

**NIM COLLECTION
(Phase 1 – 47 units) – Fact Sheet**

Developer : Singapore United Estates (Pte) Ltd
(ROC No. 195500005N)

Tenure : 99 years wef 13 October 2016

Lot / Mukim No. : Lot No. 18257X MK 18 at Nim Road / Ang Mo Kio Ave 5 (formerly
known as Lot 12949A-PT MK 18 at Nim Road/ Ang Mo Kio Ave 5)

Project Account No. : **SUEPL Project Acc Lot12949 P1**

Building Plan No. : A1002-00003-2016-BP01 dated 13 January 2017 and
A1002-00003-2016-BP02 dated 29 June 2017

Developer Licence No. : C1204 (for Phase 1)

Type of development : 37 units of Terrace Houses &
8 units of Corner Terrace Houses
2 units of Semi-Detached Houses
TOTAL : 47 units

District : D28 (under north east region)

Main Entrance : along Ang Mo Kio Ave 5 via Nim Road / Nim Rise / Nim Terrace

Expected TOP date : 31 March 2021 (*likely to be 1st half 2019*)

Expected date of legal completion : 31 March 2024

Consultants:-

Architect : W Architect Pte Ltd

Showhouse cum Sales office main Contractor : TPS Construction Pte Ltd

Solicitor : Wong Partnership

Main contractor for the development : TPS Construction Pte Ltd

Question and answer

1. **Are the current showhouses actual units within Nim Collection?**
Yes, the showhouses are sited at Phase 2 site - *Nim Terrace House No. 3 and Type A* (Type in both Phase 1 and 2)
2. **Who is the interior designer (ID) for the showhouse?**
Nim Terrace House No. 3 and Type A (Intermediate Terrace) by Design Basis Pte Ltd
3. **Does the units have water tank and water pump?**
All house units does not have water tank and water pump as it will be a direct feed. *Please note the optional provision to provide tap and sink or tap and sink with water tank at attic.*
4. Electrical appliances: **Brandt** (German brand) & De Dietrich (French brand)
Sanitary Wares: **Duravit** (German brand)
Sanitary Fittings: **Grohe** (German brand)
Wardrobes: **Ximula** (local brand)
Dry Kitchen: **Hoffen** (German brand)
Air-conditioning : **Daikin** (Japanese brand)
Water Heater : **Rheem** (US brand)
5. **What is the loading for the Open terrace above the car porch?**
2 KN/sqm. It is a normal loading for residential house floor slab.
6. **What is the boundary wall height and glass railing height for the Open Terrace above the Car Porch?**
*The boundary Fence height is 1.8m at the open terrace above the car porch.
The barrier (metal railing or planter with metal railing) at the open terrace above the car porch is 1.0m. There is no glass railing at that location.*
7. **What is the estimate annual maintenance fee? Any cut-off date if the owner wanted to opt out for the provision of the home lift? Is the lift handicap friendly?**
Lift is provided for all units. No option.
Maintenance : Est \$2,400 per annum (1st year is free – once every 3 months)
Door height : Est.2.2m , Load : 410kg (6pax lift)
Internal lift dimension: 900mm (width) x 1200mm (depth)

Note : All maintenance fees are to be borne by purchasers
8. **Is the development on flat / level ground? Any retaining wall / height difference for the development beside our development?**
Please attached drops plan showing the levels relationship of the development. The drops are based on the topo drawings prior to construction. Slight changes are expected due to site conditions.

Refer to Annex A.
9. **When will the park along Ang Mo Kio Ave 5 be completed?**
The park will be completed by *TOP* and accessible by owners and public.
10. **Where is the substation located?**
Please refer to site plan
11. **What is the current construction stage for Phase 1 units? The likely estimate completion date?**
Phase 1 units are currently in structural/architectural stage. The likely estimated completion date based on current contract completion for phase 1 is 1st qtr 2019.

12. **What is the colour scheme for the bathroom?**

The Warm and Cool colour scheme is fixed as per table below.



The colour scheme for the bathrooms as shown in the show units are as follows :

- House No. 1 (Sales Office) : Cool Scheme
- House No. 2 (Type B1, Corner Terrace) : Cool Scheme
- House No. 3 (Type A, Intermediate Terrace) : Cool Scheme
- House No. 4 (Type B, Intermediate Terrace) : Warm Scheme

Warm Scheme House No. 11, 13, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61 Nim Rise
And House no 39, 41 Nim Terrace

13. **What is the typical plot width for the Houses?**

The general plot width is 21m (length) by 6 m (width).

Kindly refer to the actual plot size for the respective units based on the drawing available in the sales office as per TKK's survey.

