

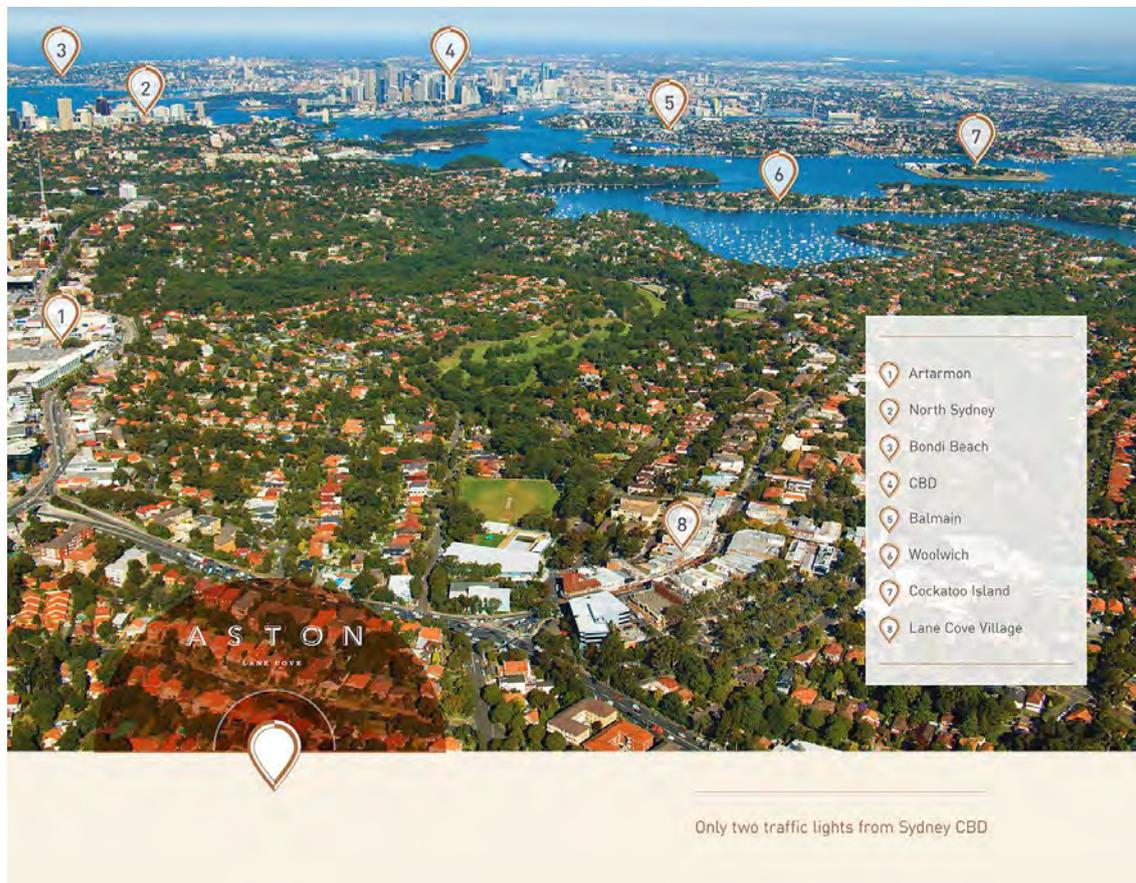
# ASTON

## LANE COVE

PROJECT UPDATE  
22<sup>nd</sup> December 2015



ASTON – The next Generation of Apartment Living



Aston Apartments has set the benchmark in apartment living.

This elevated North facing development will be a contemporary building while connecting you with everything the local area has to offer. Lane Cove is predicted to become one of Sydney's most strategic locations.



### The Locals Map

- |                                      |                                   |                        |                           |
|--------------------------------------|-----------------------------------|------------------------|---------------------------|
| 1 Burns Bay Reserve                  | 5 Chatswood Train Station         | 9 Aquatic Centre       | 13 Lane Cove Library      |
| 2 Lane Cove National Park            | 6 Chatswood Chase Shopping Centre | 10 Pottery Green Park  | 14 Pablo & Rusty's        |
| 3 Chatswood Golf Course              | 7 Westfield Chatswood             | 11 Via Napoli Pizzeria | 15 Hudson Meats           |
| 4 The Concourse Entertainment Venues | 8 Cafe New York                   | 12 Thomas Dux          | 16 Artarmon Train Station |
|                                      |                                   |                        | 17 Batten Reserve         |

Lane Cove is a lively, safe and friendly community nestled in and around the greenery of nearby National Park and Batten Reserve. Get back to nature by hiking the various bush walking tracks, cycling the parkways or leisurely rowing along the Burns Bay Reserve.

