

# 50plus

BUILDING FOR LIFE

# STOCKLANDS Food for thought!

By Shaun McBain

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50plus... our reason for being.



## Market Update

A comment on the latest market trends on construction, retirement villages and aged care.



## Fig Tree Award winner

Stocklands Fig Tree Village picks up MBA award.

“ We all know and understand the highs and lows of delivering any project. There are so many variables to consider without even taking into account your own project specific criteria. We have all heard of projects that did not finish as initially planned, thus not meeting expectations. I have been involved in my fair share of these type of projects over the years. They consume more cost and valuable time than necessary. They also leave our egos deflated even though we have been able to blame everyone else for the failures. In most cases, for larger projects we can spend in excess of five years of our lives (5-6% of our lifetime) engrossed in our project. No wonder we feel a little flat if it does not meet expectations!

As Architects, Engineers, Contractors and Subcontractors, we all aspire to be a part of creating better built environments. As professionals we have our own inner desire to be associated with successful outcomes we can say we contributed to. We want to forget the last poorly performing project as soon as it is completed, where as we will talk about a successful project for the next ten years. We all want our projects to be a success but all too often our expectations are not met. In most



instances, I put this down to poor planning from all stakeholders and being clear and transparent on the expectations of each party. Asking ourselves the simple things like, “Is this project right for our business? Do we have a values alignment with this client or project team?” It takes discipline to say no but all too often we don’t when we should have! The delivery method is not so important if the time has been spent up front clearly articulating what the project objectives are, and what are the expectations of each stakeholder both internally and externally. Yes we have contracts to spell out our contractual obligations which often do not include the above mentioned. I am not implying it is an

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# STORIES

## Archbishop opens De Paul Manor Estate



### Project Overview:

DePaul Manor Estate

Corner Sir Edmund Rice Drive and Southport-Nerang Road, Ashmore

**Client:** The Southport Catholic Parish (for the Roman Catholic Archdiocese of Brisbane)

**Description:** A Retirement Village consisting of 78, 1, 2 and 3 bedroom units, an Administration Office and a Resident's Retreat (communal recreational facilities).

[www.depaulmanorestate.com.au](http://www.depaulmanorestate.com.au)



Archbishop John Bathersby DD



Built and constructed by 50plus, the Gold Coast's newest state-of-the-art retirement community at Ashmore has been officially opened by Archbishop John Bathersby DD. The boutique style retirement community, consisting of 78 apartments and a fully equipped Resident's Retreat, was officially opened and blessed at a ceremony conducted on Sunday 13 June. The ceremony took place in front of 200

guests including State Member for Southport and Minister for Tourism and Fair Trading, Mr Peter Lawlor, Southport Councillor, Dawn Crichlow OAM and 50plus senior staff including General Manager, Shaun McBain and Business Development Manager, Darren Timms. Director of Aged Care Services for De Paul Manor Estate, Julie Madden, took time to thank all involved in the visionary project from its planning stages through

to completion before handing over to the Archbishop for the Official Opening Ceremony. Developed by the Southport Catholic Parish, De Paul Manor Estate forms the cornerstone for the now complete Parish Precinct in Sir Edmund Rice Drive at Ashmore. The Precinct comprises a ready-made community of church, schools, childcare and aged care facilities.

**STOP PRESS**

## MBA Award winners



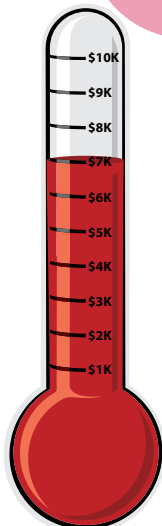
(L-R) Shaun McBain, Julie Madden and Fr Peter Dillon with the coveted MBA award

50plus and The Southport Catholic Parish, won a coveted Master Builders Association Regional Award for De Paul Manor Estate at a Gala Awards Ceremony conducted at Jupiters Hotel & Casino on 7 August. The boutique retirement community won the Gold Coast Regional MBA Award in the Lifestyle Housing for Seniors \$8m - \$30m category.

