

# the right place

HOMES COMMUNITIES APARTMENTS LIFESTYLE ISSUE 12 2018/2019



## *The Future of Home*

*My Ideal  
House revealed*

### 7 Habits of Successful Investors

Expert suggestions on  
how to get ahead.

### Bill Free For A Year

One family's journey, may  
change the way we live.

### Old is New

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mean letting go of the past.

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# Welcome

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Welcome to the latest edition of The Right Place. This new issue offers exclusive insights into what we can expect from our homes and lifestyles in the future. From next year to 2050 and beyond, our homes will look, feel and work differently to the way they do now.



To create homes of the future requires an innate understanding of what has worked in the past. We have been designing, building and selling homes for over 45 years. In our offices across Australia we have experts in every aspect of property development under one roof.

In this issue, we tap into our experts, architects and designers, all with wide-ranging insights, for their opinion on what lies ahead in the immediate future and long term. We share case studies by taking an intimate look inside the homes and apartments we build. We highlight design features, the materials, the choices, the innovation and our pursuit of a sustainable future. Sustainability is not segregated here, you'll find it as a constant throughout all our stories, it's intrinsic to our design and our company. We don't only cover the big design questions – we are here to help you shape and colour where you live.

The space we surround ourselves with has a huge impact on our happiness and sense of wellbeing. Home is where we nurture ourselves and family, it's where we get inspired. Home should make you happy.

Australian cities in 2050 will be markedly different from today. A mere decade ago it would have been unheard of to suggest an entire suburb could have zero energy bills, yet that is exactly what our House With No Bills pilot project could lead to. In 2050, our view is that cities will be much more dynamic and complex than they are now – they will blend social, residential, commercial, retail and community experiences in both the physical and digital realms.

It is a transformative time for property development in Australia, with inspiring levels of innovation and new thinking driving smart ways to live.

It is great to be able to showcase, here, how our projects have a long-term view for the future. We look decades ahead to ensure the homes and apartments we build will leave an enduring legacy. We also understand the importance of connectivity in the here and now, the need for amenity and services to be at a resident's fingertips, to create communities that thrive.

**DIANA SARCASMO**  
General Manager  
Design, Marketing and Sales  
Residential

**STUART PENKLIS**  
Head of Residential



Ascot Green, QLD

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Everleigh, QLD

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Claremont by Mirvac, WA

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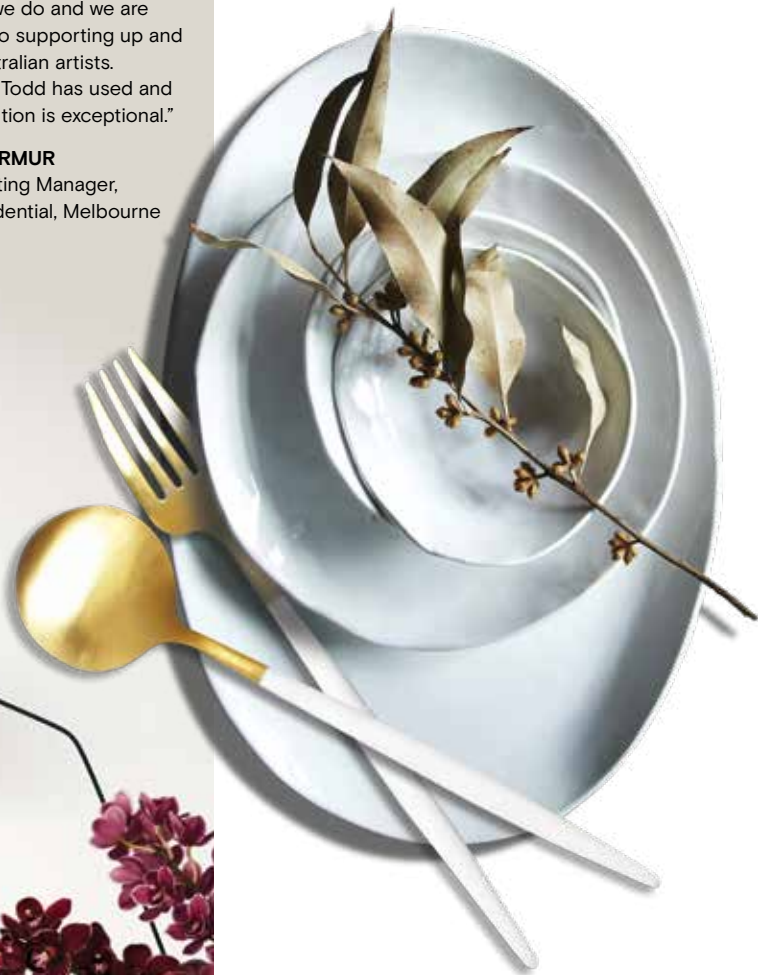
# What's Hot

Cool cafes; up-and-coming artists; must-have homewares. Our in-house experts share their insider secrets.

"I love this abstract work by Todd Hunter hung in our Artist's Residence display at Forge. Good design is at the heart of everything we do and we are committed to supporting up and coming Australian artists. The colours Todd has used and the composition is exceptional."

**MEGAN MARMUR**

State Marketing Manager,  
Mirvac Residential, Melbourne



"Everything about the Food For Good story this month makes me happy. The shoot captures the beauty of the concept. Ceramicist Marie Hélène Clauzon ([mhceramics.net](http://mhceramics.net)) happily supplied all the platters (FYI her studio is around the corner from The Finery in Alexandria) and Francalia ([francalia.com.au](http://francalia.com.au)) kindly supplied the divine cutlery."

**LUKE MCKENZIE-BROCK**

Song Kitchen & Catering Manager  
Mirvac, Sydney





"Saabi is a hidden gem known to Ascot and Hendra locals (a two-minute walk from Ascot Green). Hands down gets my vote for the best Avo mash in town, keeping it simple with some lemon, lime and balsamic vinegar. Look out for the eclectic spoon collection too! These guys make it feel like home."

**ALEX LEVY**  
Project Director  
Mirvac Residential, Brisbane

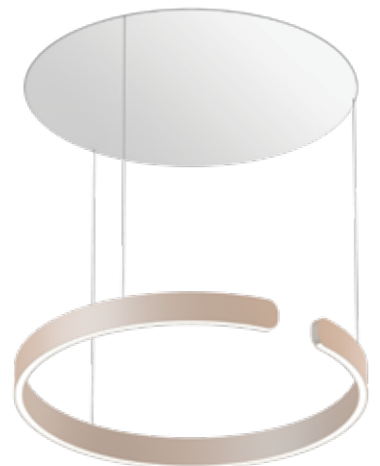
"FORM is a WA-based independent, non-profit organisation advocating for excellence in creativity and artistic practise. The Goods Shed is FORM's newest versatile space for exhibitions, installations and commissions – just a short walk from our Claremont by Mirvac development. Equipped with a brand new Coffee Pod serving exceptional coffee and snacks, all profits are diverted to ongoing exhibition and event programming."

**COREY SCIDONE**  
Assistant Development Manager  
Mirvac Residential, Perth



"I'm very impressed with the latest Tesla Powerwall 2 solar storage battery used in our My Ideal House project. It's sleek and discreet and would reduce my electricity bill."

**BRETT CRELLIN**  
Design Director,  
Mirvac Design



"This beautiful light from Koda Lighting was recently awarded gold at the Australian Good Design Awards. We are looking at selecting it for one of our projects and I was immediately enamoured."

**LISA JAMES**  
Senior Interior Designer,  
Mirvac Design

# My Ideal House

Come on in. This landmark home by Mirvac and *Australian House & Garden* is finished, furnished and looking fabulous for its new owners.







**Opposite** The My Ideal House is constructed from thermally efficient Hebel and punctuated with cheery window boxes made from Innwood.

**Above Left** Discreetly hidden is the under-stairs laundry.

**Above Right** The ground floor multi-purpose living space looks over the courtyard to the gorgeously landscaped garden by Garden Life.

**Left** The feature window seat is the perfect nook for quiet time.

There's nothing like the joy of a new home. We have been building homes for over 45 years, and we know the elation of finally putting the key in the door and walking into a brand new, completely finished home never loses its thrill. We are once again riding the wave of elation, and it is with great excitement and pride that we open the doors and welcome you to take a look at My Ideal House.

From the street, the timber-and-white exterior of this home is immediately distinctive in the Sydney suburb of Gledswood Hills. With its beautiful window boxes now brimming with foliage, herbs planted between the steppers in the front garden and a lush expanse of turfed driveway, it's instantly friendly and inviting. This, it quickly becomes clear, is a house where every detail has been considered.

Sydney architect Madeleine Blanchfield won the My Ideal House design competition run by Mirvac and *Australian House & Garden* with her plan for this home, which comprises two modules: a double-storey sleeping zone at the front and a single-level living area at the rear. The brilliant thing about the My Ideal House design is its resolute focus on sustainability.



Madeleine Blanchfield, Sydney architect and winner of the My Ideal House design competition.







The timber front door opens to reveal an expansive view from entry to back garden. To the right of the entry is the multipurpose room, a generous space designed to be used any way the owners might wish. The chief drawcard is the inviting timber window seat that visually connects to the front garden.

Wide-oak floorboards, which extend to the bedrooms upstairs, imbue the home with warmth. When you reach the living areas, the flooring switches to an understated concrete-look tile, but timber is again utilised – this time on the ceiling. The result is

a beautifully warm and textural addition to the large open-plan space. Designed to take the form of an airy “glass pavilion” the living zone delivers Madeleine’s vision for a seamless indoor-outdoor connection.

The area is defined by its deep charcoal walls (Taubmans Knight Grey), sink-into-me sofa and relaxed leather armchairs. The furniture is positioned around the Real Flame gas fire, creating a cosy spot to sit and read or enjoy a cuppa looking out to the garden. The adjacent dining zone is demarcated by a striking woven pendant.

**Far Left** Timber is utilised on both the floor and ceiling to add warmth and texture.  
**Left** The bedrooms are all located on the second floor for quiet retreat.  
**Below** The open-plan pavilion provides a seamless indoor-outdoor connection.







Star billing in the open-plan space is reserved for the integrated kitchen, expertly crafted by Top Knot Carpentry and Joinery. The generous island bench, wrapped in a marble-look reconstituted stone, is the one element of the kitchen Madeleine intended to stand out – the rest of the joinery is deliberately designed to blend in with the architecture.

Neat V-groove cabinetry opens to reveal everything you'd expect to find in a well-equipped family kitchen, from a top-of-the-range dishwasher to a combi oven, French-door fridge and coffee machine. The cupboards extend from floor to ceiling, ensuring an abundance of storage to stash household items away. The kitchen is positioned at the far end of the living pavilion so it relates to the alfresco dining area and garden.





One of the distinguishing aspects of My Ideal House is the relatively compact floor area of 289m<sup>2</sup>, which allows it to buck the “build to the boundary” trend and give back space for lawn, trees and shrubs on its 416m<sup>2</sup> lot. The garden was always going to play an important role in the strong aesthetic of My Ideal House.

Landscape designer Richard Unsworth from Garden Life has created a garden for all seasons and included a low brick wall that extends the width of the property. A strong horizontal form, it supports the home’s spirit of flexibility: the wall provides extra seating in the alfresco zone when entertaining, and is the perfect spot to perch and read the paper while the kids play on the lawn.

**Left:** A low brick wall adds structural definition to the home’s backyard and provides flexible seating.

**Below:** The cleverly, compact floorplan allows plenty of space for a lush lawn and flowerbeds.





## BUILT-IN SUSTAINABILITY

Meticulous attention to quality and detail make My Ideal House a leader in sustainability. The home's wealth of sustainable features include:

- \* A modular design which can be adjusted to suit the orientation of any block, ensuring a north-facing aspect is always achieved.
- \* An exterior constructed from Hebel, which is quick to install and has enhanced thermal properties.
- \* A Tesla "Powerwall 2" solar storage battery in the garage which stores energy from the 5.4W photovoltaic panels on the roof. These inclusions are expected to save between \$25,000 and \$30,000 on electricity bills over 10 years.
- \* Low energy lighting and appliances.
- \* Timber window frames which reduce thermal transfer and high performance glass in both windows and sliding doors.
- \* Floor and ceiling wood farmed from sustainable forests.

**Left** The sophisticated ensuite off the main bedroom is cleverly zoned so only the timber topped vanity is visible from the double bedroom when its double doors are opened.

**Opposite** The large cedar framed windows flood the second floor with sunlight, making the space feel especially light and airy.

## THE MY IDEAL HOUSE STORY

*In 2016, Mirvac and Australian House & Garden joined forces to launch the My Ideal House design competition. It challenged Australia's architects and designers to come up with the ideal home for an Australian family, now and into the future. The design had to be flexible, liveable and sustainable.*



**March 2016**

### *Competition launched*

Open to all architects and design professionals, the competition received more than 80 entries. Six finalists were chosen and mentored by Mirvac.



**October 2016**

### *We have a winner*

Sydney architect Madeleine Blanchfield is selected as the winner with her modular solution that squeezes generous bedrooms, a large, open living zone, a multipurpose room, double-car garage and more into a floor plan of just 289m<sup>2</sup>.



**August 2017**

### *Breaking ground*

The bobcats get busy. The earthworks are complete and the slab is poured. Next, the home's steel and timber frame are installed. From here the home starts to take shape quickly.



One of the key successes of My Ideal House is the rigour in its planning. Every centimetre of the layout has been thoughtfully utilised – a hallmark of Mirvac properties. From the moment Madeleine was announced as the competition winner, Mirvac's in-house design and construction teams provided expert planning and building expertise to ensure My Ideal House was built in the most efficient manner. Mirvac project engineer and site supervisor for My Ideal House Troy Hamer said there were over 30 suppliers for My Ideal House, and project managing the build brought Mirvac's expertise to the fore. "There were many 'firsts' with this house and it was very rewarding to see everyone working together," says Hamer. "Mirvac's excellent relationships with our suppliers and subcontractors made it a smooth and efficient build."

Many of My Ideal House's best assets are hidden from sight. Take the charging station cleverly integrated into the kitchen cabinets, for example. Or the high-performance glass that makes airconditioning unnecessary, the thermally efficient solar panels hidden away on the flat roof that feed the Tesla battery in the double garage.

"People's reaction to the home has been very exciting," says Mirvac General Manager of Residential Development, Toby Long. "We knew we were building a special home, but people's faces when they walk in confirms just how spectacular the space is," says Long.

What you see is a beautifully detailed house, that's adaptable, warm and comfortable. But it is so much more than that, it is the realisation of a design competition aimed at creating a new blueprint for the suburban Australian home. Mission accomplished.



**November 2017**

### *Built-in sustainability*

On the roof the Bradford Energy 5.4kW Solar ChargePack (which includes 5.4kW photovoltaic panels) will reduce the home's electricity costs. The Hebel PowerPanels installed on My Ideal House also use 60 per cent less embodied energy and produce 55 per cent less greenhouse emissions compared to concrete or brick veneer, making it more sustainable and environmentally friendly.



**June 2018**

### *Construction completed*

My Ideal House is complete. Approximately 500 people visited the home throughout the marketing campaign.



**July 2018**

### *Sold at auction*

Meet Clara, the lucky new owner of My Ideal House. "I went to the first open day and fell in love with it straight away," she says. "The settlement process was very smooth. I love living here."

**\$50,000 of the proceeds of the sale of My Ideal House were donated to the Salvation Army.**



**Beyond 2018**

### *Introducing the Landon*

The My Ideal House floorplan becomes part of the Homes by Mirvac range of homes. The Landon incorporates many of the same design features as My Ideal House, but with the option of four or five bedrooms.

# Hip Hood: Gledswood Hills

A famous bakery, convict-built homesteads and a stunning winery: this flourishing Sydney neighbourhood has plenty to offer.

Lush trees, grand estates and buzzing local eateries: Gledswood Hills, set within rolling countryside in Sydney's south west, is a hidden gem among the area's trees. Home to a rich pastoral heritage, it was here Governor Macarthur's family chose to make their prized home, and planted Australia's first crops. But while the history makes this area culturally significant, it's the future of this community that's really exciting. Here, a few of its highlights.

## 1.

### Mezzapica pasticceria

For decades, people have flocked from all over Sydney to queue outside Leichhardt's famous Mezzapica bakery – but this year, the pasticceria opened their first ever outpost in Gledswood Hills. Step up to the glossy, white tiled counter and order some of their wildly popular cannoli – maybe with a cup of Toby's Estate coffee – and enjoy the close-knit sense of local comraderie, Italian-style. “There’s a real sense of community here,” confirms Mezzapica manager Maurice Portelli, whose great-uncle, Angelo Mezzapica opened the first store in 1952. “Everyone is really welcoming and quick to lend a hand, which is not something you can find everywhere anymore.”

