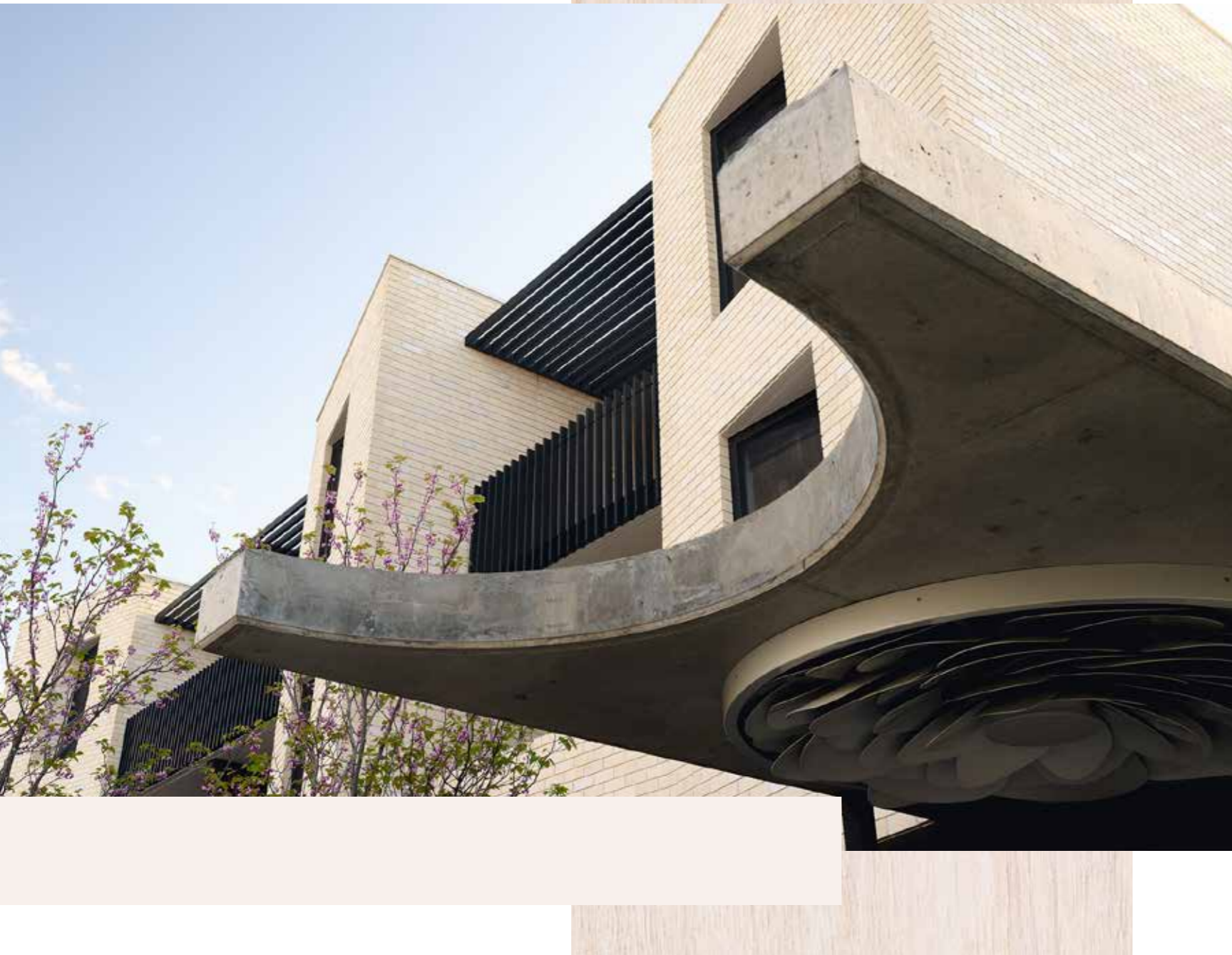


# Capability Statement.





# Contents.

4	About Us
7	The Projects Team
9	ABN Group Companies
10	Home Collective
11	Home Assist

	<b>Terraced Housing</b>
12	Terraces by Stockland, Calleya Estate, Treeby
14	Driftwood, North Coogee
16	Anzac Road, Mount Hawthorn
18	Altimo, Wembley
19	Incontro, Subiaco
20	Monogram, Victoria Park

	<b>Apartments</b>
21	Mill Street, Cannington
22	One Iluka, Iluka
24	Loft Haus, Leederville
26	Kent Street, Spearwood
27	Revitalise Crescent, Craigie

	<b>Childcare Centres</b>
28	Insight Early Learning, Albany Highway, Kelmscott
30	Green Leaves Early Learning, Wanneroo
32	Tall Tree Early Learning, Banksia Grove
34	Mullaloo Childcare Centre, Mullaloo
36	Amberton Childcare Centre, Eglinton
37	Baldivis Childcare Centre, Baldivis
38	Wildflowers Childcare Centre, Lake Coogee

	<b>Grouped Housing</b>
40	Willow Brook Lifestyle Village
41	The Retreat, Erskine
42	Braemar Presbyterian Care, Melville
43	Rocky Bay, Specialist Disability Accommodation, Girrawheen
44	Ellen Gardens Over 55's Seniors Living, Ellenbrook
45	Lumen Living Specialist Disability Accommodation, Dudley Park
46	Industry Awards
47	Social Responsibility



## About *us*

### Commercial acumen with residential finesse

Dale Alcock Projects (DAP) has a unique hybrid business model which combines the IP and efficiencies of WA's leading residential volume builder, with the acumen and principles of a commercial construction firm.

### Medium density specialists

This model, combined with the financial security and buying power of the ABN Group provides our customers with a unique service offering, unparalleled, by other builders.

Our team work closely with developers of house and land estates, medium density infill developments, retirement villages, childcare centres and other mixed use developments to ensure projects are delivered on time, on budget and to the highest quality.

Dale Alcock Projects delivers a full range of solutions in the following typologies:

- [Apartments](#)
- [Terraced Housing](#)
- [Grouped Villas/Townhouses](#)
- [Retirement Villages](#)
- [Childcare Centres](#)
- [Community Centres](#)
- [NDIS](#)
- [Mixed Use Projects](#)

### *35+* years industry experience goes into our projects

- Built more than 77,000 homes across Western Australia and Victoria
- Employ more than 1,600 people and have trained more than 1,500 apprentices
- Financed more than 36,000 homes
- Engage over 3,000 independent construction contractors
- Completed \$1bn in commercial and residential property development projects



## Backed by the ABN Group.

Dale Alcock Projects is part of the **ABN Group**, a financially secure, market-leading group of companies. Now achieving over \$1 billion in revenue per year, the ABN Group is the leading builder in Western Australia and has a significant footprint in the Victorian housing market.

