



RIVERFRONT RESIDENCES

Executive Summary				
Developer	Rio Casa Venture Pte Ltd Joint venture between Oxley Holdings Limited, KSH Holdings Limited, SLB Development Ltd and Apricot Capital			
Developer license no.	C1253			
Project Name	Riverfront Residences			
Location/Address	Hougang Avenue 7			
Tenure of Land	99-Year Leasehold from 31 May 2018			
Site Area	36,811.1 sqm			
Expected Vacant Possession	Vacant Possession: 31 Dec 2024 Legal Completion: 31 Dec 2027			
Plot Ratio	2.8			
Description of building	9 BLKS OF 17-STY APTS & 21 UNITS OF STRATA LANDED HOUSES (TOTAL:1472 UNITS), 6 SHOPS WITH 2 BASEMENTS CARPARKS, LANDSCAPE DECK & COMMUNAL FACILITIES. MK22 ON LOT 09693T HOUGANG AVENUE 7(HOUGANG PLANNING AREA)			
No. Of Car Park Lots	B1 – 589 (inclusive of Retail – 2 & Private Carpark for Strata Terrace – 21) B2 – 885 Handicap – 9			
Unit Mix	Type	Estimated Size Range		Total units
		(sqm)	(sqft)	
	1 Bedroom	43-54	463-581	281
	1 + Study	48-59	517-635	202
	2 Bedroom	56-64	603-689	262
	2 Bedroom Premium	67-80	721-861	168
	3 Bedroom	81-101	872-1087	232
	3 Bedroom Premium	99-120	1066-1292	204
	4 Bedroom	131-151	1410-1625	34
	4 Bedroom Premium (Private lift)	138-159	1485-1711	51
	5 Bedroom Premium (Private Lift)	156-177	1679-1905	17
	Strata Terrace (4 brm, Private Carpark, 3 level)	196	2109	21
	Total Residential			1472
	Shops	56	603	6
All areas indicated above are subjected to final surveyor strata approval				
Number of Lifts	Residential Tower – 24 (inclusive of 2 private lift) Clubhouses & Drop-off – 3			

<p>Unique Selling Point</p>	<p>Mature Estate Location Hougang mature estate Hougang MRT and Future Cross Island Line Hougang mall Unblock river view for majority of units Park connector right in front of development – connects to Punggol, Lorong Halus and Coney Island Small park behind development Proximity to Punggol Park</p> <p>Exciting Development Large site area 101 facilities Designed by award winning architect and landscape 3 unique coves within development <ul style="list-style-type: none"> - Botanic Cove - Resort Cove - Lifestyle Cove 3 clubhouses <ul style="list-style-type: none"> - Clubhouse 1 – Co-working and study space - Clubhouse 2 – 2 storey with Gym, Grand Dining and KTV/Movie room - Clubhouse 3 – Gourmet dining with fully equipped kitchen for stylish gatherings 3 holiday villa style pavilions with private pool 3 Swimming Pools <ul style="list-style-type: none"> - 50m Mangrove Pool - 75m River Pool - 20m Kids Pool Extensive boardwalks and gardens Tie up with Obike 6 shops for convenience Free shuttle bus to Hougang MRT for first year</p> <p>Quality Home Branded appliances – Electrolux and Grohe Fibaro Smart home system for all residential unit Yale Digital Lock Quartz kitchen counter top for all units Spacious and efficient internal layout Non PPVC construction – flexibility in layout Private lift for 4 and 5 brm premium units Quality developer with strong track record in both development and construction</p> <p>Great Investment First mover advantage as surrounding land sale prices goes up with aggressive bidding and enblocs Cross island line – improve connectivity URA master plan for Hougang to create more jobs, enhance transport and greenery Relocation of Paya Lebar Airbase</p>
-----------------------------	--

