ONE BERNAM SALESKIT

14 April 2021

ONE BERNAM
柏南華庭

Huttons®
The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K
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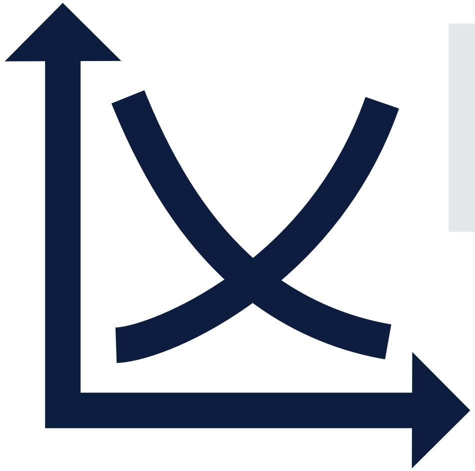
WHY BUYER BUY??

CAPITAL PRESERVATION

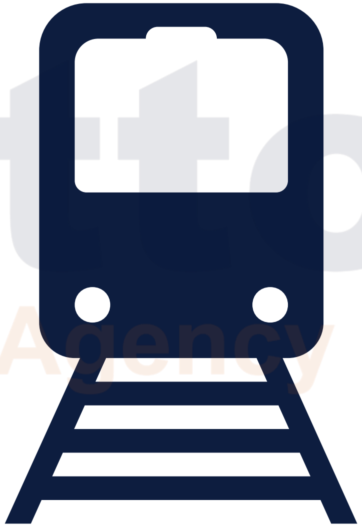
CAPITAL APPRECIATION
(FIRST MOVER ADVANTAGE)

PASSIVE INCOME
(HIGH RENTABILITY)

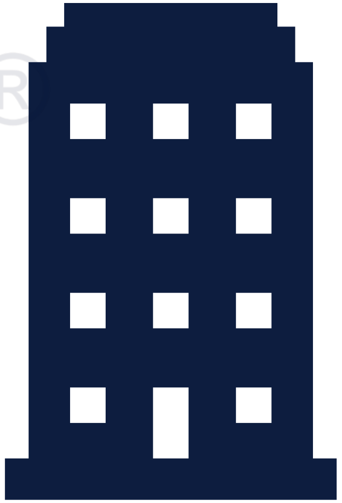
WHY BUYERS BUY ?



SUPPLY VS DEMAND



CONNECTIVITY



MIX USE

WHY BUY NOW??

COOLING MEASURES
- increase barriers to ownership
- increase cost of ownership

COSTING
- Increasing land cost
- Increasing development cost

INTEREST RATE
- increase ease of borrowing
- reducing interest rate

9 REASONS WHY MUST BUY ONE BERNAM?

Located In CBD

Mature Enclave Within CBD

Connectivity And Sustainability

9 REASONS WHY MUST BUY ONE BERNAM?

CBD Incentive Scheme

CBD Rejuvenation

Greater Southern Waterfront Transformation

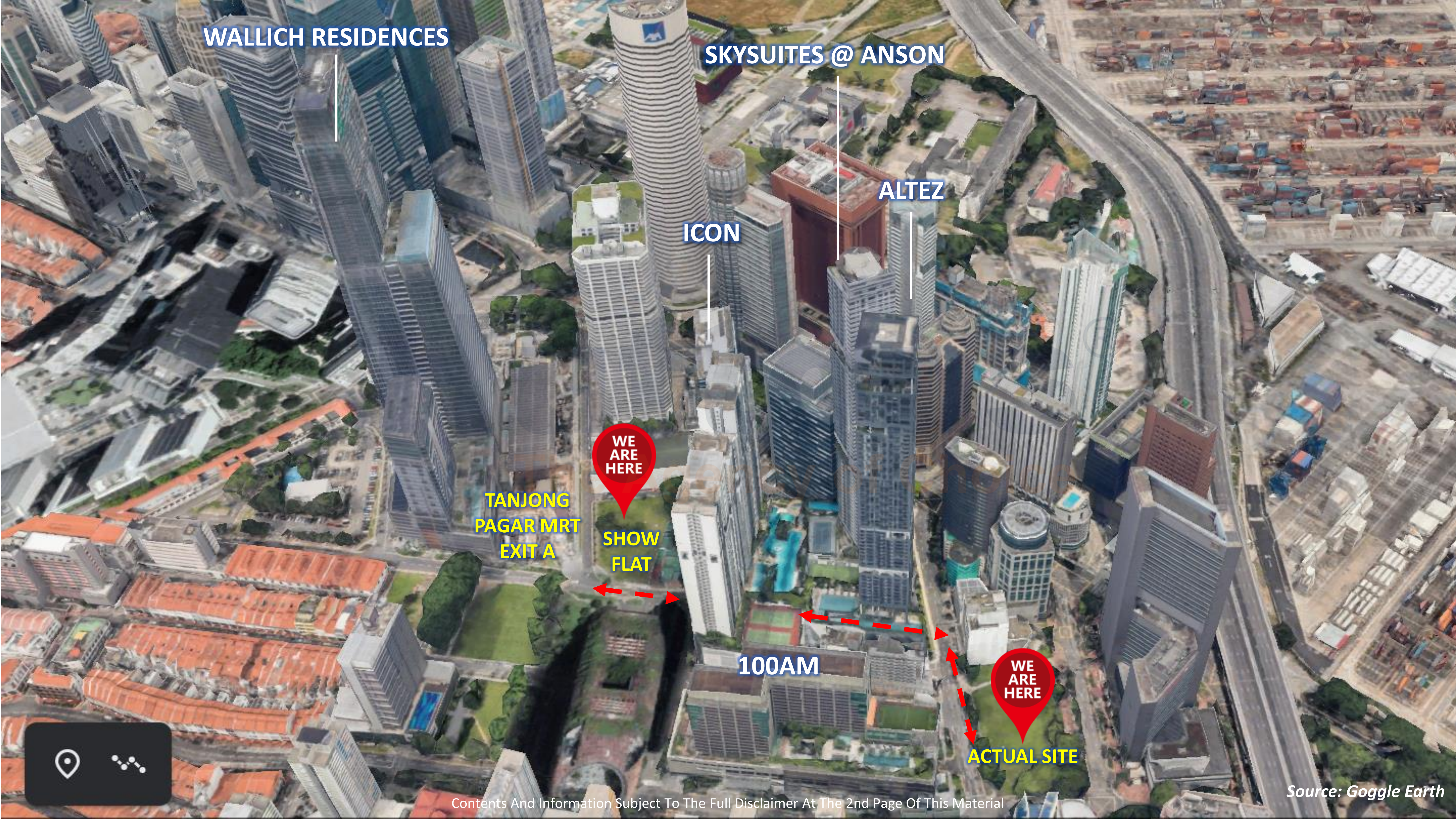
9 REASONS WHY MUST BUY ONE BERNAM?

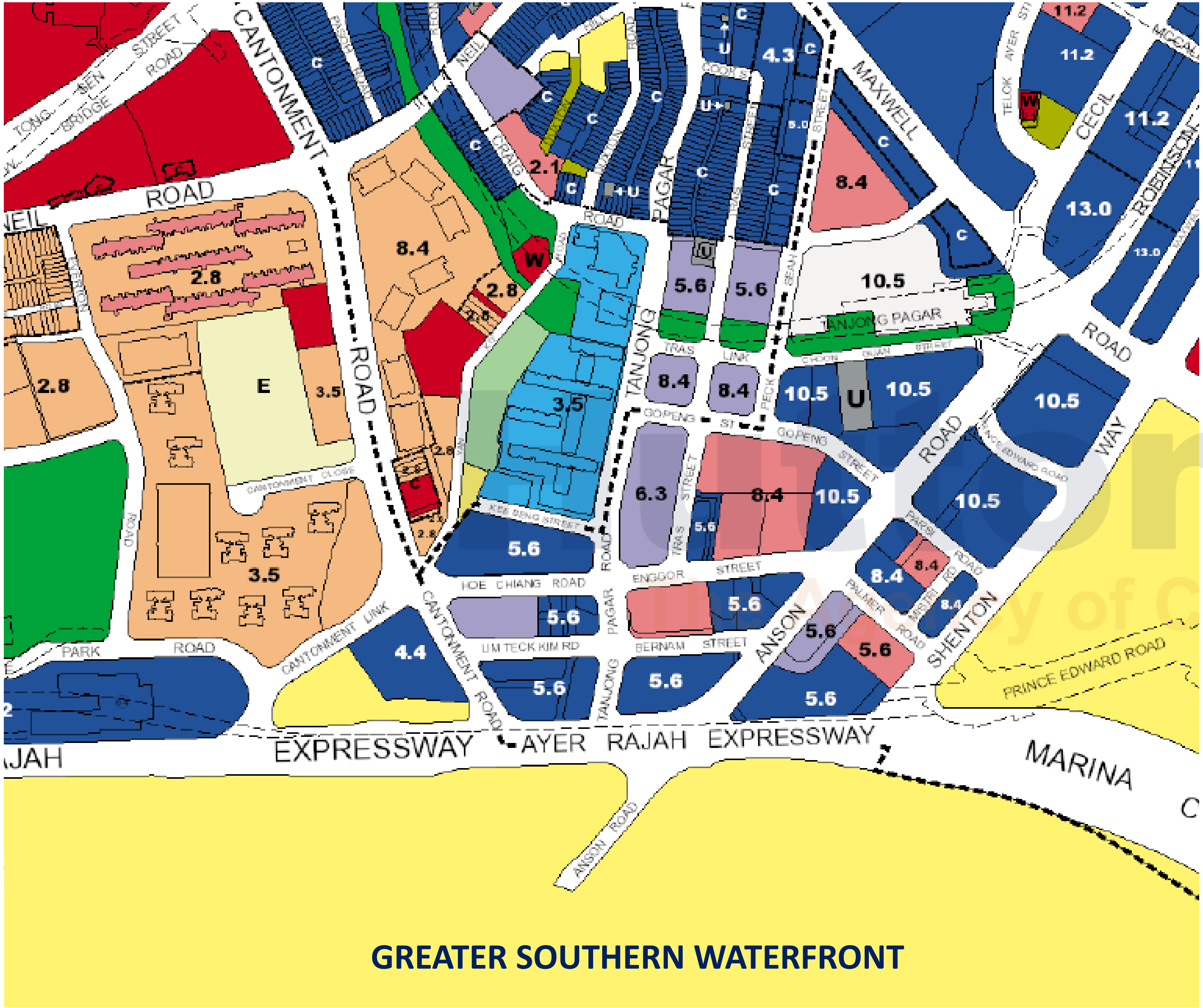
FOR RENTAL

FOR SALE

What's Next?

LOCATED IN CBD


WALLICH RESIDENCES
SKYSUITES @ ANSON
ALTEZ
ICON
WE ARE HERE
TANJONG PAGAR MRT EXIT A
SHOW FLAT
100AM
WE ARE HERE
ACTUAL SITE
Source: Goggle Earth



DEVELOPMENT DATA SUMMARY	
Site Area	= 3,846.20 m2
Plot Ratio	= 7.82 m2
No. of Storey	= 35 Storey
Residential GFA	= 25,252.01 m2
Service Apartment GFA	= 748.99 m2
Commercial GFA	= 2,000 m2
Total No Of Residential Units = 351	= 28,001 m2
Typical Resi Floor to Floor (L5 to L33)	= 3.15m
Residential Car parking	176 lots +2 Accessible lot at B2, B3 and MSCP
Building Height	= 153.55m

Source: URA

ONE BERNAM
GOVERNMENT LAND SALES

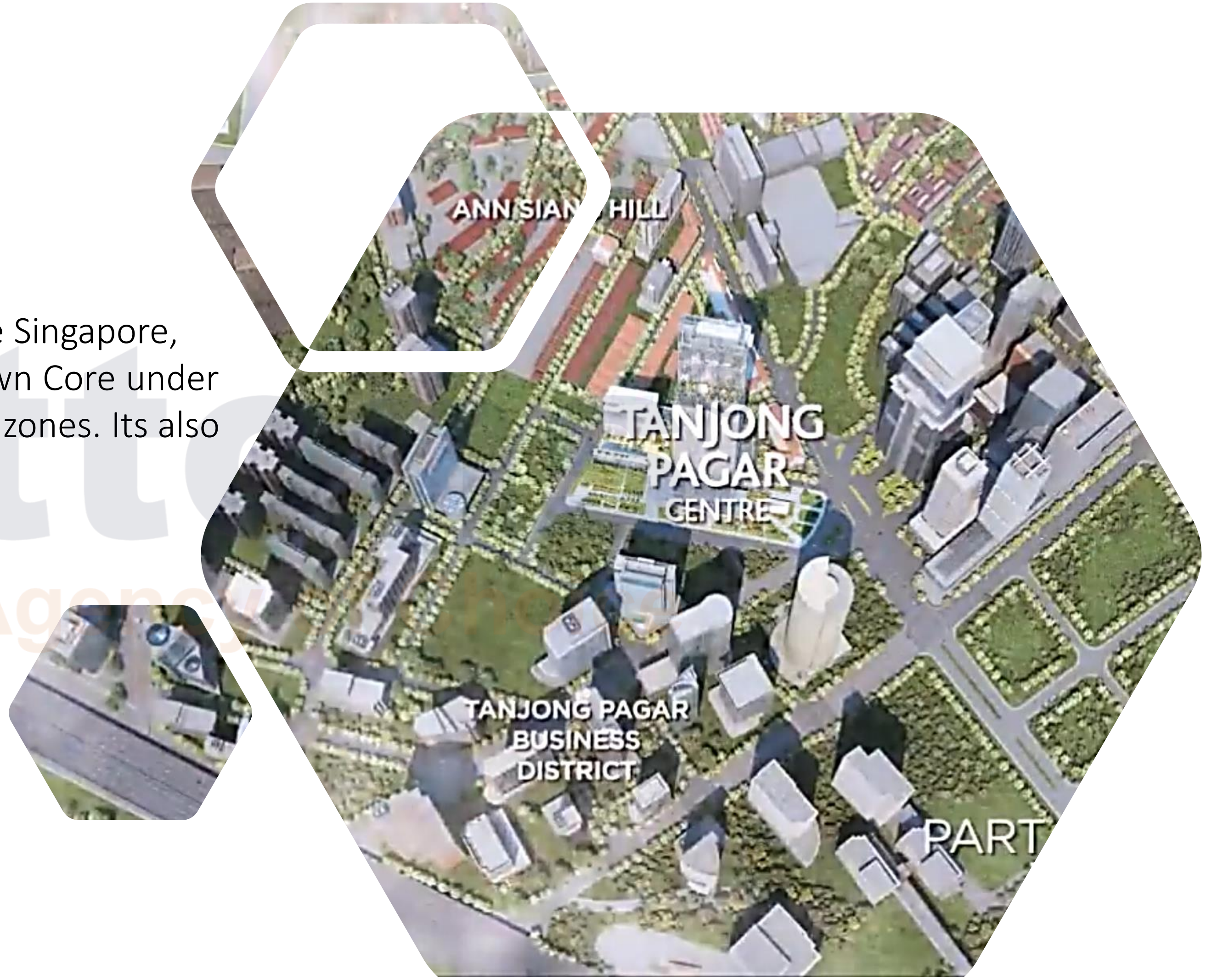
Site Use	RESIDENTIAL WITH 1ST STOREY COMMERCIAL
Tenure	99
Site Area (Sqm)	3,846.2
Site GFA (Sqm)	28,001.0
Highest Bid ($M)	440.9
Highest Bid ($PSF)	1,463.0
Number Of Bids	4
Land ($M)	440.9
Construction ($M)	90.4
Land Financing ($M)	38.6
Professional / Legal / Taxes ($M)	63.8
Marketing / Others ($M)	22.8
Est. Total Cost ($M)	656.5
Est. Breakeven ($PSF PPR)	2,178

Source: URA

TANJONG PAGAR

TANJONG PAGAR is a historic district located within the Singapore, straddling the Outram Planning Area and the Downtown Core under the Urban Redevelopment Authority's urban planning zones. Its also Singapore's 1st CBD together with Shenton Way.

- ✓ Tanjong Pagar Container Terminal
- ✓ Tanjong Pagar Business District
- ✓ Tanjong Pagar Center
- ✓ Club Street
- ✓ Tras Street
- ✓ Ann Siang Street
- ✓ Duxton Hill
- ✓ Maxwell Street
- ✓ Chinatown



Source: URA

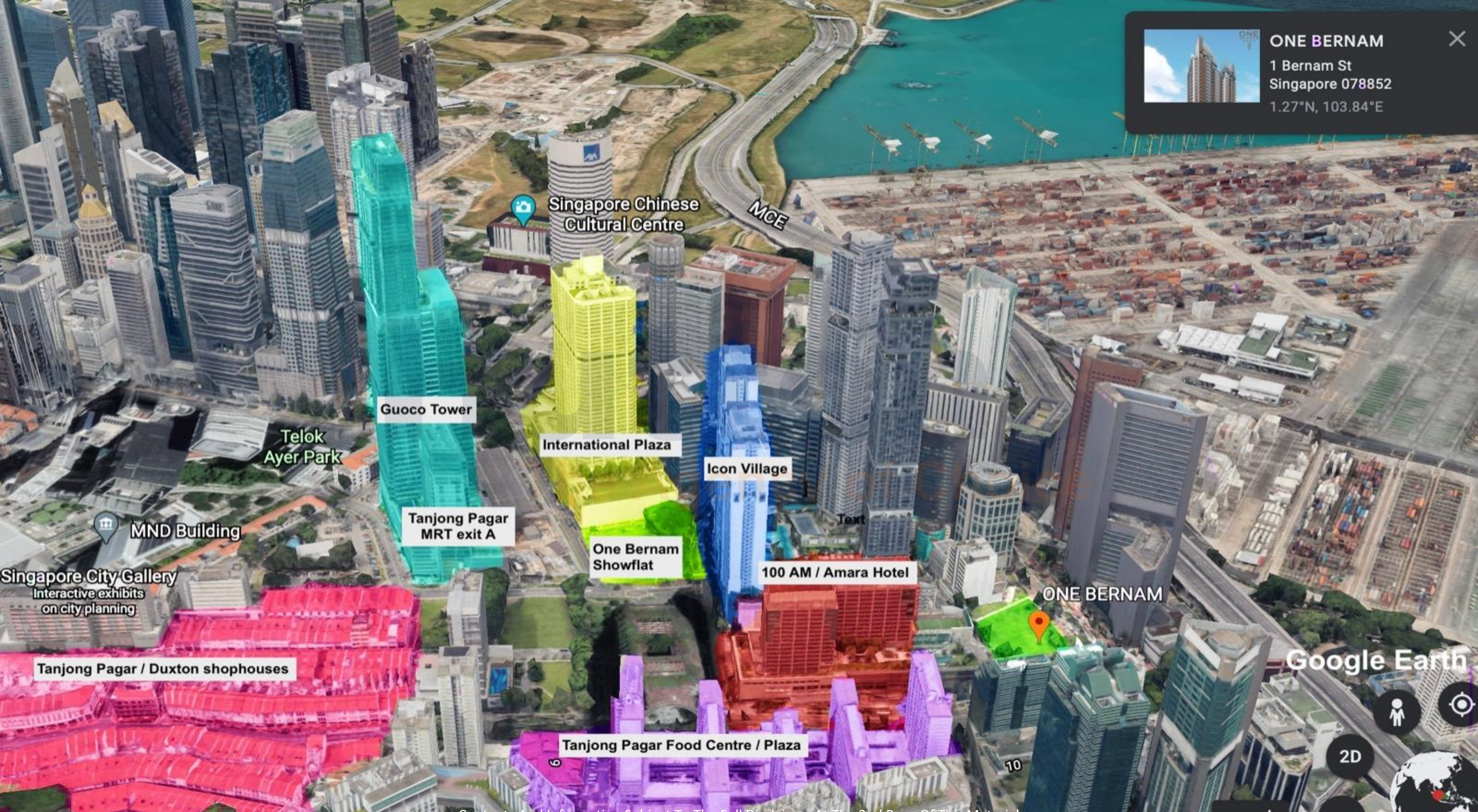
WHERE HERITAGE MEETS THE FUTURE

Over the years, Tanjong Pagar has changed dramatically. From a fishing village, to a historically and culturally-rich district, today, it has evolved to become an **integral part of Singapore's Central Business District (CBD)**.

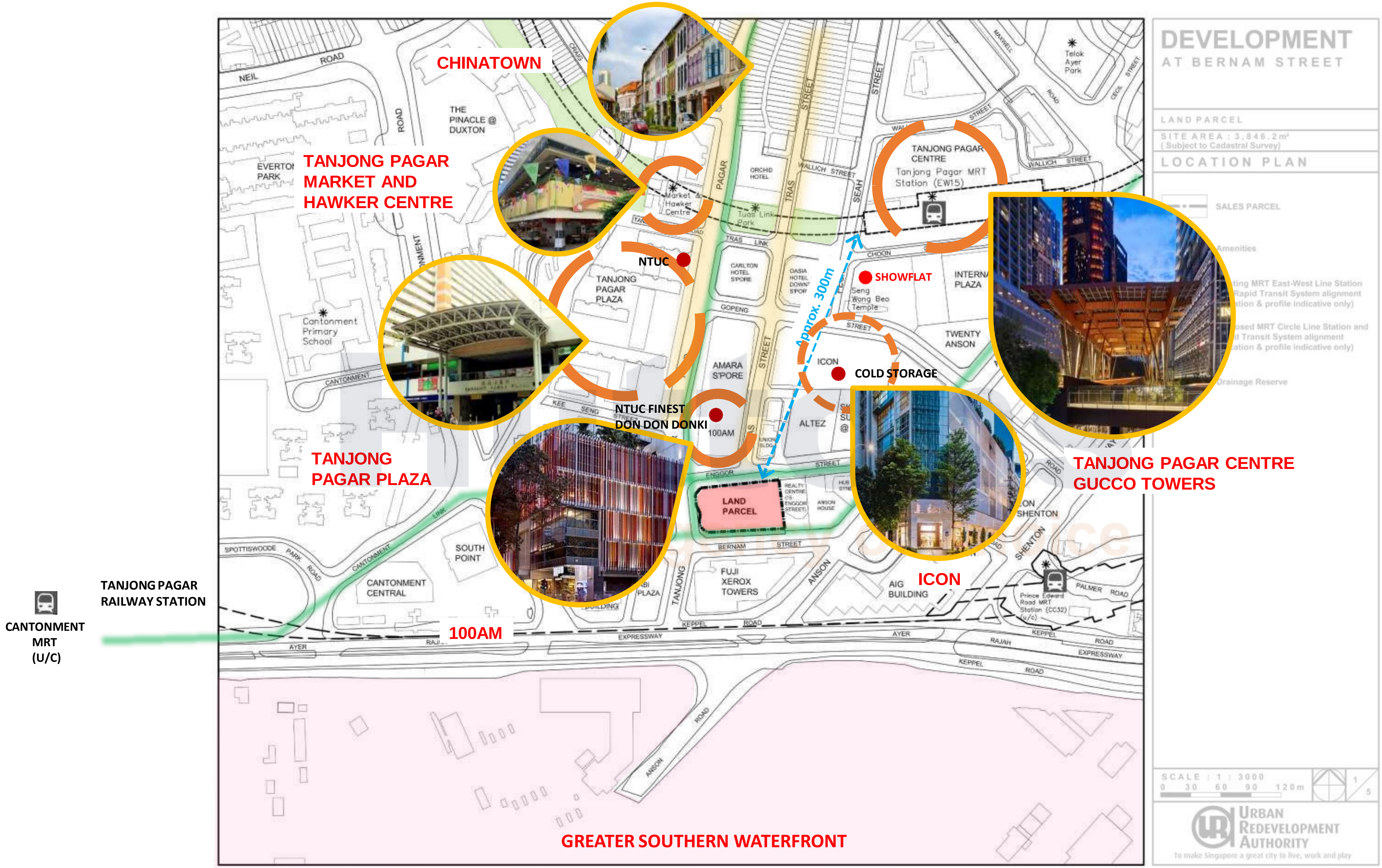
Home to the site of Singapore's pilot restoration project, Singapore's tallest residential, pilot CBD incentive and rejuvenation scheme and upcoming Greater Southern Waterfront transformation, Tanjong Pagar is now and will become and even greater mix of vibrant cultural, retail and residential developments, commercial and more…

Source: URA

MATURE ENCLAVE



ONE BERNAM
1 Bernam St
Singapore 078852
1.27°N, 103.84°E
Singapore Chinese Cultural Centre
MCE
Guoco Tower
International Plaza
Icon Village
Telok Ayer Park
Tanjong Pagar MRT exit A
MND Building
One Bernam Showflat
Text
100 AM / Amara Hotel
ONE BERNAM
Singapore City Gallery
Interactive exhibits on city planning
Tanjong Pagar / Duxton shophouses
Tanjong Pagar Food Centre / Plaza
Google Earth
2D


DEVELOPMENT
AT BERNAM STREET
LAND PARCEL
LOCATION PLAN
CHINATOWN
TANJONG PAGAR MARKET AND HAWKER CENTRE
NTUC
SHOWFLAT
TANJONG PAGAR CENTRE
Tanjong Pagar MRT Station (EW15)
Approx. 300m
COLD STORAGE
NTUC FINEST
DON DON DONKI
TANJONG PAGAR PLAZA
LAND PARCEL
TANJONG PAGAR CENTRE GUCCO TOWERS
ICON
100AM
TANJONG PAGAR RAILWAY STATION
CANTONMENT MRT (U/C)
GREATER SOUTHERN WATERFRONT
URBAN REDEVELOPMENT AUTHORITY


UNITED OVERSEAS BANK

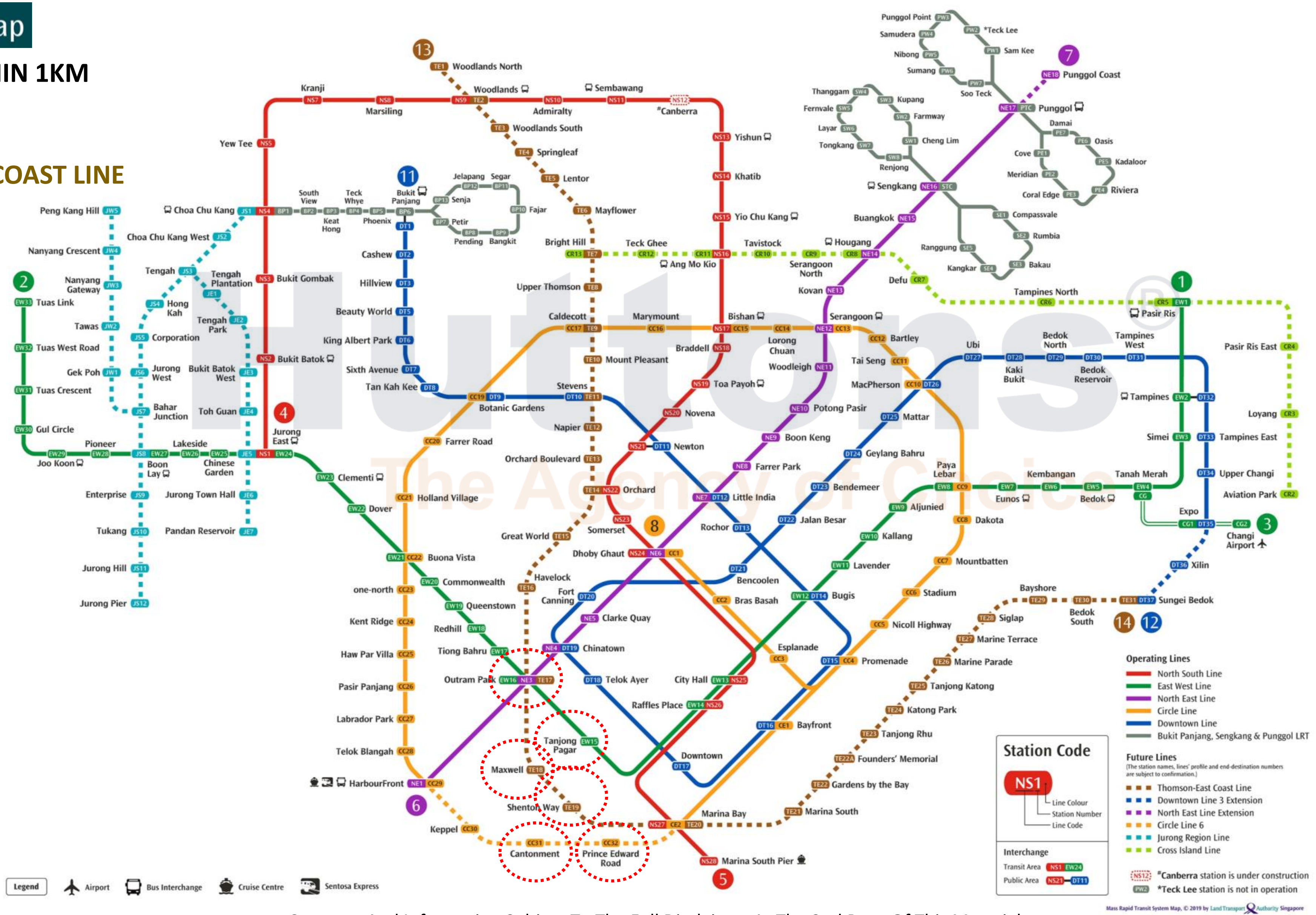

100am

NEWEST ADDITION TO THE AREA

CONNECTIVITY & SUSTAINABILITY

6 MRT (4 LINES) WITHIN 1KM

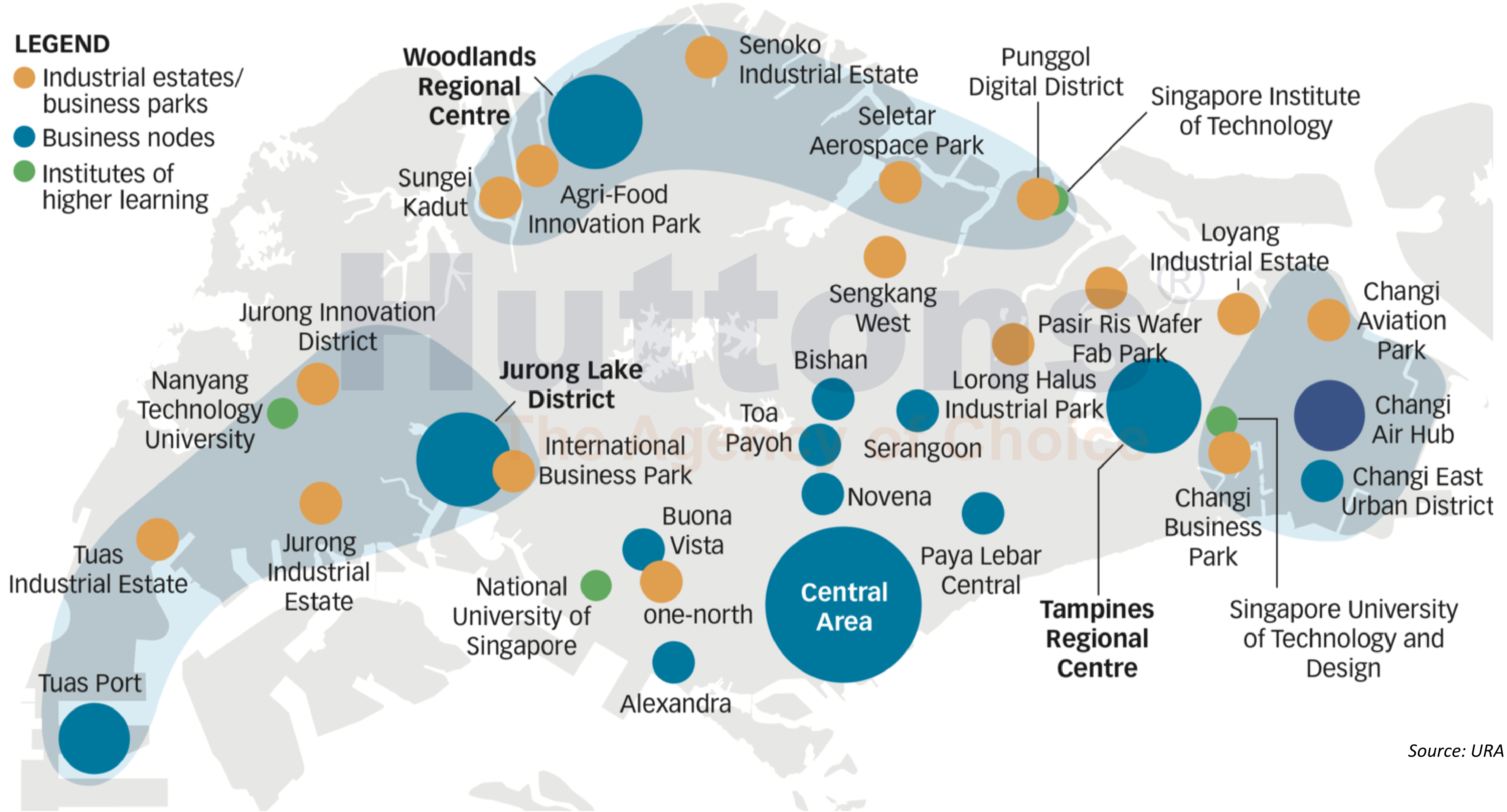
- EAST WEST LINE
- NORTH EAST LINE
- THOMSON EAST COAST LINE
- CIRCLE LINE



Contents And Information Subject To The Full Disclaimer At The 2nd Page Of This Material

CBD INCENTIVE SCHEME

URA draft masterplan 2019



Source: URA

THE STRAITS TIMES

No more ghost town: URA plans new homes in CBD, including Shenton Way and Tanjong Pagar

PUBLISHED MAR 27, 2019, 10:30 AM SGT

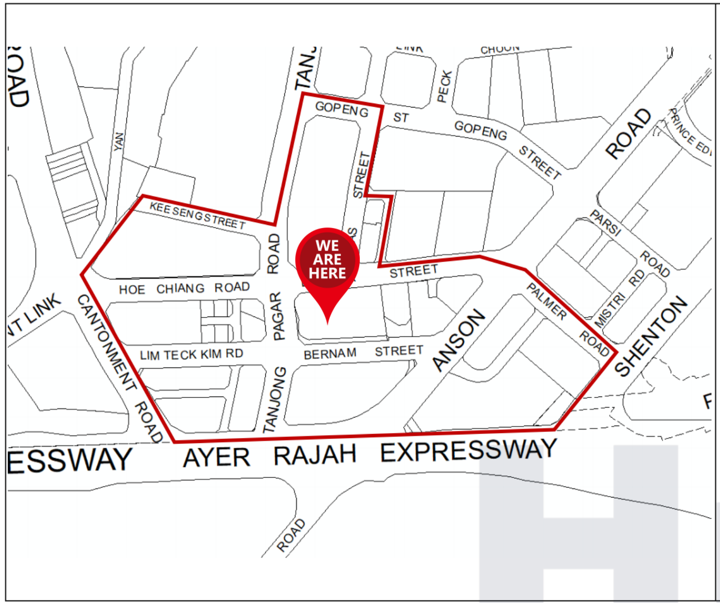
SINGAPORE - More homes will be built in the Central Business District to make sure it does not become a ghost town at night.

