



Princes Court building project: a 'together' opportunity

*Together, we are building the
future of aged care in Mildura.*

This prospectus invites you to join us in transforming residential aged care in Mildura. Through naming rights or donations, you can help create a state-of-the-art facility and redefine aged care for Mildura's elderly residents.



t♥gether
we build. we care. we thrive.



Our vision



Princes Court Limited is committed to reshaping aged care in Mildura with the construction of a world-class residential facility. Supported by an \$11 million Commonwealth Government grant, this project will elevate the standards of care and enhance the quality of life for our elderly residents.

Our community is strongest when we unite to care for its most vulnerable members. This initiative goes beyond bricks and mortar, creating a home where every resident feels safe, supported and part of a caring community. Your partnership will ensure this facility embodies excellence from the moment it opens its doors.

A SHARED COMMITMENT

This milestone project is a testament to collaboration and shared vision.



“This 50-bed facility is not just a building– it’s a symbol of our commitment to delivering exceptional care and strengthening our ties with the community.”

Anthony Couroupis,
CEO



“The government’s generous grant reflects a shared dedication to top-tier aged care in regional centres like Mildura. Together, we can ensure our seniors live with dignity, comfort, and connection.”

Lyn Heaysman,
Former Board Chair

Key milestones

- 2026** Construction begins
Early-2026
- 2027** Opening date
Mid-2027

Together, we build

Your support – through donations, partnerships, or advocacy – is vital to bringing this vision to life. This is an opportunity to make a profound and lasting impact on the lives of Mildura’s seniors.

Join us in creating a compassionate future, where every resident can thrive in an environment designed to meet their needs and exceed their expectations. Together, we can make this vision a reality.

About Princes Court



A legacy of care in Mildura

Established in 1956, Princes Court has been a cornerstone of aged care in Mildura for almost seven decades. Initially founded as the Mildura Homes for the Aged, it evolved into Princes Court Homes, and more recently, Princes Court Limited – a not-for-profit company limited by guarantee, governed locally.

From our early days at the Mildura Base Hospital in the 1950s to becoming a leading not-for-profit organisation, we have built a reputation for excellence in residential, retirement, and home care services through our strong commitment to quality, dignity, and community.

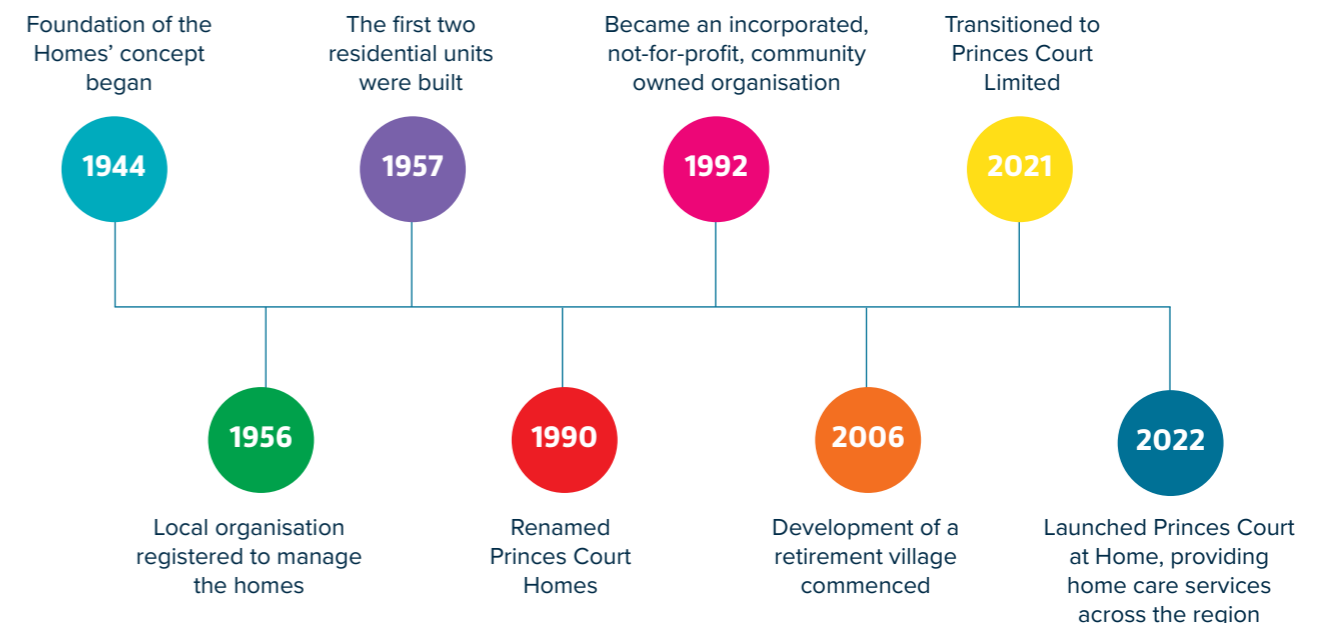
Today, Princes Court provides comprehensive aged care services, including:

- Residential aged care for up to 100 residents
- Retirement Village living for around 75 residents in 55 modern units
- Home care services supporting more than 50 clients across Sunraysia

Princes Court is governed by a nine-member Board, chaired by Steven Fumberger and led by CEO Anthony Couroupis. Together with a dedicated team of more than 150 staff, we remain a locally owned and governed not-for-profit committed to exceptional aged care for Mildura’s older residents.



Princes Court today – left to right: Mansell Unit; the Homes are accessible via Princes Street and the Village via Thirteenth Street, noting Princes Court also owns the Lanyon Flats complex; and A.K. Harvey Unit



A community-led legacy

Princes Court was built by this community.

Since 1956, generations of locals have shaped our homes through philanthropy, volunteering, and vision. Now, we invite you to help us build the future – together.

We are creating a new purpose-built, state-of-the-art residential aged care facility in Mildura, designed to meet the growing care needs of our region's older people. With \$11 million in Commonwealth support and a major commitment from Princes Court itself, construction is now underway.

But we can't do it alone. Your contribution will help finish the spaces that turn a building into a home – furnishing rooms, fitting out shared areas, and delivering therapeutic gardens that enhance quality of life for every resident.

Why your support matters

Rising construction costs and broader economic pressures have impacted the aged care sector nationally – and Mildura is no exception.

While our major build is fully funded, these pressures mean there is limited budget remaining for important final elements, such as furnishings, shared spaces and therapeutic gardens.

These features may seem modest; however, they play a vital role in transforming a construction site into a welcoming home that fosters comfort – and ensuring we can deliver care to the highest standard, from the moment the doors open.

Your contribution will help ensure this project is delivered with quality and care.



Designed for Dignity, Built for the Future

Our new facility is designed to:

- Support residents with complex physical and cognitive care needs
- Create spaces that feel familiar, welcoming, and warm – not clinical or impersonal
- Welcome families, friends, and volunteers
- Incorporate best-practice design for safety, dignity, and wellbeing
- Extend the continuum of care already offered by Princes Court – from in-home support to retirement living and residential care



Site location



Our commitment to care

Shaping the future of aged care

At Princes Court, care and compassion are the foundation of everything we do. This new residential facility will carry that commitment forward – providing a safe, inclusive and dignified home that supports complex care needs in a modern and nurturing environment.

As the build progresses, we are seeking support to help deliver essential finishing touches that bring quality aged care to life – like comfortable communal areas, private bedrooms with personal furnishings, and therapeutic gardens that support wellbeing.

With your help, we can deliver a facility that reflects the high standards our community deserves – where every resident feels welcome, respected, and at home from the very beginning.

In 2023, Princes Court secured a major milestone in its community-led vision for aged care. With \$11 million in Commonwealth funding, construction of a new residential care facility is now getting underway – designed to offer safety, comfort and dignity for older people in our region.

To bring this vision to life in full, we're inviting \$6 million in community support to complete the essential final elements to ensure the new home is welcoming, well-furnished, and ready from day one.

Located at the end of Princes Street, the new facility will redefine aged care in Mildura through:

- **50 ensuite rooms** within four distinct households, each designed to feel homelike and personal.
- **Specialised amenities** for high-care needs, including a kitchen, laundry, dining, and activity areas.
- **Therapeutic gardens** and outdoor spaces that support wellbeing, connections, and calm.
- **Expanded capacity**, growing our ability to serve the community by replacing two outdated units.

