



DEVELOPMENT FACTSHEET & FAQ

A. Development Concept

The architectural concept for Faber Residence embodies tropical modernism, merging resort-style living with a tranquil yet well-connected urban setting. The development comprises nine low-rise, 5-storey residential blocks, housing a total of 399 units across a variety of layouts, including 2-bdrm, 3-bdrm, 4-bdrm and 5-bdrm configurations.

To maintain a harmonious relationship with the surrounding neighbourhood, the blocks are arranged in three rows, creating an architectural presence that integrates seamlessly with the area and softens visual impact from the adjacent Ayer Rajah Expressway (AYE). The absence of attics further ensures that the built form does not overwhelm the surrounding skyline. Each block is thoughtfully oriented to avoid facing the expressway, providing privacy and effective noise mitigation. Primary facades face the tranquil and calming waters of Sungei Ulu Pandan and a sequence of themed internal courtyards, offering tranquil views and promoting natural cross-ventilation throughout the site.

The main entrance, located near Block 54, is strategically positioned to minimize traffic congestion along Faber Walk and to mitigate potential disruptions to residents in the vicinity. The vehicular access to the basement is discreetly sited along Faber Walk, reducing visibility, and further enhancing integration with the existing streetscape.

Community facilities such as the clubhouse and indoor gym are placed along the Old Jurong Line Nature Trail (OJLNT), serving as both communal anchors and architectural focal points visible from OJLNT. These facilities are carefully sited to avoid direct facing of adjacent developments, while acting as noise buffers and establishing a strong connection to the future park connector at OJLNT. The multi-purpose court, sunken into the basement level near the expressway, further minimises noise disturbance and contributes positively to the OJLNT's visual corridor. Supporting services, such as the Bin Centre and M&E facilities, are located underground along the AYE stretch and integrated with the basement carpark, ensuring minimal visual and acoustic intrusion.

The development is seamlessly integrated into its lush, natural surroundings, with externalised planting strips along Sungei Ulu Pandan and the OJLNT, creating a green buffer that links the site to adjacent park connectors and reinforces its connection to nature. Residents enjoy direct access to the Ulu Pandan park connector and the upcoming park connector along the OJLNT, encouraging an active and healthy lifestyle.

Internally, the landscape is composed of thematic courtyards and continuous greenery that blurs the line between built form and natural environment. This resort-inspired ambience, enhanced by tropical-adapted architectural elements, creates a distinctive identity defined by lightness, openness, and spatial elegance. Faber Residence exemplifies serene luxury and sustainable living, fostering community interaction, enhancing connectivity, and cultivating a deep connection to its natural and urban surroundings — making it a truly exemplary residential development.



| Basic development Information | | |
|------------------------------------|---|---|
| Developer | Jointly developed by GuocoLand, Hong Leong Holdings and TID | |
| Total Units | 399 | |
| Land Size | 25,795.40 sqm / 277,600 sqft | |
| Tenure | 99 years wef 24 Feb 2025 | |
| Construction Method | APCS (Advanced Precast Concrete System) | |
| Estimated TOP (quote) | 1Q 2029 | |
| Estimated Notice of VP | 31 Dec 2030 | |
| Exact Address & Postal Codes (TBA) | 54 Faber Walk, Singapore 129849 56 Faber Walk, Singapore 129850 58 Faber Walk, Singapore 129851 60 Faber Walk, Singapore 129852 62 Faber Walk, Singapore 129853 64 Faber Walk, Singapore 129624 66 Faber Walk, Singapore 129625 68 Faber Walk, Singapore 129626 70 Faber Walk, Singapore 129627 | |
| No of Units Per Floor | 2 blocks of 8 units per floor 5 blocks of 9 units per floor 2 blocks of 10 units per floor | |
| No of Carpark lots | 399 lots + 4HCP lots | |
| No of EV Lots & Location | 13 Active lots at Basement 1 | |
| No of Bicycle Lots & Location | 102, 22 on-grade (ground), 80 in basement | |
| Consultants | Architect | P&T Consultants Pte Ltd |
| | Landscape Architect | Ortus Design Pte Ltd |
| | Main Contractor | China Construction (South Pacific) Development Co Pte Ltd |
| | Green mark Consultant | DP Sustainable Design Pte Ltd |
| | Acoustic Consultant | Seal Consultants Pte Ltd |
| | Interior Designer | Ipli Architects |
| | Quantity Surveyor | Rider Levett Bucknall |
| Show Units & ID | 3 Bdrm (Type C5 861 sqft) | 2 nd Edition Pte Ltd |
| | 4 Bdrm (Type D6 1270 sqft) | Peter Tay Studio |
| | 5 Bdrm (Type E1 1485 sqft) | Nathan Yong Design |



