

50plus
BUILDING FOR LIFE



DePaul Manor... Value Chain at work

Inside



Award Winner

50plus takes home National MBA Award for Lifestyle Housing for Seniors.



North Lakes

Construction has commenced on the new Community Centre.



Halcyon Waters

50plus puts the finishing touches to the next 23 homes at the award winning lifestyle community.



An aerial view of the recently completed DePaul Manor Estate

Construction was recently completed on the DePaul Manor Estate at Ashmore, providing the Southport Catholic Parish with 79 new retirement village units.

50plus utilised their 'Value Chain' method to deliver this large scale project. This method involved the establishment and management of a collaborative team of consultants focused on creating the best value for the client in all stages of the project. Value creation was the focus of each project step, from initial feasibility through to project handover to the client. This method enables the project to deliver significantly lower costs and improved resident outcomes as opposed to more traditional delivery methods. The end result is an outstanding new retirement living community at

Ashmore on the Gold Coast.

The construction phase was managed by the 50plus team of Dan O'Hare, John Ellemor, Paul Foulkes and Jessica Judd. Congratulations to the team on delivering this project four weeks ahead of schedule and significantly under budget.

DePaul Manor will soon welcome residents into its range of 1, 2 and 3 bedroom units. The Southport Catholic Parish has been conducting sales inspections through the project since late 2009, receiving very positive feedback. This new community offers 79 units, underground car parking, and an outstanding Resident's Retreat across the 16,500m² fully landscaped site.



First sod turned on new Community Centre...

Project Overview:

North Lakes Retirement Resort
Community Centre

Maddock Street, North Lakes,
QLD 4509

Client: Stockland

Description: This project incorporates a single story community building designed to compliment the existing village facilities and cater for the future additional village residents.

Total building area is 1300m² and is due for completion in August, 2010.



An artist's impression of the Community Centre when complete

As part of a \$40 million dollar make over and expansion plan for Stocklands North Lakes Retirement Resort, 50plus has commenced construction on a new Community Centre. The contemporary styled single story Community Centre, a design and construction project

by 50plus for Stockland, will offer residents at North Lakes a new activity space with a new Town Hall, clubhouse, café, sports and recreation area, bar, barbecue area, craft room and a full-size lawn bowling green.

North Lakes Retirement Resort is located 25km north of the Brisbane

CBD and features 256 units, which will be complimented by the new Community Centre when completed.

The 50plus team of Site Manager, Paul Sales and Project Manager, Mikael Heinonen are pleased with the progress to date of the second project 50plus is delivering for Stockland.



Tony Scougall, 50plus Design Manager

ACAA Conference in Melbourne

50plus representatives flew the flag in Melbourne at the Aged Care Association Australia (ACAA) 28th Annual Congress. The congress was attended by over 700 delegates from Australia and New Zealand.

It was great to spend time with some of our existing clients who were in attendance. We also were able to spread the word on what the 50plus business has to offer new clients.



Master Builders



Halcyon Waters' lavish Leisure Club



50plus General Manager Shaun McBain accepts the award from Melinda Bromley, Assistant Secretary for Federal Government Department of Health and Ageing

50plus takes out National MBA Award

50plus made it a clean sweep at the Master Builders Association National Awards ceremony on the Gold Coast on Saturday 7 November at Conrad Jupiters Casino.

50plus had already won through both the Regional and Queensland Master Builders Association State Awards before taking out the prized National MBA Award for Lifestyle Housing for Seniors.

Mr Wilhelm Harnisch, Australian Master Builders Chief Executive Officer said, "Australia's builders are continuing to design and build appropriate new lifestyle residences for Australia's seniors. Each year the National Lifestyle Housing for Seniors Awards attracts nominations from all over Australia. Builders are responding to the special needs of seniors by

engaging them in selecting and building innovative residences that incorporate key features that match their very special housing needs."

50plus General Manager, Shaun McBain along with several key staff attended the awards ceremony and

were overwhelmed by the big win.

"Several key factors played a part in winning this award, our thorough understanding of our clients product, our knowledge of the building industry and finally the expertise of the staff here at 50plus," said Mr McBain.



One of the award winning homes at Halcyon Waters



Celebration Park at Halcyon Waters



Australia's Best Seniors Living



Award winning Lifestyle Community Halcyon Waters latest series of homes, The Awards Collection are well underway with completion on the original 20 air conditioned homes expected at the end of March 2010. Project Manager Chris Drakos is pleased with progress to date, with three additional contracts which commenced in November to be added to the existing build programme bringing the total to 23 homes.

"We've already handed over 5 homes which occurred well ahead of the

schedule so we're right on track," said Chris. The Awards Collection homes include upgrades on some existing designs, some special one-off designs and two completely new homes, the 'Osprey' and 'Jabiru' which make their debut in this collection.

50plus are about to commence construction on the next stage of 13 homes at Halcyon Waters and are currently running a charity onsite at Hope Island with a target to raise \$10,000 for Camp Quality.



