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SANDYHILL'S THE IDEAL SOLUTION



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WELCOME

As a management team we must ensure each project is delivered to the same exacting standard Buxton has established over the years regardless of dollar value, magnitude or the construction sector.

To illustrate this point, Buxton recently handed over two projects that on face value may appear similar but in reality are poles apart. The first being, stage one of the \$135 million Sandyhill apartment complex in Sandringham which, when completed, will comprise 470 apartments and the other, Aqueous Apartments, a six-level 41-apartment development in Port Melbourne with a contract price of \$11.1 million.

Sandyhill and Aqueous Apartments were accorded the same degree of commitment by the respective project teams to quality, timing, attention to detail and construction excellence without thought to the considerable cost and size differential. Over the last couple of months we finalised the planning and commenced four major projects with a total cost of more than \$123 million – St Joseph's Mews, a mixed-use development in Malvern East, Sandyhill stage two and Regis Malvern East – which certainly kept us on our toes. We're pleased that all these projects are now up and running efficiently.

Now these jobs are underway our focus for 2015 is fairly and squarely on gaining new projects – both large and small – across various sectors so that Buxton continues to operate profitably and provides meaningful career opportunities for its employees.

On behalf of the team at Buxton Construction I sincerely thank all those who have supported us throughout 2014 and offer best wishes for health, contentment and success in the New Year.

We look forward to seeing you again in 2015.

Andrew Briggs
Managing Director



BUXTON WINS CONTRACT FOR HIGH-END AGED CARE FACILITY



“We’ve been aware of Buxton’s outstanding track record in the aged care sector and were delighted it was the successful tenderer.”

Paul Baulch,
Senior Development Manager

Design by Smith + Tracey, Regis Health Care’s latest development – Regis Malvern East – is a \$30 million high-end nursing home consisting of four-levels over a basement incorporating laundry facilities and car parking for staff and visitors.

Reception and administration are located on the ground floor together with a commercial kitchen and a wing of resident accommodation. Rooms feature ensuites and are serviced by commercial dining and living spaces. A vertical town centre core houses resident facilities including a cafe, hairdresser, day spa, library and doctors’ consulting rooms. A private dining room is available for residents’ family functions.

Level four offers a higher standard of accommodation comprising 19 apartments with a bedroom and ensuite, kitchenette and living

room in addition to communal dining and living spaces, a billiard room and access to a private terrace.

Fit-out is of an exceptionally high quality and the facility is equipped with LED lighting, an integrated access and security system, CCTV. Landscaped spaces create a relaxing ambience and rainwater is harvested for irrigation purposes. Regis senior development manager Paul Baulch said, “We’ve been aware of Buxton’s outstanding track record in the aged care sector and were delighted it was the successful tenderer.”

Established 20 years ago, Regis Health Care, which listed on the ASX in October, is one of Australia’s leading aged care providers with more than 45 facilities nationally.

AQUEOUS APARTMENTS COMPLETED

Buxton Construction recently handed over Aqueous Apartments in Nott Street Port Melbourne to the developer Prince Developments.

Designed by ROTHELOWMAN to reflect the site's inherent connection to the beach, the \$11.1 million complex comprises 41 one and two-bedroom apartments over six levels with secured basement parking incorporating car stackers and storage areas. Levels one to three are flush with the property line while the upper apartments are set back to comply with town planning requirements and add complexity to the building's design.

A simple range of materials and colours are used in the development. Pre-cast concrete is the dominant material with pre-finished white featuring predominantly on external façades creating a striking effect on the cut-out and patterned panels.

"The detailed design of the facade was always going to be a challenge, so we're delighted with the final product Buxton has delivered. This exceptionally well constructed building with its unique design is sure to be recognised as an iconic Port Melbourne building for years to come," said Prince Developments director Peter Mitrevski.

"The detailed design of the facade was always going to be a challenge, so we're delighted with the final product Buxton has delivered."

Peter Mitrevski,
Prince Developments
Director



A BLEND OF TRADITIONAL AND CONTEMPORARY



After working with Catholic Homes for two years during the planning stage for St Joseph's Mews, a \$35 million independent living apartment complex at 97 Elgin Street Hawthorn, Buxton Construction commenced piling work late October.

Comprising 69 two and three-bedroom luxury apartments, the building spans five levels over a basement car park. The apartments offer generous open-plan living areas – extended by balconies, terraces or courtyards – and feature superior quality finishes, electronic security and access control, emergency call facility, and individual zoned air-conditioning.

A former school and the one-hundred-fifty-year-old St Josephs church adjacent to the site are to be restored and incorporated into the development to provide resident facilities including a grand dining room, lounges, library and support services.

