

## Decisions needed before Phase 2 scope

Items for the Project Innovator and Matt Fisk scope-definition session. Each item affects final scope, direction, time, or cost.

# Open decisions for the Matt Fisk scope-definition session

The Phase 1 study landed the diagnosis, the five routes, the suitability matrix, and the recommendation. The Phase 2 scope, time, and cost framework are confirmed after this session. The items below are grouped by what each one affects, so the conversation can move from direction to scope to time to commercial in order.

## A Direction WHAT WE ARE DOING ON PHASE 2

- 01 **Preferred option** SCOPE · TIME · COST  
Confirm Option A (Hybrid Stack on one tower), Option B (Volumetric Modular on one tower), or Option C (trial of one factory-built system only).
- 02 **Phase 2 shape** SCOPE · COST  
Confirm diagnostic-grade Phase 2 (benchmarked against Mirvac's own delivery data) or rapid-comparison Phase 2 (industry data only).
- 03 **Case study tower** TIME · SCOPE  
Nominate the LIV Mirvac tower (or other Mirvac project) on which Phase 2 runs. Confirm Mirvac is comfortable with the project being named in the engagement letter.
- 04 **Vertical integration question** DIRECTION  
Decide whether the longer-term Mirvac play is to stay on the demand side (procure factory-led delivery) or to move to the supply side (Wesfarmers/Built Living style). Phase 2 or 3 can resolve it.

## B Scope WHAT PHASE 2 INCLUDES

- 01 **Routes in shortlist** SCOPE · TIME · COST  
Confirm all five routes are scored, or contract to the four Hybrid Stack routes only with Volumetric Modular held as comparison.
- 02 **Foundational pillar review depth** SCOPE · TIME  
Full reading across Pillars 1 to 4 (leadership, data, production discipline, AI), or focused review of the two pillars most likely to affect a factory-led commitment.
- 03 **Baseline measure set** SCOPE · TIME  
All five productivity measures (floor-cycle, crane hook hours, labour hours per square metre, plan-completion reliability, rework cost) or the subset Mirvac actually records at the granularity required.
- 04 **Trial scope if Option C** SCOPE · COST  
If Option C is preferred, confirm whether Bathroom Pods only, Multi-Service Risers only, or another single system is the trial element.
- 05 **Sustainability scope boundaries** SCOPE · COST  
Confirm the Environmentally Sustainable Design assessment scope and whether Mirvac brings the LIV Mirvac portfolio sustainability consultant or appoints fresh.

## C Time WHEN AND HOW LONG

- 01 **Phase 2 kick-off date** TIME  
Target start date for Phase 2 against Mirvac's project programme and the case study tower's design timeline.
- 02 **Engineered approvals lead time** TIME  
Engaging a Building Solutions Practitioner (for Performance Solutions under the National Construction Code) takes four to six weeks in NSW. Confirm whether this critical-path item starts at kick-off or runs before.
- 03 **Baseline data readiness** TIME · SCOPE  
Pre-Phase 2 readiness check against Mirvac's project records. Confirms whether the baseline measures are recorded at the granularity needed, or whether data assembly is required first.
- 04 **Senior leader availability** TIME  
Confirm which Mirvac project leaders and operating teams are available for the foundational pillar interviews and on what schedule.

## D Cost and commercial WHAT IT COSTS AND HOW IT IS PAID

- 01 **Phase 2 fee structure** COST  
Confirm preferred commercial model. Lump sum against scope, gate-based against deliverable, or time and materials.
- 02 **Sub-consultant arrangement** COST · TIME  
Project Innovator delivers Phase 2 with a named delivery team or sub-consultant arrangement. Confirm the team shape in the engagement letter.
- 03 **Engineered approvals cost ownership** COST  
Building Solutions Practitioner fees and Performance Solutions documentation. Confirm Mirvac, Project Innovator, or a shared arrangement carries the cost.
- 04 **Data and intellectual property framework** COMMERCIAL · SCOPE  
Confirm whether Mirvac's standard non-disclosure agreement applies or Project Innovator's framework is used. Confirm data access scope.
- 05 **Phase 3 commercial structure** COMMERCIAL  
Confirm whether Phase 3 is fee-bundled with Phase 2 at engagement, or scoped separately after the Phase 2 option scorecards are produced.

### NEXT STEP

#### Matt Fisk session

Project Innovator and Matt Fisk walk through this list item by item. Each decision is captured and routed to the engagement letter. The Phase 2 time, cost, and case-study tower nomination return to the Board for sign-off after the session.