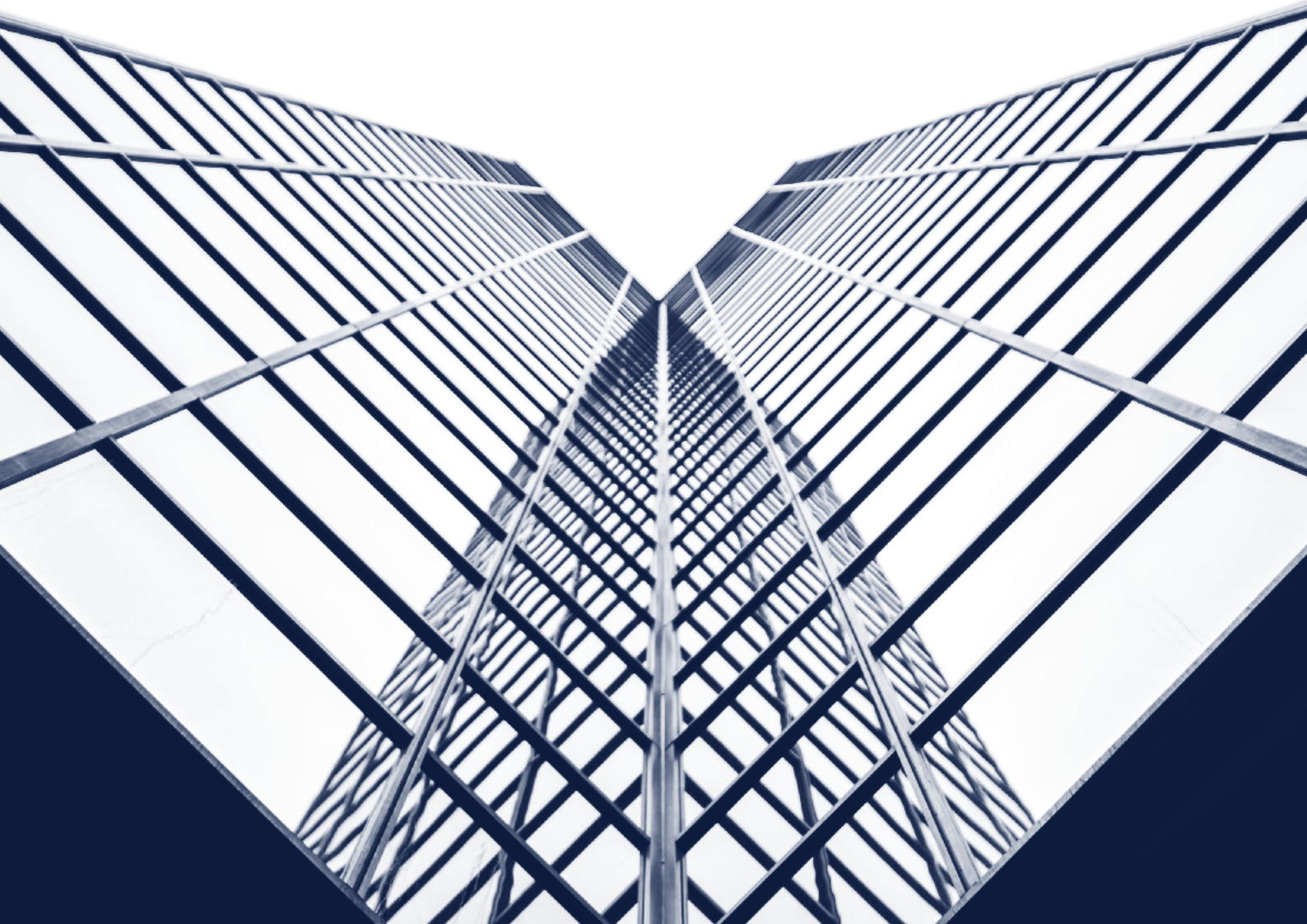


# Project Experience

## Cross Laminated Timber (CLT) Projects

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United Building Consultants is an independent consulting firm providing building surveying consulting services to the Victorian property and construction industry. Following are some of our recent examples of our Cross Laminated Timber (CLT) projects.