## Paradise Kids fund totals \$7,118

Those involved with the De Paul Manor Estate project raised funds throughout the project duration for Paradise Kids.

Grand total raised for the charity was \$7,118.



paradise kids

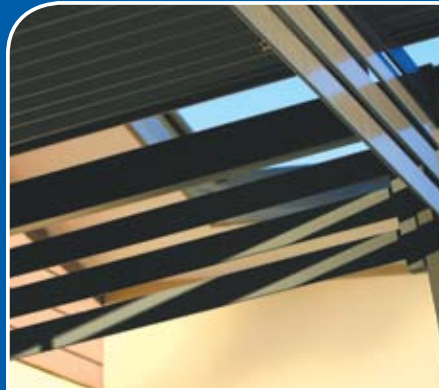
# The Plus Factor

In challenging times such as these, we believe it is most important to focus everyone in the 50plus team on our reason for being. In doing so over the past few months we have refined our 50plus purpose statement as:

*“Partnering through enduring relationships to create unique and vibrant communities.”*

What this means for our clients is the experience of working with a great team who respect differences, value everyone’s contributions and create relationships based on trust and respect. They achieve outstanding results through challenging the norm, valuing the journey of growth and taking the path less travelled.

We understand and value the communities we create and live



within. Our 50plus community is expanded by each new client we partner with. The relationships with

our clients and suppliers create unique and vibrant communities for older Australians to enjoy.

“Partnering through enduring relationships to create unique and vibrant communities”

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easy thing to do as stakeholders, to join the project team at different stages in the project life-cycle. Thus project objectives and expected outcomes need to be continually communicated and reinforced otherwise they will not be met.

There is no silver bullet, but all too often the process dictates the outcomes rather than it facilitating them. From my experiences, if we spend some more time on the following items we will avoid

the heartache of not meeting our expectations and keeping our egos intact. There is no shortage of people with experience in the delivery of retirement and/or aged care communities. Canvassing them for their experiences will be invaluable (both negative and positive). Understand what delivery model will give you the best outcomes for your project. Set obtainable goals for each stage of your project, measure them and communicate

the outcomes. Obviously select consultants, contractors etc that have the appropriate skills and experience. More importantly, assess their cultural alignment with your business and what you are trying to achieve. It is very difficult to promote innovation in your project with a team that only designs or builds generic products. Better informed people have written theses on this topic but I hope my brief comments are food for thought.”

## Construction

The Southeast Queensland construction market is still dominated by Government stimulus funds.

There are some positive signs of privately funded projects emerging, however these are still very limited.

Construction activity is varying throughout the country and is at different stages in various product markets. Qld is starting to see an increase in housing and apartments, which has been lagging behind Vic and NSW in these sectors. These increased activity levels will put pressure on construction costs in the coming year, especially in housing.

# 50plus market update



From our experiences projects that have targeted affordability appear to be the projects moving the quickest and achieving sustainable sales rates. Project affordability is an ongoing issue and project specific demographics and product type contribute to the consumer demand.



## Retirement Villages

The first half of 2010 has been a particularly challenging time in the retirement village market. In general, interest in new product has remained

high, with attendance numbers continuing to be very strong at open days.

Converting interest into new residents occupancies has been very challenging. The uncertainty in the general residential property market has limited the ability of potential new residents to sell their existing homes. Sales rates of 2 to 3 per month have been typical, with rates of 4+ per month outstanding.

As existing stock reduces over the second half of 2010 we should see a sense of urgency return to the market and assist with the rate of commitment of new residents.



## Aged Care

There have been limited residential aged care projects constructed over the past 12 months. The GFC has certainly impacted on the availability of funding for construction projects, however the most significant influence on aged care construction has been operational returns.



