

# INSITE

ANNIVERSARY EDITION 08



CELEBRATING

40 *Years*

OF EXCELLENCE





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# The last 40 years

The destiny of the Buxton Group was carved out more than 150 years ago when the Buxton family commenced its long-standing association with construction, development and the sale of property.

When Buxton Construction was established in 1968, it concentrated on smaller residential projects such as renovations and refurbishments in Melbourne's southern suburbs. During the early 1970s it built numerous villa units in the Sandringham and Brighton areas and subsequently moved into another market, developing and constructing more expensive homes and apartments in Toorak. Shortly after, Buxton Construction diversified into the commercial sector when it built a shopping and office complex at the corner of Church and Carpenter Streets Brighton for J R Buxton Real Estate - premises still occupied by the company today - followed by a number of factories in Sunshine. In the latter part of the 1990s Buxton Construction joined MAB Corporation in its first major project, The Anchorage, involving the redevelopment of Swallow and Ariel's historic Port Melbourne site into a multi-apartment complex. It then contracted with Mirvac to construct the amenities and sports and leisure

complex in stage one of the Beacon Cove development in Beach Street Port Melbourne. The company's stocks as a commercial builder rose further in 1999 when it was awarded a complex contract to convert the heritage-listed Werribee Mansion into a boutique hotel and construct the new three-level hotel wing, Shadowfax Winery and Polo Pavilion within the historic precinct. In order to streamline its operations and better meet the needs of its clients, the Buxton Group was formed in the late 1990s with the creation of two discrete operating entities with separate management structures: Buxton Construction and Buxton Property. The Rylands brand was established in 2001 to service the niche market created by rapidly growing demand for quality accommodation in the burgeoning retirement sector. Over the years the Buxton Group has been increasingly successful and is now regarded as a leader in both construction and property development with the capacity to handle major projects across all sectors.

- Royal Melbourne Golf Clubhouse 1
- Victorian College of the Arts 2
- Werribee Park Mansion Hotel 3
- Moonah Links Golf Clubhouse 4



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- Rylands of Hawthorn 1
- Foyer - Rylands of Kew 2
- Aquatic centre - Rylands of Kew 3
- Rylands of Kew 4
- Rylands of Brighton 5
- Library - Rylands of Hawthorn 6



# Rylands sets the benchmark for retirement living



Although it is less than six years since the first Rylands opened at Brighton, the concept had its beginning many years before when the Buxton Group recognised the need for an alternative type of accommodation that would offer mature - but still active - people an independent lifestyle.

At that time no retirement facility close to five-star standard had been developed in Australia and it was the view at Buxton that there was a ready market for a style of living for older Victorians that would at least match the standard successful people had been accustomed to in their own homes. In the late 1990s Richard Buxton and Buxton Construction managing director Andrew Briggs headed to the west coast of the United States as guests of the Hyatt and Marriott corporations, leaders in the development of luxury apartment accommodation for retirees. "We learned a lot about this type of specialised residential development and spoke with many residents who said how much they enjoyed the lifestyle," Richard Buxton said. Convinced it was on the right track, all

that remained for the Buxton Group to do was to acquire a suitable site and build the best facility of its kind in Melbourne. Noted architect Edgard Pirrotta was commissioned to design Rylands of Brighton and a new era in retirement living had commenced. Rylands of Brighton opened in September 2002, then followed Rylands of Kew last year and now, with the opening of Rylands of Hawthorn in April, Melbourne has a triumvirate of unique retirement properties offering a range of residential facilities unrivaled in quality or breadth. It is the Buxton Group's intention to cater for the needs of Australia's increasing aging population through the establishment of Rylands facilities in every capital city and major population centre over the next decade.

# The road ahead

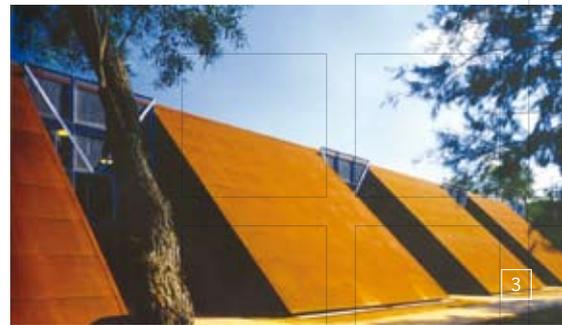
Buxton Group has successfully completed a number of projects of more than \$20 million over the last three years.

