



**Luxury living at
Morgan Glen Iris**

Built on solid foundations.

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Welcome

I find myself on the unfamiliar ground of extending the "Welcome" to Insite following my recent appointment to managing director of Buxton Construction and its subsidiary BHB Construction.

It's an honour knowing I'm only the third person to occupy this position in the company's more than 53 years' existence.

Firstly, I feel compelled to acknowledge the outstanding contribution my predecessor Andrew Briggs made to the successful operation of this highly respected building company since assuming the role of managing director in 2003.

Andrew is held in high regard both within the Buxton Group and across the construction industry for his extensive building know-how, broad experience, client relations, attention to detail and track record for delivering an outstanding product.

I'm delighted to say Andrew will not be lost to the company but remains a shareholder and director, and has taken on the newly created position of chairman in which he'll play a pivotal role in determining the company's strategic direction and expanding our youth policy.

In a further significant move, the Buxton board has been expanded to four with the appointment of Jeremy Laird who has also become director and shareholder in the company.

This is in line with the board's strategic planning to ensure that the most appropriate personnel are recognised for their performance and promoted to assure the continuing success of Buxton.

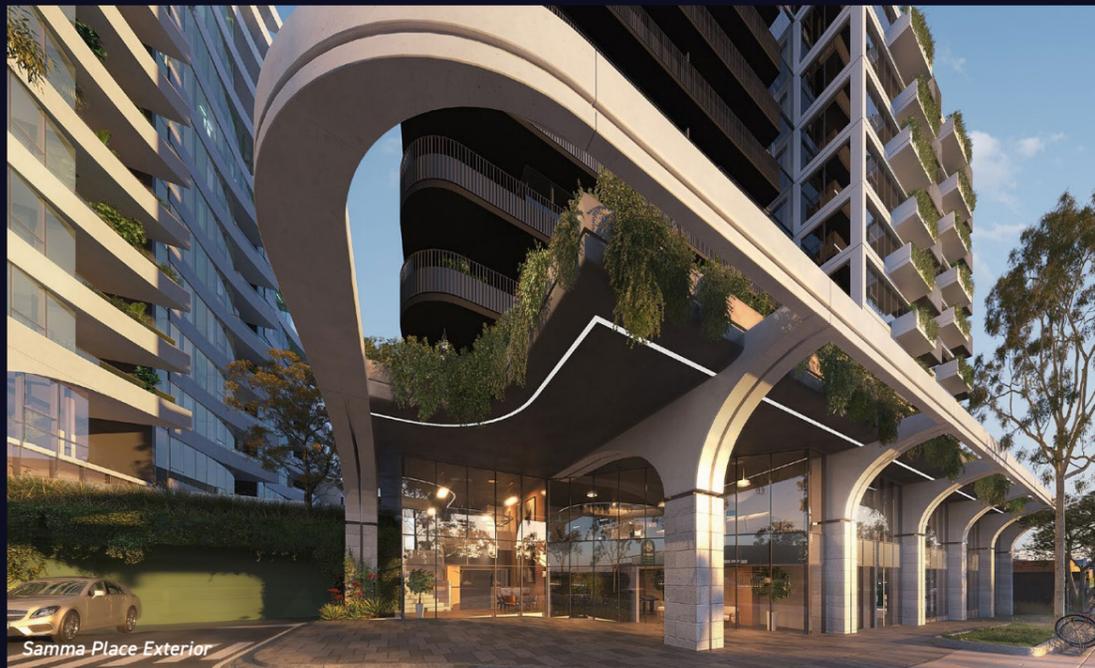
We have no doubt that the future of this company lies with youth and encourage younger members of the team to learn in a hands-on environment where they can put into practice the knowledge and skills obtained during their training under the guidance of their supervisors.

This provides a level playing field where young operatives have every opportunity to perform and put forward their case for advancement within the company.

Promoting from within not only provides career rewards for the individual but also has benefits for the company. It strengthens the DNA and principles of the organisation, results in a smoother transition to the higher role and, most importantly, means you're retaining proven talent!

