

MOVING ON UP

DEVELOPER : TLC Healthcare
MAIN CONSTRUCTION COMPANY : Kane Constructions
ARCHITECT : Baldasso Cortese
STRUCTURAL ENGINEER : Mordue Engineering
CONSTRUCTION VALUE : \$33 million

Photo by Kane Jarrod Photography



Located in the heart of Fitzroy North, Clifton Views is Melbourne's first high rise residential aged care home. This welcoming facility is specifically designed to promote a sense of style, sophistication and urban living.

Clifton Views is Melbourne's first high rise residential aged care home. The 10-storey building comprises 123 high end aged care rooms with built in wardrobes, wall mounted televisions, height adjustable beds and ensuite bathrooms. Each room is fitted with emergency call buttons to ensure round-the-clock assistance. Resident's safety is assured with a modern security system on each floor.

Providing a lifestyle that is supportive of residents care requirements, while promoting independence and dignity is a priority at Clifton Views. A range of dining options are available, including a private dining room, ground floor café, and outdoor terraces on Levels 1, 2 and 8 allowing easy access to sun drenched seating areas with spectacular views of the city.

Clifton Views has set a new benchmark for aged care facilities, promoting healthy living with the provision of places for physical activities and social interaction including areas for gardening, outdoor entertainment, a state-of-the-art gym, hair and beauty salon, virtual reality cinema and café.

Located on the fringe of Melbourne's CBD, Fitzroy North showcases TLC's innovative approach to modern residential aged care. A development in a densely populated area helps to accommodate the ageing population, providing easy access to established services, like restaurants, shops and public transport, allowing residents to be actively engaged in the local community.

The \$33 million Clifton Views project was awarded to Kane Constructions in November 2016 under a Design and Construct contract. Clifton Views is constructed of precast concrete panel walls and post tensioned slabs with aluminium louvres and a glazed curtain wall on the upper two levels.

Excavation of the 920m² site started in February 2017. Construction progressed in stages while the design was finalised. Up to 120 tradesmen were based onsite during peak periods and the project reached practical completion in August 2018.

From levels three to seven the façade comprises vertical blades set at staggered

angles to control the distribution of natural light and heat. Kane Constructions' design managers changed the clay blades to a textured matt finish powder coated aluminum, contributing to a quicker build and cost savings for the client.

"We are thrilled to have built one of Melbourne's first vertical aged care facilities. Our early involvement in the design working together with architects Baldasso Cortese and our client TLC Healthcare resulted in a state-of-the-art design for this type of facility which provided value for money back to our client. We are very proud with the high end finish of the build and our clients overall satisfaction with their new home," said Project Manager, Ben Barrett.

Kane Constructions' first project for TLC Healthcare has been highly successful. The high density design of Clifton Views has won international praise and an award for 'The Most Innovative Aged Care Housing Design Globally' at the Over 50's Global Housing Awards.

Commencing operations in Melbourne in 1973, Kane Constructions' annual turnover now exceeds \$800 million. With over 450 full time employees, Kane Constructions has offices in Melbourne, Sydney, Brisbane and Canberra.

Backed by nearly 50 years of experience, the company has grown to provide services in sectors including commercial, residential, health, community, education, aged care and defence.

Kane Constructions are also involved in detailed heritage restoration work and have a large presence in Geelong, Victoria. The company have delivered multi-award winning projects nationally with projects including the Geelong Library and the Heritage Centre which won Kane Constructions the 2016 Master Builders Australia National Commercial Master Builder of the Year Award.

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