

FAIRWAY NEWSLINE

Wish you a Happy and Prosperous New Year Dear Homeowner!

The new year holds many uncertainties. Inflation will skyrocket while interest rates that are already up, will go up further. These and a host of other negative factors will collectively affect most investments.

Real-estate is often the safest investment in times such as this. It safeguards the value of our investment by keeping ahead of negative indices during periods of economic depression.

The past two years has seen an unprecedented increase in costs of land, building materials, labour and everything else that goes into quality real-estate development. Our constant drive to add value to your investment by upgrading finishes and specifications to better the best in the land also has its toll on costs.

Everyone who invested in **The Fairway** are now enjoying excellent returns on their investment. When looking at today's price of start-up projects, **The Fairway** is still a bargain in the secondary market.

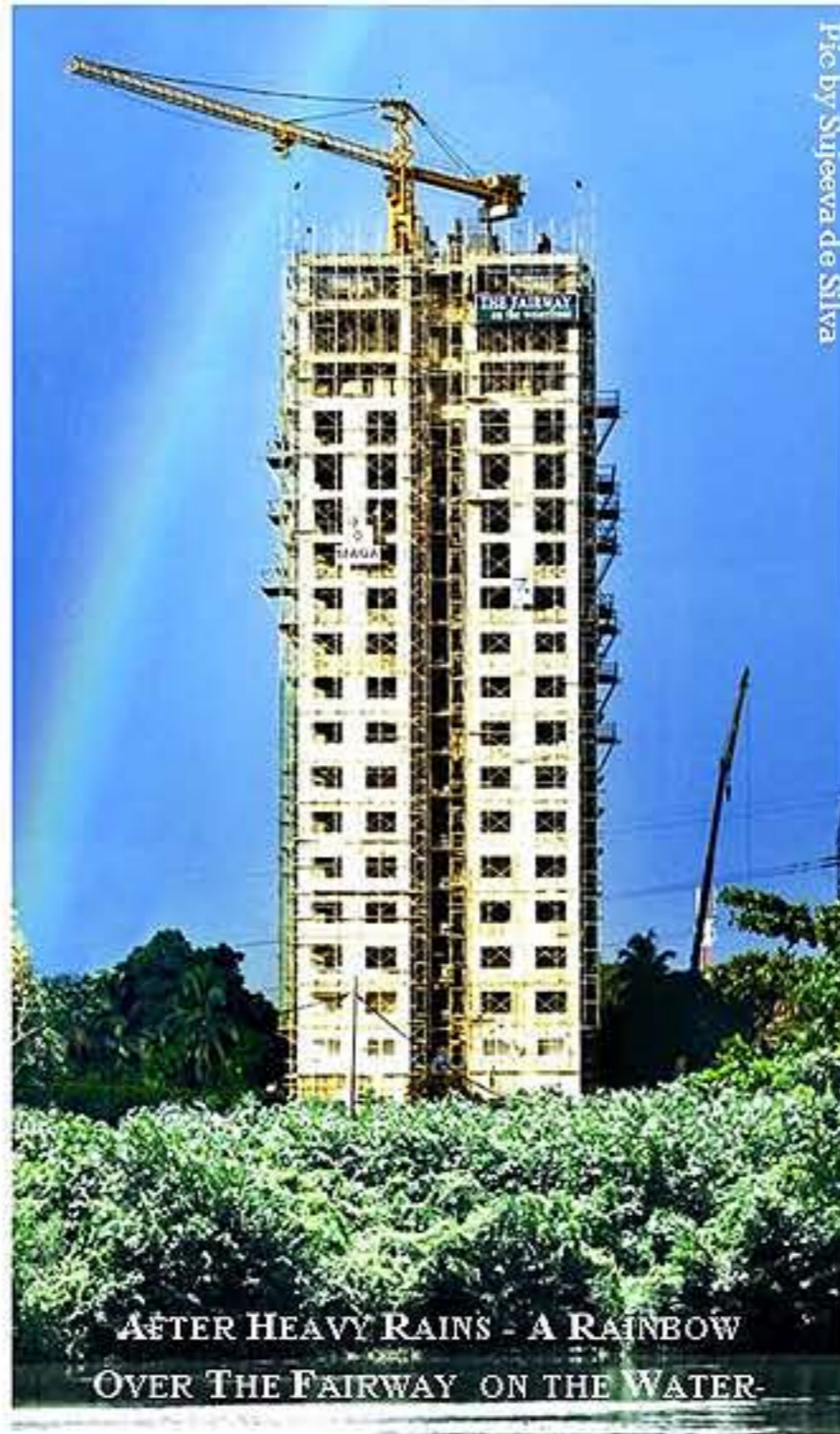
The construction work of **The Fairmount** is about to commence. It has now been redesigned to be a 30-storey slender tower providing breathtaking views of natural forests, meandering waterways, the Golf Course and the Colombo skyline. You can have a sneak preview of the plans whilst the Model Apartment is being built.

