

HIGHFOREST

QUALITY IN CONSTRUCTION

APARTMENTS





Artist's impression. Architecture, services, landscaping and furnishings are indicative only and subject to change.

Ironbark

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 refined over many decades will be employed in the construction of Highforest by Mirvac – a project that stands proudly within the Mirvac portfolio of iconic communities that are testament to our promise of quality and care in every little detail.

Since design development of Highforest began, we have followed a strict regime of testing and checking at every milestone, ensuring the critical elements of construction meet national standards and importantly 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. Customer concerns are carefully managed by our dedicated Post Completion Team.

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

THE MIRVAC DIFFERENCE

When you buy an apartment off the plan, or one that has been newly built, there are few clues to what lies behind the walls, beneath the floor and deep down at its very foundations. The onus is on the developer and builder to abide by standards and legislation (or go beyond them) - even when nobody is looking.

With 70 per cent of a building's built form out of sight, knowing who you can trust is critical to making the right decision. And 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 ahead of all other considerations.

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



MIRVAC CONSTRUCTIONS
5 STAR GOLD RATING*



Mirvac is the first and only company in Australia to be awarded the highest possible 5 star gold iCIRT 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 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 do not just assess the durability of our internal finishes but every element that goes into the construction of our buildings – for example the concrete, the grout and the steel. 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.

Highforest by Mirvac is constructed primarily of reinforced concrete, aluminium framed double glazed windows and architectural standing seam claddings – honest, hardworking 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. As part of our procurement process, the windows are specified to deliver thermal, acoustic and safety benefits and are tested in order to meet Australian Standard compliance and withstand extremes of wind and rain.

Material	Checks & Tests
Concrete	Prepour and post pour including design engineer verification check
Glazing system	Structural, thermal, acoustic, wind, weatherproof checked and tested manufacturing and assembly process inspected by facade engineers
Hebel	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 Highforest by Mirvac, we have engaged Van der Meer as our structural engineer, a top tier engineering consultancy with a 25 year track record and many high profile projects to their credit. Van der Meer work closely with the Mirvac design and construction teams to ensure their intent is met, certifying the completed structure related elements for compliance. Deflection controls at Highforest have been designed to the Australian Standard to limit future movement. Although it is not mandatory, we have appointed an independent third-party structural engineer to review, evaluate, and affirm structural details during the design phase, prior to implementation on site.

Major milestone	Highforest	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



WATERPROOFING

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

Going above best practice, all waterproof details and products are reviewed by an independent waterproof consultant.

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. On the rooftop, a waterproofing membrane is applied to all trafficable and non-trafficable areas.



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 to undertake initial geotechnical investigations right through to inspection of foundation excavations and on site testing, to certify that Highforest by Mirvac is founded on bedrock of sufficient strength to support its structure.



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 Highforest, from the glass in the windows, to the concrete, brick, aluminium and facade , have been reviewed and verified by PGA as our fire engineer, leaders in fire testing, inspection and certification. 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 review of the fire safety systems, with a final safety report and fire engineering report issued to FRNSW prior to the issuance of an Occupation Certificate. 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 Highforest include:
Smoke detection and occupant warning systems
Fire isolation of exits, such as exit stairs
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 combustibile external walls
Resistance to collapse as a result of fire
Features to assist fire brigade operations, such as fire hydrants



Artist's impression. Architecture and services are indicative only and subject to change. Image shows upgraded finishes and fittings options which are subject to availability. Indoor furnishings shown are not included.

Three bedroom apartment

BEST IN THE BUSINESS

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 in house development managers, architects, interior designers, site managers and construction supervisors have decades of experience. We do not shift responsibility for construction onto third parties but manage it internally through our own construction supervisors.

Our unique integrated model has enabled the Highforest project team to demonstrate a best in practice approach to the Design and Building Practitioners Act 2020 to ensure regulated design compliance at every stage of the construction process. 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.

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.

HIGHFOREST



HAROLD PARK, SYDNEY



THE EASTBOURNE, EAST MELBOURNE



NEWINGTON, SYDNEY



WALSH BAY, SYDNEY

QUALITY IN CONSTRUCTION

Quality and care in every little detail

THE MIRVAC DIFFERENCE



For over 50 years, we have been reimagining urban life in Australia — creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

★★★★★
MIRVAC CONSTRUCTIONS
5 STAR GOLD RATING*

iCIRT
from Equifax



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



UDIA 2022
National Awards
for Excellence
Diversity in Development



UDIA 2021
Development
of the Year
Environmental Excellence



AIA 2020
Sulman Medal for
Public Architecture
NSW Premier's Prize



PCA 2020
Winner Best
Development
Best Masterplanned
Community

Urban Taskforce
AUSTRALIA

URBAN TASKFORCE 2020
Australia Development
Excellence Award
High Density Residential
Development

It's in the detail.





HIGHFOREST.MIRVAC.COM



RECYCLED PAPER



CARBON NEUTRAL



100% BIODEGRADABLE

The information contained in this brochure is believed to be correct but is not guaranteed. 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 HIGHFOREST 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 for 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 for sale. Version 3: Correct as at 22/01/2025.