



5 STAR RETIREMENT

DEVELOPER : Montefiore
 MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions
 ARCHITECT : Jackson Teece
 STRUCTURAL ENGINEER : Taylor Thompson Whitting
 CONSTRUCTION VALUE : \$106 million



M by Montefiore sets the benchmark in retirement living with high end design and quality finishes across 79 new luxury independent living units. The 11 one bedroom, 61 two bedroom apartments and 7 three bedroom penthouses feature with stunning interiors and abundant space. The project also encompasses 5 Star inclusions such as pool, fitness centre, 25 seat private cinema, concierge, and a club lounge, set within an operational nursing village.

Since 1976 Richard Crookes Constructions (RCC) has delivered projects around across NSW, the ACT and more recently QLD on time and budget, safely and to the highest quality.

Remaining a family owned business to this day, the company is proud of their family values and their genuine commitment to maintaining a collaborative partnership with their clients.

This family oriented philosophy made RCC the perfect construction partner to deliver the new M by Montefiore project for Montefiore, a not-for-profit organisation that has delivered premium aged care and support to Sydney's ageing community for more than 125 years.

Montefiore is a trusted care provider with a range of options to allow them to meet a diverse set of community needs including residential care, specialist dementia care, a home care service and independent living. Their new development, M by Montefiore, sets a new benchmark

for retirement living with high end design and quality finishes across 79 new luxury independent living units.

M by Montefiore is a secure, private complex combining independent living with a hotel lifestyle. The complex features 5 Star inclusions such as a pool, fitness centre, cinema, concierge and club lounge. Internal finishes including marble bathroom and kitchen services, terrazzo floor tiling and automated room controls were installed with a focus on achieving the highest quality standards throughout.

One major architectural feature of the project is the ceramic 'baguette' façade elements. RCC identified an opportunity to simplify the structural elements of the façade while maintaining the design intent. They worked with the project team to develop a lower cost design that reduced the amount of required support framework and produced a better overall aesthetic.

The complex is set in the south west part of Montefiore's Randwick campus and incorporates a Gigabit Passive Optical Network to integrate the building with the existing campus systems.

RCC was also required to maintain full 24 hour access for the existing village while the new residence was under construction. "Planning the works around the existing facility was a challenge," said Luke Harrold, Project Manager. "For example, we had to demolish an operational internal road and build a temporary road of an equivalent standard to a permanent road to free up the site for the new building. At the end of the project we removed the temporary road and restored the landscaping."

The project also included works in and around the existing facility which needed to be carefully managed including temporary diversions. "We joined the new building to the existing building via a tunnel for back-of-house services," said Luke. "We closed the road, constructed the tunnel using a cut-and-cover methodology and then reinstated the road over the top."

"We were lucky to have good site access and the Montefiore team were very tolerant and responsive during the whole project."

With a dedicated Aged Care division backed up by over 30 years of sector experience, RCC was well set up for success on the project. "We were very focused on what the client needed," said Luke. "The design was developed with the end user in mind. We collaborated closely with them to make the outcome as good as possible."

In addition to aged care, RCC has extensive experience in the residential, commercial and industrial sectors as well as on government projects for defence, health, education and community uses.

As M by Montefiore commences occupation, the positive response from both staff and residents is testament to the hard work and efforts of the project team. "For us it's all about the end users," said Luke. "The excitement on their faces as their project became a reality and they were getting ready to move in was the most important part."

For more information contact Richard Crookes Constructions, Level 3, 4 Broadcast Way, Artarmon NSW 2064, phone 02 9902 4700, website www.richardcrookes.com.au

For more on the development, website mbymontefiore.com.au

Below Jackson Teece were the architects responsible for the design of M by Montefiore.



M by Montefiore is part of the masterplan for Montefiore's Randwick campus prepared by Jackson Teece. Jackson Teece were also responsible for architecture, interior design and selecting furniture, fittings and equipment on the project.

The façade is a distinctive design feature utilising terracotta battens to enhance privacy and sun shading. "The façade system was bespoke and required a rigorous design process in collaboration with the structural engineer, builder and subcontractors," said Connie Argyrou, Director.

The project benefited from a strong relationship between Jackson Teece, Montefiore and Richard Crookes. "This project was a successful collaboration with our committed client and a dedicated builder."

With offices in Sydney, Newcastle and Brisbane, Jackson Teece is an award-winning design consultancy at the forefront of market trends and emerging technologies in both the private and public sectors.

