

the right place

HOMES

COMMUNITIES

APARTMENTS

LIFESTYLE

ISSUE 13

2019

*All
About You*

*Create the
Perfect Home*



Best Laid Plans

Buying off the plan made easy

How To Kondo

Experts share their organisational secrets

Fabulous Flooring

Smart guide to rug selection

Mindful Living

Designs that put wellness first



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Welcome

Welcome to the latest edition of The Right Place. This new issue celebrates you – our residents. It offers exclusive insights into the enviable lifestyles offered by our communities and apartments. From bespoke interiors to celebrity styling tips, we showcase how to create homes you love.



Every year, across the country, our customer settlements teams speak with our residents. The reasons for their friendly chats are varied; it may be to welcome a new resident to the community, or to find out what would make their life easier when settling in. Other times it may be as simple as organising a replacement key.

Whatever the reason, the message is clear: every one of our residents is unique, and our purpose is to try and ensure every unique expectation is always surpassed.

With this issue, we wanted to celebrate these individual needs. We wanted to showcase that everything we do at Mirvac is always about you. Our customer service teams nominated many of the stories in this issue, like our residents in Queensland who needed their apartment tailored for their specific design and mobility needs.

I'm thrilled that three of our NSW projects have been shortlisted for the 2019 Australian Institute of Architects NSW awards. As an architect myself, I fully appreciate the design pedigree of these awards, and I'm enormously proud that at Mirvac good design is always at the heart of our properties. For no other reason than to ensure our residents live the best life they possibly can.

A handwritten signature in dark ink, appearing to read 'D. Sarcasmo'.

DIANA SARCASMO
General Manager
Design, Marketing and Sales
Residential

When I started with Mirvac, close to two decades ago, every employee understood that design excellence, quality and customer care were our hallmarks. This has not changed. These core values are part of our DNA, embedded in the organisation.

What has changed, in the 47 years since we were founded, is almost everything else. Technology is forever being superseded, communities evolve, markets shift. This continuous change makes it more important than ever for us to understand the way people live, work and play.

Thankfully because we have always placed the customer first, we are very good at understanding the way people want to live and reimagining that for the future.

Understanding our customers and an unwavering commitment to design and quality mean our projects create a legacy for future generations. Across the country, Mirvac projects have changed the way people enjoy their surroundings. The properties showcased in this issue are testament to that. When our properties improve people's lives, this makes me – and every person who helped design, build and sell them – incredibly proud.

Working together as a team, to improve people's lives and create a legacy for future generations, is a great reason to come to work. It's what I admired most about Mirvac when I started, and still do today.

A handwritten signature in dark ink, appearing to read 'Stuart Penklis'.

STUART PENKLIS
Head of Residential
Mircac Limited



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Brighton Lakes, NSW
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Marrick & Co, NSW
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What's Hot

Trend forecasts; hip eateries; award predictions. Our in-house experts share the inside scoop.

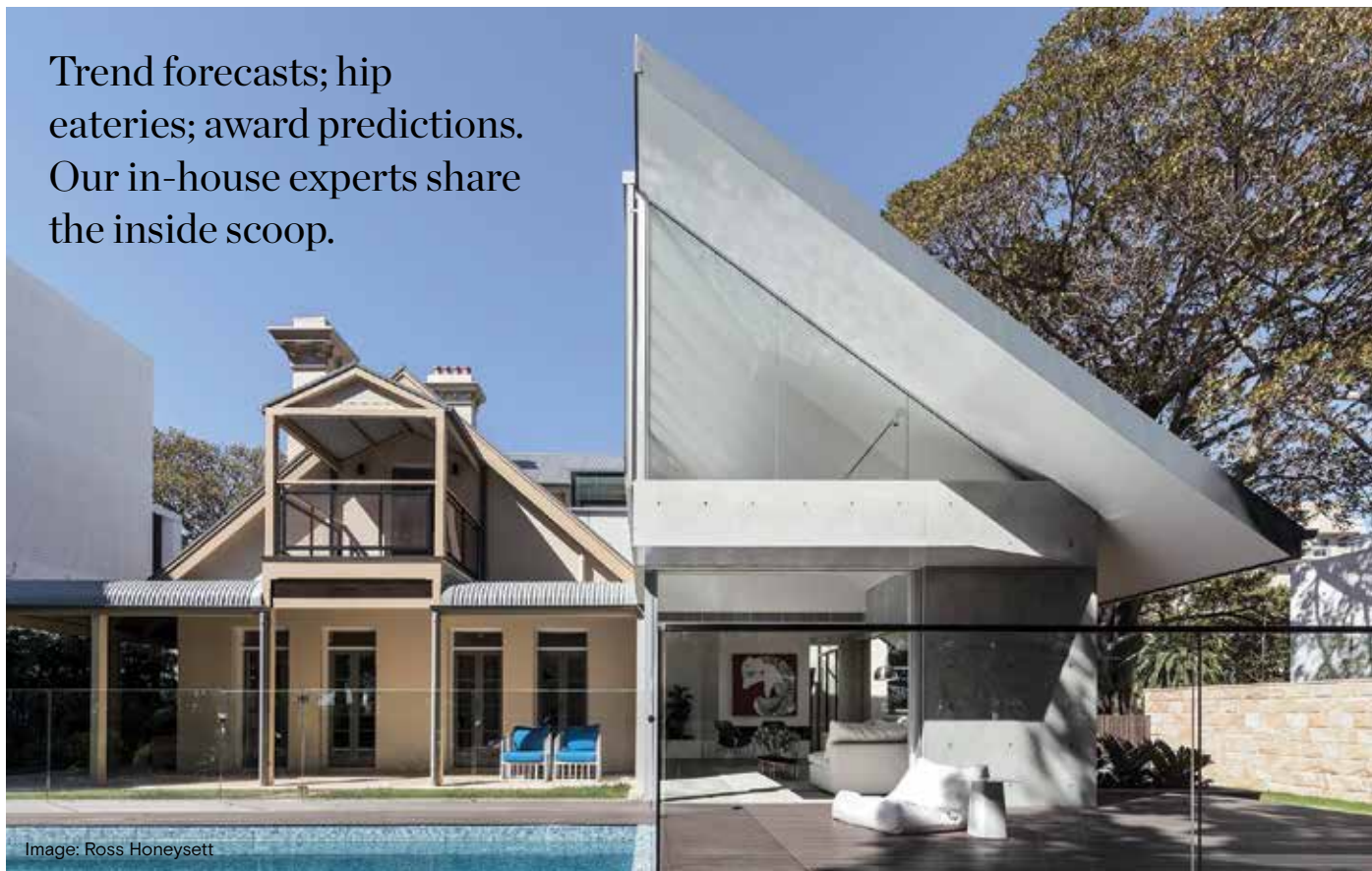


Image: Ross Honeysett

Design Excellence

My Ideal House, Moreton Manor and Harold Park have been shortlisted for the 2019 Australian Institute of Architects (NSW Chapter) awards. Harold Park was shortlisted for Urban Design; Moreton Manor for Residential Architecture – Alterations and Additions and My Ideal House for sustainability. Here's why we think they will win:

My Ideal House

My Ideal House is the result of a design competition Mirvac ran in collaboration with *Australian House & Garden* to raise awareness of the importance of good design for the masses. Architect Madelaine Blanchfield's submission was chosen from over 80 finalists.

Moreton Manor

Constructed in the early 1880s, Moreton Manor is now the focus of Mirvac's "The Moreton" residential development in Bondi. After 90 years as an institutional establishment, the building was restored as a family home. Its current modern transformation, designed by CO-AP architects for Mirvac, enriches the property's grand Victorian Italianate style with respect and simplicity. Transformation of the original sandstone stables structure into a poolside pavilion provides connection to the garden. Adapting the original house to modern living enables the continued preservation of the heritage property, and achieves cultural and environmental sustainability.

Harold Park

Mirvac's Harold Park redevelopment has reimagined urban life for its residents by creating a precinct that exemplifies residential and retail excellence, while also unlocking a new green heart for Sydney's Inner West. Seven new residential precincts sit harmoniously in the landscape and supply a critical mass of housing. The meticulous restoration of Tramsheds (the former Rozelle tram depot) forms a retail centrepiece, which alongside the 3.8 hectares of new public parkland, creates a village atmosphere with a shared sense of cultural heritage.





Clockwise from far left: Three diverse Mirvac properties have been shortlisted by the AIA for the annual NSW awards: Moreton Manor; My Ideal House and Harold Park.

Pop-Up Dumplings

In recent years, Melbourne's NGV's "Friday Nights" series of events has attracted a cult following – many of whom live in Mirvac's Yarra's Edge, an easy walk from the gallery. This winter, the NGV has upped the ante with the addition of a Hutong Dumpling Bar pop-up.

The Market Lane institution's head chef, Yibo Wang, will take over the gallery's kitchen and serve up soupy Shanghaiese dumplings every Friday night in winter. With both classics and new flavours on the bill, Hutong's menu makes an ideal cold-weather accompaniment to the sounds of some of Australia's brightest musicians.

yarrasedge.mirvac.com



Lighting Trend

Flexible materials such as leather, LED tape, power cables and aluminium emerged as key trends in lighting at this year's Salone del Mobile, according to Mirvac Residential's Senior Lighting Designer, Martin Bevez, who attended the event in Milan.

Arguably the most exciting week in the annual design calendar, with an abundance of new product launches and mind-blowing installations, Martin says flexibility was a trend as was showcasing the cable and suspension systems, usually hidden away when installing lights.

"We are moving away from the idea that lighting must come in the form of a solid object, now designers are experimenting with technology and materials so that lighting is now more a system of units that allow endless configurations" he says.



Ethical Update

Ikea's new TÄNKVÄRD collection, made of rattan, cotton, linen, jute and seagrass, explores a more sustainable – and fluid – way of living.

Much of the range has dual functions, such as a room divider that works as a clothes hanger or a storage basket that doubles as a bag.

Mirvac recently furnished an entire apartment with Ikea pieces as part of Open House Perth. See the full story on page 36.

www.claremont.mirvac.com





QUALITY AND CARE:

THE BEST-LAID PLANS

Buying off the plan was a great move for one Melbourne couple. Now their son is doing the same.

Left: Kerrin Wilson and the beloved family pooch Otto at the family home at Yarra's Edge.

Below: Yarra's Edge boardwalk.

Five years ago, if you had asked Kerrin Wilson if she would have bought her dream “downsizer” home without actually seeing it, in an area many people had never heard of, she would have said no. Now happily living in her three-bedroom (plus study) apartment with her husband, Rob, two adult sons and beloved dog Otto, she can not believe how easy the move and transition has been.

“After 20 years living in, and loving, our home in the suburbs, we began thinking about downsizing. It was a big decision wrapped in emotion but was made easier by breaking it down. I realised that adding on a second question ‘where do we want to move to?’ – only muddled the decision. Instead, we simply focused on *if* we wanted to sell and once that was decided it all became clear,” says Kerrin.



“We purchased before they had broken ground at Forge. It didn’t matter the we couldn’t actually ‘see’ the building, because we could see the previous two stages Mirvac had built and use the model to understand exactly what our outlook would be.”

KERRIN WILSON
Resident at Forge, Yarra's Edge





Above: The family's kitchen, Yarra's Edge.
Left: Forge's striking glass façade.
Below: Kerrin visits Yarra's Edge sales suite.



"The search began in earnest. As we had no specific location or style of home in mind we visited many open homes, apartments and display suites. In 2015, within 12 hours of visiting the Yarra's Edge display suite we had paid our deposit."

Yarra's Edge is a project begun by Mirvac in 2000 to reimagine Melbourne's iconic Docklands precinct. Kerrin and her husband bought off the plan at Forge, the 8th apartment tower to be built at Yarra's Edge.

"We purchased before they had broken ground at Forge. It didn't matter that we couldn't actually 'see' the building because we could see the previous two stages Mirvac had built and used the model to understand exactly what our out look would be.

"The floorplans were also really detailed. Having previously renovated four properties, we understood the floorplans and how to read them."

Despite the quick decision, Kerrin and her husband conducted due diligence. They researched Mirvac's longstanding history of property development, engaged a trusted lawyer to review the contract and spent time with a sales agent understanding their floorplan and the finishes that would be used in the apartment.

Fast forward to 2017 when the family moved in and Kerrin says the process of buying off the plan had many unforeseen benefits. "It gave us time to really downsize, I was able to declutter and timed the sale of our home so we could move straight in when the apartment was ready.

"A bag a week went to charity. If I found myself not wanting to let go of a sentimental item, I simply took a photo. It also gave me plenty of time to enjoy planning the interior style of our new home."



In listing the benefits of buying off the plan, Kerrin admits she understood it was, to some degree, a leap of faith.

“I downplayed my expectations and we tried not to oversell the idea to our sons. We decided when we signed that if we didn’t love it, we could always sell and move on,” says Kerrin.

She needn’t have worried: the first time Kerrin walked into her finished apartment, her jaw dropped.

“I was blown away, truly thrilled with our new home,” she says.

Kerrin’s immediate reaction hasn’t dulled with time. “It has just kept getting better. My husband thought he might not like living in an apartment; he was worried he

might feel crowded in, but he is as every bit as happy as I am. We all are. It’s a north-facing apartment, so gives us beautiful sunlight and spectacular views and the layout works perfectly for our needs,” she says.

Kerrin credits working with the sales agent to really identify what they needed from the floorplan as one of the reasons the layout works so well.

“We knew we would be moving in with adult kids, so having the main bedroom and bathroom on opposite sides of the apartment to the other two bedrooms is a great design for us. We chose an apartment with a winter garden. This gives us an additional room for entertaining and works well when the boys have mates over.”





“Buying off the plan is a great option for downsizers because it gives you time to cull and declutter, but it’s also great for first-home buyers – it gives them time to save more.”

KERRIN WILSON
Resident at Forge, Yarra’s Edge.

Far from being disappointed with the downsize, Kerrin and Rob’s sons love the new arrangement. So much so that one son bought off the plan in the next stage of Yarra’s Edge.

“Buying off the plan is a great option for downsizers because it gives you time to cull & declutter. It’s also great for first home buyers – it gives them time to save more”.

“It’s great motivation for our eldest son. Every day he walks past the construction sight, and it reminds him what he is working hard to save for.”

