

December Newsletter/ project Update

Since our September newsletter, the changes at Vibe are even more evident as the building continues to evolve and exterior finishes are applied as it nears the roof, as you can see from the photograph; and, the good news is that, generally, our production schedule is still on track.

From a construction standpoint, we expect to have the main roof completed in January, provided the weather continues to be favorable, and following that the building crane can be permanently removed. Windows are now being installed on the 5th floor and, at the present production rate, again assuming the weather holds, we expect to have the 9th floor closed in by the holidays.

With the completion of the roof comes an important obligation. Within 30 days of the building's roof being completed, we are required to notify each purchaser of their Confirmed Occupancy Date. This is the date their unit will be completed and ready for occupancy. At the current rate of progress, you can anticipate receiving your notice by the end of February.

Looking at the interior of the building and the progress being made there, wall studs are installed to the 4th floor, with the mechanical rough-ins following in behind, all the staircases for the loft suites are now in place, and drywall installation is due to start in the amenity areas by next week.

With the pace of construction and the stage of where the building is currently, we are now at the point where colours and finishes need to be established for each unit. In this regard, some of you have already been contacted regarding your Colour appointments at our Design Studio. Similar to how your electrical and mechanical appointment was handled, all purchasers are being contacted in order of priority starting from the bottom floors and moving up the building. Appointments started on November 23rd and will continue over the next couple of months until everyone has made their selections. *Why so early?* We need to make sure that, when we are ready to install the finishes for your unit, all the required materials are on site and available, and this provides our suppliers with ample lead time, to ensure there are no delays.



Shortly after your Colour appointment you will receive a follow-up call from us to briefly discuss that experience. As we aim to continually improve our processes and enhance the overall purchase experience of our purchasers, this is an important element for us in getting your feedback on what worked and what didn't.

Remember, if you have any questions or concerns at any time, please do not hesitate to contact Lorraine McEwen, your Personal Care Consultant, at (416) 495-3525 or lorrynem@monarchgroup.net. Stay tuned for your next update!

All of us at Monarch wish all of you and your families a safe and happy Holiday Season and the very best for the New Year.

Ian Johnson
Director of Customer Care, High-Rise Division