

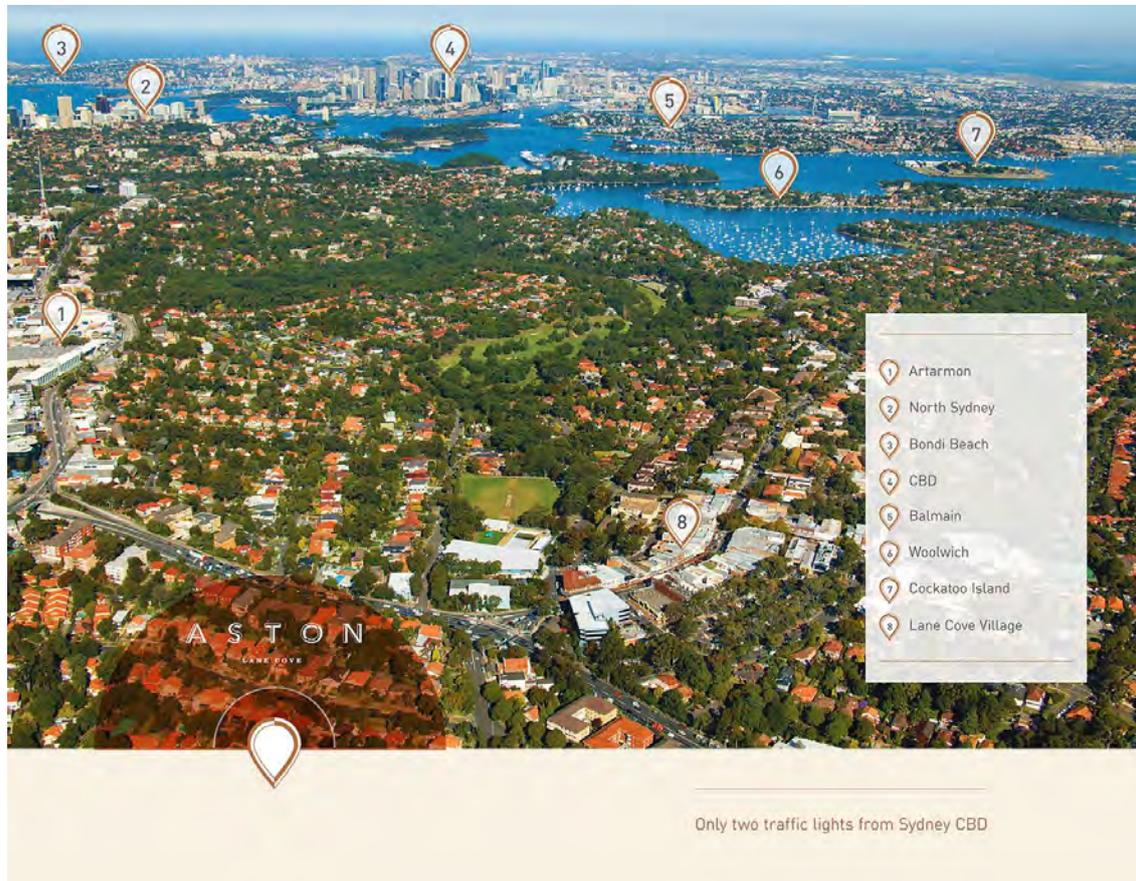
# ASTON

## LANE COVE

PROJECT UPDATE  
28<sup>th</sup> August 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:** Shows the installation of perimeter scaffold and safety mesh erected up to level 4 or the same height as the roof deck. It is not visible in this photo but the external render has commenced on level 3. The scaffold is scheduled to be removed by mid-October 2015 which will reveal the external façade.



**Photo 2:** Shows sections of the external render applied on Level 3 external walls.



**Photo 3:** Shows the Benchmark Unit main bathroom. The joinery is being installed for the mirror overhead cabinet. The wall and floor tiles along with the feature tiles have been installed. Hydraulic services are roughed in for the bench basin and wall faced suite.



**Photo 4:** Shows the main bedroom view towards the en-suite and locations for the built in robes. The first coat of paint has been applied, with the final 2 coats to be undertaken after the timber flooring is installed. The cut-outs for ceiling lights, power and data and the air-conditioning grill can also be seen.



**Photo 5:** Shows the kitchen joinery being progressively installed in the benchmark unit.



**Photo 6:** Shows the main bedroom bathroom in the benchmark unit. Tiling to the shower is close to completion, the joinery for the mirror overhead cabinet is being installed with the floor, wall and feature tiles installed.



## 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 previously reported all significant structural works are now completed, with the 'topping off' on the roof deck completed on 29<sup>th</sup> July 2015. The transition to internal finishing trades is well underway including works to the external façade. As indicated above, the Contractor is expediting a Benchmark Unit (Unit 25) on the Ground Floor as a mechanism to finalise all design coordination issues, and to allow approval for all the selected finishes, for example tiling, joinery, timber flooring etc... The Contractor and Central Element will conduct a joint defect inspection before signing off on the unit which will act as the standard for quality to be replicated throughout the project.

Ground Floor works are up to sheeting of the internal walls, all service rough-ins are completed for each unit (power, water, plumbing, data, air-conditioning). The majority of door jambs both timber and metal are installed, with installation of waterproofing to all wet areas to commence shortly. All measurements for windows and internal joinery is complete with installation of kitchens to commence in late September 2015. The scheduled completion for all finishing trades on the Ground Floor is late October 2015 which includes the installation of all bathroom accessories, kitchen and laundry appliances, door hardware and an initial builders clean.

Level 1 & 2 are at a similar level of construction with all internal studwork completed, all service rough-ins completed with installation of internal wall sheeting in progress. Work on the waterproofing to wet areas will be completed in October 2015 allowing tiling works to commence in the bathroom and balcony areas. The initial undercoat to internal walls will follow before installation of all the kitchen joinery. Level 2 finishing trades are scheduled to be completed towards the end of November 2015.

Level 3 internal studwork is in progress along with all of the service rough-ins which are at 60% completion. The remaining sequence of trades will follow in quick succession. All finishing trades are scheduled for completion in December 2015.

Works on the external façade have commenced on Level 3 (now 80% complete) and will work progressively down the building to the Ground Floor. As the render application and final painting for each floor is completed, the scaffold will be gradually removed slowly revealing the external façade. All scaffold is scheduled for removal by the 15<sup>th</sup> October 2015.

Both passenger lifts have been delivered to site with installation works in progress. Construction of both lifts is scheduled for completion in December 2015.

Overall the project continues to progress well and in-line with the Contractors construction programme. With the structure completed we can expect minimal delays as a result of bad weather. As we draw closer to completion a more detailed update on the requirements for Occupation will be provided. The current forecast date for Practical Completion is February 2016 and this is considered achievable.