

ANCHOR POINT RETIREMENT VILLAGE

MAIN CONSTRUCTION COMPANY : JG King Projects
COMPLETION : February 2012
ARCHITECTS : DL Design Group
ENGINEER : TGM Group
BUILDING SURVEYOR : Powers Building Surveying

LIFE STARTS HERE



JG King Projects is a major constructor of multi-unit terrace houses, multi-level residential developments, apartments and retirement villages. The JG King Projects division has been in operation for around ten years, and the company has approximately forty employees, based both on site and in its Melbourne office.

In the multiresidential area, JG King Projects has experience in building terrace houses, multiple residential apartments, housing units and townhouses of a range of designs and sizes. The company works closely with architects and developers to create contemporary living environments that aim to revitalise urban areas and make the best use of a site.

JG King Projects is also committed to, and has extensive experience in, developing high-quality accommodation for retirees. As part of many of its retirement village developments, JG King Projects also builds community centres that typically feature bars, dining areas, libraries, craft and games rooms, swimming pools, kitchens, cinema rooms and rooms for visiting service providers such as hairdressers and doctors.

JG King Projects was responsible for the Stage 1 construction of the Anchor Point Retirement Village, which at this stage consists of twenty-three units. Work on the project commenced in November 2010, and practical completion was reached for all units in October 2011.

An important feature of all dwellings constructed by JG King Projects is that they are built using only steel frames and trusses, rather than timber. This has many benefits, including faster builds, thanks to pre-fabrication and modern fixing techniques; pre-punched holes for services, which means no drilling; and durability, as steel is stronger, lighter and more durable than timber. Steel is also inflammable and impervious to pests, plus there is minimal on-site wastage, excellent design flexibility and a fifty-year structural guarantee. Steel is also 100% recyclable.

JG King Projects is committed to sound environmental practices. As an accredited HIA GreenSmart Professional, the firm aims to increase energy efficiency, reduce water consumption, minimise waste and encourage better environmental management at each stage in the construction of housing. JG King Projects is committed, wherever possible, to assessing the environmental, health and safety, qualitative, social and economic impacts of its purchasing decisions.

In considering environmental impact, JG King Projects seeks to purchase products that minimise greenhouse gas emissions, maximise sustainability, utilise recycled content in production, are recyclable at life end, minimise the use of water and minimise toxicity. The products are sourced from producers and/or suppliers with a proven record of environmental management and product stewardship.

Other recent projects undertaken by JG King Projects include a two-storey apartment building with basement car parking in New Street, Brighton; St Thomas Retirement Village - Greensborough, comprising forty-two independent living units and a Community Centre, constructed for Catholic Homes for the Elderly; and the Providence Retirement Village, Bacchus Marsh, comprising twenty-seven independent living units, also built for Catholic Homes for the Elderly.