Payment Details	<p>For payment made by way of Cheque should crossed "Account Payee only" and drawn in favour of</p> <p>UOB for project account number 451-308-246-5 OF RIO CASA VENTURE PTE. LTD.</p> <p><u>Overseas T.T. Account - For Project A/C</u></p> <p>Beneficiary's Bank Name United Overseas Bank Limited, Singapore</p> <p>Bank Address UOB Plaza, 80 Raffles Place, Singapore 048624</p> <p>Account No. 451-308-246-5</p> <p>Bank Code 7375</p> <p>SWIFT Code UOVBSGSGXXX</p> <p>Branch Code 001</p> <p>Beneficiary's Account Name Rio Casa Venture Pte. Ltd.</p>
Estimated Maintenance Fee	TBA
Consultant Details	
Architect	ADDP Architects LLP
Landscape	Ecoplan Asia Pte Ltd
M&E	DP Engineers Pte Ltd
C&E Engineer	KCL Consultants Pte Ltd
Quantity Surveyor	WTP Partnership (S) Pte Ltd
Main Contractor	Kim Seng Heng Engineering Construction (Pte) Ltd
Conveyancing Solicitor	Lee and Lee
Showflat Interior Designer	Index Design, SuMisura, Ensemble

Location



Cross Island Line is most ambitious yet

It could be first in Singapore to have trains with more than six carriages

By CHRISTOPHER TAN
SENIOR CORRESPONDENT

SINGAPORE is embarking on its most ambitious MRT project yet: the 50km Cross Island Line (CRL), expected to be ready by 2030.

While it is not the longest line here – that is the 57km East-West Line – it could be the first in Singapore to have trains with more than six carriages.

The Land Transport Authority (LTA) would not confirm this, merely saying that the CRL will be “a heavy-load system”.

Currently the East-West, North-South and North-East lines have six-car trains while the others have three- or four-car trains. In other countries, eight- and 10-car trains are common.

The CRL will also pass through densely built up areas such as Sin Ming, Ang Mo Kio, Hougang and Clementi.

This will pose engineering challenges and raise the possibility of property acquisitions, thus lifting the overall cost.

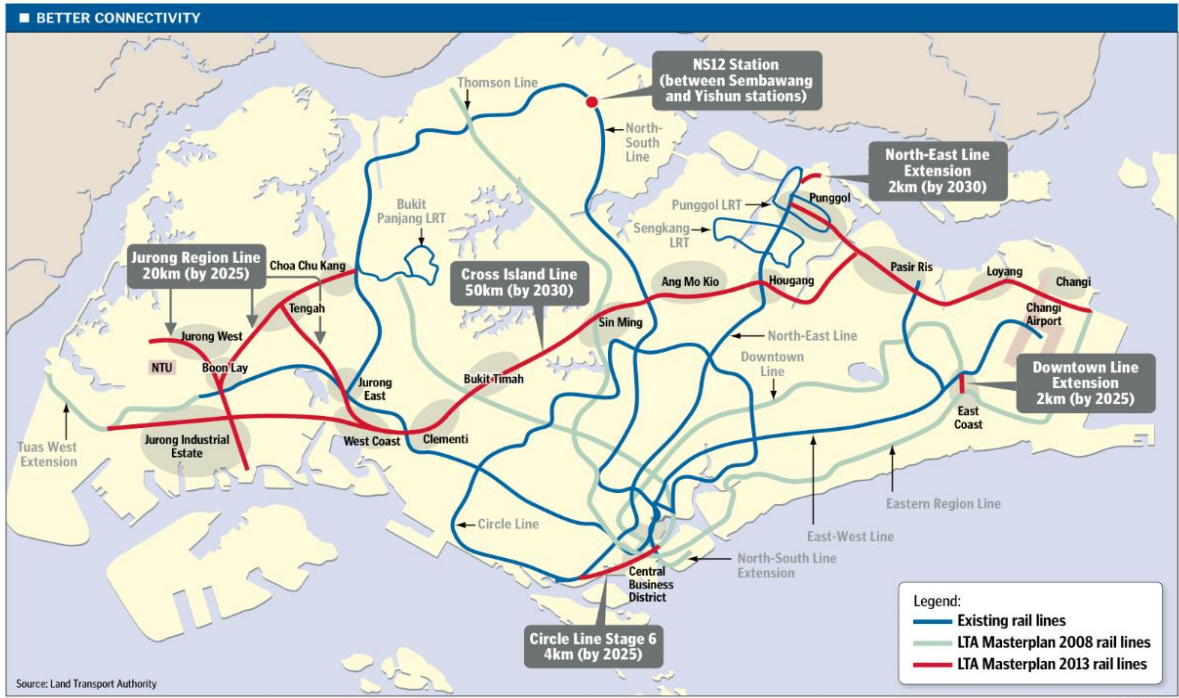
Mr Chong Kee Sen, vice-president of the Institution of Engineers, Singapore, said: “It really depends on the exact alignment, but if you’re going through densely occupied areas, some acquisition may be unavoidable.”

