



CAPABILITY
STATEMENT

Retirement Living and Aged Care



Contents



- 3** We help deliver quality of life
- 4** Comprehensive range of services
- 5** Expert guidance, every step of the way
- 6** We listen closely to your needs
- 7** Our senior team
- 8** Project examples
- 9** Gracewood Retirement Village
- 10** Gallipoli Aged Care
- 11** Riverview
- 12** Willowdale
- 13** Project Table
- 14** Get in touch



We help deliver quality of life ►

As specialists in property development advice and delivery, the combined expertise of our Retirement Living and Aged Care team is unmatched. We know you're not just building aged-care facilities or units that retirees want to occupy; you're creating environments and communities where quality of life, empathy and respect for residents share equal importance with 'bricks and mortar'.

Since 1999, we have built a strong capacity to successfully engage with the diverse people and teams in your sector, from finance professionals, Directors of Care and Village Managers, to design consultants, construction partners and everyone in between.

We also have a deep understanding of your need for risk mitigation, with particular regard for scope, time, budget, quality and compliance.

Comprehensive range of services



Having access to a diverse and in-depth source of expertise means you can more effectively harness opportunities and respond to challenges. With us as your dedicated partner, you can look forward to a raft of best-in-class services, including:

Development Management

- Site acquisition
- Due diligence
- Feasibility studies
- DA design management
- Financial modelling (Estate Master)
- Review of planning controls
- Authority approvals
- Stakeholder management
- Funding assistance

Superintendency

- Contract administration
- Construction supervision
- Quality management
- Programme management
- Risk mitigation
- On-site issue resolution
- Environmental and WHS checking

Project Management

- Time, cost and quality management
- Stakeholder management
- Project reporting
- Project planning
- Design management
- Tender management
- Contractor procurement
- Preparation of building contract

Advisory and Consulting Services

- Highest and best-use analysis
- Site remediation methodology
- Independent certification
- State-significant developments
- Business case preparation
- Master-planning
- Fire safety/Building compliance
- Strata planning and registration
- Insurance matters

Expert guidance, every step of the way ▶

Support across all stages of the project lifecycle.

We are a unique, mid-tier consultancy that offers skills and support across all stages of the project lifecycle – from development management and project management through to superintendency and general consultancy. This gives us the ability to intelligently advise on the strategic, financial and operational implications of any project decision.

We know how to mobilise value.

Our advanced planning, advisory and risk mitigation capabilities unlock latent value across all stages of the project lifecycle, optimising the result for your organisation, residents and their families.

Comprehensive perspective.

Our team of Associate Directors, Project Directors and Project Managers offers a diversity of technical qualifications in addition to construction management. Previously attained skills in structural engineering, quantity surveying, civil engineering and architecture feature among the team, adding pragmatic depth to analysis and advice.

Superior risk mitigation.

We offer a superior knowledge set in relation to risk mitigation. This is a result of our unique ability to work across the full project lifecycle, a long track record in the retirement living and aged-care sector and a proactive attitude to relationship management. Problems will be encountered on all projects. We are expert at identifying those problems early and reducing their impact.

Safety is everything.

We are committed to the safety of our people, your staff, visitors to your facility and, especially, your residents. We are particularly cognisant of our role in ensuring your residents are protected from harm. This role starts early in the design phase for a future facility or during construction in a live environment.

Financial navigation.

The money must work for a project to work. We can assist with advice and support to achieve the optimum financial model for your project, including guidance in joint ventures, funding grants, debt facilities and risk sharing.



We listen closely to your needs

While the success of your project relies, partly, on our understanding of your sector as a whole, no two aged-care facilities or retirement villages are identical. Circumstances, budgets, working environments and desired outcomes always vary; sometimes quite significantly. We listen closely, offer proactive advice wherever possible, and tailor our internal systems to your requirements – delivering the service you need, when you need it.

This dedication to communication and true partnership allows us to give you maximum return on investment through opportunity identification and adherence to best practice in managing time, cost, quality and risk.

Our senior team



Wayne Colledge **MANAGING DIRECTOR**

As Managing Director of Impact Group, Wayne Colledge utilises his consummate leadership and strategic skills to spearhead the business to ever greater success. With Wayne at the helm, the company has grown exponentially over recent years. In large part, this growth is a result of his professionalism and commitment to nurturing a cohesive team that delivers on its promises.

Wayne offers 30+ years' experience in the industry – a career he began as a labourer whilst still in high school and, ultimately, as Managing Director of Impact Group since its inception in 1999.