# Experienced Consulting Building Surveyors who can find simple solutions to meet compliance

United Building Consultants is a well respected and Australian owned and operated firm, providing Building Code Consulting services. Our hard-working and highly qualified team has extensive experience in all types of construction and rejuvenation projects.

We are proud that our proven, professional building code consulting service has contributed to the construction or redevelopment of many iconic buildings, particularly within Victoria. Our services reduce stress and add value through our timely and methodical proactive approach to the compliance review of concept and design drawings.

As we do not accept appointments to act as the Relevant Building Surveyor, United Building Consultants can act on all your projects in the role of the Consulting Building Surveyor. This meets the requirements of the VBA's Code of Conduct which commenced on 1 January 2021 and will require significant change to the current practices of appointing Building Surveyors.

## Our Services

### CONCEPT DESIGN

- Pre-Planning audits of new works to ensure design optimisation
- Pre-Planning audits of existing structures to identify and recommend appropriate upgrading regimes
- Liaising with Councils, Fire Brigade, etc
- Advice on performance-based compliance strategies

### BUILDING APPROVALS AND CONSTRUCTION CERTIFICATION

- Coordinate building permits via an independent RBS for any type of project
- Coordinate appointment of fire engineers, DDA consultants
- Independent assessment of documentation for any type of project

### EXISTING BUILDING UPGRADES

- Audits of buildings against current code requirements
- Develop fire and DDA upgrade strategies for existing buildings
- Resolve Building Notices and Building Orders with Council
- Develop a scope of works to progressively bring existing buildings up to an acceptable level of compliance with current building standards

### CLADDING AUDIT AND REPLACEMENT

- Audits of existing buildings for combustible cladding
- Assessment of cladding types
- Liaison with Fire engineers to determine the most cost effective and appropriate retention / replacement strategy
- Approvals for cladding replacement projects

### TECHNICAL DUE DILIGENCE

- Audits and reports on existing buildings
- Preparation of Capex forecasts, upgrading regimes and prioritisation of works

### OTHER SERVICES

- Expert witness services in court disputes relating to building regulations, building approvals, fire safety, building approvals and quality
- Subdivision of Existing Buildings (Regulation 503) in Victoria
- Preparation of annual fire safety statements on behalf of building owners, including inspections and review of maintenance work

## Cross Laminated Timber (CLT)

Euan Morrison of United Building Consultants is one of the few Building Surveyors who has successfully approved CLT systems, and we are passionate about the long term benefits to the community. We have significant experience using CLT, on various different building types, including exposed CLT on some projects, and are working closely with some builders and developers to ensure the use of CLT continues to increase.

CLT is a lightweight prefabricated wood panel that consists of multi layers of kiln-dried lumbar boards stacked together in opposing directions, then bound by structural adhesives. Suitable for use in both residential and commercial projects, CLT provides sturdy internal wall or floor paneling as well as door and window frames.

CLT is a sustainable, yet exceptionally strong, alternative to conventional building materials such as concrete, masonry or steel in the construction industry. Not only remarkably quick and easy to install or erect, CLT