The industry peak bodies are now working together to influence the decision makers within Government to improve the funding model and the overall viability of the industry. What we have seen over the past year is a change in the construction projects being completed. Pre GFC it was common to see the construction costs of new development close to \$200,000 per bed. Those developing now are achieving a construction cost in the low \$100,000s. This is being achieved through improved layout efficiencies and as such a reduction in floor area. Operators are also looking at their delivery model to determine how they can reduce the cost of construction.

Early buildability input from 50plus is an effective approach which reduces building cost without compromising the clients project objectives.



The 'Tuscan', one of the latest terraced backyards from Halcyon

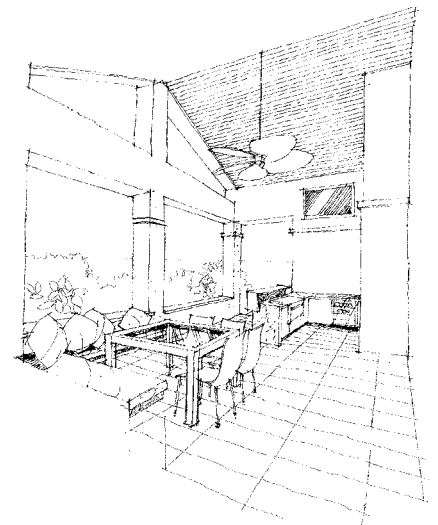
# 50plus builds Halcyon's first ever Terraced homes!

Currently under construction by 50plus, the new 'Shearwater Release' homes see the introduction of Halcyon Waters' first ever Terraced sites. These spacious east-facing sites feature fully landscaped terraced backyards, boast beautiful natural treed outlooks and enjoy a perfect solar aspect. The homes feature a choice of three different terraced styles. The 'Jardinet' with its raised garden beds with herbs and vegetables and a small orchard for fruit and olive trees. The 'Tuscan' which features paved seating areas, a water feature and lawn area. Or, the 'Alfresco', a stylish choice that is perfect for informal outdoor dining and entertaining and boasts a large paved area, a water feature and lawn. These three terrace options are all privately fenced and have been created for home owners who want just a little bit more privacy and space for a garden or maybe for the grandchildren to play in.



## Pavilion Living

In another first for award winning lifestyle community 'Halcyon Waters', 50plus is nearing completion of a special one-off design home which is part of the latest 'Shearwater Release'. Boasting a spacious terraced backyard, this spectacular one-of-a-kind home also features a unique pavilion entertaining area



complete with everything required to enjoy the very best of indoor outdoor entertaining.

With its high pavilion ceiling, built-in barbeque and bar, outdoor gas heaters and outdoor flat screen TV, it's not hard to imagine lazy afternoon barbeques entertaining friends and family, as the kangaroos catch the last rays of sun in the park beside the home.

# Made in the shade

Hundreds of present and potential residents joined Senior Management from Stockland including Retirement Living CEO, David Pitman, 50plus General Manager, Shaun McBain and Member for Kallangur, Mary-Ann O'Neil, MP at the opening of the Fig Tree Village Community Centre on 10 April. Mary-Ann O'Neil officially cut the ribbon opening the \$2.5m Community Centre followed by a short tour of the wonderful new facilities on offer within Fig Tree Village.



The official ribbon cutting ceremony

Stockland Presents



FIG TREE VILLAGE  
MURRUMBA DOWNS



## Project Overview:

Fig Tree Village Community Centre

Corner Ogg and Dohles Rocks Road,  
Murrumba Downs, QLD 4503

**Client:** Stockland

**Description:** This project incorporates a pair of single storey community buildings designed to cater and compliment the residential community at Fig Tree Village. The total building area of both buildings is approximately 1700m<sup>2</sup>.

