

# insite

Edition 2 | 2014



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# WELCOME

Buxton Construction's prime objective is to consistently deliver the best quality outcome for each client – regardless of the dollar value, complexity or magnitude of their project.

So it's most rewarding when you not only achieve these goals but have your performance formally recognised within an industry characterised by fierce competition between its major players. Everyone at Buxton was delighted to receive a number of prestigious awards from the Australian Institute of Building and the Master Builders Association of Victoria (MBAV), the details of which appear on page 8. One of the more notable was the MBAV Specialist Contractors Collaboration Award for achievement of the highest assessment in estimating, contract, site operations, occupational health and safety, and financial management.

As Buxton steps up to projects in the above \$50 million category, this award is proof we possess the attributes pivotal to successfully operating at a higher level. It is much more than recognition of the dedication and experience of our team; the award also acknowledges the outstanding contribution of the many architects, consultants and sub-contractors who support us so well.

The award also speaks volumes for our client base who have collectively demonstrated faith in our competence and ability to consistently deliver a product that meets their exacting standards in every regard. This combined support and confidence in our ability to perform on larger and more complex projects – as we've demonstrated with the recent successful completion of the \$50 million stage 1 of Sandyhill Apartments – are crucial to the company's ongoing expansion.

We're truly grateful for this vote of confidence as it vindicates our longer term vision for Buxton Construction.

**Andrew Briggs**  
Managing Director

# CREATING A RESORT



## CLUBHOUSE ON COURSE FOR EASTERN

Buxton is constructing Eastern Golf Club's clubhouse and golf academy – designed by Perrott Lyon Mathieson and project managed by Robert Luxmoore. Located in the Yarra Valley at Yering, Buxton provided valuable buildability and costing advice during the consultative design phase.

"Buxton worked hard to win the competitive tender and one of the key factors was their ability to deliver the quality finish the club is seeking," said Luxmoore's senior project manager John Eggleston. Securing Eastern Golf Club's \$11 million project is just the latest in a round of successful golf course constructions for Buxton, who have completed eight projects across Melbourne in recent years.

The clubhouse facilities are located on a single level which sits over a basement located below back of house areas to provide easy access to all service areas. In addition to all the standard features expected in a high quality golf clubhouse, Eastern Golf Club has cleverly incorporated separate function areas totalling 892 square metres which allow corporate events to be held without affecting members' use of club facilities.





FEEL

“Buxton is renowned for its quality work in the aged care sector and we have utmost confidence in their ability to meet the stringent standards that have been set for Hester.”

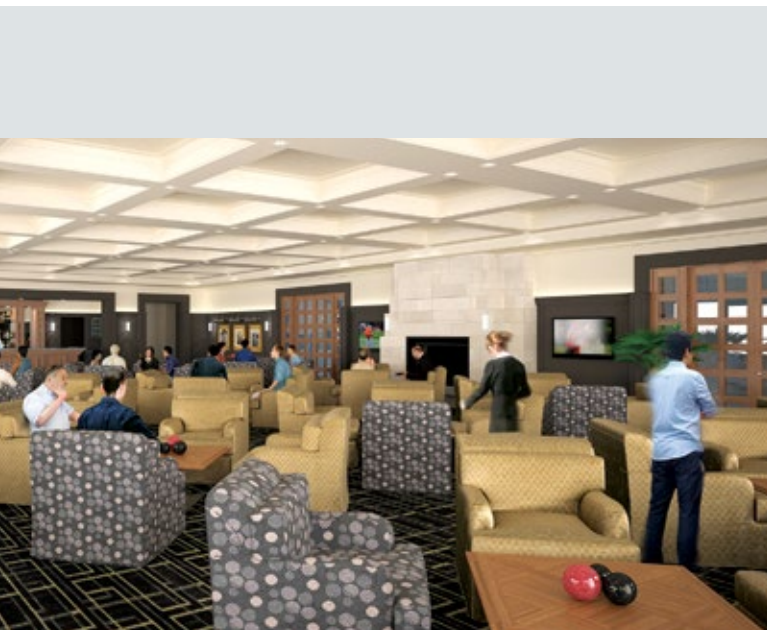
– Anthony Delduca, Architect, Marchese Partners



Marchese Partners, architect for Hester Canterbury Aged Care, aims to create a facility that has more of a resort feel than traditional aged care facilities; appealing to residents and also welcoming to their children, grandchildren and friends. Marchese Melbourne principal Anthony Delduca says his firm was delighted Buxton Construction was the successful tenderer to build the \$18 million, 34 independent living units,

“We’ve got to know and respect Andrew Briggs and the Buxton team through another project we’ve been jointly working on and have seen first-hand their professionalism, spirit of co-operation and pragmatic approach to construction.”

“Buxton is renowned for its quality work in the aged care sector and we have utmost confidence in their ability to meet the stringent standards that have been set for Hester.” The three-level structure over a basement car park comprises 34 apartments that equal the quality finish of today’s finest homes and feature furniture-grade joinery, stone bench tops, and premium Miele appliances.



“Buxton worked hard to win the competitive tender and one of the key factors was their ability to deliver the quality finish the club is seeking.”

