



**MAB**



**Visionary  
Development.**

**Collaborative  
Partnerships.**

**Inspired Design.**

**Sustainable  
Communities.**

These guiding mantras  
have made MAB  
one of Victoria's most  
inspirational and leading  
property companies.



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MAB Corporation (MAB) is a privately owned property development company that has been successfully operating since 1995.

Established and owned by fifth generation Melbourne property identities, Michael and Andrew Buxton, MAB has activities in residential, retail, industrial and commercial developments, as well as a funds management business.

With an unrivaled ability to deliver on complex planning outcomes for major projects and an established track record of creating outstanding public places; MAB's people are committed to the vision of producing quality developments.

MAB's proficiency in collaborating with its partners and ability to adapt are fundamental to its success.

**MAB**

# 01

## Our Approach.

Our MAB Promise tells our clients, customers and communities what they can expect when they partner with MAB Corporation.

### Our Vision.

To be the acknowledged leader in enhancing Australia's built environment.

### Our Job.

To deliver high quality, unique developments in partnership with our clients and communities.



#### Quality Built Environments

We know that quality is the very essence of our approach to business and is a hallmark of our success. High quality development is key throughout all of our projects; whether they are masterplanned communities, residential, commercial or business parks.

#### Timely Delivery

We stick to our deadlines and deliver on time. Given the complexity of our projects this is not always easy but is always appreciated by our clients.

#### Creative Design

We are visionaries and always look for ways to improve and differentiate ourselves with style and flair. In our push for creativity we are always sympathetic to the places in which we are working.

#### Collaborative Partnerships

We are in the relationships business. No improvement to the built environment can occur without fulfilling partnerships. Whether we are dealing with a minister, a customer or an investor, our approach is the same and we seek collaborative arrangements with all.

#### Engaged Communities and Customers

We understand the privilege of working amongst communities and for our customers and seek to be professional and respectful.

#### Sustainable Projects

We plan for the long term and ensure that our developments stand the test of time.



02

# Our 24 Hour City Model.

Proximity and connectivity are integral to a successfully masterplanned community. MAB achieves this through its 24 hour city model.

MAB creates dynamic 24 hour cities for living, working and relaxing.

By creating well planned communities that integrate business hubs, retail centres, parklands and living precincts linked by public transport and effective road networks, MAB cities generate truly integrated employment and residential opportunities. This gives residents the ability to work and play where they live.

The 24 hour city model forms part of the foundation of three of MAB's award-winning projects: Merrifield, NewQuay and University Hill.



*Artist Impression, Merrifield Waterfront*



# 03 Our Projects.

## Mixed-use Communities

- 1 NewQuay
- 2 merrifield



## Residential

- 4 canopi
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## Business Parks & Commercial

- 9 RBIS business park
- 10 translink BUSINESS PARK
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- 18
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- 20 MERIDIAN BUSINESS PARK
- 21 southjunction



04

# Our Business.

MAB is an integrated property company that creates, owns and manages projects across masterplanned and residential communities, commercial buildings and business parks.

**Masterplanned  
Communities.**

**Residential.**

**Business Parks.**

**Commercial  
Projects.**

**Project  
Management.**

**Investment  
Management.**



# Masterplanned Communities.

“The best example of a properly integrated, masterplanned development anywhere in our state.”

*The Premier of Victoria, the Hon. Daniel Andrews MP  
(in reference to Merrifield)*

MAB's masterplanned communities are the perfect blend of residential, employment, retail, leisure and community facilities, planned in an integrated manner to create vibrant and sustainable communities.

Based on the 24 hour city model, MAB's communities are completely self-sufficient. These communities offer employment, retail and many forms of residential options alongside beautifully landscaped parklands and recreational areas for all residents to enjoy.



*Artist Impression,  
NewQuay, Docklands*



“Families moving into our new outer suburbs like Merrifield deserve strong opportunities and liveable communities, and developments like these will build that close to home.”

*The Premier of Victoria, The Hon. Daniel Andrews MP*



Artist Impression, Merrifield City Centre

# Merrifield.

**Donnybrook Road, Mickleham**

Located on the corner of the Hume Freeway and Donnybrook Road, Mickleham, approximately 30km north of the Melbourne CBD, Merrifield is strategically positioned to establish a centre of urban life for Melbourne’s northern growth corridor.

