EMBEDDING PEOPLE, PLACE, AND SUSTAINABILITY IN MIRVAC'S BUILD-TO-RENT VISION

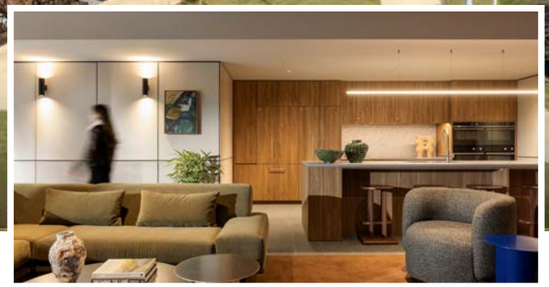
DEVELOPER : Mirvac
ARCHITECTS : Fieldwork, Webber Australia, and Breathe Architecture
STRUCTURAL ENGINEER : AECOM
ESD : Ark Resources

LIV Albert set a new benchmark for sustainable build-to-rent living. Surrounded by 20 hectares of parkland and close to transport and retail, the development delivered 498 apartments, including 15 affordable housing units. Residents benefit from 2,350m² of shared amenity, 800m² of retail, and extensive parking, bike, and storage facilities. Designed 100% fossil fuel free, the project achieved an 8.2-star NatHERS rating and targeted 5 Star Green Star certification, placing people and sustainability at its core.

Mirvac's LIV Albert stands as one of Australia's first renter-only communities, designed entirely with people at the centre of its vision. Situated in Brunswick, the development reflects Mirvac's commitment to sustainability, inclusivity, and placemaking, while advancing its growing build-to-rent portfolio.

From the outset, Mirvac's goal was to create a neighbourhood that was both people-focused and integrated with its natural surrounds. "We recognised the importance of creating a master plan that celebrated its parkland interface and created an architecture that engaged positively in scale, texture and activity," said Vlad Doudakliev, Associate Director from Fieldwork. By carving out public through-links and embedding intuitive wayfinding into the design, LIV Albert offers residents a neighbourhood feel while opening the site to the wider community.

"From driving 350 precast piles 40 meters deep through a complex landfill site to pouring over 24,000 m³ of concrete, LIV Albert set a new benchmark for campus-style residential BTR delivery. Despite challenging ground conditions, the project was a true collaboration



– with subcontractors, consultants, and the Mirvac team working seamlessly together to achieve an exceptional result," said Leigh Giannopoulos, Mirvac's Senior Project Manager, Construction in Victoria.

Collaboration was key to achieving this balance of design and functionality. Mirvac worked closely with Fieldwork, Breathe, and Openwork to translate Brunswick's heritage character into a contemporary design language. "We drew reference to the Victorian-era red brick terrace houses, and the Post-War yellow brick buildings that characterise the area, translating these into a modern palette for each residential building," Vlad explained. Elements such as articulated pergola structures nod to post-war migrant traditions of urban gardening, while generous landscaping and community spaces foster connection.

Sustainability underpins every aspect of LIV Albert. The project targets a 5 Star Green Star Buildings rating, 8.2 NatHERS, and is 100% fossil fuel-free. "We maximised daylight access, integrated shading, provided high-performance windows, and ensured abundant opportunities for cross ventilation," said Vlad. Residents benefit from renewable energy through a 99.5kW solar PV system, an embedded renewable network, rainwater harvesting, and extensive bike parking to encourage sustainable transport. Even during construction, Mirvac prioritised innovation, replacing diesel generators with battery-powered alternatives and adopting modular construction to minimise waste.

Inclusivity is another defining feature. LIV Albert integrates 15 affordable housing dwellings through a tenure-blind model, ensuring

Above: Ben Field, Senior Site Manager and Leigh Giannopoulos, Senior Project Manager

all residents share the same design quality and amenities. "There are no visual or experiential differences between affordable and market-rate apartments, supporting true inclusivity and dignity in housing," said Sarsha Durham, Mirvac's National Development Director, Build to Rent.

To strengthen community cohesion, Mirvac designed pathways and communal spaces that encourage both internal connection and external activation. Co-working areas, lounges, and dining spaces are strategically placed adjacent to public nodes, fostering serendipitous interactions. Open-air staircases further promote active lifestyles while encouraging daily use.

As Mirvac's fifth build-to-rent community, LIV Albert is also its most sustainable. It embodies the flexibility of the LIV model, with leases ranging from six months to five years, catering to diverse lifestyles and household types. "LIV Albert reflects our broader strategy by offering high-quality, sustainable rental apartments that prioritise resident experience," Sarsha noted. "It supports our goal of enabling long-term, stable tenancies within a purpose-built rental environment."

