

IN GOOD HANDS

DEVELOPER : Regis Group Pty Ltd
MAIN CONSTRUCTION COMPANY : Buxton Construction
ARCHITECT : Smith + Tracey Architects
STRUCTURAL ENGINEER : Adams Consulting Engineers
PROJECT VALUE : \$30 million



The \$30 million Regis Aged Care Facility development, to be known as Regis East Malvern, caters for high and low care residents with 126 living units and 19 independent apartments along with highlights such as a hairdresser and day spa, a wellness program and in-house chef.

Providing multi awarding winning excellence in property solutions, Buxton Construction is a multifaceted business focused on delivering excellence in construction and enduring client and partner relationships.

As one of Australia's leading and most trusted construction companies, Buxton Construction ensure projects are completed on schedule, within budget and to the highest quality standards.

Over the last four decades, Buxton Construction has used their expertise to deliver over 250 projects across all market sectors. Education centres, commercial and industrial buildings, landmark sports developments, innovative retirement living projects, high end residential projects and high rise apartments all form part of the Buxton Construction portfolio.

Consistently recognised and rewarded for their professionalism, Buxton Construction's team collaborated on the Regis East Malvern in East Malvern, Victoria. As principal contractor on the \$30 million

development, all the members of Buxton Construction's project team were based on site. Consisting of a project manager, site manager, contracts administrator, finishes supervisor, a graduate engineer and two labourers, the team ensured they had their finger on the pulse at all times, overseeing the development of this specialised aged care facility that caters for both high and low care residents.

The new aged care residence evolved under Buxton Construction's leadership, the four level block with basement facilities comprising 126 aged care living units along with 19 independent living apartments situated on level three.

A commercial kitchen and laundry were also constructed, with special additions such as a cinema, hairdresser and private dining facility incorporated into the scope of works. Communal dining and living facilities enhanced the feel of community, with internal and external courtyards and landscape work adding a welcoming atmosphere to all who live or visit the facility.

The project was not without its challenges, with a few issues arising along the way. Early installation was required for the inground services in the driveway and service yard areas. The sequencing of this structure created some coordination issues as bad ground conditions were encountered at the eastern end of the building. To minimise the impact on the project, the structure was rescheduled and civil preparation works were fast tracked to provide a suitable work platform.

Specific planning and coordination were also required due to the amount of varying materials used on the façade. The work involved was complex and the building had to be closed up and waterproofed to enable the internal fitout works to continue.

Complex or not, Buxton Construction's team used their expertise to ensure the smooth running of the site at all times, creating a homely environment for the aged.

Buxton Construction are currently working on a myriad of projects around Victoria, including CV Apartments at Camberwell Junction, the two tower blocks consisting of 146 apartments along with three levels of commercial tenancies. Work on Stages two and three of the Sandy Hill development is also underway, with Gardenside and The Reserve

at Sandringham benefiting from the Buxton touch. With 141 and 122 apartments respectively, Buxton Construction are helping to create premium living conditions in the resort style development.

Away from the residential arena, Buxton are working on nourishing the community's souls, with construction underway on the North Fitzroy Library and Community Hub. Residents of Waurin Ponds and surrounds will soon be enjoying the facilities of Waurin Ponds Bulky Retail stores and Monash University will be able to utilise a multi level carpark, both thanks to Buxton Construction.

Offering specialised expertise, Buxton Construction's team has the skill base and quality assurance to ensure success in each project they undertake. Offering understanding and innovation, Buxton Construction works within budget and to the highest possible standards time after time.

For more information contact Buxton Construction, Suite 3, 16 Salmon Street, Port Melbourne VIC 3207, phone 03 9644 7000, fax 03 9644 7044, email admin@buxtonconstruction.com.au, website www.buxtonconstruction.com.au

Below Kitchen Galerie provided the joinery for the rooms and apartments for Regis Aged Care Facility.

Kitchen Galerie prides itself on its exceptional relationships with its clients, delivering a quality product and service to customers across the country. Established in 2011, the Melbourne based company offers a full building service with custom-made joinery and stone capabilities, specialising in both new builds and renovation projects.

Designing spaces that fit within lifestyles, priorities and budgets is Kitchen Galleries' forte, and it was these skills that they took to the Regis Weeroona Aged Care Facility redevelopment project in East Malvern, Victoria.

