

A COMMUNITY OF CARE

DEVELOPER : Ryman Healthcare
CONSTRUCTION VALUE : \$232 million



Nellie Melba Retirement Village involved the redevelopment of the former Brandon Park Secondary College into a 5-storey retirement village. Featuring 114 aged care beds, 96 assisted living suites, and 174 independent apartments, the village offers a range of amenities including a movie theatre, café, indoor pool, gym, library, hair salon, billiards room, and bowling green.

The Nellie Melba Retirement Village, in the lively Melbourne suburb of Wheelers Hill, is the latest in Ryman Healthcare's growing portfolio of resort style facilities.

The project is home to around 700 residents and was the redevelopment from the former Brandon Park Secondary College into a 5-storey retirement village with 114 aged care beds, 96 assisted living suites and 174 independent apartments.

The Nellie Melba Retirement Village is a classy, modern complex that's been lovingly designed and built to provide maximum comfort, enjoyment and safety for Australia's older citizens. The buildings are striking and memorable, and the village has a wonderfully warm and inviting atmosphere.

The village has put the community aspect of living into focus, creating spaces for residents to interact and form long lasting friendship, while catering to a range of different needs. These spaces include a movie theatre, café, sparkling indoor pool, gym, library, hair salon,

billiards room and a wonderful bowling green. The village is located across the road from the well appointed Brandon Park Shopping Centre, giving residents of Nellie Melba Retirement Village easy additional access to a range of local services.

The Nellie Melba Retirement Village builds on the success of Ryman Healthcare's Weary Dunlop Retirement Village, which is also located in Wheelers Hill, to provide a truly special new home for those entering the next stage of life. The development combines brilliant design, top workmanship and the latest technology with beautiful landscaping and eye catching design elements.

"What makes Ryman Healthcare's villages different from the competition is the full continuum of care," Project Manager, Travis Cocks explained. "We have independent apartments, assisted living apartments, low care, high care and specialist dementia care all on the one site. In terms of construction, we have currently built over 65,000m² of buildings. The larger of the two buildings has a footprint of approximately 2 acres."

Such a huge project demands impeccable teamwork, and Ryman Healthcare sought only the best in their respective industries when planning the village. Top landscapers, bricklayers and wardrobe installers have all contributed to the success of Nellie Melba Retirement Village.

"Our trades have all worked great together," Travis said. "We have had multiple trades working on multiple buildings at a time and we've maxed out at 420 people onsite per day. The team work and progress we made in a short period of time, in order to get our first residents in whilst maintaining a safe environment for all staff, contractors and the public, was incredible. We will be onsite for approximately a further two years. We have all but completed the first three buildings with two more to go."

"We have a total of 11 sites in Victoria," Travis added. "Currently two villages, including Nellie Melba, have residents occupying them. We have four sites currently in construction with another two sites moving into that stage during 2020. We are extremely lucky to have had the support of a great organisation and senior leadership team to assist us quickly with any challenge we face."

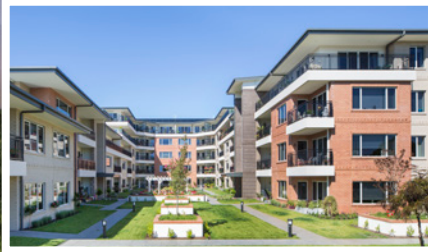
Ryman Healthcare was founded by John Ryder and Kevin Hickman in 1984 and the company has been growing ever since, both in Australia and New Zealand.



For more information contact Ryman Healthcare, PO Box 33119, Melbourne VIC 3004, phone 1800 288 299, website www.rymanhealthcare.com.au

Below Austral Bricks supplied a premium collection of nearly 700,000 locally manufactured bricks.

Below Over one million bricks and 60,000 blocks will be laid by AJP Bricklaying Pty Ltd by the time the five building Nellie Melba site is completed.



Austral Bricks have been helping to build this country for more than a century, and the Nellie Melba Retirement Village has been one of their largest projects to date. A huge number of bricks have gone into this spectacular development, providing an enchanting and captivating home for the many new residents.

“Comprising nearly 700,000 bricks in total, this impressive residential development exemplifies a sense of community, comfort and lifestyle,” said State Sales Manager, Cinzia Camorani. “The Nellie Melba Retirement Village showcases a carefully selected, premium collection of locally manufactured bricks, instantly creating a look and feel that will never age.”

“The contemporary neutral colours of Austral Bricks’ Indulgence range bricks in Praline, Truffle and Biscotti colour palettes have been skilfully coupled with the iconic Nubrik Traditional series in Domain Terracotta, to deliver a stunning streetscape, exuding quality that will endure for generations to come,” said Cinzia.

Austral Bricks offer a large number of bricks in styles to suit anyone, with the company servicing the whole of the country. These include their popular Metallix, Industrial and Indulgence lines.

Austral Bricks are at the cutting edge of building technology and are market leaders in their field. Austral Bricks’ manufacturing operations are continually being upgraded and improved, with the company proudly boasting the world’s best building technology and environmental protection features.

This innovation allows for the ultimate in production efficiency and quality, enabling the introduction of new and highly innovative products. Austral Bricks are determined to continue creating new fashions and trends in the residential and commercial building markets.

Centuries of improvement and a passion for excellence have culminated in Austral Bricks’ stellar work on this very exciting new development and their bricks mean that the Nellie Melba Retirement Village will stand strong and look great for many years to come.