To that end, the Government will give developers a higher gross plot ratio – the permissible development intensity of a land parcel – to encourage them to convert ageing offices into hotels and homes.

Announcing the CBD Incentive Scheme at the launch of the Draft Master Plan on Wednesday (March 27), Minister for National Development Lawrence Wong noted that the district is largely mono-use today.

https://www.straitstimes.com/singapore/ura-draft-master-plan-new-homes-in-cbd-farrer-park-dakota-and-east-coast

URA VISION FOR ANSON PRECINCT



CIRCULAR NO: URA/PB/2019/04-CUDG

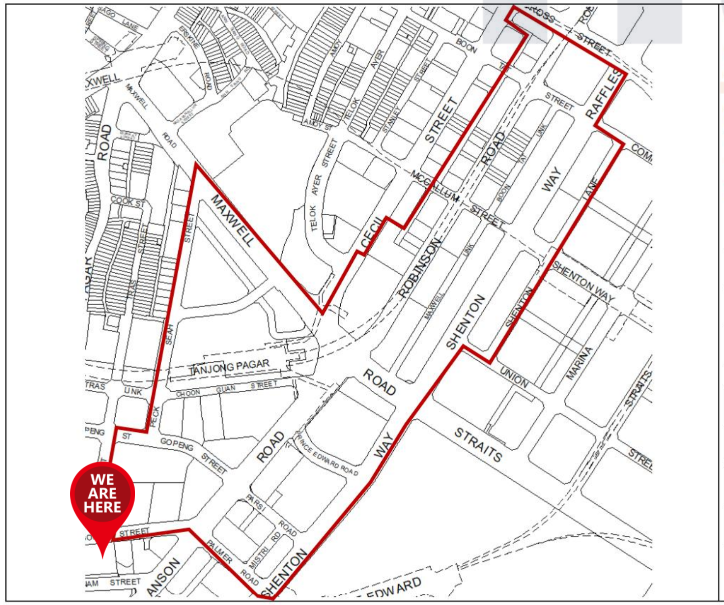
REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

APPENDIX 1-1
ANSON

Anson

Building Age	At least 20 years old from date of last TOP
Current Land Use	Predominantly Office Developments
Minimum Site Area	1,000 sqm

Land Use Conversion from Office	Maximum allowable percentage (%) increase
Residential with Commercial at 1st storey	30%
Hotel	25%
Commercial & Residential	25%



CIRCULAR NO: URA/PB/2019/04-CUDG

REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

APPENDIX 1-3
ROBINSON ROAD, SHENTON WAY & TANJONG PAGAR

Robinson Road, Shenton Way & Tanjong Pagar

Building Age	At least 20 years old from date of last TOP
Current Land Use	Predominantly Office Developments
Minimum Site Area	1,000 sqm for Corner Sites 2,000 sqm for all other sites

Land Use Conversion from Office	Maximum allowable percentage (%) increase
Commercial & Residential	25%
Commercial with 40% Non-Commercial Uses such as Residential	25%
Hotel	25%

URA Approves 6 Applications Under CBD Incentive Scheme

Office Finder Team March 5, 2021 Singapore

SINGAPORE – The Urban Redevelopment Authority (URA) has received 9 outline applications under the Central Business District (CBD) Incentive Scheme, according to Second Minister for National Development Indranee Rajah during the Committee of Supply Debate at the parliament on Thursday (4 March).

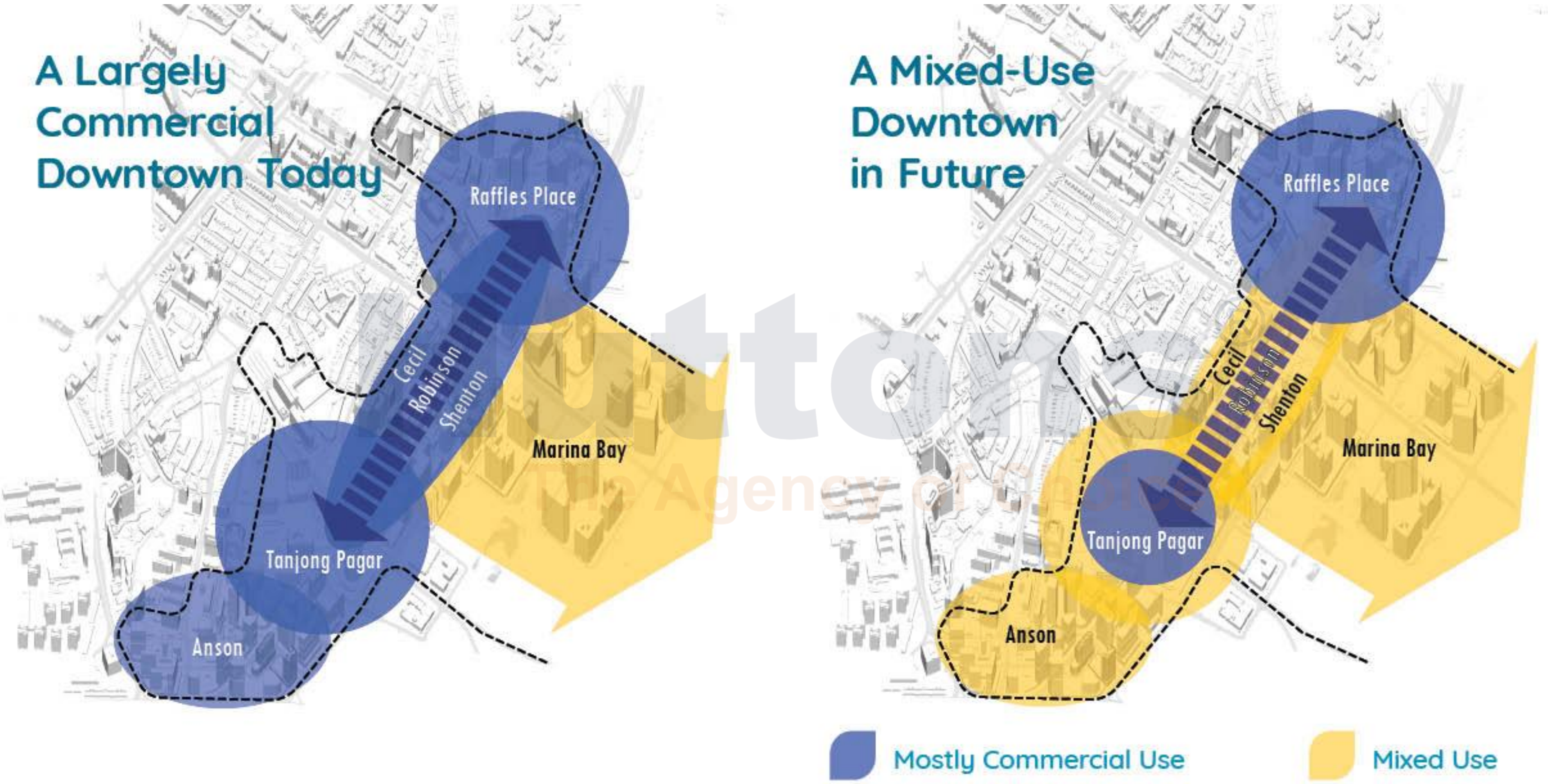
Of the above, 6 have been given in-principle approval. As for the Strategic Development Incentive (SDI) Scheme, 3 outline applications have obtained in-principle approval from the government agency, said Rajah, who was responding to a parliamentary query from MP Louis Chua Kheng Wee.

Notably, office landlords who take advantage of the CBD Incentive Scheme can get higher plot ratios of 25 to 30 percent if they convert eligible office blocks built more than 2 decades ago into mixed-use developments.

Similarly, property owners can gain bonus gross floor area (GFA) under the SDI Scheme if they redevelop older qualified buildings in strategic locations into new, bold and innovative projects that can positively impact its surroundings.

"Since 2019, we have offered incentives to encourage the conversion of older office buildings in the CBD into mixed-use developments. These will have offerings such as hotels, residences, gyms, grocery stores, eateries and so on. The SDI similarly incentivises building owners to come together to comprehensively redevelop and transform precincts in strategic areas across Singapore," said Rajah in explaining both schemes.

CBD REJUVENATION


A Largely Commercial Downtown Today
Raffles Place
Cecil
Robinson
Shenton
Marina Bay
Tanjong Pagar
Anson
A Mixed-Use Downtown in Future
Raffles Place
Cecil
Robinson
Shenton
Marina Bay
Tanjong Pagar
Anson
Mostly Commercial Use
Mixed Use

Source: URA

today *Published* JUNE 14, 2020

URA reviewing urban plans for CBD, heartlands as Covid-19 'sharpens need' for changing amenities in districts

SINGAPORE — Bigger coffee shops in neighbourhoods, more personal mobility devices, or even government-built flats in the Central Business District (CBD). The future Singapore will likely look very different from the pre-pandemic days, with Covid-19 already shaking up how Singaporeans work, live and play today, urban thinkers and property watchers said.

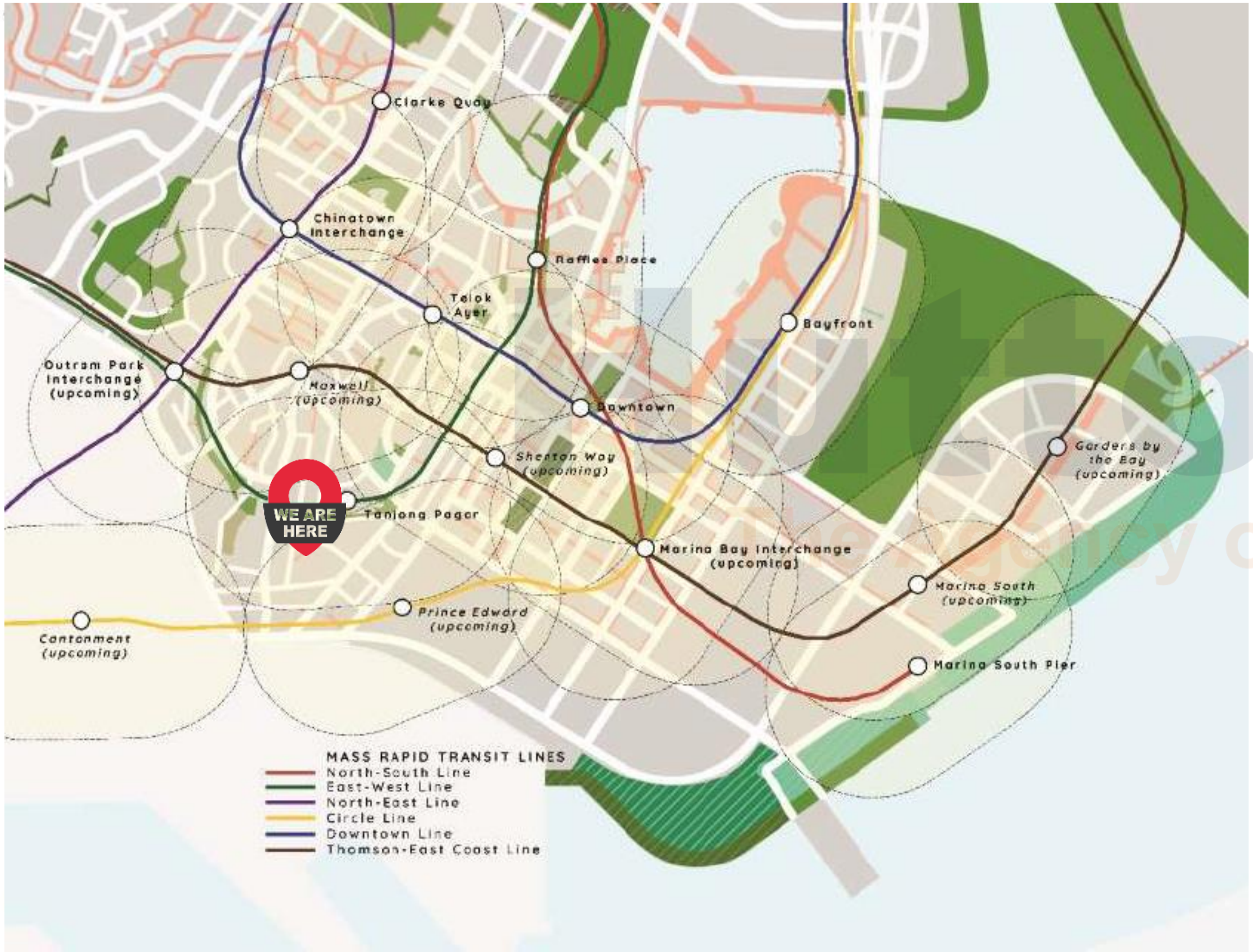
The Urban Redevelopment Authority (URA) said in response to TODAY's queries that Singapore is studying possible changes in activity patterns in various sectors due to Covid-19 and is reviewing its urban redevelopment plans.

"Land use planning in Singapore is premised on building sustainability and resilience for our city. Our planning process is flexible and allows for adjustments to ensure that plans stay relevant and cater to the changing needs of our residents," the authority in charge of the country's urban planning said.

In a televised speech last week, National Development Minister Lawrence Wong said that the way people live and work will change as Covid-19 has precipitated a shift towards more flexible work arrangements.

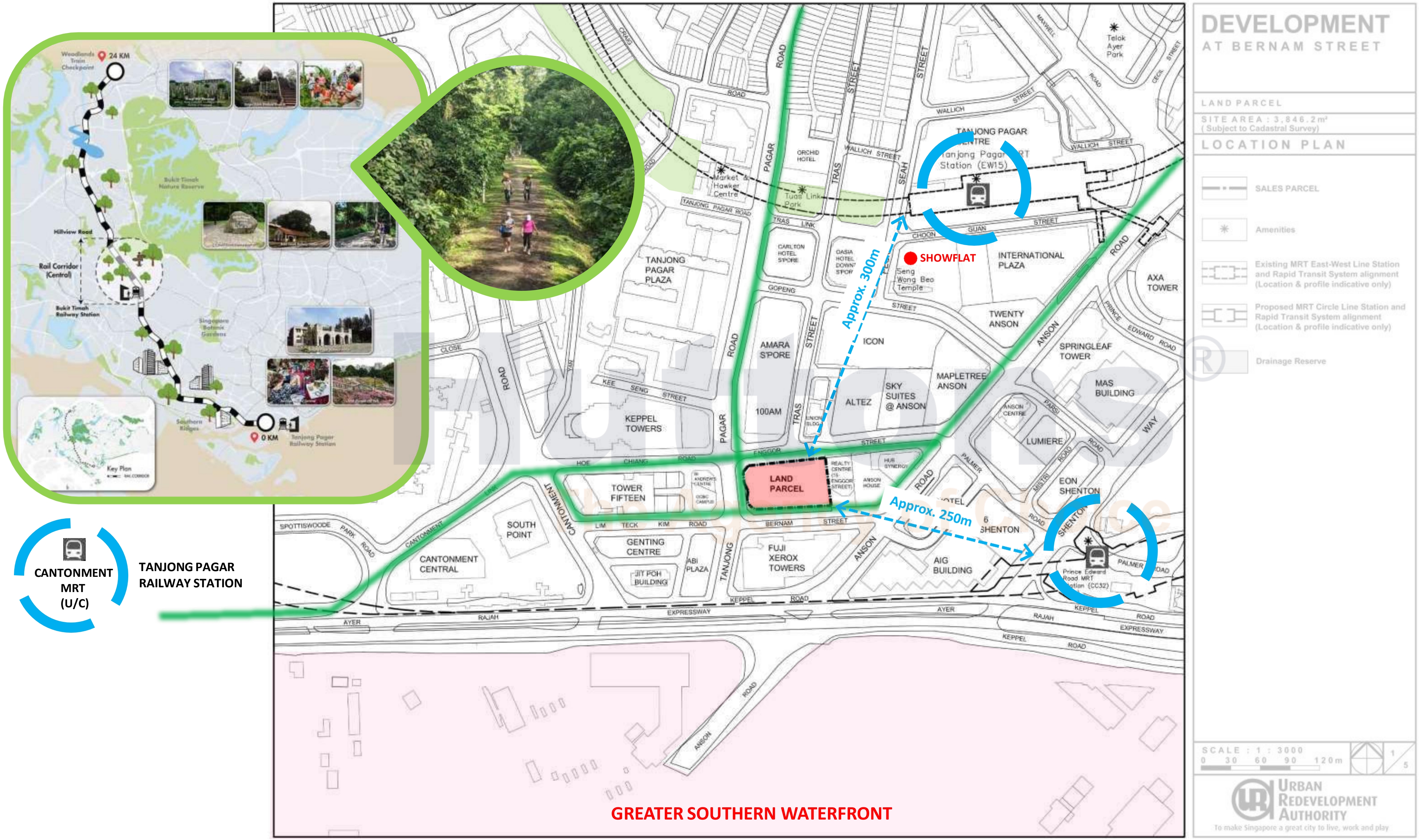
Read more at https://www.todayonline.com/singapore/ura-reviewing-urban-plans-cbd-heartlands-covid-19-sharpens-need-changing-amenities-districts

URA VISION FOR A DYNAMIC ANSON PRECINCT



- Dynamic 24/7 downtown. A mixed use and lively after office hours downtown. Not only be an attractive place for work, but also a vibrant place to live and play in.
- A car-lite city
- 22 km of cycling paths
- Transit-priority corridor(wide pedestrian sidewalk and cycling path with greenery)
- All developments in downtown will be within a 10-minute walk of an MRT station

SOURCE: https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Regional-Highlights/Central-Area/Downtown


DEVELOPMENT
AT BERNAM STREET
LAND PARCEL
SITE AREA : 3,846.2m²
(Subject to Cadastral Survey)
LOCATION PLAN
SALES PARCEL
Amenities
Existing MRT East-West Line Station and Rapid Transit System alignment (Location & profile indicative only)
Proposed MRT Circle Line Station and Rapid Transit System alignment (Location & profile indicative only)
Drainage Reserve
SCALE : 1 : 3000
0 30 60 90 120m
URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play
LAND PARCEL
SHOWFLAT
Approx. 300m
Approx. 250m
CANTONMENT MRT (U/C)
TANJONG PAGAR RAILWAY STATION
GREATER SOUTHERN WATERFRONT
TANJONG PAGAR CENTRE
Tanjong Pagar MRT Station (EW15)
Prince Edward Road MRT Station (CC32)
TANJONG PAGAR PLAZA
INTERNATIONAL PLAZA
TWENTY ANSON
AXA TOWER
SPRINGLEAF TOWER
MAS BUILDING
MAPLETREE ANSON
SKY SUITES @ ANSON
ICON
ALTEZ
AMARA S'PORE
100AM
KEPPEL TOWERS
TOWER FIFTEEN
SOUTH POINT
GENTING CENTRE
CANTONMENT CENTRAL
FUJI XEROX TOWERS
AIG BUILDING
6 SHENTON
EON SHENTON
LUMIERE
Woodlands Train Checkpoint
24 KM
0 KM
Tanjong Pagar Railway Station
Rail Corridor (Central)
Bukit Timah Railway Station
Key Plan

GREATER SOUTHER WATERFRONT

GREATER SOUTHERN WATERFRONT

6 TIMES THE SIZE OF MARINA BAY
30KM COASTLINE

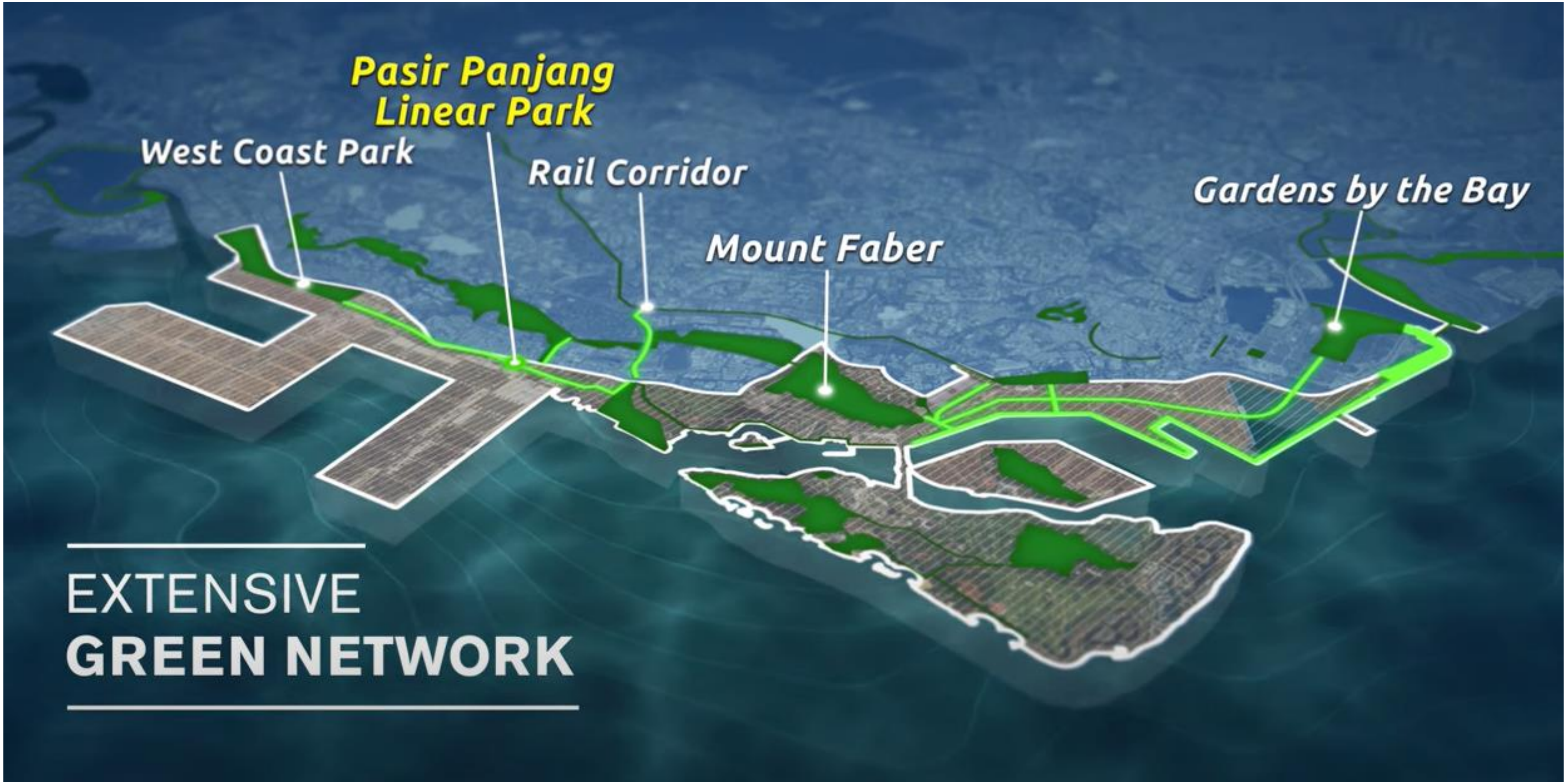
The Greater Southern Waterfront, which extends from Pasir Panjang to Marina East, will be transformed into a new major gateway and location for urban living along Singapore's southern coast.
Development will take place in phases, starting with the former Pasir Panjang Power District, Keppel Club and Mount Faber in the next 5 to 10 years.

EXPANDING CBD

NEW WATERFRONT HOUSING

A 24/7 RECREATION

A GREENER CITY



Sentosa-Brani masterplan

Long-term plans to reshape the resort island and the adjacent Pulau Brani into a premier leisure and tourism destination.

The Sentosa-Brani Master Plan will be implemented in phases over the coming two to three decades, with the first milestone project, Sentosa Sensoryscape, set to begin construction works in the fourth quarter of 2019 and be completed by 2022.
Source: Sentosa

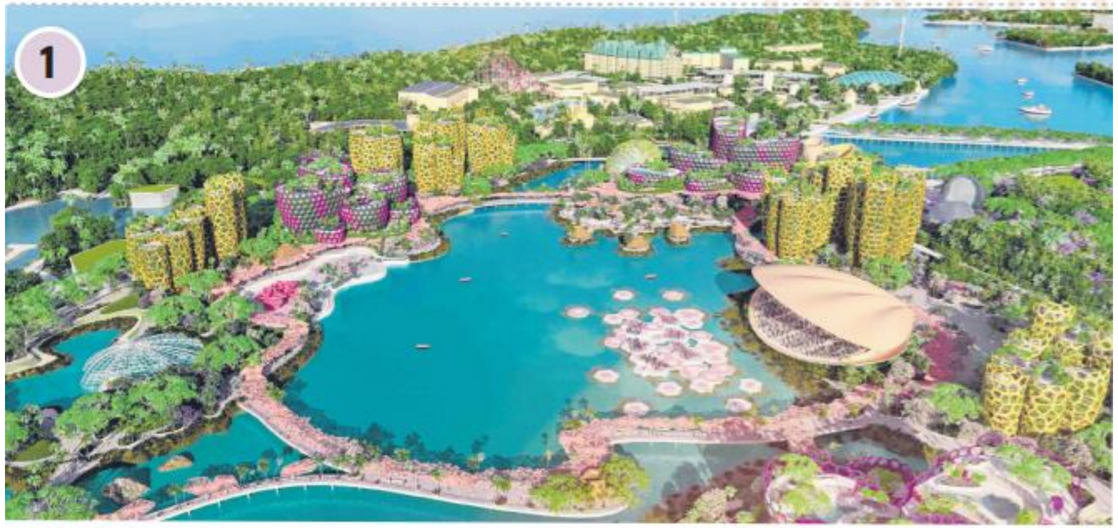
BY THE NUMBERS

5 Number of distinct zones in the redeveloped islands.

2022 Target completion of first milestone project, Sentosa Sensoryscape.

$90 million Cost of Sentosa Sensoryscape, which will link Resorts World Sentosa with the island's beaches.

30,000 sq m Total area of Sentosa Sensoryscape, approximately the size of 5½ football fields.



TWO ISLANDS TO BE SPLIT INTO FIVE ZONES

1 Vibrant Cluster It spans the two islands, will have large-scale attractions.

2 Island Heart It will feature hotels, conference spaces, dining and retail shops.

3 Waterfront On Pulau Brani, it will house a "futuristic" Discovery Park.

4 Ridgeline It will connect green spaces from Mount Faber to Mount Imbiah and feature nature and heritage attractions.

5 Beachfront It will be rejuvenated with a water show, fairgrounds and other attractions.

FOR RENTAL & FOR SALE

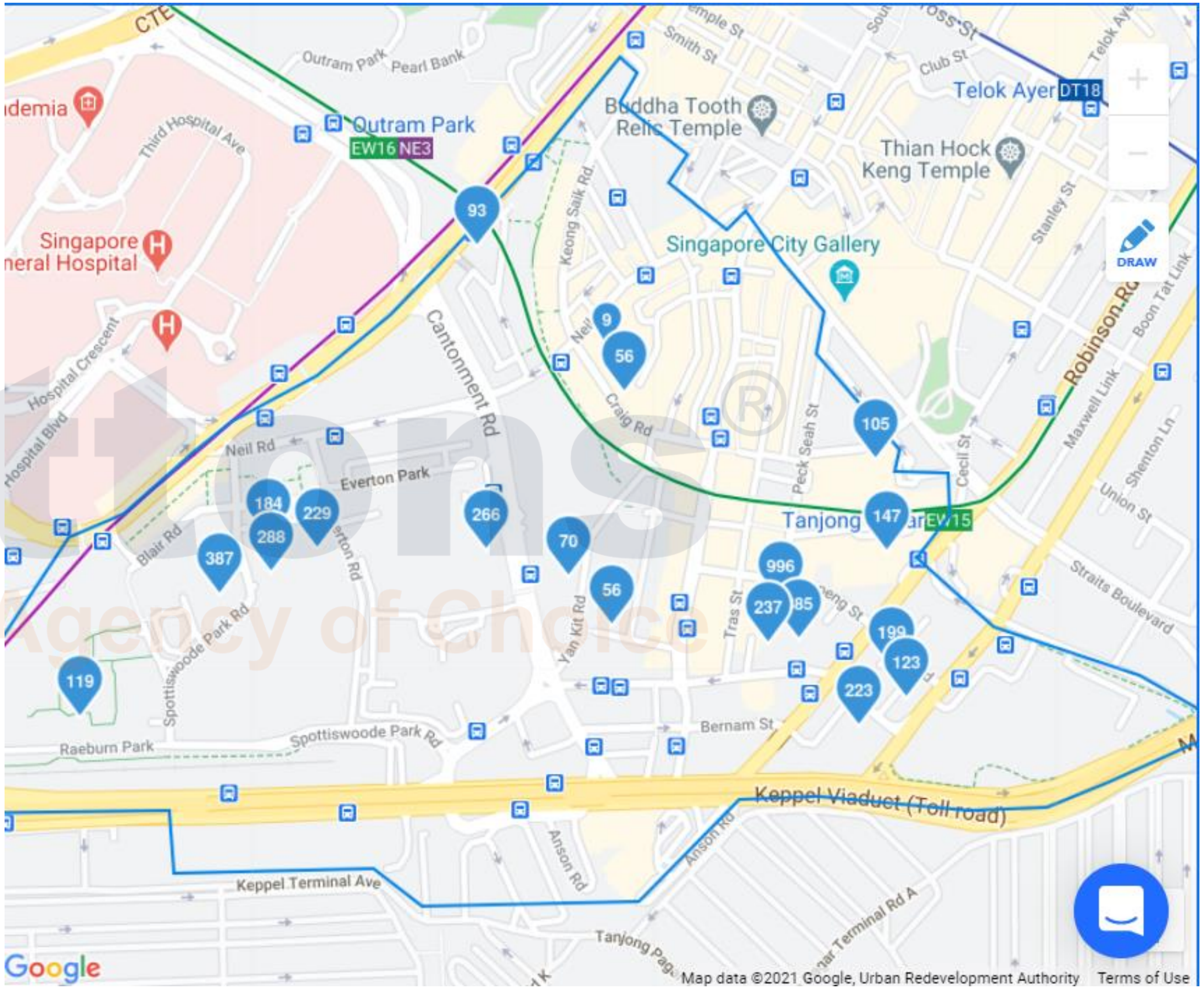
FOR RENTAL AND FOR SALE

As of 04/04/2021, there's a total of 4172 units new and old, excluding 351 units from the upcoming ONE BERNAM.

