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Welcome

Welcome to the latest edition of *The Right Place*. This issue is dedicated to celebrating smart thinking – in all its forms. From life’s biggest decisions to five minute choices – smart thinking can be applied to every aspect of urban life. We visit some of our communities nationwide to explore the benefits our residents are enjoying as a result of our cutting edge sustainability programs as well as the services that make their lives easier. We also ask some of Australia’s leading social and design experts where they go for inspiration and how they maximise productivity. Brimming with “smart” inspiration from cover to cover, it is an ode to anyone wanting the best from life.



Smart thinking – or reimagining life – can involve both big picture visioning as well as meticulous attention to detail. Whatever form it takes, smart thinking, leads to a fuller, more rewarding life. This issue celebrates a smart approach to many aspects of life.

From a global perspective, we visit design icons around the world. Good design is in Mirvac’s DNA. One of Mirvac’s founders was an architect, he taught us to be innovative and focus on the details for almost 45 years. It is these traits that produce homes and communities tailored to how people want to live.

At a local level, residents from our Waverley Park estate in Melbourne, Brighton Lakes in Sydney and Gainsborough Greens near Brisbane share their heart warming stories about being open to new ideas and using smart services to create a life they love.

Making informed choices about location is a common theme throughout this issue. Whether you are buying a new home or investment, location is so important.

In this issue we also introduce a new property update section, so you can stay abreast of our latest locations. I hope you enjoy reading this edition and find it as inspiring as we do.

At Mirvac, reimagining urban life is both our passion and our purpose.

To us, “reimagining urban life” means shaping and designing Australian communities for the future; enriching customer’s lives and leaving a legacy to be enjoyed for years to come. It is a huge responsibility and we do not take it lightly.

It requires bold thinking to create beautifully designed, environmentally sustainable homes that can adapt and respond to the changing needs of families and communities. Our customers place enormous trust in us to get this right.

To this end, it is great to be able to showcase some of the outstanding results we have achieved by reimagining life throughout the country. To hear the stories of how our smart thinking has helped people re-imagine their own lives, is both rewarding and inspiring.

DIANA SARCASMO
General Manager
Design, Sales and Marketing
Residential

STUART PENKLIS
Head of Residential



Illuma, WA
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Ascot Green, QLD
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Gainsborough Greens, QLD
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Brighton Lakes, NSW
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St Leonards Square & The Finery, NSW
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Leighton Beach, WA
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Voyager & Eastbourne, VIC
Page 22



Waverley Park, VIC
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In brief

Peak Performance

The World Green Building Council has developed a simple framework to help companies design healthier offices; its report identifies key factors in creating healthier and greener offices that can impact the bottom line, including:

1) INDOOR AIR QUALITY AND VENTILATION:

A well-ventilated office can double cognitive ability.

2) THERMAL COMFORT:

Staff performance can fall 6 per cent if offices are too hot and 4 per cent if they're too cold.

3) LIGHTING:

A study found that workers in offices with windows got 46 minutes more sleep at night than workers without.

4) NOISE & ACOUSTICS:

Constant noise distractions led to a 66 per cent drop in performance and concentration.

5) NATURE:

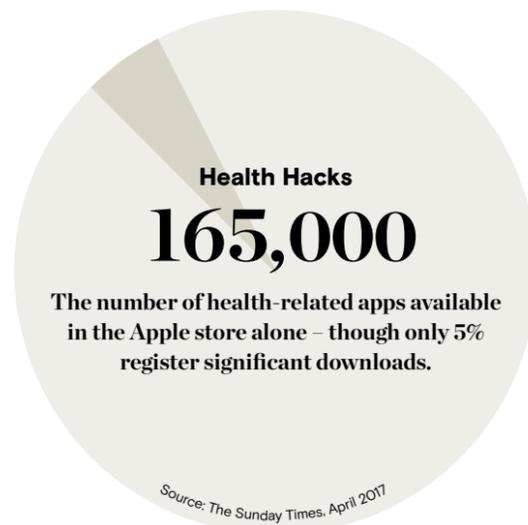
Processing time at the studied call centre improved by between 7 and 12 per cent when staff had a view of nature.

6) LOCATION AND ACCESS:

A Dutch cycle-to-work scheme saved 27 million Euro on absenteeism.

Source: Monocle

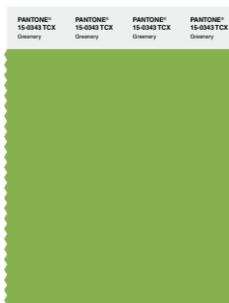
For more on the latest in trends in work/life balance check out page 54.



Tranquil Green

The practice of “forest bathing” (Shinrin-yoku – spending time in a forest) has been part of Japan’s national health program since 1982. From 2004 to 2014 the Japanese government spent approximately (AUS) \$10 million studying its effects. In 2009 one study showed cell activity linked with the immune system increased after shinrin-yoku. Time in green spaces was also found to reduce hostility and depression. In other tests, participants who had spent time forest bathing were found to have reduced levels of cortisol (the stress hormone) as well as lower heart rates and blood pressure.

For more tips on calm spaces check out page 36.



No.1

MIRVAC NUMBER 1: SUSTAINABILITY INDEX

Mirvac Group has been named the world’s most sustainable real estate company by the globally renowned Dow Jones Sustainability Index for the first time.

The DJSI RobecoSAM Corporate Sustainability Assessment is the most widely accepted global evaluation of how companies from all industries deliver strong environmental, social, and governance outcomes. It assists ethical investors in directing their choices.

Mirvac’s CEO and Managing Director, Susan Lloyd-Hurwitz, said, “We are very proud to have our long-standing commitment to sustainability recognised by the DJSI RobecoSAM assessment. We’re striving to make a real and measurable difference as a leading Australian company.”

“The result demonstrates our whole-hearted commitment to sustainability in its broadest form, which provides real value to our communities, customers, partners and investors.”

Mirvac’s overall score of 83 per cent was nine points higher than Australia’s real estate average and ten points higher than the global real estate average.

The top ranking was underpinned by strengths in corporate governance, impact measurement and valuation, environmental reporting, and social reporting.



Q&A

WITH BRIGITTE MACGOWAN AND DESLEY MAIDMENT

Co-founders of State of Escape

Q: You set a new benchmark in the Australian fashion industry in terms of innovation, with a bag made from neoprene. What does smart design mean to you and how hard is it to come up with something new?

A: Smart design is useful, sustainable and beautiful. Smart design unites form and function – creating something that is so beautiful it becomes a daily necessity. Most importantly, smart design is always original. It is incredibly hard to come up with something new in terms of design – with our first prototype of the Escape Bag the two of us worked tirelessly to source materials, find suitable manufacturers, perfect the design and structure of our bags and create a finished product that was truly unique. Because original design is so challenging and coming up with something new inevitably involves blood, sweat and tears we feel very strongly about upholding the rights of designers to protecting their intellectual property. Australia’s existing IP laws require a radical overhaul if we are to foster our future designers and protect original design from the opportunistic copycats who threaten to destroy our ‘innovation nation’.

Q: From planes and playgrounds to beaches and business centres, your bags are ubiquitous. Why do you think the range has been so successful?

A: I think the success of our designs lies foremost with their originality. When we came to

market there was nothing else like the Escape bag – we can confidently claim to have pioneered the marriage of neoprene and sailing rope in the accessories market. Also, each piece in our range is both useful and beautiful. Our core brand principles are simplicity, authenticity, creativity and uniqueness. Every design we have released has been developed with these principles in mind as opposed to what’s fashionable this season. Because of this our bags have a sense of timelessness and quality. They’re not superseded by the next season’s release. Our customers know they are investing in something timeless and unique of unquestionable quality.

Q: This issue of The Right Place is dedicated to all things smart – design, technology, living. Your bags epitomise beauty in utility – they upped the ante on practicality without sacrificing style. Did you set out to revolutionise?

A: Absolutely. Once we discovered the neoprene that is the key component of all our designs and realised its inherently beautiful and practical qualities we knew we were on to something very special. It was about “how do we make it the best it can possibly be?” We were committed to creating a product of impeccable quality and distinctive style – a carry all that was both indispensable in terms of its practicality and desirable in terms of its aesthetics. It took a considerable amount of time – more than 12 months – to perfect our signature design and prototype.



Search Savvy

Time spent looking for lost keys is one of life’s great frustrations. Combined with your smart phone, Tile can help you find your misplaced items and potentially stop a good day turning sour. The new Tile Pro Series is twice as loud, has twice the range and is waterproof up to 1.5 metres for 60 minutes. \$60. www.thetileapp.com

For more tips on how to take back time check out page 28.



Breathe Easy

Plants remove harmful household chemicals from the air according to NASA’s Clean Air Study. The Peace Lily (Spathiphyllum) topped NASA’s list for its ability to remove formaldehyde, trichloroethylene and benzene (found in many detergents) from its surroundings. Even better news, the lily is a low maintenance, shade-loving evergreen which needs little water.



Secret seven:

Smart sites inspiring designers

Words: Robert Bevan, Architecture Critic, London Evening Standard

Some buildings fairly scream “icon”, and then there are these: hidden gems from around the world that reveal a different sensibility to the keen design eye.

Architects and designers don't so much take holidays as go on pilgrimages.

Instead of dragging sullen teenagers off the beach and around tourist sights on overseas trips, contemporary designers are more likely to be found herding their progeny around design masterpieces from the past 100 years – seeking buildings “in the flesh” that they once only learned about in lectures.

In Paris it will be Franco-Swiss architect Le Corbusier's 1925 Villa de la Roche, not the Eiffel Tower; in London, the tiny Sir John Soane Museum rather than the British Museum behemoth around the corner. Now and again these shrines may be contemporary – recently completed buildings that impress or reveal what the competition is up to. But rarely do they include showy new structures that claim instant icon status for themselves, rather than having it awarded to them by others for becoming classics over time.

In an age that prizes the spectacular over the subtle, many architects and designers have grown suspicious of acrobatic, sugar-rush architecture that seems to be more about branding than content. There are crossovers, however – some places are popular with both the public and professionals. For one, Canadian-American Frank Gehry's Guggenheim Museum in Bilbao, northern Spain, is on the pilgrimage as it was genuinely innovative in changing the way we think about what buildings should look like when it was inaugurated in 1997.

Another crossover between popular icon and architects' architecture is the Sydney Opera House, opened in 1973. Danish architect Jorn Utzon's Opera House had a genuine shock of the new and helped mould a new image for the city – for Australia, even. “It's the most obvious,” says Mirvac design director Michael Wiener. “It is the defining image that people associate with Australia. It helps that it is also a fabulous building.”

Left: The Picture Room, Sir John Soane's Museum
Photo Gareth Gardner

We live in a time when buildings are not considered important unless they're big, but this little bar has far more ideas packed into it than all those huge buildings put together."

PROFESSOR SEAN GRIFFITHS
University of Westminster, London

Often however, the icons that designers themselves venerate may be relatively low key – hidden even, rather than obvious. Houses are particular favourites. And the homes that architects designed for themselves, in which their ideas are distilled and not subject to compromise, are a consistent draw.

Such design exemplars are not just resources for seeing smart design details from the past – how to make a threshold welcoming or the best way to fit a window seat into the corner and the like. They are also inspiring for their innovations in materials and construction methods, for novel ways of handling light in space, for revolutionary notions of what architecture might be – the shock of the once new.

Professor Sean Griffiths of the University of Westminster in London adores the American Bar in Vienna by Adolf Loos, which opened in 1908 and is still operating. "We live in a time when buildings are not considered important unless they're big," Griffiths has said. "But this little bar has far more ideas packed into it than all those huge buildings put together."

On Wiener's must-see list is Le Corbusier's chapel, Notre Dame du Haut, at Ronchamp in north-eastern France, built in 1954. "Ronchamp is one of the reasons I became an architect," Wiener says. "The sculptural qualities of the forms, materiality, sense of light and space are something I need to experience in person."

AMERICAN BAR,

Vienna

Tiny but punching above its weight, the American Bar, completed in 1908, was designed by the rather peculiar Viennese architect Adolf Loos. He was a pioneer of modernism who famously equated applied ornament with crime. (He was also a control freak who decided what his wife could wear, but that's another story.) As well as claiming the mantle of Europe's first cocktail bar – and in a city that was at the heart of Europe's pre-World War One political foment – it used mirrors to create illusions of space. But contrary to our ideas of modernism, it was tawny coloured rather than pure white and all about decadence rather than technocratic purity. As Griffiths said, it may be small but it is stuffed full of ideas that were new at the time. It's also rare in that it's a pilgrimage site you can get sloshed in.



Above: American Bar, Vienna

CASE STUDY HOUSES,

Los Angeles

Over two decades, Arts & Architecture magazine sponsored dozens of experimental houses in LA by leading lights such as Richard Neutra, Charles and Ray Eames and Pierre Koenig. Built between 1945 and 1966, these were model homes, parts of which

came to define what we now call mid-century modern. Some were captured in the wonderful photographs of architectural photographer Julius Shulman, whose images helped some of these homes become genuine icons of modern glamour, notably John Lautner's Stahl House, which at night appears to be suspended above the city grid's streetlights.



Above: Case Study House #8, California



Above: Vitrahaus, Vitra Campus, Basel Photo Julien Lanoo

BASEL,

Switzerland

This otherwise somewhat dreary Swiss town has become an art and design mecca, not just for its art and design expos but because it is home to a clutch of architectural must-sees. These include the Beyeler Foundation museum by

Italian architect Renzo Piano. While his London Shard may be one of the buildings now pushily demanding instant icon status, it is Piano's gallery spaces that are mightily influential among creatives. The 1997 Beyeler, home to the collection of art dealers Ernst Beyeler and Hilda Kunz, is one of his best. Even if you don't like the building there are 23

Picassos within, just for starters. Basel is also home to architecture practice Herzog & de Meuron who build icons worldwide, and their hometown is full of their fine pieces. Just over the border in Weil am Rhein, Germany, is the Vitra Campus, the fully operational production site of the Vitra

furniture company, which has commissioned buildings by a galaxy of starchitects, including a fire station by Pritzker Architecture Prize-winner Zaha Hadid. "I love the Vitra Campus," says Wiener. "It is like an outdoor sculpture garden – only made out of buildings."



Above: Le Corbusier's Chapel, Notre Dame Du Haut, At Ronchamp, France

“Ronchamp is one of the reasons I became an architect,” Wiener says. “The sculptural qualities of the forms, materiality, sense of light and space are something I need to experience in person.”



MICHAEL WIENER
Mirvac Design Director



Above: Boyd Baker House Facade
Below: Boyd Baker House Living Room

UNITÉ D'HABITATION, Marseille

Most visitors to France's second city head straight to its lovely old port but architects are inclined to negotiate the dual carriageway into the inner suburbs to visit the Le Corbusier building that launched a thousand concrete public-housing projects. The Unité had “streets in the sky” (including originally some shops) and a roof terrace with a paddling pool for kids to play in. It is still a sculptural delight but now home to enthralled designers rather than working-class tenants. It's worth a visit for the views from the top out to the sea and surrounding hills, and for the realisation that many of its imitators failed because they lacked its quality, not because the Unité was a bad idea to begin with.



Above: Le Corbusier Building Facade

BOYD BAKER HOUSE, Bacchus Marsh, Victoria

Suburban Victoria is an unlikely home for an icon but the under-sung 1966 Boyd Baker House by Robin Boyd helped define the way post-war Australia related to the landscape. Almost a stone fortress built around a courtyard in the bush, it was created for English mathematics professor Michael Baker, his wife Rosemary and their growing family. Baker sold the house in 2007 but donated acres of surrounding bushland. In contrast to the work of another Australian architect, Glenn Murcutt, whose edict was to “touch the earth lightly” in the Aboriginal manner, Boyd Baker House is heavy and here to stay, even if its muted colours allow it to blend with nature. The house remains an

alternative vision for an Australian vernacular that isn't reliant on picture windows for impact.