– John Eggleston, Senior project manager, Luxmoore



# UNDERSTANDING THE NEEDS OF

During the tender stage for major additions and alterations to their facility, Assisi Centre for Aged Care focused on appointing a construction company with a complete understanding of the specific skills required to work around older residents.

“It was a tricky process because Buxton had to work within the confines of a fully operational aged care facility. We were delighted with our decision to appoint them because they understood our needs and life went on over the last two years with very little disruption to our staff or residents,” Executive manager Peter Staples said.

Now complete, the three-stage, \$21.3 million project involved constructing a new two-storey wing comprising 45 bedrooms with ensuites and an undercover car park to a section of the ground floor level, and refurbishing the existing 20-year-old hostel.

“Although the old hostel was gutted, Buxton made best use of anything that could be re-used to save on construction costs without compromising on quality and have delivered a high quality brand new interior.”

Half the 90 residents occupying the original building were relocated upon completion of the new wing to allow the second stage – refurbishment of half the existing building – to be completed. Residents moved into the newly refurbished section to allow the remaining part of the original building to be upgraded, increasing capacity to 150 beds.

The refurbishment includes renovated bedrooms complete with ensuites, a café, plaza theatre, hairdressing salon and a medical consulting suite.

“Our residents now have a place to call home they are really proud of with pleasant surroundings, modern amenities and, above all, their own bathrooms in the new sections,” Peter Staples proudly observed.

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– Peter Staples, Executive manager, Assisi



# AGED CARE



# TOP AWARDS FOR BUXTON

Buxton Construction featured prominently in the recent 2014 Australian Institute of Building (AIB) Professional Excellence Awards and Master Builders Association of Victoria (MBAV) Awards. Importantly, these awards recognise not only those companies that demonstrate professional excellence, but also the individuals themselves. We are proud of the depth of skills and experience within the Buxton team, and congratulate our colleagues for their achievements.

## AIB Professional Excellence Awards

### RSPCA Burwood East

Andrew Stapleton and Rob Marsh were recognized for professional excellence as project managers during the \$18 million, four-level construction and staged refurbishment of the RSPCA.

"Buxton was very easy to work with; they were exceptionally flexible and accommodating both before and during the construction phase, and totally committed to delivering a first class product." Barbara Bamford, Project architect, Bamford Dash.

### Portsea Golf Club

Project managers Chris Loritsch and Jason Halliwell were recognised for their work on the \$9.5 million, two-level clubhouse and resort facility with 24 guest rooms.

"Buxton Construction played a pivotal role in the process, which I'm sure contributed significantly to the success of the project, and I have no hesitation recommending they be involved in projects from the pre-planning stage," Brian Mathieson, Perrott Lyon Mathieson.

## AIB High Commendation

### Bridge Inn Mernda

Daryl Marson and Ben Cavell received a high commendation for their project management throughout a 6.5 million restoration and additions of the 1890s heritage-listed hotel.

"Buxton showed great understanding of the project and a willingness to work closely with us to ensure the project was completed on time." Eddie Gauci, director of Benmara Pty Ltd (operator of Bridge Inn).

## MBAV Excellence in Construction Awards

### Specialist Contractors Collaboration Award

"For over four decades, Buxton Construction has grown to become a multi-faceted business focused on excellence in construction and enduring client and partner relationships. Buxton have demonstrated a consistently professional approach in their dealings with their specialist contractors through tendering, contracts, site operations, OH&S and financial dealings. They were the stand out nominee and their culture is both recognised and applauded by the Master Builders Specialist Contractor's Committee." MBAV



# TEAMWORK AT CaSPA

Buxton Construction's senior on-site management team – project manager Andrew Stapleton and site manager Rob Marsh have been busy at CaSPA, a \$25.1 million, 146-bed aged care facility in South Melbourne.

## What are your qualifications and how long have you been in the industry?

**Andrew:** I started as an apprentice carpenter and joiner then completed my Diploma in Building Construction. I've been in the industry for 37 years, 18 at Buxton.

**Rob:** I obtained a bricklaying apprenticeship at 16, then studied and qualified in building construction. I've been at Buxton for almost half of my 30 years in construction.

## Which sectors have you worked in?

**Andrew:** I have covered nearly all sectors including local government, residential including multi-story refurbishment, hospitality, commercial, institutional, aged care, sports facilities, civil.

**Rob:** over the years I have worked on everything, but specifically high-rise apartments, aged care, sports facilities, institutional, residential.

## In which roles?

**Andrew:** I started with Buxton in 1996 as a project manager, and am now responsible for the total management of CaSPA's new aged care facility.

**Rob:** I held a number of supervisory positions before becoming a site manager which I've been for 20 years.

## What major projects have you been involved with?

**Andrew:** CaSPA, RSPCA Burwood East, Werribee Park Mansion Hotel including Shadowfax Winery and polo centre, Victorian Arts Centre, Queenscliff Harbour.

**Rob:** Hi Sense Arena, Delgany, Cerberus Naval Base, RSPCA Burwood East; a six-level residential and commercial complex in Hawthorn.



