

THE
ALBERTINE
by mirvac

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 The Albertine – 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 Albertine 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.



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 Albertine 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 and 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 and withstand extremes of wind and rain.

Material	Checks & Tests
Concrete & 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 during construction
Louvres/ Balustrades	Manufacturing and assembly process inspected by Facade Engineers
Stud Walls	Installation periodically checked by manufacturer during construction
Concrete Fire Stairs	Checked by Design Engineer and third party engineer

ACOUSTIC PERFORMANCE

We strive for your peace and comfort.

The Albertine will be constructed to achieve acoustic performance in accordance with the requirements of the National Construction Code and local authorities. Intertenancy walls and floors will be provided with substantial acoustic properties to control impact noise to this high standard. Floors will be provided with substantial acoustic underlay to control impact noise to a higher standard than required under the BCA.

All apartments will be provided with acoustically rated double glazing to control external noise intrusion. Our Acoustic Consultant has certified that through the use of the chosen building materials incorporating concrete or masonry construction, consideration has been given to external noise intrusion and living comfort inside The Albertine.

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 Albertine, we have engaged a top tier consultant providing innovative and leading solutions to clients across all market sectors.

Our Structural Engineer works closely with our Mirvac Design and Construction Teams to ensure their intent is met, certifying the completed structure related elements for compliance. All designs are reviewed by an independent engineer prior to being released for construction. Deflection controls at The Albertine 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 Albertine	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 a Geotechnical Consultant to undertake initial geotechnical investigations right through to inspection of foundation excavations and on site testing.

Our Geotechnical Consultant has certified that The Albertine is founded on a bedrock of sufficient strength to support its 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.

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 will be created on site. All showers and taps are tested for leaks before handover.

Mirvac has also appointed an independent third party waterproofing consultant, to review, examine, evaluate, confirm and affirm waterproofing details are 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.

Fire safety is integrated throughout the building, encompassing safety provisions for EV chargers, and utilising approved systems for fire alarms, sprinklers, emergency exits and fire stopping measures to prevent the rapid spread of flame. Fire and Rescue Victoria (FRV) conducts a comprehensive walk and check of the fire safety systems prior to the Surveyor providing a Certificate of Occupancy.

Fire Safety Measures at The Albertine

Third party consultant review of fire safety measures in addition to FRV check/surveyor
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
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
EV charging system includes electrical protection, such as residual current detection, over-current protection, short circuit, over voltage & surge protection, as well as automatic shut off upon fire alarm trigger in carpark areas



BEST IN THE BUSINESS

Mirvac excels in attracting and retaining top talent across the entire spectrum of the design, development, and construction industry. Our commitment extends beyond recruitment, as we prioritise the ongoing care, training, and support of our team members, offering clear career pathways for continuous growth and development.

Our construction personnel undergo comprehensive training in an industry-approved Quality Assurance Process. Prior to engaging subcontractors, we conduct thorough screenings, evaluating their past experience, quality of work, and ability to meet project requirements.

Within Mirvac, our in-house development managers, architects, interior designers, site managers, and construction supervisors collectively boast decades of invaluable experience, with some individuals contributing over 30 years to our success. Unlike outsourcing construction responsibilities to third parties, we internally manage the process through our dedicated construction supervisors.

When specialised skills are required, we meticulously handpick consultants, collaborating exclusively with industry-leading experts known for their exemplary track records. We ensure that key senior personnel within the consultancy remain actively involved throughout the project, rejecting any delegation to less qualified or less experienced individuals.

Every design and detail undergoes a rigorous review against the backdrop of previous projects, fostering a continuous improvement mindset based on construction and post-completion experiences. At every stage of design and construction, Mirvac diligently monitors and evaluates progress to uphold a consistently high quality in alignment 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.



TRUST & QUALITY

MIRVAC CONSTRUCTIONS
5 STAR GOLD RATING*



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



UDIA
2021

Development
of the Year

Environmental
Excellence



Australian
Institute of
Architects

AIA
2020

Sulman Medal for
Public Architecture

NSW Premier's Prize



UDIA
2022

National Awards for
Excellence

Diversity in Development

Urban Taskforce
AUSTRALIA

Urban Taskforce
2020

Australia Development
Excellence Award



PCA
2020

Winner Best
Development

Best Masterplanned
Community

It's in the detail.



THE EASTBOURNE, EAST MELBOURNE



PIER, BRISBANE



QUAY GRAND, SYDNEY



THE MELBURNIAN, MELBOURNE



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