

A blend of the past and present



Eynesbury Station Homestead

Woodhouse Pastoral Company Pty Ltd and Villa World Limited are jointly redeveloping Eynesbury – a sustainable township located 40 kilometres west of Melbourne between Werribee and Melton – on 7,400 hectares of a 12,000 hectare former grazing and farming property. Buxton Construction commenced conversion of the two-storey, heritage-listed bluestone Eynesbury Station homestead and adjoining stables and staff residence into a community golf clubhouse, locker room, pro-shop and dining facilities, in February 2006. “The design brief given to the joint architects, Demaine Partnership and Stephen Akehurst Design, was to minimise the contrast between the new and old elements to as faithfully as possible reflect the heritage of the era in which the homestead was built.” Villa World development manager Nick Deed said. The first stage of the development –

which revolves around the original homestead – includes a world-class, 18-hole golf course designed by acclaimed Australian designer and professional golfer Graham Marsh. One of the more challenging aspects of the job is restoring the homestead’s billiard room – which has original 19th century paint and wallpaper – to its former glory in collaboration with heritage consultants. Buxton Construction’s role at Eynesbury includes assisting the design team during the planning phase of stage-two of the project, which involves a conference centre and 48-room lodge. “Having an experienced builder like Buxton working alongside us in the early stages of a project is invaluable because it invariably results in improved construction techniques, reduced building schedules and, most importantly, cost savings.” Demaine Partnership’s project architect Michael Jefferson said.



Broad expanses surrounding Eynesbury Station Homestead



Buxton Group

It has often been said that it's a long time between drinks in the property development business. Acquisition of a site is just the beginning. There's the lengthy planning and design phase before you even contemplate applying for the necessary permits, which more often than not is a protracted process. Once the go-ahead is obtained it can still take many years before the developer reaps any financial reward. We have been addressing this issue for some time and in the near future, hope to establish Buxton Asset Management within the Property Division to provide a regular income stream. It will be part of a longer-term strategy that will not only alleviate longer-term cycles but also enable us to maintain existing and future Buxton Group buildings to the exacting Buxton standards. It has been our objective, since restructuring Buxton Group two years ago, to operate Buxton Property and Buxton Construction financially independent of each other to allow each division to grow using their own cash reserves. As the Rylands aged care brand expands, it too will provide an income stream for Buxton Property from the provision of deferred management fees. With Rylands of Brighton now well established, we're focusing our attention on the new Rylands developments in Kew and Hawthorn. Kew, which has already achieved our expectations with sales, is ahead of schedule and due for completion during the last quarter of this year. Work is about to commence at Hawthorn and we're currently looking at additional sites in Melbourne, major Victorian regional centres and other state capital cities. Best wishes for every success throughout 2006.

Richard Buxton

Construction Comment

Andrew Briggs | Managing Director | Buxton Construction

There is usually a degree of quiet optimism in the construction industry when we return to work fresh from the traditional end-of-year shutdown, and this year is certainly no exception. The various sectors Buxton Construction operates in look exceptionally strong and from where I sit the prospects for 2006 couldn't be better. There are indications pointing to the Victorian Government releasing a number of substantial projects in the coming months and this – along with the considerable activity in the private sector – should provide further encouragement to an already buoyant industry. The Commonwealth Games will not only put Melbourne on the world stage and provide a substantial boost to the state's economy, but could also generate additional opportunities for our industry down the track. At Buxton Construction we're exceptionally positive about the coming year and the board recently made a number of senior appointments to enable us to better service the needs of our clients. Buxton's

construction manager Derek Gnauk and project managers Chris Loritsch and Andrew Stapleton have been appointed associate directors. Simon Lewin joined us in the newly created role of cost planning and design manager along with another welcome newcomer to our ranks, project manager, Andrew Jardine. On behalf of my fellow directors, I extend warm congratulations to each one and wish them every success for the future. Most importantly, this restructure will enable me to spend more time with our clients but, at the same time, it will allow the executive group to turn its attention to developing the plans and strategies that are necessary for the continuing growth of Buxton Construction. Finally, I'd like to record my appreciation for the level of confidence our financial backers and investors continue to show in Buxton Construction; their ongoing support has played a major role in the company's success.

