

BUILDING QUALITY WITH CARE

DEVELOPER : BlueCross Community Care Services
MAIN CONSTRUCTION COMPANY : Buxton Construction
ARCHITECT : Billard Leece Partnership
STRUCTURAL ENGINEER : O'Neill Group
CONSTRUCTION VALUE : \$50 million



Continuing their success in the building of aged care facilities, Melbourne based construction company Buxton Construction has recently completed the \$50 million 3-storey aged care residence, BlueCross Box Hill, for client BlueCross.

The project comprises 171 generously sized bedrooms each with an ensuite bathroom and outdoor terrace. Inside, the building is split into three interlinking areas for ease of interaction. Dementia units are available and the development includes places for community services, a café and a cinema for resident's entertainment. Landscaped gardens and paths surround the building.

Buxton Construction worked closely with architects, Billard Leece Partnership to ensure a design that would reflect modern preferences and support the changing needs of future residents and the result is a contemporary and inviting building that combines aged care with modern living. The BlueCross Box Hill development is yet another addition to Buxton Construction's portfolio of quality retiree residences.

Construction of BlueCross Box Hill began in September 2016 with excavation of a basement carpark for 80 vehicles and the project was completed in August 2018. At peak times Buxton Construction had an average of 200 tradesmen onsite. "The most challenging aspect of the

BlueCross development was the variety of finishes on the façade," said Commercial Manager, Stephen Baker. "Coordination for the installation of the window boxes was also a complex task, fixing them to brickwork as well as to render finishes and coordination with scaffold access. And of course, a building site in the middle of a residential area has its own complexities. The work had to be done during hours set by council and the needs of the local residents considered. At one stage, during excavation, there were between 40 and 50 truck movements a day."

Buxton Construction has successfully completed a number of retirement and aged care developments including the 4-storey aged care facility, Emerald Hill, for Claremont and Southport Aged Care Ltd and the \$30 million Regis Aged Care in Malvern East, \$36.5 million St Josephs Mews in Hawthorn and \$28 million The Benson Retirement Village & Parish at St Peters Church in Toorak developments.

Buxton Consolidated was established in 1968 and grew to become Buxton Construction in 1988. "We have now evolved into a Tier 2

construction company," explained Stephen. "We are in a controlled growth stage at the moment and beginning to increase our staff expertise. We are a family oriented company and our staff are critical to the success of the business. We've been in operation now for around 50 years and have achieved respect in the industry, yet throughout our evolution we have remained committed to embracing new technologies, fresh thinking and maintaining strong ethical client relations."

Buxton Construction has an experienced team that works in collaboration with clients and partners to ensure their projects are completed on schedule, within budget and to the highest quality standards. As a result Buxton Construction is consistently recognised and rewarded for its professionalism and excellence.

Buxton Construction works across the commercial and educational sectors as well as on sporting and leisure projects including Peninsula Kingswood Country Golf Club, Village Cinemas Plenty Valley, North Fitzroy Library & Community Hub (Bargoonga Nganjin), and the Australian Institute of Building Victorian Chapter Award for the Rylands of Hawthorn in 2009.

For more information contact Buxton Construction, Level 1, 262 Lorimer Street, Port Melbourne VIC 3207, phone 03 9644 7000, fax 03 9644 7044, email admin@buxtonconstruction.com.au, website www.buxtonconstruction.com.au



NOW YOU'RE COOKING

V & C Commercial Catering Equipment is an Australian owned company specialising in manufacturing high quality stainless steel commercial kitchens and equipment. With a combined total of over 30 years experience in the industry, Managing Director, Vince Liuzzi and his team offers expert advice in the design and manufacture of all commercial kitchen requirements.

The BlueCross Box Hill aged care project is in progress and for V & C Commercial Catering Equipment it represents yet another major contract with Bluecross. "We have a great relationship and recently completed projects for Bluecross at Waterdale Road, Ivanhoe and Livingstone Gardens," Vince said. "Aged care centres are one of our specialty areas."