Looking ahead, LIV Albert is also a blueprint for Mirvac's future developments. The project provides valuable lessons in tenant engagement, design collaboration, and sustainable construction practices that will shape the company's national build-to-rent pipeline. Mirvac is continuing to explore opportunities across Melbourne, Sydney, and Brisbane, with an emphasis on embedding climate resilience and affordability in every project.

"Our approach to LIV Albert demonstrates how we can adapt the build-to-rent model to respond to both environmental and social needs. It shows that housing can be high quality, sustainable, and inclusive without compromising on commercial viability," said Sarsha

With LIV Albert, Mirvac has raised the bar for urban living in Australia. By fusing innovation with inclusivity, and embedding sustainability at every level, the project is more than a residential development, it is a model for how cities can grow responsibly, equitably, and with people at the heart.

For more information contact Mirvac, Level 28, 200 George Street, Sydney NSW 2000, phone 02 9080 8000, website www.mirvac.com

Below GTC Engineering delivered modular structural and architectural steelwork, ensuring efficient installation and high-quality finishes.

PRECISION STEEL FABRICATION FOR BUILD-TO-RENT

In pursuing ambitious sustainability, design, and delivery objectives for LIV Albert, Mirvac partnered with GTC Engineering, a specialist in structural and architectural steelwork.

As GTC's first major build-to-rent project, LIV Albert showcased their expertise in modular construction, precision fabrication, and seamless collaboration with large project teams.

GTC's role was to deliver the structural and architectural steelwork for the project, ensuring every element met the design intent while being fabricated for maximum efficiency. This included large-scale framing elements, complex external steel features, and architectural details designed to complement the building's contemporary aesthetic.

"We approached the project with a very modular mindset," explained Tom Butler, General Manager. "We used fabrication and installation techniques that streamlined onsite installation times. Things like fully assembled pergola framing installed with the tower crane, and using precast lean-over trailers for oversized frames. These methods helped us work faster, smarter, and with less disruption on-site."

GTC's modular fabrication strategy was critical to minimising time spent on-site and ensuring high-quality finishes. Tom notes that the project was set up logistically, with a site layout and delivery strategy that allowed specialist contractors to work efficiently.

"The modular steelwork, coordinated closely between GTC and Mirvac site management, was the big winner in terms of build speed," Tom said. "It gave us an edge in hitting milestones and reducing the potential for bottlenecks."

On a project of this scale, collaboration was key. GTC Engineering worked closely with Mirvac's internal teams, the broader contractor network, and multiple on-site trades to ensure steel elements were delivered and installed without delays.

"Mirvac's site team was very accommodating and easy to work with," Tom said. "The Veyor system was a key factor in ensuring on-time deliveries and transparency on what was happening throughout the day. Mirvac as a whole is a terrific company to work with. Their appreciation of subcontractors and the work they do is visible in their day-to-day dealings."

This collaborative culture extended beyond logistics to include design coordination and sequencing, particularly for complex external elements that had to integrate seamlessly with the building façade.

While many construction projects encounter unexpected technical hurdles, GTC's scope was well supported by the site's advanced logistical planning. Still, the team's innovative approach ensured that even oversized or awkward steelwork could be installed efficiently.

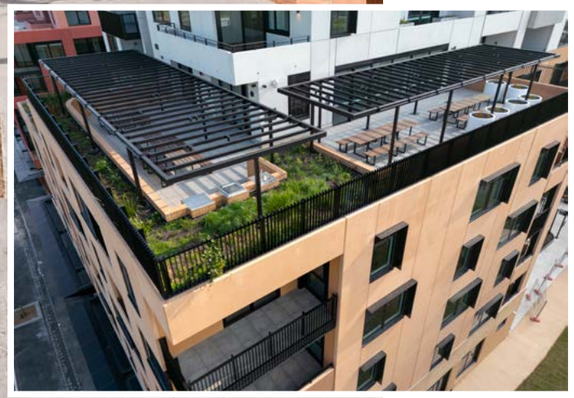
"Our modular approach eliminated a lot of the potential challenges," said Tom. "By pre-assembling components off-site and using crane lifts strategically, we reduced on-site handling and were able to achieve a high standard of finish without adding time to the programme."

