

ASTON

LANE COVE

PROJECT UPDATE
18th February 2016

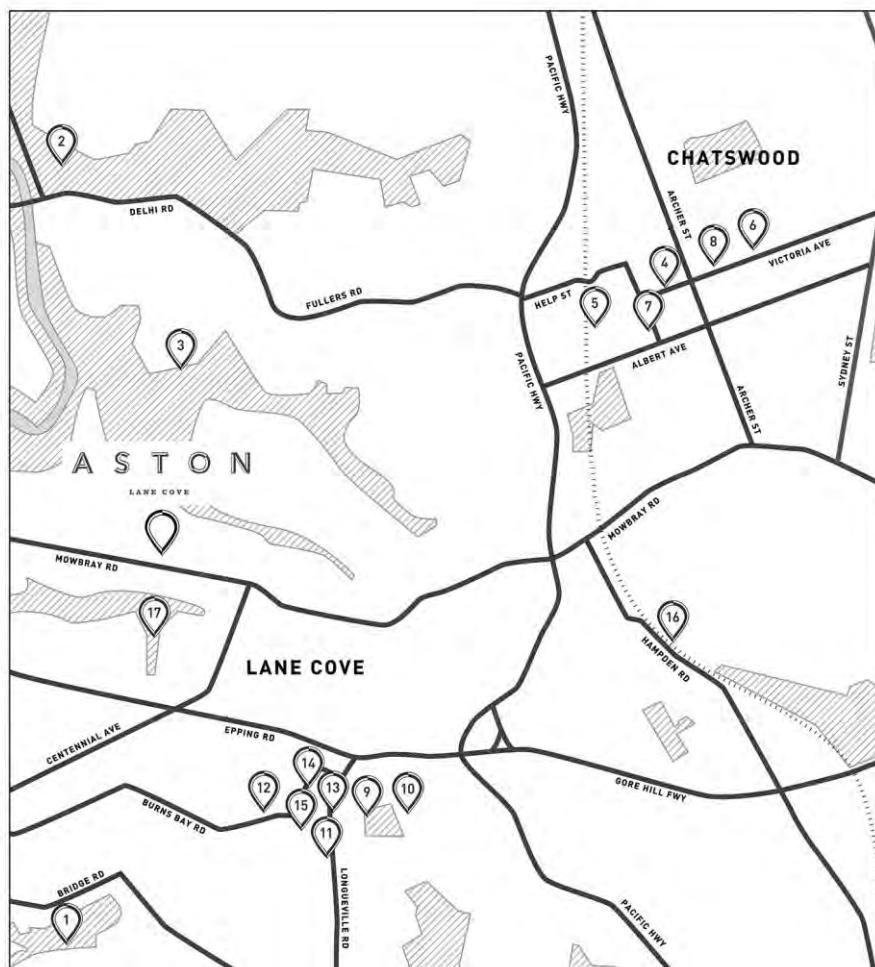


ASTON – The next Generation of Apartment Living



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 northern façade with recently installed privacy screens. All external render and painting is completed. Final installation of the perimeter stone cladding and capping pieces to ground floor units is also visible.



Photo 2: Shows the north eastern façade with vertical louvers some privacy screens.



Photo 3: Shows the stone cladding and capping pieces installed along the front perimeter walls. The pedestrian footpath and verge planting will commence 20/02/16.



Photo 4: Shows the pedestrian entry into Lobby B. Also shown is the mailboxes installed into the blade wall with stone capping which will feature a structural steel glass entry awning which is currently under construction.



Photo 5: The below photo was taken on the 18th February 2016, highlighting the complete installation of the **'dark schemed'** apartments, featuring the kitchen island and rear kitchen unit, stone benchtop along with the kitchen overhead cupboards, pantry door and kitchen sink / tapware and appliances (cooktop & oven). Some blue tags can be seen indicating minor defect works still to be completed.



Photo 6: The below photo was taken on the 18th February 2016, highlighting the complete installation of the **'light schemed'** apartments, featuring the kitchen island and rear kitchen unit, stone benchtop along with the kitchen overhead cupboards, pantry door and kitchen sink / tapware and appliances (cooktop & oven).



