

# A FRESH PERSPECTIVE ON RETIREMENT LIVING

The Bert Newton Retirement Village in Highett, Victoria, offers luxurious living for 250 residents. With independent apartments, assisted living, and a care center, it provides seamless aged care. Amenities include a café, bar, pool, and cinema. Developed by Ryman Healthcare, it reflects innovation, quality, and a holistic approach to care.

**Ryman Healthcare, a leader in retirement living and aged care, has successfully completed construction of its prestigious Bert Newton Retirement Village in Highett, Victoria.**

This luxurious development showcases Ryman's commitment to innovative design, exceptional resident services, and a holistic approach to aged care, offering a continuum of care within a single, vibrant community. The project highlights not only Ryman's dedication to quality but also its resilience in navigating unforeseen challenges.

The Bert Newton Village provides a diverse range of accommodation options, catering to individual needs and preferences. From fully independent apartments to serviced apartments offering assisted living, and a 79-bed care centre providing low care, high care, and specialist dementia care, residents can seamlessly transition within the village as their needs evolve. This 'continuum of care' model is a cornerstone of Ryman's philosophy, ensuring residents can age in place with dignity and support.

"From assisted living services and specialist care to fully independent apartments and resort-style amenities, the Ryman model empowers residents to design their own retirement experience and ensures no one is left behind," said Andrew Moulding, Design Practice Lead Australia.

This philosophy is reflected in the village's extensive amenities, creating a self-contained hub for recreation, relaxation, and social interaction. Residents enjoy access to a café, bar, shop, hair and beauty salon, workshop, craft room, billiard room, library, swimming pool, spa, and gym.

For aged care residents, dedicated lounge and dining areas and tranquil outdoor spaces provide comfortable and supportive environments. The inclusion of specialised dementia care further underscores Ryman's commitment to providing comprehensive, tailored services.

Commencing in mid-2020, the onset of the COVID-19 pandemic introduced unforeseen logistical hurdles. Ryman and its construction

teams swiftly adapted by implementing rigorous safety protocols and revising project timelines to address labor shortages and evolving trade contractor availability. Adding to the complexity, Ryman also had to navigate unpredictable weather conditions.

The project team leveraged the versatility of precast concrete, incorporating textured form liners to introduce intricate patterns and visual depth to the surfaces, while satin finishes provided a sleek and refined aesthetic, without the need of additional materials or trades. The result is a visually striking and cost-effective solution.

The final development comprises 209 residential units: 85 independent apartments, 45 serviced apartments, and a 79-bed care centre. The design seamlessly blends luxury with practicality, providing residents with spacious, comfortable accommodations and access to a full range of amenities within a beautifully landscaped setting.

Ryman's origins are rooted in a commitment to raising the standards of aged care. In 1983, co-founder Kevin Hickman envisioned a different model of care. His experience, coupled with his business partnership

with John Ryder, led to the creation of Ryman Healthcare, built upon the philosophy of providing 'single rooms with ensembles', and a higher standard of living.

The Ryman recipe, established decades ago, remains effective: prime locations, meticulous design and construction, and an unwavering dedication to excellence. Today, Ryman Healthcare operates 49 retirement villages across Australia and New Zealand, providing exceptional care and support to over 14,000 residents.

The Bert Newton Retirement Village stands as a testament to this legacy, exemplifying the company's commitment to creating thriving communities where residents can enjoy a fulfilling lifestyle, complete with peace of mind and security.

Construction of additional apartment blocks continues, further expanding the village's capacity and solidifying Ryman Healthcare's position as a leader in the aged care sector.

*For more information contact Ryman Healthcare, phone 1800 288 299, website [www.rymanhealthcare.com.au](http://www.rymanhealthcare.com.au)*





# A LEGACY OF EXCELLENCE IN THE CONSTRUCTION INDUSTRY

SMB Windows, a fourth-generation family business, has been a cornerstone of the glass and window industry. With roots deeply embedded in craftsmanship and innovation, the company began its Melbourne operations in 2016. Since then, SMB Windows has successfully delivered over 500 projects across Australia's commercial and residential construction sectors.