## Fig Tree picks up MBA award

Fig Tree Village at Murrumba Downs took out the Master Builders award for best lifestyle housing for seniors up to \$8 million. The Fig Tree Community Centre is the heart and soul of the village with two elegant and distinct pavilions – one for recreation and one for health and wellbeing. Stockland Retirement Regional Manager David Laner congratulated the Community Centre builder, 50plus Constructions,

for winning the regional award. "We are very proud of what has been achieved with the Fig Tree Community Centre and honoured that it has now been recognised by the building industry," he said. The Community Centre features a town hall, cafe, bar, library, craft room and club lounge in its recreation building while the wellness centre has a pool, gym, salon, sun deck and medical facilities.



## Project Overview:

North Lakes Retirement Resort  
Community Centre

Maddock Street, North Lakes,  
QLD 4509

**Client:** Stockland

**Description:** This project incorporates a single storey community building designed to compliment the existing village facilities and cater for the future additional village residents. Total building area is 1300m<sup>2</sup> and is due for completion in August, 2010.

## Completion date nears

Construction on the new North Lakes Community Centre is right on target for an anticipated completion date in late August 2010. Already the bulk of the buildings structure is complete with finishing trades now at full strength and focused on achieving the completion target. 50plus client and North Lakes developer Stocklands are pleased with progress to date and are particularly proud of the feature exposed timber beams which define the internal styling



of the contemporary Community Centre. The building project also includes a state-of-the-art artificial grass bowling green for the exclusive use of North Lakes residents.

# Safety plus

50plus has achieved certification of its OH&S Management System under AS4801. The six month journey commenced in November 2009 and involved a comprehensive assessment of our system by independent auditors.

SAI Global auditors completed the certification audit in late April 2010. The audit involved two assessors spending three days within the 50plus business reviewing our approach to OH&S in each workplace. Following a full assessment of the audit by SAI Global 50plus was awarded certification under AS 4801 in May 2010.

Peter Lovett, 50plus Safety Manager said, "our success in achieving certification is due to the commitment of the entire 50plus team to a safe work environment and the systems which support our safety approach. Congratulations to all staff on achieving certification. The pursuit of a safe work environment is a key focus of business everyday. The rigor of OH&S certification has strengthened our safety processes and ensured we have the right approach to continually improve safety within 50plus."



Melanie Hill

## 50plus Safety Award winner

Melanie Hill was nominated and awarded the 50plus employee safety award for her contribution to the health and safety, especially in the area of emergency evacuation procedures of the office.

## 50plus sponsor Wayne Gates in Sydney to Surfers Charity Ride

Wayne Gates, Strategic Assets Manager from Spiritus picked up a much welcomed sponsorship from specialist retirement and aged care builder 50plus. The 50plus contribution assisted Wayne with his target of raising \$2,000 in the May 2010 Charity Ride which ultimately raised \$217,000.

Wayne participated in the 2010 Cycle Ride from Sydney to Surfers. The ride is organised by the Rotary Club of Engadine over a distance of 900km over 7 days, commencing in Hornsby in Sydney and concluding at Southport on the Gold Coast. The Sydney to Surfers Cycle Tour raises much needed funds for Father Chris

Riley's 'Youth Off The Streets' charity. The Sydney to Surfers Charity Cycle Ride has been running for the last 12 years and has raised in excess of \$1.2M.

'Youth Off the Streets' supports chronically homeless and drug addicted young Australians as they work to turn their lives around. It is their goal that these young people will leave their care drug free, with a high school education, living skills and a full or part time job in hand. Based on the philosophy that every young person has greatness within, these programs are non-denominational and non-discriminatory. Business



Father Chris Riley's Youth off the Streets



Wayne Gates (left)

Development Manager Darren Timms was pleased 50plus could assist with raising money for the ride. "We were pleased to be able to assist Wayne with his fundraising efforts for such an important charity."

# happenings



Leo Ellemor

## Baby Ellemor

John and Clarissa Ellemor welcomed baby Leo on 22 March. Leo weighed in at a healthy 8lb 1oz. He is growing everyday and loves his trips to the library.



