

LUXURY REAL ESTATE DEVELOPMENT

Construction Progress Report

Mangrove Place Project

Abu Dhabi



[DECEMBER, 2011]

Construction Progress Report

December 2011

Mangrove Place Project

S6-C08

Abu Dhabi

Al Reem Island

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1. Current Project Status

A. Ongoing Activities

1. Steel Composite panels preparation for Upper Canopy at Roof has been started.
2. Finishing Works Plastering for 27th and 28th floor continue
3. Finishing Works/Tiles - Snagging since the bulk works have been completed (Skirting and grouting at Apartments) 3rd to 26th floor and (Corridors walls) P1 to 26th floor and also, (Corridors floors) 3rd to 26th floor.
4. Finishing Works- False Ceilings continued 3rd to 26th floor at main corridors.
5. Kitchen Cabinets - snagging 3rd to 26th floor
6. Internal Wooden Doors - snagging 3rd to 26th floor
7. External Wooden Doors - snagging 3rd to 26th floor
8. Sanitary Wares - snagging 3rd to 26th floor
9. Wooden Wardrobes - snagging 3rd to 26th floor
10. UPVC works- snagging 3rd to 26th floor
11. Finishing works at lower levels B3, B2, B1, GF, P1 and P2
12. MEP works continued from B3 to 26th floor, test and commission for completed parts.
13. Lifts installation has been completed and 7 lifts have been handed over; 3rd fix items preparation started.
14. External Finishing of Stone Cladding -snagging continued on different elevations.
15. Civil works for plot surroundings continued.
16. Show Flats have been completed and Buyers continued to view them in close coordination with LLJ.

B. Completed Works To-Date

❖ Design

- a) Architectural100%
- b) Structural.....100%
- c) Electrical.....100%
- d) Mechanical100%
- e) **Entire Project.....100%**

❖ Build

1. Waterproofing works (100%), Dewatering system has been stopped.
2. Sub-Structure Works (100%)
3. Super-Structure Works-Shell & Core (100%)
4. Remaining Finishing works, percentages as below table 01
 - Tiles Works
 - UPVC Windows & Doors
 - False Ceiling
 - Wooden Doors
 - Wardrobes
 - Kitchen Cabinets

Table- 01

Location	Finishing Works																		
	Tiles		UPVC	False Ceiling		Kitchens	Wooden Doors		Wardrobes	Steel Struc.									
Zone A&B	Flats	Corridors floors		Flats	Corridors	Cabins	Inter.	Ext.	Apartments										
B3	No flats	-	Aluminum & Steel works only		-	-													
B2		-			-	-													
B1		-			-	-													
GF		-			-	-													
P1	95%	95%			95%	70%													
P2	95%	95%			95%	70%													
3 rd floor	DONE	DONE	DONE	DONE	DONE	DONE	DONE	DONE	DONE										
4 th floor																			
5 th floor																			
6 th floor																			
7 th floor																			
8 th floor																			
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25 th floor																			
26 th floor																			
27 th floor										-	-	-	-	-	-				
28 th floor										-	-	-	-	-	-				
Roof floor			-							Done									
Swimming pool			-							Done									

