



THE ROBERTSON OPUS

FACTSHEET
17 June 2025
Version 1.0

Project Details

Location	7 Unity Street (239591) 9 Unity Street (239592) 11 Unity Street (237995) 13 Unity Street (239593) 15 Unity Street (239594)
Developer	Riverside Property Pte Ltd
Land Tenure	999-Years Leasehold from 1 July 1841
Building Plan Approval No.	A1833-00004-2023-BP01
Developer's License	TBA
Project Account Number	072-122668-5 (DBS Bank Ltd)
Plot Ratio	3.37
Overall Site Area	9,102.72 sqm
No. of Blocks	5
Total No. of Residential units	348 units
Total No. of Shop units	26 units
Car Park Lots	Residential: 278 + 2 accessible lot Commercial: 34 + 1 accessible lot
Estimated Date of Vacant Possession	30 June 2030
Estimated Date of Legal Completion	30 June 2033

Name of Consultants

Architect: ADDP Architects LLP

Civil & Structural Engineer: KCL Consultants Pte Ltd

M&E Engineer: Rankine & Hill Pte Ltd

Landscape Consultant: Tinderbox Pte Ltd

Main Contractor: Lum Chang Building Contractors Pte Ltd

Project ID: ADDP Architects LLP

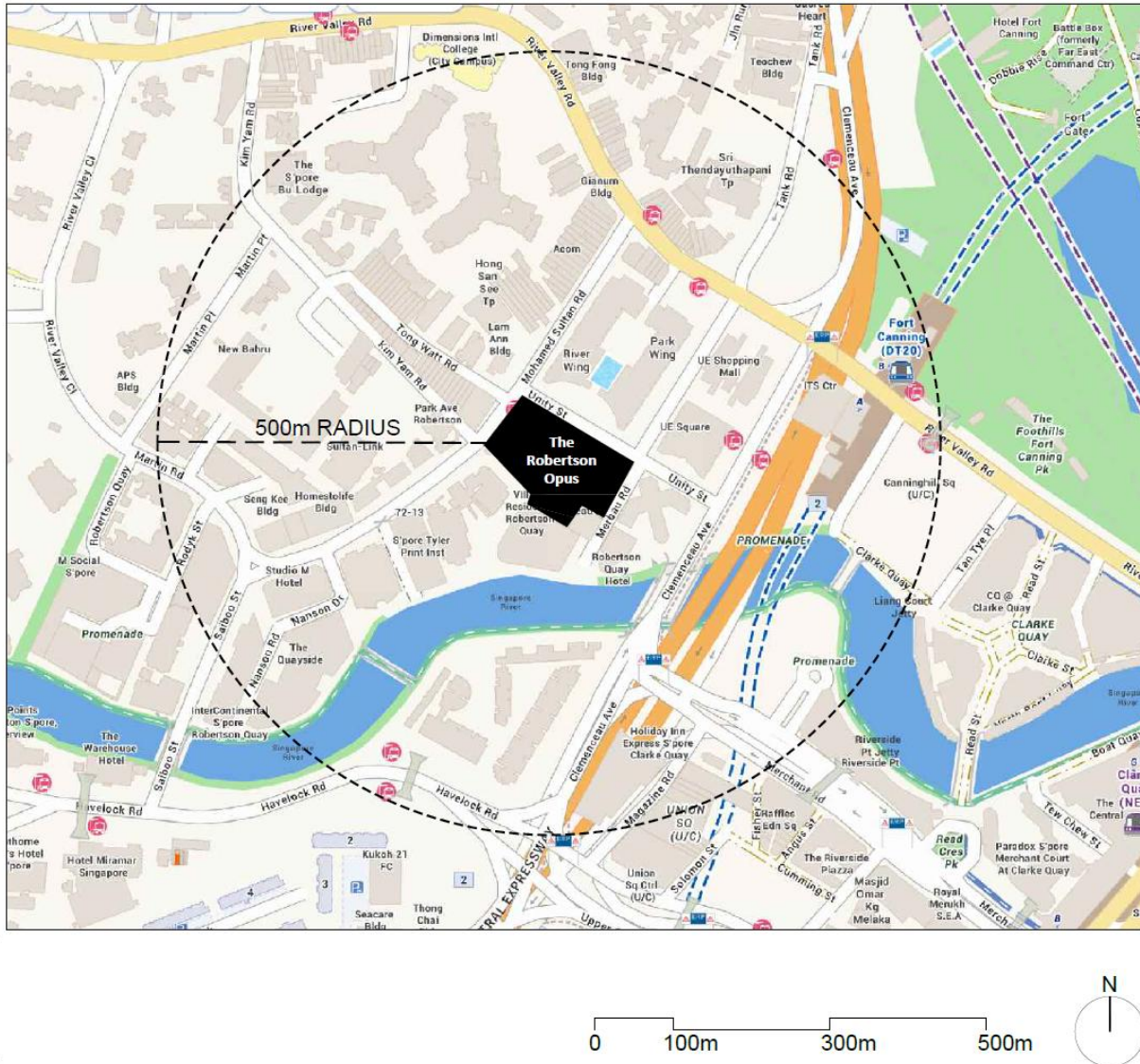
Showflat Interior Designer: SuperFat Design

