

# CONSTRUCTION Review

Your guide to choosing the best commercial builder

Issue One

## Woolworths trusts only one builder

### Who did Woolworths choose to build a 67,000 sqm warehouse in Laverton?

**What was one of the biggest problems facing Woolworths when they had to choose a contractor to build their new warehouse at Laverton North?**

How to pick a contractor who could run a trouble free project that would come in on time, on budget. So they chose Vaughan Constructions.

Major construction projects are renowned for being plagued with hiccups;

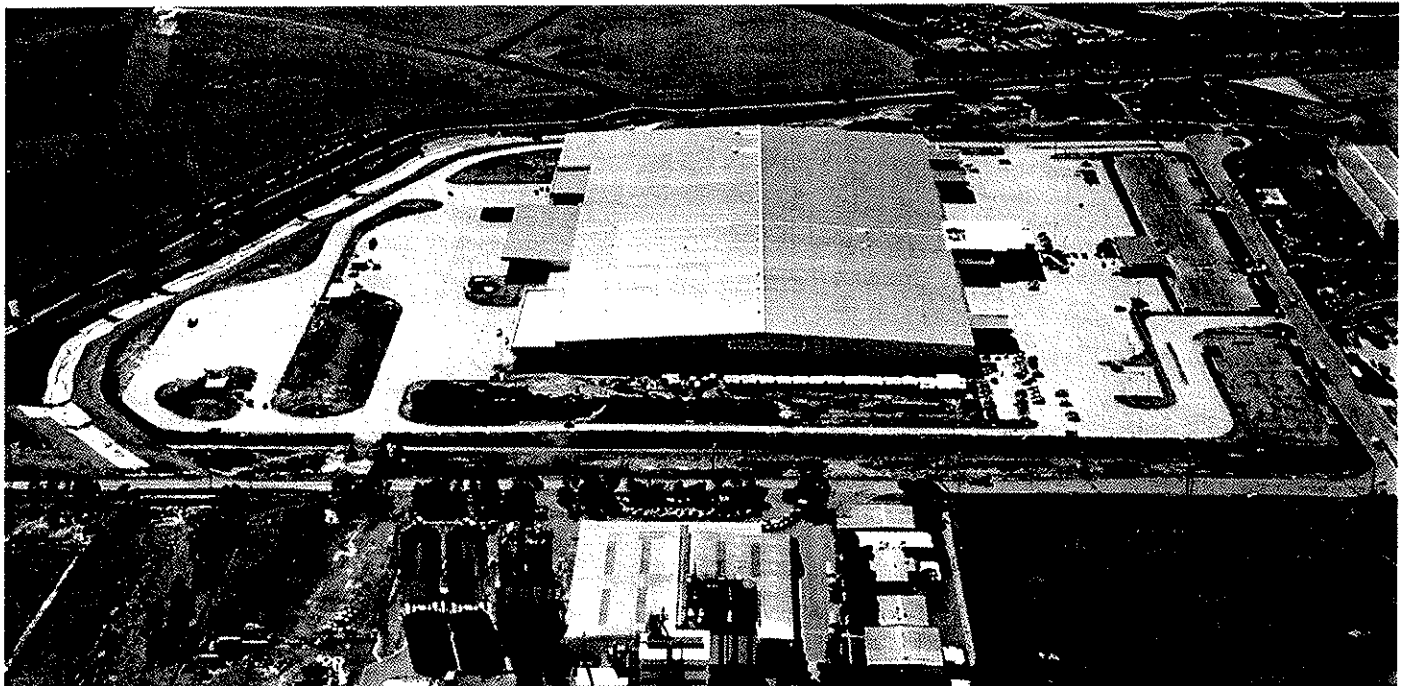
whether it be cost overruns, lengthy delays, supply disruptions or industrial disputes – they rarely run smoothly. Construction companies that can run hassle-free projects are like gold in the industry.

That's why Woolworths chose Vaughan Constructions to build its warehouse at Laverton North. Part of Woolworths plans to expand its liquor division, the project is based at the 85-

hectare Interchange Industrial Estate on Leakes Road. It will be the base for 500 on-site workers and 70 drivers.

Woolworths will lease the warehouse from the Goodman Group and Linfox Property Group and signed a pre-commitment lease with the property firms for the 67,000 square metre building.

