

ASTON

LANE COVE

PROJECT UPDATE
27th May 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 the self-erector crane installed in mid-May 2015. Previously the Builder was relying on a mobile crane for logistics and materials handling, so the introduction of the permanent crane will greatly assist the structural programme and site coordination.



Photo 2: Shows the installation of the external scaffolding up to Level 2 West Deck. Scaffold has now been installed for the entire perimeter of the property. In the background you can also see the installation of the AFS walling system and crane.



Photo 3: Shows the installation of the AFS walling system and bracing details on Level 1 West Deck. Note: Steel reinforcement is yet to be installed in the wall cavity, once completed concrete will be poured providing the required structural, acoustic and thermal requirements for the internal walls.



Photo 4: Shows the preparation of the Level 1 East deck prior to the concrete pour which took place on 26th May 2015. Formwork is complete, installation of steel reinforcement and services rough-ins are on-going. This photo was taken 4 days before the concrete pour commenced.



Photo 5: Shows in more detail the work sequencing used to install the AFS wall system. The AFS panels are being installed onto the bottom tracking system. The adoption of this walling system is designed to improve speed and efficiency whilst maintaining good acoustic and thermal qualities.



Photo 6: The below photo shows the installation of the fire stairs (prior to concreting) leading to the basement car-park levels.



Summary

Construction of the Aston Apartments continues to progress well with the majority of the Builders works now focusing on the structural trades. The ground floor slab was poured on 9th May 2015, and the Level 1 slab was completed on 26th May 2015, this includes both suspended slab decks referred to as 'East and West'. Works have already commenced on Level 1 West with the installation of the AFS walling system (including steel reinforcement) and formwork for the Level 2 deck. Installation of the steel reinforcement and services rough-ins will commence once the level 2 deck has been formed, with the concrete pour scheduled to commence on 31st May 2015. Level 1 East structural trades will follow in quick succession, however operate about 1 week behind the West deck due to staging requirements and site logistics. The Level 2 East deck is scheduled to be poured on 5th June 2015, subject to good weather conditions. Completion of the superstructure (all 3 levels), or topping off ceremony is scheduled to occur in early July 2015, which is significant milestone for the project.

Prior to the completing the structure; works will transition from solely structural trades to services and finishing trades on the lower levels. The external façade and balcony works will commence late June 2015 on the ground floor, and take approximately 2 months to complete per floor. Measurements for the windows will commence on the 24th June 2015, with installation of windows to take 2 weeks. Other trades will follow including the waterproofing of the balcony areas, tiling works, installation of glass balustrades will the external render and painting to be completed in early September 2015. The external façade is schedule for completion in October 2015 whereby the building will be 'Water-tight'.

The services trades will also be working in conjunction with the external façade works, with the ground floor internal studwork and services rough-ins commencing late June and early July 2015. Each floor will require up to 4 months to complete from commencement and involve a variety of trades before the initial clean and tidy starts. Within those 4 months, all of the walls and ceilings, joinery items, waterproofing, doors, bathrooms, kitchen accessories and final painting will be completed. The Level 3 internal fitout is scheduled to be completed in late November 2015.

Overall the project is tracking well, although the date for Practical Completion has been impacted by recent wet weather delays. Based on the current construction programme the completion date is forecast in February 2016.