Established in Perth in 1978, the ABN Group now operates 22 businesses across Western Australia and Victoria, covering new home design and construction, commercial property development, property finance, real estate (land) development, conveyancing, plumbing, renovations, concreting, roofing, ceiling & wall fixing, kitchen design & installation, and property investment.

A lot has changed in the last 30+ years, but the ABN Group's passion for building and relentless commitment to leading through excellence have never wavered. Today we're proud to be an industry powerhouse, with the equal highest residential building market share in Australia.

We've cemented our place in the community too, taking an active role in advocating for industry reform, nurturing today's talent for the trades of tomorrow and donating more than \$8.2 million to worthy organisations and charities over the past 10 years.

Looking to the future, Managing Director Dale Alcock, together with CEO Andrew Roberts, will continue to guide the Group's growth with a steady hand and a keen eye on innovation.



## The Projects Team.

Dale Alcock Projects has selectively recruited the best in the business, both from within the ABN Group and the external market to enhance our delivery model and capability as we grow. Our specialist team prides itself on understanding our customers needs to ensure we exceed their expectations on every project.



### Tony Pritchett

GENERAL MANAGER

Tony is the General Manager of Dale Alcock Homes, Developments and Projects. Tony brings to Projects a broad depth of industry knowledge, built upon over 25 years of experience in the residential construction space. Tony has a passion for building dynamic teams, with vast experience gained from 20 years as the CEO of Plunkett Homes and 2 years as the President of the HIA (WA).



### Jarryd Little

MANAGER

Jarryd has over 15 years experience across the development and construction sectors in Perth and regional WA. With a Bachelor of Applied Science (construction management and economics), Jarryd has successfully delivered projects across regional and commercial sectors and brings a customer focused attitude to ensure the best results are achieved for all stakeholders.



### Shane Criddle

CONSTRUCTION MANAGER

Shane is a safety conscious leader with over 28 years' experience in the residential and commercial construction industry. Shane ensures our sites are supported and that our projects are delivered safely and to the highest of standards. Not only is he a registered builder, he also holds a nationally recognised diploma in Project Management.



### Michael Vermey

OPERATIONS MANAGER

Michael is a quality focused leader with a strategic approach to operational management. He holds over 20 years of experience in residential and commercial construction and uses this knowledge to streamline process and maximise outputs across all projects moving through our business.

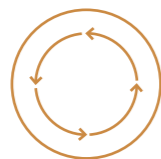


# How we can support you.

## Site Acquisition



FEASIBILITY & COSTINGS



SCENARIO MODELLING

## Design



BUILDABILITY REVIEW



PRE DA LODGEMENT

## Design Development



SALES & MARKETING



VALUE FOR MONEY

## Construction



Handover  
Defecting

# ABN Group of Companies



### CONSTRUCTION



### HOME BUILDERS



### DEVELOPER



### AFTERCARE



### SUPPLY CHAIN



### FINANCE



# Welcome to Home *Collective*

Home Collective is a place as much about the services and products as it is about the people here to help you find your place in a way that is personal, memorable and fun.

It's special. It's a need-to-see-it-to-believe-it kind of space.

Over 1200sqm of design choices and inspiration. Five kitchens to open every drawer of. Taps and showers that you can turn on and test. A range of products and brands unmatched in WA.

You can experience Home Collective as part of your project. All the amenities a customer needs. Onsite parking. Lockers. A café to relax in (and where the food and drinks are free). We're proud to work here and we're excited to show you around.

Find your place at Home Collective.



# Your Home Service *Care*

Home Assist is a specialist division within the ABN Group that manages the after-care service and maintenance of your dream home. Our dedicated team are experts in home service, giving you ultimate peace of mind that your home is in the best hands.



HomeAssist After care program can manage...



WARRANTY PERIOD WORK



BEYOND WARRANTY PERIOD WORK



HOME MAINTENANCE AND REPAIRS

We've assembled a team of experts that specialise in the aftercare and maintenance space. Our team includes dedicated Service Managers and Service Coordinators who specialise in home service, repairs and warranties. No matter what your concern is, we've faced it and are happy to help.

Your building journey progresses from 'Construction' to 'Maintenance' 3 months after key handover and as such, you will seamlessly transition into the care of Home Assist at this stage.

Have extra peace of mind that your Dale Alcock project comes with a 12 month service warranty and 6 year structural warranty.



12 MONTH SERVICE WARRANTY



6 YEAR STRUCTURAL WARRANTY

Terraced *housing*

# Terraces by Stockland, Calleya Estate, Treeby (including Visage)

Complete



NO. OF TOWNHOUSES

131

ENGAGEMENT

Design & Construct

CONSTRUCTION TIMELINE

Staged

Developer: Stockland  
Architect: Hames Sharley  
Construction Methodology: Double brick construction

AWARDS WON

2022

Best Multi Unit Development  
10 - 20 Units

2021

Best Contract Home  
\$200k-\$250k

Best Multi Unit Development  
10-20 Units

Excellence in Workplace  
Health & Safety

2019

Small Lot Housing  
up to \$220,000

Townhouse/Villa  
\$220,001 - \$300,000



Terraces by Stockland is a pioneering multi-million-dollar medium density residential project in Calleya. Dale Alcock Projects was successful in a competitive tender for the construction of 131 terraced homes in Stockland's premium Calleya Estate in Treeby.

The Terraces precinct is an integral part of the Calleya masterplan and once complete, will be the centre of the local community.

Stockland's goal was to deliver high quality, affordable homes. The decision to partner with DAP was due to our ability to deliver value for money solutions through efficiencies and leveraging the ABN supply chain.

The success of The Terraces is testament to our strong relationship with Stockland. Each residence has been architecturally designed to offer a stylish, low maintenance lifestyle, with intelligent open-plan living areas and quality finishes, appealing to a wide range of buyers.

**Building beautiful communities**

DAP was engaged to document the first stage. However, as the project grew, DAP took it over as a Design and Construct Contract and maximised the IP of the ABN Group.



Terraced *housing*

# Driftwood, North Coogee

NO. OF TOWNHOUSES

21

ENGAGEMENT

Construct only

CONSTRUCTION TIMELINE

Staged

Developer: Yolk Property Group  
Architect: Harris Jenkins  
Construction Methodology: Double brick construction



Complete



Dale Alcock Projects collaborated with Webb Brown-Neaves and Yolk Property Group to deliver 21 x two and three level terraced townhouses in Port Coogee over four separable portions.

Yolk Property Group had a clear understanding of the market and the required product, specification and price for a project to be successful. To ensure these were met, we collaborated with Harris Jenkins Architecture and Yolk Property Group to refine the designs and leveraged ABN's buying power and supply chain.

The townhouses were cleverly designed to maximise total lot coverage, without compromising on space. The design complemented the coastal location with a neutral colour palette and earthy materials. The development proved to be popular due to its location within the Port Coogee marina and high-quality design and finishes/specifications.