**FULL REPORT PAGE 3**



# Why did ALDI choose the same builder 3 times in a row?



## Vaughan Constructions wins premier ALDI contract to build another key industrial facility

ALDI's confidence in choosing Vaughan Constructions to build its new Distribution Centre at Prestons, NSW, has proven to be well founded, with the project on track to be completed on time in late February 2010.

Construction Manager Andrew Noble told Construction Review this was the third ALDI's project awarded to Vaughan Constructions. It comes on top of the

discount food chain's unprecedented expansion throughout Australia.

"It's our expertise in large scale projects such as the distribution centre that keep drawing clients back to us. They know our quality assurance procedures conform to the highest Australian standards and we deliver on time, on budget - repeatedly," Andrew said.

"We have been to the fore in the

construction industry in setting quality control procedures that ensure not only high standards of production but consistency in the quality of our work. Maintaining rigid adherence to specifications and drawings is all important in our industry and it's our attention to detail that has drawn us praise from many clients over the years.

"We also forge strong ties with our clients, establishing open, frank communications that mean we work as a team with the client to produce a first class product. Such claims may sound trite, but we have found that building such ties has guaranteed us the best outcomes in the past.

"Those old fashioned words, 'service and customer satisfaction' are just as valid on major construction projects as they are at the local supermarket," he said.

The facility is ALDI's second NSW distribution centre and incorporates approximately 57,233 square metres of building space, including fully fitted-out office accommodation, a freezer, cool rooms and ambient areas within the warehouse.

"There is also another 42,000 square metres of external space, which includes provision for car parking, access roads and landscaping."

**Highly specified building requirements along with ALDI's expectation to achieve 'above industry' quality standards underpinned the rigid contract appointment selection criteria.**



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## A letter from the Editor

Dear Reader,

Vaughan Constructions is excited to bring you our newsletter.

The building industry is consistently undergoing great change. Each issue we plan to show how that change has helped many of our valued Australian clients

In the space available, we are only able to take you through the basics of each concept discussed

For further help, we are happy to meet you, so we can impart our knowledge and experience gained over 50 years of guiding people like you to build better projects

**Our vision is to build customers for life** through designing, constructing and developing the right building for your company!

Kind Regards,

**Mr Matt Vaughan, Co-Managing Director**

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# Woolworths tells us how their Laverton warehouse was built to the best quality standard

**In this special report, we go behind the scenes and speak directly with the key Woolworths' Project Manager as to why they felt the project went so well.**

Woolworths Project Manager Amy Bentley praised Vaughan's and said: "We're absolutely thrilled to not only see the end result but also to be able to start operating it and know that it's going to be functional and flexible for us right into the future.

"The most positive thing about working with Vaughan's has been their attention to detail and their focus on producing a quality product that we can use for a long time to come," Amy said.

"But, I think another thing that's most impressed us has been the people who have worked on the job from Vaughan's. I think it's unique from the view that it is a family run business and they've somehow managed to permeate that through their entire employment base. So, talking with the guys on site they know they've been specially selected because of their ability to be able to work with people," she said.

"They know they're going to be retained because of that same special ability to be able to do that. It is important to us because Woolworths likes to build

relationships and Vaughan's been very easy to do that with."

