

HCAP[®]

Balmoral Single Asset Trust

ABN 22 527 647 505

Project Update

November 2021

The Balmoral Collection



Date: 30 November 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 / early Q1 2022

Construction Update

Builder's report to 31st October 2021:

October saw a major milestone with the dismantling of the tower crane, this led to the last of the basement structure works complete with the pouring of the crane peno and the external driveway to the boundary. Southern façade timber battens 75% installed with scaffold dismantle scheduled for early November. Level 4 timber floor installed and wet areas waterproofed ready for tiling and kitchens installation. Level 3 tiled and kitchens installed with benchtops to be measured. Level 2 benchtops delivered and being installed, level 1 fitoff commenced. Basement 90% sheeted with cobble scredding completed, cobbles to commence.

Update from Developer

The Strata Plan was approved on the 18th November 2021 which is an important milestone. We are forecasting to reach Practical Completion in mid-December 2021 with all four purchasers to settle shortly thereafter – target mid-January 2022.

Roof Level – waterproofed ready for soil



Level 4 – timber floor installed, wet areas waterproofed ready for scredding, joinery carcasses to be installed



Level 3 – tiled and kitchen installed ready for benchtop measure



Level 2 – benchtops being installed, balcony privacy screen and handrails installed



Level 1 – Fitoff commenced Shower screens, PC items Electrical fittings



Basement – sheeting, fisy coast ready for cobble stone



Façade timber battens install southern façade

