

A MILESTONE WITH A VIEW

PROJECT PROGRESS REPORT 4
MAY 2020



CANAL VIEW

AT DILMUNIA

PROJECT PROGRESS REPORT 4
MAY 2020

A PROJECT BY NASEEJ 

WELCOME TO A NEW VIEW A LIFESTYLE OF LUXURY

OUR PROFESSIONAL PARTNERS



PROJECT NAME
CanalView



PROJECT COMPANY
CanalView Development
Company S.P.C



DEVELOPER
Naseej BSC ©



CONTRACTOR
Kooheji Contractors



ARCHITECT, INTERIOR &
DESIGN SUPERVISION
CONSULTANT
Ismail Khonji Associates



QUANTITY SURVEYOR
DG Jones



PILING CONTRACTOR
Bahrain Foundation
Construction Company W.L.L



MASTER DEVELOPER
Ithmaar Development
Company



PROJECT LOCATION
Dilmunia

SUMMARY OF CANALVIEW'S CONSTRUCTION PROGRESS

Actual progress on site
60.28%

Planned progress
61.35%

60.28%

DECEMBER 2020

The Project is progressing positively, with the target completion date to be by the end of 2020

CANALVIEW ONSITE PROGRESS MADE

- Power and Water applications have successfully been approved by EWA.
- External finishes - Aluminium cladding and glazing are progressing well for tower A. Applying bitumen paint, installation of frame and bracket in progress for tower C, D and B.
- Lower roof MEP work in steady progress to all four towers; A, C, D & B.
- All 7 chillers have been installed on the roof of tower B.
- Plastering of wet areas progressing well to all four towers; progressively from amenity-level and up to level 7 of all towers.
- Painting, putty, gypsum grid work and sheet fixing is progressing well to all four towers from basement levels and up to level 5.
- Floor tile fixing is also in progress on all four towers, from amenity level and up to level 5. Wall tiles are also being installed from the amenity level to level 4.
- Internal plaster is generally complete to all four towers.

PODIUM & OTHER WORKS

- Epoxy floor painting - work completed in basement and lower retail parking areas. All remaining areas work in progress.
- Lift installations; the project has a total of 15 lifts; to date 7 lifts have now been installed, with 4 lifts being installed at the present time, and another 4 lifts to commence in the next few weeks.
- Thermal insulation work to ceilings & walls are in steady progress to basement & retail levels.
- Roof top garden pergola works are generally complete in all four towers.
- Garbage chute - installation completed for tower A, C and D. Installation is in progress for tower B.

THE MAIN CANAL WORKS

- Canal front promenade early enabling works are progressing very positively.



Scan this QR code to catch
a quick view from the
project site



Scan this QR code to catch
a quick view of the canal
works

PROJECT PROGRESS

In spite of the current situation, Site progress is moving steadily forward to all four buildings and we remain focused on minimizing any delay and disruption to milestone objectives. The Project Team working cohesively have taken extensive precautionary measures by raising awareness of the risks of Covid 19 to a workforce of eight - nine hundred on average, health and safety being everyones primary objective as we strive to maintain completing the project within the permitted time frames we are positively working towards completing CanalView within the promised timeframes.



View from south corner



From a construction point of view, it is key to note that, CanalView has taken its final shape and form with all superstructures are complete on all four towers. Work at this time is now focused on completing the external features of the buildings, such as the installation of Glazed curtain walling and roof top pergolas.



View from west corner



WATCH VIDEO PART 1

Naseej continues to make excellent progress on CanalView



scan the QR code to watch CanalView's project update - Part 1/3

PROGRESS MADE ON EXTERNAL WORKS

Over the last few weeks, external work on towers have positively progressed with; aluminum cladding & glazing progressing well on Tower A, and cladding & bracket fixing on-going to Towers C & D with cradles & bitumen coating to going on with Tower B.

ALUMINUM & GLASS WORK

TOWER A



TOWER B



TOWER C



TOWER D



INSTALLATION OF CHILLERS

All 7 chillers have been installed on the roof of Tower B.



Water tank installation



PLASTERING OF WET AREAS

Plastering progressing well to all four towers; progressively from amenity-level and up to Level 7 of all towers.