Terraced *housing*

# Anzac Road, Mount Hawthorn



NO. OF TOWNHOUSES

6

ENGAGEMENT

Construct only

CONSTRUCTION TIMELINE

64 Weeks

Developer: Private  
Architect: Design Wise  
Construction Methodology: Traditional masonry construction to the ground floor, lightweight construction to the upper floor.



Dale Alcock Projects successfully completed the construction of six townhouses on two amalgamated lots in the City of Vincent.

The DAP team collaborated with Design Wise and Celsius Property Group to ensure efficient onsite delivery and to maximise value for money by leveraging the ABN supply chain.

The delivery of the six townhouses was well received by the developer, architect and neighbours and they have enhanced the streetscape in the area. The stand-out feature is the reclaimed brickwork which is contrasted against the external cladding. The internal finishes were selected in collaboration with the DP internal design team, which are of an incredibly high quality standard which has appealed to a variety of residents. The client was extremely pleased with the finished product.



Terraced *housing*

# Altimo, Wembley



NO. OF TOWNHOUSES  
**24**

ENGAGEMENT  
**Design & Construct**

**Developer:** Locus Development Group  
**Architect:** Dale Alcock Projects in collaboration with Peter Hobbs Architecture  
**Construction Methodology:** Double brick construction

Dale Alcock Projects worked in conjunction with Peter Hobbs Architecture to design 24 3x2 townhouses in Wembley.

The design of these homes will appeal to a number of markets including first homeowners, downsizers and young families.

The design was completed by the DAP Team with interiors selected by the interior design team. The development approval (DA) was also co-ordinated by the DAP team.

The vision for Altimo is to breathe sophistication into the picturesque suburb of Wembley. Contemporary design in combination with considered landscaping and a high level of specification will make this development hot property in today's market and offer extremely good value for buyers.

Terraced *housing*

# Incontro, Subiaco



NO. OF TOWNHOUSES  
**41**

ENGAGEMENT  
**Design & Construct**

**Developer:** Cedar Woods  
**Architect:** DKO  
**Construction Methodology:** Masonry and steel framed

Dale Alcock Projects and Webb Brown-Neaves in collaboration with Cedar Woods, will deliver 41 x two-storey townhouses over two separable portions.

The project is being delivered under the Webb Brown-Neaves banner to ensure that these homes resonate with the Subiaco residents. DAP was awarded the contract due to their experience in the medium density market. Being part of the ABN Group brings value to clients with value for money solutions and the utilisation of the ABN Group's supply chain.

The high quality of the design and finishes/specifications will make these homes incredibly appealing to several market sectors in Subiaco. The ground floor of these homes will be masonry with the upper floor steel framed. The development will showcase 13 different designs that are all elegant and simple, blending in with the existing streetscape of Subiaco.



Terraced *housing*

# Monogram, Victoria Park



NO. OF DWELLINGS  
**10**

ENGAGEMENT  
**Design & Construct**

Developer: Locus Development Group  
Architect: Dale Alcock Projects

Monogram comprises of 10 contemporarily designed 3x2 townhouses in the highly sought after suburb of Victoria Park. Similar to the Altimo, The design was completed by the DAP Team with interiors selected by the interior design team. The development approval (DA) was also co-ordinated by the DAP team.

The monogram townhouses have been designed for todays market with a high quality specification and design features including BOSCH appliances and three modern internal colour schemes.

Apartments

# Mill Street, Cannington

NO. OF DWELLINGS  
**21**

ENGAGEMENT  
**Construct only**

CONSTRUCTION TIMELINE  
**67 Weeks**

Developer: Fini Group  
Architect: Braude Architects

Dale Alcock Projects delivered **16 townhouses and 5 apartments** on a Construct only arrangement.

This project represented a new breed of development designed to bridge the housing gap to offer affordable, well-located and low-rise homes and is a great example of an alternative to high-rise apartments.

The client selected DAP due to their vast experience in the medium density space as well as the benefits associated with being part of the ABN Group.

The client was pleased with the quality of construction and the professionalism of the handover process our team conducted. The homes appealed to a wide range of buyers and two of the apartments were delivered as NDIS accommodation to meet the market in the local area.



