



QUALITY IN CONSTRUCTION



REIMAGINING URBAN LIFE SINCE 1972



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

The Frederick

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 The Frederick – a project that stands 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 The Frederick 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. Customer concerns are dealt with responsibly 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's the Mirvac Difference.

THE MIRVAC DIFFERENCE

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 purchasers in a Mirvac project comprised of existing Mirvac purchasers. We have worked hard to earn this trust and guard our reputation.



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.

The Frederick 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
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 The Frederick, we have engaged ADG as our structural engineer, a top tier international consultancy with an 18 year track record and more than 800 projects each year to their credit. ADG 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 The Frederick 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	The Frederick	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



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 The Frederick is founded on bedrock of sufficient strength to support its one core.



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, one of the most common sites for water ingress, ensuring the surface is meticulously cleaned and prepared before laying the waterproofing membrane. Pavers “float” above the balcony making future maintenance easy. A similar process is carried out on rooftops where all debris is removed before application of a waterproof membrane. In non trafficable areas (i.e. roofs), pebbles are laid to provide a second layer of protection to the membrane. Bathrooms and ensuite within your apartment have been manufactured off site in a controlled environment. The fully waterproof prefabricated pods are installed onsite and then we turn on all showers and taps to test for leaks. Mirvac has also have appointed an independent third party consultant to review, examine, evaluate, confirm and affirm waterproofing details above industry standard.



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 The Frederick, from the glass in the windows, to the concrete, solid aluminium and facade planting systems have been reviewed and verified by Exova Warrington Fire, world 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 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.

Some of the fire safety measures you will recognise at The Frederick 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



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Three bedroom apartment

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, architects, interior designers, 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 Codes.

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*



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



It's in the detail.



REIMAGINING URBAN LIFE SINCE 1972



THE EASTBOURNE, EAST MELBOURNE



PIER, BRISBANE



QUAY GRAND, SYDNEY



WALSH BAY, SYDNEY

*Rating of Mirvac Constructions Pty Limited (rated by an independent rating tool and operating in New South Wales). 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.



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^ Landcom is the NSW Government's land and property development organisation. Landcom has engaged Mirvac to develop the Green Square Town Centre. Any and all statements made are statements made by Mirvac solely. For the purpose of any sale contract, Landcom will be the named vendor under the sale contract however to the extent permissible by law, Landcom will not be liable for any loss or damage suffered by any person arising from statements, information or documents made or provided by Mirvac and under that sale contract. V2 14/02/2023