Water proofing works in the wet area



PAINTING & GYPSUM WORKS

Painting, putty, gypsum grid work and sheet fixing is progressing well to all four towers from Basement levels and up to Level 5.



Gypsum ceiling in progress



Gypsum framing work

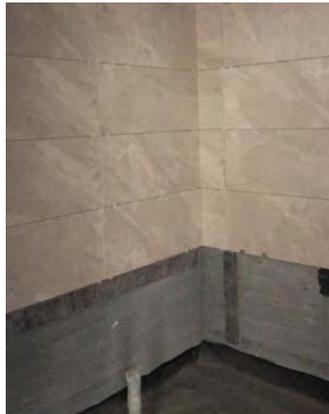
INSTALLATION OF FLOOR TILES

Floor tile fixing is also in progress on all four towers, from amenity level and up to level 5.



INSTALLATION OF BATHROOM WALL TILES

Wall tiles are also being installed from the amenity level to level 4.



INSTALLATION OF LIFTS

Lift installations; the project has a total of 15 lifts; to date 7 lifts have now been installed, with 4 lifts being installed at the present time, and another 4 lifts to commence in the next few weeks.



Completion of lifts door fixing - Typical floors



Completion of lift door fixing - Lower retail level

PROMENADE WORKS



CANAL WORKS



We are also pleased to state that works have also commenced on one of the most important features of the Project, which is the main Canal. The Canal brings a level of luxury and harmony to the project, ensuring residents will have a beautiful view from their apartments. The Canal is due to be completed in the coming months.



View from the Canal looking out towards the open sea

THE MAIN CANAL

The spectacular 1.6 km canal with dual pedestrian access is also practical in structure and provides ideal spaces for retail and F&B amenities. CanalView is also a uniquely designed complex that features a breathtaking public park across the canal's footbridge. Other iconic installations include distinctive water features such as the waterfall footpath and fountain system.



The Grand Canal will cut through the entire stretch of Dilmunia in a semi-circular route, making it Bahrain's largest manmade water body and providing breathtaking vistas to surrounding developments within Dilmunia, and one of Bahrain's longest continuous promenades to residents and visitors of the island.

The Dilmunia Grand Canal and Marina is a major element of Dilmunia. The Grand Canal will feature public promenades, geysers, water fountains, water walls, cascades, boardwalks and viewing decks. It will have sea water pumped in around the mid-point of the Canal with the water flowing via gravity in two opposing directions of the entire canal.

The Dilmunia Main Grand Canal meanders through Dilmunia Island and connects to the sea at the south west and north east of the island.

The canal is elevated from the surrounding sea level, therefore requiring the construction of a pumping system which is foreseen to provide water at a central location of the canal. The pumped water gravitationally flows back to the sea via a system of waterfalls and cascades.



PROGRESS MADE ON AMENITIES & COMMON AREAS

ACTUAL PROGRESS VS. PRESPECTIVE



The main entrance

With regards to the progress made on the Project's amenities and common areas, we can confirm the progress is positive; with some areas now reaching completion. The basement levels, parking, and service areas are now complete, with work on the lower and upper retail sections of the project reaching advanced stages. We can make excellent note of progress made on the indoor & outdoor swimming pools, fitness center & gym, sports courts, club house lounge, as well as the private gardens within the residence's apartments.



The gym

Work progress has also reaching advanced stages with the retail section of CanalView, as this section of the development will host all the main cafes, restaurants and shops overlooking the main canal for residents to enjoy from the comfort of their own home. It is also key to state that CanalView is in close proximity of the Mall of Dilmunia; which is a mere 500 meters distance away. The Mall will provide residents with the added shopping and leisure experience, complementing CanalView's retail offering. The Mall of Dilmunia is expected to be one of the Kingdom's largest and most exciting malls, featuring the largest indoor aquarium in Bahrain, ice skating rink, adventure arcade & hub, and a wide range of dining, food chains and new brand concepts.



Outdoor pool



Private gardens



Indoor pool

WATCH VIDEO PART 2
Formation of amenities at CanalView

scan the QR code to watch CanalView's project update - Part 2/3

PROGRESS MADE ON MECHANICAL, ELECTRICAL AND PLUMBING WORKS (MEP)



Pump room



Completion of installation of RMU & transformer



Completion of cabling in electrical room

At this stage MEP works are well under way with the installation of water connections, electricity lines, water tanks, chillers and electric heaters.