14. **What is the provision for the auto gate?**

The provision for the side gate is one side swing and one side bi-fold as shown in the layout plan

15. **What is the display at the Roof Terrace, solar panel or water heater tank?**

Equipment/services at include:

- a) Aircon CUs at roof terrace at attic storey
- b) Sink and tap (optional items for most units) at roof terrace at attic storey
- c) Solar Panel at roof above staircase
- d)

16. **What is the provision within the unit?**

Location	Provision
Living, Dining & Dry Kitchen	Marble with timber skirting
Wet Kitchen	Homogenous tiles with tile skirting
Master Bedroom, Bedroom & Guest Room	Timber flooring with timber skirting
Master Bathroom	Marble
Bath, Guest Bath and Powder Room	Homogenous tiles
Car porch Roof Open Terrace, 2 nd & 3 rd Storey Open Terrace, Open Roof Terrace, Yard, WC, HS	Homogenous tiles with tile skirting
Staircase	Timber flooring
Staircase landing	Timber and/or Marble and/or Homogenous tiles
Car porch / Patio	Homogenous tiles
Additional items	<ul style="list-style-type: none"> - Conventional and steam oven, fridge and washing machine (at Wet Kitchen) - Built-in wardrobes to all bedrooms incl Guest Room - Single or Multi-spilt air-con to Living, Dining, Master Bedroom, Bedrooms and Guest Room

17. **What are the main features and design considerations of the development?**

Open plan design on the ground level enable cross ventilation from the living, dining, and kitchen up to the rear yard. 2nd & 3rd storey courtyard provides light, ventilation and visual connection between the bedrooms. The courtyard leads up to a roof top garden at the attic storey.

Finally, the façade core is expressed as a stacked terracing garden; contrasting the main body made up of a series of angled cubes. The contrast paired with the repetition of the terrace houses gives a rhythmic character to the Nim Road Estate.

The unit comprises of 5 lavish en-suite bedrooms, guest room or family area and roof terrace cater to different needs of the buyers. Every unit comes fitted with a home lift.

18. **Is there any smart home automation provision for the unit?**

Our Smart Home Automation provision include digital lockset, air-conditioner and visual audio intercom for all units.

Purchasers are able to expand their Smart Home Automation including but not limited to lighting, security camera, motion sensor, roller blind, smoke sensor and smart multimedia directly with the Vendor.

19. **Is there a difference in ceiling height between the show unit via actual development?**

No, there is no difference in the ceiling height.

20. **What is the nature of the timber flooring, is it natural timber or engineered timber?**

Engineered timber

21. **What is the finishes on the external façade?**

It is cement and sand plaster with spray-textured coating to designated areas.

22. **Is the wifi / telco booster installed in the house?**

No

23. What is the estimated distance between opposite row of houses from Nim Rise and Nim Terrace?
Approx 15.4M. Please note that 15.4m is the width of the road between the 2 opposite units.
The estimated distance between opposite row of houses from Nim Rise and Nim Terrace, when measured from the façade of the opposite houses is 30.4m.
24. **Where is the water heaters located and will there be a hot water supply wet kitchen?**
Water heaters are located at Bathrooms/WC. There will be hot water supply for wet kitchen
25. **How many car can the car porch designed to fit?**
2 cars
26. **Is the lift able to fit a full-sized wheelchair?**
Lift Car is able to fit a normal wheel chair. However please note the lift is not a lift designated for wheelchair users under BCA code on accessibility. Purchasers may refer to the lift internal dimension
27. **Is the development fitted with City Gas (town gas) provision?**
No
28. **What are the various modes of transportation and connection within the vicinity?**
- a) Nim Collection is supported by various MRT lines which provide easy connectivity to public transportation.
- i) North South Line – Ang Mo Kio MRT, Yio Chu Kang MRT, Bishan MRT Interchange
 - ii) Circle Line – Serangoon MRT Interchange, Lor Chuan MRT
 - iii) North East Line – Buangkok MRT, Hougang MRT, Kovan MRT
- b) Major expressways are round the corner like Seletar Expressway (SLE), Central Expressway (CTE), Kallang-Paya Lebar Expressway (KPE), Tampines Expressway (TPE) and upcoming North-South Expressway.
- The 21.5 km North-South Expressway will also be redesigned as a north-south corridor to facilitate the movement of cyclists, pedestrians and buses. Residents residing in the North will be able to enjoy shorter travelling times with the direct city connection provided by the North-South Expressways (NSE) come 2020.
29. **What are the potential investment returns for this development?**
- The properties have good potential investment returns as they are located within the Northern Innovation Corridor with 2 Regional Centres providing jobs and opportunities closer to homes outside the city centre.
- a) North Coast Innovation Corridor
They are future plans to develop North Coast Innovation Corridor spans from Woodlands Regional Centre, Sembawang to the future Seletar Regional Centre. These new commercial hubs outside the CBD will increase the range and variety of live-work-play options and provide retail choices, jobs and opportunities within easy reach for residents.
- b) Seletar Regional Centre
The Seletar Regional Centre is located next to the Seletar Aerospace Park where it provides a range of activities including training, research and development. The Seletar Regional Centre and Seletar Aerospace Park will be a major employment node for people living in the North and Northeast.
30. **Who is the developer for this development?**
- Bukit Sembawang Estate Limited. They have more than 50 years of experience as trusted developer, has built many of Singapore's renowned and established residential developments comprising landed homes in Seletar Hills (Saraca Gardens, Dedap Gardens, Lilac Park and Mimosa Terrace), Sembawang (Straits Gardens) and Ang Mo Kio (Luxus Hills).
- Bukit Sembawang also developed some high-end private properties and widely-acclaimed portfolios of private condominiums such as Verdure @ Holland, Paterson Suites, The Vermont on Cairnhill and recently completed Skyline Residences and Paterson Collection.

