

HARBOURSIDE

RESIDENCES

QUALITY IN
CONSTRUCTION



Delivering Quality and Care for Over 50 Years

For over 50 years Mirvac has been at the forefront of the Australian development and construction industry, recognised by our peers through more than 800 industry awards and by customers who have rewarded our absolute commitment to quality and care with their loyalty.

We are not tempted to cut corners nor compromise on the quality of materials we use. Industry leading practices established over many decades will be employed in the construction of Harbourside, another legacy project that will stand proudly within the Mirvac portfolio of iconic buildings that are testament to our promise of quality and care in every little detail.

Since design development of Harbourside began, we have followed a regime of testing, checking and double checking at every milestone, ensuring the critical elements of construction meet national standards, and the expectations of our customers.

Our unique integrated business model enhances our ability to problem solve and innovate and also means that we are accountable and responsible from beginning to end.

Our focus on detail and quality control for each stage of construction provides our customers with peace of mind. That's the Mirvac Difference.

THE MIRVAC DIFFERENCE

Quality and Care in Every Little Detail

When you buy an apartment off the plan, or one that has been newly built, there are a few clues to what lies behind the walls, beneath the floor and deep down at its very foundations.

With 70 per cent of a buildings built structure out of sight, knowing who you can trust is critical to making a wise property decision. This is where our reputation matters, the evidence of Mirvac's capability can be seen right around Australia, our buildings bearing witness to a company that has always put quality and durability ahead of all other considerations.

The outstanding Mirvac reputation has resulted in extraordinary levels of customer loyalty with up to 30 per cent of buyers in a Mirvac project comprised of existing Mirvac purchasers. We have worked hard to earn this trust and guard our reputation.



TRUST & QUALITY

Mirvac Constructions 5 Gold Star Rating

Mirvac is the first and only company in Australia to be awarded the highest possible 5 Gold Star Rating, two years running.

The Independent Construction Industry Rating Tool (iCIRT) was one of the major reforms introduced by the NSW Building Commissioner to raise standards in the industry and restore consumer confidence.

The star rating is especially useful for buyers of off-the-plan property, providing peace of mind that they are dealing with a trustworthy company whose integrity and quality have been independently assessed by international ratings agency Equifax.

In the words of the Former NSW Building Commissioner David Chandler: "Equifax looks extensively into an entity's capability, capacity and ability to deliver a trustworthy building. Mirvac has been executing properties that fit these criteria to the highest extent for over 50 years now which is an incredible feat well-deserving of the first five star nomination."





MATERIALS

We test and we test again, and we investigate the supply chain.

We don't just assess the durability of our internal finishes but every element that goes into the construction of our buildings – the concrete, the grout, the steel and the precast slabs. In other words, the 70 per cent of a building that you never see and should never need to think about as long as your builder does.

Harbourside is constructed primarily of concrete, glass, and solid aluminium panels - honest, hard working and durable materials. The concrete we pour is monitored at regular intervals to check its compressive strength to ensure the correct strength is used in every location. Precast concrete manufactured off site is checked by our structural engineer as required, a practice that goes above and beyond the industry standard. As part of our procurement process, the windows are specified to deliver thermal, acoustic and safety benefits and windows are tested in order to meet Australian Standard compliance and withstand extremes of wind and rain.

MATERIAL	CHECKS & TESTS
Concrete and Precast	Prepour and post pour including design engineer verification check
Precast concrete	Manufacturing inspected periodically by engineer. Installation checked by structural engineer
Glazing system	Structural, thermal, acoustic, wind, weatherproof checked and tested manufacturing and assembly process inspected by facade engineers
Autoclaved Aerated Concrete (AAC)	Installation periodically checked by manufacturer
Louvres/ balustrades	Manufacturing and assembly process inspected by facade engineers
Stud walls	Installation periodically checked by manufacturer
Concrete fire stairs	Checked by design engineer and third party engineer



STRUCTURAL INTEGRITY

Our reputation depends on doing the right thing, even when nobody is looking. We keep a detailed record of construction as it develops which is stored on an advanced technology platform.

At Harbourside, we have engaged Enstruct as our structural engineer, a top tier Australian consultancy with a 23 year track record working on landmark Australian developments. Enstruct work closely with the Mirvac design and construction teams to ensure their intent is met, certifying the completed structure related elements for compliance.

All designs are checked by an independent engineer prior to being released for construction.

Deflection controls at Harbourside have been designed to the Australian Standard to limit future movement. Although it is not mandatory, we also appoint an independent third party consultant to review, examine, evaluate, confirm and affirm structural details.

MAJOR MILESTONE	HARBOURSIDE	INDUSTRY MINIMUM
Structural design phase	Design reviewed by third party consultant	Not required
Concrete slab pour	Prepour inspections are carried out prior to each and every concrete pour	Periodic inspections carried out for a representative sample of pours
Pour of precast panels	Regular inspections at precast factory by structural engineer. Certified by the fabricator	Certified by fabricator



WATER PROOFING

One of the most common defects reported in Australia is damage related to water ingress caused by substandard waterproofing.

At Mirvac our window systems are put through rigorous testing to ensure water tightness. We pay special attention to balconies, ensuring the surface is meticulously cleaned and prepared before laying the waterproofing membrane. Pavers “float” above the balcony making future maintenance easy. All balconies are designed with a fall to a drain located underneath the floating pavers to allow water to shed quickly and prevent accumulation on the balcony. All bathrooms and ensuites within your apartment undergo a rigorous quality assurance process for each layer of waterproof membrane. Tiles are laid to falls to allow shedding of water and prevent accumulation of water.