The Australian Institute of Architects Victoria Chapter President Vanessa Bird says the Baker House was one of the most significant Australian houses built in the 1960s; a tough, low maintenance house that “represented a new way of building in, and responding to, the Australian landscape.”

For Wiener, however, it is Rose Seidler House in Wahroonga on Sydney's north shore, designed by Austrian-born Australian architect Harry Seidler, that is unmissable. “The house was a defining moment in Australian architecture,” he says. “It was when European modernism was given physical form in Australia.”



**SÄYNÄTSALO
TOWN HALL,**

Finland

Before his death in 1976, architect and designer Alvar Aalto was so famous in his native Finland that local airline Finnair used to delay flights waiting for him to board. Today, countless architects fly and drive around Finland's forests hunting out his many buildings. Aalto liked to design absolutely everything, right down to the doorknobs and tables, then the glasses on the tables. His own experimental island summer house is the Holy Grail, but there are many other examples of his humane, organic modernism at which to worship. A much-imitated favourite is the 1949 red-brick town hall for the farming community of Säynätsalo, a structure arranged around a courtyard that seeks to encapsulate the lessons of civic buildings back to the agora, the assembly spaces of the Ancient Greeks.



Above: The Sepulchral Chamber Sir John Soane's Museum

Right: The Library Dining Room

Below: The Town Hall's Facade

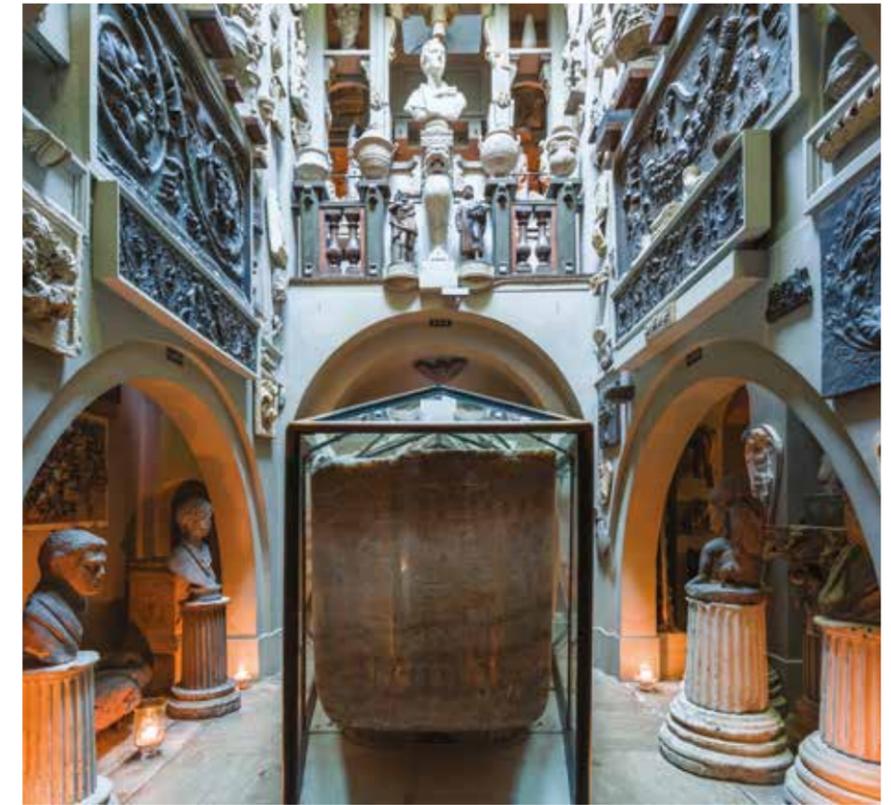


**SIR JOHN
SOANE MUSEUM,**

London

For a city that has lavish and massive museums, this bijoux contender is the hands-down favourite among architects. It is the former home, on Lincoln's Inn Fields, of Georgian architect and antiquities collector Sir John Soane. Soane designed the original Bank of England and the world's first purpose-built public art gallery – the Dulwich Picture Gallery (which is something of an icon itself).

The Sir John Soane museum is a jigsaw of playful ideas with its use of saucer domes, convex mirrors and spaces hidden behind shutters that give it a magical quality. Around one corner is an Egyptian sarcophagus, around another is Hogarth's A Rake's Progress, the complete sequence of eight paintings from 1733. Soane's influence remains extensive and can be seen on many British street corners in the form of the red phone boxes that his work inspired.



Above: The Sepulchral Chamber Sir John Soane's Museum Photo Gareth Gardner

Below: The Museum's Facade Photo Gareth Gardner



ROBERT BEVAN

Robert Bevan is a freelance writer on architecture and a placemaking consultant. He is the architecture critic for the London Evening Standard and former architecture critic for the AFR and The Australian.

4 more buildings worth the trip

**1
CASA MALAPARTE**

Capri, Italy
by Adalberto Libera

The red-stepped roof on a clifftop on Capri was made famous in Jean-Luc Godard's 1963 film Contempt.

**2
MORIYAMA HOUSE**

Tokyo, Japan
by SANAA

A collection of single-room glass boxes interspersed with tiny patios and balconies that is contemporary Japanese living at its most poetic.

**3
VILLA TUGENDHAT**

Brno, Czech Republic,
by Mies van der Rohe

Famous for its Nazi history (its German-Jewish owners were forced to flee in 1938) as much as its onyx wall, it has also been immortalised in fiction.

**4
NEUES MUSEUM**

Berlin, Germany
by David Chipperfield

This is a building as an archaeological dig. Layers of bombed stonework have been overlaid with contemporary brick and concrete.

Tech Park

Future-focussed design is being used to bring people together at a state of the art park in Mirvac's newest West Australian community.



Artist's impression.

Solar-powered, WiFi park benches have been integrated into the Iluma Private Estate at Bennett Springs, to get residents outdoors and connect – not just with their devices, but with each other.

In a rapidly changing world, integrating unique features that add on-going value to local residents are top of mind for Mirvac when creating communities.

The 'smart bench' (manufactured by Steora) is a solar-powered bench equipped with WiFi access, wireless device chargers and two smart USB connectors.

This new technology is the latest feature to appear at Pegasus Park (opening in January 2018) at Iluma Private Estate, a new community with more than 600 homesites, located 17km from the Perth CBD and 2km from the Swan Valley wine region in Western Australia.

Installation of the 'smart bench' at Iluma Private Estate will be the first instance anywhere in the world where the Steora charging and WiFi technology has been integrated into the design of a residential community, rather than a communal city space.

Countries that have previously integrated the technology into their city spaces are Croatia, Czech Republic, Slovakia, Germany, Switzerland, Italy, Belgium, Sweden and New Zealand.

The inclusion of this future-focused technology stems in part from early discussions with individuals from the Youth Affairs Council of Western Australia, who were integral to the development of the award-winning Esplanade Youth Plaza in Fremantle, Western Australia.

General Manager, Residential Development WA, Paige Walker said the insights taken from these conversations about what youths are seeking from community spaces laid the groundwork for the creation of Iluma's 'Pegasus Park', and the inclusion of the smart benches.

"Representatives from both organisations shared their own experiences about how youths are seeking places to stay and play that have WiFi.

Studies show that most teenagers have their own mobile devices but not all have phones with internet access, so anywhere that has wireless connectivity is a huge benefit for them."

Below Smart bench in Ploce, Croatia
Right Smart bench in Ston, Croatia
Opposite Pegasus Park, Iluma Private Estate



Installation of the 'smart bench' at Iluma Private Estate will be the first instance anywhere in the world where this type of charging and WiFi technology has been integrated into the design of a residential community.



Features of the park include a children's play space with a range of kids' activities inspired by little athletics; and a larger grassed area with plenty of space to kick a ball or swing a bat at the cricket pitch.



"We also know from these insights that young people love to sit anywhere except on a seat, so our landscape architect has specifically designed these benches into the informal seating within the walls that surround the play space. Not to mention including a range of fitness nodes for all levels to keep them entertained."

"In addition to the benefits for youth, we also sought feedback from parents. One comment that came up time and time again was the desire for connectivity because of the increase in working from home while looking after their children. We believe the park benefits both the parents and the children with its range of activities to keep everyone entertained."

With a focus on bringing the best of the backyard into the public domain, 'Pegasus Park' will blend play, fitness and sports activities for all ages.

Features of the park include a children's play space with a range of kids' activities inspired by little athletics; and a larger grassed area with plenty of space to kick a ball or swing a bat at the cricket pitch. Olympics themed activities are plentiful, with an athletics track just over 50 metres in length, an in-ground trampoline and a podium for the young ones to proudly announce their winning achievements.

Mirvac strives to create communities with the right infrastructure and amenity to provide connected, convenient and engaged living for modern urban lifestyles. To deliver this Mirvac, is committed to exploring and identifying innovative ideas and new technology to enhance its communities.

In addition to its WiFi capabilities and charging stations, the smart bench technology is powered by integrated solar charged batteries. The inbuilt control system carefully optimise energy consumption based on environmental conditions and minimise bench downtime, allowing the benches to work autonomously regardless of weather conditions.

The benches aren't the only feature of the park with solar capabilities either – solar lighting is displayed throughout Pegasus Park creating a safe environment for night walking and/or jogging.

"We are constantly reimagining our communities with the goal always to improve the way our customers live. By providing the right range of amenities and social infrastructure, we aim to create a neighbourhood that is an active and engaged community for everyone to enjoy," said Ms Walker. "The inclusion of the smart benches adds to our overall vision – to create an accessible place for locals to regroup, recharge and reconnect."



Iluma Private Estate

Location: Bennett Springs, WA

Status: Now selling . House and land packages available

Information Centre: Marshall Road, Bennett Springs, located next to Slate Café near corner Dulwich Street, WA, 6063

T (08) 9424 9989 or 0409 220 787

W iluma.mirvac.com

Neighbourhood

Bennett Springs WA 6063

Top 5

A mere 25 minutes from the centre of Perth, and 10 to the idyllic Swan Valley, Iluma Private Estate is a growing community of food lovers, young families and downsizers alike.

Here are our top five picks for what is creating a buzz in the 6063 neighbourhood and its surrounds.



1. ON YOUR BIKE OR HIKE

Get peddling or hiking on the award-winning Swan Valley Cycle Trail. The trail takes in the rich history, interesting characters and natural elements of the Valley via four different routes. A stunning showcase of fresh produce stalls, pretty picnic spots, exciting galleries, and a host of world class wineries and restaurants, there are countless opportunities to enjoy an abundance of experiences.

2. A GOOD BREW

In a region typically known for great wine, the beer isn't bad either. In fact, some of WA's biggest names in craft beer are operating out of the area, including Feral Brewing, Duckstein Brewery, Mash Brewing and Ironbark Brewery.

3. SEASONAL STALLS

Straight from paddock to plate! The Valley is packed with plenty of roadside stalls offering seasonal produce picked straight from the backyard. Produce is seasonal and subject to change, but always full of flavour that will make your tastebuds sing.

4. RIVER RUN

Take the furry members of the family on a scenic 5km walk along the banks of the Swan River at Bells Rapids. Enjoy the scent of native flora as you wander through this untouched part of the Swan, which also serves as the ideal vantage point during the annual Avon Descent. Head there early morning or late afternoon and you might even spot a kangaroo or two.

5. ARTS & CULTURE

Art lovers will delight in the array of studios, galleries, sculpture parks and quaint antique wares in the heart of the Swan Valley, which is home to world-class sculptors, gifted potters, talented Aboriginal painters and skilled furniture carvers.

Gomboc Gallery Sculpture Park is one of the oldest privately owned galleries in Western Australia which should be top of the list to check out.

Smart Investor

For 13 years, Simon De Rosa has been investing with Mirvac. He tells us why the right property partner is key to successful investment.

Despite it being over a decade ago, Simon De Rosa clearly remembers what it felt like to be a first time property investor.

“I definitely had reservations and moments of doubt prior to purchasing. It is nerve-racking and there are always people who will question your decision, but I am an accountant by trade, I have a background in economics and so I trusted my rational analysis rather than listen to my doubts,” says Simon.

It was a wise move. Simon’s 2004 purchase at Mirvac’s B2E in Chatswood set him back \$595,000, which at the time he thought may have been too much. A recent, conservative valuation of the property, however, of over \$1.4 million allows him to put those initial doubts into perspective.

In the intervening 13 years, Simon has followed a carefully considered investment plan. He recently reset his self-managed super fund (SMSF) investment strategy and although he considered shares he wanted the emotional security of property where he understands the risks. This year he invested again with Mirvac, buying two properties off the plan, one at St Leonards

Square, the other at The Finery in Waterloo. With the benefit of long term experience, Simon sees similarities between purchasing now and in 2004.

“I truly believe if you have the fundamentals right then property will always make a sound investment,” says Simon. “By fundamentals I mean the right mix of location, infrastructure and most importantly partnering with a property company committed to quality.”

“In terms of quantitative measurables I see real similarities between Chatswood in 2004 and current day St Leonards.

“Chatswood was nothing like today when we initially invested, but the right infrastructure, retail, great restaurants and the availability of well-paid work have given the area a unique cultural blend and real buzz.

“That is what makes me so optimistic about my recent investments. Chatswood-style rejuvenation is the way of the future and I see the same thing happening at St Leonards and Waterloo.



Simon De Rosa



“When I saw Mirvac was coming back to the lower north shore of Sydney, I knew I had to invest again. It is really hard to fault them as a property partner.”

SIMON DE ROSA
Property Investor

Above Artist's impression of St Leonards Square Penthouse

Below Artist's impression of St Leonards Square facade

Below left Simon De Rosa

“Governments at all levels have really lifted their game and are working together to deliver well thought out infrastructure and amenity into the right areas.”

Another key rule of thumb Simon uses when investing, is more intangible than data such as population growth and infrastructure investment.

“My wife and I will not invest in a property unless we can see ourselves living in or it or unless we have a very clear vision of the type of person who will live in the area. There has to be a market for the property,” he says.

Critical to attracting the right market is floorplan. “Never underestimate the importance of the design and flow of the floorplan,” says Simon.

“I don’t think I truly understood how important it was until we bought in Chatswood. The apartment just works, it is a really efficient use of space, nothing is wasted and there are no nooks and crannies.

“I’m not an architect so I can’t tell you the technical reasons why the space feels so right – I just know it does,” he said.

So renowned is Mirvac’s design capability that Simon says the

B2E apartments (designed by Mirvac’s in-house architecture practice Mirvac Design) have their own distinctive brand in the Chatswood area.

“B2E’s reputation in Chatswood is second to none, the market knows it is a fabulous place to live, so it is an incredibly easy place to rent. In 13 years our longest vacancy has been 5 days, and the property only once made it to a second inspection!

“When I saw Mirvac was coming back to the lower north shore of Sydney, I knew I had to invest again. It is really hard to fault them as a property partner.”



St Leonards Square

Location: St Leonards, NSW

Status: Now selling luxury apartments and penthouses

T (02) 9080 8888

W stleonardssq.com.au

The Finery

Location: Waterloo, NSW

Status: Now selling open plan, 1, 2 & 3 bedroom apartments

Information Centre: East Village Shopping Centre, 4 Defries Ave, Zetland

T (02) 9080 8888

W thefinery.mirvac.com



The Eastbourne Porte Cochere arrival. Artist's impression.

HOTEL AT HOME

Australian's travel habits are changing the way we live. With a constant need for convenience, frequent travellers are driving demand for hotel-like service at home. Two inspired Melbourne apartment projects have taken a considered approach to this emerging trend.

Every year since 1999, Tourism Research Australia, has recorded the number of nights Australian's have spent away from home. The latest results, released in June, show Australians spent more than 344 million nights out of home in the past year. Up four percent on the previous year and an all-time high for the survey.

The implications are manifold. As a nation, it's not just the miniature shampoo bottles we've taken a liking to. We want an easier life, we want leisure on our doorstep, the gym, spa, theatre all need to be available on a whim. We want hotel-like convenience at our fingertips.