The vision for Merrifield is to create a new 24 hour city for Melbourne, offering a truly sustainable, masterplanned employment and lifestyle community - a thriving and desirable destination for employment, leisure and residential living.

It is set to become Victoria’s largest fully masterplanned and integrated mixed-use development and will set the benchmark for shaping Melbourne’s future.

Merrifield is a joint venture between MAB and Gibson Property Corporation.

770ha	25,000+
Total project size	New jobs
110ha	15,000+
City centre	New residents
305ha	5,000+
Living	New homes
330ha	130ha
Business park	Open space

## Project Features

- Entertainment and restaurants
- Waterfront city centre
- 3 schools
- Local town centre
- Sports facilities
- Community facilities
- Stormwater harvesting re-use (Australian first)
- Lifelong education

## Estimated Completion

2035



# University Hill.

Plenty Road, Bundoora

University Hill is a multi-award winning mixed-use development at Bundoora. Just 18km from the Melbourne CBD and set on 104 hectares. University Hill is located on the intersection of Plenty Road and the Metropolitan Ring Road. The estate is perfectly positioned to provide convenient access to all major arterial road networks, CBD and Melbourne Airport.

Delivering on its vision for the project, MAB has created a thriving community that strikes a balance between lifestyle, retail, community, business and the environment.

In recognition of this vision, MAB was awarded the Property Council of Australia's 2011 Group GSA Award for Best Masterplanned Community as well as the Urban Development Institute of Australia's (UDIA) 2010 Masterplanned Development award.

104ha	4,000
Total project size	New jobs
5	1000
Standalone office buildings	New homes
155	130
Businesses	New retailers
\$1 Billion	
Investment	

Project Features

- 3ha passive recreation parks
- 5ha wetlands
- 10ha nature reserves
- Remediation of contaminated land
- Long term masterplanning
- First dedicated white collar employment precinct in Melbourne's northern suburbs

Estimated Completion

2020

“ University Hill has set a new benchmark for a mixed-use urban community underpinned by a diverse employment base.”

David Turnbull, Chief Executive Officer, City of Whittlesea





# Residential.

“Every day there is something to see from your balcony, with life going on all around you.”

*Maria De Luca, Resident of NewQuay*

MAB residential has delivered a significant number of apartment projects over the past 20 years, with the flagship NewQuay, Docklands, home to 10 award winning projects.



*Artist Impression, Aqui Promenade*

MAB has partnered with a number of acclaimed architects, the community and government to create contemporary, award-winning apartments and a new kind of living for over 3,500 Melburnians at NewQuay. The thoughtfully considered apartment towers boast picturesque views of the city and harbour and are located in close proximity to transport and walking distance to the Melbourne CBD.

Public space incorporating retail, cafes, restaurants, public art and green space complement the residential offering at NewQuay and enhance the livability of this community. NewQuay continues to evolve, with new visually stunning apartment buildings, thoughtfully designed parks and interactive public art spaces.

The rise of residential growth areas to the north of Melbourne's CBD has led to the creation of MAB's masterplanned communities, University Hill in Bundoora and Merrifield in Mickleham. While all three of these projects are very different in their residential offering, they all have the same high quality finishes, cutting edge design and product tailored to their unique environments.



# NewQuay.

## Docklands, Melbourne

NewQuay is a worldclass waterfront precinct, located at the harbour-end of Melbourne's CBD on the corner of Harbour Esplanade and Docklands Drive.

NewQuay offers the very best of Melbourne, featuring waterfront restaurants, a range of apartments and luxury facilities, business hubs, major transport links, al fresco dining and spectacular views of the city.

Once complete, NewQuay will be home to more than 4,700 apartments.