As the group moves into the next phase of its expansion it is bidding for more substantial projects such as the \$25 million Geelong Leisure Links, MAB Corporation's \$47 million New Quay Waterfront Apartments and the \$50 million Victorian University redevelopment. Buxton Construction's objectives include increasing market share in all areas of construction, with particular focus on the medical, pharmaceutical, scientific research laboratory, sport, leisure, hospitality, aged care, education and residential sectors. With economic forecasts of shortages in the supply of residential and commercial property over the coming three years, great opportunities exist for the group to expand both its construction and development activities in these sectors. Buxton Property's priorities

also include CBD refurbishments, industrial warehouses and the rapidly growing baby boomer market which is increasingly turning its attention to specialised retirement accommodation: an area in which Buxton is already a recognised leader with its Rylands brand. While the Buxton Group will always undertake its own projects there will be increased emphasis on working with external parties whenever commercially viable opportunities present themselves in the future. "With our quality people, track record and demonstrated ability to meet targets, we have every reason to feel confident that the Buxton Group will go from strength to strength and further its position as a leader in the property industry," Richard Buxton said.

- Nott Street Apartments Port Melbourne 1
- The Barrett Hawthorn 2
- 100 Exhibition Street Melbourne 3





# A sincere thank you

Good staff are pivotal to the success of any business enterprise and at Buxton Group we are blessed with a fine group of people dedicated to delivering exemplary quality and personal service to our clients.

The directors wish to place on record their sincere appreciation to every member of staff for their loyalty and commitment to the Buxton Group and hard work over the years. We extend a warm welcome to those who have recently joined our team and wish them every success in their careers with the Buxton Group:

Walter McIvor - *Group General Manager*  
Nolan Stevens - *Finance Manager - Property*  
Richard Paas - *Contract Administrator*

Mitch Catalano - *Accounts Assistant*  
Peta English - *Receptionist*

The external support the Buxton Group has received from countless consultants, sub-contractors, financiers, joint venture partners and organisations over the last 40 years has been a major factor in our success. It would be impractical to mention each one individually but we express our sincere gratitude for their contribution.

- On-course at Eynesbury Golf Club 1
- Gallowgate Apartments Port Melbourne 2
- Shadowfax Winery Werribee Park 3
- The Anchorage Port Melbourne 4
- Hume Global Learning Centre 5
- Lex Apartments Moonee Ponds 6
- Victorian College of the Arts 7
- Moonah Links Residential Lodges 8
- Sydenham Interactive Learning Centre 9
- Mercedes Benz - Lanes Motors 10

# An imposing addition to Hawthorn's skyline

Buxton was contracted to build a \$22 million residential and commercial complex at 117 - 119 Camberwell Road Hawthorn after providing extensive consulting services relating to construction and buildability issues to the developer, architect and consultants during the planning stage of the project. Consisting of two discrete zones side by side - one with five storeys of apartments, the other a ground-floor retail/office area, which is being designed to meet a 5 Green Star rating by Greenhouse Council of Australia and a 5-Star ABGR rating, combined with four levels of office space - the development has four levels of controlled-access parking in the basement and two at ground level. Conventional pre-cast concrete panels combined with a combination of alucobond panels and stone cladding meld with extensive glazing and coloured glass screens to give the building a contemporary, but timeless facade. A timber and stone entrance foyer with a double-height void is a feature of the commercial zone while two dedicated lifts service offices on all levels. The residential zone is accessed by a separate foyer and lift direct from Harold Street. Apartments range from 45 square-metre one-bedroom/studios to larger dwellings of 120 square-metres. "Because of their close involvement from early days Buxton has an intimate knowledge of the project and I have no doubt this will prove to be a distinct advantage throughout the construction period," Watson Young Architects' principal Colin Watson said. Formed in 2004 by Colin Watson and Adrian Young, Watson Young has established a fine record for its work with the master



planning and design of large scale commercial and retail developments as well as interior concepts and residential projects. The practice, which had formerly operated in South Melbourne, recently moved to spacious new premises in Grattan Street Prahran.