Notable projects include the Quarantine Centers in Melbourne, Brisbane, and Perth for Multiplex, Modscape, and Ausco for the Health Sector, Melbourne University's B63 refurbishment with Shape for the Education Sector, and the Munro Library upgrades with Buildcorp, also the for the Education Sector. Additional highlights include AOD Rehabilitation Centers across regional Victoria and the prestigious Bert Newton Retirement Village for Ryman Healthcare.

Specialising in:

- Aluminium thermally broken and non-thermally broken windows and doors
- Skylights
- Glass and aluminium louvers
- Glass balustrades
- Aluminium and metal shrouds
- Frameless glass shower screens

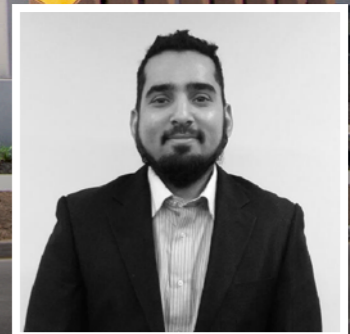
A recent milestone, the Bert Newton Retirement Village, exemplifies SMB Windows' commitment to enhancing Australian communities with cutting-edge and sustainable living solutions.

The Bert Newton Retirement Village is a large-scale project consisting of a commercial building and three residential buildings. With over 230 apartments and more than 1,000 windows and doors, SMB Windows' involvement spanned two years, during which they provided a high degree of customisation to meet specific design, environmental and energy standards.

SMB prides itself on using innovative designs to meet project needs. For the Bert Newton Retirement Village, they provided AWS (Architectural Window Systems) thermally broken windows and doors equipped with double-glazed LowE glass (AGG Insulglass LowE Plus® - Grey), ensuring excellent thermal performance and energy efficiency. The doors also included automatic sliding systems, enhancing accessibility and ease of use for residents.

"Our windows and doors are fabricated locally, which not only supports the local economy but also ensures quality control and sustainability," said Dawoodjee.

The use of LowE glass in combination with thermally broken frames allows for reduced heat transfer, maintaining comfortable indoor temperatures without excessive energy use.



Right: Juzer Dawoodjee  
Commercial Sales & Project Director  
SMB Glass Windows & Doors

"Our highly efficient 100mm Residential suite has one of the best thermal values on the market for standard windows and doors. It's perfectly suited to ensure that residents enjoy optimal indoor temperatures while reducing energy costs," explained Juzer Dawoodjee, Sales and Project Director at SMB Windows.

In the commercial building, the company installed thermally broken windows, chosen to enhance energy efficiency and align with the architect's design intent, and accommodating diverse wall cladding types.

"To ensure that the installation of windows and doors aligned perfectly with the architectural plans, we engaged in regular design meetings with the project architect and Ryman's design team," said Juzer. This close collaboration helped prevent delays, allowing SMB Windows to integrate their products smoothly.

One of the unique design challenges for SMB Windows, was the installation of a glass sky light that connects two of the buildings.

"The glass canopy not only gives the building a distinctive look but also allows ample natural light to reach pedestrians underneath, providing shelter from the rain and other elements," said Juzer. SMB's design incorporated these functional requirements without sacrificing

aesthetic appeal, ensuring the canopy contributed to both the form and function of the development.

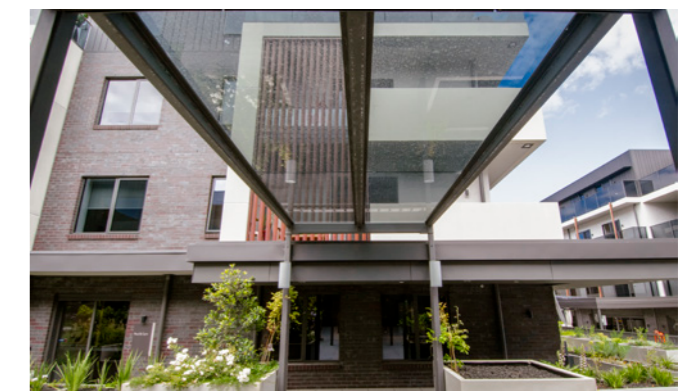
Through careful design, collaboration, and an emphasis on high-quality, energy-efficient materials, SMB Windows has made a substantial contribution to the Bert Newton Retirement Village. Their expertise in creating tailored window and door solutions has helped ensure that residents will enjoy a comfortable, energy-efficient living environment.

