

New landmark completed in Moonee Ponds

Buxton Construction's involvement with the \$11 million Lex Apartments project in Mount Alexander Road Moonee Ponds commenced in late 2001 when the company was engaged by the developer Beacon Builders to assist in the initial design development process. Buxton was subsequently awarded the construction contract and commenced building the six-level, 56-apartment building – with underground car parking and storage areas – in December 2002.

Supervising architect, Rob McGauran of McGauran Giannini Soon said his firm has now worked on three projects involving Buxton Construction and Beacon Builders, "When you have the trust between developer, builder and architect, as we had with Lex Apartments, everyone focuses totally on getting the best quality product."



Exterior view – Lex apartments Moonee Ponds



Kitchen, dining – interior styling

There is a heavy emphasis on technology and energy efficiency at Lex Apartments with much of the building having a 5-star rating. Composite colorbond external panels with a polystyrene core provide additional insulation and double-glazing has been used selectively to further reduce energy usage. Apartments on the Mount Alexander side of the building have been fitted with 10mm laminated glass to minimise the transmission of traffic noise.

Water from the central, gas-fired hot water system travels to the apartments at a constant 50 degrees centigrade through

electrically heated pipes and the state-of-the-art low-energy, mono-space lift uses less electricity than a large domestic heater.

The sophisticated security system – with cameras that activate in response to movement – provides residents with peace of mind and makes it exceptionally difficult for unauthorised people to gain entry to the complex.

Residents have a security tag that provides them with entry to the building and operates the lift to the floor on which their apartment is located. Visitors who gain entry via the intercom system can only access the floor their hosts live on.

Managing director of Beacon Builders, Peter Beaconsfield, said Buxton Construction at all times maintained the integrity of the architect's intent for the building but offered alternatives that were efficient and provided cost savings. "Buxton's senior on-site

people continued a fully hands-on approach throughout the construction period while the company's project planning and management of the sub-contracting process were as good as any I've seen in my many years in the industry."

Peter went on to say, "I'd have to give them full marks for communication, risk minimisation and having a clean site, which to me is synonymous with efficiency, safety and quality."



Lounge Interior styling



Buxton Group

We have just completed our first 12 months operating the company in a more formal, structured manner and have benefited immensely from the change. Everyone at executive level has learnt a lot from the improved management procedures, which have vastly improved cross-divisional operations and internal communication, and resulted in superior reporting processes.

Our real estate arm has been upgraded from its previous role as an in-house facility servicing our own needs to a fully-fledged agency providing an extensive range of general property sales, auction, project marketing and property management service with a continuing emphasis on major projects. The expansion included the establishment of a regional sales and administration office in Ocean Beach Road Sorrento.

The construction division is in the process of redefining its business plan – with a significant emphasis on marketing – to enable the company to expand into areas that present significant opportunities for growth, particularly in the commercial, institutional, aged-care and hospitality sectors.

Buxton Property is on track with current projects and evaluating the many opportunities we're now receiving to determine if they stack up on price and are viable. In a softening market, we're extremely conscious that there be absolutely no exposure to risk.

We are about to capitalise on the outstanding success of Rylands of Brighton – which is now 100 per cent sold – and have formed a preliminary alliance with a major hotel chain that will result in major expansion of the current model for supportive care living Australia-wide and in New Zealand.

Despite being fully focused on improving the company's performance, we have not neglected our community sponsorship and charitable program, which includes a major financial contribution in support of Alzheimer's research.

Richard Buxton

Construction Comment

Andrew Briggs | Managing Director | Buxton Construction

Like any successful business, Buxton Construction constantly monitors its operations and we have come to the point where it is necessary to address our future direction. As a result of the division's solid performance over the last two to three years, we are now ahead of where we had originally planned to be at this stage. Consequently it is time to further develop our executive structure to enable us to step up to the next level and take on larger projects without in any way compromising the reputation Buxton has built over the years for delivering quality projects on schedule and within the confines of the allocated budget.

We have always placed the utmost importance on meeting our clients' needs regardless of the nature or size of the project and this is something that will always remain our number one priority, come what may. To us, corporate planning and tight management control are the hallmarks of success and, although we plan to further utilise the outstanding talents of our existing senior people, there will always be checks and balances in place to monitor managerial effectiveness, quality and service delivery. There has been quite a deal of speculation about an imminent decline in the property market but from where I sit the situation appears to have remained quite buoyant. The market is stable and the level of enquiry and



56 Burwood Road, Hawthorn – four levels consisting of office space and apartments

volume of work have provided us with the confidence to embark on our expansion plans for the future. The expanded activities of the Buxton Group's Property and Aged Care divisions adds further stability to our operations and opens up new opportunities. One of the most challenging aspects of the construction industry is being able to recruit – and retain – quality people: in this regard we are indeed fortunate with the calibre of dedicated people we have at all levels within the company. For our part, we are committed to being a good employer and providing staff with secure, long-term career prospects that will enable them to further develop their skills.