## A class project

Construction commenced in mid-May on an \$8.7 million staged project that will see Buxton remain on campus at Methodist Ladies College in Kew until the latter part of 2009. The first stage of the contract, which is scheduled for completion at the end of this year, involves upgrading the storm water system and constructing an 800 square-metre multi-purpose building in the school's science precinct. The steel-framed, two-storey building has significant rainwater collection capacity and features energy saving features that include external venetian blinds as well as a ventilation system that draws cool air from sub-floor and expels it through high-level vents. Stage two provides for the refurbishment of level one of the adjacent Nicholas Building and stripping the neighbouring

Physics Building back to a basic structure together with the removal of the western facade, some internal walls and all windows. Upon completion of this work, the building will undergo refurbishment including the fit-out of four science laboratories and associated preparation areas. Extensions to the south side of the Physics Building provide additional study areas for teachers and students while a two-level link connecting the two buildings will allow the school community to move between classrooms without being exposed to the weather. Architect for the project is highly respected DesignInc Melbourne which offers a comprehensive range of architectural, urban design and interior design services through its offices in all Australian capital cities, Jakarta and Beijing.

# Tradition blended with practicality



Developer Emery O’Bryan has retained the rich tradition of red brick that characterises the built form of so many of Port Melbourne’s iconic houses, factories and warehouses for its \$19.8 million Zinc Apartments.

The complex three-building, residential development project recently commenced by Buxton Construction incorporates the refurbishment and extension of two, more than 100-year-old heritage listed buildings plus construction of a new structure with six levels of apartments over a three-level basement. “The traditional red brick facades of all three buildings are complemented by zinc cladding on the upper levels to provide a finish that is visually appealing and highly durable but, more importantly, fits in well with the Port Melbourne streetscape,” developer Mike Emery said. Mike went on to explain how effective zinc roofing and cladding has been on Parisian buildings, many of which have existed for centuries. A notable aspect of the new six level structure is the diaphragm walls employed in the three-level basement which are the deepest that have been used to date on a Port Melbourne project.

Relatively new to Melbourne construction sites of this size diaphragm walls give lateral support by providing a reaction to horizontal forces from earth and water pressures on sites where excavation descends below the water table. Unlike many multi-dwelling residential developments which offer minimal design variation, Zinc Apartments have very little duplication of layout with about 60 of the 83 dwellings boasting separate floor plans. “Buxton Construction collaborated with us on an extensive range of building and design issues before we even put any apartments on the market and this has provided many advantages which will continue on throughout the construction phase,” Mike Emery added. Zinc Apartments designer, Melbourne-based Williams Boag Architects is an independently owned architectural firm providing expertise in the fields of architecture and planning, urban design and interior design.

# Awards

## Delgany Development

2008 **UDIA National** – President’s Award for Excellence

2007 **UDIA Victoria** – Award for Excellence

Delgany was selected for this prestigious award from an extensive field of elite projects nominated by Australia’s nationally operating construction companies.



## Rylands of Kew

2007 Australian Institute of Building  
Victorian Chapter  
High Commendation

2007 Australian Institute of Building  
National High Commendation

2007 UDIA Victoria  
Award for Excellence



## Lex Apartments

2005 Australian Institute of Building  
Victorian Chapter  
High Commendation

2005 Australian Institute of Building  
National High Commendation



## Moonah Links Golf Clubhouse

2004 Master Builders Association  
of Victoria  
Excellence in Construction



## Royal Melbourne Golf Clubhouse

2004 Master Builders Association  
of Victoria  
Excellence in Construction



## 100 Exhibition Street

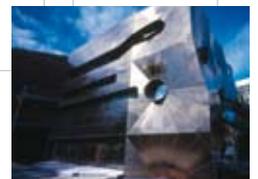
2004 Australian Institute of Building  
Victorian Chapter  
Professional Excellence Award

2004 Australian Institute of Building  
National Professional  
Excellence Award



## Victorian College of the Arts

2004 Royal Australian Institute  
of Architects  
Institutional Architecture Award



## Middle Brighton Baths

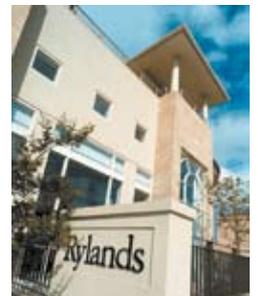
2003 Australian Institute of Building  
Victorian Chapter  
High Commendation