Designers join forces for Eynesbury project



Stephen Akehurst

Joint architects for the conversion of the 1860s Eynesbury Homestead, Demaine Partnership and Stephen Akehurst Design, have gone to extraordinary lengths – including extensive consultation with heritage and other interest groups – to ensure the character and charm of the historic buildings are safeguarded. Demaine Partnership's Michael Jefferson is responsible for the structural changes to the building while Stephen Akehurst's role is to design the interior areas. "Our firms have designated accountabilities but as Michael and I think very much alike we talk over what we want to achieve, so it's very much a consultative process." Stephen Akehurst said. Buxton, Demaine Partnership and Stephen Akehurst are no strangers to each other, having worked together on design and construction of the \$5.8 million clubhouse at Royal Melbourne Golf Club in 2002/2003. Stephen Akehurst is also working with the Buxton Group on the redevelopment of Delgany Castle at Portsea.

Personnel file

Richard Buxton, chairman of the Buxton Group, and Andrew Briggs managing director of construction are delighted to announce the appointment of associate directors.



Our new associate directors

Derek Gnauck Construction Manager

Derek completed a Bachelor of Applied Science (Quantity Surveying) at Canberra University in 1984. He was a quantity surveyor on the Parliament House project in Canberra and in 1988 moved to Melbourne to broaden his experience.

A highly competent builder with exceptional skills in client relations, administration, cost control and industrial relations, Derek is responsible for taking each Buxton project through every stage of construction to completion.



Chris Loritsch Project Manager

A licensed commercial and domestic builder, Chris has more than 20 years' experience involving residential, commercial and industrial projects. He has worked with many of Melbourne's leading construction companies in roles ranging from site foreman through to project manager and

construction manager. Chris, who has exceptional skills in the areas of client relations, programming and budgetary control, monitors each step of construction to maintain the exceptionally high standards Buxton Construction has become renowned for.



Andrew Stapleton Project Manager

Andrew, who holds a Diploma in Building Construction, commenced his career as an apprentice carpenter and joiner but within a short time was appointed to more senior positions within the industry. A project manager with outstanding

organisational skills and technical expertise coupled with grass-roots construction know-how, Andrew has established a fine track record for delivering Buxton's clients a quality product.

We are also delighted to advise the following new appointments.



Simon Lewin Cost Planning and Design Manager

Simon, who joined Buxton in January 2006, graduated in Construction Management at RMIT in 1993 and has since gained wide experience with a number of Melbourne construction companies in project administration and estimating across the commercial, residential, retail and institutional sectors.



Andrew Jardine Project Manager

The holder of diplomas in building and civil engineering, Andrew joined Buxton Construction shortly after arriving from the UK in November last year. After commencing his career as a trainee site engineer in 1978, Andrew progressed to project management and has extensive experience in all aspects of the construction industry.

Simon Lewin, a former elite athlete and national 800 metres champion, coaches Libby Allen who will be representing Australia in the 800 metres event at the Commonwealth Games.

Due for hand-over

Moonah Links Residential Lodges

The \$10 million development, which forms stage two of the Moonah Links Hotel run by Peppers Resorts and Hotels, consists of three discrete buildings comprising three identical lodges, each consisting of 12 hotel style suites plus a communal area with conference facilities, lounge, sitting room, dining room and kitchen, will be handed over in March. Designed by Hayball Leonard Stent, the 45 square-metre motel-style lodges have a bedroom

and bathroom/spa plus an open area and private balconies. The exterior of the buildings feature a combination of dressed and rough-sawn timber, chosen because of its ability to weather naturally and merge with the surrounding landscape.



Moonah Links Residential Lodges - stage two of Moonah Links Hotel

Property Development Update



Rylands of Kew



Rylands of Hawthorn perspective

Delgany

The \$23 million conversion of the historic Delgany Castle at Portsea into 33 luxury residential dwellings is on track. Houses one to four are scheduled for completion at the end of March while the remaining two stand-alone dwellings will be finished in August. Much of the foundation concrete has been poured for the town houses and the structural steel is being erected.

Fit out work – plastering, tiling, joinery and flooring – is proceeding on a number of apartments in the main building and the marketing suite – apartment four – will be available for inspection by the beginning of April. At the same time, site work is continuing and the external services program – sewer and storm water – is well advanced.



St Josephs Tower at Rylands of Kew

Rylands of Kew

The sales office at Kew junction has experienced strong enquiry for apartments at Rylands of Kew and sales have met our expectations. Construction is on schedule and it is anticipated that the complex will be completed during the last quarter of this year. At the time of Insite going to print, work had commenced on the roof, bricklaying and plastering while plumbing and electrical installation are proceeding. Within the next few weeks, the site office will be relocated from its present location in the original St Josephs building to allow internal structural changes to be completed and the refurbishment program to commence.



