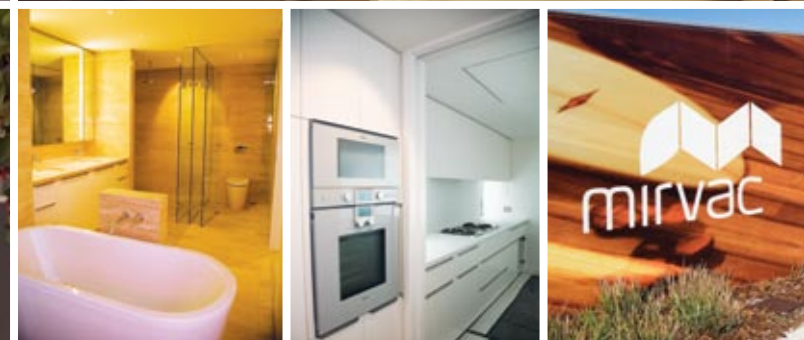




BEACHSIDE LEIGHTON

MAIN CONSTRUCTION COMPANY : Mirvac
ARCHITECTS : Mirvac Design
 Kerry Hill Architects
 spaceagency
ENGINEER STRUCTURAL : Wood & Grieve
PROJECT END VALUE : \$500 million
COMPLETION : Late 2010
SURVEYOR : Guidice Surveyors
LOCATION : Leighton Beach



LOOK AT THE BEACHSIDE OF LIFE

Mirvac's \$500 million Beachside Leighton is poised to set a new eco-benchmark in construction and development, and has already been recognised for its sustainable features, awarded the 2008 HIA LandCorp GreenSmart Award and achieved an average seven-star rating under NatHERS (Nationwide House Energy Rating Scheme), exceeding the Building Code Requirement of only four stars.

Its groundbreaking environmental inclusions range from energy and water efficiency initiatives to materials, construction waste management and community building strategies to encourage public transport use, walking and cycling. The company has incorporated measures such as intelligent shading, ceiling fans, rainwater harvesting and floor plans that facilitate natural cross ventilation to ensure that not only are residents comfortable in luxurious surroundings, but the environment is also taken care of.

Established in 1972, Mirvac has more than 38 years experience in the real estate industry and has an unmatched reputation for delivering quality products across all of its businesses.

Mirvac's Development Division manages projects across Australia including large scale residential, commercial, retail, industrial and

hotel developments, and currently has approximately 31,000 lots under its control that will be progressively developed over the next 8 to 10 years.

Mirvac is one of the leading brands in the Australian residential market and has a proven track record of delivering innovative and quality products that exceed customer's expectations.

The groundbreaking architecture of Beachside Leighton is the result of a special collaboration between Mirvac's own multi-awarded Mirvac Design team and two widely renowned architectural visionaries - acclaimed architects Kerry Hill of Kerry Hill Architects and Michael Patroni of spaceagency. Mirvac WA chief executive officer Evan Campbell said Beachside Leighton would be like nothing developed in the area to date.

"Beachside Leighton has been inspired both by its beachside location and its position near Fremantle's iconic North Wharf, and strikes a balance between cutting-edge contemporary design and timeless appeal," he said.

"Each apartment will be developed to best take advantage of the stunning Indian Ocean views and, with the project largely attracting

the owner-occupier market, luxury and liveability are also key factors of the design.

"Our vision for Beachside Leighton, along with setting a new benchmark for quality apartment developments, is to create a vibrant meeting place for the whole community, through our ground-floor retail and dining precinct."

The site has been a hive of activity from the outset with approximately 100 workers employed each day to carry out construction work. The workforce peaked in the second half of 2009 with around 180 workers on site each day as the first phase of the project got underway.

Stage one which will be completed by the end of 2010 will feature 48 premium residential apartments, 12 luxury penthouses and seven terrace residences. These terraces are over four storeys and feature a private lift, internal court yard which opens to the sky and luxury detailing. The apartments and penthouses in stage one were released to the market in December 2007 achieving sales between \$1.4 million and \$8.95 million. The terraces will be sold on completion later this year.

Mirvac has also been working with the State Government and Fremantle Surf Life Saving Club, situated adjacent to Beachside

Leighton, on redevelopment plans for its club house. Designs have been completed and the 12 month construction program is expected to start on the new facility in late 2010 subject to relevant approvals. "It is exciting to see the project continuing to evolve, allowing purchasers to see their new apartment taking shape," Mr Campbell said.

"We have a considerable number of construction workers employed on-site and when work starts on the adjacent Fremantle Surf Life Saving Club and foreshore, the whole precinct will be bustling with activity."

When Beachside Leighton is complete it will feature a mix of apartments, penthouses, terrace residences, a boutique hotel and vibrant retail and dining precinct.