Left: The apartment’s sleek kitchen.
Right: Kerrin walks Otto on the boardwalk.
Top: Spectacular views from the Wilson’s apartment.



QUALITY AND CARE:



How to purchase off the plan

Above: The display suite at Yarra's Edge, Melbourne.

Right: An apartment at Tullamore in Doncaster, Melbourne.

Is buying off the plan a good plan? Here are some clever ways to make sure the process runs as smoothly as possible.

Buying a property is one of life's biggest experiences – especially if that property hasn't been built yet. But done correctly, buying off-the-plan can be a smart move.

Buying “off the plan” means signing a contract to purchase a property that is yet to be built. Since you can't physically see what you're buying, but instead need to rely on plans, designs and the reputation of the project's management team, this process can understandably generate nervousness in some prospective buyers. But done the right way, buying off the plan can be a very clever investment.

For starters, unlike investing in an existing property, you won't have to worry about renovating any areas that are a bit worn, giving the place a new paint job or updating appliances with an off the plan purchase. Nick Walker, Mirvac's Residential Customer Experience Manager, explains that “All of the latest design methodologies are going into new buildings: all the best and latest technologies, fixtures, fittings and materials. You reduce maintenance costs by buying off the plan because you're covered by the structural and defect warranty periods.” Purchasing at a set price before the project has completed can also be a means of creating solid capital gains on your original investment (assuming the market increases, of course).

However, as with any investment, buying off-the-plan isn't without its risks, so it's a good idea to assess the pros and cons before you commit. Here are a few things to consider.

1.

Find out who is responsible for each aspect of the build

Every developer operates differently: some outsource big portions of their projects, while others keep it all in-house. Your decision on which developer to go with is “a very personal process,” says Walker, but understanding who will be building your new home – laying the bricks, installing the lights – is vitally important. A project involving several contributors might allow for greater ‘specialisation’ in each area, for example, but can also run the very real risk of miscommunication and mismanagement. On the other hand, Walker says, a company that owns the entire project from start to finish has one very important benefit.

“A company that is responsible for every aspect of the experience – including design, sales, project management, service and construction – can help avoid the risk of a sunset clause being triggered,” he says. This involves cancellation of your contract based on the fact that the building hasn't started in time – a very real risk when multiple suppliers are involved.

2.

Ask for help to understand the space

One thing that you might find tricky about buying off the plan is imagining what your new property will look like. It can be hard to picture how much room you'll have when you're looking at a two-dimensional drawing, but some developers will go out of their way to help you get a feel for that space. Mirvac's NSW Residential Settlement Manager, Kate Black, suggests you ask to see “a model that lights up for each apartment, so that you can clearly see where you are within the building, what amenities are at the base of and inside the building, and with electronic screens that show full detail.”

She also suggests looking for a display apartment, or at least display elements of the apartment, “so you can touch and feel your new home.”





“Every developer operates differently: some outsource big portions of their projects, while others keep it all in-house. Your decision on which developer to go with is a very personal process.”

NICK WALKER
Customer Experience Manager

3.

Communication: it's the key to happiness

The developer you choose should be able to give you a detailed outline of their communication process. And the communication shouldn't stop after you've signed the contract. In fact, that's when you should expect it to be gearing up, because nothing keeps you more excited and reassured about your new property than hearing updates on its progress. Black says there should be steps in place to make sure no communication slips through the cracks: “A construction update every three months is a good place to start, and then the communication will get more intense six to nine months out from completion so you have ample time to prepare for the settlement process.”

4.

Look at a developer's reputation

How do you know what the quality will be like, when the property hasn't even been built yet? Well, the proof isn't in the glossy brochure images – it's in a developer's reputation. “A developer needs to scrutinise everything, so that what is presented in the sales office is what is delivered,” Black says. Do your research on a developer that you're considering purchasing with. Ask around about their previous customers' experiences and go online to find out what others are saying before making your final decision. Visit their previous developments, so you can see bricks and mortar evidence of how their work stands the test of time.

5.

Seek independent advice

It's better to be safe than sorry, so it's vital that you seek your own independent legal and financial advice before signing on the dotted line. The best places to turn to include a trusted conveyancer or property lawyer, as well as your accountant and/or your bank. Some of the biggest clauses to go over carefully with your advisers include the cooling-off period, the specific plans for the project, payment of the deposit, inclusions within the build, finance approval, how any defects will be handled, and warranty periods. Whether buying off the plan is a new experience or you've done it before, you want everything to go just right with your new property purchase. With a few simple steps, you can be confident you'll be happy with your decision for years to come.

“Look for a display apartment, or at least display elements of the apartment, so you can experience your new home... ask to see the model of the project so you can understand the building.”

KATE BLACK
NSW Residential Settlement Manager



Above Left: Display suites should be an informative introduction to a project.

Below: Display suites and moodboards will help you envisage what your new home might look like.

LIVING REIMAGINED:

HOW TO KONDO

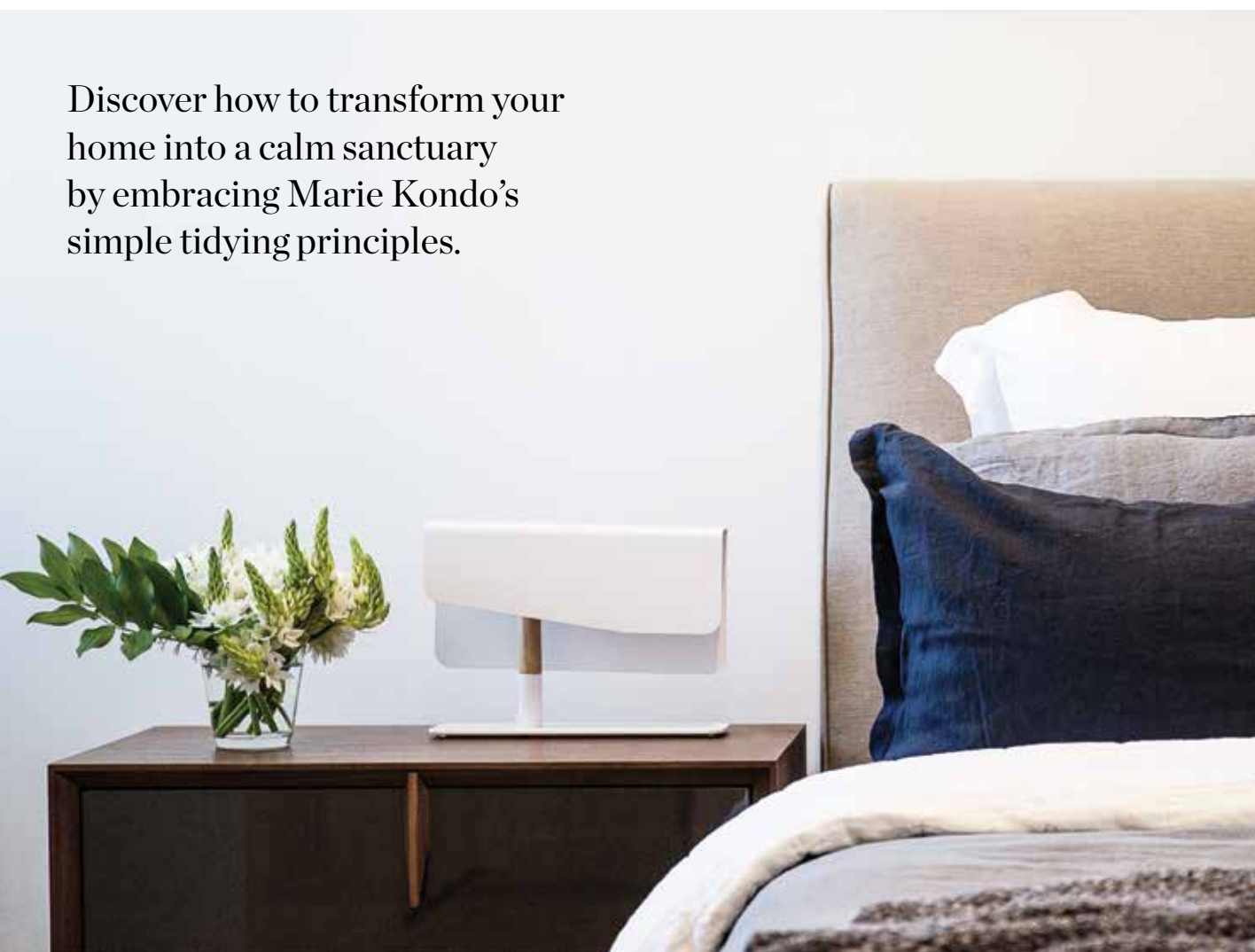
Discover how to transform your home into a calm sanctuary by embracing Marie Kondo's simple tidying principles.

Marie Kondo believes we're drowning in clutter. The Japanese organisational expert and author of the breakout book *The Life-Changing Magic of Tidying Up: The Japanese Art of Decluttering and Organising* is on a campaign against too much stuff.

The philosophy behind her method is simple: hold each item and ask yourself if, in Kondo's words, it "sparks joy". "This is not only the simplest but also the most accurate yardstick by which to judge," writes Kondo. If it doesn't spark joy, it goes. If it does, it should be treated with respect, which means storing it neatly or displaying it proudly.

Kondo is a phenomenon. Her book has now been published in more than 30 countries and she was previously named one of *Time* magazine's 100 most influential people. In January this year (the traditional month for making big changes), Netflix released a series based around the book and starring Kondo herself. Her name has even become a verb – Kondo-ing, the act of tidying according to her methods.

According to Kondo, your home is ground zero for decluttering. "The space in which we live should be for the person we are becoming now, not for the person we were in the past," she writes.





Above: Mirvac's apartments such as, Yarra's Edge in Melbourne, offer the space and storage needed to "Kondo".

“Efficiency of space and good design is definitely important when Kondo-ing. It’s harder to Kondo in a home without great storage options.”



LUCY MCCABE
Belle magazine interior design editor

Victor Wong, Senior Associate at Mirvac Design, agrees. “Our possessions are closely connected to who we are and what is important to us. They are like an extension of our personality. The art of Kondo-ing – as a celebration of what we love – should be embraced, not seen as a mundane chore.”

Much of the hype about Kondo-ing portrays the activity as a full-scale cleanse. This needn’t be the case. If you’re feeling nervous about taking the plunge with a large-scale clean-out, start small.

“Kondo-ing may not be for everyone, so it’s a good idea to test whether you are compatible with this approach,” says Wong. “Start with smaller categories such as specific items of clothing or stationery – items that you enjoy and treasure – and then expand.”

Lucy McCabe, interior design editor for *Belle* magazine, has styled thousands of homes and through experience has learnt that some homes lend themselves more easily to the Kondo process.

“As our lives become busier and the line between our work and domestic spaces is increasingly blurred I think people are craving the efficiency of a home that’s neat, orderly and easy to maintain,” says McCabe. “Efficiency of space and good design is definitely important when Kondo-ing. It’s harder to Kondo in a home without great storage options.”

McCabe suggests using a spreadsheet to help keep you organised. “This list will allow you to keep track of everything in the one place and indicate whether you want something to stay or go,” she says. “Adding up the items you have sold will be an incentive to cull more!”

At the same time, there’s no rule that says you have to follow the Kondo method to the letter. Instead, embrace the parts that serve you best.

Wong explains, “To be honest, storage and organisation are not new trends. At Mirvac we have long recognized the importance of storage options. But we also recognise everyone has different needs. We believe creating flexibility within the different parts of the home is key, allowing the owner to personalise and customise the storage space to their liking,” says Victor.

“Our possessions are closely connected to who we are and what is important to us. They are like an extension of our personality. The art of Kondo-ing – as a celebration of what we love – should be embraced, not seen as a mundane chore.”



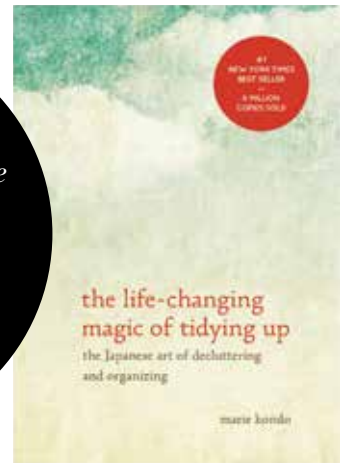
VICTOR WONG
Senior Associate at Mirvac Design



Ready, Set, Kondo

Here are our top four tips
to bring zen to your home.

Since January 2019,
Marie Kondo has sold more
than 11 million books. Her
unique decluttering has
helped her build an
organisational empire.



1.

Get smart with storage

Organisation is key to Kondo-ing and organisation means storage. “Storage is a very important attribute of a successful home, be it apartment or house,” says Victor. “It is important that when you implement the Kondo trend that you have generous areas to allow you to either display or conceal various items as you choose, and to suit your lifestyle.” Happily, he adds, Mirvac apartments are built with lifestyle considerations like this in mind: kitchens in the stylish Waterloo complex The Finery not far from Sydney’s CBD, have wall-to-wall built-in cupboards, giving you attractive and practical storage options.

2.

Treat items with respect

The Kondo method is rooted in Shintoism. This ancient Japanese religion holds that everything around us has its own spiritual energy and is worthy of respect. When you look at it that way, thanking your favourite T-shirt for its years of faithful service doesn’t seem so crazy. Kondo has her own signature way of folding clothes that’s closer to origami than laundry, and makes for storage spaces so neat they’re practically works of art. Folding this way also means you maximise space and everything is visible at a glance – so no more rifling through overstuffed drawers and cupboards. Kondo also warns against mindlessly stacking items in piles, as it’s easy to forget what’s on the bottom as the clutter accumulates. The apartments at Yarra’s Edge in Melbourne, for example, have been designed so that you can make use of the extra shelving tucked in along the side of the kitchen island to store items in a more orderly fashion.

3.

Make sure everything has a home

“Clutter is caused by a failure to return things to where they belong,” writes Kondo. “Therefore, storage should reduce the effort needed to put things away, not the effort needed to get them out.” It’s something we keep in mind in all our developments. “Mirvac properties have clever, built-in storage solutions that encourage you to keep things organised behind beautiful joinery that’s incorporated with the apartment design,” Lucy says. At cutting-edge Brisbane development Unison, smart spaces give you a place for everything. The apartments are designed with practical, space-saving areas, like this study nook (pictured above) that make it easy to stay organised. Place a desk here and you’ll keep your laptop and work papers off the dining room table (a notorious clutter magnet).

