

TEMPO

BRUCE STREET BOX HILL



DEVELOPED BY /

MAB





TEMPO

BRUCE STREET
BOX HILL

A PROUD MAB CORPORATION DEVELOPMENT



MAB Founders, Andrew and Michael Buxton

“Shaping Melbourne’s skyline for over two decades has been a great responsibility for MAB. Tempo continues this passion — a dynamic and forward thinking project that is perfectly attuned to Box Hill.”

Michael Buxton
Executive Director, MAB

“二十多年来，MAB 始终以打造墨尔本的天际线为己任。Tempo 正是这种情怀的延续 —— 这是一个充满活力和前瞻性，与博士山地区完美契合的项目。”

Michael Buxton
MAB 公司执行董事

A NOTE FROM MAB CORPORATION MAB 公司寄语

As fifth generation property developers we are passionate about creating new environments that inspire people to live, learn and play so they can achieve their potential. We are always seeking to offer value to our customers and improve our home city of Melbourne.

Box Hill has played a leading role in Melbourne's transformation into a globally renowned city and there is no better place for MAB to deliver our 16th major residential project. Tempo benefits from our depth of experience. It showcases versatile homes and a holistic approach to resident wellbeing.

At Tempo we continue our inspired collaboration with architects Hayball, a leading Melbourne design studio, who share our forward thinking approach and commitment to excellence. Tempo is bursting with innovative new designs and thoughtful options from which you will be able to tailor a home perfectly suited to your needs.

作为第五代房地产开发商，我们热衷于创造新环境，激发人们对于生活、学习和娱乐的热情，帮助他们最大程度地发挥自己的潜力。我们始终致力于为客户提供价值，让我们的家乡墨尔本变得更美好。

博士山地区在墨尔本向全球知名城市的转型过程中发挥了主导作用，对于MAB来说，没有比这里更适合开发旗下第 16 个重大住宅项目的地方了。Tempo 凝聚了我们丰富的经验。这是一座具备多种功能，同时能够全面提升居住体验的住宅楼。

这次打造 Tempo，我们继续与Hayball的建筑设计师们合作。Hayball是一家位于墨尔本的领先设计工作室，和我们一样喜欢前卫设计，追求卓越品质。在 Tempo 随处可见创新设计和人性化可选方案，您可以根据自己的需求定制理想的家园。

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Satoshi Hashimoto, Illustrator

Based in Yokohama, Satoshi Hashimoto is an illustrator with the engaging ability to tap into the collective conscience of today. His work articulates the technological and social relevance of how we live our lives in public and within our own domestic environments. With a witty and playful approach to his medium, Hashimoto captures the essence of 21st century life in a profoundly resonant way that illustrates the quirks of the status quo.

插画师Satoshi Hashimoto

来自日本横滨的插画师Satoshi Hashimoto具有发掘当今集体意识的卓越能力。他的作品阐述了技术和 社会如何影响人们在公共场所和家庭环境中的生活。 Hashimoto采用一种机智而有趣的方法,以针砭时弊, 引起深刻共鸣的方式记录21世纪生活的本质。

SITE AND CONTEXT

所在地块及周边环境

Box Hill is a beautiful, leafy suburb and a dynamic multifaceted activity centre supported by first-class infrastructure.

博士山地区风景秀丽、绿树成荫，有诸多一流的基础设施，堪称充满活力的多功能活动中心。

1. Port Phillip Bay

2. Surrey Park

3. Box Hill Bus Station

4. Station Street

5. Box Hill Railway Station

6. Box Hill Central Shopping Centre

7. Box Hill Tram Interchange

8. Penny Drop Café
9. Whitehorse Road

10. Whitehorse Statue

11. Fresh Food Market

12. Box Hill Gardens

13. Elgar Road

14. Box Hill Institute

15. Epworth Eastern Private Hospital

16. Box Hill Hospital
- A. East on Whitehorse Road >1.5km

Box Hill Town Hall

Box Hill Library

Box Hill Police Station

Our Lady of Sion College

St. Francis Xavier Catholic College

Box Hill City Oval

Box Hill High School





VISION

愿景

Tempo celebrates liveability at every pace. To revel in an active, cosmopolitan lifestyle whilst honouring the opportunity to slow down once in a while and draw breath.

Tempo为您打造动静皆宜的宜居环境。既可以适应快节奏的国际化生活方式,又能让您偶尔放慢生活的脚步,在繁忙之余喘息片刻。

A DEFINING ADDITION TO BOX HILL 为博士山打造新地标

Tempo living is defined by the momentum and cadence of this new visionary community. Innovative lofts, sky homes and multigenerational apartments are designed with families in mind. They feature flexible interior layouts in refreshing new configurations that synchronise with each stage of life. Tempo is perfectly situated in the coveted Box Hill Gardens precinct, rising majestically above the tranquil gardens to the north and the bustling shopping and dining precinct to the south.

Tempo 的生活将由这个充满活力和动感的新社区来定义。创新LOFT、次顶层公寓及多代共居公寓专为家庭用户而设计。灵活的内部布局可满足生活各个阶段的需要,经常给人耳目一新之感。Tempo完美地坐落于备受追捧的博士山花园区,朝北俯瞰宁静的花园,向南则是繁华的购物和餐饮区。



AT GROUND

Tempo will be effortlessly anchored to its tree-lined streetscape. A welcoming café with an alfresco area will complement the daily flow.

Tempo 与绿树成荫的美丽街景相映成趣。带露天座位的温馨小餐馆与往来客流相辅相成。



ENTRY FLOOR LOBBY

The entry floor lobby and corridors imbue an atmosphere of calmness. Deep stone and timber finishes have been chosen for their natural, timeless quality.

底楼的大堂和走廊营造出一种宁静的氛围。这里的内部装饰以深石和木材为主，因为这两种材料具有天然的永恒品质。

The entry floor lobby at Tempo
Artist's Impression



Expressionist scheme option
Artist's Impression

TEMPO APARTMENTS TEMPO公寓

ADAPTABLE, OPEN AND
BATHED IN NATURAL LIGHT
适应性广、开放式设计、自然采光。

The rhythm of Tempo synchronises to each chapter of life. Generous high ceilings with double glazed, floor to ceiling windows welcome an abundance of natural light and optimise views to Box Hill Gardens, Dandenong Ranges or the city skyline. Each home features well proportioned spaces, clever storage and design inclusions to ensure ideal living standards.

Tempo匹配生活的各个阶段。公寓高耸的天花板和双层玻璃落地窗确保了充足的自然光线,也为俯瞰博士山花园,远眺Dandenong山脉或城市天际线提供了最佳视野。每套公寓的空间比例设计合理,配备巧妙的储物空间和设计填充物,为住户提供理想的生活环境。



Apartment interior living
Artist's Impression



Apartment outdoor terrace
Artist's Impression

CONNECTED IN AND OUT

Tempo's large outdoor terraces are a seamless extension of the internal living areas. Each terrace is perfectly positioned and proportioned to furnish for entertaining or simply relaxing.

Tempo 的大型户外露台是内部生活区的自然延伸。每个露台的设计位置和大小比例都堪称完美，适合娱乐或放松。



FLEXIBLE LIVING

Tempo's apartments enjoy flexible living spaces which accommodate a variety of furniture configurations for truly enhanced liveability. Kitchen islands are partnered with an integrated breakfast bar or a moveable dining table customised to each interior scheme (optional).

Tempo 的公寓配备灵活的起居空间,可容纳各种家具配置,从而真正提高了宜居性。厨房岛台与早餐吧台或可移动式餐桌配合使用,后者可根据内饰方案(可选)定制。

Penthouse interior living
Artist's Impression

APARTMENT CONFIGURATIONS

公寓配置

KEY FEATURES

主要特点

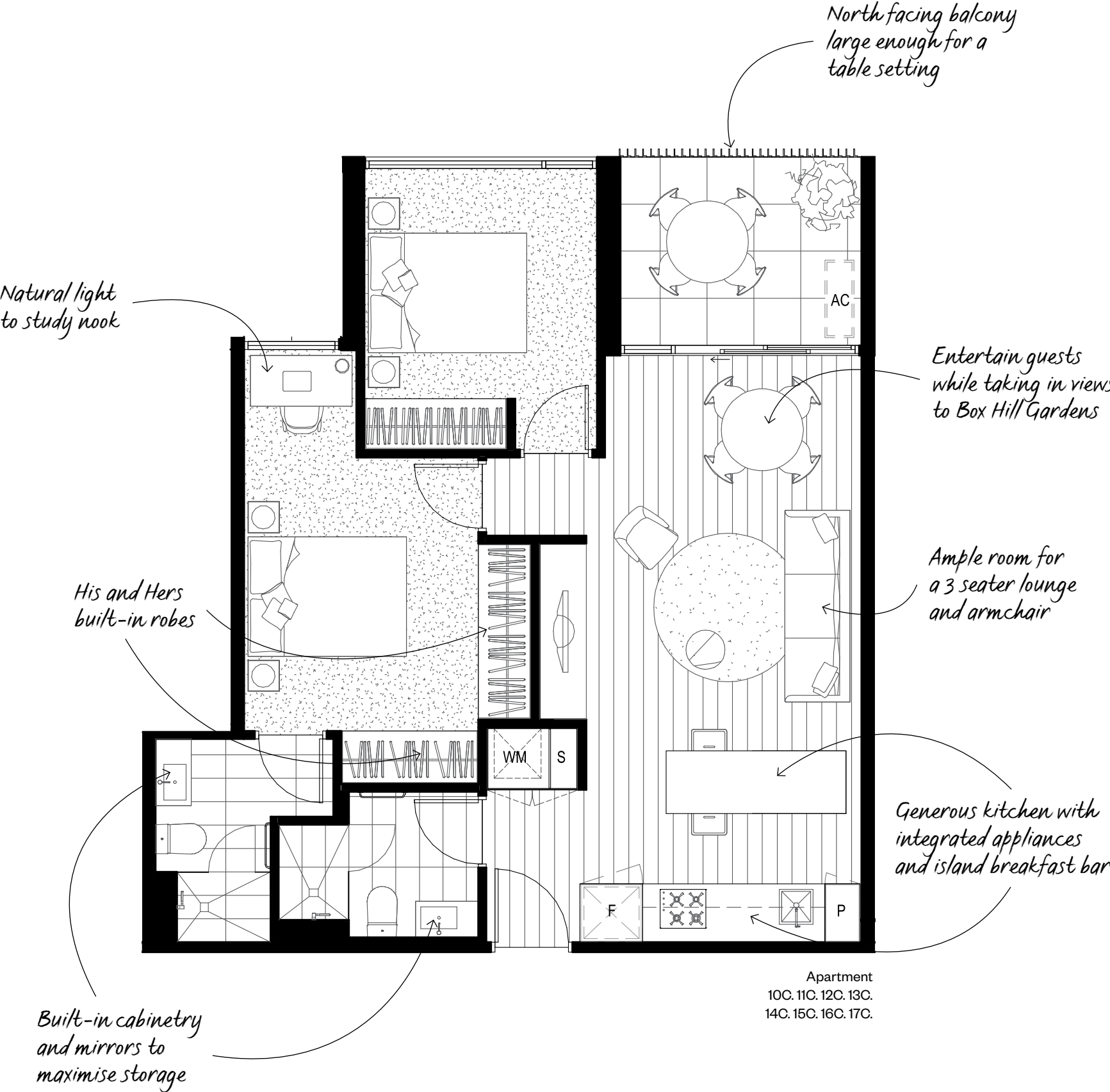
Tempo apartments are available in configurations ranging from one to four bedrooms including lofts, multigenerational living, sky homes and a penthouse.