| Unit Mix | | | | | | | | |
|----------------------|------|--------------------|------|-------------|-----|----------|-------------|---------------------|
| Configuration | Type | Unit Size (Approx) | | No of Units | | % of Mix | Share Value | Est Maintenance Fee |
| | | Sqm | Sqft | | | | | |
| 2-Bedroom (Standard) | B1 | 60 | 646 | 30 | 80 | 20% | 6 | |
| | B2 | | | 10 | | | | |
| | B3 | | | 40 | | | | |
| 3-Bedroom Basic | C1 | 74 | 797 | 40 | 93 | 23% | 6 | |
| | C2 | | | 25 | | | | |
| | C3 | 76 | 818 | 18 | | | | |
| | C4 | | | 10 | | | | |
| 3-Bedroom Standard | C5 | 80 | 861 | 41 | 56 | 14% | 6 | |
| | C6 | | | 10 | | | | |
| | C7 | | | 5 | | | | |
| 3-Bedroom Plus | C8 | 96 | 1033 | 5 | 50 | 13% | 6 | |
| | C9 | | | 10 | | | | |
| | C10 | | | 15 | | | | |
| | C11 | 97 | 1044 | 20 | | | | |
| 4-Bedroom Basic | D1 | 104 | 1119 | 5 | 40 | 10% | 7 | |
| | D2 | | | 25 | | | | |
| | D3 | | | 10 | | | | |
| 4-Bedroom Standard | D4 | 112 | 1206 | 10 | 60 | 15% | 7 | |
| | D5 | 113 | 1216 | 10 | | | | |
| | D6 | 118 | 1270 | 15 | | | | |
| | D7 | | | 10 | | | | |
| | D8 | | | 15 | | | | |
| 5-Bedroom | E1 | 138 | 1485 | 20 | 20 | 5% | 7 | |
| TOTAL | | | | | 399 | 100% | | |



