



Asia Pacific

Government accommodation

A total of 1,395 on-base rooms were delivered at defence force bases at Holsworthy (Sydney, NSW), Gallipoli Barracks (Enoggera, Qld) and RAAF Base Amberley, (Qld). The project is fundamental to the ongoing recruitment and retention of high quality young people in the Australian Defence Forces.

The new accommodation offers independent living accommodation for Australian Defence Force personnel. It dramatically improved the living-in accommodation provided to single servicemen and servicewomen on three strategically located bases.

Project facts

Location

Regional areas, Queensland and New South Wales, Australia

Client

Australian Commonwealth Government's Department of Defence

Value (NPV)

A\$300 million

Our role

Project sponsor
Equity investor
Financial arranger

Builder

Watpac Ltd.

Architect

Woods Bagot

Services

ESS Support Services World Wide

Financial close date

December 2006

Completion date

April 2009

Contract terms

30 years, Design-Build-Finance-Maintain

With an increasing focus on PPPs as a procurement option for the Australian Department of Defence, this project was delivered ahead of schedule and on-budget by Plenary Living who will manage the facilities as the Project Co for the 30 year concession period.

In operation for over three years, Plenary Living surveys service personnel on its performance. During the most recent client satisfaction survey, Plenary Living received a 100% 'satisfaction' response with two-thirds of respondents nominating they were 'very satisfied'.



Design features

The project consolidated accommodation into 16 unit blocks and accommodation standards have been designed to reflect the individual rank of the occupant.

The project has ensured the apartments suit modern contemporary studio accommodation, including self contained en suite, private balconies, kitchenettes and undercover car parking with adjacent storage.

On-base socialisation is facilitated through the provision of recreation pavilions for defence force personnel and their visitors.

Robust construction to meet the required structural 50 year design life has been achieved, and an efficient life cycle capacity will allow a 30% improvement on water efficiency benchmarks, and a 20% improvement on the energy efficiency requirements of the BCA (2006).

Innovations

After being appointed preferred proponent, Plenary Living moved swiftly with its consortium and financing partners to achieve contractual and financial close of the Project in as little as 5 weeks. Innovative financial structuring allows the project company to issue investment grade rated bonds (as the primary source of senior debt financing).

Working with a contractor that was new to PPP projects, Plenary developed an innovative project management structure to aggregate and streamline the management of the delivery phase of the Project across the 3 geographically distinct sites. This process evolved into the management of a highly successful transition from delivery phase, through testing and commissioning, into steady state operations at all sites.