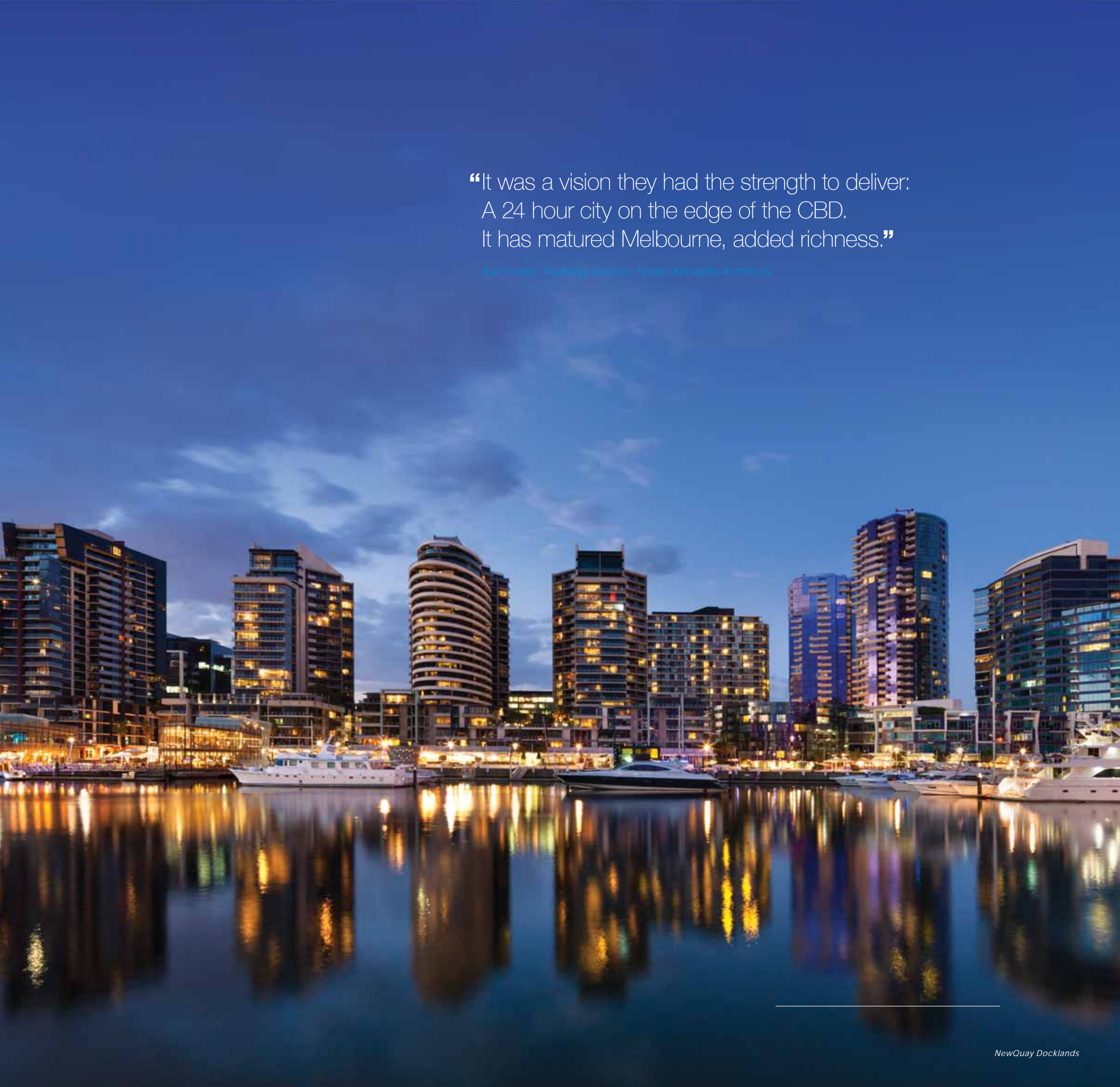
The thoughtful planning of this mixed-use development offers residents a vibrant place to live and visitors a wonderful place to enjoy.

2,500 Apartments	\$1.7 Billion Investment
60,000sqm Commercial space	80 Berth marina
25+ Restaurants, bars and cafes	7 Public artworks, parks and promenade

176 apt The Arkley	113 apt The Mariner
413 apt The Boyd, The Palladio, The Sant'Elia	312 apt HarbourOne (H1)
204 apt The Nolan	617 apt The Quays
200 apt The Conder	437 apt Aqui Promenade
18 The Marina Residences	108 apt Banksia
Estimated Completion 2025	23 Quay Park Townhouses

“It was a vision they had the strength to deliver:  
A 24 hour city on the edge of the CBD.  
It has matured Melbourne, added richness.”

Karl Fender, Founding Director, Fender Katsalidis Architects





# Business Parks.

“This Merrifield site provides the flexibility we need for potential future expansion as our business continues to grow.”

*Pat Jones, Executive General Manager, Dulux*



With a diverse portfolio spanning across 15 business parks, MAB meets the needs of the business community and generates growth across Melbourne's suburbs.