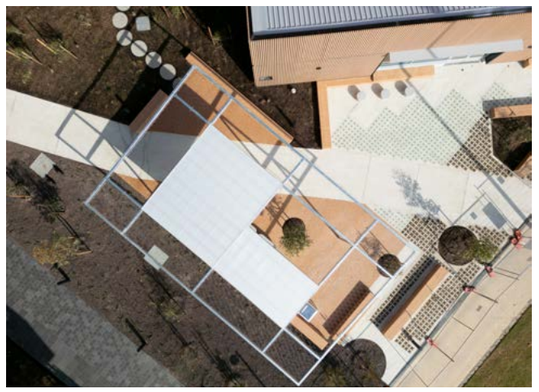
For Tom, LIV Albert holds a personal connection as well as a professional achievement. "Building 3 was a big milestone for us, and the completion of the external works is something I'm really proud of. I live and was raised in Brunswick, so it gives me a lot of pride to drive past the job site on my way to the supermarket and see the work the team did," he said.

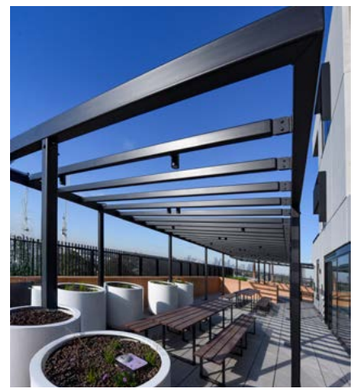
For the company as a whole, LIV Albert represents more than just another successful delivery, it's proof of their ability to handle large-scale, high-profile contracts in one of the country's most competitive construction markets. "The ability to turn over that much steel in our first major contract is a great achievement for us," Tom reflected.

"Big thanks to the whole team at Albert Fields for their contribution to the job and to us at GTC for giving us a great stepping stone into this part of the industry," Tom said.

For more information contact GTC Engineering, 6 Fonceca Street, Mordiallic VIC 3195, phone 03 9580 8134, email info@gtcengineering.com.au; website www.gtcengineering.com.au

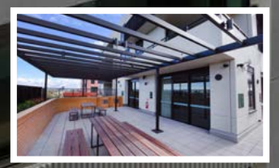


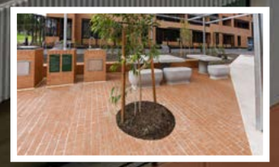


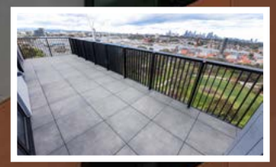


Below Linkstone delivered precise fabrication and installation of stone, tile, and brickwork, creating durable, aesthetically refined LIV Albert spaces.

Below SYNC supplied 660 prefabricated bathroom and kitchen pods for LIV Albert Fields, enhancing efficiency, sustainability, and design.







TRANSFORMING SPACES INTO EXPERIENCES THROUGH EXPERT MATERIAL SELECTION

Delivering high-quality finishes on large developments requires both skill and design insight. On the LIV Albert project, Linkstone brought architectural intent to life through precise fabrication, material expertise, and careful installation across interior and exterior spaces.

The company fabricated, supplied, and installed an extensive range of natural stone, porcelain tiles, bluestone, concrete pavers, and brickwork which enhanced both durability and aesthetic appeal, showing how specialised craftsmanship can elevate modern residential projects.

Linkstone was entrusted with a scope that combined both technical precision and aesthetic excellence working throughout the project, delivering each element in alignment with the architectural design intent. "Our work spanned everything from feature wall tiling and balcony pavers to large-format bluestone paving and exterior brickwork. Each material was chosen for durability, longevity, and its ability to enhance the modern character of LIV Albert," explained Steven Gomes, Managing Director at Linkstone.

The project showcased a curated material palette, including warm and cool scheme wall tiles in a matt finish, beige porcelain tiles in multiple formats, dark grey slip-resistant balcony pavers, robust concrete paving, and bluestone for outdoor spaces. "Every surface was selected to balance performance and aesthetics, ensuring residents enjoy spaces that are not only beautiful but resilient," said Steven.

Working within a live construction site presented challenges, from tight delivery schedules to the handling of heavy stone and oversized tiles. Linkstone's in-house fabrication facility proved invaluable, allowing the team to cut, finish, and prepare materials to exacting standards before installation. "We also used specialised lifting equipment and staged deliveries to keep the programme moving efficiently without compromising craftsmanship," Steven explained.

