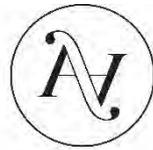


SEPTEMBER - 2017 PROJECT UPDATE



CENTRAL ELEMENT
PROPERTY DEVELOPMENT



AURA

PYMBLE

HCAP
DEVELOPMENTS



SUMMARY

Service Fit-off	
Building A	60% Complete
Building B	70% Complete
Building C	90% Complete
Timber flooring	
Building A	5% Complete
Building B	65% Complete
Building C	100% Complete
Kitchen Joinery	
Building A	5% Complete
Building B	75% Complete
Building C	80% Complete

Aura's façade is now mostly completed. Render, panel cladding, painting and glass balustrades are complete throughout, external metal work now remains. All scaffolding has now been dropped – a great milestone for the project as it allows external works to begin. Shade structures such as; awnings, pergolas, vergolas and verticals louvres will appear in following months, along with external walls and planter boxes.

Internal fit-out continues to progress steadily. Tiling to bathrooms is complete throughout with most of the fixtures such a basins and toilets installed in all buildings. Shower screens are currently being hung, bathroom joinery arrives in the following weeks. Two layers of internal paint have been applied throughout, timber flooring has been laid in all of building C and half of building B. Kitchens are installed in over half of the apartments.

We are targeting to conduct pre-settlement inspections late November, we will advise the specific dates once closer to the time.

We hope you enjoyed our handover process guide we issued last month, and we look forward to reporting next month on the status of your new homes.

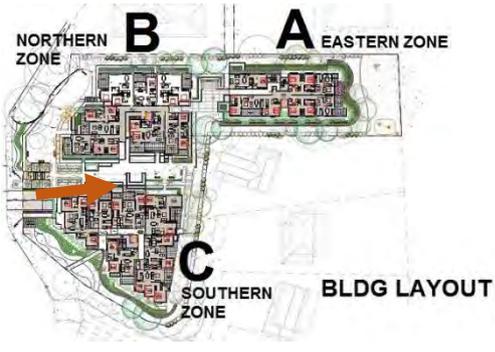
Kind Regards,

The Central Element & HCAP Developments Team

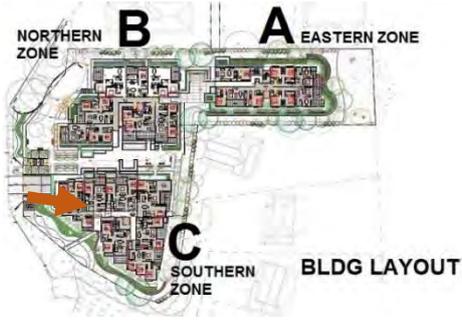
CONSTRUCTION PHOTOS

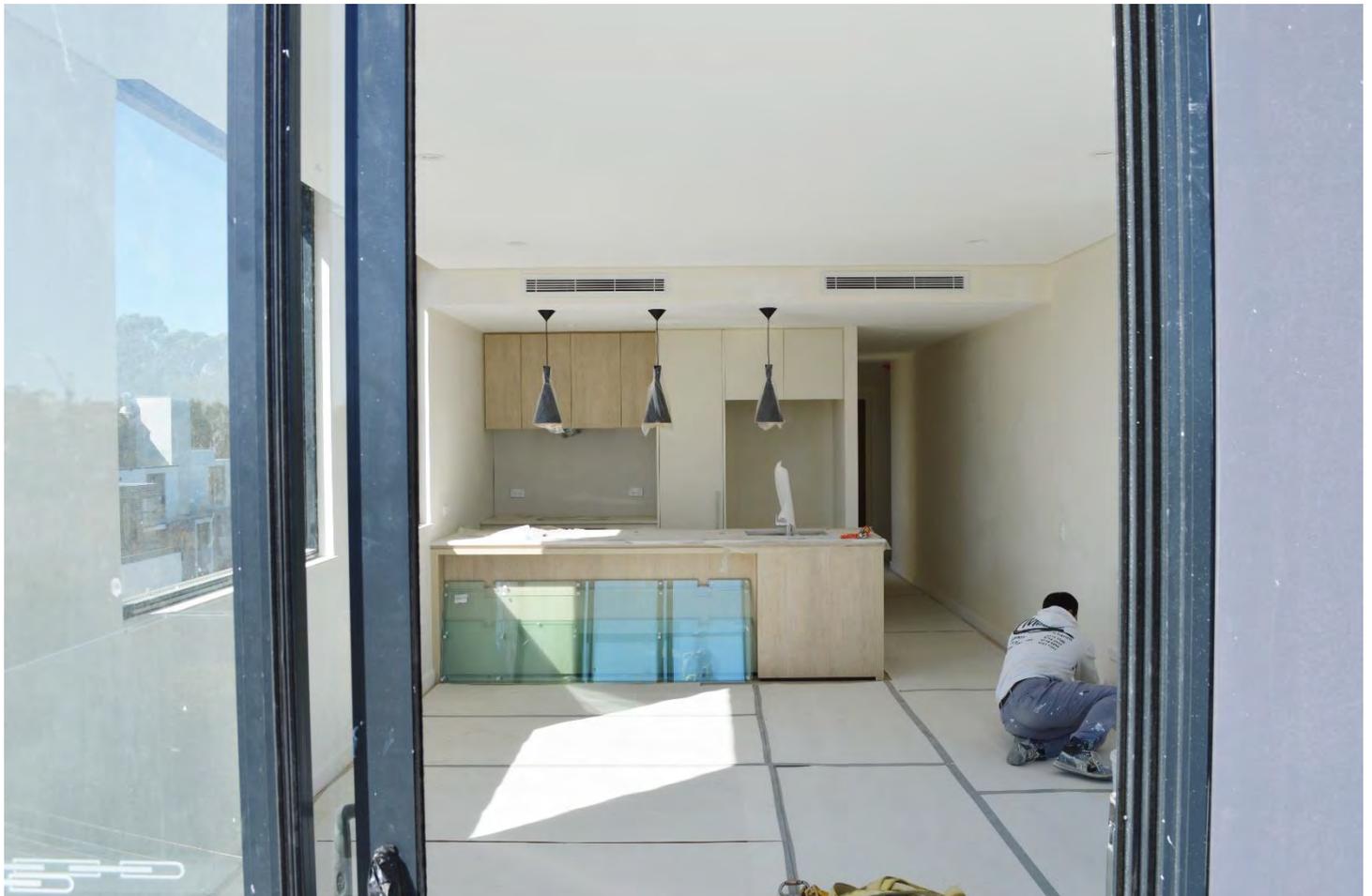
Date	05/09/17
Building	B & C
Level	Ground
Description	View at main entry
Location and Aspect	

