

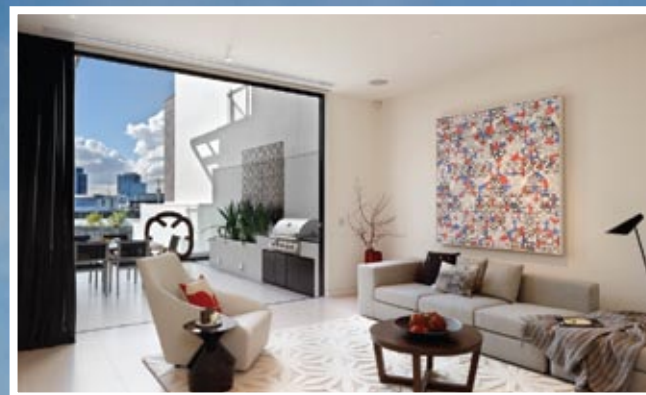
RIVER HOMES PRECINCT

CONSTRUCTION COMPANY : Mirvac Group

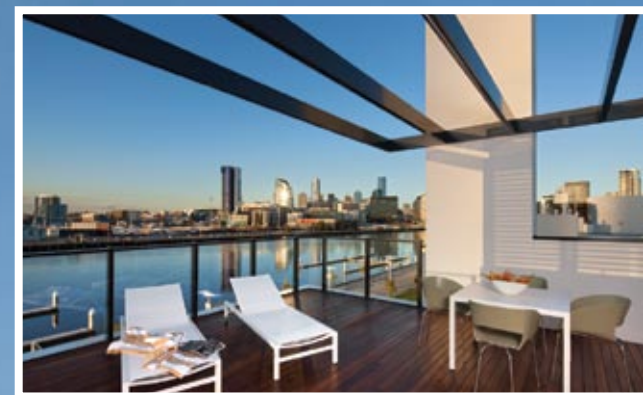
COMPLETION : Mid 2012

ARCHITECT : Mirvac Design

PROJECT END VALUE : \$200 Million



Riverfront Home



Riverfront Home Balcony



Riverfront Home Kitchen

MAKING PLACES FOR PEOPLE AT YARRA'S EDGE

Another precinct in Mirvac's spectacular place-making at Docklands is almost complete, with the final construction stages of the medium density housing of the River Precinct in Yarra's Edge. There is a total of 82 new homes being built, comprising waterfront luxury homes, terrace houses and a unique series of residences for those who choose to combine home and business.

All the homes have been designed to reflect the maritime heritage of the area, with clean lines and abundant glazing to maximise the visual amenity, and modern architectural touches including an extremely high quality in the fitout and finishes.

The premium houses are the Riverfront Homes, all with a northerly aspect which gives wide views of the Yarra River and the city skyline and lights beyond. There are both three and four level homes, all with absolute river frontage and the option of a private marina berth virtually on the doorstep. With between four and five bedrooms, and extensive living areas both indoor and out, inbuilt all-weather pools, and the highest quality appliances and fixtures used, Mirvac has squarely aimed at the upper echelon of the freehold property buying market.

The remaining 10 homes are nearing completion, and are approaching the process of handover and occupancy.

In the heart of the River precinct, the three, four and five bedroom Terrace Homes have been designed for open plan living over two or three levels, with balconies and spaces for outdoor entertaining, including private courtyards and elevated viewing decks to make the most of the river views. These are currently in the final stages of construction, with residents expected to begin occupying their homes in mid 2012.

The two and three bedroom Home Offices tap into the needs of home-based businesses operating at a high standard of professionalism and deliver a quality lifestyle after hours for the owners. Each features a ground floor studio space which has easy access to Lorimer Street, open plan living and outdoor decking. The zoning of the area means they can be home to retail or professional services, or be used entirely for domestic life.