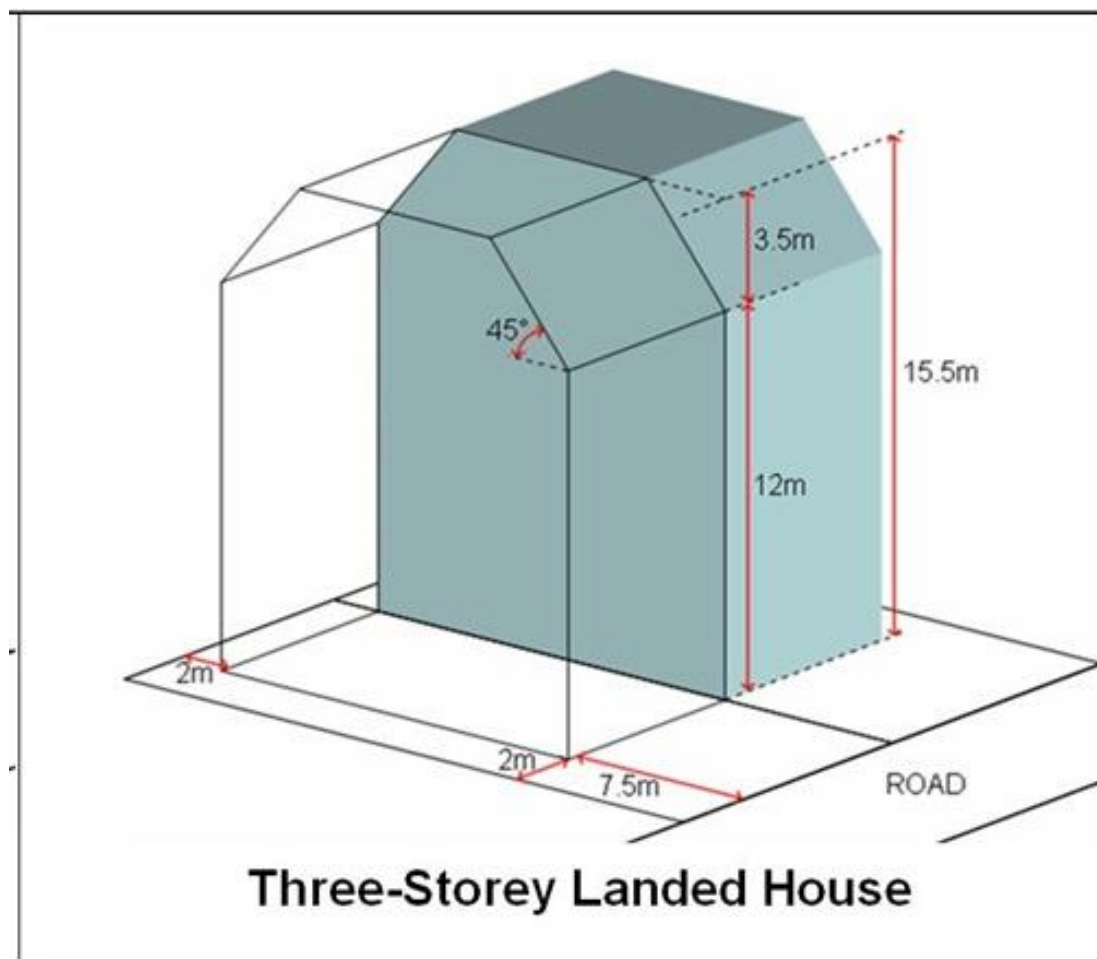
31. **Who is the Architect for this development? What are the unique design features?**

Nim Collection is designed by W Architects, a President's Award Design Winning Firm, a practice famed for its innovation and contemporary designs. Nim Collection is one of the pioneering developments to explore the new envelope control landed housing guideline. This new guideline now enables Nim Collection houses to have creative layering of space, natural light and ventilation, spacious living room with high ceiling as there is no height restriction on each floor. Layer storeys can now creatively be used to set up as an extra room in mezzanine level.

