

IMV

Escala,
new kid on
NewQuay's
block

‘Success
is what
you leave
the world’
Michael
Buxton



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Michael and Andrew Buxton share a true passion for the art of development. Take a tour through a MAB project and you're likely to discover inspired public art sculptures, leading architectural building design and subtle references to renowned artists and creators.



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Welcome to MAB Vision.

Our first issue for 2018 showcases a diverse range of activities from our people to our developments. In this issue we cover the arts, community projects, architectural inspiration and our latest development news.



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OPPOSITE PAGE // MICHAEL BUXTON AT
BUXTON CONTEMPORARY.

Melbourne's latest museum is now open, thanks to property developer Michael Buxton's donation of art from his collection. What drove him to give it away?

We enter the home of Melbourne property mogul Michael Buxton via his basement garage. A monolithic steel door swings open sideways, hydraulic hinges purring like the portal of some futuristic vault. The simile is appropriate, really, because once inside the Nonda Katsalidis-designed Wave House, which Buxton had built at the end of this leafy cul-de-sac in the well-heeled suburb of Brighton, we are surrounded by dramatic riches.

Whether it's the Brett Whiteley in the vestibule (Lavender Bay Evening, 1974) or the Juan Davila in the study (The Studio of the Painter, 2006), the entire space is awash with gorgeous and gaudy splashes and lumps of wealth, rendered in oil and acrylic and thread and fur and bronze and bone. On display I don't see any of his many Howard Arkleys or Callum Mortons or Bill Hensons – nor his Rosalie Gascoignes or Emily Floyds or Pat Brassingtons – but Buxton has a cache of those as well. For a short while longer, anyway.

A few years ago, Buxton announced that he was giving his vast and forensically assembled collection of contemporary Australian art to the University of Melbourne. The hoard – which he acquired over more than two decades, comprising in excess of 300 works by more than 50 artists – is valued at somewhere beyond \$10 million.

But he didn't stop there, committing another \$16 million towards a building, an endowment fund and operational costs, to see the work housed in a new museum – Buxton Contemporary – wedged in the heart of Melbourne's arts precinct, between the National Gallery of Victoria (NGV) and the Australian Centre for Contemporary Art (ACCA).



Michael Buxton announced that he was giving his vast and forensically assembled collection of contemporary Australian art to the University of Melbourne.

Over there in the kitchen nook, for instance, sits a monumental mass of colour. Shout on the Hills of Glory (2008) – a swirling alpine landscape by Stephen Bush – has become part of the furniture. Buxton and his wife, Janet, saw Bush creating the piece at his studio in Ascot Vale, the canvas on the ground while the artist spilled and dragged the vibrant hues together.

“That’s pretty exceptional, seeing an artist do his work like that. But it’ll be gone; it doesn’t worry us,” says the 73-year-old Buxton, almost shrugging, in his living room. “We love it but we’ll replace it with something else. And more people will get to love it, too. That was the whole idea.” ●

Words: Konrad Marshall. Originally published on WAtoday.com.au 2 February 2018.

Visit: buxtoncontemporary.com

MAB Spotlight on NGV Triennial.

A keen commissioner of public art, MAB was proud to support Argentinian artist Alexandra Kehayoglou at the record-breaking NGV Triennial.

Michael and Andrew Buxton share a true passion for the art of development. Take a tour through a MAB project and you're likely to discover inspired public art sculptures, leading architectural building design and subtle references to renowned artists and creators.

It's this passion that has inspired Michael and Andrew Buxton of MAB and the Andrew and Geraldine Buxton Foundation to provide their support for the inaugural National Gallery of Victoria (NGV) Triennial.

It was a special outing for the Buxtons and their family members when invited to preview the NGV Triennial exhibition.

The exhibition reveals a celebration of contemporary art and design with over 100 artists and designers from 32 countries, and what's more, it's a free exhibition.

The Buxton family were provided an awe inspiring private tour lead by NGV's Director, Tony Ellwood, who said "The NGV Triennial will firmly assert Melbourne as an international destination for contemporary art and design."

"We are extremely grateful for the support of the Buxton family and MAB to present the work of leading artists and designers from around the world, in this free exhibition for our audiences to enjoy over the summer," he added.

Amidst the sensory delights, animations, spectacular design and interactive art exhibits was a very special introduction and meeting with Argentinian artist, Alexandra Kehayoglou.

Alexandra's work uses hand-tufted wool rugs to provide focus on landscapes threatened by irreversible change.

"MAB is proud to support Alexandra's art exhibition at the NGV Triennial. Both Michael and I believe great art forms part of the fabric of our city," said Andrew Buxton.

Alexandra's art provides a delicate balance between artisanship and new technologies with traditional rug making techniques combined with the latest drone and photographic technology to complete detailed site analysis.

"The great responsibility and privilege of our work is the opportunity to contribute to shaping Melbourne," said Michael Buxton. ●



WORDS BY
BEN EARL
MARKETING DIRECTOR





MAIN IMAGE // ARGENTINIAN
ARTIST ALEXANDRA KEHAYOGLU WITH
ONE OF HER PIECES AT NGV.

