

# Southern Cross Care

*Keon Park, VIC*

Construction of a new 96 bed aged care facility.



## PROJECT DESCRIPTION

This project was for the construction of a new aged care facility on a greenfield site.

This new development boasts 96 rooms spread over 3 double storey buildings with large communal and meeting areas. The main residential houses are split in half with 16 rooms in each giving the facility a homely feel. The administration and services block houses a large commercial kitchen for on-site preparation of meals as well as a chapel, hair salon and library for residents use.

This is our second project with Connect Project Management and one of 10 projects with architects, Smith and Tracey. Given our previous aged care experience, we were initially invited to assist with the design and development of this project.

## OVERCOMING CHALLENGES

The poor soil conditions in the locality resulted in a change of scope. The original design called for a conventional pier and beam slab. During design and development, we amended the structure of the building to allow for the more efficient option of a waffle pod ground floor slab founded on bored piers saving both time and significant costs to the client and eliminating the risk and requirement for any blinding.

Due to the change of structure we were able to deliver the project 4 weeks ahead of program.

## CLIENT

Southern Cross Care (VIC)

## PROJECT VALUE

\$14.5 million

## CONTRACT

Construct

## COMPLETION

July 2013



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