Sharing a consistent priority for natural light, storage and functionality, Tempo apartments offer something for everyone. Each apartment will feature energy efficient LED downlights, double-glazed windows and universal power points. With customisation in mind, Tempo offers a selection of three schemes to choose from as well as options to make the space your own.

Tempo公寓的户型从单卧室到四卧室不等, 包括多套LOFT、多代共居公寓、次顶层公寓和一套顶层豪华公寓。所有的Tempo公寓设计都会优先考虑自然采光、储藏和功能, 同时又兼顾个性化需求。每间公寓均配有节能LED筒灯, 双层玻璃窗和通用电源插座。考虑到用户的定制需求, Tempo提供了三种方案以及多种选项供您选择。您的空间由您做主。

Feature two bedroom apartment

双卧室公寓



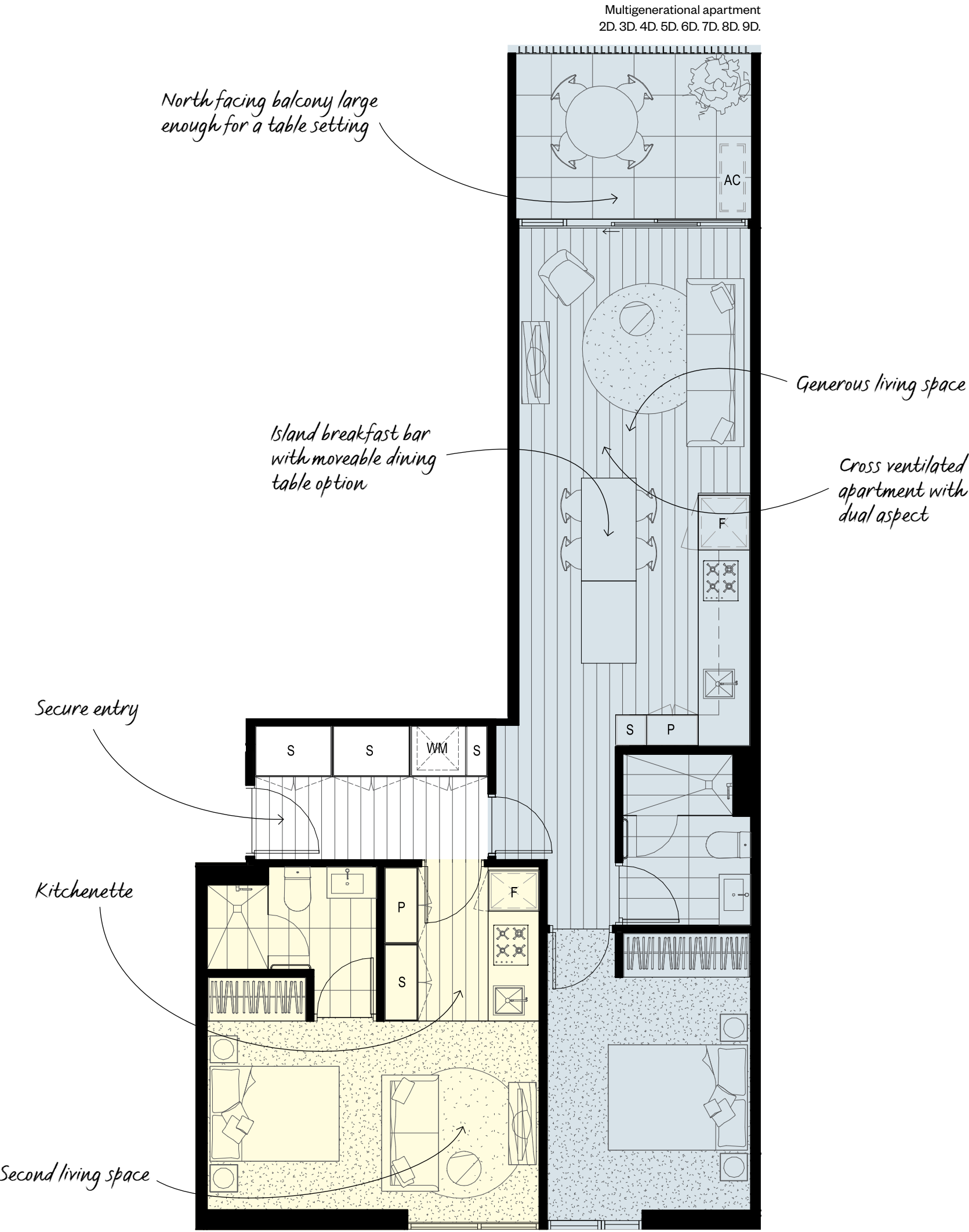
OPEN PLAN LIVING

The two bedroom apartments at Tempo have been designed with flexible open plan living in mind. Featuring generous kitchens with an island breakfast bar option, integrated appliances and ample storage, each apartment at Tempo has been carefully considered.

Tempo的双卧室公寓设计了灵活的开放式起居空间。Tempo的每套公寓均配备带可选岛式早餐吧台的宽敞厨房、集成电器和充足的储物空间。

Multigenerational apartment

多代共居公寓



Family mode

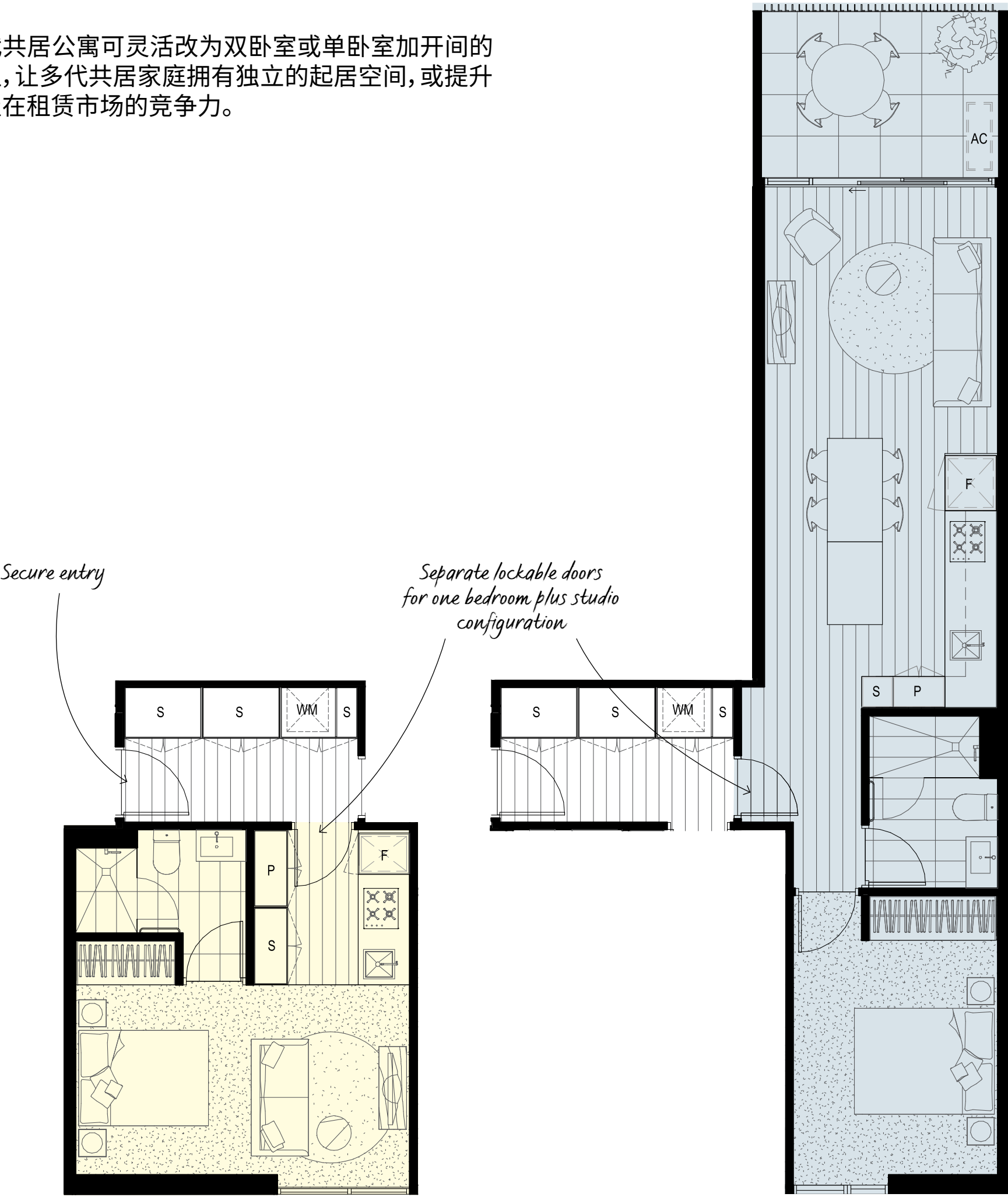
HARVEY, AGE 55
MULTIGENERATIONAL LIVING

Harvey lives with his wife and elderly mother. The multigenerational apartment affords his mother independence with her own kitchenette and living area, whilst Harvey and his wife live in the spacious one bedroom apartment.