Open plan design on the ground level enable cross ventilation from the living, dining and kitchen up to the rear yard. 2nd & 3rd storey courtyard provides light, ventilation and visual connection between the bedrooms. The courtyard leads up to a roof top garden at the attic storey.

Finally, the facade core is expressed as a stacked terracing garden; contrasting the main body made up of a series of angled cubes. The contrast paired with the repetition of the terrace houses gives a rhythmic character to the Nim Road Estate.

With the new envelop control approach, some of the current development control guidelines on specific building features such as the attic profile, basement protrusion and floor-to-floor height will no longer be applicable as these have already been incorporated within the overall permissible building envelop.



MORE ROOM FOR CREATIVE LANDED HOUSE DESIGNS

New envelope control guidelines for more flexibility in designing your landed house

WHAT ARE ENVELOPE CONTROL GUIDELINES?

The building envelope guides the size and shape of your house. You can now propose a wider variety of designs and layouts for your landed home as long as they fit within the envelope.

WHAT CAN YOU DO WITH YOUR HOME NOW?

1 CREATIVE LAYERING OF SPACE

2 NATURAL LIGHT & VENTILATION FOR BASEMENT

3 NO MORE SLOPING ROOF

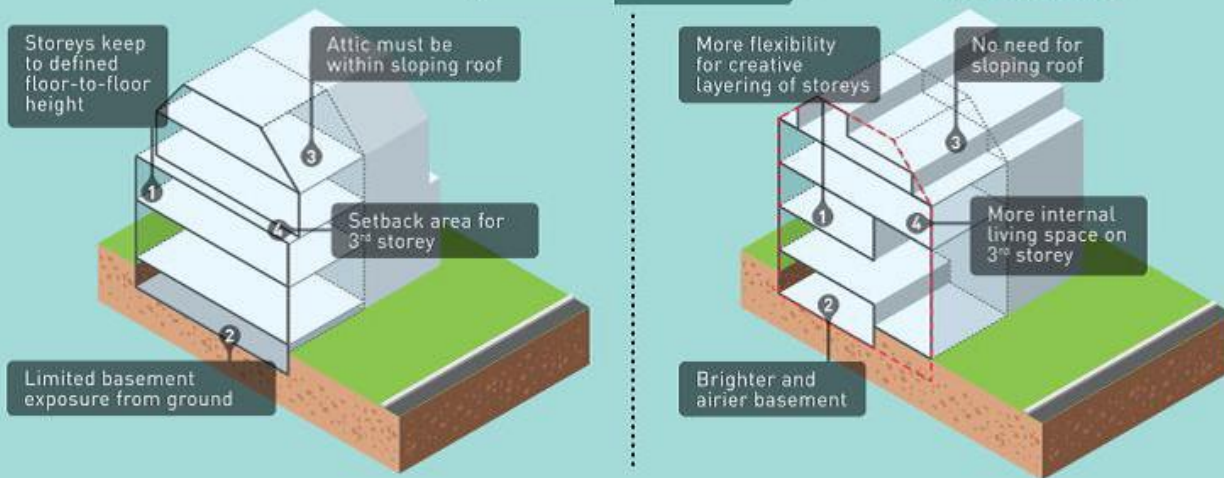
4 MORE SPACIOUS 3RD STOREY

CONVENTIONAL HOUSE DESIGN

BEFORE

AFTER

MORE ROOM FOR CREATIVE HOUSE DESIGNS



YOUR SAME OLD NEIGHBOURHOOD

For the community, this is good news too. The scale and bulk of the envelope control houses will be compatible with the neighbourhood. It will still be the same old neighbourhood that you live in.

WHAT CAN YOUR HOUSE LOOK LIKE?

Build creative roof designs that allow in more natural light and ventilation

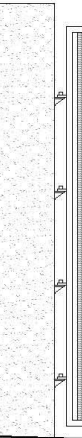
No height restriction for each floor means you can have a spacious living room with a high ceiling.



Layer storeys creatively and set up an extra room in a mezzanine level

Enjoy a brighter and airier basement built partly above ground

** Do not e that the entr anc e gat e and met er co mp art me nt are not built for the sho w hou ses. Ple ase see pla n and per spe ctiv e of the entr anc e gat e and met er co mp art me nt.



1.0 LOCATIONAL ATTRIBUTES

1.1 Location & Connectivity

Nim Collection is nestled within enclaves of private matured landed residential homes and is conveniently located in Ang Mo Kio, central of Singapore where it is accessible by major expressways like Central Expressway (CTE), Seletar Expressway (SLE), Kallang-Paya Lebar Expressway (KPE), Tampines Expressway (TPE), Pan Island Expressway (PIE) and the upcoming North South Expressway (NSE). Residents will be able to enjoy shorter travelling time with direct city connection provided by NSE come 2020.

