

A photograph of a modern, multi-story apartment building. The building features a mix of materials, including dark grey panels, light grey panels, and red brick on the lower levels. It has several cantilevered balconies and large windows. The building is set against a dark sky, and some trees are visible on the right side. The overall aesthetic is contemporary and urban.

# buildtec

## Community Housing Capability Statement

# Setting the benchmark in construction.

**Build Tec Group is a proudly South Australian company offering services across the complete spectrum of construction projects and property developments, with extensive experience in design, construction, project management, finance and property development.**

For 55 years, we have been actively shaping South Australia through an impressive portfolio of property development and construction projects spanning the residential, commercial, and industrial sectors for private, not-for-profit, and government clients. From multi-storey mixed-used residential developments, to the construction of state-of-the-art industrial warehouses, and prominent shopping centre redevelopments, Build Tec Group has successfully delivered major design and construction projects in Adelaide to the value of more than \$500 million.

Set apart from our competitors by our broad capabilities, resources, knowledge and experience, we are committed to remaining at the forefront of a rapidly changing industry by embracing cutting edge technology and innovative approaches at every stage of a project's lifecycle.

## **Construction Services**

- Project Funding
- Project and Construction Management
- Design and Construct
- Fixed Price Contracts

## **Property Development Services**

- Feasibility
- Analysis
- Residential Development
- Land Subdivision
- Commercial and Industrial
- Development Packaging
- Retirement Living and Aged Care
- Social and Affordable Housing Developments



# Not-for-Profit Partnerships

**Build Tec Group is South Australia's leading developer of affordable and social housing developments.**

We partner in collaborative relationships with not-for-profit housing providers to create viable, sustainable and well-planned communities; planning, designing and building quality, modern and affordable homes in places that people want to live.

As a proudly South Australian family-owned business, it is important to us that we build homes and inclusive communities for other South Australians.

Build Tec's broad range of capabilities caters for diverse needs across the not-for-profit sector, and our clients include social and affordable housing providers, disability housing providers, and aged care providers.

What does not change is our approach to collaborative partnerships and a focus on people-centred solutions.

We invite you to explore our range of projects.

**“Our experience as a not-for-profit housing provider is that Build Tec is culturally and ethically consistent with Unity. We consider Build Tec a long-term partner in our pursuit to assist people facing housing affordability pressures into safe and secure housing.”**

Matthew Woodward, Chief Executive Officer, Unity Housing



Nexus Apartments, Bowden SA

# Nexus Apartments

## Location:

Seventh Street, Bowden SA (the land was purchased from Renewal SA and developed in accordance with the state government's affordable homes program for a Community Housing Provider).

## Client:

Unity Housing - Unity provides safe, secure and sustainable homes for South Australians with diverse needs including general community housing and affordable housing, and group homes and independent housing for people living with disability.

## Value:

\$14.1M

## Contract Type:

Design and Construct

## Completed:

2015

**The project brief required a medium density affordable housing outcome incorporating key worker housing of 42 apartments across five storeys.**

The five-storey building incorporated a basement car park including storage for apartments, ground floor parking, apartments and a lobby, and incorporated both one and two-bedroom apartments with balconies, lift access and dual stairwells.

Build Tec Group was responsible for the full scope of the design and construct contract, and was required to fully achieve the principles set out in the Bowden Precinct's Design Guidelines i.e. a low maintenance building with architectural merit, within the boundaries of the State Government's affordable homes scheme.

The use of oxide precast panels, exposed and polished concrete paving, pre-finished metal cladding, and exposed bondek resulted in a high level of architectural finish but low ongoing maintenance costs.

The project achieved a leading 5 Star Green Star Rating, with features including a private garden on the First floor and provided ten work placements through the Western Futures Program to assist with local and economic community development.

The project was delivered on time and within the agreed project budget and Build Tec Group delivered a modern apartment building in the new Bowden precinct with innovative architectural details whilst meeting the criteria for maintaining an affordable price point.

**“Build Tec Group demonstrate transparency in its dealings, attention to detail through all stages of the design and development process and the ability to resolve partnership matters on a pragmatic basis.”**

Matthew Woodward, Chief Executive Officer, Unity Housing



# Ascot Apartments

## Location:

St Clair, SA.

## Client:

Unity Housing - Unity provides safe, secure and sustainable homes for South Australians with diverse needs including general community housing and affordable housing, and group homes and independent housing for people living with disability.

