



## Welcome to your Select Group Update on Bay Central, Dubai Marina.

We're pleased to provide you with an update on progress on Bay Central and some relevant news updates.

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 [ccdxb@select-group.ae](mailto:ccdxb@select-group.ae) or by fax on **00971 4 368 3344** with any questions or requests which are not covered by our routine communication.

### West and Central Towers

Externally, the core wall concreting has progressed by an additional 5 floors, which now takes the height of the towers to level 40 in the West tower and level 34 in the Central tower. Slab casting of these towers is following closely and has now reached levels 37 and 31 in West and Central respectively.

Internal works are also successfully progressing in accordance with the schedule block work is now complete up to the 26th floor in both towers. Plastering is also advancing and the ceiling and wall plaster has reached floors 6 and 16 in the West tower and levels 17 and 22 in the central tower. Ceramic tile works started at the end of last year and is now 20% and 19% complete in the West and Central towers respectively. Glazing has also begun in both towers.

You may notice on the projected construction milestones table that although the completion of the superstructure and podium still remains in line with schedule, the final certificate is now expected 3 months later than stated on the last update. We will of course keep you updated on this within our next update.

### Hotel Tower

Whilst there have been some changes to the completion milestones in the below table, the overall completion of the Hotel Tower has only witnessed a slight set-back of 2 months.

## Estimated Construction Milestones:

	West Tower	Central Tower	Hotel Tower
<b>Design Tower</b>			
Concept Original	Complete	Complete	Complete
Approval of Authority	Complete	Complete	Complete
Revised Concept	Complete	Complete	Complete
Schematic Design	Complete	Complete	Complete
Approval by SG	Complete	Complete	Complete
Detailed Design	Complete	Complete	Complete
Approval by Authority	Complete	Complete	On going
Design and Build Tender Doc	Complete	Complete	Complete
<b>Tender</b>			
Design and Build Tenders Invited	Complete	Complete	Complete
Tenders Received	Complete	Complete	Complete
Evaluation	Complete	Complete	Complete
Award	Complete	Complete	Complete
<b>Construction</b>			
Building Permit Piling	Complete	Complete	Complete
Building Permit / Main Works	Complete	Complete	Apr 09 - May 10
Piling Works	Complete	Complete	Apr 09 - Dec 09
Foundation	Complete	Complete	May 09 – May 10
Basement (structure)	Complete	Complete	Aug 10 – Nov 10
Podium (structure)	Apr 09 – Sep 10	Apr 09 – Sep 10	Nov 10 – Jul 12
Superstructure (structure)	May 09 – Jun 10	May 09 – Jun 10	Dec 10 – Jan 12
Building sealed	Nov 09 – Sep 10	Sept 09 – Sep 10	Mar 11 – Jul 12
Power On	Jul 10 – Jan 11	Jul 10 – Jan 11	Apr 12 – Aug 12
Civil Defence Final Inspection	Dec 10 – Feb 11	Dec 10 – Feb 11	Aug 12 – Sep 12
Final Certificate	Dec 10 – Mar 11	Dec 10 – Mar 11	Aug 12 – Sep 12
<b>Post Construction</b>			
Customer Orientations	Apr 11 – May 11	Apr 11 – May 11	N/A
Move in date	TBC	TBC	TBC
Defect liability	Apr 11 – Jul 12	Apr 11 – Jul 12	TBC

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



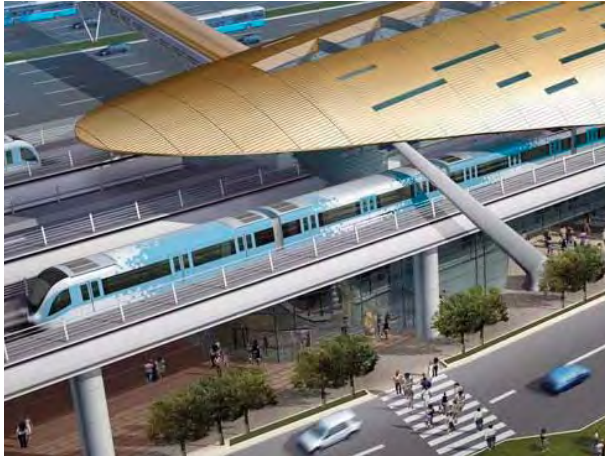
West Tower, Central Tower and Podium construction.

# Update

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West Tower, and show apartment fixture and fittings.



## 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