The integration of natural stone, porcelain, and brick has created a seamless, timeless finish across both interior and exterior areas. "We're most proud of the precision and quality achieved across the project. It reflects the dedication of our team and our ability to consistently deliver high-end outcomes for our clients," said Steven.

For more information contact Linkstone, 42-44 Jessica Way, Truganina VIC 3029, phone 1300 546 578, email sales@linkstone.com.au, website www.linkstone.com.au

LEVERAGING MODULAR POD TECHNOLOGY FOR LARGE-SCALE RESIDENTIAL PROJECTS

At LIV Albert Fields in Brunswick, Mirvac set out to deliver an ambitious built-to-rent neighbourhood that blends premium design with adaptability and environmental responsibility. A key contributor to this vision was SYNC, Australia's leading Bathroom pod manufacturing business, which supplied 660 high-quality pods tailored to the projects unique requirements.

LIV Albert Fields is an outstanding example of how our prefabricated solutions can streamline construction without compromising on quality or aesthetics. Every pod was designed and manufactured to exacting standards, ensuring durability, functionality, and a cohesive interior finish across the development.

The pods feature sophisticated design touches, including matte tiles with distinctive feature wall variations, finger pull mirrored cabinets, brushed nickel fixtures with anti-fingerprint coatings, and a combination of downlights and wall sconces. These details were customised in collaboration with Mirvac to reflect the project's design vision while supporting efficient installation on-site.

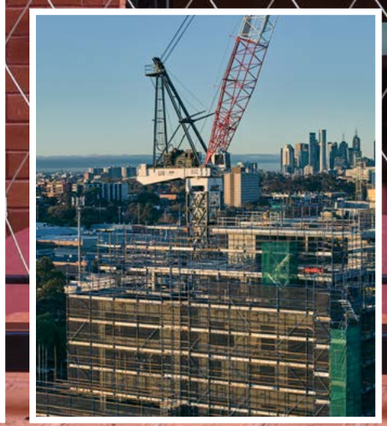
Sustainability was also front of mind. LIV Albert Fields is 100% fossil fuel-free, targeting a 5 Star Green Star certification and a 7.5 NatHERS rating. SYNC played a role in achieving these targets by manufacturing pods with minimal waste, optimising water and energy efficiency, and ensuring selected units met the Livable Housing Design Guidelines. The adaptability built into these pods means they can serve residents' changing needs over time, which is essential for a project of this scale and longevity.

By prefabricating complete bathroom modules off-site, SYNC helped reduce on-site labour demands, limit construction disruption, and maintain a high level of quality control. This approach also sped up delivery, supporting Mirvac's project timeline while ensuring consistent finishes across the 10 different pod types.

For SYNC, LIV Albert Fields is a showcase of their ability to merge precision engineering, design flexibility, and sustainable building practices. It's more than just delivering pods, it's about delivering smarter, greener, and more liveable spaces for the communities of the future.

For more information contact SYNC, phone 03 8329 4111, email info@sync.industries, website sync.industries.

Below Stilcon Industrial Services delivered safe, engineered façade access and scaffolding, ensuring efficiency, safety, and capability building.



2,000 TONNES OF SAFETY: SCAFFOLD TO ENSURE SAFE, EFFICIENT TRADE ACCESS

From day one at the LIV Albert project, safety and accessibility for all trades were paramount. Stilcon Industrial Services (SIS) was engaged to deliver full perimeter protection and engineered façade access systems, ensuring work progressed efficiently and securely.

"Our role was to design and implement systems that allowed trades to carry out their tasks without compromise," said SIS Director, Kristina Nobel. "By providing reliable fall protection and scaffold access across all levels, we gave the project team the confidence to build efficiently while maintaining the highest safety standards."

SIS utilised Kwikstage scaffolding with integrated aluminium stair towers, a system selected for its strength, flexibility, and reliability. "We co-ordinated closely with the formwork contractor and Mirvac to deliver a safe, efficient erection programme. Because no subsequent works could commence until perimeter fall protection was in place on each level, our sequencing and collaboration were critical to keeping the build on schedule," said Gary Carlise, Operations Supervisor,.

The project wasn't without its technical challenges. LIV Albert's façade included complex balcony geometries that required tailored access solutions. "Our scaffolders and in-house design team worked in lockstep to engineer practical, safe configurations that maintained clear work zones for all trades despite the challenging details," Gary said.

In total, more than 2,000 tonnes of steel scaffolding were erected and dismantled safely, ahead of programme, and without incident. "We're proud of the seamless effort from our field crews and design engineers to deliver at scale and ahead of programme. It reflects our commitment to safety, precision, and dependable delivery," explained Gary.

