

A NEW BENCHMARK IN AGED CARE

Located on Queensland's Sunshine Coast, Estia Health Twin Waters is a state-of-the-art aged care facility which opened its doors to residents in early September this year. The home offers five-star amenities including 114 single rooms with private ensuites, a community terrace, hairdressing salon, library, modern dining rooms and lounges, activity rooms and consulting rooms for visiting medical professionals.

The innovative design of the home enables the newly appointed Estia team to offer high quality, residential care for ageing members of the community in a modern, vibrant and safe environment. Development Consultant for Estia Health, Georgie Watson said the design of the home also acknowledged the importance of social interaction when delivering high quality aged care.

"Our Twin Waters home offers dedicated social spaces, which really create great opportunities for interaction in the comfort of home," reflected Georgia. "There's a wonderfully modern café manned by trained baristas, which is fabulous for residents and their visiting family and friends. The community feel is further enhanced by the home's location adjacent to Living Choice Twin Waters, a retirement village for the over 55s."

In appreciating the importance of community connectedness, Estia Health engaged Living Choice, a retirement village operator adjacent to the new Estia home, to deliver this project as their principal contractor, and work commenced onsite in April 2016 with the handover taking place in July 2017.

Living Choice Project Manager, Warren Danter said he was pleased the \$25 million project had elicited positive feedback from the local

community. "The extensive range of contemporary façade materials used in the Twin Waters home along with the striking porte-cochere and natural light provided in the atriums gives the project a unique appearance," said Warren.

"We were very proud of how the project turned out, especially the intricate ceiling and lighting details which illuminate the sophisticated level of finishes throughout the home. The architects (CHC) and Estia Health's Development Management were professional and very responsive throughout the design phase and dealt with design issues swiftly and efficiently." The recently completed home is certainly impressive and Estia Health can be commended for achieving exceptional outcomes in its construction.

Estia Health is an industry leader in residential aged care. Founded in July 2014, Estia Health is the result of a merger between three residential aged care providers with a combined experience of more than 50 years. The company has since grown to be one of the country's largest aged care providers.

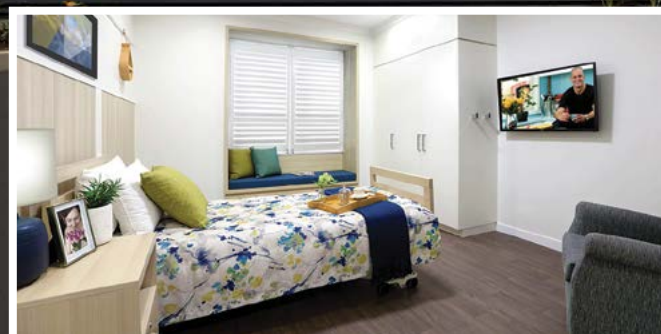
Estia Health CEO, Norah Barlow said the new Twin Waters home truly reflected the Estia Health philosophy. "At Estia, we are committed to providing families and their loved ones, access to high quality residential aged care and services, in a really safe and supportive environment," Norah said.

"We are delighted and equally very proud of the completion of our first greenfield site. A purpose-built, modern home with the

level of local involvement and encouragement we've had accompanying the build – we're thrilled to offer a home we are genuinely impressed by, and to be part of re-inventing what living in residential aged care can look like."

Estia Health offers residential homes across four states, South Australia, Victoria, Queensland and New South Wales. The company's next build is already underway with a new home under construction in Kogarah in Sydney's south, expected to open in early 2018.

For more information contact Estia Health, 357 Camberwell Road, Camberwell VIC 3124, phone 03 9811 9777, fax 03 9804 0336, email info@estiahealth.com.au, website www.estiahealth.com.au



DEVELOPER : Estia Health Pty Ltd
MAIN CONSTRUCTION COMPANY : Living Choice Australia
ARCHITECT : ClarkeHopkinsClarke
STRUCTURAL ENGINEER : Meinhardt Pty Ltd
CONSTRUCTION VALUE : \$25 million



TAILORED LUXURY

With the Twin Waters Aged Care Facility, safety in its design and furnishings is paramount; add to that quality aesthetics and you have National Tiles.

Specialising in flooring and wall coverings, National Tiles supplied the Twin Waters Aged Care Facility with tiles tailored to health care living, ensuring the products provided were of a high slip rating; combining that safety factor with design elements to bring out the prestigious appearance of all the bathrooms, as well as the living and leisure areas.

“It was great to be part of a project that’s going to satisfy an extension of aged care within Twin Waters that will help the local community,” said Sharon Dalli, Commercial Business Development Manager.

Established in 1979, industry experience comes hand in hand with customer care at National Tiles. “We had to do the research to ensure that we not only fulfilled the brief

for all of the technical specifications, but also ensure that the tiles are aesthetically beautiful,” said Sharon.

The father and son run company takes pride in leading the market in the areas of natural stone, porcelain and ceramic tiles, as well as specialising in trade related machinery, tools and consumables. “Our commercial team has extensive knowledge and experience in the area of developing and specifying products for the growing industry of aged care and retirement living,” Sharon proudly admits.