Progress to date on the new Awards Collection homes

What does the Carbon Market mean for SME's?

Like it or not the carbon economy is upon us and growing exponentially. Whether you are a believer in humans accelerating climate change or a die-hard sceptic, the carbon trading economy is forecast to be a \$3.5B industry by 2020. For the record I am a greenie for the sole reason that I do not believe we can continue to consume energy and grow that consumption in an unsustainable manner. I do have great faith in the human spirit that we will be able to reduce our greenhouse emissions and develop economically viable sustainable energy sources to produce our goods and services. One great example of our quest for solutions is that scientists are now looking at the bacteria of the gut of kangaroos (which do not emit methane from their gut) to see if they can transplant the bacteria into a cow's digestive track. For me, I prefer my eye fillet to roo tail stew any day but this degree of investigation will eventually develop solutions.

I have recently learnt that there is a hierarchy of greenhouse gases with carbon dioxide being the most common but least effect of them all. Compounds such as Methane and more complex carbon compounds created through many manufacturing processes have an exponentially greater impact on global warming (for those who believe the science). Yes, the science is complex and can be

explained by people much smarter than I, but changes in our behaviours now can and will have an immediate economic effect on our businesses. The global warming ground swell is forcing our political leaders to act, so I believe we will inevitably end up with some form of legislation which will have a significant effect on the economics of energy and its use. Thus from an economic point of view doing nothing will cost us much more in the future.

The demand on SME's to change, is being driven by supply chain pull and the cost of energy which will ultimately change our business behaviours. Large corporations and governments are increasingly demanding demonstratable performance from our businesses to initiate and instigate actions and targets to reduce greenhouse emissions.

There are numerous case studies now where businesses have been able to reduce their energy consumption by 30-40% and obtain a return on their investment within a year. It doesn't matter what you may or may not believe, the economics of carbon will benefit those who embrace the carbon economy by reducing costs, taking advantage of new markets versus exclusion from markets and increased costs.

In the design and construction



industry we have seen many changes through the Building Code of Australia to accommodate for lower energy demands in our buildings. We have not seen many genuine projects in either retirement living or aged care which have embraced alternative energy sources or conservation initiatives other than they are obligated to provide. Firstly this is because energy is still relatively cheap and the return on investment is too long for both industries which have cost pressures from other issues as well. The first movers in adopting innovative energy conservation initiatives and can demonstrate the annual savings that their businesses and clients will achieve, will definitely have a competitive advantage in the future.

By Shaun McBain - General Manager



Safety comes first at 50plus

Specialty builder nearing completion of safety certification

50plus has commenced the process of obtaining certification of its OH&S Management System under AS4801. The six month journey commenced in November 2009 and aims to achieve AS 4801 certification in May 2010.

Peter Lovett, 50plus Safety Manager said, "Our aim in achieving certification is to continue the improvement of our OH&S approach and to move towards Federal Government safety certification."

SAI Global was appointed in late 2009 as certifier and has completed a desktop audit, with recommended areas for improvement. "This step provided positive feedback on our current business systems and some opportunities for improvement, which we have now implemented," said Peter.

The next step in the certification process involved a full review of the 50plus OH&S system and recommendation report by Terry Brennan of Relay Consulting in February 2010.

The final step involves a certification audit in late April 2010 by SAI Global. This involves 2 assessors spending 3 days within the 50plus business reviewing our approach to OH&S in each workplace. "Our aim is to achieve AS4801 certification by the end of May 2010," Peter said.

"Safety is integral in the success of our business and a key focus of our everyday business. The rigor of OH&S certification will strengthen our safety processes, which will support our staff and sub-contractors to perform their duties in a safe way," said Shaun McBain.



Quarterly Health & Safety Awards

50plus recognises demonstrated commitment to continuous improvement in Workplace Health & Safety through its quarterly Health & Safety Awards.

Our latest recipient of our quarterly site OH&S awards was awarded to 50plus employee Phil Alexander.

Phil won the award for the continual improvement of his sites approach to

OH&S. Phil's leadership on site has created a proactive culture towards safety.

50plus General Manager, Shaun McBain said, "Phil's site consistently achieves a high standard in our internal and external safety audits, which is a credit to his site management and his commitment to the safety of all workers on site."



Ricky Morgan and Phil Alexander onsite at Fig Tree Village



Community Wellness Centre takes shape

Stockland Presents



FIG TREE VILLAGE
MURRUMBA DOWNS



Fig Tree bears fruit!

Construction of the Fig Tree Community Centre is nearing completion. Handover of the new facility to Stockland and their retirement village residents is scheduled for March 2010.

The finishing trades are putting the final touches to the pair of single storey community buildings. The two buildings have been constructed to a very tight program. The 50plus team of Project Manager, Mikael Heinonen and Site Supervisors, Phil Alexander and Ricky Morgan have managed the workflow of all sub-contractors to meet the construction program.