Winning the contract on the \$30 million development, Kitchen Galerie supplied, manufactured and installed the joinery and stonework in 126 rooms and 19 apartments at the Aged Care facility. To keep the work on a local level, all the cabinetry and stone benchtops used in the redevelopment were manufactured in Dandenong South, at the company's in house stone manufacturing facility.

The integration of both joinery and stone services under a single roof ensures quality control and efficiency is greatly improved. The team at Kitchen Galerie delivered their products and services to Regis Weeroona in a timely, cost effective and professional manner.

In addition to providing joinery and stone, another product utilised at Regis Weeroona by Kitchen Galerie was the Laminex Impression Range with soft close drawer runners. This product provides better user experience and compliments the stylish décor of the facility.

Under the guidance of General Manager Maseeh Nasheet, Kitchen Galerie is forging ahead, poised for growth within both the domestic and commercial markets. Becoming a proficient authority in the area of joinery since joining the industry, Mr Nasheet's vision for Kitchen Galerie is to become the number one go-to company when choosing high quality joinery at the best price point.

With extensive management experience, Maseeh Nasheet attributes his success in the industry to his great team and the ability to provide his clients with a fresh approach

and innovative solutions to complex projects. Kitchen Galerie has a reputation for providing quality joinery for a range of projects, their staff of 50 working hard to meet clients' needs. With cabinet makers, installers, site managers, designers, detailers and stonemasons on their dedicated team, Kitchen Galerie work with clients from inception to completion of the project.

This ever expanding company has taken the initiative to set up an overseas procurement office. The establishment of this office has had a positive economic effect, with builders able to source alternative building materials, including engineered timber floors and tiles, at a reduced cost and then pass these savings onto their customers.

This tailored manufacturing approach gives clients the opportunity to manage costs, whilst also ensuring the quality of the end product is not compromised. All joinery, whether produced locally or offshore is guaranteed by Kitchen Galerie's local factory and cabinet making team. Clients' can be assured that the in-house design and detailing team handle all shop drawings and prototype management at a local level, with all joinery sourced offshore fully assembled locally prior to being fitted on site.

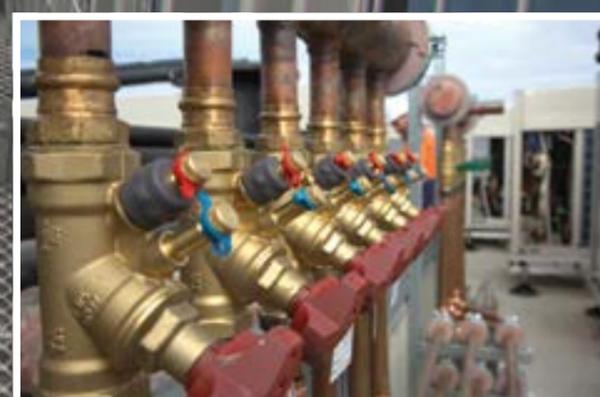
Kitchen Galerie's ability to procure high calibre goods from their trusted international partners ensures that they never compromise on quality, and they can continue to produce exceptional results time after time.

Collaborating with experienced designers, cabinet makers and stonemasons with a strong eye for detail is extremely important to Maseeh Nasheet, and this, along with quality control, make Kitchen Galerie a forerunner in this competitive industry.



For more information contact Kitchen Galerie, 69-75 Discovery Road, Dandenong South VIC 3175, phone 1300 099 995, email maseeh.n@kitchengalerie.com.au, website www.kitchengalerie.com.au





When it comes to platform systems, Con-form Group are revolutionising the industry with their light weight alternative to the traditional costly and heavier methods.

In operation for 15 years, Con-form specialise in surface mounted mechanical equipment platforms. Constructed from aluminium and stainless steel, these specialised platforms have taken away the need for heavy concrete plinths and steel structures, resulting in a more cost effective and time efficient process.

The redevelopment of the Regis Aged Care facility has recently benefited from Con-form's product, the company supplying and installing their Series 2 Surface Mounted Platforms that have been designed specifically for concrete roofs.

With anti-slip pedestals incorporating fully adjustable stainless steel rods, the Series 2 platforms can be altered to sit completely flush to accommodate plant equipment. As the need for concrete plinths is eliminated, drainage and water pooling issues are solved, and water is able to run freely to drainage areas. With no roof penetration required, the amount of trades on site is reduced and the roof membrane remains intact.