Considering present circumstances progress remains positive, finishes are positively progressing as are MEP services installation works.

All these aspects are running smoothly and are moving along as planned. We have also completed the installation of electrical equipment and elevators in a number of the towers, with work also being carried out on gypsum works and ceilings. External cladding and the installation of glass are visible on Tower A, with work following through on the rest of the towers; these are expected to be completed in the coming few weeks. Furthermore, MEP works has now reached completion on ground floor levels, parking and all service areas.



Reception area



Fixing of extract fan - Upper retail level

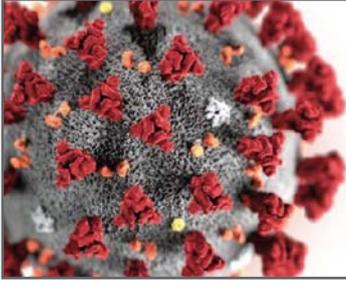
WATCH VIDEO PART 3
Progress made on MEP



الجزء الثالث: أعمال المناطق والمرافق والخدمات الداخلية للمباني وصلت مراحل متقدمة

scan the QR code to watch CanalView's project update - Part 3/3





CORONAVIRUS (COVID-19) ALERT

A message from Mr. Ahmed Al Hammadi,
General Manager of Naseej BSC (c)

In light of recent and challenging times, of the Corona virus outbreak, the team at Naseej wish to convey the following statement:

"We are maintaining a steady rate of progress despite the difficult circumstance being encountered due to Covid-19, and we remain focused and committed to achieving completion by the end of 2020. Covid-19 is affecting the construction industry as a whole, with Government Directorates generally restricted to working from home, with limited or no access to Directorate Authority offices, accordingly everyday departmental business is being affected. Procurement of materials are also being affected with both manufactures and suppliers warning of potential delays due to restrictions on delivery and delayed clearance by customs. Again we remain committed to achieving completion by the end of 2020, given the prevailing state of affairs."



NASEEJ THANKS BAHRAIN'S STRONG LEADERSHIP FOR THEIR SOUND EFFORTS TO COMBAT THE CORONAVIRUS OUTBREAK



During this difficult time, it is important to extend our sincere thanks and appreciation to the wise leadership of the Kingdom of Bahrain for all their extraordinary efforts towards fighting the corona virus pandemic in the country. Their wise leadership have significantly protected a number of sectors, including the real estate market.

Under their directives, we at Naseej responded early to the precautionary measures, which were put into place and issued by the COVID-19 Coronavirus committee.



WATCH VIDEO

A message from the GM Mr. Ahmed Al Hammadi



الجزء الرابع: "نسيج" تعتمد خططا وقائية واجراءات احترازية لضمان سلامة الموظفين



scan the QR code
to watch the video

NASEEJ TAKE ADDED HEALTH & SAFETY PRECAUTIONARY MEASURES DURING THE CORONA-VIRUS OUTBREAK:



At our main offices, we adopted a work distancing policy to safe guard our employees, and quickly introduced a work-from-home policy for a larger portion of employees. Currently, 80% of Naseej employees are working from home remotely, meanwhile the remaining numbers are keeping strict work distancing at the offices. The offices and work sites are also being sanitized on a regular basis to lower the spread of any possible infection.



We have opened all online channels of communications with our customers using those platforms to ensure that we serve our customers to the highest standards of customers care.



As for our project sites, we have worked closely with the main contractor to secure the sites by adding extra precautionary measures related to Covid-19 protection, whereby eliminating any possibility of infection spread between laborers and professional teams. We have provided all workers with necessary face masks, gloves and sanitizers and ensured that they wear them at all times. We have also ensured that adequate distancing amongst them is made at the sites. Site and labor accommodation sanitization has been carried out on a regular basis to eliminate the spread of the virus.



Currently, we are also studying a plan that involves providing temporary labour accommodation on site for a large number of workers to avoid the daily transportation effort to and from the project, again to safeguard them.

As a result, we believe that these added precautionary measures have safeguarded all parties and have proven to be very effective moving forward.

At Naseej we believe that the safety of all of our teams is at the forefront of our operations, and we take these measures very seriously is safeguarding the entire team at all times.