The 400 plus staff business will maintain its stronghold in the aged care accommodation sector, with works planned on more Living Choice villages throughout Queensland, New South Wales and South Australia.

“We’ve got it covered,” is National Tiles’ mantra, a simple and spot on description when it comes to the international standard of National Tiles and their prominent presence in a very competitive market.



Below The Huff electrical team installed lighting, power and media solutions for the 114 rooms at the aged care facility.



Huff Electrical pride themselves on their ability to provide services to a wide range of commercial, residential, medical and government sectors at a high standard with a focus on reliability. The company has the capacity to undertake large projects nationally, and they used their vast experience on the Twin Waters Aged Care Facility to help bring the project to fruition.

The \$25 million Twin Waters Aged Care Facility combines the newest innovations of electrotechnology, to bring modern conveniences to the residents’ fingertips. Huff Electrical were responsible for fitting out the 114 rooms of the development with a complete electrical fitout including Master Antenna Television (MATV) networks as well as the high tech lighting control.

The essential electrical supply for the facility was provided by 160kVA diesel generator, with an onsite pad mount transformer installed to manage non essential power needs. “We also installed MSB and DB’s throughout for the power and lighting,” explained Fabian Huff, Managing Director of Huff Electrical.

Huff Electrical prides itself in staying ahead of the competition, with the pinnacle of the project culminating in the installation of LED

lighting that can be controlled through touchscreens and PIR sensors. “The setup involved a communication system comprising of an NBN fibre to the basement network supplying a 20 year Comscope/Krone endorsed Cat6 cabling system, including 2x communications rooms,” said Fabian.

Communication is at the heart of the company, with Huff believing it is imperative to ensure 100% satisfaction for their clients and to provide a professional service. Huff Electrical uses their vast industry experience to enhance their product knowledge to bring their clients the best solutions at a competitive price. Their well managed team uphold the highest safety standards and deliver their work on schedule without a compromise on quality.

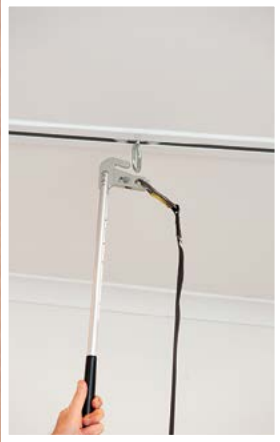


For more information contact Huff Electrical Pty Ltd, 3/12 Pike Street, Kunda Park QLD 4556, phone 07 5476 5542, email admin@huffelectrical.com.au, website www.huffelectrical.com.au

Below Laguna Bay Blinds worked on the project by supplying and installing White Thermalite Plantation shutters in all rooms.



Below Aidacare provided a range of equipment including custom designed beds, sluice/pan room machinery and ceiling hoist system solutions.



For the Twin Waters Aged Care Facility on the Sunshine Coast, Laguna Bay Blinds supplied and installed the White Thermalite Plantation shutters in all 114 rooms of the prestigious residences.

The Noosa based company embarked on the project in March and wrapped up work in June, with open lines of communication proving to be the driving force behind the project's success. Laguna Bay Blinds Director, Phil Martin saying, "everything was on schedule, as each stage became ready we would then install."

Only Australian made products were used in the project, with the shutters sourced from Thermalite Australia. The home grown shutters are made from non-toxic recycled material and constructed with three times the insulation to reduce energy costs, as well as making them water resistant and fire retardant.

"The smoothly run operation at the Estia Health project by the Living Choice Australia Group made our job a lot easier. It is always a pleasure to work on sites that have a well-run team from the Operations Manager Warren Danter, to the Onsite Foreman John Fraser, everyone was on the same page and knew what their requirement was at all times," said Phil.

The family run business has over 25 years experience in the industry. Think of anything to do with window furnishings, and the tight-knit crew specialises in it, from curtains and shutters to roller blinds and awnings. But it's in the mechanics where Laguna Bay Blinds really shines, "We are at the leading edge of motorisation and work very closely with architects at design stage to ensure the best possible application on all projects."

Their professional team make up a loyal group of six people at the company. A small group perhaps but with huge prospects, and for now you'll have to keep guessing where to next for Laguna Bay Blinds, "we have a big new project up North that we are very excited about, but it's still under wraps at the moment," said Phil.

For more information contact Laguna Bay Blinds, PO Box 352, Noosa Heads QLD 4567, mobile 0413 753 331, email info@lagunabayblinds.com.au, website www.lagunabayblinds.com.au

Aidacare are a leading healthcare equipment supplier that offers a comprehensive range of products and solutions for facility fitouts; such as ceiling hoist system installations; washroom design and installation; bedroom furniture and fittings; rails, ramps and bathroom fittings; and dining, lounge and lobby furnishings.