For more information contact Jackson Teece, Lot 1, Pier 8-9, 23 Hickson Road, Sydney NSW 2000, phone 02 9290 2722, email sydney@jacksonteece.com, website www.jacksonteece.com

Below Techtile recommended their expert advice on the stone protection finishes, and adhesives for all the stone products.

Below Orion Mechanical designed and installed the comprehensive HVAC package for M by Montefiore.



Tectile offers consultancy services regarding stone/tile protection, installation and specification. With their expert knowledge of stone and tile finishes they can specify the best installation methods and the best materials to deliver a first class result. They act as an independent third party applying their expertise to identify best practice solutions.

Tectile were appointed to M by Montefiore by main contractor, Richard Crookes Constructions. They provided advice regarding the natural finishes on the project including marble, terrazzo and ceramic tiles. They recommended premium stone protection products from GEAL and tile adhesive products from Mapei that were used on the project.

“M by Montefiore was a great project with first quality materials,” said Principal, Chris Repeti. “The terrazzo is some of the best in the world and the highest quality adhesives and stone protection sealers were selected by Richard Crookes. It was apparent on this project that for Richard Crookes quality was the main driver.”

Tectile are experienced at collaborating and communicating with the project design and delivery team to find the best solution.

“There are great tradesmen in the industry but sometimes problems still occur,” said Chris. “My job is to communicate with the project team to offer an objective opinion, specifications and recommendations regarding product use, saving the client money by avoiding defects, repair and rectification.”

Tectile has produced over 3,000 technical reports regarding ceramic tiling, stone and waterproofing and provided consultancy services to major projects including Tullamarine Airport and Sydney Metro Central Station, shopping centres, resorts and hotels, high rise apartments and many more.

“We have a specialised knowledge that not many other people in the industry have,” said Chris. “We go above and beyond the normal industry standard. All of our energy goes into knowing the correct best practice to achieve a successful outcome.”

For more information contact Tectile, PO Box 3152, Helensvale TC QLD 4212, phone 0423 439 790, email info@techtileaustralia.com.au, website www.techtileaustralia.com.au

Orion Mechanical Services is a highly regarded specialist in the custom design and construct of heating, ventilation and air conditioning (HVAC) solutions for residential, commercial, industrial and mixed use property projects. Orion Mechanical’s reputation reflects their commitment to intelligent and thoughtful design, skillful installation and superior service.

A recent addition to their extensive portfolio of successful projects has been M by Montefiore, a luxury seniors’ living development in Randwick in Sydney’s eastern suburbs.

Orion Mechanical designed and installed a comprehensive HVAC package, including a four pipe chilled heating water system, to the independent living apartments in buildings E and F, with future provision for the aged care facility in Building D. Equipment included Smartt air cooled chillers, Meridian condensing boilers and York CHW/HHW fan coil units with electronically commutated motors.

An Air Change PoolPac unit was installed for the indoor swimming pool area. In the carpark, ventilation was achieved using two large Chicago Blower centrifugal fans. The entire system throughout the development is controlled via an Automated Logic building management system.

Orion Mechanical’s Managing Director, Justin Phillips, said that the M by Montefiore project posed a number of unusual and complex issues which required innovative design. “The four pipe chilled and heating water system we used is not typical for independent living units but it provided the ideal long term solution. Plant and ceiling space have been carefully coordinated with other services trades to ensure everything would fit inside this boutique finish building.”

Another interesting aspect of the project was the need to install a temporary chiller plant room that will be relocated to the top of a future building on the site. “We pride ourselves on designing and delivering HVAC systems which exceed the expectations of our clients,” Justin said.

Orion Mechanical has commenced work at Natura Apartments at Macquarie Park for WATPAC Constructions where they are undertaking the design and construct of two residential tower central water cooled air conditioning systems.

For more information contact Orion Mechanical Services, Unit 19, 198-222 Young Street, Waterloo NSW 2017, phone 02 9669 1404, email info@orionmechanical.com.au, website www.orionmechanical.com.au

Below Aldex Waterproofing installed Wolfin membrane across the M by Montefiore project to waterproof terraces, planter boxes and wet areas.

