

Section 6. Investment/Completion Phases of the project

Phase 1 (already completed)

- Purchasing of the lands totalling 528 perches plus works completed, including:
- Getting an electricity supply installed to the project.
- Cutting of the entrance and internal roads
- Digging of one water well and the drilling of two boreholes. (A 3rd borehole is still to be installed, the approval for this has been granted)
- Landscaping, construction of 50% of entrance walls, nine sets of garden stairs, 50% of garden paths and extensive planting within the grounds.
- Initial phase/installation of automated water supply.
- Quarry operations on the upper section and levelling of the area for the hotel footprint.
- Excavation of the lower groundwater replenishment system 6ft wide and 50ft deep and lined with concrete rings.

The estimated value of the site with the above works = 1 Million USD

Designing of the hotel along with all of the various building functionalities, guest experience, and environmental systems (See the document entitled 'Innovative aspects of the Mountain Lodge Project') along with cooling, ventilation, electrical and plumbing designs.

The undertaking of the Chartered Architect's and Chartered Engineer's works.

Obtaining all of the building permissions, project consents and approvals (17 in total):

Permissions/Approvals include; Board of Investment, Road Development Authority, National Building Research Organisation (Building clearance), NBRO (Land clearance), Fire Department, Agricultural Department, Water Resource Board, Pradeshiya Sabha, Divisional Secretary, Urban Development Authority, Land Reform Commission, Land Commission, Central Environmental Authority screener and crusher approvals, Archology Department, Geological Survey and Mines Bureau, Sri Lanka Tourism Development Authority, Central Environmental Authority project clearance.

A further investment of 16 Million USD is required giving an equity share of 3% for each 1 Million USD (with an option for contingency on a further 2 Million USD on a pro-rata basis) example; a 16 Million USD investment will receive a 48% equity share, or an 18 Million USD investment receives an equity share of 54%

(Each 333,333 USD = 1%)

Extensive up-front project costs have already been completed/spent during phase 1 at a value of 1.4 Million USD plus the 1 Million value of the site = 2.4 Million USD

Release of funding: 800,000 USD for Phase 2 Time duration for completion: 6 weeks

Getting set up with staff and contractors and started working onsite.

Installation of the upper groundwater replenishment system.

Drilling of final borehole and pump installation.

Building of 50% of the West side boundary retaining wall and car park retaining wall (stockpile area)

Digging out of 50% of the North basement

Widening of the culvert on RDA road (to allow security gatehouse) Section 6. Investment/Completion Phases. Page 1 of 8

Release of funding: 800,000 USD for Phase 3 Time duration for completion: 6 weeks

Construction of the large inner retaining wall for the wastewater treatment plant

Digging out of the final 50% of the North basement.

Digging out of the North subway tunnel.

Installation of drainage to the North subway tunnel

Steel reinforcing works for the North subway tunnel

Concreting of the North side tunnel floor and tanked walls

Construction of the remaining lower entrance wall at the side of the RDA road.

Purchase of vehicles for the construction phase, 1 car & 1 crew cab truck.

Release of funding: 800,000 USD for Phase 4 Time duration for completion: 6 weeks

Installation of all utility ducting and pipework within the North foundation slab

Installation of all steel reinforcing works within the North foundation slab

Construction of the North foundation slab

Construction of the remaining retaining walls around the car park and North-West boundary

Digging out 25% of the South basement

Release of funding: 800,000 USD for Phase 5 Time duration for completion: 6 weeks

Installation of steel reinforcing works for the basement columns on the North side

Construction of the North basement columns

Installation of all utility ducting, pipework and steel reinforcing within the North basement walls

Construction of the North basement walls

Construction of the large basement outer base wall on the North side

Digging out 25% of the South basement

Works on gardens

Release of funding: 800,000 USD for Phase 6 - Time duration for completion: 6 weeks

Digging out of the remaining 50% of the South basement

Installation of all steel reinforcing works within the North ground floor slab

Installation of all utility ducting and pipework within the North ground slab

Construction of the ground floor slab on the North side

Getting the eight levels of gardens brought up to standard

50% of the large retaining wall for upper internal road widening

Release of funding: 800,000 USD for Phase 7 Time duration for completion: 6 weeks

Digging out of the subway station and southside tunnel.

Placing of south subway drainage

Steel reinforcing of subway station & south tunnel

Concreting the floor of the subway station & south tunnel

Installation of fixtures and fittings for the North basement. (Staff quarters)

Construction of tanks within the wastewater treatment plan.