He cares about his clients' businesses as much as they do, manages their budgets like they were his own, and consistently strives to align their business with the best-fit project manager.

He believes that great communication – both in-house and external – is the key to ensuring every project runs smoothly.

Wayne brings to his role a deep sense of empathy for client needs and priorities as well as exceptional commercial, operational and financial awareness.

He also understands that great people are the backbone of an organisation. With them at his side, successful projects are delivered time and time again.



Phillip Ryan **PROJECT DIRECTOR**

With more than 25 years in project management, and 12 years working in the residential aged care, disability and health sectors, Phillip's expertise is second to none.

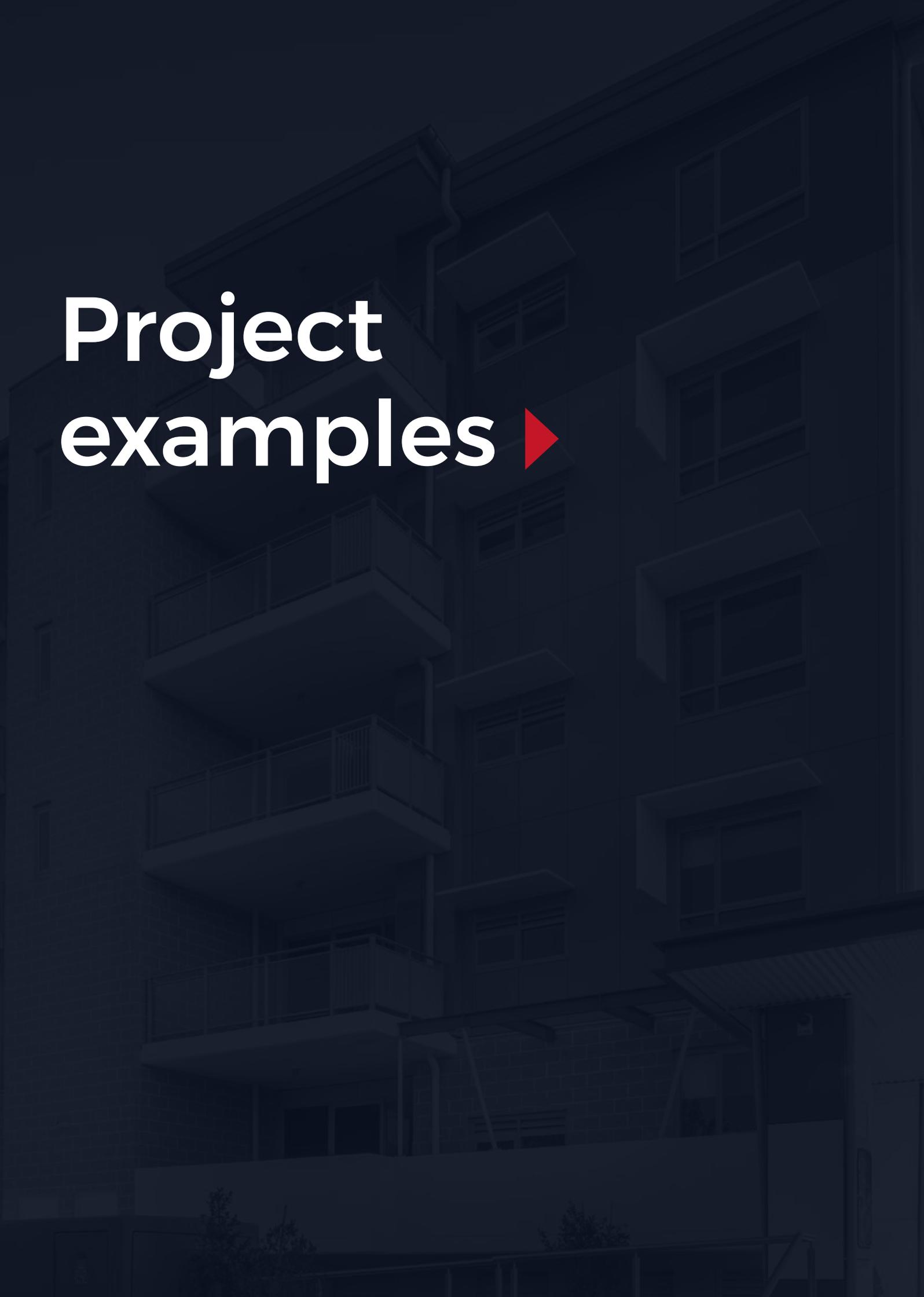
His strong architectural background allows him to bring a solid understanding of how operational aspects of a project transfer into design and development.