LEFT // ANDREW AND GERALDINE BUXTON
WITH ALEXANDRA KEHAYOGLU

Escala, new kid on NewQuay's block.

MAB tasked architects
Six Degrees to design a set
of buildings which meet
a rigorous design criteria
for apartments.



ARTIST'S IMPRESSION

MAIN IMAGE // ESCALA'S SPLIT-LEVEL LOFT DESIGN COMBINES DRAMATIC SCALE AND EFFICIENCY.

AT RIGHT // ESCALA'S FLOOR-TO-CEILING WINDOWS OFFER UNPARALLELED VIEWS OVER NEWQUAY, DOCKLANDS.

“Six Degrees is a practice that, like MAB, has over 20 years’ experience in the industry as well as a passion for city living in Melbourne.”



.....
DAVID ALLT-GRAHAM
GENERAL MANAGER RESIDENTIAL
.....

Urban Melbourne recently highlighted two projects within Docklands that have strong design credentials which stand to add to the ever-evolving precinct’s body of architecture. One project in particular, Escala – MAB’s latest offering at NewQuay – has sought a different approach to previous residential buildings in the area, with the aim of introducing some Melbourne CBD fine grain and character to the eastern precinct.

To that end, MAB tasked architects Six Degrees – synonymous with the rebirth of Melbourne’s laneway culture – to design a set of buildings which, not only meet rigorous design criteria for apartments, but also provide a unique mixed-use development which capitalises on its location and changing context.

Urban Melbourne recently asked David Allt-Graham, General Manager Residential at MAB to provide a bit of background on the approach and process for conceiving Escala, and what it will add to the precinct.



Urban Melbourne (UM): NewQuay has continued to evolve over nearly 20 years, with greater diversity in the architecture and housing mix, with buildings by Plus Architecture, McBride Charles Ryan, DKO Architecture, Woods Bagot and now Six Degrees making their mark on the precinct. How has MAB’s vision for the precinct evolved and have you had to revisit it over the course of 20 years?

David Allt-Graham (DA-G): In 1997, MAB saw the opportunity to bring NewQuay to life, with a vision of creating a 24-hour city for Melburnians to live, play, work and stay on the shores of Victoria Harbour. This was extremely bold thinking, as, at the time, the Harbour was surrounded by dilapidated sheds and the Docklands looked very different. Now, more than twenty years later, MAB’s vision is realising its full potential.

// Communities: NewQuay

The important elements are falling into place, with a new primary school, supermarket, cinema complex and two hotels being some of the new additions due to be built in and around NewQuay over the next few years.

Our vision for NewQuay remains unchanged, however our approach has become more sophisticated as we respond to a maturing suburb and an evolving housing market. Escala is arguably the best example of MAB's adaptability as it includes a proprietary, split-level internal design which was developed to offer affordable, double height living spaces within apartments.

UM: What was it about Six Degrees' work that attracted MAB to engage the practice for Escala?

DA-G: MAB's open-minded approach to art and design has produced some remarkable collaborations. An example of this is the creation of 'Monument Park' and the multi award-winning 'The Quays'.

Escala is the result of a new collaboration between MAB and Six Degrees. Six Degrees is a practice that, like MAB, has over 20 years' experience in the industry as well as a passion for city living in Melbourne. Six Degrees are undoubtedly the pioneers of transforming Melbourne's city into a liveable place. Their work is synonymous with Melbourne's laneway culture and it is exciting to see their ideas being translated into a tower development. Working with Six Degrees has inclined our team to think more about scale and has also helped us to further understand how people use and enjoy different spaces.

Six Degrees' work is timeless and it aligns with our mission for integrity over fashion in the final product.

UM: The approach to Escala differs slightly from some of the previous buildings in NewQuay particularly with multiple buildings which form the podium – what was the brief to Six Degrees?

DA-G: The intention of designing Escala as a collection of buildings was to deliver a development which presents variety, as well as one that presents

an idea of spaces being built over time. This approach saw Six Degrees prioritise materiality, scale, and to embrace diversity. This concept is clearly expressed in the uniqueness of each streetscape of Escala with buildings of different character.

Simple, robust materials, including brick and bluestone are integral to each streetscape. These materials are carried into the interiors of the building, with concrete ceilings in the apartment living areas and corridors lit from stained glass feature windows.

UM: Will Escala be the final residential development completing NewQuay East?

DA-G: Escala is MAB's thirteenth boutique project in NewQuay and we have learnt a great deal about apartment living over this journey.

Escala is the final stage of development in the Eastern precinct and it will be a 'keystone' project that unifies the neighbouring developments in the area. Escala will deliver a new piazza on Docklands Drive, which will become a focal point for street life and provide a sunny and restful space. There is a great buzz around Escala and the feedback from everyone who has seen it, including Council planners, has been fantastic and positive. We look forward to completing it!

