

RETIREMENT

Demand jumps for five-star villages

ROSS HAIG

The demand for luxury retirement villages in the private sector offering five-star aged-care accommodation is likely to continue unabated, according to construction company Pindan.

Department of Health and Ageing figures showed that by the end of the June quarter, building approvals for aged-care facilities had reached record levels at more than \$302 million — an increase of more than 20 per cent from the same quarter last year.

Pindan construction director Andy Peppercorn said the number of high-end aged-care dwellings being built was surging.

"The luxury levels of the aged-care facilities we are being brought in to construct are pretty amazing," Mr Peppercorn said.

"The demand of the ageing population for quality is fuelling a very competitive market where each new facility is outdoing the last.

"It's no secret WA's taste for luxury is growing and the aged-care sector is no exception. To stay competitive in a fast-changing industry, construction companies are having to stay right on the ball.

"We recognised the aged-care sector was going to be growing

rapidly and set out some years back to specialise in the area. But the demand for high-end developments has probably exceeded expected projections."

Pindan has a number of projects under contract, including more than 500 residential and aged-care independent living units, with a total combined construction value of more than \$400 million.

In July, the company took out the Master Builders Association's best lifestyle housing for seniors (over \$1m) category for the second year in succession, with the Woodlake Aged Care project in Kingsley.

Last year, the company snared the award for Anchorage Aged Care facility in Mindarie, both facilities being built for the Aegis Aged Care Group.

"Aged-care projects like Woodlake are top quality and can be compared to building a mini hospital with state-of-the-art lifestyle facilities," Mr Peppercorn said.

"Woodlake alone involved building a cafe, library, hydro bath and hair salon.

Right now, we have several aged-care projects on the go and we're looking forward to more.

"Two key projects under construction are the expansion of Lawley Park Village at Menora and redevelopment of the Howard Solomon Care Facility in Ferndale



Andy Peppercorn



Woodlake Aged Care project won the Master Builders Association's best lifestyle housing for seniors (over \$1m).

for Freemasons Homes WA."

The Lawley Park expansion will see the addition of 36 premium units that have three bedrooms, two bathrooms, double garages and emergency call systems.

The complex has a community centre with a dance floor, snooker table, library, barbecue area and

bowling facilities.

A \$33 million project, Howard Solomon Care Facility provides high and low-care accommodation for residents whose needs are beyond that of the village environment.

Expansion plans involve the construction of 36 independent-living villas and a

residential care facility featuring a kitchen and special care wing.

Pindan also has been awarded the contract to extend Southern Cross Health Care's Donovan Village in Forrestfield.

This will add 15 hostel beds and 11 independent-living units, along with a respite centre and kitchen.