Conveyance Solicitor: Rajah & Tann

Residential Unit Mix

No. of rooms	Unit Type	Typical Size (sqm)	No. of Units	Percentage of Unit Types	Estimated Maintenance Fees per month @ \$2.31 psvpm (Main MC - \$0.79 + Sub MC - \$1.52)
Suite	S1, S1 (P) S1a, S1a (P)	40 40	40	11%	\$388
1 Bedroom	A1, A1 (P)	46	40	11%	
2 Bedroom	B1, B1 (P) B2, B2 (P) B3, B3 (P) B4, B4 (P) B5, B5 (P) B6, B6 (P)	67 64 66 67 67 67	118	34%	\$467
2 Bedroom + Study	B7-S, B7-S (P)	69	32	9%	
3 Bedroom + Flexi	C1-S, C1-S (P) C2-S, C2-S (P) C3-S, C3-S (P) C4-S, C4-S (P) C5-S, C5-S (P)	86 91 94 95 97	45	13%	
3 Bedroom DuoFlex	C6, C6 (P) C7	92 95	37	11%	
3 Bedroom Premium	C1-P, C1-P (P), C2-P, C2-P (P)	107 107	27	8%	\$545
4 Bedroom Premium	D1-P, D1-P (P)	143	9	3%	

Location



SOURCE: ONEMAP

INFORMATION ACCURATE AS TIME OF PRINT (06 APRIL 2025)

For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ur.gov.sg

Wall and Floor finishes

a) Wall Finishes

- | | | | |
|------|--|---|--|
| i. | Living, Dining, Bedrooms, Walk-In-Wardrobe, Study, Kitchen, Flexi, DB, Storage, Household Shelter, Yard, Corridor to Bedrooms and Others | : | Cement and sand plaster and/or skim coat with paint finish and/or glass (where applicable). |
| ii. | Baths | : | Marble to Baths for Unit Types C1-P (P), C1-P, C2-P (P), C2-P, D1-P (P) and D1-P only

Tiles to Baths for all Unit Types except C1-P (P), C1-P, C2-P (P), C2-P, D1-P (P) and D1-P only |
| iii. | WC | : | Tiles (up to false ceiling and on exposed surfaces only) |
| iv. | Balcony, Private Enclosed Space (PES) | : | Cement and sand plaster and/or skim coat with paint finish and/or aluminium cladding (where applicable) |

Notes to a):

- All wall finishes are provided up to false ceiling level and on exposed surfaces only.
- No finishes are provided behind all built-in cabinets, kitchen cabinets, washer cum dryer, washer and dryer areas, refrigerator, vanity/ mirror cabinets, mirrors, or wall surfaces above false ceiling.
- Wall surfaces above false ceiling level will be left in its original bare condition.
- No skirting is provided at the main entrance alcove to all units.

b) Floor Finishes

: Refer to Floor Finishes Schedule.

Notes to b):

- All floor finishes to exposed surfaces only.
- No plinth provision below washer cum dryer or washer and dryer areas.