5. Stone Cladding, as per below layout and Table-2

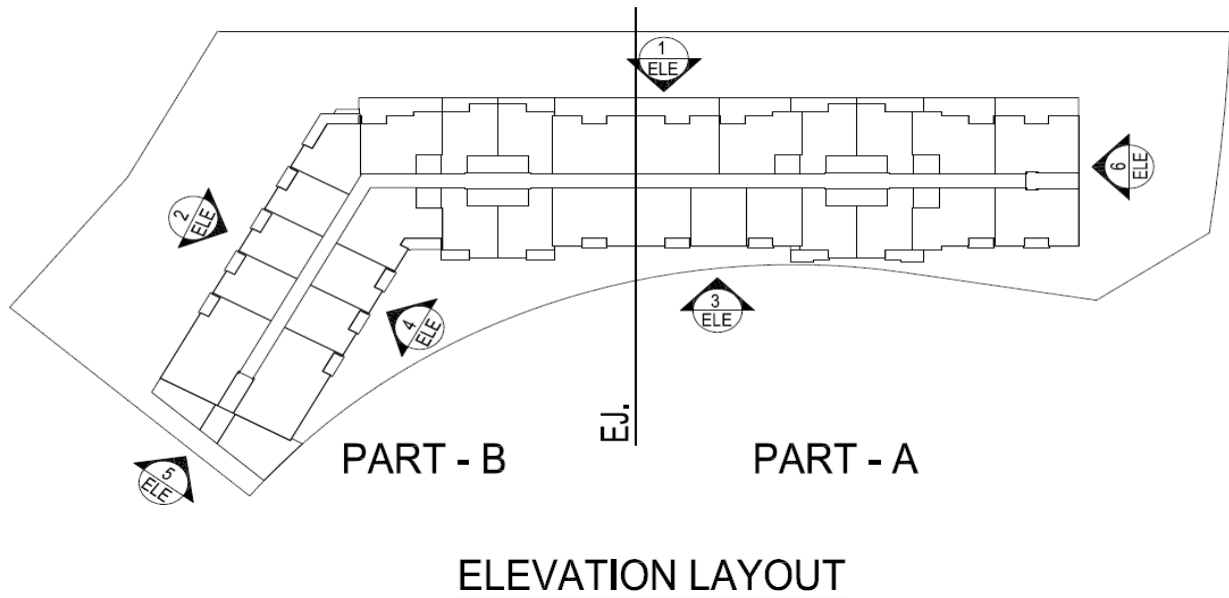


Table-2

Stone Cladding				
Level	Elevation	Location	Percentages	Comments
Upper Levels 3 rd to 26 th floor	1	Facing Canal Side	Done	
	2	Facing beach side	Done	
	3	Facing Sky Tower at road 3	Done	
	4	Facing Sky Tower at road 3	Done	
	5	Facing Sun Tower provided with Terraces	98%	
	6	Facing bridge 12 side	96%	
Lower levels B1 to P2	1	Facing Canal Side	98%	
	2	Facing beach side	Done	
	3	Facing Sky Tower at road 3	96%	
	4	Facing Sky Tower at road 3	Done	
	6	Facing bridge 12 side	95%	
27 th floor to roof	1	Facing Canal Side	0%	
	2	Facing beach side	70%	
	3	Facing Sky Tower at road 3	70%	
	4	Facing Sky Tower at road 3	70%	
	5	Facing Sun Tower provided with Terraces	70%	
	6	Facing bridge 12 side	0%	

Note:

- Zone A is the highest part of the building located adjacent to Bridge 12 and, while Zone B is the lowest part of the building located adjacent to Beach Side; the two zones have been separated by expansion joint.

6. Mechanical and Electrical Works Global percentage is 95% and also, Test & Commissioning Activity has been started and the status as below table.

Table-03

TESTING & COMMISSIONING STATUS MANGROVE PLACE PROJECT As of December 31 st , 2011				
SR. No	ITEM	SYSTEM	LOCATION	STATUS
1	Battery Charger	HV	Ground Floor	Done
2	HV Switchgear	HV	Ground Floor	Done
3	Transformers	HV	Ground Floor	Done
4	Transfer Pump	Water Supply	Basement 1	Done
5	Booster Pump	Water Supply	Basement 1	Done
6	Filtration Pump	Water Supply	Basement 1	Done
7	MDB1, 2, 3 & MDB E	LV	Ground Floor	Done
8	FCU, 3 rd to 16 th Floor/ Air Balance	HVAC	3 rd to 16 th floor	80%
9	Water Tank	Water Supply	Roof	Done
10	Chilled Water Flushing	HVAC	All Building	Done
11	Chilled Water Pump (1,2, 3 & 4)	HVAC	ETS	Done
12	Pressurization Unit	HVAC	ETS	Done
13	MCC/Chilled Water Pump	LV	ETS	Done
14	Generator	LV	GF	Done in the Factory
15	Chilled Water Balancing	Chilled Water	18 th to 26 th floor	Done

C. Target Output / Progress - January 2012

Table-04

Location	Tiles		UPVC	False Ceiling		Kitchens	Wooden Doors		Wardrobes											
	Flats	Corridors Floors		Flats	Corridors		Carbine	Inter.			Ext.									
Zone A&B																				
B3	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	-	-													
B2						-	-													
B1						-	-													
GF						-	-													
P1						<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>	<i>Done</i>					
P2																				
3 rd floor																				
4 th floor																				
5 th floor																				
6 th floor																				
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26 th floor																				
27 th floor	-	50%	50%	50%	50%											50%	50%	50%	50%	
28 th floor	-	50%	50%	50%	50%											50%	50%	50%	50%	
Swimming Pool	Finishing Works to complete 100% and MEP works to complete 50%																			
Roof	To complete cladding works 100%.																			