Early investor opportunities including generous discounts are now available for 30 apartments on a first come first served basis exclusively to our Homeowners!

Cheers...



Work in progress... The Fairway takes form!



AFTER HEAVY RAINS - A RAINBOW
OVER THE FAIRWAY ON THE WATER.

The construction of The Fairway has been progressing steadily. After completing the superstructure two months ahead of schedule, our contractors are now well into finishing your own apartment - customizing them to your own liking.

Exterior plastering will be complete by mid January, with exterior painting commencing soon thereafter. **The Fairway** will receive a five coat paint system that has a 10 year guarantee. The bathrooms are nearing completion with tiling of most bathrooms already completed. All sanitary ware and tap fittings are at site awaiting installation. The elevators are currently being installed.

Installation of Door and Window Frames have commenced and is progressing rapidly. Though up to the specifications, we were not happy with the doors in our Model Apartments - in terms of their finish. As time is of essence, we shopped overseas and decided on **Sandor®** doors from Weng Meng Industries, Malaysia. You can visit www.sandor.com.my and view **Model FGV 303 F** in their **Contemporary Collection** for a look at the doors chosen for **The Fairway**.

The swimming pool structure is now complete. The 60 foot long feature pool and the area around it is already looking grand. After observing its poor ageing qualities at other locations, we shelved our own plans to install a timber decking in the pool area. The alternatives we are looking at are a flame finishes granite tile or a specially created non-slip decorative cement tile with a sandy surface.

Kitchen Cabinets and Closets...

We have mixed news for you when it comes to kitchen cabinets and bedroom closets.

By now, almost all of you would have visited our show apartments and seen the two Kitchen Cabinet options by MFI (UK) that have already been installed. You would have also intimated to us your choice of kitchen cabinets.

However, MFI recently informed their Local Agent that they are closing down their kitchen cabinet manufacturing operations in the UK in early 2007. In spite of this, MFI were willing to execute our order before closure. But, obviously, we were not

comfortable dealing with a company that is about to close down.

The good news is that we then decided to upgrade to a solid-wood Kitchen as a gesture of goodwill to all our Homeowners.

Kitchen Cabinets supplied and installed by **Centrepoint Interior** from **Signature Kitchen®** Malaysia, come with a solid-wood (Meranthi) facia. The carcasses (insides) are made of water repellent melamine particle board. They also have composite marble/quartz tops as opposed to the HPL tops in the earlier Kitchen.

We have also decided to go for a ceramic double bowl sink, instead of

the earlier one and a half bowl stainless steel sink. These sinks are available in a range of colours to suit your kitchen top.

More good news regarding bedroom closets! Many of you expressed your preference for timber closets. We agree that a solid wood facia will be better suited for the apartment rather than the existing melamine finish.

Therefore, in response to your requests, we are currently negotiating with suppliers both local and foreign for solid wood bedroom closets either in mahogany or meranthi. The insides of the closets will be made of MDF. These Closets are also taller and deeper.

AWAIT! SPECIAL ISSUE OF THE FAIRWAY NEWSLINE IN EARLY FEBRUARY DISCUSSING INTERIOR DECORATING, FURNISHING AND CURTAINING SOLUTIONS BY ARCHITECT DIPIKA DHARMADASA

