

# FLEET

— LANE —

SOUTH BRISBANE

Project Update  
13th August 2015



**HCAP**  
DEVELOPMENTS

# PROJECT UPDATE – August 2015



**Date:** 13/08/2015

**Prepared by:** Marquee Projects

**Project Address:** 25-27 Hope Street, South Brisbane

**Practical Completion Date:** January 2016

**Settlement Date:** February 2016

## Project Overview

- Fleet Lane now Sold Out!
- Construction of Fleet Lane continues 17 days ahead of schedule.
- Apartment prototype to be completed for inspection by the end of August.
- Level 9 floor slab scheduled to be poured Friday 14<sup>th</sup> August 2015.

## Destination Brisbane Consortium wins bid to redevelop Brisbane's Queen's Wharf ABC News, 21<sup>st</sup> 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."*

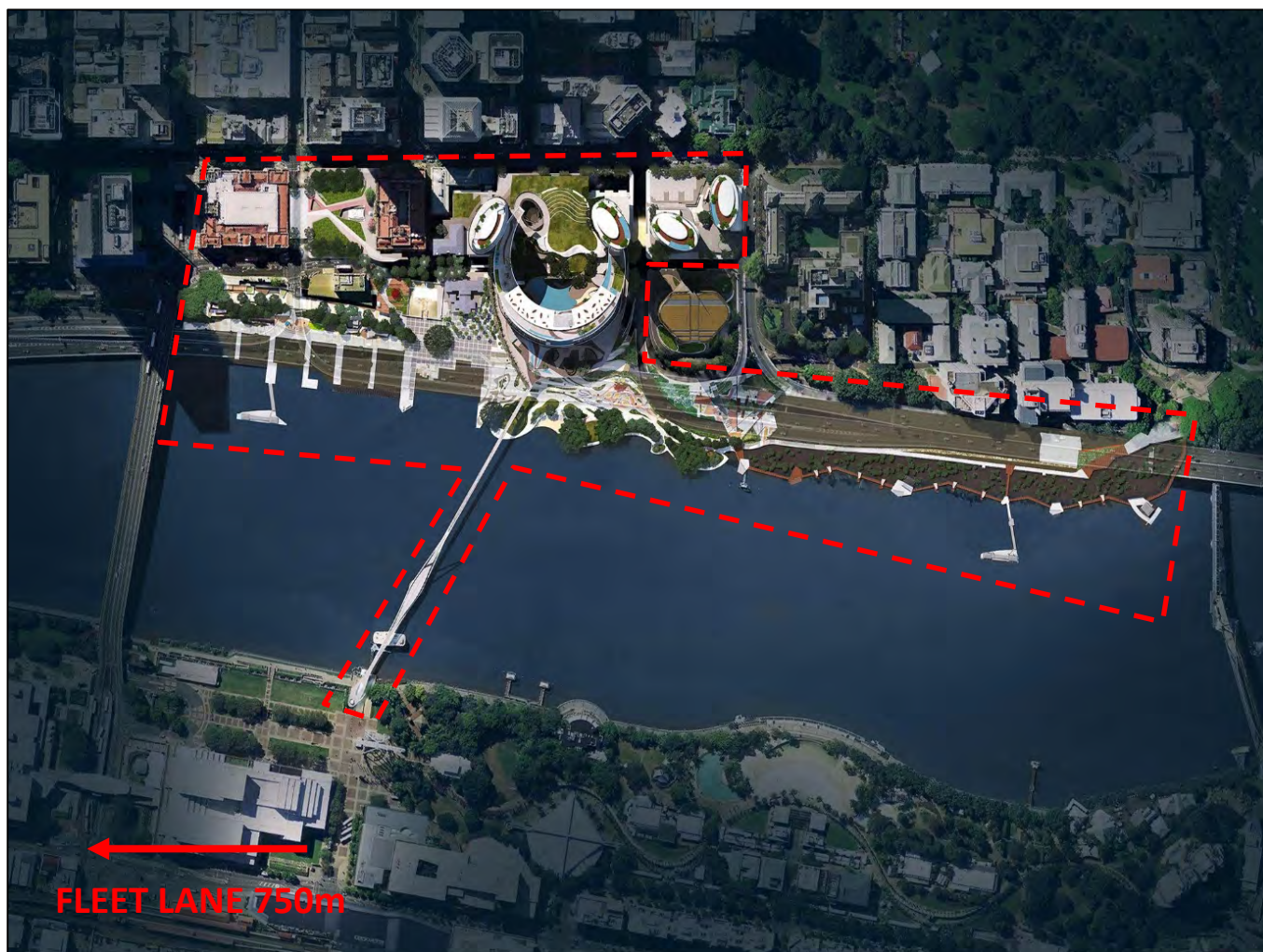
*Echo Entertainment chief executive Matt Bekier said the consortium's Queen's Wharf would "be an asset for this state that will compete with anything around the world".*

*"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 working to a two-week slab pour cycle and are scheduled to complete the level 9 slab pour on 14/8/2015. Key activities currently underway include painting to level 2 and 3; wall sheeting to level 4 and 5; Wall framing and services to level 6; bracing and wall props to level 7 and 8; and level 9 steel reinforcing laid and signed off by structural engineers.

