



**SKOPE**  
constructions

CARE SECTOR



# CONTENTS

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<b>OUR VISION AND MISSION</b>	<b>4</b>
<b>ABOUT SKOPE CONSTRUCTIONS</b>	<b>5</b>
<b>SENIOR MANAGEMENT</b>	<b>7</b>
<b>CASE STUDIES</b>	<b>9</b>
<b>Child Care</b>	
Little Wallabies Childcare – Bannockburn Road, Turramurra	<b>10</b>
<b>Aged Care</b>	
Calvary Retirement Communities – Kalingo Lodge, Cessnock	<b>12</b>
Calvary Retirement Communities – Facility Laundry, Cessnock	<b>14</b>
BaptistCare – 7 Aminya Village, Baulkham Hills	<b>15</b>
UnitingCare – Springwood Village, Springwood	<b>16</b>
UnitingCare – Edinglassie Lodge, Penrith	<b>18</b>
UnitingCare – The Garrison, Mosman	<b>20</b>
UnitingCare – Wyllie Lodge, Chatswood	<b>22</b>
UnitingCare – Bowden Brae, Normanhurst	<b>24</b>
UnitingCare – Wesley Gardens, Belrose	<b>26</b>

## OUR VISION AND MISSION

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Skope Constructions is a growing, professionally operated building contractor specialising in the delivery of high quality aged and child care, residential, industrial and commercial projects in NSW and ACT.

Our vision is for Skope Constructions to be recognised for the way it excels in the provision of design, construction and project management services based on sound industry knowledge and best practice leading to the best possible outcome for our clients.

The Company prides itself in specialising in the Care Sector, addressing diverse client needs in health care, aged care and social and community housing.

Indeed, how we pursue our vision is as important to us as the vision itself, and our guiding principles include care, focus, integrity, performance, professionalism, quality and trust for mutual benefit.





## ABOUT SKOPE CONSTRUCTIONS

Skope Constructions was incorporated in 2006 and is managed by John Carolan and Brent Carolan. Both John and Brent combine to provide over 25 years of experience in the disciplines of Construction and Project Management, Quantity Surveying and Property Economics. This includes the construction of over 100 residential, commercial and industrial projects covering a diverse range of construction methods and techniques.

Construction projects completed under their management have ranged between \$500,000 and \$15,000,000. Skope Constructions' structure and management systems have been developed to reflect our mission statement. We believe this provides our clients and design consultants with peace of mind in construction, administration and post contract maintenance.

In 2020, Skope successfully obtained ISO 9001: 2015 (Quality), ISO 45001: 2018 (OHS), and ISO 14001: 2015 (Environmental) accreditation, bolstering the level of service we can provide.



Skope received a **Merit Award** at the **NSW Master Builders Association (MBA) Housing Awards** in 2018. The MBA provided the following comments: *"These alterations and additions to a semi-detached dwelling were characterised by complex site excavation and drainage, extensive structural-steel work, and the additional challenge of protecting the attached dwelling adjacent. The builder overcame these obstacles to produce a beautifully detailed execution of a demanding and elegant design. A most impressive result."*





## **COMMERCIAL/RETAIL**

Construction, refurbishment, fitouts

## **RESIDENTIAL**

Prestigious architecturally designed residences and medium density developments

## **PLANNING**

Feasibility studies, Cost analysis, Budget estimates and planning input

## **CONSTRUCTION**

Construction contracting, Project management, Construction management, Contract administration Programming and critical path management, Material sourcing, purchasing and handling, Site management and supervision, Budget control, Quality assurance, Work Health and Safety management, Industrial relations management

## **DESIGN**

Value management, Design coordination, Quantity surveying and cost planning, Project team formation, Authority liaison

## **MAINTENANCE**

Post Contract maintenance, General building maintenance, Remedial works, Minor works, Insurance/rectification work