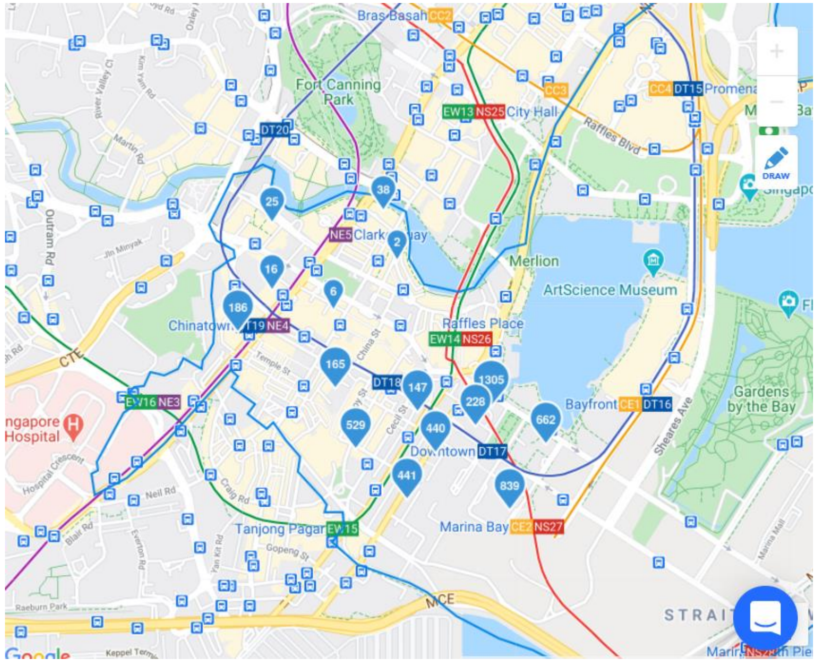
Of the **4172** units, the condo with the greatest number of units is the 996 units Skysuites @ Anson.

The 3 most comparable condominium are namely **Altez, Skysuites @ Anson and Icon.**

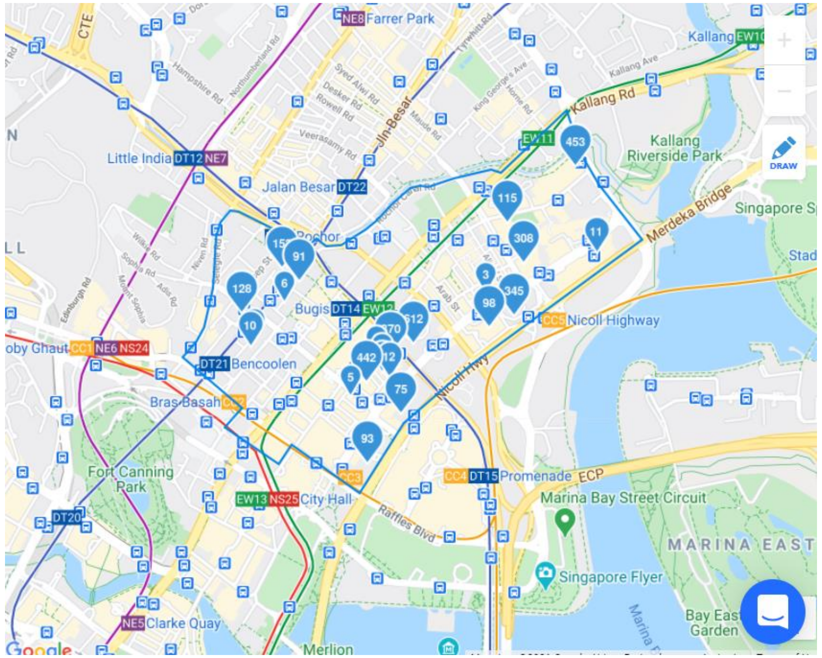
So is 4172 units too many or too little?



DISTRICT 1

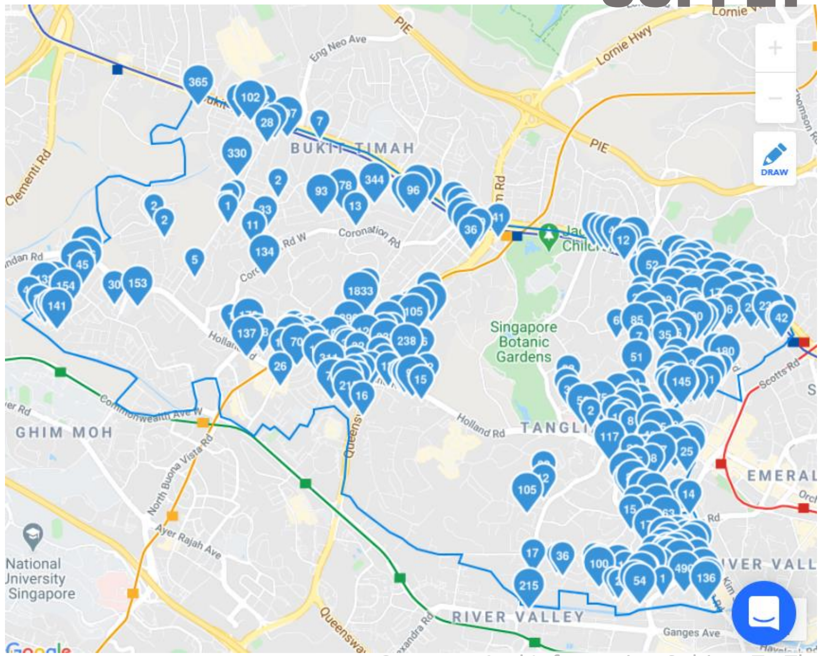


DISTRICT 7

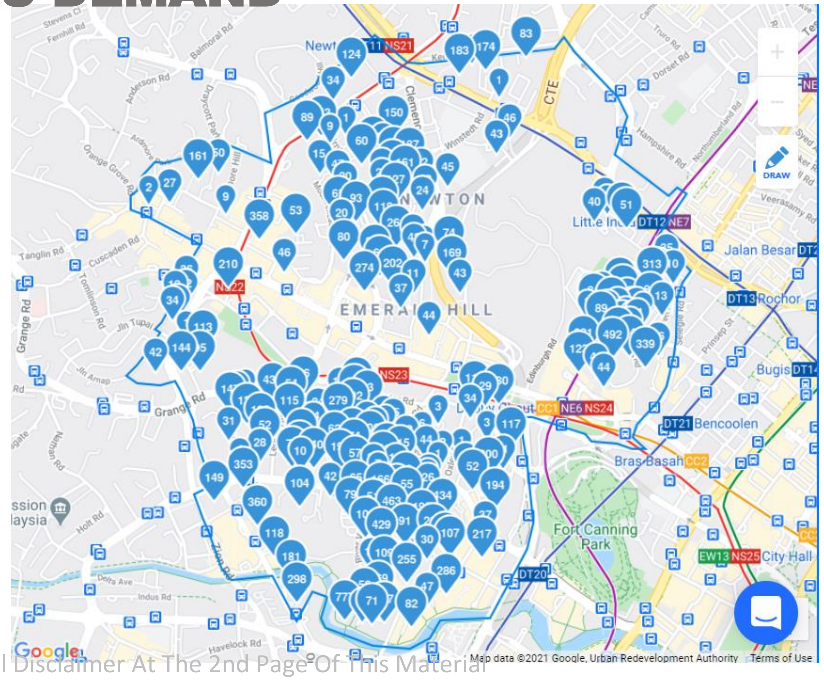


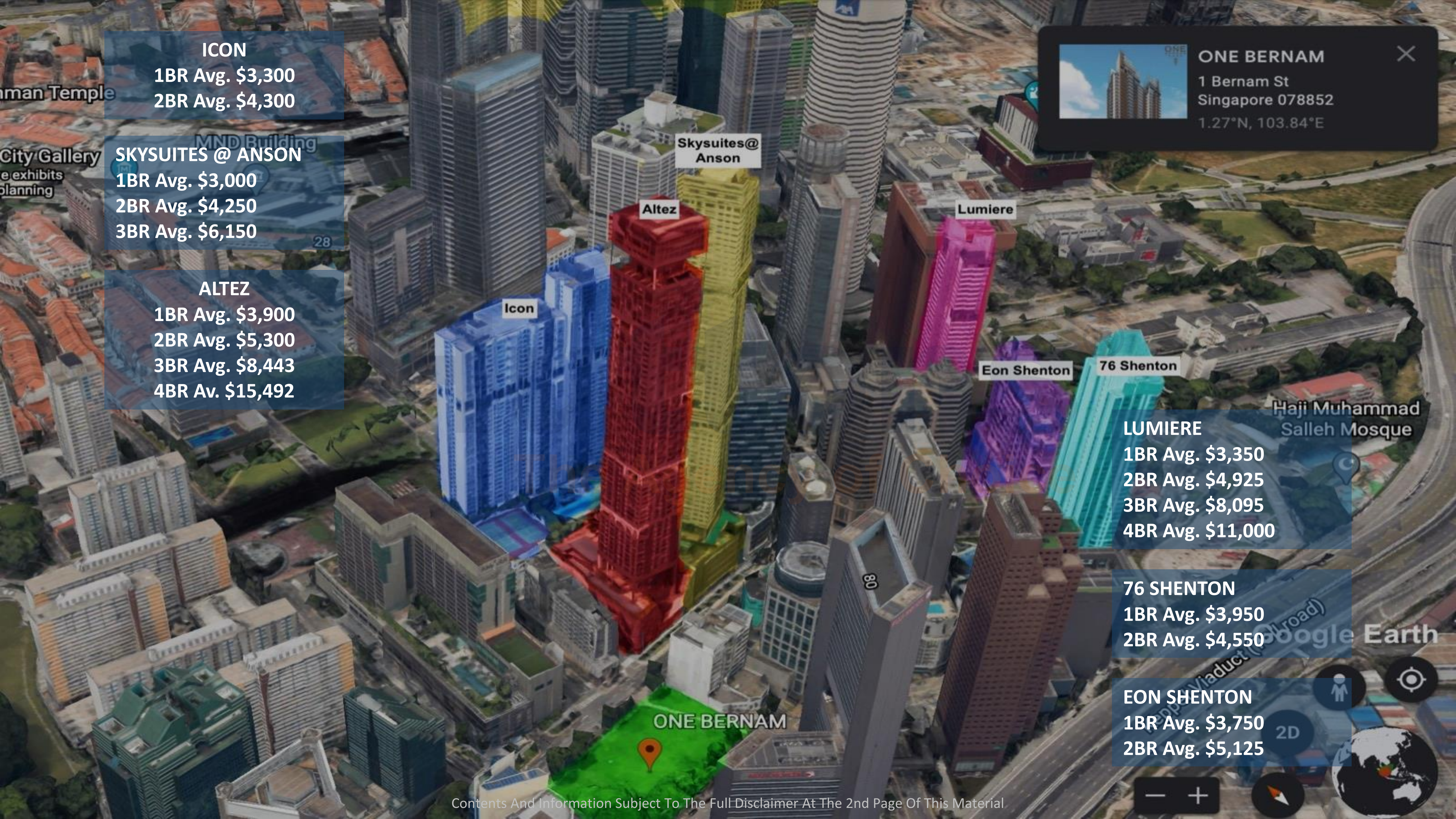
SUPPLY VS DEMAND

DISTRICT 9



DISTRICT 10





ICON
1BR Avg. $3,300
2BR Avg. $4,300

SKYSUITES @ ANSON
1BR Avg. $3,000
2BR Avg. $4,250
3BR Avg. $6,150

ALTEZ
1BR Avg. $3,900
2BR Avg. $5,300
3BR Avg. $8,443
4BR Av. $15,492

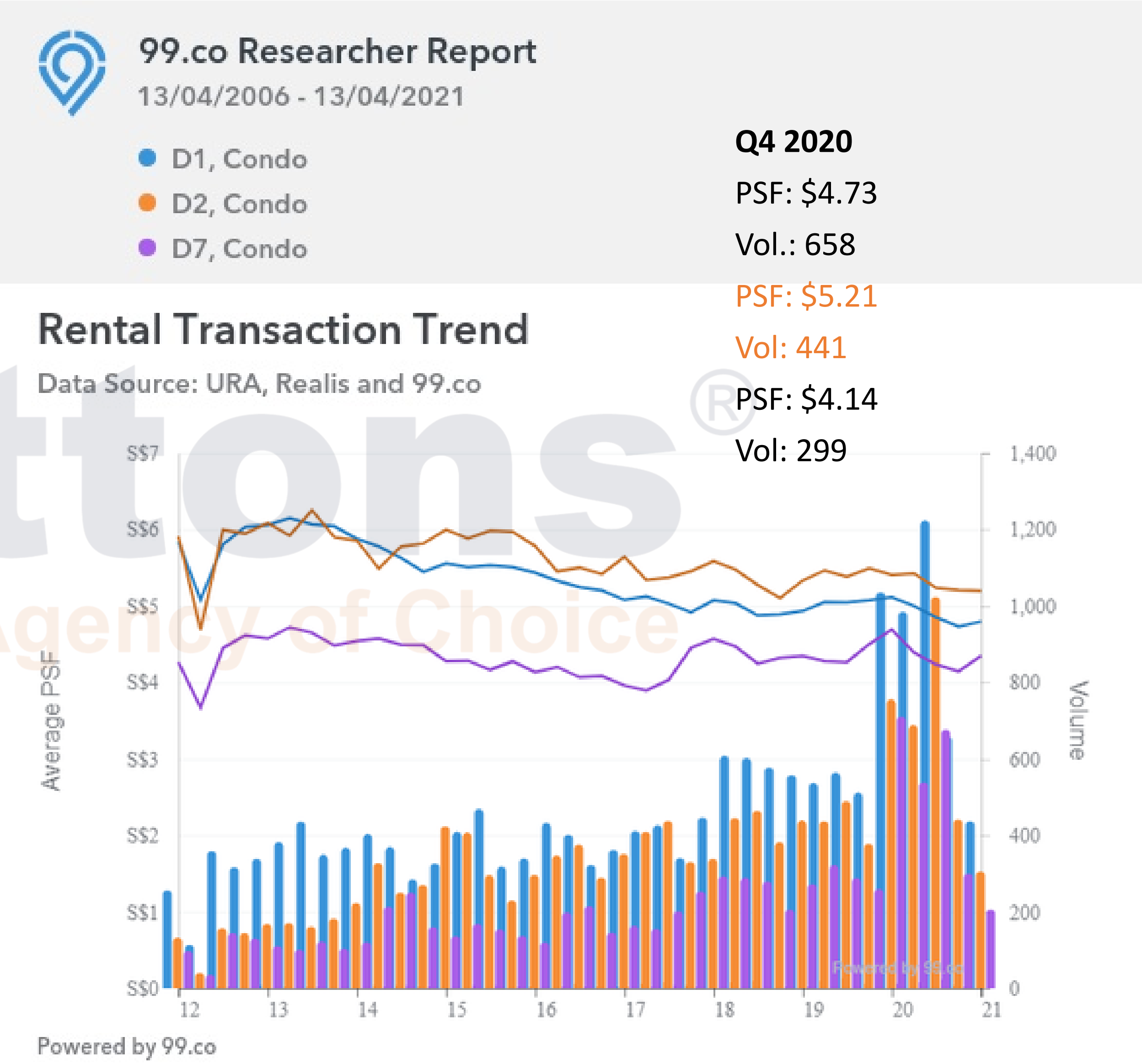
LUMIERE
1BR Avg. $3,350
2BR Avg. $4,925
3BR Avg. $8,095
4BR Avg. $11,000

76 SHENTON
1BR Avg. $3,950
2BR Avg. $4,550

EON SHENTON
1BR Avg. $3,750
2BR Avg. $5,125


AIG Building
Fuji Xerox Towers
Keppel Towers
Keppel Towers 2
100 AM
Tower Fifteen
One Bernam
Keppel Viaduct (Toll
10
ABI Plaza
Genting Centre
15
Jit Poh Building
Keppel Viaduct (Toll road)

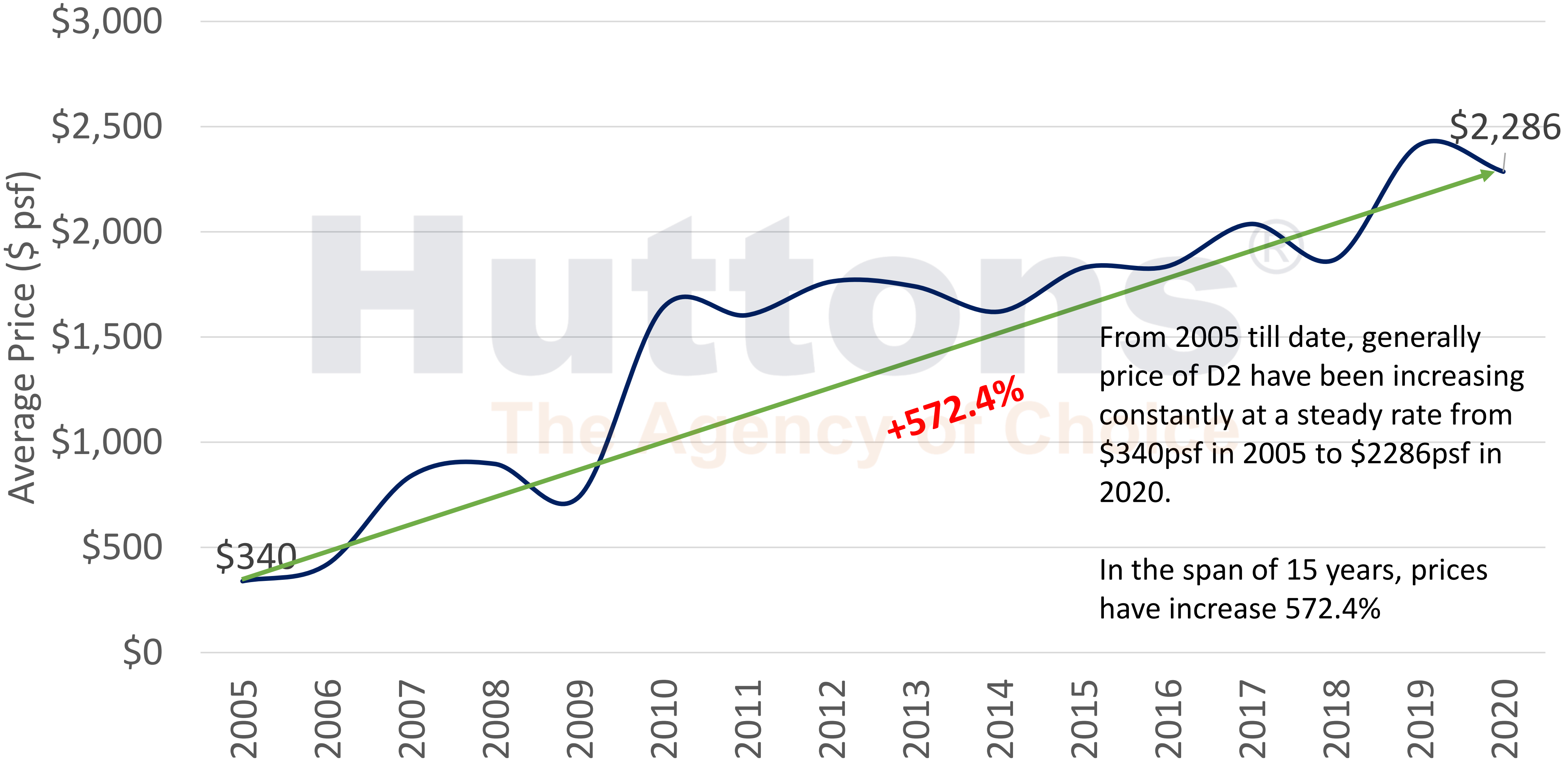
FOR RENTAL AND FOR SALE



With 956 rental transaction transacted within 6 months, that's a staggering 156 transaction per month during a period where we are still facing a covid pandemic.

In Q4 2020, D2 transacted a total 441 units, averaging 147 units per month for the 3-month ending 2020.

FOR SALE & FOR RENTAL



Leasehold resale prices in D2 (Downtown Core)
Source: URA, Huttons Research

OTHER COMPARABLE DEVELOPMENTS

CMA - RECENT LAUNCH SUMMARY
(PREVIEW)

PROJECT	IRWELL HILL RESIDENCES			MIDTOWN MODERN			THE ATELIER			THE REEF @ KING DOCK		
District	09			07			09			04		
Developer	City Development			Guocoland			Bukit Sembawang			Keppel & Maple		
Development Type	Residential			Integrated Mix			Mix			Residential		
MRT	Great World Station			Bugis Interchange			Newton Station			Harbourfront Station		
Number Of Units Sold	285 / 540 (52.78%)			358 / 558 (64.15%)			4 / 120 (3.33%)			281 / 429 (65.50%)		
DEVELOPER'S PREVIEW GUIDE PRICE												
Studio	$998K			NA			NA			NA		
1BR	$1.1XXM			$1.1XXM			$1.51M			$950K		
2BR	$1.4XXM			$1.4XXM			$2.48M			$1.5XXM		
3BR	$2.1XXM			$2.2XXM			$3.12M			$2.7XXM		
4BR	$4.0XXM			$3.6XXM			$4.38M			NA		
	LOW	**AVG**	**HIGH**	**LOW**	**AVG**	**HIGH**	**LOW**	**AVG**	**HIGH**	**LOW**	**AVG**	**HIGH**
Indicative PSF	$2460	$2700	S4123	$2299	$2774	$4213	$2743	$2904	$3040	$2002	$2304	$2831

Source: SquareFoot

CMA - RECENT LAUNCH SUMMARY
(CURRENT STOCK)

PROJECT	IRWELL HILL RESIDENCES		MIDTOWN MODERN		THE ATELIER		THE REEF @ KING DOCK	
District	09		07		09		04	
Developer	City Development		Guocoland		Bukit Sembawang		Keppel & Maple	
Development Type	Residential		Integrated Mix		Mix		Residential	
Number Of Units Sold	285 / 540 (52.78%)		370 / 558 (66.31%)		4 / 120 (3.33%)		349 / 429 (81.35%)	
Bedroom	**LOW**	**HIGH**	**LOW**	**HIGH**	**LOW**	**HIGH**	**LOW**	**HIGH**
1BR	$2673 / $1.064M	$2783 / $1.108M	$3486 / $1.426M	$4039 / $1.672M	$2765 / $1.518M	$2812 / $1.544M	NA	NA
2BR	$2775 / $1.374M	$2868 / $1.430M	$3214 / $1.903M	$3368 / $2.605M	$2719 / $2.387M	$2798 / $2.534	$1995 / $1.616M	$2424 / $2.341M
3BR	$2494 / $2.368M	$2819 / $3.168M	$2441 / $2.308M	$3282 / $3.202M	$2665 / $3.128M	$2729 / $3.491M	$2274 / $2.615M	$2709 / $3.785M
4BR	$2563 / $4.016M	$2853 / $4.392M	$2551 / $3.739M	$3758 / $6.795M	**NA**	**NA**	**NA**	**NA**

Source: SquareFoot

				1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS		
	DISTRICT	PROJECT	TENURE	LOW	MID	HIGH	LOW	MID	HIGH	LOW	MID	HIGH	LOW	MID	HIGH
RESALE	D02	ALTEZ	99 YEARS	$2000 PSF	$2015 PSF	$2029 PSF	$1785 PSF	$2220 PSF	$2654 PSF	$2735 PSF	$2727 PSF	$2739 PSF			
	D02	ICON	99 YEARS	$1650 PSF	$1815 PSF	$1980 PSF	$1600 PSF	$1710 PSF	$1820 PSF	$1360 PSF	$1580 PSF	$1800 PSF			
	D02	SKY SUITES @ ANSON	99 YEARS	$2159 PSF	$2284 PSF	$2409 PSF	$2050 PSF	$2230 PSF	$2409 PSF	$2479 PSF	$2479 PSF	$2479 PSF			
	D02	LUMIERE	99 YEARS	$1799 PSF	$1809 PSF	$1819 PSF	$1495 PSF	$1527 PSF	$1559 PSF						
	D02	76 SHENTON	99 YEARS	$1807 PSF	$1858 PSF	$1892 PSF	$1797 PSF	$1801 PSF	$1799 PSF						
	D02	EON SHENTON	99 YEARS				$2074 PSF	$2245 PSF	$2415 PSF	$1689 PSF	$1806 PSF	$1922 PSF			
DEVELOPER SALES (AVAILABLE UNITS)	D01	MARINA ONE RESIDENCES	99 YEARS	FROM $2424 PSF (657 SF) $1.59M			FROM $2318 PSF (1044 SF) $2.47M			FROM $2550 PSF (1539 SF) $3.924M			FROM $2685 PSF (2045 SF) $5.49M		
	D01	V ON SHENTON	99 YEARS							FROM $2373 PSF (1356 SF) $3.25M			FROM $2903 PSF (6200 SF) $18M		
	D02	SKY EVERTON	FREEHOLD							FROM $2678 PSF (915 SF) $2.504M			FROM $2748 PSF (1346 SF) $3.699M		
	D03	ONE PEARL BANK	99 YEARS	FROM $2488 PSF (527 SF) $1.11M			FROM $2573 PSF (700 SF) $1.773M			FROM 2324 PSF (1098 SF) $2.583M			FROM $2219 PSF (1432 PSF) $3.174M		
	D03	RIVIERE	99 YEARS	FROM $2701 PSF (560 SF) $1.548M			FROM $2548 PSF (818 SF) $2.063M			FROM $2307 PSF (1173 SF) $2.706M			FROM $2307 PSF (2002 SF) $5.346M		
	D03	THE LANDMARK	99 YEARS	FROM $2214 PSF (495 SF) $1.104M			FROM $1946 PSF (764 SF) $1.487M			FROM $2087 PSF (1076 SF) $2.246M					

Thursday, March 11, 2021

THE BUSINESS TIMES

BT businesstimes.com.sg

Condo resale prices in Singapore rise for seventh straight month

Year-on-year, prices in CCR, RCR and OCR rose 2.7 per cent, 2.6 per cent and 5.8 per cent respectively

By Vivienne Tay
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Singapore

NEW condominium launches continued to drive demand in the secondary market in February. Resale prices rose by 1 per cent in the month, climbing for the seventh straight month in Singapore.

Year on year, overall resale prices advanced 4.4 per cent, flash figures from real estate portal SRX Property showed on Wednesday.

Property analysts from ERA Realty, PropNex and OrangeTee & Tie noted that price growth of resale condo units was once again driven by the relatively higher prices of new residential launches.

Nicholas Mak, ERA Realty's head of research and consultancy, said other than the "fear of missing out" and low interest rates, pricier new launches had caused a positive spillover effect on surrounding older residential properties.

All regions saw price increases month on month. The core central region (CCR), rest of central region (RCR) and outside of central region (OCR) gained 1.5 per cent, 0.7 per cent and 1.1 per cent respectively.

On a year-on-year basis, prices in the CCR, RCR and OCR rose 2.7 per cent, 2.6 per cent and 5.8 per cent respectively.

Volumes edged up 0.4 per cent on the month, despite an expected slowdown due to the Chinese New Year period. There were 1,399 units resold in February, compared with 1,394 units resold in January.

Resale volumes were 126 per cent higher than in February 2020 and 101.9 per cent higher than the five-year average volumes for the month of February.

SRX attributed more than half of resale volumes to the OCR; 26.7 per cent was from the RCR, and 17.8 per cent was from the CCR.

A unit at The Marq on Paterson Hill fetched the highest transacted price in February at S$25 million.

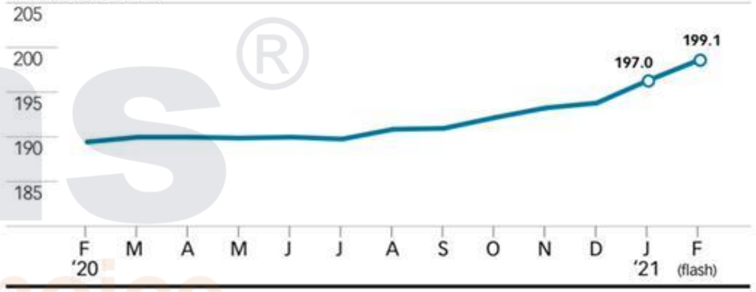
In the RCR, the most expensive unit resold was a unit at Camelot By-The-Water, which was transacted at S$5.1 million. In the OCR, the highest transacted price was S$2.7 million for a unit at Tierra Vue.

PropNex head of research and content Wong Siew Ying said that the price gap between resale properties and new launches may have made resale units more appealing to buyers – who are by and large still price sensitive.

Steady rise

SRX Property Index (SPI) for condo resale

(INDEX BASE: 2009 JAN)



Source: SRX Property

OrangeTee & Tie senior vice-president of research and analytics Christine Sun said: "The price disparity also indicates that there is still a good potential upside for many resale condominiums and some are currently undervalued."

SRX's overall median capital gain stood at S$203,844 in February 2021, up S$23,844 from January 2021.

District 15 (East Coast and Marine Parade) saw the highest median capital gain at S$450,000; District 4 (Sentosa and HarbourFront) posted the lowest median capital gain at S$40,000.

SRX calculates the capital gain or loss of a condo resale unit by comparing the current transacted price with the same unit's previous transacted price. Capital gain data includes only districts with more than 10 matching transactions.

FINAL 9TH REASON
WHY MUST BUY ONE BERNAM?

Friday, April 02, 2021

THE STRAITS TIMES

Sharp rise in prices for HDB resale flats, private homes

Strong Q1 in private market driven by costlier city-fringe homes, landed property demand

Grace Leong
Senior Business Correspondent

The housing market turned in a robust performance in the first quarter of the year, with prices of both private homes and Housing Board resale flats climbing smartly.