At BlueCross Box Hill, V & C Commercial Catering Equipment manufactured and installed all the stainless steel requirements for the kitchens, serveries, cafés and the bar. They had an element of design input into the project before they started.

V & C Commercial Catering Equipment custom build to the specific requirements of every customer and can advise on kitchen layout and necessary equipment to suit all venues. As well as the aged care sector, the company undertakes restaurant fitouts, hospitals, child care centres, canteens, take away food shops and mobile food stands.

Products include stainless steel benches and sinks, mobile food warmers, Bain Marie hot food cupboards, overhead exhaust canopies, dish and glass washers, cooking equipment, refrigeration cabinets and cool rooms, contract site management, kitchen layout and design, installation, domestic benches, splashbacks and hand rails, as well as BBQs and outdoor benches.

Vince has a background in manufacturing and brought all his skills to the company which he established with his wife Cathy over 17 years ago. V & C Commercial Catering Equipment now employs ten people and has established an outstanding reputation. One of their key offerings to its clients is expert advice to achieve the most efficiency from any commercial kitchen layout.

For more information contact V & C Commercial Catering Equipment, 3 - 5 Crissane Road, Heidelberg West VIC 3081, phone 03 9459 6111, fax 03 9459 7711, email sales@vnc.com.au, website www.vnc.com.au



HELPING HANDS

With a pool of more than 20,000 professionals, tradespeople and skilled labourers on the books, the BlueCross Springfield project is one of many MC Labour Services has supplied valuable resources to.

MC Labour provided labour and traffic management to BlueCross Box Hill in February 2017. Not only did they ensure the project ran smoothly, but also that the residential traffic and pedestrians flowed around the development.

Founded in 1995, Marc and Cath Lunedie saw the need for skilled, trained and qualified labour that could be supplied hassle free and often at short notice. Also covering security services and height safety, MC Labour Services is built around Service, People and Sustainability.

From their humble beginnings in a tiny office in Epping Victoria, today MC Labour has a large head office facility in Bundoora VIC and state offices in Tasmania, Queensland and South Australia.

"The way we attract and retain the most qualified people and find tailored solutions for businesses, is a key strength. Our knowledge of how the industries we support work, means we can place the best person for the job every time, even on short notice,"



said John Morris, MC Labour's Relationship Manager. "Our focus is on building lasting relationships, and we have partnered with some clients for more than 20 years."

MC Labour is working on several major projects including shopping centers, hospitals as well as large scale city infrastructure developments. Strong quality assurance processes underpin MC Labour's services including AS 4801 OH&S, ISO 9001 Quality, and ISO 14001 Environmental accreditation, full and current professional indemnity, enterprise bargaining agreements, industry awards and WorkCover insurance. There really is a person for every job.

For more information contact MC Labour Services, 2 Scholar Drive, Bundoora VIC 3083, phone 1300 10 12 14, website www.mclabour.com.au

RISK FREE WATERPROOFING

CETCO Australia leaves nothing to chance when it comes to waterproofing technologies. With a 20 year warranty on manufacture, supply and installation it was the natural choice for the BlueCross Box Hill aged care development.

"We provided waterproofing of the slab to the habitable areas of the building," said Mark Curwood, General Manager of CETCO Australia. Using CETCO's Voltex membrane which combines the superior qualities of a swelling type of clay known as bentonite with the flexibility of polypropylene geotextiles, the membrane provided robust protection for the aged care development, stopping any potential seepage or influx of groundwater into the building.

"Our active waterproofing membrane was used in around 700m² of habitable areas, including lift overrun pits," said Mark. The Voltex membrane is easily and quickly installed and offers significant savings when compared to traditional waterproofing systems.

"We use bentonite in our waterproofing products and it has unique properties, in that it can swell or expand to 15 times its volume

which seals minor cracks and holes in the concrete," said Mark. "This 'self healing' means that you don't get the installation or workmanship problems associated with traditional 'peel & stick' membranes, which can so often lead to failure."

