



HAVEN

NEWSTEAD

Project Update
26th October 2015



PROJECT UPDATE – OCTOBER 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: 26/10/12015

Prepared by: Marquee Projects

Project Address: 63 Skyring Terrace, Newstead

Practical Completion Date: April 2017

Settlement Date: May 2017

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Since commencing on site in April 2015, Icon are now 7 months into construction of Haven. The months of September and October have allowed works to progress well with minimal wet weather, allowing the completion of bulk excavations.

Icon have also completed the secant wall anchors for the basement, which have now been stressed and support the Cunningham Street frontage. This allowed the full Basement 2 excavation to finish, with trucks and excavators removing the remaining fill in early October.

Icon are now piling the foundations at Basement 2 level, whilst at the same time puncturing into the existing car park basement that was built as part of the adjoining Energex Building.

Icon have also commence excavating the lift overrun for the residential lift well. This involves construction of a sheet pile wall to protect a relatively small cavity at basement 2 level.

At ground level the pile cap received its first pour followed by placement of pre-cast planks spanning the brick arched drain. The next layer of concrete was then poured across the entire cap. To complete the slab, installation of the extensive hydraulic pipework has begun. The design contemplates multiple fit outs scenarios in each of the retail tenancies. Once complete, a final pour will be made to finish the retail slab in that location.

The tower crane continues to ease pressure on logistics in and around the confined site. As per the photos below, the site is split into two levels, each with their own construction activities. With apartment sales 85% complete, the Haven Sales Display is also undergoing preparations for removal later this year. The display will be lifted via cranes onto semi-trailers and trucked away providing much needed work space for Icon.

Extract: Brisbane city apartments attracting competition from Baby boomers and Gen Y

By Your Mortgage | 13 Oct 2015

Apartments in and around the Brisbane CBD have become increasingly popular with both Baby Boomers and Millennials (aka Generation Y), according to Place.

Judy Goodger, managing director for Place, noted that both age groups want living spaces that encourage an active lifestyle and are close to work and entertainment. Inner Brisbane's high-density living conditions clearly fit the bill.

"Baby Boomers have always represented a strong portion of the market in the inner city, but in the past 18 months I've seen a noticeable upswing in the amount of people in this generation seeking CBD living instead of settling in the suburbs," Goodger said.

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Surrounding suburbs with apartments such as New Farm, Newstead, Teneriffe, West End, Highgate Hill, Fortitude Valley and Hamilton were also popular.

“These areas provide the ultimate lifestyle that everyone desires – they are close to the city, they have excellent amenity and access to public transport, and they have that trendy feel.”



Figure 1: Newstead’s Gasometer and Hatch & Co, adjacent to Haven Apartments. (missfoodie.com.au)

Extract: The Defiant Duck waddles into Newstead
The Weekend Edition – 22nd Oct 2015 by Chrisanthi Demos

The Moubment Group are at it again, this time opening an American-style food and drink pavilion. Overlooking lush greenery and the iconic Gasometer, The Defiant Duck has been created with one major goal in mind – to ensure you have a ... *ahem* ... quacker of a time.

The Defiant Duck is the latest instalment from the creative minds behind Gerard’s Bistro, Gerard’s Bar & Charcuterie and Laruche, who are spreading their wings across the other side of the Gasometer from sibling venue Hatch & Co. The pavilion-style venue is flooded with natural light through its wide bi-fold doors, with tables spilling out into the alfresco dining area overlooking the botanical surrounds.



Haven Site: Remaining soil is excavated and a level platform is established for the piling rig to commence foundations.



Haven Site: A ramp to the lower basement level has been established to provide access for heavy machinery.



Haven Site: A piling rig is used to construct a sheet retaining wall to from the lift overrun.



Haven Site: An excavator with jackhammer tool punches through to the pre-built car parking chamber under the adjoining Energex building.

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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

HCAP
DEVELOPMENTS