Overall Landscaping & Grounds

| Question | Answer | |
|--|---|--|
| What are the design concepts of the landscape. How different is this compared to other condominium developments? | The landscape design intent at Faber Residence seeks to create a serene network of 18 interconnected courtyards that seamlessly integrate with the outdoor environment. Each courtyard garden is designed to emphasize open vistas and intimate garden spaces, with key garden features like tranquil lily ponds, intimate seating areas, elegant pavilions, shaded tree groves, and vibrant flowering beds. These elements encourage residents to immerse themselves in the outdoors, fostering relaxation and a deep connection with nature. | |
| What is the approx percentage of site coverage and landscape? | Site Area : 25,795.40 sqm Total Landscape Area : 15,506.04 sqm (60.3%) Total Green Area : 7,774.02 sqm (30.1%) | |
| What is the height (in meters & storeys) of the residential blocks | +24.265m SHD, 5 storeys (~ 19.35m from ground to top of building) | |
| What are the recreational facilities? | | |
| 1 . ARRIVAL COURTYARD 1a. Lobby 1b. Reading Room | 2. COMMUNITY COURTYARD 2a. Herb Garden 2b. Social pavilion 2c. Social Court | 3. BOTANICAL COURTYARD 3a. Garden Court 3b. Floral Garden 3c. Verdant Lawn |
| 4. LILY COURTYARD 4a. Lily Pond 4b. Spring Fountain 4c. Water Court | 5. ALCOVE COURTYARD 5a. Breeze Walk 5b. Swing Alcove 5c. Breeze Lawn | 6. WELLNESS COURTYARD 6a. Reflexology Walk 6b. Taichi Court 6c. Wellness Sanctuary |
| 7. FITNESS COURTYARD 7a. Momentum Plaza 7b. Yoga Lawn 7c. Indoor Gym 7d. Multi-purpose Court (Basement 1) 7e. Pavilion 1 | 8. CLUB COURTYARD 8a. Club Dining 1 8b. Club Dining 2 8c. Changing Room 8d. Steam Room 8e. Plaza Court 8f. Club Lawn | 9. RESORT COURTYARD 9a. Sunken Alcove 9b. Leisure Pool (25m) 9c. Jacuzzi 9d. Sun Deck 9e. Water Deck 1 |
| 10. POOL COURTYARD 10a. Lap Pool (50m) 10b. Pool Deck 10c. The Meadow Lawn | 11. LEISURE COURTYARD 11a. Wading Pool 11b. Water Deck 2 11c. Leisure Pavilion 11d. Retreat Lawn 11e. Pavilion 2 | 12. DINING COURTYARD 12a. Dining Pavilion 1 12b. Dining Pavilion 2 |
| 13-18. LOBBY COURTYARD | 19. Playground | 20. Outdoor Fitness |
| 21. Lookout Terrace | 22. Waterside Trail | 23. Dry Garden (Basement 1) |



Facilities & Amenities

| | |
|---|---|
| Are there any clubhouse / function room / dining lounges? How big are these? How many people can they accommodate? | Club Dining 1 & 2 with changing room – total 146.96 sqm (approx. 64 pax) Reading room – 48.29 sqm (approx. 17 pax) |
| How many gyms are there? Size of Gym? | 1 no. of Indoor Gym – 57.55 sqm (15 pax) |
| Are there any outdoor exercise equipment | Yes, at the Outdoor Fitness |
| What are the dimensions and depth of the pool? How many pools are there | 1. Leisure Pool (25m) – (varies from 7.5m to 5.0m x 25m, Approx 170sqm) 2. Jacuzzi – (5.3m x 5.0m, Approx 26.0sqm) 3. Lap Pool (50m) – (50m x 7.5m, Approx 415.0sqm) 4. Wading Pool – (12m x 8.0m, Approx 96.0sqm) |
| How many BBQ pits and where are they located? | 2 nos. of BBQ pits, each located at Dining pavilion 1 and 2 |
| Are BBQ pits electric or charcoal | Both BBQ pits are electric hotplate |
| Is there a steam room in common facilities? | Yes, 1 steam room per male and female changing room at L1 |
| Any electric car charging docks /parking? | Basement 1 |
| Any visitor lots? Where are they located | No visitor lots specifically identified; it is usually left for the council to decide. |
| Is there any storage area at the concierge for parcel collection? | There will be limited storage area at MA Office and at concierge counter. |
| Where will the letterbox be located? | Basement 1 |
| Where will the bin centre be located? | Basement 1 |
| What is the system for refuse collection | Pneumatic Waste Collection System |

Accessibility & Security

| | |
|--|---|
| How do visitors access the various residential towers? | Visitors may enter any Basement 1 and Level 1 lift lobbies. |
| Will there be drop off points for all blocks? | There is a grand drop off at Basement 1. Each tower will also have its individual drop off point. |
| What type of security systems adopted - Main lobbies (Basement / L1) - Inside lifts | - No lift lobby gate at L1. Gate at Basement Lift Lobbies is not secured. - Tower block lift cars are secured via card access. |
| Are there any side gates? Where are these gates leading to? | There are 3 side gates. 1 side gate leads to Ulu Pandan park connector, the other 2 lead to external sheltered walkway along Faber Walk (to bus stop) |