## Value:

\$11.1M

## Contract Type:

Design and Construct

## Completed:

2014

**The project comprises of 33 two-bedroom apartments with balconies over three floors, lift access and dual stairwells, and ground floor retail tenancies.**

Build Tec Group was the developer and responsible for the full scope of the design and construct contract, working closely to achieve the project principles and program jointly agreed between Unity and the Federal Government's National Rental Affordability Scheme (NRAS).

The triangular shape of the land required a highly innovative and collaborative approach, between Build Tec Group, the project's architects and town planning consultant, St Clair's developers (AV Jennings) and the City of Charles Sturt to maximise community and living outcomes.

Build Tec Group's engineers and the design team designed a modular building system keeping apartment's widths and depths rational to ensure cost efficiency, and precast balconies improved the building's aesthetics and time efficiencies.

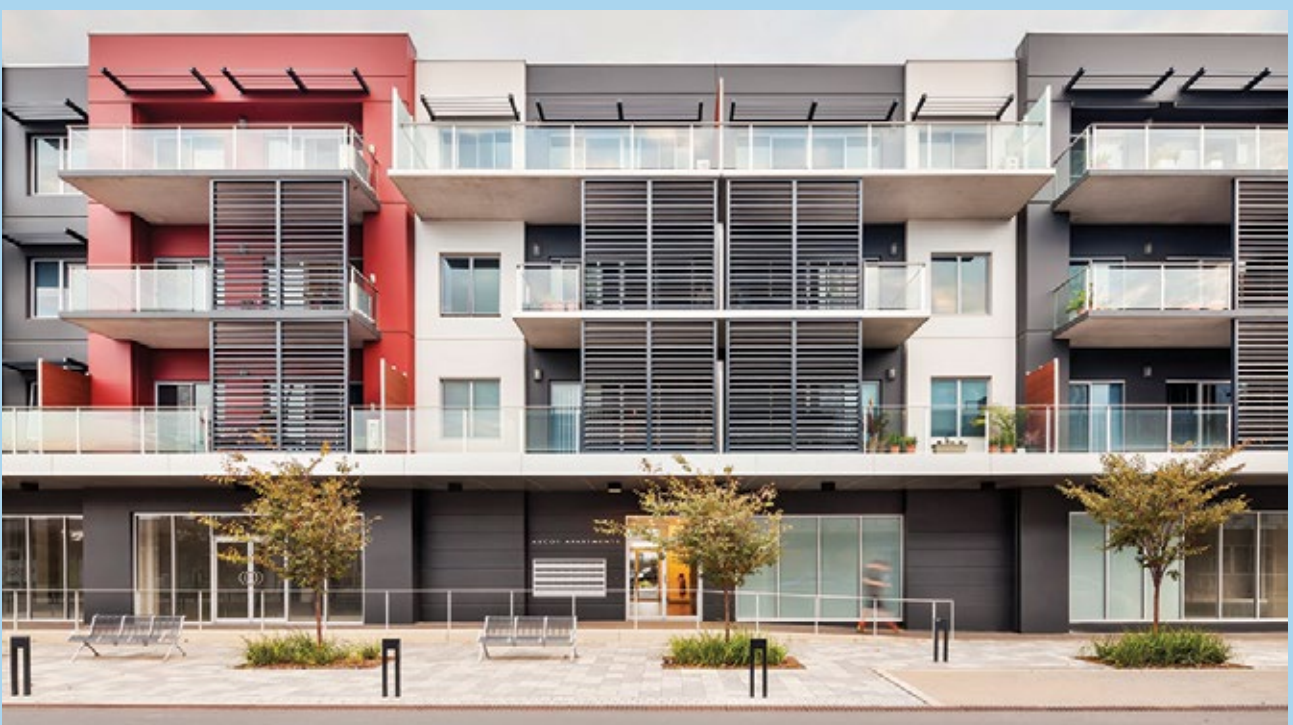
A hybrid construction methodology combining residential and commercial methods delivered a financially viability project delivered within program whilst achieving a high standard of finishes.

The unique design, construction and location of the project has resulted in capital growth and low vacancy levels as well as activation of the ground floor commercial tenancies.

**“Comparatively, Build Tec Group provide a higher quality product at a cost-effective pricing level on a fully funded fixed price turnkey basis.”**

Matthew Woodward, Chief Executive Officer, Unity Housing





# 411 Anzac Highway, Camden Park

## Location:

Camden Park, SA

## Client:

Junction Australia - Junction is a leading provider of social and affordable quality housing across urban and regional South Australia.