Team at Mount Waverley lends a hand

A fund-raising program co-ordinated by Buxton Construction among sub-contractors working on the redevelopment of Mt Waverley Secondary College raised \$5,500 towards the construction of a new canteen to replace the one that was destroyed by a devastating fire during the early hours of 28 January last year.

The fire had a profound effect on both current and past students and early last year, student leaders at the college spoke to the principal Glenn Proctor about their desire to make a significant contribution toward raising funds for the construction of the new canteen. Since then students, teachers and parents have raised in excess of \$25,000 from a variety of functions.

"Raising the amount required for the new



Mt Waverley Secondary College's new wing

building is a massive undertaking and we're very grateful for the assistance provided by Buxton Construction." Glenn Proctor said. Buxton Construction sincerely thanks the following companies for their generous support:

ASG Victoria, Access Hardware, Barra Steel, B & C Bricklaying, Black Opal Ceilings, Conte Services, DEC Painting, Inco Cabinets Ovens & Murray Constructions, Ultra Floor, Profinish Constructions, Southern Plant Hire.

Recently handed-over

Buxton Construction recently completed three major projects: a new music school at Kilvington Girls' Grammar School, Stage 3 of the Port IT @ Turner development at Port Melbourne and the refurbishment of the Alley Building in Flinders Lane.



Port IT @ Turner – Stage 3

Consisting of five, two-storey configurations of office and warehouse spaces, Port IT @ Turner covers an area of 7,500 square metres. Constructed of concrete panels lapped to create an articulated façade which complements Stages 1 and 2 – the latter built by Buxton Construction in 2003. Brisbane-based architects Cottee Parker Architects Pty Ltd, who are responsible for the master planning and design of the project, have purchased a first-floor suite in the building



Kilvington Girls' Grammar School Music School

and Buxton Construction is currently fitting out the space as an office for their Victorian operations, headed by Tim Constance.

Kilvington Girls' Grammar School Music School

Acoustics played a major role in the \$1.75 million music school designed by Chris Allen of TMA Architects. The 1,200-square metre building consists of a number of classrooms of varying sizes, a music technology laboratory and a special high-ceiling rehearsal room opening to a landscaped garden area.

According to Kilvington principal Judith Potter, the completion of the music school is a dream come true. "We are delighted with both TMA Architects' design of the building and the quality of the work done by Buxton Construction." Ms Potter said.

Alley Building

Refurbishment of 75 – 77 Flinders Lane, a five-storey building previously occupied by the Herald and Weekly Times. A \$1.3 million design and construct project that was completed on time and within budget for the Higgins Property Group Pty Ltd.



Buxton expands real estate services

Buxton Property Agents Pty Ltd, formerly Buxton Resort Services, has expanded its real estate activities and established new administrative headquarters at 119 Ocean Beach Road Sorrento – a two-storey office and retail complex completed by Buxton Construction last year. The company's sales office at Moonah Links has been relocated to the clubhouse at the course. Over the last four years Buxton Property has sold in excess of \$56 million in land and apartments out of the total \$68 million in sales at Moonah Links for Golf Australia Holdings. This success, coupled with the ever-increasing popularity of the Mornington Peninsula, has resulted in an unparalleled demand for the sales and marketing services of the Buxton Property Division. The team at Buxton Property Agents –

headed by Wayne Meckiff, a former director of J R Buxton – consists of sales manager Stephen Wood, office manager Samantha Reynolds and Buxton Group director Samantha Buxton.



"We are focusing on finalising sales of the remaining 50 out of the original 250 lots available at Moonah Links and assisting in the sale of investment property, apartments and the golf frontage villas proposed for the resort." Wayne Meckiff said.

Buxton Property Agents currently has an additional \$100 million worth of land, apartments and houses for sale on the Peninsula. The company's expanded range of services includes general property sales, development marketing, development sales, property management, auctioneering and valuation.

"The Mornington Peninsula is highly sought-after by people looking for permanent residences, holiday homes and investment properties and we have the expertise to meet the varying requirements of both buyers and sellers."

Property Development Update

Gavin Boyd | Director | Buxton Property



Edgard Pirrotta Architects rendering of Rylands of Kew main entrance.