Harvey与妻子和年迈的母亲住在一起。多代共居公寓为他母亲提供独立的厨房和起居空间，而Harvey和他的妻子则住在宽敞的单卧室公寓中。

Multigenerational designs introduce the flexibility to be occupied as a two bedroom or one bedroom plus studio apartment, benefitting independent multigenerational living or maximising rental opportunities.

多代共居公寓可灵活改为双卧室或单卧室加开间的房型，让多代共居家庭拥有独立的起居空间，或提升房屋在租赁市场的竞争力。



Split living mode

SOFIA, AGE 27
FIRST HOMEBUYER

Sofia is a first homebuyer who lives on her own. The ability to partition the apartment allows her to live in a spacious one bedroom whilst paying down her mortgage through income generated from renting out the studio.

Sofia是首次置业的独居者。她利用公寓可灵活分隔的特点，自住一间卧室，同时隔出一个开间出租以减少房贷还款压力。



Loft interior living
Artist's Impression

TEMPO LOFTS

TEMPO的LOFT户型

Tempo represents another step forward for Box Hill with unique split-level lofts offering a glamorous alternative to traditional apartment types.

Tempo的LOFT户型配备独特的错层复式阁楼,堪称有别于传统公寓类型的魅力之选,它代表了博士山地区在建筑风格上又一次引领风气之先。

FREE SPIRITED, TEMPO LOFTS
EXUDE QUIET SOPHISTICATION

TEMPO 的 LOFT 户型设计自由灵活,
体现出低调的奢华感

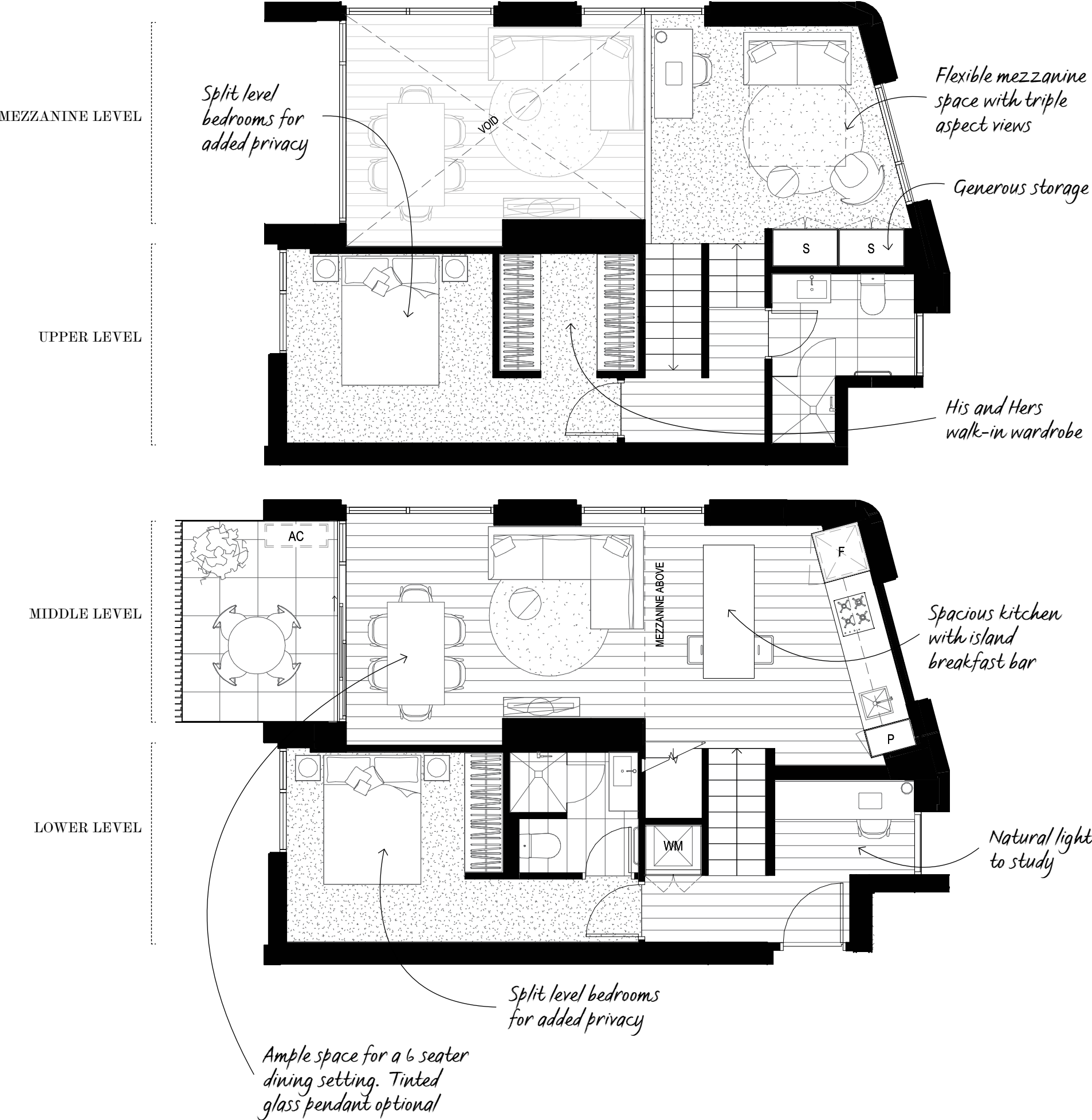
Tempo presents a series of unique lofts designed by Hayball. Featuring soaring double height living spaces bathed in afternoon sunlight that spills through 4.4 metre high windows. These elegant apartments feature an adaptable mezzanine level perfectly suited for use as either a parents retreat, home office or flexible guest room. Offered in both one and two bedroom configurations arranged over split levels, loft apartments are the ultimate expression of contemporary living.

Hayball 为 Tempo 设计了一系列独特的 LOFT 户型。这些优雅的公寓配备双重层高的起居室,沐浴在透过 4.4 米高的窗户照进来的午后阳光下,标志性的阁楼可根据需求灵活配置,非常适合用作父母的休息场所、家庭办公室或客房。LOFT 公寓有分层分布的单卧室和双卧室房型,是当代生活的终极体现。

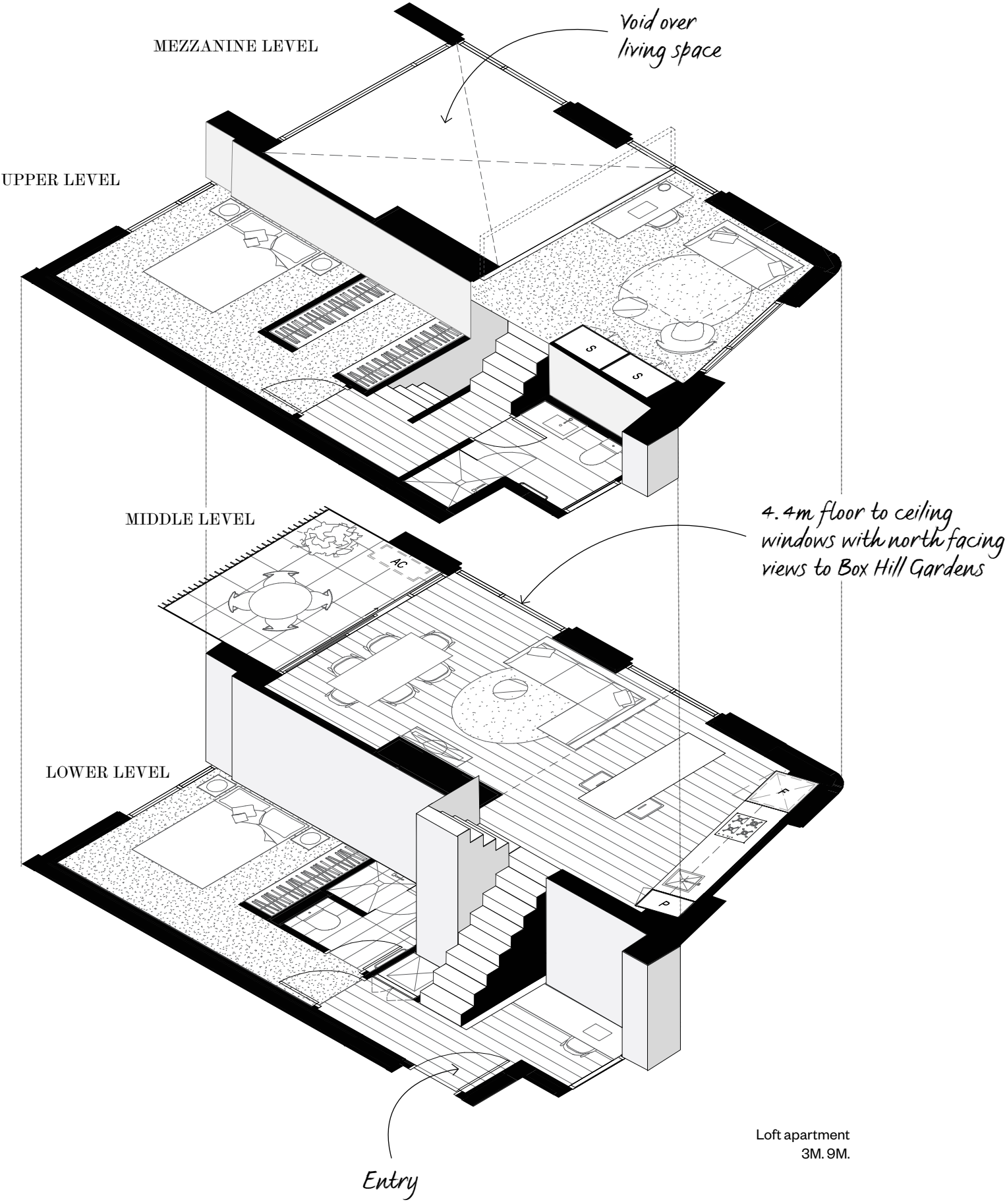


Loft interior living and kitchen
Artist's Impression

Feature loft floorplan
LOFT平面图



Feature loft 3D plan
LOFT三维图



LOFT APARTMENTS

Loft apartments feature a unique interlocking design that combines dramatic scale and efficiency. With living zones spread across separate levels, this model is perfectly suited to a growing family or independent adults living under one roof.