## SENIOR MANAGEMENT

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### JOHN CAROLAN

Director

John commenced his career in the construction industry in 1993. His industry experience includes roles as a Quantity Surveyor, Contracts Administrator, Project Manager and Construction Manager, extending into the residential, multi-residential, aged care, commercial, industrial, civil and retail sectors. In 1996 he graduated from The University of Technology Sydney with a Bachelor of Construction Economics and holds a Diploma in Project Management and an Advanced Diploma in WHS. John's experience in construction includes the estimating, administration and project management of over 40 single-dwelling prestige residential

projects; over 25 multi-residential projects and in excess of 60 commercial/industrial and civil projects. This includes multi-storey buildings, commercial facilities and prestige apartments across the Sydney basin. He has acquired a strong knowledge and appreciation for quality, combined with project deadlines and budgets whilst working with a number of the industry's leading consultants. As director of Skope Constructions, he provides the company with the necessary skills required for the successful delivery of construction projects.

### BRENT CAROLAN

General Manager

After graduating with a Bachelor of Business, Brent joined Price Waterhouse, undertaking his Professional Year studies and becoming a Chartered Accountant and Certified Tax Adviser in 1995. Brent entered the construction industry in the role of Chief Financial Officer in 1995. Brent subsequently achieved a Diploma in Building and Construction, becoming a Licenced Building Supervisor. More recently, Brent gained a diploma in Quality Auditing. Brent's experience extends to residential, commercial and industrial construction as well as civil road and site remediation work.



# CASE STUDIES



# PROJECT

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**Bannockburn Road,  
Turramurra, NSW**

**Client: Little Wallabies Childcare**

**Value: \$650,000**

**Category: Childcare**

Little Wallabies Childcare was created from an existing two-storey single dwelling. Our client required us to partially demolish the existing dwelling and extend the ground floor slab and upper level. The completed building included infant and 3-5 years areas, kitchen, external soft play areas, staff administration and carparking.







# PROJECT

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**Calvary Retirement Village**

**19 Wine Country Drive**

**Cessnock, NSW**

**Client: Calvary Retirement Communities**

**Value: \$1.9 million**

**Category: Aged Care**

**Design and Construction**

Refurbishment of an existing aged care facility containing 23 rooms with ensuites, common living and dining areas, front of house and back of house kitchens, and extensive hard and soft landscaping works.



*"The project was well managed and our facility staff provided very positive feedback that your team was well organised and considerate of our residents and staff during this period. Thanks for your support on this project and we look forward to working together again in the future."*

**— Paul Crane, Asset Manager  
Calvary Retirement Communities  
(Aged Care Provider)**

# PROJECT

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**Calvary Retirement Village**  
**19 Wine Country Drive**  
**Cessnock, NSW**  
**Client: Kalingo Lodge**  
**Value: \$500,000**  
**Category: Aged Care**  
**Laundry Facilities**

A complex project requiring underground services upgrades and after hours work, this commercial laundry services over 200 residents.



## PROJECT

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**7 Aminya Village**  
**Baulkham Hills, NSW**  
**Client: BaptistCare**  
**Value: \$2 million**  
**(over 20 x independent living**  
**units refurbished)**  
**Category: Aged Care**  
**(independent living)**

BaptistCare's Aminya Village contains over 70 dwellings, built in the 1980s. Skope has completely refurbished over 20 independent living units over the 2018-2019 period including complete stripouts of bathrooms, bedrooms and kitchens, and replacement with new finishes, fixtures and fittings. Skope is continuing to carry out refurbishments at this facility.

*"Always been happy with all aspects of Skope Constructions from tender document to handover of project. If any issues come up they are always addressed."*

— **Peter Davis, Property Asset Manager**  
**BaptistCare**  
**(Aged Care Provider)**





## PROJECT

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**Springwood Village**

**Springwood, NSW**

**Client: UnitingCare**

**Value: \$2.5 million**

**Category: Aged Care**

Skope has completed two stages within the Springwood aged care facility for Uniting. Refurbishment work carried out includes a new “back of house” commercial kitchen, four new “front of house”/service kitchens, common area hallway, dining and lounge area refurbishments and extensive landscaping works.

