

Design Management

General

Agès Build Pty Limited are the pivotal organisation in many development projects. The Client engages us to manage all the professional consultants as well as the construction phase & associated sub-contractors.

Design Development and Planning

While we are the construction authority, the Managing Director or his/her delegate, the Design Manager, is also responsible to the Client for co-ordinating the design with our panel of in-house & external consultants including: architects, surveyors, civil, structural, mechanical, hydraulic, electrical, etc.

During the design & development planning, the Design Manager determines:

- a) The nature, duration and complexity of the design and development activities
- b) The required process stages, including applicable design & development reviews
- c) The required design & development verification and validation activities
- d) The responsibilities and authorities involved in the process
- e) The internal and external resource needs for the design & development of the proposed development
- f) The need to control interfaces between persons involved in the process
- g) The need for involvement of the client and users in the process
- h) The requirements for subsequent provision of products & services, identifying appropriate subcontractors and artisans
- i) The level of control expected for the design & development process by clients, regulatory authorities and others
- j) The documented information needed to demonstrate that design and development requirements have been met.

Design and Development Inputs

The Design Manager is responsible for determining the project requirements and maintaining records of progress over the project development phase. These inputs include:

- a) Functional & performance requirements from the client
- b) Information derived from previous similar design and development activities
- c) Applicable statutory and regulatory requirements
- d) Standards or codes of practice that the Company has committed to implement.
- e) Determination of the potential consequences of failure due to the nature of the proposed development.
- f) Professional overview & subsequently detailed specifications from consultant engineers in required disciplines.

The Design Manager is responsible for the adequacy of the information through each phase of the project development. All documentation gathered through this phase is retained by the Company. At “for construction” stage, the Design Manager has ensured that the required inputs are complete, unambiguous and not in conflict with each other.

Design and Development Controls

Agès Build Pty Limited applies controls to the design & development process to ensure that:

- a) The Design Manager is responsible for defining the results to be achieved through the design & development process.
- b) The Design Manager will conduct systematic reviews of the design and development process as defined above, to evaluate the ability of the design results to meet the client brief & requirements.
- c) The Design Manager is responsible for verifying that the design & development outputs have met the design & development inputs, see above. The Design Manager will maintain records of the results of the verification and any necessary actions.
- d) Design & Development validation is performed in accordance with the planned arrangements. The Design Manager is responsible for delivering a set of plans & specifications, covering the entire project that meet the client's requirements.

Validation shall be completed prior to commencement of each applicable stage of the project.

e) To identify problems with the concept/design detail in association with the professional consultants & report to the client. The Project shall record these discussions and propose necessary actions.

f) The Design Manager shall maintain records of the validation process to the satisfaction of the client & regulatory bodies.

Design and Development Outputs

The Design Manager, in consultation with the project appointed Project Manager, is responsible for ensuring that the outputs from the design & development process are provided in a form suitable for verification against the design & development inputs, plus obtaining the clients approval for the final design & specification detail at “for construction” stage.

Design & development outputs shall:

- a) Meet the input requirements for design & development
- b) Deliver professional consultant plans and specifications appropriate for the development as defined in the inputs.
- c) Provide appropriate information for materials purchasing, sub-contractor operations, construction and preservation of product.
- d) Contain reference product acceptance criteria.

Control of Design and Development Changes

The Design Manager is responsible for controlling design & development changes, to ensure that there is no adverse impact on conformity to requirements and maintaining associated records.

- a) Design & development changes
- b) The results of reviews
- c) The authorisation of changes
- d) The actions taken to prevent adverse impacts

The Project Manager, in consultation with applicable professional consultants and subcontractors, shall evaluate the effect of the changes on works already completed and upcoming works. The changes are then reviewed, verified and validated, as appropriate, and approved before implementation.