Future milestones for the next month include:

- Building topping out – only two levels remain before Fleet Lane reaches its maximum height.
- Complete prototype apartment - expected to be complete in three weeks.
- External façade rendering to commence next week.



*Figure 1: Ground floor driveway from Fleet Lane frontage.*



*Figure 2: Ground floor driveway from Hope Street frontage showing the recently installed air condensers to supply air conditioning to the podium levels.*



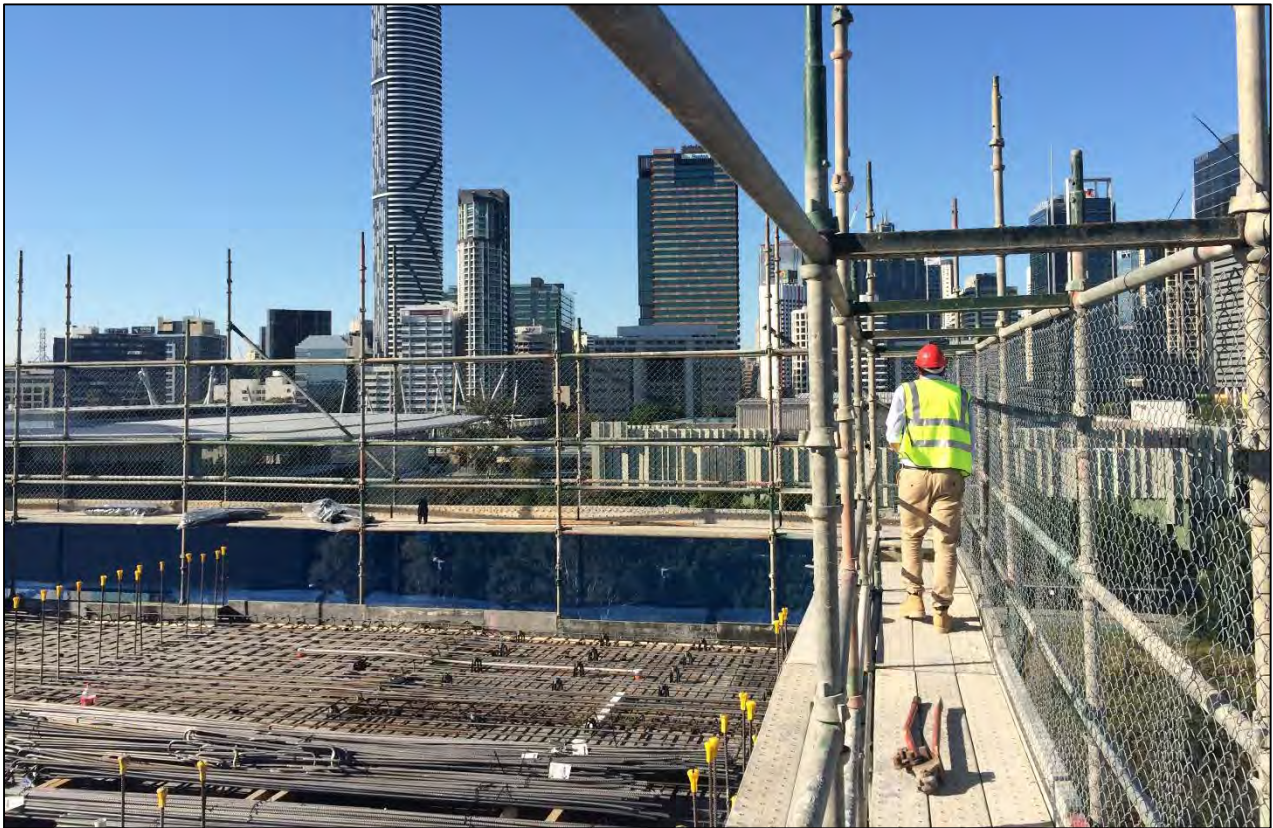
*Figure 3: Inspection of proposed prototype apartment on level 2. The first coat of paint has been applied to walls.*



*Figure 4: Level 3 is now completely sealed with all windows and doors now installed.*



*Figure 5: Level 4 view from oversized terraces.*



*Figure 6: Level 9 – Reinforcing now complete ready for the level 9 slab pour.*



*Figure 7: Level 9 services and reinforcing under inspection by structural engineer.*



*Figure 8: L to R: Damian Winterburn – Deloitte Capland Real Estate Advisory, Steve Howell – HCAP Developments, Steve Hopes – RGD Constructions*