"This development truly showcases our commitment to quality, sustainability, and innovation. We're proud to have contributed to such a meaningful project," said Juzer.

For more information contact SMB Windows, 21-23 Zilla Court, Dandenong South VIC 3175, phone 03 9703 3106, email admin@smbwindows.com.au, website www.smbwindows.com.au

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Below Vamp Cranes enhanced the Bert Newton Retirement Village project with specialised crane services, prioritising efficiency and safety.



Below Contract Air Conditioning transformed comfort at Bert Newton Retirement Village with efficient, specialised air conditioning solutions.



Vamp Cranes made a significant impact on the Bert Newton Retirement Village project, providing specialised crane and rigging services that ensured efficient and safe operations. Vamp Cranes handled mobile crane, tower crane crew labour and rigging for the project.

“Our practice spans from general lifts to environmental retrofits of existing buildings and beyond,” said Valerie Patragoulas, Business Development Manager. “With our extensive range of mobile crane hire and highly trained staff, we strive to achieve continued excellence in quality.”

With a fleet that ranges from a 2.85-tonne to a 450-tonne mobile crane, Vamp Cranes has built a strong reputation for versatility. Their expertise spans precast erection, civil work, steel erection, and general crane hire. “No job is too big or too small,” said Patragoulas. “Taking on jobs of all sizes throughout Melbourne and its extended regions, our team is ready to tackle any challenge with over 50 years of combined experience.”

Vamp Cranes, based in Coburg North, Melbourne, employs a team of 115 professionals, who have earned a reputation for reliability

and safety. “Our goal is to be established as an industry leader in the delivery of crane and rigging services to Victorian construction and industrial sectors,” Patragoulas said. Their current projects include the Footscray Hospital, along with a growing portfolio of tier-one projects across Victoria.

Looking forward, Vamp Cranes has expanded beyond Victoria, entering the South Australian market and aspiring to enter the Queensland market. “We’re committed to building strong partnerships with businesses and communities,” Patragoulas said. With a dedication to innovation, safety, and quality, Vamp Cranes is poised to become a leader in crane and rigging services across Australia, ready to take on both large-scale and community-driven projects.

For more information contact Vamp Cranes, 14-22 Gaffney Street, Coburg North VIC 3058, phone 03 8652 8635, email operations@vampcranes.com.au, website www.vampcranes.com

Contract Air Conditioning made a significant impact on comfort and energy efficiency at the Bert Newton Retirement Village by installing advanced, state-of-the-art Mitsubishi Electric air conditioning systems across the entire facility. Their expert team designed and implemented solutions tailored to meet the needs of residents, ensuring reliable temperature control, energy savings, and a comfortable living environment year-round.

Established in 2010, Contract Air Conditioning has built a strong reputation across Melbourne for delivering high-quality commercial air conditioning and mechanical services, making them the perfect choice for this project.

“Our approach was to design a system that not only provided reliable comfort for residents but was also energy-efficient and easy to maintain,” said Robert Baker, Project Manager Contract Air Conditioning. “We understand how important it is for a facility like this to have a system that works seamlessly, especially given the diverse needs of residents.”

The project required careful planning, from initial design to final installation, ensuring the air conditioning systems were integrated effectively with the architectural layout of the village. Contract

Air’s skilled team, based in Keysborough, Melbourne, brought their extensive expertise to ensure the systems were installed on time and within budget.

“We focused on selecting solutions that offered long-term performance without compromising on energy efficiency. Sustainability was a key consideration for us,” Robert noted. “With the assistance of Mitsubishi Electric Design Team, the systems we installed are designed to reduce energy consumption while ensuring the comfort of residents year-round.”