Distances

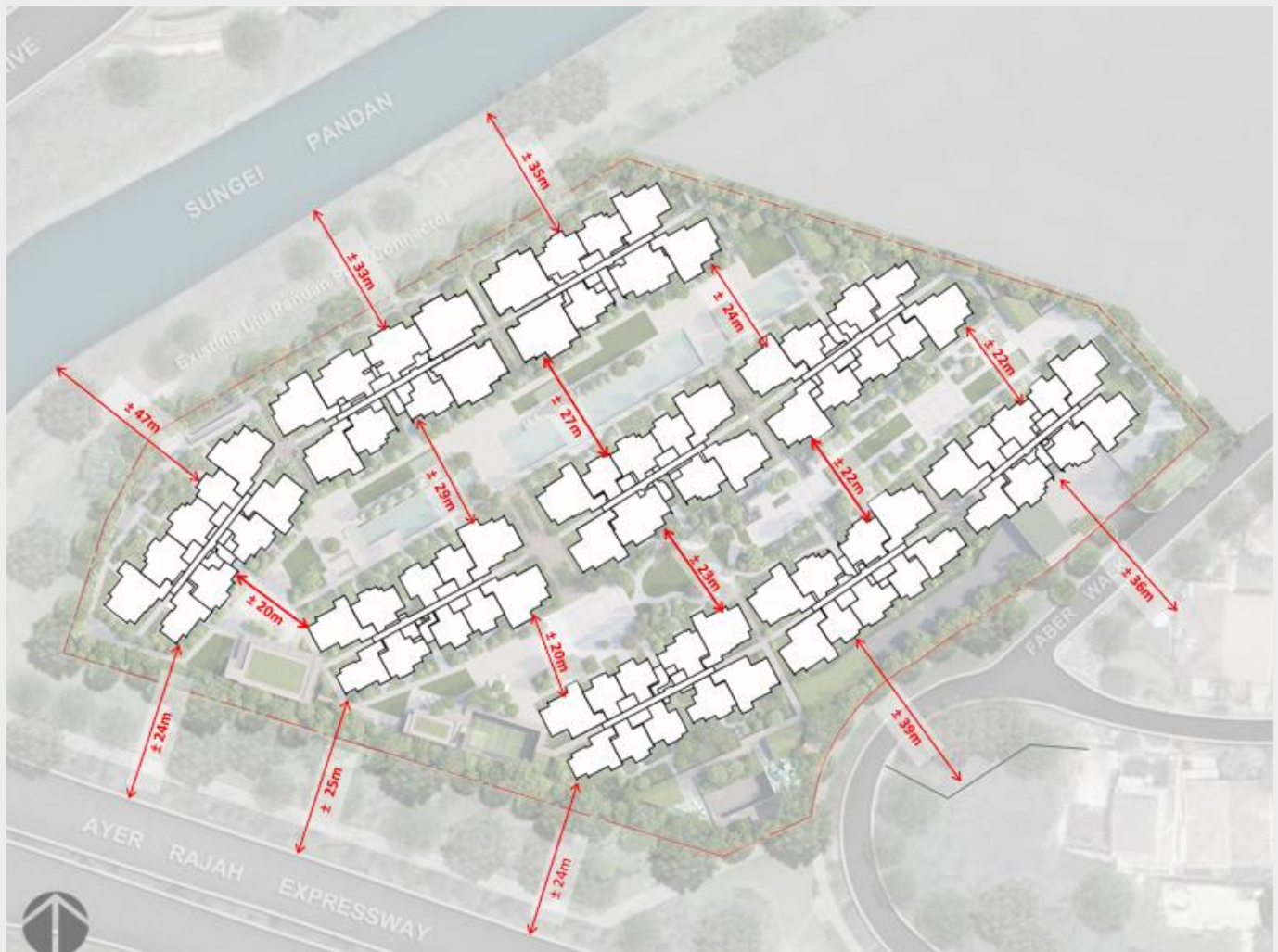
What are the distances between blocks

Approx. 20m to 28m

Note: The distances between the blocks is wider than the height of the buildings (~19.35m)