The prices of private homes went up for the fourth straight quarter, rising 2.9 per cent in the first three months of this year from the previous quarter, thanks to costlier city-fringe homes and a strong market for landed homes.

Year on year, private home prices have risen by 6.2 per cent, with most of the increase – over 5 per cent – taking place over the last two quarters, analysts said.

HDB resale prices also showed no signs of flagging, climbing 2.8 per cent in the first quarter, according to HDB flash estimates. Year on year, resale prices were up 8 per cent.

The sharp and continued rise in home prices has revived talk of whether property curbs may be around the corner to cool the private residential market.

Analysts said that the pace of growth in the public housing resale market is still sustainable.

Last quarter's HDB resale prices are just 5 per cent lower than their peak in the second quarter of 2013, said Ms Christine Sun, OrangeTee & Tie's senior vice-president of research and analytics.

Ms Wong Siew Ying, head of research and content at PropNex, said that this pace is "relatively sustainable".

"Prior to its recovery from the second half of 2019, the HDB resale price index had notched six consecutive years of decline from 2013 to 2018," she pointed out.

In the private residential market, the 2.9 per cent increase is the steepest quarterly rise since the second quarter of 2018, when prices rose by 3.4 per cent, before property curbs hit in July that year. It follows a quarter-on-quarter increase of 0.8 per cent in the third quarter of last year and 2.1 per cent in the fourth, noted Urban Redevelopment Authority flash estimates yesterday.

Precipitating the July 2018 round of cooling measures were four consecutive quarters of price increases totalling 9.1 per cent, as well as higher than expected Government Land Sales bids and record-high collective sale bids.

Mr Ong Teck Hui, senior director of research and consultancy at JLL, believes there is a higher risk of fresh cooling measures being introduced as the pace of price growth is picking up.

"For the whole of 2020, the index rose 2.2 per cent but GDP (gross domestic product) growth plunged 5.4 per cent, sparking concerns that home prices and economic fundamentals are misaligned," said Mr Ong.

"Based on current momentum, underpinned by optimistic sentiment and the fact that prices have already risen 2.9 per cent in the first quarter, it is quite likely that the price growth of private homes will exceed the Government's GDP growth forecast of 4 per cent to 6 per cent within 2021."

PropNex chief executive Ismail Gafoor noted that the pace of price growth in the last two quarters "will certainly draw the Government's attention".

"We believe the final pricing data for the first and second quarters this year will be closely watched, and a stronger pickup in home values could likely trigger new measures to keep prices in check," he said.

But some felt it is unlikely that the Government will ring in more cooling measures.

Mr Nicholas Mak, head of research and consultancy at ERA, said: "Construction is one of the sectors more adversely affected by the pandemic. Construction output contracted 35.9 per cent last year. If the Government were to introduce cooling measures, they would adversely affect the property market, which would in turn impact the construction industry. Subsequently, they would slow down the economic recovery."

Prices of private homes were driven up largely in the city-fringe areas, where they rose 6.1 per cent, quarter on quarter.

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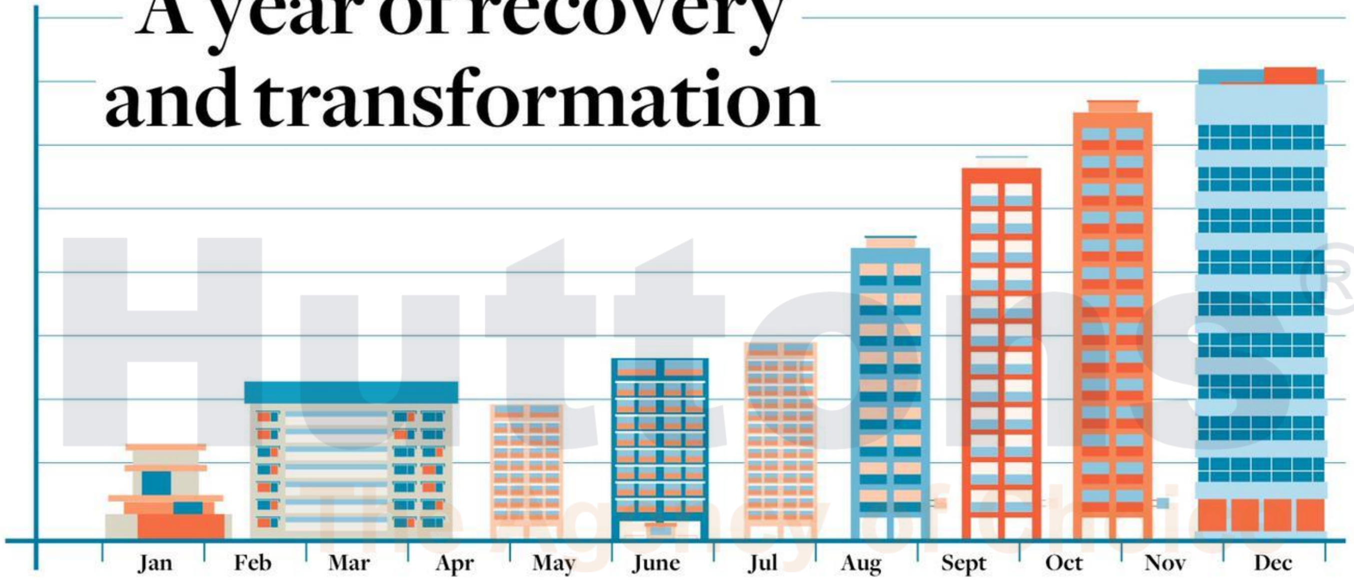
THE BUSINESS TIMES
PROPERTY 2021

The Business Times | Thursday, April 1, 2021

A year of recovery and transformation



Even as the pandemic dominated headlines in the past year, the property sector has emerged as a bright spot performing better than expected despite Singapore grappling with one of its deepest recessions yet.

In particular, demand for private homes was resilient, thanks to a confluence of factors including ample liquidity, low interest rates and sustained buying from HDB upgraders. In the mass market private residential segment, prices are expected to remain stable this year, and possibly even rise slightly, given healthy demand and easing inventory - that is, as long as no further cooling measures are introduced.

And while the last round of cooling measures in July 2018 had dampened the en bloc fever, there are signs that a revival in en bloc sales could be afoot as developers look to replenish their land banks once more. In this edition of *The Business Times' Property Supplement*, find out which sites are being placed on the market and what type of sites are most likely to be successful in their bid for an en bloc sale.

In addition, the Property Supplement also explores residential hotspots that property buyers might want to take a look at, such as Bugis, Woodlands and Kallang. Some of these precincts stand to benefit from plans to rejuvenate or transform the area, making them promising bets for owner-occupiers and investors alike.

Meanwhile, the way that the government has successfully managed to contain the pandemic could also have an impact on the luxury property market as foreign investors look to establish their businesses here in Singapore. This special report looks at sales volumes for luxury units in 2020 as well as in recent years, in addition to the profile of buyers for selected luxury projects.

But private residential property wasn't the only segment that drew buyers. The HDB resale market appeared to shrug off the recession, with the HDB resale price index climbing 5 per cent in 2020. Find out what's keeping the outlook for 2021 sanguine as well.

And with the pandemic having a profound impact on the way people work, the supplement looks at the future of the Singapore office market. Will the concept of remote working become firmly entrenched? How will new developments pivot to cater to the evolving office landscape?

One sector that is expected to perform well post-Covid-19 is the industrial property market, as the pandemic has accelerated trends such as e-commerce adoption, remote working, a sharpened focus on "green buildings" as well as digitalization. Read about how these megatrends are expected to sustain demand for industrial space, with industrial clusters near the city centre as well as city-fringe business parks seen as among those in good stead to ride on the growth wave.

After a year fraught with uncertainty and setbacks, the global economy is expected to gradually recover its footing as countries carry out their ongoing vaccination programmes. Where the Singapore property market is concerned, the year ahead looks to be one that will deliver change, but also cause for a certain degree of optimism.

–BY NISHA RAMCHANDANI

Inside

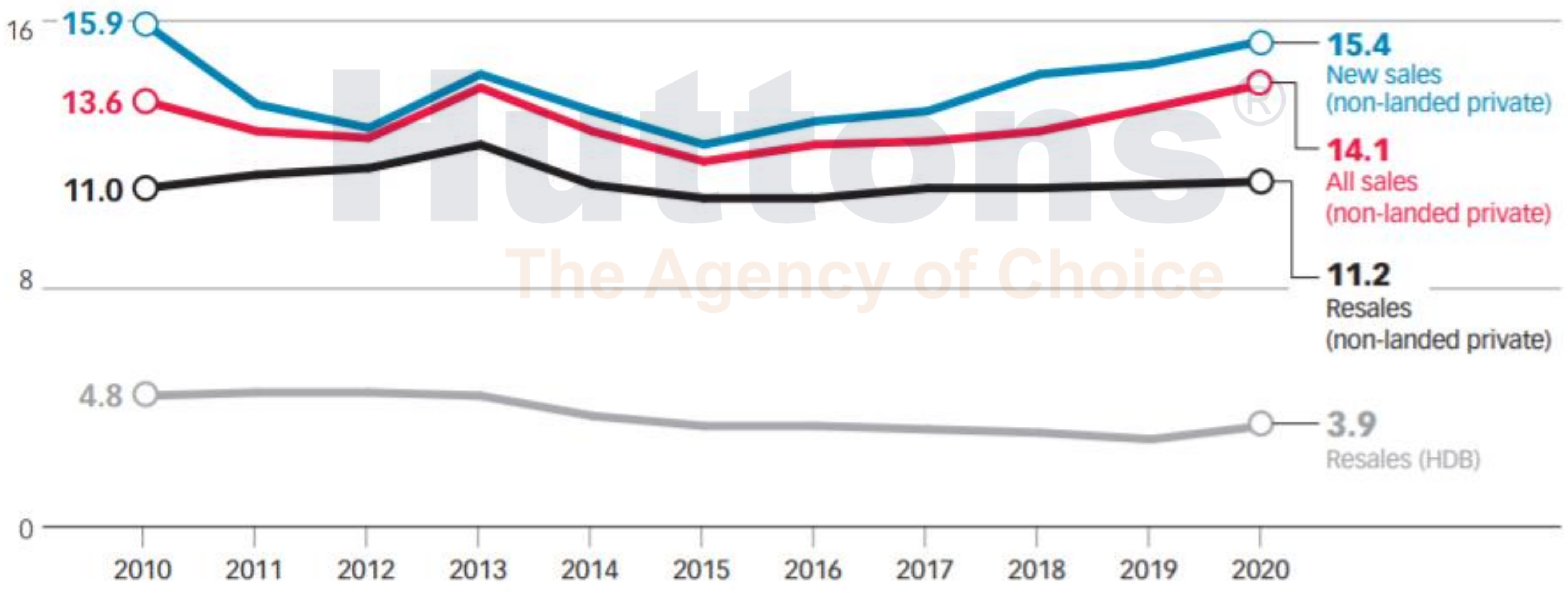
Residential hotspots: Districts shaping up to be interesting investment bets — 2
An appetite for luxury — 4
Allure of condo living stimulates demand for mass market homes — 6
Rekindling of residential en bloc sales in 2021? — 8
Are rising HDB prices the new normal? — 12
The future for offices in Singapore — 14
Singapore industrial market: A pandemic winner — 16
The retail scene in post-pandemic Singapore — 18

Supplement editor: Nisha Ramchandani **Sub-editor:** Melissa Lee **Cover design:** Simon Ang

Are new measures necessary?

Affordability over the years

Based on median household incomes, the affordability of Singapore homes has varied in the past decade



How were the numbers derived?

- **Price-to-household-income ratio:** Divide full-year median prices for each property segment by the median annual household income. It implies the number of years a household has to save to buy a 1,000 sq ft private home or a HDB resale flat without any other consumption.

- **Median annual household income:** Multiply by 12 the median monthly household income from work including employer CPF contributions, in nominal terms (before accounting for inflation).

- **Median prices for non-landed private properties:** Assuming a 1,000 sq ft standardised condo unit, multiply the median S$ psf prices by 1,000 sq ft to get the median full purchase quantums. Includes all tenures and all locations in Singapore, and excludes executive condominiums.

- **Median prices for HDB resale flats:** Covers all flat sizes, locations and remaining leases.

Housing affordability ratios based on full-year median prices may not show a clear correlation with every round of policy changes, partly because any cooling effect would be seen only in subsequent quarters and might only slightly depress overall prices for the whole year. Market activity also typically takes a pause right after new measures are announced, as buyers and sellers adapt to the new parameters, said Knight Frank Singapore's head of research Leonard Tay.

Existing rules

GUIDELINE	DETAILS	WHEN DID THE LATEST CHANGES TAKE EFFECT?
Total debt servicing ratio (TDSR)	TDSR caps the amount that an individual can borrow for a property loan, taking into account their monthly debt obligations.	June 2013
Loan tenure	The maximum loan tenure for housing loans from banks is capped at 30 years for HDB flats and 35 years for non-HDB properties. For loans from HDB, the tenure is capped at 25 years.	Aug 2013
Mortgage servicing ratio (MSR)	MSR caps the portion of a borrower's gross monthly income that can be used to repay all property loans.	Aug 2013
Seller's stamp duty (SSD)	SSD is payable on all residential properties bought on or after Feb 20, 2010 and sold within a certain holding period.	March 2017
Buyer's stamp duty (BSD)	BSD is levied on all purchases of property in Singapore. The BSD rate for residential properties is up to 4%.	Feb 2018
Additional buyer's stamp duty (ABSD)	Liable buyers, including Singapore citizens, PRs, foreigners and developers, are required to pay ABSD on top of BSD.	July 2018
Loan-to-value (LTV) ratio	The LTV limit determines the maximum amount a buyer may borrow, as a percentage of the purchase price or assessed market value.	July 2018
Maximum allowable number of dwelling units	The maximum number of dwelling units in a new non-landed private residential development outside the Central Area is calculated by dividing the allowable gross floor area by 85 sq m, in most locations.	Jan 2019
Option to purchase (OTP)	Developers are restricted from reissuing OTPs to the same buyers for the same unit within 12 months of expiry, and from providing upfront agreements to reissue OTPs.	Sept 2020

Maxwell House reserve price lowered to S$268m in second bid at collective sale

Asking price for 41,799 sq ft CBD site at the first launch was S$295m

By Vivienne Tay
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Singapore

MAXWELL House is up for collective sale via a second public tender at a lower reserve price of S$268 million, from S$295 million in the first launch, appointed property consultant Cushman & Wakefield said on Wednesday.

Located at 20 Maxwell Road, the 13-storey commercial building sits on a trapezoidal island plot spanning 41,799 square feet (sq ft), with views from all four sides of the building.

Maxwell House, built in 1971, sits on a plot with a 99-year leasehold tenure starting from 1969.

The site is zoned for commercial use with a plot ratio of 4.3 under the Urban Redevelopment Authority's (URA) Master Plan 2019.

The building is situated at the fringe of the central business district (CBD) near Tanjong Pagar and Chinatown.

The upcoming Maxwell Mass Rapid Transit (MRT) station is expected to enhance connectivity and accessibility to the site when completed in 2023.

Cushman & Wakefield noted that URA had, in advice given on Sept 30, 2020, stated that it will support a mixed-use commercial and residential development with a plot ratio of 5.6 and a gross floor area (GFA) of around 234,077 sq ft.

Subject to rezoning, this will result in an uplift of the plot ratio by some 30 per cent.

The commercial quantum shall not exceed 20 per cent of the total GFA.

Assuming 80 per cent of total GFA is for residential use and the remaining 20 per cent GFA is for commercial use, the blended land rate translates to around S$1,565 per square foot per plot ratio.

This is after factoring in a 7 per cent bonus balcony plot ratio for the residential component, plus the differential premium and estimated lease upgrading premium for the site, Cushman & Wakefield said.

Moreover, the allowable building height has been raised to 75 metres above mean sea level, or about 21 storeys high for the tower block.

Maxwell House, built in 1971, is a 13-storey commercial building that sits on a trapezoidal island plot with a 99-year leasehold tenure starting from 1969. PHOTO: CUSHMAN & WAKEFIELD

Wednesday, April 14, 2021

THE BUSINESS TIMES

BT businesstimes.com.sg

Condo resale volumes in Singapore hit 10-year high

March has also seen a 0.1 per cent increase in prices, extending the rise for the eighth month in a row.

By Lisa Kriwangko
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Singapore

MONTHLY condo resale volumes hit a 10-year high, with 1,662 units resold in March. This is more than double the number in the same period last year, and is 75.3 per cent higher than the five-year average volumes for the month of March.

The month also saw a 0.1 per cent increase in prices, extending the rise for the eighth month in a row.

Year on year (yoy), overall resale prices advanced 4.2 per cent, flash figures from real estate portal SRX Property showed on Tuesday.

Property analysts from PropNex and OrangeTee & Tie credited this to the lack of new home supply, especially in suburban areas.

Christine Sun, senior vice-president of research and analytics at OrangeTee & Tie, noted that there have been no mega launches in the outside of central region (OCR) this year, turning buyers to the resale market for alternative housing.

The OCR gained 4.6 per cent yoy, but decreased by 0.2 per cent from February.

The region's highest transacted price was a unit at Archipelago, resold for S$2.8 million.

The region also led in volumes, with 60.2 per cent of transactions coming from the OCR. The core central region (CCR) and rest of central region (RCR) made up 23.2 per cent and 16.5 per cent respectively.

"As mega launches in the suburban region will continue to be limited, demand for resale mass-market homes may continue to remain robust this year, barring new cooling measures or unforeseen circumstances," Ms Sun said.

Analysts from Huttons Asia and PropNex suggested that the launch of condos at the CCR such as Midtown Modern had sparked interest in buyers, creating spillover demand to the resale market.

Huttons noted that transactions of new CCR homes in March were at their highest in eight years.

Subsequently, the region's resale market saw 1.1 per cent and 3.2 per cent month on month and yoy increases respectively. Its highest sale is for a unit at Keppel Bay's Reflections, sold for S$7 million.

Meanwhile, the RCR gained 4.1 per cent yoy, but dropped 0.1 per cent from the previous month. At S$18.3 million, a unit at Eden topped the market for the highest transacted price in March.

Nicholas Mak, ERA Realty's head of research and consultancy, said: "The roll-out of the vaccination programme has boosted market confidence and has a positive impact on both property prices and sales volume."

SRX's overall median capital gain stood at S$179,500 in March, over S$24,000 lower than that in February. District 21 saw the highest median capital gain at S$380,000, while District 8 posted the lowest at S$114,994.

SRX calculates the capital gain or loss of a condo resale unit by comparing the current transacted price with the same unit's previous transacted price.

Capital gain data includes only districts with more than 10 matching transactions.

Huttons noted that transactions of new CCR homes in March were at their highest in eight years. Subsequently, the region's resale market saw 1.1 per cent and 3.2 per cent month on month and yoy increases respectively. Its highest sale is for a unit at Keppel Bay's Reflections, sold for S$7 million.

BT FILE PHOTO

THE BUSINESS TIMES

BT businesstimes.com.sg

Wednesday, April 14, 2021

High-end condo sales surge as March new home purchases double

Overall sales hit 1,293 from February's 645, recovering economy, low interest rate environment, fear of new cooling measures among reasons cited

By Siow Li Sen
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Singapore

NEW private home sales soared last month as buyers rushed in after taking a break for Chinese New Year in February.

March sales doubled to hit 1,293 from February's 645 with posh homes selling like hot cakes as luxury flats take centrestage according to URA Realis caveats on April 12. Official monthly data will be released on April 15.

It would be the highest new private home sales tally for the month of March since 1,780 units were shifted in March 2017, said Ismail Gafoor, PropNex chief executive.

Transactions in the most expensive region, the core central region (CCR), was 546 units or 42.2 per cent of new sales, an eight-year high. Sales in rest of central region (RCR) and outside central region (OCR) made up 385 (29.8 per cent) and 362 (28 per cent) respectively, said Christine Sun, OrangeTee & Tie senior vice-president, research and analytics. CCR, RCR and OCR sales in February 2021 was 58, 325 and 262 respectively.

The previous record in the CCR was in November 2013 when 668 units were sold, said Lee Sze Teck, Huttons Asia, director research.

"Overall, the sales performance in March reflected the underlying demand for new projects that are well-located, with relatively attractive pricing," said Mr Ismail.

"The improved sentiment and ample liquidity in the market continue to spur buying interest. Generally, we observe that most buyers remain discerning, entering the market when they identify a value-buy. Speculation on potential cooling measures is rife, perhaps some buyers may decide to buy sooner rather than later, lest any new curbs affect their purchasing ability," he added.

Added Steven Tan, OrangeTee & Tie chief executive: "We expect the volume of new sales to be propelled by the recovering economy, low interest rate environment, and strong demand. As the hybrid work model likely to be a new norm in the future, many homebuyers are looking for new developments with coworking facilities and flexible space designs to accommodate their new lifestyle."

CCR volumes were boosted by the launch of the 558-unit Midtown Modern which saw 368 homes or 66 per cent moved at a median price of S$2,726 per square foot (psf). Another CCR project RV Altitude sold 77 units. A high-profile deal was the Eden where non-citizens bought the entire development of 20 units.

The Tsai family of Taiwan behind snack food giant Want Want China Holdings is the party that has bought all 20 units at the completed freehold luxe development, Eden, at 2 Draycott Park, *The Business Times* reported last week. The S$293 million deal – made up of three transaction – with an average price for the 20 units worked out to about S$4,827 psf, the report added.

"Despite the high-profile case of Eden where the entire development was sold in three transactions to non-citizens, more than 80 per cent of the transactions in March are made by Singaporeans. Foreigners made up less than 5 per cent," said Mr Lee.

CCR launches are slated to do well this year though the bulk of transactions are for smaller and more affordable homes.

Looking at the caveats lodged, units that are below 800 square feet accounted for about 78 per cent of those sold at Midtown Modern last month, said Mr Ismail.

"Meanwhile, RV Altitude – also in the CCR – garnered its strongest monthly sales since the project was launched in January 2019," he said.

With the 77 units sold in March 2021, the 140-unit development is now fully sold, according to Mr Ismail. "We believe a key sales driver was the attractive price discount dangled by the developer last month. In our view, the price discount offered then was a strategic move which helped to garner sales, before the launch of nearby Irwell Hill Residences (which launched on April 10)," said Mr Ismail. The developer offered discounts of up to about S$360,000 over a limited period last month.

Continued on Page 4

Condo resale volumes in Singapore hit 10-year high, Page 15

New sale caveats for S$5 million and above in March 2021

PROJECT NAME	ADDRESS	SIZE SQM	TRANSACTED PRICE	UNIT PRICE ($ PSF)	POSTAL DISTRICT
Midtown Modern	16 Tan Quee Lan Street #30-07	327	$14,830,200	$4,213	7
Meyerhouse	128 Meyer Road #05-10	526	$13,873,860	$2,450	15
Meyerhouse	128 Meyer Road #03-10	269	$7,358,325	$2,541	15
Meyerhouse	128 Meyer Road #03-03	269	$7,258,000	$2,507	15
Meyerhouse	128 Meyer Road #02-07	262	$7,184,790	$2,548	15
The Avenir	10 River Valley Close #31-10	192	$6,724,000	$3,254	9
Boulevard 88	86 Orchard Boulevard #21-01	165	$6,681,500	$3,762	10
The Avenir	10 River Valley Close #15-10	192	$6,587,000	$3,187	9
Cashew Green	116 Cashew Road	385	$6,330,000	$1,527	23
Midtown Modern	18 Tan Quee Lan Street #23-17	168	$5,626,170	$3,111	7
Riviere	3 Jiak Kim Street #09-08	186	$5,471,740	$2,733	3
Riviere	3 Jiak Kim Street #03-08	186	$5,185,120	$2,590	3
Meyerhouse	128 Meyer Road #03-08	174	$5,132,160	$2,740	15
Van Holland	190 Holland Road #04-12	185	$5,118,000	$2,570	10
Meyerhouse	128 Meyer Road #02-08	173	$5,010,525	$2,691	15
Cashew Green	122 Cashew Road	257	$5,010,000	$1,811	23

Source: URA, OrangeTee & Tie Research & Analytics

Posh homes

CCR Projects (2021)

PROJECTS	UNITS
Midtown Modern (launched)	**556**
Irwell Hill Residences (launched)	**540**
The Atelier (launched)	**120**
Canning Hill Piers (former Liang Court)	**696**
One Bernam	**351**
Perfect Ten	**230**
Klimt Cairnhill	**138**
Peak Residence	**90**
Grange 1866	**60**
Park Nova	**54**
Cairnhill 16	**42**
Les Maisons Nassim	**14**
TOTAL	**2,891**

Source: URA monthly developer's sales, Huttons Research

FACT SHEET - ONE BERNAM 柏南华庭	
DEVELOPER	HY-MCC (BERNAM) PTE LTD
DISTRICT / ADDRESS	District 2 / Bernam Street (Tanjong Pagar)
TENURE	99 Leasehold (From 10 December 2019)
SITE AREA	3,846.2 m² / 41,400 sqft
PLOT RATIO	7.28
NO. OF UNITS	351 Units
NO. OF STOREYS	35
NO. OF CAR PARK LOTS	78 Lots (inclusive of 6 Carpark Lots (comprised in 3 Accessory Lots) for penthouse units and 2 Accessible Lots)
PROJECT DESCRIPTION	Proposed erection of 35 storey development comprising 2 storey commercial, 1 storey service apartments (13 units), 32 storey residential flats (351 units) with swimming pool and communal facilities, basement car park, multi-storey car park
SOLICITOR DETAILS	LEE & LEE Advocates & Solicitors
ADDRESS	50 Raffles Place #06-00 Singapore Land Tower , Singapore 048623
PROJECT ACCOUNT	04403001037
PAYEE'S NAME	**MALAYAN BANKING BERHAD FOR PROJECT ACCOUNT NO. 04403001037 OF HY-MCC (BERNAM) PTE. LTD**

CONSULTANT	
ARCHITECT	DP Architect Pte. Ltd
LANDSCAPE ARCHITECT	DP Green
MAIN CONTRACTOR	China Jingye Construction Engineering (S) Pte. Ltd
CIVIL & STRUCTURAL	TW-ASIA Consultants Pte. Ltd.
M & E	United Project Consultants Pte. Ltd.
LAND SURVEYOR	How Huai Hoon Surveyors
ACCOUSTICS	Alpha Acoustics Engineering Pte. Ltd.
ESD	DP Sustainable Design Pte. Ltd.
ID	ASDA Pte. Ltd.

UNIT TYPE	TYPE	STACK	NO. OF UNITS	SIZE (SQM)	SIZE (SQFT)	SHARE VALUE	MAINTENANCEFEE
1BR	A1	4	29	42	452	163	$350 - $390
	A2	3	29	41	441	163	$350 - $390
	A3	5	29	43	463	163	$350 - $390
2BR	B1	6	29	68	732	196	$430 - $480
	B2	1	29	68	732	196	$430 - $480
	B3	2	29	65	700	196	$430 - $480
	B4	7	29	65	700	196	$430 - $480
2BR+STUDY	BS1	11	29	77	829	196	$430 - $480
	BS2	10	29	77	829	196	$430 - $480
	BS3	9	29	75	807	196	$430 - $480
	BS4	8	29	81	872	196	$430 - $480
3BR	C1	12	29	132	1421	228	$500 - $550
PENTHOUSE	E1	1	1	400	4306	391	$860 - $910
	E2	3	1	181	19481744	261	$570 - $620
	E3	2	1	162		261	$570 - $620

RECREATIONAL FACILITIES	
LEVEL 4 SKY TERRACE WELLNESS LIFESTYLE	1. Garden Walk 2. Leisure Deck 3. Chill Out Deck 4. Yoga Deck
LEVEL 4 SKY TERRACE THE BOTANIC COLLECTION	5. Fragrant Garden 6. Shaded Garden 7. Palm Garden 8. Garden Bridge 9. Path Over Reflective Water 10. Waterwall 11. Alocasia Walk
LEVEL 4 SKY TERRACE ACTIVE LIFESTYLE	12. Viewing Deck 13. Gardens Dining Pavilion 14. Gourmet Function Room 15. Club House 16. Swimming Pool 17. Spa Pool 18. Lounge Deck 19. Pool Pavilion I 20. Pool Pavilion

RECREATIONAL FACILITIES	
LEVEL 34 SKY TERRACE THE TATAMI GARDEN	21. Kokedama Garden 22. Tatami Deck I 23. Tatami Deck II 24. Relaxation Corner
LEVEL 34 SKY TERRACE THE SKY LOUNGE	25. Outdoor Terrace 26. Sky Dining Function Room 27. Roof Terrace 28. Sky Garden Pavilion 29. North Sky Garden 30. South Sky Garden
LEVEL 34 SKY TERRACE THE SKY HAMMOCK GARDEN	31. Sky Hammock 1 32. Sky Hammock 2
LEVEL 34 SKY TERRACE THE SKY FITNESS CLUB	33. Sky Gym 34. Active Deck 35. Fitness Deck

SMART HOME FEATURE
Smart Home Gateway
Digital Lock Set
Air-conditioning With Smart Home Interfacing At Living/Dining
Smart Doorbell
Smart Mirror (Penthouses E1, E2, E3)

ADDITIONAL ITEMS	
Kitchen Cabinets and Appliances	Engineered Stone countertop complete with high- and low-level kitchen cabinet and composite quarts resin sink with kitchen tap, induction hob, hood and built-in oven.
Ceiling Fan	Built-in wardrobes with laminate and/or glass finish are provided to bedrooms
Water Heater	Hot water supply shall be provided to all Bathrooms (Except WC and Kitchen).
Security System	Audio/Video Intercom System Card Access System
Pneumatic Waste Conveyance System	

ORCHARD ROAD SHOPPING BELT
ORCHARD
SOMERSET
DHOBY GHAUT
GREAT WORLD (U/C)
HAVELOCK (U/C)
TIONG BAHRU
BUGIS
BENCOOLEN
BRAS BASAH
ESPLANADE
CITY HALL
PROMENADE
NICOLL HIGHWAY
STADIUM
TANJONG RHU (U/C)
KATONG PARK (U/C)
EAST COAST PARKWAY (ECP)
KALLANG PAYA LEBAR EXPRESSWAY (KPE)
CLARKE QUAY
CENTRAL EXPRESSWAY (CTE)
SINGAPORE RIVER
CHINATOWN
RAFFLES PLACE
TELOK AYER
OUTRAM PARK
MAXWELL (U/C)
DOWNTOWN
BAYFRONT
CENTRAL BUSINESS DISTRICT
TANJONG PAGAR
SHENTON WAY (U/C)
MARINA BAY
MARINA SOUTH (U/C)
CANTONMENT (U/C)
PRINCE EDWARD ROAD (U/C)
AYER RAJAH EXPRESSWAY (AYE)
MARINA COASTAL EXPRESSWAY (MCE)
GREATER SOUTHERN WATERFRONT
WEST COAST HIGHWAY
HARBOURFRONT
PULAU BRANI
(FUTURE WATERFRONT PARKS AND LEISURE ATTRACTIONS)
SENTOSA
ONE BERNAM
100M
500M
APPROX SIZE OF 2,400 FOOTBALL FIELDS
Pasir Panjang
Marina Bay
GREATER SOUTHERN WATERFRONT
ONE BERNAM 500m Radius Map
LEGEND
Entertainment
Culture/History
Dining
Education
Office
Green Space
Shopping
Medical Centre
Circle Line
Downtown Line
East-West Line
North-South Line
North-East Line
Thomson-East Coast Line (U/C)
Expressway


