

REEM DIAMOND – GENERAL FAQ

Q: Who is the developer?

A: Smartwill Asia Limited - Abu Dhabi Branch, a subsidiary of Chun Wo Development Holdings Limited – see developer profile.

Q: Who is the architect?

A: Leigh & Orange Limited a leading global architectural practice headquartered in Hong Kong. The company was established in 1874 and is responsible for many of the landmark buildings in Hong Kong. They have offices throughout China, South East Asia and the Middle East.

Q: Where is the location of the development?

A: Plot S6C05 Shams Abu Dhabi, Reem Island. This plot is located next to the beach and adjacent to the prestigious Gate District.

Q: How many floors does the development have?

A: Reem Diamond has 10 floors of residential apartments (8 typical + G/F + LG/F), plus 2 floors basement carpark and a roof top swimming pool.

Q: What types of units are in the building?

A: 1 Bedroom (10 no.); 2 Bedroom (21 no.); 3 Bedroom duplex (5 no.); 3 Bedroom penthouse duplex (2 no.)

Q: Are there any retail / commercial units in the building?

A: No

Q: What is the completion date of the development?

A: The anticipated completion date is end 2010

Q: What community facilities does the development have?

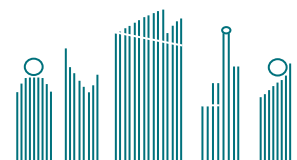
A: Reem Diamond's location gives residents direct access to the beach and waterfront, the building also houses a rooftop temperature controlled swimming pool, 24 hour security and car park with allocated parking.

Q: How many car parking spaces are allocated to each unit?

A: Each 1 and 2 bedroom apartment has one allocated car parking space. The 3 bedroom duplexes and penthouses have two allocated parking spaces.

Q: What about visitor parking?

A: There is a total of 16 allocated visitor parking bays.





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

A: There will be 24 hr security with a guard on duty at all times. The main lobby and all entrances to the building will be covered by CCTV. Each apartment will also have a video phone entry system as part of the Smart Home Technology which will allow residents to control the entry of their guests to the building.

Q: What are the refuse arrangements for the building?

A: On each floor there will be a garbage room with a chute system.

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

A: The amount of service charge will be advised by a property management company at a later stage. The service charges will be covered by management fee.

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

A: A property management company will be responsible for the maintenance of the communal area. There is a Defect Liability Period (DLP) of 12 months after the completion date where the main contractor will provide free rectification services. After this period any maintenance required will be paid by the management fee.

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

A: If the maintenance issue falls within the 12 month Defect Liability period and is covered by warranty, the Main Contractor will provide free rectification services. After this period, any maintenance of your apartment is under your responsibility.

Q: Who is responsible for the buildings insurance?

A: Before completion, Smartwill Asia Limited (the Developer) is responsible for insurance. After completion, the building insurance will be arranged by the Property Management Company and be covered as part of the service charges payable. Contents insurance for the apartment will be the individual owner's responsibility.

Q: Can I sell my property before completion and what additional costs might I have to pay?

A: Yes, you can sell before completion provided 5% of the purchase price has been paid. There will be a 2% of original purchase price transfer fee and 2% of property selling price agency fee usually paid by the buyer.

Q: Can I get a mortgage for Reem Diamond?

A: We are currently in discussions with a number of Abu Dhabi banks and hope to be able to give details on mortgage finance soon.

