RAJAH & TANN LLP
Transnational Legal Solutions

4 Battery Road #26-01
Bank of China Building, Singapore 049908
Tel: +65 6535 3600 Fax: +65 6538 8598
24 Hour Hotline: +65 9690 2253
info@rajahtann.com | www.rajahtann.com

We do not accept service of court documents by fax.

Sender's Name	Gan Hiang Chye	Sender's Ref	-
Sender's Fax	-	Recipient's Ref	-
Sender's DID	-	Recipient's DID	-
Sender's Email	-	Date	16 May 2009

Dear Editor

ANKERITE HAS EVERY INTENTION OF COMPLETING THE PURCHASE OF THE GILLMAN HEIGHTS CONDOMINIUM SITE

With reference to the media stories on the purchase of the Gillman Heights Condominium site, Rajah & Tann LLP wishes to state categorically that their client, Ankerite Pte Ltd ("Ankerite"), has every intention of completing the purchase. Ankerite has worked with the condominium's Sales Committee every step of the way towards a speedy and smooth completion of the transaction.

After the Court of Appeal had affirmed on 9 February 2009 the sale order made by the Strata Titles Board, Ankerite proceeded to work towards the completion of the purchase, scheduled for 15 May 2009. The request for access to the MCST records to start the due diligence process was sent to the Sales Committee's lawyers on 10 March. The Sales Committee's lawyers asked Rajah & Tann LLP to deal directly with the MCST and this was promptly done. Access to the documents was granted by the MCST on 23 and 24 April 2009.

On 30 April 2009 Rajah & Tann LLP wrote to the Sales Committee's lawyers to query mainly on two issues, as follows:

a) a transfer of S$750,000 from the Management Fund to the Sinking Fund in August 2007 and March 2008 which was discovered during the due diligence exercise. These transfers occured after the Sale & Purchase Agreement was signed on 6 February 2007 and in the midst of court proceedings on the enbloc issues.

b) an outstanding arbitration claim by the liquidator of the contractor who was responsible for the construction of the development's clubhouse and swimming pool in 2002.

Discussions on the above matters have been ongoing with the relevant parties.

On the afternoon of 15 May 2009, the Sales Committee's lawyers conveyed to Rajah & Tann LLP the latest status of the outstanding issues, namely:

a) the amount of S$750,000 would remain in the Management Fund (without the convening of an Extraordinary General Meeting). The Management Council of the MCST had annulled its previous resolutions transferring monies from the Maintenance Fund to the Sinking Fund.

b) a statement has been obtained from the MCST to say that the arbitration has reached a full and final settlement.

With the annulment of the previous transfers by the Management Council of the MCST and the placement of the requisite funds back into the Management Fund, this Management Fund issue has been resolved.

As for the arbitration issue, no settlement agreement or written confirmation of the settlement was provided. A unilateral statement by the MCST was not sufficient evidence of a full and final settlement. This was conveyed to the Sales Committee's lawyers on the same day of 15 May 2009. On 16 May 2009, Rajah & Tann LLP received a copy of the settlement agreement signed by the solicitors of the MCST and the solicitors for the contractor from the Sales Committee's lawyers.

With this settlement agreement, Rajah & Tann LLP are working with the Sales Committee's lawyers to complete the purchase as soon as possible.

Yours faithfully

RT

Rajah & Tann LLP