



CRC Construction Innovation

BUILDING OUR FUTURE

Media Release

14 February 2007

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Digital Opera House leads the way for facility managers

Staging some 1500 performances per year, the Sydney Opera House is one of the world's busiest performing arts centres - and now Australia's most iconic building is leading the way in the use of digital tools to integrate its management practices.

A new report published by the Cooperative Research Centre for *Construction Innovation*, Australia's leading research body for property, design, construction and facilities management industry, demonstrates that data on the physical structure of a building can be integrated with facility management (FM) functions to provide more effective ways of managing the building's operation, maintenance and strategic functions.

"Our research has shown that a digital model of a section of the Sydney Opera House which provides a 3-D representation of the building and the relationship of objects such as lifts, ventilation and fire systems within the building, can also integrate FM functions like condition reporting, energy consumption and room bookings," says Professor Keith Hampson, CEO of *Construction Innovation*.

FM practices support an organisation's business objectives. FM is one of Australia's fastest growing and dynamic industries. It contributes \$8.6 billion to the Australian economy and employs 135,000 people.

The uniqueness and complexity of Sydney Opera House, which attracts an estimated 4.5 million visitors per year, was used as the model for a two-year FM research program to build FM innovation and expertise in Australia. The project was undertaken with support from the Department of Industry, Tourism and Resources and a project team comprising the Facilities Management Association of Australia, the Sydney Opera House, Rider Hunt, Transfield Services, Woods Bagot, Brisbane City Council, Queensland Government of Public Works, CSIRO, University of Sydney and Queensland University of Technology.

The project focused on three areas of interest to the FM industry - digital modelling, services procurement and performance benchmarking. The outcomes of these three research areas were then aligned within the broader context of Sydney Opera House's strategic asset and maintenance plans to support the organisation's business enterprise.

The need for alignment of services, performance criteria and supporting information with an organisation's business goals and objectives was a key finding of the research project.

It was shown that digital modelling technology could be used as an effective tool for assisting in this process.

Other findings of the research included the value of ensuring contractors understood the facility's organisational culture and the need to use performance benchmarking to develop effective key performance indicators that integrated with organisational objectives.

Further information on the project and a copy of the final report is available for free download. Printed copies can be purchased from *Construction Innovation*.

<http://construction-innovation.info/index.php?id=53>

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The CRC for *Construction Innovation* brings together 21 industry, government and research partners in a collaboration to find innovative solutions to improve the economic, environmental and social benefit of the design, property, construction and facility management sectors as well as the Australian community. Website: <http://www.construction-innovation.info>