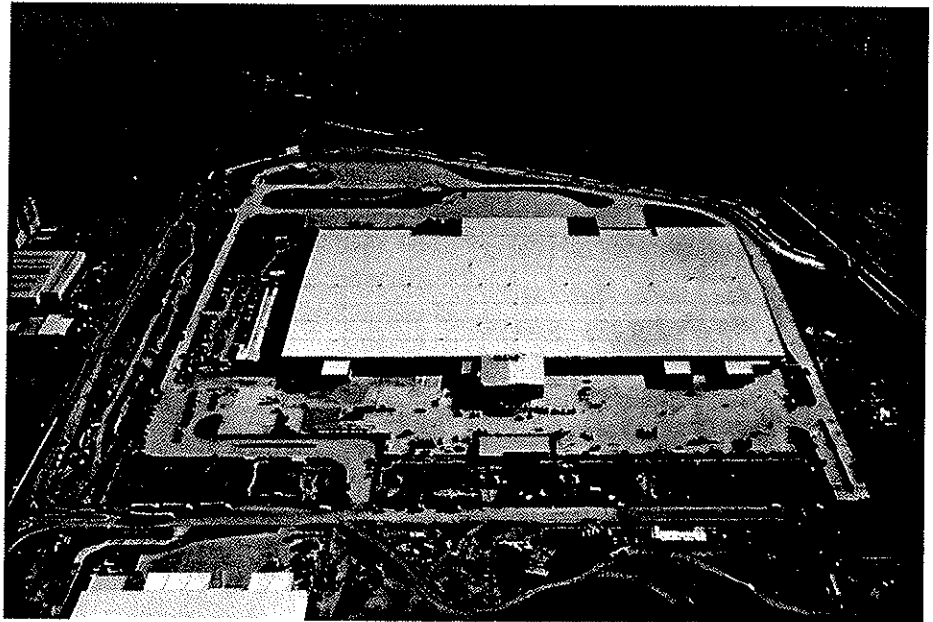
Having previously built for Woolworths, Vaughan Constructions' relationship with the giant retailer helped them win the contract, which is Vaughan's largest project since the firm started in 1955.

The Woolworths project consists of extensive loading docks, built to factory mutual global fire standards. The post tension concrete floor minimises joints and

ongoing maintenance.

Vaughan's also worked in conjunction with Goodman for integration of infrastructure services, creek diversions and estate roads.

**Before you appoint a builder to your next project, please speak with the professional team at Vaughan Constructions who are here to help you succeed.**



## From Concept to Completion

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- **Factory**
- **Warehouse**
- **Office**
- **Retail**
- **Storage**

### Vaughan Constructions offers:

The Vaughan Constructions team believes that it takes full integration of quality systems, technical expertise, strong management and a positive attitude to deliver a high quality project. Vaughan Constructions' projects are delivered with this ethos in mind, as embodied in the Vaughan Constructions Quality Manual and systems.

# Why are top companies still going ahead with building projects?

With interest rates at an all time low, Australia's leading corporations are finding that now is the perfect time to finance their next building project.

The decision by the Reserve Bank of Australia (RBA) to further slash interest rates has been widely applauded with analysts forecasting the move will not only stimulate the broader economy but strengthen the construction and building industries.

The RBA justified the latest cut of 100 basis points taken at its February board meeting, by reiterating the effects of the global financial crisis. The cut reduced the cash rate to 3.25 per cent.

The latest monetary policy move was accompanied by an earlier announcement by the Federal Government of a second economic package designed to keep the economy afloat. The \$42 billion plan aims to boost employment and insulate the economy from the affects of the global financial crisis.

The RBA and Federal Government steps are the latest in a series of wide-ranging efforts designed to shore up the economy. Among other things, the government has now announced a \$2.7 billion investment tax break that could save companies thousands of dollars.

Vaughan Constructions has welcomed the tax break which will benefit Australian

businesses across the board and boost employment. Part of the Federal Government's \$42 billion economic stimulus package, the initiative will support up to 90,000 Australian jobs and encourage both small and general businesses to push ahead with new capital investment.

Vaughan's Marketing Manager, Bruce McDonald, said the incentive would encourage many small and general businesses to start development projects that might otherwise have been put on hold.

Under the plan, small businesses will be able to claim a bonus deduction of 30 per cent for eligible assets costing \$1,000 or more that they bought between December 2008 and June 2009 and which are installed by the end of June 2010. The threshold for general businesses is \$10,000.

Asked for his opinion about the state of the construction industry, Bruce said even though the economy had weakened the company was still doing very well.

"We are still winning new business. There's no doubt that our services are still very much in demand and let's be realistic,



major companies often can't afford to put key projects on the back burner.

"Some of these massive construction projects can take up to two years to get up and running. So, companies really need to keep their eye on the ball and push ahead. Not only have we got a lot of work booked up for the next 18 months but we are finding that many of our clients are optimistic about what lies ahead," Bruce said.

**"Australia is a great nation and undoubtedly will pull through this crisis just as it has done with similar situations in the past. Our company is a part of that proud heritage. We were established in 1955 and feel confident that we too will not only survive but continue to expand and grow with the future."**

## Do you need a new corporate office?

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- Communication & I.T
- Space & Cost Planning
- Relocation management

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