

Bulgarra Apartments Housing Development

Project Status Update

April 2026

Project Status Update

Overall project health
Monitor



Bulgarra Apartment Development | What we make it Karratha

Overall Project Comment

Project is progressing & considered in an overall health of **Monitor** while the [DA for Gregory Way is readvertised](#). Scenario planning has also been undertaken for key identified risks to ensure business continuity if required. Council Administration continues to meet with Developed monthly to discuss the projects progress.

Has module construction commenced?

Prototype construction of one 1x1 and 2x2 module has commenced in Vietnam. Administration representatives conducted a factory and prototype inspection in March and April.

Project budget for each site

Ridley St - \$17.4M
Nairn St - \$21.3M
Gregory Wy – \$18.7M

Total - \$57.4M

We continue to monitor the risk associated with rising interest rates.

Current interest rate is 4.74% as of 29 April 2026

Budget expenditure to date

Ridley St - \$6M
Nairn St - \$1.3M
Gregory Wy – \$3.1M

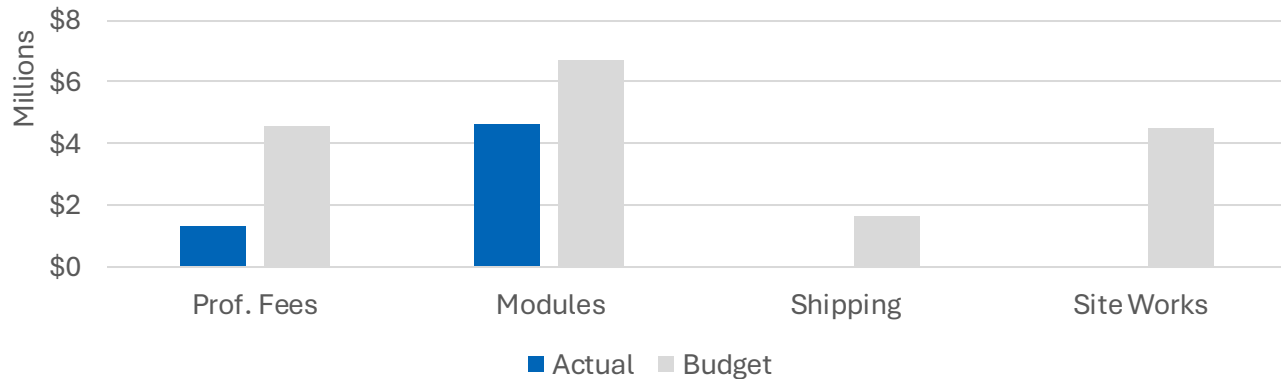
Total - \$10.4M

RIDLEY ST



Perspective artist impression of complex street frontage from Ridley Street

TOTAL EXPENDITURE



- Not started
- In progress
- Completed



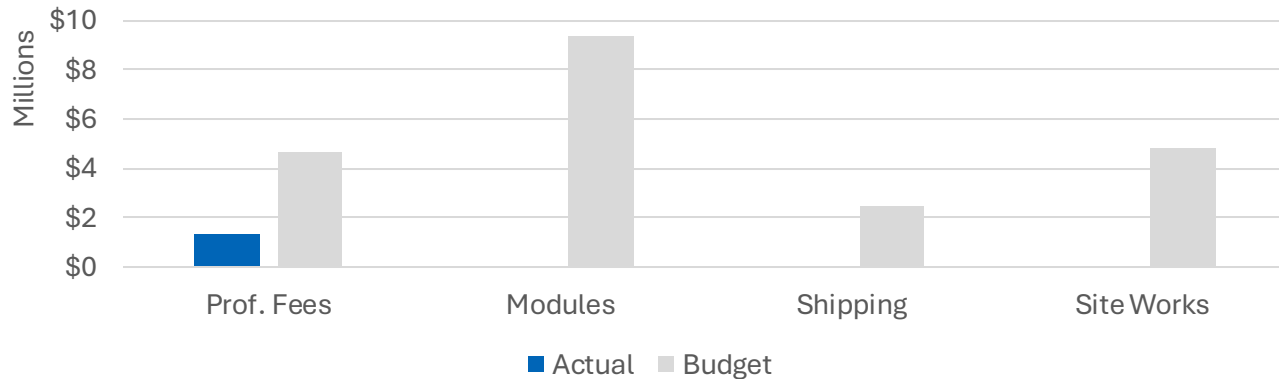
April Status: Site clearing is completed with bulk earthworks and shaping commencing soon.

