatility.

Cost Management

- Establishment of project budget estimates from client briefs, conceptual sketch drawings and other preliminary information;
- Cost planning during the pre-construction phase, tailored to suit the specific requirements of each client, to assist the client in achieving the project objectives, through an ongoing, proactive and consultative process involving estimate updates, cost studies, cost monitoring throughout design development and documentation, contingency management, risk assessment analysis and management, and a process of ongoing reporting and cost management advice;
- Cost management during the construction phase, to assist the client and his consultant team in ensuring that the cost of variations, claims and like are managed and controlled, and to ensure the client pays a fair and reasonable price throughout and is advised on the likely total cost of the project on completion at all times.

Project Delivery and Procurement Advice

- Assessment of client requirements in respect of time/cost/quality in conjunction with project specific issues, taking into account risk/opportunity considerations and the prevailing industry, market and economic conditions to advise on procurement and project delivery options and implications.

Value Management

- Facilitating and/or participating in Value Management (VM)

studies, to establish client essential/desirable requirements, challenge and question the brief and preliminary design criteria assumptions and solutions, with the objective of achieving the optimum project value for the client. Keith Lees has completed a 3-day VM facilitator's course prepared by the AIQS and the Hawthorn Institute of Education and has acted as a VM facilitator on a number of projects ; in addition Keith, David, Kym and Alan have participated in VM studies on numerous projects.

Tax Depreciation

- Preparation of tax depreciation schedules/reports on Depreciable Items and Building Write-Off, based on actual and/or estimated costs, in accordance with guidelines issued by the Australian Tax Office and the Australian Institute of Quantity Surveyors, for all types of investment property, both residential and commercial. Further details are provided on [tax depreciation schedules](#).

Insurance Replacement Valuations

- Preparation of replacement cost estimates, taking into account the specific site and property issues, demolition, reconstruction to current building regulations, consultants fees and other sundry costs, escalation and GST, for all types of property, both residential and commercial.

Estimates for Disability Discrimination Act (DDA) Audits

- Preparation of estimates for DDA audits and assessments, based on preliminary reports by specialist consultants to provide a reasonable guide to the likely cost of works to rectify DDA problems, either by a specific solution or a variety of options, with the objective of providing property owners with a basis for a planned, structured and budgeted programme of remedial works.

Estimates for Insurance Compensation Cases

- Preparation of estimates for insurance compensation cases, based on preliminary reports by specialist consultants to provide a reasonable guide to the likely cost of works to provide accommodation to suit the claimant's specific needs, either by a specific solution or a variety of options, with the objective of providing the claimant's legal advisers with a reasonable basis on which to base that particular section of a claim.

Estimates and Cost Advice for Specific Purposes

- Preparation of estimates and/or cost advice for a wide variety of specific purposes, including feasibility studies, life-cycle cost analyses, tender assessments, contractual claims/disputes, legal cases, property purchase, asset management studies and the like.

Contract Documentation

- Preparation of documents scheduling measured quantities of works for a variety of purposes, including tendering, schedules of

rates, contractual claims/disputes and the like, through to full bills of quantities.

Further details and information on any of the above services can be readily provided on request to [contact us](#).