

# FLEET

— LANE —

SOUTH BRISBANE

Project Update  
3<sup>rd</sup> March 2016



**H**CAP  
DEVELOPMENTS

# PROJECT UPDATE – March 2016

**Prepared by:** Marquee Projects

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

**Practical Completion Issued:** 25<sup>th</sup> February 2016

**Estimated Titles Registration:** 6<sup>th</sup> April 2016

**Estimated Settlement Dates:** 7<sup>th</sup> April 2016 – 21<sup>th</sup> April 2016

## Project Update

- The project reached a major mile stone at the end of February with Practical Complete issued by the Superintendent. The builder is now continuing to rectify minor defects throughout the building however the majority of apartments are complete with cleaning in progress.
- An extensive high-end rooftop furniture package worth over \$50,000 has been purchased and installed. The package complements the expansive views of the Brisbane River and Brisbane CBD.
- The project architect has completed 80% of their defects inspection on behalf of the HCAP Developments, to identify any further defects remaining throughout the building.
- Individual apartment valuations commenced on 2<sup>nd</sup> March 2016 and are 50% complete. Purchasers should organize their finance if not already in progress.
- Stanley Xu from Sungrass Pty Ltd has been appointed as building manager of Fleet Lane. Sungrass have extensive experience as building managers in the local market and are very selective of the property portfolios they represent. Stanley has completed a full inspection of Fleet Lane and has prepared optional furniture packages for purchasers.
- Stanley will also be coordinating purchaser inspections for all units commencing on the 7<sup>th</sup> March 2016.



*Figure 1: (L to R) Stanley Xu, Lee-Anne Howell, Steve Howell enjoying the Fleet Lane Rooftop.*

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## Amendments to the Fleet Lane Schedule of Finishes

HCAP Developments has issued a notice to buyers advising that there have been modifications made to the Schedule of Finishes contained the Disclosure Statement for all apartments.

The changes that affect individual apartments are very limited and were altered to improve the aesthetics of the apartments each apartment without loss of amenity. The changes relate to a lighting upgrade in apartment entries, kitchen, dining and living areas. The lighting has been changed from **'surface mounted oyster lighting'** to **'recessed LED downlights'**.

This replacement is believed to provide a superior outcome and improves the aesthetics of the main living/dining areas by reducing the clutter of ceiling fixtures.

The additional changes to the Schedule of Finishes are related to the external façade of the building, specifically the construction method for creating textures in the façade render which have no material effect to the apartments.

For any queries relating to the revised Schedule of Finishes, please contact HCAP Developments.



*Figure 2: Fleet Lane Typical Apartment Lighting – Recessed LED Down Lights.*



*Figure 3: Fleet Lane Rooftop – Dining Terrace.*



*Figure 4: Fleet Lane Rooftop – Cocktail Terrace.*



*Figure 5: Fleet Lane front entrance and retail tenancy (Hope Street).*



Figure 6: Fleet Lane - 1<sup>st</sup> March 2016.