

# THE VAUGHAN REPORT

*Spring*  
2020

## VAUGHAN BUILDS MAPLETREE'S FIRST AUSTRALIAN DEVELOPMENT

**6** MONTH  
SNAPSHOT

**10** projects reached  
practical completion

**260,055M<sup>2</sup>**  
of building area completed

**12** new project  
appointments

**10** new jobs commenced  
on site

Cover  
Exclusive

# VAUGHAN BUILDS MAPLETREE'S FIRST AUSTRALIAN DEVELOPMENT

Vaughan Constructions is thrilled to announce the completion of a new facility for leading Singapore-based real estate development, investment, capital and property management firm, Mapletree.

This facility is Mapletree's first Australian development project.

Located within our Wyndham Industrial Estate at Truganina, the new speculative facility boasts a total of 14,740m<sup>2</sup> of warehouse area and 360m<sup>2</sup> of office space that can cater to a large range of business operational requirements.

The highly specified building includes a minimum clearance height of 10 metres, floor loading capacity of 30kN/sqm, superflat floors to cater to the requirements of major logistics tenants, and 2,000m<sup>2</sup> of super canopies allowing for 24/7 operation in all weather conditions.

Aesthetically, the facility is a standout. The combination of black, grey and orange accent gives the facility a contemporary look, stepping up the expectations of a traditional industrial building.

Taking residence in the new facility is Winning Services which is the logistics arm of the Winning Group, servicing Appliances Online, Winning Appliances, Home Clearance and Rogerseller.

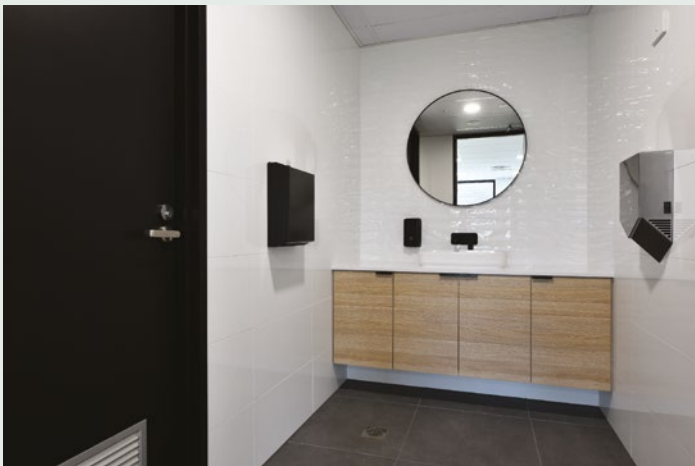
Director, Mark Byrne, said Vaughan was delighted to have had the opportunity to deliver Mapletree's first Australian construction project.

*"It is a very proud moment to be a part of Mapletree's first construction project in Australia. Mapletree is a global property leader and they have chosen to house their first Australian development in our very own Wyndham Industrial Estate."*

MARK BYRNE – DIRECTOR AT VAUGHAN CONSTRUCTIONS

He also noted that the positive customer-builder relationship was the key to the project's success.

"Delivering a project during a global pandemic was always going to pose challenges, however the strong partnership between Vaughan and the Mapletree team has seen an exceptional result achieved," Mr Byrne said.



# BUILDING CUSTOMERS FOR LIFE WITH MCPHEE

Vaughan has cemented national warehouse and fulfilment business, McPhee Distribution Services, as a repeat customer with the successful delivery of industrial facilities in Berrinba, Queensland, and most recently, in Truganina, Victoria.

The first project for our new Queensland office – Stage 1 of the Berrinba project – saw the construction of a 12,000m<sup>2</sup> warehouse, offices totalling nearly 700m<sup>2</sup>, hardstand of 6,000m<sup>2</sup> and a 2,200m<sup>2</sup> carpark.

The facility is being developed by McPhee on behalf of tenant Rinnai. Rinnai will occupy around 60% of the space with the balance occupied by McPhee.

Vaughan Director, Mark Byrne, said Vaughan's project management team had been able to deliver the new facility "within a sharp timeframe" despite six weeks of ongoing rains through February and March.