Fig Tree Retirement Village residents were given a Christmas present of a special tour of their new facility while

it was under construction. Residents were shown the 'Wellness' Centre which incorporates a swimming pool, gymnasium, salon and medical centre, and the larger community hall incorporating a café, bar, library and lounge areas.

Feedback from residents and Stockland was positive. "At 50plus we understand the importance of community engagement and so we are happy to provide this opportunity to the residents who have worked with us through the construction of this new facility within their community," said 50plus Business Development Manager, Darren Timms.

The Fig Tree site has also been involved in the AS4801 certification audits.

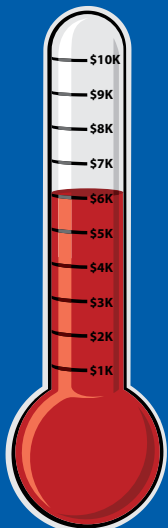
Project Overview:

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 story community buildings designed to cater and compliment the residential community at Fig Tree Village, and when completed will form part of the integrated seniors development for Stockland at Murrumba Downs. The total building area of both buildings is approximately 1700m² and is due for completion March 2010.



\$6,392 raised and counting... *paradise kids*

50plus would like to thank everyone who is helping raise money for Paradise Kids with our charity breakfast smoko's.

Our target is set at \$10,000, so dig deep it's for a great cause. Currently we are well past half way, with more than \$6,392 raised to date! The money raised for Paradise Kids will help children deal with many types of grief and loss.



Community Hall

happenings

New Faces

We would like to welcome the following people to the 50plus team:

Darren Timms

Darren commenced in the role of Business Development Manager in October 2009. Darren brings extensive experience across a broad range of business and property development roles within the private, not-for-profit and government sectors to the 50plus team. Darren gained first hand industry experience in the residential aged care and retirement village sectors with one of the largest aged care and retirement village operators in QLD. Through this role he was responsible for the organisations national growth strategy and for the development of 1000 new aged care beds and 800 new retirement village units.

Leith Nuttall

Leith commenced in January 2010 and is the newest member of our estimating team. Leith has a degree in Quantity Surveying and has had the opportunity to work in roles as a quantity surveyor, cost planner, estimator and construction estimator. Leith has broad experience in both residential and commercial projects working for organisations such as Napier Blakely, Howard Group and Raptis.

Paul Sales

Paul commenced in January 2010 as the Site Manager for the North Lakes Recreation Facility for Stockland. Paul is a seasoned construction professional with both commercial and residential experience. Paul recently completed the construction of the Moonah Park residential aged care facility for Churches of Christ.



New 50plus team members from left to right; Leith Nuttall, Darren Timms, and Paul Sales

90 seconds with Melanie Hill

What is your role with 50plus?

Personal Assistant to General Manager/Business Support.

What does your role involve?

- Coordinating GM's activities
- Office operation
- Admin to Senior Management and business.

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

I completed an Advanced Diploma in Business Management, majoring in Event Management at Martin College on the Gold Coast.

What do you like best about your role?

Interaction with a variety of people, everyday.

Have you held other roles with 50plus?

I have been with 50plus for 3½ years, my previous role was a Junior Housing Consultant at Halcyon Waters. That role involved liaising with new home owners and providing admin support to the project.

How would you describe your work Philosophy?

Always treat people with respect, do the best that you can and learn from mistakes. I once read following and thought it was a good life motto:

“What you put into the lives of others comes back into your own.”

What was your first job?

Cutting burrs and picking up rocks on our family farm at Tamworth. Dad paid us a daily rate of a couple of dollars... child labour was very economical!

What do you spend your life doing outside 50plus?

Going to the gym and personal training sessions, reading and visiting



Melanie Hill

my family in Tamworth.

What was the last book you read?

‘A song in the daylight’ by Paulina Simmons. It is a story about life choices.

Which musician do you most admire?

Garth Brookes. Growing up in Tamworth you listen to a little, ok a lot of country music.

Favourite sport?

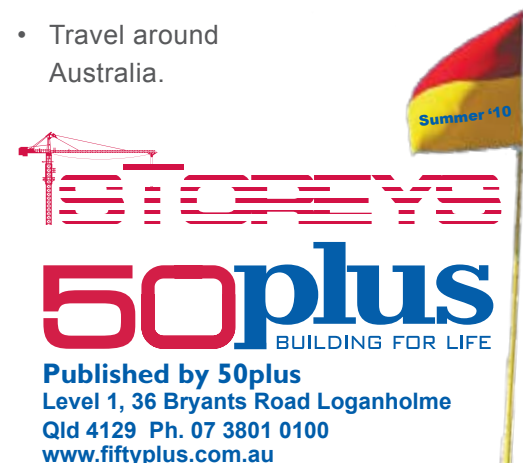
Hockey and Rugby League. I'm travelling to Hong Kong in April to watch my sister play in a Hockey tournament.

What did you want to be when you grew up?

Primary school teacher

What would you do if you won Lotto?

- Help family be debt free
- Buy a house on a secluded beach
- Travel around Australia.



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