[mezzapica.com.au](http://mezzapica.com.au)

1 Gregory Hills Drive  
Gledswood Hills, NSW 2557  
(02) 4648 3641

## 2.

### Gledswood Homestead and Winery

The area's sprawling namesake, Gledswood Homestead and Winery is “a beautiful piece of Australian history,” according to property managing director Nadene Clarke. Built in 1810 by convicts, the 113-acre property is a multipurpose venue with gardens, a cellar door and vineyards. You can come at any time between 9am and 5pm for a look, or book ahead to join one of the property's many events: wine tastings, high teas, history tours, family days and live concerts. Consider bringing your camera, too; it's so beautiful here that it's become a highly popular wedding venue. “A peaceful oasis in our bustling, growing neighbourhood,” says Nadene.

[gledswood.com.au](http://gledswood.com.au)

900 Camden Valley Way  
Gledswood Hills, NSW 2557  
(02) 9606 5111







2.

### Country Club Gledswood Hills

If you love a brasserie meal, a glass of vino and a fun place to kick back and watch live entertainment, Country Club Gledswood Hill is for you. This child-friendly club offers a kids' games room and a range of casual dining options including a cafe, brasserie and chargrill BBQ. Wests Group Macarthur CEO Tony Mathew says, "We understand the need for more venues dedicated to providing family and kid-friendly areas, affordable dining options and unique member offerings. Our development plans aim to provide such services, coupled with communal dining areas with private booths, lounge areas and privacy screens in a comfortable environment."

countryclubbh.com.au  
91 The Hermitage Way  
Gledswood Hills, NSW 2557  
(02) 9606 5301

3.

### Blue Agave Mexican Cantina

Couples and families alike flock to the upmarket tables at new Mexican cantina, Blue Agave – with good reason. Owners Karen and Wayne Carrett, who've lived in the area for more than 30 years, have spent almost as long importing Mexican foods to Australian shores, so they know their way around a plate of fajitas. "We knew it was time to open when we looked at the variety of restaurants around here: the local palate has really developed in recent years," says Wayne. Don't miss their churros with affogato and Café Patron (a good quality chocolate tequila). "It's very popular," he confirms. Olé!

blueagavemexican.com.au  
3/13 Rodeo Road  
Gregory Hills, NSW 2557  
(02) 4601 1914

4.

### Enzo's Cucina Gregory Hills

Industrial-chic trattoria Enzo's is one of seven Enzo's Cucina restaurants in the area. Started by local Enzo Marturano – who still oversees operations – the Gregory Hills location is managed on a day-to-day basis by long-time family friends (and fellow Italianos), Michael and Steve Cattarossi. Michael and Steve – who are brothers – can be seen welcoming guests and cooking up a storm in the giant open kitchen here, consistently pulling in hungry families at lunch and dinner for huge, slurpable pastas and enduringly popular pizzas. Fittingly, Enzo says he wants diners to feel like "part of the family". Expect wide arms and wider smiles.

enzoscucina.com.au/gregory-hills  
Unit 17 1 Gregory Hills Drive  
Gledswood Hills, NSW 2557  
(02) 4647 6388

5.

### Australian Botanic Garden and Plant Bank

Bask in Australian nature at the Australian Botanic Garden. Showcasing close to 2000 native Australian plants, the garden is part of the Royal Botanic Garden and Domain Trust and home to the Australian PlantBank, a major scientific research and conservation centre for NSW Flora. Set over 416 hectares, the spectacular grounds also feature numerous sculptures and are a popular event venue. A year-round calendar of events is available through the website.

australianbotanicgarden.com.au  
Narellan Road  
Mount Annan, NSW 2567  
(02) 4634 7900



REIMAGINE URBAN LIFE:



# OLD IS NEW

Mirvac has an impressive record of revitalising heritage properties. Ascot Green in Brisbane is the latest example of how an iconic redevelopment embraces its past for a contemporary future.

The distinctive character of generations past can not be impersonated. The colourful stories of a site, space or building are a unique commodity that create an authentic sense of place.

None more so than at Eagle Farm Racecourse. The sport of thoroughbred horse racing began its Queensland chapter on this site in 1865. Since then thousands of glamorous racegoers have visited the venue for the fun and excitement that comes with racing.

Over 150 years of history are ingrained in the site. Far from seeing this as a problem, Mirvac, in partnership with Brisbane Racing Club, have used the history of the location as the inspiration for the Eagle Farm residential precinct.

A new residential apartment development complex – Ascot Green – has been designed for the site and includes extensive gardens and a new retail precinct.

Perforated brickworks, remnants of former footpaths, patinated surfaces and fragments of ornamentation have all been incorporated into the design – reinvigorating the site for future generations with overt reference to the past. This respect for the old provides an important link between the past and the present

and helps secure the future of the precinct as a “place” for community.

Many purchasers at Ascot Green were well aware of the history of the site (a large portion of purchasers came from Ascot and neighbouring suburbs) before buying. Many were also downsizing from their family homes.

Warwick Bible, Mirvac’s General Manager of Residential in Queensland, says “Ascot Green’s blend of timeless, new apartments within a unique heritage setting makes it a rare offering within Ascot. The apartments have been designed with local downsizers in mind, knowing that these customers appreciate heritage and quality in equal measure”.



**Opposite:** Ascot Green blends seamlessly into its environment, offering sweeping racecourse views.  
**Top and above:** Generous open-plan living spaces are flooded with natural light.





## “Location and design are key when it comes to choosing a property ideal for downsizing”

**DIANA SARCASMO**

Mirvac General Manager of Design, Marketing and Sales

“They have large, generous open-plan living spaces as well as considerable storage within the apartments and adjacent to the basement carpark areas,” Bible says. “It features resort style amenities including the approximately 800-square-metre rooftop terrace of Ascot House, and an exclusive lap pool located within the lush sub-tropical grounds.”

Ascot House has 90 one, two and three-bedroom apartments and a number of penthouses. The first Ascot House residents moved in, in June.

Bible says there has been a lot of interstate interest from downsizers. “People appreciate the location, which is close to Racecourse Road, and the recently opened Racecourse Village, where they can walk to the shops and cafes. And it is close to the city and to local transport,” he says.

### ASCOT GREEN’S NEXT GEN NEIGHBOUR

In August, Woolworths opened its most advanced Queensland store at Racecourse Village (right next door to Ascot Green).

The store, dubbed internally “Woolworths 3.0”, includes a drive-through service area with dedicated parks to collect online shopping, an expanded range of ready to eat meals and made to order cakes.

Woolworths Queensland state manager Matthew Franich said

the new Ascot Woolworths was a premium offering for a premium catchment area.

“This is a next generation store, it’s the result of customers insights and understanding how customer shopping expectations have changed whether it be the product or whether it be how they actually shop with us between pick up, online or coming into the store,” he said.

Source: news.com.au

**Above:** It is never too early to start planning for the future. Luxury finishes and designer touches have been included for the discerning downsizer market.

**Right:** Unbeatable racecourse views means residents won’t miss a moment of the action.





## Downsizing in Style

Downsizing your home doesn't mean getting rid of everything that's dear to you. Usually it's just a case of simplifying your life. The key to downsizing is taking stock of your possessions, choosing only items you use on a daily or regular basis, and imagining how they'll fit into your new space. We asked Brisbane-based interior designers Lee Accatino and Tony Robertson to use Ascot Green as their inspiration and give us their top tips on how to create the perfect balance of old and new.



### 1. Proper Proportion

Scale and proportion are probably the most important considerations, so be careful not to overwhelm the apartment with visually heavy items. However, there is no need to shy away from impactful, statement pieces; balance is key to create harmonious spaces.

### 2. Smart Storage

Choose versatile furniture with built-in storage that can provide additional space for everything you need. A TV unit could function as a console or credenza for special dinnerware, while sofas with under-seat storage are useful for blankets and spare cushions.

### 3. Mix It Up

If there are family heirlooms or sentimental pieces you just can't part with, mix and match with high-end modern pieces. An antique table goes well with new upholstered chairs, or perhaps convert vintage items into functional pieces you will use every day.

### 4. Maximise Your Space

Make the most of your home by taking full advantage of available floorspace including balcony areas. Vertical space can also be both functional and decorative, such as elegant wall shelving, clever use of doors or concealed areas behind joinery.







5.

#### Mirror Mirror on the Wall

A well-placed mirror helps to bring the outside in and adds a dimension to your home. Aesthetically beautiful and versatile, mirrors reflect light, break visual clutter or expand walls, enlarging any room in an instant.

6.

#### Sheer Beauty

Soften your apartment with sheers rather than solid curtains. Sheers let in light and views to create a more atmospheric and comfortable ambience.

7.

#### Optical Illusions

Clever use of wallpaper with vertical lines or tall bedheads helps to draw the eyes upwards, creating an additional sense of height. Similarly, long horizontal lines deliver a sense of width where it is desired.

8.

#### Embrace Colour

It is a common misconception that light colours will make an apartment look larger. The truth is, carefully placed furnishing and carefully chosen colours can create stylish, inviting interiors without compromising their sense of space. Consider feature walls or colour accents that reflect your personality. If you prefer a neutral palette, combine different but complementary materials to create interesting layers and textures.



# Why doors matter to design

Doors are an important – and often overlooked – aspect of design. Here's how positioning, style and finishes can transform your living space.

More than just a point of entry and exit, doors have a profound impact on the way a home feels to live in and move through. A badly placed door will mean you're constantly crab-stepping around furniture. But if it's done right, you'll be able to waft smoothly around your home with your eyes closed. From placement and styles to choice of materials, the right door opens the way to effortless living.

## 1.

### Location, location, location

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The circulation through a room or a home is influenced by the positioning of your doors. "From your entryway through the living areas to the bedrooms, doors determine how you move," explains Mirvac Senior Design Associate Anita Tyler. "The aim is efficiency and easy flow."

When it comes to placement, a door can be a subtle and barely noticeable feature of a room, or a focal point used to create scale and interest. However, it's not as simple as deciding what looks good. "Door placement has a domino effect and it will restrict where you are able to comfortably and logically place furniture in the room," says Mirvac Senior Design Associate Victor Wong. When you're in the design process, take a close look at door clearances – the arc of the door swing – and place to-scale drawings of furniture into your plan to find the door location that gives the maximum amount of flexibility of furniture placement.

## 2.

### What style of door?

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Placement is important, but equally key is the style of door you choose. French doors, barn doors and pivot doors can all be used to make a strong visual statement, almost like a work of art set into a wall. More common in a contemporary home, however, are barely-there doors, designed to increase the sense of light and openness. These work particularly well when the door height is raised all the way to the ceiling.

"This is one of my favourite things because it allows the space to connect and flow much better," says Wong. "When the door is open, you can see the ceiling carried through from one space to the other. You do pay a premium to do it, but the result is so good."

Another trick is to remove the architrave around the door. This detail – or lack of detail – creates a beautifully clean line and a sense of simplicity and refinement.





“The beauty of our all-under-one-roof approach means our design team works with the construction teams to get the best results for all details including door placement”

**MICHAEL WEINER**  
Mirvac Design Director



**Right:** Floor-to-ceiling sliding doors at My Ideal House, Crest, Sydney, maximise the natural light.

**Below:** Bifold doors at Tullamore, Victoria, blur the boundary between indoors and out.



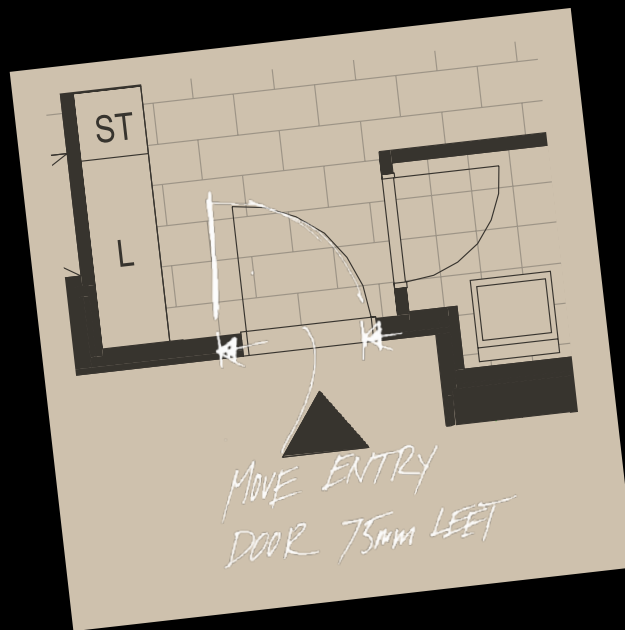


## THE MIRVAC DIFFERENCE:

# 75mm matters to a door

“Our design team frequently visits the sites they work on. It means they are always looking to see what can be improved. They meet with the construction team, get feedback then make suggestions. If something needs improving, they’ll improve it. Even if moving a front door 75mm gives people a better sense of space when they walk into the home, they’ll move it.”

**MICHAEL WEINER**  
Mirvac Design Director



### 3.

#### Which door?

All doors are not created equal and what you choose will depend on the requirements of the space, the look you’re after and, of course, budget. Internally, the choice is usually between solid core and hollow core – and if you select hollow core, there are different types with varying acoustic ratings. Front doors have different requirements again – in a house, they need to be able to withstand harsh weather and keep out rain, insects and dust, while apartment doors have strict specifications for fire safety.

In terms of appearance, the options are endless. To create a seamless look, most doors are painted to blend into the surrounding wall. But if you want the door to be a focal point, it’s possible to use timber veneer, solid timber or even a metal finish. The easiest way to make a statement is with door hardware, which comes in myriad shapes and finishes. Choose hardware that feels comfortable (levers are easier to operate than knobs) and then consider matching the handles to other finishes in the house, such as tapware or cabinet pulls. With endless options, from black and bronze to copper, there’s a whole world beyond the standard chrome lever.

### 4.

#### What lies beneath

Door design is not only about the door itself, but the floor beneath. This threshold space is often where two different materials meet and needs to be approached mindfully. “When you’re changing materials (from room to room), you need to be very mindful about the interaction of the two materials – it could be tile or stone to carpet or timber. You want a comfortable transition, both visually and physically,” explains Tyler.

A flush finish is most desirable, but when one of the spaces is a wet area – for example, a bathroom coming off a hallway – the most important thing is to achieve the right compliance fall within the wet zone, meaning there will be a very slight angle at the threshold. This is where attention to detail matters, done right, this slight difference shouldn’t really be noticeable.

### 5.

#### Houses vs apartments

The way door design is approached varies between houses and apartment buildings, with the greatest difference being the opportunity afforded by choosing a front door for a house. “The front door is the first impression, so it needs to be a focal point and to be easily identified,” says Tyler.

It’s an opportunity to express your individuality, with options ranging from a traditional 900mm-wide flush hinge door to a 1200mm-wide pivot door, and many variations in between. The front door is also a place to play with statement hardware, or to future-proof your home with state-of-the-art digital access.

Doors to outdoor spaces should be chosen with care, as these provide an all-important connection between indoors and out. French doors look gorgeous, but take up more space than bifold or sliding doors, as you have to factor in the arc of their swing.

Space saving products such as sliding cavity doors come into their own in a compact environment like this, giving more flexibility and maximising the liveability of the space. Potentially, they can also be used to create a multi-purpose space, which is a technique often seen in European or Asian apartments. For example, a sliding system set on ceiling tracks could divide the kitchen from the living room, creating public and private spaces within an open plan.



CONNECTION IS KEY

# Apartments with Heart

## **THE RISE OF SOCIAL SUSTAINABILITY**

Social sustainability is about creating communities that are equitable, diverse and connected. By designing apartments, such as The Finery in Sydney's Waterloo, where residents feel a sense of belonging, Mirvac is determined to be a force for good.





“The Finery has been planned with people at its heart and the emphasis on social interaction was paramount from the outset, recognising that people are essential to good urban design”

**TOBY LONG**  
General Manager,  
Residential Development NSW

People who live and work in Sydney's Green Square, in the city's inner East, tend to say they're happy with their location: after all, it's close to restaurants and cafes, transport and green space. But when researchers asked them about their social interactions in the 2017 Green Square Community Survey, they told a different story. Almost 70 per cent of residents and workers said they wished they had more interaction with others in the area.