SANDYHILL'S THE IDEAL SOLUTION



Like many couples whose adult children have flown the coop, Sandyhill purchasers Mario and Deanna Gomizelj were looking for a lifestyle free of the day-to-day maintenance issues associated with a traditional family home.

“At Sandyhill we not only don’t have to mow lawns and do those things that come with a house, but can turn the key in the door of our apartment and go away knowing our property and belongings are safe thanks to the hi-tech security system,” Mario said.

Mario was familiar with the reputation the developer, Blueprint Development Group, had for delivering a high-end product and when he discovered Buxton was the builder, the decision to purchase was almost a foregone conclusion. The couple purchased adjoining level-five apartments which were redesigned as a single dwelling by project architect, Watson Young.

“It doesn’t feel like an apartment, in fact for the first two weeks I woke every morning feeling as though we were on holiday in a resort.”

Mario says he and Deanna are delighted with the uniqueness of Sandyhill’s design, many resident facilities, build quality and finishes, and convenient location with shops, restaurants, the beach and variety of services which are only a short drive away.

“One of the things I really enjoy about living at Sandyhill is I no longer have to put out the rubbish bins; now I just drop garbage

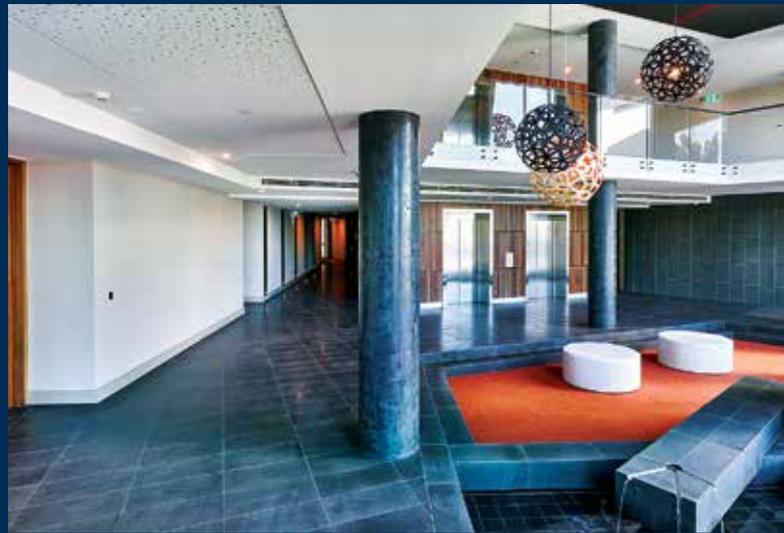


and recyclable items in the respective chutes right outside our front door,” Mario explains. Mario Gomizelj also has a strong affinity with the construction industry through his company Advanced Sawing and Drilling Pty Ltd which was established in 1993.

“The company is at the forefront of concrete cutting and core drilling, specialising in concrete demolition services for commercial projects of all sizes as well as infrastructure to building works and refurbishments,” Mario said.

“Blueprint really cares about its clients, the quality and long-term viability of its projects, as does Buxton Construction, so its hardly surprising Sandyhill stands out from the rest.”

Simon Chamaa, Strata Plan CEO



SANDYHILL RESIDENTS ARE IN EXPERT HANDS

The move in of 120-plus owners to Sandyhill to date has progressed smoothly and efficiently due to the meticulous planning, experience, professionalism and expertise of leading strata management company, Strata Plan.

Melbourne-based Strata Plan has an extensive portfolio of major residential and commercial property developments under management. Strata Plan, which worked in concert with the developer, Blueprint Development Group and Buxton Construction since the project’s embryonic stage, is responsible for supervising the ongoing management of the building.

“Our role not only involves facilitating getting owners settled into their apartments with minimum disruption and no dramas, but also ensuring the building continues to operate as efficiently as possible,” Strata Plan CEO Simon Chamaa said.

The company’s encompassing role includes preparing budgets, scheduling maintenance and developing guidelines for owners to assist them with the management of Sandyhill; a residential development Simon considers to be without peer in the area.

“Blueprint really cares about its clients and the quality and long-term viability of its projects, as does Buxton Construction, so its hardly surprising Sandyhill stands out from the rest.”

SANDYHILL

STAGE TWO COMMENCED



Following the completion of the 190-apartment stage one in September, ground work for the \$38 million Sandyhill stage two commenced mid-November with perimeter piling.

The second phase of the three-stage 470-apartment Sandringham development – with a total cost of more than \$135 million – comprises 140 apartments along with five retail spaces and a medical facility on the ground floor.

With five levels over a two-level basement car park, stage two has a similar, but more simplistic, footprint to the original structure and complements the architectural style of stage one.