NAIRN ST



Aerial artist impression of complex from Nairn Street

TOTAL EXPENDITURE



- Not started
- In progress
- Completed



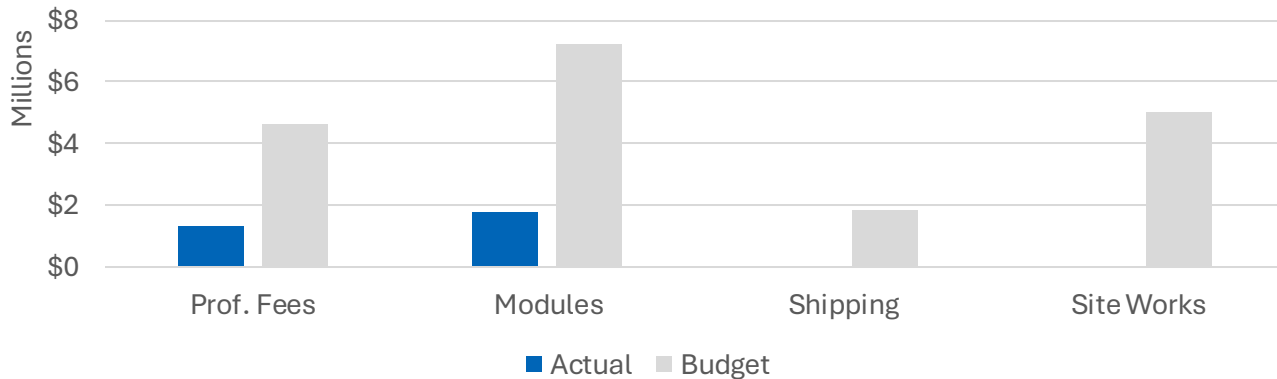
April Status: Site clearing due to commence May 2026.

GREGORY WY



Aerial artist impression of complex from Gregory Way

TOTAL EXPENDITURE



- Not started
- In progress
- Completed



April Status: Site clearing has commenced and expected to be completed by mid-April.