Over a two week period, Aidacare's technicians collaborated with Living Choice to supply and install 37 ceiling hoist rails and six panamatic midi flusher sanitisers into the Twin Waters Aged Care Facility on the Sunshine Coast.

The original design involved curves and joints in the ceiling track to execute a 'bed to ensuite' transfer. Leveraging their experience to drive a cost-effective solution, Aidacare reconfigured the bed position and the ensuite door angle to achieve a straight ceiling rail system. The result was a superior aesthetic outcome, which retained clinical effectiveness whilst reducing material and installation costs for the facility.

Ceiling hoist systems are gaining popularity in Australia and offer facilities the opportunity to conserve floor space, minimise push and pull injuries and reduce staffing costs with a single handed care strategy. Risk based studies in the UK have demonstrated that 37%

to 44% of residents could be safely transferred with a single carer present. This is a real opportunity for facilities in Australia to safely reduce staffing costs without compromising the patient's care.

Also supplied and installed by Aidacare were six DDC panamatic midi flusher sanitisers. Once these machines are installed, staff can operate a hands free open, close and start through an infrared hand sensor. This reduces the risk of cross infection, being a major concern in facilities.

Aidacare have experienced technicians who support the ongoing performance and safety of the ceiling hoist system and washroom sanitiser machines. A comprehensive preventative maintenance schedule and breakdown service is offered Australia wide.



For more information contact Aidacare, 4 Noonan Road, Ingleburn NSW 2565, phone 1300 133 120, email sales@aidacare.com.au, website www.aidacare.com.au



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Providing all the mechanical services, Climatech – the company behind the ambience of the Estia Health Twin Waters Residential Aged Care Home – is the force behind both the design and construction of the building's cooling and heating, as well as refrigeration.

Work on the air conditioning and refrigeration installation at the residential aged care home took ten months, with the crew of 28 Climatech staff completing the project in June 2017. The design of the ventilation and air conditioning allowed for cost efficient systems with low operating and maintenance costs.

The installation of the DAIKIN VRV4 heat recovery, 'three pipe system' was the highlight of the Estia Health Twin Waters project. All 114 bedrooms and support facilities over 2-storeys on the west wing and 1-storey on the east wing were fitted with Daikin air conditioning and per-cooler systems. Climatech also supplied and installed a commercial cool room and freezer, commercial laundry, kitchen extraction and scullery systems.

Climatech's client base of more than 500 customers includes residential air conditioning customers, body corporate groups, builders, local and national developers, commercial businesses, local Councils and national and multi-national companies.

The majority of the company's work is generated by referrals from these existing customers, who are only too happy to recommend the company's services. The Climatech philosophy of quality equipment, excellence in installation and reliable back-up service has attracted customers who need to 'get the job done'.

Climatech operates throughout Queensland, with a strong presence across the south east of the sunshine state. The eye-catching Climatech fleet of strongly branded red vehicles is seen from Brisbane to Gympie and beyond. Providing cooling and heating in the region for 19 years, owners Glen and Rowan with their team employ only local contractors, taking pride in bolstering the local economy.



www.climatech.com.au

Below Q-Image Construction supplied and installed Knotwood aluminium to the façade of the Twin Waters Aged Care Facility.



Think aesthetics, and that's where Q-Image Construction comes into play on the Twin Waters Aged Care Facility project. It's not just the façade Q-Image Construction excels in, but they also specialise in commercial and residential construction and renovation.

It was certainly a heartfelt project for the team at Q-Image Construction, commencing work on Valentine's Day, and completing the task in just over four months.

The Queensland based company both supplied and installed all of the Knotwood aluminium cladding to many sections of the Twin Waters Aged Care Facility, including the community hub, planter box, internal and external entry of the reception area, and the south elevation. The team of three installers also fitted battens to the community hub, as well as gates to the booster pump room.

It is in the make and quality of the products used that really puts Q-Image Construction on the podium, "Knotwood is a very versatile aluminium product with a realistic timber grain finish; a low maintenance product that combines the sophisticated look of timber with the strength and longevity of aluminium which means it will not warp, bow or fade. One of the most important features of this product

is that it is non-combustible so it will not ignite and cannot fuel a fire," says Director, Andrew Hungerford. "Knotwood aluminium is not limiting either, and is available in a variety of timber grain colours."

As proud installers and distributors of Knotwood products, the crew at Q-Image Construction also give credit where it's due with Andrew saying the Twin Waters Aged Care Facility was a standout project for them and they were especially "impressed with the site management by Living Choice Australia."

With the majority of Q-Image Construction's work spread throughout South East Queensland, the construction company also branches out to its southern neighbours in New South Wales and Victoria. Andrew is proud to say, "from concept to design, construction and completion, Q-Image Construction is an innovative and forward-thinking building company who are focused on delivering residential and commercial construction and renovation solutions to meet our client's expectations."

For more information contact Q-Image Construction, 8 Conara Road, Kunda Park QLD 4556, phone 1800 463 460, fax 1800 700 669, email admin@qimage.com.au, website www.qimage.com.au

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