MAB's Business Parks are transforming suburbs into employment hubs by creating flexible and efficient places for small and large businesses to operate.

Whether they are standalone business parks or part of masterplanned communities, MAB has an impressive portfolio of projects specifically designed to enable a variety of tenants to prosper.

Through careful research and planning, MAB attracts some of Australia's largest manufacturing, industrial, commercial, warehousing and research companies.



## Business Park and Commercial Facts

35,000+  
**Employment**

MAB's business parks and commercial projects will eventually be home to over 35,000 workers, with the Merrifield project creating 25,000 jobs.

\$661 Million  
**Investment to date**

An impressive portfolio of completed and current projects, combined with an enthusiastic appetite for new opportunities, allows the business to remain strong.

640ha  
**Combined size**

MAB makes informed and considered choices when selecting the locations of its business parks and commercial projects. It takes into account the location of major transport nodes, the supply chain benefits for business and accessibility to the workforce. The result is the repeated provision of long term solutions suitable for both small and large business.





# Commercial Projects.

“With employment prospects at the centre of the development, University Hill is thriving. It provides a strong mix of jobs for the retail, medical, finance and engineering sectors whilst enabling residents to enjoy a metropolitan life, close to their work.”

*City of Whittlesea Mayor, Cr Ricky Kirkham*



MAB's comprehensive portfolio of commercial office developments are centred around meeting the changing needs of businesses.

MAB is flexible in its approach, offering purpose built facilities, as well as adaptable design principles.

MAB's commercial developments are diverse, sometimes forming part of a larger business park, a masterplanned community, or a standalone office building. Whatever the situation, MAB ensures the outcome meets the intended brief and offers functional usability.

MAB believes in the importance of creating employment opportunities close to home. This is evident at University Hill, where the business precinct accommodates 255 businesses and employs over 3,000 people.



# Project Management.

“We envision the completed project, see ourselves cross the finish line and work backwards, step by step from there.”

*Andrew Buxton, Managing Director*

MAB is committed to delivering projects on time and on budget. The MAB Project Management team turns our vision into a reality.

60+  
**Total projects delivered**

\$2.7 Billion  
**Completed projects to date**

\$6.2 Billion  
**Projects in the pipeline**

From the early days of The Anchorage apartments in Port Melbourne to the more complex waterfront buildings of NewQuay, MAB has a proud history of consistently delivering on the vision.

Led by a team of talented project managers, MAB offers a clear and concise process-driven delivery method. MAB's upfront investment in planning, design and stakeholder engagement ensures it can deliver to specifications, on time and within budget.





# Investment Management.

MAB Investment Management is responsible for both property funds and corporate assets that together include offices, shopping centres and industrial properties. MAB has established a successful track record in managing property assets in Australia, New Zealand and the USA.



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**Properties**

\$185 Million

**Assets under management**

\$150 Million

**Assets in the pipeline**

MAB currently manages funds and assets of approximately \$185 million for institutional, wholesale and retail investors. Extensive research and due diligence is undertaken when evaluating new investment opportunities. MAB's strength lies in its ability to offer investors an integrated property investment team, dedicated support services and considerable experience in property funds management, property investment and property development.

In addition to the five existing USA properties held in the MAB International Retail Trust, MAB Investment Management also manages five USA retail developments, including two joint ventures.



# 05 Our Team.

The MAB Executive Management team works together to deliver MAB's numerous and varied projects across Australia and the USA, leading a dedicated team of 100 people.

The team possess an impressive collective 94 years with MAB, along with extensive experience within the property development industry. Their devotion and belief in the company has enabled MAB to become an industry leading business in a highly competitive environment.

## David Hall

*Chief Operating Officer (COO)*



David has had an extensive career in development, in both the public and private sectors. He has held executive positions in local government in the areas of property, planning and development, economic development and governance.

David joined MAB in 2003 and was appointed Chief Operating Officer in 2009. David is extremely passionate about MAB and draws on this to effectively lead the business. Working closely with the Buxtons, he is a trusted advisor and business partner, ensuring project milestones are achieved, opportunities are realised and the business plan is executed.

## Mick Brennan

*Chief Financial Officer (CFO)*



Mick possesses broad and extensive financial experience, gained both locally and internationally. Prior to joining the business in 2010, Mick held a number of CFO positions.

Mick leads an impressive team of finance professionals who recognise that each project and stakeholder is different, requiring people who can offer tailored solutions.

