



THE ALBA

ALBERT PARK LAKE

Welcome to a place
of wellbeing, a *place with
people at its heart*



Have you always had the spirit for doing things your way? Our Albert Park Lake community has been carefully designed for people who want to live in a place with wellbeing at its heart.

The Alba, the heritage building at the centre of the precinct, was once Australian Unity's head office. Now this iconic address has been completely reimagined to provide world-class, bespoke living for older people. Comprising award-winning retirement living, easy living apartments and inviting aged care suites, every space is designed to enhance your own style of living well. More importantly, it means couples can stay together and there is no need to move again. Our residential aged care suites include dementia care and feature the small household model to make you feel right at home.

Ideally located across the road from beautiful Albert Park Lake, The Alba is close to shopping, dining and entertainment and Melbourne's famed arts precinct.



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AGED CARE SUITES AT THE ALBA

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The Albert Park Lake precinct. Artist's impression.

Live life
on your own
level

THE ALBA SUITES

The Grace

The Alba



Be part of a community where your needs are front and centre. At The Alba, we have designed a residential aged care community in which the highest clinical standards are matched by a warm, personal touch. Our team members are highly experienced, and they take the time to get to know you.

We have a range of innovative, bespoke services that ensure you are supported and cared for according to what you want. Our vision is to provide older people with accommodation and care that promotes dignity, independence, confidence and safety, while bringing joy to residents and their families. We call this person-centred approach our Better Together model and this lies at the very heart of The Alba.



03

CARE AND SUPPORT

Your wellbeing is our highest priority

We work hard to make sure you receive the highest quality care and allied health support, while nurturing your needs and providing you with a sense of belonging.

Our goal for The Alba is to be a safe and supportive place for you to call home. Our care and clinical teams are here when you need them, and they’re trained to notice the little changes that can make a big difference to your wellbeing. We know that there may be a period of adjustment as you make the transition to your new home — so we’ll work closely with you and your loved ones to navigate this change. It’s all part of Australian Unity’s Better Together service, which provides you with high-quality, reliable care that supports your independence and dignity while ensuring you always feel valued and listened to.

The types of care available at The Alba

- Residential care
- Respite care
- Palliative care
- Memory support
- Ageing in place



Health care and services			
	Flexible visiting hours		Lifestyle activities
	Nutritious, freshly prepared meals		Social outings
	A variety of dining options		Special events and functions
	Personalised wellbeing programs		Physiotherapy
	Pharmacy services		Dental services
	All inclusive faith services		Podiatry
	Visiting health practitioners		Hairdressing and beauty services
	24-hour registered nurse		Allied health



Lounge and dining area. Artist's impression.



Designed with
you in mind, *that's*
Better Together

The Alba has been designed with you in mind delivering the perfect balance of style, elegance, and comfort across eight levels. Our Better Together design principles ensure that your well-being and quality of life remain our core focus. This focus is central to every element of design throughout the building and the way in which we provide services.

Suites at The Alba are visionary in design featuring the small household model, to make you feel right at home. Each self-contained household has its own kitchen, dining room and living room. Comforting, familiar spaces like those you'd find in any home. This model of care enables you to participate in household life, including meal preparation, and allows for you to make decisions on the rhythms of your daily routine. Community is paramount, with opportunities for companionship and connection in a stimulating environment. You will always feel safe and secure, with discreet security measures in place. Our innovative and forward-thinking design harnesses new technologies that will benefit you, while incorporating sustainable solutions that allow us to work towards a better future.



Residents' lounge. Artist's impression.



04

HEALTHY CHOICES

Eating well and getting *the most out* *of life*



Wellbeing Studio, level one. Artist's impression.

At Australian Unity, we're for Real Wellbeing — which means we recognise how important eating well is to a healthy life. At The Alba, you'll enjoy nutritious and delicious daily meals which are all prepared onsite by our chefs. Choose from a variety of fresh, seasonal meals, which are sure to delight your tastebuds. As each household has its own beautifully appointed kitchen, you can cook your own meals, too. The well-stocked pantry is replenished each day with fresh produce and, if you need assistance with cooking, your care companion is here to assist.

Wonderful dining options

Invite your friends and family to your home at The Alba to enjoy a meal at our rooftop restaurant. Located on Level 15, the views are as sensational as the food, which is prepared by our in-house executive chef and team. You can also meet at the ground floor café for morning or afternoon tea — the perfect place to spend time with your family and soak up the lakeside atmosphere.

