PINNOV

BOARD RECOMMENDATION

Mirvac Modern Methods of Construction Study, Phase 2 recommendation

ISSUED
11 May 2026
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COMMERCIALLY IN CONFIDENCE

THE CALL

Option A

Move into Phase 2 on the Hybrid Stack pathway, four factory-built systems combined on one LIV Mirvac tower (Mirvac's Build-to-Rent platform). The full Volumetric Modular route is held as the comparison option on the same tower, so both pathways are scored against the same project.

The four factory-built systems are Kit of Parts structural frames, Bathroom and Kitchen Pods, Multi-Service Risers (factory-built service shafts), and Facade panels. Domestic suppliers only on the first project. Project Innovator recommends the diagnostic-grade Phase 2, which measures Mirvac's current delivery model directly and benchmarks every Modern Methods of Construction option against it.

-1.6%
Australian construction productivity since 1990, against +35.2% in the broader economy

-53%
Residential physical productivity since 1995, half as many homes per hour worked

27%
Construction share of Australian corporate insolvencies, against 8 per cent of GDP

20-50%
McKinsey range, cost reduction to programme reduction where factory-led delivery conditions hold

A RECOMMENDED

Hybrid Stack on one Mirvac tower

Four factory-built systems combined on one tower (Kit of Parts structural, Bathroom and Kitchen Pods, Multi-Service Risers, and Facade panels). Procured from domestic suppliers confirmed in Phase 1.

WHY

Material factory-share uplift across the project, compliance position within boundaries Mirvac's certifier can absorb, platform learning for Phase 3 without offshore supply chain risk.

B ALTERNATIVE

Volumetric Modular on one tower

Whole rooms or modules built in a factory and craned in. Higher factory share, stronger schedule compression on the structural cycle.

TRADE-OFF

Requires engineered approvals (Performance Solutions) across structure and fire from day one. Supply chain at the scale required sits offshore with a NSW Design and Building Practitioners Act registration gap.

C CONTINGENCY

Trial of one system only

Bathroom Pods only, or Multi-Service Risers only, on one project. The rest of the build follows Mirvac's current delivery model. Bounded proof-of-concept.

TRADE-OFF

Lowest commercial risk, lowest commercial reward. Removes one element from the critical path rather than restructuring the delivery model.

TIME

TBC
Subject to scope confirmation

COST

TBC
Subject to scope confirmation

Next step. Project Innovator to meet with Matt Fisk to walk through the Phase 1 findings, confirm Phase 2 scope, and define the Phase 2 time and cost framework against the chosen option.

DECISION

For Board approval

- ☐ Approve Option A, the Hybrid Stack on a single LIV Mirvac tower, with Volumetric Modular held as the comparison option on the same project
- ☐ Approve the diagnostic-grade Phase 2 scope (measured against Mirvac's own delivery data), with the lighter rapid-comparison scope held as a contingency in the engagement letter
- ☐ Authorise the scope-definition session with Matt Fisk, after which the Phase 2 time, cost and case-study tower nomination return to the Board for sign-off