

# Project Case Study

**TOTAL**  
**CONSTRUCTION**

Concept to Completion

## **Project**

Japara Aged Care

## **Location**

Brighton, Victoria

## **Client**

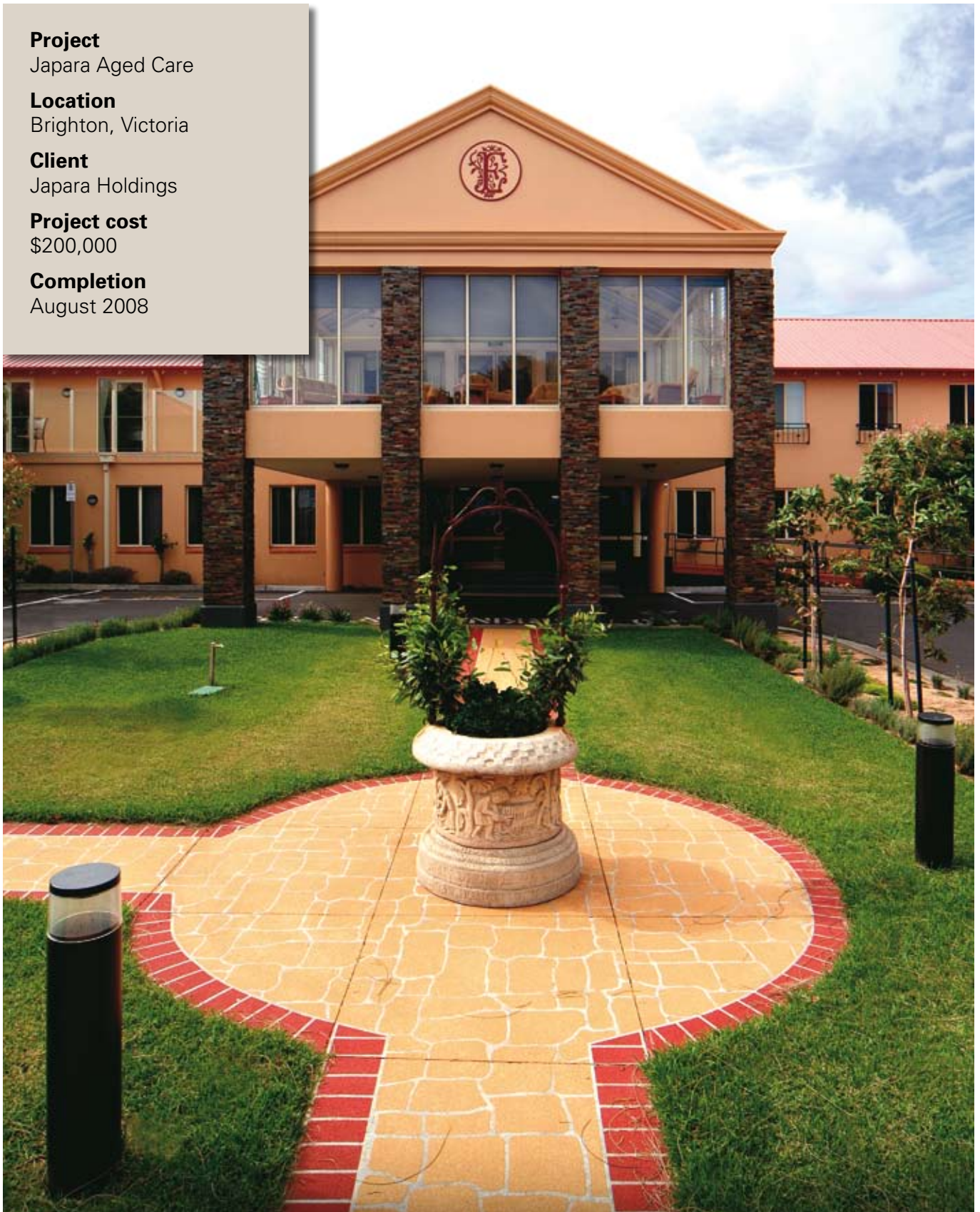
Japara Holdings

## **Project cost**

\$200,000

## **Completion**

August 2008



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Located between Brighton Oval & Brighton Beach, Japara Aged Care is one of the most exclusive nursing homes in the bay area. In May 2008 Total Construction was entrusted with the upgrade of the existing facade and reception area while the centre remained fully operational. One of the main challenges of this project was to complete the original scope of works on time while causing minimal disruption to the facility.

Stage one included demolition of the existing courtyard and landscaping works. Also, new stacked stone was laid on the portico columns and Juliette balconies over existing windows contributed to create a classier look.

Stage two included a new counter to the reception area, new floor coverings and extensive floor preparation and alterations to the existing fish pond. In order to undertake these tasks, the reception area was hoarded and works had to be completed in 1 week. Daily liaison between the site manager and the centre's director guaranteed that any disruptions to the centre were kept to the minimum.

Other minor works were undertaken, such as painting of facades and existing handrails, new brick sills and stencil paving to concrete paths.

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