Join in on activities

We offer a range of activities designed to enhance your wellbeing, maximise your independence and help you continue to do the things you know and love. Our supportive care team can navigate and organise everyday necessities and activities for you, giving you more time to do the things you enjoy. Catch up for a coffee at the ground floor café, enjoy the fabulous views from the rooftop deck or settle in for a movie at the cinema — there's always something to do or a new friend to meet. At The Alba, the choice is yours.





All the comforts of home, *just the way* *you like it*

Your suite is your own private haven where you can relax, read, spend time with visitors or catch up on your favourite television shows. We've designed each suite to provide the comforts of home while maximising space and mobility, accommodating your changing needs, and ensuring your privacy and independence. Make it your own by personalising it with treasured belongings, photos, artwork and mementoes.

Gallery Suite

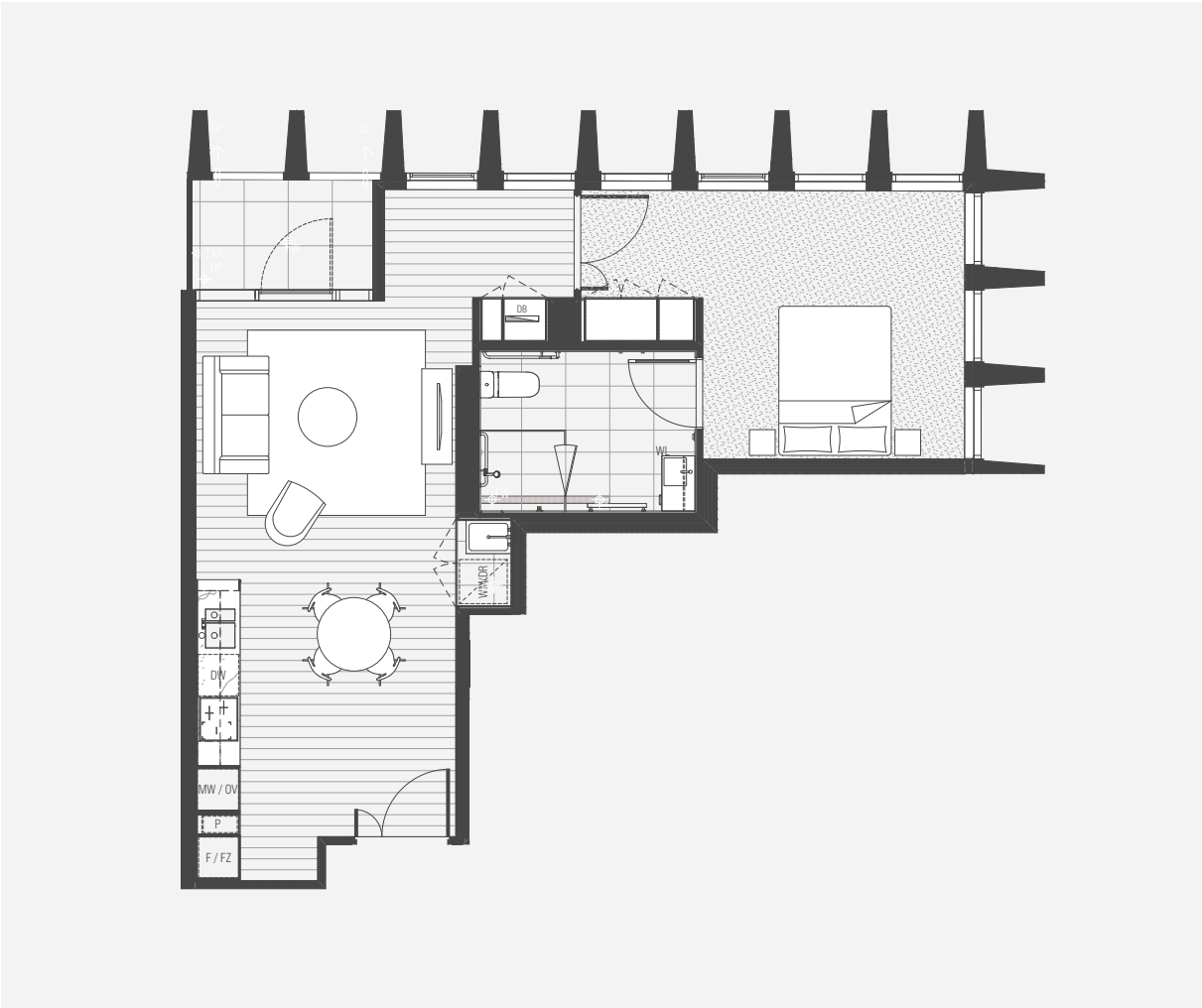
A truly luxurious one bedroom apartment suite, sumptuously spacious and flooded with natural light. The average size of a Gallery Suite is 62m². These suites are available in a choice of aspects, including the Melbourne skyline, Albert Park Lake and Port Phillip Bay. Make the most of the full size kitchen, large living and entertaining area and the winter garden balcony. Elegant interiors and bespoke finishes are matched with peerless services. Additionally, there is a laundry, writer's desk and a choice of king single or double bed for the ultimate in comfort.