Good reading!

Stephen Baker
Managing Director



New hand at the helm

Buxton Construction is delighted to announce the appointment of Stephen — he prefers Steve — Baker as managing director of the company with Andrew Briggs moving to the role of chairman.

"Steve is ideal for the position of managing director from an experience perspective which, coupled with his intimate knowledge of the industry, makes him a perfect fit to take Buxton Construction to the next level," Andrew Briggs said.

Steve commenced his career in the United Kingdom in 1990 as a quantity surveyor working on large infrastructure projects for John Mowlem Constructions — one of the largest construction and civil engineering companies in the UK — in London and the surrounding areas.

Since emigrating to Australia in 1999 he has held the positions of contracts manager, commercial manager and group commercial manager with some of Australia's leading construction companies and, with more than 30 years industry experience behind him, has a comprehensive understanding of all aspects of construction.

After 13 years as managing director, Andrew Briggs — who remains a major shareholder and director — will focus on strategic planning and business development as well as assuming a mentoring role for younger staff members in his role as chairman.

"The industry is moving fast and the company needs to change with the times so it was appropriate to implement these changes now in order to maintain our position as one of the leading tier 2 builders," Andrew said.



Youth is the priority at Buxton

Today's workplace is changing at an ever-increasing pace and our priority is to provide an environment where enthusiastic, highly qualified younger members of staff have an opportunity to practise their knowledge and job-related skills under the supervision of seasoned industry professionals.

"We're very fortunate to have a first rate management team consisting of estimating manager Duncan King and project managers Stewart Berg, Darren Parkes, Tim Hope-Johnstone and Baden Dwyer who provide expert guidance and support to our younger staff," managing director Steve Baker said.

Our younger brigade — pictured below — have demonstrated their competence with superior personal performance and contribution to the delivery of high build quality on major projects.

At Buxton, the development of our junior staff is regarded as a significant strategic tool in the continuing growth of the company.

Consequently Buxton's executive has a strong commitment to youth and has implemented a workplace model where junior staff members can bring initiative to the job knowing they have the backing of their superiors.

"Young workers who are eager to learn and gain further experience as they apply their particular skills to the job deserve to get ahead. As their mentors it's incumbent upon us to harness these attributes and support them every step of the way to enable them to progress their careers with us," Steve added.



Rawdon Hume, Aaron Rowe, Scott Gordon, William Briggs, Tim Edmonds

Buxton wins contract for public housing development

Buxton Construction has been contracted to build a 46-apartment development in Marlborough Street Balaclava for HousingFirst, an award-winning, regulated not-for-profit organisation providing social and affordable housing for more than 1,600 people across Melbourne.

The development is a partnership between council, the Victorian Government and HousingFirst which will transform the site into a combination of one, two and three-bedroom architecturally-designed apartments to meet the needs of a cross-section of society.

Marlborough Street is a \$24.25 million project which has been funded under the Victorian Government's \$2.7 billion Building Works Package announced in July 2020 which includes almost \$500 million for public and community housing initiatives to boost the economy and create thousands of jobs across the state.



Marlborough Street Exterior

Our new board structure

Operations manager Jeremy Laird has become a shareholder in Buxton Construction and joins chairman Andrew Briggs, managing director Stephen Baker and Andrew Hume as directors of the company.

Jeremy's appointment is a valuable addition to the board and complements the collective decades' experience and knowledge of the other members in areas ranging from feasibility, design and estimating to cost planning, management and project delivery.

"With this vast experience, the board is well positioned to set the governance, management structure and strategic direction that will take Buxton Construction to a new level of performance and provide expanded career opportunities for the company's highly skilled younger brigade," chairman Andrew Briggs said.



Andrew Briggs, Andrew Hume, Stephen Baker, Jeremy Laird

Meet the new finance man

Newly appointed Buxton company accountant James McMillan completed a double degree — Bachelor of Commerce and Bachelor of Science — at Deakin University Burwood Campus in 2010.