Mirvac is one of the first Australian urban property companies to identify the trend and has led the local industry in integrating hotel-like amenity into its apartments. In Melbourne, Mirvac's planning for the Yarra's Edge precinct began close to 20 years ago, with a vision to offer residents a tranquil, healthy lifestyle with easy access to the best of Melbourne city.

Mirvac's General Manager of Residential, Victoria, Elysa Anderson, says Mirvac takes a long-term view when planning new communities.

"At Mirvac reimagining and redefining our urban environment is what we do. Our customers' needs help shape our developments and because we design and build everything ourselves we constantly innovate to satisfy shifts in lifestyle patterns," she says.

Mirvac identified the trend early and has led the local industry in integrating hotel-like amenity into its apartments.



Artist's impression.

Above The Eastbourne Lobby
Below The Eastbourne Masters Club Wine Cellar
Opposite The Eastbourne Retreat Room

ROOM BOOM

Last year, the total Australian hotel inventory passed the 100,000 room mark; this year a further 4000 rooms will be added, followed in 2018 by 5000 more. According to the Australian Financial Review it is the country's greatest "room boom" since the 2000 Sydney Olympics.



Artist's impression.



Voyager

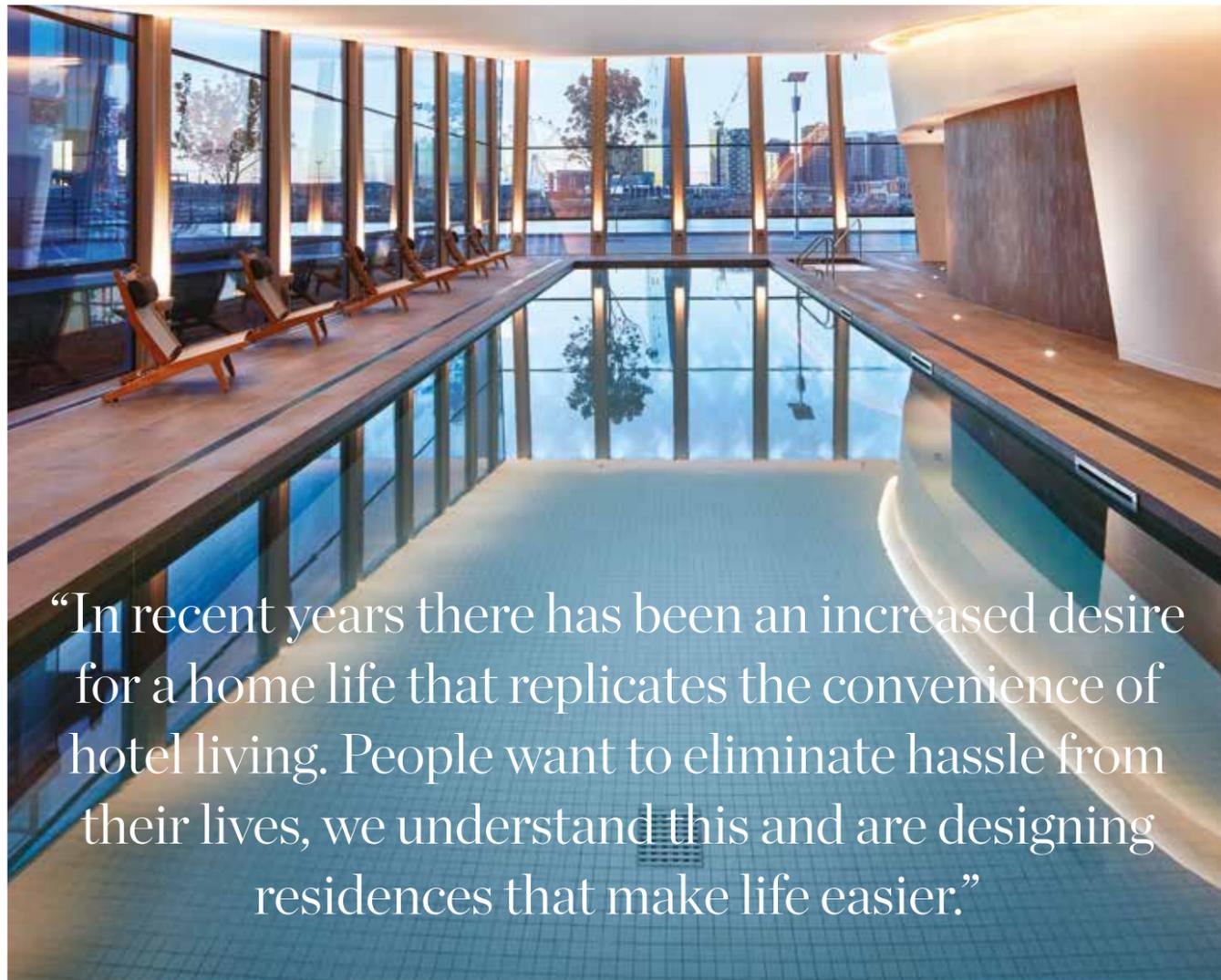
Location: Wharf's Entrance at Yarra's Edge, Docklands, VIC
Status: Now selling luxury 1, 2 & 3 bedroom apartments
Information Centre: South Wharf Drive (off Point Park Cres.), Yarra's Edge, Docklands

T (03) 9695 9400
W voyager.mirvac.com

The Eastbourne

Location: East Melbourne, VIC
Status: Construction commenced. Exceptional opportunities to secure 1 & 2 bedroom apartments remain.

T (03) 9695 9400
W theeastbourne.mirvac.com



“In recent years there has been an increased desire for a home life that replicates the convenience of hotel living. People want to eliminate hassle from their lives, we understand this and are designing residences that make life easier.”



ELYSA ANDERSON
General Manager of Residential,
Mirvac Victoria

Above The Wharf Club
Opposite Voyager Rooftop

The most recent addition to the Wharf's Entrance community at Yarra's edge, The Wharf Club, exemplifies the trend for hotel-like living. The club is a new luxury health and well being facility with pool, spa, steam room, state-of-the-art fitness centre and café. Club membership is part of the owners corporation fees for the residential towers located in the Wharf's Entrance precinct at Yarra's Edge, which at this stage includes Forge & Voyager.

According to Ms Anderson, consumer demand for increased convenience is not just driving the inclusion of high end amenity on-site, it is also driving demand for better in-house service.

“We're all living in an ‘on-demand’ age, concierge services are becoming a deciding factor for many property purchasers,” she says. The Eastbourne in East Melbourne is another Mirvac development that will cater for high-end convenience with a concierge arrival,

porte cochere, a residents' lounge, additional entertaining spaces including a terrace and dining room complete with kitchen as well as a cinema and business centre.

“People who travel for leisure or work also appreciate the ‘lock and leave’ ease of apartment living,” says Ms Anderson.

“Concierge services give residents peace of mind that their home will be safeguarded while they are away. They also provide a level of on-demand service people have come to expect from hotel living,” she says.



Artist's impression.

A trend is born

The Hotelisation of Home trend was born out of New York, where luxury residences have long enjoyed the full-time services of doormen. Over time though, the level of luxury on offer at home has transformed dramatically since these early days, as the affluent classes have grown and the well travelled have increased in number.

Influenced by the growth in millionaires as Silicon Valley has taken over the world and many developing nations have become more upwardly mobile, developers have been quick to scale up their luxury offerings in recent years.

Part of this is to provide hotel-like experience for residents who increasingly spend their time travelling for work and pleasure. Part of this is influenced by the aging baby bomber population, which wants an upgraded five-star lifestyle after a lifetime of hard work.

One Hyde Park, arguably London's most prestigious and luxurious development, is leading the way in the UK and is a perfect example of hotelisation, with a list of high-end amenities that include

a 21-metre swimming pool, private spa, squash court, gym, wine cellar and even a virtual golf course.

Another leader in the space is Skypark, a Hong Kong based development that wanted to give its residents a retreat from the city life with a communal rooftop garden that features amphitheatre seating, an indoor pool complete with poolside bar as well a gym and a library.

Internationally, developers are continually competing to outdo each other with new iterations of what luxury means. Pram concierges for busy families, waterslides for kids, private chefs and much more all combine to create a suite of services that will continue to evolve with the imaginations of developers and residents worldwide.



ROOF TOP GARDEN



PRIVATE CHEF



EXCLUSIVE POOL

Take Back Time

Keeping up on the home front while juggling work deadlines and an endless 'to do' list can be stressful, but more and more people are now discovering that it's a matter of delegating smarter and more often rather than working harder.



AFTER taking her kids to school, Sydney mum-of-three Heather Hancock usually heads straight to the kitchen at her Rose Bay café and catering business to start another busy day.

In an average day she balances fulfilling orders, managing suppliers, creating menus, mentoring staff and much more, to come home and have all the elements of family life and running a household to contend with.

But Heather hasn't let a busy life get in the way of spending time with her family – looking creatively at all her responsibilities she's been able to carve out time no matter how hectic life gets.

To make life easier she sources assistants online to help with household chores, garden maintenance and even buy birthday presents for her children's friends.

Due to the varied nature of her job her schedule can change day-to-day and sometimes she has to leave before her kids or go back into work after dinner to finish off.

She says outsourcing helps her manage her time more effectively and maintain a better work-life balance.



“People are working longer hours and therefore are wanting to enjoy their free time more so.”

“It can be difficult sometimes to balance those two things, particularly as the café is open seven days a week,” she says.

“I use (an outsourcing service) to make my life easier on the home front; it's just a great tool because it's so convenient to finding what you need done.”

Instead of stressing about things that need doing around the house, she says her family has time to do the things they enjoy together like bushwalking, camping or eating out.

Just like shopping and ordering a taxi online, time-poor families and professionals now have the option to offload day-to-day tasks to someone else – and it's as easy as logging on. Thanks to innovative service websites, outsourcing is now at our fingertips.

A whole crop of services and helpful people are now putting their hands up to help. It's as simple as those needing a task done, posting the details and their budget online and hiring someone to do it for them.

Successful Sydney start-up Airtasker has thousands of people on its books, with house cleaning, handyman jobs, office admin, photography and gardening among the most commonly outsourced chores.

While jobs such as web design or copywriting can be done by online assistants anywhere in the world, for more personalised tasks it's possible to arrange local helpers to come to you.

“Outsourcing helps free up time for family and friends, giving people more freedom to spend their days doing what they love.”



TIM FUNG
Co-founder of Airtasker

Co-founder Tim Fung says the service is gaining traction as outsourcing helps free up time for family and friends, giving people more freedom to spend their days doing what they love.

“One of the main advantages of being an online marketplace is that you can outsource any task you need to be done from any location in Australia, at any time. This flexibility means that are no constraints around how small your task is or whether you need it done right away or in a few weeks,” he says.

For Heather, who uses the app to plug gaps at work as well as at home, outsourcing also makes economic sense.

“It’s just those sort of tasks that anyone can do where you don’t want to hire someone full-time or casual just to come in for an hour or two because from a payroll point of view it can be very expensive,” she said.

“As the owner of the business, I don’t need to be running around doing errand stuff if I can be selling more of my products or booking more catering jobs.”

She also uses the site to boost her own business, bidding on catering jobs that are posted by others in the local neighbourhood.

Bike repairs on the run, home-cooked lunches, custom grocery boxes, professional styling, haircuts and tailored business suits are just some of the specialised mobile services available online.

Hire A Hubby CEO Brendan Green says there has been a shift in attitudes around outsourcing in recent years and people no longer feel they have to take on everything themselves.



“Putting things off not only affects our focus and productivity, but also increases stress levels.”



“Guys used to ring up and try to mask why they were calling, now they just couldn’t care less, they say ‘look, I’m hopeless with this, I don’t like doing it, I want someone to come in and do a professional job’. There’s no shame in it anymore.”

In data compiled by the Australian Institute of Family Studies 41% and 51% of men and women respectively indicated that they felt stressed or pressed for time – for families with children under five the statistics were even higher.

Melbourne-based personal concierge Nicolle Hrabec of Utilize My Time says technology and the fast pace of life is driving demand for outsourcing services.

Decluttering, organising movers or renovation jobs, business administration, managing property portfolios and shopping are just some of the services she provides for her time-pressed clients.

She says the ability to buy back time and reduce stress and anxiety is another huge appeal of outsourcing.

“People are realising they need to mask down time and a good support network like a personal concierge service to assist when they have too many balls in the air,” she says.

It’s not just the well-off that are taking advantage of the quick-fix solutions offered by outsourcing-type services either.

“It’s basically anyone that doesn’t have the tools, time or skills to do it themselves,” says Green.

“It might be mum and dad working with a couple of kids and they’re racing between childcare and school.

“There just seems to be a tendency here in Australia where people are working longer hours and therefore wanting to enjoy their free time more so.”

Data from the 2016 census shows that Australian women still do the bulk of household chores, even when working full-time. On average, women spend between five and 14 hours a week doing unpaid housework, while for men it’s less than five.

While constant connectivity may be transforming the way we get things done, for some it’s also becoming increasingly difficult to switch off.

In a survey by the Sleep Health Foundation 24 per cent of people said they regularly suffer from fatigue and exhaustion as a result of not getting enough shut eye.

The foundation warns the trend has serious repercussions for our mental health, work productivity and quality of life.

Sunshine Coast-based time management coach Peter Johnson of Time Retrievers works with businesses to help boost workplace productivity.

He says procrastination is one of the biggest time killers and barriers to success.

Putting things off not only affects our focus and productivity, but also increases stress levels.

“It’s how you manage the distractions and reduce the interruptions in your day. Without that, a to-do-list is a waste of time because you can’t do it,” he says.

By working smarter and introducing better structures, he says people are actually able to get twice as much done and still have time left over for outside hobbies and interests.

“You need to have a focus on something that has nothing to do with what you do for work or business. It takes your stress levels down and helps give you more clarity,” he said.

“You get more done and it frees up time to do these things which in turn helps sharpen you up.”

Solar Solutions

Apartment residents set to reduce electricity costs by up to 70 percent thanks to a new sustainability initiative.

Mirvac has partnered with clean energy provider, Evergen, to bring an innovative solar offer to future residents of Ascot Green, the \$950 million joint development with the Brisbane Racing Club at the Eagle Farm Racecourse.

This pioneering sustainability initiative will see solar panels and batteries installed on the rooftop recreation deck at the nine-storey

Ascot House apartment building, connecting directly to a number of apartments, allowing these residents to reduce their electricity bills by up to 70 per cent.

While the solar panels are not a standard inclusion, those residents who purchase them at Ascot Green will provide important insights for future projects.



Artist's impression. Indicative only and subject to change.



Artist's impression.

“We are very pleased to be able to offer individual solar energy solutions to apartment residents which will significantly reduce their personal energy bill.”

TERESA GIUFFRIDA
Group General Manager of Innovation

Ascot Green

Location: 230 Lancaster Road, Ascot, QLD

Status: Ascot House now selling 1, 2 & 3 bedroom apartments plus pavilions.

Information Centre: St Leger Precinct at Eagle Farm Racecourse, 230 Lancaster Road, Ascot

T (07) 3859 5959

W ascotgreen.mirvac.com

Manager of Residential in Queensland, Warwick Bible said with rising energy prices Mirvac is focused on providing all its residents, either in an apartment or in a house, with the best energy saving options available.

“Brisbane is the ideal location to pilot the ground-breaking sustainability project, given its average of almost 300 sunny days.

“At Mirvac, we’re always looking to push the boundaries and drive lasting environmental change. We want to determine the appetite for sustainability in the apartment market and what key drivers influence buyers to purchase sustainable options, so Ascot Green posed the perfect opportunity for us to do that.”

HATCHING INNOVATION

The Ascot Green sustainability initiative is the brainchild of Hatch, Mirvac’s award-winning internal innovation program, which uses customer insights to drive innovative ideas in the property space and then brings them to market – from concept through to launch.

Group General Manager of Innovation Teresa Giuffrida said the project contributes greatly to Mirvac being a pioneer in sustainable initiatives and provides much needed insight into what home owners are searching for.



Artist's impression.

“Ascot Green is one of many projects that places Mirvac at the forefront of sustainability initiatives and it establishes us as a market leader in the field.”