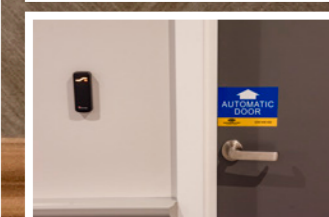
Contract Air’s team worked closely with the project’s developers to address any challenges and ensure the installation was completed to the highest standards. Their dedication and technical expertise have left the Bert Newton Retirement Village with a reliable, modern air conditioning system that meets the needs of its residents. “Our focus has always been on providing quality service and innovative solutions, and this project is a testament to those values,” Michael Eade, Director.

For more information contact Contract Air Conditioning, phone 03 9701 5411, email airconinfo@contractair.com.au, website www.contractair.com.au



**Below** Cabinet Solutions crafted bespoke, durable joinery for Bert Newton Retirement Village, blending functionality with architectural elegance.

**Below** Koolie Building & Construction provided expert carpentry for Bert Newton Retirement Village, enhancing function and aesthetics.



Cabinet Solutions contributed to the Bert Newton Retirement Village by providing high-quality, custom joinery that seamlessly integrates with the building's architecture. Led by Director Aaron Rovers, the team designed and installed joinery elements tailored to enhance both the aesthetic and functional needs of the retirement community.

"Our focus was on creating joinery that was not only visually appealing but also practical and accessible for the residents," said Aaron. "Each piece needed to complement the overall design of the village while standing up to daily use."

Cabinet Solutions was responsible for a variety of fixed joinery installations, including kitchens, bar, library and reception areas. Using durable, high-quality materials and precise joinery techniques, they created elements that are both long-lasting and easy to maintain. "Every aspect was crafted with the residents' needs in mind, combining ease of use with a modern, welcoming style," Aaron explained.

One unique feature of this project was Cabinet Solutions' ability to customise joinery to fit specific architectural requirements and meet the varied needs of residents. The company's custom designs allowed

them to integrate seamlessly into different spaces, providing both functional storage and visual continuity. "Each area required a tailored approach, so we worked to ensure our joinery would fit cohesively within the village's environment," said Aaron.

This project demonstrates Cabinet Solutions' commitment to craftsmanship and attention to detail. Their custom joinery has contributed to the functionality and aesthetics of the Bert Newton Retirement Village, creating a comfortable, accessible environment that aligns with the village's vision of a modern and welcoming community.

Aaron Rovers has supplied Ryman Healthcare for over 20 years and Cabinet Solutions are currently working on a number of Ryman Healthcare's villages.

**For more information contact Cabinet Solutions, 23-42 Mickle Street, Dandenong South VIC 3175, phone 0498 521 981**

Koolie Building & Construction contributed their carpentry expertise to enhance both the functionality and aesthetics of the Bert Newton Retirement Village. Over a span of approximately three years, Koolie's team provided a complete carpentry supply and installation package that included internal doors, sliders, fire doors, arcade joinery, and various fixtures such as skirting, architraves, and dado rails.

"Our focus was on providing a reliable and high-quality carpentry solution that would stand up to the unique demands of a retirement community," said Hayden Johnson, Company Director of Koolie Building & Construction.

A key challenge arose toward the end of the project when limited on-site storage became an issue. To address this, Koolie leveraged their Lilydale warehouse, where doors and architraves were prepped, pre-cut, and stored until installation. "By preparing materials offsite, we streamlined the process and reduced on-site waste and dust, which also meant fewer exclusion zones were needed," said Johnson.

Koolie also implemented an innovative approach to the carpentry fix process, temporarily hanging doors with reusable painted hinges

to allow painters to spray apartments freely. "This system saved the painters a lot of time, and our final product was neat and tidy," Johnson said. For durability, Koolie painted the tops and bottoms of doors before installation, ensuring immediate sealing against wear and moisture.

Utilising their in-house Biesse Rover A 5 Axis CNC Router, Koolie manufactured many of the village's custom doors, including lightweight, semi-solid doors designed to withstand frequent use.

"Our ability to make doors to order and machine custom timber products allowed us to meet Ryman's exact specifications," said Johnson.

This meticulous craftsmanship underscores Koolie's dedication to quality and innovative solutions that enhance the longevity and aesthetics of the Bert Newton Retirement Village.

**For more information contact Koolie Building & Construction, 31 Hightech Place, Lilydale VIC 3140, phone 0418 336 962**