Executive Lake Suite

Our spacious Lakeview Suites average 30m². From Level 2, there are stunning views across Albert Park Lake and the surrounding district. Floor to ceiling windows let in more natural light and some suites feature kitchenettes or a larger floor plan. The stylish interiors are tastefully designed and furnished with high-quality finishes and come with a king single or a double bed for the ultimate in comfort, plus handy built-in bench seating.

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YOUR PRIVATE SUITE



Gallery Suite

Premium Botanic Suite

From Level 5, be uplifted by the beautiful natural vistas of the Royal Botanic Gardens or look out onto the pretty plantings of the feature green wall from the levels below. These spacious suites average 32m² in size and come with either a modern kitchenette or a larger floor plan. With additional storage and built-in bench seating, these suites have all you need to feel right at home.

These suites feature

- Ensuite with floor to-ceiling tiles, ceramic basin and mirrored cabinets
- Oversized windows for plentiful natural light
- Floor-to-ceiling block-out blinds and deluxe sheer curtains
- Smart tech features, like a digital concierge service
- Carefully selected furniture – bedside table, over-the-bed table, custom-made robe and writer's desk
- King single or double bed with adjustable remote-control settings
- Comfortable visitor's chair
- Dining table and two chairs
- Additional storage.

Your home,
where everything is
just as it should be



Suite at The Alba. Artist's impression.

Deluxe Botanic Suite

Our generously sized Botanic Suites average 25m². Capturing the northerly light, the Deluxe Botanic Suites offer beautiful vistas towards the Royal Botanic Gardens from level 5. On the lower levels, there are views of our purpose built vertical garden, bringing a sense of serene calm to your suite.

Deluxe Laneway Suite

With an average size of 30m², our Laneway Suites are south facing and showcase the quintessential urban Melbourne appeal of laneways and cityscapes. Featuring a balcony, kitchenette, dining table and additional seating for guests, these suites offer all the comforts of home in a private and inviting space.

Deluxe Suite

All are generously sized, averaging 33m². They overlook the architecturally designed lightwell and courtyard area where The Grace Retirement Community and The Alba come together. With a welcoming sense of space, and featuring winter gardens, these are the ideal suites to call home.

These suites feature

- Stylish interiors with a focus on comfort
- High quality fixtures and fittings
- Ensuite with floor to-ceiling tiles, ceramic basin and mirrored cabinets
- Oversized windows for plentiful natural light
- Floor-to-ceiling block-out blinds and deluxe sheer curtains
- Smart tech features, like a digital concierge service
- Carefully selected furniture - bedside table, over the-bed table, built-in robes
- King single bed with adjustable remote-control settings.