TERESA GIUFFRIDA
Group General Manager of Innovation, Mirvac



Artist's impression.

Now in its fourth year, the Hatch program is a fundamental part of the Mirvac business.

Such commitment led to Mirvac being awarded the 3rd most Innovative Company on BRW’s 2015 ‘50 Most Innovative Australian Companies’ list and to developing Mirvac’s Sustainability Plan “This Changes Everything” which includes ambitious targets, including being net positive in energy, water and waste by 2030.

In 2016, the University of Technology Sydney interviewed 21 leaders from Australia’s top ASX-listed businesses to explore their approach to innovation. Following their research, the UTS team produced a report entitled “View from the Top: 2016 Innovation Report”, with Hatch being identified as a best practice innovation program. This fantastic recognition of Hatch has led to an ongoing collaboration between Mirvac and UTS MBA students.

CREATE CALM

Modern life isn't showing any signs of slowing down, making it all the more necessary for homes to offer respite from the pace. Expert designers and psychologists give us their top tips for a tranquil home.

It's long been recognised that physical surroundings can have a profound effect on mood. This understanding dates back through recorded history and even further, to ancient times. Think of Eastern influences such as Shinto in Japan and its simple shrines and Zen-inspired Japanese gardens, whose neutral colours, and balanced, organic shapes radiate serenity. The Chinese practice of Feng Shui has its very basis in this connection. In the west, you need look no further than the Sistine Chapel or Notre Dame, or more ancient places which are renowned for the mood they create, such as Stonehenge.

Fast forward to the here and now and the quest to create calm spaces continues, in schools, hospitals and office space. In these spaces, the choice of design is far from random. On the contrary, today's designers are just as, if not more, tuned in to which elements

can create what kind of mood as their more ancient counterparts.

When designing spaces at home, the same principles apply. As interior designer and former assistant editor of ELLE Decoration, Amanda Talbot, puts it in her beautiful book, *Home*: "It's not about creating this upbeat space, but a home where you can feel comfortable, or cry, or have some quiet time. You could be working there, be cooking, have kids; it's about creating a space that fits your life like a glove."

These are all concepts familiar to Mirvac Interior Designer, Caitlin Maclean.

"As an interior designer, creating a mood is a vital factor in a design brief. Mood sets the tone of the design direction giving a space character and identity with the end user and how the space will be used in mind," says Caitlin.



Artist's Impression. Lilydale House. Marrick & Co.

Three of the key elements to look at in creating a calm space are colour, form and lighting, as mood is created by the overall composition of the space, not any single element.



Nature's best

The forms that define your space are also instrumental in creating a calm haven. That includes everything from the shape of the room itself, its furnishings and objects, and patterns visible on walls, fabrics and artworks.

“Clean lines are an important starting point,” says Caitlin.

“First remove the clutter, to give the space simplicity. The most calming patterns are associated with nature, so look at curved, organic shapes and patterns that impart a sense of tranquility and sanctuary.”

Just as choosing the right colour and form can increase the sense of calm, the wrong choice can have the reverse effect.

“As a general rule, avoid high contrast patterns, especially lots of them. Over use of high contrast patterns creates a visual competition and a confused environment leaving you feeling dazed.”

Left: Bellevue Hill House II
Handelsmann and Khaw
Photography: Justin Alexander/Michael Wickham



Left: Darlinghurst Pied-À-Terre
Handelsmann and Khaw
Photography: Justin Alexander

Low light

Another key building block to create your calm space is lighting.

“The most calming type of lighting is soft, concealed and natural,” says Caitlin. “But having the option to adjust and control the lighting is important, so you can alter it to suit the time of day and the current use of the space.”

Harsh lighting with too much glare is distracting and uncomfortable, while “blue” and fluorescent lighting is often associated with agitation.

Jacqueline says old-style, iridescent lights were good for calming and suggests steering clear of cool white and opting for warm white instead.

“If the occasion permits candlelight is the perfect calming light. Some candles even enable you to incorporate your most calming essential oils. Most people know that lavender is great for calming, or for something a little different try sandalwood, which can have a calming, harmonising effect.”

Colour therapy

“Colour impacts on your emotional, psychological and physical state and is known to affect your body’s mood and well-being,” says Caitlin.

Specialist colour consultant Jacqueline Symond agrees.

“Breathing and even pulse frequencies can be affected by colour, as can blood pressure and muscle tension,” says Jacqueline. “Too much can lead to overstimulation. This might be highly saturated colours which can overwhelm, especially when combined with other sensory stimuli.”

When it comes to calming colours, neutral tones and those drawn from the blue and green spectrum with links to nature, such as blue sky and water, green foliage and vegetation, have been associated with positive emotions such as peace and openness.

“Soft muted colours and dusty shades of other colours can be soothing, too,” says Caitlin. “The colour orange is associated with change and energy, but within an interior space it is best used as an accent because too much can leave people feeling overwhelmed.”

The most calming type of lighting is soft, concealed and natural.

CAITLIN MACLEAN
Interior Designer, Mirvac



The Social Network

Residents of Gainsborough Greens in Queensland are using Facebook to unite the neighbourhood.

When Rick Smythe started a closed residents' group on Facebook for his local community, he didn't expect to make 500 new friends or be a go-to-guy for everything from pet care to coffee shops. But now five years on, Rick and his four other Gainsborough Greens Facebook Administrators, say the page has become an invaluable resource for the community and they hope it continues to grow at the same pace.

Rick's initial motivation for starting the page came from his background in community services. He was a member of the Victorian State Emergency Services volunteer organisation

for five years, before moving to Gainsborough Greens in 2014.

"When you work in emergency services you see first-hand how important it is for people to know their neighbours," he said.

"I started out with a very simple goal to give people another place to go for local information. I'm also a software developer, so I appreciate the unique benefits of digital resources. I never wanted to replace face to face interaction, I just wanted another forum."

Suzanne Guastini, the Gainsborough Greens Community Engagement Manager, says she is thrilled with the way the community has embraced Facebook as a networking tool.

"We use a community engagement program, with a strong focus on face to face interaction and social events. Facebook won't ever replace real life interaction, but it is a fabulous communication tool and it has been invaluable in many situations."



Left The "good karma keepers" otherwise known as the Gainsborough Greens Facebook administrators. From left to right, Jasmin, Suzanne, Rick, Lyndsey and Lynda.

Gainsborough Greens

Location: Pimpama, QLD

Status: Now selling

Land, and house and land packages available

Information Centre: Cnr Yawalpah Rd & Swan Rd, Pimpama

 (07) 5549 2322

 gainsboroughgreens.mirvac.com

“A ‘good life’ is not lived in isolation or in the pursuit of independent goals; a good life is lived at the heart of a thriving community, among people we trust, and within an environment of mutual respect.”

HUGH MACKAY
Social researcher and author of *The Art of Belonging*

After two years as the sole administrator Rick says he approached Suzanne to join him. The team now comprises five administrators in total. The administrators have a strict “positivity” policy. They have also developed a few resources from tips and advice supplied by local residents, including *Look No Further Guide* which is a local contact list for local services, along with a *Useful Information Guide* which includes important emergency contact information. “Thankfully we have never had to deal with anything too negative, as the spirit of the page is community helpfulness,” says Rick. “We want the page to encourage honesty, but we would never

allow anything to get out of hand. If a negative issue comes up, we let all relevant points of view be heard, but then we take it off line to resolve the issue (see Street Smarts).” As hoped by both Rick and Suzanne the page has led to many real-life friendships. “The digital world is great on a lot of levels, but I’m a bit old school when it comes to community; I love the idea that you can knock on a neighbour’s door and ask a favour,” says Rick. Suzanne agrees and references a quote from Hugh Mackay (above) as a good way of describing how the community engagement program and Facebook have helped create an environment people love to live.

STREET SMART

It was a case of “mess to success” when a recent negative post led to a quick resolution of a community issue. A local resident posted about the overflow of rubbish in Gainsborough Green’s community park. An increase in people using the park had resulted in the existing bin overflowing. Within an hour, Rick was down at the park to meet the local resident for the first time. Together they removed the rubbish and started to turn the negative experience

into a positive. The issue was relayed to Suzanne Guastini, the Gainsborough Greens Community Engagement Manager who organised Mirvac to reassess the amenity. Within two days a new slab of concrete had been laid and a new rubbish bin installed. “The original social media post was the catalyst to us acquiring the knowledge that there was an issue, which was quickly resolved,” says Suzanne. “The local resident who posted about the rubbish is now a resident volunteer circulating our community newsletters and flyers with her children. It’s a lovely win-win story.”

Neighbourhood 
Pimpama QLD 4209

Top 5

Just 25 minutes to the world-famous Gold Coast and 32 minutes to Brisbane. Gainsborough Greens is close to the best of everything that typifies a Queensland lifestyle. Here are our top five picks for what is creating a buzz in the 4209 neighbourhood and its surrounds.



1. GREAT GOLF

The Gainsborough Greens Golf Course is one of the most cherished on the Gold Coast. Despite its lofty status, the 18 holes suit both social and professional golfers alike. The course is not so difficult that it deters high-handicappers but the exacting layout makes for a challenging day out for even the more experienced golfer.

2. BEST ON WATER

There is a reason the Gold Coast City Marina is Australia’s most awarded marina & shipyard in the Southern Hemisphere. The world-class facilities comprise everything a water lover could need, from jetskis to superyachts, the marina showcases the best of the boating industry. Recently refurbished it is also home to restaurants and bars.

3. NATURE & NURTURE

Keen walkers and hikers flock to the Pimpama region for all grades of nature trails. The 8 km Greenway within the Gainsborough Green community is a tree-lined walking and cycling trail, while further afield the Southern Moreton Bay National Park and the Jacobs Well Nature Reserve offer more strenuous alternatives.

4. LOCAL FAVE

Cafe culture and everyday convenience combine at Pimpama Junction. One Little Tree Café is a local fave, known for the quality coffee and kid-friendly vibe.

5. THE WORLDS

Australia’s adrenalin junkie nirvana is a mere 10 minute drive from Gainsborough Greens. If roller coasters and waterslides are your idea of fun then you can’t get a town closer to Dreamworld, Wet n Wild and Movie World.



LOVE YOUR LOCAL

Some of Australia's hottest restaurants neighbour Mirvac properties. Five leading chefs and restaurateurs tell us what they love about their restaurant's location and share a local favourite.





ARCHAN CHAN

Ricky & Pinky

Fitzroy, Melbourne

Mirvac Development: The Eastbourne

5 minute walk to the Eastbourne

www.theeastbourne.mirvac.com

Photography: Harvard Wang

When did you open Ricky & Pinky?

August 2016

What do you love about the location of Ricky & Pinky?

Being wedged between some of Melbourne's most interesting small fashion boutiques, design spaces and retail stores (like Aesop and Space) as well as the way the 86 tram trundles past us throughout the day. We also love bringing our version of a suburban Chinese restaurant to the outer city.

Why are "regulars" so important to your restaurant? What do they add to the vibe?

With the building having been established in the late 1800s, it has been through many incarnations but ultimately it has always been a meeting place for locals. It is very important that we maintain that way of thinking and operating. We also want to be a restaurant that makes our guests feel welcome and comfortable enough to visit once or twice a week and then again when it is a special event. Regular guests are the fabric of any good restaurant, the banter with our staff, the favourite tables, the styles of wine they like to try, the way they like their dishes to come out – it all adds something to the vibe of the restaurant and helps us to remain approachable and genuine.

What is your busiest time of day at Ricky & Pinky and what is the most popular item on the menu?

Friday night at Ricky & Pinky is positively humming, not only because the front bar of the Builders Arms Hotel is often full of people having a great time after work, but there are all sorts of diners enjoying the restaurant – it is date night, girl's night, birthday celebrations, family catch up, knock offs – the whole lot. The vibe is purely electric on a Friday. Saturdays are also quite busy as well. The most popular item on the menu is a close race between the dumplings (pork, garlic chive and chilli oil) and the crispy rice cake with homemade Chinese sausage (this one has become a bit of a cult dish).

If you had to pick another local fave, where else would you suggest diners eat in East Melbourne?

The Cutler & Co. Bar.

A new addition to Gertrude Street and a total secret weapon when looking to impress without committing to a full dining room experience. They have taken the classic seafood platter and turned it into the best "plateau de fruits de mer" (a seafood dish of raw and cooked shellfish) I have seen in Melbourne.

Friday night at Ricky & Pinky is positively humming, not only because the front bar of the Builders Arms Hotel is often full of people having a great time after work, but there are all sorts of diners enjoying the restaurant

For Ricky & Pinky's Mapu Tofu recipe visit therightplacemagazine.mirvac.com



MICHAEL RANTISSI

Kepos St Kitchen

Redfern, Sydney

Mirvac Development: The Finery

10 minute walk to The Finery

www.thefinery.mirvac.com

Photography: Alan Benson

When did you open Kepos St Kitchen?

November 2012, so this year is our 5th anniversary

What do you love about the location of Kepos Street Kitchen?

Kepos Street is such a beautiful street with the trees that change every season. It is a quirky neighbourhood. Great neighbours who support us. A lot of regulars live within walking distance. We have a great rapport with a lot of the local business, we do catering for them, they come in for the daily coffee, get takeaway for their breakfast or lunch. A lot of local businesses come in for breakfast

or lunch meetings. Kepos Street Kitchen is on the corner of Kepos Street and Phillip Street and Phillip Street is very busy with passing traffic – by foot and by car so we have a lot of walk in trade, especially for dinner. A few years ago a journalist wrote a story about Kepos Street Kitchen and said that we were located at the Paris end of Redfern which we think is very funny.

Why are "regulars" so important to your restaurant? What do they add to the vibe?

Regular customers sustain the business. With our regular customers the staff know them

A few years ago a journalist wrote a story about Kepos Street Kitchen and said that we were located at the Paris end of Redfern which we think is very funny.

For Kepos Street Kitchen's Grilled eggplant, yoghurt & rocket recipe visit therightplacemagazine.mirvac.com



by name so there is a lovely welcoming feel to the café. The regulars also know our staff. We hope that our regulars love that when you walk into the restaurant, we know their coffee order is a latte and that they like their eggs poached. Regulars are also great supporters on social media, they help build brand loyalty.

What is your busiest time of day at Kepos St Kitchen & what is the most popular item on the menu?

Weekend breakfast and lunch is the busiest time of the week. There is often a queue of people waiting for a table.

If you had to pick another local fave, where else would you suggest diners eat in Waterloo/Redfern?

On a day off we are breakfast/coffee regulars at the Barista and the Cook on Bourke Street in Waterloo which is downstairs from where we live in Waterloo and

very close to The Finery. Living in Waterloo it's a quick walk over to East Village shopping centre. We often go to East Phoenix and have yum cha. We also love going to Rosebery (the next suburb over) to have dinner at Da Mario, a drink at Archie Rose gin distillery or an ice cream at Messina. We also often walk to Allpress on Epsom Road. We mainly shop locally going to Fourth Village in Danks Street, Waterloo or QE Stores (a new supermarket just near The Finery) as they have an excellent range of meat, fruit and veg, great bread and convenient opening hours. Taste at East Village shopping centre is also great for fruit and veg and artisan products.

**PHIL MARCHANT
& CORMAC BRADFIELD**

Gauge
South Brisbane
Mirvac Development: Arthouse
5 minute walk to The Arthouse
www.arthouse.mirvac.com

Photography: Cathy Schusler



For Gauge's Lamb Tartare recipe visit
therightplacemagazine.mirvac.com



Regulars add a sense of
community and without them
we wouldn't be the same.

When did Gauge open?

March 2015.

**What do you love about
the location of Gauge?**

It has to be looking across the road and seeing the Queensland Museum and being part of the cultural precinct. We're also proud to be one of the original restaurants that played a part in establishing the food and drink scene in the Fish Lane, South Brisbane precinct.

**Why are "regulars" so
important to the restaurant?
What do they add to the vibe?**

Our regulars are amazing; we have those who come in every day for coffee and a pastry and others who attend every event we do. We have also put together food and wine for a surprise wedding for two regulars, who have been big supporters of ours since the beginning. Regulars add a sense of community and without them we wouldn't be the same.

