



# Excellence in Retirement Living and Aged Care

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40 YEARS OF  
BUILDING STRONG  
FOUNDATIONS



# Building on strong foundations

DELIVERING EXCELLENCE IN COMPLEX MULTI-DISCIPLINARY PROJECTS



**\$7.2B+**

Work in hand



**11,000+**

Employees



**25+**

Countries



**5**

Continents

## Global experience delivered locally

BESIX Watpac is a leading multi-disciplinary construction company with four decades of experience in Australia backed by a century of global expertise and financial strength through the award-winning international contractor, BESIX Group. Celebrating 40 years of operations, the company has delivered over \$25 billion worth of projects since establishing as Watkins Pacific in the early 1980's.

Now as part of BESIX Group, we are focused on delivering major projects across all sectors in Australia and New Zealand. Combining Watpac's four decades of local knowledge, delivery excellence, and trusted partnerships, with BESIX Group's international experience and strong balance sheet, we bring the best of the world's capability together.

Whether it's the tallest building in the world, the iconic Burj Khalifa or the Grand Egyptian Museum - from stadiums to hospitals, schools, bridges, resource and industrial projects, port infrastructure, water treatment plants, secure facilities, airports, defence assets and more - *ours is a reputation built on quality.*



The Grange Albert Park Lake, Victoria



## In-house engineering expertise

Our in-house team of 150+ engineers operates from three global hubs in Brisbane, Dubai and Brussels. We set new standards in construction through expert structural, geotechnical, sustainability, digital and façade engineering as well as rapidly evolving concrete technology. Our specialists are embedded in project teams to interrogate the design; de-risking projects, maximising value and delivering certainty.



## Partner of choice

Leveraging our rich Australian history, we collaborate with our clients and partners to deliver excellence on every project. As genuine relationship contractors, we are invested in our client's success. We have received local, state and national industry recognition for our approach to achieving the best outcome for our clients. A private company with a flat structure, our lean, agile approach guarantees innovative and cost effective solutions.



## Local content specialists

We bring 40 years of in-depth local knowledge and understand that the legacy a project creates extends well beyond the end of construction. From urban centres to regional Australia, we actively support local jobs and Indigenous participation while building better communities. This is fundamental to our core beliefs and exemplifies our personalised approach to project delivery.

*Retirement Living and Aged Care expertise >>*



# Delivering lifestyle communities

## A growing demand by older Australians

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**With more than five million baby boomers now entering their retirement years. The delivery of fit-for-purpose, high-quality retirement and aged care facilities has never been more critical.**

A growing demand by older Australians for improved lifestyle amenities means supported living and aged care facilities must provide state-of-the-art services and industry-leading features, while also offering residents a comfortable, welcoming community to enjoy their golden years.

Our diverse portfolio of world-class aged care and retirement living projects showcases our strong capability in this important sector. From chic retirement precincts to complex high care facilities, we proudly deliver projects that facilitate the journey from independence through to higher levels of care within one building or across multiple sites.



*Australia's rapidly ageing population is triggering major reform across the aged care sector.*

◀ Jewish Care Senior Living and Community Precinct  
St Kilda, VIC

We recognise the importance of discreetly incorporating support services and facilities such as commercial kitchens, security measures and nursing equipment to enable an extra level of assistance to aged care residents while maintaining their dignity.

This includes incorporating specialist design considerations which accommodate people living with cognitive and mobility issues and ensuring inspiring spaces for social and lifestyle events.

With community at the heart of retirement living and residential aged care, we work with our clients and specialist partners to bring to life a welcoming precinct that fosters a sense of togetherness, belonging, safety, and care.

***We bring strong capability in delivering high-quality retirement, supported living and residential aged care projects.***

# Specialists in senior lifestyle precincts

## Building a tailored community

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From retirement villages to aged care facilities, we deliver fit-for-purpose solutions.

Thoroughly understanding our client's vision is always the first step. A retirement precinct is much more than a place to live – it is a home and a community. Our long history delivering premium aged care projects enables us to create exceptional living environments with facilities that cater for the varied lifestyle needs of older residents. This includes mobility considerations, functional community spaces, high grade commercial kitchens, security requirements and beautifully landscaped gardens.