But construction methods might improve in the next few years to facilitate things not feasible now, he added.

The CRL will also cut through the Bukit Timah Nature Reserve and Central Catchment Area.

Observers said provisions must be made to minimise the environmental impact of construction.

Mr Rajan Krishnan, chief executive of engineering firm Kok Thong Holdings and former head of rail projects at the LTA, said it is not hard to ensure the plan will be sound environmentally. But he



admits that a higher-capacity system and one that passes through dense developments can have cost implications.

“The first thing that struck me was that there are going to be a lot of projects going on between 2016 and 2018.”

“That will exert a huge demand on resources and that will have an impact on cost.”

He would not hazard a guess as to how much the line would cost, but said it will not be less than the Thomson Line, a four-car system

that costs \$600 million per km.

Government Parliamentary Committee for Transport chairman Cedric Foo said: “In a small island state, upgrading public transport is a strategic imperative and not a choice.”

“Singaporeans should support it by bearing with the short-term inconveniences that come with such an ambitious project.”

National University of Singapore’s transport economist Anthony Chin added: “As we position ourselves as a liveable city compet-

ing for high-value jobs, the implications on land use will be tremendous. And we can’t afford to build many more roads.”

Commuter benefits will be significant. The line will have a fork that goes from Pasir Ris to Punggol – the first rail link between the two north-eastern towns.

Residents will be able to travel from one to the other in 10 to 15 minutes, compared with a 40-minute bus ride today.

This, according to the LTA, will form the first leg of yet another

CATCH THE ANNOUNCEMENT ON THE NEW MRT LINES ON WWW.RAZORTV.COM.SG

er possible line: a so-called North-shore line to link up to Woodlands.

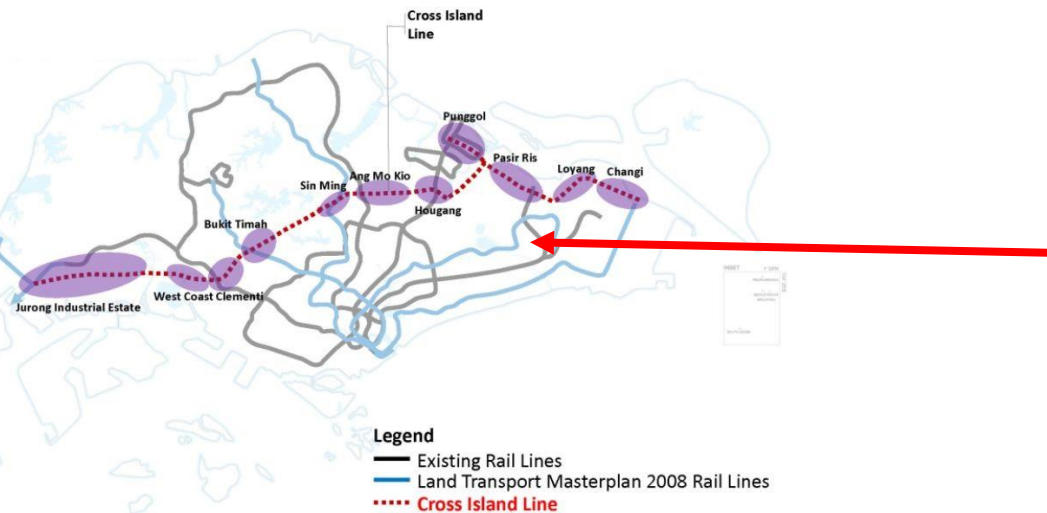
Punggol resident Noriezzah Idris, 39, a logistics worker at Zuellig Pharma in Changi North, said: “It will be much more convenient for me in the future. Currently, I have to take two bus transfers to get to work.”

The CRL will have interchanges at all existing radial lines so it will relieve loads on these systems – in particular the North-East and East-West lines.