4.

Show off your treasures

Kondo’s approach isn’t just about throwing things away. It’s also about displaying those items that bring you joy. “It would be nice to make these pieces a focal point within the space and environment that they dwell in,” says Wong. “Treat each item as a piece of art and experience the joy from the visual or intellectual connection derived from the display.” The high shelves in kitchens such as those at the Claremont in Perth, give you an eye-catching place to put your favourites on show while still keeping the bench clutter-free.

Think of your belongings as your own private ever-changing art collection. Key pieces of furniture which allow for storage – such as consoles and entertainment units – can also double as display galleries. “With a clean canvas and plenty of storage, you can display your favourite accessories and objects on rotation,” McCabe says. “So your home brings you continuous joy!”

HOW TO DECORATE:

Find Your Inner Stylist

Design duo Alisa and Lysandra Fraser recently collaborated with Mirvac to give a masterclass in crafting a stylish home.

Below: design twins Alisa and Lysandra Fraser in Mirvac's new display home, the Banksia, in Melbourne. The duo added their stylish touches throughout the home, including in the pretty main bedroom.



Identical twins Alisa and Lysandra Fraser have forged a successful career as interior design experts since winning *The Block: Sky High* in 2013 and a subsequent third placing on *The Block: Fans and Faves* in 2014.

We asked the pair to style Mirvac's contemporary new display home, the Banksia, at Waverley Park in Melbourne and share their top tips on how to create a space that is both beautiful and functional.

The Banksia has been designed by Mirvac's award winning in-house architects and the interior scheme created by Mirvac's specialist interior designers.

Mirvac General Manager of Residential Victoria, Elysa Anderson, said "The fundamentals of good design are guaranteed in a Mirvac home. Every detail has been considered – from the flow of the house, which ensures living areas are easily connected with no wasted space, to interior finishes such as paints, floor coverings and benchtops which work well together."



“The fundamentals of good design are guaranteed in a Mirvac home. Every detail has been considered.”

ELYSA ANDERSON
Mirvac General Manager of Residential Victoria

The twins' sophisticated, yet functional and understated approach will inspire a variety of potential purchasers, from young families to downsizers, while reinforcing the quality of Mirvac's home design in a coveted address."

Briefed by Mirvac to blend timeless elegance with on-trend elements and pops of colour to complement the Banksia's design and soft colour palette, Alisa and Lysandra styled the home to create a family haven that feels luxurious, warm and very welcoming.

While the Banksia's beautiful neutral interior scheme lends itself to a variety of styles, the twins selected textured pieces in tones of blush, navy and teal, tempered with warm greys, charcoal and brushed gold, to create a look that is both current and classic.

"When you have the fundamentals right, it's easy to collaborate with stylists who celebrate good design, so we are delighted to partner with Alisa and Lysandra to bring their incredible styling expertise to the Waverley Park community.





Clockwise from above: blue tones bring a calming touch to the bedrooms; a mirror adds depth to the white-on-white kitchen; texture, brushed gold and greenery in the living room.

Speaking about their styling experience with Mirvac, Lysandra said, “Alisa and I are beyond excited to have been given the opportunity to bring our sense of style to Waverley Park. We share with Mirvac a passion for design that is both aspirational and accessible, and through this project we hope to be able to showcase our interior ideas and advice with future and current residents of Waverley Park.”

The Banksia’s two-story floorplan features open-plan family living and dining, a courtyard downstairs, with a second living area and three or four bedrooms plus study, upstairs. A spectacular kitchen incorporates a reconstituted stone benchtop, tiled splashback and quality appliances.





Artist's impression.

Above: Waverley Park in leafy south-east Melbourne.
Below right: the Banksia's bathroom embodies classic elegance.

Located in Melbourne's tightly held south-eastern suburbs, with top schools, parks, gardens and shopping precincts nearby, Waverley Park is home to over 3,000 residents in more than 1,150 homes. With the final precinct now on sale, Waverley Park's new Banksia display home is Adelaide-based Alisa and Lysandra's first Melbourne project after the acclaimed renovation of an Albert Park Victorian terrace in 2018.

Waverley Park

Location: Mulgrave, VIC

Status: 3, 4 and 5 bedroom park and lakefront homes now selling

Information Centre:
6 Goodison Crt, Mulgrave

T (03) 9695 9400

W waverleypark.mirvac.com



STYLING DIY

Alisa and Lysandra's five top tips for creating the Banksia look.

1.

Artwork

Select artwork for the walls first and use this as your inspiration and colour scheme for the room.



2.

Layers

Use lots of layers and textures to create a luxe and warm feel. For example, in your bedrooms, mix cushions of varying sizes, throw rugs and animal hides to build interest.



3.

Size it up

When visualising furniture in the space, use newspapers or cardboard cut to the size of your pieces and place in the room to get a feel for the size and shape.



5.

Invest in quality

Invest in quality pieces for the larger items in your home such as couches and tables. For a family home, use textures that are hard wearing that can be easily cleaned like leathers or scotch guarded fabrics.



4.

Moodboard

Use a computer snipping tool to create a moodboard with images you find online so you can see how all of your items work together.



LIVING REIMAGINED:



Neighbourhood Know-How

A specialist community program across NSW ensures residents feel connected to each other and their neighbourhood.

“Every community is unique, with a different set of needs and priorities, but there are some things that remain fundamentally the same.”

DIANA SARCASMO

General Manager of Design, Marketing and Sales, Mirvac Residential

Left: Fun for all. Gorgeous residents at Mirvac's The Avenue community enjoy the Holi festival of colours, just one event on the annual community calendar.

Below: Shared experience. Community facilities are essential when forming a neighbourhood. At Brighton Lakes, the community backs onto a golf course, however Mirvac also included a tennis court, childrens play area, swimming pool and barbecue area to bring family and friends together.

For Brighton Lakes couple Carmel and Lindsay Hanna, their move to a Mirvac community has not only given them a beautiful new home in a golf course setting but a brand new circle of friends.

And they're not the only family members to benefit. Their grandsons Cheyse and Ky have a readymade circle of young playmates at their weekly visits and a regular round of community events to enjoy with their grandparents.

While the Brighton Lakes community was establishing itself, Mirvac's Welcome Plus team members met every household in the 306-lot community, held special events to celebrate occasions such as Easter and New Year, and brought new neighbours together through activities such as fitness classes and playgroups.

Two years down the track and with the last homes completed, Mirvac's goal has been achieved – the community is now self-sufficient and in control of its own destiny.

Brighton Lakes is just one example of Mirvac's Welcome Plus program at work. Designed to help residents form friendships and feel connected to each other, it's an integral part of building strong communities, especially important when residents move in to locations where the local infrastructure is only beginning to evolve.





Above: At CREST in Gledswood Hills in Sydney's south-west, an almost 6000 sq m park forms the heart of the community. Mirvac's Welcome Plus program runs numerous events throughout the year to bring residents together.

“It’s incredibly rewarding to see the blossoming of friendships as the community matures and residents gradually take control of the groups that we initially establish.”

DIANA SARCASMO
General Manager of Design, Marketing and Sales, Mirvac Residential

Since Carmel moved in, her immediate neighbours have become familiar faces, and she often catches up with Helen next door for bingo at the Brighton Lakes Golf Club.

“It’s a lovely community and most people walking past say hello or nod,” says Carmel. “Cheyse and Ky love going for walks down along the golf course and they loved all the Christmas decorations. There was some healthy competition with people trying to out-do each other with Christmas lights, as they also did at Halloween. We had close to 100 little visitors on the night.”

Diana Sarcasmo, Mirvac’s General Manager of Design, Marketing and Sales, believes the effort put in early, to help new residents find their feet and each other, pays off in the long run.

“Every community is unique, with a different set of needs and priorities,” says Ms Sarcasmo. “But there are some things that remain fundamentally the same. Residents want to feel secure in their new surroundings, they want to know their neighbours and where to find the things essential to family life like schools, doctors, shopping centres, parks and good places for dining and entertainment.

“The face to face contact that our community engagement team has with every new resident forms a critical part of Mirvac’s ability to identify what customers want. The feedback is invaluable, allowing us to tailor events and activities to ensure that neighbours also become friends.

“It’s incredibly rewarding to see the blossoming of friendships as the community matures and residents gradually taking control of the groups that we initially establish. In the past couple of years, we’ve seen this occur at Brighton Lakes and The Avenue at Schofields to the point where we are minimally needed, or not needed at all.

“That whole process of community building has now begun at our Gledswood Hills community, CREST, and once again those first seeds of life-long friendships are being formed, from the first Meet Your Neighbour event before any homes were built to the official opening of Galloway Green, the park and playground that has quickly become the meeting point for kids and their parents. And it will continue until, like Brighton Lakes and The Avenue, the resident community is ready to take over.”

HOW DOES A COMMUNITY GROW?

The right environment is key to community, but so too are the friendly faces that come with it. Here's how Mirvac helps create neighbourhoods tailored to individual community needs.



1.

Warm Welcome

You had me at hello! A member of Mirvac's Welcome Plus team meets every new NSW resident and provides them with the information they need to settle into their new environment. This also gives Mirvac an understanding of what residents want from their community.



2.

Common Experience

Nothing builds bonds like shared experience. Each Mirvac community hosts a range of events throughout the year to bring residents together.



3.

Space for Friends

Open space where the community can come together is a non-negotiable inclusion in Mirvac's masterplanned communities. Parks and gardens allow for unplanned interaction between residents – the accidental catch-up often lead to lifelong friendships.

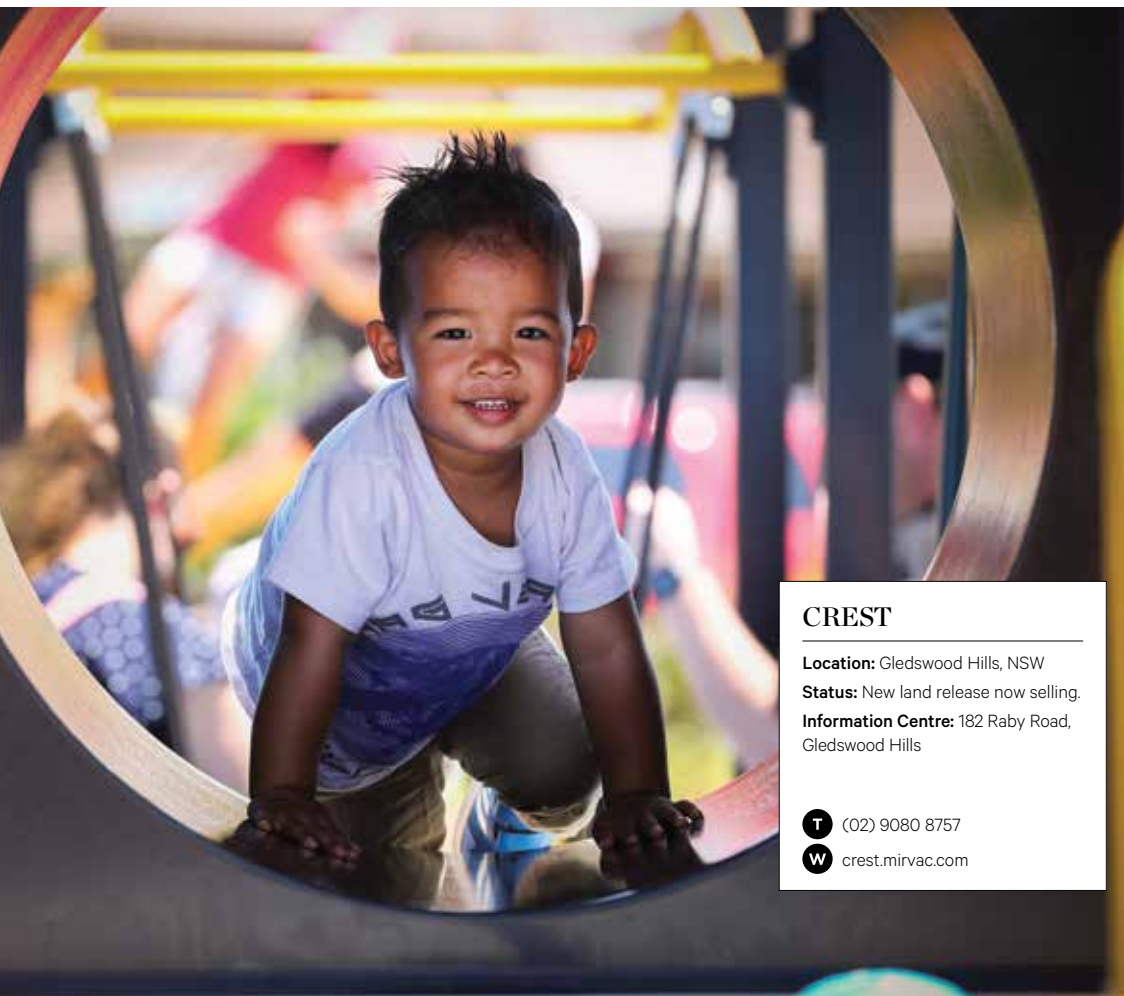


4.

Share the Love

Mirvac's ultimate goal is to help build communities that feel empowered to take ownership of their own events. In WA, one community now runs the annual Movie Under the Stars program originally established by Mirvac.

Below: State-of-the-art play equipment at CREST, Gledswood Hills gives parents easy relief and helps kids form genuine friendships.



CREST

Location: Gledswood Hills, NSW

Status: New land release now selling.

Information Centre: 182 Raby Road, Gledswood Hills

T (02) 9080 8757

W crest.mirvac.com

Having an open space where the community can come together is a non-negotiable inclusion in Mirvac's masterplanned communities, leaving a legacy to be enjoyed by residents and the broader community.

Nino Babani, Mirvac Residential's Development Director for NSW Masterplanned Communities, says the importance of creating good quality open space is now better recognised though it has long been integral to Mirvac's communities.

"We've always been guided by the mantra that parks, green space and places for ad-hoc interaction with the community are essential to creating an enjoyable lifestyle. If we cast back to some of our earliest developments, that understanding of the need to balance the public and private domain is apparent.

"Revolutionary developments such as Raleigh Park in Sydney, The Heath and later Waverley Park in Melbourne, Waterline and Park Hill Village in Queensland all devoted a high proportion of the site to public use.