Internals

Artist impression comparison with real furnishings



Proposed dining and kitchen render



Real texture and similarity to render with table

Internals

Artist impression comparison with real furnishings



Proposed bedroom render



Real texture and similarity to render with bed

Internals

Artist impression comparison with real furnishings



Proposed living room render



Real texture and similarity to render with couch and table

Internals

Artist impression comparison with real textures



Proposed bathroom render



Tiling texture and similarity to render

Internals and Externals

Prototype progress photos



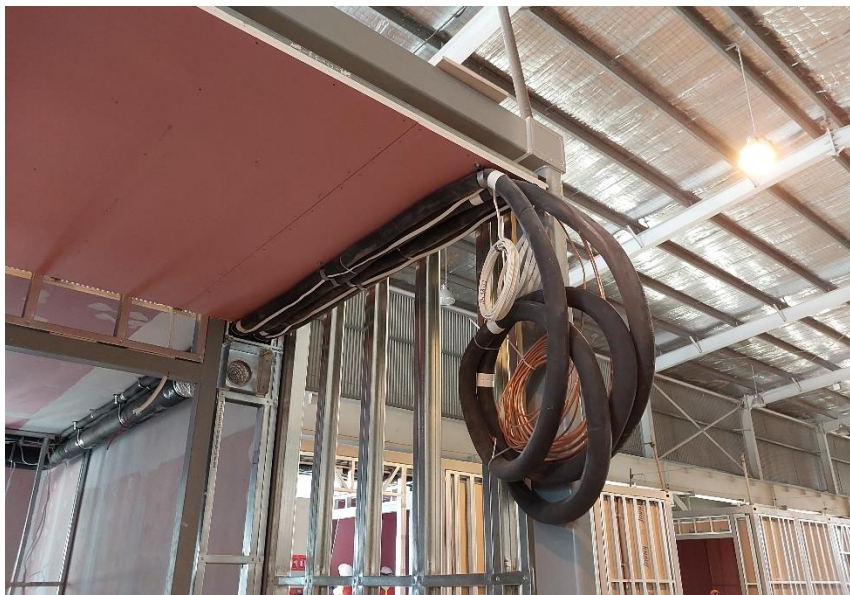
March



April

Internals and Externals

Prototype progress photos



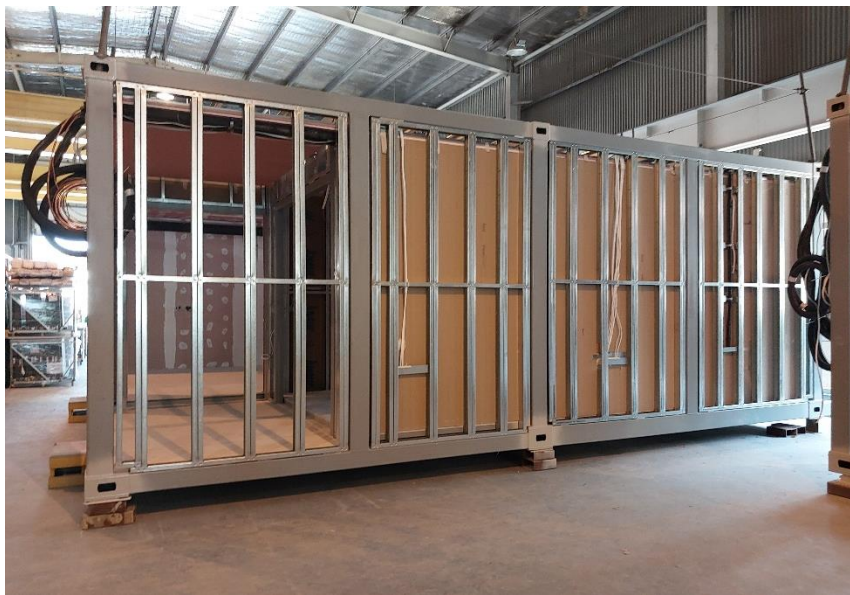
March



April

Internals and Externals

Prototype progress photos



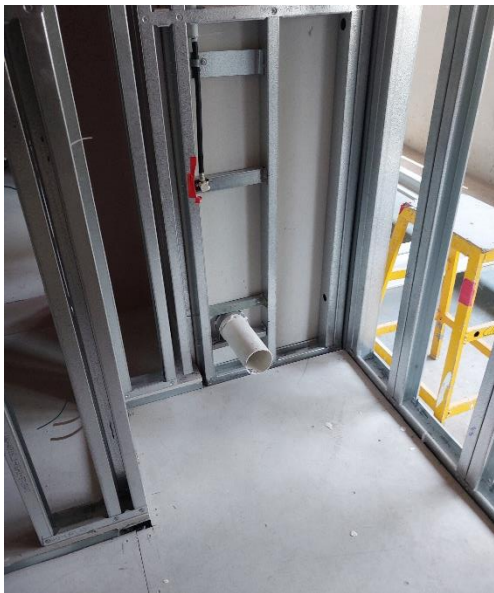
March (right side)



April (left side)

Internals and Externals

Prototype progress photos



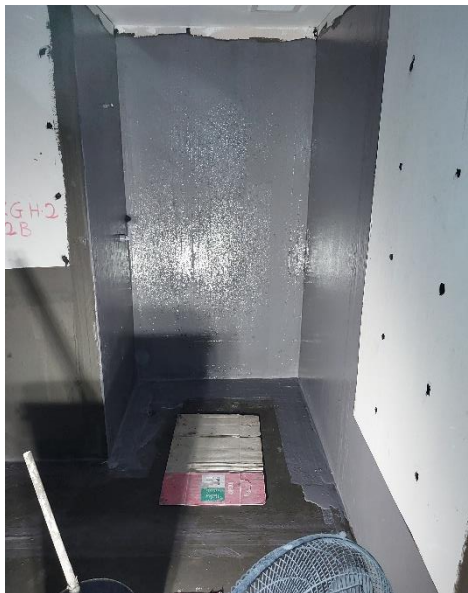
March



April

Internals and Externals

Prototype photos



Waterproofing



Roof construction of external walkway



Internal flooring