James, who comes to us from prominent Melbourne accountancy firm Syracruse Pty Ltd, has more than a decade's experience in business advisory, taxation and accountancy services.

For a short period — from January 2013 to October 2013 — James was a pro golfer and played golf professionally on the Asian Development Tour for most of 2013.

The directors, executive and staff at Buxton Construction extend a warm welcome to James and wish him every success in this new phase of his career.

Yawa Aquatic Centre's in the swim

Designed by Peddle Thorp, the recently completed \$39 million Yawa Aquatic Centre at Rosebud is a world-class facility. The name Yawa – the local indigenous word for “swim” or “to swim” – was chosen by Mornington Peninsula Council from a shortlist of names voted on by the community.

Facilities include a 50-metre, eight-lane lap pool, warm water pool, learn-to-swim and toddlers pools, spa and jets, aqua play zone which are complemented by other amenities such as a gymnasium, multi-purpose room and health club.

A wellness centre incorporates consulting, steam and sauna rooms to cater for special services such as physiotherapy, massage, relaxation, older adults facilities and sports recovery.

Conventional male and female change rooms are complemented by a changing village for the use of families or those with disabilities or special needs and disability access to the spa and warm water program pool is a priority.

Administration comprises work spaces, reception, manager's office, staff facilities and entrance foyer while other facilities include a café, kitchen, cool store and kiosk.

A 231 kw solar panel system on the roof generates a significant amount of the electricity required, walls and floors of concrete pools have insulation treatment while the plant and equipment are energy efficient.

“Yawa Aquatic Centre is a state-of-the-art recreation centre offering a range of year-round aquatic, leisure and wellness programs for people of all ages,” said Mark Brady Mornington Peninsula Shire Council director corporate strategy & business improvement.

“It's been a long and challenging project but Buxton Construction has delivered a top-class centre of which we are extremely proud. The quality of the end product is a credit to all concerned.”



Yawa Aquatic Centre Exterior



Yawa Aquatic Centre Indoor Pool



Yawa Aquatic Centre Changing Room



Yawa Aquatic Centre Cafe

Morgan Glen Iris exemplifies luxury living

Designed by Smith + Tracey, Basscare's Morgan Glen Iris is a luxury three-level assisted living facility comprising 62 one and two-bedroom apartments — with individual balconies — over a basement which incorporates car parking, storage cages, staff amenities and a commercial laundry.

Apartments, which are internet enabled, feature stone finishes plus rich timber flooring with carpet to bedrooms and have a lounge and dining area, ensuite and second bathroom, kitchen and European laundry.

Standard amenities include a nurse-call system, heated bath towel rails, integrated fridge, power curtains, study desk, smart TV, washing machine and dryer, two-burner induction stove top and microwave oven.

Communal facilities encompass a restaurant, lounge, café, games room bar, 40-seat cinema, hair dressing salon, gymnasium, consulting rooms and private dining and lounge facilities for residents' use. A commercial kitchen services the restaurant as well as catering for private functions.

The double-height foyer is framed by a feature timber wall complemented by stone floors and finishes, and fluted glass panels while the building's facade combines limestone-look cladding with bronze screens and brick. Wave-like balcony screens reflect the meandering nature of the creek that runs through the bottom of the site.

Founded in 1956, Basscare is a not-for-profit organisation which operates an extensive program of integrated community care services in its independent living and assisted living facilities.



Morgan Glen Iris Exterior



Morgan Glen Iris Exterior



Morgan Glen Iris Cafe Lounge



Morgan Glen Iris Club Bar/Lounge

TW051 on Swan is a milestone for BHB Construction

Developed by Blueprint Projects and designed by Watson Young Architects, TW051 on Swan is the first major development completed by Buxton's wholly-owned subsidiary, BHB Construction.

The complex comprises a top floor penthouse, 32 two and three-bedroom serviced apartments over three levels and a further seven luxury apartments to levels four, five and six, plus two basement levels of parking and ground floor retail space, lobby and reception.