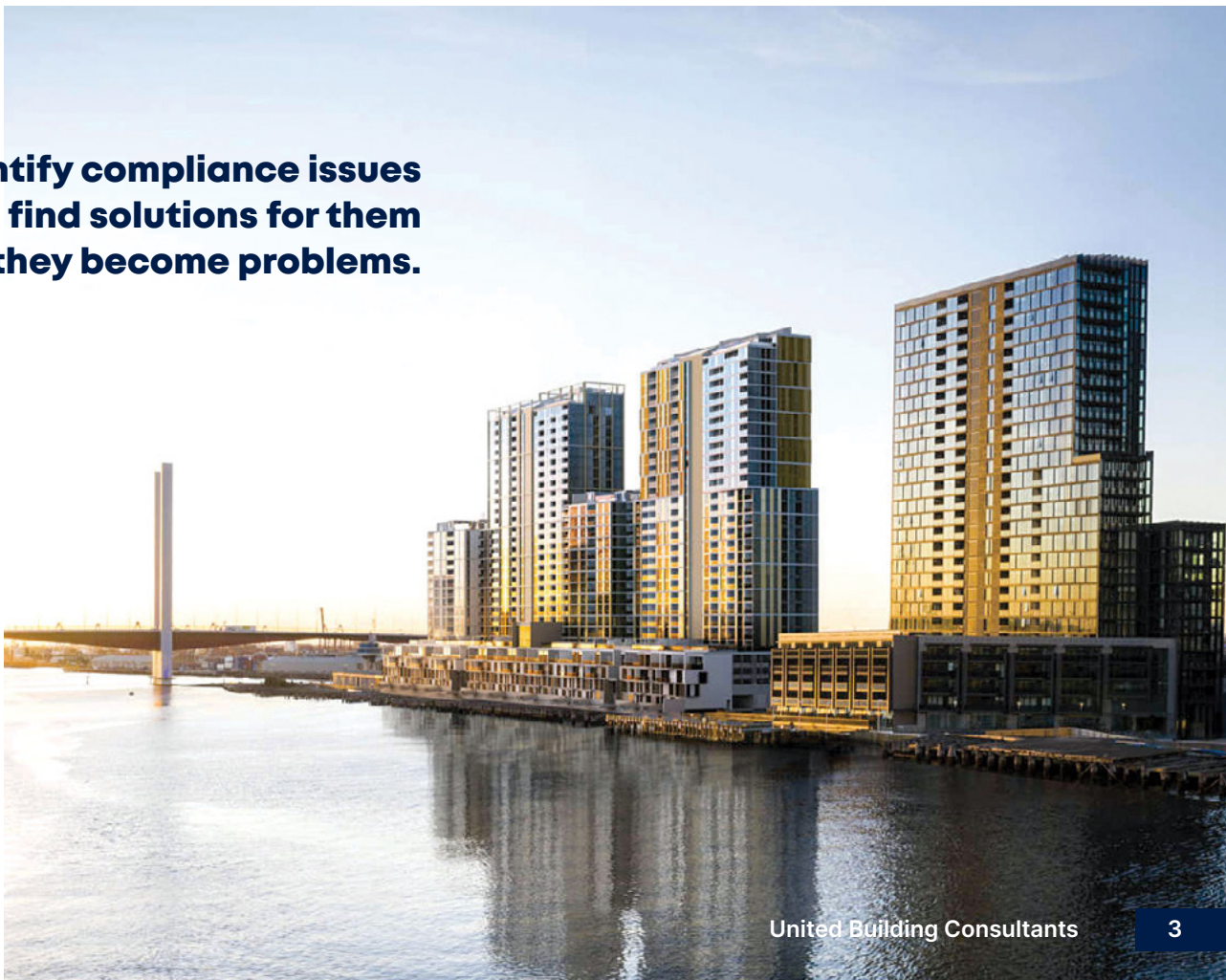
also produces very minimal waste onsite, making it an effective alternate material when working in narrow inner-urban locations. Plus, quieter installation equates to less disruptions to the surrounding community and environment during the construction phases. This means faster project schedules without compromising on quality.

This mass-produced and robust paneling product is a renewable resource which produces far less emissions in comparison to that of more traditional structural materials which require the burning of fossil fuels during production. The internal use of CLT when building, provides an energy efficient alternative, creating a pathway towards a zero-carbon model.

The wooden paneling is aesthetically appealing, highly acoustic, thermally efficient and exceptionally load bearing on all sides. CLT's natural ability to better regulate complications relating to thermal design and humidity can also potentially decrease structural running costs of large-scale projects. This product can accelerate building potential and lower environmental impact making CLT an efficient and appealing resource for the future of construction.