The urban community building at Yarra's Edge will also include a major new waterfront plaza with strong links to the Melbourne CBD, the Yarra River and Southbank. Another aspect to this mix is the eight total

residential towers ranging from 27 to 45 levels and the boardwalk of the Marina Precinct, and the Park Precinct. In total, the masterplan for the whole site covers 1.5km.

Construction is currently underway on Mirvac's first residential tower in the Park Precinct. Yarra Point began to rise in December 2010 with completion expected in 2013.

With 40 years of experience in the real estate industry, Mirvac has been a leader in the field of integrated property development. Their combination of design, development and management expertise has created some of Australia's most coveted addresses.

Mirvac Design, the architecture and planning division, has worked in association with leading architects to ensure that the Yarra's Edge project adds a unique and spectacular facet to the fabric of Docklands. Mirvac's construction team have worked to ensure that the final result is of impeccable quality, from the facade and landscaping, right down to the finer details of internal hardware, electrical and mechanical systems, paints, tiles and appliances.

The entire Docklands project is Australia's largest construction project, with an estimated construction value of \$12 billion. On a global scale, it rates as a significantly-sized urban renewal project, turning unused government land into a vibrant hub for commerce, industry, retail, residential living, hospitality and tourism. With the River Precinct, Mirvac is ensuring that the area can also provide excellent homes for families, ensuring the community has a full and thriving life which reflects the traditional mix of an Australian neighbourhood.

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CLEAN LINES, DETAILED WORK AND QUALITY FINISH

KEEPING THE WATER WHERE IT SHOULD BE



The clean lines, detailed work and quality finish of the Riverside Precinct on the Yarra in Melbourne are hallmarks of Planned Constructions Pty Ltd. And it was this attention to detail that Mirvac wanted when awarding the contract for those aesthetic details in the paving, grassing, seating and planning of the upscale residential complex.

For the past 20 years Planned Constructions Pty Ltd have been designing, maintaining and building quality gardens. With a full service team of professional landscapers the company prides itself on making each job personal, from initial consultations to understand clients' requirements to sourcing original pieces and unique horticultural solutions for every garden on which it works. Its experienced team of nine includes experts from all trades and areas of landscaping and as well as qualified landscapers Planned Constructions Pty Ltd has specialists across all trades and has worked with some of the biggest names in construction.

Behind the scenes there is a dedicated administration staff including a full time estimator to ensure prompt and efficient management of any project. After sales service and maintenance are all part of the package and Planned Constructions Pty Ltd's honest approach to business ensures there are no hidden costs and work is done to the clients' brief, on time and on budget.

The Riverside Precinct is testament to the company's eye for perfection and working under strict time and budget constraints, Planned Construction Pty Ltd installed 6,500m² paving to exacting set out, bluestone cladding, rain gardens and porous paving, and all interior and exterior gardens.

Having to work to a strict timetable, and working around many other trades the project required well documented and coordinated project management. Large areas of paving with coloured banding required critical levels to meet

interfaces including the installation of custom built large Bluestone blocks as edging along the wharf edge. This type of edging has not been used and laid in Melbourne before and is a highlight of the area.

"We used 600mmx1000mm blocks cut in an L-shape and then secured by stainless steel pins. We also had to find a way to keep the blocks in place as the pavers were set on a leg that ran down the wharf which was out of balance and they would tip into the water," said Gavin Bartholomew, managing director of Planned Constructions Pty Ltd. "We ended up using plastic shims to keep them in place while the epoxy and cement set. They have been in now for two years and have not moved."

Thinking outside the square was essential on the project and Planned Constructions Pty Ltd not only overcame OH&S issues in regards to working so close to the water, but also sourced a low drainage soil for indoor gardens and planter box gardens to meet the strict drainage requirements for the project.

"Working on the water required strict OH&S practices. We were loading stones that weighed around half a tonne each and keeping the area safe and barricaded was essential. We built a special scaffolding rig that hung over the wharf that gave us just enough room to slip in the stones, and using lanyards and spotters were able to get the job done without any issues," Bartholomew said.