His expertise spans both urban and regional projects, the latter of which require a very specific skill set to ensure access to and management of high-quality trades and consultants.

One of the things he loves most about working in the sector is the sense of shared purpose to deliver great facilities for the end user. He recently completed an aged care project in the Upper Hunter which was a seven-year process, from site selection to federal grant funding, authority approvals and the final build.

Phillip managed to overcome all challenges regarding procuring subcontractors outside a metropolitan area. And through his determination to achieve the best outcomes for the community, exceptional communication and stakeholder skills, and the capacity to meet programming responsibilities at every stage, the project was a resounding success.

Project examples ▶





Location:
Kellyville, NSW

Project Value:
\$88-million

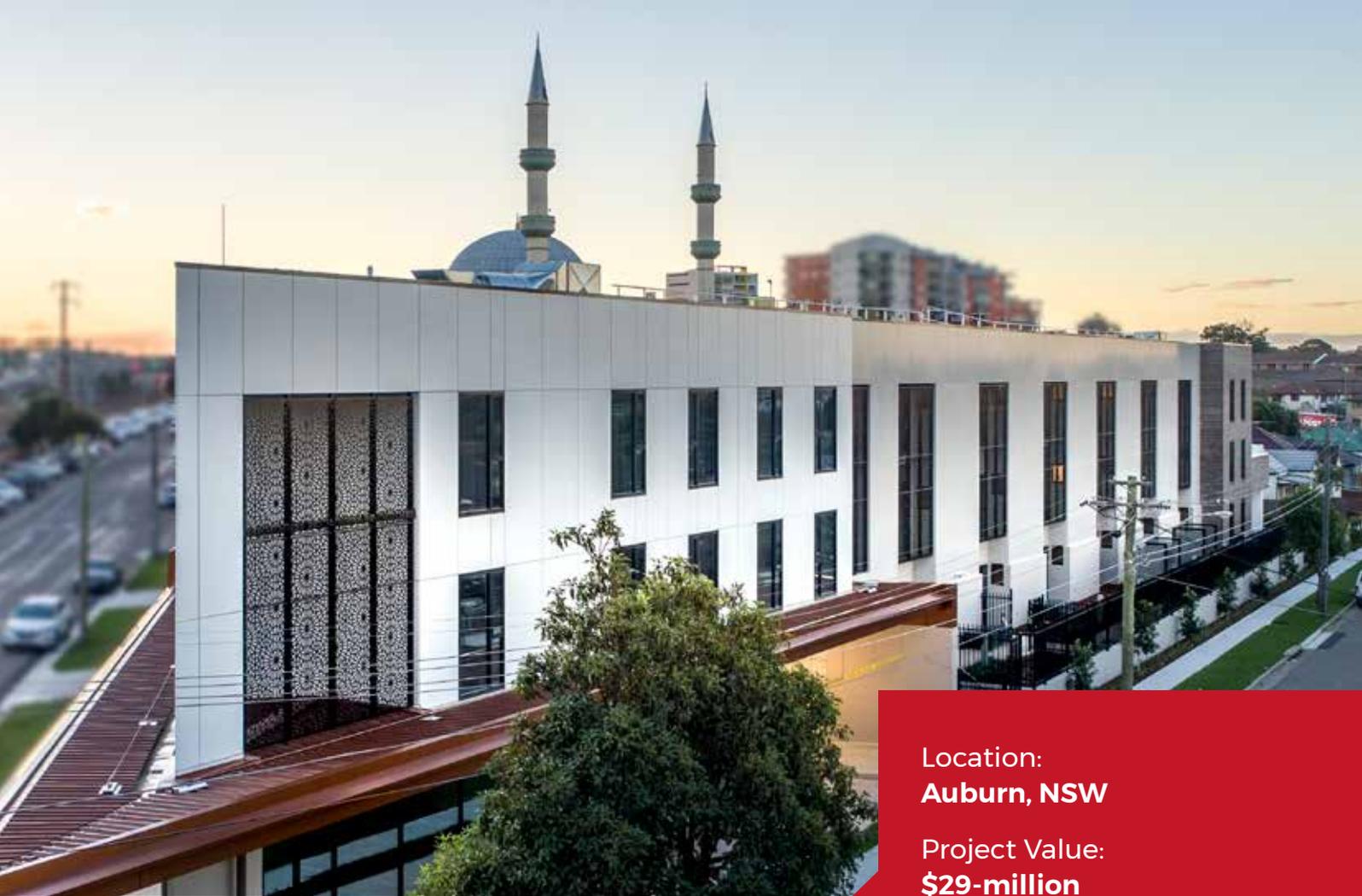
Client:
BaptistCare

Gracewood Retirement Village

Our client had previously acquired this large vacant property and this project formed part of a sequential stage of works on the site. We were engaged as the client's Project Manager and Superintendent for the design and construction phases of the works. Stage 2 of the project consisted of two five-storey buildings with basement carparking. There were a total of 80 independent living units in this stage of the development. Stage 3 provided another 88 units incorporated within three additional five-storey buildings.

