



MANGROVE PLACE – TECHNICAL FAQ

Q: What type of air-conditioning does Mangrove Place have and how is it charged?

A: Reem Island will be serviced by a central district cooling "chilled water system". Individual fan coil units will be provided within each unit to ensure a fully conditioned internal environment. Rates shall be charged on a flat rate value based on the total areas and square footage of each individual unit.

Q: Is there air-conditioning in the car park?

A: There will not be full air-conditioning to the car parking. The basement levels will have mechanical extraction to ensure airflow is maintained and suitable air-changes occur.

Q: What are the refuse arrangements for the building?

A: There will be refuse facilities - rubbish chutes and rooms, on each floor. The main refuse collection points will be located on the ground level adjacent to the cores.

Q: What type of glass will be used for the windows and how will they be cleaned?

A: All windows and doors in the building will be tinted glass. Those that are not easily accessible externally (i.e. via balconies and terraces) will be reversible for self cleaning internally.

Q: What is the ceiling height in the units?

A: Ceilings in main living areas will be 3m high, excluding bathrooms and kitchens where services will be located.

Q: Is there a water supply to the terraces and do they have drainage?

A: Terraces will be supplied with a water supply and will be adequately drained.

Q: What is the finish and height of the balustrade on the balconies and terraces?

A: The balustrades will be painted aluminium finish with tinted glass and will be a minimum of 110 cm above the finished floor level in line with Civil Defence requirements.

Q: What kind of facilities will there be?

A: On the podium level there will gym facilities with exercise and weight machines and a temperature controlled outdoor swimming pool for use by the residents of the building. The lower two floors on the canal side will offer retail.

Q: What kind of security does the building/my unit have?

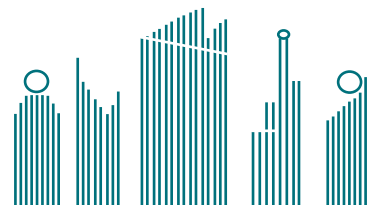
A: The building will have restricted access to the residences from the ground level reception, with intercom system for each unit. There will be swipe card access to secure parking.

Q: What happens if there is a fire in the building?

A: There is a fully compliant fire evacuation system that incorporates smoke detectors, heat detectors and fire sprinklers. This will be incorporated within the Building Management System (BMS). Furthermore, there shall be four fire escapes on each floor, two next to each of the cores and one towards each end.

Q: Will there be TV/Internet access?

A: Antennae for TV connections will be provided along with Communal Cable T.V. or a Central Dish and further phone access points that can be used for internet communications.





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Q: How many lifts are there and are there any cargo lifts?

A: There will be 7 lifts in total divided into 2 banks of 3 and 4 lifts. Within each bank of lifts, there will be 1 goods lift with additional size and extra carrying capacity of 1100kg.

Q: What facilities will be in the lobby?

A: Security and reception desk, internal telecommunication system. Access to both lift cores, parking, the external canal promenade and podium retail levels and a prayer room facility.

Q: What sort of soundproofing is in the building?

A: The internal and separating walls will be of block construction and will provide for a comfortable internal environment. These walls offer high levels of sound attenuation. Additionally the windows in the entire building will have double glazing.

Q: What will the service charges be and what do they cover?

A: There will be general service charges that shall include the building facilities management fees, the community services of the master developer Sorouh and the entire Reem Island municipal services charges by Bayt Al Khidma, who are responsible for the whole of Reem Island.

Q: Who is responsible for the maintenance of the communal areas?

A: A Facilities Management Company will be contracted for the first year by the seller. Thereafter it will be determined by the Home Owners Association, which will be established by the owners of the individual units.

Q: What happens if there is a maintenance problem with my unit?

A: The Facilities Management Company appointed to run the operation and maintenance of Mangrove Place will be responsible for maintenance issues.

Q: Is there a construction contractor's warranty?

A: In line with the FIDIC laws practiced in the UAE, there will be a 12-months defects liability period for the contractor without cost to the buyers.

Q: Who is responsible for the buildings insurance?

A: Each individual unit owner shall be responsible for his own contents insurance, whilst the Facilities Management Company will arrange the overall insurance of the block, the cost of which will be reflected in the service charges payable by the individual owners.

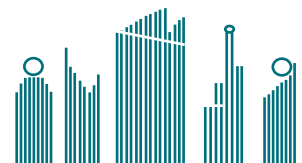
Q: At what stage is construction?

A: The tenders for the Enabling Works (Excavation, Shoring, Dewatering and Secant Piling) were submitted on May 1st 2007 and are currently under evaluation for selection.

Q: At what stage is the building deemed to be complete?

A: Completion refers to the stage of construction where the building will be operational and fit for occupancy. It will comply in full with the required master planning and municipality regulations.

Information supplied by Project Managers Thinc Projects,
www.thincprojects.com



Disclaimer: All information on this fact sheet is accurate at the time of publication and is subject to change or revision without notice. The contents do not form part of or constitute a representation or warranty and should be treated as a guide only.

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