"It's a legacy we're proud of and one of the reasons why so many of our customers and their children continue to buy Mirvac."

LIVING REIMAGINED:

Dedicated Design for a Better Planet

How attention to small details is
making a big impact at Marrick & Co.

Below: the striking façade of Marrick & Co.

Right: the white, bright interiors of a
Marrick & Co 2-bedroom apartment.



This year, the first residents at Marrick & Co, Mirvac's flag-bearer for sustainable living in the inner-Sydney suburb of Marrickville, will move into their new homes.

The magnificence of the finished product will be obvious to all. What won't be obvious, but will quickly be appreciated by all who live there, is the exhaustive process that every one of the 225 apartments has been put through to perfect the design – relocating windows to optimise views, tweaking floorplans to improve flow, adjusting door swings for extra space, altering benchtop mitres to enhance durability.

No detail is too small to be put under the microscope of the Marrick & Co design team, led by Mirvac Design Architect Kim Bazeley. A typical floorplan will go through more than a dozen revisions until she and her co-designers are happy. Then it's scrutinised again by an internal design review panel and subjected to an external architect critique.



Artist's impression.

“We are not building the same apartments we built in the '80s; we are creating apartments that fit the way that people live now. Locations are different and lifestyles have changed and that is why we don't produce the same apartment over and over again.”

KIM BAZELEY
Mircac Design Architect



Flexibility was an important element, with a number of apartments and terraces that can adapt through different life stages. The two level-terraces, for instance, are a natural choice for a family.

3D models are created with cameras inserted to gauge views and sight lines, identifying potential privacy or cross-viewing issues that could be eliminated through screens and louvres. Full-size kitchens and bathroom prototypes are constructed and put through a series of rigorous kick, scuff and spill tests to ensure they'll withstand the hard knocks of daily living.

After 47 years designing and building some of Australia's most acclaimed mid- and high-rise communities, Bazeley is grateful for the wealth of proven design data available to her at Mirvac, but says good design continually evolving to enhance modern society.

Mirvac has a huge catalogue of design standards but that doesn't mean we do the same thing over and over again. We want to be innovative, use different materials and stay on trend.

"We are not building the same apartments we built in the '80s; we are creating apartments that fit the way that people live now. Locations are different and lifestyles have changed and that is why we don't produce the same apartments over and over".

Materials have certainly changed over the decades but lifestyles have undergone a radical shift, thanks in part to technology, work practices and family composition. At Marrick & Co, where design has been heavily influenced by One Planet Living principles, there's been a conscious effort to embrace greater sustainability and create apartments that have the flexibility to cater to many different types of individuals or families.

The multiple attractions of Mirvac's first venture in Marrickville have drawn residents as diverse as the suburb itself. The lure of a fabulous new library and community hub, an architectural statement in its own right, and located onsite, has proven compelling for the growing number of people who work from home, while the promise of books, a park and childrens garden have obvious appeal for families with children. Marrickville's status as one of the last bastions of live music combined with a thriving cafe culture have tempted plenty of young professionals. Ditto for the many downsizers, free of children and ready to resume where their younger selves left off.

The challenge for the Mirvac Design team, and co-architects Tim Greer and Ksenia Totoeva from TZG, was to produce apartments that would match the way this hugely diverse group of new residents might want to live.

Flexibility was an important element, with a number of apartments and terraces that can adapt through different life stages. The two level-terraces, for instance, are a natural choice for a family. Add a third bathroom at ground level, to save running up and down stairs, linked to a multi-purpose front room, and the appeal broadens to empty nesters who often want ease of mobility. In larger apartments, wherever possible, a second living zone is created to cater to the needs of busy families where divergent activities can all be accommodated, whether it be a media space or study.

“You have to mentally walk through the entire apartment to see where any potential improvements lie, looking for the balance between outlook and privacy, thinking about how people live,” says Bazeley.

“There are lots of little things that most people don’t consider until it becomes a source of irritation. Like coming into the apartment, finding the light switch in the right spot, having a place to drop your keys and bag, plug in your phone, stash away the toys. Or locating the ensuite so a light doesn’t disturb a sleeping partner, or provide a bird’s-eye view to the toilet.

“We’ve thought about every little detail down to the micro level. It’s that high level of review and documentation which sets us apart.”

“You have to mentally walk through the entire apartment to see where any potential improvements lie, looking for the balance between outlook and privacy, thinking about how people live.”

KIM BAZELEY
Mircac Design Architect

Marrick & Co

Location: Marrickville, NSW

Status: Now selling 1, 2 & 3 bedroom apartments and terrace homes.

Information Centre: Opposite 19 Lilydale Street, Marrickville

T (02) 9080 8888

W marrickandco.mirvac.com

Right: a stylish bathroom in grey tones.
Top left: floor-to-ceiling windows will be a feature of living areas.



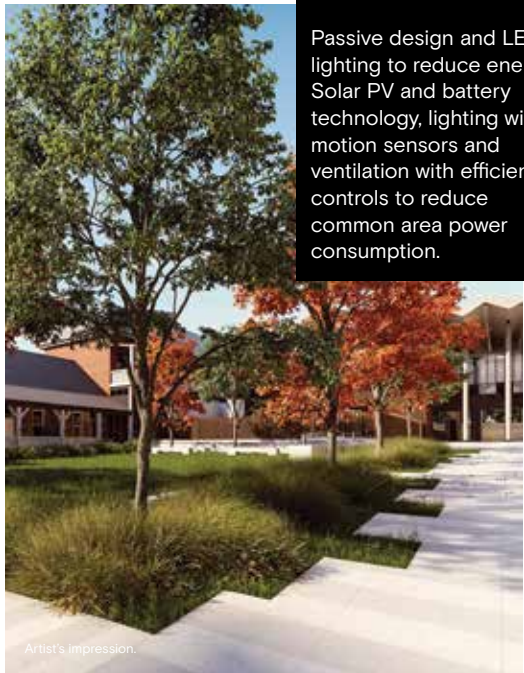
One Planet Living at Marrick & Co

At its heart, One Planet Living is about a vision for a world where it is attractive and affordable for people to lead happy and healthy lives within a fair share of the earth's resources.

1.

Energy

Passive design and LED lighting to reduce energy. Solar PV and battery technology, lighting with motion sensors and ventilation with efficiency controls to reduce common area power consumption.



The adoption of One Planet Living principles at Marrick & Co, promoting both social and environmental sustainability, is driven by Mirvac's quest to continuously innovate to meet the needs of customers.

Mirvac General Manager of Residential Development NSW, Toby Long says the One Planet Living principles are a natural evolution of the company's sustainability program, This Changes Everything.

"As more people live in apartments we've had to think deeply about creating places that satisfy the very human need to interact.

"The physical environment, the opportunities to meet and engage with others will have an enormous impact on the residents of Marrick & Co."

2.

Waste

Ninety five per cent of construction waste diverted from landfill. Separated waste and recycling bins provided in kitchen joinery. Composting facilities and worm farms in the kitchen garden.



3.

Transport

Walking distance to train, future metro, shops, cafes. Two-car share bays on site and four electric vehicle charging points with provision for additional charge points plus bike parking.



4.

Materials

Low-VOC paints, adhesives and sealants; all engineered timber low or zero formaldehyde for healthy internal spaces. Carpets and joinery environmentally certified by third party organisations.





5.

Food

Walking distance to numerous fresh and healthy food stores. A kitchen garden on the ground level and a communal garden on the rooftop which is also equipped with barbecue facilities.

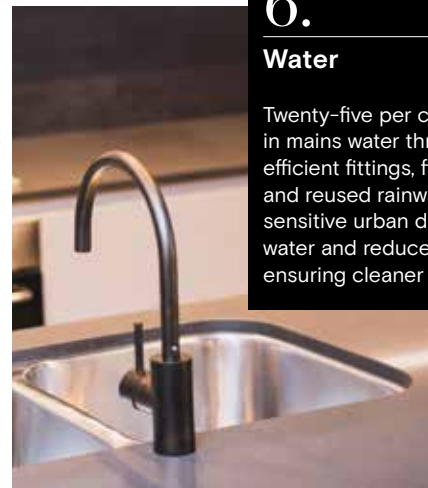
7.

Biodiversity

Open spaces designed to provide significant new biodiversity and provide human comfort in outdoor spaces, food production and stormwater filtration. Increased tree canopy cover for shade.



Artist's impression.



6.

Water

Twenty-five per cent reduction in mains water through efficient fittings, fixtures and reused rainwater. Water sensitive urban design to filter water and reduce run-off, ensuring cleaner waterways.

8.

Culture

Heritage is retained through adaptive reuse of the Heritage buildings. Seed funding to establish a One Planet Living community group and Facebook group to help residents connect and form interest groups. Shared library space, communal gardens and common spaces to encourage interaction between residents.



Artist's impression.

9.

Economy

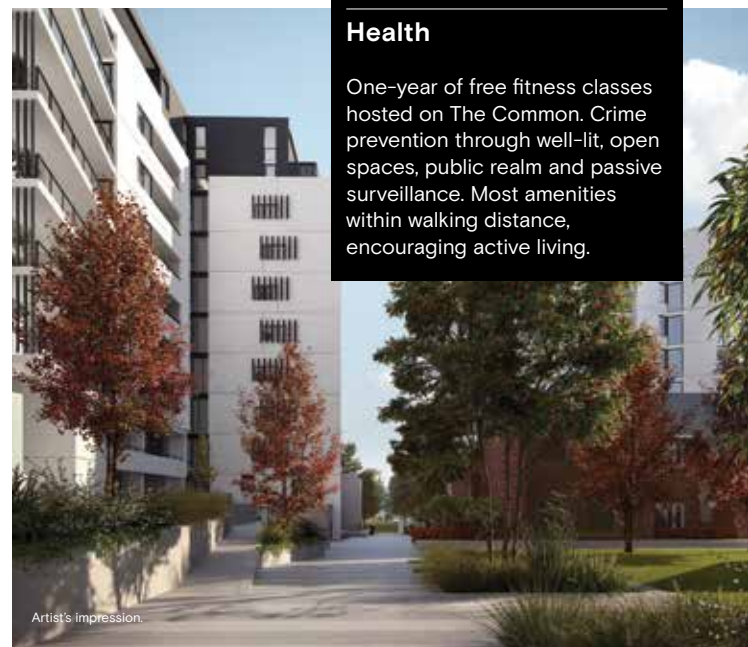
Local, sustainable and ethical businesses promoted through marketing campaigns. NBN connection, study nooks in apartments and the library provides options for working from home. Nine affordable housing apartments provided and 20% adaptable apartments.



10.

Health

One-year of free fitness classes hosted on The Common. Crime prevention through well-lit, open spaces, public realm and passive surveillance. Most amenities within walking distance, encouraging active living.



Artist's impression.

LIVING REIMAGINED:

Perth artist Elle Campbell painted a mural directly onto the wall of a one-bedroom apartment at Claremont by Mirvac.

BLANK CANVAS

10 apartments,
10 unique looks. Perth's
Claremont by Mirvac
has been customised
to suit every style.



Large windows, an abundance of natural light and fresh neutral colour schemes provided the perfect starting point when Mirvac joined forces with Open House Perth to celebrate local architecture, design and interiors.

Above Right A three bedroom apartment, styled by Henri Living.
Below A three bedroom terrace, styled by Ultimo Interiors.



As part of Open House Perth, 10 individual apartments at Claremont by Mirvac were styled and furnished by some of Australia's leading designers and artists to showcase their unique style.

Mirvac's collaborative partners for the initiative included Henri Living, Ultimo, Coco Republic, Openspace and Mobilia, plus nationally renowned designer Anna Flanders. The apartments also featured artwork from acclaimed local artists Jordy Hewitt, Elle Campbell, Jarrad Seng, Matt Hayes, mkticks, Sarah May and Ian de Souza.



The Open House initiative began in London in 1992 as a small not-for-profit organisation founded by a number of architects hoping to foster a greater understanding of architecture outside of the profession. It now features internationally as part of the Open House Worldwide organisation, in cities including New York, London, Dublin, Jerusalem, Barcelona, Chicago, Rome, Buenos Aires, Vienna, Athens, Prague, Madrid, Milan, Zurich, Stockholm, Atlanta and Mexico City.

Open House Perth provides the public rare behind-the-scenes access to explore hundreds of Perth's best structures, ranging from homes, corporate buildings and skyscrapers, rooftops, heritage spaces and unique restricted areas. The public get the chance to see them all one weekend a year.

Above: Perth-based stylist, Anna Flanders decorated a one bedroom apartment entirely with Ikea furniture, creating a look that was both on-trend and highly affordable.
Below: the Mobilia-styled two-bedroom apartment is flooded with natural light.





Above: Ultimo Interiors styled a three-bedroom terrace to take full advantage of the view that comes with floor-to-ceiling windows. The team created a study nook in the bedroom, highlighting the floorplan's flexibility.
Below: a stylish neutral scheme in the one-bedroom bathroom features hidden storage.



“At Mirvac, our focus has always been on exceptional design – creating spaces for people to live in that are beautiful, functional and stand the test of time.”

PAIGE WALKER
 General Manager for Residential Development, Mirvac, WA



More than 1,000 visitors came through Claremont by Mirvac during the weekend, giving them an opportunity to see a range of living options, from one-bedroom apartments to three-bedroom terraces homes.

The apartments at Claremont by Mirvac have been meticulously designed and planned by Mirvac's award-winning in-house architect and interior design team. With a warm and contemporary style, and located between the city and the sea, the development showcases the very best of western suburbs living.

Paige Walker, Mirvac's General Manager for Residential Development WA, says, "At Mirvac, our focus has always been on exceptional design – creating spaces for people to live in that are beautiful, functional and stand the test of time."

"Our design focus aligns closely with the purpose of Open House and the event was a wonderful opportunity to welcome the public to Claremont by Mirvac so that they could see the finished product and experience the quality first-hand."

Above: Mobilia's stylists used accent colours of forest green and burnt orange in the two-bedroom apartment. Elsewhere a variety of colours were used, highlighting the versatility of the fresh, neutral interior palette.

Right: the Reserve and Grandstand buildings at Claremont by Mirvac cleverly wrap around the Claremont Oval, creating both an immediate backyard and a green outlook without any garden maintenance.