CETCO supplies environmental and waterproofing solutions for high end residential apartments through to commercial and infrastructure developments. A subsidiary of Minerals Technologies Incorporation (MTI), the company was established in Australia in 1972, and its headquarters is located in Geelong, Victoria. Aside from the uniqueness of the product it offers, CETCO is well known for its quality assurance processes.

"Our HydroShield Quality assurance and warranty program provides protection and peace of mind for our customers. Our warranty is with the building owner and we are involved in key points during construction and sign off," said Mark.

Our extensive experience allows us to develop unique solutions for unique projects, all backed by the industry leading HydroShield Quality Assurance Program. CETCO operates nationally and in New Zealand, with MTI being located in 26 countries across six continents.

For more information contact CETCO Australia, 101/432 St Kilda Road, Melbourne VIC 3004, phone 03 5278 2555, fax 03 5278 5833, email mark.curwood@cetco.com, website www.cetco.com.au



HELPING HANDS

MP Interior Linings is a specialist plastering company with particular expertise in the apartment and government sectors, servicing contracts in aged care facilities, schools, hospitals and universities.

The redevelopment is spread across 3-levels and MP interior Linings were responsible for completing the plastering for 171 rooms.

Working within a set programme schedule with some unavoidable construction delays resulted in an accelerated installation pace. "We had to provide a team large enough to accomplish our schedule without sacrificing the quality work for which we are renowned," explained General Manager, Mag Wong. "At different stages of the job we had 20 to 30 of our people onsite."

Mag also said that being an aged care facility, there were very high specifications on the project particularly with respect to the fire ratings on the top levels.

Established 15 years ago and working from Dandenong South in Melbourne, MP Interior Linings has 100 employees, the majority of whom are permanent staff. The company is part of the MP Group which has two other arms, one being a building products wholesale distributor specialising in plastering supplies and a specialist plastering contractor in the domestic housing market.

"Being part of the MP Group allows MP Interior Linings to provide a highly competitive price and service as we purchase large volumes of local products giving us substantial buying power," said Mag. "Our team is highly skilled in all aspects of large scale plastering work which is another reason we are successful in our market segment."

MP Interior Linings welcomes the opportunity to provide quotations on projects of any size and is always proud to showcase its work to prospective clients.

For more information contact MP Interior Linings, 1/15-17 Bryants Road, Dandenong North VIC 3175, phone 03 8774 2508, email info@mpinterior.com.au



FULLY FILTERED

Waterfix Delivers Uninterrupted Sustainable Water Supply

Waterfix recently delivered a sustainable and cost efficient water supply for BlueCross Box Hill. With a reputation for quality and excellent customer service, Waterfix provided a bore water solution for the 221-bed complex that includes dementia units, private ensuites for each room, a café, cinema and resident community services.

An Australian company specialising in premium customised water solutions for residential, commercial and industry use – Waterfix helps clients maximise their water potential in the most energy efficient manner.

Operations Director, Stuart Ayer, said the project was critical in helping BlueCross meet their sustainability policy targets. “We’ve been working with BlueCross for many years and this marks our tenth project together. We ensure optimal design by tailoring the water system to meet BlueCross’ specific conditions and requests. We provided a sustainable water supply to benefit the environment and provide significant cost savings,” said Stuart.

As with all clients, Waterfix thoroughly consulted with BlueCross to provide a long term water solution customised to their specific needs, including strict health and safety requirements. Combining innovation and technology with decades of experience, Waterfix offers a turnkey solution delivering every stage of the process including consultation, design, installation, servicing and maintenance of a system.

“Our team achieved a 100% pure filtered water supply for BlueCross using desalination and reverse osmosis,” said Stuart. “These solutions are effective, cost efficient, reliable and sustainable. We completed a similar project that resulted in a cost benefit to the client where they were spending about one sixth on water usage by using a bore solution.” Waterfix helps clients across the country achieve significant savings by maximising their water solution, while also benefiting the environment.

For more information contact Waterfix, 47 Elgin Street, Carlton VIC 3053, phone 03 9036 6999, email sales@waterfix.com.au, website www.waterfix.com.au