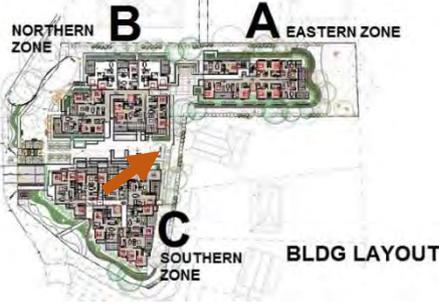


Date	05/09/17
Building	C
Level	7
Description	Roof Pebbles being scattered
Location and Aspect	

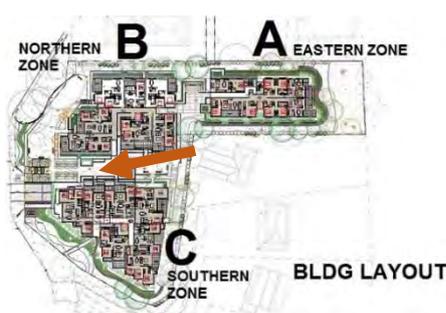


Date	05/09/17
Building	C
Level	7
Description	Completed Kitchen and paint to skirting
Location and Aspect	



Date	05/09/17
Building	C
Level	7
Description	Building A d pebbles on roof
Location and Aspect	

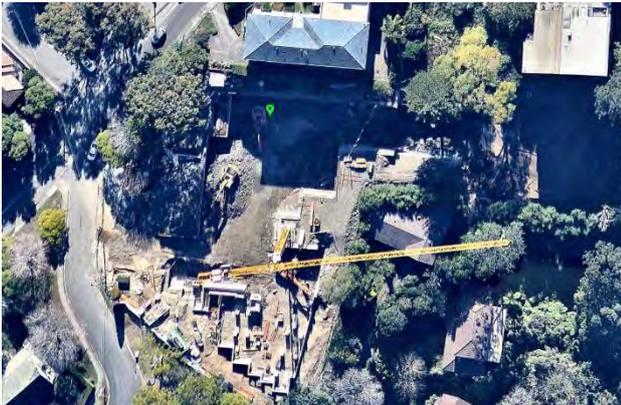


Date	05/09/17
Building	C & B
Level	7
Description	View from Building B between buildings
Location and Aspect	 <p>The diagram is a site plan titled 'BLDG LAYOUT'. It is divided into three zones: 'NORTHERN ZONE' (labeled B), 'EASTERN ZONE' (labeled A), and 'SOUTHERN ZONE' (labeled C). An orange arrow points from the center of the Northern Zone towards the Eastern Zone, indicating the view direction from Building B.</p>



TIME-LAPSE

The time-lapse below shows great progress since project start date. From 3 residential dwellings, to excavation, to 3 complete structures.



AERIAL CONSTRUCTION VIEW

22-08-2017



AURA

ELEVATE YOUR LIFESTYLE

Elevate your lifestyle and your expectations. Aura at Pymble sits majestically on an elevated site which takes in a magnificent 270-degree vista of Sydney, from Chatswood's towers to the CBD's sparkling lights, right through to the Blue Mountains. The panoramic views will take your breath away, the stunning modern architectural design will impress, and the timeless luxurious interiors will inspire. Step up to an indulgent way of living with a bird's eye view at Aura.



Aura apartments feature individualised planning to optimise the use of space and take advantage of the elevated aspect, to ensure your home is truly unique. Living areas flow seamlessly to large entertainer's balconies or courtyards with outlooks that expand as you climb higher. Kitchens feature a clever blend of timber and polyurethane, and concealed lighting highlights the beauty of stone benchtops, engineered timber floors and mirrored bathroom cabinets. You'll love coming home to Aura.

LOCATION

Aura's prized location on Pymble's hilltop offers an enviable address. Ideally located on Sydney's Upper North Shore, this quiet and leafy suburb is renowned for its stunning natural setting and is home to Sheldon Forest and Dalrymple-Hay Nature Reserve. At Aura, you're just a short stroll to local shopping, restaurants, parks, cafés and just 200 metres to Pymble train station. And the Pacific Highway/M1 puts you within easy reach of the CBD. Nearby attractions include three golf clubs, West Pymble Pool, Bobbin Head Marina, Ku-ring-gai Chase National Park, plus some of Sydney's best universities, private and state schools.

