

HAVEN

NEWSTEAD

Project Update
July 2015



HCAP
DEVELOPMENTS

PROJECT UPDATE – July 2015



Haven Newstead is a 25 storey, 229 residential apartment and high end retail complex, located in the suburb of Newstead, in Brisbane QLD. The development is a mixture of luxury apartments, Sky Homes and a retail complex. Haven Newstead offers superior apartments and lifestyle to its residents - and is strategically located in a thriving suburb less than 3 kms to the Brisbane CBD and on the Brisbane river.

ICON CO

ICON CO CONSTRUCTION

Haven is being built by Icon Co. Established in 1997, ICON has been behind many of the leading award-winning high-rise buildings in New South Wales and Victoria and have a commitment to quality. ICON's parent company has 150-year track record with a \$6 billion balance sheet, providing a long term commitment to stand behind their workmanship.



JAMES ST

RL57 RETAIL PARTNER

Arguably the number one retail developer and manager in Australia, RL57 knows how to attract top brands and unique new operators. Their vision creates an environment that is much more than a retail store. HCAP sought out John James of RL67 to become a partner within Haven's retail precinct and create a new version of James St just for Haven and its residents.



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Date: 22/07/2015

Prepared by: Marquee Projects

Project Address: 63 Skyring Terrace, Newstead

Practical Completion Date: April 2017

Settlement Date: May 2017

Project Overview

- ICON Construction has completed site establishment and commenced foundations on site.
- Retail Manager, John James, receiving plenty of interest from potential tenants requiring premium retail space in blue ship suburbs.
- Sales Display on site now open.
- Penthouse Collection released.

Media Extract: Skyline of cranes marks Newstead as Brisbane's next urban village, Sydney Morning Herald – 21 July 2015 Cameron Atfield

"Driving past Newstead these days it is impossible not to notice the forest of cranes looming over the inner-city suburb. For Brisbane City Council's neighbourhood planning chairman Amanda Cooper the developmental gold rush has been a long time coming.

"This is an ideal location, very much in line with feedback from residents to say an old, obsolete industrial area that's essentially vacant land just a hop, step and a jump from the CBD is a place where we can create this new precinct, this new urban village, to accommodate that growth," she said.



Newstead's landmark gasometer has been converted to the centre piece of a public park. Photo: Glenn Hunt

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"You're seeing all that planning work from 2006 onwards coming into fruition and the popularity of it comes down to the richness of infrastructure in the area. You've got the CityGlider (high-frequency bus) service, you've got access to the CityCat (ferries), CityCycle (bike hire scheme), all that infrastructure. It's really close and convenient for people to get to work."

According to council figures the population of the Newstead-Bowen Hills area was expected to rise from 8165 as at June 30 last year to 25,107 in 2036.

"Overall the latest wave of residential construction in the Newstead precinct is good for Brisbane and in keeping with the inner-urban renewal that has propelled our city forward over the past two decades," Mr Harding said."

Read more here: <http://www.smh.com.au/business/property/skyline-of-cranes-marks-newstead-as-brisbanes-next-urban-village-20150721-gjigizg.html#ixzz3gbYG1fqj>

Construction Update

Construction officially commenced on 22nd June 2015. Prior to this date, Icon was issued 3 early works directions which enabled select activities to be undertaken in order to prepare for the full swing of construction activities. These activities included establishment of amenities, hoarding and entry / egress into site. This allowed the transition to major works to be seamless.

Major works completed include piling platforms for the mobilization and commencement of piling. Activities now occurring on site include piling and earthworks. There has also been a strong emphasis on protecting the existing underground Stratton street stormwater drains which dissect the site.

Construction of the temporary bridge to allow heavy plant and equipment access across the drains has been completed. In addition to the activities already mentioned there has been some minor services adjustments made to the sewer connection, in order to divert this critical services away from the piling activities.

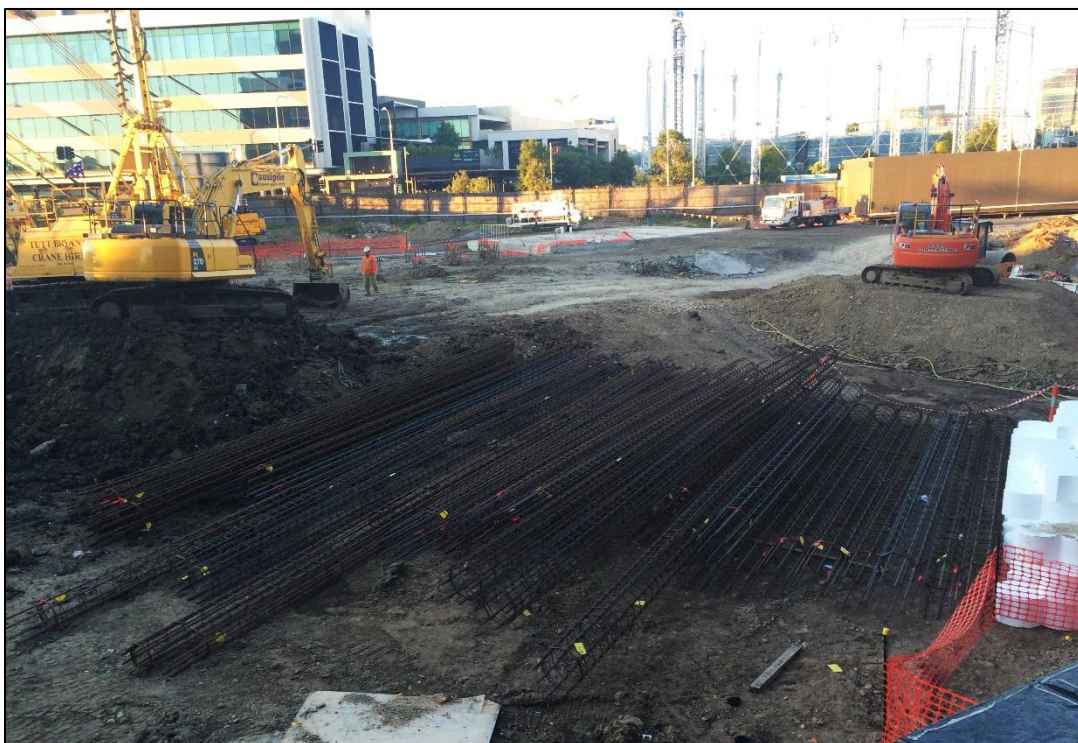
Key activities for the remainder of July include:

1. Piling the Ground Floor
2. Piling of the Secant Wall
3. Earthworks and Bulk Excavating
4. Installation of minor hydraulic pipes
5. Form Pile Caps and Capping Beams

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Haven Site (left to right): Concrete pump, piling rig, crane, 30 ton excavator, drill rig.



Haven Site: Bridge over storm water drain (concrete platform top/centre image) and steel reinforcing for piles (bottom image).

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Cunningham Street: Traffic control in place while crane lifts steel reinforcing over hoarding onto site for use in pile foundations.



Haven Site: Complete piles with steel reinforcing awaiting pile caps.

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