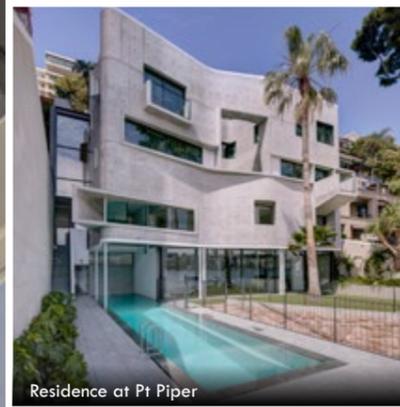
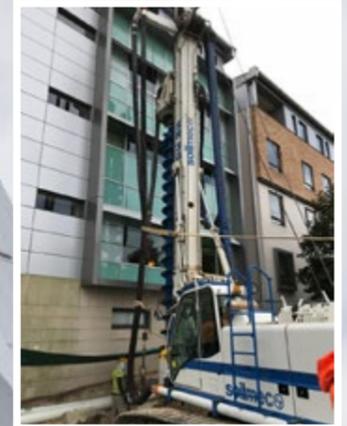
Below ACE Civil were responsible for the demolition of existing buildings, excavation, civil and shoring packages.



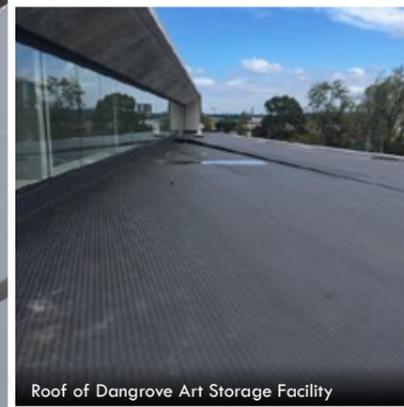
Water testing at M by Montefiore



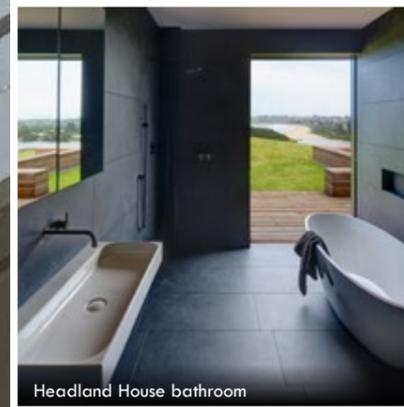
Headland House



Residence at Pt Piper



Roof of Dangrove Art Storage Facility



Headland House bathroom



Setting a new benchmark in assisted living in Sydney, the M by Montefiore luxury residences in Randwick features the highest quality finishes and materials throughout. This attention to detail and quality extends to the waterproofing, for which Wolfin membranes were specified.

Wolfin membranes have been used for more than 50 years on challenging projects around the world and are renowned for its ability to perform under the harshest of conditions. Made in Germany, they are the only membrane on the Australian market to offer a single point warranty covering both manufacture and installation.

Aldex Waterproofing were appointed by main contractor Richard Crookes Constructions to install the waterproofing membrane to the terraces, balconies, roofs, planter boxes and podium areas on the M by Montefiore project. The project went smoothly for Aldex as they were able to draw on a highly skilled team.

“We have some of the most experienced waterproofing welders in Australia working for us,” said Graeme Aldridge, Managing Director. “We are flexible to deliver projects of all sizes while ensuring we do the best job about.”

Based in the Southern Highlands, Aldex services clients in Sydney, Canberra, Newcastle and surrounding regions. Aldex is a family owned and operated business with 27 years experience, and install waterproofing both in paint on and membrane for both internal and external areas on projects of all scales, from small project homes to large developments.

Aldex was contracted to waterproof Headland House in Gerringong which was awarded the HIA 2019 House of the Year. Other recent projects include the National Archives in Canberra, Catalina Restaurant in Rose Bay, Marist Bros. College Canberra, and luxury homes in North Bondi, Pt Piper, Mosman, Balmoral Beach and Cronulla to name a few.

Photos of Pt Piper Residence and Headland House courtesy of Belvedere Constructions.

For more information contact Aldex Waterproofing, PO Box 520, Bowral NSW 2576, phone 0411 300 501, email admin@aldex.com.au, website www.aldexwaterproofing.com.au



When it comes to early works, ACE Civil (ACE) is by far one of the most impressive companies in the construction industry and the preferred choice for one major project after another by the largest and most reputable builders in the country. With industry knowledge spanning decades, and possessing a talented and skilled team, ACE has the ability to succeed and overcome any challenge, even on the most complex and difficult projects.

ACE can tailor work packages to the needs of each client and site, operating as a one-stop-shop, with inhouse design and engineering capabilities, resulting in the ability to complete a wide range of early work services under a single contract, creating significant savings for clients. With over 160 staff and more than 300 pieces of specialised equipment to complete your project on time, on budget, and to your specifications.

For M by Montefiore, ACE’s talented team carried out the demolition of buildings, design and construction of a dewatering system, excavation works, civil works, design and construction of shoring works and design and construction of foundation piles.