Release of funding: 800,000 USD for Phase 8. Time duration for completion: 6 weeks

Installation of all utility ducting and pipework within the South foundation slab

Installation of all steel reinforcing works within the South foundation slab

Installation of steel reinforcing works within columns of the North side

Construction of ground floor columns on the North side

Concreting of tanked walls of the subway station and south subway tunnel

Construction of columns and beams of the wastewater treatment plant

Building of the remaining 50% of walls and paths within the garden up to level eight

Construction of the remaining 50% of the large retaining wall for upper internal road widening

Release of funding: 800,000 USD for Phase 9 Time duration for completion: 6 weeks

Installation of steel reinforcing works for the basement columns on the Southside.

Construction of the South foundation slab

Construction of South basement columns

Construction of the large basement outer base wall on the South side

Installation of all utility ducting, pipework and steel reinforcing within the Southside basement walls

Construction of Southside basement walls

Construction of ground-floor walls on the North side

Garden lighting

Release of funding: 800,000 USD for Phase 10. Time duration for completion: 6 weeks

Installation of steel reinforcing works for the first-floor slab on the North side.

Installation of all utility ducting and pipework within the North first-floor slab

Construction of 1st-floor slab on the North side

Building of final 50% of walls and paths within the garden up to level eight

Installation of steel reinforcing works for the first-floor slab on the Southside.

Construction of Southside ground floor slab

Installation of steel reinforcing works for the South side ground floor columns

Construction of Southside ground floor columns

Completion of underground pipework for the rainwater harvesting system.

Installation of all utility ducting, pipework and steel reinforcing within the southside groundfloor walls

Construction of Southside ground-floor walls

50% of the gatehouse construction

Release of funding: 800,000 USD for Phase 11. Time duration for completion: 6 weeks

Installation of steel reinforcing works for the first-floor slab on the South side.

Installation of all utility ducting and pipework within the South side first-floor slab

Construction of Southside first-floor slab

Installation of steel reinforcing works for the first-floor columns on the South side.

Construction of Southside first-floor columns

Installation of all utility ducting, pipework and steel reinforcing within the Southside first-floor walls

Construction of Southside first-floor walls

Installation of North side ground-floor utilities, bathroom fittings, balcony railings, internal & external doors

Construction of North side first-floor columns

Installation of all utility ducting, pipework and steel reinforcing within the Northside first-floor walls

Construction of North side first-floor walls

25% of kitchen installations (basement)

Installation of basement utilities, bathroom fixtures and fittings, balcony railings, internal & external doors and staff quarters

Release of funding: 800,000 USD for Phase 12. Time duration for completion: 6 weeks

Installation of Southside ground-floor utilities, bathrooms, fixtures and fittings, balcony railings, internal & external doors

Installation of steel reinforcing works for the second-floor slab

Installation of all utility ducting and pipework within the second-floor slab

Construction of second-floor slab total area

Installation of steel reinforcing works for the second-floor columns

Construction of second-floor columns total area

Installation of all utility ducting, pipework and steel reinforcing within the second-floor walls

Construction of second-floor walls total area

25% of kitchen installations

Installation of laundry equipment

Final 50% of the gatehouse construction

Release of funding: 800,000 USD for Phase 13 - Time duration for completion: 6 weeks

Installation of first-floor utilities, bathroom fixtures and fittings, balcony railings, internal & external doors

Installation of steel reinforcing works for the third-floor slab

Installation of all utility ducting and pipework within the third-floor slab

Construction of third-floor slab total area

Installation of steel reinforcing works for the third-floor columns

Construction of third-floor columns total area

Installation of all utility ducting, pipework and steel reinforcing within the third-floor walls

Construction of third-floor walls total area

Further, 25% of kitchen installations

Installation of a generator (Later to be relocated to the wastewater treatment building)

Release of funding: 800,000 USD for Phase 14 - Time duration for completion: 6 weeks

Installation of Second-floor utilities, bathroom fixtures and fittings, balcony railings, internal & external doors

Installation of steel reinforcing works for the forth-floor slab

Installation of all utility ducting and pipework within the fourth-floor slab

Construction of the fourth-floor slab total area

Installation of steel reinforcing works for the fourth-floor columns

Construction of forth-floor columns total area

Installation of all utility ducting, pipework and steel reinforcing within the fourth-floor walls
Construction of fourth-floor walls total area
Final 25% of kitchen installations
Installation of security systems