Distance from side gate to Bus stop at AYE

Approx. 140m via covered linkway (2 mins' walk)





| Unit Specifications & Provisions | |
|---|--|
| Question | Answer |
| Any stacks with views towards the Old Jurong Nature Trail and Sungei Ulu Pandan? | <p><u>View towards OJLNT (Old Jurong Line Nature Trail):</u> Tower 58, Stack 20 Tower 60, Stack 35 Tower 70, Stack 79</p> <p><u>View towards Sungei Ulu Pandan:</u> Tower 66, Stacks 57, 58, 63, 64 Tower 68, Stacks 65, 66, 71, 72 Tower 70, Stacks 73, 74, 75, 80, 81</p> |
| How many lifts are there in each residential tower? | Two |
| Are the lift lobbies air-conditioned? | Basement lift lobby only |
| What is the finishing for lift landings? | Tiles for lift lobby flooring |
| What is the security system to access the units? | Secured tower lifts. Lift lobby car access control at designated areas. |
| Where is the rubbish chute? | Outside unit |
| What type of window is used? | Alum framed fixed and/or casement windows and/or sliding windows |
| Can the windows be fully opened? | Yes except some are fitted with removable restrictor |
| Is it a full height window in the units? | Full height window for bedrooms only |
| Where are the water tanks located? | At the roof of each tower. |
| Any special treatment for units on the highest floors / below sky gardens? | No special treatment on highest floor. No sky gardens. |
| Any special treatment for units affected by the West sun? | NIL |
| What are the special features in the various layouts? | <ul style="list-style-type: none"> • Flex room has non-structural walls • 4 and 5 bedroom units have non structural walls next to Living which can be removed for a larger Living. <p><i>There is no wardrobe provided within Type Ds (4 bedroom) Bedroom 4, and Type E1's (5 bedroom) Bedroom 5, and no option to erect wardrobe.</i></p> |
| Are there any option schemes for finishes? | No |
| What is the air-con system that will be used? What brand? | <p>Type - Split unit / VRF type</p> <p>Brand - Mitsubishi</p> |
| Any smart home features? What are they? | <p>Yes, Smart Home System will consist of the following:</p> <ul style="list-style-type: none"> • Smart home gateway (hub) with dimming modules • Home Fire Alarm Device (HFAD) • Energy monitoring device |