Public transportation is also accessible by MRT Network connecting it islandwide via Ang Mo Kio and Yio Chu Kang Stations, (North South Line), Buangkok, Hougang and Kovan Stations (North East Line), Lorong Chuan and Serangoon Stations (Circle Line).

1.2 Close to future Seletar Regional Centre and Aerospace Park

Nim Collection presents good investment potential as it is in close proximity to the future Seletar Regional Centre and Northern Coast Innovation Corridor. Seletar Regional Centre is envisaged to be a vibrant major business hub while the Northern Coast Innovation Corridor is slated to be a hub of expertise for digital and cyber security industries. Located next to the Seletar Aerospace Park (SAP), it provides training, research and development works and houses more than 60 aerospace enterprises (SMEs) that aims to create more than 10,000 jobs by 2018.

These commercial hubs are part of state planners decentralisation plans and will be a major source of employment and a strong focal point offering live-work-play options and bring about vibrant landscape of retail and jobs opportunities for residents in the north and north-east. Nim Collection will be able to offer alternative housing options to the large catchment of buyers who wish to bring home closer to work.

1.3 Recreational Amenities

Living in a tranquil landed mature estate in Ang Mo Kio, Nim Collection is a haven away from the hustle and bustle of city living. With proximity to Bishan Ang Mo Kio Park, Sengkang Riverside Park, Lower Pierce Reservoir and Punggol Waterway Park, residents can enjoy and indulge in recreational leisure activities such as cycling, kayaking, hiking or a simple strolling for one to relax and unwind.

To give residents more convenient access to local parks, new neighbourhood parks will be introduced in areas such as Hougang, Sengkang East and Jalan Kayu. The future Serangoon North Linear Park will be extended on Ang Mo Kio Avenue 5 and our Nim Meadow Park at the doorstep offers resident alternative leisure and bonding venue. Facilities include children's playground, plaza, field and fitness corner.

1.4 Shopping and Entertainment Options

Nim Collection, is in close range of a multitude of malls, including Greenwich V,AMK Hub, Waterway Point, Compass Point, NEX and Seletar Mall. These malls easy access to daily conveniences to retail outlets, supermarkets, eateries, banks, etc.

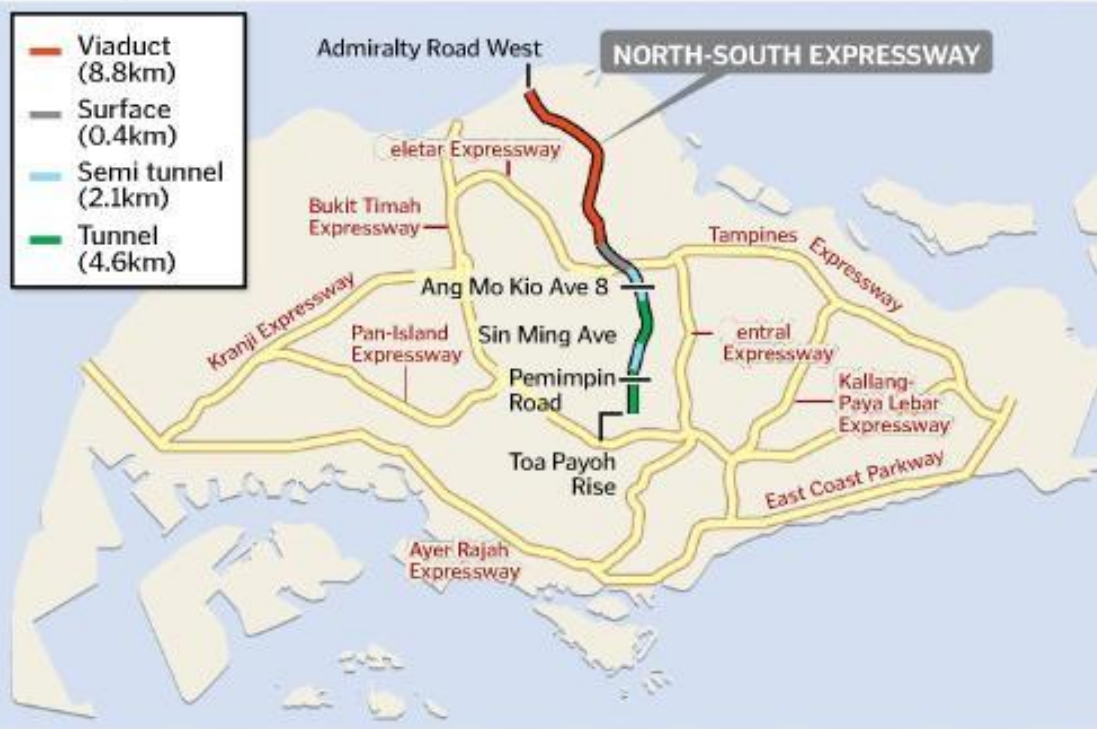
1.5 Reputable Educational Schools

Ang Mo Kio neighbourhood is a popular district among families with schooling kids as reputable schools such as Catholic High, CHIJ St Nicholas Girls, Ai Tong, Rosyth School, Nan Chiau Primary and High School, Nanyang Junior College, Anderson Junior College and Nanyang Polytechnic are nearby and caters to different levels of education needs.

