

FACT SHEET

1.0 PROJECT INFORMATION

Project Description : Proposed 1 Block 8 Storey Residential Flat (Total 110 units) with Communal Garden, Communal Facilities including Swimming pool at 3rd Storey and Multi Storey Car Park from Lower 1st Storey to 2nd Storey

Address 39, Lorong 24 Geylang, Singapore 398636

District :(Geylang Planning Area)

Development Name : REZI 24

Legal Description : Lot 01717W, 01718V, 01719P, 01720W, 01721V, 97916T, 97917A, 97918K, 97919N, 97920A, 97921K and 97922N MK 25

Tenure : Estate in Fee Simple (Freehold)

Land Area :2,432.90 sq m (26,188 sq ft)

Plot Ratio :2.8

No.of Storey : 1 Block 8 Storey Residential Flat

No of Units : Total 110 units

No of Car park lots : 110 car lots and 3 Handicapped lots from Lower 1st storey to 2nd storey
No Mechanical Parking Lots

Expected TOP : 31 August 2022

Expected Legal Completion : 31 August 2025 or 3 years after Notice of Vacant Possession
whichever is earlier

Expected Date of Construction : 4th Quarter of 2019

Estimated Construction Period : about 30 months.

Written Permission : ES20180322R0195 dated 09/10/2018

Building Plan : A1217-00371-2012-BP01 approved on 14/01/2019

Developer's Licence : C1295

Cheque payable to : HONG LEONG FINANCE LIMITED for Project Account No. 101-3003861-7 of
Development 24 Pte Ltd.

Developers : DEVELOPMENT 24 PTE LTD (A joint venture project by :
Kim Seng Heng Realty Pte Ltd, SLB Development Ltd & Heeton Holdings
Ltd)

2.0 PROJECT TEAM

Architect : Park + Associates Pte Ltd

Structure Engineer : Ronnie & Koh Consultants Pte Ltd

M&E Engineer : DP Engineers Pte Ltd

Quantity Surveyor : Northcroft Lim Consultants Pte Ltd

Landscape Architect : Chig Landscape Architecture

Main Contractor : Yet to be appointed

3.0 DESCRIPTION OF UNITS

3.1 Units Distribution : (See attached tabulation table in Brochure)

1 Bedroom Type	7 Units	431 sq ft and 452 sq ft
1 Bedroom + Study Type	40 Units	From 452 sq ft to 527 sq ft
2 Bedroom Type	35 Units	495 sq ft to 657 sq ft
2 Bedroom + Study Type	10 Units	700 sq ft and 753 sq ft
3 Bedroom type	10 units	958 sq ft and 1001 sq ft
3 Bedroom + Study Type	5 Units	1184 sq ft
4 Bedroom Type	3 Units	From 1184 sq ft to 1335 sq ft
Total	110 Units	69934 sq ft

4.0 TECHNICAL DETAILS

Size of Pool : 16.30m lap X 4.4m to 8.50m wide X 0.4m to 1.0m deep (approx) at 3rd storey.

No of BBQ : See Details Below

Set Back Distance : Build to edge of boundary under Geylang Urban Design Guidelines- GUDG (Geylang Planning Area)

Security Feature : Vehicular Access System with barrier and gate. Guard house with security guards to be engaged by MCST. Card Access for Lift Lobbies at Lower 1st to 2nd Storey for security control. CCTV at strategic locations and Card Access to communal facilities where applicable. Intercom system for the units.
Day time using barrier for vehicular access and night time gate will be closed for tighter security

Floor to Floor Height : Typical Apartment floor to floor height 3.15m (3rd to 7th Storey) and 3.675m for 8th Storey. Ceiling height to refer to Ceiling Height Table in the brochure.

Access : Temporary Main Entrance Via Lorong 24 Geylang and Permanent Entrance at Rear Service Road when ready

M&E Services (refer to brochure)

Town Gas : No Town Gas

Water Supply : Hot and Cold water supply to all Bathrooms and Powder Room

Environmental Impact Study was conducted by professional environmentalist of CH2M HILL Singapore Pte Ltd (a Jacobs company) for the existing ESSO Petrol station. The result of the ambient air concentrations for benzene are below the international ambient air quality guidelines (WHO AQGs). Thus the impact related to benzene from the petrol station is not likely to pose significant ambient air quality and odour impact at the development. A copy of the EIS report is available for viewing if requested.

5.0 UNIQUE SELLING POINTS

FACING	UNIT TYPE (STACK)
Fronting Lorong 24	Type C5 (07), Type C3 (08)&(11), Type C4 (09)&(10), Type C1 (12) & Type A2 (12)
Pool Facing	Type B6 (01), Type D1(02) & B9 (02), Type B3 (18), Type B4 (19), Type B5 (20)
Pool Facing Direct Access to Pool	#03-01 /02/03/17/18/19/20 Type B6/D1/E2/C2/B3/B4/B5
Facing Serenity Garden	Type A1(14), Type B2 (15)
Facing Wellness Garden	Type B8 (05), Type B10 (06)
Facing Front & Serenity Garden	Type E1(13) & Type G1 (13)
Facing Front & Wellness Garden	Type F1(13)Type G3 (07)
Facing Back & Serenity Garden	Type C6 (16)&Type B1 (16)
Facing Back & Wellness Garden	Type D2 (04)& Type B7 (04)
Facing Back & Pool	Type C2 (17), Type E2 (03) & G2(03)

There are a total of 6 levels of Communal Garden which is rare for Geylang boundary to boundary development. Every level has it's own Communal Garden for the occupiers to indulge in different activities for both young and senior.