Apartments

# One Iluka, Iluka

NO. OF DWELLINGS

23

ENGAGEMENT

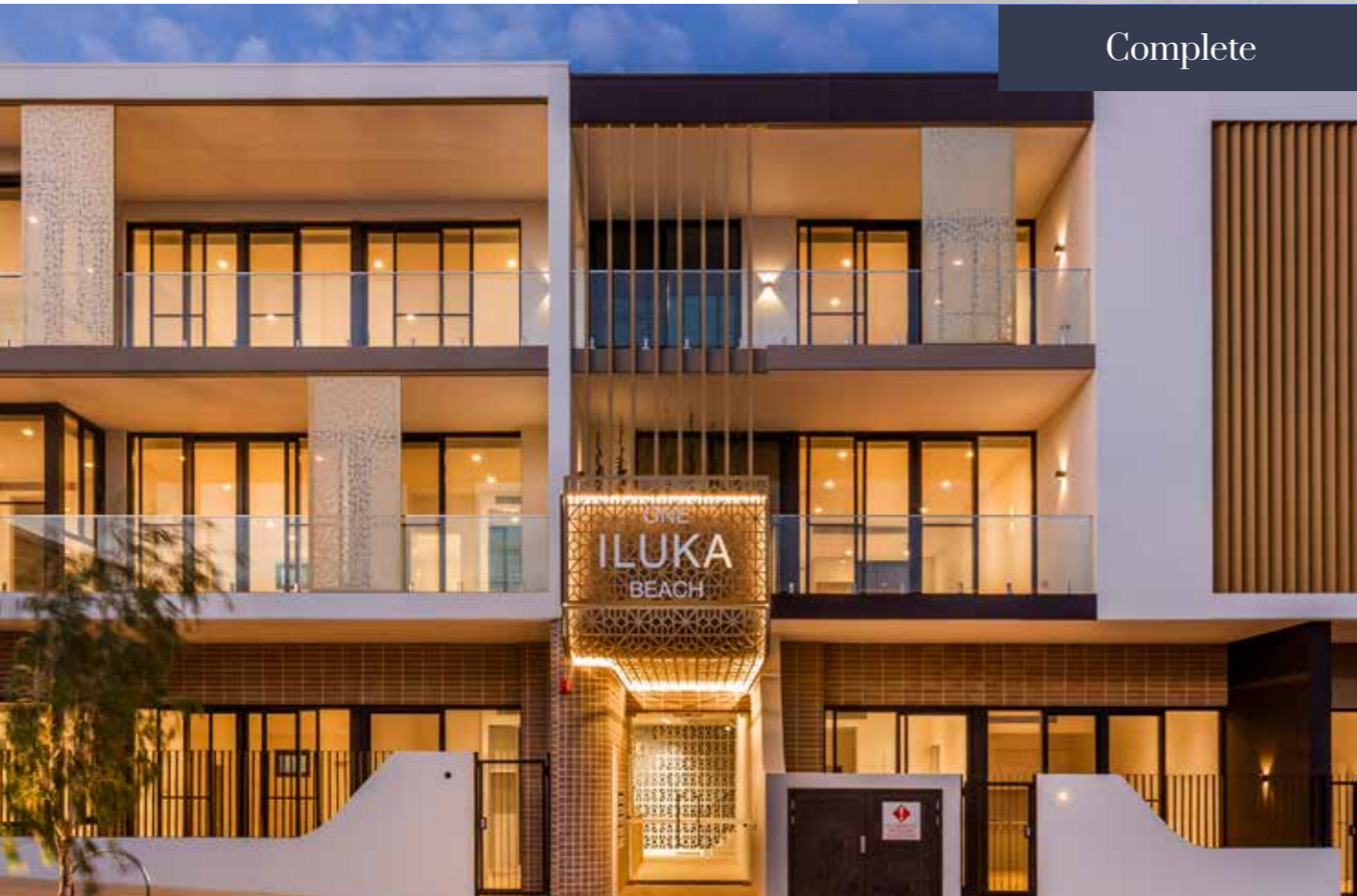
ECI into Construct only

CONSTRUCTION TIMELINE

54 Weeks



Developer: Bode  
Architect: DMG Architecture  
Construction Methodology: Blockwork



Complete

One Iluka Beach is a collection of 23 premium beachside residences in Iluka. We were initially engaged on an ECI arrangement, which transferred to a construct only arrangement.

DAP worked with Bode Property during critical stages of the project, including acquisition, initial construction estimates, constructability advice, as well as guiding selections.

Our engagement and collaboration in the initial stages lead to a strong working relationship between all parties, which resulted in a high-quality project that was delivered on time and on budget.

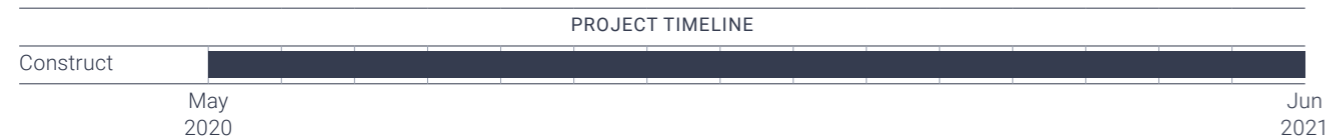
This project involved many intricate details and construction techniques. Much of the building involved curved finishes, including balustrades, railings and concrete, curved fibre cement, curved angles with blockwork and sliding screens to curved areas.

Due to the proximity to the coast, all external elements needed to be considered to ensure longevity, including trowel on textured brickwork and fibre cement, powdercoated aluminium, anodised perforated aluminium, dry stone wall cladding and Breezeblock walls in 'wedge' and 'diamond' bonds.

“Bode Property are extremely pleased with the performance of Dale Alcock Projects on the job. The project was completed ahead of schedule (despite COVID) and within budget - all whilst maintaining an open, honest and collaborative relationship between client and builder.

The site was well run and we were very happy with the quality of workmanship from the subcontractors across a variety of different materials and finishes. Given their performance on this project, we would be keen to work with Dale Alcock Projects again on future projects.”

Jarrad Sizer,  
Founder and Managing Director, Bode Property



Apartments

# Loft Haus, Leederville



Complete



NO. OF DWELLINGS

15

ENGAGEMENT

ECI into  
Construct only

Developer: Griffin Group  
Architect: CAPA Architecture

Dale Alcock Projects was engaged to assist Griffin Group and CAPA Architecture with selections, pricing and constructability, on the project known as Loft Haus.

This project saw the delivery of a three-storey building constructed over two adjacent lots, using an urban mix of modern materials. Our team worked to ensure the project was delivered on budget and finished to a level that will sell quickly in the Leederville market.

13 x two-bedroom apartments and two penthouses were constructed on an elevated position and encompass sustainable living solutions. These apartments will be in high demand due to its proximity to Leederville's bars and restaurants.

DAP were selected due to the association with the ABN Group - namely offering financial security and experience.





Childcare *centres*

# Insight Early Learning Albany Highway, Kelmscott



NO. OF PLACES

110

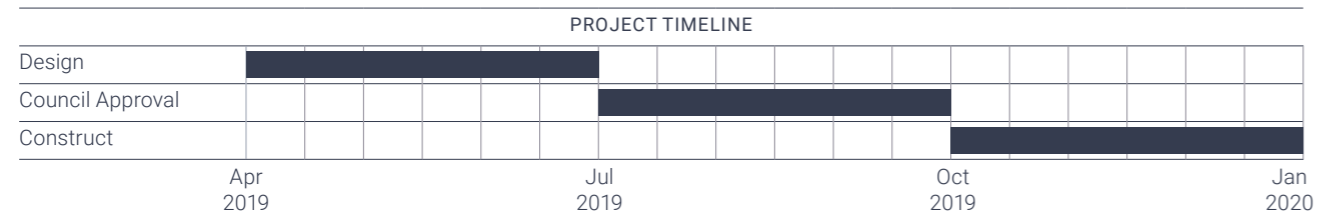
ENGAGEMENT

Design & Construct

Developer: Insight Early Learning/Mandalay Capital  
Architect: Peter Hobbs Architects  
Construction Methodology: Lightweight timber framed construction

CONSTRUCTION TIMELINE

24 Weeks



Insight Early Learning is situated on Albany Highway and was delivered to offer a premium centre to the Kelmscott community and surrounding suburbs.

Dale Alcock Projects collaborated with Mandalay Capital to explore possible cost saving options which allowed the target construction cost to be achieved. Working collaboratively with Peter Hobbs Architects, the documentation was progressed through to IFC drawings to ensure the client brief was achieved.

Despite numerous challenges, the project was handed over a week early allowing the centre to be opened just in time for the new school year. The client was extremely pleased with the quality of the finishes and the care shown by our team throughout the process.

*“The Dale Alcock Projects team went above and beyond to deliver a building that exceeded our expectations – they took time to talk the project through with us to build their understanding of how children and our teams would use the building.”*

Donna Bush, Managing Director | Insight Early Learning.