Claremont by Mirvac

Location: Claremont, WA

Status: Recently completed 1, 2 & 3 bedroom apartments and luxurious double storey terrace residences

Information Centre: B111, 6 Graylands Road, Claremont

T (08) 9424 9999 or 0466 494 527

W claremont.mirvac.com





More than 1,000 visitors came through Claremont by Mirvac during the weekend, giving them an opportunity to see a range of living options, from one-bedroom apartments to three-bedroom terraces homes.

Above: luxurious furniture and accessories in the three-bedroom apartment styled by Ultimo.
Right: visitors at Open House Perth enjoy the variety at Claremont by Mirvac.
Below: Claremont Oval provides green vistas for the two-bedroom apartment styled by Mobilia.





Building with the Best

Having an in-house development and architecture practice, which works alongside its building teams, makes for a seamless operation at Mirvac.

If anyone should know about the Mirvac difference, it's Glenn House. He visited his first Mirvac site when he was seven years old.

"My father was a site manager at a residential project called Castle Vale at Willoughby on Sydney's North Shore," Glenn says. "I got exposed to construction and the Mirvac way of doing things from a very early age."

In year 10, Glenn did work experience with Mirvac. Then, after finishing his HSC, he joined the company as an apprentice carpenter, and began working his way up. Today, 34 years later, Glenn's role is Construction Manager, Apartments. It's a journey that has allowed him to see Mirvac's operations from a variety of angles, but one thing has been consistent.

"From the beginning it was quite clear what we were working for and delivering," Glenn says. "We wanted to be the industry leader in Australia. Quality has always been of the utmost importance, and we've always done that little bit extra to position us as the best."

An integrated approach

A key factor in Mirvac gaining a reputation for quality has been the fact that the company designs, builds and is responsible for the delivery of its own properties. Mirvac has its own in-house architecture practice, Mirvac Design, which works alongside the in-house development and construction teams.

Architects' butter paper and hard hats sit alongside each other in the Mirvac office. "Teams maintain full and open communication throughout the process," Glenn says. "This makes us very flexible, which you have to be. Things can change on a project in a split second."

This in-house complete package of development, design and construction makes it easier for Mirvac to pay attention to detail and ensure it ends up producing a top-quality product. If you're all on the same team, you can get things done.

"Mirvac Design cares about the quality of construction and construction challenges and cares about the quality of design – this is rare in the construction industry," Glenn says.

"One thing that resonates in my mind as I look back over my Mirvac career is the customer expectation and the care and attention to detail. We consider smart and efficient planning and design, incorporating durability and longevity of materials and finishes.



“Mirvac Design cares about the quality of construction and construction challenges and cares about the quality of design – this is rare in the construction industry.”

GLENN HOUSE
Construction Manager – Apartments



“We want our buildings to look as good long into the future as they do when they are built.”

“There’s also a focus on ensuring every finish in every space is perfect. We all care as much about the delivery and detail associated with common areas as we do about apartment design and kitchens finishes.”

“And we collectively pay a lot of attention to façade functionality and design factors such as cross viewing; to ensure resident privacy and amenity is maintained. We’re not just creating properties. We’re creating great places to live.”



“Teams maintain full and open communication throughout the process. This makes us very flexible, which you have to be.”

GLENN HOUSE
Construction Manager - Apartments

Strong foundations

The importance of getting things right, no matter what it takes, was instilled in Glenn through his dealings with Bob Hamilton, who co-founded Mirvac with Henry Pollack in 1972.

Glenn recalls a perfect example of Hamilton's insights and determination to deliver the best and do the right thing. During the development of the Latitude project at Sydney's Lavender Bay – an exciting redevelopment of an existing commercial building being given a second life as high-end apartments – initial structural and apartment planning was compromised by the need to retain an existing structural column.

“Bob knew if that column were to remain it would impede the view in the affected apartments,” Glenn says. “Bob said it had to go. And when Bob said it had to go, it had to go. So we collaborated with all our engineers and stakeholders and ran the various checks required to negotiate its removal.

“Go back into those apartments today and the views are phenomenal. That's thanks to Bob, who made the call early that we should take the time and spend the money and remove that column.

“That's why our reputation is what it is.”

Above: Glenn House with Mirvac Design Director Michael Wiener.

Below: exterior façade of ERA at Chatswood.

Opposite top: Harold Park, NSW.

Opposite bottom: a kitchen at Finery, Waterloo, NSW.





Team effort

Insignificant for some, however strong in principle.....“It was important to Bob how an apartment would feel and flow, and even the way the door to the bathroom would swing,” Glenn says.

“When a company is founded on that level of design detail, it becomes ingrained in the culture. The importance of design and attention to every aspect is never underestimated at Mirvac.

“The benefit of our integrated model, where we control the build from start to finish, is that we can grab people from the different parts of our business and sit down and look very early on at a concept phase at what we can do at a particular site.

“Then, at later stages in the project, we can collaborate, make important calls by involving the right people, and adapt as needed.

“We’re in complete control of our destiny to deliver the project.”

“Quality has always been of the utmost importance, and we’ve always done that little bit extra to position us as the best.”

GLENN HOUSE
Construction Manager – Apartments



COMMUNITY:

Building Safety for All

A unique partnership provides refuge
for at-risk Queensland families.



The Gold Coast is getting Queensland's first purpose-built bridging accommodation for domestic violence victims to use as a safe haven to rebuild their lives, thanks to a collaboration between Mirvac, DV Connect and Halcyon Developers.

The \$1.5 million facility – to be built in an undisclosed location – will help some of the thousands of Queensland women placed in motels annually to escape domestic violence.

The collaboration is part of Mirvac's ongoing commitment to supporting people impacted by domestic and family violence.

DV Connect is a not-for-profit organisation, which offers free, professional and non-judgemental telephone support to anyone living in Queensland. It also arranges practical assistance such as counselling, intervention, transport and emergency accommodation for Queensland women and their children who are in danger from a violent partner or family member.

The DVConnect Womensline takes around 8,000 calls every month from Queensland women in fear of, or in immediate threat of, danger. On average, it helps more than 600 women and often more than 500 children to be moved to safety every month.

Launched by Di Farmer, Minister for Child Safety, Youth and Women and Minister for the Prevention of Domestic and Family Violence in December, 2018, the bridging accommodation will comprise two one-bedroom, two two-bedroom and one three-bedroom units, each with their own kitchenette, living area and courtyard. It will also have a communal kitchen and living room, a play area and a residence for the onsite manager.

DV Connect board of directors chair Shaan Ross-Smith says the not-for-profit organisation placed 4,000 women and children in Queensland motels last year alone because all shelters were at capacity.

"We're so privileged to have community-minded enterprises such as Halcyon and Mirvac that have the capacity and the desire to be a force for change in the communities in which they operate," says Ms Ross-Smith.

"A facility such as this will not only support Gold Coast women, but women and children all across Queensland who can be placed here in a safe area to help rebuild their lives."

Mirvac human resources head Kristen Sweeney says tackling domestic violence requires the attention and efforts of everyone in the community and Mirvac was pleased to lend a helping hand.

"As a White Ribbon Workplace, Mirvac is committed to creating a culture of respect, where violence in all forms will never be tolerated," Ms Sweeney says.

"Domestic violence is a serious, prevalent and preventable issue in Australia.

"Donating this land to help support families experiencing domestic violence is another example of how Mirvac can help make a real difference and play an important role in a community response."

TAKING THE FIRST STEP

As a White Ribbon Workplace, Mirvac are committed to creating a culture of respect, where violence in all forms will never be tolerated. Mirvac offers Domestic and Family Violence Leave as part of our leave policy, to support any employee and their families experiencing domestic violence. This includes paid leave, financial assistance and counselling.

"A facility such as this will not only support Gold Coast women, but women and children all across Queensland who can be placed here in a safe area to help rebuild their lives."

SHAAN ROSS-SMITH
DV Connect Board of Directors Chair



Stock image. Models have been used in this image.

South Brisbane

Situated on the Brisbane River, South Brisbane's attractions – 17 hectares of parklands, riverfront dining and Brisbane's top cultural institutions – are made even more appealing by its city-centre location. We asked our local team at Art House to reveal their fave eateries and activities.

1.

Riverbank Revelations

South Brisbane's riverbank is home to the world-class Gallery of Modern Art (GOMA). It houses Australia's largest collection of Asia-Pacific artworks, a cinémathèque showing both popular and fringe movies for free, and the kind of boundary pushing exhibitions that make the gallery one of the best in Australia. The surrounding South Bank area is also ripe for exploration, featuring the Queensland Art Gallery, Queensland Performing Arts Complex, Queensland Museum and Sciencentre.

qagoma.qld.gov.au


Stanley Place,
South Brisbane, 4101 QLD
(07) 3840 7303


Art House

Location: South Brisbane, QLD

Status: Complete. 1 & 2 bedroom apartments now selling.

Information Centre: 2/77 Hope Street, South Brisbane. Open by appointment

 (07) 3859 5957

 arthouse.mirvac.com





2.

Must Eat

There are over 300 restaurants, bars and coffee shops in South Brisbane. But dinner at Gauge is a must, especially for the seven-course set menu (remember to pre-book). The à la carte menu items change often, but you're always guaranteed a combination of technique and experimentation, stunning flavours of local and native produce, and genuine service.

gaugebrisbane.com.au
77 Grey Street,
South Brisbane, 4101 QLD
(07) 3638 0431

3.

Laneway Surprise

35 pieces of public art; 17 retailers; hip hole-in-the-wall bars and year round events: Fish Lane is an eclectic laneway spanning 6 blocks. Formerly Soda Water Lane, Fish Lane was renamed after a local alderman in 1904. Ideally located for a bite to eat pre-or post-gallery hopping or a relaxing vino after a show.

explorefishlane.com.au
Fish Lane,
South Brisbane,
4101 QLD

4.

To Market

Held every weekend from Friday night through to Sunday afternoon, the Collective Markets at South Bank attract Brisbane locals and tourists alike. With a huge mix of original art, photography, unique gifts, both on-trend fashion and vintage clothing, as well as food stalls and live music, the Collective Markets are a vibrant cultural melting pot set in the artisan's heart of Brisbane.

collectivemarkets.com.au
Stanley Street Plaza,
South Bank,
Brisbane QLD

5.

Scenic Route

If you need a view to keep you motivated, captivated or entertained while exercising, then South Brisbane offers an abundance of distraction. Beginning at the River Quay end of South Bank, you can take a loop route, running down past the cultural centre, across the Kurilpa Bridge, along North Quay and back over the Goodwill Bridge. If running, walking or cycling is not your thing then take a ride on the Wheel of Brisbane, the city's answer to the London Eye.

thewheelofbrisbane.com.au
Cultural Forecourt, Russell Street,
South Bank, 4101 QLD
(07) 3844 3464

DESIGN DETAILS:



Floor style

Rugs define a space. We ask the experts how to choose the perfect rug for your home.

Don't overlook the importance of a stylish rug. From muted mats to colourful carpets, the right choice can transform an entire room. It pays to look to the floor during the design process, when furniture is being ordered and paint colours chosen. In fact, giving due consideration to the size, colour, shape and placement of the rugs around a room can have a sizeable impact on the cohesiveness and warmth of a space. Here, four tips for fabulous floors.



1.

Define your zone

"Rugs are pivotal in creating warmth, reducing noise and defining spaces," says Mirvac's senior interior designer, Svetlana Balalovska. "We've become so accustomed to their use in modern design that when we see a living room without a rug it often feels bare and incomplete."

For the uninitiated, choosing the right addition to suit timber floors, tiles or, indeed, wall-to-wall carpeting can be daunting. However, rugs are the perfect accessory for defining areas in open-plan living spaces, allowing you to create zones for getting cosy on the sofa or eating meals with family and friends.

"They can logically break up the space," adds Balalovska. "A rug helps anchor the furniture in a room to create cosy, intimate areas."



Don't forget to consider where dining chairs rest when people are seated– it can be unstable to have the front legs of the chair on a rug and the back ones off.

2.

Measuring up

According to the experts, the biggest mistake people make is choosing too-small rugs. “Bigger is better,” says Sally Pottharst, co-founder of Armadillo&Co, the socially responsible global brand whose rugs are hand woven from natural materials by Indian artisans. “A small rug makes everything else look out of proportion. The rule of thumb is the edges of a rug should just exceed the furniture under which it is placed and leave some of the floor showing.”

Balalovska recommends putting your dining table and chairs in place and mark the perimeter with masking tape. Then measure the area of the whole setting to determine the size of the rug. Don't forget to consider where dining chairs rest when people are seated– it can be unstable (or at least visually unappealing) to have the front legs of the chair on a rug and the back ones off.



3.

The big decision

Once you've worked out the dimensions, it's time for the biggest decision: colour. The experts agree it can be easiest to choose rugs made from the same material when you're working in a living space that includes zones that are close together. Don't want to be too matchy-matchy? Perhaps try one rug with a solid colour and another that picks up that shade in a pattern.

If you're starting from scratch with your interior, you're in an enviable position, says Pottharst: "A rug is often treated like an afterthought, but my advice is to choose it first – don't wait until all the furniture and accessories are already in place because that makes it trickier to find a rug that will blend seamlessly. Deciding on the foundation early can really help guide your design decisions."



Like an artwork, a bolder rug
can inject life and fun to space.



According to Balalovska, the beauty of a Mirvac home or apartment is that the interior finishes have all been selected by a team of professional interior designers.