## Loneliness: The Social Solution

Engineering socially sustainable environments is about the impact, both positive and negative, that businesses and projects have on people. That impact can be everything from uplifting to devastating.

Six out of 10 Australians “often feel lonely”, and 82 per cent think loneliness in society is increasing, according to a 2016 Lifeline survey. And with social isolation linked to a higher risk of premature death, it's clear that enabling social connectedness is something that developers must get right if they want to be socially sustainable, says Sarah Clarke, Mirvac's Group General Manager of Sustainability.

“Property developers have a direct impact on whether people in a development are connected to each other,” Clarke says. “We want to make sure that as cities grow, the individuals in those cities don't grow apart.”

The desire for social connection, a basic human need, is understandably high on property hunters' wish lists, she adds.

“Property is never just about bricks and mortar,” she says. “We want to love where we live, we want it to feel safe, we want walkability, green spaces and we want to feel connected to our neighbours.”

When Mirvac designers were planning The Finery, a boutique collection of 223 apartments and terrace homes across six buildings within the Green Square urban renewal area, people's social needs were an absolute priority.

“The Finery has been planned with people at its heart and the emphasis on social interaction was paramount from the outset, recognising that people are essential to good urban design, says Toby Long, General Manager, Residential Development NSW. We have incorporated numerous

opportunities for people to meet each other, from external staircases to an internal courtyard and a rooftop terrace, where the “bump factor” means you are more likely to run into a neighbour and perhaps start a friendship.”

“When The Finery welcomes all its residents, we will have around 500 people living in close proximity to one another, many of whom do not know each other but may share many common interests,” says Mirvac General Manager of Design, Marketing and Sales, Diana Sarcasmo. “The opportunity to be social has been seamlessly integrated into the design.”

## Consultation is key

While some human needs and fears are universal, others are site-specific, and to achieve social sustainability, dialogue is essential, says Clarke.

“There’s no way to assure yourself as a developer that you are meeting your social sustainability obligations unless you are in very close contact with local people and are very good at listening to them,” she says.

Mirvac learns about locals’ and customers’ wants and needs through an engagement process that also involves governments and NGOs (non-Government organisations). “It’s a process of listening and engaging and building says Sarah.

“Everyone wins when there’s a genuine and respectful consultation process, and we end up confident that what we are designing will meet a broad range of local needs, and not just be a bricks-and-mortar solution.”



**Above:** Sustainable details. The internal courtyard is the “green heart” of The Finery.

**Below:** The Finery’s brise soleil screens protect from the sun and add privacy to balconies while letting natural light through.



## The bigger picture

Social sustainability is just one strand of Mirvac’s broader sustainability strategy. This Changes Everything, which was adopted in 2014 and updated this year.

As well as targeting environmental outcomes, the strategy aims for social sustainability through policies such as tripling community investment by 2022 and developing a tool that measures social return on investment, so the company can see exactly what impact it is having on the communities it creates.

“We want to effect as much positive change as we can with the way that we go about our business every day,” Clarke says.

### The Finery by Mirvac

**Location:** Waterloo, NSW

**Status:** Now selling completed one, two and three-bedroom apartments.

**Information Centre:** On-site at The Finery, 13-17 Lachlan St, Waterloo

**T** (02) 9080 8888

**W** [thefinery.mirvac.com](http://thefinery.mirvac.com)



## STAIRWAY TO HAPPINESS

*Fire escapes – once hidden from view and overlooked in terms of aesthetic appeal – have been elevated to “hero” status at The Finery. The emphasis on stair design is expected to reap health and wellbeing benefits for all residents.*

Purpose-built, architecturally impressive stairs encourage residents to “take the stairs” rather than the lift. The stairs in most buildings feature floor-to-ceiling glass windows at the landing to flood the area with natural light and expose the lush green courtyard outside – making the journey picturesque and enjoyable.

The inviting stairs are also wide enough for residents to chat as they pass by. The Finery’s oversized lobby areas were also purposefully designed for residents to casually interact. The importance of this ad-hoc interaction cannot be underestimated. Countless studies have proven the benefits of social interaction – even when it is as simple as a neighbourly hello.





# The Upside of Downsizing

Empty-nesters are swapping  
big houses for the buzz and  
ease of apartment living.





**Above:** Spacious open-plan living spaces are a cornerstone of Claremont by Mirvac.

**Right:** John Roberts, a future resident of Claremont by Mirvac.

An idyllic Saturday for John Roberts involves catching up with his grandkids, brunch at a fun local cafe and then seeing his favourite footy team – the Claremont Tigers – play live. Currently this involves several car trips. Come October 2018, however, John and his wife can enjoy their perfect Saturday without going anywhere near a car. They are among the many Australians downsizing from the family home into higher-density style living spaces – driven by the desire for an easier, more convenient life.

John and his wife purchased an apartment off the plan at Perth's Claremont by Mirvac.

“We spend a lot of time with our grandkids so we didn’t want the demands of maintaining a large house, garden and pool,” he says.

“We thought the apartment style of living would suit us and we look forward to the community that comes with the Claremont precinct.”

Mirvac’s General Manager for Residential Development WA Paige Walker says the options for buying a new home, and particularly being able to downsize to a luxurious home in the western suburbs of Perth were very limited, so Claremont by Mirvac was designed to cater for a low-maintenance lifestyle without compromising style and quality.

## Claremont by Mirvac

**Location:** Claremont, WA

**Status:** Now Selling – Completion Late 2018. 1, 2 and 3 bedroom apartments and luxurious double-storey terrace residences.

**Information Centre:** Cnr Graylands Rd & Shenton Rd, Claremont

**T** (08) 9424 9999 or 0466 494 527

**W** [claremont.mirvac.com](http://claremont.mirvac.com)

“We spend a lot of time with our grandkids so we didn’t want the demands of maintaining a large house, garden and pool”

**JOHN ROBERTS**

Future resident of Claremont by Mirvac



The property overlooks the iconic Claremont Oval, which provides the ideal backyard for those who don't want the hassle of garden maintenance but want somewhere to kick a footy with their grandchildren. It is low maintenance living, with a gorgeous green vista, in a quiet residential setting, despite being in the very cosmopolitan suburb of Claremont.

"The luxurious one, two and three bedroom apartments and an exclusive series of unique two-storey terrace residences, are perfect for those who crave inner-city living without forgoing the benefits of a quiet residential setting," says Paige.

Claremont by Mirvac offers easy connection to amenity and services; it is walking distance to the Claremont Train Station, Claremont Quarter and a buzzing array of restaurants, cafes and boutiques. It is also surrounded by sport and recreation facilities including health clubs, an Olympic-size swimming pool, tennis club and golf course.

"It's so convenient for everything we do, but watching my favourite football team play from my front balcony has to rate pretty highly as an advantage," says Mr Roberts.

**Below:** Claremont Oval provides the ultimate backyard for a footy fan.

Claremont by Mirvac  
offers easy connection  
to amenity and services;  
it is walking distance  
to the Claremont Train  
Station, Claremont Quarter  
and a buzzing array of  
restaurants, cafes  
and boutiques.



Artist's impression





## WE HEART EASY CONNECTIONS

The Heart Foundation's 2015 paper "We Love Density" outlines a range of key health considerations that should be taken into account during urban planning.

"A long time ago, we realised that just telling people to eat better and exercise wasn't working," says Heart Foundation senior policy adviser Tuesday Udell.

"We wanted to create environments where making healthy choices were the easy choices."

Most of the recommendations centre around encouraging movement and accessibility by foot, and providing residential areas with shops, amenities and services.

"Density is all about the power of nearness. The viability of shops, services and transport as we have more people in an area all add to a more walkable, vibrant community."

The report emphasises the need for high-density developments to have their own accessible 'destinations'.

'That includes open space. A really critical part of our work is ensuring we have lots of places to walk, but particularly increasing the amount of quality, flexible, active open space,' says Tuesday.

Source: [abc.net.au](http://abc.net.au)

**Above:** Clockwise from top left: shops and cafes are an easy stroll away; there's an Olympic-size pool right on the doorstep; The Goods Shed gallery and exhibition space is close by; The Tigers have played at Claremont Oval since the 1920s.

# Behind the scenes: Emerging Everleigh





The story of a neighbourhood is so much more than bricks and mortar. Sports, childcare, community spirit; these need as much focus as bitumen and balustrades. Here we spotlight the often hidden gems that help grow great suburbs.



Before construction even began, potential neighbours at Everleigh, Mirvac's newest masterplanned community in Brisbane's south-west, were exercising together.

In September, 2017, an eight-week fitness boot camp was offered to local businesses. Organised by Everleigh Community Development Manager Suzanne Guastini, the boot camp was booked out by local residents, run by a local personal trainer and the proceeds went to the group's charity of choice, Bowel Cancer Australia.

All this happened almost 12 months before Mirvac released a single block of land for sale.

"It was a conscious decision to start running community events almost a year out from the launch of the Everleigh," says Mirvac Queensland Residential General Manager Warwick Bible.

"Getting to know local residents helps us understand the unique requirements of each of the areas we operate in. We look outside the home to see what we can do to enhance life inside the home."



**Above** Understanding the needs of every resident, from youngest to oldest, helps to build better communities.

**Left:** Everleigh has been designed with green space in mind.

For Suzanne, the early interaction with local residents is key to forming groups and services the community needs.

“We really try to listen and learn from local communities. It would be very presumptive to come in and just start running a range of programs without first consulting with the people who know the area best,” she says.

From this early connection, Suzanne was able to help continue the work of local playgroup Busy Bees.

Running for 30 years, the group has weekly Wednesday sessions – and some of the parents currently attending were once the toddlers themselves.

“It’s a not-for-profit group that has been in the community for a generation. They were looking for support to continue and we were able to help them,” says Suzanne.

Central to the new Everleigh community will be its “green heart” with 25 per cent of the site dedicated to open space.

“The community will include an 85-hectare conservation parkland, which will be linked to existing Logan City Council-owned

conservation land via extended walking trails, approximately 25 hectares of regional sports and recreation parks and a series of neighbourhood and linear parks,” says Warwick.

“We invest a huge amount of time in developing a masterplan that will serve the community for generations to come. We want to create a legacy, a place where future generations will also want to live. This is not just about the here and now,” he says.

Suzanne says the intangible benefits of easy connection to sporting facilities and paved footpaths should not be underestimated.

“Local sporting groups and community organisations are fundamental to the continued success of a neighbourhood. People need their connections to be both structured and organic, an unplanned meeting at a park is just as important as supporting the local sports team,” she says.

Along with new housing, and green spaces, the masterplanned community will also deliver a number of amenities, including a State Government primary school, neighbourhood retail centre and a community health facility.

“We invest a huge amount of time in developing a masterplan that will serve the community for generations to come”

**WARWICK BIBLE**  
Queensland Residential General Manager

## Everleigh

**Location:** Greenbank, QLD

**Status:** Now selling land and home & land packages

**Information Centre:** 146 Teviot Rd, Greenbank

**T** (07) 3859 5960

**W** everleigh.mirvac.com







“Getting to know local residents helps us understand the unique requirements of each of the areas we operate in. We look outside the home to see what we can do to enhance life inside the home”

**WARWICK BIBLE**  
Queensland Residential General Manager

## ECONOMIC ADVANTAGE

Growing community spirit is not the only benefit being brought by Mirvac to Greenbank. An economic assessment by independent consultancy firm Urbis has found the new Everleigh residential community, located 30 kilometres south-west of the Brisbane CBD, is expected to create 1737 direct and indirect jobs per annum over the 16 years of its development.

Once completed, a further 1352 direct and indirect jobs are expected to be supported across the local region and state.

The thousands of jobs will have a huge impact on the local economy, with the assessment concluding the development should contribute about \$1.43 billion to the surrounding area and Logan region. Direct employment post-completion is tipped to add \$82.2 million per annum to the local region alone.

Mirvac Queensland Residential General Manager Warwick Bible says construction work has started on stage one of the development, with a range of employment sectors set to benefit over the lifetime of the project.

“We are creating a residential community that will not only play a major role in accommodating growth in south-east Queensland but provide much needed jobs for locals,” he says.

“From builders and safety officers to professional and business services, a development of this magnitude offers many opportunities for residents to work closer to where they live.

“Importantly, the creation of the jobs will also lead to more money being spent in the region and more support for local businesses that contribute so much to the area.”

**Above:** The development will include a 25-hectare sport and recreation park.

**Left:** Walking trails and recreation parks will provide places for families to exercise and play together.

# Why locals love Greenbank – and you will, too

Just 40 minutes south of Brisbane, there's a lot to love about the leafy suburb of Greenbank. Here's five reasons to check it out.

*Located in Logan City south of Brisbane, semi-rural Greenbank has a rich pastoral history and was once an important stop on the Cobb & Co coach route. Today the suburb is attracting people who demand the best of both worlds; the space to enjoy an outdoor lifestyle while still having all the amenities of an urban dweller. If you're looking for leafy tranquillity with easy access to Brisbane and the Gold Coast, Greenbank should definitely be on your radar. Here, a selection of what this family-friendly community has to offer...*



1.

## The good bean

While there are plenty of top coffee spots in the area, locals will tell you that Lotus Cafe is a stand-out for its precision-made locally roasted coffee. Open for breakfast and lunch, Lotus is particularly accommodating to diners with dietary requirements, with gluten-free, dairy-free and vegan options available. There's an outdoor play area for kids and furred friends are welcome, too.

145 Sinnathamby Boulevard  
Springfield Central, QLD 4300  
(07) 3470 0555





2.



3.



4.



5.

2.

### A warm welcome

“Our aim is to put people on the path to being able to thrive,” says Bonfire Yoga CEO Wendy Goulding. Yoga is performed in a studio heated to 37 degrees, the heat helping to relax the muscles as asanas are performed. You don’t need to be a yoga guru or a gym junkie to attend one of the 18 weekly sessions either, with the classes attracting a wide demographic of ages and fitness levels, according to Goulding.

[bonfireyoga.com.au](http://bonfireyoga.com.au)

Unit 13, 59 Eastern Road  
Browns Plains, QLD 4118  
(07) 3800 7140

3.

### Down-home barbecue

Busy lunchtimes at BLVD often feature locals tucking in their napkins and digging into sticky ribs or two-handed burgers at this flag-waving American barbecue restaurant. Owner Ted Matthews bought the restaurant from well-regarded chef Josh Lawson (ex-Two Small Rooms) 12 months ago, and the team has carried on smoking and slow-cooking meat and making all their own rubs and sauces. Sweet tooths will find a tough choice between chocolate brownies, pumpkin pie or the brûlée.

[blvdrestaurant.com.au](http://blvdrestaurant.com.au)

7/1 Springfield Lakes Boulevard  
Springfield Lakes, QLD 4300  
(07) 3818 8423

4.

### A close shave

The fit-out at the Ace of Blade barbershop – think wood-panelled walls, tessellated tiles and leather chairs – along with the old-school service by white-jacketed staff suggests a time gone by, but as locals will testify, the sharp cuts are always bang up-to-date. Bearded gentleman are particularly well served, with wet shaves and reshapes finished off with a hot towel. Cuts come with plenty of at-home styling advice and product recommendations to keep it looking fresh.

10/20 Eastern Road  
Browns Plains, QLD 4118  
(07) 3806 6262

5.

### An old faithful

Starting life in a modest brick building in 1991, Greenbank RSL is today a multi-level, multi-functional centre offering entertainment, community activities and two restaurants. The Gardens cafe has a globally roaming menu with dishes such as soft steamed Peking duck bao or twice-cooked pork belly with Asian slaw, while The Grange Buffet restaurant has a smartly priced weekend seafood option. A supervised kids’ club with a collection of both retro and contemporary video games means parents can dine or take in a show in peace.

[greenbankrsl.com.au](http://greenbankrsl.com.au)

54 Anzac Avenue  
Hillcrest, QLD 4118  
(07) 3800 7746

EXPERT ADVICE:

# Lighting

The right lighting can impact mood, atmosphere and the value of your property – and no-one knows it better than lighting guru Martin Bevz.