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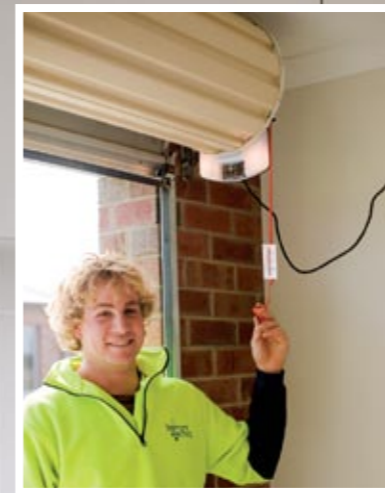
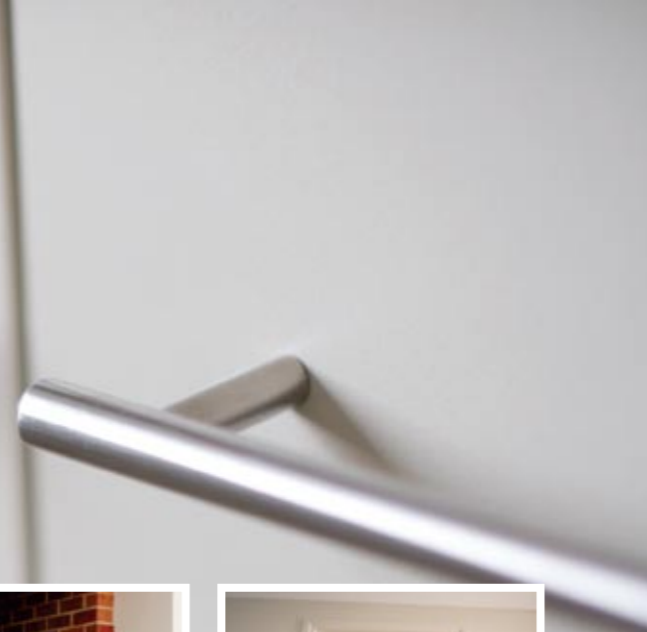
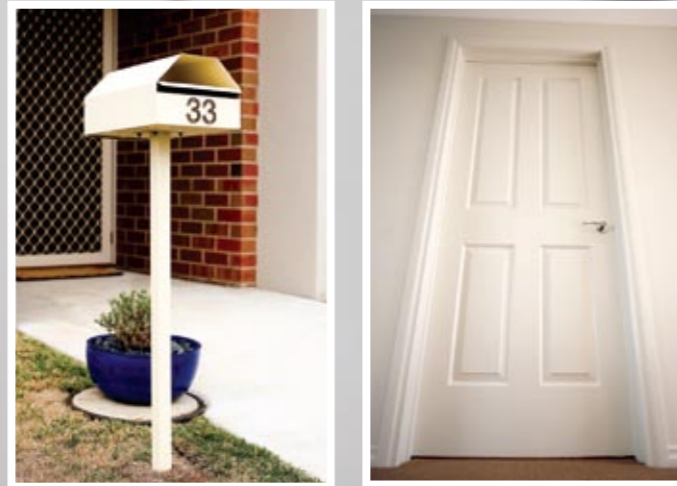
FOR ALL YOUR BUILDING SUPPLIES

Building materials supplier Dahlsens has been in business since 1877, starting with one store in Bairnsdale in Gippsland, Victoria. The company now boasts forty stores across Victoria and NSW, as well as stores in Cairns and Darwin. Dahlsens employs 1000 staff, and provides a range of materials from foundations and roof trusses to fixtures and carpet.

As one of the major suppliers of building materials in Warrnambool, Dahlsens has supplied a large part of the requirements for the Anchor Point project. The building materials were delivered from the Dahlsens store at lot 92 White Rock Road. Among the building materials supplied were doors, door handles, architraves, skirting boards, HardiFlex sheets, clothes lines, mail boxes and house numbers.

With over twenty sites in Victoria alone, Dahlsens provides builders with high-quality service. The company offers a “whole-of-house” solution, meaning that customers are able to order everything from foundation to fitout.

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Anchor Point Retirement Village, VIC



COMMITTED TO PROVIDING 1ST CLASS ELECTRICAL WORKS

Belmont Electrics is based in Geelong and has been in business for twenty-nine years. It employs thirty staff, comprising six office staff and twenty-four electricians.

The company specialises in domestic electrical work, and can also offer installation of TV antennas, alarm/security systems and optic fibre packages.

Belmont Electrics completed all the electrical work for the units at Anchor Point Retirement Village. “There were a large number of units and we did the underground work, wire and fit off at each individual unit,” says director Henry Wynhoven.

Belmont Electrics is committed to following all electrical safety guidelines, and did this to the letter on the Anchor Point project. The main challenge on the project, says Wynhoven, was working with other electrical contractors to get the power on, and working with multiple trades.

Although the company is based in Geelong, it covers a wide area, working in Portland, Warrnambool and the western suburbs of

Melbourne. The company prides itself on this flexibility, and on its commitment to service.

“We are lucky to have a motivated office team that works to make sure all builders and customers are looked after,” says Wynhoven. “We lodge electrical papers for our customers and we are also accessible eight hours a day, five days a week if there are any problems.”

Recently, Belmont Electrics completed a 125-unit development in Torquay for Mirvac, including civil work. It has also worked with DHS Developments on the Loddon Mallee housing project in Deed Street Belmont (fourteen units) and on a development at Wilsons Road Newcomb (nineteen units).

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