**What is your busiest time
of day at Gauge & what is
the most popular item on
the menu?**

Saturdays are big for us; we start the day with brunch until 3pm and then have a couple of hours to get everything ready again for dinner from 5pm. The most popular item on the menu is the black garlic bread with brown butter and burnt vanilla; it's on all three of our menus.

**If you had to pick another
local fave, where else would
you suggest diners eat
on Grey St?**

Just round the corner from us is Maker, it's our beautiful 16 seat bar that serves interesting Australian wines, cocktails and selected spirits alongside cheeses, cured meats, wicked snacks and grilled cheese sandwiches.

NIKKI HUNT, CO-OWNER

Billie H
Claremont, Perth
Mirvac Development: Claremont on The Park
15 minute walk to Claremont on The Park
www.grandstand.mirvac.com

Photography: Bruno Charpentier



Above Alia Glorie, Head Chef at Billie H

When did you open Billie H?

September, 2017

**What do you love about the
location of Billie H?**

Billie H. is located in the village that is Claremont. There is very much a village feel to Claremont, where most of our regulars know each other and live within walking distance.

Being a suburban restaurant means we need to offer our locals the opportunity to use our premises in a very local and spontaneous way – either drop in casually for a glass of wine, a coffee, a long lunch or plan that special birthday celebration in the bistro.

**Where does the name
Billie H come from?**

Billie H. comes from Billie Holiday. We chose this name as it represents the love of music we have and utmost respect for the strong and eclectic woman who forged her own way.

**Why are "regulars" so
important to your restaurant?
What do they add to the vibe?**

Our regulars are what keeps Billie H. alive! We are a suburban restaurant and we need to cater for our

locals. It's important that they feel comfortable to drop in at any time for any occasion, to be recognised and remembered. It adds to the relaxed nature of our place.

**What is your busiest time
of day at Billie H & what is
the most popular item on
the menu?**

We are most busy in the evenings, particularly on a Friday and Saturday. We provide the chance to spoil yourself with eclectic wines and artisan food.

Our most popular item on the menu is the Fremantle Sardines on Sprouted Grain Loaf. It is a beautiful combination of flavours on our house-made loaf which is completely gluten-free and loved by the locals.

**If you had to pick another
local fave, where else would
you suggest diners eat in
Claremont?**

Miss Chow's in the Claremont Quarter.

There is very much a
village feel to Claremont,
where most of our regulars
know each other and live
within walking distance.

For Billie H's Fremantle Sardines recipe visit therightplacemagazine.mirvac.com



Sustainable Style

The Prima Building at Latitude Leighton Beach is the first residential building in WA to achieve the Green Building Council of Australia's 4 star rating accolade.

Style and sustainability were key drivers for Mirvac when designing its newly built North Fremantle beachside property. Industry recognition is now flowing as a result.

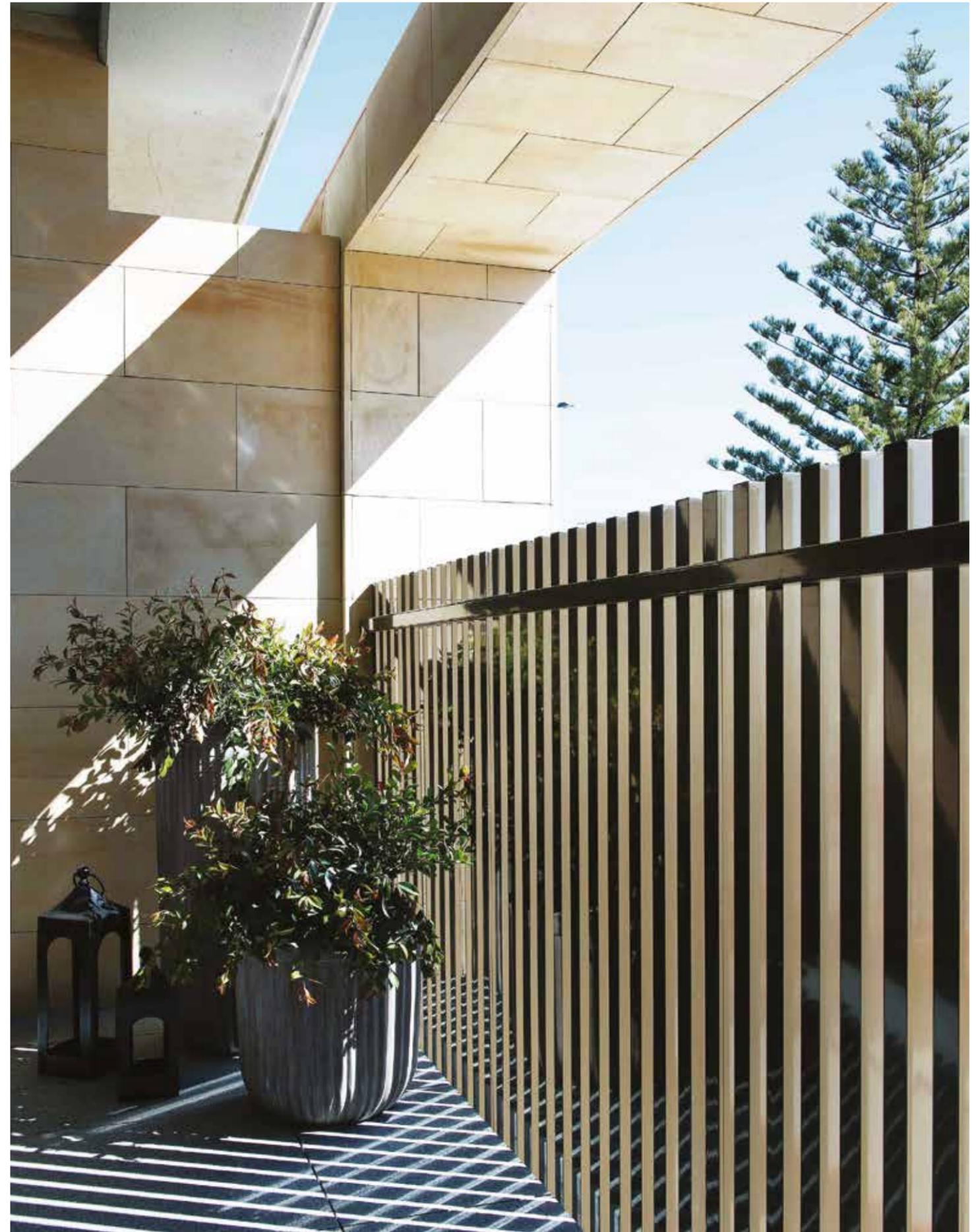
In August, the Prima building at Leighton Beach received the 4 star Green Star- Multi Unit Residential Design v1 rating from the Green Building Council of Australia and in October the building was featured in the design industry bible, Belle magazine, as a leading example of smart design.

Green Building Council of Australia launched the original Green Star rating tool in 2009 so owners and developers could receive recognition of their

environmentally sustainable designs, and to encourage the design and construction of green residential developments.

Paige Walker, Mirvac's General Manager for Residential Development WA said Mirvac is thrilled to be the first residential building in WA to be given this design rating.

"Mirvac has worked extremely hard to ensure that Latitude Leighton Beach exceeds expectations of what modern, sustainable oceanside living should be. It is extremely gratifying to see this commitment rewarded with this rating," she said.



“In terms of finishes and fittings our aim was to create a beachside feel while maintaining a sense of luxury, creating a welcoming haven for each owner.



LISA JAMES
Mirvac Design, Senior Interior Designer

Prima was designed in an environmentally conscious manner, using materials that minimised environmental impact, and accounting for and reducing the erosion and pollution on site. Solar panels (boosted by gas) are responsible for all hot water, and natural ventilation was maximised to reduce the need for air-conditioning.

In addition, smart technology has been implemented throughout the building to allow residents to monitor their meter usage in real time, and benefit from the efficiencies this brings. Motion censored, LED lighting has been included to reduce usage and lower the cost for residents, and efficient VRV inverter technology will result in an estimated 50% energy reduction for air-conditioning and heating.

High efficiency water fittings and fixtures were installed, along with efficient irrigation. Waterwise plants were deliberately chosen for landscaping, and it is estimated these measures will result in a 15%-25% saving in overall water usage for the landscaped podium gardens.

Mirvac Design, Mirvac’s in-house architectural practice, worked with the project team to design, document and deliver the project. Their interior design strategy was to create the feeling of a coastal retreat with a strong connection to the ever-changing beauty of the beach.

Lisa James, Mirvac Design, Senior Interior Designer, said the team have created interiors that will enable owners to bring their own style to each apartment.

“Where possible we have maximised the view to the beach with large glazed openings and ‘through’ apartments that have bedrooms overlooking the courtyard, pool and living areas as well as balconies looking out over the Indian Ocean,” she said.

“In terms of finishes and fittings our aim was to create a beachside feel while maintaining a sense of luxury, creating a welcoming haven for each owner.”

Belle interior design editor Lucy McCabe selected the apartment for the magazine and styled the art and furniture for the shoot.

“The apartment’s scheme, offers a glamorous yet serene elegance. The clever use of a neutral palette would suit almost any style of furniture, however for our shoot, we wanted to take it up a notch and add a level of sophistication.”



Latitude Leighton Beach

Location: Leighton Beach, North Fremantle, WA
Status: Over 80% sold and nearing completion
 Last remaining 2 & 3 bedroom apartments available.
Information Centre: Prima 102, 29 Leighton Beach Boulevard

T (08) 9424 9999 or 0466 514 277
W latitude.mirvac.com



Next gen office

The new workplace is anywhere, anytime, from your local café or purpose-built home office to the latest in shared or “co-working” space. Great for flexibility, these new options are not always so hot for work life balance. The trick? Be smart about it: choose the workspace that suits both your work needs and personality and learn when and how to clock off.

Forget the nine-to-five work day and can the commute. In Australia, almost a third, or 3.5 million, of all employed people now regularly work from home, according to the August 2015 ‘Characteristics of Employment’ survey conducted by the Australian Bureau of Statistics (ABS). As new technology makes telecommuting an increasing reality and the proportion of contractors, freelancers, micro-businesses and startups in the workforce continues to rise, it’s a trend that’s only likely to grow.

Couple those factors with the growth of the sharing economy, rising rents and the withdrawal of office stock in the previously office-dominated CBDs of some of our major capitals and it’s small wonder that both businesses and individuals are seeking alternatives to the traditional office.

So significant is the increasing trend towards working from home – or away from the traditional office set-up – that the very essence of both home and office design is changing to meet it.



Artist's impression.

Above Melbourne's Cargo Homes at Wharf's Entrance combine the best of residential and office design.

BACK TO THE DRAWING BOARD ON HOME DESIGN

At the forefront of the home design, office space is now being integrated at the drawing board. These next generation designs are a far cry from the standard retrofit spare bedroom-come-study.

Some of Mirvac's recently released residences are prime examples. In Melbourne, Mirvac's Cargo Homes at Wharf's Entrance are a stone's throw from the waterfront at Yarra's Edge and include space to accommodate an entire home-based business on ground level.

The upper floors are designed for luxury family living, allowing for personal and business life to take place independently, but under one roof.

"We have created a home which can become an extension of work, or a place of work, meeting what we see as a growing unmet need," says Mirvac Design Director, Michael Wiener.

"Telecommuting is on the rise and we're seeing more and more people are abandoning the workplace in favour of working from home. Cargo Homes and future, similarly inspired projects will support residents and homeowners in that decision – no compromise required."

"We have created a home which can become an extension of work, or a place of work, meeting what we see as a growing unmet need."



MICHAEL WIENER
Mircvac Design Director

"A successful smart precinct and office environment moves away from the homogenous use of a space and mixes start-ups, corporates, entrepreneurs, the latest technologies"



PAUL EDWARDS
Head of Workplace Experience, Mirvac



SHARE AND SHARE ALIKE: CO-WORKING SPACE

Just as new ways of working are changing the shape and function of our homes, they have also sparked a revolution in office space concepts with the rise of "coworking" and ultimately collaborative hotspots.

Paul Edwards, Head of Workplace Experience at Mirvac, is at the forefront of office and workspace innovation in Australia. He is heralding a transformation in the way people work and the way businesses manage their workforces. In response to this, developers like Mirvac are reimagining cities as living places where people can do their best work.

"A successful smart precinct and office environment moves away from the homogenous use of a space and mixes start-ups, corporates, entrepreneurs, the latest technologies and new property strategies to form a hybrid, allowing cross-collaboration and sharing of ideas. Cross-collaboration is key to the future success and resilience of Australian businesses and Australian workers," he said.

According to real estate specialists Knight Frank Research, the number of coworking locations globally is expected to increase by 25% in 2017 to 12,700, with the number of "coworkers" surpassing one million. And, per capita, Australia has the highest growth of coworking spaces in the world.

In these spaces, individuals and small businesses share desks and office amenities such as WiFi, printing, photocopying and scanning but this is just the start of the journey.

Stuart Richardson is the co-founder of York Butter Factory (YBF), an incubator community and coworking space in Melbourne. "We are moving well beyond commoditised coworking spaces to provide tailored destinations which enable all participants to tackle business and technology challenges with less friction, by integrating all aspects of the entrepreneurial value chain into a new business model."

The increase in coworking has in many respects gone hand-in-hand with the rise of the tech sector. The nature of tech work and the fast-moving, entrepreneurial approach of many tech startups particularly lends itself to the collaborative networking that these "incubator" spaces aim to foster.

"We're in the fourth industrial revolution where technology is transforming all industries. Last year it was FinTech and HealthTech, this year it's PropTech, RetailTech, cybersecurity and Artificial Intelligence, while next year the waves of disruption will continue to batter and redefine the global economy. Coworkers wholeheartedly embracing cross-collaboration opportunities will be ahead of the curve when it comes to whatever changes and disruption reshaping the global economy," Richardson said.



Artist's Impression.

Above Locomotive Workshops, ATP, Sydney

The co-working movement is an example of a shift toward building a sense of community by creating appealing shared spaces.

TRANSFORMING THE AUSTRALIAN TECHNOLOGY PARK (ATP)

Work is underway by Mirvac to transform the Australian Technology Park (ATP). The aim is to create a new destination for Sydney which, upon completion in 2020, will be home to approximately 18,000 workers.

As well as new state of the art offices, the ATP will also be a place for locals to socialise and enjoy the colourful local history of this inner Sydney suburb. To this end Mirvac is bringing to life large public and shared spaces as well as community facilities and a colourful array of shops and services. We are aiming to create 10,000 square metres of start up, scale up and maker space in the final design.

Plans are afoot to incorporate al fresco cafes, dining, a gym, pop-up events and a supermarket, creating a village hub along Locomotive Avenue, bustling into the evenings and weekends.

In addition, Mirvac is exploring opportunities for research, employment, education and incubator spaces for local businesses at the site.

The Commonwealth Bank of Australia (CBA) is the anchor tenant at ATP. In an industry first, Mirvac partnered with CBA to develop the original tender for the site, seeing the companies collaborate on each step of the development planning, leading to a powerful shared vision to create a world-class technology and innovation hub that will bolster Sydney's standing as a truly global city.

The revitalisation of the site is the first critical piece of the Central to Eveleigh corridor transformation and will be a catalyst for the surrounding neighbourhoods, greater Sydney and Australia.

LEADING THE EVOLUTION

Together with its partners, Mirvac is committed to creating environments where individuals and organisations can perform at their best. This purpose, to reimagine the way we work, has led to the company's latest innovation in workplace development, Hoist.

Hoist is Australia's first innovation precinct and the brainchild of partners Mirvac and York Butter Factory. A first-of-its-kind model, the collaborative workspace was launched at the Australian Technology Park (ATP) in Sydney, where there are now approximately 50 seats available for corporates and start-ups.

The national partnership was formed to help boost innovation in Australia, bringing together

various communities, corporates, incubators and accelerators at the iconic Locomotive Workshops at ATP.

