

## Funds & Ventures - Under construction

# Build to Rent Venture

### LIV ALBERT FIELDS

BRUNSWICK, VIC



LIV Albert Fields is located in the cultural and artistic suburb, Brunswick, approximately 6 kilometres north of the Melbourne CBD. The site benefits from its substantial natural amenity being surrounded by 20 hectares of parkland, whilst still having close proximity to Brunswick train station (650m) and established retail, food and beverage offerings on Sydney Road. LIV Albert Fields will be among the first of its kind: a neighbourhood designed and built entirely for renters, that puts people at the centre of the design process.

The property will comprise 498 build to rent apartments including approximately 15 affordable housing units, 800 square metres retail and 2,350 square metres of resident amenity comprising resident’s lounge, dining, kitchen, wellness centre, co-working, BTR lobby, communal laundry, workshop and vegetable garden. LIV Albert Fields will also have 254 car parking bays, 564 bike parks, 241 storage cages.

Intended to be truly 'green', it will mark a turning point in urban sustainability in Australia, providing residents with the infrastructure to live well now and into the future. LIV Albert Fields will be 100% fossil fuel free, and is targeting certified 5 Star Green Star Buildings and 7.5 NatHERS rating.

#### Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	498
MIRVAC ACQUISITION DATE	Various from September 2020

Note: Image is an artist impression only, final design may differ.