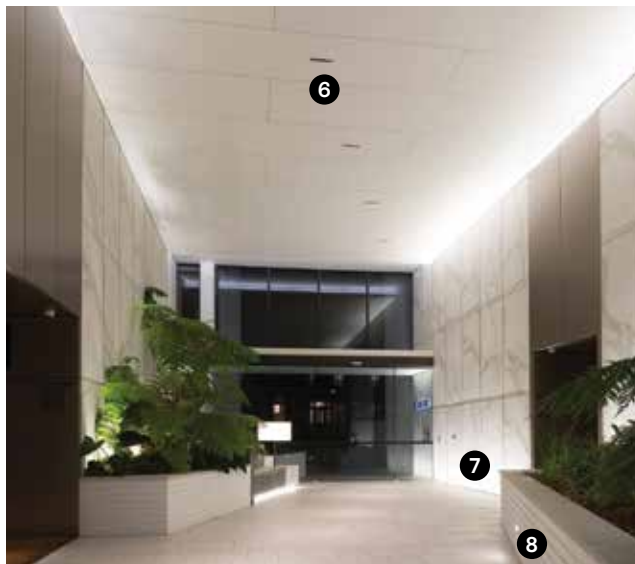


**MARTIN BEVZ**  
Mircvac Design, Senior Lighting Designer





An intimate garden party at a Prime Minister's private residence, Rihanna, live in concert, lit by pulsing strobes. The entire Sydney Harbour Bridge, aflame with Vivid's neon brilliance. Martin Bevz has spearheaded all of these projects and more – now, he's turned his talents to interiors, as Mirvac's Senior Lighting Designer. Here, he shares insider tips and tricks of the trade that won't cost you the Earth.



- ❶ Track lighting
- ❷ Downlight
- ❸ Pendant light
- ❹ Strip/ribbon/tape light
- ❺ Lamp
- ❻ Ultra low glare downlight
- ❼ In-ground strip light
- ❽ Brick light

**Above:** Sophisticated lobby lighting uses many styles of lights to create atmosphere at The Moreton, Bondi.

**Left:** Five styles of lighting have been used to create mood at The Eastbourne, Melbourne.

#### Why is lighting so important?

“Lighting is a powerful tool for setting a scene. Walk into a place with dramatic lighting and it can change how you feel and how you perceive a space – but without you noticing, which is the point! In the US, clothing brand Hollister keeps its stores dimly lit, because people feel less inhibited in dark spaces. Conversely, bright lighting can uplift you and leave you feeling energetic and positive. When you consider the effect of applying those principles to a space you live in, you can see that the impact can be quite powerful.”

#### What does “good” home lighting look?

“Think about the room in your house that's not lit in a way you appreciate – it won't be the room you spend the most time in. You spend your life savings on your home. It should be wonderfully comfortable.”

#### What's your top tip for comfortable lighting?

“Create ‘lighting layers’. Homes are multi-functional spaces these days; they need multi-functional lighting. Your kitchen might need to be well-lit when cooking a mid-week meal for the kids but dim and relaxed when you're hosting a weekend dinner party. Having that flexibility is so important. If installing new lighting isn't a priority right now, a couple of lamps can make a big difference.”

### Do you have any other affordable tips?

“One of my favourite shortcuts is a strip of low-voltage LED lights from the local hardware. They often come with sticky backing and can easily be applied to your kitchen, balcony or bathroom to great effect. Or spike some little lights under an indoor plant and splash some textured light onto your ceiling. Or scrunch a string of fairy lights into a vase for a feature light that costs next to nothing from the \$2 shop! You can create a huge impact with just a couple of hundred dollars.”

### What's coming next in home lighting?

“It's definitely ‘smart’ lighting – attunable lighting that's personalised to you and your needs. A particular buzzword is circadian lighting, which syncs with the needs of your body clock to help you relax at night and feel energetic in the day time. It's a young area of research but I think we'll see this emerge first in offices, health care spaces and in aged care, where people don't get outside much. And of course, sustainability continues to be a major topic.”

### Any home tips for sustainable lighting today?

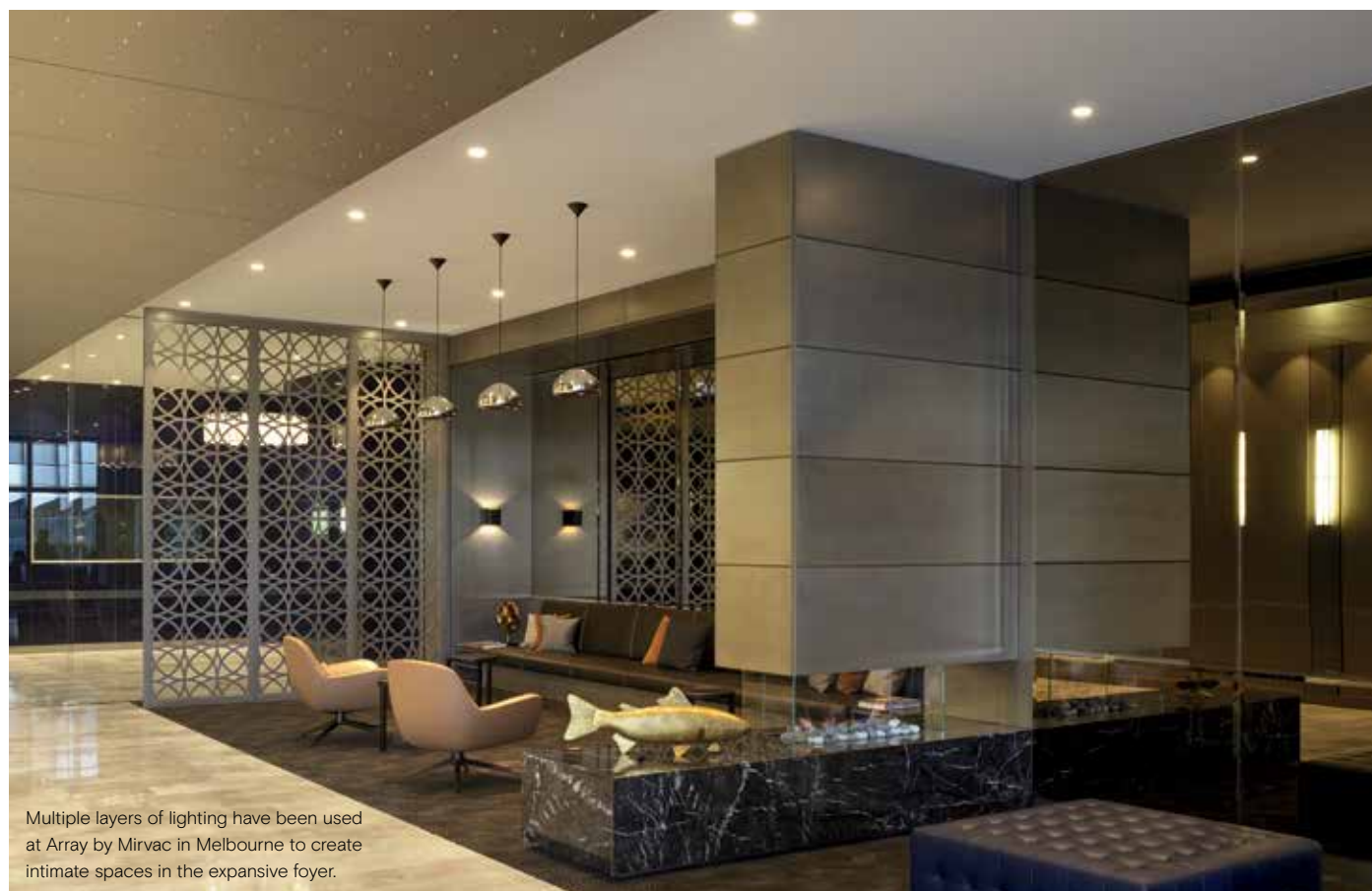
“Sustainability is about having light where you need it, so only light what needs to be lit. It's also about quality of light – you don't need to spend zillions, but consider investing in good-quality products that are going to last. And turn it off when you're finished!”

## LIGHT EQUALS MOOD

“Your kitchen might need to be well-lit when cooking a mid-week meal for the kids but dim and relaxed when you're hosting a weekend dinner party.”

**MARTIN BEVZ**

Mirvac Design, Senior Lighting Designer



Multiple layers of lighting have been used at Array by Mirvac in Melbourne to create intimate spaces in the expansive foyer.





1.

### Cooking and preparation

You need bright light to slice, dice & stir.



2.

### Relaxed dining

Turn down the lights to create atmosphere for an intimate dinner.



3.

### After dinner

Make the space safe. Keep the strip lighting on for a midnight glass of water.

## KNOW YOUR LIGHTS



### Track Light

Track (or rail) systems offer the ultimate in flexibility- you can change the position, direction and type of light in just a couple of moments. You can even attach a pendant or other decorative feature. Keep an eye out for the new generation of magnetic systems.



### LED Strip

We often see the glowing effect of LED strip (also known as LED tape or LED ribbon) behind a mirror or under a shelf. It's extra low voltage, safe and easy to cut to length to suit your application. Just make sure it's waterproof if you intend to use it in a wet area.



### Ceiling Can

Ceiling cans are a great minimal alternative to a decorative pendant or chandelier, especially over a kitchen island bench. There are all sorts of shapes, sizes and colours to suit your taste.



### Smart Light

Smart lights are not just about disco colours – they can help you concentrate with a crisp white light, or set a mood by dimming to a warm candle glow. Technology is constantly evolving so make sure your devices are compatible, and try before you buy if you're unsure.

# House With No Bills

A Melbourne family pioneers sustainable living in the first Mirvac prototype energy-efficient home.

The Zimmerman family consider themselves a normal Melbourne family, but with one key difference. This family of four have an extraordinary opportunity to help develop sustainable homes of the future that aim to free households from soaring energy bills.

After years of struggling with escalating bills and rent while Melbourne's property market kept rising beyond their reach, the Dingley Village family were selected after a state-wide search to live rent-free and bill-free for a year in Mirvac's prototype House With No Bills at its Jack Road Cheltenham masterplanned community.

Nursing student Lisa, 35, and husband Rob, 38, a police officer, moved into the high tech three bedroom house in May, 2018 with

their two teenage children Cam, 15, and Alyssa, 14. All four are excited by their role in a project that aims to create homes of the future that help the environment and also reduce energy bills for all Australians.

"We were very much your normal Melbourne family who tried to do what we could to cut energy usage but with limited knowledge of how to do that," says Lisa.

"You don't really ever know how you use power as your bill gives you your average spend per day over three months but you never know exactly where that came from.

"In our beautiful new house we will be able to monitor our energy usage with an app at any given moment, which means this technology could help us to change our habits without having to do too much."





**Above** Lisa and Rob Zimmerman with their children Cam and Alyssa outside their energy-efficient home (the House with No Bills) in Melbourne's Cheltenham.

The innovative house is designed to cut the dependency on the electricity grid through use of state-of-the-art sustainable technology by Evergen, including a solar and battery system integrated with an intelligent energy management system developed by the CSIRO.

The system allows excess energy to be stored in batteries to be used in peak times when energy costs are at their highest rate while any further excess can be sold back to the grid.



Like most modern teenagers, Cam and Alyssa were intrigued by the gadgetry which will monitor their energy usage over the next year.

“We are very excited about the tech, of course,” Cam says. “It’s cool that by using an app you can do things like turn off any lights we might have left on even from school.”

Other innovations in the house include a Schneider Electric smart home automation system, which uses sensors that communicate with Evergen’s intelligent system to control inside temperatures by switching on heating or cooling and controlling blinds when there is excess solar, reducing the energy needs during peak times. Greater insulation, energy-efficient appliances and LED lighting have also been installed in the house.

The Zimmerman family’s water usage will also be monitored to establish how rainwater and greywater/blackwater tanks could be most efficiently used in home designs.

The home’s technology not only monitors current temperatures but can also read weather forecasts to control heating and cooling more efficiently. A control house on the same street will be monitored throughout the year to compare how the new technology performs.

The House With No Bills pilot project is part of Mirvac’s ground-breaking “This Changes Everything” strategy, which aims to tackle Australia’s climate change and housing affordability issues with market-based solutions that reduce environmental and social impacts.

**Left** The technology will help the family to store excess energy and monitor their water capture and usage.

**Below** Evergen’s intelligent system controls temperatures inside the home.







“Monitoring and getting feedback from the family on our House With No Bills prototype is an important first step in creating fully self-sufficient homes that we can deliver on a wider scale to all Australians at an affordable price”



**SUSAN LLOYD-HURWITZ**  
Mirvac CEO and Managing Director



As part of “This Changes Everything”, Mirvac’s goal is to achieve a net positive level of energy and water use by 2030 which will be passed on to its customers to enhance their lifestyle and reduce their expenses, says Mirvac CEO and Managing Director Susan Lloyd-Hurwitz

“Monitoring the Zimmermans’ energy usage and getting feedback from the family on our House With No Bills prototype is an important first step in creating fully self-sufficient homes that we can deliver on a wider scale to all Australians at an affordable price,” Ms Lloyd-Hurwitz says.

For the Zimmermans, their new home is a dream come true while the savings over the next year could help them achieve their own goal of home ownership.

“It’s not often that somebody says you get to live in a beautiful brand-new house that has been fully furnished and you don’t have to pay a cent for 12 months,” says Lisa, who looks forward to checking the mailbox over the next year without the dread of bills.

“We hope to learn along the way and educate the kids and see what we can do in our small way to improve housing sustainability,” she adds.

“I don’t want our kids to go through what we are all going through now with ridiculously high increases for energy every year. They are excited to be part of something that could change the future for their own age group when they start looking to get into the property market themselves in 10 or 15 years.”

“We hope to learn along the way and educate the kids and see what we can do in our small way to improve housing sustainability”

**LISA ZIMMERMAN**  
House With No Bills pioneer





**Left, Above, Right** Experiment style. The modern interiors of the House With No Bills contain the everyday appliances needed for contemporary life. The electricity used by these appliances will be monitored throughout the project.



## LIVING LIGHTLY

*Fourteen-year-old Alyssa Zimmerman is super excited about “growing” a bill-free future.*

One of her favourite aspects of the House With No Bills is the water-efficient tiered “Foodwall” installed by Mirvac’s partner, BioFilta, which will supply the family with vegetables and herbs.

“I’ve always wanted to grow my own vegetables especially my favourite, broccoli, so the Foodwall is amazing,” says Alyssa. “It shows that growing your own vegetables is something you can do in a suburban environment and it’s not just restricted to people on farms in the country.”

Cam and Alyssa’s Mum, Lisa, says the greatest beneficiary of Mirvac’s game-changing pilot project will be the current generation of teenagers who can aspire to buying energy-efficient homes in the future free from the burden of costly energy bills.

# Cheltenham: Melbourne's new capital of cool

For more than a century, the main attraction of Cheltenham was the exclusive Victoria Golf Club. Now the Melbourne suburb is blooming, with gourmet cafes, restaurants and an enviable bayside lifestyle.

It's close to bushland tracks and minutes from the beach, but Cheltenham is no backwater beach spot: attracting young families, retirees and a new breed of entrepreneur focused on community-driven businesses, this cosmopolitan hub is welcoming cool stores, gorgeous cafes and even a brewery to its streets. BYO keep cup...



## 1.

### Frank's

Owner Harry Butler named his café after his grandfather – fitting, then, that the café's loyal following has developed into something of a family. "I love the fact that people are proud to call Cheltenham home, and I love how incredibly supportive people are of this business," Butler says. Admittedly, with items like 'Cherry Ripe crepes' on the menu, it's not a hard place to love. The interiors don't hurt, either; a carpenter by trade, Butler created and installed the Scandi-inspired timber features himself. With monochrome accents and plenty of pot plants, Frank's is a feast for design-savvy eyes.

[franksmelbourne.com.au](http://franksmelbourne.com.au)

97 Cavanagh Street  
Cheltenham, VIC 3192  
(03) 9584 2620





2.

### Rose & Clive

Prepare your phone: Rose & Clive is part cafe, part artistic space, and you're going to want to Instagram it. Co-owners and visual artists Kate Jensen and Inigo Chiquirrin imparted plenty of their signature creativity onto the converted warehouse; indoors you'll be greeted by sleek, communal tables, beautiful black-and-white murals and a bright blue Kombi van parked by the counter. The pair, who also run mobile coffee cart Coffee Caboose, dreamed of "bringing a bit of the other side of town bayside," according to Jensen. "When we're not making coffee we're painting murals around the city and doing lots of artwork," she says. "Rose & Clive is like the headquarters: for the art, the coffee, everything."

1/16 Charlton Avenue  
Cheltenham, VIC 3192  
0407 864068

3.