Delgany

Rylands of Hawthorn

Permits have been secured and Rylands' architect Edgard Pirrotta is presently modifying the plans to incorporate a number of new design initiatives. The first stage of the project, which is due to commence in the near future, involves demolition of the existing buildings on the Riversdale Road site. The five-star, 87-apartment development consists of two and three-bedroom apartments plus four penthouses and includes a restaurant, library, private dining areas, home theatre, lounge, bar and bridge rooms. A range of other in-house facilities such as a spa, swimming pool, massage, water aerobics and podiatry will also be available to residents.

New addition to the Brighton skyline

Buxton is providing consulting services on various aspects of construction to the developers of a four-level serviced apartment and office complex to be built in Male Street Brighton. The developers, 3 Male Street Pty Ltd, engaged Buxton Construction to work with them and the architect Watson Young from the early stages of the project. The four-level building has office space ranging in size from 30 to 140 square-metres on levels one and two, and 26, one, two and three bedroom serviced apartments on the upper two levels.

A two-level basement car park can accommodate around 114 vehicles.

Planning and design work has now been completed and construction is scheduled to commence during the second quarter of this year following the demolition of the existing buildings on the site.

Commenting on the company's involvement, Buxton Construction managing director Andrew Briggs said, "Being involved from the embryonic stages of a major development like this, allows us to make recommendations on a range of issues that can lead to a reduction in construction time, minimise cost and assist with the feasibility of the project."



Architect's perspective of 3 Male Street development

First-class facility for Ascot Vale



Architect's rendering of Ascot Vale Sports and Fitness Centre

Buxton commenced a \$10.8 million redevelopment of the Moonee Valley City Council's Ascot Vale Sports and Fitness Centre in late 2005. The contract involves upgrading the existing pool hall and constructing a new entry incorporating reception, administration and café, gymnasium and a physiotherapy and

massage treatment centre. Scheduled for completion during the first quarter of 2007, the work is being staged to enable sections of the centre to remain open to the public throughout the construction period. "This adds to the complexity of the task for Buxton because patrons are entering a fully operational construction site each time they

visit the centre and strict safety guidelines must be observed." Peddle Thorpe project architect Glen Blamey said. A number of environmental initiatives have been incorporated in the building's design, including a system that collects and stores rainwater for toilet flushing.

Energy usage will be minimised through a series of roof louvres that open to enable the air-conditioning system to be switched to circulation mode at pre-determined temperature levels. Other major works include a new roof on the complex, total refurbishment of the main pool and plant, and the construction of a learn-to-swim pool and a warm water exercise pool. Peddle Thorpe – which designed the Hume Global Learning Centre Buxton Construction completed in 2004 – has an impressive CV that includes Rod Laver Arena, Melbourne Aquarium, ANZ Bank headquarters and Melbourne Sports and Aquatic Centre.