UM: What impact do you think the proposed Docklands Primary School, the overhaul of the former Harbour Town retail and entertainment precinct which will include a Fresh Food Market, Supermarket and cinemas, will have on the attractiveness of not only Escala but NewQuay?

DA-G: These amenities have been in planning for a long time and NewQuay is currently experiencing a major 'step change' as they each come through construction over the next few years. We're not selling the dream anymore, it is now happening.

NewQuay is becoming increasingly diverse, with expanding retail in the District Docklands (including a new H&M store), entertainment areas, a modern school, and sophisticated new residences like Escala and Banksia.

This means that we can cater to a much broader cohort of residents and businesses. This further expands our markets and makes the whole precinct more vibrant – it is a virtuous circle. ●

Visit: escalanewquay.com.au

“The intention of designing Escala as a collection of buildings was to present an impression of spaces being built over time.”



MAIN IMAGE // ESCALA EXTERIOR FROM DOCKLANDS DRIVE.

TOP LEFT // ESCALA'S PIAZZA WILL BECOME A FOCAL POINT FOR STREET LIFE.

MIDDLE LEFT // LARGE BALCONIES OFFER INDOOR/OUTDOOR LIVING.

BOTTOM LEFT // SIMPLE, ROBUST MATERIALS ARE INTEGRAL TO EACH STREETScape.

ALL IMAGES ARTIST'S IMPRESSION

Banksia blooms.

Purchasers get their first look at Banksia.



MAIN IMAGE // BANKSIA IS INSPIRED BY THE AUSTRALIAN NATIVE FLOWER.

BELOW // BANKSIA ROOFTOP. THE ROOFTOP PLAYED HOST TO AROUND 80 BANKSIA PURCHASERS WHO ENJOYED A DAY OF MUSIC, DRINKS AND CANAPES.



“Many a blog, forum and amateur photographer (have been) documenting the construction process.”

The jewel in NewQuay's crown, MAB's Banksia is now complete.

The landmark apartment building is the second collaboration between MAB and architects McBride Charles Ryan (MCR), following the success of The Quays in 2013.

Inspired by the Australian native flower, Banksia is the pinnacle of Australian architectural design and craftsmanship. The circular floorplan allows for each apartment to view water, city or NewQuay Central Park, while nautical design and technology innovations have brought the façade to life.

The apartments set themselves apart with large floorplans and generous wrap-around balconies. Purchasers had the opportunity to personalize their apartment with four distinct colour schemes and a variety of upgrades to choose from.

But it's on the Banksia Club rooftop that MCR's signature use of colour is on full display, with a fuschia kitchen and lime green sunken lounge. Outside, blues and turquoise greens line the plunge pools and infinity pond providing a tranquil setting to enjoy unrivalled views of the city and Victoria Harbour.

The anticipation for Banksia's completion was unprecedented at MAB, with many a blog, forum and amateur photographer documenting the construction process online. However, the level of expectation has probably been felt most keenly among purchasers, many of whom are already NewQuay residents.

The feedback received from purchasers on the design, quality and finishes was overwhelmingly positive, and in many cases exceeding expectation.

The excitement to move in was obvious with some people already measuring where their furniture would go and others discussing how they envisage life at Banksia. ●



Making Merri of work-life balance.

Merrifield welcomes its first resident-employees at Dulux.

Barry Singh and Rick Martorella are both Production Operators at the new \$165M Dulux water based paint manufacturing facility. Recently opened, it is now the largest paint manufacturing facility in Australia and New Zealand and the first major enterprise investor in Merrifield Business Park.

Barry was previously based in Sydney, but recently moved to Merrifield in pursuit of a better work-life balance and new career opportunities. His house is nearing completion in Merrifield, where his family will join him in the coming months: "It's not just about being close to the shops and work.

It's about the scenery too – nature-wise it's beautiful out here, away from too much noise, pollution and traffic."

"We are greeted by mountains and spectacular landscapes on our lunch breaks. Sometimes I feel like I won't need to leave Merrifield at all."

Prior to Merrifield, Rick spent 29 years living and working in Craigieburn. Upon discovery of the Merrifield Business Park, he bought a residential lot in Merrifield in 2015 – an early advocate of the area's value. He applied for his position at Dulux as soon as job application rounds began, and now lives with his partner in their newly built home.

"We are loving it here. It's big, well-organised, clean and safe," says Rick.

"And still close enough to Craigieburn (where my partner works) or the city – should we need to venture out."

Both resident-employees are relishing a lifestyle so close to their workplace, highlighting low commute times, lack of traffic and the prospect of new jobs, retail options and sense of community as major benefits for both living and working in Merrifield. With less time spent on commuting, they are able to spend more time with family and are eager to get involved in all the activities Merrifield has to offer.

"The Merrifield community is like one big family – no matter where we are from, what we do or what our differences may be," says Barry.