### The Odd Room

Look once and you might miss this neighbourhood cafe, tucked inside a nondescript brick garage – but look again and be well rewarded. Owners Yuko Marcos and Andrew Affandi named The Odd Room aptly, given its plain exterior, but step inside and be wowed by rustic wood panelling and matte black beams contrasting with mint-coloured walls and red and white chairs. The food, too, is aesthetically pleasing: crowd-pleasers like chilli eggs or smashed avocado on toast look like *Masterchef* moments, while a rotating selection of seasonal single-origin beans is testament to Melbourne's commitment to coffee quality. "We love all the people we meet in this area," Marcos says with a smile. "We opened four years ago and we're so happy we did."

323 Bay Road  
Cheltenham, VIC 3192  
(03) 9553 6760



4.

### Bad Shepherd Brewing Co

After being named Amateur Brewing Champion of Victoria for two years in a row, Dereck Hales decided the time was right to open up a brewery. Enter Bad Shepherd: part brewery, part American barbecue smokehouse. "The goal with our beers was to produce a range that was true to traditional beer styles but expands the average consumer's palate and knowledge of beer," explains co-founder Diti Hales. Come for the beer, stay for the food: American-style smoked barbecue meats play a central role on the menu, and pair nicely with virtually any of the beers on tap. Cheers to that.

badshepherd.com.au  
386 Reserve Road  
Cheltenham, VIC 3192  
(03) 8555 3175

5.

### Bayside Bliss

Watch the waves roll in or snorkel with spectacular sea life. Melbourne's iconic beaches are Cheltenham's backyard. They offer the best of the Australian lifestyle – for free. Evening walks, lazy afternoons, early morning exercise, the sandy beaches are ingrained in the lifestyle of this suburb. For those who like beach competition there is a volleyball club and nippers, for those who like to keep it low key there are bike and walking paths for all levels of fitness.

#### Jack Road

**Location:** Cheltenham, VIC  
Real Estate Services By Mirvac works exclusively for Mirvac property owners, selling and leasing their homes and apartments.



(03) 9645 1199  
resbymirvac.com

**TREND ALERT:**

# Rentvesting

## HOW TO RENT FOR SUCCESS

If you haven't heard of rentvesting yet, get ready – it's an increasingly common strategy that you, too, can use. Sydney locals (and rentvestors) the Chia family share their experiences.





When the lure of Bondi beckoned, David Chia had a big decision to make. Should he sell his four-bedroom home in South Coogee and take on a large mortgage? Or should he simply rent in his preferred area, and lease out the family home?

David chose the latter and hasn't looked back. In 2017, the property financing strategist and his wife and two children moved out of their house and into a three-bedroom rental apartment at Bondi's most gorgeous new building, The Moreton.

The family is now closer to the kids' schools and the city and enjoys the lifestyle the trendy beachside locale provides. "It just made more sense, less stress," David says of the family's decision to rent. "There's the four per cent stamp duty on property and also big entry costs. The property price on a three-bedroom unit in Bondi is probably about \$2.5 million, so four per cent of that is almost \$100,000. That's a lot of money."

By renting where they want to live and continuing to pay off a mortgage where they can more afford to buy, David and his family have joined the ranks of "rentvestors" – people who buy property, but rent their primary house of residence.

Rentvesting is a popular new phenomenon, particularly among first-home buyers wanting to break into the property market. Research by Mortgage Choice shows that in 2017 more than one quarter of investors bought an investment property before they bought owner-occupied dwelling.

Peter Mastroianni, founder of [rentvesting.com.au](http://rentvesting.com.au), says rentvesting gets first-home buyers into the property market faster, enabling them to build equity and draw a rental income to offset the purchase, while also accessing tax benefits. "The primary benefit is that it allows you to maintain your desired lifestyle, whilst building the largest asset base you can with the money that you can afford," Peter says.

"Rentvesting also provides flexibility as it doesn't tie you down... for the next 20 to 25 years. Even couples with small families can adopt the strategy to live in their preferred location in order to obtain access to amenities or schooling, which may not be available if they were to purchase elsewhere."



**Opposite** Rentvestors, The Chia Family enjoy the Bondi lifestyle by renting at The Moreton. From left Benjamin, Erny, David and Priscilla Chia.

**Left** Priscilla Chia's favourite weekend activity is walking to Bondi Beach, not just for the swim, but for the ice-cream on the way home. Local amenity includes the world famous Bondi Icebergs.

**Below** Communal spaces offer all the benefits of outdoor living without the maintenance of a garden, says David Chia.





**Above** The Chia family love the easy lifestyle that comes with apartment living. Erny and Priscilla Chia cook dinner while Benjamin **(below)** practises piano. "Living in an apartment close to our kids schools has freed up a lot of time. I'd rather be relaxing with my kids than stuck in traffic driving them to school," says Erny.

"Rentvesting also provides flexibility as it doesn't tie you down... for the next 20 to 25 years"

**PETER MASTROIANNI**  
Founder of [rentvesting.com.au](http://rentvesting.com.au)

For the Chias, who own another two Mirvac rental properties, leasing out their South Coogee house entitles them to lucrative tax benefits, including depreciation concessions, which can only be claimed on a new build. The Chias bought the property off-the-plan in 2010. It has since enjoyed strong growth and, being a premium product in a highly sought-after area with top eco-credentials, has attracted quality tenants and strong rental returns.

David says he enjoys the flexibility of renting, should his family's circumstances change, adding that finding a home to rent was a much simpler process than buying. "It's about lifestyle and the flexibility of choosing where you want to live very quickly," he says. "The kids are going to be close to school for the next six years and, if in six years they decide they want to live on their own, start uni, go overseas or whatever, then I can easily go back to my home."



## TOP TIPS FOR RENTERS

*The Chia family rented their property through Real Estate Services By Mirvac, our specialist real estate business which works exclusively for Mirvac property owners, selling and leasing their apartments and homes. We ask Real Estate Services by Mirvac Sales Executive Matthew Matthews for his expert advice.*

1.

### Check how your bond will be protected?

“It’s important to note the bond is the tenant’s money and the default outcome should be that it is refunded in full to the tenant, unless it can be demonstrated that deductions should be made,” says Matthew. “It is not simply up to the real estate agent or landlord to arbitrarily take money from a tenant’s bond.”

Matthews is very clear that protecting your bond should not require any special behaviour. A rental property is still your home and if you go about living in the premises in an ordinary fashion, there should be no reason you don’t receive your bond back.

2.

### Make sure the inventory is correct and keep a copy of everything you sign.

“Make sure you note any issues or damage on both copies of the condition report, then return one copy to the landlord and keep the other copy in a safe place. Before and after photos are a good idea,” says Matthews. The completed condition report must be signed and returned within a certain number of business days from the occupancy date. For example, in Victoria it is three days and in NSW it is seven. Keep good records to ensure at the end of your tenancy you should get your deposit back quickly.

#### The Moreton

**Location:** Bondi, NSW

Real Estate Services By Mirvac works exclusively for Mirvac property owners, selling and leasing their homes and apartments.

**T** (02) 8588 8888

**W** [resbymirvac.com](http://resbymirvac.com)

3.

### Remember the bills.

You may have found your perfect place to live, but don’t forget to factor in electricity, water and Netflix costs into your rental costs. Sustainability is key – older apartments may cost you a fortune in electricity and water bills – so consider whether the design makes use of cross ventilation, grey water, communal gardens and other sustainable features that will keep your living costs down.

4.

### Check the strata rules.

Each state differs. In NSW for example, the landlord or real estate agent has to give you the building’s by-laws within seven days of you signing a lease. While it may not be mentioned in your lease, strata might have rules about pets, smoking, noise or even what can be displayed on your balcony (for example, maybe you aren’t allowed plants or to dry your clothes outside).

5.

### Can you make alterations to the place?

This is a hard one – you have to seek consent for making cosmetic alterations to the home but you have to weigh up whether to bring it up or not before actually signing a lease.

On one hand, the fact that you want to add a fresh coat of paint to the walls may be a selling point and your landlord may be very happy for you to do it at your own expense.

On the other hand, revealing your plans to say, add a deck, to the home you are about to rent might not go down well with the landlord and could mean getting bumped down the list of potential tenants.



## LIGHT LESSONS FOR RENTERS

*If you’re renting you probably can’t swap out the light fixtures, but you can use lamps and lightshades to set a mood.*

“You can do a lot with lamps,” says Martin Bevez, Mirvac’s Senior Lighting Designer, “and they work especially well in symmetry, be it on side tables or next to sofas. There’s plenty of different ways you can slot lamps in so that you get visual interest as well as different levels of light.”

Using multiple different lamps gives you the ability to play with areas of light and shade. “When you light a space very evenly,” says Martin, “it can feel very cold and soulless. Once you have multiple sources of light in a room you can also use it to create the illusion of more space. By dimming down the main lighting to be dark and moody you can then highlight a wall with spotlights and make the room feel like it has more depth.”



# Food for Good

Everytime you order these delicious meals from Song Café, in Mirvac Sydney headquarters, or Song Kitchen, you help build a safer world for women and children.







## HARISSA VEGETABLES WITH HALOUMI & QUINOA



Platter: mhceramics.net, Serving Spoons: francalia.com.au

### INGREDIENTS

Kent pumpkin – skin on, seeded cut into wedges  
½ cauliflower – cut into florets  
2 leeks – base only cut into quarters lengthways  
2 zucchinis – cut into halves lengthways, sliced medium  
4 small parsnips – peeled, ends trimmed  
8 small potato's – skin on, quartered lengthways  
1 cup red quinoa – rinsed, drained  
200gm haloumi – thickly sliced  
2 tsp sesame seeds toasted  
1 tbs pepitas toasted  
½ bunch coriander – remove & coarsely tear the leaves  
½ bunch mint – remove & coarsely tear the leaves  
10 almonds (toasted & chopped)

#### Harissa

4 cloves garlic – peeled, crushed  
4 red chillies – medium size, tops  
3 tsp cumin seeds toasted  
1 tsp coriander seeds toasted  
1 tsp ground smoked paprika  
Handful of cherry tomato's  
¼ cup (60ml) olive oil  
Zest and juice of 1 lemon

### METHOD

#### Quinoa

❶ Combine the quinoa and 1½ cups (370ml) water in a saucepan over a high heat, bring to the boil. ❷ Cover and reduce heat to a low simmer for 15 minutes or until the liquid is absorbed and the quinoa is tender. ❸ Set aside, covered, for 5 minutes to steam. Separate the grains with a fork before serving.

#### Harissa

❶ Place the chillies, garlic, paprika, cherry tomatoes, cumin and coriander seeds into a food processor. ❷ Pulse until a paste starts to form. ❸ Add the olive oil, lemon juice and zest with a generous pinch of salt and pulse until combined but not completely smooth. ❹ Rub the harissa over the pumpkin, cauliflower, parsnips, potatoes & zucchini's. ❺ Place aside in a well-oiled large baking dish or roasting pan for an hour to allow the flavours to combine.

#### For the vegetables

❶ Preheat oven to 200C / 180C fan-forced. ❷ Place the vegetables (uncovered) on the middle rack of the oven 45 minutes or until the potatoes and pumpkin are tender and golden. Turn oven off and leave to rest in the oven while you cook the haloumi.

#### For the haloumi

❶ Heat a large non-stick frying pan over high heat. Give the pan a light grease with some butter to stop the haloumi catching. ❷ Cook the haloumi in batches for 2 minutes either side or until it is golden brown.

#### To serving

❶ Using a large serving platter, build the dish up with the different components starting with quinoa. ❷ Next arrange the harissa vegetables on top of the quinoa, top with the haloumi, sprinkle with the sesame seeds, pepitas, almonds, coriander and mint leaves. ❸ Finish by drizzling some balsamic vinegar or a citrus dressing over the top.

# WATERMELON AND PEARL COUSCOUS SALAD

## INGREDIENTS

½ seeded watermelon – cut into bite size chunks  
3 lebanese cucumbers – cut into half lengthways and sliced  
½ Spanish onion – sliced  
1 punnet yellow cherry tomatoes – cut in half  
½ cos lettuce leaves  
½ bunch fresh mint – roughly chopped  
½ bunch coriander – roughly chopped  
½ pomegranate – scoop out seeds and put aside  
1 cup of feta – crumbled  
2 cups of pearl couscous  
balsamic vinegar  
salt and pepper to season

## METHOD

❶ Cook the pearl couscous as per directions on the packet. Drain and set aside to cool. ❷ Wash and dry lettuce leaves – tear leaves into thirds and place on serving platter, follow with cut watermelon pieces, onions, cucumber, mint leaves coriander leaves – lightly toss ingredients. ❸ Sprinkle feta over the salad followed with the pomegranate seeds, add salt and pepper then drizzle with balsamic vinegar before serving.





# COLD SMOKED SALMON WITH HORSERADISH CREAM AND GREEN LEAVES

Recipe from Song Kitchen.

## INGREDIENTS

### Cold smoked salmon

200g salmon fillet (keep the skin on)

For each 200g fillet use:

6g juniper berries

1 clove

1 star anise

4g coriander seeds

3g white peppercorns

18g fine salt

14g brown sugar

Cowboy pecan wood chips

(available from essential ingredient)

40 grams per 200g salmon fillet

### Horseradish cream (serves 4)

1 cup of crème fraîche

½ tsp lemon juice

2½ tbsp fresh grated horseradish

White pepper, sprinkle to taste

### To serve

caperberries

dill fronds

watercress

extra virgin olive oil

lemon juice

char-grilled sourdough bread

## METHOD

### Preparation

1 Place clove, star anise, coriander seeds and white peppercorns on a baking tray and cook in an oven preheated to 160°C for a few minutes (to release the aromas not cook).  
2 Remove and cool to room temperature. 3 Grind all the dry spices in a grinder, (medium-fine). 4 Transfer dry spices to a bowl then add salt and brown sugar and mix.  
5 Place fish fillets on a tray, sprinkle spice mix evenly over the salmon flesh (not skin) and then cover with cling wrap. 6 Leave to cure for 36 hours in the fridge. 7 Rinse salmon and pat dry with clean cloth. 8 Place fillets on a clean oven tray and return to the fridge. 9 Leave for 2 days until the fillet looks matte dry. 10 Remove tray from fridge and transfer to the middle rung of a cold, well-sealed oven. 11 Meanwhile fill two trays with ice cubes. 12 Place one ice tray on the highest rung of the oven. 13 Place the second tray on the floor/ base of the oven.

### Cold Smoking Process

1 Heat 40g of woodchips (per fillet) in a cast-iron pan until smoking (no flames)  
2 Place the smoking cast iron pan into the cold oven, on the lower rung, underneath the salmon tray and above the lowest ice tray. 3 Close oven and do not disturb for 45 minutes. 4 Remove salmon from oven and place in the fridge. 5 Allow the salmon to cool and rest for half a day before serving.

\*The ice is used to cool and offset any transient heat from the wood smoke and hot pan.

### Horseradish Cream (serves 4)

1 Place all ingredients in a bowl and mix together. Cover with cling wrap and refrigerate until ready to use.

### Serving

1 Slice salmon thinly with a well sharpened knife. 2 Arrange watercress (as a light fresh base) and lay the salmon on close by. 3 Layer a tablespoon of horseradish cream across the salmon. 4 Garnish with caperberries, dill fronds, watercress. 5 Drizzle with extra virgin olive oil and lemon juice. Serve with chargrilled (or toasted) sourdough bread.

NOTE: The salmon will last for up to 2 weeks in the fridge.





## LIME COCONUT SYRUP CAKE

*This recipe was developed by Luke McKenzie-Brock, Manager of Song Cafe. It is one of the most popular orders for afternoon tea.*

### INGREDIENTS

125g butter – softened  
 3–4 limes – for syrup  
 1 tablespoon grated lime rind  
 1 cup caster sugar (220gm)  
 3 eggs  
 1¼ cups self-raising flour  
 1½ cups desiccated coconut  
 ½ cup vanilla yoghurt (125ml)  
 ½ cup milk (125ml)

#### Lime syrup

½ cup lime juice  
 ¾ cup caster sugar  
 ½ cup water

#### Garnish

crushed pistachio nuts  
 desiccated coconut  
 julienned lime zest

### METHOD

❶ Preheat oven to 180C/160C fan forced. Grease a 20cm spring-forced cake pan. ❷ Beat butter, rind and caster sugar in a medium bowl with an electric mixer until light and fluffy. ❸ Carefully beat in eggs (one at a time), add sifted flour, coconut, yoghurt, milk, rind with a large spoon until combined. Spread mixture into the cake pan evenly and bake for 40–45 minutes. ❹ Remove from the oven and let stand for 5 minutes then turn topside up onto a cake rack for 3 minutes (make Lime Syrup whilst cake is resting). ❺ To make lime syrup, place caster sugar and water in a saucepan over a medium heat. Bring water to a gentle boil and dissolve sugar. Once sugar is dissolved remove from heat and add lime juice.