*“Skope have a great team of professional, long-term employees, so it is possible to build up a great working relationship. They are always looking to come up with the best solution for a project, and are excellent at keeping the client informed about the works.”*

**— Emma Whitworth, Director / Architect  
Architectem Pty Ltd  
(Aged Care & Commercial Projects)**





# PROJECT

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**Edinglassie Lodge**  
**40 Copeland Street,**  
**Penrith, NSW**

**Client: UnitingCare**

**Value: \$3 million**

**Category: Aged Care**

**Design and Construction**

A major refurbishment of an existing 69 bedroom aged and dementia care facility for UnitingCare. The project was staged into 4 areas to allow the facility to continue full operation. The scope of work included the provision of new bedrooms, 5 new clinical rooms, 4 new kitchen serveries and the refurbishment of dining, lounge and common areas. The building was also upgraded to current Building Code of Australia standards, which included the demolition and re-build of internal access ramps, installation of fire sprinkler and hydrant systems, the upgrade of the fire detection system, and the provision of new lift services.





## PROJECT

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**The Garrison**  
**12 Spit Road,**  
**Spit Junction, NSW**  
**Client: UnitingCare**  
**Value: \$300,000**  
**Category: Independent Living**  
**Refurbishment**

The refurbishment of 9 independent living units at United Aged Care's "Garrison" and "Killarney" Villages. All units were given a modern upgrade including kitchens, bathrooms, electrical, air-conditioning and floor finishes.







# PROJECT

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## Wyllie Lodge

2 Chapman Ave,  
Chatswood, NSW

Client: UnitingCare

Value: \$900,000

Category: Commercial

A full interior refurbishment for Uniting Aged Care at their Chatswood commercial office facility. Our scope of work included the strip-out of existing services, walls and finishes within the building, and the provision of new structural elements to provide more open floor plans. New electrical, hydraulic and air-conditioning services were added throughout the building, and new audio-visual equipment was installed in multiple rooms for conferencing and guest entertainment. Original areas of Wyllie Lodge have been restored and brought back to their former glory.





## PROJECT

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**Bowden Brae**

**Normanhurst, NSW**

**Client: UnitingCare**

**Value: \$600,000**

**Category: Aged Care (display suite)**

Skope was commissioned to convert two existing retirement aged care units into a new, temporary display unit for Uniting Aged Care's new "Bowden Brae Gardens" retirement village. All finishes included in the new facilities being marketed were included in the display suite.

*"Skope P/L provided a very professional and thorough approach to the project from the tender phase through to completion, including the defects liability period. They understood the clients brief to which they delivered on. Skope were transparent in their approach keeping the client and us informed during the construction process. In addition Skope worked extremely well with our clients site personnel given the fact that the project was within a live operation aged care facility. We would have no hesitation in working with Skope again, and we highly recommend them to others."*

**— David Arguelles,  
Director / Project Manager  
Linear Project Management  
(Aged Care Projects)**

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# PROJECT

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**Wesley Gardens,  
Belrose, NSW**

**Client: UnitingCare**

**Value: \$1 million**

**Category: Aged Care Facility  
Refurbishment**

Skope refurbished the internal common areas within this facility, while in operation, in 4 stages over 16 weeks. The refurbishment included the replacement of carpet and vinyl flooring, large format sliding doors, nursing station joinery, fire, electrical and hydraulic services, and a complete re-paint of all wall and ceiling surfaces.



# SKOPE

constructions

Builders Licence: 6123c

MBA NSW Membership No: 3026867

ABN 47 003 895 261

SKOPE PTY LTD

9/4 Gundah Road

Mt Kuring-gai NSW 2080

Phone: (02) 9659 8461

Email: [info@skopeconstructions.com.au](mailto:info@skopeconstructions.com.au)

Web: [www.skopeconstructions.com.au](http://www.skopeconstructions.com.au)

Facebook: [www.facebook.com/Skopeconstructions](http://www.facebook.com/Skopeconstructions)

Instagram: [skope\\_constructions](https://www.instagram.com/skope_constructions)