Upcoming North-South Expressway (NSE)

8.8KM VIADUCT FOR NEW EXPRESSWAY

The northern section of the North-South Expressway runs from Admiralty Road West to Toa Payoh Rise. Work is expected to start in 2013 and finish by 2020.



ST GRAPHICS



Upcoming North-South Expressway (NSE)



IMPROVING ROAD NETWORKS

Improved Expressways and Local Roads

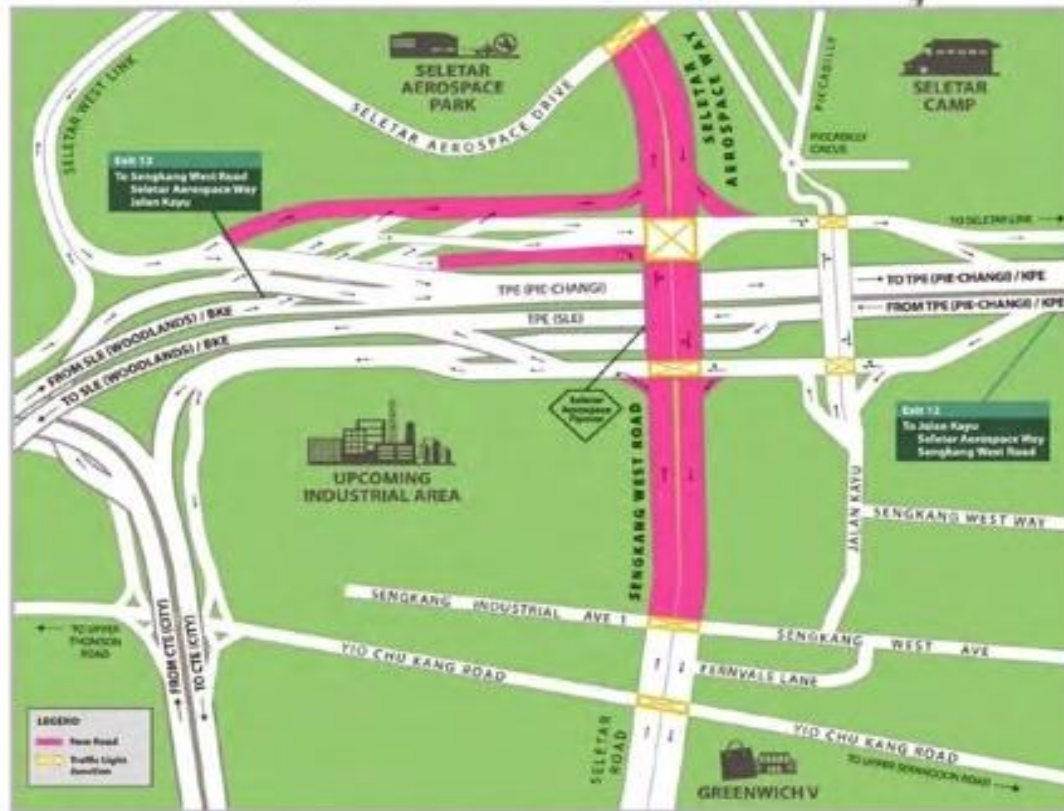
The North South Expressway (NSE) to be completed by 2020 will significantly reduce journey times from the North East to the CBD, while the Punggol Semi-Expressway will increase east-west connectivity within the region

In addition, localised road improvements will be implemented to improve traffic flow and shorten journey times.

New Seletar Aerospace Flyover opens on 16 May 2015



New Connections to Seletar Aerospace Park & Sengkang West



With the new Seletar Aerospace Flyover as well as Seletar Aerospace Way and Sengkang West Road, motorists will now be able to enjoy:

- Direct connections to the major expressways
- Direct access into Seletar Aerospace Park and Sengkang West



- Plan your route
- Follow the signs
- Scan the QR code to watch the videos

MOTORISTS WHO ARE TRAVELLING FROM THE MAJOR EXPRESSWAYS

From TPE (PIE-Changi)	To SLE (Woodlands) / BKE	Continue straight
	To Jalan Kayu / Seletar Aerospace Way / Sengkang West Road	Keep left and take Exit 12
From CTE (City)	To TPE (PIE-Changi) / KPE	Continue straight
	To Sengkang West Road / Seletar Aerospace Way / Jalan Kayu	Keep left
From SLE (BKE)	To TPE (PIE-Changi) / KPE	Continue straight
	To Sengkang West Road / Seletar Aerospace Way / Jalan Kayu	Keep left and take Exit 12