This has been instrumental in MAB's performance on behalf of its partners.

## Nick Gray

*General Manager, Investment Mgmt.*



Nick has been with MAB for over 14 years and boasts over 35 years of significant property investment and funds management experience, including founding MAB's property investments management operation.

Nick and his team are constantly on the lookout locally and internationally for investment opportunities that align with MAB's strengths, vision and strategy.

## Thomas Delbosc

*Director Strategy and Finance*



Thomas has been with MAB for 14 years, holding various financial roles.

As Director of Strategy and Finance, Thomas oversees the financial management of MAB's property development and investment management activities, where he plays a critical role in formulating the strategic direction of the business, in partnership with the Advisory Board and the Executive Management Team.



# Executive Management Team.

David Allt-Graham  
*General Manager, Residential*



David has had an extensive and diverse career in property development. He has held roles in construction, development and architectural practice, providing end-to-end experience spanning all stages of development. David commenced with MAB in 2008 and is responsible for the residential arm of the business.

David is exceptionally passionate about creating beautiful, interesting and inspiring places for our customers to live.

He pushes the boundaries with MAB projects and continually drives his team to do the same.

Michael Martin  
*Director, Business Parks*



Mike commenced his career in WA, gaining invaluable experience across a range of masterplanned residential communities and site acquisitions. In 2010, Mike relocated to Melbourne and commenced with MAB; expanding his expertise into masterplanned industrial estates and infrastructure planning and delivery.

Mike is now leading the Business Parks division and has a passion for delivering exceptional workplace environments.

He has a strong focus on customer relationships and providing tailored solutions to meet customer needs.

Matthew Planner  
*Project Director, Merrifield*



Matthew has worked in the property industry locally and internationally for the past 10 years. He has been with MAB since 2002.

As Project Director of Merrifield, he leads a talented team to deliver the Merrifield vision.

Matthew is focused on achieving exceptional results and innovative solutions for the project, to ensure its success.

Andrew White  
*Director, Commercial Projects*



Andrew commenced his property career in 1998 and has held a number of positions in the areas of commercial sales, leasing, project marketing, property management and retail project leasing.

Andrew joined MAB in 2007 and plays a critical role in the strategy and development of the business including the delivery of current projects at University Hill, commercial opportunities within NewQuay and new site acquisitions.

Rod Appleby  
*General Manager, Project Mgmt.*



When Rod commenced with MAB in 2011, he brought with him a wealth of experience from the construction industry.

Rod has worked on a significant number of notable developments throughout his 27 year career primarily with tier 1 contractors and now manages the team responsible for delivering all of MAB's projects.

Rod has a deep knowledge of what it takes to successfully deliver construction projects of varying sizes across a broad cross section of industry sectors.



06

## Our Inspiration.

“My whole life since I left school has been about creating, that’s why I got into property development because I liked building beautiful things and I think the collection of art is just a progression of that.”

*Michael Buxton, Executive Director*





MAB prides itself on being unique, defined by the communities and projects it creates.



Incorporating public art into the core of its projects is something MAB has been doing since it began. MAB's expertise is evident in procuring and designing the integration of public art and public open space, specifically within the award winning NewQuay precinct, which features seven works.

This importance placed on art is consistent with MAB's design and development philosophy of creating new vibrant places for new communities. The founders of MAB Corporation, Michael and Andrew Buxton, share a passion for innovative developments with strong focuses on place making. Their interests in art and design are evident in the places they create.