Artist's Impression

1 24Hr Internal street

2 24Hr thru block link

3 Commercial & Service Apt Lifts

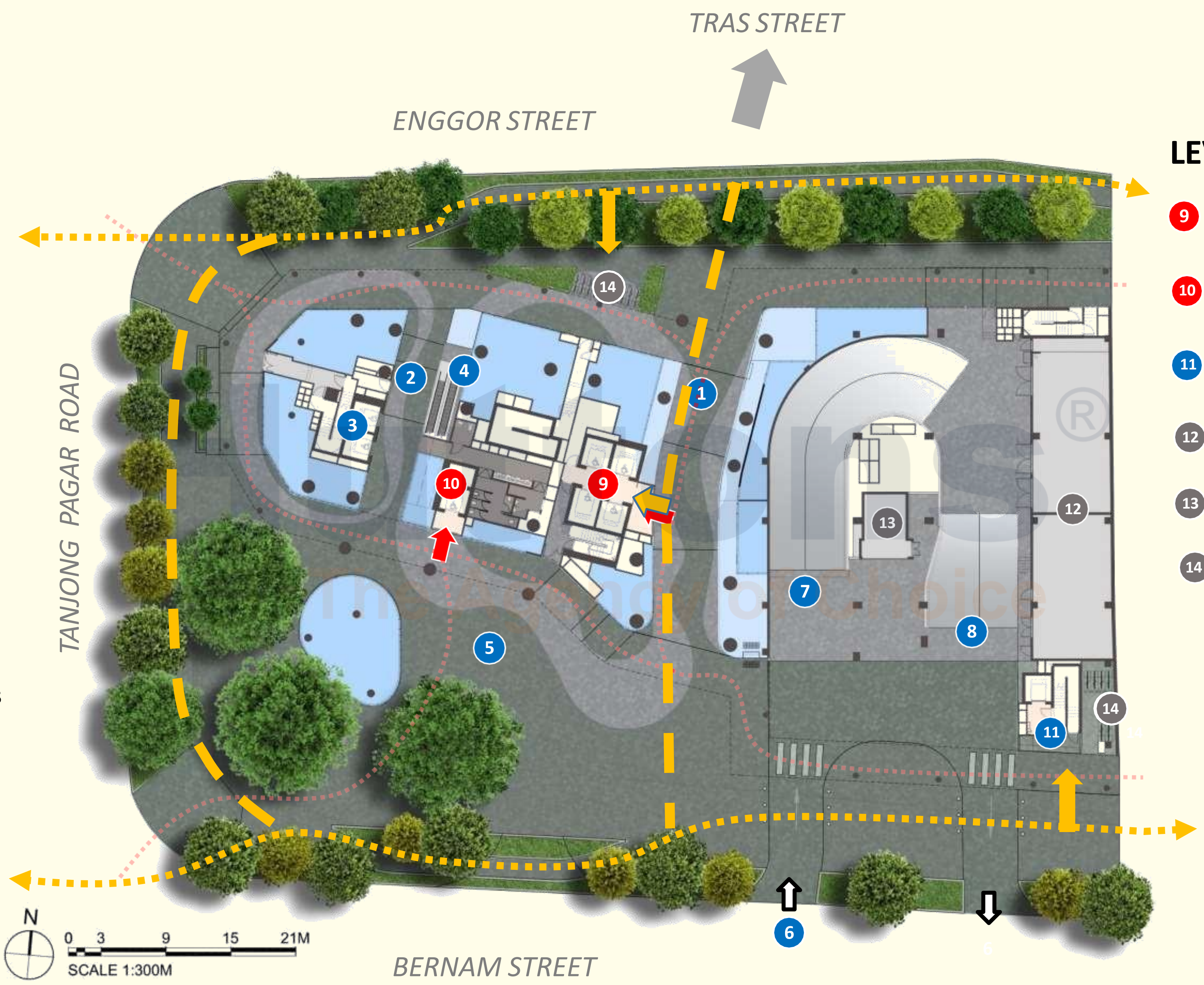
4 Escalator to L2 Commercial

5 Central Piazza With Conserved Trees (Yellow Flame Trees)

6 Vehicular Ingress / Egress

7 To Basement Carpark (Resi + Commercial)

8 Gantry To MSCP (Resi)



LEVEL 1

9 Residential Lift Lobby

10 TYPE C1 & E1 Private Lift

11 Carpark lift

12 Substation

13 Bin Centre

14 Bicycle Parking

Landscape Zoning

L4

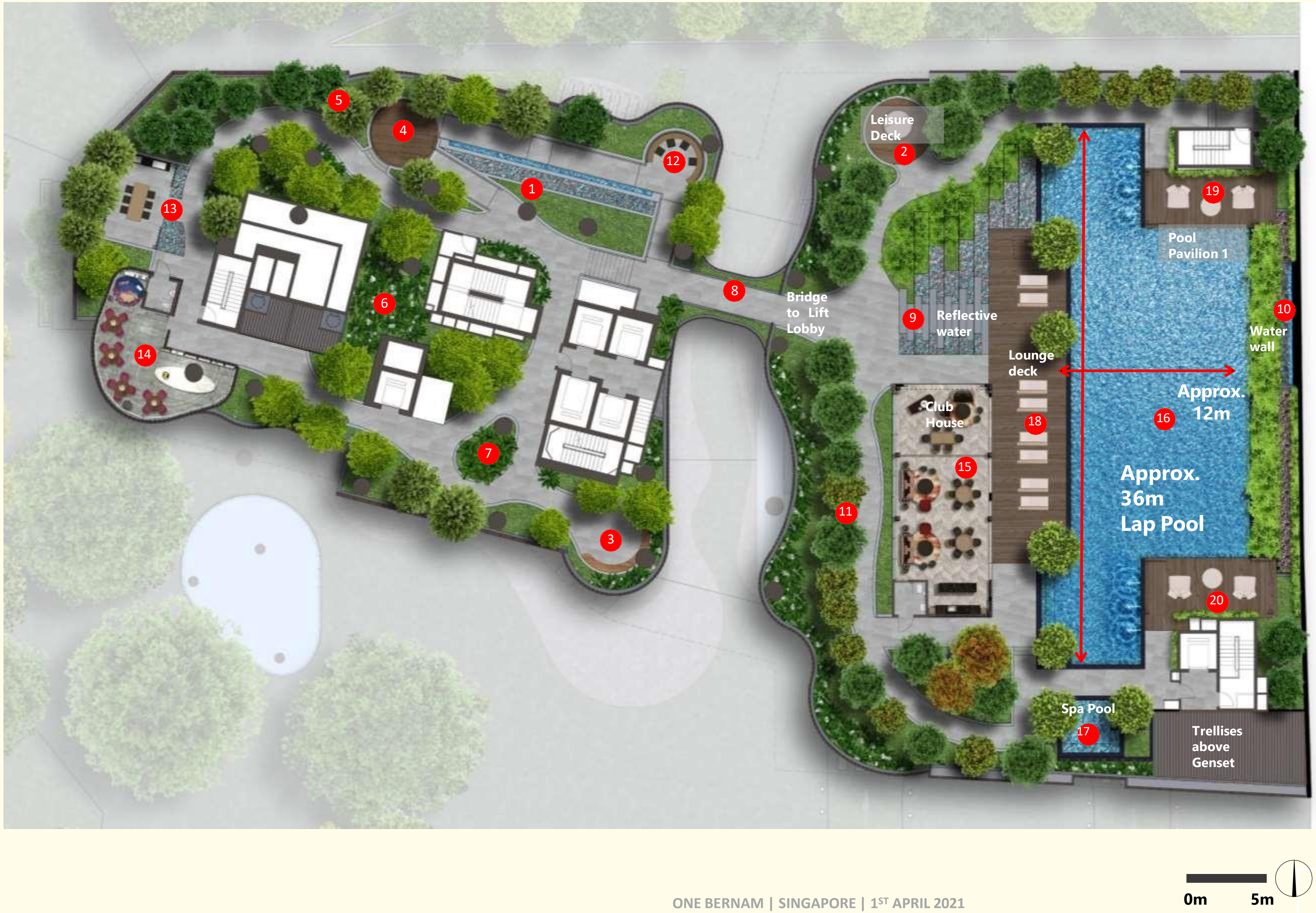
L4
SKY TERRACE

WELLNESS LIFESTYLE
1. Garden Walk
2. Leisure Deck
3. Chill Out Deck
4. Yoga Deck

THE BOTANIC COLLECTION
5. Fragrant Garden
6. Shaded Garden
7. Palm Garden
8. Garden Bridge
9. Path Over Reflective Water
10. Waterwall
11. Alocasia Walk

ACTIVE LIFESTYLE
12. Viewing Deck
13. Garden Dining Pavilion
14. Gourmet Function Room
15. Club House
16. Swimming Pool
17. Spa Pool
18. Lounge Deck
19. Pool Pavilion I
20. Pool Pavilion II

BP No.: A0909-00015-2019-BP01 dated 2 January 2021



Landscape

L4

Wellness Lifestyle

1. Garden Walk
2. Leisure Deck
3. Chill Out Deck
4. Yoga Deck

The Botanic Collection

5. Fragrant Garden
6. Shaded Garden
7. Palm Garden
8. Garden Bridge
9. Path over Reflective water
10. Waterwall
11. Alocasia walk

Active Lifestyle

12. Viewing Deck
13. Garden Dining Pavilion
14. Gourmet Function Room
15. Club House
16. Swimming Pool
17. Spa Pool
18. Lounge Deck
19. Pool Pavilion I
20. Pool Pavilion II


ARTIST IMPRESSION
SWIMMING POOL
Contents And Information Subject To The Full Disclaimer At The 2nd Page Of This Material

POOL PAVILION


ARTIST IMPRESSION
LOUNGE DECK
Contents And Information Subject To The Full Disclaimer At The 2nd Page Of This Material


ARTIST IMPRESSION
SPA POOL

ARTIST IMPRESSION

CLUB HOUSE

ARTIST IMPRESSION

GOURMET FUNCTION ROOM

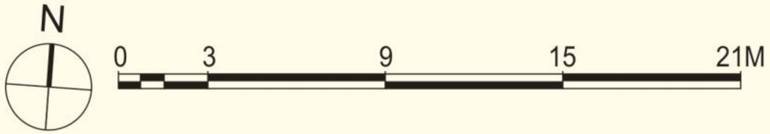
L34
SKY TERRACE

THE TATAMI GARDEN
21. Kokedama Garden
22. Tatami Deck I
23. Tatami Deck II
24. Relaxation Corner

THE SKY LOUNGE
25. Outdoor Terrace
26. Sky Dining Function Room
27. Roof Terrace
28. Sky Garden Pavilion
29. North Sky Garden
30. South Sky Garden

THE SKY HAMMOCK GARDEN
31. Sky Hammock I
32. Sky Hammock II

THE SKY FITNESS CLUB
33. Sky Gym
34. Active Deck
35. Fitness Deck



BP No.: A0909-00015-2019-BP01 dated 2 January 2021


ARTIST IMPRESSION
THE TATAMI GARDEN
Artist's Impression


ARTIST IMPRESSION
THE SKY HAMMOCK GARDEN

THE SKY LOUNGE GARDEN

ARTIST IMPRESSION


THE SKY GYM

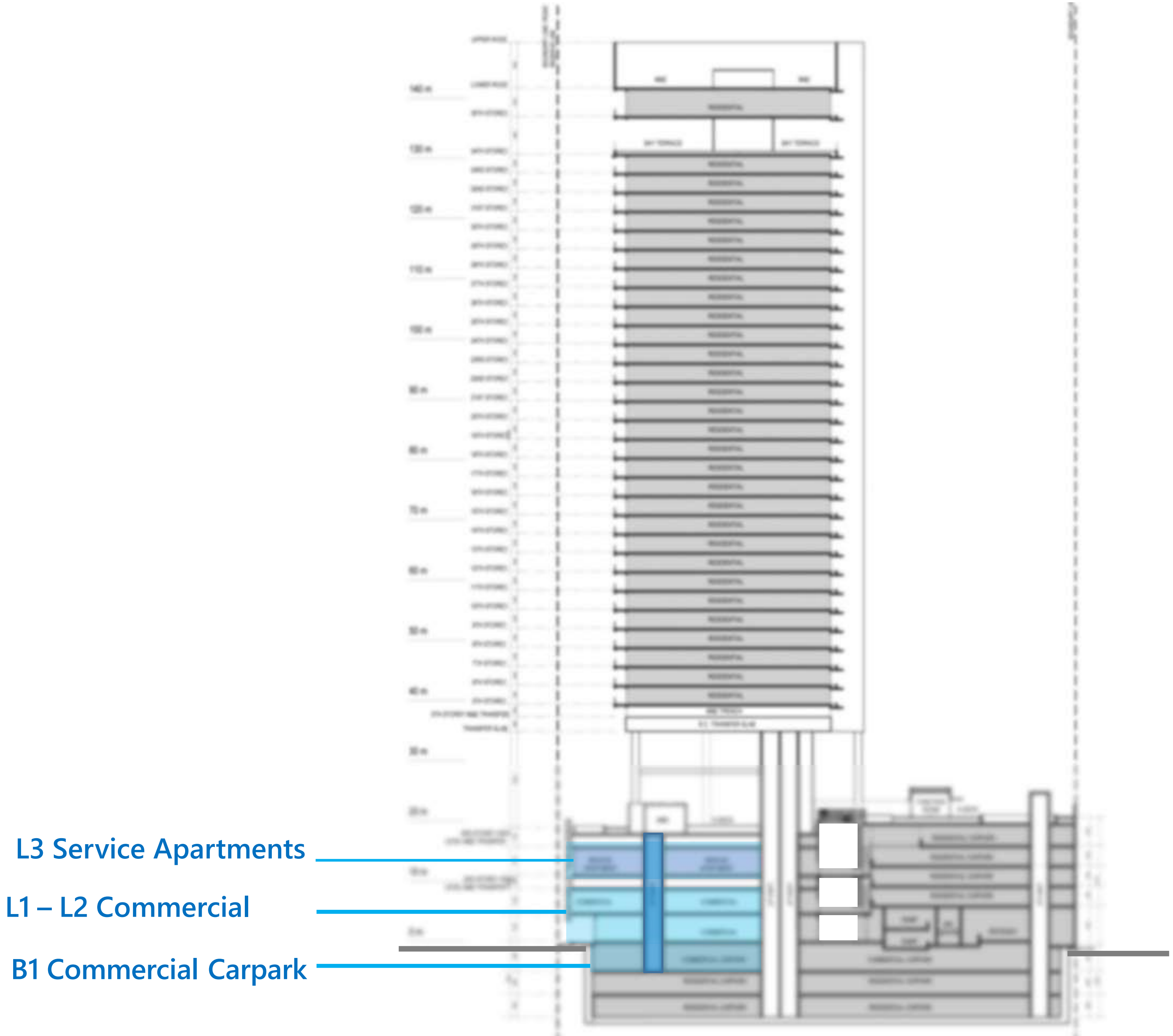
KEY BUILDING COMPONENTS

L35	Penthouses
L34	Sky terrace
L5 to L33	Residential Units Starts At 40m (Approx. Equivalent to 12 storey high)
L4	High Volume E-deck (approx. 15m Ht)
L3	Service Apartment
L1+ L2	Commercial (2000 sqm)

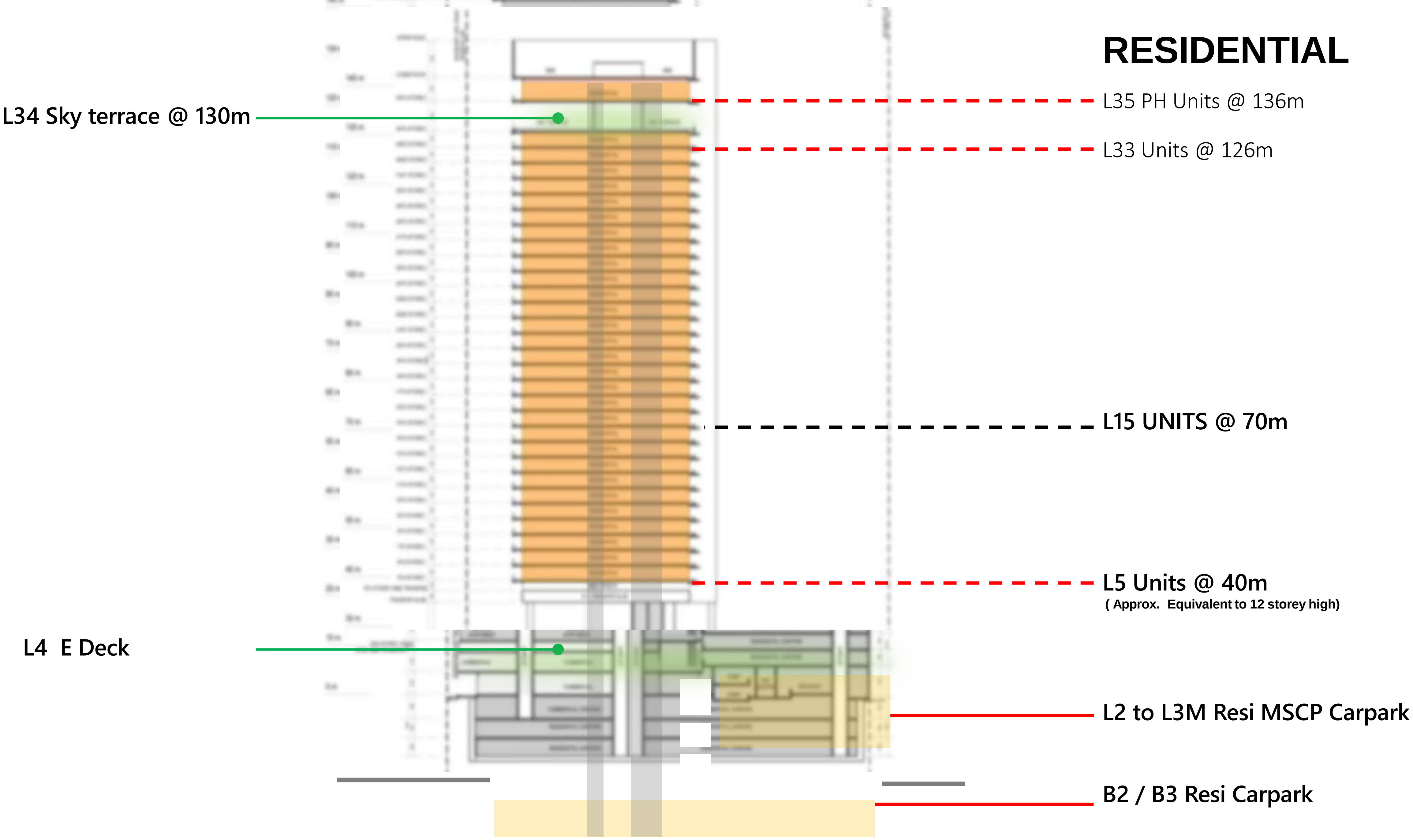
COMMERCIAL PODIUM

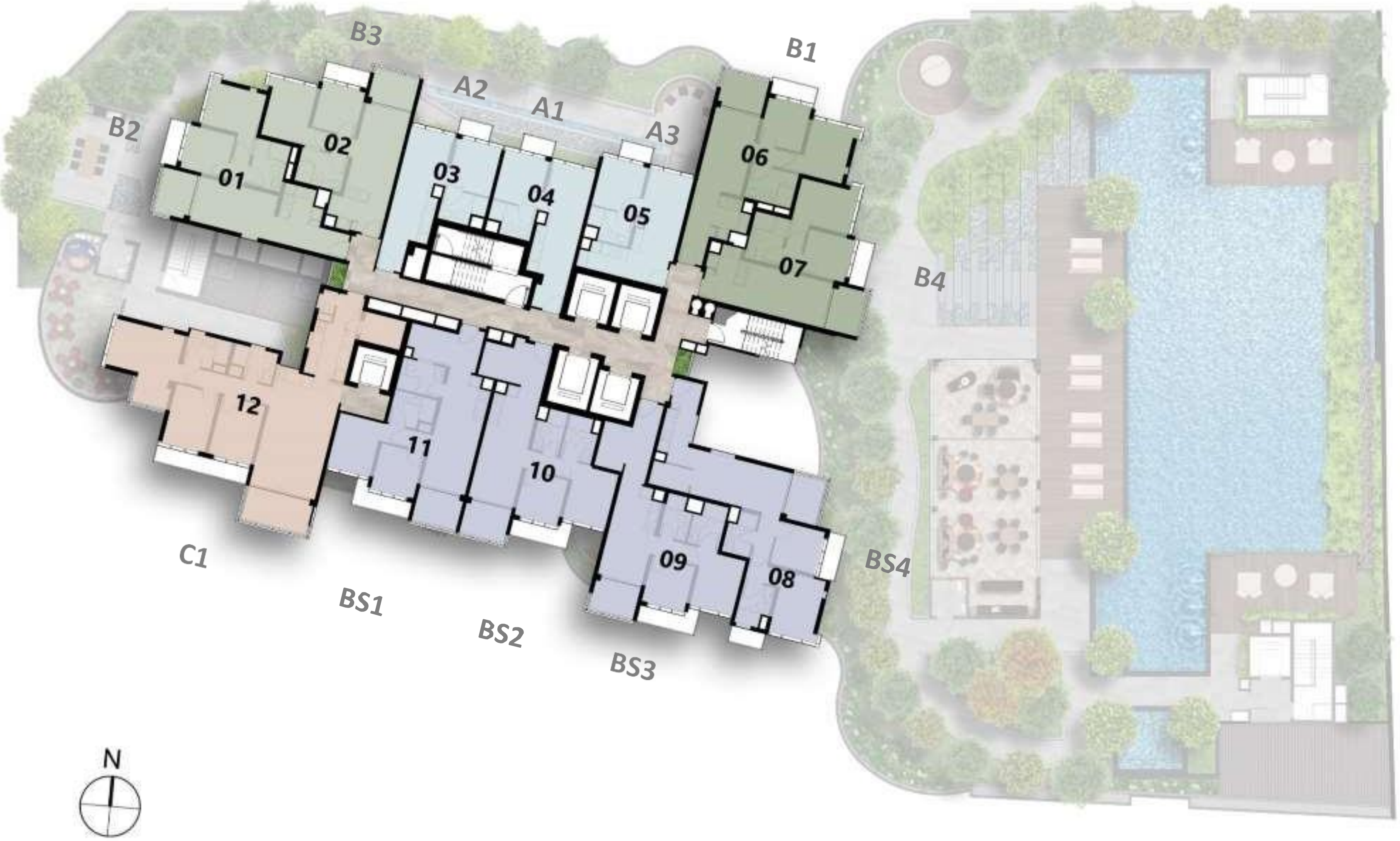
Clearly Segregated Access For Mixed Use Development

- **parking at B1**
- **Lifts serving B1 to L3 only**



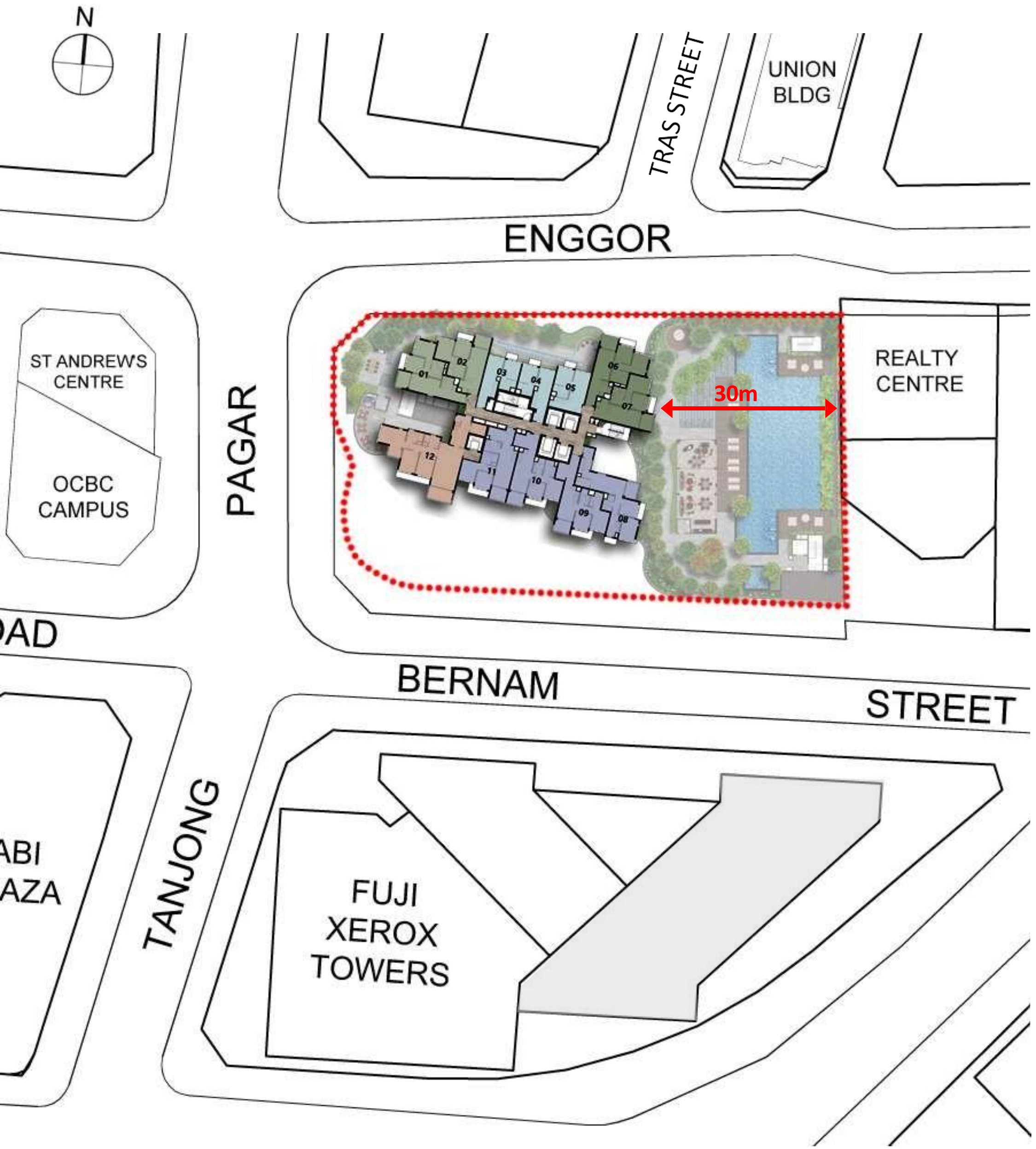
RESIDENTIAL



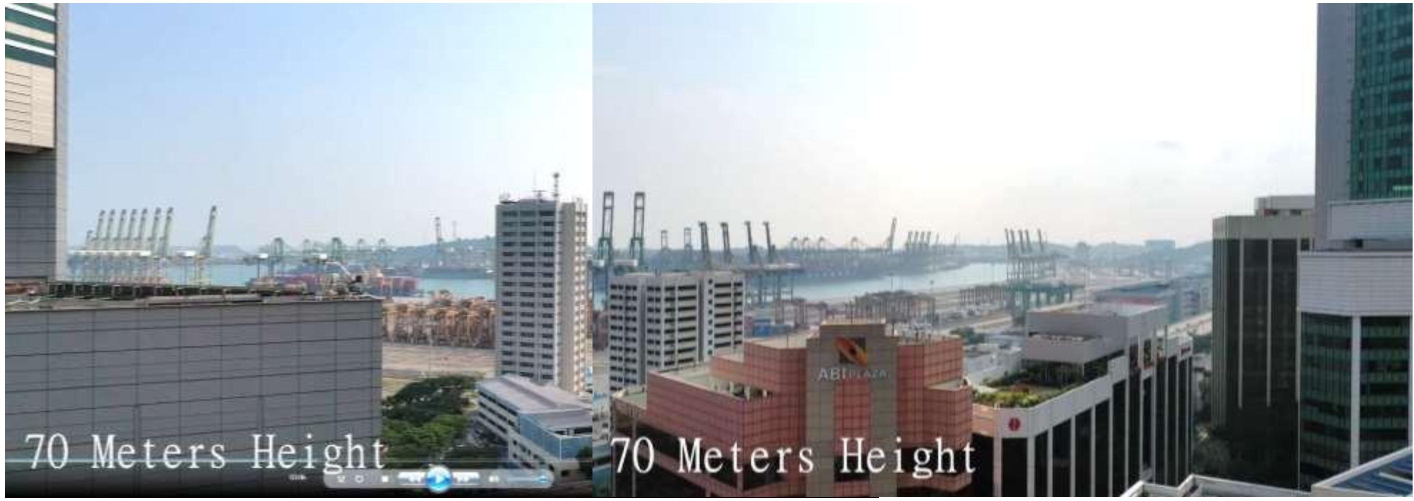


Residential
5th-33rd Storey

- **4 Residential Lifts**
- **Private Lift For 3BR – Type C1**
- **Refuse Chute located at escape staircase foyer**
- **Planters at the common corridors**



City View L15 @70m



Sea View L15 @70m

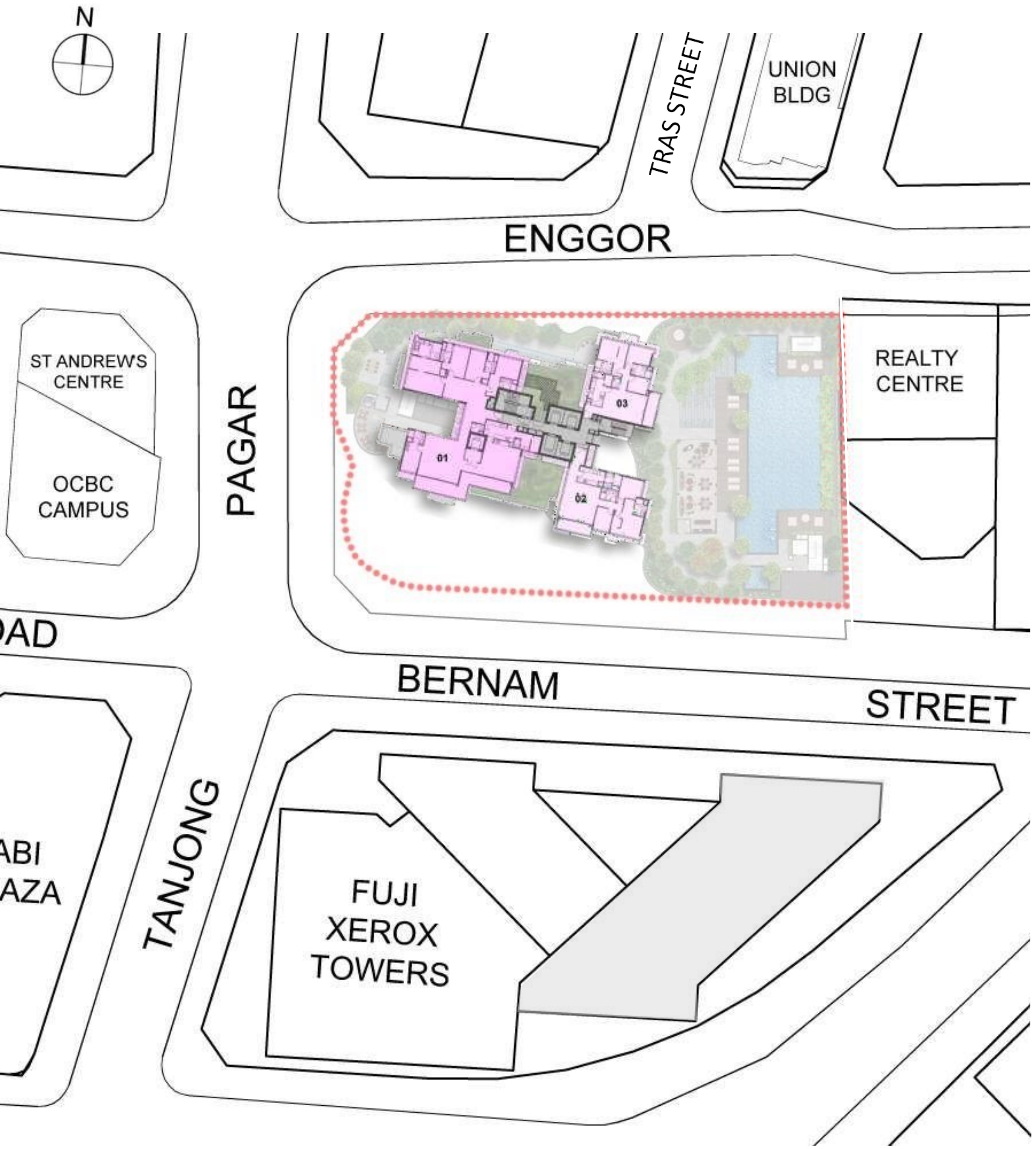
PENTHOUSE
35TH STOREY

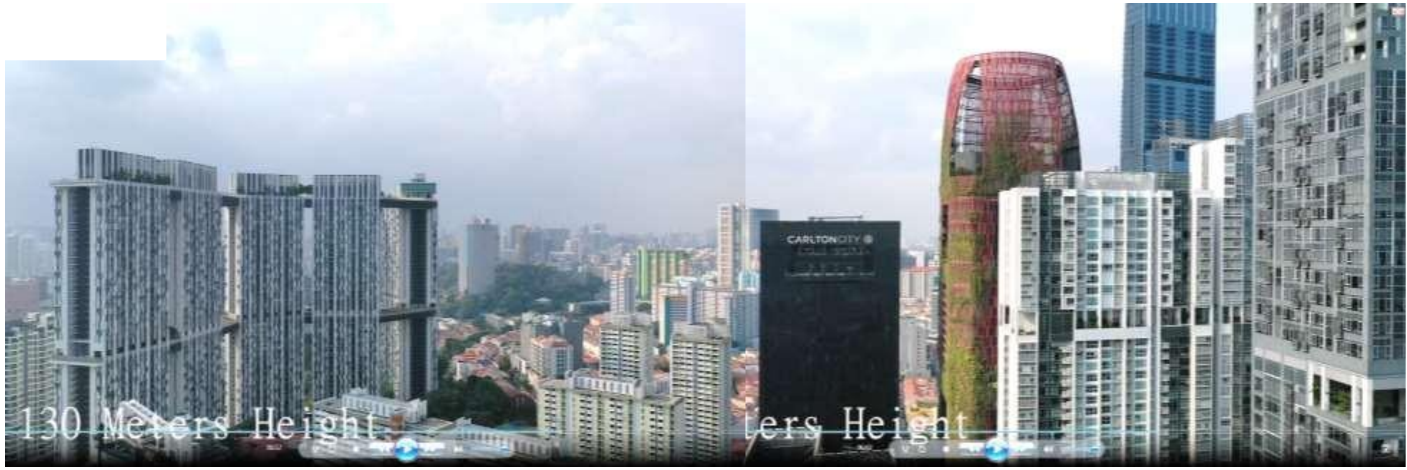
- **4 Residential Lifts**
  3@ Capacity 17pax
  1@ 22pax

- **Private Lift For Type E1**

- **Refuse Chute located at escape staircase foyer**

- **Planter at the common corridor**





City View L34 @130m

Sea View L34 @130m

PPVC AREA

PPVC CONCEPT

Prefabricated Prefinished Volumetric Construction (PPVC) Requirements:

- Not to damage any embedded services in the unit;

- Not to drill any walls within the Unit where such drilling exceeds 20mm in depth;

- Not to hack, alter remove and/or create any opening to structurally reinforced concrete components such as slab above ceiling, wall and/or slab/floor;

- Not to change or replace the floor tiles and/or timber flooring and/or wall tile and/or access panels unless qualified person engaged by the purchaser supervises and observes.