It is only a short commute from the business hub of Lane Cove West Business Park, Macquarie Park and only two traffic lights from Sydney CBD. Aston is minutes from browsing boutique shops and eateries of Chatswood Chase or enjoying the Sydney CBD.

Keen swimmers are only a short distance to Lane Cove Aquatic Centre or if you prefer the outdoors, the Tennis World Club in Lane Cove and the Chatswood Golf Course are both close by.

**Construction Update:**

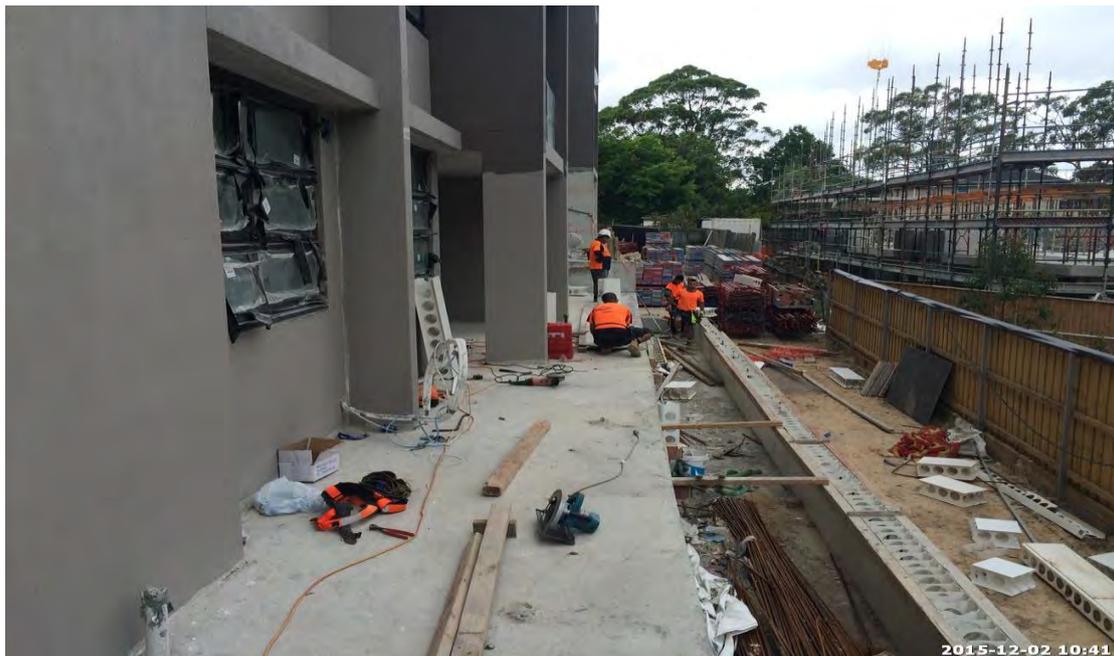
**Photo 1:** Taken on 11/12/2015 shows the final stages of the perimeter scaffold being dismantled, whilst revealing the north facing building façade. It's the first time the blade wall colour configuration matched with balcony balustrades has been revealed. External works to the front courtyards is also in progress.



**Photo 2:** Shows the vertical louvers installed on the western façade.



**Photo 3:** Shows the external planter boxes being constructed along the southern building envelope. A key focus on construction activities has been the external works, including courtyards, planter boxes, and landscaping works.



**Photo 4:** Shows the status of the interior fitout on Level 3. The stone benchtop was recently installed, soon to be followed by the kitchen splashback and kitchen appliances. Final joinery installation to the bedroom and bathroom is close to completion. Protection is laid to all units where the timber flooring is completed.



**Photo 5:** Shows the main bathroom in the benchmark unit located on Ground Floor.



## Summary

Construction works for the Aston Apartments continues to progress well and in-line with the Contractors construction programme. The forecast date for Practical Completion is February 2016.

As evidenced in the photos above, significant gains have been made with the internal trades since the previous construction progress update. The main focus with internal trades has been finalising the remaining bathroom, and bedroom joinery installations on Level 3 and to progress with installations of all PC Items and tapware.

In recent weeks there has been a big push with the external works with all of the façade rendering works now completed, the perimeter scaffold dismantled, some of the vertical louvers have been installed, glass balustrades installed including balcony waterproofing and tiling. All of the front courtyard walls are being installed, external planter boxes being constructed and landscaping works due to commence early January 2016. With the internal fitout works progressing well, the Contractor will start commencing their internal defect inspections and rectification works, followed by a detailed review by Central Element. Once all defects have been closed out the units will be at 'lock-up stage'.