## Value:

\$20M

## Contract Type:

Design and Construct

## Completed:

Four-stage project, with completion in 2023

**Located on Anzac Highway at Camden Park, the project will provide 39 affordable and social homes in a prime location across two apartment complexes, as well as 15 market townhouses.**

The site was marketed by Renewal SA on behalf of the South Australian Housing Trust and developed in conjunction with Junction Australia to provide social housing outcomes for disadvantaged South Australians.

Build Tec Group is responsible for Project Co-ordination including sales and marketing, detailed design, land subdivision and settlements, and alignment to Junction's Project Principles.

The staged development approach proposed by Build Tec Group caters for Junction's requirements to build project momentum by delivering market townhouses and apartments in the initial stages, before delivering the social apartment building and final townhouses.

This approach requires a high degree of collaboration between the construction team, architect, landscape architect and other consultants to achieve a fully integrated development approach and maximise social outcomes.

**“It is important we have options for people – a place to call home not for a few days or months but for as long as they want, whether that’s through renting or buying.”**

Maria Palumbo, Chief Executive Officer





\*\*Artist's impression of the planned development.

# Flinders Park and Klemzig Projects

## Location:

Flinders Park and Klemzig, SA.

## Client:

Cornerstone Housing - Cornerstone is a not-for-profit community housing company, promoting the provision of housing for low to middle income earners, primarily for disadvantaged groups of people.

## Value:

\$12M

## Contract Type:

Design and Construct

## Completed:

Staged development for both sites; Flinders Park completion estimated June 2021, Klemzig estimated December 2022.

**“Build Tec Group is an important partner for Cornerstone Housing as we develop two of our sites in metropolitan Adelaide. As Development Managers, Build Tec Group has provided cost estimates and ably directed the collaborations between ourselves, architects and other consultants.**

**Based on the value added during these processes, and assuming competitive final pricing, we look forward to engaging Build Tec Group for the construction of our newest social and affordable housing developments.”**

Peter Schulze, Projects & Development Manager,  
Cornerstone Housing

**Both the Flinders Park and Klemzig sites are part of an asset transfer program between Cornerstone and the South Australian Housing Association (SAHA). Planning submissions have been made for both projects, providing for up to 19 social housing and 28 market housing opportunities across both sites, which are well supported by local infrastructure and services.**

The staged development of these projects has allowed Cornerstone to achieve Torrens Title land sales in the initial stages to fund community title development of properties to be long term held by Cornerstone.

Build Tec Group is acting as the Project Manager co-ordinating the interaction between feasibility, design, sales, marketing and settlements to achieve Cornerstone's desired Project Outcomes including financial returns.

Whilst these projects are in their formative stages, Build Tec Group is working closely with the architect, (SAHA) and Department of Planning, Transport and Infrastructure (DPTI) planning staff to achieve a compliant design which also will be appealing for the market.

The involvement of the construction team in the early design phase has ensured the proposed design is constructible within the allocated budget.

# People



## Anthony Carrocci Managing Director

Anthony oversees the operations of the Buildtec Group and is responsible for new business development and the strategic direction of the Group. Holding 20 years' experience in commerce and property development, prior to joining the Buildtec Group Anthony worked in advisory roles to the property and construction industry in Adelaide and London. His experience in project management, property, financial and investment services plays a pivotal role in the ongoing development of the services offered by the Buildtec Group.

Anthony's expertise and knowledge within the property development industry is recognised through the various positions he holds within the South Australian division of the Property Council of Australia, as Vice President, Chairman of the Residential Development Committee, a Division Councillor, and former Industrial Development Committee member.



## Michael Carrocci Construction Director

Michael oversees the construction arm of the Group. He is responsible for the management, coordination and delivery of all construction undertaken by the Buildtec Group. With more than 18 years' experience in the construction industry, Michael has worked extensively across all aspects of construction including residential, commercial, industrial and civil. Michael is actively involved with the South Australian Chapter of the Master Builders Association and leads a progressive team of project managers. Michael's knowledge and respect within the industry ensures that the Buildtec Group continues to deliver construction of the highest quality.



## Tony Carrocci Founding Director

Tony holds an impressive 50 years of experience in the construction and development industry. His vast professional experience includes previous roles as Managing Director of A.S. Carrocci Building Co. Pty Ltd, where his company organised and coordinated the construction of innovative custom-built residential homes and house and land packages throughout the 1970s and 1980s.

From 1986, Tony was Managing Director of Prestige Homes Pty Ltd where, under his guidance, the company successfully developed several commercial and residential projects across Adelaide.

**“As a proudly South Australian family owned business, it is important to us that we build homes and inclusive communities for other South Australians.”**

Antonio Carrocci, Founding Director, Build Tec Group.



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