



Interview with Van Wanrooij: Structurally better and more accurate working

Berry van Loon is head of Calculations at Van Wanrooij Construction & Development; a construction firm and property developer that realises projects and also builds and develops for housing associations. Because Van Wanrooij specifically builds single-family dwellings and flats, projects can be calculated ever more accurately. Van Loon is continuously improving his work and his department. In doing so, he consults different types of construction cost data.

'First, I advise the property developer with an estimate based on a sketch plan or a preliminary design. Later on at the Calculation department, we draw up a detailed budget once a project has been offered for sale. When creating a budget, we always base this on a basic budget. The basic budget is fed with contracts and post-calculation data from completed projects; this means that we always work in the same way on a structural basis. When making an estimate, we approximate an index. The time of compiling a budget and starting with construction work is namely a lot further in the future. The indexed estimation, in combination with the updated (basic) budget, gives us a true picture of the construction costs and the price developments for the entire preliminary process. For us, the BDB indexes are therefore an important tool that we work with on a structural basis.'

'Every quarter, we have BDB create a project indicator for one specific representative project. Based on our project budget, we verify a project's price level in comparison with the rest of the market. This shows us whether our construction costs are competitive in the

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Van Wanrooij Construction & Development in Geffen has four core activities: property development, commercial and residential property realisation, kitchen and bathroom sales and commercial real estate management. They develop and realise houses and flats in among others North Brabant, Gelderland and Utrecht. Since 2007, Van Wanrooij builds primarily according to the flexible OPTIO house concept.

market. The project indicator enables us to verify our construction costs on a structural basis.'

'We monitor the project indicator results in a model which includes our basic OPTIO housing types. We monitor namely all our own housing types ourselves. Once a year, we perform a post-calculation of our projects and we update all our sub-prices. So we have a large amount of data. Besides the project indicator, we receive structural and market figures from BDB. We also process these figures in this model's graph. We really use the BDB figures to verify our own figures.'

'The project indicator and the other figures also give us a tool for communicating with other parties, both internally and externally. I used to perform such calculations by hand, which were later discussed. The BDB index figure calculation model gives you a transparent argument towards other parties. Projects run structurally better: we are always able to maintain the right price level and to monitor price increases.'

'Nowadays, Van Wanrooij subcontracts a significant number of projects to other contractors. It demands a certain amount of trust when concluding such agreements. We simply want to create a credible price for both parties. That is why we make agreements based on BDB figures. The added value for us is that no emotions play a part in our building costs or our price increases. We can explain what we are doing.' •