

# THE VAUGHAN REPORT

*Spring*  
2017

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# VAUGHAN BUILDS CUSTOMERS FOR LIFE WITH FORT KNOX SELF STORAGE

Cover  
Exclusive



Fort Knox, Keysborough

Market leading storage provider, Fort Knox Self Storage continues to expand their property portfolio with the development of a new facility in Coburg North, Victoria.

Expansion plans for the Victorian operator are supported by annualised self-storage sector growth rates of 3.7 percent according to IBISWorld's, August 2017 industry report.

*A \$1.1 billion industry in Australia and climbing, there appears to be no shortage in the demand for extra space.*

As Australia's aging population begins to downsize and high density housing markets expand, together with a higher proportion of the population relocating for short-term work or study, demand for self-storage continues to grow.

A rise in online retail boutiques, especially smaller operators without stock rooms has further increased external storage demands.

Fort Knox's new Sydney Road facility will be the second project Vaughan Constructions has completed for the company in recent years.

Short listed for a 2017 Master Builders Award, the Fort Knox Keysborough project pictured was successfully delivered under budget and two weeks ahead of schedule, without compromising on the quality, timing, safety or operational efficiency of the project.

Appointed through a competitive tender process, as facilitated by Harding Architects, Vaughan Constructions anticipate breaking ground on site in late October 2017.

*"Vaughan are pleased to be once again partnering with Fort Knox Self Storage, fulfilling our promise of building customers for life."*

ANDREW NOBLE – MANAGING DIRECTOR, VAUGHAN CONSTRUCTIONS

## AMPLIFYING THE ARTS AT LORETO MANDEVILLE HALL TOORAK



LORETO  
Mandeville Hall Toorak

Loreto Mandeville Hall Toorak is amplifying the educational experience of its students with the redevelopment of the school's auditorium.

A detailed demolition of the existing auditorium and teaching spaces will be completed at the leading independent Catholic girl's school, to deliver a new fully re-constructed three level performing arts building.

Once the redevelopment works are concluded, students will benefit from a dedicated performance space complete with retractable seating and specialised management system for the operation and control of performance lighting and audio visual equipment.

Classrooms across the ground floor will be refurbished and a lift will replace the existing five flight internal concrete staircase.

A new amenities block and roof top plant platform will complete the project, which is expected to be ready for Term 2, 2018.

# A CONSCIOUS MOVE FOR DENSO AUSTRALIA PTY LTD

National Boulevard, Campbellfield will soon be home to corrosion prevention and sealing technology experts, Denso.

The British owned subsidiary of Winn & Coales International Ltd, is renowned for their high performance anti corrosion materials for the protection of buried, subsea and above ground facilities.

Work has begun on the new purpose built office and manufacturing facility, which will be spread across a 1.2ha site.

Denso's Managing Director, Paul Fortune (pictured inset), outlined the strategic importance of the company's relocation, noting "our new facility will promote significant operational time and efficiency savings, as well as providing our employees with a superior work environment."

Denso is expected to relocate from their existing Brunswick and Bundoora premises later this year.



## FIVE NEW AUTOMOTIVE DEALERSHIPS SET FOR DELIVERY



DAIMLER

Mercedes-Benz



TOYOTA



MITSUBISHI

The sales of new motor vehicles in Australia continues to rise across the majority of states, spurring dealer network expansions in major capital cities.

With all states, except Tasmania, experiencing market growth it is understandable that dealers are reinvesting in their networks, with a number of major customer groups completing capital infrastructure works.

Construction is well underway in Parramatta's established automotive precinct, with Vaughan completing a new facility for Jaguar Land Rover. The three level showroom, workshop and offices in Sydney's west is expected to be completed in the first quarter of 2018.

Essendon Fields in Victoria will also be home to another European luxury car dealership when Jaguar Land Rover and BMW Mini open their doors at the Essendon Airport site in early 2018.

Vaughan recently added their third passenger vehicle dealership to their project portfolio for 2017 by being appointed on Automotive Holdings Group's, South Morang Toyota dealership.

*According to the Australian Bureau of Statistics, new vehicle sales for the month of August 2017, reached 100,809 sales, a total month on month increase of 0.3%.*

Expansion continues also for Australian Auto Group with a 3,045m<sup>2</sup> extension of their existing Fitzgerald Road premises in Derrimut.