But National University of Singapore transport researcher Lee Der-Hong said: “It is simply too far away for us to long for since we are talking about 17 years from now, if there is no delay.”

“It’d be great if it can be expedited.”

christan@sph.com.sg
Additional reporting by Debbie Lee



When completed, the Cross Island Line (CRL) which starts from Changi, passing through Loyang, Pasir Ris, Hougang, Ang Mo Kio, Bukit Timah, Clementi, West Coast and Jurong, is expected to have a daily ridership of at least 600,000 commuters. This will place the CRL higher, in terms of capacity and usage, compared to the North East Line.

Source: <https://www.lta.gov.sg/content/ltaweb/en/public-transport/projects/cross-island-line.html>



\$575m

Amount Rio Casa in Hougang Avenue 7 was sold for to the joint venture firm Oxley-Lian Beng Venture comprising KSH Development, Oxley Holdings, Lian Beng Group and Apricot Capital.

\$101.5m

Amount that Alika Properties – a unit of BBR Holdings – exercised in a call option yesterday to buy Goh & Goh Building.

Left: Rio Casa home owners stand to pocket about \$2 million each from the deal. Right: At Goh & Goh, shop owners will get about \$9 million each and apartment owners, \$5.4 million each. PHOTOS: KNIGHT FRANK, JLL

Two collective sales worth \$676.5m done

Ex-HUDC estate Rio Casa and Goh & Goh Building near Beauty World MRT sold en bloc

Wong Siew Ying

Two deals with a combined value of \$676.5 million were announced yesterday in yet another sign of the continued resurgence in the collective sale market.

One involved the sale of Rio Casa, a privatised HUDC estate in Hougang, while mixed-use development Goh & Goh Building, near Beauty World MRT station, was also

snapped up. These follow the sale of One Tree Hill Gardens for \$65 million to Lum Chang Group this month. The number of deals has now matched the three done in all of last year: Shunfu Ville, Raintree Gardens and Harbour View Gardens.

Brisk new-home sales and the recovering sentiment in the residential property market have fuelled demand for sites among developers.

Rio Casa in Hougang Avenue 7 was sold for \$575 million to the

joint venture firm Oxley-Lian Beng Venture comprising KSH Development, Oxley Holdings, Lian Beng Group and Apricot Capital.

"We received a handful of submissions for Rio Casa; it was hotly contested," said Mr Ian Loh, head of investment and capital markets at Knight Frank, the project's marketing agent. The intention is to apply for the grant of a fresh 99-year lease for the property and to redevelop it, the consortium said in a separate stock exchange filing yesterday.

It would have to fork out a further \$208 million in estimated differential premiums for topping up the lease and to develop the site to a

gross plot ratio of 2.8. Knight Frank noted that the combined sale price and differential payment translates to a land price of about \$706 per sq ft per plot ratio based on the maximum permissible gross floor area of about 1.1 million sq ft.

Rio Casa comprises seven blocks of 286 apartment and maisonette units. Each owner stands to pocket about \$2 million from the deal.

"The gross development value for this project is estimated at \$1.4 billion and can potentially be redeveloped to build about 1,400 residential units, assuming an average size of 70 sq m per unit," Mr Loh added.

Separately, Alika Properties – a

unit of BBR Holdings – exercised a call option yesterday to buy the Goh & Goh Building for \$101.5 million. Built in the late 1980s, the freehold property at 110 to 122 Upper Bukit Timah Road comprises seven apartments and seven shops. Marketing agent JLL said that each shop owner will reap about \$9 million while apartment owners will get \$5.4 million each. "Subject to Alika's payment of a development charge, the site can potentially yield about 100 residential units and a level of retail shops on the ground floor," said BBR Holdings.

Activity in the collective sale market is expected to gather pace.

"There are about 25 to 30 projects in the market right now that have elected sales committees and are looking at collective sales," noted Mr Tan Hong Boon, JLL's regional director for capital markets here.

JLL is marketing five collective sale projects: Amber Park, Florence Regency, Brookvale Park Condominium, Boon Teck Tower and Cavenagh Gardens.