"Special mention to Lachie Devlin, our recent graduate, who helped deliver his first project, and to Gary Carlisle, our Operations Supervisor, who mentored him throughout. It's a great example of our capability building in action," said Kristina.

For more information contact Stilcon Industrial Services, 134-140 Fairbairn Road, Sunshine West VIC 3020, phone 1300 287 747, website www.stilconindustrialservices.com.au

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Below CJ Arms delivered resilient, sustainable stormwater solutions at LIV Albert, integrating engineering and landscape design.

ENVIRONMENTAL STEWARDSHIP: SUSTAINABLE STORMWATER SOLUTIONS FOR COMPLEX SITES

Effective water management is critical in complex urban developments, particularly on challenging sites like former quarries or landfills. At LIV Albert, CJ Arms combined science-led engineering integrating the landscape design to deliver a resilient, sustainable water strategy that protects downstream waterways while meeting the demands of a landmark build-to-rent development.

"We came in during the early masterplanning stage, reviewed the original stormwater design, and found the requirement for a single discharge point was neither appropriate nor sustainable," explained Director Ben Wilson. "Instead, we applied a science- and engineering-led approach to maintain the pre-development hydrology."

By analysing existing catchments and underground constraints on the former quarry and landfill site, CJ Arms developed a decentralised urban drainage strategy. "Rather than relying solely on large underground tanks and pumps, which were expensive and problematic given ground conditions, we integrated rain gardens into the landscape," Ben said.

This approach treats and filters rainwater on-site before it leaves the development, while also offering built redundancy and resilience into the system by avoiding a single point of failure.

This commitment to balancing engineering precision with environmental outcomes reflects CJ Arms' wider philosophy, focused on bringing together civil engineers and landscape architects to deliver truly integrated outcomes, through partnership. "Many of our projects sit beside natural or urban waterways, where the need to protect water quality is obvious," Ben notes. "But even when there's no visible waterway in sight, the responsibility is the same. Every site plays a role in improving urban water quality."

At LIV Albert, this ethos translated into a water management system that was efficient, environmentally sound, and resilient for the long term. It's a prime example of how CJ Arms uses science and design to put nature first while meeting the demands of complex urban projects.

CJ Arms expertise spans regenerative design, ecological conservation, flood analysis, resilience planning, and civil and landscape construction. Their capability includes both development and urban built form projects that celebrate water and use it to create a better future for people, communities and the environment.

For more information contact CJ Arms, Melbourne Studio, phone 03 9285 2800, website www.cjarms.com

Below Syntech Coatings delivered precise external waterproofing for LIV Albert, ensuring long-term protection and architectural integrity.

WHERE TECHNICAL DETAIL MEETS ARCHITECTURAL FINISH

At the heart of the LIV Albert development's durability and design is Syntech Coatings, entrusted with supplying and installing all external waterproofing.

"Our scope was to supply and install waterproofing to all external areas," explained Peter Lawson, CEO and Managing Director of Syntech Coatings. To achieve this, the team utilised Tremco products, applying them through a combination of hand-applied methods and liquid polyurea spray application. This hybrid approach allowed for both precision detailing and rapid coverage of larger areas, ensuring the works met stringent performance requirements.

Managing a project of this scale required meticulous coordination. Peter credits his leading hand and supervisor, Ash King, for the seamless delivery. "Ash coordinated all areas and applications in a professional manner, including the delivery and crane lifting of our custom-made spray machine cages to each area of application," Peter explained.

This careful planning enabled the team to apply and hand over each section on the same day, minimising disruption to other trades and keeping the project on track.

While large-scale waterproofing projects can present unexpected hurdles, Syntech's commercial team delivered the works with ease thanks to their depth of experience and professionalism. The focus on efficiency, safety, and clear communication allowed them to avoid delays and maintain the highest quality standards throughout.

Looking back, Peter is proud of Syntech's attention to detail and compliance. "We ensure all membranes are compliant with Australian Standards requirements, while also achieving the highest visual quality finish for the client," Peter said. This combination of technical excellence and aesthetic care ensures the LIV Albert development's external areas are protected for the long term, while also meeting the architectural vision.

For more information contact Syntech Coatings, 2/54 Cobham Street, Reservoir, Melbourne VIC 3000, phone 03 9419 3991, email admin@syntechcoatings.com.au, website www.syntechcoatings.com.au

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