MOTORISTS WHO ARE TRAVELLING FROM OTHER ROADS

From Seletar Aerospace Drive via Seletar Aerospace Way	To CTE (City) / TPE (SLE) / Sengkang West Road	Continue straight
	To Jalan Kayu / TPE (PIE-Changi) / KPE	Keep left
From Yio Chu Kang Road via Sengkang West Road	To Seletar Aerospace Way / Jalan Kayu / TPE (PIE-Changi) / KPE	Continue straight
	To CTE (City) / TPE (SLE)	Keep left
From Seletar West Link	To Seletar Aerospace Way	Keep left
	To Sengkang West Road / Jalan Kayu / TPE (PIE-Changi) / KPE	Continue straight

News article extracted from the Sunday Times on 17 May 2015 Featuring on the new Seletar Aerospace Flyover that opens on 16 May 2015

10 top news

thesundaytimes May 17, 2015 •

Seletar's new flyover expected to ease 'prata congestion'

Adrian Lim
Gillaine Ng

Residents and businesses in Jalan Kayu are looking forward to a new, hopefully quieter, era with the opening of the Seletar Aerospace Flyover yesterday.

The dual three-lane extension of Sengkang West Road and flyover offer motorists an alternative way to get from Yio Chu Kang Road to the Tampines Expressway (TPE) and is expected to ease congestion along Jalan Kayu with its roti prata and other restaurants.

The one-lane Jalan Kayu is congested during weekday peak hours, as well as when foodies descend on the area in the evenings and on weekends.

Construction of the new flyover and its adjacent roads started in 2011 and cost the Land Transport Authority (LTA) \$80 million. It provides direct connections to the Central Expressway, Seletar Expressway and TPE, as well as to the Seletar Aerospace Park and Seletar airport.

Having run Golden Hill Auto Trading in Jalan Kayu for 30 years, Mr Ng Eng Hock is well acquainted

with the traffic jams. He believes they have even deterred customers.

"Those who are less confident drivers find it difficult to turn off from the main road into the workshop. So they don't want to come," the 60-year-old said in Mandarin.

Residents like housewife Sharon Lim, 60, who lives in Jalan Tari Piring - off Jalan Kayu - have also borne the brunt of the congestion. "We have to queue and wait to turn into our road. It's frustrating for us because we have no other way to get home," she added.

Many who live and work in Jalan Kayu said that traffic has become busier in the past two years, with many tipper trucks and lorries using the road.

This is likely due to the construction of public housing and private condominiums at the nearby Fernvale area.

Fernvale forms the western part of Sengkang which, when fully developed as a new town, will have 90,000 public and private homes.

"I see hundreds of lorries passing by every day. With the opening of the new road, it will be



SOURCE: Land Transport Authority

ST GRAPHICS

better here (in Jalan Kayu)," said Ms Uma Kumaresan, 33, manager of grocery store Jayaraman.

With traffic being diverted away from Jalan Kayu, it is hoped that the shophouse-lined street will regain some of its idyllic charm.

In the Urban Redevelopment Authority's Draft Master Plan 2013, Jalan Kayu was designated as an "identity node". It featured plans to spruce up the place with new pavements and greenery.

Some of those interviewed at Jalan Kayu were aware of the plans and said they were waiting to see what improvements would be made.

But while new roads are a welcome addition, residents and businesses said the infrastructure along the old road could still be insufficient to support the weekend crowds.

Jalan Kayu itself is narrow, and



With the new roads, motorists now have an alternative way to get from Yio Chu Kang Road to the Tampines Expressway.

save for an open-air carpark with 135 spaces, parking is limited.

"The road gets congested when drivers slow down and hunt for parking spaces in front of the shophouses," said Mr Vincent Heng, 29, a sales manager at Unilite Electronics Trading.

There is also no space for buses, garbage trucks and goods vehicles to pull over, and the traffic behind has to wait, added Mr Heng.

Moreover, the lure of good food will always pull in the crowds.

Madam Jenny Chan, 61, who moved into the area about eight months ago, said: "Singaporeans are always looking for good food, and the roti prata shops here are packed. The road will probably still be jammed because of that."

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Seletar Aerospace Park

Seletar is currently home to leading firms such as Rolls-Royce Group, ST Aerospace and Eurocopter. The Seletar Aerospace Park (SAP) is gearing up for Phase 3 of its development. When SAP is fully completed, it will create up to 10,000 jobs and generate highly-skilled employment opportunities.