| <p>What are the floor-to-floor and floor-to-ceiling heights for the units? Is it the same for all floors?</p> <p>Note:</p> <ol style="list-style-type: none"> 1. Floor to ceiling: from finished floor level to underside of slab/false ceiling whichever is lower 2. Ceiling height for localised bulkheads (where applicable) shall be at minimum 2400 mm. | <p>Floor to floor height is different on 5th Storey, but floor to ceiling height is the same for all storeys.</p> <p>1st to 4th Storey - 3.15m floor to floor 5th Storey – 3.325m floor to floor</p> <p>Floor to ceiling for 1st to 5th storey:</p> <table border="1"> <thead> <tr> <th>Location</th><th>Height</th></tr> </thead> <tbody> <tr> <td>Living & Dining / Bedrooms / Flex</td><td>~2900mm up to soffit of slab</td></tr> <tr> <td>Balcony / Private Enclosed Space (PES)</td><td>~ 2900mm up to soffit of slab</td></tr> <tr> <td>Balcony / Private Enclosed Space (PES) for units with acoustic ceiling</td><td>~ 2700mm up to acoustic ceiling board</td></tr> <tr> <td>Kitchen, Dry Kitchen, Wet Kitchen, Yard</td><td>~2400mm up to ceiling board</td></tr> <tr> <td>Baths</td><td>~2425mm up to ceiling board</td></tr> <tr> <td>Baths (Shower Area)</td><td>~ 2450m up to ceiling board</td></tr> <tr> <td>Household Shelter</td><td>~ 2900mm up to soffit of slab</td></tr> <tr> <td>Corridor to Bedrooms</td><td>~ 2400mm up to ceiling board</td></tr> </tbody> </table> | Location | Height | Living & Dining / Bedrooms / Flex | ~2900mm up to soffit of slab | Balcony / Private Enclosed Space (PES) | ~ 2900mm up to soffit of slab | Balcony / Private Enclosed Space (PES) for units with acoustic ceiling | ~ 2700mm up to acoustic ceiling board | Kitchen, Dry Kitchen, Wet Kitchen, Yard | ~2400mm up to ceiling board | Baths | ~2425mm up to ceiling board | Baths (Shower Area) | ~ 2450m up to ceiling board | Household Shelter | ~ 2900mm up to soffit of slab | Corridor to Bedrooms | ~ 2400mm up to ceiling board |
|---|---|-----------------|--------|-----------------------------------|------------------------------|--|-------------------------------|--|---|---|-----------------------------|-------|-----------------------------|---------------------|-----------------------------|-------------------|-------------------------------|----------------------|------------------------------|
| Location | Height | | | | | | | | | | | | | | | | | | |
| Living & Dining / Bedrooms / Flex | ~2900mm up to soffit of slab | | | | | | | | | | | | | | | | | | |
| Balcony / Private Enclosed Space (PES) | ~ 2900mm up to soffit of slab | | | | | | | | | | | | | | | | | | |
| Balcony / Private Enclosed Space (PES) for units with acoustic ceiling | ~ 2700mm up to acoustic ceiling board | | | | | | | | | | | | | | | | | | |
| Kitchen, Dry Kitchen, Wet Kitchen, Yard | ~2400mm up to ceiling board | | | | | | | | | | | | | | | | | | |
| Baths | ~2425mm up to ceiling board | | | | | | | | | | | | | | | | | | |
| Baths (Shower Area) | ~ 2450m up to ceiling board | | | | | | | | | | | | | | | | | | |
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| Corridor to Bedrooms | ~ 2400mm up to ceiling board | | | | | | | | | | | | | | | | | | |
| <p>Type of Flooring</p> | <table border="1"> <tbody> <tr> <td>Living & Dining</td><td>Vinyl</td></tr> <tr> <td>Balcony</td><td>Tile</td></tr> <tr> <td>Bathrooms</td><td>Tile</td></tr> <tr> <td>Kitchen</td><td> Vinyl: Type B1, B2, B3, C3, C4, C5, C6, C7, D4 & D5 Tile: Type C1, C2, C8, C9, C10, C11, D1, D2, D3, D6, D7, D8 & E1 </td></tr> </tbody> </table> | Living & Dining | Vinyl | Balcony | Tile | Bathrooms | Tile | Kitchen | Vinyl: Type B1, B2, B3, C3, C4, C5, C6, C7, D4 & D5 Tile: Type C1, C2, C8, C9, C10, C11, D1, D2, D3, D6, D7, D8 & E1 | | | | | | | | | | |
| Living & Dining | Vinyl | | | | | | | | | | | | | | | | | | |
| Balcony | Tile | | | | | | | | | | | | | | | | | | |
| Bathrooms | Tile | | | | | | | | | | | | | | | | | | |
| Kitchen | Vinyl: Type B1, B2, B3, C3, C4, C5, C6, C7, D4 & D5 Tile: Type C1, C2, C8, C9, C10, C11, D1, D2, D3, D6, D7, D8 & E1 | | | | | | | | | | | | | | | | | | |
| <p>What are the brands of sanitary wares and fittings?</p> | <p>SWFA:</p> <p>Undercounter Basin – Roca +Schmied Basin Mixer - Roca +Schmied Wall Hung Water Closet – Roca + Snow Concealed Cistern – Roca Hand Bidet Spray Set - Schmied Shower Mixer – Roca Rainshower with Ceiling Arm – Roca or equivalent Handshower with Wall Union – Roca or equivalent Toilet Roll Holder – Gomgo Robe Hook – Gomgo Tower Rail - Gomgo Kitchen Sink – Franke Kitchen Mixer – Franke Balcony Bib Tap - Monic Washer Dryer Bib Tap – Monic</p> | | | | | | | | | | | | | | | | | | |