LOFT公寓采用独特的联锁设计，达到了惊人的规模和居住效率。由于起居空间分布在不同的楼层，因此该房型非常适合成长中的家庭或与他人合住的独立成年人。

VIEWS OUT

Rising 19 stories on a naturally elevated site, Tempo is the tallest building in the coveted Box Hill Gardens Precinct. Tempo commands beautiful parkland views across Box Hill Gardens, expansive outlooks towards the CBD, and vistas of the Dandenong Ranges.

Tempo 建于天然高地势地段, 高 19 层, 是人们梦寐以求的博士山花园区中最高的建筑。从 Tempo 可俯瞰整个博士山花园的美丽风景, 远眺市中心的壮观街景以及 Dandenong 山脉的秀丽风光。



Tempo aspect across to Box Hill Gardens
Artist's Impression

COMMON AMENITY

公共便利设施



Residents level 1 Music Room
Artist's Impression

MUSIC ROOM

The Music Room at Tempo introduces a rare opportunity for residents to indulge in the beauty of music. Whether it be to refine your musical talents or reserve the space for children's lessons, this is a room acoustically designed for perfect enjoyment.

Tempo 音乐房让住户尽享音乐之美。无论是为了提高您自身的音乐素养，还是为儿童教授音乐课程，这间经过特别声学设计的音乐房，都能为您带来完美的享受。

EXPANSIONS OF HOME
AND EXTENSIONS OF TIME

家的扩展和时间的延伸

Tempo's shared spaces enhance social interactions, provide opportunities for children to learn new skills and support a healthy lifestyle. Tempo's amenities include the north facing Balcony Garden at level one which is adjacent to the music room, gym and library. The glamorous Spa Deck on level 11 boasts magnificent northern views to Box Hill Gardens and features an entertainment space equipped with barbecue and al fresco dining.

Tempo的共享空间可增进社交互动，为儿童提供了学习新技能的机会，以及为客户的健康生活方式提供支持。Tempo的便利设施包括一个朝北露台，位于一楼，毗邻音乐房、健身房和图书馆。11楼另有一处景观迷人的露天木制平台，可向北俯瞰整个博士山花园的美景，并设有带烧烤和户外用餐设施的休闲区。



LIBRARY LOUNGE

With a cosy fireplace as its central focus, the Library Lounge completes a life of relaxed elegance. Comfortable booths provide a secluded space for quiet evening study or a day working from home. The Library Lounge can be transformed for sophisticated private functions that spill onto the Balcony Garden.

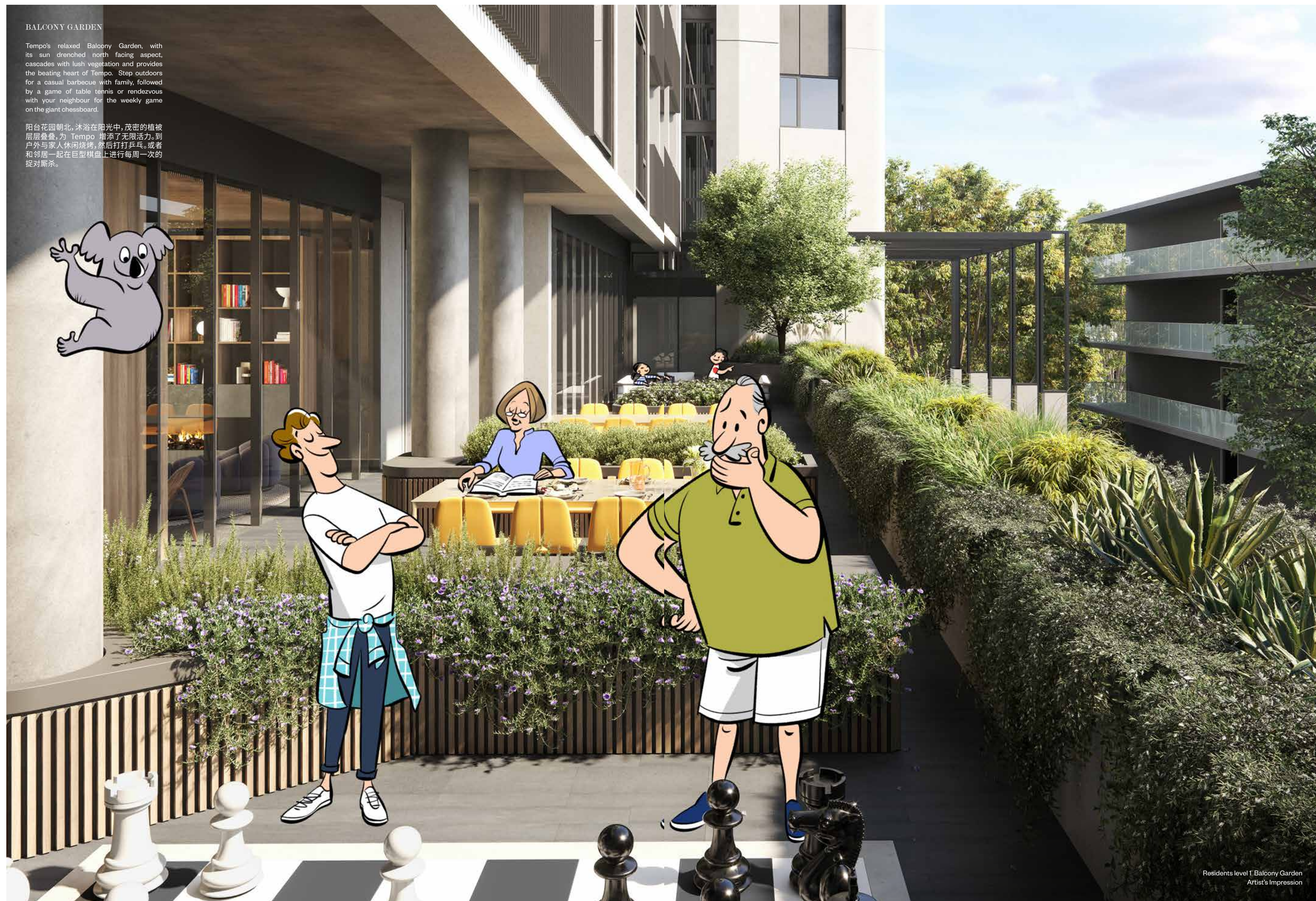
图书馆休息室以舒适的壁炉为中心, 为您带来轻松优雅的生活。舒适的隔间为安静的晚间学习或白天在家办公提供了僻静的空间。图书馆休息室还可以改造成精致的私人活动室, 与阳台花园融为一体。

Residents level 1 Library Lounge
Artist's Impression

BALCONY GARDEN

Tempo's relaxed Balcony Garden, with its sun drenched north facing aspect, cascades with lush vegetation and provides the beating heart of Tempo. Step outdoors for a casual barbecue with family, followed by a game of table tennis or rendezvous with your neighbour for the weekly game on the giant chessboard.

阳台花园朝北,沐浴在阳光中,茂密的植被层层叠叠,为 Tempo 增添了无限活力。到户外与家人休闲烧烤,然后打打乒乓。或者和邻居一起在巨型棋盘上进行每周一次的捉对厮杀。



SPA DECK

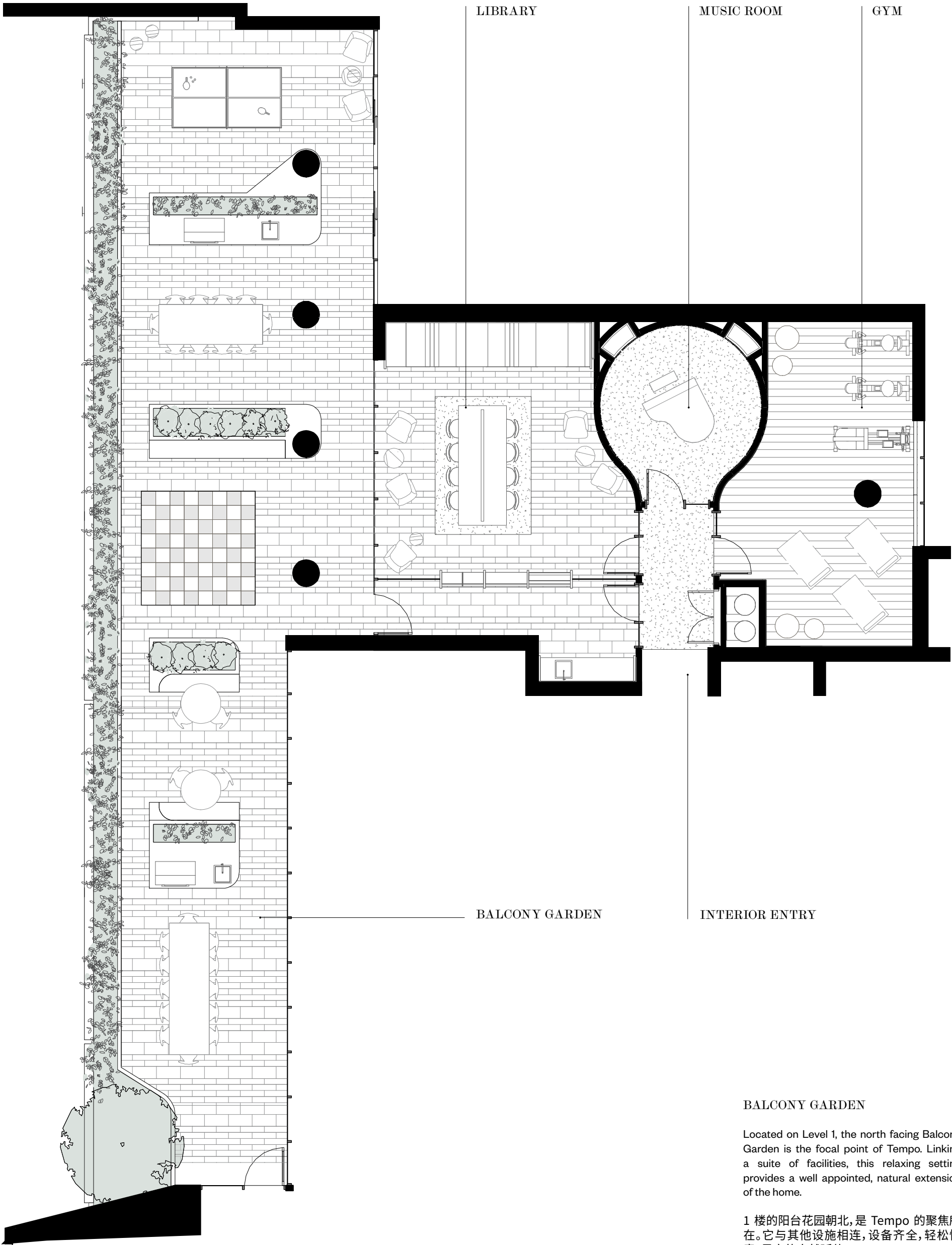
At the pinnacle of Tempo's shared entertainment spaces is the Spa Deck. Complete with barbecue and 270 degree views across the surrounding landscape, this space sets the stage for a perfect summer's evening.