Seletar Aerospace Park © Eurocopter South East Asia



Business Aviation Complex at Seletar Aerospace Park

Extract from website

<https://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2014/master-plan/Regional-highlights/north-east-region/north-east-region>

MORE GREEN AND BLUE SPACES

New Neighbourhood Parks

To give residents more convenient access to local parks, new neighbourhood parks will be introduced in areas such as Hougang, Sengkang East and Jalan Kayu. The future Serangoon North Linear Park will be extended on Ang Mo Kio Avenue 5 and the future Teacher's Estate Park near Lentor Drive will provide new and interesting green spaces for residents

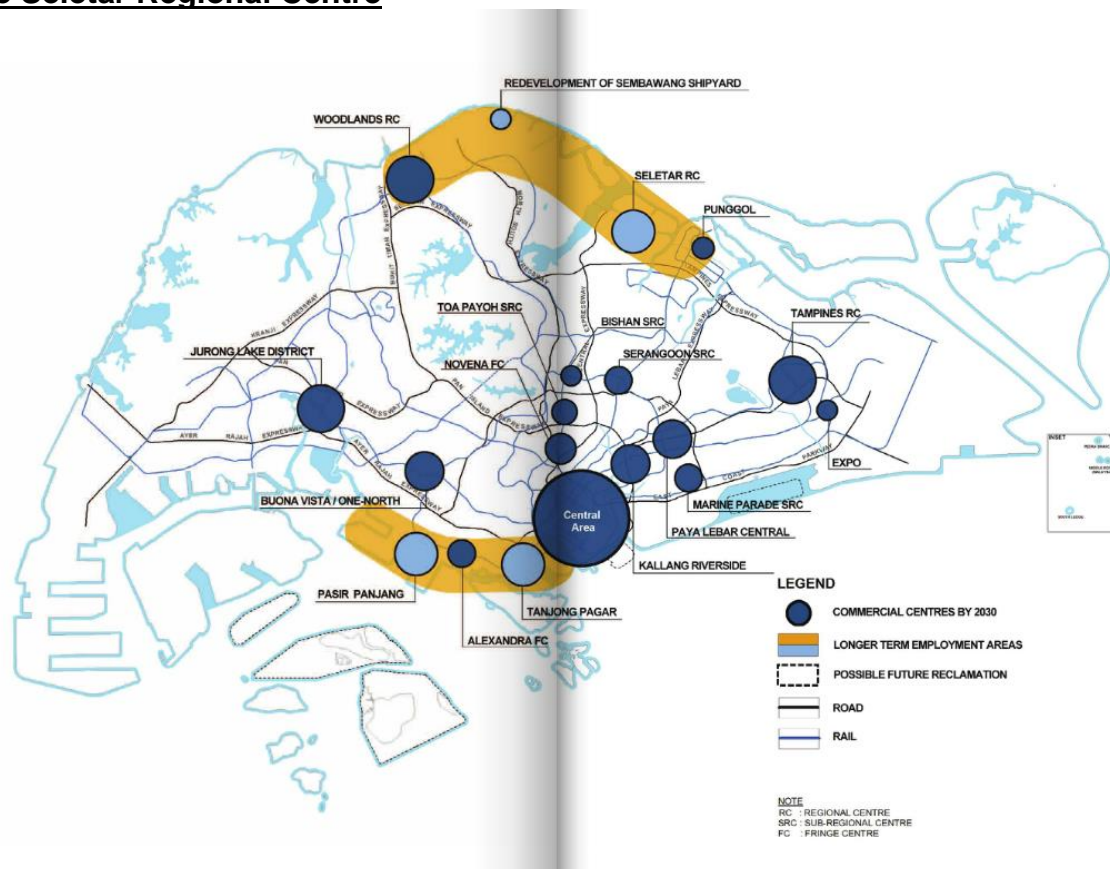


Luxus Hills Park

Extract from website

<https://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2014/master-plan/Regional-highlights/north-east-region/north-east-region>

Future Seletar Regional Centre



Extract from MND website

http://www.mnd.gov.sg/landuseplan/jobs_expanding_com_nodes_close_to_home.htm

North Coast Innovation Corridor

We intend to make the future north coast an innovative, economic corridor buzzing with ideas, creative design and new technologies. It will span from Woodlands Regional Centre, Sembawang, the future Seletar Regional Centre to the learning corridor and creative cluster at Punggol.

Over the longer term, the Seletar Regional Centre has the potential to grow to two times that of the Tampines Regional Centre. Located next to it is the Seletar Aerospace Park which will provide a range of activities including training, research and development. The Seletar Regional Centre and Seletar Aerospace Park will be a major employment node for people living in the North and Northeast.

Along the Sembawang coastline, new waterfront land will be freed up once we phase out existing shipyard facilities. This will also provide land for new business activities.

Extract from MND website

http://www.mnd.gov.sg/landuseplan/jobs_expanding_com_nodes_close_to_home.htm