Based in Sydney, ACE has serviced the construction industry for more than 24 years, and have an extensive portfolio of successful major

projects for the industry’s major Tier 1 and 2 builders, and developers. The company’s service offerings are extensive, befitting a company with such an impressive attention to detail and high standard of compliance, and include;

DEMOLITION

- Asbestos removal
- Contaminated material removal
- Chemical Demolition (UPSS)
- Post-tensioned and precast concrete Structures
- Bulk and detail demolition
- Unrestricted demolition

EARTHWORKS/CIVIL WORKS

- Bulk and detail excavation
- Excavation in rock and rock sawing
- All civil earthworks and civil structures/forms
- Remediation works
- Contaminated material removal

PILING

- Bored piles
- Sheet piles
- CFA piles

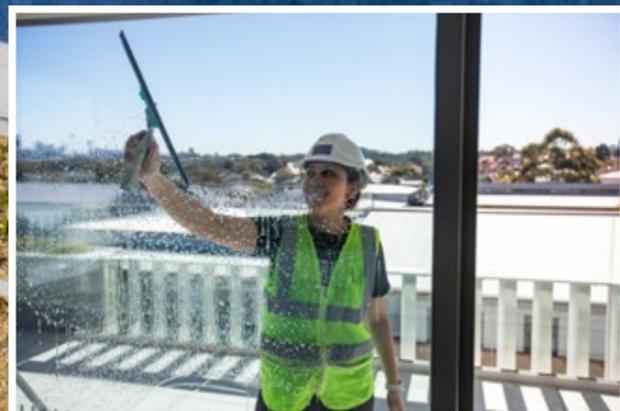
RETENTION/SHORING SYSTEMS

- Contiguous pile retaining walls
- Secant pile walls
- Sheet pile walls
- Soldier piles
- Capping beams
- Shotcrete walls
- Waler and anchor installations
- Design of retention systems
- Design of foundation systems

For more information contact ACE Civil, 362 Park Road, Regents Park NSW 2143, phone 02 9644 5596, email admin@accivil.com.au, website www.accivil.com.au

Below Hoxton Cleaning were responsible for completing three stages of cleaning for the project.

Below Saba Bros Tiling supplied and installed the stone feature wall, terrazzo floors and stone joinery for the project.



Hoxton Cleaning is a family business serving the Sydney region with specialist experience in commercial and construction cleaning. They were appointed by Richard Crookes for the cleaning of the M by Montefiore project.

The cleaning was completed in three stages. Firstly, the initial builders' clean was done to enable final finishing works to be carried out and allow identification and rectification of defects. The final clean was then completed to get the apartments ready for inspection. Lastly, the handover clean was then done to get the development sparkling clean and ready for residents to move in.

The size of the project cleaning team was variable but saw up to 14-15 cleaners onsite at any one time. Dedicated cleaning teams were assigned to each apartment to ensure that the rigorous safety and quality standards of Hoxton Cleaning were met.

"This project was particularly challenging due to the top quality finishes and details that were used," said Sanela Zunic, Manager. "Specific cleaning products needed to be used for some surfaces such as the terrazzo and marble. However, we are experienced with jobs like this and our cleaners had the necessary training to do a good job."

Hoxton Cleaning were required to deliver a high standard of cleaning while also meeting the tight handover timescales for the project. "We've been working with Richard Crookes for a long time," said Sanela. "There are pressures on every project but we understand how to work with the builder to deliver what's required."

M by Montefiore is a premium development with top quality finishes but on every project Hoxton Cleaning always strive to deliver the best. "We always pay full attention to every project," Sanela said. "No matter the job it's very important for us to finish it properly and to the best quality."

For more information contact Hoxton Cleaning, 25 Mallow Avenue, West Hoxton NSW 2171, phone 0431 630 175, email nelas@bigpond.com

With significant experience in stone, tiling and waterproofing for commercial and residential projects, Saba Bros is one of Australia's leading tiling and stonework companies. Founder, Peter Saba has accumulated a wealth of experience and talented staff that has seen the company grow to achieve an annual turnover of over \$25 million and an extensive back catalogue of successful projects.

For M by Montefiore, Saba Bros were appointed to supply and install premium stone joinery, feature wall stone, dining area and kitchen finishes, terrazzo floors and stone granite balconies.

In line with the 5 Star luxury concept of the development, Saba Bros were required to achieve the highest standards of materials and workmanship. "The quality had to be top notch," said Peter. "You don't see projects like this all the time."