"The Locomotive Workshops at ATP present a unique and iconic environment for the initial Hoist workspace, benefiting from the already established technology and innovation partners on site such as Circada, Data61, and nearby academic institutions such as University of Sydney and University of Technology Sydney," Paul Edwards said.

"Hoist uses an approach that bridges the divide between diverse communities of startups, scaleups, corporates and academia to drive the commercialisation of new business models and disruptive technologies."

Through its creation Mirvac hopes to foster innovation

within the property industry and wider corporate Australia. Creating spaces that help to equip Australian companies with the tools they need to thrive in a new and ever-changing business environment. Over time Mirvac plans to expand the venture to create more collaborative workspaces across Australia. Stuart Richardson said there had been strong interest from corporates, fast growing scale-ups and startups to join the first-of-its-kind model in Australia.

"We're really excited to see corporates and startups embracing collaboration to join and work together with Hoist and build-out Australia's innovation ecosystem. The power of this offering in taking Australia to the next level will not be in the desks in front of us or the interior design, but the strength of the collaboration between

the corporates, incubators and entrepreneurs."

ATP in Sydney is designed to create an environment for collaboration and exchange, imaginatively mixing workspace with public and recreational facilities. Scheduled for completion in 2020, ATP will provide over 90,000 square metres of office space, extensive public domain and be home to approximately 18,000 workers.

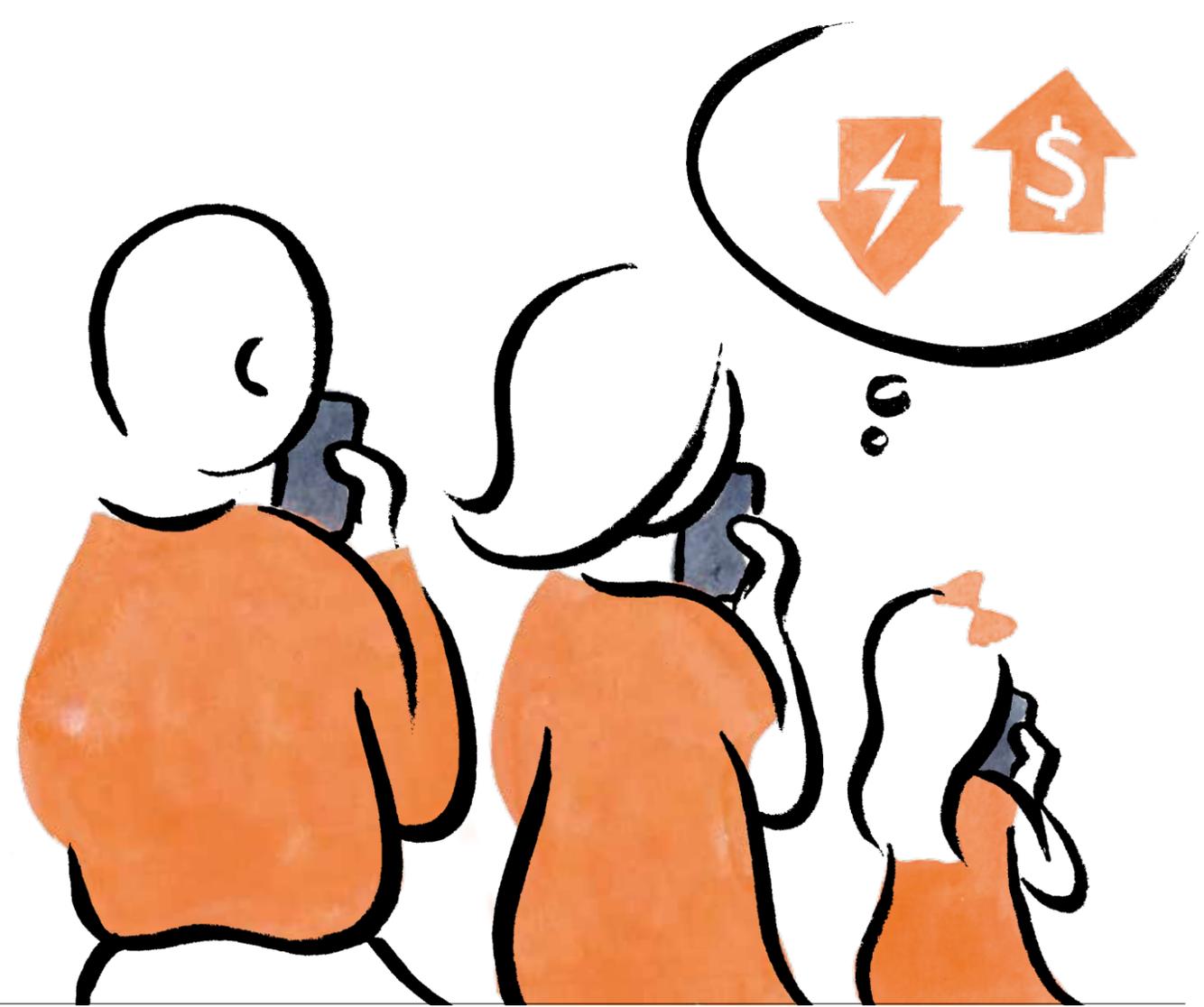
"ATP is an ambitious urban regeneration project, which will create an advanced innovation district as well as a thriving community precinct where people connect culturally, socially and physically, bolstering Sydney's standing as a truly global city," Paul Edwards said.

Below Hoist founders, from left to right, Stuart Richardson, YBF; Jason Lim, YBF; David Smith, Mirvac and Paul Edwards, Mirvac.



Power Smarts

A living laboratory at Mirvac's Brighton Lakes has reduced one family's power bills by 70 percent. We investigate the intelligent technology slashing energy costs.



Most people dread their electricity bill. Not Foti Papoulis, a Service Design Leader for Mirvac Design, who “couldn’t wait” for his latest account, so he could see how much money he had saved.

The reason for Foti’s enthusiasm is that he and his family volunteered to turn their home into a living laboratory so that Mirvac could collect data on the effectiveness of Evergen – a new intelligent home energy system designed to return power to the consumer.

The results have surpassed all expectations. After six months of using the system Foti and his wife and their six year old daughter had reduced their energy bills by 70 percent.

Put simply Evergen combines solar panels and batteries with smart technology. The system continuously assesses the power usage habits of the household and chooses the most efficient source for the home’s electricity supply at any given time, switching from solar to stored power as required. It also forecasts solar production based on analysis of local weather. This information is all delivered to the owner via an easy-to-use app.

For example if the system predicts rain for the next couple of days then it will recharge the battery from the grid overnight – when energy prices are cheapest.

Foti explains, “If you take power from the grid between 1pm and 7pm you may pay 36c per kilowatt hour, but if you get the power between 6am and 2pm it’s only 30c, and it’s even cheaper between 10pm and 6am at 14c.”

“The system saves people money because it is geared towards importing power from the grid when it is at its cheapest.”

The continual monitoring of household energy consumption also helped Foti and his wife change their energy consumption behaviour.

“Simple changes in usage can have a significant impact on the bottom line,” says Foti.

“When you use all your appliances at once it drains a lot of power, so not using the washing machine at the same time as the oven helps save money.

“Once we knew these simple tricks they were easy to implement.”



“Simple changes in usage can have a significant impact on the bottom line.”

FOTI PAPOULIS
Mirvac Design

Brighton Lakes

Location: Moorebank

Status: SOLD OUT

 (02) 9600 6406

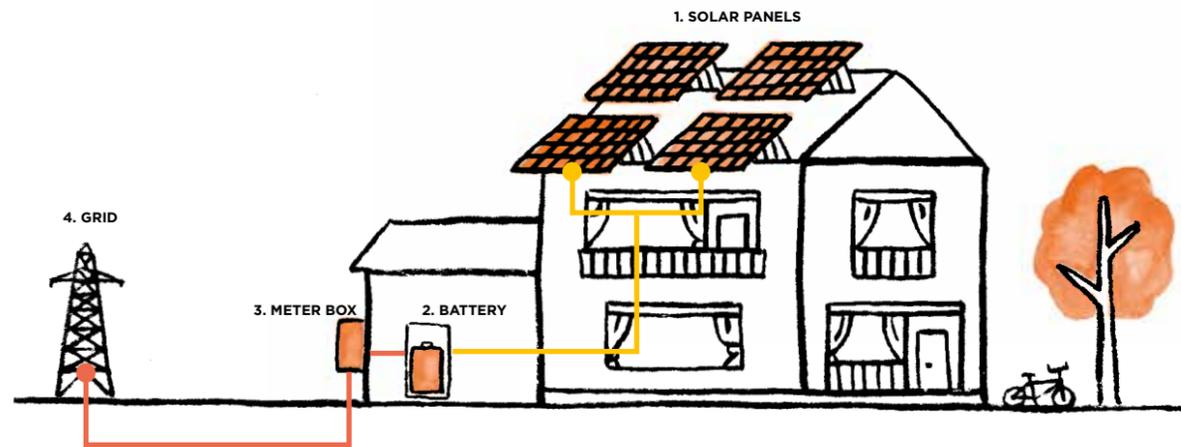
 brightonlakes.com.au

How it works

1. Evergen constantly analyses your home, choosing the lowest cost energy source.
2. It forecasts your energy production and your needs to make decisions on how to use your battery.
3. It lowers your energy costs by charging your battery with excess solar or cheap power and manages your system's health.

“The system saves people money because it is geared towards importing power from the grid when it is at its cheapest.”

FOTI PAPOULIS
Mirvac Design



“Mirvac goes to great lengths to ensure we get products right for our customers. We test and re-test to ensure quality and long-term benefits.”

ADAM PERROTT
Mirvac Senior Development Manager

Adam Perrott, Mirvac's Senior Development Manager for Brighton Lakes says running a real-life test on Evergen is evidence of Mirvac's commitment to ensuring exceptional results for customers.

“Mirvac goes to great lengths to ensure we get products right for our customers. We test and re-test to ensure quality and long-term benefits,” he says.

“The data from Foti's Living Laboratory has been combined with other test projects in NSW and Victoria.

“As a result of the positive feedback from the Living Labs we are now considering offering a solar panel and battery system as an optional inclusion in our next Mirvac Ready Home estate in NSW, so that more of our customers can reduce their energy bills.”

The Numbers

Electricity and gas prices are rising. Since 2007 residential power prices have jumped up to 135 per cent in some Australian states. The Australian Energy Market Commission's (AEMC) 2016 Residential Electricity Price Trends report predicts increases in all states from 2015/16 to 2018/19 for residential bills:

NEW SOUTH WALES

2015/16: \$1,199 ↑ 2018/19: \$1,421

QUEENSLAND

2015/16: \$1,329 ↑ 2018/19: \$1,330

* Offset by the Queensland Solar Bonus Scheme

VICTORIA

2015/16: \$1,099 ↑ 2018/19: \$1,185

WESTERN AUSTRALIA

2015/16: \$1,371 ↑ 2018/19: \$1,617

Source: www.finder.com.au

Neighbourhood

Brighton Lakes NSW 2170

Moorebank Must Do's

Brighton Lakes at Moorebank was designed by Mirvac's in-house architecture practice, Mirvac Design. The community is nestled in a tranquil location adjacent to one of Sydney's most beautiful golf courses and the Georges River. It is a premier lifestyle estate in South-Western Sydney. Here are our top 5 must dos.

1. TEE-RIFIC

Each home in the Brighton Lakes community is just a short stroll to the 18-hole Brighton Lakes golf course. The brand new club house has a restaurant and cafe, which makes eating out for breakfast, lunch or dinner super convenient.

2. RIVER OF FUN

Brighton Lakes runs adjacent to the banks of the Georges River – a popular waterskiing, jetskiing and boating destination. It's also the perfect place for a spot of kayaking or canoeing, with many scenic picnic spots along the way.

3. FOOD TOURISM

People travel from all over Sydney to eat in Cabramatta and Liverpool, both melting pots of international flavours and cuisine. For residents of Brighton Lakes these buzzing centres are a quick drive away.

4. RETAIL THERAPY

It's easy to indulge in a little retail therapy at either Moorebank Shopping Centre and Westfield Liverpool. Moorebank is less than three minutes away while the recently refurbished Westfield is just a 4 kilometre drive.

5. UP BRIGHT AND EARLY

The new Brighton Lakes walking and cycle tracks loop around native Australian flora and calming natural waterways. A perfect way to start or end the day.



Insider Knowledge

That was almost 2 years ago. Fast forward to 2017 and Benafsha (known as “Bennie”) and her family are now proud owners of their own home in the community. “I love being outside exercising and there are always families around and children playing and I thought, ‘this is the place I want to have a family’,” the 37-year-old merchandise officer said.

As a newlywed, she moved into a rented house at Waverley Park with her husband, Yama, in January last year and instantly fell in love with the community. Her neighbours helped celebrate the birth of her first child, Sophia, eight months ago bringing gifts

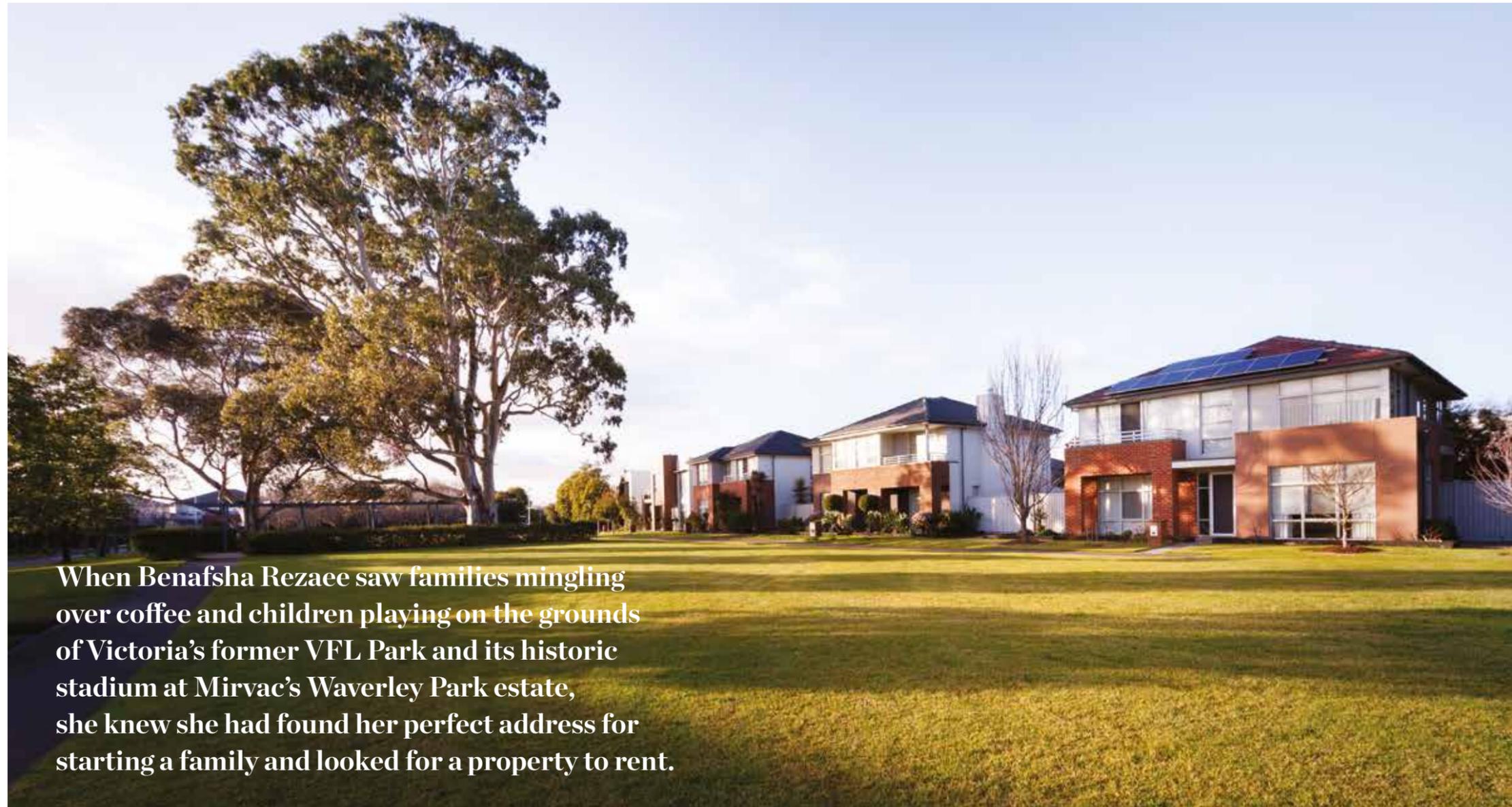
and are always offering to help out with the baby.