This development marks a new era of care in Mildura. Designed for the future, it will provide a modern, purpose-built environment that supports families for generations – and complements our existing services across Princes Court Village and Princes Court At Home.



Project timeline

Construction Duration: Approximately two years from contractor appointment.

Princes Court is committed to engaging local contractors wherever possible, while ensuring the primary contractor meets Commonwealth Government Workplace Health and Safety (WHS) requirements.

- 2024** Town planning approval and VCAT process completion
- 2025** Contractor appointment
- 2026** Construction commencement in February
- 2027** Expected project completion in June (subject to extension)

Courtyard view, artistic impression

Your gift, their future



When you support this project, you're helping shape what aged care looks like for generations to come. Your generosity becomes a legacy of compassion, dignity and community.

Empower lives through philanthropy

By contributing to this project, you become a catalyst for positive change – helping us build a home where elderly residents feel safe, supported and part of something bigger.

Leave a legacy of care

Every contribution helps create a modern, vibrant environment where older people can age with dignity, purpose and connection. Your gift lives on through the lives it touches.

Be recognised as a champion of community

Whether through naming rights, commemorative plaques, or public acknowledgment, your commitment will be celebrated as a tribute to care, leadership and shared values.

Strengthen your values and brand

Partnering with Princes Court demonstrates a dedication to purpose, social responsibility, and regional wellbeing – values that matter to your family, business, and community.

Why your support matters – now more than ever

We're proud of what has already been achieved – with \$11 million in Commonwealth Government funding and significant investment from Princes Court laying the foundations.

But rising construction costs and economic pressures continue to impact major community projects across Australia. For Princes Court, this means critical finishing features – from room furnishings to therapeutic gardens – now require community support.

Your gift enables us to:

- Complete resident rooms and shared spaces with care and quality
- Provide welcoming, accessible gardens for therapy and connection
- Offer safe, homelike environments that support independence
- Ensure high-quality aged care remains accessible in Mildura

Together, we're creating a place that feels like home — designed with care, built for connection. And together, we're helping local families stay connected while loved ones receive the care they need, right here in the community they've always called home.

Courtyard landscaping, artistic impression

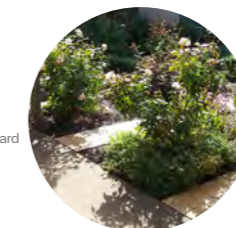
Private Yard with Planting

Providing separate individual gardens and pathways to link into main courtyard area.



Landscape Buffer

Provide tall shrubs and screening plants between private spaces and courtyard to increase privacy.



Sitting Nodes

Seats with backrests and armrest provide accessible and comfortable resting spots.



Accessible Courtyards

Circular loop paths wide enough for 2 wheelchairs to pass provide access around the courtyards.



Familiar Garden Features

Small turf areas with focal garden beds creates an open landscape which has the familiarity of residential gardens.



Invest in a legacy

“We are seeking to raise \$6 million to ensure this project exceeds expectations and delivers a legacy of care for Mildura’s elderly residents for generations.”

Anthony Couroupis, CEO

Be at the heart of what’s next

We invite individuals, families, businesses and foundations to play a leading role in this once-in-a-generation project. This is your opportunity to help complete the final elements that turn a remarkable building into a true home – one filled with warmth, dignity, and connection.

Whether you’re supporting a household, a resident room, or contributing in your own meaningful way, your generosity helps bring this vision to life from the moment our doors open.

Ways to contribute

Become a naming rights partner

Secure naming rights for a room, household, or facility feature – a powerful way to show your support and create a lasting legacy.

Make a one-time donation

Every contribution helps. Whether \$50 or \$50,000, your gift will go directly to bringing this home to life.

Donate as a business or group

Support this project through a collective gift from your organisation or club. Recognition and partnership opportunities available.

Want to make a greater impact?

If you’re considering a major gift, we’d love to talk. Complete the form on our website or reach out to the Princes Court team to start a conversation.

Giving tiers

We believe everyone should have the opportunity to contribute in meaningful ways – and to be recognised for their generosity. The following tiers outline how donations will be acknowledged.