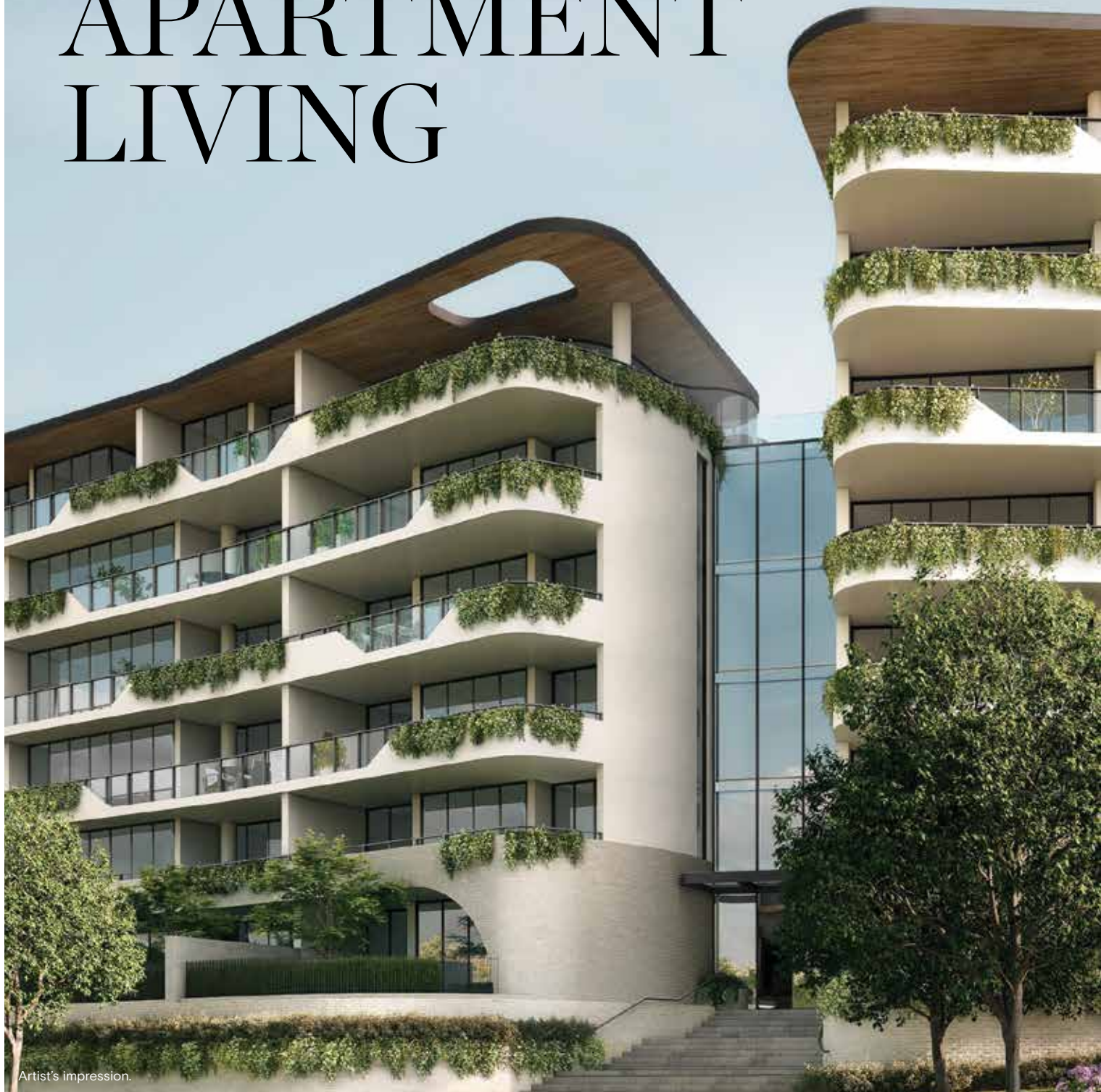
"When you purchase with Mirvac you have the finishes and perfectly scaled floorplans available to you, which makes choosing a rug much simpler," she says. "You can take the plans with you to the store to get advice on rug size."

Pottharst suggests choosing hard-wearing materials, such as jute, for high-traffic areas, and plush, wool rugs for bedrooms and areas where children will play on the floor.

Of course, sometimes you already own a complete set of furniture. And if, like many, you've always been drawn to neutral tones, now is the time to take a chance. "Like an artwork, a bolder rug can inject life and fun to space," says Balalovska. "When a rug is well co-ordinated with the furniture, it makes the perfect statement piece."

MINDFUL, HOLISTIC, SUSTAINABLE:

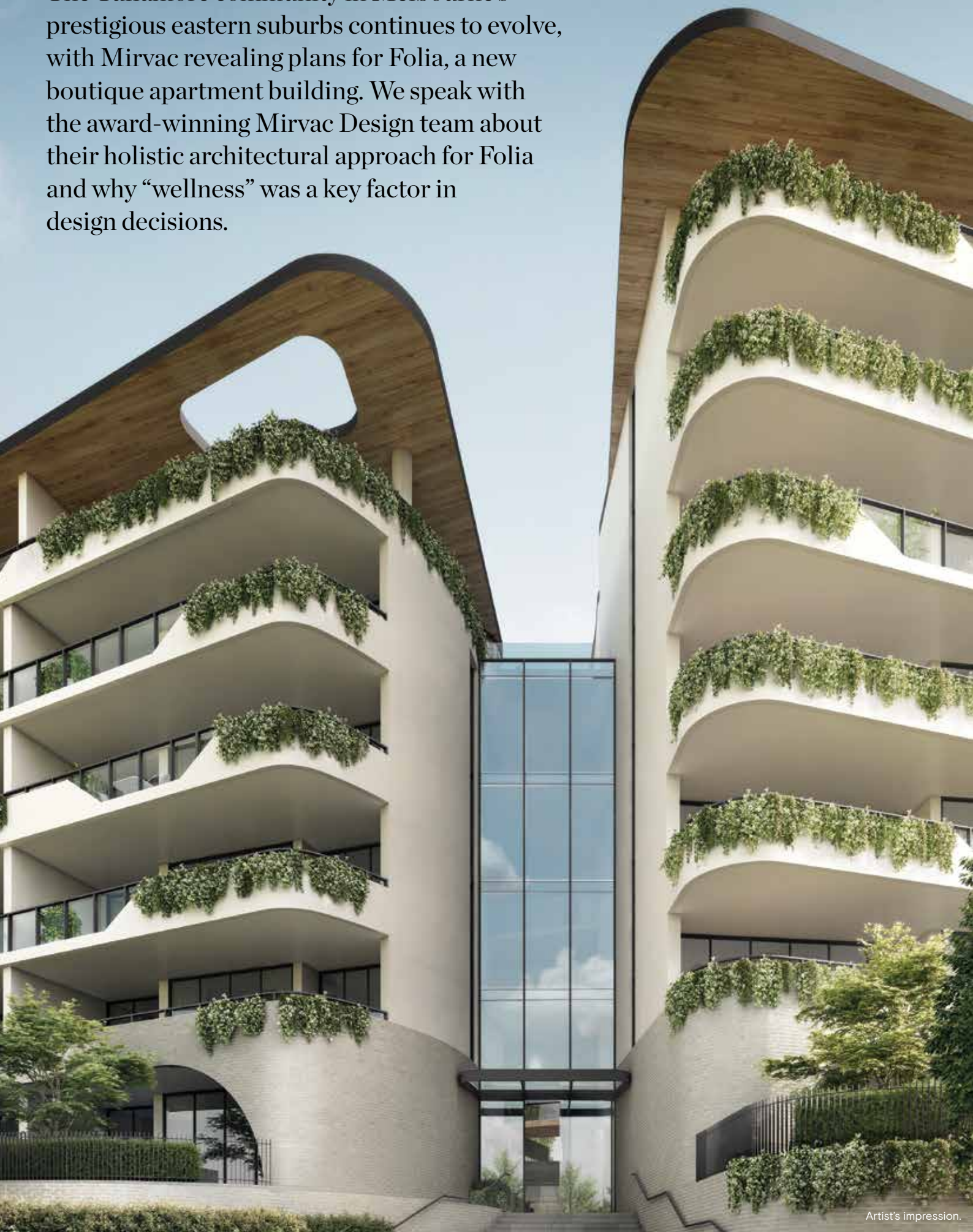
A NEW BREED OF APARTMENT LIVING



Artist's impression.



The Tullamore community in Melbourne's prestigious eastern suburbs continues to evolve, with Mirvac revealing plans for Folia, a new boutique apartment building. We speak with the award-winning Mirvac Design team about their holistic architectural approach for Folia and why "wellness" was a key factor in design decisions.



Opposite: Folia's exterior features hanging greenery and serene balconies.

Right: a communal kitchen garden has been incorporated into the design, ideal for residents wanting to cultivate their green thumb while enjoying a low-maintenance lifestyle.



Artist's impression.

Folia's location, nestled within the former 47-hectare Eastern Golf Course site in Doncaster gives it an intimate connection to the lush landscaped surrounds of Tullamore.

"The unique site gives the apartments a rare advantage of established open green space," says Mirvac Design Director, Michael Wiener.

"We have added to this intimate green connection by designing flowing façades draped with hanging greenery, serene balconies, a planned rooftop conservatory and kitchen garden. This will infuse the natural environment into every element of Folia."

Elysa Anderson, Mirvac General Manager of Residential Victoria, says Folia has been designed with the wellness of owner-occupiers in mind.

"We recognise that as the Tullamore community evolves, living options need to be more customisable, responsive and flexible. Mirvac Design has achieved this at Folia, with a diverse range of apartment configurations and generous floor plans that provide a genuine alternative to a traditional home – all of which will foster social connectivity and a healthy lifestyle.

"We listen and learn from our customers and there is demand

in particular from downsizers who want an apartment tailored to their needs, as well as a secure, low-maintenance lifestyle within an established community. They want to remain in the area where they may have lived for the past 20 to 30 years, in an environment that encourages good health."

Wiener says outdoor spaces have been designed to merge with living spaces.

"Folia has been designed so that residents can enjoy the great outdoors, indoors. From private verdant terraces and landscaped balconies to The Conservatory rooftop, all outdoor spaces will be easily accessed and encourage mindfulness and relaxation," he says.

Folia continues the design excellence of Tullamore and is an evolution of the successful neighbouring Phoenix apartment building, which is scheduled for completion in May 2019.

"The success of the Phoenix development indicates that purchasers respond well to our experience in delivering quality apartments that are adaptable with established amenity. We are expecting to see interest in Folia from repeat purchasers and residents who may already be living within the community," says Anderson.

"Folia has been designed with the wellness of owner-occupiers in mind."



ELYSA ANDERSON
Mircac General Manager of Residential Victoria



“Folia has been designed so that residents can enjoy the great outdoors, indoors.

From private verdant terraces and landscaped balconies to The Conservatory rooftop, all outdoor spaces will be easily accessed and encourage mindfulness and relaxation.”



MICHAEL WIENER
Mirvac Design Director

Folia will comprise 102 residences and grand penthouses across six levels, with exclusive western and eastern wings providing smaller intimate communities within the building. The Grand Penthouses span around 171 square metres in size. All enjoy generous external entertaining space and a sense of privacy without impacting views.

“The design of Folia is graceful and organic, featuring expansive glass and timber surrounded by hanging greenery that creates a connection to the landscaped environment of the Tullamore community. The building is a series of linked pavilions, complemented by a curved façade with balconies that wrap the façade, creating a natural viewing platform for residents to enjoy breathtaking views of the surrounding parks and garden,” says Wiener.

The crown of the Folia building is the stunning semi-enclosed, residents-only rooftop Conservatory, with picturesque outlooks across the Tullamore community. Designed as a third space within the building, residents will have access to a concealed kitchen with lounge and dining area that residents can reserve for events, as well as communal working spaces. Outdoor barbecue, lounge and dining areas will be ideal for entertaining with friends and family.

Residents with a green thumb will not have to leave their gardens behind when moving to Folia, with generous planter boxes

incorporated into terrace and balcony spaces, as well as access to the north-facing ground-level kitchen garden where fresh produce will be grown.

An elegant atrium-style double-height lobby will welcome residents and visitors. The use of soft grey terrazzo flooring, combined with abundant planting and timber features that connect the communal areas to the façade and outdoor landscape, will help create the feeling of a relaxed day spa.

With more than 20% of the Tullamore estate devoted to green open spaces, Folia residents will benefit from an outdoor lifestyle with established amenity including pocket parks and adventure playgrounds, undercover barbecue and picnic areas, as well as walking and cycling trails. Anticipated to open in 2020, the planned Stables Cafe and \$28 million NextGen Health & Lifestyle Club will be a short stroll from Folia. Residents will have access to indoor and outdoor pools, tennis courts, restaurant dining, a private spa and crèche facilities.

Located 13 kilometres east of Melbourne's CBD, Tullamore offers easy access to leading retail centres including Westfield Doncaster, excellent schools and a local transport hub. Residents will have either one or two basement carpark, along with a storage cage. Residents will also benefit from secure, 24-hour key and passcode access to the main entrance.

PRESCRIBING NATURE

The term “*nature deficit disorder*” was coined by Richard Louv in his 2005 book “*Last Child in the Woods*”. Fourteen years later, there is enough science about the health benefits of nature to get the attention of the medical profession. Numerous studies have shown that in an age of 24/7 connectivity to the digital world, nature can act as medicine.

A study by the European Society of Cardiology found that a brisk walk outdoors daily for 25 minutes could help repair DNA, reduce the risk of diabetes, osteoporosis, cardiovascular disease and boost cognition; while a British study developed by The Wildlife Trust concluded that connecting to nature is as important for wellbeing as income and education.¹

In October 2018, the National Health Service Shetland (Scotland) rolled out what has been billed as “nature prescriptions” to help treat a range of afflictions, including high blood pressure, anxiety and depression. Local health professionals have been urged to hand out pamphlets that describe the health benefits of being outdoors, along with specific outdoor activities for people to engage in throughout the year.