Floor Finishes Schedule

Area	UNIT TYPE																			
	S1, S1 (P)	S1a, S1a (P)	A1, A1 (P)	B1, B1 (P)	B2, B2 (P)	B3, B3 (P)	B4, B4 (P)	B5, B5 (P)	B6, B6 (P)	B7-S, B7-S (P)	C1-S, C1-S (P)	C2-S, C2-S (P)	C3-S, C3-S (P)	C4-S, C4-S (P)	C5-S, C5-S (P)	C6, C6 (P)	C7	C1-P, C1-P (P)	C2-P, C2-P (P)	D1-P, D1-P (P)
Living	Tile with tile skirting				Tile with timber skirting													Marble with timber skirting		
Dining																				
Master Bedroom	Tile with tile skirting			Engineered wood with timber skirting																
Junior Master Bedroom	-																			Engineered wood with timber skirting
Bedroom	-			Engineered wood with timber skirting																
Flexi/ Study	-									Tile with timber skirting						-		Marble with timber skirting	-	
Kitchen	Tile with tile skirting					Tile with timber skirting	Tile with tile skirting	Tile with timber skirting	Tile with tile skirting						Tile with timber skirting	Marble with marble skirting				
Master Bath	Tile																	Marble		
Bath																				
Junior Master Bath	-																			Marble
Walk-in Wardrobe	-																			Engineered wood with timber skirting
Yard	-																	Marble with marble skirting		
Balcony/ PES	Tile with tile skirting																			
WC	-																	Tile		
Household Shelter	-																	Tile with tile skirting		
AC Ledge	Cement and screed																			

Sanitary Ware, Fixtures and Accessories

Premier & Luxury Collection Master Bath Fittings

WARES:



DURAVIT
UNDER COUNTER
WASH BASIN



DURAVIT
WALL HUNG WC



MANUAL BIDET
SEAT & COVER



FLUSH ACTUATOR

FITTING:



HANSGRÖHE
BASIN MIXER



HANSGRÖHE
SHOWER RAIL AND
HANDHELD SHOWER



HANSGRÖHE
THERMOSTATIC SHOWER MIXER WITH
DIVERTER FOR OVERHEAD SHOWER



HANSGRÖHE
OVERHEAD SHOWER

ACCESSORIES:



TOILET PAPER HOLDER



TOWEL RAIL

BLOCK 15, TYPES S1,S1a, A1 and B1

BLOCK 7, 11 & 13 TYPES B2,B3,B4,B5,B6,B7-S,C1-S,C2-S,C3-S,C4-S,C5-S,C6 and C7

Premier & Luxury Collection Common Bath Fittings

WARES:



DURAVIT
UNDER COUNTER
WASH BASIN



DURAVIT
WALL HUNG WC



MANUAL BIDET
SEAT & COVER



FLUSH ACTUATOR

FITTING:



HANS GROHE
BASIN MIXER



HANS GROHE
SHOWER RAIL AND
HANDHELD SHOWER



HANS GROHE
THERMOSTATIC SHOWER MIXER

ACCESSORIES:



ROBE HOOK



TOILET PAPER HOLDER

BLOCK 15, TYPES S1,S1a, A1 and B1

BLOCK 7, 11 & 13 TYPES B2,B3,B4,B5,B6,B7-S,C1-S,C2-S,C3-S,C4-S,C5-S,C6 and C7

Legacy Collection Junior Master / Master Bath

Fittings

WARES:



DURAVIT
UNDER COUNTER
WASH BASIN



DURAVIT
WALL HUNG WC



MANUAL BIDET
SEAT & COVER



FLUSH ACTUATOR

FITTING:

AXOR



HANS GROHE AXOR
BASIN MIXER IN
BRUSHED BRONZE
FINISH



HANS GROHE AXOR
SHOWER RAIL AND
HANDHELD SHOWER IN
BRUSHED BRONZE FINISH



HANS GROHE AXOR
THERMOSTATIC SHOWER
MIXER WITH DIVERTER FOR
OVERHEAD SHOWER IN
BRUSHED BRONZE FINISH



HANS GROHE AXOR
OVERHEAD SHOWER IN BRUSHED
BRONZE FINISH

ACCESSORIES:



TOILET PAPER HOLDER
IN BRUSHED BRONZE
FINISH



TOWEL RAIL IN BRUSHED
BRONZE FINISH

BLOCK 9 TYPES C1-P,C2-P,D1-P

Legacy Collection Common Bath Fittings

WARES:



DURAVIT
UNDER COUNTER
WASH BASIN



DURAVIT
WALL HUNG WC



MANUAL BIDET
SEAT & COVER



FLUSH ACTUATOR

FITTING:

AXOR



HANSGRÖHE AXOR
BASIN MIXER IN
BRUSHED BRONZE
FINISH



HANSGRÖHE AXOR
SHOWER RAIL AND
HANDHELD SHOWER IN
BRUSHED BRONZE FINISH



HANSGRÖHE AXOR
THERMOSTATIC SHOWER MIXER IN
BRUSHED BRONZE FINISH

ACCESSORIES:



TOILET PAPER HOLDER
IN BRUSHED BRONZE
FINISH



ROBE HOOK IN BRUSHED
BRONZE FINISH

BLOCK 9 TYPES C1-P,C2-P,D1-P

Legacy Collection Yard WC Fittings



WALL HUNG BASIN



PEDESTAL WC



BASIN COLD TAP



2-WAY TAP



HAND HELD SHOWER



ROBE HOOK



BLOCK 9 TYPES C1-P,C2-P,D1-P

Kitchen Appliances

Premier Collection



BUILT IN RANGE HOOD



2 ZONE INDUCTION HOB



BUILT-IN CONVECTION OVEN



7/4KG WASHER CUM DRYER



INTEGRATED FRIDGE



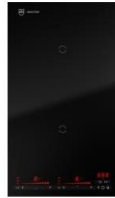
LIEBHERR

BLOCK 15, TYPES S1,S1a, A1 and B1

Luxury Collection



BUILT IN RANGE HOOD



2 ZONE INDUCTION HOB



BUILT-IN CONVECTION OVEN



7/4KG WASHER CUM DRYER



INTEGRATED FRIDGE



LIEBHERR

BLOCK 7, 11 & 13 TYPES B2,B3,B4,B5,B6,B7-S



BUILT IN RANGE HOOD



3 ZONE GAS HOB



BUILT-IN CONVECTION OVEN



7/4KG WASHER CUM DRYER



INTEGRATED FRIDGE



LIEBHERR

BLOCK 7, 11 & 13 TYPES C1-S, C2-S, C3-S, C4-S, & C5-S

Luxury Collection



BUILT-IN RANGE HOOD



4 ZONE INDUCTION
HOB



BUILT-IN CONVECTION OVEN



8KG FRONT LOAD WASHER



7KG FRONT LOAD DRYER



INTEGRATED FRIDGE



LIEBHERR

BLOCK 7 & 13 TYPES C6,C7

Legacy Collection



BUILT IN RANGE HOOD



3 ZONE GAS HOB



BUILT-IN COMBI
STEAM OVEN



UNDERCOUNTER
WINE COOLER



8KG FRONT LOAD WASHER



7KG FRONT LOAD DRYER



INTEGRATED FRIDGE



BLOCK 9 TYPES C1-P,C2-P



BUILT IN RANGE HOOD



3 ZONE GAS HOB



BUILT-IN STEAM OVEN



BUILT-IN CONVECTION OVEN



UNDERCOUNTER
WINE COOLER



8KG FRONT LOAD
WASHER



7KG FRONT LOAD
DRYER



INTEGRATED FREEZER & INTEGRATED
FRIDGE



BLOCK 9 TYPES D1-P

Unit Ceiling Height Schedule

Area	UNIT TYPE																			
	S1, S1 (P)	S1a, S1a (P)	A1, A1 (P)	B1, B1 (P)	B2, B2 (P)	B3, B3 (P)	B4, B4 (P)	B5, B5 (P)	B6, B6 (P)	B7-S, B7-S (P)	C1-S, C1-S (P)	C2-S, C2-S (P)	C3-S, C3-S (P)	C4-S, C4-S (P)	C5-S, C5-S (P)	C6, C6 (P)	C7	C1-P, C1-P (P)	C2-P, C2-P (P)	D1-P, D1-P (P)
Living	3.225	3.225	3.225	3.225	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Dining	3.225	3.225	3.225	3.225	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Master Bedroom	3.225	3.225	3.225	3.225	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Junior Master Bedroom	-																			2.875
Bedroom	-			3.225	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Flexi/ Study	-									2.875	2.875	2.875	2.875	2.875	2.875	-		2.875	2.875	-
Kitchen	2.75	2.75	2.75	2.75	2.4	2.4	2.4	2.875	2.875	2.4	2.4	2.4	2.4	2.4	2.4	2.875	2.875	2.4	2.4	2.4
Corridor	-			2.75	-	2.4	2.4	2.4	2.4	-	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Master Bath	2.6	2.6	2.6	2.6	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Junior Master Bath	-																			2.4
Bath 2				2.6	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Bath 3	-																			2.4
Walk-in Wardrobe	-																			2.875
Yard	-																	2.4	2.4	2.4
Balcony/ PES	3.2	3.2	3.2	3.2	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
WC	-																	2.4	2.4	2.4
Household Shelter	-																	2.875	2.875	2.875

Note:

- The above ceiling height(s) is in metres (m) and measured from finished floor level to underside of reinforced concrete slab or plaster board ceiling (where applicable).
- Ceiling height for localized bulkheads (where applicable) shall be at minimum 2.4m.