## How does CaSPA compare with these for complexity?

**Andrew:** the site is exceptionally tight and located in a densely populated area so we need to meticulously manage noise, operating hours, deliveries and construction vehicles. We communicate with residents regularly to keep them updated and have had positive feedback.

**Rob:** the dollar value of a contract doesn't always reflect the complexity of a project which is the case with CaSPA. There are complicated heritage requirements, site access is restricted and the environmental, traffic management and construction issues are extremely challenging.

## You've been with Buxton Construction for many years, your perspective on the company?

**Andrew:** our systems and processes are equal of any and we have a team of experienced professionals with the construction know-how for virtually any kind of project, regardless of size or dollar value.

**Rob:** the company has progressed significantly in my time here and it's rewarding to see it moving into larger, more complex projects such as the \$50 million Sandyhill Apartments.

“Following an extremely competitive tender, we were delighted to appoint Buxton Construction because they have an outstanding track record in this sector and a reputation for working closely with the client team to deliver quality outcomes.” – Matt Benson, Project manager, McMullin Group

## McMULLIN GROUP HAS FINE TRACK RECORD

Project manager for Hester Canterbury, McMullin Group Pty Ltd, is well qualified to co-ordinate the construction of a luxury independent living facility, having been involved with more than 25 aged care and retirement living projects over a number of years.

“We have been engaged in buildability and feasibility issues for Hester with the client, Boroondara Aged Services Society (BASS Care), since the project's inception,” McMullin Group general manager Matt Benson said.

“Following an extremely competitive tender, we were delighted to appoint Buxton Construction because they have an outstanding track record in this sector and a reputation for working closely with the client team to deliver quality outcomes.”

Established in 1999, McMullin Group is a full-service, end-to-end property development and project management company with experience spanning the commercial, industrial, aged care, medical and retail business sectors.

McMullin Group regularly invests in business opportunities both within property-related developments and other businesses. It is also involved in project financing, property and asset management, and has a funds management arm.

“While we are heavily diversified within the property sphere, project management work on the client side accounts for about one-third of our core business and we have broad experience across many different construction sectors,” Matt added.

# FREEMASONS DELIGHTED WITH NEW FACILITY

Designed by the Buchan Group, the upper floors of an existing five-storey building in Box Hill have been converted into bespoke Freemason facilities and two function areas – including kitchens – with capacity for up to 120 seated guests each.

The project consisted of removing a large part of the existing concrete roof structure to make way for a high vaulted ceiling to one of the new lodge rooms. This complex task was completed during one of Melbourne's wettest winters while levels one and two remained occupied. Extreme care was exercised by the Buxton onsite team to ensure the safety of tenants and staff at all times and minimal disruption to their daily activities.

"Buxton Construction has delivered a top class Masonic Centre and community facility of which we are extremely proud. The meticulous attention to detail, scheduling and quality of the end product is a credit to Buxton," Freemason Grand Secretary Peter Henshall said.



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– Peter Henshall, Freemason Grand Secretary



# CURRENT PROJECTS

## AQUEOUS APARTMENTS

\$11.1 million construction of 41 apartments over six levels and basement in Port Melbourne.

**Client:** Prince Developments

**Architect:** Rothe Lowman

**Building Surveyor:** Reddo Building Surveyors

**Structural:** Webber Design

**Services:** Simpson Kotzman

**Acoustic:** Marshall Day

**Quality Surveyor:** Rider Levett Bucknall

## CaSPA CARE DEVELOPMENT

\$23.4m 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 development for 69 independent living units 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

**Architect:** Lyon Perrott Mathieson

**Project Manager:** Robert Luxmoore Pty Ltd

**Building Surveyor:** Gardiner Group

**Structural:** Irwin Consulting

**Services:** Irwin Consulting

**Quantity Surveyor:** Slatery 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

## MASONIC LODGE BOX HILL

\$3.9m refurbishment and renovation of existing four-level office building.

**Client:** Freemasons Victoria

**Project Management:** Nash Project Management

**Architect:** Buchan Group

**Structural:** Brown Consulting

**Services:** Norman Disney Young

**Building Surveyor:** Gardiner Group

## SANDYHILL APARTMENTS – STAGE 1

\$50m construction of 187 apartments over a three-level basement, including 2,000m<sup>2</sup> of retail in Sandringham.

**Client:** Blueprint Development Group

**Architect:** Watson Young Architects

**Structural/Civil:** Adams Consulting Engineers

**Services:** ALA Consulting Engineers

**Building Surveyor:** McKenzie Group Consulting

**Quantity Surveyor:** Rider Levett Bucknall

## 1919 MALVERN ROAD

\$20m apartment and office development over four levels 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 DESIGN PHASE

\$38m construction of 140 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

## TWO NEW WINS FOR BUXTON

### \$35 million contract for St Joseph's Mews and \$20 million contract for Ultradata

After two years working on the design phase from town planning stage, Buxton Construction has won a competitive tender to construct 69 luxury independent living apartments and renovate the historic St Joseph's school and church in Hawthorn for Catholic Homes.

The Ultradata contract involves construction of a four-level, multi-use development over a two-level car park in East Malvern.

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