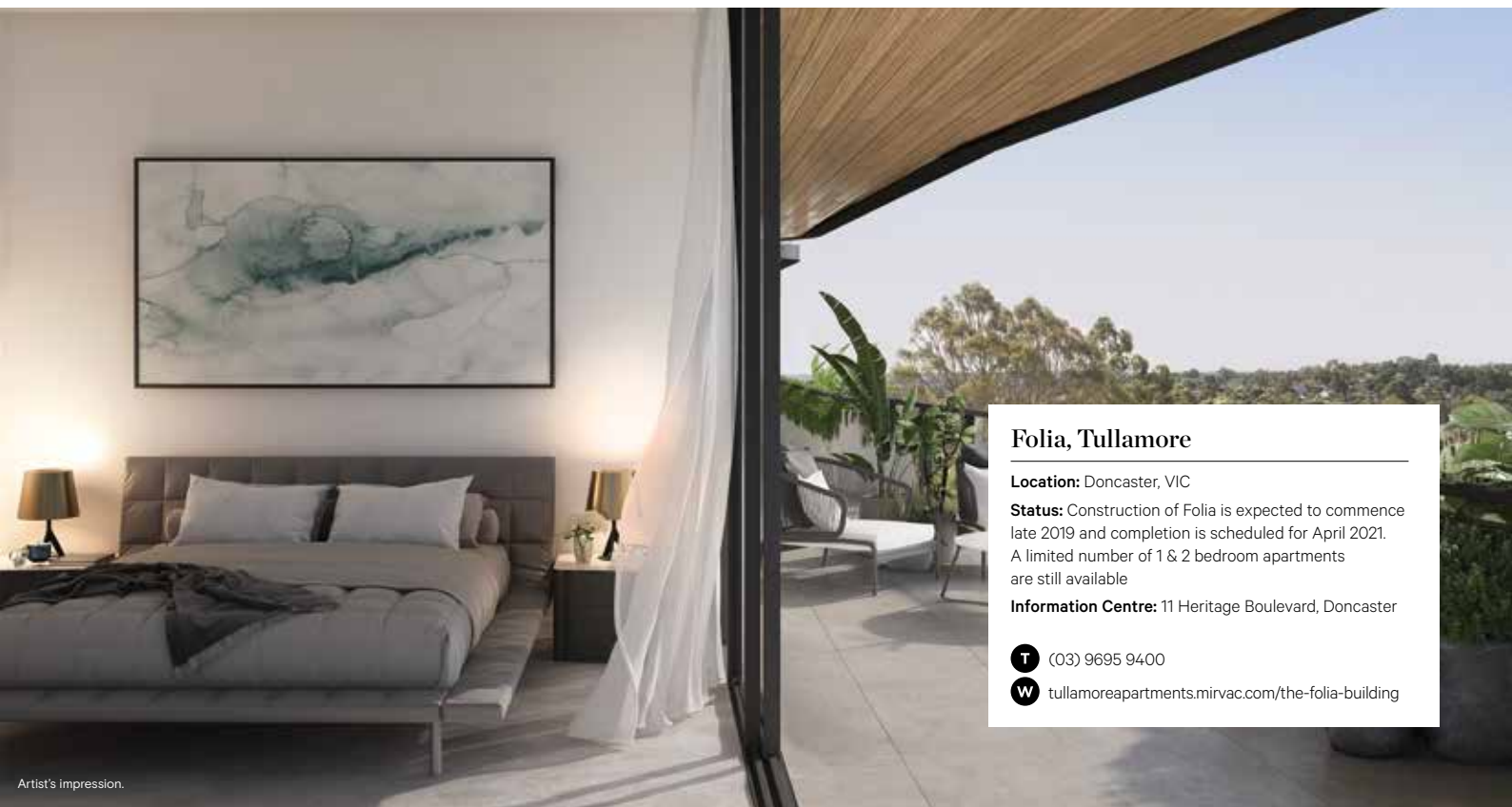
Dr. Chloe Evans is a general practitioner on the islands: “The benefits to patients are that it is free, easily accessible and allows increased connection with surroundings which hopefully leads to improved physical and mental health for individuals.” Her practice first piloted the initiative last year. And if nature prescriptions are already popping up globally, it’s only a matter of time before the medical profession adopts this approach in hospitals as well.²

1. www.afr.com, 29 March
2. www.globalwellnesssummit.com



Opposite: a generously proportioned outdoor living area.

Below: free flow between indoor and outdoor spaces is a key design detail of Folia.



Folia, Tullamore

Location: Doncaster, VIC

Status: Construction of Folia is expected to commence late 2019 and completion is scheduled for April 2021. A limited number of 1 & 2 bedroom apartments are still available

Information Centre: 11 Heritage Boulevard, Doncaster

T (03) 9695 9400

W tullamoreapartments.mirvac.com/the-folia-building

GOOD DECISIONS:

Choosing the right community for you



We go behind the scenes at Osprey Waters in Erskine, Western Australia, to understand how a unique community is being tailored to resident's needs.



Above: Chad Wrigley and his partner Caitlin take in the Osprey Waters views.
Opposite: Sarah Gibbison and her son.

The biting winters of New Zealand were front of mind for Sarah Gibbison, 38, and her young son when they recently relocated to Perth.

“When I first arrived in Australia, I would walk through Osprey Waters as part of my daily exercise routine,” Sarah recalls. “I remember thinking what a beautiful spot it was, how warm and relaxing it looked and how I would give anything to live in a place like this.”

When Sarah met with a builder to discuss house and land packages she recognised the Osprey Waters logo and made up her mind instantly: she had found the location to build her new home.

“I was ecstatic when I found out that it was possible to build in my dream location, and to comfortably manage financially,” she says. “We paid our land deposit before we left the meeting and went home to celebrate!”

Mirvac's General Manager, Residential Development WA says Osprey Water's enviable coastal location on the banks of the Osprey River inlet – and only moments away from Mandurah's buzzing waterfront – makes it an idyllic location for a new community.

“Osprey Waters is a true mecca for watersports, fishing and holidaymakers, so the location is perfect for anyone seeking a relaxed lifestyle,” Walker says. “In addition to this, residents are also able to build homes to suit their needs.”

Gibbison's soon-to-be neighbours Chad Wrigley, 21, and his partner Caitlin, 20, knew the Osprey Waters area well – already having lived in Mandurah and rural WA – before deciding to call it home.

“We didn't give much thought to anywhere else; we were pretty determined it had to be Osprey Waters,” Chad. “It's in a prime location right on the estuary, there's plenty of shopping options nearby and the landscape is breathtaking.”

Osprey Waters

Location: Erskine, WA

Status: now selling. House and land packages.

Information Centre: Cnr Bridgewater Blvd and Egret Point Rd, Erskine

T (08) 9424 9989 or 0401 318 725

W ospreywaters.mirvac.com



“It’s in a prime location right on the estuary, there’s plenty of shopping options nearby and the landscape is breathtaking.”

CHAD WRIGLEY
Osprey Waters Resident

“Once our home is complete, we intend on having lots of barbecues with friends and family. Our block is a large 550 square metres and the house will be 290sqm, leaving us with plenty of outdoor space for a nice backyard, a shed and room for the dog to run around in,” says Chad.

The easy, breezy coastal lifestyle at Osprey Waters has attracted young families, first-home buyers and retirees alike to its shores. This perfectly-positioned community is a short distance away from pristine beaches, lively eateries, shopping centres – and only 55 minutes from the centre of Perth.

Sarah personally feels that Osprey Waters couldn’t be a better fit for her lifestyle. “I love how close it is to everything: walking distance to Mandurah and the local shops but far enough away to be its own little piece of paradise,” she says.

While the views across the estuary are remarkable, the jewel in the crown of Osprey Waters is the lush landscaped reserve stretching along the foreshore. Featuring retained native bushland and winding walking trails, it’s an ideal spot for those who enjoy an active lifestyle.

A typical weekend for Sarah and her son involves making the most of everything Osprey Waters has to offer “There’s just so much to do! We use the walking paths a lot, and seeing the wildlife and the pelicans out over the water is always a treat. The main playground is beautiful and it caters for all ages and abilities. My son is also able to enjoy good quality sporting grounds and facilities nearby,” she says.

Another key factor in her decision was the look and feel of the neighbourhood. “It’s spotless! It’s so well cared for and maintained, so neat and tidy, it’s just amazing. There’s also a good feel about it. It’s very safe, there’s families having picnics along the waterfront and the food truck events are a great way to meet people from the local community.”

Now, Sarah couldn’t picture living anywhere else. “It has always been a dream of mine to own my own home, but up until this point, that’s all it has ever been – a dream. Now we are one week away from completing our home. It’s a 4x2 with a theatre room – pretty large for a family of two!” she says. “It’s hard to explain, but it just feels like home. It’s the right place for us.”

“There’s just so much to do! We use the walking paths a lot, seeing the wildlife and the pelicans out over the water is always a treat. The main playground is beautiful and it caters for all ages and abilities.”

SARAH GIBBISON
Osprey Waters Resident



ALL ABOUT YOU: COMMUNITY CHECKLIST

1.

Location

Does the location suit your lifestyle? Will the location encourage you to live your best life.

2.

Park Life

Has the developer invested in parks and community facilities that offer entertainment and a chance to meet the neighbours?

3.

Upkeep

Is the community well maintained and cared for

National Economic Update

Whether you are buying a property as your own home or as an investment, research will play an important role in your decision.

For over 45 years Mirvac has used comprehensive research and economic analysis to underpin its investments. Our continued success – at every stage of the property cycle – is testament to the company's inherent understanding of the Australian property sector.

We are industry experts. We are continually asked what makes a great suburb, what drives capital growth and what areas will guarantee a good return on investment. These questions can only be answered by meticulous research and in-depth economic analysis.

In the following pages we have asked Mirvac's in-house research team to give you a market snapshot of the regions where Mirvac has chosen to invest.

This high-level overview is just a small insight into the data we have at our fingertips. Mirvac's sales agents are happy to talk you through our specific research for each project. Please enjoy the research outlined here and contact us for further information.



KATHY ARICI
National Residential Sales Director



NATASHA RYKO
National Residential Marketing Director

SYDNEY by Alexandra Gray

Sydney's economy continues to be underpinned by high population growth, solid employment growth and record infrastructure spending.

Employment has been a particular bright spot in Sydney. Rolling annual employment growth in the year to February 2019 is at a fast 3.7%, significantly above the past 10-year average of 2.0%.

A record infrastructure pipeline will continue to support further activity. In December, the NSW state government increased its infrastructure commitment to more than \$90bn over the years 2022-23, with a large focus on transport. Sydney will also benefit from further capital commitments from the Federal Government on major road projects and with the construction of the Western Sydney International (Nancy-Bird

Walton) Airport that began in late 2018. This will be a significant jobs growth catalyst, along with the Aerotropolis into the 2020s.

Further large projects such as the West Metro, the North South metro line from Badgerys Creek to St Marys and various large-scale hospital developments will also extend Sydney's currently large infrastructure pipeline.

Non-residential construction is currently at the highest levels in over 15 years in NSW and the pipeline is even stronger with the value of non-residential work yet to be done now exceeding \$12 billion. The next few years will see a large increase in the number of office buildings, warehouses, hotels and social enterprises being completed.



A record infrastructure pipeline



3.7%
annual employment growth to February 2019



non-residential
construction at highest level in 15 years



\$90bn
infrastructure spend over next 4 years



further
major projects to extend Sydney's infrastructure pipeline

Disclaimer: Mirvac is not a provider of financial advice and purchasers should seek advice from appropriately qualified experts. The National Economic Update was prepared using data from the 2018-19 State Government Budget papers, the Australian Bureau of Statistics, the NAB Monthly Business Survey, Federal Government infrastructure announcements and the Reserve Bank of Australia.

MELBOURNE

Victoria's economy continues to be notably stronger than the rest of Australia. Important supporting fundamentals for Melbourne include a sustained migration-led surge in population growth. Melbourne population growth is 2.5% per annum currently, well above the national pace of 1.6% per annum and remains Australia's fastest growing city.

While housing construction activity will cool over the next few years from previous strong levels, business investment has increased 11% over the year to December 2018 and up 34% since end 2013. Similar to NSW, the work pipeline looks strong

for both non-residential building and private infrastructure work, consistent with demands from a fast growing population.

Investment from the public sector is a key standout, now up 20% over the past year and 72% since the low point in September 2014.

Strength from the public sector will be a strong support for economic activity over the next few years. The Victorian state budget showed public infrastructure work is set to rise further over the next few years with big projects like the Melbourne Airport rail link to support activity.



Australia's fastest growing city



housing
construction to cool



investment
from public sector up 20% over the past year



business investment
has increased 11% over the year to Dec 2018



Victoria's
economy continues to be notably stronger than the rest of Australia

BRISBANE

While Queensland's economy has improved in the last few years, both droughts and floods have had huge impact on the state's growth. Still, Brisbane has a number of supportive fundamentals.

The state government has a strong growth agenda for investment in infrastructure and services. The state's 2018-2109 budget saw a commitment to \$46 billion in infrastructure spending until 2021-22. Solid commitments to continued investment in front-line essential services – health and education will also support job growth.

Brisbane is now Australia's second fastest growing city, behind Melbourne. Population growth has lifted to 2.1% pa, far above the national average of 1.6% pa. Brisbane's population increased by around 50,000 people in the year to June 2018, with a continued increase in migrants from interstate, attracted by the city's affordability and improved employment prospects.

A large volume of non-residential construction will change the inner Brisbane landscape in the next few years. This includes Mirvac's \$836 million office development at 80 Ann Street as well as the large Queen Street Wharf precinct.



Brisbane has a number of supportive fundamentals



continued increase
in migrants from interstate



large volume
of non residential construction underway



strong
commitment to investment in infrastructure and services.



\$46bn
in infrastructure spending committed to 2021-22

PERTH

Economic growth has been bumpy in Perth over the past year as the economy adjusts to the final drop in mining investment. Improving momentum will take some time, but better commodity prices could add some upside.

The state's mining sector is showing positive signs of activity, with key commodity prices exceeding expectations, particularly for iron ore. This is showing signs of passing through to investment and may provide a boost to state government revenues.

The Perth CBD office market is reflecting this shift with net absorption by firms well exceeding long-term averages over the past two years. A reduction in sub-lease space (where tenants take back surplus office space in anticipation of

further hiring and occupancy expansion) has been evident; sub-lease space in the Perth market has more than halved in the past few years.

With dwelling approvals trending lower, the Perth residential market is likely to be the first of the major cities to reach a more favourable supply/demand balance over the next year.

Perth now accounts for all of Western Australia's population increase. In the year to June 2018, the Perth population increased by more than 21,500 people, while in the rest of WA the population declined by close to 600 people. Several major projects are reshaping the city landscape including the Forrestfield-Airport link, Perth City Link and Elizabeth Quay.



key commodity prices exceeding expectations



Perth now accounts
for all of Western Australia's population increase



sub-lease
space in the Perth market has more than halved



residential market
likely to be the first of the major cities to reach favourable supply/demand balance



several
major projects reshaping the city landscape

Mirvac Residential Property Portfolio

New South Wales

Pavilions

An exciting new community positioned at the gateway to Sydney Olympic Park's vibrant new town centre. Offering apartments and terrace homes, there's something for every life stage, from young couples and families to downsizers. Live surrounded by 430 hectares of parkland, enjoy world-class sport and leisure facilities at your doorstep and benefit from the Government's planned \$10 billion infrastructure investment.

Location: Sydney Olympic Park, NSW

Status: Now selling 1, 2 & 3 bedroom apartments, terrace homes, sky-homes and sky-terraces.