Current Projects

Moonah Links Residential Lodges

\$10m construction of new accommodation and conference facilities

CLIENT: Golf Australia Holdings

ARCHITECT: Hayball Leonard Stent

PROJECT MANAGER: Valemo Enterprises Pty Ltd

SERVICES: Jeff Bryar & Associates

CIVIL: Watsons Pty Ltd

STRUCTURAL: Irwin Johnson

Delgany Redevelopment

\$23m conversion into 33 residential dwellings

ARCHITECT: McGauran Giannini Soon

TOWN PLANNER: SJB Planning

LANDSCAPE ARCHITECT: Tract Consultants

INTERIOR DESIGNER: Stephen Akehurst Design

STRUCTURAL: Meinhardt Consulting Engineers

BUILDING SURVEYOR: Reddo Building Surveyors

CIVIL & LAND SURVEYOR: Breese Pitt Dixon

SERVICES: Jeff Bryar & Associates

PROJECT MANAGER: Robert Luxmoore Pty Ltd

Rylands of Kew

\$20m 69-unit independent living aged care facility

CLIENT: Rylands Pty Ltd

ARCHITECTURAL: Edgard Pirrotta & Associates

STRUCTURAL: Grogan Richards Pty Ltd

SERVICES: Fryda Dorne Pty Ltd

HYDRAULICS: Clements Consulting

BUILDING SURVEYOR: Philip Chun & Associates

QUANTITY SURVEYOR: Rider Hunt

TOWN PLANNER: SJB Planning

Deer Park Meeting House

\$1.3m renovation and additions to the existing meetinghouse in Deer Park

CLIENT: The Church of Jesus Christ of Latter Day Saints

ARCHITECT: GHD Pty Ltd

ELECTRICAL SERVICES: GHD Electrical

HYDRAULIC SERVICES: GHD Hydraulics

MECHANICAL SERVICES: GHD Mechanical

STRUCTURAL: GHD Structural

Gallowgate Apartments

\$2.9m construction of nine new apartments over six levels in Port Melbourne

CLIENT: Gallowgate Pty Ltd

ARCHITECT: Selwyn Blackstone Architects

STRUCTURAL: John Clayton & Associates

HYDRAULICS: P J Tibballs & Associates

Rylands of Hawthorn

\$25.5m 87-unit independent living aged care facility

CLIENT: Rylands Pty Ltd

ARCHITECT: Edgard Pirrotta & Associates

PLANNING: SJB Planning

LAND SURVEYOR: Breese Pitt Dixon

STRUCTURAL: Thomas Taylor Whitting

SERVICES: Fryda Dorne Pty Ltd

HYDRAULIC: Clements Consulting

BUILDING SURVEYOR: Philip Chun & Associates

Royale Blue

\$12.5m new office/warehouse facility in Clayton comprising basement car park, two levels of office space and 6,500 sqm of warehouse space

CLIENT: Royale Blue Pty Ltd

PROJECT MANAGER: Johnstaff Pty Ltd

ARCHITECT: Steven D'Andrea

STRUCTURAL: Steven D'Andrea

HYDRAULICS: MacCormack & Associates

MECHANICAL: MacCormack & Associates

ELECTRICAL: MacCormack & Associates

FIRE: MacCormack & Associates

INTERIORS: Proark Pty Ltd

LANDSCAPE: Facet Design

Ascot Vale Sports & Fitness Centre

\$10.8m refurbishment and additions to an existing sports complex

CLIENT: Moonee Valley City Council

ARCHITECT: Peddle Thorp Architects

STRUCTURAL: Bonacci Group Pty Ltd

HYDRAULICS: Alexander & Associates

ELECTRICAL & MECHANICAL: AHW Consulting

Engineers (Vic) Pty Ltd

SWIMMING POOL: David Powick & Associates

CSIRO

\$1.347m laboratory refurbishment and fit-out of one level for Molecular and Health Technologies

CLIENT: CSIRO Corporate Property

PROJECT MANAGER: A5 Architects

ARCHITECT: DesignInc Pty Ltd

SERVICES: AHW Consulting Engineers

BUILDING SURVEYOR: PLP Building Surveyors & Consultants Pty Ltd

QUANTITY SURVEYOR: Davis Langdon Australia

Eynesbury

\$4m development of golf clubhouse and facilities

CLIENT: Eynesbury Development Joint Venture

PROJECT MANAGER: Villa World Pty Ltd

ARCHITECTS: Demaine Partnership in conjunction with Stephen Akehurst Design

CIVIL: Coomes Consulting Pty Ltd

STRUCTURAL: Cardno

HOTEL CONSULTANT: BST Consulting Pty Ltd

HERITAGE ARCHITECT: HLCD Pty Ltd

SERVICES: O'Connor Associates Pty Ltd

HYDRAULICS: Clements Consulting

Sydenham Interactive Learning Centre

\$4.5m design and construction of a new community library facility

CLIENT: QIC

PROJECT MANAGER: Thinc Projects Pty Ltd

ARCHITECT: The Buchan Group

INTERIORS: A2 Architects

STRUCTURAL: Grogan Richards Pty Ltd

CIVIL: Grogan Richards Pty Ltd

HYDRAULICS: Grogan Richards Pty Ltd

ELECTRICAL: NDY Pty Ltd

MECHANICAL: NDY Pty Ltd

BUILDING SURVEYOR: Philip Chun & Associates

3 Male Street, Brighton

\$12.4m four storey building over two basement car parks, consisting of serviced apartments and office suites

CLIENT: 3 Male Street Pty Ltd

ARCHITECT: Watson Young Architects

BUILDING SURVEYOR: McKenzie Consulting Group

SERVICES: Edison Consultants

STRUCTURAL: Orbit Solutions Pty Ltd



Finishing touches at Moonah Links Residential Lodges

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