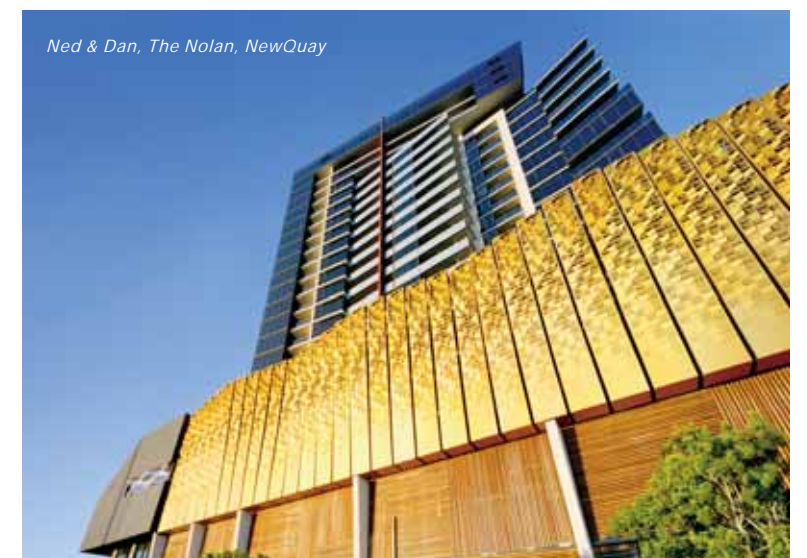




Merrifield Entry Art, Mickleham



Meeting 1, NewQuay



Ned & Dan, The Nolan, NewQuay



07

# Our Achievements.

We have a proud history of industry recognition and awards, recognising MAB's vision, innovation, reputation and relationships.

## Awards

2000

### Pier 35

Melbourne Marine Week Industry Achiever Award

2001

### The Palladio (Penthouse)

Australian Catalogue Awards

- HSJ Advertising

2002

### Michael R Buxton, MAB

Southern Region Entrepreneur of the Year Award

### MAB

Family Business of the Year Awards Victoria

- First Generation Award

### Securaway Self Storage

Self Storage Association of Australasia Awards

- Runner-up: Facility of the Year

2003

### NewQuay

The Australian Institute of Architects Victorian Architecture Awards

- Commercial Architecture Award – for Commercial NewQuay, Docklands
- Sir Osborn McCutcheon Award for Commercial Architecture – for restaurant buildings, NewQuay
- Commercial Architecture Award – for NewQuay – Ground Plan Including Follies

2004

### NewQuay

Australian Property Institute Excellence in Property Awards

- Mills Oakley Lawyers – Property Development Award
- Excellence in Property Development Award

Property Council of Australia Awards

Leaders in Excellence Award – Victorian Division  
Category: Mixed Use Developments

### David Jones (Perth)

Property Council of Australia Rider Hunt Award for WA

Property Council of Australia Overall State Award in Western Australia

2005

### National Business Park

Hume Business Awards

- Urban Landscape

### University Hill

Planning Institute of Australia Awards for Planning Excellence

- Urban Design Plan Ideas

Australian Institute of Landscape Architects Victorian Awards

- Planning in Landscape Architecture, Excellence Award

2008

### National Business Park

Hume Business Awards

- Landscaping Planning Natural Area Restoration Project

2009

### Merrifield (with Yarra Valley Water)

Stormwater Victoria Awards for Excellence

- Masterplanning and Design – for Kalkallo Stormwater Harvesting and Reuse Project

### University Hill

Urban Development Institute of Australia (Vic) Awards for Excellence

- Water Sensitive Urban Design Award

2010

### University Hill

Urban Development Institute of Australia (Vic) Awards for Excellence

- Masterplanned Development Award

2011

### University Hill

Property Council of Australia Innovation and Excellence Awards

- Best Masterplanned Community

2014

### The Quays

Dulux Colour Awards

- Grand Prix award
- Multi residential exterior award
- Multi residential interior award

The Australian Institute of Architects Victorian Architecture Awards

- Marion Mahoney Award for Interior Architecture
- Residential Architecture - Multiple Housing Award

Australian Timber Design Awards

- Excellence in the use of Timber Products - Office Fitout Featuring Decorative Sliced Veneers
- Excellence in the use of Timber Products - Timber Veneers

Premier's Design Awards

- Gold Winner - Architecture - Residential - Construction
- Silver Winner - Interior Design - Residential