Release of funding: 800,000 USD for Phase 15 - Time duration for completion: 6 weeks

Installation of Third-floor utilities, bathroom fixtures and fittings, balcony railings, internal & external doors
Installation of steel reinforcing works for the fifth-floor slab
Installation of all utility ducting and pipework within the fifth-floor slab
Construction of fifth-floor slab total area
Installation of steel reinforcing works for the fifth-floor columns
Construction of fifth-floor columns total area
Installation of all utility ducting, pipework and steel reinforcing within the fifth-floor walls
Construction of fifth-floor walls total
Construction of wastewater treatment plant building

Release of funding: 800,000 USD for Phase 16 - Time duration for completion: 6 weeks

Installation of Fourth-floor utilities, bathroom fixtures and fittings, balcony railings, internal & external doors
Installation of steel reinforcing works for the roof garden slab
Installation of all utility ducting and pipework within the roof garden slab
Construction of roof garden slab
50% building of dome, chandelier & internal water feature
50% installation of fire detection, fire suppression equipment
50% electricals and plumbing
50% building of swimming pool
Installation of laundry shoot seven floors
Installation of biogas digester
Installation of the waste incinerator
Installation of the wastewater recycling system
Installation and commissioning of the water treatment plant
Installation of rainwater harvesting system
Installation of Pumped hydro system

Release of funding: 800,000 USD for Phase 17 - Time duration for completion: 6 weeks

50% Installation of Onyx photovoltaic glass around the spa

50% installation of solar thermal panels and hot water system

50% Installation of Spa-floor utilities, bathroom fittings, internal & external doors, Spa cave

Further, 25% building of dome, chandelier & internal water feature

Further 25% instillation of fire detection, fire suppression equipment

Further, 25% of electrical and plumbing

Further 25% building of swimming pool and compensation tank

Installation of the ventilation systems

Installation of building integrated wind generation system

Clearing of car park site and construction of ground and first-floor car park

Relocate the generator to the wastewater treatment building and installation of the combined heat and power unit.

Release of funding: 800,000 USD for Phase 18 - Time duration for completion: 6 weeks

Installation of roof garden utilities, lighting, water, power.

Final 50% Installation of Onyx photovoltaic glass around the spa

Final 50% instillation of solar thermal panels and hot water system

Final 50% Installation of Spa-floor utilities, bathroom fittings, internal & external doors, Spa cave

50% Construction of roof garden facilities, pavilions, live kitchen, buffet areas, and garden seating areas.

Installation of dumb weightier eight floors

Final 25% building of dome, chandelier & internal water feature

Final 25% instillation of fire detection, fire suppression equipment

Final 25% electricals and plumbing

Final 25% building of swimming pool and compensation tank

Installation of hot water and cold water tanks and systems

Installation and commissioning of column cooling – swimming pool heating system

Installation of 1,000m² solar panels above the car park, structure and solar tracking system

50% installation of STAR Deck

Building of lazy rivers around rooftop garden, heat transfer system, pool heating

Snagging works

Purchase/lease of vehicles for guests

Marketing and receiving/hosting non-paying guests (Staff training)

Release of funding: 800,000 USD for Phase 19 - Time duration for completion: 6 weeks

Final 50% Construction of roof garden facilities

Final 50% installation of STAR Deck. Fitting out of the restaurant, equipment fixtures and fittings

Finishing all snagging works

Black-top of the car park and internal roads

Installation of water chandelier inside of the atrium

Installation of plants around the inside of the atrium

Installation of two observation lifts inside the atrium

Finish Spa works

Marketing

Engaging in the employment of staff

Receiving/ hosting non-paying guests (Staff Training)

Fitting out of ground floor restaurant, equipment fixtures and fittings

Release of funding: 800,000 USD for Phase 20 - Time duration for completion: 6 weeks

Marketing

Engaging in the employment of staff

Staff training

Working capital

Receiving of first paying guests

Purchase of 2 cars and 1 van

Release of funding: 800,000 USD for Phase 21 - Time duration for completion: 6 weeks

Marketing

Engaging in the employment of staff

Staff training

Working capital

Contingency fund

Operating of hotel, Spa & Restaurant

Investment required 16,000,000 USD – time duration for completion of works 30 months.

(Generating ROI from month 31)