^ **Baptcare Strathalan Residential Aged Care Facility**  
Macleod, VIC

## ✓ Innovative technology and infrastructure

Our expertise in health ensures we can deliver sophisticated technology features increasingly required by high-care facilities in residential aged care communities. By working closely with clients, we customise the scope of works and procure specialist equipment such as hydraulics and 24-hour nurse call systems. Additionally, our experts ensure services are designed, installed, commissioned, and handed over without any unplanned disruption while optimising whole of life costs.

## ✓ Reliable commissioning and handover

Our approach to planning and design begins with the end in mind. We de-risk the final stages of project delivery through effective consultation with our client and facility operators, and meticulous testing and commissioning - to ensure a seamless handover.

## ✓ Live environment expertise

When working within and alongside operational aged care facilities, we undertake meticulous planning to ensure the safety and wellbeing of residents, staff and visitors. Extensive engagement with facility management and staff allows us to determine the best methodology and execution to minimise disruption. This includes adopting a staged construction program and developing a decanting plan that allows the maximum number of facilities to remain operational at any one time.

## ✓ Collaboration

We engage with all our stakeholders, from client teams and facility managers, to the local suppliers and businesses and the broader community, adopting a collaborative and flexible approach. This ensures expectations are clearly understood, safety and security are maintained, opportunities maximised, and risks mitigated.

MELBOURNE, VICTORIA

# Live environment excellence



156

residential units



8 storey

building

## Jewish Care Senior Living and Community Precinct

Located in St Kilda, this retirement living precinct was delivered adjacent to existing aged care accommodation. Our expertise in live environments informed our highly collaborative approach, detailed planning, and staged methodology to safeguard residents, staff and visitors.

Originally engaged for construction only, we took on design responsibility to mitigate a growing number of design-related risks and associated costs.



CLIENT

Jewish Care Victoria



VALUE

\$81M



EXPERTISE

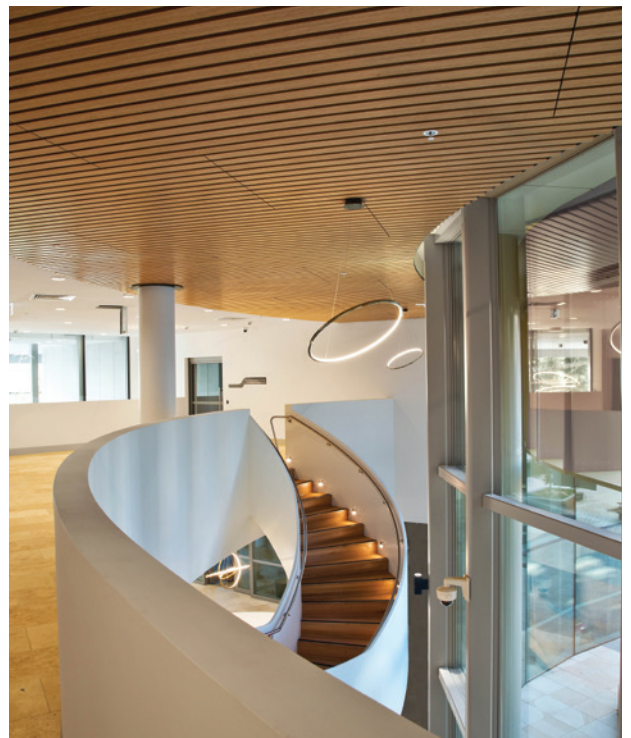
Design + Construct



TIMELINE

2017 - 2020





*The Jewish Care Senior Living and Community Precinct is a stunning development full of state-of-the-art facilities. Our on-site team worked diligently and respectfully to accommodate the residents and workers at the existing aged-care facility.*

Michaja Rutten  
Project Manager, BESIX Watpac

- ✔ Collaboration with our client and extended design team facilitated a smooth transition into leading the project's design component
- ✔ The precinct accommodates 156 residential units, relevant health care and medical services, associated retail and commercial areas, and basement car parking
- ✔ A key aspect of the project was incorporating elements specific to the Jewish community such as a Synagogue and commercial sized kosher kitchens
- ✔ The building features a fully glazed Wintergarden façade with unique operable louvre assemblies

# Award-winning precinct

PORT MACQUARIE, NEW SOUTH WALES

## The Cascades - Garden Village

The project extended Garden Village's existing retirement living community with the inclusion of 52 new apartments across two buildings.

