

FLEET

— LANE —

SOUTH BRISBANE

Project Update
16th October 2015



HCAP
DEVELOPMENTS

PROJECT UPDATE – October 2015

Date: 16/10/2015

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 20 days ahead of program.
- Apartment prototype complete and inspected.
- Fleet Lane structure complete

Riverfire caps off Brisbane Festival 2015 (Extract)

Courier Mail, Darcie Akeroyd/Trenton Akers 26th September 2015

“A spectacular fireworks display along the Brisbane River has capped off a huge Brisbane Festival 2015. Three tonnes of pyrotechnics, comprising 9000 individual fireworks, were ignited from six river barges, 10 city rooftops and both the Story and Goodwill Bridges. Over 50,000 residents lined the river, nearby buildings and packed other vantage points including hilltops to view the display, which was cheered by the crowds” – Fleet Lane will offer residents the perfect vantage point for uninterrupted views of the annual celebrations.



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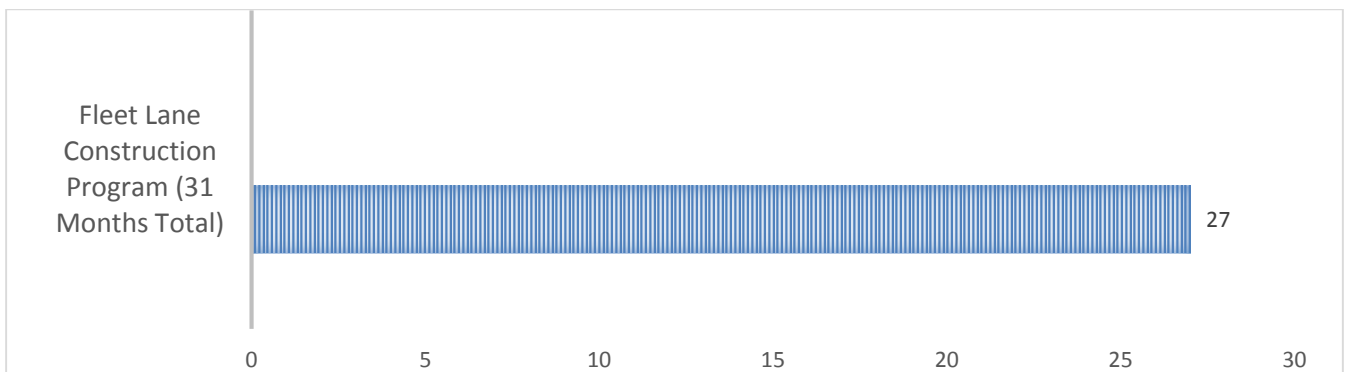


Construction Progress: RGD have progressed well over the past month with minimal delays resulting in construction increasing to 20 days ahead of program. RGD have completed the top floor slab and are now focused on finishes trades for the remainder of the building. The next key item for completion is the window and door glazing to all apartments.

The development team, including the development managers, architect, super intendent, and project advisors, carried out an inspection of a prototype apartment on 13/10/2015 with the aim to approve the level of quality required throughout the remainder of the building. The inspection was very thorough. The overall quality of finish was high however isolated elements require further attention prior to signoff by the development team.

Building status:

- Levels 2-4: Joinery complete and final painting underway.
- Levels 5-6: Joinery installation underway.
- Levels 7-8: Wall sheeting nearing completion.
- Levels 9-10: Services rough in and wall framing underway.
- Rooftop: slab complete. Blockwork to yoga garden underway.



Milestones for the next month include:

- Commence installation of lifts;
- Complete glazing for the tower;
- Complete prototype apartment;
- Complete car park line markings; and
- External façade rendering to continue.



Figure 1: Fleet Lane rooftop slab now complete with superb views of the Brisbane CBD.



Figure 2: Fleet Lane Rooftop – Inspection of the roof top by the super intendent and quantity surveyor.



Figure 3: The tower crane pouring concrete to form the top of the lift well.



Figure 4: Inspection of the prototype unit by the development team.



Figure 6: Inspection of the prototype kitchen. The team has raised an error in the ranghood which should be flush with the neighbouring cupboards.



Figure 7: The site manager explains the proposed system to improve the sliding doors to MPR.