Buxton Property is in a unique position to grow in what the experts are stating, is a slowing market with limited growth. Over the last four months we have seen the emergence of medium-sized land parcels being released for sale – both off-market and through agents – in what are regarded as tightly held suburbs. For example, two sites – both in excess of 4,500 square metres – in Malvern were offered firstly off market, and then placed on the market

due to high vendor expectations. It is difficult to predict the reason for the proliferation of sites of this type being offered for sale, which is happening not only within Victoria but is a trend we've noticed across Australia. Perhaps the softening of the residential market has resulted in existing planning permits for sites now being not financially viable, or it could be that nervous vendors getting out of property because of their perception that the

unprecedented price spiral of the last few years has come to an end. It is a "wait and see" time for a lot of developers but we see a unique opportunity looming for our business to grow on the back of a nervous, unsure market. Our expertise in site selection, risk analysis and market research will ensure continuing strong growth for the Buxton Group as a whole. Buxton Property has always been in search of suitable sites to develop and grow our successful Rylands brand – as delivered at Brighton – not only within Victoria but also on a national scale. Following the completion of Brighton it took a year and a half to find the right site for the next Rylands development and finally, at the end of 2003, Malmesbury Street Kew was purchased. We are currently in the planning process for the 72-apartment complex that will provide 5-star independent living and accommodation for the aged.

Our board structure

Buxton Group now has 36 years in the construction and property business and a collective – and ever-increasing – annual turnover of more than \$100 million. The group has appointed a five-member board, two external advisors and a chief financial officer to replace the previous structure consisting of two directors.

At some point in the growth of a private business there inevitably comes a time when the owner/managing director must plan for future expansion and the longevity of the company. This involves appointing board members – as we have done – with a diverse range of skills and the capacity to be able to think outside the square.

The group's non-executive chairman is John Dixon, a lawyer with more than 36 years' experience in the legal profession including 26 years in the financial services industry.

Richard Buxton, the owner and founder of the company is the managing director. The other Buxton executive board members are:

Samantha Buxton – property sales and marketing manager

Andrew Briggs – managing director of construction

Gavin Boyd – director of property

Nicholas Murdoch – chief financial officer (associate director)



Left to Right (back) Andrew Newbold, Andrew Briggs, Samantha Buxton, Duncan McGregor, Gavin Boyd, Nicholas Murdoch Left to Right (front) Richard Buxton, John Dixon

Duncan McGregor, Chartered accountant, a partner of McGregor West Chartered Accountants and **Andrew Newbold**, lawyer, a partner of Herbert Geer and Rundle Lawyers – although not directors – sit on the board as external advisors.

The Buxton Group's board role is to approve or modify recommendations put forward by the directors and executive teams of the respective companies who manage their own administrative structures. The board also considers, new business opportunities, level of gearing, growth and capacity of the general structure to

accommodate the group's business plan. This approach operates efficiently because of the common thread that connects the companies, even though they maintain their autonomy.

While Buxton's goal is to run its business in accordance with corporate governances of a public company with corporate accountability, at this stage it will remain a private structure. There is the possibility, however, with future expansions, especially in the area of supportive aged care facilities and emerging business opportunities that the Group's structure may change.

New Australian headquarters for Nufarm



Conti Architect's rendering of Nufarm's headquarters front, large vehicle entrance

Buxton Construction commenced work in May on the new Australian headquarters of Nufarm Ltd – an Australian-based company involved in the manufacture, supply and marketing of crop protection chemicals. Products sold by Nufarm help farmers protect crops against damage caused by weeds, insects and fungal diseases. The company employs about 2,500 people in its various operations throughout Australia, New Zealand, Asia, Europe and the Americas. The Laverton North site includes a large manufacturing facility as well as administrative headquarters for both its Australian and global businesses.

The new 1,400 square-metre, two-storey building, designed by Melbourne-based Conti Architects Pty Ltd, incorporates extensive ground-level undercover parking and has been planned to accommodate future extensions. Based on the architectural lines of the company's adjacent international head office, the building features in-situ concrete columns with pre-cast concrete panels and rhein zinc façade.

"The building was designed to fit in with the industrial landscape that's typical of this part of Laverton." Project architect Robert Conti said.

Robert Conti completed his architectural degree at Melbourne University – just a



Main entrance architect's rendering

stone's throw from his present office in Bouverie Street Carlton – then practised in Melbourne for a short time before spending three years working in London on a variety of residential, commercial and industrial projects. Upon his return to Melbourne, Robert established his own practice and has since had extensive experience with medium density residential and apartment dwellings as well commercial buildings, including Yering Station Winery in the Yarra Valley. Robert, who maintains close personal involvement in all of his company's projects, says, "Our objective is to create buildings that pass the test of time both in terms of design and future low maintenance. We aim for classical elegance and lasting quality, not faddish designs."