FREQUENTLY ASKED QUESTIONS & ANSWERS

SUBJECT	QUESTIONS	ANSWER
FLOOR FINISHES		See attached schedule
	Are tiles/marble provisions from any specific countries?	Tiles/marble provision will be in accordance to those shown in the showflat. The country of origin will be dependent on the market at the time of procurement.
CEILING HEIGHT		See attached schedule
BALCONY	Are all balconies access via sliding glass door?	Yes
	Any water point provided at balcony?	No
	Balcony railing height?	Minimum 1m from balcony finished floor level.
	Do the units come with balcony screen?	No.
	Does all balcony come with electrical point?	Yes, 1 electrical power point with weatherproof cover
WINDOW	Does the window come with sunscreen film?	No
	Casement or sliding?	Casement, sliding and top-hung where applicable
	Are the windows glass panel tinted?	Yes, window glass panel is green tinted.

SUBJECT	QUESTIONS	ANSWER
INTERNAL DOORS	What kind of material?	Hollow core timber door
CABINETRY	Are there LED lights provided in all wardrobe, kitchen and bathrooms?	LED lights will be provided in wardrobe, kitchen and vanity cabinet, where applicable
	Humidity Provision	No humidity control provided/installed for the wardrobes
	Soft Closing Provision	All cabinetry doors and drawers uses soft closing mechanism where applicable.
BATH	Are the shower screen swing in or out	All shower screen swings outwards
	For bathrooms with no natural ventilation, mechanical ventilation provided? If yes, is internal circulation or if purge to external exhaust, where is the air coming out from?	<p>Mechanical ventilation provided for bathrooms with no natural ventilation.</p> <p>Ventilation grills provided inside bath cove ceiling detail is discharge to external</p>
WATER HEATER	Gas or electric?	Electric water heater is provided
REFUSE COLLECTION	What is the residential refuse system type and where is it collected?	<p>Conventional waste system located at residential common corridors for each block, which will then be collected at Basement 3. Refer to Annexure H for location of refuse and recycling chute.</p> <p>Bin centre is at Basement 1. Refer to Annexure B2 for location of Bin centre.</p>

	Is the waste system pneumatic or conventional?	Conventional
LETTERBOX	Where is it located?	B2
CEILING FAN	Will the Haiku fan come pre-installed?	Yes.
45M LAP POOL	Depth	Approximately 1.2m deep
	Length	Approximately 45.0m (L) x 5.6m (W)
WELLNESS POOL	Depth?	Approximately 0.85m deep
	Length?	Approximately 4.5m (L)x 9.0m(W)
CHILDREN PLAYGROUND		There is no children playground
FUNCTION ROOM (OPUS LOUNGE)	Estimated size?	Approximately 81 sqm
OPUS GYM	Estimated Size?	Approximately 55 sqm
	Any specific brands of the equipment provided?	Gym equipment will be from an established brand that will be determined by the developer.
ROBERTSON READING ROOM	Estimated Size?	Approximately 37 sqm
ROBERTSON KIDS' CLUB	Estimated Size?	Approximately 32 sqm
BBQ AREAS	Location?	Within the Gourmet Pavillion 1 and 2 on Level 2. Refer to Annexure B2 for location of Gourmet Pavillion.

	Sink and tap points provided?	Sink and tap points provided for Gourmet Pavilion 1 and 2.
	Are the BBQ pits conventional or electric	Electric BBQ Teppanyaki are provided
ROOF GARDEN	What is the distance from one end of the roof garden to the other end?	Approximately 240m from end to end, approximately a 3min walking distance

SUBJECT	QUESTIONS	ANSWER
GREENERY	What is the percentage of greenery in the development?	Approximately 40% of site area
	Who can access the Sky bridge?	Residents only
	What is the height of the green feature wall in the sunken courtyard?	Approximately 13m from Basement 1 to underside of 2 nd Storey.
LIFTS	Number of lifts per block?	Block 7, 9, 11, 15 – 2 lifts Block 13 – 2 lifts + 1 clubhouse lift
	Are all the lift and lobby secured with security features?	All L1 lift lobby and lifts for all residential blocks require card access and/or EM lock.
	Which lifts go to Basement 1	Only 1 fire lift for each block opens to Basement 1 retail floor, for clarity please refer to S&PA.