Further expansion within the automotive sector is not solely limited to passenger vehicles. A surge in new buildings for commercial sales and service has emerged and Vaughan is pleased to be involved in the design and construction of Daimler Trucks new 11,853m<sup>2</sup> retail showroom and a large scale service centre for Daimler Trucks, Mercedes-Benz, Freight Line and Mitsubishi.



L to R: Alex Minglis & Chris Telley – Vaughan Constructions | Paul Fortune & Chris Fissenden – Denso (Australia) Pty Ltd | Bradley Nicholls – Baigents Consulting Engineers

## HIGH DEMAND SEES FREDON EXPAND

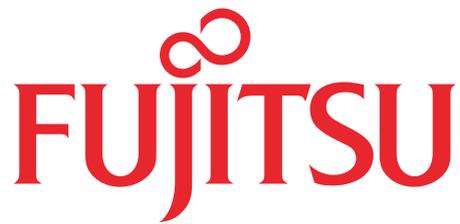
Specialist Electrical, Data, Heating/Ventilation/Air-Conditioning (HVAC), Security and Technology services provider Fredon is redeveloping its current Silverwater premises to cater for growing market demand for products and services.

Redevelopment works will include the detailed demolition of just over 3,000m<sup>2</sup> of the existing office and warehouse space, to make way for a second building, complete with elevated walkway.

Opening their doors in 1968, Fredon is renowned for expert services with installations across some of Australia's most complex environments. Past clients include leading hospitals, data centres, Department of Defence and State and Federal Governments projects.

Vaughan Constructions has been commissioned to complete the design and construction of the Wetherill Street facility, which is expected to open in mid-2018.

# FREDON



## FUJITSU FINDS A NEW HOME AT EASTERN CREEK

Vaughan Constructions has been appointed to design and construct a new corporate office and distribution centre for leading air conditioning suppliers Fujitsu to be located in the Jacfin Estate at Eastern Creek, New South Wales.

The 9,000m<sup>2</sup> building is the second project Vaughan have completed for the manufacturer in recent years and follows multiple successful project deliveries for Jacfin at this premier Eastern Creek Estate.

Facilitating both product distribution and product servicing requirements, the building's 5 Star Green Star design aligns with Fujitsu's environmental philosophy of safeguarding a rich natural environment for future generations.

Works on site are expected to commence in January 2018.



## QLD MBA AWARD FOR BEST REDEVELOPMENT OVER 2 MILLION DOLLARS



The recent redevelopment of the Sheraton Mirage, Port Douglas has been recognised for construction excellence by the Master Builders Association Queensland.

The revitalisation of the resort's Central Complex, Country Club and VIP Rooms were on Saturday 11 August awarded Far North Queensland's, Project of the Year for Refurbishment or Renovation over \$2 million.

Originally opening its doors in 1987 by Australian developer Christopher and Pixie Skase, the Sheraton Mirage Port Douglas exuded all things excessive of the decade that was the 1980's, but it is the hotel's recent redevelopment that has put the beach front resort back on the bucket list of luxury holiday makers.

*Leading Interior Design Magazine Belle Australia describes the new look hotel as "no mirage – just a tropical paradise at its five – star finest."*

The workmanship across the redevelopment, including the main lobby, restaurants, bars, cafes, lounges, conference centres and VIP luxury suites is of exceptionally high quality.

The layering of multiple materials and finishes including glass, stone, brass, timber and fabric, often all included into a single joinery unit, has created an interior which Belle Australia defines as "both gentle and bold."

Vaughan Construction's Managing Director, Andrew Noble said "with no two items the same, a quick and repetitive install process was not possible. Innovative construction techniques were employed to ensure the highest quality outcomes, for 5-star luxury appeal."



## TEAM VAUGHAN RUN THE CITY

A twenty strong contingent of Vaughan staff took to the streets of Melbourne in July to complete the popular Run Melbourne event.

With representation across the half marathon, 10km and 6km events, members of the Vaughan team yet again proved themselves fierce competitors, achieving top 200 honours across a field of 4937 runners.

As the first ever fun run for many of the team, we congratulate all participants for their individual success.



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