With an unmatched warranty of 20 years, Con-form offer unique products that are providing a complete solution due to significant cost savings (around half the cost of traditional methods), lightweight yet strong systems, minimal installation time and the visually appealing nature of their screens.

Con-form has platform systems to meet differing project requirements, with products for pitched metal deck roofs and high performance raised platforms also available. Acoustic solutions can be added to platforms to suit project needs, the skilled team at Con-form offering noise reduction by reflection, absorption, or a combination of the two. Currently working with a range of high profile companies across Australia including Coles, Woolworths and ALDI, Con-form Group are certainly 'making it easy', providing a simple solution to an often complex problem.

For more information contact Con-Form Group, phone 1300 882 490, email sales@con-formgroup.com.au, website www.con-formgroup.com.au

Coldflow Mechanical Services has been providing Melbourne and surrounding suburbs with its expert services for over 45 years. Specialising in air conditioning and mechanical services for commercial projects and high rise apartment blocks, Coldflow has evolved into one of Melbourne's most successful and awarded HVAC installation companies.

Utilising 10 of their 50 member plumbing team, Coldflow Mechanical Services performed their specialised work on the \$30 million Regis Aged Care facility redevelopment project in East Malvern, Victoria. Offering high and low care nursing, along with a club service wing and dementia specific wing, it was essential that the work carried out in the aged care facility was precise and in line with health department requirements.

Ensuring that residents, guests and staff would be in a controlled temperature environment year round, Coldflow provided mechanical systems to cater for all types of weather. A hydronic heating system, comprising two boilers, pumps, a central plant and 200 JAGA radiator panels was installed in the facility. The hydronic system devised by Coldflow not only delivering warmth in a hygienic manner, but is extremely efficient in that it operates by re-circulating hot water.

Mechanical cooling systems were also put into place by Coldflow, with a Daikin VRV system consisting of 40 rooftop condensers and 200 ducted air conditioning units installed in the aged care facility. The VRV system, a commercially applied climate management solution, is designed to optimise comfort and control whilst providing energy efficient processes.

In addition, Coldflow took their expertise to other areas of the redevelopment, fitting out the commercial kitchen exhaust hoods and carpark exhaust systems.

Coldflow Mechanical Services are currently providing their exceptional services to the OPUS Tower South Bank, M Docklands and 137 Bourke Street, combining their expert technical and management skills to deliver solutions tailored to their clients' needs.

For more information contact Coldflow Mechanical Services, 6 Torteval Place, Clayton VIC 3168, phone 03 8572 1250, email info@coldflowmechanical.com.au, website www.coldflowmechanical.com.au

Below BRL Contracting provided the joinery for the common areas and workstations for Regis Aged Care Facility.



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Architectural joinery and internal fitout specialists **BRL Contracting** have supplied their professional services to the **\$30 million Regis Aged Care Facility**, installing custom made joinery manufactured in their 2000m² fully equipped factory.

Using up to date technology and computer drawings, BRL Contracting provided a complete fitout service catering for the needs of the facility, whilst still delivering a unique product in the process.

The result was a fresh new look for the aged care facility, with all common area joinery manufactured and installed by BRL. Devised to increase productivity and produce more useable environments, joinery was placed in the nurses' station and treatment rooms. Workstations, cabinets and shelving were all installed, transforming the areas into a space where both medical staff and patients would feel comfortable.

To add to the homely feel of the facility, six Jetmaster fire places were installed, their appearance highlighted by the addition of laminated cladding. Television sets were placed above the fire places, blending seamlessly due to the joinery that surrounded them.

When it came to the dining room, the servery benefited from the BRL touch, with joinery appointed to fit in with the sleek and modern look of the facility.

To add to the serene surrounds, four fish tanks have been positioned at Regis Aged Care Facility, these set on steel frames to help support the weight of the water. Large joinery units have been constructed around the fish tanks, adding to the visual appeal of this peaceful attraction.

The cool calm colours of the joinery used throughout Regis Cared Care Facility along with their clean smooth lines have added to the style and appeal of this popular facility.

Currently working on Etihad Business Lounge at Melbourne Airport and the lift panels at ANZ Docklands, BRL Contracting can bring a unique joinery touch to any project.

For more information contact **BRL Contracting Pty Ltd**, 22-24 Glenvale Crescent, Mulgrave VIC 3170, phone 03 9545 0955, fax 03 9545 0588, website www.brlcontracting.com.au