Construction Progress 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 early March 2016.

As evidenced in the photos above, significant gains have been made with both the internal and external trades since the previous construction progress update. The main focus with the internal trades has been on the upper levels finalising the remaining bathroom, and bedroom joinery installations on and progressing with all PC Items, bathroom accessories and carpeting to bedrooms. All of the main internal fitout works are completed which has enabled the Contractor to start focusing on closing out internal defects within the units.

As previously reported, the main construction activities have shifted from inside the building to all of the external works. These items typically include all of the perimeter block walls, rendering to block walls, stone cladding, external balcony and entry tiling, water-proofing to the planter beds, manufacture of the entry awning, installation of mail boxes, external lighting, soft and hard landscaping and the front pedestrian footpath and kerb & gutter. The vast majority of these items will be completed over the next two weeks as project draws closer to completion.

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. Both the Contractor and Central Element have been working diligently 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 100% complete.
- Fire sprinkler system and fire hose reels is 100% complete.
- Installation of storage cages to B1 and B2 is 95% complete.

Ground Floor:

- Doors, Frames and Hardware is 100% complete.
- Tiling to common areas is 100% complete.
- Final painting to apartments is 100% complete.
- Final painting to common areas and lobbies is 75% complete.
- Glass balustrades to balconies 100% complete.
- Fit-off of internal downlights is 100% complete.
- Installation of all bathroom accessories and PC items is 100% complete.
- Installation of kitchen joinery, bathroom vanities, laundries and linen cupboards is 100% complete.
- Installation of stone benchtops to kitchens and bathrooms is 100% complete.

- Installation of timber lapped and capped fencing around the perimeter of the building is 100% complete.

Level 1:

- Doors, Frames and Hardware is 100% complete.
- Carpentry fitout including timber flooring and skirting is 100% complete.
- Final painting to apartments is 95% complete.
- Final painting to common areas and lobbies is 95% complete.
- Carpet installation to bedrooms is 100% complete.
- Windows are 100% installed.
- Shower screens are 100% installed.
- Glass balustrades to balconies 100% complete
- Installation of privacy screens to balconies is 85% complete.
- Fit-off of internal downlights is 100% complete.
- Installation of all bathroom accessories and PC items is 100% complete.
- Installation of kitchen joinery, bathroom vanities, laundries and linen cupboards is 100% complete.
- Installation of stone benchtops in kitchens and bathrooms is 100% complete.
- Wardrobes to bedrooms is 100% complete.

Level 2:

- Doors, Frames and Hardware is 100% complete.
- Carpentry fitout including timber flooring and skirting is 100% complete.
- Final painting is 95% complete.
- Final painting to common areas and lobbies is 95% complete.
- Carpet installation to bedrooms is 100% complete.
- Shower screens are 100% installed.
- Glass balustrades to balconies 100% complete.
- Installation of privacy screens to balconies is 85% complete.
- Fit-off of internal downlights is 100% complete.
- Installation of all bathroom accessories and PC items is 100% complete.
- Installation of kitchen joinery, bathroom vanities, laundries and linen cupboards is 100% complete.
- Wardrobes to bedrooms is 100% complete.

Level 3:

- Doors, Frames and Hardware is 100% complete.
- Carpentry fitout including timber flooring and skirting is 100% complete.
- Tiling to wet areas is 100% complete
- Final painting is 95% complete.
- Final painting to common areas and lobbies is 95% complete.
- Carpet installation to bedrooms is 100% complete.
- Windows are 100% installed.
- Shower screens are 100% installed.
- Glass balustrades to balconies 100% complete.

- Installation of privacy screens to balconies is 85% complete.
- Installation of all bathroom accessories and PC items is 100% complete.
- Installation of kitchen joinery, bathroom vanities, laundries and linen cupboards is 100% complete.
- Installation of stone benchtops in kitchens and bathrooms is 100% complete.
- Wardrobes to bedrooms is 100% complete.

Overall the project continues to progress well and in-line with the Contractors construction programme. The forecast date for Practical Completion is early March 2016 and this continues remain achievable. We anticipate the Strata Plan will be registered towards the end of March 2016 with settlements occurring in mid-late April 2016.