MAIN IMAGE // BARRY SINGH AND RICK MARTORELLA OUTSIDE DULUX AT MERRIFIELD BUSINESS PARK.

TOP LEFT // MERRIFIELD FARMER'S MARKET HELD ONCE A MONTH.

BOTTOM LEFT // THE CORNER STORE TAKING PART AT THE 'EASTER PARTY IN THE PARK' EVENT.



“It’s not just about being close to the shops and work. It’s about the scenery too – nature-wise it’s beautiful out here, away from too much noise, pollution and traffic.”

“We’ve already attended a number of community activities and charity events and I’m excited to get some sporting groups going once the facilities and running tracks are ready.”

The Dulux workplace itself is also proving to be a positive move for both employees. When it comes to manufacturing technology, highly-automated systems and processes, the new production facility is well ahead of the industry curve.

“The Dulux environment is creative, and our team managers are so approachable and relaxed,” said Rick. Barry agreed, affirming that “it feels like we’ve been here forever, even though it has only been a short time.

Although only in the induction phase, Rick added, “The training provided by supervisors across the job cycle is excellent. We’re definitely setting off on the right foot in terms of healthy career growth and performing to the best of our abilities.”

The Dulux team is set to employ a total of 70 new recruits. ●

Visit: merrifieldbusinesspark.com.au



MATTHEW PLANNER
MERRIFIELD PROJECT DIRECTOR

“The blueprint for a 30-year development has been carefully conceived to ensure it provided everything that is desirable about modern city living.”

Merrifield will ultimately deliver more than 8,000 homes accommodating 25,000 people, plus a 165 hectare thriving city centre precinct and 300+ hectare business park combining to create more than 30,000 new jobs.

“We are creating a genuine city environment, not just another residential estate with a few local parks and shops. There is a real focus on attracting business investment and job creation – from our neighbourhood Town Centres, to the City Centre and Merrifield Business Park.”

Visit: merrifieldmelbourne.com.au



Up to 240 jobs set for Melbourne's north.

MAB and GPC welcomes D'Orsogna to Merrifield Business Park.

MAIN IMAGE // BREAKING GROUND AT MERRIFIELD. LEFT TO RIGHT: HUME MAYOR CR GEOFF PORTER, EUGENE D'ORSOGNA, BRAD THOMASON, MARCO D'ORSOGNA, JOHN GIBSON, ROS SPENCE MP, MATT PLANNER, THE HON. BEN CARROLL, MICHAEL MARTIN.

TOP RIGHT // HUME MAYOR CR GEOFF PORTER, EUGENE D'ORSOGNA, THE HON. BEN CARROLL, MARCO D'ORSOGNA.

MAB is developing a 10,858m² manufacturing facility in Melbourne's north for Western Australian based smallgoods company, D'Orsogna under a turn-key contract.

Up to 240 new jobs are set to be created in Melbourne's burgeoning north, with MAB and Gibson Property Corporation (GPC), the developers of Merrifield Business Park in Mickleham, sealing a \$41 million deal with leading small goods supplier, D'Orsogna. It was one of the biggest industrial deals in Melbourne for 2017.

MAB and GPC are developing a 10,858m² manufacturing facility on three hectares of land at Merrifield Business Park for the WA based company to service its growing eastern seaboard business and drive greater efficiencies in their distribution network. With Hume City Council's population and jobs market growing at around double the national average, the small goods supplier will benefit from a labour force of approximately 405,000 people within a 30 minute drive of Mickleham.

MAB Managing Director, Andrew Buxton, said that the deal signals the continuous growth of the manufacturing industry within Hume and Melbourne's north.

"We are thrilled to bring a food manufacturer of this calibre to Melbourne's north – this is a boon for both the state and Merrifield, with an estimated 240 new local jobs to be created at the factory," said Mr Buxton.



"Already we've seen big names such as Dulux and D'Orsogna establish a presence in Melbourne's north, no doubt because of its connectivity to the east coast of Australia, with direct access to the Hume Freeway and proximity to Melbourne Airport, as well as access to a solid local employment base."

Minister for Industry and Employment, Ben Carroll, added: "The D'Orsogna expansion is creating jobs, boosting the food and fibre sector and further cements Victoria as the home of manufacturing in Australia."

The D'Orsogna family has been producing quality hams and continental meat products for 70 years. D'Orsogna currently supplies Woolworths, Coles and Metcash and various food service businesses across Australia.

The new facility will far exceed the standards for export approval and the south east Asian market will become a focus for the company in the medium term.

D'Orsogna Managing Director, Brad Thomason, said the Merrifield site was appealing not just because of the location, but also because of the ability to create a bespoke factory tailored to the company's needs.

"We're thrilled to be calling Merrifield our eastern states home very soon, and proud to be partnering with MAB and GPC. There are many synergies between our businesses – we are a proud Australian, family-owned businesses with a focus on quality, growth and local investment.

"We have ambitious expansion plans for the business over the next few years. The scale and flexibility of Merrifield provides us with an opportunity where we can essentially double our manufacturing footprint," said Mr Thomason.