Childcare *centres*

# Green Leaves Early Learning, Wanneroo

NO. OF PLACES

83

ENGAGEMENT

Design & Construct

CONSTRUCTION TIMELINE

44 Weeks

Developer: Green Leaves Early Learning  
 Architect: Raunik Design Group (QLD)  
 Construction Methodology: Face brick with timber framed internal walls



Complete

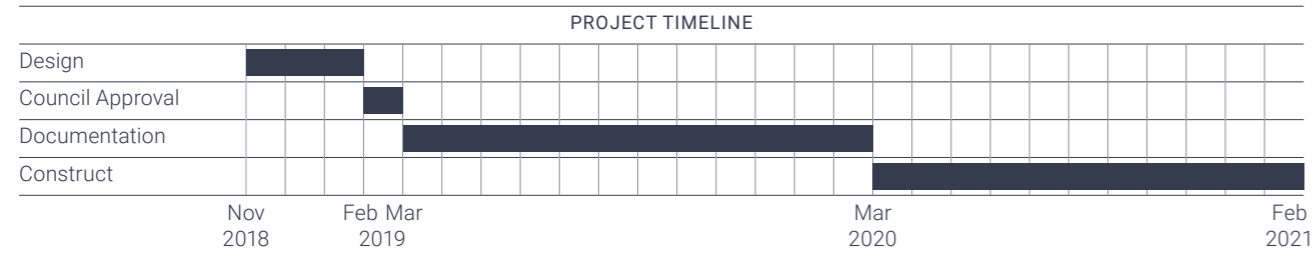
Green Leaves Early Learning Centre in Wanneroo was delivered to provide a brand new custom-designed facility to meet the evolving needs of children and to set a new benchmark for early learning in the Wanneroo area.

The client and operator were very impressed with the level and quality of the finishes.

The DAP Team was engaged by OTB Developments in an Early Contractor Involvement (ECI) capacity to ensure that the target construction price was met, whilst maintaining high levels of quality finishes and specifications. A substantial amount of value engineering was carried out at the front end of the project to make the project feasible for the client.

*“Throughout the process from design through to construction I have been impressed with the professionalism, quality and care that the Dale Alcock Team have displayed. The team has always been very attentive to the needs of the operator and ourselves with a pragmatic approach.”*

Scott Ferguson  
 Director OTB Developments Pty Ltd.





Childcare *centres*

# Tall Tree Early Learning, Banksia Grove

Complete



NO. OF PLACES

90

ENGAGEMENT

Construct only

CONSTRUCTION TIMELINE

40 Weeks

Developer: Tall Tree Childcare Centre  
Architect: Meyer Shircore  
Construction Methodology: Combination of limestone and timber

PROJECT TIMELINE



Tall Tree Early Learning in Banksia Grove, located on a semi-rural plot in an agricultural area, was delivered to offer children in the Banksia Grove area a unique 'Nature school' with a focus on nature and what it offers to children.

Dale Alcock Projects secured the construction of Tall Tree's latest childcare centre in Banksia Grove through a competitive tender process.

After securing the project, the Dale Alcock Projects team were requested to investigate a large number of value engineering items to achieve the target budget, including a complete structural redesign. The value engineering process was conducted over a three-week period to the immense satisfaction of both the tenant and architect.

The project was a huge success due to the true collaboration between DAP, the architect and the client. The client, Bob Hindle, was instrumental in the project to ensure the seamless delivery of landscaping whilst the centre was being constructed.



Childcare *centres*

# Mullaloo Childcare Centre, Mullaloo

NO. OF PLACES

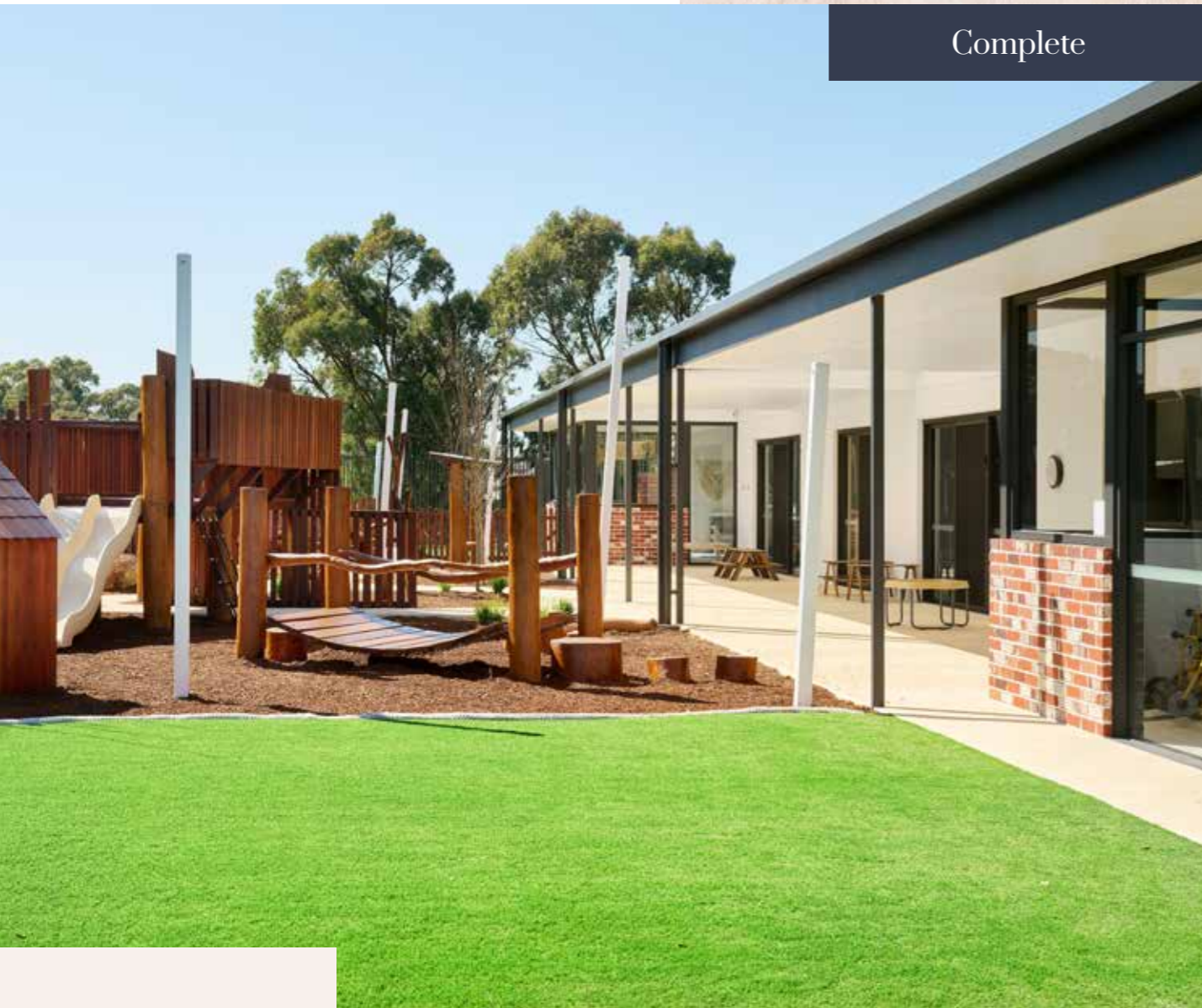
93

ENGAGEMENT

ECI into a  
D&C contract

Developer: Conflexa  
Architect: TRCB

Complete



Mullaloo Child Care Centre is a one-storey, 92-place early learning centre in Mullaloo constructed from structural steel and blockwork.