“As would be expected with a staged development of such quality there is synergy of design nevertheless stage two has discrete differences such as exterior laser cut screens that give the building its own distinct character,” said Buxton contract administrator Tim Hope-Johnstone.



WELCOME ABOARD

To meet the demands of our expanding business Buxton Construction has recruited a number of highly qualified industry specialists to complement the company's committed team. We extend a warm welcome to Buxton's and wish each of them every success in their career with the company.



JESSE WILSON

Project Manager



ANDY LEE

Contract Administrator



GLENN STEIN

Site Manager



DAVID ODORISIO

Site Manager



TONY SACCARO

Project Manager

URBAN HARMONY

The construction of a mixed-use development in Malvern Road Malvern East commenced with the demolition of an office building, retaining the existing single-level basement and adding an additional basement level. The complex incorporates two levels of basement car parking, two levels of office space with purpose-designed fit-out and 21 apartments serviced by a separate entry and lift, on the top two floors.

The set-back residential zone comprises two and three-bedroom apartments with quality finishes and generous external landscaped terraces complemented by a facade of stone facings, rendered masonry, double-glazing for acoustic and thermal considerations, and iron detailing.

"The design influence is traditional in character. A layered approach has been adopted to respond to the local scale, which is informed by traditional architecture, with the facade providing a rich and varied urban representation," said Demaine Partnership project director Simon Hangar.

With a philosophy focused on technical and design excellence, Demaine Partnership places particular emphasis on meeting all the budget and schedule objectives for clients' projects. The firm's directors and team of architects are involved in the design, documentation and construction phase services of each project from the initial planning stages through construction and post-construction.



Demaine Partnership is a multi-faceted practice with a broad portfolio encompassing multi-unit residential developments, clubhouses, retirement and aged care facilities as well as commercial, retail and educational projects.

"We have extensive experience in high quality, high-end residential unit developments specifically tailored to our clients' expectations," Simon Hangar explained.

CURRENT PROJECTS

CASPA CARE DEVELOPMENT

\$25m construction of a 146-bed aged care facility in South Melbourne

Client: Claremont & Southport Aged Care Ltd

Project Manager: Care Capital

Architect: Smith & Tracey Architects

Heritage: Bryce Raworth/JB Architects

Structural: Hyder Consulting Services

Electrical/Mechanical: Fryda Dorne and Associates

Hydraulics: SEMF

Building Surveyor: Reddo Building Surveyors

Quality Surveyor: Napier & Blakeley

CATHOLIC HOMES – ST JOSEPH'S MEWS

\$35m construction consists of a six-level (single basement) independent living facility in Hawthorn

Client: Catholic Homes

Architect: Edgard Pirrotta

Services: Fryda Dorne and Associates

Structural/Civil: Cardno Grogan Richards

Interior Designers: MBA

Landscape: John Patrick

Building Surveyors: Philip Chun and Associates

Hydraulics Engineers: Clements Consulting Group

Quality Surveyor: Rider Levett Bucknall

EASTERN GOLF CLUB

\$11.4m construction of a new clubhouse and golfing academy facilities at Victoria Road, Yering

Client: Eastern Golf Club

Start: February 2014

Completion: April 2015

Architect: Lyon Perrott Mathieson

Project Manager: Robert Luxmoore Pty Ltd

Building Surveyor: Gardiner Group

Structural: Irwin Consulting

Services: Irwin Consulting

Quantity Surveyor: Slattery Australia

HESTER CANTERBURY AGED CARE

\$18m construction of 34 independent living units and common areas on three levels over basement car park in Canterbury

Client: Bass Care

Project Management: McMullin Group

Architect: Marchese Partners

Structural: Colafella Consulting

Services: Wood & Grieve

Building Surveyor: PLP

MALVERN ROAD, MIXED USE

Four-level apartment & office development with a two-level basement car park

Client: Hurstman Pty Ltd

Project Manager: Case Meallin & Associates Pty Ltd

Architect: Demaine Partnership Pty Ltd

Structural/Civil: Hive Engineering Pty Ltd

Services: Umow Lai & Associates

Building Surveyor: Group 2

SANDYHILL STAGE 2

\$38m construction of 147 apartments over a two-level basement in Sandringham

Client: Blueprint Development Group

Architect: Watson Young Architects

Structural/Civil: Adams Consulting Engineers

Services: ADP Consulting Engineers

Building Surveyor: McKenzie Group Consulting

REGIS MALVERN EAST

\$30m development of 146-bed, high-end aged care facility over four-levels with basement car parking in Malvern

Client: Regis Group

Architect: Smith & Tracey Architects

Structural/Civil: Adams Consulting Engineers

Building Surveyor: Hendry

Electrical/Mechanical: Jeffrey Green Building Services

Hydraulics Engineers: Clements Consulting Group

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