UNIT LAYOUT

SHOW UNIT TYPE A1 – 1 BEDROOM

42 SQM I 452 SQFT

APARTMENT	CEILING HEIGHT
TYPICAL UNITS	
Living / Dining / Kitchen	2765 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)

VISUAL CONNECTIVITY OF KITCHEN, LIVING AND DINING
- Uninterrupted visual connection from kitchen to living area.

ENTRANCE
- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage

SECURITY
- Digital lock
- Visitor call panel

SMART HOME FEATURES
- Smart home gateway
- Air-conditioning with smart home interfacing at living/dining
- Smart doorbell

KITCHEN
- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
- Tall Boy Storage
- Built-In Fridge

MULTI-FUNCTIONAL FLIP DOWN TABLE
- Multi-functional kitchen table for dining and entertaining guest or as a working desk
- Folded away into the cabinet itself for more flexibility.

MASTER BEDROOM
- Designed with connected bathroom.
- Wardrobe

UNIT LAYOUT

SHOW UNIT I TYPE BS1 – 2 BEDROOM + STUDY

77 SQM I 829 SQFT

APARTMENT	CEILING HEIGHT
TYPICAL UNITS	
Living / Dining / Kitchen / Study	2765 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)
Bedroom 2	2765 mm (approx.)
Bath 2	2400 mm (approx.)
Balcony	2925 mm (approx.)

VISUAL CONNECTIVITY OF KITCHEN, LIVING AND DINING
- Uninterrupted visual connection from kitchen to living area.

ENTRANCE
- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage

SECURITY
- Digital lock
- Visitor call panel

SMART HOME FEATURES
- Smart home gateway
- Air-conditioning with smart home interfacing at living/dining
- Smart doorbell

STUDY
- Flexible space for work and study or can be extension of communal area
- Direct connection to common bath

KITCHEN
- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
- Tall Boy Storage
- Built-In Fridge

BEDROOM 2
- Units designed with exceptional size.
- Wardrobe

MASTER BEDROOM
- Units designed with connecting bathroom
- Wardrobe

UNIT LAYOUT

SHOW UNIT I TYPE C1 – 3 BEDROOM

132 SQM I 1,420 SQFT

APARTMENT	CEILING HEIGHT
TYPICAL UNITS	
Living / Dining	2875 mm (approx.)
Foyer / DB	2600 mm (approx.)
Kitchen	2400 mm (approx.)
HS	2925 mm (approx.)
WC	2400 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)
Bedroom 2	2765 mm (approx.)
Bath 2	2400 mm (approx.)
Bedroom 3	2765 mm (approx.)
Balcony	2925 mm (approx.)

LUXURIOUS LIVING AND DINING SPACE
- Elegant space with 7140mm(L) x 4030mm(W).

PRIVATE LIFT + FOYER
- Exclusive Entrance
- Enhance mobility safety and accessibility at home
- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage or displays

SECURITY
- Digital lock
- Visitor call panel

SMART HOME FEATURES
- Smart home gateway
- Air-conditioning with smart home interfacing at living/dining
- Smart doorbell

WET KITCHEN + PANTRY
- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
- Tall Boy Storage
- Built-In Fridge
- "Dry" Kitchen Pantry concept

STORAGE EXTENT
- HS may consider as supplementary storage for the unit

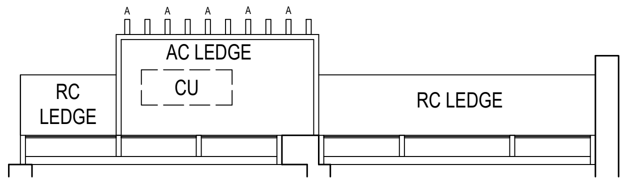
SPACIOUS BEDROOMS
- Master bedroom designed with exceptional size and connecting bathroom

MASTER BATH
- Intelligent Toilet WC

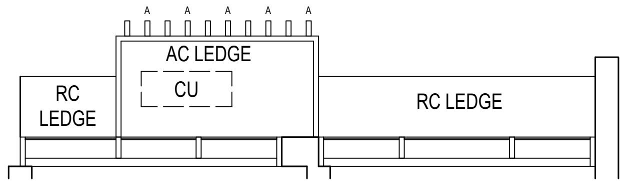
TYPE A1

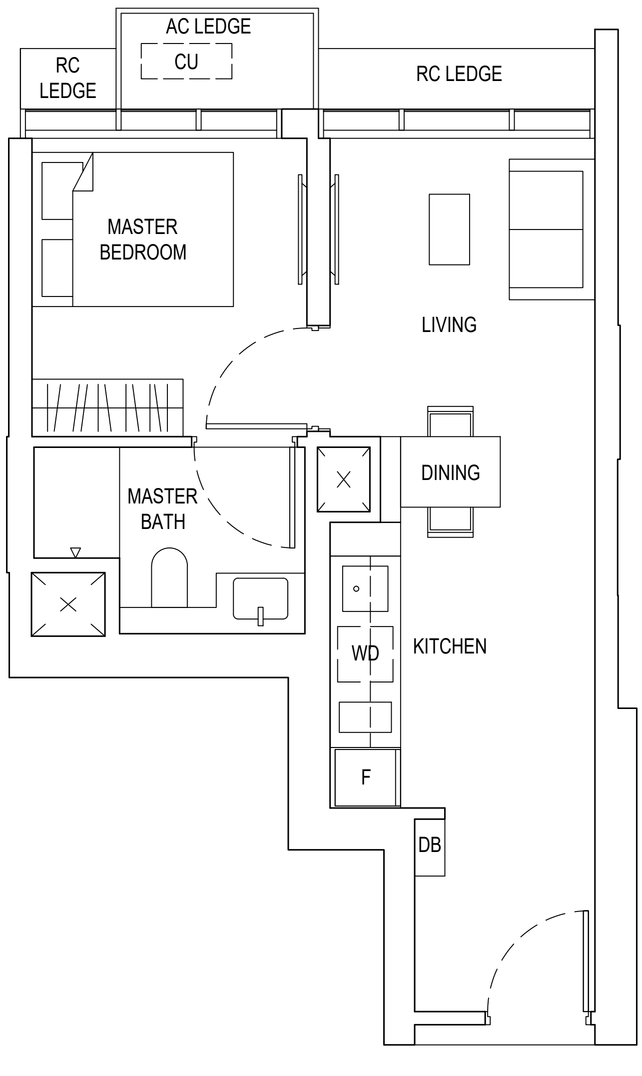
1 - BEDROOM 42 sqm / 452 sqft

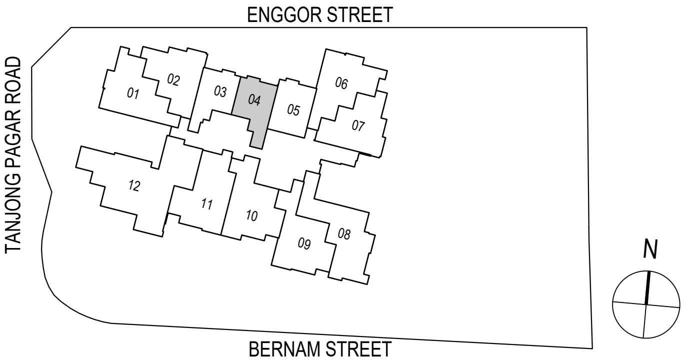
TYPE A1
09-04 to 19-04



TYPE A1
05-04 to 08-04
20-04 to 33-04

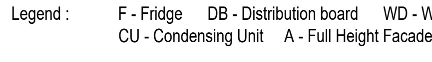






Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

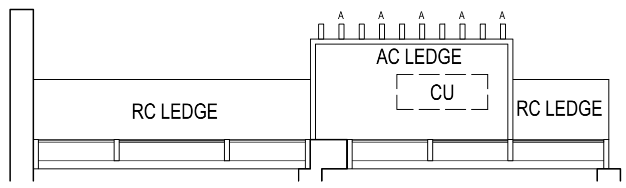
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin



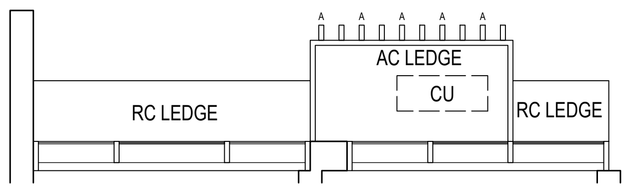
TYPE A2

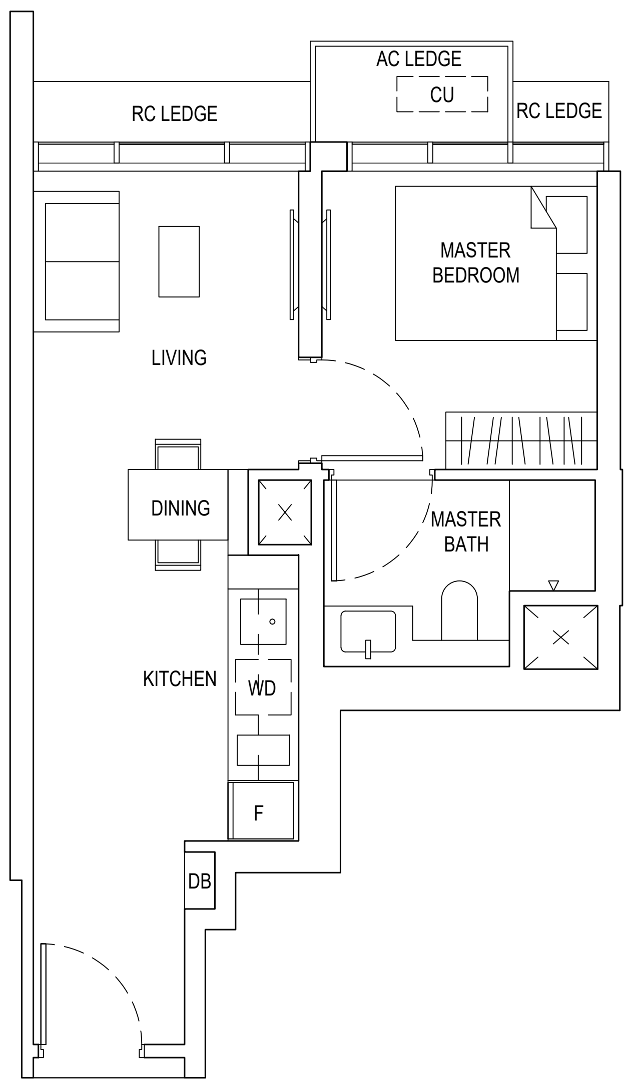
1 - BEDROOM 41 sqm / 441 sqft

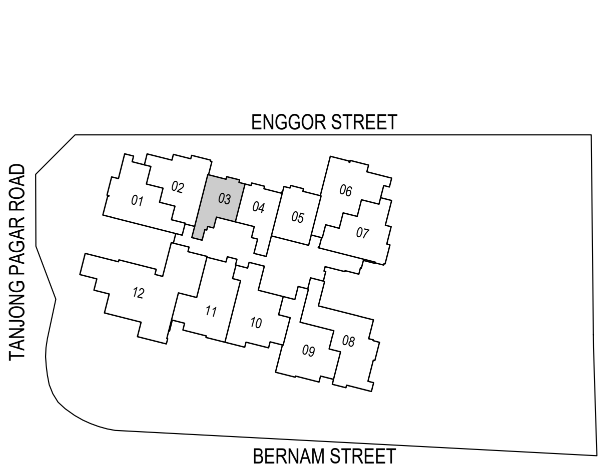
TYPE A2
13-03 to 22-03

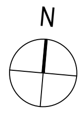


TYPE A2
05-03 to 12-03
23-03 to 33-03









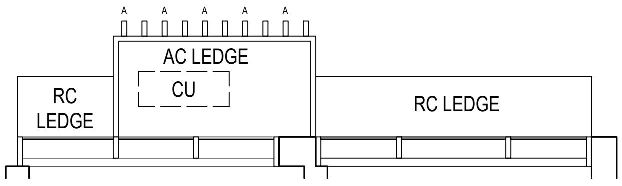
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

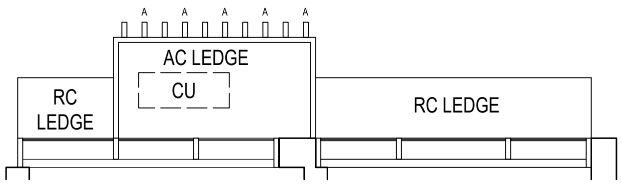
TYPE A3

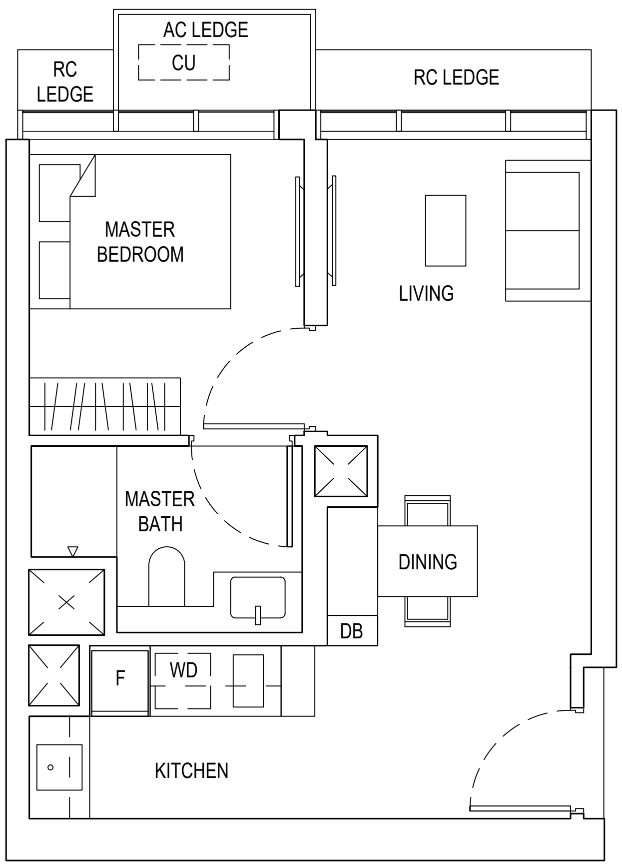
1 - BEDROOM 43 sqm / 463 sqft

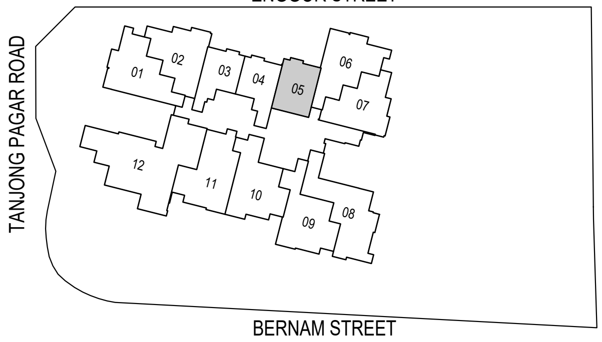
TYPE A3
23-05 to 33-05

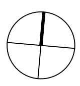


TYPE A3
05-05 to 22-05









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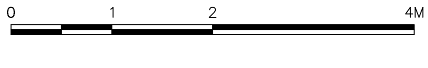
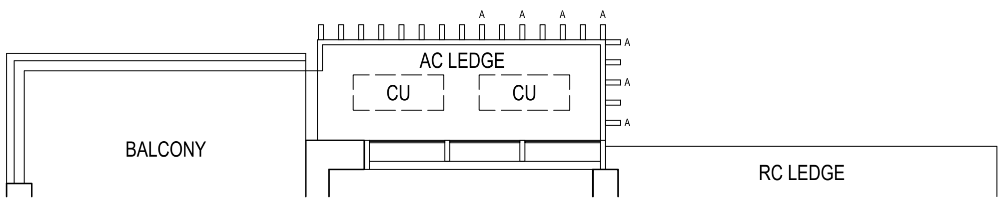
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin



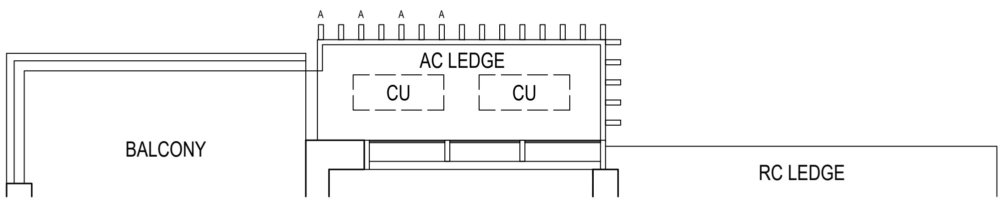
TYPE B1

2 - BEDROOM 68 sqm / 732 sqft

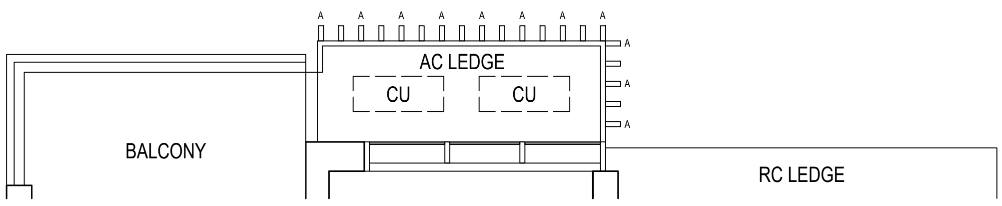
TYPE B1
23-06 to 33-06

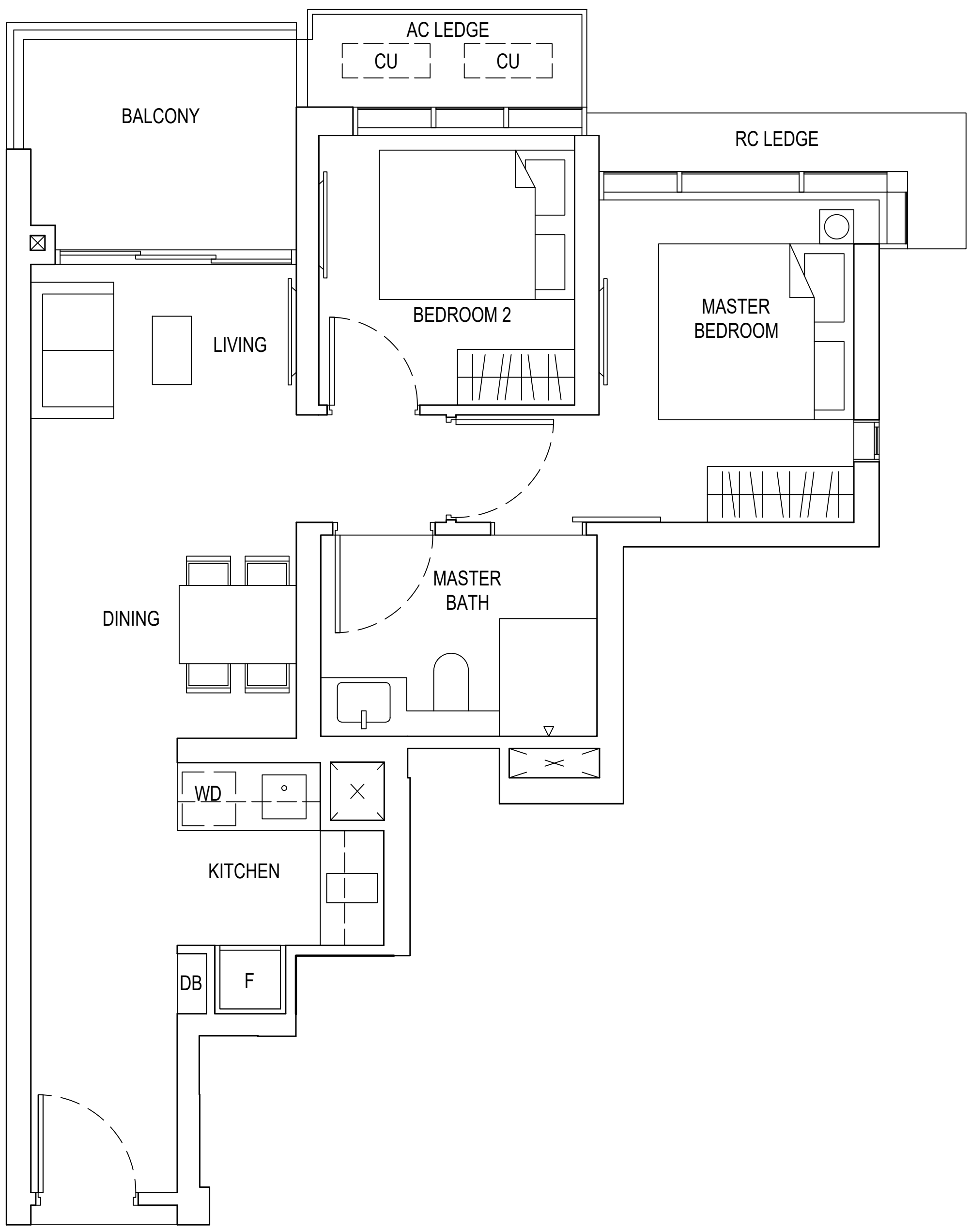


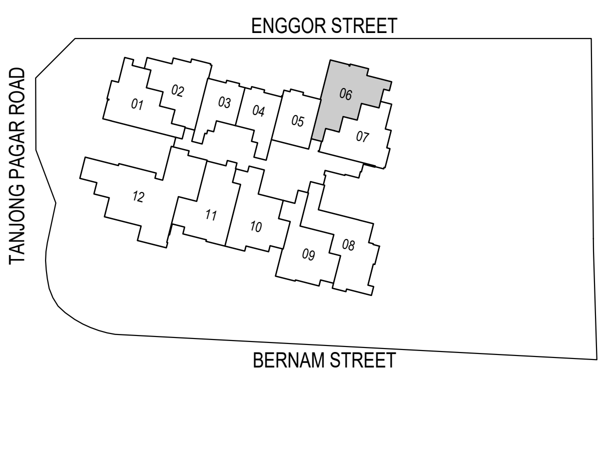
TYPE B1
13-06 to 22-06

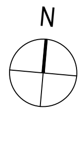


TYPE B1
05-06 to 12-06









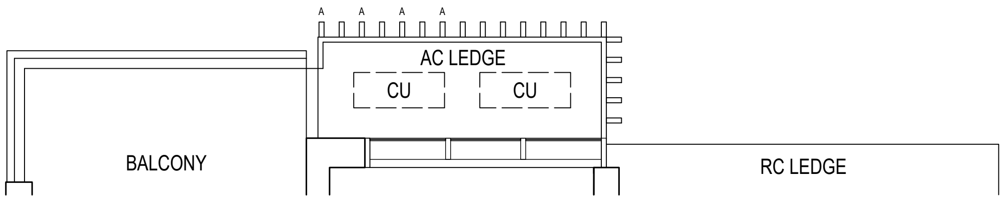
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

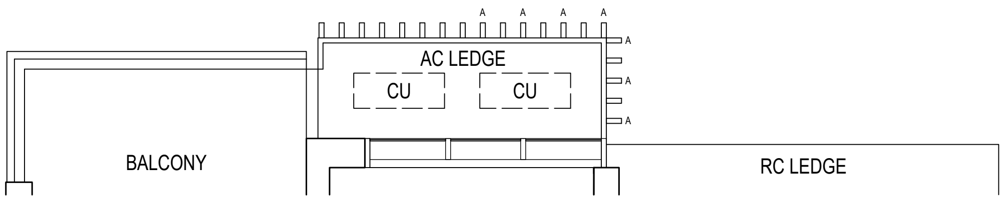
TYPE B2

2 - BEDROOM 68 sqm / 732 sqft

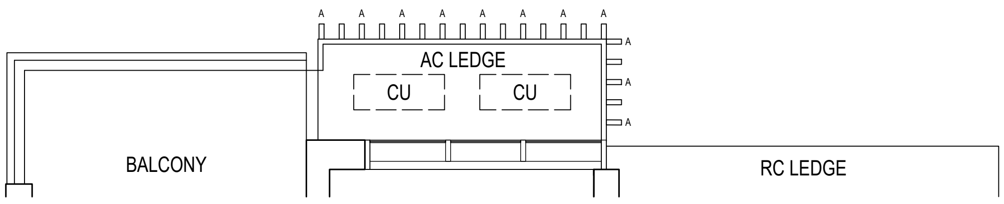
TYPE B2
23-01 to 33-01

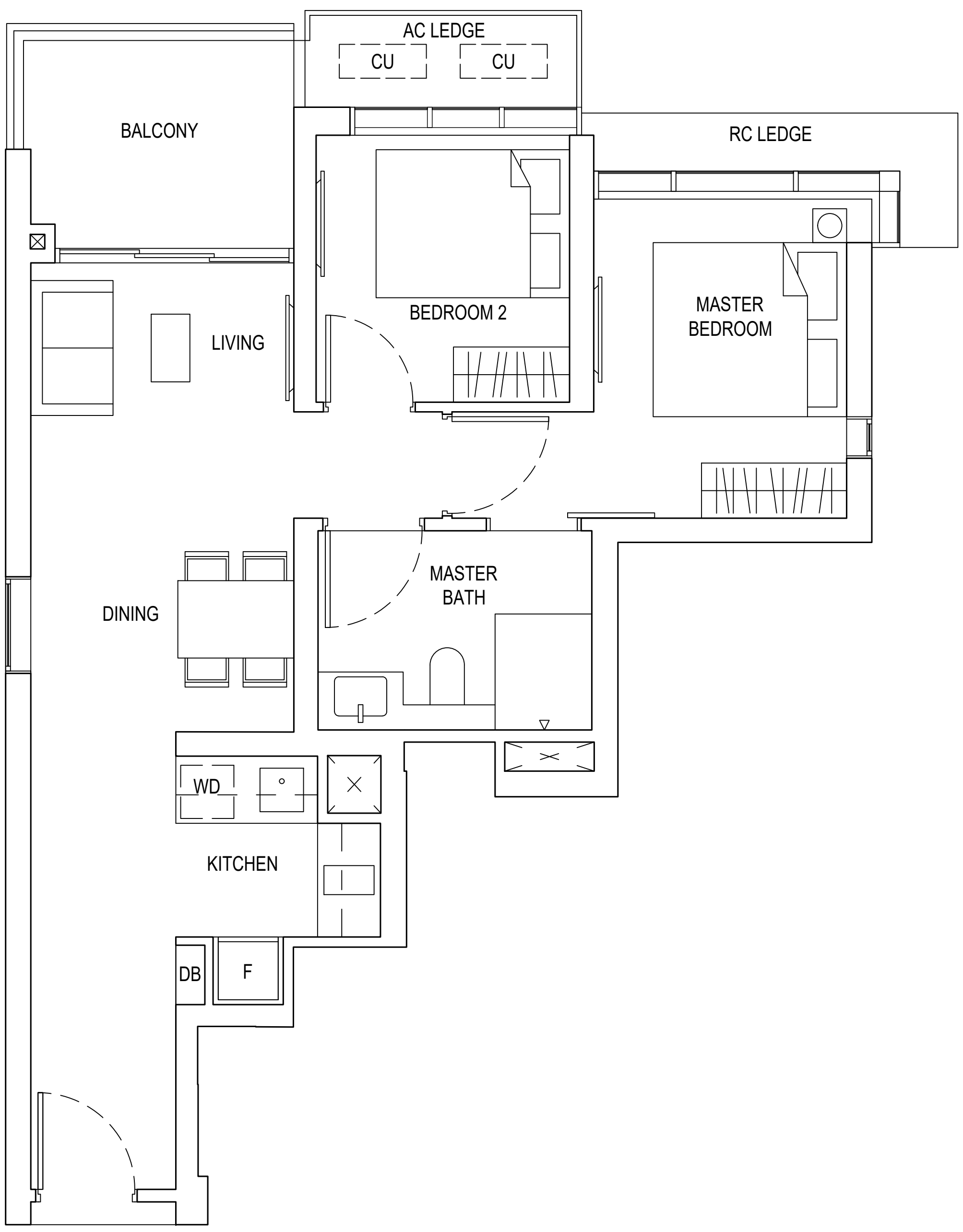


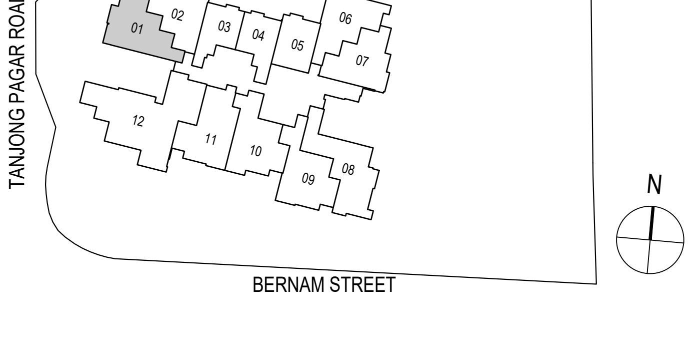
TYPE B2
13-01 to 22-01



TYPE B2
05-01 to 12-01

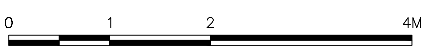






Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

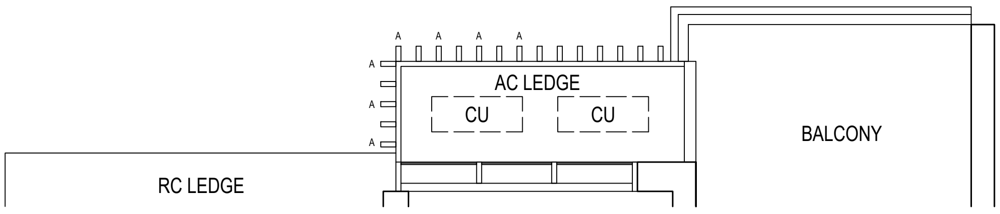
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