#### Serving

Serve cake on a large platter and place the cake in the centre, drizzle hot lime syrup over the cake (it will soak into the cake), sprinkle over crushed pistachio nuts, coconut and lime zest.



# THE SONG STORY

Sydney's Song Café, and Song Kitchen  
are good for the palate and the heart.  
The food they serve is delicious but their  
social value is even greater.

## 1984

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The YWCA NSW pioneered a “profit for purpose” fundraising model with Y Hotels (Hyde Park and City South) in Sydney, allowing their not-for-profit businesses to maintain independence and exist as sustainable organisations.

## 2016

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Throughout 2016, the Hyde Park Hotel underwent extensive refurbishment and reopened its doors rebranded as Song Hotel, reflecting the empowerment and positivity associated with the international YWCA movement. Song Hotel is also home to a sophisticated licenced cafe/restaurant aptly named Song Kitchen.

## JUNE 2016

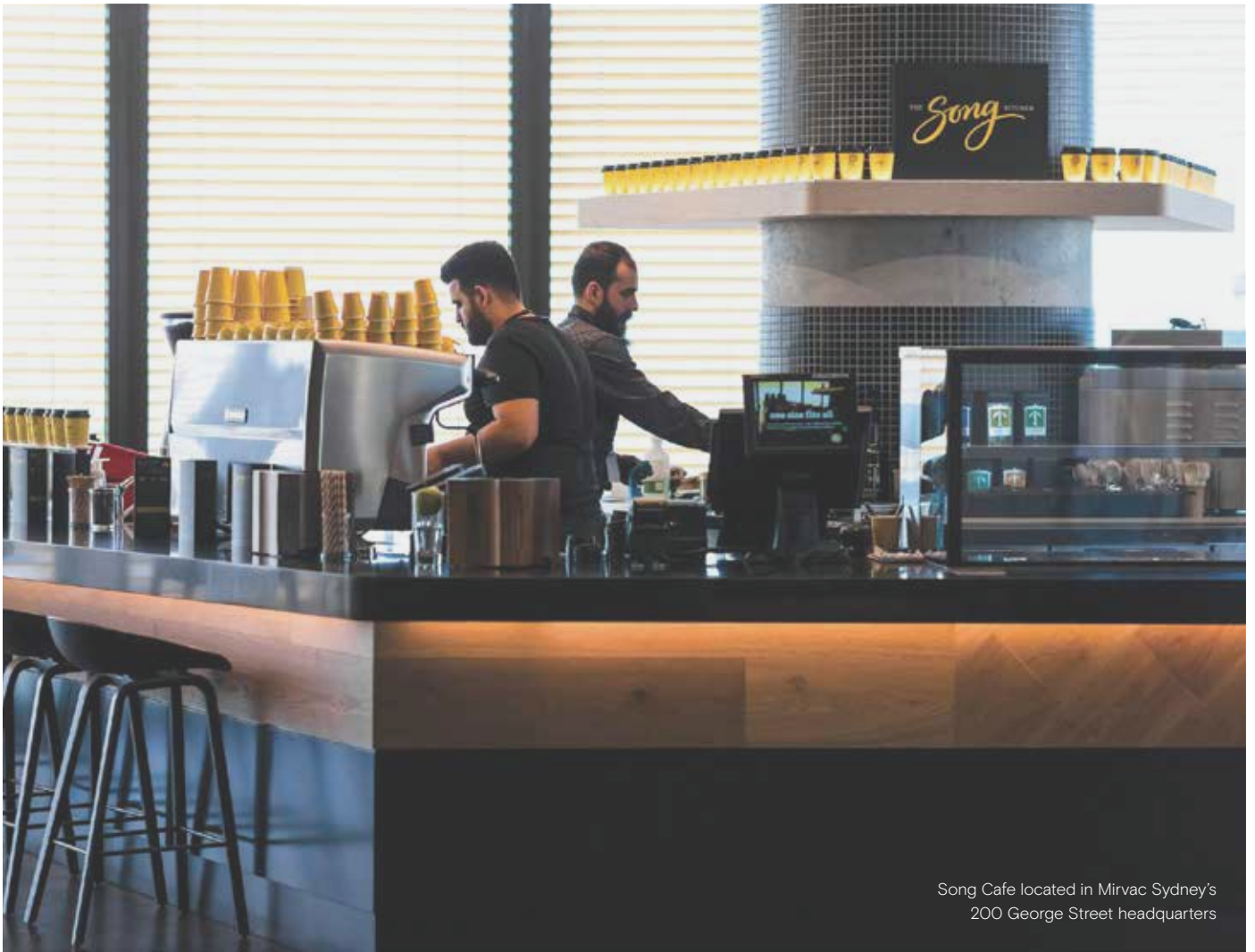
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YWCA NSW also joined forces with Mirvac to open a unique cafe concept at Mirvac's 200 George Street headquarters. Known as Song Kitchen Catering, this profit-for-purpose cafe is one of the first ventures of its kind in Australia. Song Kitchen Catering provides premium catering services to Mirvac head office employees along with their guests. One hundred per cent of the profits from the cafe go directly towards funding YWCA NSW services for women and children experiencing domestic violence. Through patronising the Song Kitchen Catering for their lunches and conferences, the staff at Mirvac have contributed to critical programs across the state to end domestic violence.

## 2017

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Mirvac was Song's biggest advocate when an opportunity presented itself to potentially open an additional Song Kitchen at ING's new head office. In just two years, with Mirvac's support, YWCA have been able to launch two profit-for-purpose catering businesses to add to the YWCA portfolio, to create integral additional funding for YWCA programs and services.



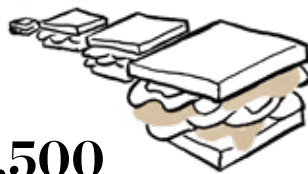
Song Cafe located in Mirvac Sydney's  
200 George Street headquarters

## OVER THE PAST 2 YEARS:



**1 tonne**

of coffee beans have  
been used to make more  
than 70,000 coffees



**22,500**

delicious sandwiches  
have been consumed



**Song  
Catering has**

catered for hundreds of meetings  
and events at Mirvac



**14,000**

healthy salads  
have been ordered



**\$40k**

in proceeds going directly  
to YWCA frontline programs and  
services to end domestic violence



# Building the dream

How a House and Land package in Piara Waters, Western Australia, was one family's dream come true.



It was love at first sight for the Rogelio family Romualdo and Jovelyn and their sons, now aged seven and three – when they visited Madox at Piara Waters, Mirvac’s newest masterplanned community, south-east of Perth.



“I loved its warm, family-friendly atmosphere, I immediately knew that Piara Waters was a good place for our family – so many people said to me that it was a good place to settle with children. Madox was the perfect location for us,” Jovelyn says.

So keen were the family to move to the community, they were Madox’s first residents to move into their home.

Having moved to Perth, after spending 10 years in New Zealand, Romualdo and Jovelyn say their new home is a dream come true and the result of many years of hard work.

“We knew that Perth was where we wanted our boys to grow up, but owning our own home felt like a very big challenge,” Romualdo says.

“We never felt that we had the courage to purchase a home while we were living in New Zealand, but something about Perth and Piara Waters really felt like home and gave us a new sense of hope that we could achieve our dream.”

Not far behind the Rogelio family are a swathe of new residents.

**Above** The Rogelio family are the first residents to move into Piara Waters.  
**Left** Madox Piara Waters has a family-friendly vibe.



New residents have access to a fully established community garden. From blueberries to kale, the planter boxes are growing more than 30 varieties of vegetables, fruit and herbs.



**Above** The Madox community garden is brimming with fresh produce.

**Right** Explorer Park provides a safe place for kids to play.

## Madox

**Location:** Piara Waters, WA

**Status:** Now selling

House and land packages available

**Information Centre:** Cnr Terracina Pkwy & Nicholson Rd, Piara Waters

**T** (08) 9424 9989 or 0481 906 654

**W** [madox.mirvac.com](http://madox.mirvac.com)

When complete, Madox will be home to over 400 families. In preparation for the creation of this new community, Mirvac has focused on a suite of sustainability initiatives that will build community spirit as well as state-of-the-art infrastructure.

At Madox, new residents have access to a fully established community garden. From blueberries to kale, the planter boxes are growing more than 30 varieties of vegetables, fruit and herbs.

When crops are in abundance, residents are welcomed to forage the food that is growing, as well as tend the garden as they like.

Mirvac's General Manager, Residential Development WA Paige Walker says Madox had set the benchmark for providing a connected community and a vibrant place to live, set among exceptional existing local amenities.

"Initiatives such as the community garden provide residents with not only access to sustainable produce, but an opportunity to connect in new ways," she says.

"Young families prioritise closeness of primary schools and employment hubs, which is exactly what this area offers; access to these amenities so close by is a vital incentive for those considering making their move to Madox."

The Rogelio family couldn't agree more.



“Now that we live here, I am seeing our family’s future come to life. It was very important to us that the area will continue to grow and develop. There are plans for a new school nearby and so many exciting things to come,” Jovelyn said.

“Our boys are so happy and excited to be here and I hope that one day, when they’re older, this will be the place that they choose to build their homes and raise their own families.”

Part of the Rogelio boys’ huge excitement at moving into Madox is that the first stage of the brand new Explorer Park has also opened. The park, contained within the Madox community, features a cutting-edge pump track, custom designed as an adrenaline-raising urban oasis for biking, skating and scooters.

The park is surrounded by modern landscaped parkland and wide dual-use paths – another design feature aimed at connecting the community and perfect for running, walking, riding, skating or strolling with friends.

## PUMPED UP FUN

A pump track is a continuous undulating asphalt track that can be ridden without pushing or pedalling. The name pump track is derived from the motion used by the rider’s body to maintain momentum as they ride around the track. Pump tracks can be enjoyed by cyclists, skateboarders and scooter riders of all ages.





# Perth's fab new precinct

Green open spaces, a pop-up coffee caravan and thriving community gardens: this new Perth precinct is full of the pretty and palatable.



Snuggled in the gently sweeping countryside of south-east Perth, you'll find Piara Waters: a flourishing area of buzzing local eateries, neighbourhood gardens and pretty nature reserves. Once used for farmland thanks to its lush soils, the area's increasing popularity has seen it grow into one of the city's hot new regions in recent years. Here, a few of its must-visit spots.

## 1.

### Harrisdale/Piara Waters Community Garden

Head to Piara Waters' Community Garden on Friday mornings to find locals sipping on their coffees (grabbed from nearby Running Latte) and chatting while they tend to garden beds. Capsicum, red onion, artichoke, salad leaves, rainbow chard, eggplant, rocket, kale, fennel, mint, raspberries, strawberries and lavender are all growing here at present. "Everyone from the neighbourhood is welcome to help themselves. People are always stopping by to pick this or that," explains Lynette Jones, who herself sometimes grabs a handful of rocket to add to her Running Latte toasties. "It's such a lovely space." The community garden was established by Mirvac as part of its suite of sustainability initiatives which build community spirit as well as state-of-the-art infrastructure.



2.

### Araluen Botanic Park

It's easy to see why, in 1929, Araluen Botanic Park was gazetted as a holiday destination: dotted with creeks, old-growth trees and meandering paths, the sprawling, 59-hectare valley still retains its sense of escape. Wander the grounds and admire the many exotic plants (its camellias and roses have drawn international recognition), or spot the birdlife: the site attracts both migratory and resident feathered friends. There's also a little lake with ducks, free community barbecues and a miniature train, which chuffs through the grounds during spring. Don't miss the cosy on-site cafe, either; housed in a little log cottage and covered in wisteria, it's a lovely spot to sit and enjoy the view.

[araluenbotanicpark.com.au](http://araluenbotanicpark.com.au)

362 Croydon Road  
Roleystone, WA 6111  
(08) 9234 2200

3.

### Running Latte

This Airstream-caravan-turned-cafe is located next to the Piara Waters Community Garden and is a favoured haunt for locals. "Mums in particular like it here," observes owner Lynette Jones. "They come to get their caffeine fix while the kids play on the nearby equipment." With a range of tasty snacks (namely toasties, muffins and cookies), it's got everything you need for a morning break in the sunshine.

Cnr Terracina Parkway  
Piara Waters, WA 6112

4.

### CY O'Connor Village Pub

If the name makes you picture a quaint little neighbourhood watering hole, you're in luck; this pub is precisely that. Established by the Dawkins family on what was previously their family farm, there's wide, sweeping verandas, big leafy trees and a fairy-light-strung beer garden. There are also craft beers on tap, an eclectic local-leaning wine list and a menu filled with artisan produce. "And we still have our own cows around the pub grounds," adds employee Tom Kullner. "In fact, all beef on the menu is sourced directly from these cattle. That way, we can guarantee that we know exactly where the meat is coming from, and that it's good, healthy and clean." Don't miss the Melt beef Wagyu spring rolls.

[cyopub.com.au](http://cyopub.com.au)

11 Erade Drive  
Piara Waters, WA 6112  
(08) 9397 0233

5.

### Cohunu Koala Park

Started as a private conservation park in 1975, Cohunu Koala Park has grown into a beloved local icon – and it's easy to see why. "It's so peaceful and leafy in this area," says animal carer Karen Blakeley. "We've got 14 hectares for the wildlife here; it's a lovely environment for them to live in." Wander the property alongside the free-roaming emus, alpacas, llamas, ponies, donkeys, swans, pelicans and ducks, or take the kids to the kangaroo yard to hand-feed the resident roo. There are also crocodiles, wombats, kangaroos, wallabies, parrots and of course, koalas – but for many, the star attraction is Wilbur the pig. "People just come to see him, he's lovely," laughs Karen. "He sits when you tell him to, and he loves a scratch under the ear."

[cohunu.com.au](http://cohunu.com.au)

Lot 103 Nettleton Road  
Byford, WA 6122  
(08) 9526 2966



# Seven habits of highly successful property investors

## DISCOVER THE SMART STRATEGIES USED BY SEASONED INVESTORS WHEN BUYING A PROPERTY.

The savvy property investor is no different to a successful business entrepreneur; most don't make their millions overnight. Successful property investors research, strategise, plan and collaborate. They do their homework, make smart decisions and reap the rewards in the long term. Here are seven things that successful property investors do – that you can do, too.

1.

### Research

Research is the linchpin of successful property investment. Savvy investors know their market, understand real estate price cycles, are in command of their finances and can identify a solid investment opportunity. Mirvac Residential, National Sales Director Kathy Arici has 25 years' experience in the property market and says buying smart is key. "It's really about doing the research upfront and making sure you're armed with all the information. Get everything set up first and then start looking."

2.

