

# HCAP<sup>®</sup>

## Balmoral Single Asset Trust

ABN 22 527 647 505

# Project Update

## October 2021

### The Balmoral Collection



**Date:** 28 October 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 30th September 2021:

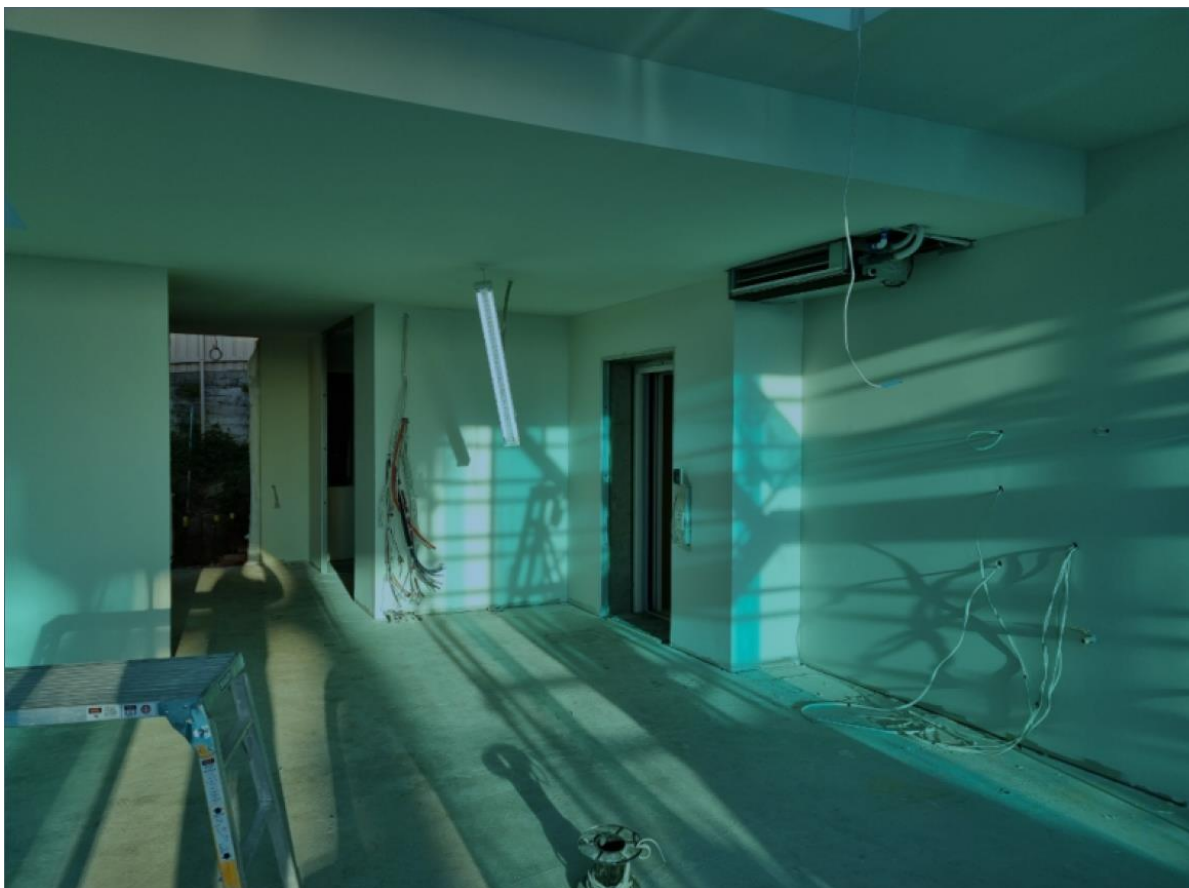
*September progressed well externally, 95% of external structure works complete. Northern retaining walls have been poured and ready for stripping. Southern façade render and painting complete awaiting installation of timber battens to commence dropping of scaffold. Eastern structural steel pergolas installed to levels 2, 3 and 4. Level 1 will be completed once tower crane is dismantled on 22nd October. All unit skylights installed, all balconies are getting ready for final landscaping, pavers and final BBQs to complete unit balconies.*

*Internally works have progressed steadily, with level 4 sheeted, sanded and first coat of paint ready for waterproofing and internal finishes. Level 3 timber floors installed, ready for tiling and joinery. Level 2 joinery currently being installed. Level 1 benchtops ready for installation along with shower screens also. Level 1 back of house works continues and basement framework installed ready for sheeting.*

### **Project Progress Summary**

- Level 4 sheeted and painted,
- Level 3, timber floor installed and wet area waterproofed
- Level 2, joinery being installed. Benchtops to be measured.
- Level 1 ready for benchtop installation and shower screens
- Level 1 back of house sheeted.
- Basement ready for sheeting.
- Skylights installed.
- Level 4, 3 eastern balconies rendered.
- Pebbles installed to level 2
- Pergola structural steel installed
- External face ready for timber battens
- Basement formwork stripped.
- Level 4, 3, 2 Vergolas have been site measured.
- Mains Power Completed/ connected to the site

**Level 4 – sheeted and first coat**





**Level 3 – Flood Testing**



**Level 3 – Timber Floor Installed**



**Level 2 – Pergola Installed**



**Level 2 – Joinery Being Installed**





**Level 1 - Benchtops Being Installed**