**We identify compliance issues early, then find solutions for them before they become problems.**

Collins Wharf 2 & 3, Victoria Harbour, Docklands



## Relevant Project Experience



### Gillies Hall, Monash University

Construction of a new 150 bed student accommodation facility, 3 apartments for residential support, staff office accommodation for Monash Residential Services (MRS) and common spaces to support the whole residential community (250 people approx.)

Gillies hall is one of Australia's largest cross laminated timber (CLT) buildings that also achieves Passive House Certification (PHC). By achieving PHC, Monash University are on track to reach their 2030 ambition of a net zero campus.

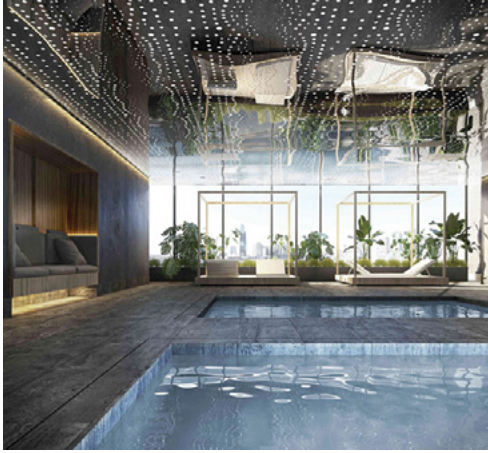


### Nightingale 3.0, Terrace House Brunswick

Construction of this new residential development was originally proposed to use cross laminated timber. Euan Morrison was able to gain the support of the Fire Brigade for the timber design without going to the Building Appeals Board.

The new development will include 6 levels of residential apartments, a rooftop garden with shared residential amenities, 3 commercial tenancies and a basement level including 70 bicycle parks and services.

## Relevant Project Experience



**Collins Wharf 2 & 3,  
Victoria Harbour,  
Docklands**

Located on the largest remaining finger wharf in the world, this 659-apartment development is configured as two articulated towers over a four-level podium reaching 28 and 29 storeys, conceived as an extension of Melbourne's iconic Collins Street.

Euan Morrison of United Building Consultants spent 18 months negotiating with the Fire Brigade and the Building Appeals Board to gain their approval for what would have been one of the largest mass timber residential buildings in the world. Alas... you can't win them all!



**City of Greater  
Geelong Civic  
Accommodation  
Building**

Construction of a new 5 storey Civic Accommodation Building and an additional 10 storey extension office expansion building located at Mercer Street, Geelong, VIC, with both buildings located over a common basement carpark.

The new COGG building will feature Cross Laminated Timber (CLT) to ensure an innovative and sustainable design which exemplifies Geelong's designation as a UNESCO City of Design.

## Relevant Project Experience



### **Melbourne Connect, Grattan St, Carlton**

Melbourne Connect, Entrepreneurship Centre (MEC) fit-out uses Cross Laminated Timber (CLT) across the Mezzanine, level 1 and level 2 which provides approximately 1,653m<sup>2</sup> NLA for the Melbourne Entrepreneurship Centre (including Melbourne Accelerator Program (MAP) and TRaM (Translating Research at Melbourne)).

### **Melbourne Metro Tunnel, OSD South Development**



Construction of a new multi-storey mixed-use development of retail & office tenancies located over the new Metro Rail Subway Station, Melbourne.

This 60-metre mixed-use tower proposes the use of Cross Laminated Timber (CLT) as a prominent construction material.

# Code of Conduct for Building Surevyors

With the introduction of the Victorian Code of Conduct for Building Surveyors on 1 January 2021, United Building Consultants can provide building regulations and BCA consultancy services throughout the design stages of a project. Under the Code, there is a stronger distinction between design consultancy and RBS functions and what constitutes a conflict

of interest. The RBS is no longer permitted to participate in a project's early design phases and Pre-Planning assessments.

We believe our decades of experience can help ensure a successful result for any project.

Please contact us with any questions you may have, we look forward to the opportunity of working with you.

**united**  
BUILDING CONSULTANTS

**UNITED BUILDING  
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