露天木制平台是 Tempo 最酷炫的共享娱乐空间,那里配有烧烤炉,可欣赏周围 270 度范围内的景观,为您呈现夏夜之美。

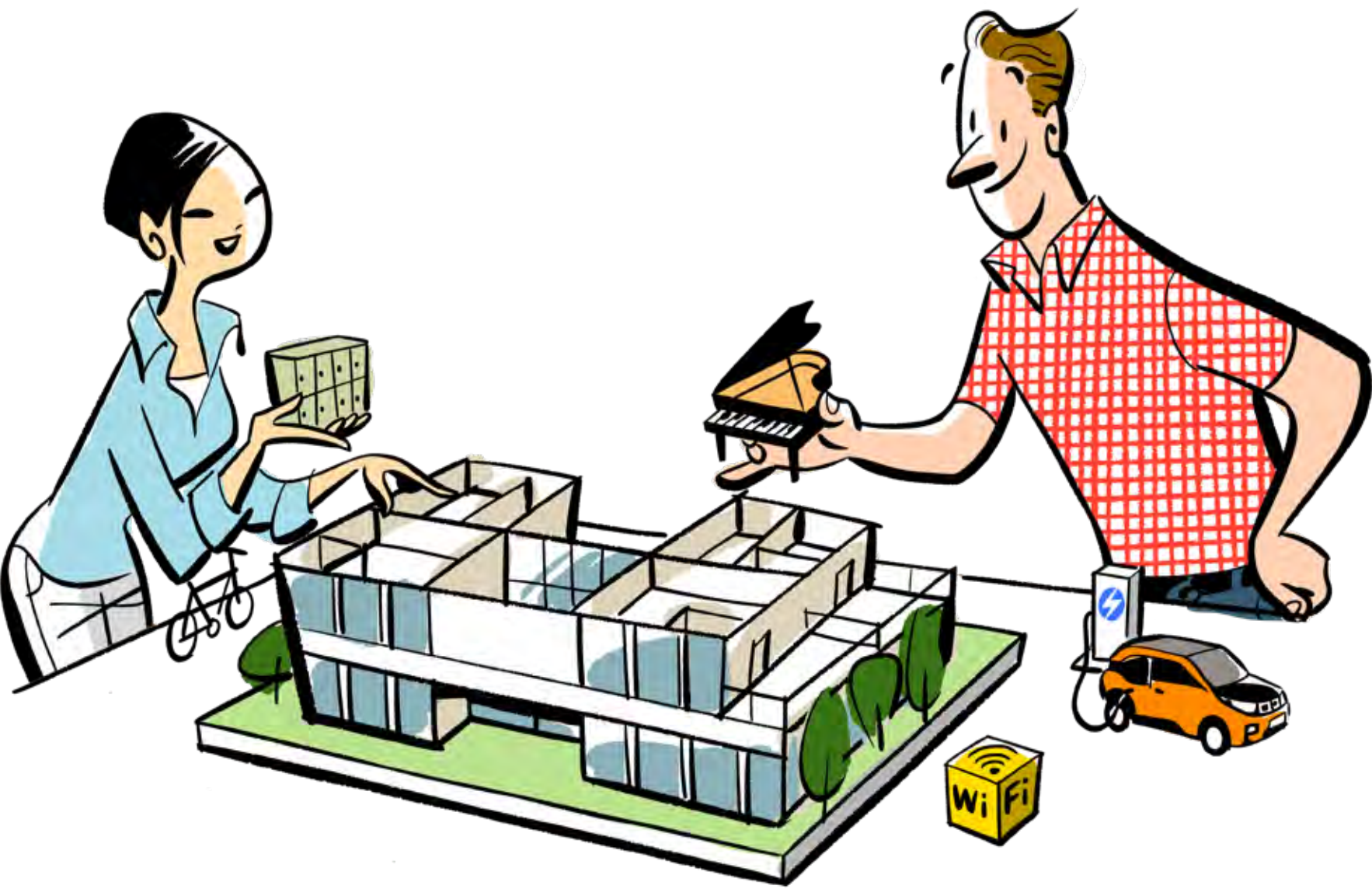


Level 11 Spa Deck
Artist's Impression

Level 1 Balcony Garden plan
1 楼:阳台花园平面图



Liveability advantage:
Six points of advantage
宜居优势:六点优势



DAILY CONVENIENCES

Tempo offers conveniences attuned to residents lifestyles, including secure parcel delivery, refrigerated storage, dry cleaning pick up and other daily services.

Tempo 为住户提供相关便利,包括快递寄送、冷藏存储、干洗取衣和其他日常服务。

CONVENIENT TECHNOLOGY

Free Wi-Fi is available in the Library, and a Resident Management System provides remote access via an app for bookings, communication with Tempo's Building Manager and access to a community bulletin board.

图书馆提供免费的 Wi-Fi,用户可通过手机应用程序远程访问居民管理系统,预订相关服务,与 Tempo 的大楼经理联络,以及访问社区公告板。

ENHANCED SECURITY

For resident peace of mind the carpark, lobby, bike and individual floor access into Tempo utilises a state of the art digital locking system with video intercom access for guests.

为了使住户安心,停车场、大厅、自行车停放处和 Tempo 的各个楼层均使用了先进的数字门禁系统,并配备了访客可视对讲功能。

ENHANCED SUSTAINABILITY

Tempo incorporates solar panels for electric vehicle charging. This addition, alongside the supply of rainwater tanks for irrigation to common area planting, reduces the consumption of scarce resources and caters for emerging technologies.

Tempo 配备了可为电动车充电的太阳能电池板。再加上用于公共区域植被灌溉的雨水存储罐,减少了对稀缺资源的消耗,应用了新兴技术成果。

HEALTH AND WELLBEING

Tempo residents can enjoy an unparalleled investment in health and learning through complimentary group personal training sessions and discounted piano lessons in the Music Room (for the first 12 months).

Tempo 居民可通过参加免费的团体私教课程和音乐房的优惠钢琴课程(前 12 个月),在个人健康和福祉方面获得巨大收益。

COMMUNITY

Meet your neighbours and make new friends over a game of chess on the Balcony Garden or decide who is Tempo's greatest champion at the annual table tennis competition.

在阳台花园下棋,与邻居和新朋友以棋会友,或者角逐 Tempo 乒乓球大赛年度冠军头衔。

COLOUR SCHEMES

配色方案



“Tempo apartments reflect a beautifully curated scope for individual styling through colour schemes which allow residents to express their character and evolve the spaces over time.”

Bianca Hung
Director, Hayball

“Tempo公寓的配色方案反映个人风格,采用不同的配色风格以契合不同的住户性格,并且空间也可随着时间的推移而发展变化。”

Bianca Hung
Hayball 董事

CURATED TO IMPRESS, DESIGNED TO LAST

精挑细选,匠心典藏

Three distinct yet equally striking interior colour schemes are offered at Tempo to compliment individual resident personalities. Each scheme finds its own expression through variations of material and architectural details, underpinned by a consistent philosophy of functionality, flexibility and durability. Elevated by a selection of thoughtful options, each home becomes a unique proposition imbued with a personal story.

Tempo提供了三种截然不同但同样引人注目的室内配色方案,以契合住户个性。每种方案通过不同的材料和建筑细节展示独特的个性,但同时又都注重功能性、灵活性和耐用性。经过精心选择,每间房屋都变成了一个充满个人故事的个性住所。



The Minimalist
Artist's Impression



The Minimalist
Artist's Impression

The Minimalist

Minimalist

The Minimalist interior colour scheme emanates subtle sophistication and draws inspiration from some of nature's most elegant and remarkable materials - stone, oak and wool. Comprising of a clean and sleek palette made up of whites, creams and grey with black accents, The Minimalist scheme is aligned to those who seek clean white space and seamless cohesion.

Unmatched for quality and durability a light grey Terrazzo splashback and benchtop option is available throughout the kitchen and bathroom partnered with a custom designed dining table and white linear pendant light options (as depicted in the above Artist's Impression).

Minimalist 的内部配色方案细致入微，其灵感来自于自然界中一些最优雅和最引人注目的材料——石料、橡木和羊毛。Minimalist 方案由白色、米色和灰色配以黑色重点勾勒，呈现出干净、丝滑的配色效果。追求素净、自然装饰风格的人喜欢这种配色方案，因为它可以最大程度地凸显家具、照明和艺术品。

无与伦比的质量和耐用性，整个厨房和浴室可选配浅灰色的水磨石防溅板和操作台，以及定制的餐桌和白色线性吊灯（如效果图所示）。



The Expressionist
Artist's Impression



The Expressionist
Artist's Impression

The Expressionist

Expressionist

Designed with entertainment in mind, The Expressionist radiates glamour to suit a vibrant lifestyle. Dark chocolate tones combine with luxurious black porcelain benchtops and premium ribbed glass detailing throughout the kitchen and bathroom cabinetry accented with brushed gold tapware (all standard).