- ✓ Each building consists of five accommodation levels and a basement car park with a total of 58 car spaces
- ✓ Incorporates a specially designed gymnasium, community centre, and activity rooms that can be tailored for specific activities
- ✓ New facilities within the precinct include a restaurant, coffee shop, and an outdoor retreat



CLIENT

**Garden Village  
Port Macquarie**



EXPERTISE

**Design  
+ Construct**



VALUE

**\$50M**



TIMELINE

**2018 - 2020**



**Award-winner**

- 2019 Regional Excellence in Building Awards (Northern Regions) Lifestyle Over 55's Master Builders NSW





MELBOURNE, VICTORIA

# Baptcare Strathalan Residential Aged Care Facility

## Aged Care community

CLIENT **Baptcare Limited**

EXPERTISE **Construct Only**

- ✔ A three-storey, 120-bedroom facility located within Baptcare's Strathalan Macleod site
- ✔ Community and leisure amenities were provided along with building services such as passenger lifts and hydronic heating
- ✔ Early works involved demolition, civil and other infrastructure upgrades
- ✔ A reinforced concrete frame clad with brick, glazing, and rendered panels

BRISBANE, QUEENSLAND

# Holy Spirit Independent Living and Aged Care

## Modern amenities

CLIENT **Holy Spirit Care**

EXPERTISE **Construct Only**

- ✔ Three low-rise towers providing 128 one, two and three-bedroom independent living units
- ✔ Includes a 10-bed high-care facility
- ✔ A 15-metre pool and gymnasium provide residents with option to stay active and social
- ✔ Extensive works were undertaken to protect the site from flooding, such as raising the building platform, creating a 20-metre wide swale, and replacing earth below the site with high-grade fill



MELBOURNE, VICTORIA

# Flexible design



83

apartments



18 level

tower

## The Grace Albert Park Lake

Engaged as the design and construct contractor for this contemporary retirement living precinct, we undertook extensive design work to deliver a building that was both fit-for-purpose and featured premium amenities.

Flexibility was built into the design of each apartment that enables them to be adapted in line with the changing needs of the aging occupants. This enables the residents to remain in their apartments for as long as possible.



CLIENT

**Australian Unity**



VALUE

**\$66M**



EXPERTISE

**Design + Construct**



TIMELINE

**2017 - 2019**



*The Grace was designed with the intention of bringing people together; it will give people access to everything an inner-city has to offer as well as a community.* ”

Kevin McCoy  
CEO of Independent & Assisted Living, Australian Unity

- ✔ Comprises 83 purpose-designed retirement living apartments featuring one, two, three and four-bedroom premium apartments as well as penthouses
- ✔ Amenities include communal clubs on each level, multiple lounges, wine bar and billiard room, theatre, pool and barbecue facilities
- ✔ A significant risk mitigation strategy to reduce delays associated with procuring materials from overseas was to identify these components early in the documentation process; shop drawings could then be produced and reviewed early in the program
- ✔ The project was designed to comply with the Disability Discrimination Act

# Partner in excellence

## OUR PURPOSE

WE EXCEL IN CREATING SUSTAINABLE SOLUTIONS FOR A BETTER WORLD

## OUR VALUES



### Excellence

We are committed to operational excellence, high performance and delivering on our promises safely.



### Co-creation

We collaborate with our clients and partners to drive innovation that makes a difference.



### Respect

We are genuine, considerate and act with integrity and candour.



### Passion

We seek to inspire, going the extra mile to achieve results that exceed expectations.



### Unity

We work as one team to achieve our shared purpose.





▲ Holy Spirit Independent Living and Aged Care, Queensland



### Best for project teams

Our teams are hand-picked specifically for each project. We bring together the best people, consultants, sub-contractors, delivery partners and networks to ensure the right technical skills, cultural fit and client focus to achieve on-time and on-budget project delivery.



### Culture of excellence

By investing in the development and wellbeing of our people, we create a culture focused on safety and exceeding client expectations. This is underpinned by our values and supported by our in-house leadership program, formal continuous improvement processes and structured knowledge sharing across the BESIX Group.



