



Featured Project: **Retirement Living** **The Gracewood Retirement Village**

Location:
Kellyville, NSW

Project Value:
\$88 Million

Client:
BaptistCare

Today's retirees demand the best.

Over the past several decades, our population's quality of life has soared – both in terms of affordable luxuries, access to better diets, and more accessible and effective medical treatment. Average life expectancy has increased from 75.8 in 1984 to 82.1 today. By 2044, it is projected that the average Australian will live to approximately 90.4. With these huge health and societal changes come a rising demand for quality retirement-living options. Gracewood is an award-winning retirement village, owned by BaptistCare and based in Kellyville, NSW. The village is setting new benchmarks in innovation, sustainability and quality.

In 2015, Impact Group was asked to deliver the project's Stage 2. This included the construction of two five-storey towers comprising 80 fully accessible, independent living units. A further 88 units are incorporated in Stage 3 of the project.

Services encompassed design management, construction supervision, contract administration, FFE procurement, commissioning, and services infrastructure.

In live environments, communication is everything.

When Impact Group began work on Stage 2 of the Gracewood Retirement Village project, significant building works were required very close to an existing, fully occupied village. Dedicated liaison with the village manager was essential to ensure the project ran smoothly and that general good-neighbourliness was observed.

Impact Group nurtured strong relationships with all affected parties and kept residents informed every step of the way. Examples of important communications included any work that was to be performed out of hours, and when to expect intrusive noise. Specific traffic control and parking measures were also put in place.



Sector knowledge makes all the difference.

Our Retirement Living team includes some of the sector's leading experts. This advanced expertise allowed us to successfully engage with a huge number of diverse people and stakeholders, from finance professionals to Directors of Care, to construction partners, marketing consultants, village residents and everyone in between.

We offered support and value across all stages of the project lifecycle and were committed to mitigating risk with particular regard for communication, time, budget and compliance.

Projects delivered – on time, on budget and on point.

The project was delivered utilising a Design & Construct, Guaranteed Maximum Price (GMP) procurement methodology. Working with the contractor, we were able to deliver cost savings to the client under a share of savings mechanism. All units were constructed to a very high quality, and the project came in on program and under budget.

Based on the successful outcome, we have now progressed to managing Stage 3. Stage 3 consists of a further 88 independent living units and encompasses the entire project lifecycle, from design and development approvals through to construction and commissioning. Construction of Stage 3 commenced in 2018.

Get in touch.

For more information about how our team can help you achieve exceptional results for your retirement village, contact Impact Group, today.

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Our aim is to be your dedicated partner.
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