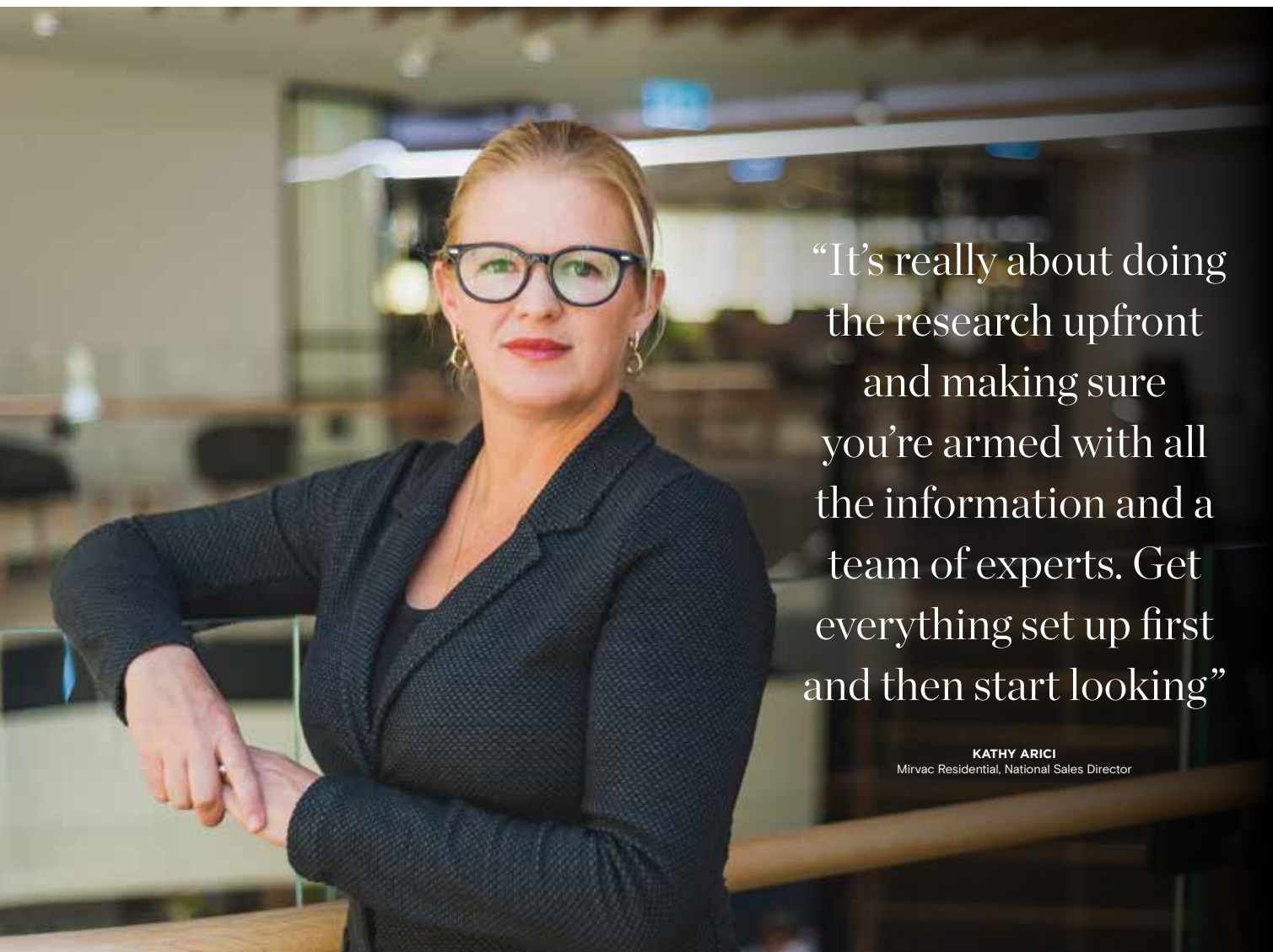
### Crunch the Numbers

Smart property investors treat their portfolio like a business. They forensically examine the financials before they strike, taking into account not just the property price, but stamp duty, legal fees, body corporate costs, insurances, leasing fees and other maintenance expenses. They know how much they can afford, estimate their cash flow and have a buffer, factoring in interest rate hikes, lapses in tenancy and other variables. "You never want to put yourself in a position where you have to sell," Arici says.

3.

### Think Long Term

Real estate is no place for short-term prospectors. Most investors are interested in solid capital growth and this typically takes several years or even decades. Property investment should be part of a long-term financial strategy; the prudent investor articulates a plan, sets goals and continually reviews their performance.



“It’s really about doing the research upfront and making sure you’re armed with all the information and a team of experts. Get everything set up first and then start looking”

**KATHY ARICI**  
Mirvac Residential, National Sales Director

## 4.

### **Location, Location, Location**

It’s the catchcry of the real estate industry, and it’s true; where you buy is just as important as what you buy. When it comes to location, hot investment properties tick all the rental boxes: proximity to amenities, transport, workplaces, schools, shops, cafes and green spaces. Arici says buying in Australia’s major capital cities has been her strategy. “Historically, capital growth will happen in the cities, but your rental return in the city might not be as good, as if you go out to the country. In the country you may get lower capital growth, but the rental returns can be higher. It really just depends on an individual’s investment strategy.”

## 5.

### **Buy Where You Would Live**

A good question successful property investors ask themselves is “would I live here?” If the answer is yes, it’s a good measure of a property’s rentability and market appeal. “I always look to buy something that I could live in,” Arici says. “Then typically most other people will feel the same way.” Sustainability and a good energy rating will also be attractive to the cash-conscious renter.

## 6.

### **Get Professional Advice**

Property investors don’t pretend to know it all. They leverage the advice of experts in their respective fields. Before they hand over hundreds of thousands, or even millions, of dollars, they consult a team of professional mortgage brokers, financial planners, accountants, conveyancers and/or solicitors. They fully understand what they are buying and are confident it’s compatible with their financial circumstances, as well as being abreast of lucrative tax breaks that will make their purchase more cost-effective.

## 7.

### **Be Ready to Strike**

Good real estate moves quickly, and smart investors are ready to buy at any given time. They have their finances in order, pre-approval organised, research done and a team of professional advisers already in motion. “Doing the research upfront and being ready to go at any time so that you can jump onto those opportunities before someone else is very important,” Arici says. “Because property that’s in demand will get snapped up and you’ll miss out.”





# Home Tech Revolutions

**THE FUTURE IS HERE!  
MEET YOUR NEW “SMART” HOME  
(IT’S HAD A FEW UPDATES).**

Not so long ago, the humble television set was the epitome of in-home technology (especially if it came with remote control) – but today they’re just the beginning. From ovens and fridges to blinds and even coffee machines, “smart” home technology is increasingly commonplace.

Welcome to the home-tech revolution, a futuristic new world where our home comforts are no longer at our fingertips, but mobilised from the tip of our tongues. Forget about flicking on the light switch, fumbling with the thermostat and drawing the blinds – with smart home tech, you can do that with a voice-activated assistant like Google Home or Amazon Alexa, or simply by using your mobile phone. According to Brett Crellin, Design Director at Mirvac, approximately one-quarter of all new Mirvac house and apartment buyers (where packages have been offered) are now opting for smart technology solutions that automate devices in the home via the wifi network – which means this is just the beginning.

“Imagine the day when you can ask Alexa to run you a bath as you walk home from the train station after a tough day at work ... you’re probably not thinking too far in advance”



**BRETT CRELLIN**  
Design Director, Mirvac Design



“Our entry-level smart technology package has been our most popular so far, and that includes lighting control, blind control and climate control,” he says.

“Once the entry level system has been installed, the customer has the option to add other features such as video intercom, CCTV and energy monitoring.”

Forget having lots of different apps to manage your devices, too – everything is synced through your voice-activated control panel (on a wall in your home) and an app on a mobile device, Brett says. So you

can tune into your home CCTV from the office, turn up the heating on your train ride home, and cue your favourite TV show remotely. Even better, you can do it all at once with programmed “scenes”, which synchronise connected devices to respond in a prescribed way on command.

“So via the app or voice control, you can choose, for example, ‘movie scene’ and then the blinds in the living room might come down, the lights go off and the AV system kicks in,” Brett says. “You can also use what’s called

geo-fencing – which means using your mobile device within a set range of distance from your home (say, 500 metres) to activate particular scenes. Trip the geo-fence limit, and your settings might automatically turn the front lights on or start the air-conditioning system.”

The arrival of voice assistants has also made in-home tech more intuitive and user-friendly. “What it is doing is making the use of home automation systems much more seamless,” Brett says. “We’re finding that people are really embracing

it [in-home technology] because it is becoming such an easy thing for them to adapt to and customise and connect new devices to.”

So what’s next? If you can imagine the day when you can ask Alexa to run you a bath as you walk home from the train station after a tough day at work, you’re probably not thinking too far in advance. “There is technology currently being developed that does allow a level of control for tapware,” Brett confirms. “I do believe that in the future, yes – that’s absolutely a possibility.”

## THE LOWDOWN ON VOICE ASSISTANTS



Google Home and Amazon Alexa voice assistants.

Looking to get started with a voice assistant? Google Home and Amazon Alexa are the market leaders: both have similar functionality and can be paired with compatible devices (think light switches, televisions, sound systems and air-conditioning units), but you don’t need to rewire your whole house to enjoy the benefits – connect it to your smartphone, and you can use it to play music, call friends, read the news headlines or spell out words for you. Both Google Home and Amazon Alexa can be controlled by an app on your phone (available at the App store for iPhone users and at Google Play for Android

users; other smartphones can also make use of these devices but may require a third-party app to act as intermediary software). But which is better? There’s no easy answer: deciding which voice assistant is right for you depends on what you want to do with it. Google Home has better search engine optimisation, as you might expect from a Google product, while Amazon Alexa is convenient for online shopping as it can sync with the Amazon store online. Note – Amazon AU is not currently available however you are able to shop on the Amazon online global store for specific products.





# New infrastructure *equals* property hotspot

New infrastructure projects can be a key factor in driving up the value of residential property. We investigate why Yarra's Edge is expected to offer long-term value.



**Above:** An artist's impression of Mirvac's new Melbourne development, Yarra's Edge.

From parks to transport; cultural venues to retail centres; new infrastructure can have transformative powers. Infrastructure can take an under-utilised site and turn it into a thriving community. The timeframe for change depends on the site and the infrastructure – it can be speedy or slow.

Savvy owner-occupiers and investors know this and understand the importance of a long-term view.

Melbourne's Yarra's Edge, on the doorstep of the city's CBD, is a case study in how infrastructure has transformed the former wharfside shipping yards into a coveted residential waterfront sanctuary.

As the market becomes more competitive purchasers are becoming increasingly discerning, they are looking for properties that offer the lifestyle they want as well as future growth. Opportunities outside the traditional "blue-chip" established suburbs are becoming far more attractive, particularly properties close to proven drivers of value and 'wellness' such as the proximity to water.

Whether looking to upgrade to a low-maintenance apartment residence or downsize to a forever home, the areas attracting the strongest interest from owner-occupiers are those that boast good connectivity, amenity and low vacancy – all key factors in astute property purchases that have the potential to increase in value while withstanding market fluctuations over the long term.

Purchasers are seeking out spacious apartments that are larger than the city average, with the credibility and proven track record of developers in the industry becoming increasingly important.

As the epicentre of Melbourne's residential boom shifts to the cusp of the CBD, the most promising locations are those with both existing amenity and modern infrastructure projects in the pipeline that will enhance their future potential and connectivity as the city grows.





Only two kilometres from the centre of Melbourne, Yarra's Edge has emerged as a highly sought-after location for buyers after Mirvac recently unveiled new elements of its bold masterplan that proposes to extend its prized waterside promenade and add a new retail hub.

The extended riverside promenade and new shopping village with approximately 1,000 square metres of retail is designed to enhance and complement the most desirable attributes of the neighbourhood, including its unrivalled north facing, inner-city locale along the banks of Yarra River and its mix of housing options, which have

proved popular with a diversity of purchasers – from downsizers to professionals, couples and families. The masterplan is anticipated to build on the community's existing 3.7 hectares of open space, 149-berth river marina, fitness clubs, swimming pool, art gallery, and myriad cafes and restaurants.

Eighteen years in the making, Yarra's Edge is an established neighbourhood of more than 3,000 residents set on a 14.5-hectare waterfront strip of land on the southern bank of the Yarra River incorporating waterfront homes and apartment buildings.

Mirvac General Manager of Residential Victoria, Elysa Anderson, says Yarra's Edge has redefined waterfront living in an urban context, with the suburb likened to Sydney's exclusive Double Bay.

"Yarra's Edge is a unique offering in Melbourne as it is situated on the only north-facing riverfront land in Docklands and has all the advantages of city living but with a relaxed village feel without all the city traffic," she says.



Yarra's Edge is on the doorstep of the Fishermans Bend precinct, Australia's largest urban renewal project, twice the size of the Melbourne CBD.



"A close-knit community has already emerged among existing residents who are mostly health-conscious and social people who moved to Yarra's Edge for the lifestyle it offered along with its city proximity."

As a unique linear community along a 1.5-kilometre waterfront strip of Melbourne's iconic Yarra River, the community offers north-facing apartments and terrace homes with city skyline views and forms an attractive gateway between the city centre and the planned residential suburb of Fishermans Bend.

Yarra's Edge has attracted interest from astute owner-occupiers and long-term investors closely watching the early progress of Fishermans Bend and Development Victoria's revitalisation of the city's waterfront to the immediate west.

Yarra's Edge is on the doorstep of the Fishermans Bend precinct, Australia's largest urban renewal project, twice the size of the Melbourne CBD. Fishermans Bend is expected to generate up to 80,000 new jobs and eventually house approximately 80,000 residents on the edge of the city.\*

\* Information included is based on the Fishermans Bend Vision Framework, 2017, and is subject to change and approval by authorities including City of Port Phillip and City of Melbourne.





The masterplan will build on the community's existing 3.7 hectares of parkland, 149-berth river marina, fitness clubs, swimming pool, art gallery, cafes and restaurants.

The State Government has also earmarked Fishermans Bend for additional new schools, public transport connections and higher education facilities, including a proposed \$1b University of Melbourne IT and Engineering Campus.\*

Directly to the west of Yarra's Edge, Development Victoria also has new plans to convert a 1950s heritage boat shed near the Bolte Bridge into a sporting and recreational hub for the community facing onto the Yarra

River. The West End Precinct is planned to be revitalised to include a proposed cultural hub with sporting facilities, exhibition spaces and a new public jetty.\*

Expressions of interest are currently being reviewed for the planned transformation of Shed 21 into a riverfront sports and recreational hub for community use that could also host sporting events and festivals.



Artist's impression





Artist's impression

Smart buyers see this expanding community infrastructure and connectivity bolstering the appeal of the Yarra's Edge waterside community. Yarra's Edge was purpose-built as a wellness precinct aimed at Melbourne's health-conscious downsizers and young professionals.

Anderson said those buyers with an eye on the future development of Melbourne had shown keen interest in Yarra's Edge.

"We are seeing strong interest from savvy buyers keeping a close watch over the changing landscape of the city of Melbourne who are aware of infrastructure projects in the pipeline likely to dramatically increase the desirability of Yarra's Edge," she says.

"There are rarely opportunities to buy into masterplanned communities so close to the city centre that have excellent infrastructure and connectivity from the outset for their first residents."



Artist's impression

## Yarra's Edge

**Location:** Yarra's Edge, Docklands, VIC

**Status:** Now selling

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

**T** (03) 9695 9400

**W** [yarrasedge.mirvac.com](http://yarrasedge.mirvac.com)

**Left** New Montague Park opening soon

**Above Left** Pool at the Wharf Club

**Above** New retail hub planned for area.

**Right** An artist's impression of the recently opened new South Melbourne Primary School

\* Information included is based on the Fishermans Bend Vision Framework, 2017, and is subject to change and approval by authorities including City of Port Phillip and City of Melbourne.



# National Economic 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. Our 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 fingertips. 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 economic fundamentals supporting the Sydney housing market remain strong. The state economy continues to perform well. The strong economic story began in 2014-15 and has continued to 2017-18. The State Government is expecting 3% growth this year, versus a long-term average of 2.6%. Economic growth is expected to moderate a little to 2.75% over 2018-19 and 2019-20, but remain a little above the long-term national average.

Private infrastructure activity has increased by over 80% in the past two years (to March 2018), directly adding half a percentage point to growth. The lift in work has been centred on power generation and road and transport projects. Private sector building activity is also on the rise. Approvals in the year to April are 25% higher than two years ago, with gains across offices, warehouses and

social construction work. A record infrastructure pipeline will also support further economic activity. The current NSW State Government has committed \$87.2bn in spending over the next four years, with a large focus on infrastructure building. Sydney is also expected to benefit from further capital commitments from the Federal Government on major road projects and the commencement of the Western Sydney Airport, expected later in 2018.

According to the Australian Bureau of Statistics (ABS), Sydney's unemployment rate has averaged just 4.6% over the three months to May 2018. Over the past five years, Sydney's unemployment rate has averaged a low and stable 5.0%. This is markedly tighter than the Australian average at 5.8% over the past five years.



**lowest unemployment of any city**



**95% employment**  
on average for 5 years



**up 25%**  
on private sector building approvals from 2 years ago



**\$87.2 bn**  
infrastructure spend over next 4 years



**3%**  
economic growth for 17/18

Disclaimer: Mirvac is not a provider of financial advice and purchasers should seek advice from appropriately qualified experts. The National Economic Update was prepared using data from the 2018-19 State Government Budget papers, the Australian Bureau of Statistics, the NAB Monthly Business Survey, Federal Government infrastructure announcements and the Reserve Bank of Australia.

## MELBOURNE

Victoria's economy continues to be notably stronger than the rest of Australia. Economic fundamentals supporting the Melbourne housing market include a sustained migration-led surge in population growth. This continues to be the main driver of economic growth with the state's education, tourism and wider services sectors all benefiting. Population growth is 2.3% per annum currently, well above the national pace of 1.6% per annum.