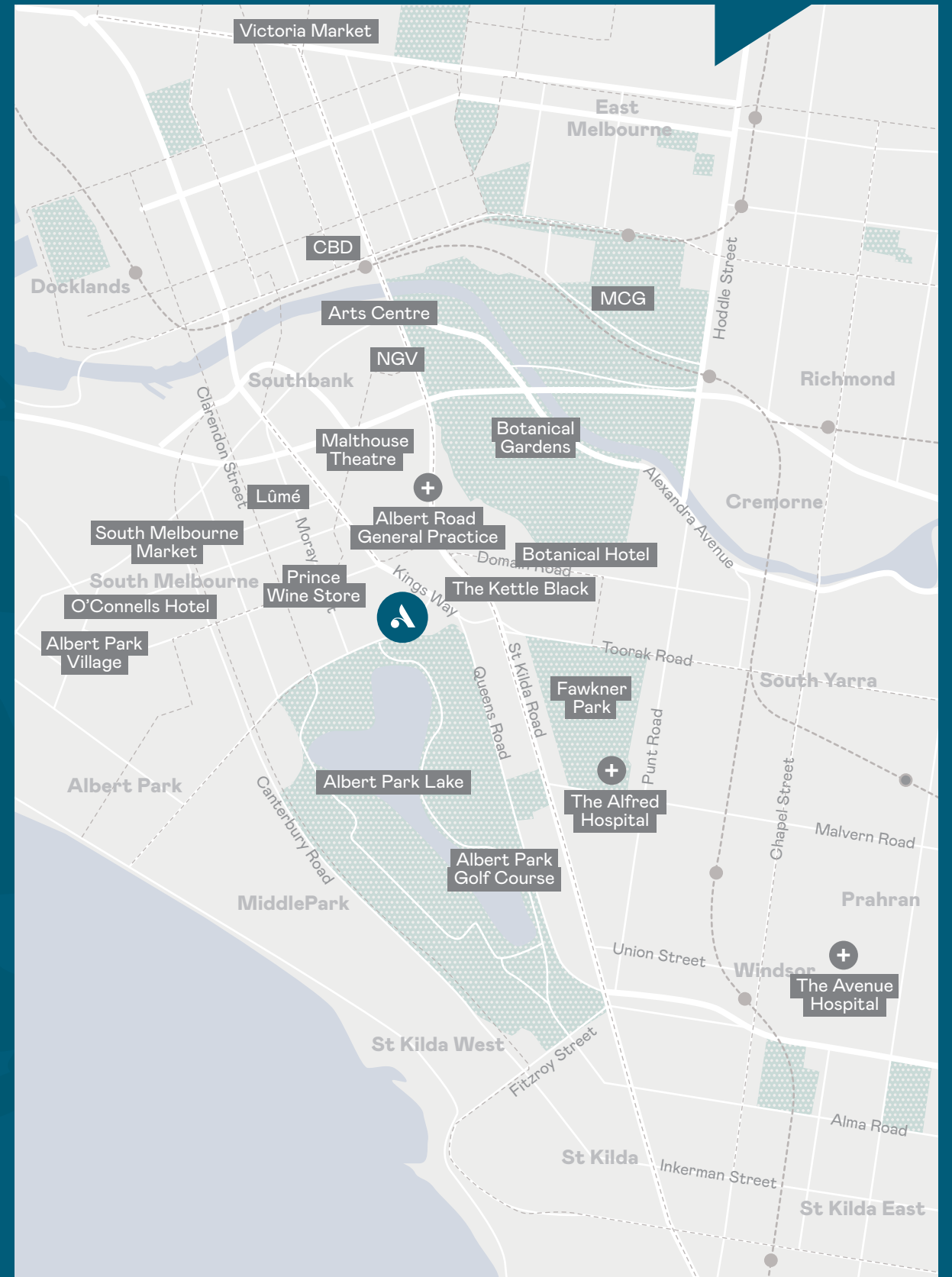


An outstanding
address, *welcome to the
neighbourhood*



06

PERFECT LOCATION



The Alba is in a perfect position for you to continue enjoying everything Melbourne has to offer. It's close to the city, yet equally close to the Royal Botanic Gardens, South Yarra and Albert Park Village, with the Arts Centre, and the National Gallery of Victoria a short distance away. The Alfred Hospital is also close by. With stunning Albert Park Lake just across the road, you can make the most of this iconic lakeside environment, surrounded by parkland and green spaces.

*The Alba. 114 Albert Road, South Melbourne
(opposite Albert Park Lake)*



Why choose *Australian Unity?*



Established in 1840, Australian Unity is Australia's first member-owned wellbeing company, delivering health, wealth and care services.

We're for Real Wellbeing for all Australians. For us, Real Wellbeing means so much more than physical health. It's about your standard of living and feeling safe in your home. It's your personal relationships and being connected to your community. It's about what you want to achieve in life, while having the security to get out and do what makes you happy. What's more, as a member-owned company — also called a mutual — we're owned by our members, not shareholders. That gives us the freedom to invest money into the services and solutions that matter most to our members, customers and the Australian community.

The Alba is currently under construction. The particulars contained in this brochure are provided as a general outline for guidance only and prospective buyers should note that changes may occur without notice as the development progresses. Whilst every effort has been made to ensure that the information, plans, images, artist impressions, samples and specifications depicted in this brochure are accurate, no representation or warranty as to their accuracy is made. Some of the services and amenities described in this brochure may not be activated at the time of practical completion of the development and may be operational at a later date. Some services and fixtures are offered at additional cost to the buyer. The Alba Albert Park Lake, a development of Australian Unity Retirement Living Services Limited ACN 085 317 595 of 271 Spring Street, Melbourne, Victoria 3000. Copyright – November 2022.



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