With Hume City Council's population and jobs market growing at around double the national average, the smallgoods supplier will benefit from a labour force of approximately 405,000 people within a 30 minute drive of Mickleham.

He added: "What's more, Merrifield is partnering with leading Melbourne industrial construction company Qanstruct to design and deliver a highly specialised manufacturing facility, just for us."

Mr Buxton added: "This is a complete turn-key solution for D'Orsogna. We have jointly designed a facility that will be best-in-class for the food manufacturing industry, focusing on efficient and sustainable practices." ●

Visit: merrifieldbusinesspark.com.au



Things are moving in Merrifield

Merrifield developer creates its own public transport system.

MELBOURNE'S booming new housing estates are swelling so fast they're leaving public transport and infrastructure behind.

So MAB has taken matters into its own hands and made its own public transport system.

From January 30 2018, a bus service has linked the Merrifield development in Mickleham with local schools, shops and Craigieburn train station.

Believed to be a first for the state, the development by MAB and GPC has scheduled its own transit until the state-run services can catch up.

Merrifield Project Director Matt Planner said the idea, which had taken a few years to come to fruition, connects with Metro timetables at Craigieburn train station and has been cleared to use existing bus stops where possible.

"It's really about providing the stepping stones to the services that will come in the fullness of time, but allowing the community and residents to benefit from them in the short term," Mr Planner said.

The service will cost residents \$20 a year and will run at peak travel periods in the morning and afternoon, with demand from families, school kids and commuters already strong.

Mr Planner said more than 250 people had paid-up to use the service since its launch, with 25 seats available on

the bus — but they would reassess this based on demand, with Merrifield expected to house more than 30,000 people once complete.

"There's been a lot of thought go into the route, but we will certainly be listening to the community about the service," Mr Planner said.

It was hoped demand for the bus service would help fast track government plans for permanent public transport features in the area, he added: "We expect the patronage will help provide a reason for the government to create more permanent services in the long run."

Providing the service at an earlier stage is also expected to encourage more people to commute long-term.



“A first for the state, MAB and GPC have created their own bus service for the Merrifield community.”

MAIN IMAGE // THE NEW MERRIFIELD CONNECT BUS SERVICE.

ABOVE // RESIDENTS HAVE EMBRACED THE NEW MERRIFIELD CONNECT BUS SERVICE.

“Behaviour patterns can be established early on, so having the service that typically doesn’t exist in these growing communities should give people choice,” Mr Planner said.

He urged other developers, and even community groups, to consider setting up their own public transport systems.

Merrifield resident Mandy Glassey, who is among those to take advantage of the service, said she was looking forward to becoming a commuter after driving three hours a day to her job in South Melbourne.

“Getting a train will mean I can get some time back,” Ms Glassey said.

“I would have survived without it, but it might have meant I looked for other work.”

A Transport for Victoria spokesman said the government was working to improve public transport across the state, but was supportive of communities identifying solutions to local transport challenges.

“The Government is investing in new and better bus networks across metropolitan and regional areas as the population and demand for public transport services grows,” he said. ●

Visit: merrifieldmelbourne.com.au

250

Over 250 residents have purchased a Merrifield Connect Card.

3k

Over 3,000 user trips to date on Merrifield Connect.

Work, Live, Play.

Making 24-hour
cities a reality.



MAIN IMAGE // DULUX, MERRIFIELD
BUSINESS PARK, MICKLEHAM.



ANDREW BUXTON
MANAGING DIRECTOR

MAB Managing Director, Andrew Buxton, discusses his vision for Merrifield and explains why building new 24-hour cities is key to the sustainable future of Melbourne.

In a single decade prior to 2017, Melbourne's population grew by a staggering 24.8%. With over 893,000 new residents in this 10-year timeframe, it is easy to believe that the forecasts to date have been significantly understated.

In fact, population growth in the Greater Melbourne area (now over 4.485m) has exceeded even the high case prediction of 4.452m made by the Australian Bureau of Statistics in 2006. But whilst the numbers are impressive, the entire city has felt this weight gain. Public transport systems, roads, schools, residences and general infrastructure are all – or will soon be – bursting at the seams.

With limited time and seemingly unlimited growth on our hands, what can we do to accommodate our city's future whilst meeting the individual needs of its people?

Creating a future in Melbourne's boundaries

We're seeing a growing need for spaces outside the central city where small businesses and enterprises alike can build not only their offices, but their homes too. In order for this to happen, the surrounding environment must be conducive to a modern, mobile and integrated lifestyle.

Mixed-use spaces offer a clear solution to Melbourne's population growth.

But the days of an industrial park opening at 7am and closing at 3pm are over. Today's workforce has very different demands to its predecessors, particularly in the world's most liveable cities.

Employees want a great work-life balance, sophisticated spaces that blend with the surrounding landscape, and access: access to jobs, schools, cafes, gyms, active open spaces, local conveniences – all in the confines of a sub-5km radius.