## Rylands of Brighton

2003 Master Builders  
Association of Victoria  
Special Commendation

2003 Australian Institute of Building  
Victorian Chapter  
High Commendation



## Refurbishment of 50 Queen Street

2003 Australian Institute of Building  
Victorian Chapter  
Professional Excellence in  
Building

2003 Australian Institute of Building  
National High Commendation



## The Mansion Hotel at Werribee Park

- 2001 Master Builders Association of Victoria  
Excellence in Construction (St Josephs Wing)
- 2001 Master Builders Association of Victoria  
Excellence in Construction (Shadowfax Winery)
- 2001 Master Builders Australia  
Excellence in Construction (St Josephs Wing)
- 2001 Australian Institute of Building Victorian Chapter  
Professional Excellence in Building
- 2001 Australian Institute of Building Victorian Chapter  
High Commendation (Shadowfax Winery)
- 2001 Australian Institute of Building  
National High Commendation

- 2001 Royal Australian Institute of Architects  
Victorian Architecture Awards  
John George Knight Award
- 2001 Royal Australian Institute of Architects  
Victorian Architecture Awards  
Marion Mahoney Award
- 2001 Royal Australian Institute of Architects  
The Lachlan Macquarie Award
- 2001 Royal Australian Institute of Architects  
The Interior Award
- 2001 Metal Building Products Manufacturers Association  
Award of Merit (Shadowfax Winery)



### Collins Gate

- 1999 Metal Building Products  
Manufacturers Association  
Award of Merit



### St Ninians

- 1997 Master Builders  
Association of Victoria  
Special Commendation



### Beacon Cove Recreation and Child Care Centre

- 1997 Australian Institute of  
Building Victorian Chapter  
High Commendation



### The Anchorage

- 1996 Master Builders  
Association of Victoria  
Excellence in Housing  
Best Multi Unit Development
- 1996 Master Builders  
Association of Victoria  
Excellence in Housing  
Best Inner Urban Residential  
Development



### Spray Street, Elwood

- 1995 Master Builders Association of Victoria  
Finalist - Excellence in Housing Awards

### Dean International Building

- 1984 City of South Melbourne  
Best Building Urban Environment

## Projects entered in 2008 Awards

### Master Builders Association of Victoria Excellence in Construction Awards:

Ascot Vale Sports & Fitness Centre  
Delgany Redevelopment, Portsea  
Eynesbury  
3 Male Street, Brighton  
Nufarm Building IR

### Australian Institute of Building Excellence in Building Awards:

Ascot Vale Sports & Fitness Centre  
Delgany Redevelopment, Portsea  
Eynesbury  
3 Male Street, Brighton

# Recently handed over



## Rylands of Hawthorn

Set in restful landscaped gardens, Rylands of Hawthorn is a five-level, 85-unit independent retirement facility with secured basement car parking designed by Melbourne architect Edgard Pirrotta. Featuring an elegant restaurant, lounge and bar area, private dining rooms, personal care facilities, swimming pool, gymnasium and cinema, Rylands of Hawthorn is fitted with state-of-the-art communication and security systems.



## Nufarm Building 1R

After completing Nufarm's Australian headquarters in late 2004, Buxton Construction was awarded a \$6.7 million contract for a new Conti Architects-designed building to replace one that was destroyed by fire. Ecologically Sustainable Design principles including the collection of rainwater, sun shading on windows and thermally efficient double-glazing were incorporated in the three-storey building.



## 3 Male Street Brighton

A four-level building - designed by Watson Young Architects - with a combination of office space and 26, one, two and three-bedroom serviced apartments over a two-level basement car park. A feature of the \$13.5 million project was the installation of diaphragm walls to restrict ground movement due to the foundations extending below the water table.



## Buchan Group office refurbishment

The Buchan Group, project architect for QIC and Brimbank Council's \$7.8 million Sydenham Interactive Learning Centre completed by Buxton Construction in late 2006, selected Buxton from a number of builders to construct additional studio space and renovate the atrium of its heritage-listed building in Rosslyn Street West Melbourne.