A similar process is carried out on the rooftop, where all debris is removed before the waterproofing membrane is applied to all trafficable and non-trafficable areas. Going above best practice, Mirvac has appointed an independent third party waterproof consultant, Waterproofing Integrity to review all waterproof details and products are reviewed to ensure the highest possible quality and compliance with applicable codes and standards.



ON SOLID GROUND

In our world, too many checks are never enough, and it begins long before we get out of the ground.

In addition to exhaustive checks on the built structure, we have engaged Douglas Partners Geotechnical Consultants to undertake initial geotechnical investigations right through to inspection of foundation excavations and on site testing. Douglas Partners Geotechnical Consultants has certified that Harbourside is founded on bedrock of sufficient strength to support its one core.



FIRE SAFETY

Fire safety is paramount whether it relates to the selection of materials or tested design systems to prevent the ignition and spread of fire.

Materials specified for the construction of Harbourside, from the glass in the windows, to the concrete, and solid aluminium have been reviewed and verified by Omnii Fire Australasia's pre-eminent fire safety and fire protection professional services firm.

Fire safety is integrated throughout the building, using approved systems for fire alarms, sprinklers, emergency exits and fire stopping measures to prevent the rapid spread of flame. Fire and Rescue NSW (FRNSW) undertake a comprehensive walk and check of the fire safety systems, then a final safety report and fire safety system report is required from FRNSW prior to the issuing of an Occupation Certificate.

A third party passive fire inspector has also been engaged to inspect all passive fire installations to ensure compliance with test reports and Australian standards.

The Building Code of Australia has recently been updated, providing occupants of apartment buildings with greater confidence that their building is safe and compliant.

SOME OF THE FIRE SAFETY MEASURES YOU WILL RECOGNISE AT HARBOURSIDE INCLUDE:

- Smoke detection and occupant warning systems
- Fire isolation of exits, such as exit stairs
- More than one exit for each storey to allow alternative means of escape should one exit become unusable
- Smoke detection and occupant warning systems
- Stair pressurisation to exclude smoke from exit stairs
- Fire sprinklers
- Fire resisting construction to limit the spread of fire between apartments and between storeys
- Non combustible external walls
- Resistance to collapse as a result of fire
- Features to assist fire brigade operations, such as fire hydrants



*Artist's impression

Best in the Business

Mirvac has the ability to attract and retain the best people across every facet of the design, development and construction industry. We look after them, train them and support them with career pathways for growth and development.

Our construction staff are all trained in an industry approved quality assurance process and we rigorously screen subcontractors before engaging them, reviewing past experience, quality and ability to perform the job.

Our inhouse development managers, site managers and construction supervisors have decades of experience, some more than 30 years with Mirvac. We do not shift responsibility for construction onto third parties but manage it internally through our own construction supervisors.

Where we require specialist skills, we hand select our consultants, engaging only with best in practice experts with a proven track record. We nominate the key senior personnel within the consultancy to be available for the duration of the project and won't accept delegation to a less qualified or experienced person.

All design and details are subject to an in depth review against previous projects to ensure details are constantly improved based on experience during construction or post completion.

Throughout the design and construction stages, Mirvac reviews the progression of the design to ensure it maintains a high quality in line with Australian standards and Building Code of Australia.



*Artist's impression

THE MIRVAC LEGACY

Mirvac stands apart in the Australian property landscape, twice awarded the highest possible 5 Gold Star iCIRT rating, a measure of our construction quality and integrity.

Founded in 1972, Mirvac's purpose, to reimagine urban life, has produced some of Australia's most acclaimed buildings and places, a testament to our unwavering pursuit of design and construction excellence.

The enduring beauty and value of the homes and places we create has earned Mirvac a legion of loyal customers and contributed to the richness of Australian cities.

Mirvac's integrated business model, with in-house expertise across design, development, construction, marketing, sales and customer experience, allows us to control all aspects of a project. With control comes accountability and responsibility, to our customers and the cities and communities in which we operate.

Harbourside Residences is an exceptional addition to the Mirvac legacy, the final portion of Sydney's western harbour shoreline reimaged for a new era. We take great pride in crafting a finale and a new beginning worthy of this rare and precious place.

THE MIRVAC DIFFERENCE

QUALITY AND CARE
IN EVERY
LITTLE DETAIL



For over 50 years we have been reimaging urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.

AWARD WINNING EXCELLENCE SINCE 1972,
WE HAVE WON OVER 800 AWARDS



MIRVAC CONSTRUCTIONS
5 GOLD STAR RATING



*Rating of Mirvac Constructions Pty Limited (rated by an independent rating tool and operating in New South Wales). Mirvac Constructions Pty Ltd is Mirvac's licenced entity for apartment construction and a related body corporate to Mirvac Homes (NSW) Pty Ltd which is Mirvac's licenced entity for home construction. The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at www.buildrating.com. Please scan the QR code for further information on this particular iCIRT star-rating. Issued by international ratings agency Equifax, the iCIRT (Independent Construction Industry Rating Tool) star rating assesses the capability, capacity and ability of a company to deliver a trustworthy building.



WALSH BAY



QUAY GRAND



THE EASTBOURNE



The information in this brochure is believed to be correct but is not guaranteed. Views depicted in this Quality in Construction brochure are indicative only and should not be relied on as representative of any final views from any particular apartment. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at Harbourside Residences by Mirvac. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract of sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract of sale.

Version 1: Correct as at 11/09/24.