

sora

Own your space. Your own space.

FREQUENTLY ASKED QUESTIONS (FAQS)

GENERAL

1. What is the name rationale for Sora and the Chinese name?

Sora, which is the Japanese word for 'sky', represents the infinite sky and space above us, emphasising the unlimited possibilities available to the inhabitants creating their homes in the development.

Located in the heart of Singapore's second CBD within the lake district, Sora also embodies the essence of both vibrant city life and the serenity of nature. The name presents limitless options for a multifaceted and exciting fusion of lifestyles catering to the modern, adventurous community.

Sora symbolises a new and boundless way of living - one that is built on the flexibility of contemporary life by blending the best of both worlds, thus highlighting the vast potential of the surrounding area.

水岸華庭 is the proposed Chinese name for the development. In Chinese, '水岸' means waterfront and '庭' means an elegant place of residence.

Like the way its English name Sora symbolises the infinite sky, 水岸華庭 represents the infinite landscape around us. Together, they emphasise the unlimited possibilities available to the inhabitants creating their homes in the development.

Located in the heart of Singapore's second largest business district within Jurong Lake District, 水岸華庭 embodies the essence of both vibrant city life and the serenity of nature. The name presents limitless options for a multifaceted and exciting fusion of lifestyles catering to the modern, adventurous community.

In tandem with the name Sora, 水岸華庭 marks a new and boundless way of living - one that is built on the flexibility of contemporary life by blending the best of both worlds, thus highlighting the vast potential of the surrounding area.

2. Will there be a shuttle bus service provided? If so, what is the duration?

2-years or until 1st AGM, whichever is earlier for shuttle bus services to Lakeside MRT station and Jurong East MRT station.

Operated on an hourly basis, daily operating hours to be reviewed closer to project completion.

3. What is the distance & travelling time to the nearby MRT?

Lakeside MRT: Approx. 1.7km and travel time approx. 3min by car.

4. Who is the main contractor for the development?

Nakano Singapore (Pte) Ltd

5. When is the expected TOP for the development?

Est. Date of Vacant Possession: 31 Oct 2028.

DEVELOPMENT

6. What is the percentage of units that faces Jurong Lake Gardens?

Approx. 76%

7. What is the height (in meters) of the four blocks?

Block 76 & 78 = SHD 76.2m

Block 72 & 74 = SHD 51m

8. What is the distance between the four blocks?

Between Block 78 & 76: 12m

Between Block 76 & 74: 40m

Between block 74 & 72: 10m

9. What is the distance between Sora to The Lakegarden Residences and the HBD along Yuan Ching Road?

Approx. 40m to Lakegarden Residences and approx. 60m to HDB

10. What is the floor-to-ceiling height of the units?

PES & Typical units: Floor to Floor 3.15m, Floor to ceiling 2.9m.

Units type with “-T”: applicable to top-floor units

Refer to Ceiling Height Schedule for more information.

11. Are there any furniture decks provided for units with high ceiling unit?

No

12. What type of floor finishes are provided?

Porcelain Tiles for living/kitchen/bath

Vinyl flooring for bedrooms

13. What type of wall finishes will there be?

Living/Dining: Paint finish

Bath: Tile

14. What is the type of glass used for the windows? Will the window be tinted?

Laminated glass / heat strengthened glass use. Glass is tinted.

15. What will be the colour scheme/materials provided for each unit type? Which show unit to refer to for the different unit types?

Unit Type A: Refer to 2 BR show unit.

Unit Type B & C: Refer to 3BR show unit.

Unit Type D & E: Refer to 5 BR show unit.

16. Is there any island top provided at the dry kitchen?

Yes, for unit type D & E only.

17. Are there any water points in PES or balcony?

No.

18. Is installation of water points allowed in PES or balcony?

No.

19. Does Master Bath come with rain shower?

Yes.

20. Is there any hot water supply for every unit?

Yes.

21. Are there any hair dryer or shaving points provided in the bathroom?

No.

22. Is mechanical ventilation provided in the bathrooms?

Yes, where applicable.

23. What is the type of window provided in each unit?

Casement or top hung windows.

24. What is the air-con system that will be used?

FCU will be provided.

25. Is there air-con in the utility room?

No.

26. Is town gas provided for all the units?

Yes except for Type A, B and C1 unit type.

27. Does intercom system come with video function?

Yes, there is video function for Intercom.