Featuring deep peppercorn oak floorboards, The Expressionist comes to life with a selection of options including flamboyant burgundy vein or emerald marble splashbacks and benchtops, a custom dining table and black linear pendant light – this is a scheme for the bold.

Expressionist 在设计时考虑了娱乐性，以独特的魅力契合充满活力的生活方式。黑巧克力色调与豪华的黑色陶瓷操作台以及厨房和浴室橱柜中配备的优质带肋玻璃相呼应，再以拉丝金水龙头重点勾勒（均为标配）。

Expressionist 配色方案大胆前卫，采用深胡椒色橡木地板，并提供多种富有表现力的选择，包括纹理鲜明的酒红色或翡翠绿大理石防溅板和操作台、定制餐桌和黑色线性吊灯。



The Traditionalist
Artist's Impression



The Traditionalist
Artist's Impression

The Traditionalist

Traditionalist

For those who prefer a classic aesthetic with timeless appeal, The Traditionalist is an inviting palette of creams and greys and natural timber punctuated with panelled doors and classic button knob handles. Depicted with the light grey marble splashback and benchtops options, the wood and nickel accents harmoniously bridge both modern and traditional sensibilities with endless scope for furniture and styling. The Traditionalist can be partnered with a custom dining table featuring either a gold linear pendant or tinted glass pendants (as depicted in the above Artist's Impression).

对于那些偏爱具有永恒魅力的古典美学的人来说, Traditionalist 配色方案是米色系、灰色系和天然木材色调的诱人组合, 配有镶板门和经典圆形把手。这种既细致又耐久的内饰方案包含了石材、木材和镍质配件等天然材料, 将传统与现代感自然融合, 适合各类家具和风格。 Traditionalist 配色方案可以选配定制的餐桌, 搭配金色线性吊灯或有色玻璃吊灯 (如效果图所示)。

BETTER APARTMENT DESIGN STANDARDS 设计新标准

Tempo embraces the Better Apartments Design Standards which have been introduced by the Victorian Government to improve the quality, liveability and sustainability of apartments across Victoria.

Tempo 全面执行维多利亚州政府提出的“公寓设计新标准”，该标准旨在提高全州公寓的质量、宜居性和可持续性。



SETTING A NEW STANDARD FOR APARTMENT LIVING 设定公寓生活新标准

Tempo was one of the first major developments in Box Hill to be assessed against the Better Apartments Design Standards since its introduction in 2017.

With consideration for minimum room sizes, noise, privacy, environmental impact, wellbeing, light and ventilation to name a few, the apartments and lofts at Tempo have been designed to meet and exceed the new standards.

Tempo 是自 2017 年推出公寓设计新标准以来，博士山地区首批主要开发项目之一，将依据该标准进行质量评估。

在最小房间尺寸、降噪、隐私保护、环保、增进健康、采光和通风等方面，Tempo 的公寓和 LOFT 的设计都已达到并超过了新标准。



Banksia, NewQuay

THE DEVELOPER: MAB CORPORATION

开发商:MAB 公司

MAB has a proud history of recognition as a leading Australian property developer having received numerous state and national awards celebrating MAB’s vision, innovation and excellence.

作为澳大利亚首屈一指的房地产开发商，MAB 历来深得业界认可，并因其远见卓识、创新设计和卓越品质而获得了许多州和国家级的奖项。

AWARDS

2019 – ELM & STONE, NEWQUAY

Melbourne Design Awards
Silver Winner – Architecture
Multi Residential, Constructed

2018 – BANKSIA, NEWQUAY

Good Design Awards
Winner – Architectural Design
Commercial & Residential

Melbourne Design Awards
Gold Winner – Architecture & Interior
Design, Residential

**Urban Taskforce Development
Excellence Awards**
Finalist

**Urban Development Institute of Australia
(VIC) Awards for Excellence**
High Density Development

2017 – PROMENADE AQUÍ, NEWQUAY

Melbourne Design Awards
Silver Winner – Architecture
Residential, Constructed

**Urban Taskforce Development
Excellence Awards**
Finalist

Victorian Premier’s Design Award
Finalist – Architectural Design

2016 – CANOPI AT VALLEY LAKE

**Urban Development Institute of Australia
(VIC) Awards for Excellence**
Finalist – Medium Density Development

2015 – MONUMENT PARK, NEWQUAY

Melbourne Design Awards
Gold Winner for Urban Design

2014 – THE QUAYS, NEWQUAY

Dulux Colour Awards
Multi Residential Exterior & Interior

**The Australian Institute of Architects
Victorian Architecture Awards**
Marion Mahoney, Interior Architecture
Residential Architecture. Multiple Housing

Australian Timber Design Awards
Excellence in the use of Timber Products

Melbourne Design Awards
Gold Winner – Architecture
Residential, Construction
Silver Winner – Interior Design
Residential

**Urban Development Institute of Australia
(VIC) Awards for Excellence**
High Density Development

**Australian Property Institute Excellence
in Property Awards**
Property Development – Victoria

2011 – 2005 – UNIVERSITY HILL

**Property Council of Australia Innovation
& Excellence Awards**
Best Master Planned Community

**Urban Development Institute of Australia
(VIC) Awards for Excellence**
Master Planned Development

**Urban Development Institute of Australia
(VIC) Awards for Excellence**
Water Sensitive Urban Design

**Planning Institute of Australia Awards
for Planning Excellence**
Urban Design Plan Ideas

曾获奖项

2019 年 – NEWQUAY 地区的 ELM & STONE 项目

墨尔本设计奖
银奖 – 已建成多户住宅建筑类别

2018 年 – NEWQUAY 地区的 BANKSIA 项目

优秀设计奖
获奖 – 商住楼建筑设计类别

墨尔本设计奖
金奖 – 住宅建筑及室内设计类别

城市工作组开发卓越奖
入围

澳大利亚（维多利亚州）城市发展研究所卓越奖
高密度开发项目

2017 年 – NEWQUAY 地区的 PROMENADE AQUÍ 项目

墨尔本设计奖
银奖 – 已建成住宅建筑类别

城市工作组开发卓越奖
入围

维多利亚州总理设计奖
入围 – 建筑设计类

2016 年 – VALLEY LAKE 地区的 CANOPI 项目

澳大利亚（维多利亚州）城市发展研究所卓越奖
入围 – 中密度开发项目

2015 年 – NEWQUAY 地区的 MONUMENT PARK 项目

墨尔本设计奖
城市设计金奖

2014 年 – NEWQUAY 地区的 THE QUAYS 项目

多乐士色彩奖
多户住宅室外及室内设计

澳大利亚建筑师学会
维多利亚建筑奖
Marion Mahoney 奖，室内建筑
住宅建筑。多户住宅

澳大利亚木材设计奖
木制品最佳利用

墨尔本设计奖
金奖 – 已建成住宅建筑类别
银奖 – 住宅建筑室内设计类别

澳大利亚（维多利亚州）城市发展研究所卓越奖
高密度开发项目

澳大利亚房地产协会卓越房地产奖
维多利亚州房地产开发

2005 年–2011 年 – UNIVERSITY HILL 项目

澳大利亚房地产委员会创新与卓越奖
最佳总体规划社区

澳大利亚（维多利亚州）城市发展研究所卓越奖
总体规划开发

澳大利亚（维多利亚州）城市发展研究所卓越奖
节水型城市设计

澳大利亚规划研究所卓越规划奖
城市设计规划创意

MAB's diverse experience spans residential, commercial, industrial and investment management with a current development pipeline exceeding \$11 billion (AUD). MAB's portfolio of completed major projects are highly regarded delivering long-term value for clients creating outstanding places for the people of Melbourne.

MAB 拥有丰富的行业经验, 旗下项目涵盖住宅、商业、工业和投资管理等诸多领域, 现有开发项目所涉资金超过 110 亿澳元。MAB 已完成的重大项目组合获得了社会高度认可, 既为客户创造了长期价值又为墨尔本居民提供了绝佳的公共场所。

Acclaimed and awarded projects
获奖项目



ELM & STONE, NEWQUAY

OUTLINE	
Mixed Use Residential: Comprising 144 apartments, two retail tenancies and a 221 room Quest apartment hotel	
ARCHITECT	BUILDER
DKO	Built
COMPLETED	PHOTOGRAPHY
2019	Jonathan Tabensky



AQUI PROMENADE, NEWQUAY

OUTLINE	
Mixed Use Residential: Comprising 436 apartments and retail tenancy	
ARCHITECT	BUILDER
Woods Bagot	Hickory Group
COMPLETED	PHOTOGRAPHY
2017	Dianna Snape



THE QUAYS, NEWQUAY

OUTLINE	
Mixed Use Residential: Comprising 617 apartments, retail and commercial tenancies	
ARCHITECT	BUILDER
McBride Charles Ryan	Brookfield Multiplex
COMPLETED	PHOTOGRAPHY
2013	Dianna Snape

Developing a space:
Understanding our residents
开发空间：了解居住者的需求

Each MAB development is a unique response to its context and the needs of our residents. MAB takes great pride in the creative process. Each design passes through rigorous tests to ensure that a lasting legacy of quality is delivered. We regularly return to each of our completed projects to learn what aspects our residents love, what attracts new tenants and how we can create enduring homes that store and build wealth.

每个 MAB 开发的项目都注重与周边环境和居住者需求完美契合。MAB 在创意设计过程中坚持高标准并引以为傲。每项设计均经过严格的测试, 以确保交付的项目品质耐久可靠。我们会定期回访已竣工的项目, 了解项目中令居住者满意的地方, 让新租户感兴趣的地方以及如何创建可以保值增值的耐久房屋。

DESIGNED FOR LIFE

Developing major residential buildings is a complex process. MAB's expert design, development and construction management team follow quality assurance processes that achieve consistently high standards at each step. Should MAB's assistance be needed beyond the completion of your home, our clients know they can speak directly to our in-house Customer Relations Managers and receive personalised support.

