

# FLEET

— LANE —

SOUTH BRISBANE

Project Update  
30th January 2015



**HCAP**  
DEVELOPMENTS

# PROJECT UPDATE – January 2015



**Date:** 30/1/2015

**Prepared by:** Marquee Projects

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

**Practical Completion Date:** December 2015

**Settlement Date:** January 2016

## Project Overview

- Builders have issued construction documentation
- Building Approval was received on the 14th January 2015
- Excavation of the site was completed on the 22nd January and all soil has been removed from site.
- Minor rain events over the past month have interrupted construction progress on site however the builder has been working to manage the effects.

## Sales Overview

Apartment Sales are nearing completion with only 6 out of 66 apartments remaining. Fleet Lane's remaining apartments represent compelling value against nearby apartment projects with quarterly sales volumes indicating there is still a strong demand for inner city apartments.

## Queens Wharf Brisbane Development

On Monday 22 December 2014 the final two proponents, Greenland Group along with Crown Resorts and the Destination Brisbane Consortium unveiled their design concepts for the integrated resort development in the Queen's Wharf Brisbane precinct. Both consortiums are responsible for similar riverside entertainment precinct in Sydney, Melbourne, Perth and various overseas developments.

The Brisbane skyline is set to be transformed with residents of Fleet Lane booking a front row seat to a unique and vibrant new world city redevelopment, located only 650m from their doorstep. The redevelopment area is generally located on the Brisbane River, between Alice Street and Queen Street. The artist impression provided a dramatic insight into both riverside revitalization options.

## Destination Brisbane Proposal



View from Queens Wharf towards Fleet Lane and South Brisbane



The Queens Wharf Precinct from South Brisbane



Both proposals include a new pedestrian bridge directly to the redevelopment.

# PROJECT UPDATE – January 2015

Greenland Group and Crown Resorts



View from Queensland Museum in South Brisbane



The new precinct will include a highend retail precinct

# PROJECT UPDATE – January 2015

## Construction Progress – 19<sup>th</sup> December 2014

Construction is progressing well. Key activities for the coming month:

- Complete pile caps;
- Commence construction of lift well;
- Continue inground plumbing and groundwork;
- Prepare for Basement 2 concrete slab; and
- Pour Basement 2 slab.



Figure 1: Despite recent rain events, all soil has been removed from site. Steel bracing has been installed to stabilize the retaining wall while the basement levels are under construction.



Figure 2: The black plastic sheeting on the Fleet Lane frontage is lining a temporary pit designed to capture and drain any rain water. The water is pumped out and the site is primarily kept dry allowing construction to progress.



Figure 3: The top of the pile is removed to expose the steel reinforcing which is then integrated into the pile cap. Once inground plumbing is complete, the Basement 2 floor slab is poured.