Consequently, business parks are no longer ghost towns in the early evening but an integrated part of its local community.

With developments like Merrifield, our aim is to inject soul into new mixed-use spaces, so that they become homes, offices and entire environments worth the genuine pride of their inhabitants.



Enter, the business park.

In 1997, MAB launched the Northcorp Industry Park in Broadmeadows. The 84-hectare site was an old army barracks in Melbourne's un-landscaped North. This location seemed an incongruous fit for a competitive, aesthetically pleasing business park – in fact, our original objectives were simply residential. But we eventually committed \$1 million to our landscaping budget (unheard of for the North at the time) and nurtured what is now a truly sophisticated development.

That project changed the face of industrial parks in the North. Looking back, we not only celebrate Northcorp as a first for MAB, but as a first for the future of Melbourne's North corridor. With every passing year, we have set ourselves loftier targets.

Our University Hill acquisition in 2003 evolved from purely employment-based objectives into a world-class, mixed-use business park where residents, retail and other commercial uses could co-exist with pride. Everything is catered for – employees can pop off to gym after the childcare drop-off, head on to a brunch meeting and a doctor's appointment at lunchtime, and fetch dinner on the way home.

Our masterplanned communities continue to deliver on this integrated vision, even as industrial needs change. In the past, we catered for medium-large sized businesses requiring office, warehouse and manufacturing facilities.

Today we're also seeing a new wave of small business owners and single operators – think tradesman needing space for their tools and equipment, or a small business needing warehouse and storage space. Our planning now includes flexible allotments (and the local amenities) to allow for these differing needs.

With Merrifield (developed by MAB and GPC), we're taking things just that little bit further. In response to the technological and environmental revolutions across the globe, we're working towards a truly future-proofed, sustainable settlement. Immediate access to NBN and an eventual self-sustaining water supply are just two of the potential features that will make Merrifield an attractive departure from our saturated city.

Plan it and they will come.

In order to move forward, we must connect and collaborate with those who will share the responsibility of our city's future. Federal, State and local governments must work with developers to envision and vet designs that meet the projected needs of Melbourne's next decades – forecasted needs that, if previous growth is anything to go on, are likely understated. ●

Visit: mab.com.au/businessparks



More roads lead to Alliance Business Park

Stage 7 is set to trigger major road network upgrades around Alliance Business Park

ARTIST'S IMPRESSION

MAB is set to release Stage 7 of Alliance Business Park to the market which will trigger the delivery of surrounding road network upgrades.

The O'Herns Road duplication and interchange package is jointly funded by State and Federal Governments to the tune of \$110m. Approved works consist of:

- The upgrade and duplication of O'Herns Road
- The creation of a diamond interchange at O'Herns Road and the Hume Freeway
- The construction of Edgars Road, connecting Cooper Street through to O'Herns Road.

- The construction of a signalised intersection on Edgars Road and Scanlon Drive.
- The construction of a creek crossing on Scanlon Drive to connect with local roads.

The Edgars Road works will commence end of 2018 with a completion date at the end of 2019. ●

Visit: mab.com.au/businessparks

“Some of the economic benefits include reduced congestion, improvement to public transport (bus services) and increased jobs!”



MICHAEL MARTIN
DIRECTOR BUSINESS PARKS

MAB American announces grand opening of Publix at Tiger Point Pavilion.

Publix to serve as retail anchor for the 66,000-square-foot shopping center in Gulf Breeze.

MAB American Management, LLC, (MAB) in partnership with IRC Retail Centers (IRC), announced that Publix opened its Tiger Point Pavilion development on Wednesday, January 17, 2018. The 45,600-square-foot Publix opened its doors to the public at 8 a.m., following a ribbon cutting at 7:45 a.m.

“Since announcing this project a year ago, the Gulf Breeze, Florida community has supported Tiger Point Pavilion’s development and we are excited to officially celebrate the grand opening of our retail anchor, Publix,” said John Argo, principal developer at MAB American Management, LLC. “With its prime location on U.S. 98, Tiger Point Pavilion provides convenient retail options for the more than 25,000-person market area.”

Publix at Tiger Point Pavilion offers the traditional grocery, meat, produce, dairy and frozen food departments, and contains the following departments: pharmacy, bakery, deli, floral and fresh seafood. The Gulf Breeze location employs approximately 130 Publix associates.

Tiger Point Pavilion is MAB’s fourth joint venture with IRC to develop new Publix stores. Other developments with IRC include Publix stores at Shoppes at Rainbow Landing, Rainbow City, Alabama; Weaverville Plaza in Weaverville, North Carolina; and Midtown Mobile in Mobile, Alabama.



Through partnerships with IRC and others, MAB currently has over \$90 million in Publix projects completed or under construction. ●

MAIN IMAGE // (FROM LEFT TO RIGHT)
MARC PORTEN, LANE LYNCHARD,
JIM SHEPPARD, JOHN ARGO

130

The Gulf Breeze location employs approximately 130 Publix associates.