Dale Alcock Projects was engaged through an Early Contractor Involvement (ECI) Agreement, working with the client and architect to identify efficiencies and maximise value for money through design & documentation to achieve the client's target construction price. DAP were then engaged under a forward works contract to expedite civil works and fast track completion while design, documentation and pricing was finalised.

The building was constructed from structural steel and blockwork and is located on Koorana Road, near the Mullaloo shopping precinct and community centre, only 5min from the pristine Mullaloo Beach. The architectural intent, design & fit out of the building celebrates its coastal context by using natural wood, tactile and textural materials, light and bright colour schemes and ocean themed, nautical staging.

This project continues to build upon the strong relationship DAP has with Tall Tree Early Learning, having recently completed construction of their Banksia Grove child care facility. The project was constructed in 12 months from slab down to practical completion.



Childcare *centres*

## Amberton Childcare Centre, Eglinton



Complete

NO. OF PLACES  
104

ENGAGEMENT  
Design and Construct

Developer: Stockland  
Architect: I2C Design

The Amberton Childcare Centre is a 104-place childcare centre located in Eglinton. The construction of the centre involved steel framing with masonry concrete blocks and brick veneer.

The Architect, I2C Design has taken inspiration from the history of Amberton as a barque ship hull and the barque vessel wreck located on the coast line and incorporate the material palette in the design. Timber cladding, exposed timber beams and opaque/translucent sheets have been incorporated to represent various elements of the ship wreck (hull, mast structure & sails).

Dale Alcock Projects were successful in winning the tender and were engaged through a Design & Construct contract, working closely with I2C Design to value engineer and document the design for lodgment of a building permit. The team completed the build-out of the child-care centre in 12 months, including all associated landscaping, hardscaping and car parking.

Childcare *centres*

## Baldivis Childcare Centre, Baldivis

NO. OF PLACES  
100

ENGAGEMENT  
Design & Construct

Developer: Stockland  
Architect: Raunik Design Group

Baldivis Child Care Centre is a 100-place two-storey facility that was constructed from a steel framing system.

Following a competitive tender process, DAP were engaged through a Design and Construct contract to value engineer, document the design and construct the project. DAP were responsible for the complete build-out of the childcare centre including all the associated landscaping, hardscaping and car parking.

The Project continues to build upon the long standing relationship DAP has with Stockland, having previously completed Amberton Child Care Centre, The Terraces, Visage and the Completed Homes Range. DAP have also previously worked with Raunik Design Group and Greenleaves in the delivery of Wanneroo Child Care Centre. This was the 5th child care centre undertaken by DAP in one-and-a-half years and was constructed in 14 months.



Complete



Childcare *centres*

## Wildflowers Childcare Centre, Lake Coogee



NO. OF PLACES

84

ENGAGEMENT

Construct Only

Developer: Blackoak Capital  
Architect: Meyer Shircore

The Wildflowers Childcare Centre is an 84-place childcare centre located in Lake Coogee. The centre was constructed from a steel framing to accommodate the architectural intent of the building.

This childcare centre offers 84 places and was constructed in 10 months using a combination of structural steel and blockwork, ensuring durability and speed, and focusing on incorporating natural elements, including the innovative use of rammed earth. The developer, Blackoak Capital worked collaboratively with the tenant, Wildflowers Early Learning, to create educational spaces that support children in developing a love for learning through nature, exploration, and play.

Our delivery team provided their expertise and IP around the constructability of the project, identified efficiencies and leveraged our supply chain to achieve their target construction price. This accomplishment reinforces our strong partnership with Blackoak, as this is the first DAP have successfully completed for them with another 2 centres currently under construction.

The project was complete in April 2023.



Grouped *housing*

# Willow Brook Lifestyle Village



NO. OF DWELLINGS  
**15**

ENGAGEMENT  
**Construct only**

CONSTRUCTION TIMELINE  
**32 Weeks**

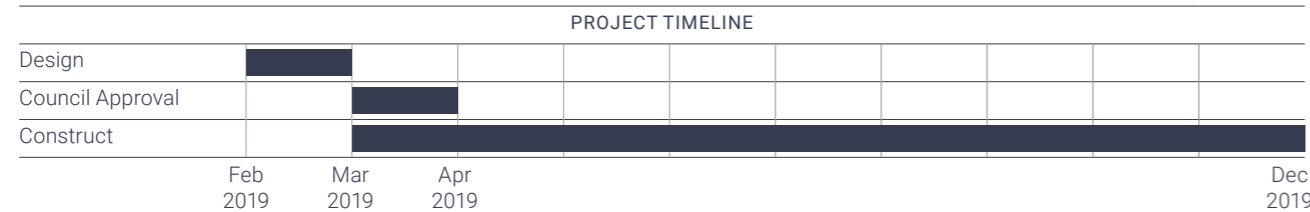


Developer: Willow Brook Lifestyle Village  
Architect: Morley Davis Architecture  
Construction Methodology: Double brick construction

Dale Alcock Projects was engaged to deliver 15 independent living units as part of Stage 3 of Willow Brook Lifestyle Village. The Stage 3 units were required to visually complement existing units from Stages 1 and 2.

Upon investigation, we discovered the designs executed in Stages 1 and 2 were no longer compliant with current building guidelines. As the original architect was unable to be part the redesign, our team took control of this scope of work and created designs that were architecturally appealing and compliant with current guidelines.

Utilising the ABN Group supply chain, we were able to substitute various selections while keeping the visual appeal consistent. We received complimentary feedback from the developer throughout the project – specifically about the delivery method, the quality of construction and the high standard of finishing.



Grouped *housing*

# The Retreat, Erskine

NO. OF DWELLINGS  
**11**

ENGAGEMENT  
**Design & Construct**

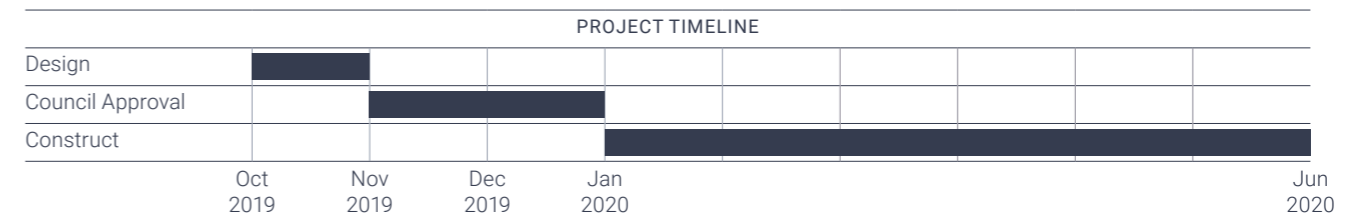
CONSTRUCTION TIMELINE  
**24 Weeks**

Developer: Origin Projects  
Architect: Dale Alcock Projects  
Construction Methodology: Double brick construction

Dale Alcock Projects worked with Origin Projects to deliver 11 homes at The Retreat in Erskine, Mandurah, a premium over 55's estate situated metres from the estuary.