Urban Development Institute of Australia (Vic) Awards for Excellence

- High Density Development Award

Australian Property Institute Excellence in Property Awards

- Property Development Award for Victoria

2015

### Monument Park

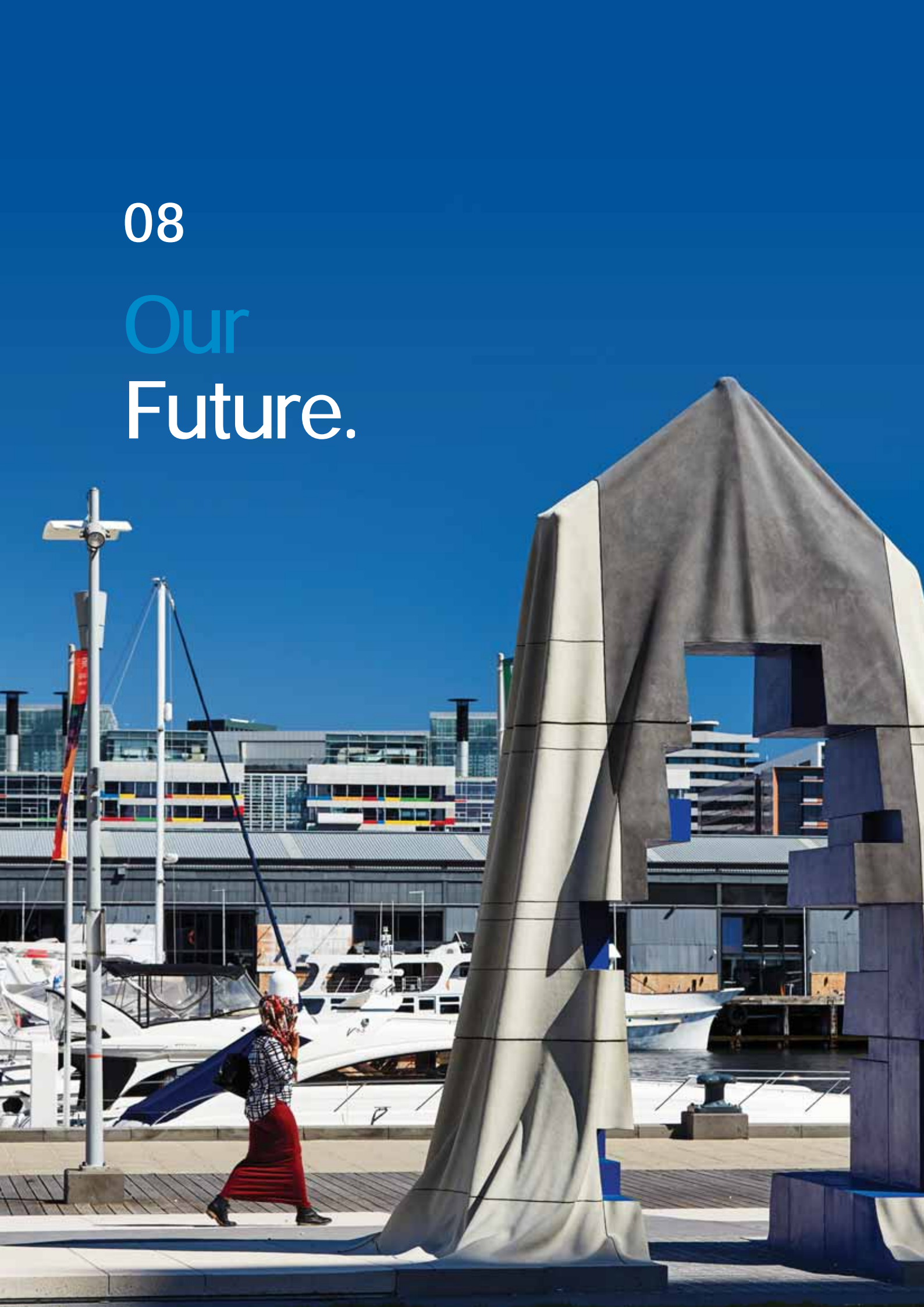
Melbourne Design Awards

- Gold Winner for Urban Design



08

# Our Future.



Over the past two decades MAB has progressively taken on larger and more visionary projects, resulting in an impressive \$5.4 billion project pipeline, to deliver over the next 10 to 20 years.

MAB will continue to develop its masterplanned communities with a perfect blend of residential, employment, retail, recreational and educational facilities, planned in an integrated manner to create vibrant and sustainable communities.

MAB will remain focused on the creation of employment hubs by crafting diverse, innovative and efficient places for people to do business.

MAB will continue to maintain key partnerships with communities, government and acclaimed architects to support the creation of contemporary, award-winning residences for customers to enjoy for generations.

MAB's business strategy will continue to evolve as it expands its product range and geographical presence. Across the board, MAB will draw on its decades of experience in Melbourne and explore opportunities in other cities around Australia and in strategic locations in the USA.

Strategy will reflect evolving customer needs, with enhanced focus on the customer experience, ensuring MAB remains at the forefront of the property industry.

The future will see MAB strive to achieve its vision as a leader in the development of Australia's built environment.