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With 25 years of experience in the waterproofing trade, Flexitray can provide the kind of fast-response service, quality workmanship and product excellence a high-end project like Mirvac's Yarra's Edge requires. Flexitray have undertaken all the external and internal waterproofing for the project, including the apartments, the prestige waterside homes and the home office terrace-style residences.

For the wet areas such as bathrooms, the company's teams used their own product, Flexitray 102, which is manufactured in Australia by Crommelin. This is a waterborne neoprene rubber membrane containing silaceous sand to enhance bonding of tile adhesives, with outstanding qualities in terms of effectiveness. It is also non-toxic and has a rating for potable uses such as water tank linings. In keeping with the high standards of the project, all the wet areas such as shower recesses were double membraned.

Externally, a variety of Tremco products were used for balconies and planter boxes, these products were selected for their quick curing times.

Flexitray's teams provided an added level of service to the project, with screeding for balconies, planter boxes and shower bases. By applying a mixture of sand and cement, the fall to the drains was created before the application of waterproofing membrane, giving a better, long-lasting result.

Ironically, wet weather posed the only challenge, with the persistent and heavy rains during critical timeframes making it a logistical feat to meet program and work in conjunction with the other relevant trades.

Flexitray specialise in providing their waterproofing services to volume residential builders, with other recent Mirvac projects including Waverly Park and Rowville. They have both a Metropolitan Melbourne Office and numerous regional offices in Victoria, in addition to offices in every other State capital and many interstate regional areas. In addition to internal wet areas and balconies, Flexitray also provide waterproofing for ponds, roofs, retaining walls and basements. All of their work conforms to AS 3740, and their applicators are trained in both OH&S and formally trained and accredited by the company's major suppliers. The majority also hold the Certificate III in Construction Waterproofing, which Flexitray will soon be delivering in an RTO capacity, in conjunction with the Australian Institute of Waterproofing.

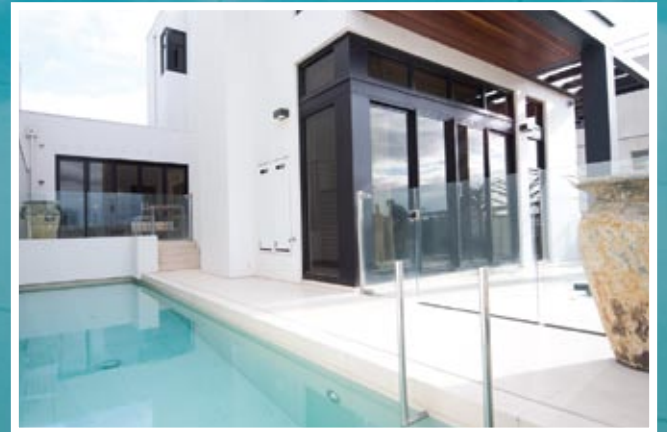
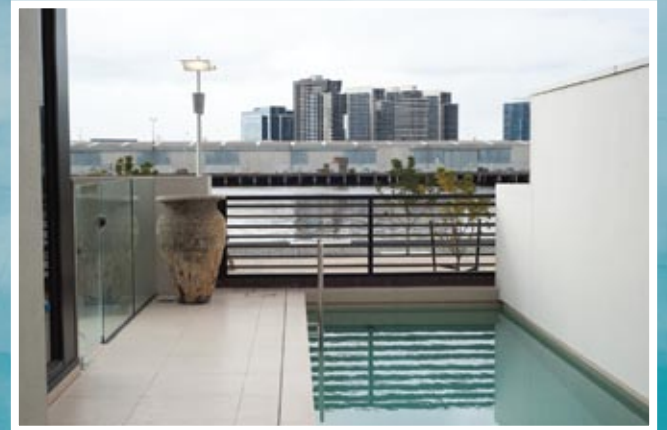


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FASTER, SAFER WALL CONSTRUCTION



ALOHA POOLS MAKING A SPLASH AT YARRA'S EDGE



Rapid, durable, cost-effective and highly safe construction is what a developer like Mirvac requires, and Powerwall Solutions have the skills and products to deliver it for a project like Riverside. Powerwall undertook all the supply and installation of 90/90/90 fire rated party walls between all the units at Yarra's Edge, and installed external walls up to three floor levels using their innovative Hebel Ylifter.