| | |
|--|--|
| What are the appliances provided? Which brands? | <u>Kitchen Appliances:</u> Induction Hob – Smeg (Where applicable) Gas Burner – Smeg (Where applicable) Hood – Smeg Built in Oven – Smeg Fridge – Smeg Washer Dryer – Smeg |
| Are there bidet sprays supplied in the bathrooms? | Yes |
| Pipe gas or cylinder gas? | Town gas supply to Wet Kitchen for Type C8, C9, C10, C11, D1, D2, D3, D6, D7, D8, E1 |
| Are the kitchens open concept / enclosed / enclosable? | Open concept: Type B1, B2, B3, C3, C4, C5, C6 & C7 Enclosed: Type C8, C9, C10, C11, D1, D2, D3, D6, D7, D8 & E1 |
| Can the walls between bedrooms be removed? | Yes, except the structural walls |
| Is the interior of the wardrobes fitted with lights? | Yes |
| Are there power & water points on the balcony? | Water point & Isolator |
| Is the lighting points at the balcony provided? | Yes |
| What is the provision for water heaters? Tank or Gas? | Tank |
| Any shoe cabinets provided? | Yes |
| Will there be ceiling fans for all units? Where will they be installed? | Yes there will be 2 ceiling fans installed per unit: <ul style="list-style-type: none"> • 1 ceiling fan between Living and Dining • 1 ceiling fan with light in master bedroom |
| Are there any provision for water dispenser points in the kitchen (like Lantor Mansion) | Yes |
| Solar Panel | Generated energy from Solar Panels will be for common area usage only |

Window &/or Balcony Screening & Acoustic Treatments

| | |
|--|--|
| Are there screens provided in the balcony? Are there any pre-approved sunshade louvers for the balcony? | Balcony screen not provided. Pre-approved balcony screen design provided; available at showflat |
| Are there blinds provided? | No |
| Is zip track pre-approved for the balcony? | No |
| What is the cost of the optional Balcony Screens | <p>B1, B2: \$19,000 B3, C1-C4: \$20,000 C5-C7, D1-D3: \$22,000 C8-C11: \$23,000 D4-D8: \$30,000 E1: \$33,000</p> |
| Any acoustic / heat treatment for the windows or balconies? | <p>For units in stacks 10 to 38, 44, 45, 70, 71, 73 to 81 at Towers 56, 58, 60, 62, 68 and 70 respectively, noise mitigating measures such as windows restrictors to all bedrooms, sliding door restrictors to balcony/PES, acoustic ceilings to balcony/PES, and/or other treatment(s) (as the case may be) to the ceilings, windows, doors, balcony/PES will be constructed; and</p> <p>For units in stacks 10 to 12, 17 to 38, 73 to 81 at Towers 56, 58, 60 and 70 respectively, glass railing at balcony/PES will be constructed.</p> <p>A noise impact assessment onsite at the later stage of the construction of the Housing Project (i.e. after the blocks are erected). Based on the results of this testing, additional acoustic treatment provisions may be required for the identified affected units, as well as for the remaining units within the development.</p> <p>There is no heat treatment provided.</p> |



- GLASS RAILING + ACOUSTIC CEILING
- ACOUSTIC CEILING