Origin worked with an external designer to design 11 units. During the DA approval process, Origin asked us to price the development and it quickly became apparent that the proposed design didn't reflect the budget. Our team quickly redesigned the development to fit the budget by incorporating cost-saving elements, including standardising glazing; enhancing elevations through cladding and contrasting render and creating multi-use zones in some homes by incorporating European style laundries.

The Origin Projects team were ecstatic with the design outcome and the target price. The homes we delivered sold quickly and continue to receive positive feedback from residents.



Grouped *housing*

# Braemar Presbyterian Care, Melville

NO. OF DWELLINGS

4

ENGAGEMENT

Design & Construct

CONSTRUCTION TIMELINE

27 Weeks

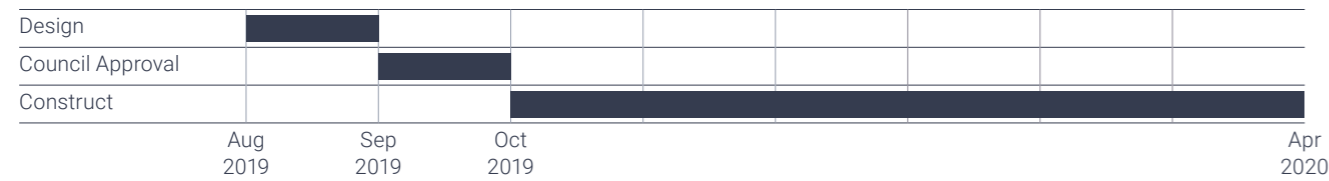
Developer: Braemar Presbyterian Care  
 Architect: T&Z Architects / DAP  
 Construction Methodology: Double brick construction

Dale Alcock Projects was engaged by Braemar Presbyterian Care to construct four independent living units in Challenger Place, Melville.

Braemar needed to expedite the build in order to relocate four residents out of an existing facility to make way for a future development. Mindful of these circumstances, we suggested solutions to reduce the cost and construction period.

We completed the four units in six months, from demolition through to the delivery of turnkey items such as landscaping and window treatments. The Braemar team and residents were extremely impressed with the final product. Braemar praised our team for the high level of customer service, quality construction and completing the project on time and on budget.

PROJECT TIMELINE



Grouped *housing*

# Rocky Bay, Specialist Disability Accommodation, Girrawheen

Complete



NO. OF DWELLINGS

Duplex

ENGAGEMENT

Construct only

CONSTRUCTION TIMELINE

29 Weeks

Developer: Rocky Bay  
 Architect: KPA Architects  
 Construction Methodology: Double brick construction

Dale Alcock Projects was proud to build WA's and Rocky Bay's first Specialist Disability Accommodation (SDA) project, a duplex to cater for six residents.

One of the three-bedroom dwellings was specified as High Physical Support, whilst the other was fully accessible to cater for differing needs.

A complex value engineering process was conducted, as components and specifications were reviewed for cost and SDA compliance. Through a collaboration with KPA architects and Rocky Bay, value engineering items were agreed upon and the project moved to site.

Rocky Bay commended the DAP team for the extensive amount of industry expertise we brought to the project. They commended our knowledge, experience, integrity and a willingness to achieve all client needs throughout.

PROJECT TIMELINE



Grouped *housing*Ellen Gardens Over 55's Seniors Living,  
Ellenbrook

## NO. OF DWELLINGS

3

## ENGAGEMENT

Design &amp; Construct

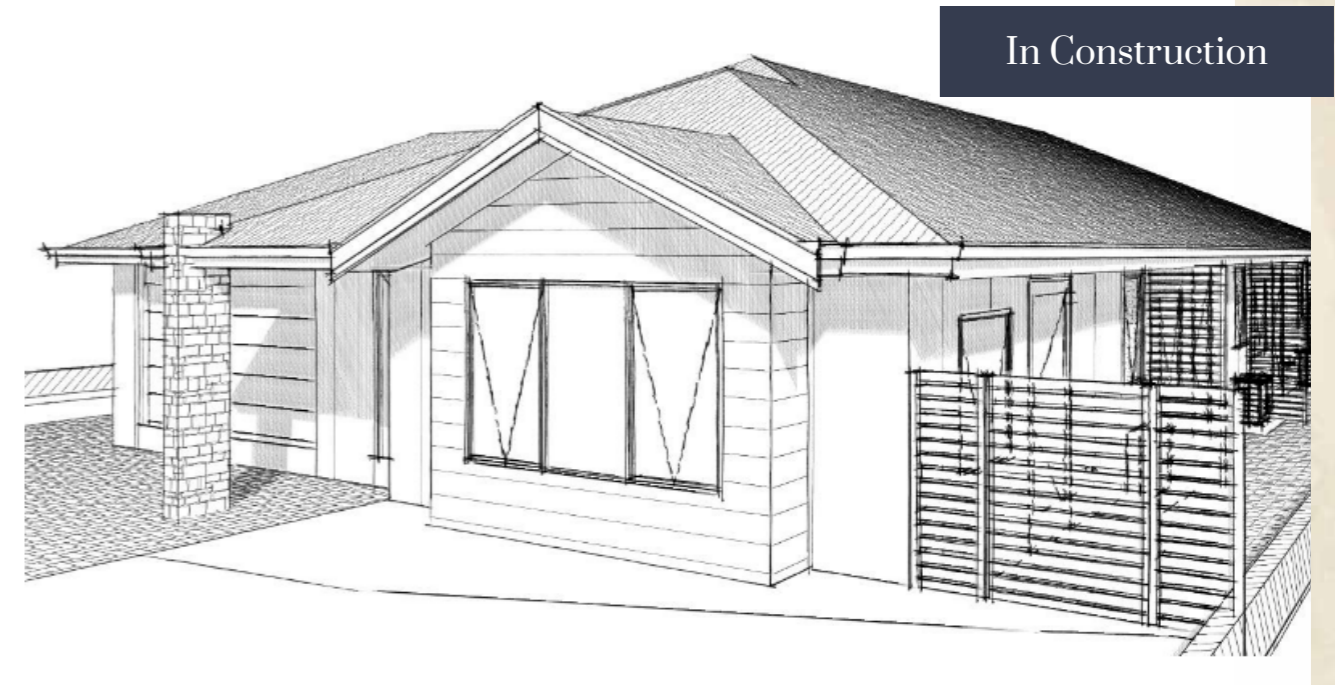
Developer: LWP  
Construction Methodology: Double brick construction

DAP designed and constructed 3 single storey residential dwellings within LWP's Ellen Gardens, Over 55's development. Ellen Gardens will provide high quality housing options for downsizers & over 55's, which is both affordable and provides a hybrid between retirement living and group housing options.

