



## From little things, big things grow

**W**orking from rented premises can sometimes leave dental practices in a difficult position when leases expire and huge rental increases are proposed. Dr Kim Noske has successful practices at both Halls Head and Falcon, near Mandurah, an hour south of Perth. While Halls Head Dental Centre has been his focus since establishing it in 1987, the much smaller single-chair satellite practice at nearby Falcon operated from rented premises and the lease was up!

“We had the opportunity to buy the small practice at Falcon, an adjacent suburb to Halls Head in 1997, so we took it,” Dr Noske said. “The whole practice was only 38 sqm and had a very basic layout. It was staffed by an assistant dentist but over the years, we’ve developed it into a full time practice. The potential for expansion, however, was always limited by its physical size so when the lease was up and the landlord wanted a 70% increase, other alternatives were explored.

“The development of a new shopping centre and adjacent office premises provided a solution. This allowed the space and flexibility that we were looking for. After previous experience with managing our own building project on the main practice and overall time constraints, alternatives to DIY were investigated. Following some research and discussion with previous clients, Medifit were chosen to design and fit-out the project.

“Initial discussions with Sam Koranis and his design team gave us confidence in his ‘can do’ approach and the decision to proceed was made. We wanted a relaxed spacious contemporary design to reflect the developing demographic.

“After several meetings reviewing various layouts and determining details, Medifit provided us with a 3D concept. This was very helpful so that we could really see what things would look like and how the flow of the practice would be achieved before heading to planning. Plan-

ning did take a little longer than we had imagined, however this was necessary due to the amount of detail that Medifit required in order to ensure that there would be no nasty little surprises along the way. In retrospect, this was time well spent.

“After completing the design, we were keen to proceed to see how this would all look and work ‘in the flesh’. Medifit gave us a construction time of 8-10 weeks from signoff to completion. The building project manager, Mark Evangelisti, was very professional and efficient. He liaised with West Coast Dental Depot, the landlord and the local council. This all occurred with minimal involvement (and therefore stress) from us so that we could concentrate on what we do best - dentistry.”

Dr Noske’s ideal design for the new first floor, 150 sqm practice included four treatment rooms with one being large enough to enable implant surgery to take place; a combined sterilisation and laboratory area; staff room and facilities; plant



room; administration area; and reception with a privacy area for payments and a waiting area to accommodate approximately 8 patients.

The design direction was to create a feel that was not “Hollywood” but with a contemporary and modern feel that would suit the coastal surroundings. A light and breezy colour palette was selected to create a modern interior with all the elements of a warm summer’s day.

The layout was designed with the entry located near the lift. As requested by Dr Noske’s wife, Gill, a feature bench seat was custom designed to follow the curve of the feature wall.

As the waiting area does not have any natural light, feature recess walls were designed to create a view within, featuring selected artwork/ceramics to create a gallery-style feel for other clients passing through the building.

Due to the dramatic feature wall, the reception counter is minimal, with the front designed using one slab of Quarella reconstituted marble with a frosted glass up stand and minimal frosted glass pendant feature light.

A promotional curved wall displays products and the dental logo whilst at the same time offers privacy for payments and consultations. The administration area has custom designed cabinets for filing and is conveniently located near the staff area so a cup of coffee is always nearby.

The finishes and materials used throughout the design create a warm and relaxing atmosphere. Soft natural tones are used throughout with crisp feature colours. A green feature in the reception area maximises that fresh clean look.

Mrs Noske requested minimal changes in the floor finishes. The main floor finish is Polyflor timber-look sheet vinyl with a feature curved carpet finish in the reception area to create an intimate area and for its sound absorption qualities.

The lab area was custom designed to suit the workflow and equipment. The surgeries are a generous size, with Corian benchtops and blue cabinets creating continuity between the timber vinyl floors used throughout the surgeries.

Also included within the practice is a recovery room for patients which has been designed to accommodate an OPG in the future. A refresh area is





located within the curved hallway for the convenience of clients and generous staff amenities include a fully functional kitchen.

The Plant room is located at the rear of the practice near the lift to minimise noise throughout the practice and adjoining tenancies.

“We had enough confidence in Medifit, Sam and Mark that we went away for a three week holiday in the middle of the project,” Dr Noske said. “The project was finished ahead of time and on budget with only agreed variations. At handover, West Coast Dental Depot fitted out the premises with new A-dec radius chairs and their technician was very pleased that all the services were exactly where they should have been.

“We chose A-dec for its reliability and the excellent after sales service from West Coast Dental Depot. The entire installation was smooth and timely.”

West Coast Dental Depot equipment sales consultant, Joe Minervini, said the choice of A-dec equipment was an easy one for Falcon Dental Care. “Kim is a long time user of A-dec equipment in his dental practices and



## Summary

### The Practice

Principal	Dr Kim Noske
Type of Practice	General
Location	Falcon, Western Australia
Size	150 square metres
No of chairs	4

### The Team

Design	Medifit
Senior Designer	Medifit - Geoff Raphael
Construction & Joinery	Medifit
Project Manager	Medifit - Mark Evangelisti
Dental Installer	West Coast Dental Depot

### Equipment

Dental Units	A-dec Radius
X-Ray	De Gotzen X genus DC
Autoclaves	Mocom Exacta
Compressor	Cattani
Suction	Cattani Turbo Smart

knows reliability is a key feature. This is important in view of the distance from Perth to Falcon if you need to get a service technician in a hurry.

“Kim opted for the popular A-dec Radius which is a very good value package and one which is well known and accepted in the industry. Familiarity with this product may have made the choice automatic and for this reason, the Radius has been very popular with dentists over the years.”

Mr Minervini said the installation of equipment went extremely smoothly, including relocating existing chairs plus the installation of a new A-dec Radius. The fit-out also included a Cattani compressor and new Turbo Smart suction motor. Ancillary equipment supplied by West Coast Dental Depot included a W&H Assistina and EMS Scaler.

“The fit-out was very well project-managed by Medifit – they did an excellent job of controlling the whole job and the finished product looks great.”

“We just provided them with the templates for our equipment and all the services were put in the right place and we simply had to come in and install our equipment when the building work had been done.”

“Both Kim and Gill were great clients,” said Sam Koranis, managing director of Medifit. “From the beginning, they entrusted Medifit with their project and were always timely in responding to all our requests for information regarding the brief and

equipment selection. A project is only a true success if we can create exactly what the client wants and needs and this is only possible through clear and constant communication.”

“Everything was ready for the first patient who had been booked well ahead of the finish date!” Dr Noske said. “The practice has grown rapidly from day one with its own identity. Patients enjoy the surrounds and are very impressed with the design and the quality of fittings and features. And we are very glad we employed Medifit to ensure our new practice had the best chance for success.”



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