Six of their staff worked on the project for six months, with the Hebel Powerpanels ensuring they could make progress at the rate of a two storey party wall a day.

Powerwall Solutions are specialists in the installation of Powerpanels, which combine thermal and acoustic insulation and certified safety qualities with ease of installation. This makes them a top product for projects with high standards for construction outcomes. Powerwall Solutions has specialised in Hebel installation for over 5 years now and has grown to be one of Australia's largest and most respected contractors.

The company designed and manufactured the Ylift Hebel technology which is used for installation. The Ylift has been safety tested and certified to a lifting height of 13m, and eliminates many OH&S issues, while also increasing speed and efficiency. This adds up to reduced costs in both time and labour for the builder, especially on party wall and boundary applications.

Partywalls and boundary walls can be an issue in construction of multi-residential buildings as they restrict consistent workflow. The Hebel Partywall system gives projects a high acoustic masonry wall between units and a 90min FRL from the panel alone, eliminating the need to add fire-rated plasterboard.

Because Powerwall can install the Hebel panels after frames are up, the carpentry team can keep working, without needing to stop for bricklayers or add fiddly shaft liner systems.

Boundary walls can also be extremely difficult and costly to construct, especially on zero allotments or space restricted sites. Using the YLift Hebel system allows the boundary wall to be constructed in a fraction of the time required for traditional bricklaying, and is more cost-effective. Also, only one continuous access point is required.

Because the Hebel system is comprised of aerated concrete, it has superior fire-retardant properties, giving a three hour fire rating on boundary walls. The walls can also be rendered after sealing to achieve desired design outcomes.

Other Mirvac projects which have relied on Powerwall Solutions to deliver high quality, cost-effective construction results include Waverly Park, Waterways and Docklands.

Powerwall Solutions have also supplied and installed party walls and boundary walls for New Dimension Homes at Clifton Hill, Henley Homes at Caroline Springs, New Look Homes and McCorkell Construction.

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Designing and constructing spectacular pools for special locations is something Aloha Pools have built their award-winning business on. For Mirvac's Yarra's Edge project, the company are constructing 10 residential swimming pools across the Riverside precinct, incorporating engineering innovation and the best available energy and water efficient technologies.

The construction proved to be a complex process, as the pools are being constructed at first floor level, above the natural ground level. To ensure the pools are completely stable, the engineering design incorporated a network of supporting piers each measuring 800 mm x 300 mm and made of wedge shaped blocks of SL grade polystyrene, which act as void formers.

Because the properties had limited outdoor space adjacent to the homes, an innovative design approach was used. The pools run nearly the full length of the terrace and up against the high wall. One side of each pool has been structurally reinforced so that it could provide load bearing support for the high wall, which could then be built on top of the pool structure.

The pools were fully tiled using 600 mm x 300 mm large format porcelain tiles. These are a continuation of the surrounding paving, which wraps down over the side of the pool and continues through the interior.

To increase energy efficiency, variable speed pool pumps were installed, along with solar heating systems with gas heating for winter back up. The pool equipment has also been selected for minimal maintenance, with an in-floor cleaning system, salt chlorinator and automatic water levelling system.

Since 1966, the Aloha Pools team has been constructing excellence, with thousands of concrete pools to their credit. One of the highlight projects was managing the renovation of the ornamental reflection ponds at Old Parliament House in Canberra, which included the installation of a Paramount PCC In-floor Cleaning System reported to be the largest system of its kind in the world.