45k

45,600-square-foot Publix opened its doors to the public.

Best of health.

MAB expands healthcare precinct in Melbourne's north.

MAB has announced the development of 7 Ormond, a new two-level commercial building at University Hill.

The \$18 million project will mark MAB's sixth office building in the University Hill precinct.

In response to the continued demand for high quality professional space in Melbourne's booming northern corridor, MAB is bringing a new two-level commercial building to University Hill, 7 Ormond.

Situated on Ormond Boulevard, the stand-alone building provides 25 offices with sizes from 60m², suitable for professional or medical consulting suites.

Andrew White, Director Commercial Projects at MAB, said the development would be suited to the growing number of medical and professional services in the area.

Since launching University Hill in 2006, MAB has transformed the precinct in Melbourne's North into a bustling employment hub – creating diverse, innovative and efficient places for people to do business.

"The strength of University Hill has been its ability to attract a mix of commercial, retail and industry occupiers. In more recent years we've seen a high number of medical businesses being established in the precinct because of its ideal proximity between the Austin and Northern Hospitals.

As MAB's sixth office building in the precinct, the development includes state-of-the-art features such as: high speed fibre connections, secure car

parking, air conditioning, kitchenettes, bicycle parking and shower facilities.

With 7 Ormond, we've gone a step further by incorporating key sustainability and wellness initiatives. The building, designed by architects Watson Young, includes solar panels, large internal skylights, ambulance bay, highly accessible ground floor tenancies, and facilities tailored to office occupiers or medical professionals seeking to establish consulting suites.

With office vacancy rates in University Hill as low as 5.6 percent, 7 Ormond offers business owners a rare opportunity to secure a professional suite in one of Melbourne's fastest growing regions.

Mr. White added: "When MAB commenced the University Hill project over a decade ago, we established a clear vision in collaboration with the City of Whittlesea to create a place where people can work close to where they live".

A strong focus on increasing the level of white collar employment in the local area has brought MAB's vision of an integrated mixed-use community into a reality.

"A major draw for the precinct is its vibrant town centre with amenities including cafes, banking, shopping, childcare, full service gym as well as the growing health and wellbeing precinct. These benefits are why 155 businesses have already established at University Hill.

With yearly population growth of up to 5,000 residents within the City of Whittlesea, 7 Ormond offers an abundance of local amenity, transport connectivity, and located in close proximity of the precinct's most trafficked thoroughfares, with over 140,000 vehicles passing each day. ●

Visit: 7ormond.com.au



ANDREW WHITE
DIRECTOR,
COMMERCIAL PROJECTS



5k

Yearly population growth of up to 5,000 residents within the City of Whittlesea.

140k

Over 140,000 vehicles passing each day.



Bunnings Warehouse snags spot on Element Park

Bunnings to anchor MAB's Element Park.

Wesfarmers-owned Bunnings will open a new large-format store in Clyde North in Melbourne's south-east in 2019 after snapping up a 3.77-hectare site within developer MAB's \$150 million Element Park.

The new 16,600m² DIY warehouse will anchor stage one of MAB's 38-hectare project, which is set to include showrooms, a petrol station, a childcare centre, food and beverage outlets and leisure facilities in addition to 65 industrial lots ranging in size from 1,000 to 3,000m² each.

MAB prides itself on having one of Victoria's biggest business park portfolios with 19 business parks covering 660 hectares worth \$1.8 billion including University Hill and Merrifield in Melbourne's north.

Bunnings snapped up the 38-hectare site on the corner of Berwick-Cranbourne and Thompsons Roads in December last year.

Deal discussion

Ian Parry, Development Manager at MAB, said the previous owners had held preliminary discussions with Bunnings – the deal got over the line when Bunnings secured a permit for the new warehouse.

The nearest existing Bunnings is four kilometres away, a store about half the size of the proposed new warehouse.

Mr Parry said it would be the first Bunnings to open in a MAB business park and would act as a catalyst for the next phase of the development in the rapidly growing Clyde North area.

"We've sold 18 lots at quite impressive retail sales rates of more than \$300m²," he said.

Infrastructure works at Element Park are set to commence in 2018 and cease in 2019, prior to the completion of the Bunnings Warehouse. ●

Visit: mab.com.au/businessparks

We've sold 18 lots at quite impressive retail sales rates of more than \$300m².



MAB employee pulse survey results

Our employee pulse surveys enable a more accurate picture of how staff feel about working at MAB.



98%

of staff are proud to work for MAB.



93%

of staff agree good performance is recognised and rewarded.



// The Buxtons Book Launch

150 Years of Developing Melbourne by Peter Yule

The only Melbourne real estate family to survive the land boomers crash of the 1890s, the 1930s depression and the economic recession of the early 1990s. In *The Buxtons*, Peter Yule brings their story to life, tracing how this one family left a distinctive mark on Melbourne's landscape.

