

HAVEN

NEWSTEAD

Project Update
20th August 2015



HCAP
DEVELOPMENTS

PROJECT UPDATE – AUGUST 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 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: 20/08/2015

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 retaining walls and commenced excavation for basement levels.
- Sales Display open on site.
- Penthouse Collection 30% under reservation.

Media Extract: Echo wins tender for new Brisbane casino, *The Australian*, 20th July 2015 Jamie Mckinnell

ECHO Entertainment has won the right to build a casino on prime riverfront land in Brisbane, beating a proposal from James Packer's Crown Resorts.

The proposal from Echo, which operates the Treasury Casino in Brisbane, includes an iconic arc-shaped building with a ballroom, publicly accessible sky deck, 50 restaurants and bars and a moonlight cinema. The development at the Queen's Wharf precinct will also deliver five new premium hotels, three residential towers and a pedestrian bridge to South Bank.



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"This development will change Brisbane's CBD," Premier Anastacia Palaszczuk said on Monday. "But the construction means thousands of jobs - some 3,000 jobs during construction, and 8,000 ongoing jobs."

Ms Palaszczuk said the Echo proposal stood out due to the large amount of public space it would create. "The consortium was able to demonstrate to government that they are ready to proceed," she said.

The construction phase, due to begin from 2017 and last until 2022, would provide greater certainty for the state, minister for state development Anthony Lynham said.

"This project will be transformational for Brisbane," he said. "It'll do what South Bank did for Brisbane 30 years ago."

The casino, which the premier says will transform Brisbane into a premium tourism destination, will be built on prime riverfront land between George Street and the Riverside Expressway.

Construction Update

The months of July and August has been very productive with earthworks and piling progressing well. The ground floor piling and temporary protection of the existing brick arched drain has successfully been completed, with a total of 77 piles being drilled and completed within the month. This has allowed for pile trimming and footing preparation on ground floor to commence which creates the next phase of the ground floor structural works.

The basement retention system has also progressed well this month and is nearing completion. Remaining works include reinforcement for the pile capping beam on top of the retention walls. In conjunction with piling, Icon have also been shifting the excess fill material from site concurrently, so there has been a great focus on site logistics to ensure a coordinated approach between piling and earthworks allowing optimum productivity between both activities.

Key activities for the month ahead include:

1. Anchoring of the retention system
2. Continuing works on the ground floor pile caps and slab.
3. Detailed excavation of the basement
4. Installation of minor hydraulic pipes

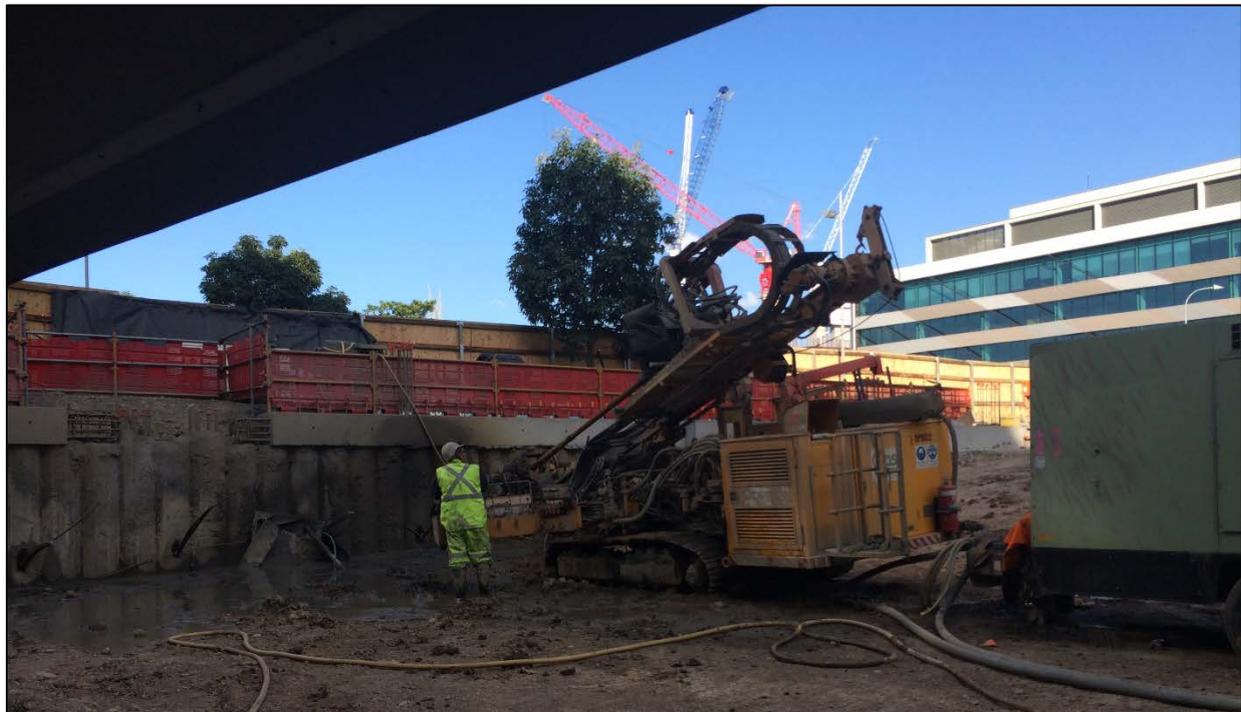
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Haven Site: Pile of imported fill used to establish platforms for piling rigs. The material is now in the process of being removed from site.



Haven Site: Drill rig establishing rock anchors for the retaining wall. The anchors are inserted on a 45 degree angle.

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Haven Site: Foundation piles for the basement. The piles reach approximately 35m down to the bedrock.



Haven Site: Secant retaining wall with the piling cap having just been poured. The tops will be trimmed off when the fresh concrete has cured.