Hudson Timms

## Baby Timms

Darren and Kylie Timms welcomed little Hudson on 15 June. Hudson, who tipped the scales at 9lb 1oz, is going well and loving all the attention he gets from his big sister, Sienna.

# 90 seconds with Tony Scougall

## What is your role with 50plus?

As the Design Manager, I am responsible for the Design and Documentation output of the 50plus business.

## What does your role involve?

My role involves meeting with clients to determine their brief and project objectives, preparing designs which meet these objectives, co-ordinating the preparation of contract documentation (ie working drawings), managing a diverse range of consultants, liaising with local authorities and the like. As part of the Senior Management team, I am also actively involved in strategic planning for the business.

## Why an Architect?

My father was a plumber early in his career, so I guess I was always attracted to the construction industry. Being allergic to physical labour, Architecture seemed like an obvious choice. It is highly rewarding being afforded the opportunity to contribute to the built environment (hopefully in a positive way), and to leave a legacy which will hopefully last longer than I will.

## What training did you undergo/are you continuing to do?

I have completed a 'Bachelor of Design Studies' and a 'Bachelor of Architecture' at the University of Queensland. I also completed the Board examinations and professional Practice requirements to become 'Registered' as an Architect in Queensland.

## What do you like best about your role?

What I most enjoy is the diversity. I also enjoy working with a builder towards a common goal. Too often, the Architect-Builder relationship is highly adversarial which is never in the best interests of a project.

## What do you find most challenging about your role?

Being surrounded by builders, engineers and accountants! As the only Architect within the organisation, you need to develop a thick skin and a sense of humour in order to survive.

## Have you held other roles with 50plus?

Not officially, though I have taken it upon myself to try to educate the engineers, builders and accountants in the office about 'style' (it's a losing battle!)

## How would you describe your work Philosophy?

Be highly self discriminating of your own work and always aim for perfection. Though not always possible to achieve, it's a nice goal to start out with. Take your work seriously, but don't take yourself too seriously and enjoy the interactions with those around you.



Tony Scougall, Design Manager

## What was your first job?

Selling menswear over my Christmas holidays. If nothing else, I learned that I didn't ever want to work in retail. It was just the incentive I needed to complete my studies.

## What do you spend your life doing outside 50plus?

For the past couple of years I've been designing my own home. Needless to say, it's proving much more difficult and taking significantly longer than I'd expected. It accounts for the majority of my nights and weekends.

## Which musicians do you most admire?

Bob Dylan, Hunters and Collectors, Paul Kelly, AC/DC (no, nothing from the last 20 years!)

## If you could choose three people to have dinner with, who would they be?

Natalie Gruzewski, Jennifer Hawkins and Megan Fox (anyone see a pattern here??). OK, better include Ghandi for a little credibility!

## Favourite Sport?

Growing up I played Rugby League, Soccer and Cricket so I enjoy watching all of them. Certainly means a few late nights during World Cups and Ashes Series.

## What did you want to be when you grew up?

Professional Sports Person would have been nice. To be paid handsomely for doing something you love would be the ultimate. I also went through a fighter pilot 'phase' right after Top Gun was released. I almost became a builder, but my guidance counsellor informed me that based on my exam results, I was just a little bit too smart (they deserved that!)

## What would you do if you won Lotto?

I'd keep coming to work because I enjoy it, and keep living largely the same as I do now (and pigs might fly!)

## Person most admired?

Peter Hollingsworth (no sorry, I meant 'Kim Hollingsworth!')



(L-R) Darren Timms, Max Walker and Tony Scougall

## Nice one Mr Walker

The 50plus booth at the recent ACQ conference held on the Gold Coast recently had an impromptu visit from legendary Australian cricketer Max Walker who took time out to chat with 50plus staffers discussing current and future projects.