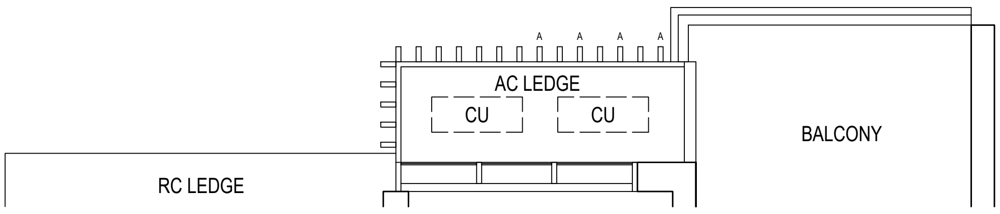
TYPE B3

2 - BEDROOM 65 sqm / 700 sqft

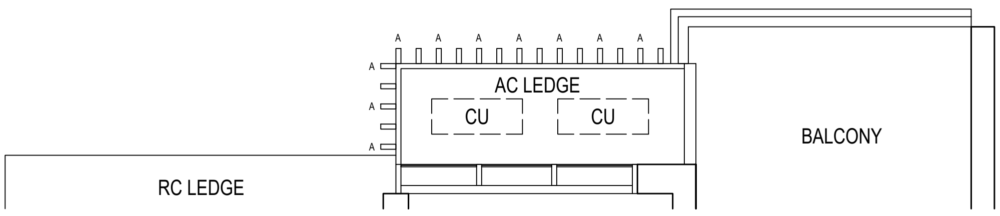
TYPE B3
20-02 to 33-02

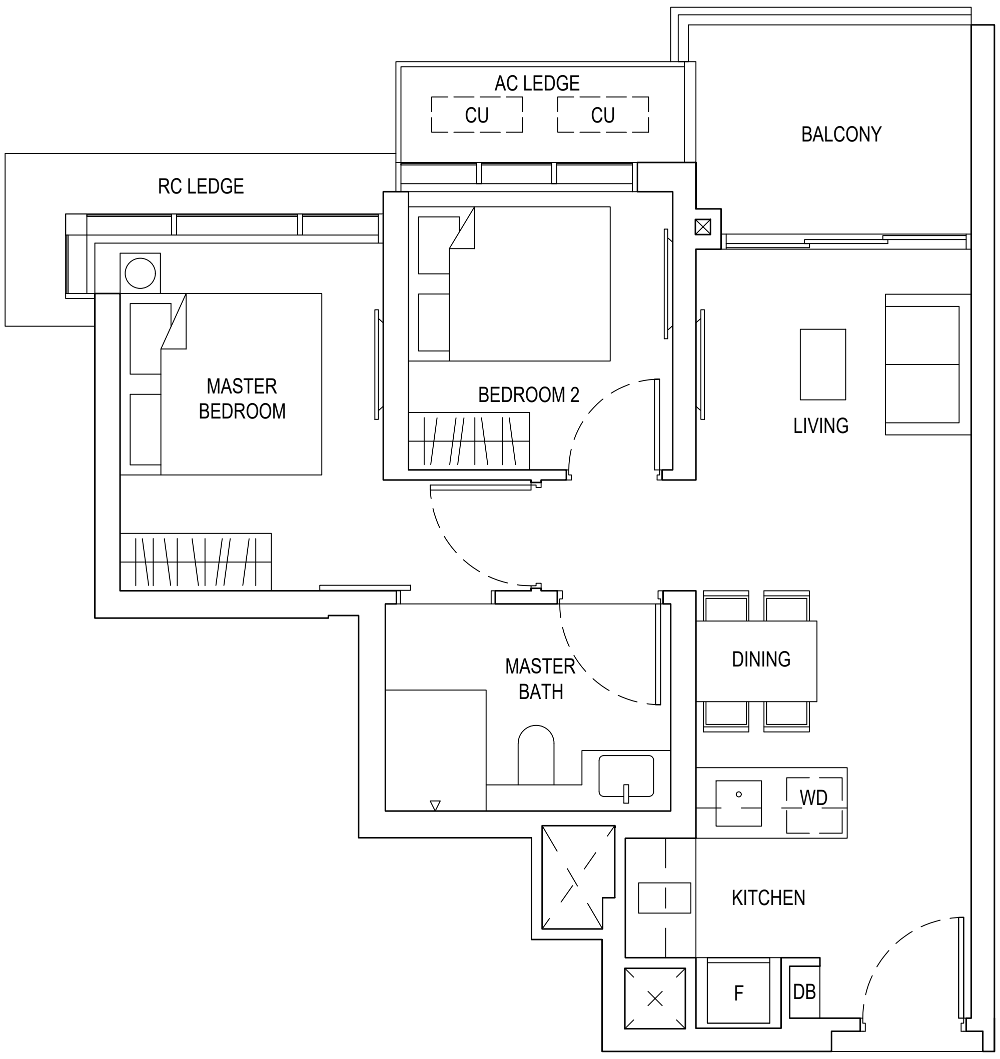


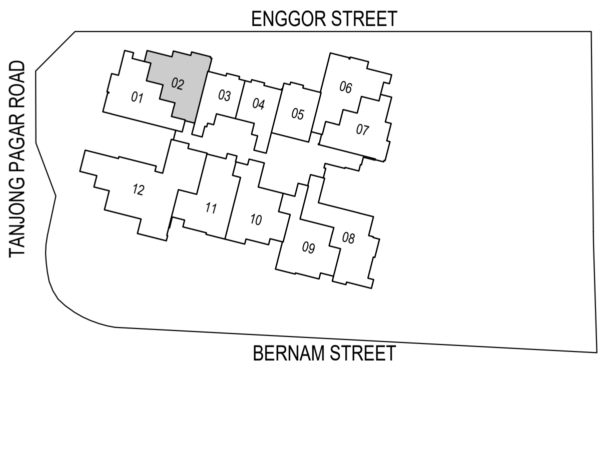
TYPE B3
09-02 to 19-02

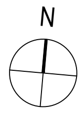


TYPE B3
05-02 to 08-02









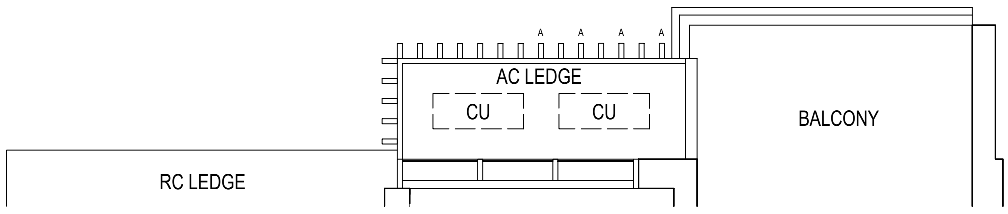
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

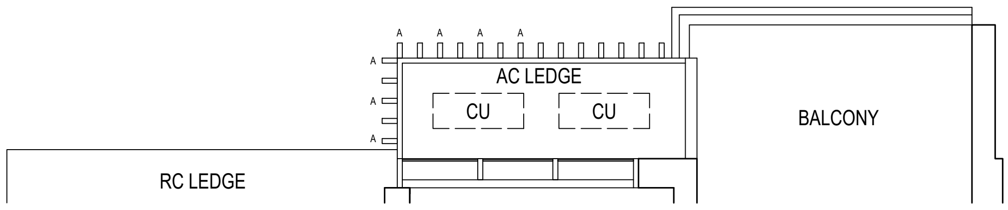
TYPE B4

2 - BEDROOM 65 sqm / 700 sqft

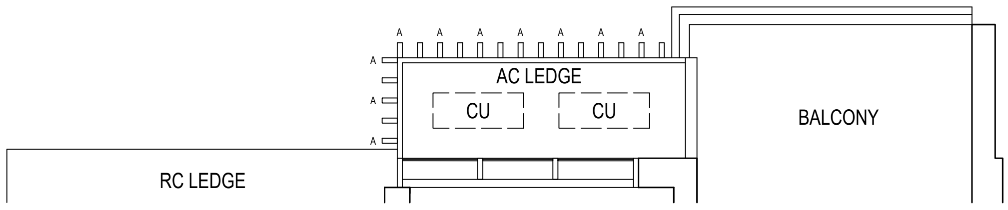
TYPE B4
20-07 to 33-07

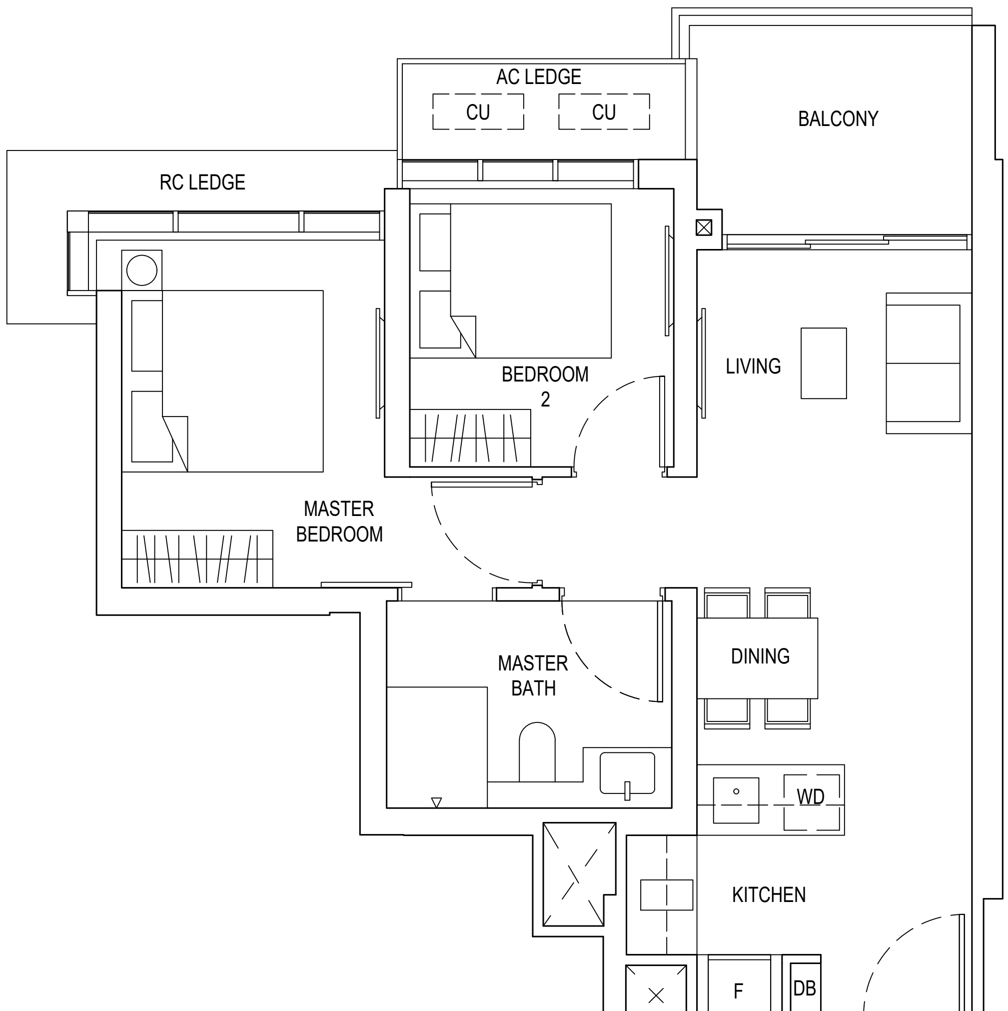


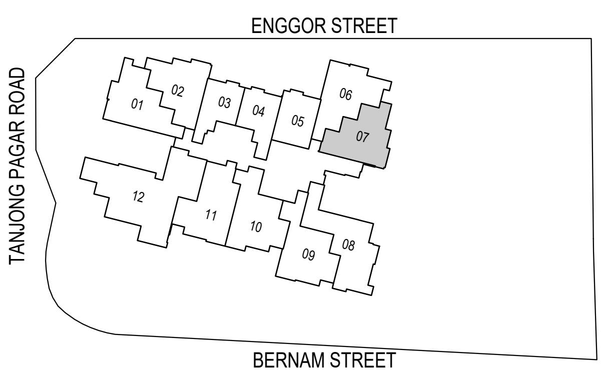
TYPE B4
09-07to 19-07

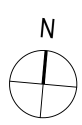


TYPE B4
05-07 to 08-07



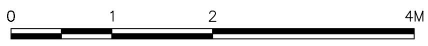






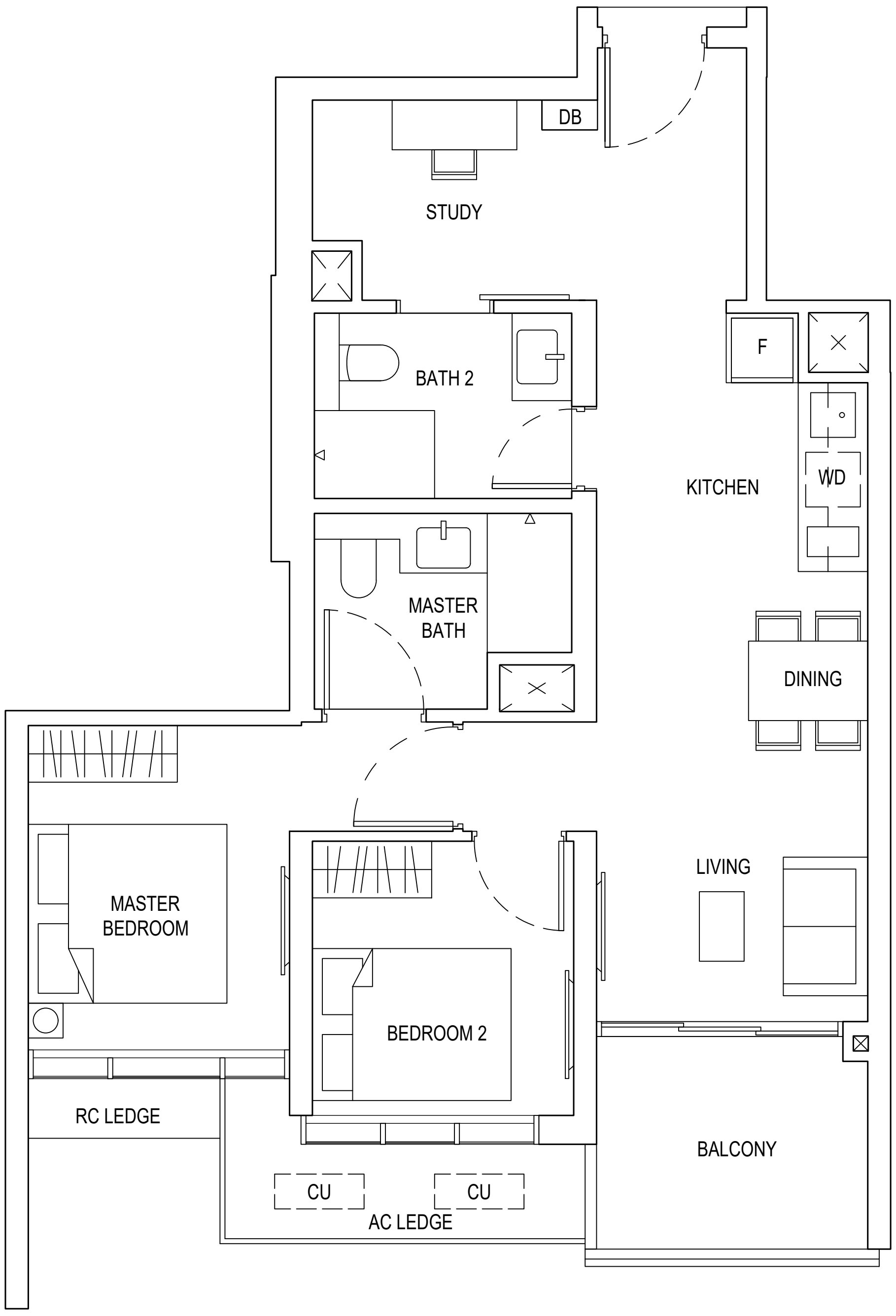
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

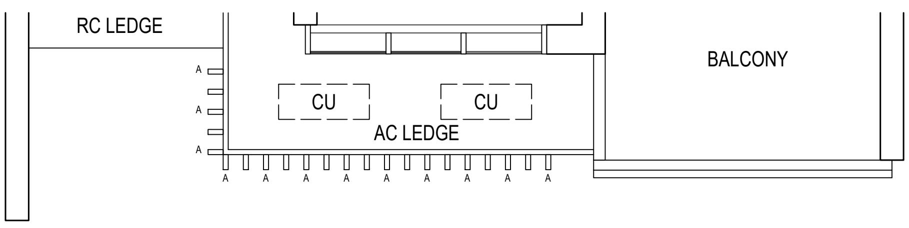


TYPE BS1

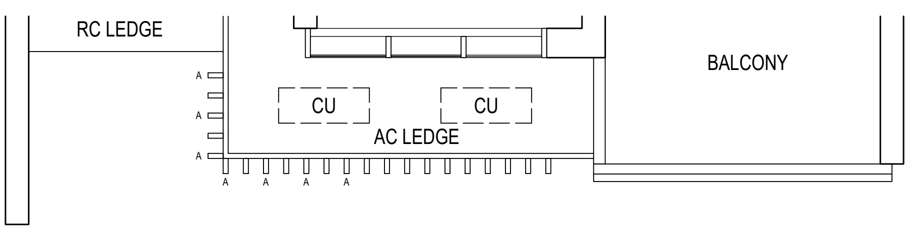
2 - BEDROOM + STUDY 77 sqm / 829 sqft



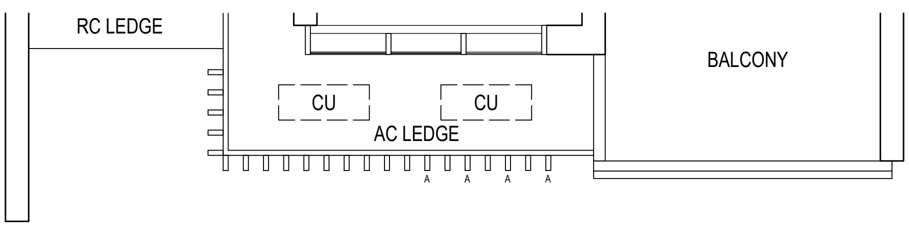
TYPE BS1
05-11 to 08-11

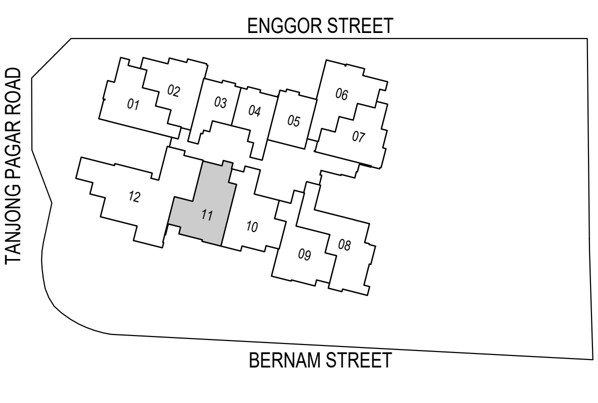


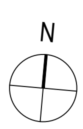
TYPE BS1
09-11 to 19-11



TYPE BS1
20-11 to 33-11





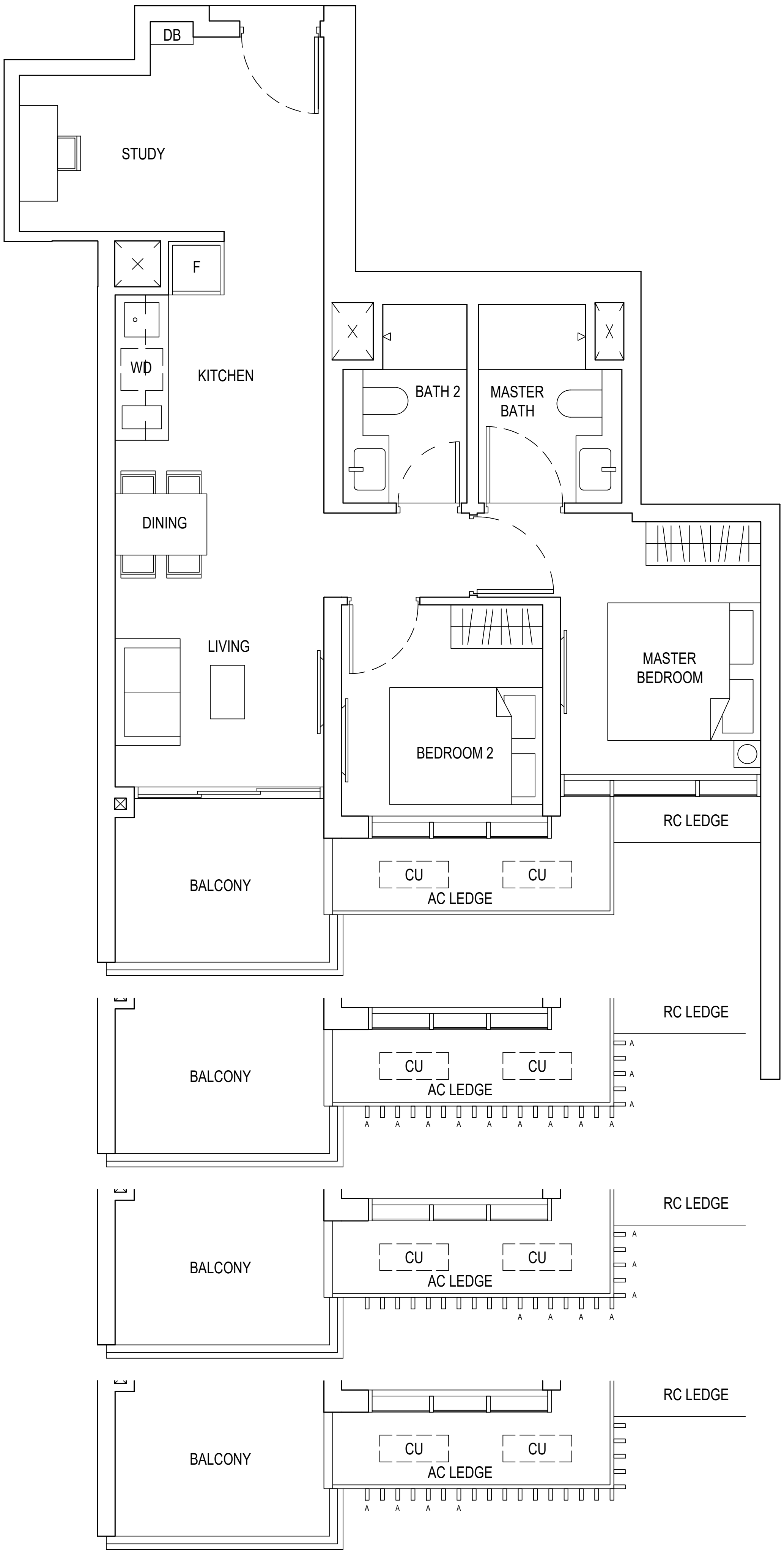


Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin

TYPE BS2

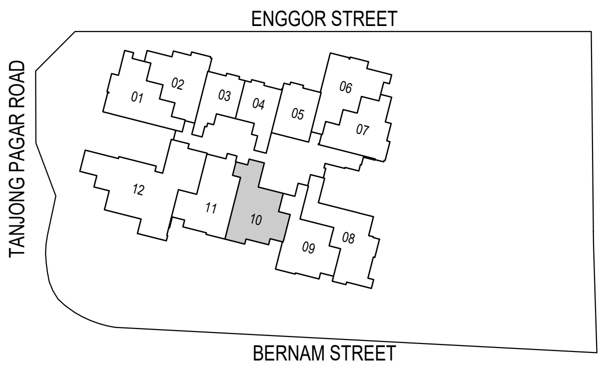
2 - BEDROOM + STUDY 77 sqm / 829 sqft

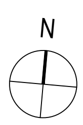


TYPE BS2
05-10 to 12-10

TYPE BS2
13-10 to 16-10

TYPE BS2
17-10 to 33-10



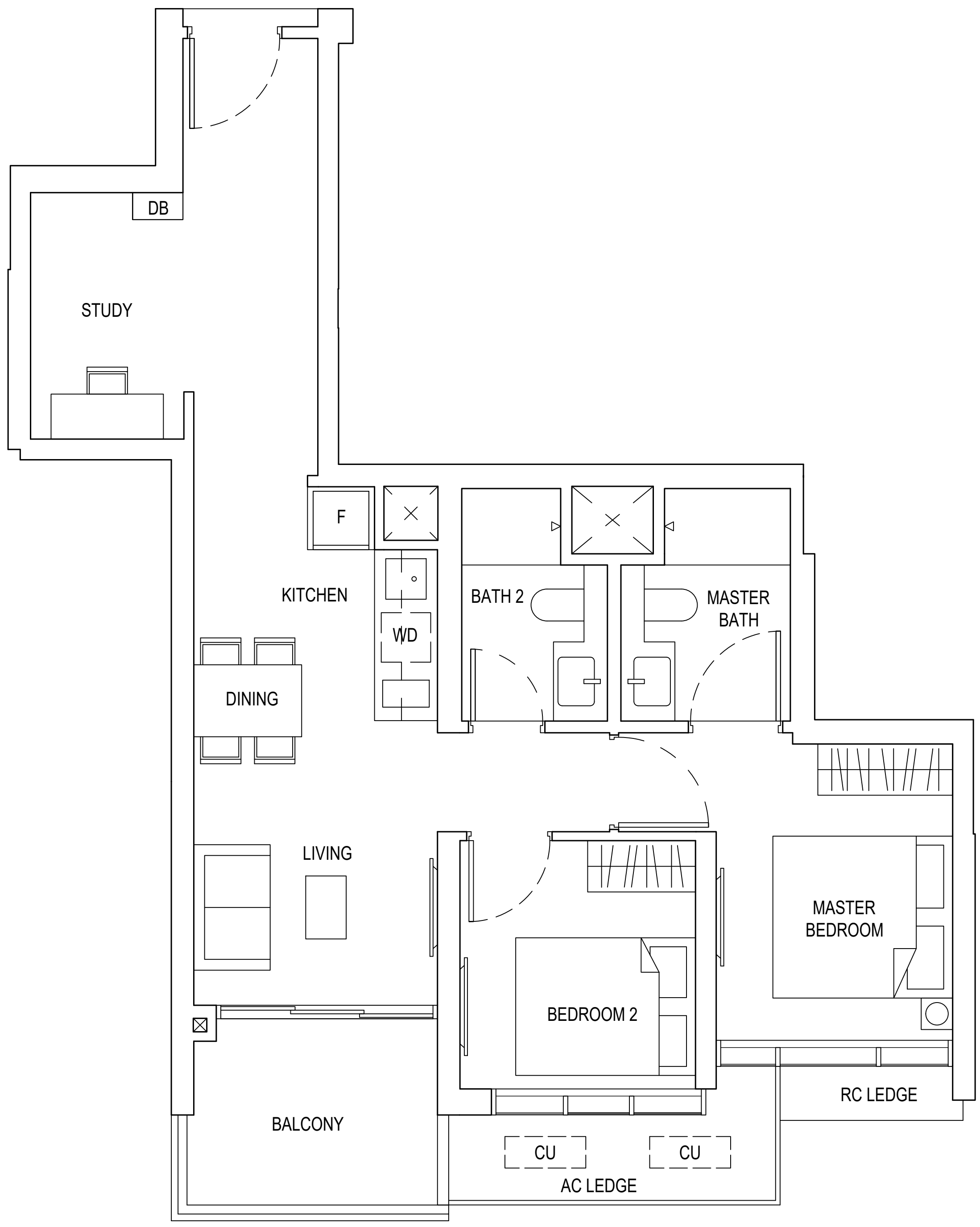


Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

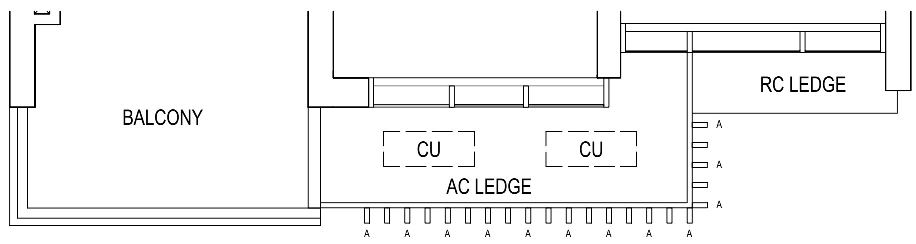
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