SMART HOME FEATURES	Are there features provided for the unit?	Smart home features for unit comes with: <ol style="list-style-type: none"> 1. WIFI Doorbell 2. Digital Lockset to unit main door 3. Aircon Control 4. Energy Monitoring (inside unit) 5. Smoke Detector alert
	Are there features provided within the development?	Smart features for community comes with: <ol style="list-style-type: none"> 1. Smart Invite 2. Keyless letterbox system 3. Smart audio/video intercom system 4. Smart facilities booking through mobile app
SECURITY FEATURES	Any?	Lobby & Staircase entry to the residential are secured by card access system where applicable
	Is there concierge service provided for the residents?	Yes, within the Opus Club
BICYCLE PARK (RESIDENTIAL)	Is there a bicycle park in the development and if it is secured access for residents only?	L1, Residential Bicycle Parking racks which requires card access by residents only.
	How many lots?	Approximately 88 racks for residents

SUBJECT	QUESTIONS	ANSWER
CARPARKING	How many carpark lots are there?	Residential: 278 + 2 accessible lots Commercial: 34 + 1 accessible lot
	Will entrance of residential carpark be separated from the shops?	Residential and commercial carpark share the same ingress from Merbau Road and tee off to commercial carpark at Basement 1 and ramp down to residential carpark at Basement 2 and Basement 3 respectively.
	Are shoppers permitted to park inside the carpark?	Shoppers are permitted to only park in Basement 1 Commercial Car park.
	Where is the loading/ unloading bay?	Next to substation at Basement 1
	Is there electric car charging in the carpark? How many lots, if yes.	There will be electric car charging in the carpark. The number of lots will be determined in the later stage.
	Is there a car washing bay?	Yes
	What is the carpark clearance height?	Min 2.2m
	Where are the residential and commercial dropoff	The L1 dropoff along Unity Street is meant for both residents and commercial users. Alternatively, there are dedicated dropoff locations for residents at the lift lobby of every block at Basement 2

DISTANCE	What is the distance to neighboring blocks adjacent to the development?	Approx. 25m to UE Square Residences Approx. 15m to The Robertson House Abutting The Singapore Repertory Theatre Approx. 9m to Village Residences Approx. 10m to The Pier at Robertson Approx. 26m to shophouses along Tong Watt Rd Refer to attached plan for clarity
	What is the distance between blocks within the development?	Block 7 and Block 9: approx. 4.0m Block 9 and Block 11: 0m (directly adjacent block) Block 11 and Block 13: approx. 3.5m Block 13 and Block 15: approx. 4.5m Block 15 and Block 7: approx. 23.0m Refer to attached plan for clarity
	What is the e-deck estimated height above ground?	Approximately 8.3m from Level 1
	What is the distance to nearest MRT (Fort Canning)?	Within 400m, approximately 5 minutes walking distance