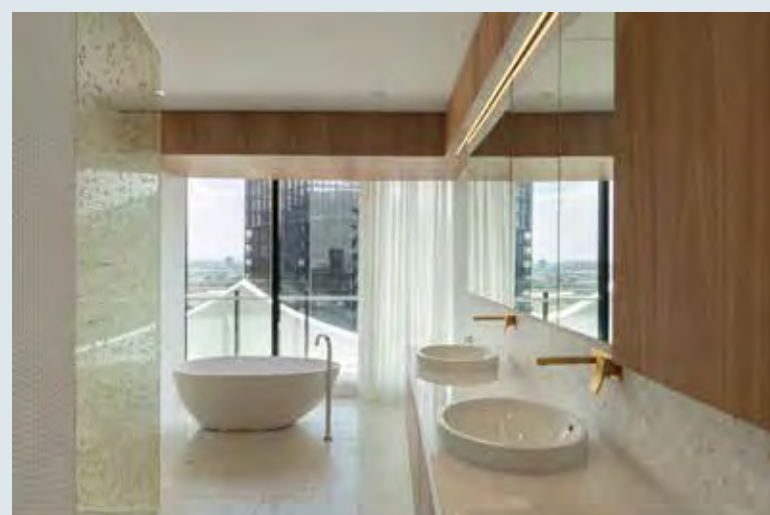
开发大型住宅建筑是一个复杂的过程。MAB 专业的设计、开发和施工管理团队始终如一地遵循质量控制流程, 力争每一个环节都符合高标准要求。如果在项目竣工后仍需要 MAB 的帮助, 客户可以直接与我们的专职客户关系经理联络, 并获得个性化的支持。



Henry and Wendy – Elm & Stone residents



Developing a space: Homes with a difference 开发空间：与众不同的家园



The celebrated, award-winning Banksia apartments demonstrate MAB's appetite to challenge the status quo inside and out. Starting with a striking organic façade inspired by the Australian wildflower, Banksia offered a richly diverse range of homes catering to discerning owner-occupiers.

MAB continues this pursuit for new ways of living at Tempo. Dual key apartments for multigenerational living, flexible four bedroom designs and an exclusive collection of sky homes are just some of the 29 bespoke apartment types that set Tempo apart.

屡获殊荣的著名建筑 Banksia 公寓彰显出 MAB 完全颠覆传统的雄心。从灵感来自澳洲野花的独特有机立面，到丰富多样的房屋设计，Banksia 以匠心独运的设计满足独具慧眼的业主们的需求。

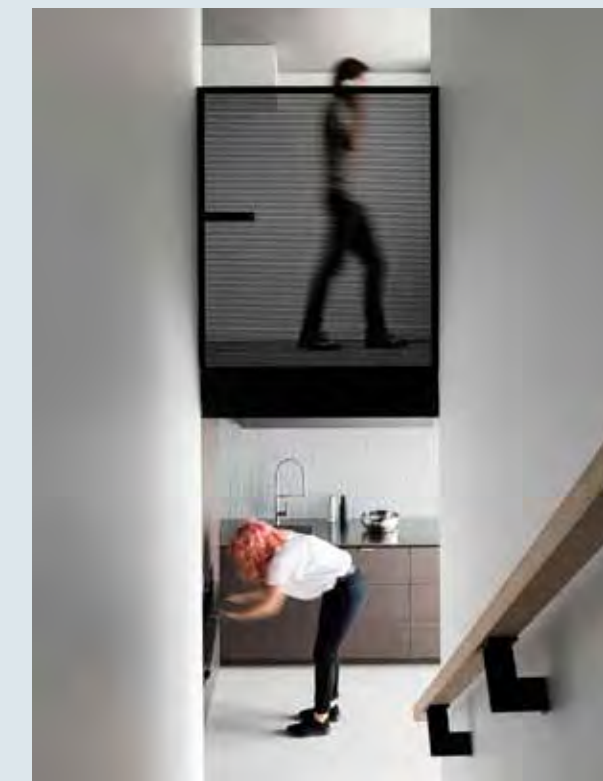
MAB 在设计 Tempo 项目时继续追求这种新的生活方式。Tempo 拥有 29 种定制公寓类型，设计与众不同，包括适合多代人共同生活的双钥匙公寓、灵活的四间卧室设计、独特的次顶层公寓系列以及其他户型。想一想流水的源头，比喻不忘本。

Image Outline

Left page
Banksia two bedroom apartment

Right page
Elm & Stone loft

Developing a space: MAB's unique lofts 开发空间：MAB 独特的 LOFT 户型



Tempo includes a limited collection of 28 lofts in an innovative new design pioneered by MAB in the recently completed Elm & Stone apartments. MAB's unique lofts offer a versatile alternative to traditional single level apartments. With the provision of double height living zones and signature mezzanine levels, Tempo's lofts are ideal for a growing family, a home office or independent adults who are co-sharing.

MAB 为 Tempo 创新设计了限量 28 套 LOFT 公寓，它在新近竣工的 Elm & Stone 公寓项目中也尝试了这种新设计。MAB 独特的 LOFT 户型为传统单层公寓带来了新的变化。Tempo 的 LOFT 户型配备具有双重层高的起居室和标志性的阁楼，非常适合成长中的家庭、居家办公或与他人合住的独立成年人。





BANKSLIA, NEWQUAY

AMENITY
Level 18 Banksia Club's sunken lounge

Developing a space:
Extending a home
开发空间:拓展家庭生活

Across its residential portfolio, MAB is recognised as a leader in delivering exceptional amenities that are attuned to the needs of residents. MAB amenities offer useful, stimulating and comfortable spaces which expand the opportunities to raise a family, entertain, socialise and learn. For investors, these amenities contribute to MAB projects attaining a premium reputation where tenants are more likely to stay for extended periods and superior rents can be achieved.

MAB一向被公认为是提供一流便利设施、打造宜居生态的业内领袖，纵观其旗下所有住宅开发项目，始终将满足住户需求放在首位。MAB 的便利设施具有实用、有趣和舒适的特点，为住户提供了更多组建家庭、娱乐、社交和学习的机会。对于投资者而言，这些便利设施为 MAB 项目在成熟市场中赢得不错的口碑，租户更愿意长期居住在 MAB 开发的物业中，而投资者也可获得满意的租金收入。

FOLIO HIGHLIGHTS



AQUI PROMENADE, NEWQUAY

AMENITY
Residents only indoor heated lap pool



ELM & STONE, NEWQUAY

AMENITY
Residents library, study and reading quarters



HARBOUR ONE, NEWQUAY

AMENITY
Reading room and private lounge room



THE QUAYS, NEWQUAY

AMENITY
Residents rooftop garden and courts

As one of Australia's largest design practices, Hayball is a diverse studio which integrates architecture, interior design and urban design expertise alongside a culture that supports clients achieving their ambitions.

作为澳大利亚最大的建筑设计所之一, Hayball 是一家多元化的工作室, 将建筑、室内设计和城市设计专业知识与文化相结合, 帮助客户实现雄伟的蓝图。



THE ARCHITECT: HAYBALL

设计方:HAYBALL

For more than 30 years, Hayball has realised projects across Australia, New Zealand, South East Asia and China. Innovative, cohesive and sustainable solutions are achieved through a collaborative and research driven approach.

Hayball is a passionate contributor to Melbourne's design discourse and has played an active role in Box Hill's dynamic built environment. Tempo joins a respected portfolio of residential work for which Hayball excels.

30多年来, Hayball在澳大利亚、新西兰、东南亚和中国成功设计了多个项目。它通过协作和研究来实现创新、有凝聚力和可持续的解决方案。

Hayball是塑造墨尔本设计风格的积极贡献者, 并且在博士山充满活力的建筑环境中发挥了积极作用。Hayball擅长设计住宅, 作品备受推崇, Tempo 是其又一力作。



JOHN STREET APARTMENTS, BOX HILL

ARCHITECT	OUTLINE
Hayball	Residential Apartments
COMPLETED	PHOTOGRAPHY
2011	Rhiannon Slatter

Adaptive design

适应性设计

With an approach that recognises both social and demographic shifts, Hayball is adept at delivering residential developments that respond to the future inhabitants of their buildings. Hayball has realised a portfolio of projects that are attuned to each individual locale and delivering consistently high standards of liveability.

Hayball擅长根据社会和人口变化趋势，开发可适应未来住户需求的住宅项目。Hayball已成功打造出既契合地方实际，又能始终满足较高宜居标准的住房项目。

FOLIO HIGHLIGHTS



DOCKLANDS LIBRARY, DOCKLANDS

ARCHITECT	OUTLINE
Hayball	Public Library
COMPLETED	PHOTOGRAPHY
2014	Dianna Snape



STUDIO NINE, RICHMOND

ARCHITECT	OUTLINE
Hayball	Residential Community
COMPLETED	PHOTOGRAPHY
2013	Tom Blachford

“As the focal point for Melbourne's affluent eastern suburbs, Box Hill combines all the vital ingredients that drive property growth and make Melbourne one of the most liveable global cities”

Andrew Buxton
Managing Director, MAB

“作为墨尔本东部富人区的焦点, 博士山具备推动房地产市场发展的所有重要因素, 也让墨尔本成为全球最宜居城市之一”

Andrew Buxton
MAB 董事总经理



AT HOME IN BOX HILL

在博士山找到家的感觉

Box Hill is located approximately 14km from Melbourne’s CBD. It boasts superb access to the Dandenong Ranges, Westfield Doncaster, Chadstone Shopping Centre and world-class health and educational facilities.

Established in the mid 1800’s Box Hill was initially developed with its own central business district. When it was absorbed into Greater Melbourne in the 1950’s, this abundance of commercial enterprise alongside a thriving population saw the suburb flourish.

The culturally diverse suburb that has emerged today offers an ideal balance of lifestyle, employment and education. Rated as a “Walkers Paradise” from the respected Walk Score® walkability index, Tempo achieves a near perfect score of 95/100 meaning daily errands do not require a car.