The new Berrinba facility represents Stage 1 of a planned circa \$60 million, three stage, McPhee development which will include another two 15,000m<sup>2</sup> warehouse buildings on two adjoining sites next door.

Vaughan has also been selected to deliver Stage 3 of McPhee's Berrinba project which will see the delivery of a 13,500m<sup>2</sup> industrial facility.

At Truganina, Vaughan completed 30,700m<sup>2</sup> of built area that includes three office spaces, 12,600m<sup>2</sup> of heavy duty concrete pavement, 27 roller doors, ten loading docks, a 3,500m<sup>2</sup> bitumen carpark and a 34 metre-wide super canopy.

During the construction period Victoria was in lockdown due to the global pandemic, which presented significant challenges. A reduced workforce, extensive PPE, social distancing and adhering to Vaughan's strict COVID-safe plan saw the team operating in a new way.



McPhee Truganina, VIC

However, excellent teamwork and site management saw a tight program achieved allowing the customer to gain early access so that its Melbourne-based operations were not disrupted.

*"We are delighted to be partnering with McPhee on these developments. At Vaughan Constructions, the ethos is 'Building Customers for Life' and the partnership forged with McPhee exemplifies this."*

MARK BYRNE – DIRECTOR AT VAUGHAN CONSTRUCTIONS



McPhee Berrinba, QLD

# VAUGHAN CONTINUES TO DELIVER FOR 151 PROPERTY

Vaughan Constructions is delighted to announce the completion of 25,000m<sup>2</sup> built area for specialist real estate manager, 151 Property, at Blackstone's Boundary Industrial Estate in Laverton North in Victoria.

Vaughan delivered two industrial facilities including a distribution centre for global logistics provider Nippon Express and a neighbouring speculative facility.

The new, purpose-built, distribution centre, boasting 18,000m<sup>2</sup> of warehousing, 1,000m<sup>2</sup> of office space and a 2,300m<sup>2</sup> super canopy, consolidates Nippon Express sites at Tullamarine and Truganina allowing for future growth.

The speculative facility included 5,540m<sup>2</sup> of warehousing and a 150m<sup>2</sup> office.

Supporting 151 Property's commitment to environmental sustainability, both buildings included solar panels, solar hot water, LED lighting, extra insulation to warehouse roof and walls, and rainwater tanks used for toilet flushing and irrigation. As part of the landscape design rain gardens also filter water before entering the stormwater system.

151 Property Industrial Development Manager, Toby Young, was impressed with the completed project and the challenges overcome due to the global pandemic.

*"Despite unprecedented conditions, Vaughan completed the build in a timely manner with unwavering professionalism, showcasing why they're regarded as one of the most reputable and trusted industrial builders."*

TOBY YOUNG – INDUSTRIAL DEVELOPMENT MANAGER AT 151 PROPERTY

Vaughan has partnered with 151 Property on a number of projects nationwide and the team was thrilled to have had the opportunity to partner with them again.



## BOOMING BROADMEADOWS ESTATE

Vaughan's own Broadfield Estate in Broadmeadows is bustling with new construction projects.

The team is currently building a 7,450m<sup>2</sup> pet food manufacturing facility for Pet Products Development and Services (PPDS), whilst on the neighbouring site, a 6,200m<sup>2</sup> facility for Concept Architectural Systems, is well underway.

The third site is occupied by the lighting experts, Darkon, who are looking forward to a new 5,000m<sup>2</sup> headquarters and warehouse.

## WE ARE PLEASED TO BE ON-SITE NOW WORKING FOR THE FOLLOWING GROUPS:

maple<sup>tree</sup>

LOGOS

CAS CONCEPT ARCHITECTURAL SYSTEMS

Woolworths

K&S FREIGHTERS

mcphee distribution services

VISY FOR A BETTER WORLD

UNITED Forklift and Access Solutions

DHL

FORT KNOX SELF STORAGE

Charter Hall

DARKON ARCHITECTURAL LIGHTING

LORETO Markets for Good

Pet products development services

WIRE INDUSTRIES

Steeline Service over and above

Find out more about these projects in coming editions of the Vaughan Report.



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