As previously outlined, a key component before settlements commence is to ensure all of the statutory requirements for obtaining the Occupation Certificate have been satisfied, and requirements for registering the Strata Plan completed. This typically involves a number of the external services works being completed (sewer, water, power and stormwater) as outlined above, and any positive covenants and easements created so they appear on the Strata Plan. This is in conjunction with completion of the building works in accordance with the BCA, testing and commissioning of all services and compliance with all relevant DA conditions. Both the Contractor and Central Element are working hard to ensure a clean handover to Purchasers in the lead up to settlements taking place.

For all construction works, the following progress can be reported:

### **Basement Level 1 and 2**

- Installation of basement car park roller shutter 95% complete.
- Fire sprinkler system and fire hose reels is 100% complete.

### **Ground Floor:**

- Doors, Frames and Hardware is 65% complete.
- Water-proofing to internal wet areas (excluding balconies) 100% complete.
- Installation of timber flooring and skirting is 100% complete.
- Tiling to wet areas is 100% complete.
- Initial and final painting 100% complete.
- Windows are 100% installed.
- Installation of kitchen, vanities, studies, laundries and linen joinery items is 100% complete.
- Installation of stone benchtops is 10% complete.

- Installation of wardrobes is 100% complete.
- Fit-off of internal downlights is 95% complete.
- Installation of all bathroom accessories and PC items is 50% complete.

### **Level 1:**

- Doors, Frames and Hardware is 65% complete.
- Water-proofing to internal wet areas (excluding balconies) completed.
- Installation of timber flooring and skirting is 100% complete.
- Tiling to wet areas is 100% complete.
- Initial painting is 100% complete.
- Final painting is 95% complete.
- Windows are 100% installed.
- Installation of kitchen, vanities, studies, laundries and linen joinery items is 75% complete.
- Installation of wardrobes is 75% complete.
- Glass balustrades to balconies 90% complete.
- Fit-off of internal downlights is 95% complete.
- Installation of all bathroom accessories and PC items is 50% complete.

### **Level 2:**

- Doors, Frames and Hardware is 60% complete.
- Installation of timber flooring and skirting is 100% complete.
- Tiling to wet areas is 100% complete.
- Initial painting is 100% complete.
- Final painting is 60% complete.
- Windows are 100% installed.
- Installation of kitchen, vanities, studies, laundries and linen joinery items is 20% complete with all joinery currently manufactured and delivered to site.
- Installation of wardrobes is 10% complete.
- Glass balustrades to balconies 90% complete.
- Fit-off of internal downlights is 75% complete.
- Installation of all bathroom accessories and PC items is 40% complete.
- All remaining joinery items to be installed have been site measured, manufactured and delivered to site awaiting for installation.

### **Level 3:**

- Doors, Frames and Hardware is 50% complete.
- Installation of timber flooring and skirting is 100% complete.
- Tiling to wet areas is 20% complete.
- Initial painting is 100% complete.
- Final painting is 30% complete.
- Windows are 95% installed.
- Installation of skylights is 100% complete.

- Installation of kitchen, vanities, studies, laundries and linen joinery items is 10% complete with all joinery currently manufactured and delivered to site.
- Glass balustrades to balconies 90% complete.
- Installation of all bathroom accessories and PC items is 40% complete.
- All remaining joinery items to be installed have been site measured, manufactured and delivered to site awaiting for installation.

The external landscaping works is progressing with the dividing walls and planter box walls at 90% complete with rendering and stone cladding about to commence. Internal access ramps and stair cases leading into the front entrances are being prepared ready for concrete and landscaping commencing in January 2016.

Sydney Water has conducted their final sewer inspection and released the Section 73 Certificate dated 14<sup>th</sup> November 2015. This is an important milestone for the project as this is a key component for obtaining the Occupation Certificate and registration of the Strata Plan.

The electrical substation has landed with the connection and installation 95% complete. Energisation was scheduled to occur on the 20<sup>th</sup> December 2015, however this has been pushed back to late-January 2016. The final easement plan, admin sheets and 88B instrument was executed by Ausgrid on 22<sup>nd</sup> December 2015, and will be lodged with the LPI during the first week of January 2016.

Overall the project continues to progress well and in-line with the Contractors construction programme. The current forecast date for Practical Completion is February 2016 and this continues remain achievable.