

HCAP[®]

Balmoral Single Asset Trust

ABN 22 527 647 505

Project Update

August 2021

The Balmoral Collection



Date: 31 August 2021

Prepared by: HCAP Asset Management

Project Name: The Balmoral Collection

Project Address: 216 Raglan Street, Mosman NSW 2088

Construction Commencement: April 2020

Anticipated Completion: Q4 2021 / Q1 2022

Construction Update

Builder's report to 30th July 2021:

July started off great, services roughin to levels 3 and 4, level 1 and 2 sheeted, level 1 and 2 joinery site measured, level 1 preparation for floor finishes, even getting ready for first coat of paint. Then site as shut down for 11 days and power line outage was postponed until 13th August. Site reopened on 31st July with under strict procedures, with limited workforce. Trade numbers available during this continued shutdown.

Project Progress Summary

- Services roughin to level 4
- Finalise level 3 for sheeting
- Window site measure level 3 and 4.
- Joinery site measure level 2
- Windows install level 2
- Floor prep level 1.

Update from Developer

By mid August, there were roughly 20 people on site most days which equates to around 95% of current capacity. The team have made great progress with painting beginning Level 1 as well as the door jams installed and tiling starting. The window subcontractor has made great progress on Levels 3 & 4 which will allow the gyprocking to start and will see the fit out take shape.

Level 1 – First coat of paint



Level 1 – Door Jams



Level 1 – Lift and surrounds complete



Level 1 – Tiling

