

PROJECT NAME	LARRAKEYAH ON-BASE HOUSING, NT
Agency	Defence Housing Australia (DHA)
Date of Referral	17 September 2009
Committee Report	Report 7/09 of 23 Nov 2009
Date of expediency	24 November 2009
COSTS	
Original cost estimate	\$52.40 million
Final cost of project	\$63.80 million PWC approval for increased cost was granted on 24 March 2011.
Reasons for cost changes	<ol style="list-style-type: none"> 1. Unforeseen changes in Darwin market conditions resulted in higher than budgeted tender prices. 2. DHA introduced a new product (tropical designed houses). 3. Pre-tender costs supplied by a quantity surveyor were found to be in error. 4. DHA failed to properly validate pre-tender costs.

TIME	
Original estimates	Commencement – mid-2010 Completion – mid-2013
Actual dates	Commencement – 20 May 2011 Completion - 21 Dec 2012
Reasons for changes	When received tender responses greatly exceeded the PWC approved budget, DHA expended time renegotiating with leading bidders and then approached PWC for approval to increase the budget to the negotiated price. This whole process took over 12 months. However, as preliminary designs and other incidental works had been completed, DHA was able to fast-track construction to deliver ahead of the original schedule.
SCOPE	
Did the project deliver the original scope?	YES – an improved scope was delivered.
Scope changes	Roof design was changed to improve amenity and reduce cost. Minor changes were made to kitchen layout. Additional provisions were made for incorporation of on-base storm water drains through the development.
Reasons for scope changes	More efficient design and functionality achieved better value for money while meeting client criteria.