

FLEET

— LANE —

SOUTH BRISBANE

Project Update
10th September 2015



HCAP
DEVELOPMENTS

PROJECT UPDATE – September 2015



Date: 10/09/2015

Prepared by: Marquee Projects

Project Address: 25-27 Hope Street, South Brisbane

Practical Completion Date: January 2016

Settlement Date: February 2016

Project Overview

- One apartment remaining at Fleet Lane!
- Construction of Fleet Lane continues 17 days ahead of schedule.
- Apartment prototype to be completed for inspection by the end of September.
- Top floor slab (Level 11) scheduled to be poured Friday 14th September 2015. Fleet Lane to reach maximum height!

Destination Brisbane Consortium wins bid to redevelop Brisbane's Queen's Wharf

ABC News, 21st July 2015

The heritage-listed Treasury Casino will be transformed into a high-end department store as part of Destination Brisbane's winning bid to redevelop Brisbane's Queens Wharf precinct.

The consortium, made up of Echo Entertainment Group, Far East Consortium and Chow Tai Fook Enterprises, was announced as the bid winner on Monday afternoon by Queensland Premier Anastacia Palaszczuk. She said an independent panel assessed the Echo bid, and the rival proposal by James Packer's Crown Resorts.

"One of the signature efforts was this large amount of public space that families will be able to enjoy, plus the probity checks, as well as the consortium was able to demonstrate to government that they are ready to proceed. We needed to have that financial security," she said.

The plans also includes:

- *The Arc building*
- *A feature Sky Deck, with restaurants and bars fully accessible to the public*
- *Five new premium hotel brands*
- *Fifty restaurants and bars*
- *Dozens of unique attractions, including a water and light show, playing several times each night in the new River Arena*
- *A new lyric theatre at QPAC*
- *Riverfront moonlight cinema*
- *12 football fields of public event space*

State Development Minister Dr Anthony Lynham said the project would be "transformational for Brisbane".

"It'll do what South Bank did for Brisbane 30 years ago," he said.

"The Destination Brisbane/Echo consortium provides open space for 26,000 people.

Inner Brisbane apartment sales remained strong through the first quarter of 2015, reinforcing the record breaking quarter realised in December 2014, according to a new report by real estate agent, Place.

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"It gives a greater number and variety of restaurants and also a greater number and variety hotels, including four five and six star hotels."