Information Centre: Open by appointment

T (02) 9080 8888

W pavilions.mirvac.com



Artist's impression

Ovo at Portman Place



Artist's impression

Location: Zetland, NSW

Status: Now selling the final luxury one-bedroom apartments. Move in now.

T (02) 9080 8888

W greensquare.mirvac.com

St Leonards Square



Artist's impression

Location: St Leonards, NSW

Status: Now selling the final luxury open plan and 2 bedroom apartments.

T (02) 9080 8888

W stleonards.mirvac.com

The Avenue



Artist's impression

Location: Schofields, NSW

Status: Final release of Ready Homes now selling.

T (02) 9626 0666

W theavenue.mirvac.com

The Finery

Boutique Waterloo living with a lush internal courtyard, The Finery also features beautifully crafted apartments and a stylish rooftop terrace, with plunge pool, outdoor barbecue area and sun deck. Display apartments are now open for inspection – live the Mirvac Difference.

Location: Waterloo, NSW

Status: Now selling completed 1, 2 & 3 bedroom apartments

Information Centre: On-site at The Finery, 16 Tung Hop Street, Waterloo

T (02) 9080 8888

W thefinery.mirvac.com



Googong Township



Location: Googong, NSW

Status: Land now selling; terrace homes coming soon – register your interest

Information Centre: Club Googong, Beltana Avenue, Googong

T 1300 446 646

W googong.net

CREST

With a unique rural feel and situated atop the suburb of Gledswood Hills, CREST by Mirvac offers a serene escape surrounded by green open spaces and still conveniently close to amenities – accessible, yet hidden.

Location: Gledswood Hills, NSW

Status: New land release now selling.

Information Centre: 182 Raby Road, Gledswood Hills

T (02) 9080 8757

W crest.mirvac.com



Marrick & Co

Mirvac is creating a thriving, engaging and welcoming precinct in Marrickville, just 7km from the CBD. Complete with a new library and community hub, Marrick & Co has something for everyone, from first-home buyers to growing families and downsizers.

Location: Marrickville, NSW

Status: Now selling 1, 2 & 3 bedroom apartments and terrace homes.

Information Centre: Opposite 19 Lilydale Street, Marrickville

T (02) 9080 8888

W marrickandco.mirvac.com



Artist's impression

Mirvac Residential Property Portfolio

Victoria

Folia, Apartments of Tullamore

Introducing Folia, an address like no other. A collection of customisable* one, two and three bedroom apartments, garden terraces and grand penthouses. The exceptional Folia residences feature unique, natural interiors that connect seamlessly to the established verdant grounds of Tullamore.

Location: Doncaster, VIC

Status: Just launched. 1, 2 & 3 bedroom apartments now available.

Information Centre:

11 Heritage Boulevard, Doncaster

T (03) 9695 9400

W tullamoreapartments.mirvac.com



*Customisable options vary per apartment. Additional costs may apply.

Tullamore

Within an exceptional landscape, steeped in history and adorned by nature, Tullamore sits nestled in the midst of the highly sought-after established suburb of Doncaster.

Just 14 kilometres east of Melbourne's CBD and moments from leading retail, education and transport hubs, outstanding living awaits.

Location: Doncaster, VIC

Status: Register your interest. Mirvac homes and land allotments now selling.

Information Centre:

11 Heritage Boulevard, Doncaster

T (03) 9695 9400

W tullamore.mirvac.com



Phoenix, Apartments of Tullamore



Location: Doncaster, VIC

Status: Move in today. A limited number of 2 bedroom apartments are still available.

Information Centre:

11 Heritage Boulevard, Doncaster

T (03) 9695 9400

W tullamoreapartments.mirvac.com

Olivine

Olivine is set to deliver superb amenity, exceptional education opportunities and a diverse choice of lifestyle options. The latest land releases offer prime land in the Hayes and School Precincts, providing easy connections to planned Olivine's shopping and educational amenities.

Take a stroll to the future Olivine Town Centre for your shopping needs, and walk the kids to Olivine's exceptional schools including the now open Hume Anglican Grammar while you enjoy a coffee at the planned Olivine Café and Gumnut Adventure Playground.

Location: Donnybrook, VIC

Status: Register your interest for the next land release.

Information Centre:

1025 Donnybrook Road, Donnybrook

T 0499 199 756 / 0468 562 215

W olivine.mirvac.com



The Fabric



Located just 9 Kilometres from Melbourne CBD and in the heart of a vibrant community, The Fabric neighbourhood is set to transform the Inner West.

Location: Altona North, VIC

Status: Register your interest.

T (03) 9695 9400

W thefabric.mirvac.com

Smiths Lane



Introducing a benchmark new community that will reimagine living in the South East. Committed to quality and care in every little detail, Mirvac took a considered and innovative approach; We listened to local residents to find out what was important in order to create Smiths Lane, a curated new community in Clyde North.

Location: Clyde North, VIC
Status: Register your interest for upcoming land releases.
Information Centre: 1045 Leakes Road, Rockbank

T (03) 9695 9400
W smithslane.mirvac.com

Wharfside Residence



Location: Yarra's Edge, Docklands, VIC
Status: Move in today. Final Home. Exquisite 4 bedroom home on the north-facing bank of the Yarra River.
Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands. Monday 1-5pm | Tuesday-Sunday 12-5pm

T (03) 9695 9400
W wharfsideresidences.mirvac.com

Voyager



Location: Yarra's Edge, Docklands, VIC
Status: Construction commenced. A limited number of luxury 1, 2 & 3 bedroom apartments are still available.
Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands. Monday 1-5pm | Tuesday-Sunday 12-5pm

T (03) 9695 9400
W voyager.mirvac.com

Woodlea



Location: Rockbank North, VIC
Status: Register your interest for upcoming land releases.
Information Centre: 1045 Leakes Road, Rockbank

T 1300 966 353
W woodlea.com.au

Forge



Location: Yarra's Edge, Docklands, VIC
Status: Move in today. A limited number of 1 & 2 bedroom apartments available.
Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands. Monday 1-5pm | Tuesday-Sunday 12-5pm

T (03) 9695 9400
W forge.mirvac.com

Waverley Park



Discover a well established community rich with sporting history and a sense of belonging; where convenience and open space make it the ideal place to call home.

Become part of the spectacular final neighbourhood within Waverley Park. The Finale features a limited series of homes fronting the spectacular future lake, surrounded by lush parkland, wetlands and open space. This is a highly anticipated and rare opportunity to live in a lake front or park front home in this esteemed community.

Location: Mulgrave, VIC
Status: 3, 4 and 5 bedroom park and lakefront homes now selling.
Information Centre: 6 Goodison Court, Mulgrave.

T (03) 9695 9400
W waverleypark.mirvac.com

Mirvac Residential Property Portfolio

Western Australia

Claremont by Mirvac



Location: Claremont, WA

Status: Recently completed 1, 2 & 3 bedroom apartments and luxurious double storey terrace residences

Information Centre: B111, 6 Graylands Road, Claremont

T (08) 9424 9999 or 0466 494 527

W claremont.mirvac.com

Madox

Situated approximately 30 minutes from Perth and directly opposite Piara Nature Reserve, Madox has over 400 premium homesites within walking distance of landscaped parks, playgrounds and schools.

Location: Piara Waters, WA

Status: Now selling; house and land packages available

Information Centre: Cnr Terracina Pkwy & Nicholson Road, Piara Waters.

T (08) 9424 9989 or 0481 906 654

W madox.mirvac.com



Iluma Private Estate



Ideally located between the City and the Valley, Mirvac's newest community, Iluma Private Estate is central to all of Perth's wonderful riches. Just 17 kilometres from the CBD, and 2 kilometres from the Swan Valley, exceptional dining, education, retail and transport hubs are highly convenient.

Location: Bennett Springs, WA

Status: Now selling
House and land packages available

Information Centre: Cnr Luminous Blvd & Pegasus Road, Bennett Springs.

T (08) 9424 9989 or 0409 220 787

W iluma.mirvac.com

The Peninsula



Location: Burswood, WA

Status: Luxury Home and Land packages now selling

T (08) 9424 9999

W thepeninsula.mirvac.com

Latitude Leighton Beach

Brand new apartments, ideally located on Leighton Beach, just 15 kilometres from the Perth CBD and only 5 kilometres from the heart of Fremantle. This quality development comprises two stylish five-storey buildings, Prima and Meridian, which have been designed to complement the surrounding coastal environment and community.

Location: Leighton Beach, North Fremantle, WA

Status: Now complete. Inspect our display apartments today.

Final two-bedroom apartments remain.

Information Centre: Prima 102,
29 Leighton Beach Boulevard, North Fremantle.

T (08) 9424 9999 or 0466 514 277

W latitude.mirvac.com



Artist's impression

Compass



Artist's impression

Mirvac's outstanding new residential address on pristine Leighton Beach, North Fremantle. Located an incredible 200m from Leighton Beach, coffee shops, restaurants and the North Fremantle train station, Compass comprises a range of stunning, architecturally designed, one-, two- and three-bedroom apartments. Spacious and designed to reflect the stunning beachside location, the award-winning Mirvac Design team have ensured all apartments boast top quality finishes and Mirvac's unwavering attention to detail. Don't miss out on securing yours.

Location: Leighton Beach, North Fremantle, WA

Status: Now selling

Off the plan 1, 2 & 3 bedroom apartments available

Information Centre: Prima 102, 29 Leighton Beach Boulevard, North Fremantle.

T (08) 9424 9999 or 0466 514 277

W compass.mirvac.com

One71 Baldvis



Location: Baldvis, WA

Status: Now selling

House and land packages available

Information Centre: Parkville Boulevard, Baldvis.

T (08) 9424 9989 or 0466 353 182

W one71baldvis.mirvac.com

Osprey Waters



Location: Erskine, WA

Status: Now selling

House and land packages available

Information Centre: Cnr Bridgewater Boulevard & Egret Point Road, Erskine.

T (08) 9424 9989 or 0401 318 725

W ospreywaters.mirvac.com

Mirvac Residential Property Portfolio

Queensland

Art House



Location: South Brisbane, QLD

Status: Complete. 1 & 2 bedroom apartments now selling.

Information Centre: 2/77 Hope Street, South Brisbane. Open by appointment



(07) 3859 5957



arthouse.mirvac.com

Ascot Green

Downsize with wide open space surrounding you.

At Ascot House, generous floor plans up to 49sqm create luxurious, flowing spaces, complemented by expansive balconies and stunning green views. With exquisite finishes, two car parks and a short walk from everyday necessities, this is the home that sets you free in the space you want.

We invite you to come an experience first-hand the ultimate in quiet luxury.

Location: 240 Lancaster Road, Ascot, QLD

Status: Ascot House is complete.

2 & 3 bedroom apartments and penthouses now selling.

Information Centre: St Leger Precinct at Eagle Farm Racecourse. 230 Lancaster Road, Ascot



(07) 3859 5959



ascotgreen.mirvac.com



Hydeberry Rochedale

A limited number of land lots remain in the premium community of Hydeberry. This is your opportunity to build the home of your dreams in the exclusive suburb of Rochedale. Live a beautiful life surrounded by stunning streetscapes and elegant homes, just 14.5 kilometres from Brisbane.

Location: 282 Gardner Road, Rochedale, QLD

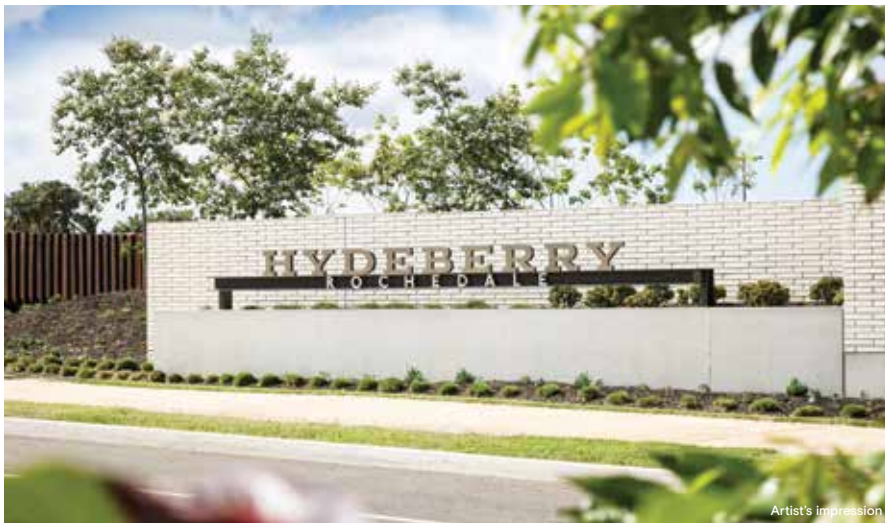
Status: Land now selling.



(07) 3859 5980



hydeberry.mirvac.com



Artist's impression

Everleigh

Be part of Everleigh, a vibrant new masterplanned community taking shape in the heart of Greenbank. Green open spaces will surround you at Everleigh, with a regional parkland being the central focus for the community. Located right on the doorstep to Everleigh is Greenbank Shopping Centre, with Woolworths and a large range of speciality stores. A primary school and neighbourhood retail centre are also planned for the community.

Choose from land, home & land packages and completed homes with a range of designs and budgets to suit your family's lifestyle.

Location: Greenbank, QLD

Status: Now selling land, home & land packages and completed homes.

Information Centre: 146 Teviot Road, Greenbank

T (07) 3859 5960

W everleigh.mirvac.com



Gainsborough Greens



Gainsborough Greens is a masterplanned community providing living solutions within a natural bush environment, located halfway between Brisbane and the Gold Coast. Over sixty five percent of the development is dedicated to green open spaces.

Living at Gainsborough Greens is all about connecting with people. The community program brings residents together to enjoy a range of events throughout the year, fostering an engaged and active community. Residents enjoy close proximity to everything from transport through to retail shopping, childcare, parks, schools and Westfield Coomera.

Location: Pimpama, QLD

Status: Now selling land, home & land packages and completed homes.

Information Centre: 8 Swan Road, Pimpama

T (07) 5549 2322

W gainsboroughgreens.mirvac.com

Lucid



Location: South Brisbane, QLD

Status: Complete. 1 & 2 bedroom apartments now selling.

Information Centre: 2/77 Hope Street, South Brisbane. Open by appointment

T (07) 3859 5957

W southbrisbane.mirvac.com

by mirvac