Level one and two apartments have winter garden-style terraces while the upper level dwellings progressively tier back and boast spacious terraces.

A combination of brickwork and exposed steel frame on the lower levels melds with the industrial culture of this sought-after inner Melbourne suburb while the upper reaches blend rich materials with classic design.

The interiors — designed in-house by Watson Young's interior division — feature expansive open-plan living spaces to allow for maximum natural light and air flow.

Kitchens have high quality European integrated appliances, stone bench tops, 2-pac joinery and timeless subway splashback tiles in a herringbone pattern to complement the stylish parquet floors.

Meticulously crafted, the fully-tiled bathrooms are characterised by the finest fittings and fixtures with wall mounted lighting, walk-in showers and satin chrome tapware.

"Buxton Construction has been our builder of choice for all of our developments over the years but in this instance we opted for their subsidiary BHB Construction to build TW051 and we're delighted with the outcome," Blueprint Projects director Magnus Floden said.

"The quality is every bit as good as Buxton Construction has delivered and is testament to the performance of the on-site team whose efforts have provided us with a first-class product."



TW051 on Swan Exterior



TW051 on Swan Apartment Kitchen



TW051 on Swan Apartment Lobby

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CURRENT PROJECTS

ELISON APARTMENTS

\$13.2m construction of 14 luxury three-level townhouses each with a large courtyard and individual basement garages. Residents feature high ceilings, large rooms and floor to ceiling glass. Each townhouse has been designed with a sense of openness and space with abundant natural light.

Client: JR Investment (Aust) Group Pty Ltd

Architect: CHT Architects

Structural: Webber Design

Services: ADP Consulting

Building Surveyor: Steve Watson & Partners

Landscape Architect: MDG Landscape Architects

Quantity Surveyor: Ralph Beattie Bosworth Pty Ltd

46-58 MARLBOROUGH STREET, BALACLAVA

Construction of a six level building comprising one basement level and 46 apartments.

Client: HousingFirst Limited

Project Manager: Savills Australia

Architect: Baldasso Cortese

Structural: Stantec

Services: Stantec

Landscape Architect: Land Design Partnership

Building Surveyor: Steve Watson & Partners

Quantity Surveyor: Ralph Beattie Bosworth Pty Ltd

PARKVILLE GARDENS STAGE 9

151 one and two bedroom apartments over 16 levels, ground floor reception and communal space with one basement level carpark.

Client: Bayslore Pty Ltd and Citta Village Park Pty Ltd

Project Manager: HGW Projects & Frasers Property

Architect: SJB Architects

Structural: Rincovitch

Civil: Reeds Consulting

Services: Ascot Consulting Engineers

Landscape Architect: Site Image Landscape Architects

Building Surveyor: Philip Chun

Quantity Surveyor: Napier & Blackeley

FAIRWAY BAYSIDE AGED CARE

Project Management for the expansion of existing facilities from 65 bed to 84 bed complete with basement carpark

Client: Fairway Bayside Aged Care Inc.

Project Manager: Buxton Construction

Architect: VIA Architects

Services: Wrap Engineering

Town Planner: SJB Planning

Landscape Architect: MemLa Landscapes

ESD: Sustainable Development Consultants

Traffic Engineer: Traffix Group

SAMMA PLACE

\$47m mixed use development including 2 level basement over 16 floors comprising of 134 apartments. Amenities include an outdoor entertainment area including cinema, BBQ, spa and common lounge/dining, ground floor offices, pet wash, gym and yoga studio all complete with expansive landscaping.

Client: Samma Property Group

Architect: Peddle Thorp Architects

Structural: Meinhardt/Bonacci

Services: The O'Neill Group

Town Planner: Tract

Landscape Architect: Mala Studio

ESD: ARK Resources

Acoustic Engineer: Acoustic Logic

Building Surveyor: Steve Watson & Partners

Quantity Surveyor: WT Partnership

RECENTLY COMPLETED PROJECTS

MORGAN ASSISTED LIVING APARTMENTS

\$35m construction of 62 assisted living apartments over three levels with one level of basement car parking. Resident facilities include cinema, bar, café, activity room and private dining room.