Overhead view architect's rendering



Awards to Buxton Construction

Buxton Construction yet again came under notice when it was awarded two special commendations at the Master Builders Association 2004 Excellence in Construction Awards.



**Royal Melbourne Golf Club
Commercial Buildings \$4 to \$7 million
category**



**Moonah Links Golf Club
Commercial Buildings \$7 to \$10
million category**



Just prior to going to press, Buxton was also recognised at the AIB Professional Excellence in Construction Awards – Residential Construction \$10 to \$25 million category – for conversion of a nine-story building at 100 Exhibition Street, Melbourne into 87 apartments.

Current Projects

Rylands of Kew

Redevelopment and construction of 72 independent living units.

ARCHITECT: Edgard Pirrotta

PLANNING: SJB Planning

LAND SURVEYOR: Breese Pitt Dixon

STRUCTURAL: Grogan Richards

HERITAGE ARCHITECT: Allom Lovell & Associates

LANDSCAPE ARCHITECT: Tract Consultants

Delgany Redevelopment

\$50 million conversion into 33 residential dwellings

ARCHITECT: McGauran Giannini Soon

TOWN PLANNER: SJB Planning

HERITAGE ARCHITECT: Allom Lovell & Associates

LANDSCAPE ARCHITECT: Tract Consultants

LAND SURVEYOR: Pitt Dixon

INTERIOR DESIGNER: Stephen Akehurst

BUILDING SURVEYOR: Gardner Group

STRUCTURAL: Robert Bird & Partners

Barrett

Joint venture development of a 13 storey residential building in Hawthorn comprising 101 apartments and 47 student accommodation units, basement car parking.

DEVELOPMENT MANAGER: Barrett Unit Trust

PROJECT MANAGER: Project Planning & Management

ARCHITECT: Hayball Leonard Stent

Moonah Links

Land/apartment/housing sales

DEVELOPMENT/SALES MANAGER: Buxton Property

19 Birdwood Avenue, Brighton

Construction of four luxury apartments \$4.5m

ARCHITECT: Edgard Pirrotta & Associates

STRUCTURAL: AHW Consulting Engineers Pty Ltd

SERVICES: Fryda Dorn Pty Ltd

Broadmeadows Leisure Centre

\$3m refurbishment of indoor pool complex

CLIENT: City of Hume

ARCHITECT: Prior Cheney Pty Ltd

STRUCTURAL: Scott Wilson Irwin Johnston Pty Ltd

Oak Towers Redevelopment

\$10m redevelopment of an aged care facility in Oakleigh

CLIENT: Churches of Christ Community Care

PROJECT MANAGER: G R Consulting

ARCHITECT: Prior Cheney Pty Ltd

STRUCTURAL: Burns Hamilton Consulting Engineers

SERVICES: EMF Consulting

Mt Waverley Secondary College

\$4.9m redevelopment

CLIENT: Department of Education & Training

PROJECT MANAGER: Connell Wagner

ARCHITECT: Hayball Leonard Stent

STRUCTURAL: Meyer Consultants

SERVICES: Conor Pincus & Saunders Pty Ltd

CIVIL: T & J Puszka & Associates

Nufarm – Building 4

New \$3.1m two level office building.

CLIENT: Nufarm Limited

ARCHITECT: Conti Architects

STRUCTURAL: Meyer Consulting Group

SERVICES: Scheme Consulting Engineers

BUILDING SURVEYOR: BSGM Pty Ltd

CSIRO

Refurbishment of existing laboratories in Clayton

CLIENT: CSIRO

ARCHITECT: S2F Architects

PROJECT MANAGER: CSIRO Corporate Property

111 Little Lonsdale Street, Melbourne

Extension and refurbishment of existing CBD building

CLIENT: Complete Catering Wholesalers Pty Ltd

ARCHITECT: NMBW and Interface Pty Ltd

BUILDING SURVEYOR: Lorenzini Group

STRUCTURAL: S & L Design Group

19 Park Street, South Yarra

Refurbishment of existing five level apartment complex

CLIENT: Owners & Residents of 19 Park St. Sth Yarra

ARCHITECT: Edgard Pirrotta Architects

STRUCTURAL: Grogan Richards

BUILDING SURVEYOR: Gardner Group

56 Burwood Road, Hawthorn

A new \$3.4m mixed use development of four levels consisting of office space and apartments

CLIENT: Stantins Pty Ltd

ARCHITECT: Rothe Lowman

STRUCTURAL: Grogan Richards

SERVICES: Edison Consultants

BUILDING SURVEYOR: Reddo



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