



Social Housing Development Handed Over

Built on solid foundations.

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Welcome

In these challenging times it is imperative to take the appropriate action to mitigate fallout from the tough conditions that have beset the business world in general as well as those that are unique to the construction industry.

Above all else, the relationship we have with our clients is paramount at Buxton Construction. In our view sound business relationships built on mutual trust and understanding promote open and honest dialogue that better enables issues which invariably arise to be ironed out promptly, equitably and more efficiently.

Since its establishment more than 50 years ago Buxton has worked hard at forging strong and enduring partnerships with clients, believing that a superior result is far more achievable when all parties are on the same page.

As headwinds facing the industry intensify we believe it is more important than ever before to nurture relationships with our existing clients because this often leads to repeat business and negotiated contracts which are exceptionally important to us.

But the value associated with continuity of engagement is not only of considerable benefit to Buxton Construction, it also provides stability and other advantages for our clients as well as for architects, consultants, sub-contractors and on-site personnel involved.

I can assure you though, that we are certainly not resting on our laurels and taking it as read that the company will continue to grow through business just coming our way from our existing customer base: quite the opposite!

In today's highly competitive environment we're continually exploring new leads and investigating areas that have the potential for us to diversify our activities into different sectors of the construction industry and, at the same time, identify synergies that may exist with other organisations.

Buxton Construction has weathered tough times in the past and will continue to do so now and in the future!

Stephen Baker
Managing Director



Graduation program brings success by degrees

"Buxton Construction has been committed to a graduate training program almost since the company's inception more than 50 years ago", says current chairman Andrew Briggs. It is designed to embrace and develop employees' capabilities as well as groom and equip people with high potential for more senior roles in the company.

"Over the years the program has produced a raft of tangible benefits for Buxton Construction, the industry and individual graduates, many of whom have progressed through the ranks to senior positions and made a meaningful contribution to our company and the industry overall."

The program offers a career path for graduates to work in different areas of the business to gain broad experience and develop their skills in various disciplines of the construction industry, preparing them for promotion to more senior positions, either with Buxton or within the broader industry.

"This is a plus for the company as it provides us with a pool of proven performers to consider for promotion and, while we prefer that good people remain with our company, we're pragmatic and recognise that the construction industry as a whole, benefits from the training and experience our graduates have received with us."

According to Andrew, graduates have the opportunity to identify their individual strengths and career preferences while gaining valuable on-the-job experience which equips them for their future, while from the company's perspective, the program promotes diversity in the workforce, identifies high performers and assists management with succession planning.

"The program also helps promote stability within the Buxton ranks, strengthens our resources and, from day one, exposes potential leaders to the philosophies, business ethics and culture which have played such an important role in the company's success for decades," Andrew added.

Buxton Construction Insite Seminar

A big shout out to our colleagues who attended the recent Buxton Construction Insite Seminar held at the Botanical Hotel in South Yarra on April 20th 2023.

It was an informative seminar on Building Compliance for building certification, managing conflict of interest for building surveyors and an overview of the NCC changes which commenced on 1 May 2023. We learned so much about the latest updates and regulations in the construction industry, and gained valuable insights from industry expert, Adem Kose from Steve Watson & Partners. Key takeaway? Taking the lead in keeping teams up to date with the latest best practices and knowledge pays off in the long run. Thanks for the opportunity to learn and grow!



Introducing Buxton graduates who've made the grade

Over the years many employees of Buxton Construction have participated in the company's graduate program. We've put the spotlight on four diverse graduate stories.



Tim Hope-Johnstone

A prime example of the value of the graduate program is Tim Hope-Johnstone. Tim joined Buxton in 2006 and worked as a graduate on the Essington Apartments project in Camberwell while completing a Bachelor of Applied Science (Construction Management) at RMIT University and commenced in estimating.

He subsequently obtained his degree with honours and worked in contract administration before assuming the role of project manager on stage two of Blueprint Developments' flagship \$135 million, 451 apartment Sandyhill project in Sandringham.

"There's always a sense of satisfaction when a project is handed over but the most enjoyable aspect of my life at Buxton is working closely with people to achieve the best possible end result. Construction's a fast-paced environment and unless you share common objectives and there's a strong sense of camaraderie you don't survive," Tim said.

As a senior member of the team Tim is justifiably proud of the company's high principals coupled with its commitment to being completely open and honest in its dealings with clients, consultants, stakeholders and staff.

"All staff are treated with a high level of respect and are given responsibility which encourages a sense of ownership of all the projects we're working on, promoting an environment that develops trust, self-discipline and open communication."