Waverley Park’s was close to her work and conveniently located between the couple’s extended family who live in suburbs on both sides.

When the three former display homes at the estate went on the market recently, Benafsha jumped at the rare chance to buy into the tightly held community.

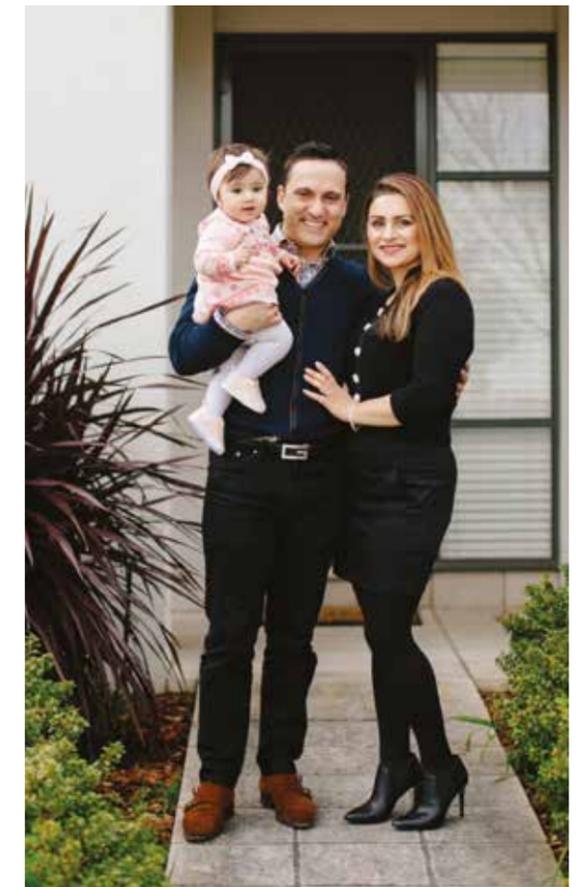
She knew immediately which display home she wanted as her first-home purchase – a three-bedroom home with potential for four bedrooms that came with a swimming pool.

Buying a display home can be a clever choice as you get the benefit of premium finishes and established gardens, as well as knowing exactly how the home works and looks in its location.



When Benafsha Rezaee saw families mingling over coffee and children playing on the grounds of Victoria’s former VFL Park and its historic stadium at Mirvac’s Waverley Park estate, she knew she had found her perfect address for starting a family and looked for a property to rent.

Left Mirvac’s Waverley Park.
Below “Bennie” and her family in front of their new home at Waverley Park.



“Waverley Park has everything you could possibly want.”



Left Yana and Bennie Rezaee secured their dream home at Waverley Park with the help of RES By Mirvac.
Above right The formal living and dining room of Yana and Bennie's new home.
Middle right The home's neutral interior means Bennie & Yana can personalise the space with ease.
Below right A huge advantage of buying a display home is the established garden. The family fell in love with the outside lifestyle the home offered including the alfresco dining and pool.



Waverley Park

Location: Mulgrave, VIC
Status: Now selling 2 and 3 bedroom town houses and 3, 4 and 5 bedroom family homes
Information Centre: 6 Goodison Crt, Mulgrave

T (03) 9695 9400
W waverleypark.mirvac.com

“It was bigger, newer and more spacious than the house we were renting with lots of storage and I’d always wanted a new house for contemporary modern living. It had all of my boxes ticked.”

Benafsha made the smart choice of going to Mirvac’s resales experts, a new real estate business exclusively for resales and property management of Mirvac properties, which is an additional service to Mirvac’s sales for new properties.

As a specialist in the resale of Mirvac properties, RES by Mirvac handles the sales of its former display homes.

With the assistance of agent Baden Lucas from RES by Mirvac,

Benafsha was able to secure her dream home and is now excited about moving into it in November.

“It was fantastic to hear we were successful in getting the one that we wanted,” Benafsha said.

“Baden was so helpful throughout the whole process and we were very impressed by the communication,” Benafsha said.

“We are so lucky and I am now hoping to be blessed by another child further down the track, God willing,” she said. “Waverley Park has everything you could possibly want.”

Taking Mirvac’s integrated property model one step further, RES by Mirvac launched earlier in the year to support the owners

of Mirvac properties looking to sell or seeking property management services.

The service provides a seamless transition from settlement onwards for purchasers by keeping property management services such as appraisals, resales and leasing in-house.

It’s also a smart choice for buying and selling Mirvac properties as users can tap into Mirvac’s extensive database network, including potential purchasers and tenants, in order to sell or rent property faster and at a higher return.

Those seeking to sell or lease out a Mirvac home often make RES by Mirvac their first port of call.

Mr Lucas said Mirvac homes often attract a stronger price because of their high quality and well-designed communities, which is understood by a specialist agency with extensive Mirvac product knowledge.

He said he had many clients who understood the value that RES by Mirvac provides. He said the Rezaee family were one of many families living at Waverley Park with changing needs who had sought to buy or upgrade their homes but still wanted to stay within the community. RES by Mirvac was a natural first stop for many of them.



“The community feel, local amenities, great parks and playgrounds and easy access to the Monash Freeway provide an exceptional lifestyle.”



BADEN LUCAS
Real Estate Services by Mirvac

“The community feel, local amenities, great parks and playgrounds and easy access to the Monash Freeway provide an exceptional lifestyle,” he said. “Throughout the sale of the display homes, it was evident that many Waverley Park home owners’ circumstances has changed since their initial purchase and they wanted to upgrade or downsize.”

Before taking over the management of RES by Mirvac, Mr Lucas previously ran his own successful real estate business at Mirvac’s Yarra’s Edge precinct,

reselling and leasing the precinct’s apartments and townhouses. “It felt like a very natural progression to have a complete in-house property solution embodying the same cultural qualities that Mirvac possesses as a builder into an estate agency,” Mr Lucas said.

Those looking for a brand-new home will soon have a unique opportunity to buy into the last release of new homes at Waverley Park with Mirvac set to unveil “The Finale” next month available through Mirvac sales.



Waverley Park

Location: Mulgrave, VIC

Status: Now selling 2 and 3 bedroom town houses and 3, 4 and 5 bedroom family homes

Information Centre: 6 Goodison Crt, Mulgrave

T (03) 9695 9400

W waverleypark.mirvac.com



Neighbourhood

Mulgrave VIC 3170

Top tips for 3170

Steeped in Melbourne’s sporting history, Waverley Park, is now surrounded by well-established parkland, recreational facilities, leading schools and shopping centres. Here is our top tips on what makes this suburb buzz.

1. SPORTING LEGEND

At the heart of the neighbourhood is the historic Waverley Park Stadium, shopping precinct and oval. The oval is still the Hawthorne Club’s training ground. Footy mad Hawk’s fans can see their fave’s in action most nights.

2. FOOD & ATMOSPHERE

Food an atmosphere are given equal billing at “The Last Piece” café. The owners want the vibe to be as good as the food & coffee. Originally a coffee pit-stop the venue is now a fully-fledged pizza kitchen. The atmosphere is relaxed & friendly – the only arguments are over “the last piece” of pizza.

3. FASHION CAPITAL

Chadstone shopping centre has a special place in the heart of many Melbournians. With over 500 specialty shops, 10,000 car parks, cinemas and gourmet food court it has something for everyone. It’s only a short drive from Waverley Park – so almost in the backyard.

4. SPECIALTY SERVICES

Whether you have forgotten to buy milk, need a quick haircut or want the convenience of local gym, Waverley Park has a unique mix of specialty services and unique local amenity. Blades of Glory is the local barber; Goodlife Health Club is located at the Stadium and a convenient boutique grocery store can save you from any food emergency.

5. PARK LIFE

In addition to the existing parkland, Waverley Park’s final precinct will include a lake, lush wetlands and extensive open space making it a uniquely green and serene setting.



National Property Update

Whether you are buying a property as your own home, or as an investment, research will play an important role in your decision.

For 45 years Mirvac has used comprehensive research and economic analysis to underpin its investments. Mirvac's continued success – at every stage of the property cycle – is testament to the company's inherent understanding of the Australian property sector.

We are industry experts. We are continually asked what makes a great suburb, what drives capital growth and what areas will guarantee a good return on investment. These questions can only be answered by meticulous research and in-depth economic analysis.

In the following pages we have asked Mirvac's in-house research team to give you a market snapshot of the regions where Mirvac has chosen to invest.

This high-level overview is just a small insight into the data we have at our finger tips. Mirvac's sales agents are happy to talk you through our specific research for each project. Please enjoy the research outlined here and contact us for further information.



KATHY ARICI
National Residential Sales Director



NATASHA RYKO
National Residential Marketing Director

SYDNEY by Alexandra Gray

The fundamentals supporting the Sydney housing market are holding strong and steady. According to the Australian Bureau of Statistics (ABS), Sydney's unemployment rate remains well under the national average at 4.5% at July 2017, the lowest level of any city in Australia. In fact, for the last two years Sydney's unemployment has averaged less than 5.0%.

Population growth in NSW also remains at strong levels, supported by some of the highest levels of net overseas migration recorded over the past 30 years. The strong economy is attracting a far larger share of overseas migrants than other states, with over 40% or two in every five new immigrants to

Australia residing in NSW. This is a marked difference from just four years ago, when only 25% of new migrants settled in NSW.

The outlook for a strong economy remains positive. The NSW State Government has committed a record expenditure of more than \$72bn in infrastructure spending over the four years to FY21. Coupled with a lift in business investment and service exports, the outlook for jobs growth remains strong.

While growth in dwelling prices is likely to taper from the high levels of the last few years, quality residential projects will benefit from sound fundamentals, urbanisation and new and improved infrastructure.

<p>SYD 2 1 3</p>		<p>lowest unemployment of any city</p>	
<p>95% employment on average for 2 years</p>	<p>2 of every 5 new Australian migrants come to NSW</p>		
<p>\$72 bn infrastructure spend over next four years</p>	<p>increases in business investment and service exports</p>		

MELBOURNE

Victoria's population growth has been strong for a number of years, and recent Census data underscores this notion. The 2016 Census showed that Victoria's population growth is now estimated to have averaged 2.2% per year since 2011 – considerably stronger than the previously estimated 1.9% per year and easily the strongest 5-year period since the early 1960s.

To put that figure in perspective: nearly nine out of 10 new Victorians call Melbourne home. In sheer volume terms, Melbourne has averaged growth of more than 110,000 people per year for the last five years. In the year to June 2016, the city

recorded an increase of over 126,000 additional people. So while the state's population boom has been stronger than previously thought, these new figures align with the strong economy and job gains Victoria has experienced in recent years.

Importantly, this upward revision suggests the state is facing a significant shortage of supply – estimated to be close to a year's dwelling completions. Tighter housing supply-demand is also broadly consistent with metrics from the established housing market, such as above-average auction clearance rates, and rental vacancy rates below 3% in 2017.

<p>2.2% annual population growth in Victoria</p>	
<p>9 out of 10 new Victorians move to Melbourne</p>	<p>above-average auction clearance rates</p>
<p>110,000+ new Melbournites every year for 5 years</p>	<p>below 3% rental vacancy rates</p>

BRISBANE

The Queensland economy looks to be rebounding following five years of slowdown due to decline in mining investment. The state is now recording positive domestic demand growth, particularly in Greater Brisbane. The urban region, home to QLD's largest share of services jobs, has recorded distinctively better jobs growth and lower unemployment than regional locations. As such, population growth has picked up, and the state is now seeing better levels of net interstate and net overseas migration compared to a few years ago. Greater Brisbane is attracting the majority of this growth, with around two in every three new residents to QLD residing in the city. This is significantly higher than the period 2007 to 2013, when

Brisbane only claimed one in two new residents. Brisbane stands well placed to benefit from growing lifts in population, thanks to its strong services sector in the wake of the mining boom.

Affordability continues to be a major drawback for the region, along with a diverse employment base, not to mention the warmer climate – with more sunshine hours than most other major cities. Brisbane scores high on liveability scale. Together with vibrant amenity and support from new projects like Cross River Rail and Queens Wharf, expect to see well-supported, quality residential projects in desirable locations throughout Greater Brisbane.

<p>2 out of 3 Queenslanders move to Brisbane</p>	
<p>lower unemployment than regional locations</p>	<p>affordability & liveability major drawbacks</p>
<p>largest share of service jobs in Queensland</p>	<p>brighter future Cross River Rail & Queens Wharf</p>

PERTH

After a period of economic drag following the decline in mining investment, Perth's labour market is showing tentative signs of improvement in the labour market. Commodity prices are stronger than expected, contributing to record strong lift in profit growth over FY17 for major mining companies. These increases should also boost Western Australia's state income.

The labour market added a strong 25,600 jobs in the year to July, a turnaround from losses during the same period in 2016. Moreover, hiring trends are in full-time jobs (+44,500), although some losses remain in part-time hiring. The unemployment rate stood at 5.4% in July 2017, down

from a peak 6.8% in November 2016 and coming in under the national average.

The elevated housing construction seen in recent years seems to be coming to an end, with the pipeline of houses under construction reduced and new approvals for dwellings at low levels. Fortunately, the supply correction should continue to support balance in the market.

The major urban centre of Perth continues to record better population gains than rest of the state. There is also positivity in the Perth office market – in just the first six months of 2017, the city has recorded the highest level of net absorption of office space since 2011.

<p>25,600 new jobs in WA for the year to July</p>	
<p>5.4% unemployment rate below national level</p>	<p>strong lifts in profit growth for mining companies</p>
<p>highest level of net absorption of office space since 2011</p>	<p>stronger than expected commodity prices</p>

Mirvac Residential Property Portfolio

New South Wales

Pavilions

An exciting new community positioned at the gateway to Sydney Olympic Park's vibrant new town centre. Offering apartments and terrace homes, there's something for every life stage, from young couples and families to downsizers. Live surrounded by 430 hectares of parkland, enjoy world class sport and leisure facilities at your doorstep and benefit from the Government's \$10 billion infrastructure investment.

Location: Sydney Olympic Park, NSW
Status: Now selling 1, 2 & 3 bedroom apartments, terrace homes, sky-homes and sky-terraces
Information Centre: 10 Herb Elliott Avenue, Sydney Olympic Park

T (02) 9080 8888
W pavilions.mirvac.com



Ovo at Portman Place



Location: Zetland, NSW
Status: Now selling luxury 1 bedroom apartments

T (02) 9080 8988
W greensquare.mirvac.com

St Leonards Square



Location: St Leonards, NSW
Status: Now selling luxury apartments and penthouses

T (02) 9080 8888
W stleonardssq.com.au

Vance at Harold Park



Location: Forest Lodge, NSW
Status: Your last chance. Final apartment remaining

T (02) 9080 8888
W haroldparkbymirvac.com

The Finery

The Finery features open plan, 1, 2 and 3 bedroom apartments just 3.7km from the Sydney CBD. A lush internal courtyard provides a tranquil place to relax and escape whilst the rooftop garden with barbecue, outdoor dining areas, sundeck and plunge pool provides the perfect place to entertain friends and family.