## Austin Hospital

Designed by Vincent Chrisp and Partners, the \$1.1 million fit-out of an empty building at the Austin Hospital for the Ludwig Institute for Cancer Research included construction of offices and a laboratory with special architect-designed benches plus the installation of CO<sub>2</sub> lines and air changeover equipment to comply with physical containment requirements.

# Current Projects

## Zinc Apartments

\$19.8m Construction of three apartment buildings in Port Melbourne

CLIENT Emery O'Bryan

ARCHITECT Williams Boag Architects

STRUCTURAL Hyder Consulting

MECHANICAL Vasta Engineering/Fryda Dorne & Associates

HYDRAULICS Christofi & Associates

FIRE Omni Pty Ltd

QUANTITY SURVEYOR Donald Cant Watts Corke

BUILDING SURVEYOR PLP Building Surveyors & Consultants

## Croydon Aquatic Centre

\$10.3m Construction of new aquatic facilities and alterations to existing leisure centre

CLIENT Maroondah City Council

PROJECT MANAGER Hyder Consulting

ARCHITECT Peddle Thorp Architects

SERVICES AHW Consulting Engineers (Vic) Pty Ltd

CIVIL/STRUCTURAL Bonacci Group Pty Ltd

POOL ENGINEER David Powick & Associates

LANDSCAPE Urbanedge Landscape Architects

BUILDING SURVEYOR Davis Langdon

## Croydon Golf Club

\$5.5m Construction of a new golf clubhouse

CLIENT Croydon Golf Club Pty Ltd

PROJECT MANAGER Robert Luxmoore Pty Ltd

ARCHITECT Demaine Partnership

STRUCTURAL/SERVICES Meinhardt Consulting Engineers

BUILDING SURVEYOR Philip Chun & Associates

## Lisson Grove, Hawthorn

\$22m Development and construction of three-level apartment complex

CLIENT Buxton Property

PROJECT MANAGER CPS Property Group

ARCHITECT Robert Mills Architect

STRUCTURAL Cardno Grogan Richards

SERVICES Hyder Consulting

QUANTITY SURVEYOR Prowse Quantity Surveyors

TOWN PLANNING SJB Planning

## Kids on Tulip

\$2.3m Child care centre in Sandringham

CLIENT Ten to Two Investments

ARCHITECT Perkins Architects

STRUCTURAL BDD

SERVICES MacCormack & Associates

BUILDING SURVEYOR Group II

## Martha's Point Community Centre

\$2.7m Community centre

CLIENT Primelife Corporation

ARCHITECT Demaine Partnership

SERVICES Jeff Bryar & Associates

CIVIL/STRUCTURAL Cardno Grogan Richards

POOL ENGINEER Commercial Pool Consultants

BUILDING SURVEYOR McKenzie Consulting Group

QUANTITY SURVEYOR Trevor Main & Associates

## 117-119 Camberwell Road, Hawthorn

\$22m Construction of mixed use development

CLIENT J G Vic Pty Ltd

ARCHITECT Watson Young Architects

STRUCTURAL Adams Consulting Engineers

ELECTRICAL Fryda Dorne & Associates

HYDRAULICS Clements Consulting

BUILDING SURVEYOR Reddo Building Surveyors

ESD Sustainable Developments

## Methodist Ladies College

\$8.7m Construction of a new multi-purpose building and refurbishment/alteration of science precinct

CLIENT Methodist Ladies College

ARCHITECT DesignInc Melbourne Pty Ltd

STRUCTURAL/CIVIL John Mullen & Partners

SERVICES Umow Lai & Associates

LANDSCAPE Outlines Landscape Architecture

QUANTITY SURVEYOR WT Partnership

## Austin Health Elective Surgery Centre (Repatriation Campus)

\$1m Refurbishment of 4 operating theatres and recovery rooms together with associated treatment, preparation and administration rooms and offices

CLIENT Austin Health

ARCHITECT CK Designworks

ELECTRICAL/MECHANICAL Umow Lai & Associates

BUILDING SURVEYOR Philip Chun & Associates

HYDRAULICS Rimmington & Associates

FIRE: Bodycote Warringtonfire (Aus)

Suite 3, 16 Salmon Street  
PORT MELBOURNE VIC 3207  
Telephone: 61-3-9644 7000  
Facsimilie: 61-3-9644 7044  
[www.buxtongroup.com.au](http://www.buxtongroup.com.au)