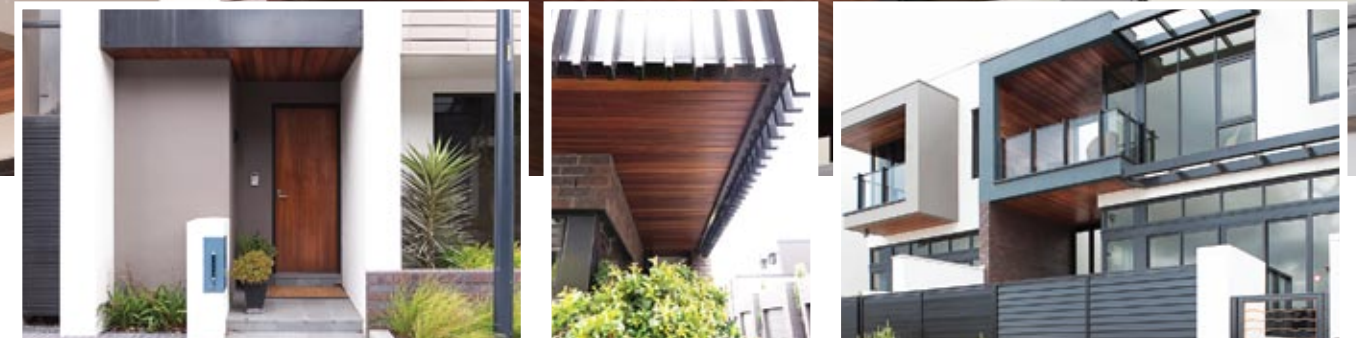
Aloha Pools have been continually recognised as an industry leader for innovative designs and individual concepts, with awards including Gold Awards in eight categories at the 2011 International GAVA awards; and nine state level and three national awards at the 2011 SPASA Awards, including National Gold for Best Residential Spa and Best Innovative Pool or Spa.

"We accept nothing but the very best from ourselves and from our suppliers, and we know that these high standards directly impact on the satisfaction of the customer" says Managing Director, Greg Fell.

"Customer satisfaction is not an accident, and it shouldn't be limited to one or two jobs a year."

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RAK3 - HIGHEST QUALITY ARCHITECTURAL TIMBERWORK

To achieve the distinctive design aesthetic of the Riverside residential precinct, Rak3 were contracted to provide carpentry and joinery for the external timber elements using native Jarrah timber. The company's teams of trade-qualified carpenters did the timberwork for all the undersides of the decking and balconies, canopies above entrances, and benches and decked BBQ areas for the Riverside units.

An average of eight tradesmen worked on the project's three stages, which included the home offices, the terrace homes and the four and five level luxury Riverside homes. The design called for some intricate and accurate workmanship.

"We undertook all the feature timberwork, which is our speciality. The design for the balconies had the timberwork on the floor following seamlessly onto the wall and then across the ceilings," explained Rak3 founder, Nik Rakonjac.

"All the timber was 90mm Jarrah boards, which had the normal natural variations, including slight variations in the thickness of the planks. We used a thicknesser to shave millimetres from the planks of required, to achieve the result required. There was a very high level of craftsmanship involved in this job."

Rak3 have the traditional trade skills which can produce stunning architectural timberwork. In the three years the company has been in operation, they have been in high demand for the top end of the residential sector, producing high quality results for a series of mansions and luxury dwellings for private clients. Completing this contract for Mirvac is a testament to their commitment to achieving distinctive and perfect work for discerning clients, and brings the company into a new market for large scale developments like Riverside.

Rak3 Founder, Nik Rakonjac, has been a carpenter for over 15 years, and has gathered a team of dedicated workers to undertake projects across the Melbourne Metropolitan area.

"We do good, honest work, with a focus on architectural timberwork. We take great pride in achieving a high level of craftsmanship, resolving design challenges through skill and experience," said Nik.

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