Table-05

Stone Cladding				
Level	Elevation	Location	Percentages	Comments
Upper Levels 3 rd to 26 th floor	1	Facing Canal Side	Done	
	2	Facing beach side	Done	
	3	Facing Sky Tower at road 3	Done	
	4	Facing Sky Tower at road 3	Done	
	5	Facing Sun Tower provided with Terraces	Done	
	6	Facing bridge 12 side	Done	
Lower levels B1 to P2	1	Facing Canal Side	Done	
	2	Facing beach side	Done	
	3	Facing Sky Tower at road 3	Done	
	4	Facing Sky Tower at road 3	Done	
	5	Facing Sun Tower provided with Terraces	Done	
	6	Facing bridge 12 side	Done	
27 th floor to roof	1	Facing Canal Side	75%	
	2	Facing beach side	Done	
	3	Facing Sky Tower at road 3	Done	
	4	Facing Sky Tower at road 3	Done	
	5	Facing Sun Tower provided with Terraces	Done	
	6	Facing bridge 12 side	75%	

2. Progress Photos

2.1 Indoor shots

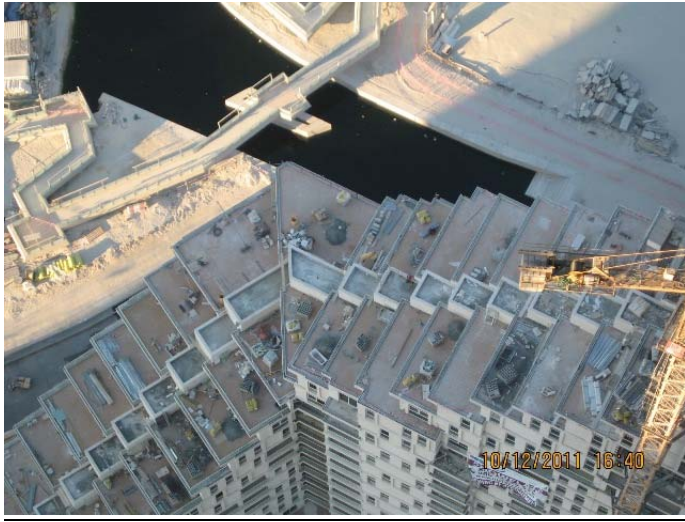






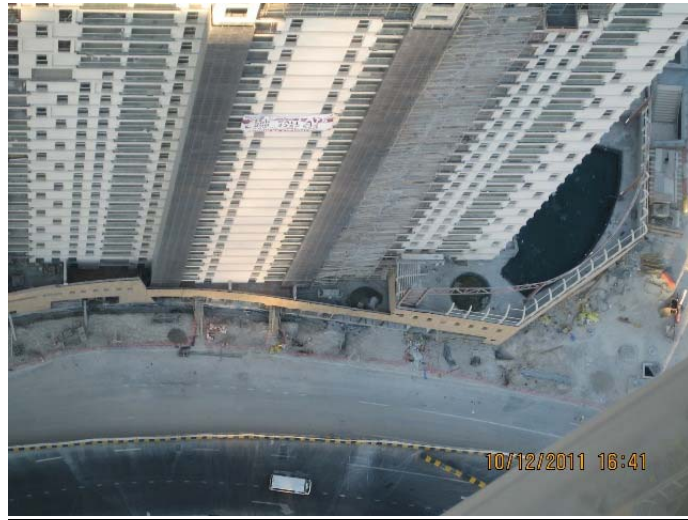
2.2 Outdoor Shots





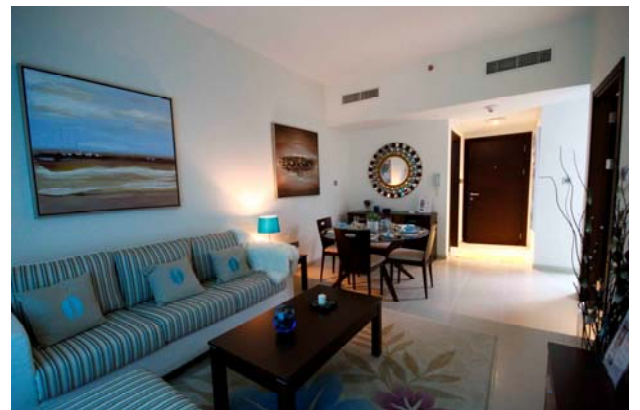






2.3 Special Images







End of December 2011 Report