Founding Pillar \$125,000	Lead the way as a visionary partner. Founding Pillars help shape the future of aged care in Mildura – from the ground up. Includes: Non-exclusive naming rights to one of four households or eight key internal areas such as dining rooms, lounge rooms, café, or activities rooms. Recognition: Prominent naming opportunities, launch event recognition, custom legacy acknowledgements.
Community Cornerstone \$20,000	Your leadership gives strength to the foundation of this project. Join us as a named leader in community care. Includes: Non-exclusive naming rights for one of 50 resident bedrooms. Recognition: Digital and media acknowledgement, inclusion in official donor listings.
Together Champion \$10,000	As a Together Champion, your gift enables key features that elevate care and comfort for future residents. Includes: Non-exclusive naming rights of internal features such as kitchens, administration areas, specific equipment, and outdoor features like seating or footpaths. Recognition: Printed acknowledgement in materials, onsite donor wall listing.
Heart of Home Supporter \$2,000-\$9,999	Help us create a welcoming, purpose-built space – one that supports dignity, connection, and quality of life. Recognition: Named listing on donor wall, launch event invitation, personalised thank-you certificate.
Neighbourhood Builder \$1,000-\$1,999	Contribute to the finer details that make a house a home – from gardens and walkways to shared lounges. Recognition: Named listing on donor wall, printed thank-you acknowledgement.
Community Giver \$250-\$999	Every contribution makes a difference. Join others across our region in building something meaningful, together. Recognition: Group listing on donor wall, digital acknowledgement.
Together Friend Under \$250	Show your support in any way you can. Even the smallest building blocks play a vital role in what we’re creating. Recognition: Digital thank-you, option to remain anonymous.

Please note: Recognition benefits are subject to change as the campaign evolves. Princes Court reserves the right to modify naming opportunities or acknowledgements based on overall campaign performance and donor engagement.

Ways to contribute



Naming rights

Create a lasting legacy by having your name or organisation featured on a room, household, or shared area within the new facility.

Launch recognition

Be honoured at the facility's opening through VIP invitations, acknowledgements, and inclusion in commemorative event materials

Donor recognition

Your generosity may be recognised on our donor wall, website, and printed materials – celebrating your role in building this home.

How we say thank you

Every contribution to the Together campaign is a powerful act of community care – and we believe it deserves recognition.

Depending on your giving level, recognition may include:

1

Public acknowledgement

Your support may be recognised in newsletters, our website, donor materials, and community events – celebrating your role in bringing this vision to life.

2

Commemorative displays

Larger gifts may be acknowledged through named listings on donor walls or within the facility itself – a lasting tribute to your generosity.

3

Personalised recognition

We're committed to honouring your support in ways that reflect your values – with options for private thanks, public celebration, or a tribute in memory or honour.



Every contribution matters

This project is made possible by people like you – donors, volunteers, and supporters who share our commitment to compassionate aged care.

How you can help

Your support makes an immediate and meaningful difference

Accelerate completion: Your gift ensures the facility is built as envisioned, without delay –delivering care to our community as soon as possible.