Our key role was to manage the design process, co-ordinate Planning Approval, contractor procurement and administer the building contracts. The delivery method of the building contracts was 'Design and Construct' with a Guaranteed Maximum Price (GMP). Stage 3 was also managed by Impact Group under an Early Contractor Involvement (ECI) method with the contractor. Our services included significant design management, cost control and time management. We implemented a stringent plan with the contractor to meet the client's high expectation on quality control.





Gallipoli Aged Care

Location:
Auburn, NSW

Project Value:
\$29-million

Client:
**Aged Care Services
Australia**

This project was the first aged-care facility to be delivered by our client. Therefore, it relied heavily on our expertise in this sector. It was also to be the first aged-care facility in Sydney to specifically cater for the Muslim community.

The client had been issued beds under the ACAR, in addition to a capital grant and recurrent funding. Therefore, tight time constraints were placed on the delivery of the project. The project consisted of 102 beds within a three-storey building with basement carparking. The project had significant community interest and was a high-profile project in the area.





Riverview

Location:
Grasmere, NSW

Project Value:
\$21-million

Client:
Carrington Care

Riverview was a project that evolved from Independent Living Units into Assisted Living Units. Impact Group originally managed the design to obtain Council Consent for 24 Independent Living Units. We subsequently discussed with the client, the opportunity to convert the design to 41 assisted living units. This was in response to the growing demand in the market for in-home care and services that was readily available for residents. We were able to amend the design to predominantly fit the original building envelope and obtain approval from Council as a minor amendment.

Our role incorporated the full life-cycle of the development including the initial concept sketches, DA design, negotiation with Council during their assessment, preparation of the construction documentation, contractor procurement and administration of the contract during the construction phase. The final product was a high quality arrangement of accommodation and communal spaces. The client was extremely happy with the outcome.





Willowdale

Location:
Denham Court, NSW

Project Value:
\$42-million

Client:
Bolton Clarke

This project was a 2-storey building consisting of 144 residential aged care beds and a basement carpark. It was the final part of a larger masterplan by Stockland that also included retirement living, residential homes and a shopping centre.

Our client, Bolton Clarke, had achieved Development Consent for the project prior to our engagement to provide project management services. We prepared the tender documentation and completed a robust procurement process to identify the most suitable building contractor to undertake the construction works. This process included significant value management exercises to meet the client's budget. The building works required a carefully prepared construction methodology due to the occupied retirement village and residential development that surrounded all boundaries of the site.



PROJECT	CLIENT	PROJECT TYPE	PROJECT VALUE
RETIREMENT LIVING AND AGED CARE			
Kellyville, NSW (Stage 2 & 3)	BaptistCare	168 Independent Living Units	\$88M
Glenhaven, NSW (Stage 2 & 3)	Anglicare	78-Bed RACF + 82 Independent Living Units	\$100M
Denham Court, NSW	Bolton Clarke	144-Bed RACF	\$42M
Lakemba, NSW	Aman Aged Care	112-Bed RACF	\$36M
Auburn, NSW	Gallipoli Health Care	102-Bed RACF	\$29M
Penrith, NSW	Fresh Hope Care	33 Independent Living Units	\$18M
Hornsby, NSW	Christophorus House	26 Independent Living Units	\$17M
Cessnock, NSW	Endeavour Group	25 Assisted Living Units	\$10M
Lilyfield, NSW	Uniting Care	RACF Refurbishment	\$13M
Grasmere, NSW	Carrington Care	41 Assisted Living Units	\$21M
Goonellabah & Yamba, NSW	Uniting Care	16 Villas + Community Centre	\$5M
Katoomba, NSW	Uniting Care	16 Apartments (Adaptive Re-Use)	\$3M
Grasmere, NSW	Carrington Care	20 Independent Living Units	\$10M
Multiple Sites (NSW, VIC, QLD, SA)	Estia Health	RACF Refurbishments (x12 sites)	\$30M
Penshurst, NSW	Hall & Prior	111-Bed RACF	\$33M



Get in touch

For more information, please contact our team of industry professionals.

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