### Flexible, streamlined project delivery

We partner with our clients to deliver projects through various contracting methods, including Public Private Partnerships (PPPs), Managing Contractor, Early Contractor Involvement (ECI), Design and Construct (D&C), or Construct Only. Irrespective of the contract model, we embrace a flat management structure to enable streamlined communication between all project stakeholders to make clear and efficient decisions.



### Building Information Model (BIM)

Building Information Modelling affords numerous benefits to the design, construction and operation of a project. Our dedicated BIM Manager oversees design development and coordination of the BIM datasets. By working closely with the design team and cost planner, efficiencies are fully leveraged and any clash detection identified. This enables constructability issues to be resolved well before construction begins. BIM processes can be further utilised to verify BIM elements to the as-constructed form. Ideally the BIM datasets are then used to optimise asset life and facilities management.



### Safety, quality and sustainability

While our systems are certified to Australian, New Zealand and ISO standards, it is our commitment to continuous improvement that ensures we bring best-practice safety, quality and environmental outcomes to all our projects. We have experience in delivering commercial projects to achieve a minimum 5 Star Green Star Design and As-built Ratings.

***Partnering with an experienced contractor who genuinely collaborates to deliver excellence on every project.***

# Sustainability

OUR PURPOSE IS TO EXCEL IN CREATING SUSTAINABLE SOLUTIONS FOR A BETTER WORLD

We are committed to protecting and preserving our way of life and play our part to make our operations more sustainable. Our actions are guided by our Sustainability Strategy which outlines our approach and key priorities across Environment, Social and Governance (ESG).

Our goal is for our projects to leave a positive legacy for the environment, our people, communities and future generations.







Community Fund

The BESIX Watpac Community Fund is a way for us to align with like-minded organisations to fund and support projects across a range of initiatives. Our focus areas are Community Health, Education & Literacy and Environment & Food Rescue – prioritising opportunities for First Nations people.



80%+

Average portion of total construction hours by local trades and businesses



800+

Jobs created for Indigenous people



\$14.5M+

Indigenous spend



2M+

Training hours achieved across 60 projects



## Our blueprint for vibrant communities

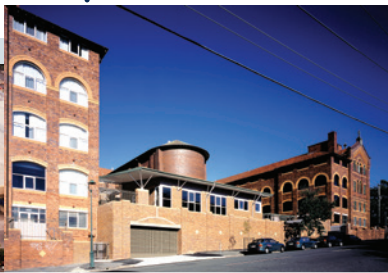
- ✓ Procurement and tendering processes are transparent, fair and locally driven
- ✓ Trade packages are broken down to reduce risk and create local opportunities
- ✓ Sub-contractors are connected with Indigenous people and are supported to succeed
- ✓ Training pathways are established through local tertiary institutions including universities and colleges
- ✓ Benefits are created beyond construction such as support for community programs

► BESIX Watpac's Reconciliation Action Plan artwork

# Experience you can count on Retirement Living and Aged Care

## Pre-2000

- • Compton Gardens Retirement Village  
Brisbane, Qld
- Clem Jones Home for the Aged and Disabled  
Brisbane, Qld
- Bayview Place Nursing Home  
Brisbane Qld



## 2005

- • Villa Maria Aged Care  
Brisbane, Qld



## 2012

- • Holy Spirit Independent Living and Aged Care  
Brisbane, Qld



## 2003

- • Southern Cross Retirement Village Stage 1  
Caloundra, Qld
- Emmaus Aged Care Facility  
Brisbane, Qld

## 2008

- • Oxford Park Monastery Refurbishment  
Brisbane, Qld

## 2013

- • Mater Christi Aged Care  
Sawtell, NSW

## 2016

- • **Baptcare Strathalan Residential Aged Care Facility**  
Macleod, Vic



## 2019

- • **The Grace Albert Park Lake**  
Melbourne, Vic



## 2023 & beyond

- • **Garden Village Seniors Living Development**  
Port Macquarie, NSW

- **Highfields Circuit Aged Care Facility**  
Port Macquarie, NSW



## 2018

- • **The Cascades Garden Village**  
Port Macquarie, NSW



## 2020

- • **Jewish Care Senior Living and Community Precinct**  
Melbourne, Vic



 **BESIX Watpac**

Discover more at [besixwatpac.com](https://besixwatpac.com)

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