

# Update



## Welcome to your Select Group Update on The Torch, Dubai Marina

All enquiries relating to matters such as payments, title registration and nearer the time, inspection and handover. Please contact the Dubai customer care team directly by e-mail at [ccdx@select-group.ae](mailto:ccdx@select-group.ae) or by fax on **00971 4 368 3344** with any questions or requests which are not covered by our routine communication.

Following the completion of the superstructure outlined in our last update, all concrete slab work is now complete for The Torch. The external aluminium cladding and balconies has progressed a further 5% and is now 70% complete. Architectural finishes have also reached the 79th floor.

Good progress has also been made on the podium with GRC (Glass Reinforced Concrete) panels complete for 2 elevations and installation of precast elements is advancing.

### Progress Milestones

|                                | Start  | Finish |
|--------------------------------|--------|--------|
| <b>Design</b>                  |        |        |
| Concept original               | –      | ✓      |
| Approval by Authority          | –      | ✓      |
| Revised Concept                | –      | ✓      |
| Schematic                      | –      | ✓      |
| Approval by SG                 | –      | ✓      |
| Detailed Design                | –      | ✓      |
| Approval by Authority          | –      | ✓      |
| Tender Documentation           | –      | ✓      |
| <b>Tender</b>                  |        |        |
| Tenders invited                | –      | ✓      |
| Tenders received               | –      | ✓      |
| Evaluation of Build Tenders    | –      | ✓      |
| Contract Awarded               | –      | ✓      |
| <b>Construction</b>            |        |        |
| Building permit Piling         | –      | ✓      |
| Building permit / Main works   | –      | ✓      |
| Piling                         | –      | ✓      |
| Foundation                     | –      | ✓      |
| Structure of Basements         | –      | ✓      |
| Structure of Podium            | –      | ✓      |
| Superstructure                 | –      | ✓      |
| Building sealed                | –      | ✓      |
| Power on                       | Mar 09 | Apr 10 |
| Civil Defence final inspection | Dec 09 | Jun 10 |
| Final Certificate              | Dec 09 | Jul 10 |
| <b>Post Construction</b>       |        |        |
| Customer Orientations          | Jul 10 | Sep 10 |
| Move in date                   | TBC    | TBC    |
| Defect Liability               | Jul 10 | Jun 11 |

Note: detail of construction progress and projected milestones is based on information provided to us by the developer's project management team. Whilst this information is accurate at the time it is released to us and is reproduced in good faith as part of our general project updates it is subject to change from time to time.

# Update

The Torch | April 10

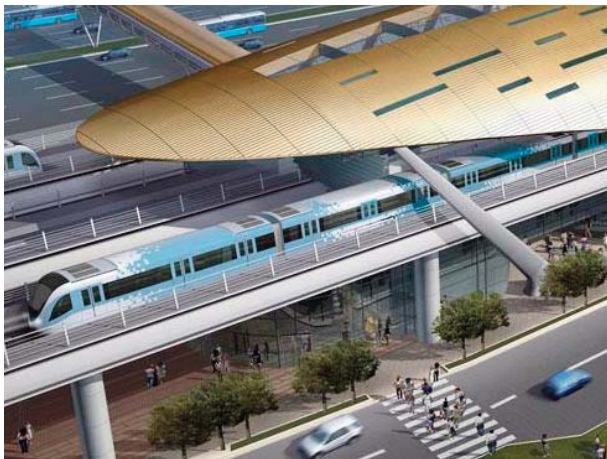


The Torch Tower

## Select Furniture

If you haven't yet thought about how you're going to furnish your Torch apartment, why not take a look at Select Furniture's complete solutions. Call +44 (0) 161 488 3560 to request a brochure.

Select Furniture offer a range of high-quality stylish solutions at affordable prices. Free delivery and complete installation means you can then use or rent out your property the minute you get the keys. If you'd like more information on the furniture solutions available email [furniture@selectproperty.com](mailto:furniture@selectproperty.com) . \*5% discount available with every upfront purchase.



## Dubai metro trains to double when seven new stations open at the end of the month

12 trains currently operate on the Red Line which opened back in September 2009 and Ramadan Abdullah of the Dubai Road and Transport Authority's Rail Agency has reportedly told The National newspaper that this number will be increased to around 25 from 30th April following the opening of the new stations.

The report added that maximum waiting times during rush hour will be severed from 10 to an impressive six minutes.

The increasing ease of commuting in and around Dubai is great news for residents, particularly who live near by the seven key stations scheduled to open next month which include those located at Dubai Marina and Dubai Airport Terminal 1.

It is projected that approximately 35 million passengers will use Dubai Metro this year.

Source: Arabian Business Date: 12 March 2010

## Dubai continues to welcome over 10,000 new residents every month

Dubai's population surpassed 1.8 million in the first quarter of 2010 according to new figures released yesterday.

Furthermore, current Dubai Statistics Centre data shows that over 10,000 new residents arrive in Dubai every month.

Analysis of the data reveals that Dubai's population has increased by 7.5% (125,000 residents) over the last 12 months and has grown by over 1.7% (30,300 residents) in the first 3 months of 2010.

These figures strongly contradict earlier predictions that Dubai's population would contract as a result of a slowdown in the emirate's property and construction industries. Instead, analysts are stating that the availability of residential property at affordable prices has boosted the population.

With more and more people looking for somewhere to live in Dubai this is great news for current owners looking to rent out their Dubai property, especially those with property in high quality areas such as Dubai Marina that are witnessing the greatest demand.

Source: Emirates Business 24/7 Date: 31st March 2010

## Dubai Marina continues to top buyers and rental charts

Dubai Marina remains the most desirable area amongst buyers and renters a new online study has revealed.

Gowealthy.com has reported that for a third consecutive quarter, Dubai Marina accounted for 17.5% of all online searches of potential owners ahead of other well-known areas such as Jumeirah Lake Towers, Palm Jumeirah and Jumeirah Beach Residence.

Dubai Marina also topped the rental charts again making up for 16.7% of all searches.

The results also showed that the majority (55%) of those looking for a home in Dubai preferred apartment living whilst 13.1% of searches were for properties with 2 bedrooms plus.

Source: gowealthy.com Date: 13th April 2010