The Sky Garden fronting the block breaks the monotonous streetscape of Lorong 24 with the plants and trees.

Choice of units range from 1 Bedroom type to 4 Bedroom type to cater to various needs of the purchasers' both for investment and own stay. The 3 and 4 Bedroom Type is to cater for larger family nucleus.

The 4 Bedroom units (Type G1, G2 & G3) only 3 units are situated on the 8th Storey with the best frontage and view. 3 of the Bedrooms are with attached Bathroom and come with a closed Kitchen. The Bedrooms can fit in either a King or Queen sized bed.

The 3 Bedroom + Study (Type F1) has 3 attached Bathrooms and a powder room for guest and Study. The Study is sizable to fit in a single bed which can be utilized for the maid. A closed Kitchen is provided.

The 3 Bedroom units (Type E1 & E2) come with either 2 or 3 attached Bathrooms and a Closed Kitchen.

The 2 Bedroom (Type C1 to C6) & 2 Bedroom +Study (Type D1 & D2) is provided with attached Bathroom and common Bathroom ideal for a small family with school going kid. The Study can be used for the maid.

The 1 Bedroom + Study is ideal for young couples setting up family on an affordable budget. The Study is able to fit in a single bed which can be used for the maid.

Only 7 units of 1 Bedroom for single of couple as well as investment.

All Water Closet seat cover come with TOTO Eco washer to go green and hygienic.

Those units on the 3rd Storey facing the swimming pool has direct access from the Balcony to the deck and pool (#03-01, #03-02, #03-03, #03-17, #03-18, #03-19 & #03-20). A gate is provided at the Balcony.

All Water Closet seat cover come with TOTO Eco washer to go green and hygienic.

Smart Home device is provided for owners to add on home smart features.

-Convenience public transport connects to most part of the island, walking distance to Aljunied, Dakota and Mountbatten MRT. Highly accessible to other parts of Singapore via Nicoll Highway, PIE, KPE, ECP & CTE

-Wide range of amenities such as shopping, banking, eateries, leisure, lifestyle and health care readily available

-Notable schools such as Kong Hwa School, Geylang Methodist Primary School, Broadrick Sec School and Geylang Methodist Sec School are close to the subject site.

Because of it's close proximity and connectivity to the City, many working class chose to stay in Geylang whom do not need to drive to work. It's the most ideal location for future Car-Lite policy.

Rezi 24 distinguishes itself from its surrounding urban context with its streaks of terracotta panels along its residential façades and a contrasting focal communal sky garden encased in dark concrete, steel screens and lush greenery. Rezi 24 boosts its façade exposure to its surroundings while creating diverse pockets of greenery interweaved with communal facilities to strengthen its image as an icon. Multiple vantage points towards these greeneries from residential apartments evoke a sense of luxury resort living that is atypical from the rustic charm of Geylang, creating an urban tropical getaway.

Rezi 24's architecture can be deemed as one where luxury resort-living is infused with a hint of locality. Lastly, Rezi 24's multi-level communal sky forest features a series of residential communal spaces that visually contributes to the dynamism along the streets of Geylang, further strengthening its image as a focus along the streetscape

6.0 RECREATIONAL/COMMUNAL FACILITIES

- a) Lower 1st Storey
Car park
Accessible/Handicap Parking Lot
Bin Centre
- b) Upper 1st Storey
Car Park
Bicycle Park
Electrical Sub-Station
Management Office
Guard
- c) 2nd Storey
Car park
Accessible/Handicap Parking Lot
Motorbike Park
- d) 3rd Storey
Leisure Pool
Pool Deck
Pool Lounge
Sun Deck
Chill Out Deck
Shower
Serenity Garden – Reading Nooks
Wellness Garden – Outdoor Fitness
- e) 4th Storey - Rejuvenation Deck
Sauna
Toilet
Gymnasium
Relaxation Corner
Fitness Deck
- f) 5th Storey - Family Deck
Fun Play
- g) 6th Storey - Entertainment Deck
Dining Lounge with BBQ Grill and Hotplate
Garden Lounge

- h) 7th Storey - Relaxation Deck
Leisure Alcove
- i) 8th Storey - Gourmet Deck
Gourmet BBQ

7.0 MONTHLY MAINTENANCE

- Estimated monthly maintenance \$55 per share subject to approval by BCA.
- Estimated TYPE A1,A2,B1 to B10, C4, -5 shares =\$275/month
- Estimated TYPE C1, C2, C3,C5,C6,D1, D2, E1, E2 – 6 shares = \$330 per month
- Estimated TYPE F1, G1, G2, G3 – 7 shares = \$385 per month

Note: All the above information are subject to changes.