Tim Edmonds

Fresh with a Bachelor of Applied Science (Project Management) from RMIT, Tim Edmonds joined Buxton Construction as a project coordinator in 2016.

"I was keen to learn as much as I could about the industry in general while honing my skills in the space that most appealed to me. Naturally my ambition is to be promoted to project manager in time," Tim said.

Tim lists working with individual sub-contractors – whom he views as experts in their chosen field – and solving problems that arise as his principal source of job satisfaction while, at the same time, expanding his knowledge of the various trades.

He says his favourite project to date is The Morgan Glen Iris, a luxury 62-apartment assisted living facility.

More recently, Tim moved into the role of contract administrator where he successfully completed a social housing development in Balaclava.

Tim believes Buxton's integrity, work ethic and flexibility are qualities that set it apart from its competitors. "Our commitment to meeting clients' needs, delivering a quality product and working harmoniously with our subbies are highly desirable attributes in my book."

"There's a distinct feeling of gratification that comes with the completion of every project but The Morgan is such an outstanding development and the team behind it were awesome to work with."



Bill Bui

The new kid on the block, Bill joined Buxton in February and is undergoing his introduction to the industry on-site under the watchful eye of another graduate, contract administrator Tim Edmonds.

Bill completed a Bachelor of Applied Science (Construction) with honours at RMIT at the end of 2022 and admits he was attracted by the presence of Buxton's material on campus and the company's apparent commitment to recruiting qualified people for their graduate program.

"Buxton Construction seemed to be at the forefront of the industry with publicising its graduate program and this willingness to recruit was the catalyst for my application,"

"I'm at the beginning of my career and readily accept there's much to learn in the years ahead but my goal is to progress through the ranks and ultimately become a project manager. The atmosphere here is welcoming and relaxed, and I already feel I've made the right decision."

Peter Michaltsis

Peter was part of Buxton's graduate program during the formative stage of his career, joining the company in 1997 while studying for an Associate Diploma of Applied Science (Construction) at RMIT University.

A qualified carpenter with experience in the residential sector, Peter started in estimating at Buxton then progressed to contract administration.

Bitten by the travel bug, he left Buxton in 2002 to explore Australia before resuming his career "on the tools" before being recruited by Melbourne-based construction company Hickory as a project manager. There he worked his way up the ladder, becoming a director and equity partner.

Subsequently he relinquished these roles to establish a business – which he currently operates – providing independent consultancy services to the construction industry.

"The grounding I received under the Buxton graduate program was invaluable. It's a family-oriented company with strong ties to building and brings to the table a strong commitment to quality together with an enviable reputation for being frank and open with business associates and staff," Peter said.

"Although I didn't end up going the distance with Buxton, I am grateful for the opportunity they gave me early on and I attribute much of the success I've had in the industry to the excellent grounding I received as a member of their graduate program."

The changing face of construction

The construction industry today is a far cry from 50 years ago. Methods, compliance, regulations, building techniques and materials have evolved over the decades.

“In the past building regulations fell in line with the lowest common denominator which set a fairly low bar but this has changed dramatically and construction operations and standards have cranked up exponentially in recent years,” said Buxton chairman Andrew Briggs.

Buxton Construction has prided itself on keeping pace with the latest industry practices and innovations over the decades, and assisting clients and consultants to achieve the optimum outcomes.

Ben de Waard director of Sustainable Development Consultants agrees that change is in the air and says builders can no longer hide behind window dressing to make them and their projects look good.

“Changing community attitudes and the voluntary observance of social and corporate responsibilities are driving change in the industry. More detailed council implementation reporting, ESD policies, greenhouse gas emission guidelines and carbon targets together with more stringent checks and balances have also had a positive impact on the industry.”

Energy storage to reduce dependence on the grid and minimise costs – as well as drive down emissions – is attracting increasing attention while the capture of water for toilet flushing, laundry use and irrigation and some other applications is becoming more widespread.”

“Solar systems can be installed on the roof of buildings and in various other situations such as on pergolas or on the ground. Cost savings – not to mention the reduction in fossil fuel consumption – are meaningful.”

“Solar systems start paying for themselves from the day they become operational and deliver ongoing cost efficiencies and energy savings,” Ben added.

Construction materials in use today improve livability and ambiance while some products such as adhesives, floor coverings and paints are designed to meet emissions standards that reduce risks to the health of workers and building occupants.

A significant innovation that Ben expects to be seen on building sites in the near future is a reduced dependence on fossil fuels as the electrification of many mechanical applications becomes more widespread.