TYPE BS3

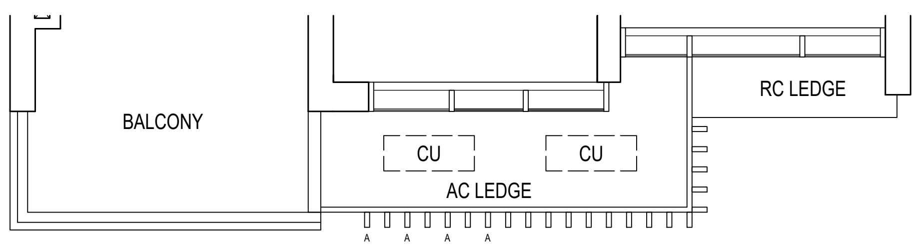
2 - BEDROOM + STUDY 75 sqm / 807 sqft



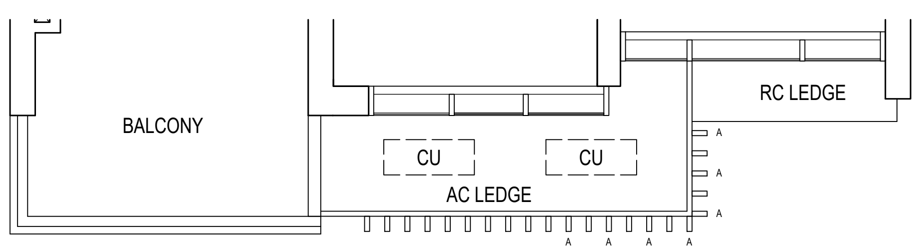
TYPE BS3
05-09 to 08-09

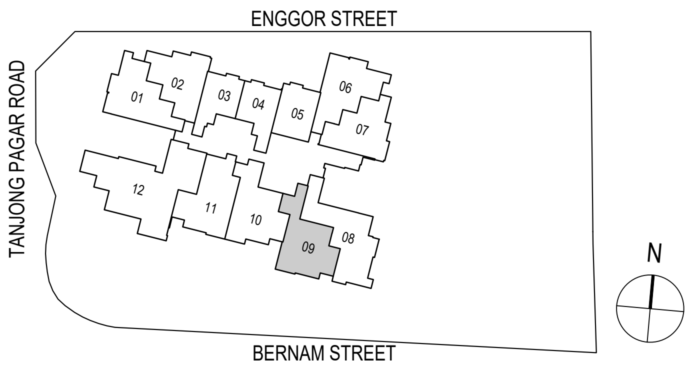


TYPE BS3
09-09 to 22-09



TYPE BS3
23-09 to 33-09



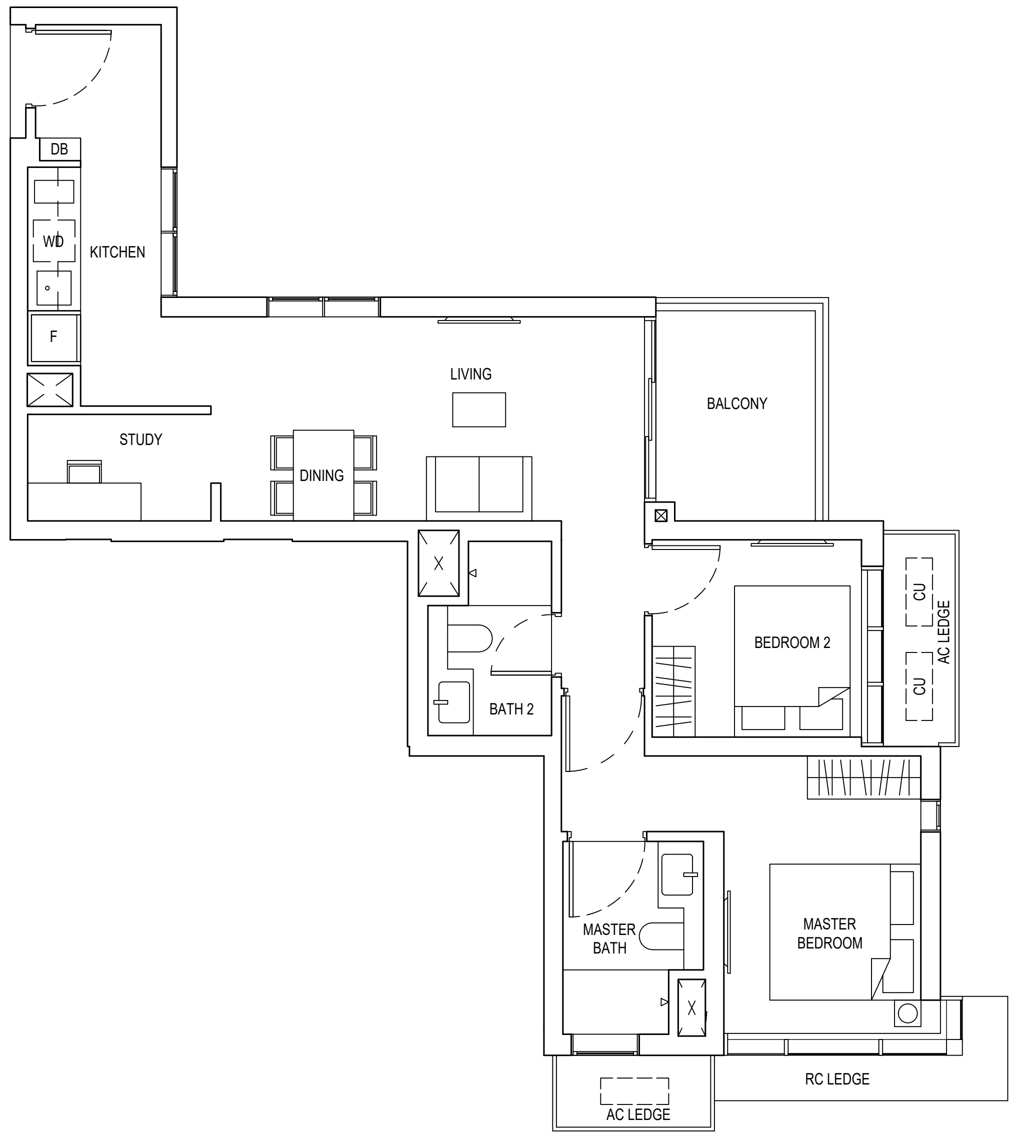


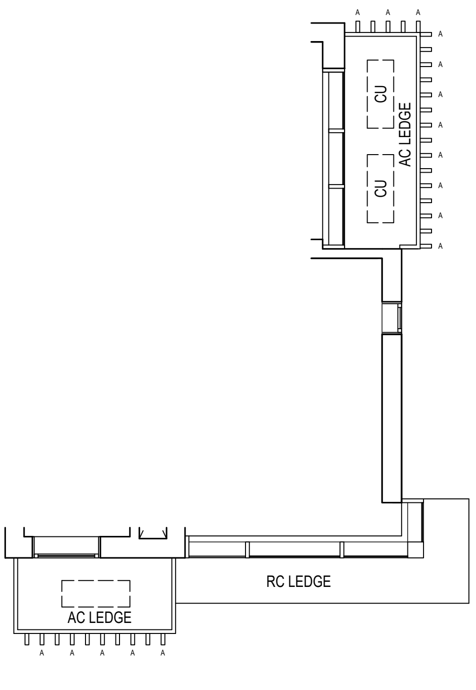
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

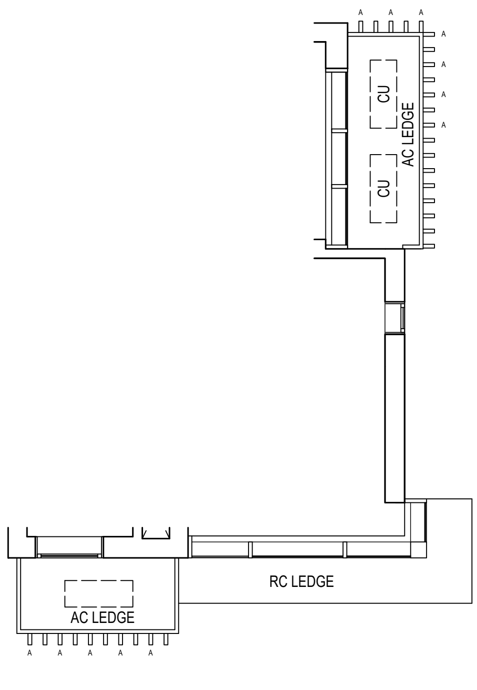
TYPE BS4

2 - BEDROOM + STUDY 81 sqm / 872 sqft

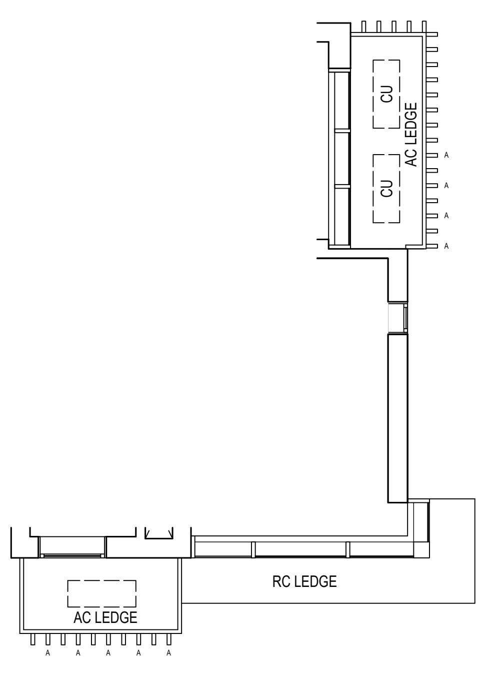




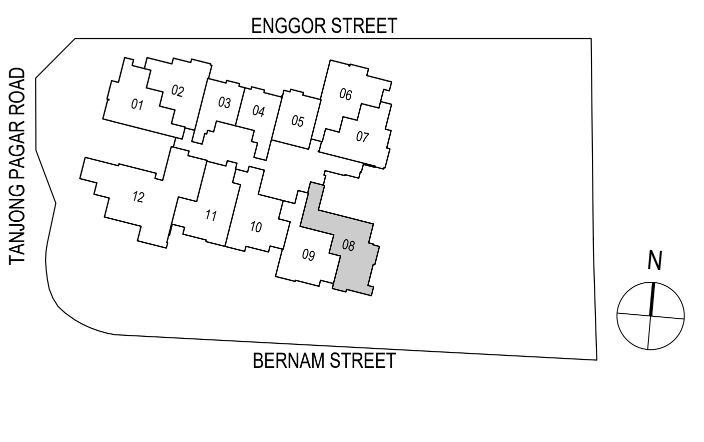
TYPE BS4
05-08 to 12-08



TYPE BS4
13-08 to 22-08



TYPE BS4
23-08 to 33-08



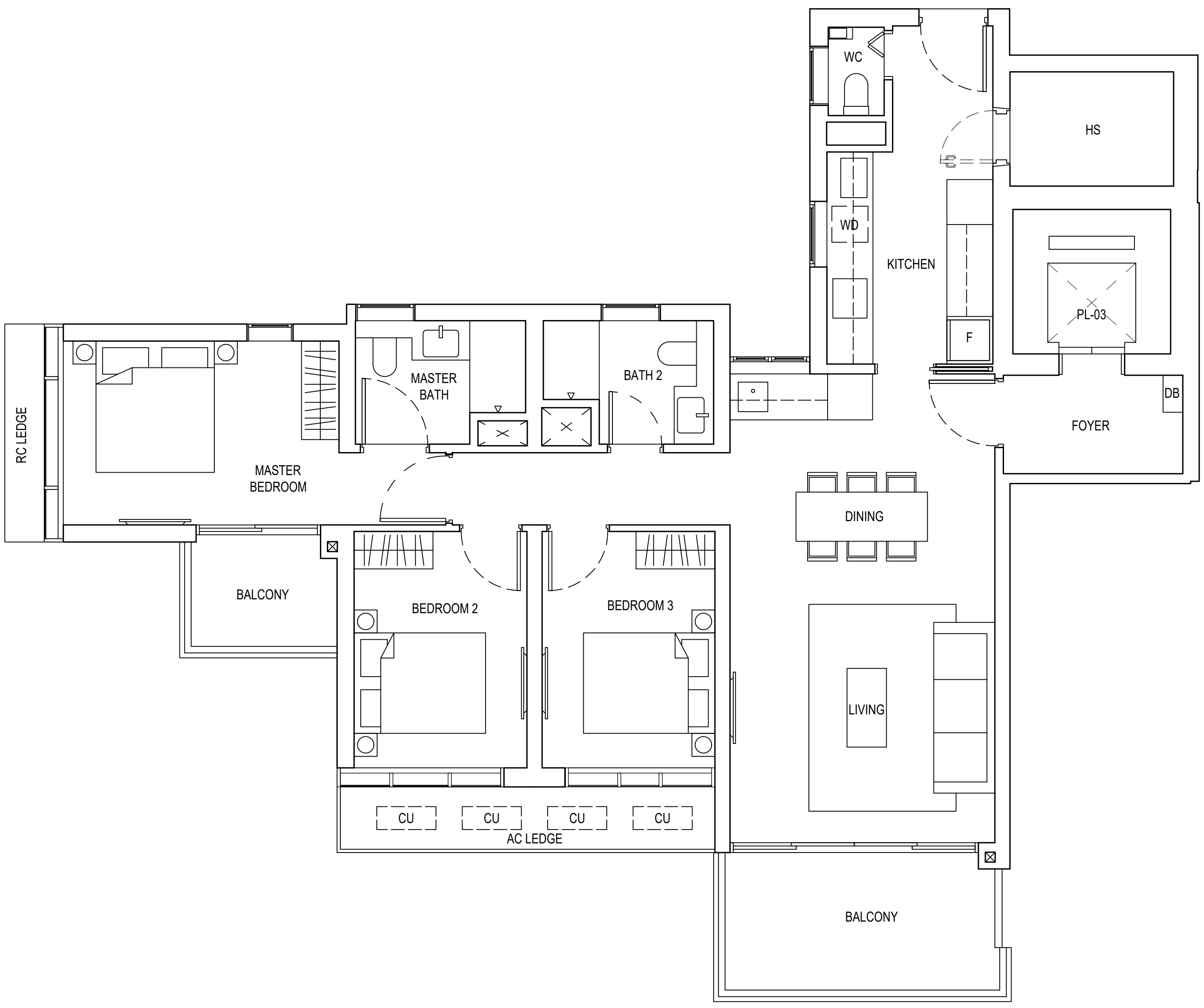
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

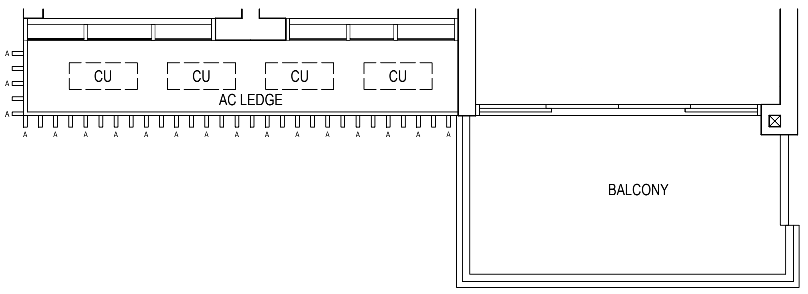
0 1 2 4M

TYPE C1

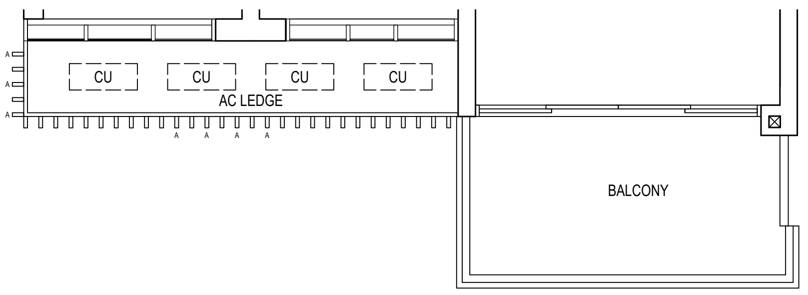
3 - BEDROOM 132 sqm / 1,421 sqft

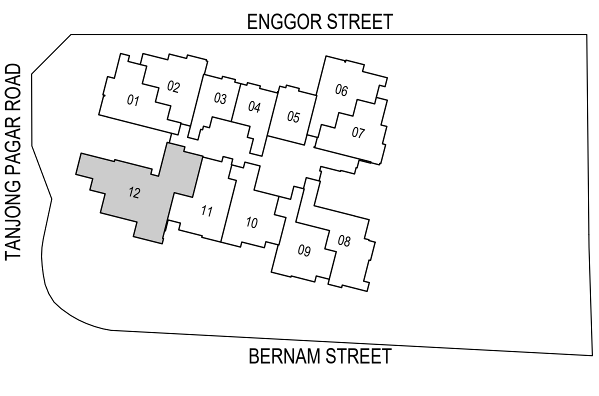


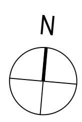
TYPE C1
05-12 to 12-12



TYPE C1
13-12 to 33-12







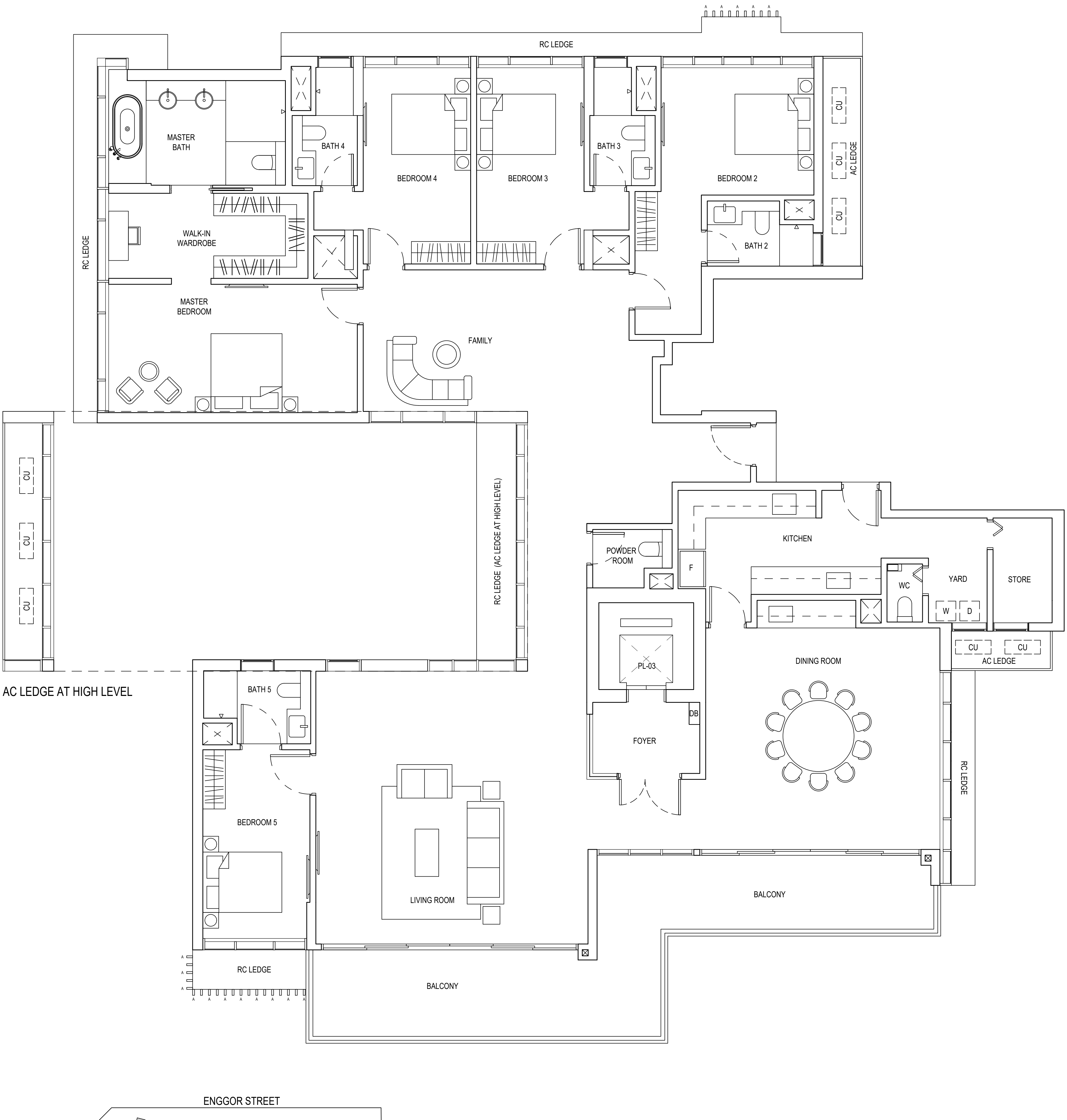
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

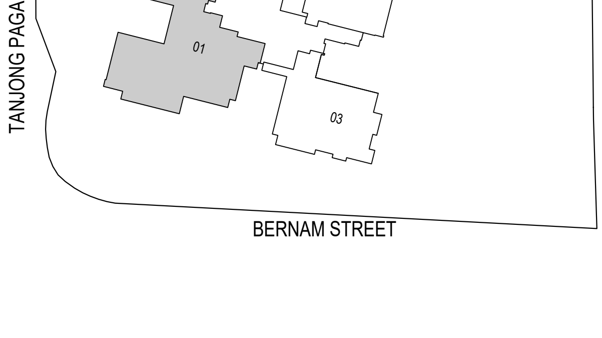
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit WC - Water Closet HS - Household Shelter A - Full Height Facade Signature Fin

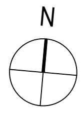
TYPE E1

5 - BEDROOM (PH)   400 sqm / 4,306 sqft

35-01







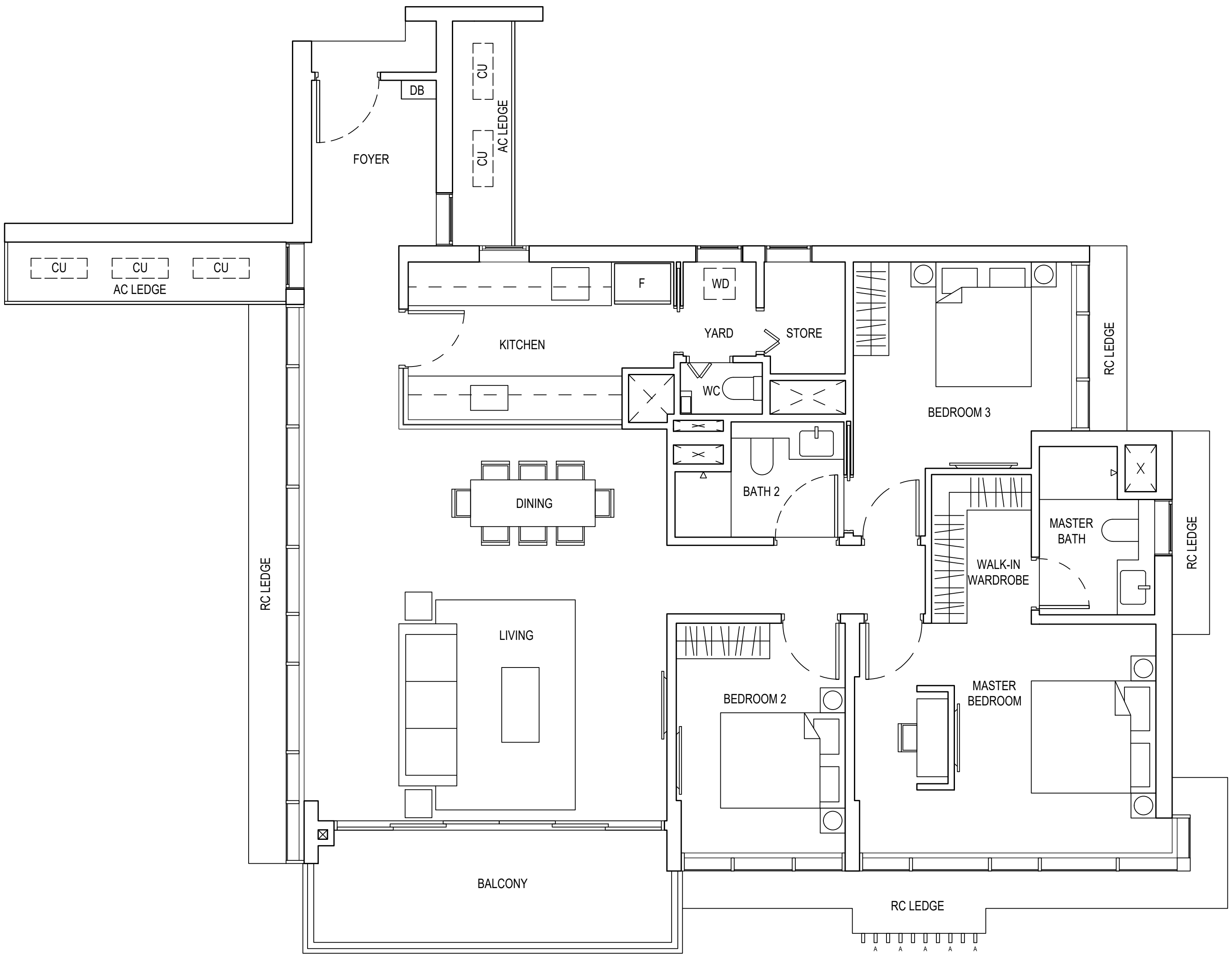
Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

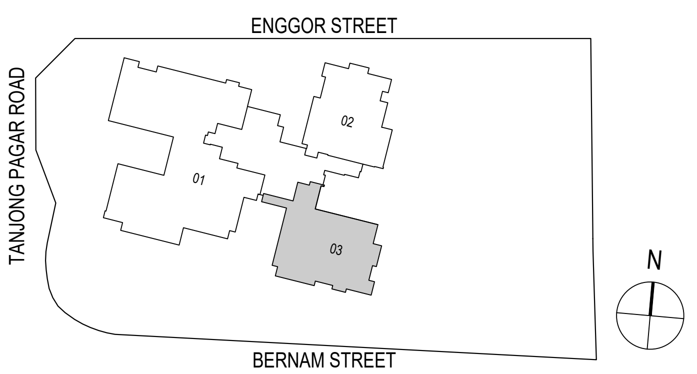
Legend : F - Fridge   DB - Distribution board   W - Washer   D - Dryer   AC Ledge - Air Conditioner ledge   CU - Condensing Unit
WC - Water Closet   A - Full Height Facade Signature Fin

TYPE E2

3 - BEDROOM (PH) 181 sqm / 1,948 sqft

35-03





Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

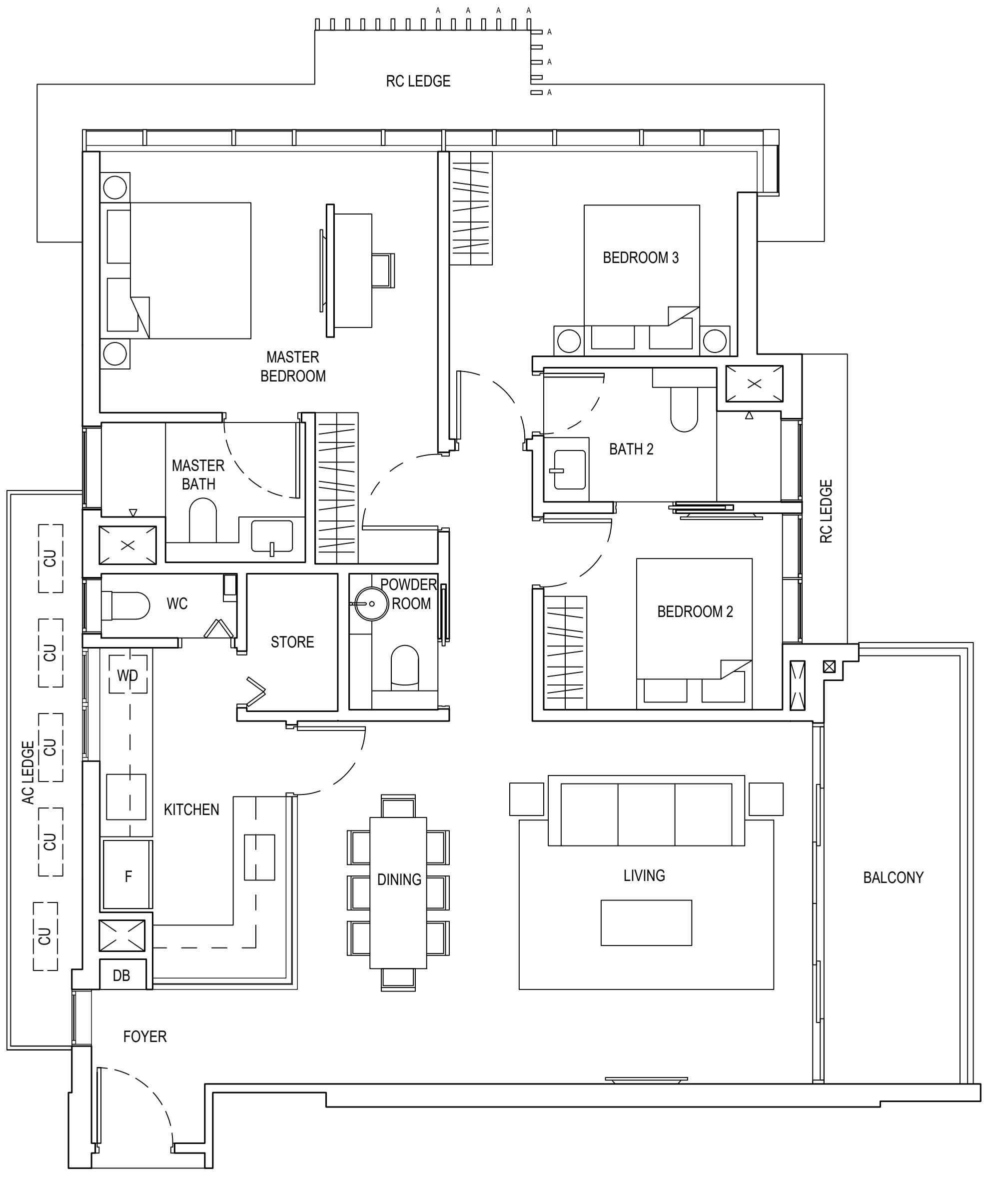
Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit WC - Water Closet A - Full Height Facade Signature Fin

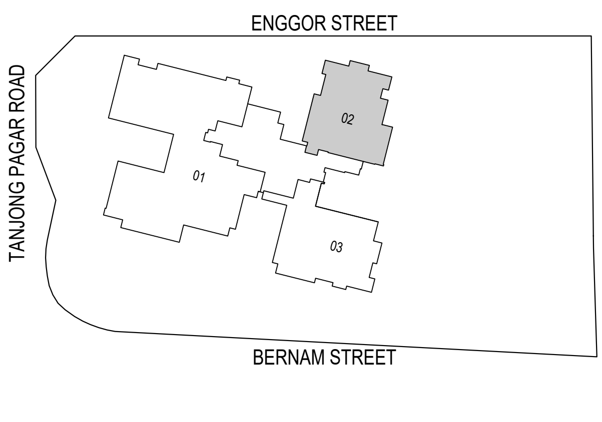
0 1 2 4M

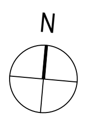
TYPE E3

3 - BEDROOM (PH) 162 sqm / 1,744 sqft

35-02







Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend : F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit WC - Water Closet A - Full Height Facade Signature Fin

0 1 2 4M

V-ZUG

LAUFEN

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Simple & Stylish Digital Lock

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INTRUSION ALARM

LOW BATTERY

AWAY MODE

FINGERPRINT

NUMBER PAD

MECHANICAL KEY

MOBILE APP-SMARTHOME (optional)

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Know before they knock

Arlo Video Doorbell is designed to capture what traditional video doorbells can't. Get notified when motion is detected and receive a call on your phone when your doorbell is pressed.

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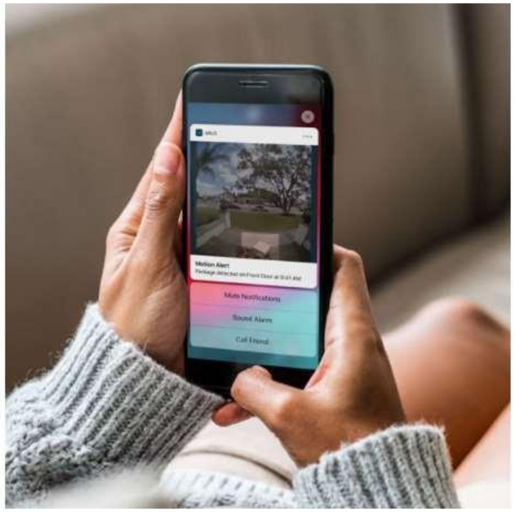
Capture more vivid details

Motion Detection
Get instant phone alerts

Night Vision
See clearly without a light on

180° Viewing Angle
Shows more at your door

2-Way Audio
Hear and speak to visitors



Motion detection & alerts

Get notified when motion is detected, and watch live-streaming video from your smartphone or tablet.

More ways to answer

Hear and speak to visitors with clear 2-way audio, or respond quickly with pre-recorded messages.

HAIKU

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PROVISION: WHITE COLOR

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Iconic Design Meets Exceptional Efficiency