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POURING WITH SOLUTIONS

Hanson Construction Materials and Mirvac Western Australia have had a long association and Beachside Leighton is the latest in a string of successful partnerships the companies have enjoyed.

Hanson Construction Materials has been supplying concrete and aggregates in Australia for more than 50 years. With a range of premium concrete solutions for commercial, industrial and residential applications, Hanson is also a leader in decorative concrete finishes with its Imagecrete decorative concrete range. Hanson is one of Australia's largest suppliers of pre-mixed concrete, precast concrete products, quarry materials and sand. Moreover, as part of the Heidelberg Cement Group, it is one of the world's manufacturers of cement.

Hanson's experience on other Mirvac (WA) projects, including the Burswood Peninsula development, the Point at Mandurah and the Quay West Bunker Bay Resort, ensured that all Hanson staff, from delivery drivers to sales and operational staff understood the exacting standards required by Mirvac on the Beachside Leighton development.

With its groundbreaking environmental aspects, the Beachside Leighton project also required Hanson to explore and provide some of the

most cutting edge concrete products to ensure the sustainability of the project was maintained. The company already offers customers a range of specially-formulated concrete mixes that contain a reduced, specified percentage of cement, which is then substituted with waste materials including slag; a by-product of steel manufacture and fly-ash; a by-product of coal combustion.

These products satisfy all Green Building Council of Australia (GBCA) Green Star rating system requirements and can add between one and three Green Points to any project. By staying at the forefront of recycling and waste management technology, Hanson has already supplied construction materials for some of Australia's largest Green Star projects with experience across several industry sectors.

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KEEPING THE BEACHSIDE GREEN

With nearly 40 years experience in engineering consultancy, Wood & Grieve was the perfect choice to help make the Beachside Leighton project the environmental showpiece it has become. The company was engaged to provide ESD advice to Mirvac's design team on the implementation of sustainable features in keeping with the high benchmark set for the development.

The project's sustainability initiatives including rainwater harvesting and high water efficiency, was recognized at the WA HIA-Landcorp Green Smart Awards in 2008.

One of the challenges that faced Wood & Grieve was coming up with an equivalent BASIX standard for WA conditions as at the time of construction, only NSW had an approved government sustainability rating standard. Part of the Wood & Grieve's work was to adapt the NSW tool for WA weather and population demographics.

The energy efficiency of the development was assessed in accordance with the Nationwide House Energy Rating Scheme which is concerned with the efficiency of the façade and access to cross ventilation. The Beachside Leighton dwellings have achieved an average rating of 6.5 stars against this scheme which represents a 33 per cent improvement over the minimum building code.

Wood & Grieve Engineers lead the collaborative integration of sustainability into all facets of the design and construction which was a major step forward in comparison to a standard development.

With offices in Perth, Melbourne, Sydney, Brisbane, Gold Coast, Albany, Busselton, Shenzhen, and more than 300 employees Wood & Grieve has grown to one of Australia's most trusted and respected multi-disciplinary engineering firms providing services in civil, electrical, ESD, fire, hydraulic, lifts, mechanical, acoustics, structural and underground power.

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Experience and commitment are the hallmarks of Butko Transport which over the past 50 years has become one of Western Australia's premier brick delivery companies. On the Beachside Leighton project, the company delivered more than 200,000 bricks using a fleet of eight trucks – all on time and without delay.

Butko Transport dates back to the 1960s when the founder, Denis Butko, commenced operations in Perth, Western Australia as D & G Butko. Back then deliveries were carried out with a single axle tipper and bricks were loose and had to be manually loaded and unloaded. Now loads are strapped packs and the single-axle tippers have been replaced with tractors and trailers.

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In 1967 the first truck to have a hiab fit was added and more recently a telehandler, for sites with limited access was also added to Butko Transport's expanding fleet. Over the years Butko Transport has upgraded its vehicles to carry a larger capacity rather than adding more to the fleet, with latest addition being a bobcat telehandler.

Butko Transport is a Western Australian Heavy Vehicle accredited transport operator with Fatigue Management and Maintenance Management Policies in place. All employees have completed F1 training in Occupational Health and Safety.



Crown Construction is one of the leading concrete services companies in Western Australia, specialising in complete building and infrastructure services.

With a highly experienced and committed management and supervision team, the company has built an impressive record of successful contracts and established an enviable reputation for completing projects on time, with maximum efficiency, and within budget.

Crown can provide all concrete structural services, from simple tilt-up type projects to complex civil bridge structures, encapsulated waterproof basement projects and high-rise construction.

The team has over 30 years experience and utilises the latest cutting edge formwork and core systems from around the world.



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