The skyline of Box Hill continues to evolve and flourish. Designated by the Victorian Government as a Metropolitan Activity Centre, Box Hill is expected to bring further investment into the core services supporting the growing local population.

博士山距墨尔本市中心约 14 公里。从那里可以很方便地去往 Dandenong 山脉、Westfield Doncaster、Chadstone 购物中心以及诸多世界一流的医疗和教育设施。

博士山地区始建于 19 世纪中期, 最初是作为中央商务区发展起来的。20 世纪 50 年代被并入大墨尔本区以后, 该地区出现了大量的商企, 当地人口也迅速增长。

如今, 这个富有多元文化底蕴的地区可以为人们提供优质的生活方式、就业机会和教育环境, 实现三者的理想平衡。Tempo被评为“步行者天堂”, 其步行指数十分亮眼, 达到近乎完美的 95 分。这意味着人们无需乘车便可完成日常事务。

博士山的天际线在不断发展和壮大。该地区被维多利亚州政府指定为大都会活动中心, 有望为支持当地人口增长的核心服务带来更多投资。

FOUNDED
1858

LOCAL GOVERNMENT
Whitehorse City Council

WALK SCORE®
‘95/100 “Walkers Paradise”
– Daily errands do not
require a car.

*Source: walkscore.com (Bruce Street, Box Hill)



Retail and markets
零售和市场

Box Hill's burgeoning retail landscape caters to all. Famous for its vibrant fresh produce markets and with Box Hill Central Shopping Centre only 150 metres away, Tempo also enjoys close proximity to Westfield Doncaster where high-end fashion and entertainment converge.

博士山蓬勃发展的零售市场可满足各类人士的需求。博士山因当地活跃的新鲜农产品市场而闻名,而且它距离 Box Hill Central 购物中心仅 150 米远。Tempo还紧邻Westfield Doncaster,那里是高端时尚和娱乐设施的聚集地。

HIGHLIGHTS

1. Supermarket: Box Hill Central	150m
2. Fresh Food Market: Box Hill Central	150m
3. Cinemas: Westfield Doncaster Forest Hill Chase Shopping Centre	4.2km 4.9km
4. Dining: Station Street, Restaurant Precinct	500m
5. Fashion: Westfield Doncaster	4.2km

Image Outline

Left page
Box Hill Market at Box Hill Central

Right page
The Penny Drop Café

Culinary culture
饮食文化

Box Hill is widely acclaimed as Melbourne's Asian restaurant capital hosting a colourful range of establishments specialising in Chinese, Vietnamese, Malaysian, Thai and Korean cuisine. Box Hill is also developing an enviable café culture with recent institutions such as The Penny Drop setting the scene for Melbourne's world renowned coffee and social breakfast culture.

博士山被誉为“墨尔本的亚洲餐厅之都”,当地拥有众多专门经营中国、越南、马来西亚、泰国和韩国美食的餐馆。此外,博士山还在发展为人称羡的咖啡馆文化,像最近开业的 The Penny Drop 等餐饮企业,为墨尔本世界闻名的咖啡和社交早餐文化增添了一抹亮色。

TOP LOCALLY RATED RESTAURANTS

1. Dainty Sichuan, Chinese	600m
2. SOKO Korean Charcoal	350m
3. Dumpling King, Chinese and Yum Cha	500m
4. Tien Dat, Vietnamese	550m
5. Kitchen Republik, Asian style Hawker Market	250m
6. Second Chapter Café and Bar	250m
7. The Penny Drop Café	100m
8. Hokkaido Baked Cheese Tart	450m





A healthy lifestyle

健康生活时尚

As our lives become increasingly demanding, embracing a healthy balance of work and leisure becomes more elusive. Tempo is perfectly situated to not only take in commanding northern views over the nearby Box Hill Gardens but to effortlessly access them. The picturesque setting of the gardens with its central lake, hosts a range of walking tracks, recreational facilities, clubs and activities aligned to promote health and wellbeing.

随着生活节奏变快, 实现工作与休闲的健康平衡变得越来越难。Tempo 地理位置优越, 向北不仅可以俯瞰附近的博士山花园的美景, 而且也可以轻松步入园中。博士山花园及中央湖泊区风景如画, 分布着以增进健康和福祉为目的的一系列步道、休闲设施、俱乐部和各种活动场所。



Hospital network

医院网络



Box Hill Hospital is a major public hospital that provides a comprehensive range of healthcare services. Epworth Eastern, a leading private hospital, offers specialist private services within the Box Hill community.

With 37% of Box Hill’s working population employed by healthcare industries, Box Hill has become a major satellite city in Melbourne’s east.

博士山医院是一家大型公立医院, 提供全面的医疗保健服务。业界顶尖的私立医院 Epworth Eastern 在博士山社区内提供专业的私人医疗服务。

博士山37%的工作人口从事医疗保健行业, 它已成为墨尔本东部的主要卫星城市。

HIGHLIGHTS

1. Box Hill Gardens	140m
2. Celestial Tai Chi College	475m
3. Box Hill Golf Course	2.5km
4. Aqualink (aquatic, health and fitness centre)	1km
5. Box Hill Indoor Sports	2.25km
6. Box Hill Public Hospital	510m
7. Epworth Eastern Private Hospital	345m
8. Eastern Health Community Centre	435m

Image Outline

Left page
Box Hill Gardens recreational facilities

Right page top
Bushy Creek Trail, Box Hill

Right page bottom
Box Hill Hospital

World-class education
世界一流的教育

Tempo is surrounded by a choice of primary, secondary and tertiary education options, catering to a youthful student population which comprises 34% of Box Hill's residents. There are three primary and secondary schools for which Tempo is zoned, including Box Hill High School, which ranks among the top performing government schools in Victoria. Box Hill has respected tertiary institutions, including the Box Hill Institute and the nearby Deakin University Burwood Campus which is accessible by bus from Box Hill Station.

Tempo周围有诸多小学、中学和高等教育机构,可满足占当地居民人数 34 %的年轻学生的需求。Tempo在三所中、小学的学区范围之内,其中包括在维多利亚州公立学校中名列前茅的博士山中学。博士山地区有多所备受尊崇的大专院校,包括博士山学院和附近的迪肯大学 Burwood 校区,从博士山车站乘坐公交车即可到达。

Image Outline
Left page
Box Hill High School
Right page
Deakin University Burwood Campus



Tempo is located with easy access to public transport and road arterials that connect with top education facilities based in central Melbourne. With direct access to the University of Melbourne and RMIT University via train or tram, Tempo residents enjoy uninhibited access to an abundance of world-class education.

Tempo 附近有公共交通设施和道路干线,可轻松抵达墨尔本市中心地区的顶级教育机构,交通非常便捷。Tempo的住户可通过火车或有轨电车直达墨尔本大学和皇家墨尔本理工学院,充分接受世界一流教育的熏陶。

ZONED PRIMARY AND SECONDARY	
1. Mont Albert Primary School	1.7km
2. Box Hill High School	1.4km
3. Box Hill Senior Secondary College	1.2km
SCHOOLS IN NEIGHBOURING AREAS	
1. Our Lady of Sion College	705m
2. Fintona Girls School	3.7km
3. Camberwell Girls Grammar	5.4km
4. Camberwell Grammar	4.9km
5. Presbyterian Ladies College	3.8km
6. Kingswood College	1.7km
TERTIARY AND TAFE	
1. Deakin University Burwood Campus	3.45km
2. Box Hill Institute	675m



Connecting to Melbourne

连接墨尔本

Box Hill is a major intermodal transport hub for the eastern suburbs of Melbourne with train, bus and tram services converging at Box Hill Central, a short 3 minute walk from Tempo. A convenient 25 minute express commute takes you to Flinders Street Railway Station, the heart of Melbourne's CBD.

Major road arterials support Box Hill including the Eastern Freeway on which you can reach the city in approximately 20 minutes. Significant infrastructure investment in Box Hill and nearby suburbs will continue to support Box Hill's economic and social growth and reduce congestion.

博士山是墨尔本东部地区的主要联运交通枢纽，多条火车、公交车和有轨电车线路汇聚至 Box Hill Central，从那里步行至 Tempo 仅需 3 分钟。25 分钟的快速通勤便可带您轻松到达墨尔本市中心的 Flinders Street 火车站。博士山附近有多条主干道，其中包括东部高速公路 (Eastern Freeway)，经这条公路大约 20 分钟内便可到达市区。博士山及其周边地区的大量基础设施投资将继续为当地经济和社会发展提供支持，并减少交通拥堵。



MAJOR TRANSPORT INVESTMENT

1. North East Link Project: A new freeway connecting the Eastern Freeway to the Metropolitan Ring Road which will reduce congestion and travel times. (Estimated completion 2027 - \$16 Billion AUD)
2. Box Hill Transport Interchange Redevelopment: New bus connections to Deakin University Station with upgrades to increase commuter accessibility and safety. (Estimated completion 2024 - \$40 Million AUD)
3. Proposed Suburban Rail Loop: An underground rail link connecting Melbourne's middle suburbs from East to West with a direct line from Box Hill to Melbourne Airport taking just 25 minutes). (Completion in stages up to 2050 - \$50 Billion AUD)

Image Outline

Left page
The 109 Tram to Port Melbourne via the Melbourne CBD

Right page
Box Hill Train Station and Box Hill Central

The Eastern aspect
朝东

Box Hill exhibits the principles of a successful community. Access to essential healthcare and education to support growing populations. The provision of transport and established roads to aid access and egress. The plentiful array of fresh produce and retail pursuits of all persuasions. And finally, the civic pride that is promoted by pristine parklands, leafy green space and beautiful streetscapes. Tempo embraces all of these facets in the heart of Box Hill, Melbourne's second city centre.

博士山堪称成功社区的典范。它拥有与当地人口增长规模相匹配的必要医疗保健和教育服务，有配套的交通设施和成熟的道路系统，方便当地居民出入。此外，它还提供可满足各种背景人群所需的各类新鲜农产品和零售商品。最后，它还有天然绿地、绿树成荫的景观绿地以及优美迷人的街景，让当地居民充满自豪感。坐落在墨尔本第二大城市中心博士山的中心地带，Tempo 可满足您对于美好生活的一切向往。







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