



HAVEN

NEWSTEAD

Project Update
24th November 2015



PROJECT UPDATE – November 2015



Haven Newstead is a 25 story, 223 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 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: 24/11/12015

Prepared by: Marquee Projects

Project Address: 63 Skyring Terrace, Newstead

Practical Completion Date: April 2017

Settlement Date: May 2017

Project Update

Icon have progressed 8 months into the Haven construction program and the construction team have not experienced any unforeseen environmental or safety issues during this period. The site has experienced a relative dry spell of weather and work has progress very well allowing the basement foundations to progress beyond 50% complete.

The remaining foundation work and basement 2 slab are scheduled for completion prior to the end of December. Completion of the foundations represents a milestone in the construction program with all future work focused on building the 25 level tower. Icon have also started constructing the base of the lift well which will continue to the 25th level resident roof terrace.

At ground level, the hydraulic team have laid the in-ground pipework for the retail tenancies and the ground floor slab has been poured to secure these services in place.

As the final apartment sales are wrapped up, preparations for removal of the Haven Sales Display building are being made to provide the construction team with additional work space. The Haven time lapse camera has also been installed on the nearby BOO building, to allow ongoing surveillance of the site. Regular updates will be provided on the Haven website at havenapartments.com.au

Retail Update

The retail managers, RL57, have commenced marketing the 1150m² of prime retail space located across the ground floor of Haven. To date, there have been over 200 expressions of interest from renowned retail operators in Sydney, Melbourne and Brisbane.

The early success of the retail campaign is due to the unique design of Haven, focused on creating an active environment that delivers a new level of retail experience. The final tenant mix is of paramount importance to the retail mangers and will comprise a selection of the best food and beverage, retail services and showroom operators. RL57 will send out offers to their preferred tenant mix towards the middle of next year.



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"We have redesigned and reorientated the retail area such that each tenancy has its own special attributes. Whether it is an adjoining courtyard, views over the Gasometer, or a place to enjoy the morning sunlight. Our offering will be an experience to the customer, firstly through design, and then completed by an eclectic and interesting mix of tenants."

John James, Founder RL57

Customers will also be able to park at grade, right outside the shops and restaurants, rather than having to travel to a basement car park, which creates a greater feeling of community and ease.



Site Progress



Haven Site: Foundation piles and respective square pile caps have been poured. Excavators clear excess soil.

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Haven Site: The hole is retained for the base of the lift well which will continue, non-stop to the 25th level roof terrace.



Haven Site: Construction continues in muddy conditions. The basement 2 chamber is now fully accessible. The red fencing screens form part of the worker access ramps to the site offices.

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Haven Site: One of the piling machines used to construct the basement foundation piles.

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Haven Site: The development team have now installed a camera tracking the construction progress. Up to date photography will be provided on the Haven website shortly.
www.havenapartments.com.au

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