



QUALITY IN
CONSTRUCTION





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

DELIVERING QUALITY AND CARE FOR OVER 49 YEARS

For over 49 years Mirvac has been at the forefront of the Australian development and construction industry, recognised by our peers through more than 700 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 NINE by Mirvac - 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 the inception of NINE by Mirvac we have followed a regime of testing, checking and reviewing every detail, ensuring all elements of the construction meet national standards - and the expectations of our customers.



THE MIRVAC DIFFERENCE



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

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% 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% of buyers 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 do not 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 concrete.

NINE by Mirvac is constructed primarily of concrete, glass, brick 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
Glazing system	Water and wind tested certified by a third party consultant
Hebel	Installation periodically checked by manufacturer
Louvres/balustrades	Checked by design engineer and façade engineer
Stud walls	Installation periodically checked by manufacturer
Material review	Materials undergo design reviews with third party consultants and relevant engineering testing and quality assurance testing prior to specification



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 NINE by Mirvac we have engaged ADG as our structural engineer, a top tier international consultancy with a 19 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. Deflection controls at NINE by Mirvac have been designed to the Australian Standard to limit future movement. Although it is not mandatory, we have appointed BG&E as our independent third-party structural engineer to review, examine, evaluate, confirm and affirm structural details during the design phase, prior to implementation on site.

MAJOR MILESTONE	NINE BY MIRVAC	INDUSTRY MINIMUM
Structural design phase	Design reviewed by BG+E another top tier structural design firm	Not required
Concrete slab pour	Pre-pour 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 NINE by Mirvac is founded on bedrock of sufficient strength to support its 17 lift cores.



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. On rooftops, a waterproofing membrane is applied to all trafficable and non-trafficable areas. All waterproof details and products are reviewed by an independent waterproof consultant to ensure the highest possible quality and compliance with applicable codes and standards.



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 NINE by Mirvac, from the glass in the windows, to the concrete, brick, solid aluminium and facade planting systems have been reviewed and verified by consultant, Peter Gardner and Associates, 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 issued to FRNSW prior to the issuing 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 NINE BY MIRVAC INCLUDE:

Smoke detection and occupant warning systems

Fire isolation of exits, such as exit stairs

Stair pressurisation to exclude smoke from exit stairs only on selected buildings

Fire sprinklers

Fire resisting construction to limit the spread of fire between apartments and between storeys

Non combustible external walls and cladding systems

Resistance to collapse as a result of fire

Features to assist fire brigade operations, such as fire hydrants



QUALITY IN CONSTRUCTION

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.



DANIEL

Construction Manager
20 years at Mirvac



MATTHEW

Senior Project Manager
14 years at Mirvac

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, with the senior site management team at NINE by Mirvac boasting a collective 90 years with Mirvac alone. 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 NINE by Mirvac project team to demonstrate a best in practice approach to the *Design and Built 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.





QUALITY AND CARE IN EVERY LITTLE DETAIL

THE MIRVAC DIFFERENCE



For over 49 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.

AWARD WINNING EXCELLENCE SINCE 1972, WE HAVE WON OVER 700 AWARDS INCLUDING:



**PCA
2020**

Winner Best Development
Best Masterplanned
Community



Australian
Institute of
Architects

**Sir Zelman Cowen Award
2020**

Public Architecture



**UDIA
2020**

Excellence in High
Density Development

Urban Taskforce
AUSTRALIA

**Urban Taskforce
2020**

Australia Development
Excellence Award



**GOOD DESIGN Awards
2020**

Gold Winner

It's in the detail.



NINE.MIRVAC.COM



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 NINE 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 V1. Correct as at 29/09/2021.