All materials were sourced from quarries in Italy and cut and shaped to suit the project in Saba Bros' factory. Saba Bros also carried out site installation works. Some areas of the project such as benchtops, feature walls and splashbacks required book matching to ensure veins and patterns spanning across adjacent stone panels were aligned across the whole surface.

Saba Bros is a family owned and operated business with 31 years of experience in the stone and tiling industry. With factories and offices in Sydney, Queensland and Canberra, Saba Bros is well positioned to deliver on projects across Australia.

The company has strong connections with local and international stone fabricators which ensures they have the capability to supply a vast range of stonework with consistent quality and competitive rates.

Saba Bros have worked with many Tier 1 builders on iconic projects such as the Star Jupiters Casino The Star Grand in Gold Coast, the Brisbane Commonwealth Games Athletes' Village, Westfield Miranda and Pacific Fair Gold Coast shopping centres, Brisbane International Airport, Macquarie University, Australian National University and many more.

For more information contact Saba Bros Tiling, 34 Harley Crescent, Condell Park NSW 2200, phone 02 9904 9380, email info@sababros.com.au, website www.sababros.com.au

Below Rock Form Group supplied and installed the formwork for the project, ensuring a Class 2 finish.

Below Unique Frameless Glass manufactured and installed the 10mm thick, toughened glass shower screens.



With a specialist focus on formwork, steel fixing, concreting and wall systems, Rock Form Group is a privately owned construction company with the capability to deliver building projects of any size or complexity.

Rock Form specialises in both residential and commercial projects. Their experienced and qualified team takes pride in completing works on time and budget as well as to the highest standards of quality, while fully complying with all health and safety regulations.

Regardless of the project, Rock Form Group strive to exceed their clients' expectations and become a value adding asset to their business. For M by Montefiore, Rock Form supplied and installed the formwork for the entire project including the basement, ground floor podium and residential apartments above.

Some aspects of the design were unusual and Rock Form were required to think outside the box to achieve the best result. One example of this was the planter boxes which had a challenging diamond shaped layout.

"We used a metal shutter system to form these tight angles while ensuring the required Class 2 finish could be achieved," said Michael

Raad, General Manager. "The oval shaped columns are another example, where we had to think a little bit differently to get the formwork designed, certified and delivered."

Rock Form's can-do attitude and innovative solutions allowed them to deliver a successful result on the project and their longstanding relationship with main contractor Richard Crookes Constructions enabled good communication and collaboration with the project team throughout the works.

"Our Directors Daniel Abdallah and Thomas Kayrouz, and I would like to thank Richard Crookes Constructions for choosing Rock Form Group and we congratulate them on their successful delivery of the project," said Michael. "I'd also particularly like to thank Martin, Tanya, Luke and Paul from RCC and our Project Manager, Charbel and Site Manager, Jihad for their professionalism from start to finish."

For more information contact Rock Form Group, 3A Lenton Place, North Rocks NSW 2151, phone 02 9683 5680, email info@rockform.com.au, website www.rockform.com.au

Defining a new standard in luxury seniors living, the M by Montefiore development sets a new benchmark for aged care. Every detail has been considered to create a 5 Star hotel ambience throughout.

The frameless shower screens on the project were fabricated and installed by Unique Frameless Glass. High performance 10mm thick toughened glass was used on the project and a brushed nickel finish was applied to the hinges to achieve a premium aesthetic.

"It all starts with the glass," said Harry Pindoria, Factory Coordinator. "We custom formed every glass screen to size at our factory in Tuggerah according to site measurements to ensure an exact fit. We then transported the screens to site and completed the installation ensuring each screen lined up properly with the walls and sat perfectly in its channel."

The installation process was completed without any issues and this was partly thanks to the good relationship that Unique Frameless Glass has with the main contractor Richard Crookes Constructions, having worked with them before on projects including Loftus Lane and Opera Residences.

"We have always found Richard Crookes to be very accommodating and understanding," said Harry. "We understand their expectations and try to live up to their standards."

Unique Frameless Glass is one of the fastest growing and most respected glass system installation and design companies in the Sydney and Central Coast area. They are a family owned and operated business with a commitment to innovation, safety and expertise. They work to achieve elegant and low maintenance specialised glass installations on projects of all sizes.

In addition to frameless shower screens, Unique Frameless Glass offer a diverse range of custom manufactured glass products including mirrors, balustrading, roofs, splashbacks, pool fences and wardrobe doors.

For more information contact Unique Frameless Glass, Unit 7/12 Pioneer Avenue, Tuggerah NSW 2259, phone 02 4355 4402, website www.uniqueframelessglass.com