In conclusion, Naseej is proud to work as one team, under Team Bahrain, and is looking forward to delivering a truly unique real estate project located at the prestigious Island of Dilmunia.

WATCH VIDEO PART 5

Clear strategies & informed decisions



scan the QR code to watch the video



الجزء الخامس: استراتيجية واضحة وخطط مدروسة

Naseej takes precautionary measures to safeguard its workforce



A MESSAGE FROM THE NASEEJ TEAM
#TEAMNASEEJ
#TEAMBARHRAIN

MALL OF DILMUNIA

With a total built-up area of 125,000 sqm, The mall of Dilmunia is a distinctively unique hub of retail, contemporary dining, lively entertainment and adventurous play in Bahrain.

Whilst embracing both form and function, Mall of Dilmunia is designed to augment, and improve upon your traditional retail experiences! From the slick and stylish architecture, verdant landscaping, grandiose canal, dancing fountains, heroic adventure arena for children 'complete with an ice skating rink, climbing walls and soccer pitches' to the Kingdom's first credible aquarium. A massive cylindrical tank that rises over seventeen metres, and will accommodate more than two thousand, five hundred marine fish and coral species, a remarkable visual gift and terrific educational opportunity.



The mall recently opened one of its first anchor tenants in April 2020, Al Tamimi Markets, one of the fastest-growing supermarket chains in Saudi Arabia, and Saudi shoppers named Tamimi Markets a Top 100 Saudi Brand for 5 years. Their vision is to offer superior quality, customer service, freshness, variety and everyday low prices. The Mall also welcomed the opening of Natures Market, an international chain that offers a wide range of health and wellness products.



New stores opened: Nature's Market & Al Tamimi Market



scan the QR code

CUSTOMER SERVICE SUPPORT

To our dear customers,

As a precautionary measure to ensure your safety and wellbeing in addition to that of our staff, we continue to serve you remotely and via our on-line channels. We welcome any queries or questions you may have as we are here to serve you.

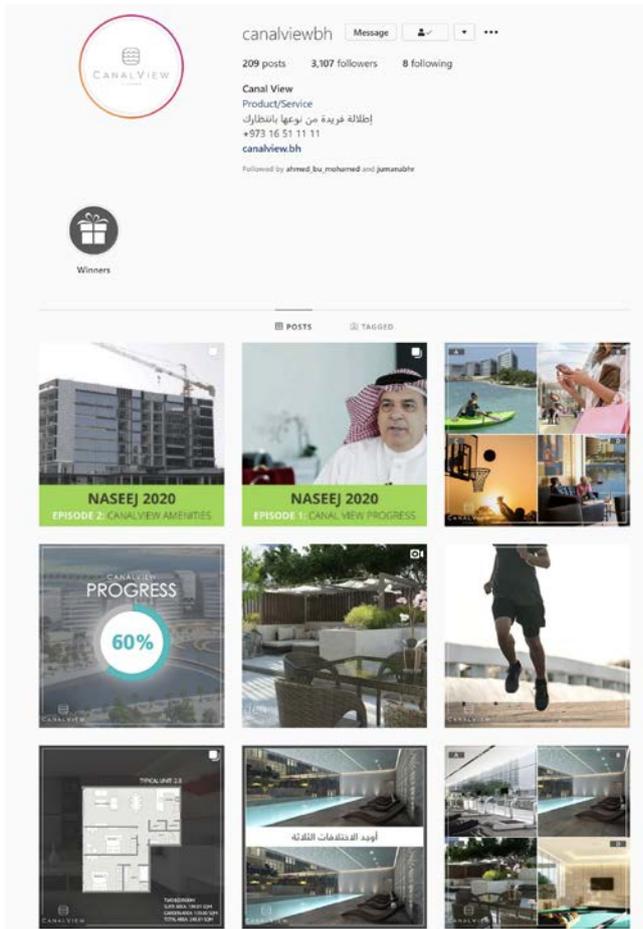
We take every pleasure in serving you and are committed to meeting the highest standards of customer satisfaction. Please feel free to contact us on +973 16 51 11 11, or +973 32322969, or visit www.canalview.bh.

Don't forget to catch up on all the latest updates via CanalView's instagram page @canalviewbh.



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