The Buxtons book is now available in all good bookstores and online at [amazon.com.au](https://www.amazon.com.au)

// What we're supporting

Property management services with a social cause

Property Initiatives Real Estate provide quality residential property management across inner-Melbourne, with a difference! 100% of profits fund Women's Property Initiatives to offer long-term housing solutions to address the issue of homelessness and housing affordability.

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This initiative is proudly endorsed by David Allt-Graham.



.....
DAVID ALLT-GRAHAM
GENERAL MANAGER RESIDENTIAL
.....

Key milestones this year

JAN

// Launch of Merrifield Connect

FEB

// Launch of 7 Ormond commercial development

FEB

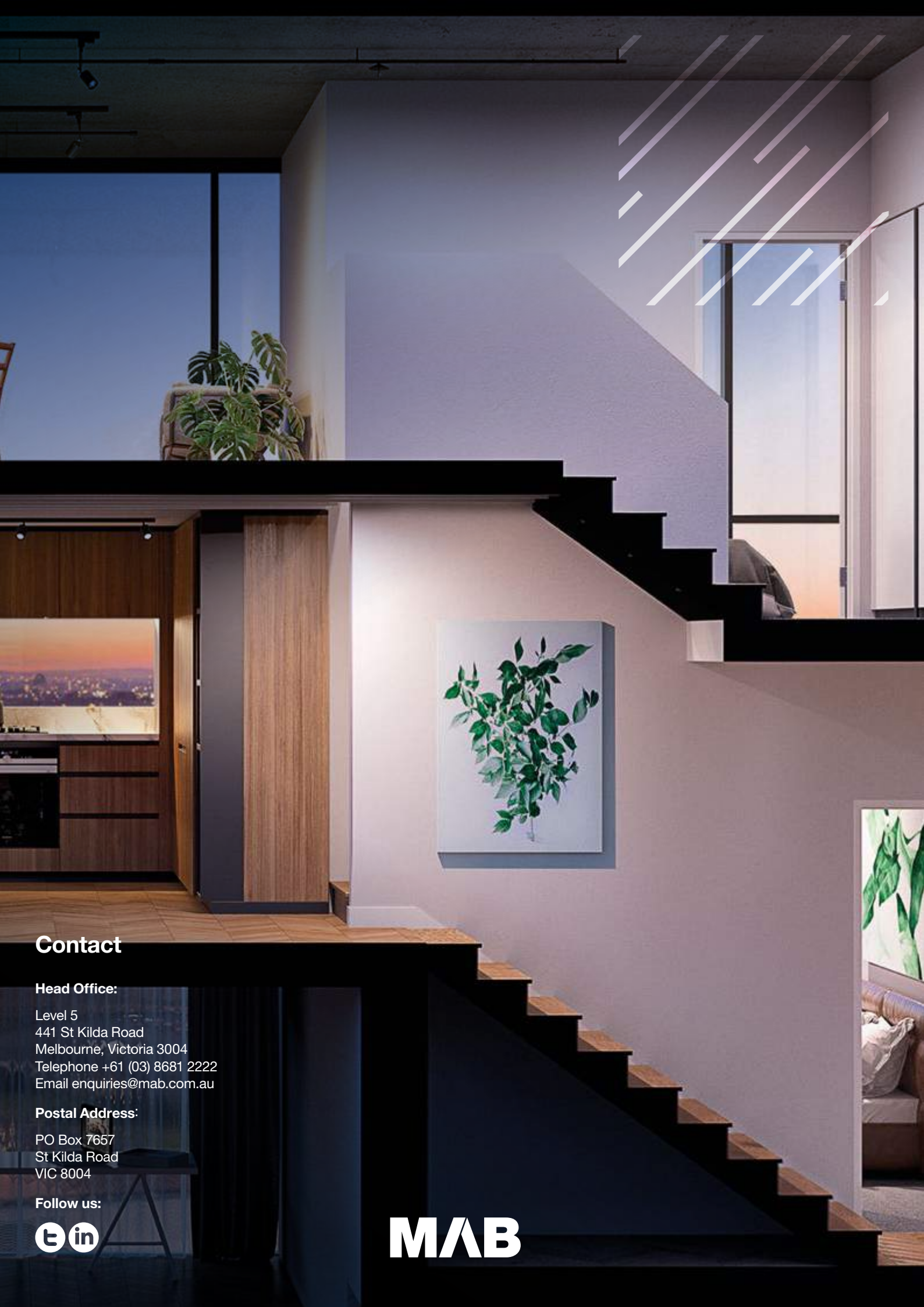
// MAB and GPC welcome D'Orsogna to Merrifield Business Park

MAR

// Launch of MAB's 13th tower in Docklands, Escala

MAY

// Banksia – NewQuay receives multiple design awards

A modern interior space featuring a staircase with dark steps and light wood treads. A large window on the left shows a cityscape at dusk. A potted plant sits on a ledge above the window. A framed picture of a green plant hangs on the wall. A kitchen area with wood cabinetry is visible on the left. A glass door on the right leads to another room.

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