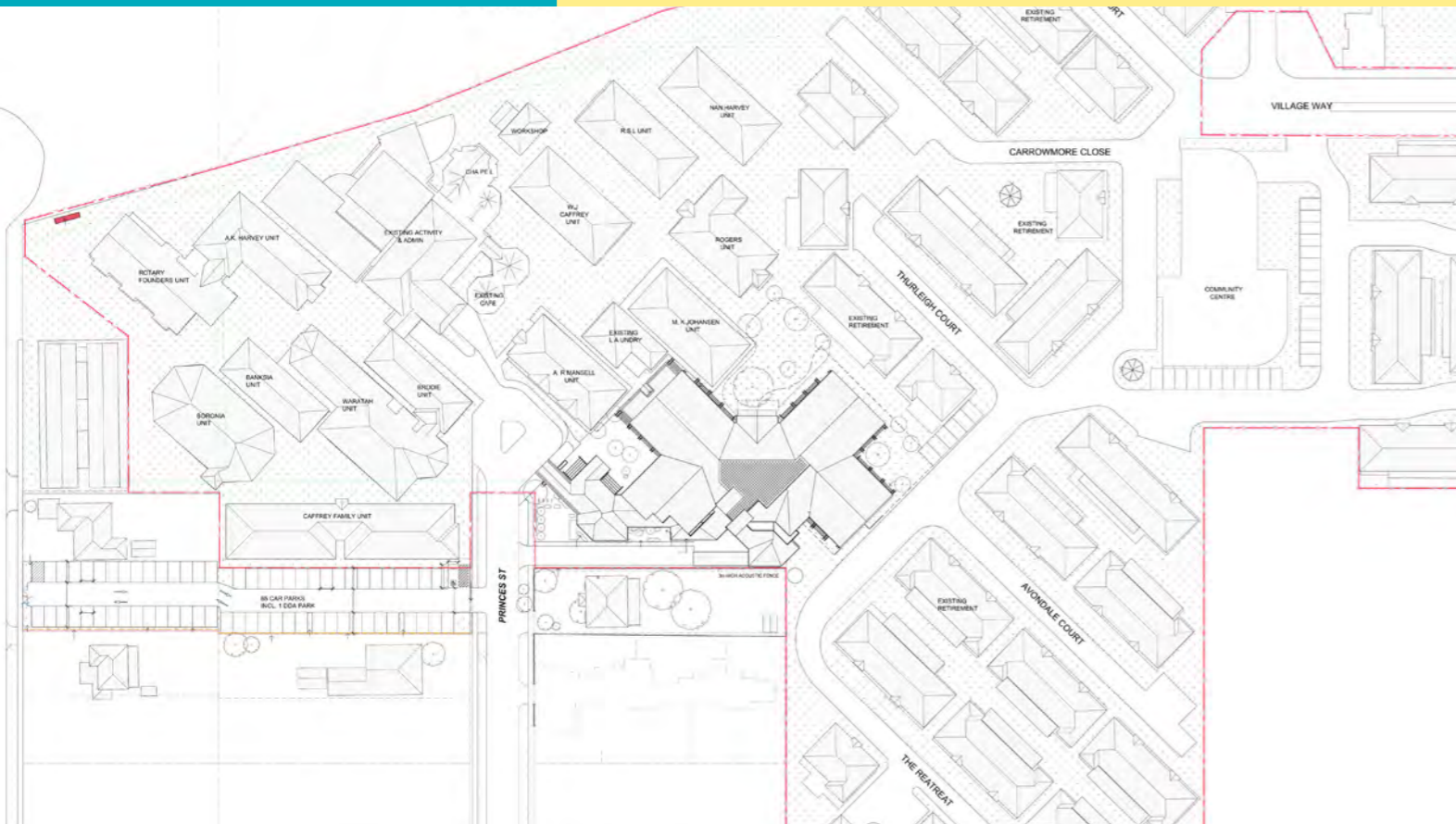
Fund vital features: Your support enables us to complete essential elements such as gardens, furnishings, and communal spaces that make this facility truly feel like home.



First floor eye level, facing north west – dining view

“The number of people over 65 in our region is expected to double in coming decades. This project prepares us for that future.”

Anthony Couroupis, CEO



Location of new building in the current facility

Impact on residents and families

Your support will transform many lives

Enhanced care: A purpose-built facility ensures older people in our region thrive in a safe, modern, and supportive environment.

Family connections: Thoughtfully designed spaces foster dignity, warmth, and pride – for residents and the people who love them.

A legacy for generations: Together, we are creating a place that becomes a cornerstone of our community for decades to come.

Together, we are building a brighter future.

At Princes Court, our vision for aged care excellence is grounded in community, compassion, and a commitment to making a meaningful difference. With your support, we can transform residential aged care in Mildura – creating a facility where residents feel valued, safe, and truly at home.

Your contributions will help build not only a state-of-the-art facility but also a lasting legacy of care and dignity for generations to come. Together, we can bring this vision to life.

Transforming residential aged care in Mildura.

We'd love to hear from you

Whether you're ready to donate, interested in naming opportunities, or simply want to learn more, we're here to help.

Let's shape the future of aged care in Mildura – together.

- Phone:** 03 5022 1022
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together

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