





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

Portman on the Park facade

# DELIVERING QUALITY AND CARE FOR OVER 48 YEARS

For over 48 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 established over many decades will be employed in the construction of Portman on the Park - 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 Portman on the Park 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. The onus is on the developer and builder to abide by standards and legislation - even when nobody is looking. 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. 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 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 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 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.

Portman on the Park 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
Concrete & Precast	Prepour and post-pour including design engineer verification check
Precast concrete	Checked by structural engineer
Glazing System	Water and wind tested
Hebel	Installation periodically checked by manufacturer
Louvres/balustrades	Checked by design engineer and façade engineer
Stud walls	Installation periodically checked by manufacturer
Steel 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 Portman on the Park 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 Portman on the Park 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.



## 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 Portman on the Park is founded on bedrock of sufficient strength to support its three cores.

Major milestone	Portman on the Park	Industry minimum
Structural design phase	Design reviewed by third-party consultant	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



## 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 ensuites 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.



## 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 Portman on the Park, from the glass in the windows, to the concrete, brick, 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. The Building Code of Australia has recently been updated, providing occupants of highrise apartments with greater confidence that their building is safe and compliant.

Some of the fire safety measures you will recognise at Portman on the Park 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 combustibile 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.



Walsh Bay, Sydney



Harold Park, Sydney



OVO at Green Square, Sydney



The Eastbourne, Melbourne



Marrickville Library Marrick & Co, Sydney



The Moreton, Bondi

# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



For over 48 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.

### AWARD WINNING EXCELLENCE SINCE 1972, WITH OVER 700 PROJECT AND INDUSTRY AWARDS

**Australian Institute of Architects**  
Sulman Medal for Public Architecture - 2020  
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Marrickville Library  
Marrick & Co, NSW

**Australian Institute of Architects**  
New South Wales Premier's Prize - 2020  
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Marrickville Library  
Marrick & Co, NSW

**Queensland Landscape Architecture Awards**  
State's Best Park - 2020  
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Bim'bimba Park  
Gainsborough Greens, QLD

**National UDIA**  
Best Residential Development - 2019  
.....  
Brighton Lakes  
Moorebank, NSW

**Australian Institute of Architects**  
Lloyd Rees Award Urban Design - 2019  
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Harold Park  
NSW

**Good Design Award**  
Best in Class Architectural Design Commercial and Residential - 2019  
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Harold Park  
NSW

**Good Design Award**  
Architectural Design Commercial and Residential - 2019  
.....  
OVO  
Green Square, NSW

**HIA CSR**  
Australian Apartment Complex - 2018  
.....  
The Moreton  
Bondi, NSW

*It's in the detail.*