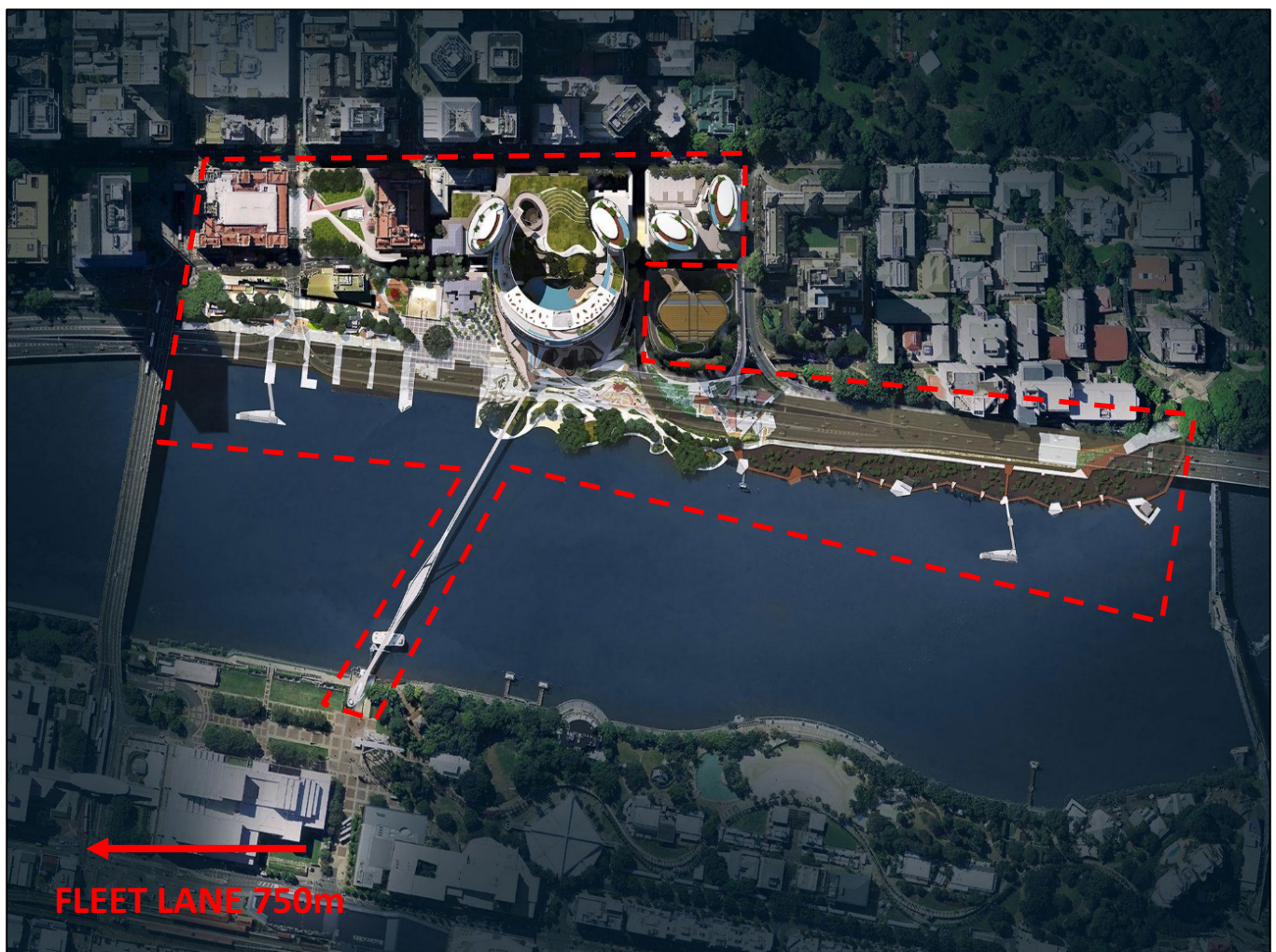
Echo Entertainment chief executive Matt Bekier said the consortium's Queen's Wharf would "be an asset for this state that will compete with anything around the world".

"A development of which the people of Brisbane will be immensely proud," Mr Bekier said.

Destination Brisbane previously estimated their precinct would generate at least 8,000 new jobs for Queensland. Work is not expected to start until 2017, after ministerial offices and public servants are moved into the new executive building under construction at 1 William Street.

The redevelopment area is state-owned land, generally located between the Brisbane River and George Street, and between Alice and Queen Streets.

The area contains significant heritage buildings, a number of under-utilised government buildings as well as neglected riverfront land under the Riverside Expressway.



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Construction Progress: RGD have progressed well over the past month with minimal delays resulting in construction being 17 days ahead of schedule. RGD are expecting to complete the top floor slab on level 11 on the 14th September. Key activities currently underway include joinery installation and tile laying from level 2 and 3; wall sheeting to services on levels 4 and 7; Wall framing and services to level 8; bracing and wall props to level 9 and 10; and steel reinforcing laid on level 11.

Milestones for the next month include:

- Building topping out – final level being poured and building reaching maximum height.
- Complete prototype apartment - expected to be complete in two weeks.
- External façade rendering to continue.



Figure 1: Fleet Lane overview.



Figure 2: Fleet Lane lobby – Inspection of lobby access by the construction manager, superintendent and development manager.



Figure 3: Hope Street entrance (main entrance).



Figure 4: The construction team have selected a 1 bedroom apartment as the prototype apartment. The kitchen spaces are measured on-site by the joiner and then manufactured off-site. The units are then transported to the building to be assembled in each apartment.



Figure 5: Level 3 – Inspection of master bedroom.



Figure 6: Inspection of study desks for quality assurance.



Figure 7: Tiling recently laid. Once dry, the grout is applied to fill gaps.