



The art of gracious living...

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FAIRWAY NEWSLINE



Dear Homeowner

Many of you have requested that you be kept informed from time to time of the progress of THE FAIRWAY ON THE WATERFRONT. Therefore we have decided to publish FAIRWAY NEWSLINE, which, in addition will report on matters that would be of interest to apartment owners in general.

Looking back at 2005, you will be pleased that your investment in THE FAIRWAY has already grown substantially within these few months. With construction costs increasing as the year progresses, you can rest assured that your investment will continue to grow with THE FAIRWAY gradually taking shape!

You may have decided to invest in THE FAIRWAY for many reasons. Its naturally beautiful location, magnificent views, state of the art facilities, superlative luxuries, futuristic features, value for money, and the team of reputed professionals behind it may have all contributed to your decision. As a result of this unmatched combination of factors, we have already sold most of our apartments with minimal effort. We are therefore thankful to all of you for helping us make THE FAIRWAY a winning prospect for all of us.

The profile and good standing of our homeowners has impacted greatly in enhancing the value of THE FAIRWAY. In this same spirit, we look forward to receiving your cooperation in introducing to us prospective buyers for the balance apartments that are available. We are confident that you will select discerning homeowners whom you would like to have as your future neighbours.

We wish you a happy, prosperous and peaceful New Year!

Hemaka de Alwis
Managing Director

Leading the way...

We are pleased to announce another "first"! On 10th January 2006, the Condominium Management Authority (CMA) granted approval for THE FAIRWAY's Provisional Condominium Plan.

We are proud to announce that as at the date of this publication, ours is the first and only development that has received this approval. The CMA has, as one of its primary duties, the protection of the interests of buyers of apartments. Therefore, this CMA approval amounts to a vote of confidence in

us as being sensitive to such interests and being in compliance with its requirements.

Provisional Approval is granted by the CMA in terms of Section 3 of the Apartment Ownership Law No. 11 of 1973 as amended by Act No. 39 of 2003. This approval is granted on a very stringent basis and only if the CMA is satisfied that the developer has complied with all aspects of responsible condominium development.

Although Section 3 of the Apartment Ownership Law requires a developer to submit a Provisional Condominium Plan for approval to the CMA within eighteen (18) months from its first Sale or Agreement to Sell, most developers are in breach of this provision of the Law.

The Fairway's Approved Provisional Condominium Plan is available for inspection by our buyers only during normal working hours at our office.

The Fairway tees off!



The PILING WORK which was due to be completed by end September 2005 went on until end October.

Following the completion of the piling works and successful pile-testing, our Consultants MILROY PERERA ASSOCIATES short listed four of the largest and best reputed construction companies in Sri Lanka, namely TUDAWA BROTHERS, SANKEN LANKA, SIERRA CONSTRUCTION & MAGA ENGINEERING, to bid for the privilege of constructing THE FAIRWAY.

As many of you are aware, all

these contractors have the capacity and competencies necessary to successfully complete THE FAIRWAY. However, our process of awarding the contract entailed selecting not the contractor who made the lowest bid, but the one who was best disposed towards completing the construction work on time and to our expectations.

The outcome was that we decided to award the contract of constructing of THE FAIRWAY to MAGA ENGINEERING which has an outstanding track record of successfully completing many landmark buildings within and

outside Colombo, and has earned many accolades and awards of excellence.

MAGA ENGINEERING commenced mobilisation on 15th November 2005 and is now well into constructing the foundations and substructure of THE FAIRWAY. The way construction activities are progressing, we positively anticipate that THE FAIRWAY will be ready for occupation by the end of next year.

"The view from a deluxe apartment in the sky is a view worth millions, literally."

- Charitha Fernando (Journalist)