The homes have been built in traditional double brick construction methodology and have been designed to achieve LHA Gold as per the Liveable Housing Guidelines. Dale Alcock Projects worked with LWP to design, value engineer and propose a construction methodology that created affordable housing for the target market.

In terms of interior design, three colour schemes have been selected by DAP and will be showcased in the display homes for purchasers to pick & choose from. The interior fittings, fixtures & selections were chosen by our Interior Design Coordinator to reflect LWP's industrial theme. The palette incorporates materials such as red brick, timber, steel and aluminium to reflect the industrial theme, while introducing softer and lightweight materials such as timber battens, weatherboard and seamed metal cladding to provide softness, texture, shadow and light.

In addition, these homes will have access to solar panels and connection to a central battery storage system.

Grouped *housing*Lumen Living Specialist Disability  
Accommodation, Dudley Park

## NO. OF DWELLINGS

2

## ENGAGEMENT

Design &amp; Construct

## CONSTRUCTION TIMELINE

20 Weeks

Developer: Lumen Living  
Architect: Kellett Design Group

This project comprises 2 x SDA units built on separate green titled lots located on Leslie Street and Loxton Street in the suburb of Dudley Park, near the Mandurah Estuary and 50min south of Perth.

Dale Alcock Projects have been engaged under a Design & Construct contract with Lumen Living and Blackoak Capital, leading the development of design through Building Permit alongside the architect, Kellett Design Group, to create an industry leading product that champions sustainability and innovation. Our scope of works includes the delivery of turnkey items such as landscaping, integrated communications and automation of doors.

Both homes will incorporate environmentally friendly, high-tech and sustainable solutions through quality design, material selection and construction methodologies and aim to achieve a 7.5 star energy rating. Timber frames will be used to construct these homes to increase speed of delivery, naturally store carbon and reduce production of waste and pollution on site. Both homes also adopt leading technology to maximise accessibility and usability for end users with varying levels of disabilities and special needs.

This is Lumen Living's and Blackoak Capital's first SDA venture in Western Australia, and Dale Alcock Projects are proud to be partnering with these clients to help position them as future leaders in this space.

# Our industry award *wins*

Each year we are recognised at the most prestigious industry awards for our home design, standard of finish and customer service. And whilst this means a great deal to us, when you are searching for a builder to trust, it means a great deal more to you.

## Dale Alcock Homes

HIA Australian Professional Major Builder of the Year

2008, 2012, 2013, 2014, 2016

HIA WA Professional Major Builder of the Year

2005, 2007, 2008, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019



## Dale Alcock Projects

	CATEGORY	PROJECT
<b>2023</b> MBA HOUSING EXCELLENCE	Best Multi Unit Development 10 - 20 Units	Altimo, Wembley
	Best Multi Unit Development 5-10 Units	Monogram, Victoria Park
	Best Contract Home up to \$250,000	Chapman Street, Bassendean
	Excellence in Workplace Health & Safety	Incontro, Subiaco (ABN Group)
<b>2022</b> MBA HOUSING EXCELLENCE	Excellence in Workplace Health & Safety	Altimo, Wembley
	Best Multi Unit Development 10 - 20 Units	The Terraces 2C, Treeby
<b>2021</b> MBA EXCELLENCE IN COMMERCIAL CONSTRUCTION	Best Multi Unit Development \$5m to \$10m	One Iluka Beach
	Best Contract Home \$200k-\$250k	The Terraces 2B, Treeby
<b>2021</b> MBA HOUSING EXCELLENCE	Best Multi Unit Development 5-10 Units	Driftwood Estate SP2, North Coogee
	Best Multi Unit Development 10-20 Units	The Terraces 2B (SP1), Treeby
	Best Alternative Construction Home	Kiara Timber Demonstration Home, Kiara
	Excellence in Workplace Health & Safety	The Terraces 2B, Treeby
<b>2020</b> MBA HOUSING EXCELLENCE	Work Health & Safety	Jindalee Apartments, Jindalee
	Best Seniors/Aged Person Multi Unit Development \$1.5m-\$5m	Willowbrook Retirement Village, Aveyley
<b>2020</b> MBA EXCELLENCE IN COMMERCIAL CONSTRUCTION	Best Multi Unit Development \$1.5m - \$5m	Ardross Apartments, Ardross
	Small Lot Housing up to \$220,000	The Terraces, Treeby
<b>2019</b> HIA HOUSING AWARDS	Townhouse/Villa \$220,001 - \$300,000	The Terraces, Treeby
<b>2016</b> MBA HOUSING EXCELLENCE	Best Contract Home \$200,000 - \$230,000	Clarkson Townhouses, Clarkson
<b>2009</b> HIA HOUSING AWARDS	Special Purpose Housing	Lattitude Retirement Village, Lakelands

# Social *responsibility*

As part of an industry leading group of companies, we believe we have a social responsibility to play an active role in advocating for industry reform and giving back to the communities we work in.



## ABN Group Apprentice program

Dale Alcock is leading the way when it comes to playing an active role in advocating industry reform, providing valuable support to industry programs and promoting career opportunities within the building industry.

Our future-focussed apprenticeship program see us train the highest number of apprentices than any other Australian builder. By nurturing the trades of tomorrow, we hope to play a positive roll in shaping the industry that sustains us and the quality of the Australian workforce in general.

an **Alcock Family Company**

## Alcock Family Foundation

The Alcock Family Foundation (previously the ABN Foundation) was launched in 2006 and today supports over 40 charities. An avid believer in the social responsibility of his companies, Dale's support for the community extends beyond the building industry.

Through the Alcock Family Foundation, more than \$8.1 million has been donated to many worthy causes, including medical research, relief work and projects such as the Western Australian Drug Treatment program, the Fremantle Medical Research Foundation, The Salvation Army, Foodbank and the National Centre for Asbestos Related Diseases, plus much more.



## ABN Group Apprentice program

We're proud to support a range of community initiatives throughout the year. As a major sponsor of The Salvation Army, we've contributed more than \$1.3 million to the organisation's work in Western Australia over the course of more than a decade.

This annual partnership engagement plan allows staff to volunteer their time to participate in activities around the Salvo's annual Red Shield Appeal, Santa's Workshop, various busy bees and also at the organisation's soup kitchen, which provides a warm meal to Perth's homeless, 365 days a year.

We also dedicate industry advice and in-kind infrastructure. One of our key initiatives has been building the Salvation Army's Garden of Hope, located at the Harry Hunter Rehabilitation Centre in Gosnells.





Dale Alcock Projects

301 Vincent Street, Leederville WA, 6007 | 9242 9100 | [dalealcock.com.au/projects](http://dalealcock.com.au/projects)

Dale Alcock Homes Pty Ltd BC7309