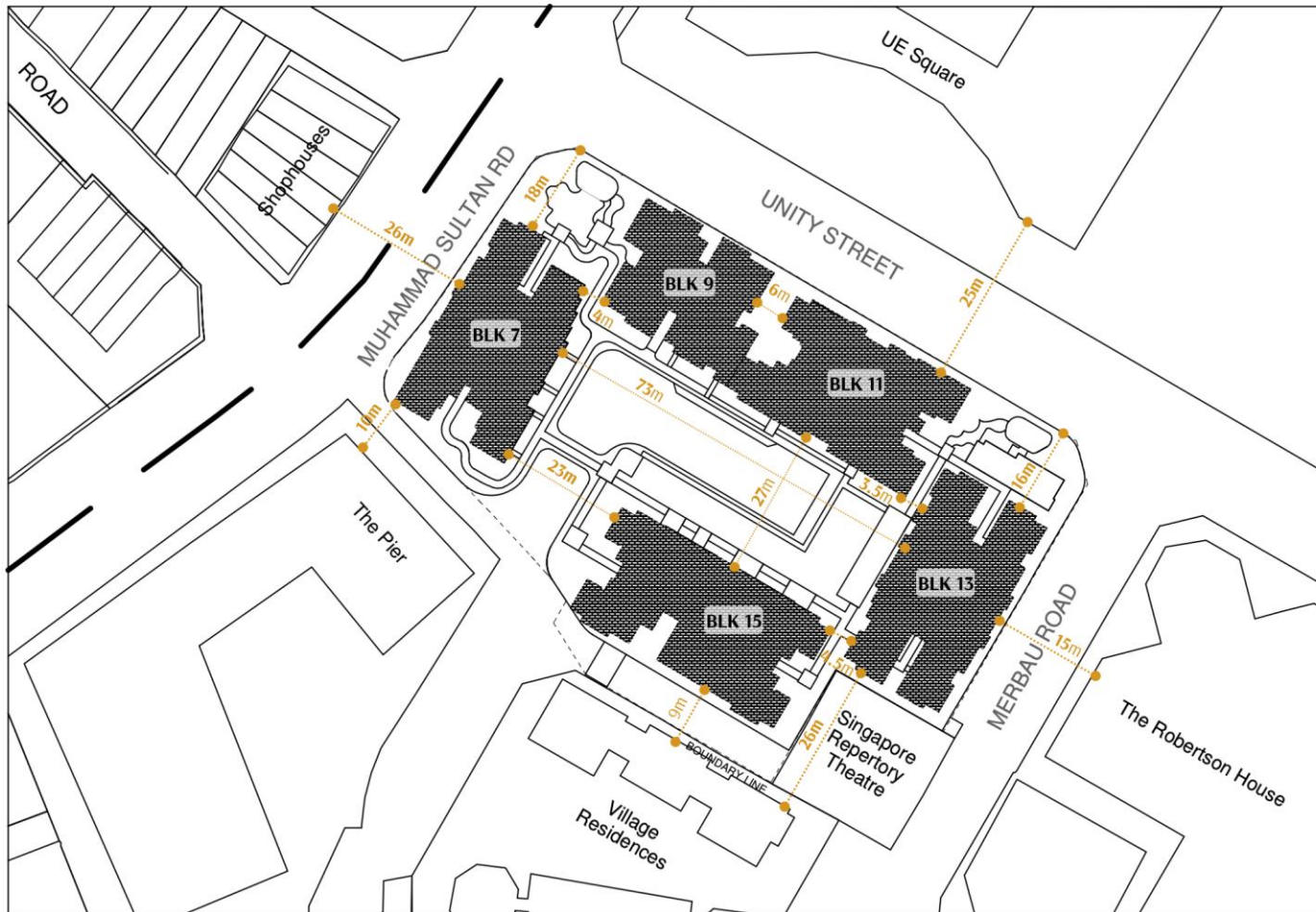
SUBJECT	QUESTIONS	ANSWER
MANAGEMENT	Is the managing agent for both shop and residential different?	The commercial lot is currently owned by a single entity, which will manage its operations through its own management team. During the initial period, both the Main MC and the Sub MC will appoint the same managing agent company.
	What is the share value and respective expected maintenance for each unit type?	Refer to table above for maintenance charges
	Demolition timeline	From July 2025 to Q1 2026
SHOPS & OPERATIONS	No. of levels of shop	2 levels, Basement 1 and 1 st storey
	What is the refuse system and its collection located?	Bin Centre at B1 Manual collection from retail units.
	Where are the commercial exhaust located?	The kitchen exhaust duct will be installed at 1 st storey high level. Exhaust air blow towards external roads Unity Street, Mohamad Sultan Road and Merbau Road. Refer to attached image of 1:40 sales model for location of kitchen exhaust.
	What is the height of the retail unit?	Approximately 4m high.

Location of kitchen exhaust



DISTANCE BETWEEN ADJACENT BLOCKS

(Approximate measurement only)



PRIVATE AND CONFIDENTIAL

Fact Sheet updated as at 18 June 2025

Disclaimer: These FAQs are meant to serve merely as guidance and consequently have no legal merit. They can also be subject to amendments. All information contain herein is subject to changes without prior notice. All indicated distance/ measurement area are approximate only and subject to final survey. Strictly no circulation to any 3rd party without the Developer's consent.