Sustainable Development Consultants have collaborated with Buxton Construction on numerous projects over the years, the most recent of which was Fairway Aged Care involving the expansion of existing facilities from 65 to 84 beds with basement car parking.

In this instance, Buxton provided ESD consulting services relating to water capture for irrigation and laundry use, solar electricity and daytime lighting to rooms and common areas.



Photograph by Elizabeth Schiavello

Social housing development handed over

Buxton Construction recently completed an 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 the City of Port Phillip, the Victorian Government and HousingFirst which saw the site transformed into a contemporary housing complex to meet the needs of a cross-section of society.

Marlborough Street is a \$24.25 million, six-level project comprising 46 high quality one, two and three-bedroom dwellings over a basement public car park with space for 39 vehicles.

Designed by Baldasso Cortese, the apartments are available to people from the Victorian Housing Register including those with a disability.

The stepped facade showcases modern masonry techniques – featuring a combination of brick and exposed concrete pillars – facing Balaclava station. The building’s immediate proximity to the station required considerable attention to acoustics by the design team.

In line with current design practices, a range of sustainability features such as naturally ventilated corridors, integrated solar shading and a significant number of cross-ventilated dual aspect apartments are included in the building.

The complex has a landscaped rooftop area for residents’ use while the ground floor foyer boasts a large feature area map of the St Kilda/Balaclava region on the wall and a social enterprise space.

At the official opening of the complex, held the week leading up to Easter, the Commonwealth and Victorian Ministers for Health expressed their appreciation of the work put in by the team who delivered the project saying it had proven to be a successful partnership between three tiers of government, the development and the architectural and construction teams.

CURRENT PROJECTS

MORACK GOLF CLUB

Redevelopment of the Morack Golf Course including new golf pavilion/clubhouse, 25 bay driving range, 18-hole mini golf facility, cart store and car parking.

Client: Whitehorse City Council

Superintendent: Meinhardt Project Management

Architect: Centrum Architects

Structural: Acor Consultants

Services: Acor Consultants

Landscape Architect: MemLa

Building Surveyor: Philip Chun

ESD: Co-Perform

RESERVOIR PRIMARY SCHOOL

Redevelopment of the existing administration building, construction of new two-level "STEAM" and Music Pavilion and extensive landscaping.

Client: Victorian School Building Authority

Superintendent: Meinhardt Project Management

Architect: DesignInc Melbourne

Structural/Civil Engineer: Taylor Thomson Whitting

Services: Cundall

Building Surveyor: Philip Chun

CAPITAL TRANSPORT

\$17.5m construction of a new three-level office building comprising one level of undercover car parking and two levels of offices, including extensive landscaping and paving works.

Client: Shannon Property Developments

Project Manager: Duo Projects

Architect: C. Kairouz Architects

Structural/Civil Engineer: ACOR Consultants

Services: MacCormack Associates Consultants

Landscape Architect: MemLa

Building Surveyor: PLP Building Surveyors

Quantity Surveyor: WT Partnership

PARKVILLE GARDENS STAGE 9

151 one and two bedroom apartments over sixteen-levels, ground floor reception and communal space with one basement level car park.

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

Building Surveyor: Philip Chun

Quantity Surveyor: Napier & Blackley

3-15 SHIEL STREET, NORTH MELBOURNE

Construction of 77 residential apartments over eight-levels with one-level of basement car parking.

Client: Housing Choices Australia

Architect: Clare Cousins Architects

Structural: Webber Design

Services: JBA Consulting Engineers

Landscape Architect: KPLA

Acoustics: Clarity Acoustics

Building Surveyor: RBS Building Surveyors

Quantity Surveyor: a2m consulting

SAMMA PLACE

\$47m mixed use development of sixteen-levels over two-level basement 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

Acoustic Engineer: Acoustic Logic

Building Surveyor: Steve Watson & Partners

Quantity Surveyor: WT Partnership

ESD: ARK Resources

ROYAL MELBOURNE GOLF CLUB

In conjunction with Robert Luxmoore project managers Buxton Construction are assisting the club with the completion of their \$11.2m new underground carpark, driving range and bowls pavilion.

Client: Royal Melbourne Golf Club

Project Manager: Robert Luxmoore

Architect: Demaine Partnership

Services: Compass

Structural: Matter Consulting

RECENTLY COMPLETED PROJECTS

46-58 MARLBOROUGH STREET, BALACLAVA

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

Client: HousingFirst Limited

Architect: Baldasso Cortese

Structural: Stantec

Services: Stantec

Landscape Architect: Land Design Partnership

Building Surveyor: Steve Watson & Partners

Quantity Surveyor: Ralph Beattie Bosworth Pty Ltd



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