Business conditions across Victoria remain elevated with the labour market benefiting from employment growth averaging 2.7% annually over FY18. Record levels of job vacancies should continue to support employment growth in Melbourne.

The strength of the public sector will be a strong support for economic activity over the next few years. Public investment has been particularly strong over the past year, surging 23% to March 2018. The Victorian state budget showed public infrastructure work is expected to rise further over the next year. Projects such as the proposed airport rail link are set to extend the infrastructure spending pipeline.

While housing construction activity will cool over the next few years from strong levels, business investment is broadly supportive. Similar to NSW, the work pipeline looks positive for both non-residential building and private infrastructure work, consistent with demands from a fast growing population.



**2.3%**  
**annual population growth in Victoria**



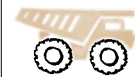
**housing**  
construction to cool



**record levels**  
of job vacancies



**surge in public investment**  
23% up on previous year



**strongest**  
economy in Australia

## BRISBANE

Queensland's economy continues to rebound after the decline in mining investment. A number of macro economic fundamentals support the Brisbane economy.

A current growth agenda from the State Government, with investment in infrastructure and services, is driving growth. Public demand was 5.0% higher over the year to March 2018. The recent 2018-19 Budget emphasised that the current Queensland government will remain a strong support over the next four years, with \$46bn in infrastructure spending committed to 2021-22. Solid commitments to continued investment in front-line essential services such as health and education will also support job growth.

Population growth has rallied as the economy has strengthened.

Having dipped to a multi-decade low of 1.2% for the year at September 2015, population growth has since rallied back to 1.7% over the year to September 2017. The result has come about from a resurgence in both international and, in particular, net interstate migration. Affordability continues to be a major drawcard for the region.

Strength in employment has resulted in new populations finding work easily. Since November 2016, Queensland's unemployment rate has been broadly unchanged while the share of population employed has risen by 1.5 percentage points (at May 2018).

A lower Australian dollar and global demand will support Brisbane's growing services economy.



**largest share of service jobs in Queensland**



**lower**  
unemployment than regional locations



**affordability & liveability**  
major drawcards



**increases**  
in infrastructure spending



**low Australian dollar**  
driving service economy growth

## PERTH

Although the large decline in mining investment has largely run its course, the WA economy has moved slowly into recovery over the last year. Further economic momentum will take some time. On the positive side, the turnaround has already lifted household labour incomes.

Key commodity prices have held up and there have been some commitments from major producers for new mining investment projects, though these are not near the level of the boom years.

There has been clear improvement in the labour market. The annual change in WA

employment has been in positive territory for over a year, however unemployment is still elevated at 6.1% in June 18 and above the national average.

Dwelling approvals have weakened a little in recent months and while population growth is still soft, there has been a minor rise in annual net overseas migration in 2017, reversing the trend from 2016.

The 2018-19 Western Australian state budget provided a rare upgrade to forecasts. Public infrastructure investment is continue to rise, led by the planned Perth METRONET rail project.



**infrastructure investment rising. key metronet rail project**



**rise in net annual**  
overseas migration



**improved**  
labour market



**lift**  
in household labour incomes



**cautiously optimistic,**  
further growth will take time



# 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 planned \$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 Ave,  
Sydney Olympic Park

**T** (02) 9080 8888

**W** pavilions.mirvac.com



### Ovo at Portman Place



**Location:** Green Square, Zetland, NSW

**Status:** Now selling luxury 1 bedroom apartments.  
Move in now.

**T** (02) 9080 8888

**W** greensquare.mirvac.com

### St Leonards Square



**Location:** St Leonards, NSW

**Status:** Now selling luxury apartments and  
penthouses.

**T** (02) 9080 8888

**W** stleonards.mirvac.com

### Vance at Harold Park



**Location:** Forest Lodge, NSW

**Status:** Your last chance. Final apartments remaining.  
Move in now.

**T** (02) 9080 8888

**W** haroldparkbymirvac.com

## The Finery

Boutique Waterloo living with a lush internal courtyard, The Finery features beautifully crafted apartments and a stylish rooftop terrace, with plunge pool, outdoor barbecue area and sun deck. Display apartments are now open for inspection. Experience the Mirvac Difference.

**Location:** Waterloo, NSW

**Status:** Now selling completed 1, 2 & 3 bedroom apartments.

**Information Centre:** On-site at The Finery, 13-17 Lachlan St, Waterloo

**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



Artist's impression

**Location:** Schofields, NSW

**Status:** Final release of Ready Homes and land. Now selling

**T** (02) 9626 0666

**W** theavenue.mirvac.com

## Crest



Artist's impression

**Location:** Gledswood Hills, NSW

**Status:** New land release now selling.

**Information Centre:** 182 Raby Rd, Gledswood Hills

**T** (02) 9080 8757

**W** crest.mirvac.com

## Marrick & Co

Mirvac is creating a thriving, engaging and welcoming precinct in Marrickville, just 7km from the CBD. Complete with a new library and community hub, Marrick & Co has something for everyone, from first-home buyers to growing families and downsizers.

**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



Artist's impression



# Mirvac Residential Property Portfolio

## Victoria

### Apartments of Tullamore

Welcome to a new chapter for Tullamore. Apartments of Tullamore will bring 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 & 3 bedroom apartments.  
Limited number of 2 bedroom apartments available.

**Information Centre:**

473 Doncaster Rd, Doncaster

**T** (03) 9695 9400

**W** tullamoreapartments.mirvac.com



Artist's impression

### 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 now selling.

**Information Centre:**

473 Doncaster Rd, Doncaster

**T** (03) 9695 9400

**W** tullamore.mirvac.com



Artist's impression

### Olivine

Olivine is set to deliver superb amenity, exceptional education opportunities and a diverse choice of lifestyle options. Currently selling in the School Precinct, this release offers you the opportunity to live within walking distance to Hume Anglican Grammar, whilst benefiting from the early delivery of the Neighbourhood park, Olivine Cafe and Gumnut Adventure Playground.

**Location:** Donnybrook, VIC

**Status:** Register your interest for the next land release.

**Information Centre:**

1025 Donnybrook Rd, Donnybrook

**T** 0434 660 626

**W** olivine.mirvac.com



Artist's impression

## 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:** Yarra's Edge, Docklands, VIC  
**Status:** Final release coming soon, register your interest.  
 Exquisite 4 bedroom homes on the north-facing bank of the Yarra River.  
**Information Centre:** South Wharf Dr (off Point Park Cres), Yarra's Edge, Docklands

**T** (03) 9695 9400  
**W** wharfside residences.mirvac.com

## Voyager

Voyager at Yarra's Edge, 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.

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

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



## Cargo Homes



**Location:** Yarra's Edge, Docklands, VIC  
**Status:** Final release coming soon, register your interest.  
**Information Centre:** South Wharf Dr (off Point Park Cres), Yarra's Edge, Docklands

**T** (03) 9695 9400  
**W** cargohomes.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

## Forge



**Location:** Yarra's Edge, Docklands, VIC  
**Status:** Move in today.  
 1 & 2 bedroom apartments available.  
**Information Centre:** South Wharf Dr (off Point Park Cres), Yarra's Edge, Docklands

**T** (03) 9695 9400  
**W** forge.mirvac.com



# Mirvac Residential Property Portfolio

## Western Australia

### Claremont by Mirvac



**Location:** Claremont, WA

**Status:** Now Selling - Completion Late 2018.

1, 2 & 3 bedroom apartments and luxurious double storey terrace residences.

**Information Centre:** Cnr Graylands Rd & Shenton Rd, Claremont

**T** (08) 9424 9999 or 0466 494 527

**W** [claremont.mirvac.com](http://claremont.mirvac.com)

### Madox

Situated approximately 30 minutes from Perth and directly opposite Piara Nature Reserve, Madox has over 400 premium homesites within walking distance of landscaped parks, playgrounds and schools.

**Location:** Piara Waters, WA

**Status:** Now selling; house and land packages available.

**Information Centre:** Cnr Terracina Pkwy & Nicholson Rd, Piara Waters

**T** (08) 9424 9989 or 0481 906 654

**W** [madox.mirvac.com](http://madox.mirvac.com)



### 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 17 kilometres from the CBD, and 2 kilometres 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:** Cnr Luminous Blvd & Pegasus Rd, Bennett Springs, WA, 6063

**T** (08) 9424 9989 or 0409 220 787

**W** [iluma.mirvac.com](http://iluma.mirvac.com)

### The Peninsula



**Location:** Burswood, WA

**Status:** Luxury Home and Land packages now selling.

**T** (08) 9424 9999

**W** [thepeninsula.mirvac.com](http://thepeninsula.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 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:** Now complete. Inspect display apartments today.

Final two-bedroom apartments and last three-bedroom apartments remaining.

**Information Centre:** Prima 102,  
29 Leighton Beach Blvd

**T** (08) 9424 9999 or 0466 514 277

**W** [latitude.mirvac.com](http://latitude.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 finishes and Mirvac's unwavering attention to detail. Don't miss out on securing yours.

**Location:** Leighton Beach, North Fremantle, WA

**Status:** Now selling

Off the plan 1, 2 & 3 bedroom apartments available.

**Information Centre:** Prima 102, 29 Leighton Beach Blvd, North Fremantle.

**T** (08) 9424 9999 or 0466 514 277

**W** [compass.mirvac.com](http://compass.mirvac.com)

## One71 Baldivis



**Location:** Baldivis, WA

**Status:** Now selling

House and land packages available.

**Information Centre:** Parkville Blvd, Baldivis

**T** (08) 9424 9989 or 0466 353 182

**W** [one71baldivis.mirvac.com](http://one71baldivis.mirvac.com)

## Osprey Waters



**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](http://ospreywaters.mirvac.com)



# Mirvac Residential Property Portfolio

## Queensland

### Art House



**Location:** South Brisbane, QLD

**Status:** Complete.

1 & 2 bedroom apartments now selling.

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



(07) 3859 5957



arthouse.mirvac.com

### Ascot Green

With the recent completion of the first building, Ascot House, Mirvac's vision has now come to life for Ascot Green. Ascot House stands nine storeys high alongside the racetrack, boasting an expansive rooftop terrace and elevated pool deck. Marvel in spacious floorplans, exquisite finishes and large terraces taking full advantage of the green, open outlook. This is your opportunity to experience the best residential address in Ascot.

**Location:** 230 Lancaster Rd, Ascot, QLD

**Status:** Ascot House is complete.

1, 2 & 3 bedroom apartments and penthouses now selling.

**Information Centre:** St Leger Precinct  
at Eagle Farm Racecourse.  
230 Lancaster Rd, Ascot



(07) 3859 5959



ascotgreen.mirvac.com



Artist's impression

### Hydeberry Rochedale

With a range of available land lots, build the home of your dreams in the exclusive suburb of Rochedale. Live a beautiful life surrounded by stunning streetscapes and elegant homes just 14.5km from Brisbane.

**Location:** 282 Gardner Road, Rochedale, QLD

**Status:** Land now selling.



(07) 3859 5980



hydeberry.mirvac.com



Artist's impression

## Everleigh

Mirvac is proud to introduce, Everleigh, a new masterplanned community located in the heart of Greenbank. A primary school and neighbourhood retail centre are planned for the community, and more than 25% of the development will be dedicated to open space including conservation parkland, regional, local and linear parks.

**Location:** Greenbank, QLD

**Status:** Now selling land and home & land packages.

**Information Centre:** 146 Teviot Rd, Greenbank

**T** (07) 3859 5960

**W** [everleigh.mirvac.com](http://everleigh.mirvac.com)



Artist's Impression

## Gainsborough Greens



Located halfway between the Gold Coast and Brisbane, Gainsborough Greens is a Mirvac masterplanned community providing living solutions within a natural bush environment. Over 65% of the development site is dedicated to extensive green open spaces with a golf course, school and shops right on your doorstep.

**Location:** Pimpama, QLD

**Status:** Now selling land and home and land packages.

**Information Centre:** 8 Swan Rd, Pimpama

**T** (07) 5549 2322

**W** [gainsboroughgreens.mirvac.com](http://gainsboroughgreens.mirvac.com)

## Lucid



**Location:** South Brisbane, QLD

**Status:** Complete.

1 & 2 bedroom apartments now selling.

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

**T** (07) 3859 5957

**W** [southbrisbane.mirvac.com](http://southbrisbane.mirvac.com)





The Eastbourne, Melbourne, VIC



Leighton Beach, Perth, WA



Ascot Green, Brisbane, QLD



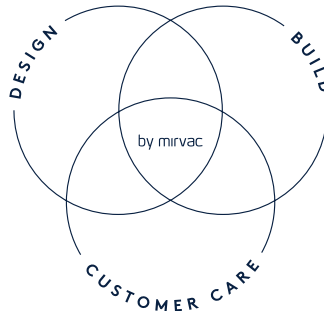
St Leonards Square, Sydney, NSW

# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



For 45 years we have been reimagining urban life in Australia creating exceptional living experiences through the pursuit of quality and care in every little detail.



You can benefit from our visionary philosophy, customer first approach and our all under one roof knowledge, passion, experience, service and delivery.

**AWARD WINNING EXCELLENCE SINCE 1972,  
WE HAVE WON OVER 600 AWARDS INCLUDING:**

**HIA**  
*Best Apartment Complex  
of the Year Winner 2017*  
.....  
Forge Apartments, Yarra's Edge  
Victoria

**MASTER BUILDERS**  
*Best Multi-Unit  
Development Winner 2018*  
.....  
Latitude, Leighton Beach  
Western Australia

**URBAN TASKFORCE**  
*Development Excellence  
Award Winner 2018*  
.....  
The Moreton, Bondi  
New South Wales

**ABI**  
*Queensland Professional  
Excellence Winner 2017*  
.....  
Unison, Newstead  
Queensland

*It's in the detail.*





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## SUSTAINABLE GOLD

Our Sydney HQ, 200 George St, was this year's winner of the Best Office Development at the prestigious Property Council Of Australia's National Innovation and Excellence Awards. Sustainability was key to success.



## Love Your Local

Top chef's from across Australia, reveal what the locals love to eat. Find their fab recipes online.



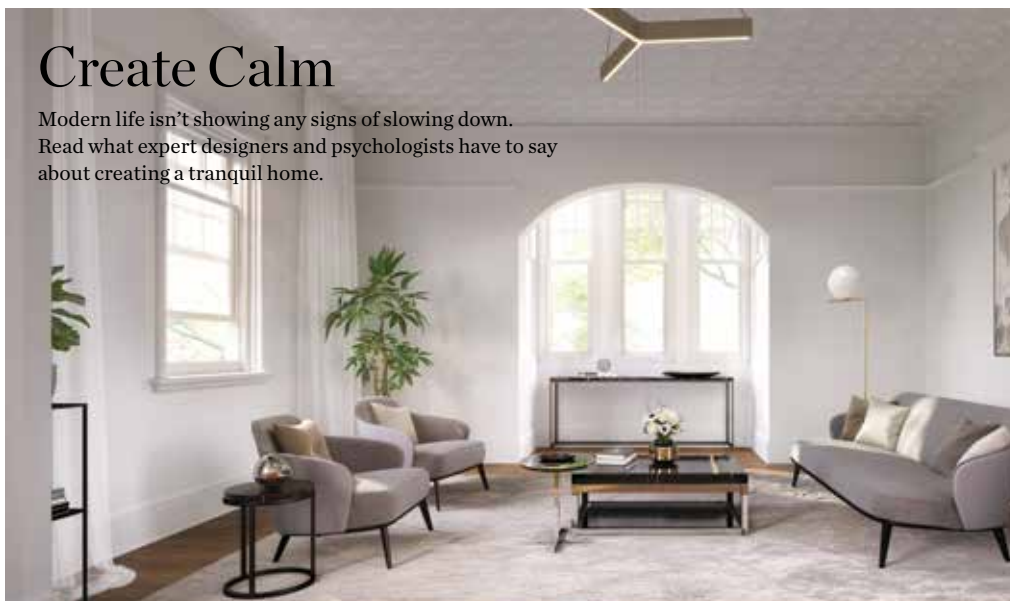
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Travel always inspires. We show you where top designers holiday for architectural inspiration.



## Create Calm

Modern life isn't showing any signs of slowing down. Read what expert designers and psychologists have to say about creating a tranquil home.



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In our masterclass series, we interview successful first home buyers, investors, industry experts and Tanya Buchanan, Editor of property style bible Belle magazine, for their top tips on how to buy off the plan.

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