Location: Waterloo, NSW
Status: Now selling open plan, 1, 2 & 3 bedroom apartments
Information Centre: East Village Shopping Centre, 4 Defries Ave, Zetland

T (02) 9080 8888
W thefinery.mirvac.com



Googong Township



Location: Googong, NSW
Status: Land now selling; terrace homes coming soon – register your interest
Information Centre: Club Googong, Beltana Ave, Googong

T 1300 446 646
W googong.net

The Avenue



Location: Schofields, NSW
Status: Final ready homes release coming soon

T (02) 9626 0666
W theavenue.mirvac.com

Crest



Location: Gledswood Hills, NSW
Status: Next release coming soon
Information Centre: 182 Raby Rd, Gledswood Hills

T (02) 9080 8757
W crest.mirvac.com

Marrick & Co

Mirvac has set a benchmark for sustainable living with Marrick & Co, a dynamic community located in Marrickville, just 7km from the Sydney CBD. Marrick & Co is designed to welcome true community living with a library and community hub that's an extension of your own lounge room, featuring a children's playground and café.

Location: Marrickville, NSW
Status: Now selling 1, 2 & 3 bedroom apartments and terrace homes
Information Centre: 245 Marrickville Rd, Marrickville

T (02) 9080 8888
W marrickandco.mirvac.com



Mirvac Residential Property Portfolio

Victoria

Woodlea



Australia's fastest selling community, Woodlea is conveniently located 29km west of Melbourne's CBD. On completion, it is planned that Woodlea will be home to 7000 houses, major town centre, education and childcare facilities all linked by approx. 200ha of open space.

Location: Rockbank North, VIC

Status: Register your interest for upcoming land releases

Information Centre: 1045 Leakes Rd, Rockbank

T 1300 966 353

W woodlea.com.au

Wharfside Residences



Location: Wharf's Entrance at Yarra's Edge, Docklands, VIC

Status: Final 2 homes.

Exquisite 4 bedroom homes on the north-facing bank of the Yarra River.

Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands

T (03) 9695 9400

W wharfside-residences.mirvac.com

Voyager

Voyager at Wharf's Entrance, Yarra's Edge is Mirvac's outstanding new address located on the north facing bank of Melbourne's Yarra River. The tallest to date at Yarra's Edge, this sculptural residential tower offers luxury one, two and three bedroom apartments with access to exceptional rooftop amenity, that includes a sunken fire pit lounge area, yoga lawn, grand kitchen and dining area and karaoke/theatre room.

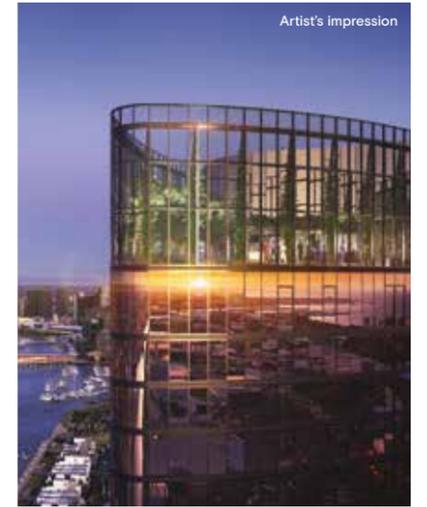
Location: Wharf's Entrance at Yarra's Edge, Docklands, VIC

Status: Now selling luxury 1, 2 & 3 bedroom apartments

Information Centre: South Wharf Drive (off Point Park Cres.), Yarra's Edge, Docklands

T (03) 9695 9400

W voyager.mirvac.com



Tullamore

Within an exceptional landscape, steeped in history and adorned by nature, Tullamore sits nestled in the midst of the highly sought after established suburb of Doncaster.

Just 13 kilometres east of Melbourne's CBD and moments from leading retail, education and transport hubs, outstanding living awaits.

Location: Doncaster, VIC

Status: Register your interest

Mirvac homes and land allotments coming soon

Information Centre:

473 Doncaster Rd, Doncaster

T (03) 9695 9400

W tullamore.mirvac.com



Apartments of Tullamore

Apartments of Tullamore brings elevated living to coveted Doncaster. Close to the essentials of modern living yet secluded within a quiet and natural setting, residents can step away from the daily bustle and experience elevated views, quality architecture, natural grandeur and quiet retreat.

Location: Doncaster, VIC

Status: Now selling 1, 2 and 3 bedroom apartments

Information Centre:

473 Doncaster Rd, Doncaster

T (03) 9695 9400

W tullamoreapartments.mirvac.com



Olivine



Location: Donnybrook, VIC

Status: Register your interest for the next land release.

Information Centre:

1025 Donnybrook Rd, Donnybrook

T (03) 9695 9400

W olivine.mirvac.com

The Eastbourne



Set on the remarkable Fitzroy Gardens in coveted East Melbourne, connected to the vibrant cultural and sporting hubs of St Kilda Road, Fitzroy, Richmond and MCG Stadium. Renowned architects Bates Smart, in collaboration with Mirvac Design, have worked together once again to deliver this luxurious development.

Location: East Melbourne, VIC

Status: Construction commenced.

Exceptional opportunities to secure 1 & 2 bedroom apartments remain.

T (03) 9695 9400

W theeastbourne.mirvac.com

Waverley Park

Discover a place rich with sporting history and a sense of belonging; where convenience, community and open space are paramount.

Become part of the spectacular final precinct within Waverley Park. The Finale features a limited series of homes fronting a sublime lake, surrounded by lush parkland, wetlands and open space. This is a highly anticipated and rare opportunity to live in a lake front or park front home in this esteemed community.

Location: Mulgrave, VIC

Status: Now selling 2 and 3 bedroom town houses and 3, 4 and 5 bedroom family homes

Information Centre:

6 Goodison Crt, Mulgrave

T (03) 9695 9400

W waverleypark.mirvac.com



Cargo Homes



Location: Wharf's Entrance at Yarra's Edge, Docklands, VIC

Status: Final 3 bedroom opportunity.

Featuring the flexibility of office space and luxury living on the top 2 levels, moments from the CBD

Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands

T (03) 9695 9400

W cargohomes.mirvac.com

Forge



Location: Wharf's Entrance at Yarra's Edge, Docklands, VIC

Status: Move in today.

1, 2 & 3 bedroom apartments available

Information Centre: South Wharf Drive (off Point Park Cres), Yarra's Edge, Docklands

T (03) 9695 9400

W forge.mirvac.com

Mirvac Residential Property Portfolio

Western Australia

Iluma Private Estate



Ideally located between the City and the Valley, Mirvac's newest community, Iluma Private Estate is central to all of Perth's wonderful riches. Just 17km from the CBD, and 2km from the Swan Valley, exceptional dining, education, retail and transport hubs are highly convenient.

Location: Bennett Springs, WA
Status: Now selling
 House and land packages available
Information Centre: Marshall Road, Bennett Springs, located next to Slate Café near corner Dulwich Street, WA, 6063

T (08) 9424 9989 or 0409 220 787
W iluma.mirvac.com

Latitude Leighton Beach

Latitude Leighton Beach is ideally located just 15 kilometres from the Perth CBD and only 5 kilometres from the heart of Fremantle.

This quality development is comprised of two stylish five storey buildings, Prima and Meridian, which have been designed to complement the surrounding coastal environment and community.

Location: Leighton Beach, North Fremantle, WA
Status: Over 80% sold and nearing completion
 Last remaining 2 & 3 bedroom apartments available.
Information Centre: Prima 102, 29 Leighton Beach Boulevard

T (08) 9424 9999 or 0466 514 277
W latitude.mirvac.com



Osprey Waters

An award winning community situated along the banks of the pristine Peel inlet, only minutes from shops, schools, transport links and Mandurah city centre.

Location: Erskine, WA
Status: Now selling
 House and land packages available
Information Centre: Cnr Bridgewater Blvd & Egret Point Rd, Erskine

T (08) 9424 9989 or 0401 318 725
W ospreywaters.mirvac.com



Reserve



Location: Claremont, WA
Status: Now Selling. Under Construction.
 Completion Late 2018
 1, 2 & 3 bedroom apartments and 3 bedroom terrace residences
Information Centre: Cnr Graylands Rd & Shenton Rd, Claremont

T (08) 9424 9999 or 0466 494 527
W reserve.mirvac.com

The Grandstand



Location: Claremont, WA
Status: Now Selling
 Under construction
 1, 2 & 3 bedroom apartments and 2 bedroom terrace apartments
Information Centre: Cnr Graylands Rd & Shenton Rd, Claremont

T (08) 9424 9999 or 0466 494 527
W grandstand.mirvac.com

The Peninsula



Location: Burswood, WA
Status: Sold out
 Register your interest for the next stage

T (08) 9424 9999
W thepeninsula.mirvac.com

Compass



Mirvac's outstanding new residential address on pristine Leighton Beach, North Fremantle. Located an incredible 200m from Leighton Beach, coffee shops, restaurants and the North Fremantle train station, Compass comprises a range of stunning, architecturally designed, one, two and three bedroom apartments. Spacious and designed to reflect the stunning beachside location, the award winning Mirvac Design team have ensured all apartments boast top quality Mirvac finishes and showcase our unwavering attention to detail. Don't miss out on securing yours.

Location: Leighton Beach, North Fremantle, WA
Status: Coming soon
 Off the plan 1, 2 & 3 bedroom apartments available
Information Centre: Prima 102, 29 Leighton Beach Boulevard, North Fremantle.

T (08) 9424 9999 or 0466 514 277
W compass.mirvac.com

One71 Baldivis



Location: Baldivis, WA
Status: Now selling
 House and land packages available
Information Centre: Parkville Boulevard, Baldivis

T (08) 9424 9989 or 0466 353 182
W one71baldivis.mirvac.com

Madox



Location: Piara Waters, WA
Status: Now selling
 House and land packages available
Information Centre: Cnr of Armadale & Nicholson Rd, Piara Waters

T (08) 9424 9989 or 0481 906 654
W madox.mirvac.com

Mirvac Residential Property Portfolio

Queensland

Art House



Location: South Brisbane, QLD

Status: Now complete.

Selling 1 & 2 bedroom apartments

Information Centre: 2/77 Hope St,
South Brisbane. Open by appointment

T (07) 3859 5957

W arthouse.mirvac.com

Greenbank

A new residential master planned community is coming soon to Greenbank. Greenbank by Mirvac will consist of approximately 3,300 lots, a primary school and a neighbourhood centre. More than 25% of the community will be dedicated to open space comprising of conservation parkland, regional, local and linear parks.

Location: Greenbank, QLD

Status: Land coming soon

T (07) 3859 5960

W greenbank.mirvac.com



Ascot Green

Ascot Green on the Eagle Farm Racecourse is a winning combination of lifestyle, design and tradition. Set within a lush sub-tropical garden, public open space is woven throughout a breathtaking landscape, connecting luxurious residences to Brisbane Racing Club.

Location: 230 Lancaster Road, Ascot, QLD

Status: Ascot House now selling 1, 2 & 3 bedroom apartments plus pavilions.

Information Centre: St Leger Precinct
at Eagle Farm Racecourse,
230 Lancaster Road, Ascot

T (07) 3859 5959

W ascotgreen.mirvac.com



Rochedale

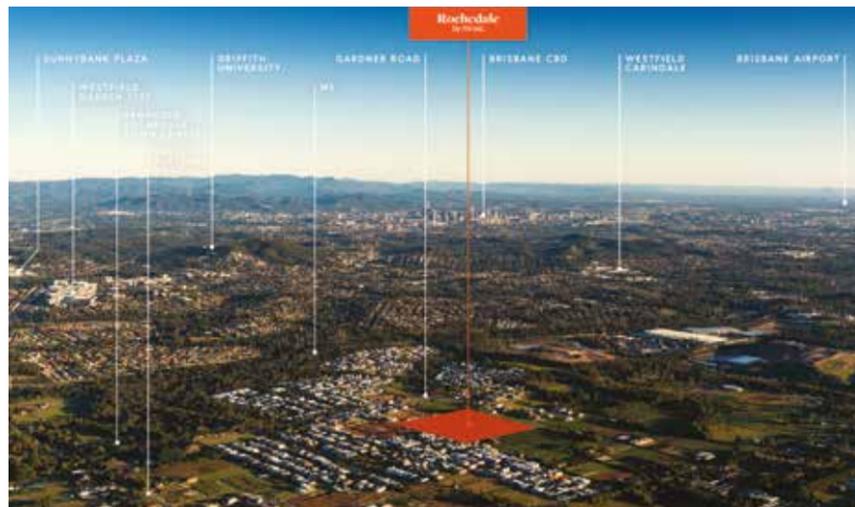
With a range of premium home sites available, have the freedom to build your dream home within the enclave of Rochedale, just 14.5km from Brisbane City.

Location: Rochedale, QLD

Status: Land release coming soon

T (07) 3859 5980

W rochedale.mirvac.com



Unison at Waterfront



Location: Newstead, QLD

Status: Now complete.

Selling 2 & 3 bedroom apartments

Information Centre: 43 Evelyn St, Newstead

T (07) 3852 9797

W unisonbymirvac.com.au

Lucid



Location: South Brisbane, QLD

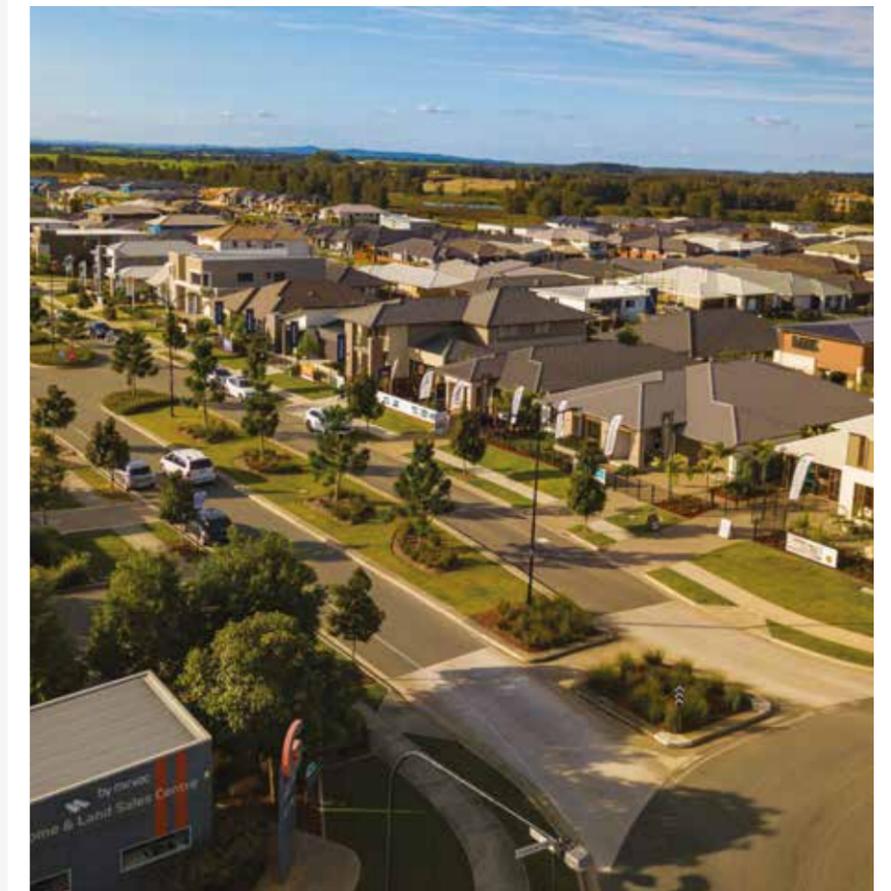
Status: Only 4 one bedroom apartments remain

Information Centre: 2/77 Hope St,
South Brisbane. Open by appointment

T (07) 3859 5957

W southbrisbane.mirvac.com

Gainsborough Greens



Just 25 minutes to the world-famous Gold Coast and 32 minutes to Brisbane.

Gainsborough Greens is close to the best of everything that typifies a Queensland lifestyle.

There are many living options, from building your own house, to moving straight into a completed home.

Location: Pimpama, QLD

Status: Now selling

Land, and house and land packages available

Information Centre: Cnr Yawalpah Rd
& Swan Rd, Pimpama

T (07) 5549 2322

W gainsboroughgreens.mirvac.com