Client: BASSCare

Project Manager: McMullin Property

Architect: Smith & Tracey Architects

Structural: 4D Workshop

Hydraulic: Clements Consultants

Electrical/Mechanical: Fryda Dorne

Fire: Omnii

Landscape Architect: Xurban

Building Surveyor: PLP Building Surveyor

Quantity Surveyor: Trevor Main & Associates

Client: Mornington Peninsula Shire Council

Project Manager: Coffey Projects

Architect: Peddle Thorp Architects

Structural/Civil: WGA

Services: BRT Consulting

Landscape Architect: Urbis

Aquatic Engineering: Hydrautech Designs

Building Surveyor: BSGM Consulting

Quality Surveyor: Turner & Townsend

SWAN STREET RICHMOND

Six-level mixed use development including 29 apartments over five levels, two levels of basement car parking and ground floor retail.

Client: Blueprint Projects

Architect: Watson Young Architects

Structural: Adams Consulting Engineers

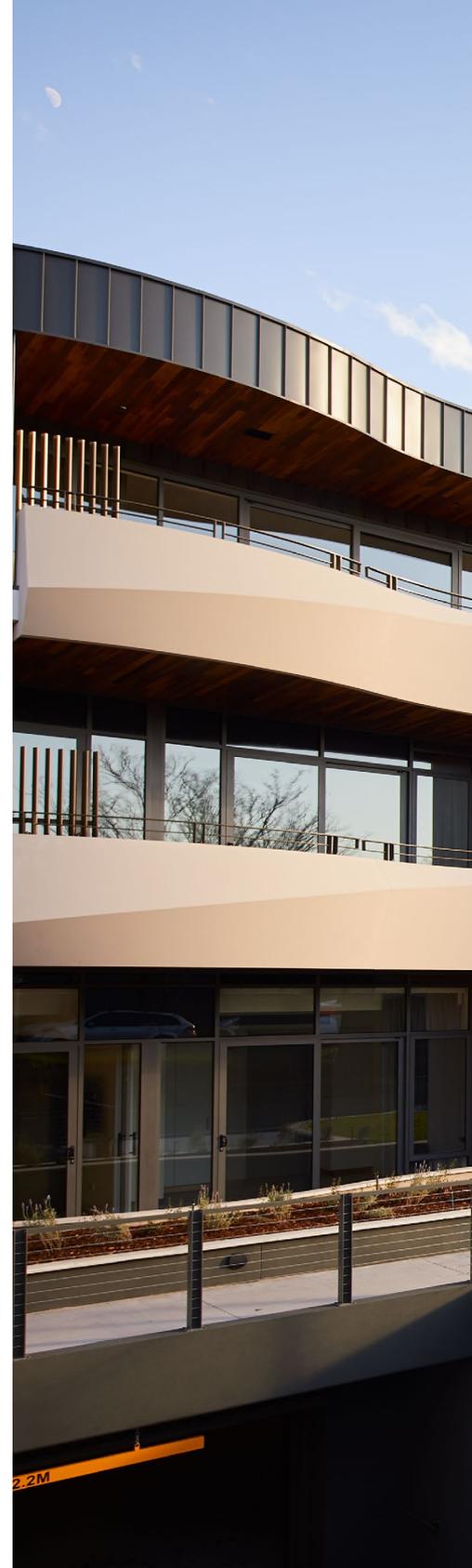
Services: HR Consulting

Town Planner: SJB Planning

Building Surveyor: Reddo

ROSEBUD AQUATIC CENTRE

Construction of a new aquatic centre comprising indoor 50m 8 lane pool, warm water and learn to swim pools, aqua play area, spa sauna and steam rooms, family change village, offices, reception, café, entry foyer, health club including program rooms, social space, gymnasium, multi-purpose room, wellness centre, external terraced areas and landscaping.



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