28. Where will the rubbish chute be located?

Common corridor.

29. Is the rubbish chute using pneumatic system?

Yes.

30. Will there be a household shelter in each unit?

Yes except for Type A, B and C1 units.

31. Any customization of the layout permitted?

No.

32. Can the walls in the unit be hacked?

Some, subject to engineer's approval

33. What are the smart home provisions provided for the unit?

Refer to e-Brochure.

34. Will there be any acoustic measures provided in the unit?

No.

35. Is zip track installation at the balcony / PES allowed?

House rules to be reviewed closer to project completion.

36. Does the purchaser need to pay to have the Approved Balcony Screen pre-installed in their unit?

What is the cost?

Yes.

Unit Type A: \$8,000

Unit Type B: \$11,000

Unit Type C: \$12,000

Unit Type D & E: \$16,000

37. Is there soft-closing for the drawers for all unit types.

Yes.

COMMON AREA / FACILITIES

38. What is the percentage of the residential site used for landscaping, facilities, etc?

Est. 70%.

(Including landscaping and facilities at the roof-top of each block, it works out to almost 100%)

39. Where will the main Ingress & Egress and side gate be located?

Along Yuan Ching Road.

40. How wide is the Ingress and Egress?

Ingress: 6m

Egress: 4m

41. Where will the carpark lots be located?

Basement.

42. How many car park lots are there in the development? Are there any handicap car park lots?

Total of 352 nos. of covered parking lots (excluding 4 accessible lots) consisting of 348 car park lots and 4 EV charging lots in the basement of Sora.

43. Will the buyers have to pay for the car park lots?

House rules to be reviewed closer to project completion.

44. Are there any lots provided for motorbike? If so, where is the location and no. of lots?

No

45. Are there any bicycle parking lots provided? If so, where is the location and no. of lots?

74nos. located near side gate 1 and 3

46. What is the height clearance of the car park?

Varies. Min. 2.2m

47. How many lifts serving each floor in a block?

Block 76 & 78: 2 no. common & 1 private lift

Block 72 & 74: 2 no. common lift

48. The position of the common lift. Is it side by side or facing each other?

Side by side.

49. Is the lift lobby air conditioned?

Yes.

50. What are the security features in the development?

CCTV, security guard, lift lobby control access.

51. Is there sheltered link way for all blocks from the side gate / entrance?

No.

52. Where is the letter box located?

Basement carpark.

53. Where is the water tank located?

Roof. Refer to site plan for location.

54. Where is the sub-station located and bin centre located?

Basement. Refer to site plan for location.

55. Where is the gen-set located?

Near side gate 1

56. Where will be the gondola point located? At the Penthouse or the roof part of the building?

Along the entire perimeter of the roof/ roof garden.

57. What is the height of the boundary wall?

1.8m.

58. How many side gates are there and where is it located?

East, west and south (bus stop) and at ingress/egress. Refer to site plan for location.

59. How many facilities are there and what are the facilities provided?

There are over 60 facilities. Refer to site plan.

60. Where is the location of the gym?

Near Kid's Pool.

61. Is the gym accessible 24/7? Are there any shower facilities next to the gym?

Gym accessibility timing to be reviewed closer to project completion, no shower facility next to gym.

62. What is the size of the gym and what are the equipment provided?

Approx. 50sqm, equipment to be confirmed.

63. How many function rooms are there in the development? Where is the location, size and no. of pax that it can accommodate?

Function room 1 at grand drop off – est 70sqm

Function room 2 & family pool

64. Are there any BBQ facilities or pavilions are there in the development? What is the size and no. of pax that it can accommodate?

BBQ pavilion 1 – est. 34 sqm

Family Pavilion – est. 49 sqm

BBQ pavilion 2 – est. 49 sqm

65. What are the provisions provided for the function room and BBQ pavilions?

Basin, table and seats (where applicable)

66. How many pools are there in the development? What are the length and depth of each pool?

50m lap pool - depth 1.2m,

29m Family pool - depth 1.2m

Kid's Pool - depth 0.3m

67. Is the tennis court sunken or at the same level as 1st storey?

Same level

68. Is there any smart parcel collection box provided in the development?

To be reviewed closer to project completion.

69. What are the share value and estimated maintenance fees?

Refer to fact sheet dated 6 May 2024

NOT FOR CIRCULATION