Consultancy CBRE said the collective sale projects it is working on – Villa D'Este and Cairnhill Mansions – may be ready for sale in the third quarter.

wongsy@sph.com.sg

ZAO BAO - 27 MAY 17

后港中等入息公寓

Rio Casa 5.5亿元集体出售

Rio Casa出售给由金成兴、豪利控股、黎明及Apricot资本组成的合资公司。预示价为4亿5080万元。出售价包含约2亿零800万元的发展溢价，以将公寓地契延长至99年，以及把总容积率增加到2.8。



吕爱丽 报道
oilailai@sph.com.sg

位于后港的中等入息公寓 Rio Casa以5亿5000万元集体出售给由金成兴（KSH）、豪利控股（Oxley Holdings）、黎明（Lian Beng）及Apricot资本组成的合资公司。

金成兴和豪利控股各持股35%，黎明占20%，Apricot资本占10%。Apricot资本是超级集团（Super Group）私人投资公司。

Rio Casa预示价为4亿5080

万元。此次的出售价，包含约2亿零800万元的发展溢价（differential premium），以将公寓地契延长至99年，以及把总容积率增加到2.8。按照最高容许总建筑面积（GFA）约111万平方英尺换算下来，每平方英尺容积率（psf ppr）是706元。

万元。此次的出售价，包含约2亿零800万元的发展溢价（differential premium），以将公寓地契延长至99年，以及把总容积率增加到2.8。按照最高容许总建筑面积（GFA）约111万平方英尺换算下来，每平方英尺容积率（psf ppr）是706元。

每户料可获约200万元

集体出售竞标活动由房地产顾问公司莱坊（Knight Frank）负责。莱坊表示，一旦符合所有条件，包括获得分层地契局同意，每一户估计可获得约200万元。

莱坊说，自第一户签署同意后书后，超过80%的住户在短短三

周内也同意出售，公开招标于今年4月11日展开，5月23日截止。

Rio Casa于1980年代中期建成，2014年私有化，共有286个单位。

莱坊投资与资本市场执行董事罗凯杰说，这个项目的总发展价值（Gross Development Value）估计达14亿元。以每单位平均70平方公尺计算，可重新发展为1400个住宅单位。他说，发展商对这个地段深感兴趣，不仅因附近有大片绿茵，同时靠近龙岗公园连道和后港地铁站和巴士转换站。后港中心的综合交通中心（Integrated Transport Hub）估计也将于2023年落成。

Park connector right outside the development that connects you all to the way to Punggol, Lorong Halus and Coney Island

Your Guide to North Eastern Riverine Loop

Discover less-travelled areas of Singapore on the 26km North Eastern Riverine Loop that links four parks, runs through the heartlands of Buangkok, Sengkang and Punggol, and continues into the rustic landscapes of Punggol Beach, Punggol Promenade and Lorong Halus Wetland.

Riding on the distinct character-filled environment of the Punggol district, the loop is indisputably one of Singapore's most scenic park connectors. The route will have you travelling alongside gleaming reservoirs and waterways, and bring you to the open waters of Sungei Dekar and the Johor Straits. With its stretches of coastline, canals and wetlands, the loop has a colourful variety of birds and a unique range of plant life for you to discover.

HOW TO GET TO THE START POINT

By car
Park at Punggol Park carpark.

By MRT
From Buangkok MRT Station, take a 10-minute walk to Punggol Park via Serangoon Park Connector.

By bus
Take bus service numbers 74, 113, 119 or 147 to Hougang Ave 8 and walk to Punggol Park.

Punggol Park via Serangoon Park Connector

Sungei Serangoon Park Connector

Punggol Promenade Riverside Walk

Lorong Halus Wetland

Punggol Promenade Nature Walk

Punggol Promenade Punggol Point Walk

Punggol Park Connector

Sengkang Riverside Park

Buangkok Park Connector

Punggol Waterway Park

Legend

- Shelter
- Fitness Corner
- Water Point
- Toilet
- Food & Beverage
- Vending Machine
- Carpark
- Bus Stop
- Bicycle Rental
- MRT Station
- LRT Station
- Building
- Road
- Recommended Route
- Park Connector
- Waterway / Reservoir

Your Guide to **North Eastern Riverine Loop**

<https://www.nparks.gov.sg/~media/nparks-real-content/gardens-parks-and-nature/park-connector-network/00-pcn-overview-page/nerl-eguide-15042016.pdf>