For more information contact Austral Bricks, Brick Makers Drive, Wollert VIC 3750, phone 03 9303 4046, fax 03 9308 1974, email infovic@australbricks.com.au, website www.australbricks.com.au

The Nellie Melba Retirement Village is a timeless brick development, and the incredible results are thanks to AJP Bricklaying Pty Ltd – a professional, Victorian based outfit that has been making its mark in the construction industry for nearly 30 years.

Over one million bricks and 60,000 blocks will have been laid by the 35 plus strong team, made up of bricklayers, laborers, machine operators, scaffolders, brick cleaners and caulkers, when the stunning, five building retirement village is completed.

AJP Bricklaying did more than just lay the bricks. “We pride ourselves on offering a full package service,” said Director, Anthony Pickles. “On this occasion our scope of works also included 1.6km of strip footing for the boundary fences and retaining walls.”

The Nellie Melba Retirement Village is the fifth Ryman Healthcare site that AJP Bricklaying has worked on – both in Australia and New Zealand – and there’s soon to be a sixth.

The AJP Bricklaying team is supported by machinery including three Manitous, a concrete pump and a team of brick cleaners and caulkers.

AJP Bricklaying’s early years were spent in the domestic housing market before emerging as a significant player in the semi commercial and commercial multi-storey arena.

“We work closely with Ryman Healthcare supervisors like Greg Conquest to ensure key dates are met,” said Anthony. “We have a great working relationship with Austral Bricks who have supplied all the blocks and bricks onsite.”

“Ryman Healthcare are an exceptional company with an exceptional business model and their commitment to their residents and to the hundreds of construction staff who work onsite each day is unmatched,” added Anthony. “Safety underpins everything onsite.”

“Whether you are a resident of one of their beautiful villages or construction staff, Ryman Healthcare bring you into their family – and it’s a family we are proud to be a part of,” concluded Anthony.

For more information contact AJP Bricklaying Pty Ltd, 1/8 Heland Place, Braeside VIC 3195, phone 03 9598 6434, mobile 0417 341 435, email anthony@ajpgroup.com.au, website www.ajpgroup.com.au

Below MLH Corporation installed retaining walls, planter boxes and green roof landscaping.

Below Eco Airconditioning supplied and installed all air conditioning systems throughout the development.



MLH Corporation were in charge of landscaping at the Nellie Melba Retirement Village and the beautiful, lush results are a testament to their hard work. The MLH Corporation team looked after the preparation and implementation of retaining walls, planter boxes and green roof landscaping above basement carpark areas. A range of irrigation systems were installed to assist with the growth and continued development of the village's plentiful gardens, leading to a relaxing environment for the new residents moving in.

MLH Corporation are landscape construction specialists and have built an enviable reputation within the industry for high quality work. The team members pride themselves on their problem solving abilities, ensuring the best results every time. No matter the complexity of the project, MLH Corporation's professionalism and ability to deliver landscaping projects on schedule and within the budget are renowned.

MLH Corporation's experienced team are driven by quality and have been delivering world class landscaping projects for over 10 years. They provide all hard and soft landscaping construction and their maintenance crew look after new and existing projects with unrivalled dedication.

MLH Corporation's work at the Nellie Melba Retirement Village was wide ranging and challenging, as the team needed to balance looks with practicality, as the new development has many man made obstacles they needed to work around.

In addition to their work at the Nellie Melba Retirement Village, MLH Corporation have successfully delivered landscaping projects for other aged care facilities, new housing estates and large apartment and commercial complexes. MLH Corporation certainly create a wonderful ambiance wherever they work.

"We first worked with Ryman Healthcare on the nearby Weary Dunlop Retirement Village, which opened in 2014, and have continued to build a strong relationship with them. We understand how each other works, and it helps both sides to come up with the best results possible."

For more information contact MLH Corporation, P.O. Box 1025, Elsternwick VIC 3185, phone 1300 456 654, email info@mlhcorporation.com.au, website www.mlhcorporation.com.au

Eco Airconditioning are keeping the residents of the Nellie Melba Retirement Village comfortable with an extensive air conditioning system. The Victorian company's work on the project has included the supply and installation of all air conditioning systems throughout the development, complete with all associated power wiring, controls, filters, ductwork, condensate, refrigerant, branch boxes and associated ancillary equipment.

Eco Airconditioning use state-of-the-art products and methods, ensuring their work at the Nellie Melba Retirement Village is of the highest quality. Company Director, Craig Ingram is particularly proud of all facets of his team's work.

"We've used Zoomlock pressure pipe crimping systems on all AC refrigerant pipework," said Craig. "We have also utilised the Conqa QA management system to ensure up to date quality assurance and job status information is shared with the builder."

"We've implemented power apportioning systems from the DAIKIN Intelligent manager central control system, allowing AC usage information for accurate billing by our client and third parties. We have also overcome very tight spatial restraints."

Eco Airconditioning have been in business since 2005 and have a strong reputation in the manufacturing, health and construction industries.

Eco Airconditioning have been working with Ryman Healthcare for a number of years and it's a relationship that has proven beneficial for both companies.

"Eco Air are proud to be involved with Ryman Healthcare as they roll out their Australian villages. We worked on the first Ryman Healthcare development, Weary Dunlop Village in Wheelers Hill and have completed three buildings in the current Nellie Melba Retirement Village at Brandon Park. We're excited to be underway with Ryman Healthcare at their new Burwood East Village. Eco Airconditioning are also involved with the maintenance and service of our installations at Weary Dunlop and Nellie Melba villages."

For more information contact Eco Airconditioning, 16/47-49 Frankston Gardens Drive, Carrum Downs VIC 3201, phone 03 9770 8081, email craig@ecoaircon.com.au, website www.ecoaircon.com.au