

Executive Summary

Development Name	: Kallang Riverside
Developer	: Singapore-Johore Express (Pte) Ltd
Developer's License No.	: C1126
Description	: Proposed mixed-use development comprising 1 block of 30-storey residential flat & 4-storey low rise residential flat (total 212 units) with 7 commercial units on the 1st storey, 2 basement carparks & communal facilities at Lots 98326C, 98327M PT & 98329V PT TS 17 at Kampong Bugis (Kallang Planning Area).
Location	: 51 Kampong Bugis
Tenure	: Freehold
District	: 12
Site Area	: 6,923.4 sqm – Plot 1 (5,207 sqm) & Plot 2 (1,716.4sqm) Plot 1: 30-storey residential flat with commercial at 1st storey. Plot 2: Road widening plot to be vested to State or as and when required by the State or prior to CSC, whichever is earlier.
Plot Ratio	: 3.5
No. of Units	: 212 Residential Units + 7 Commercial Units
No. of Carpark Lots	: 212 Residential lots + 8 Commercial lots + 3 Handicapped lots
Expected TOP	: 31st Dec 2019
Expected Legal Completion	: 31st Dec 2022
Building Plan No.	: A0840-00444-2011-BP01 dated 18 March 2014
Estimated Maintenance Fees	: \$ /Month Per Share Value
Showflat Unit Types	: Type 1A (517sqft), Type 2A (1001sqft), Type 3A (1432sqft)

Consultants

Architect	: ID Architects Pte Ltd
Landscape Consultant	: Earthscape Concepts Pte Ltd
Quantity Surveyor	: Rider Levett Bucknall LLP
M & E Consultant	: Bescon Consulting Engineers Pte
C & S Consultant	: Rankine & Hill (S) Pte Ltd
Interior Designer	: D'Perception Ritz Pte Ltd
Lighting Consultant	: Light Cibles Pte Ltd
Green Mark Consultant	: Building System & Diagnostics Pte Ltd
Solicitor	: TBA

Payment Details

Project Account : OCBC BANK FOR PROJECT A/C 686-278953-001 OF THE SINGAPORE-JOHORE
EXPRESS (PRIVATE) LIMITED

For Overseas Clients Doing TT

Bank : Oversea-Chinese Banking Corporation Limited
For Account of : The Singapore-Johore Express Pte Ltd
Account No. : 686-278953-001
Swift Code : OCBCSGSG

Facilities

Ground Level Facilities : Guard House, Water Feature, Arrival Drop-Off, Meeting Point, Shops

2nd Storey Facilities : Communal Deck, Children's Playground, Children's Pool, Children's Wet Play Area,
Male & Female Changing Room, Water Feature, Function Hall, Communal Deck,
Communal BBQ Area

5th Storey Facilities : Sky Terrace, Tennis Court, Landscaped Gardens

6th Storey Facilities : Communal Deck, Landscaped Gardens

24th Storey Facilities : Swimming Pool, Communal Deck, Jacuzzi, Water Feature, Communal Open Gym,
Changing Room with Sauna, Communal Yoga Deck

Project In-Charge

Main IC	: Alyssa Ng	8222 1110
2IC	: Juztin Lin	9006 6609
2IC	: Man Jeet Singh	9850 4888
CGL	: Jon Lew	9646 2334

Unit Types

Bedroom Type	Unit Type	No. of Units	Size (Sqft)	Size (Sqm)	Estimated Monthly Maintenance
1 Bedroom	1A	46	517	48	\$250
	1B	2	657	61	\$300
	1C	2	657	61	\$300
	1D	2	829	77	\$300
2 Bedroom	2A-1	39	1,001	93	\$300
	2A-2	7	1,087	101	\$350
	2B-1	33	958	89	\$300
	2B-2	5	1,012	94	\$300
2 + Study	2C	23	1,033	96	\$300
3 Bedroom	3C	22	1,141	106	\$350
3 Dual Key	3A	22	1,432	133	\$350
	3B	2	1,572	146	\$350
3 + S + Family Duplex	4A-1	1	1,916	178	\$400
	4A-2	1	1,970	183	\$400
	4A-3	1	1,970	183	\$400
	4A-4	1	1,916	178	\$400
3 + S Penthouse	PLH-3	1	2,508	233	\$450
4 + A/V Rm Penthouse	PLH-1	1	3,154	293	\$500
4 + S + A/V Rm Penthouse	PLH-2	1	3,498	325	\$550
Total		212			

Frequently Asked Questions (FAQ)

Subject	Question	Answer
Recreational Facilities	What is the dimension of the swimming pool & children's pool?	Size of swimming pool: Approx. 35.60m x 6.80m Size of children's pool: Approx. 8m x 7m
	What is the size of the function hall?	Approx. 7.60m x 6.60m
	What is the size of the outdoor gym?	Approx. 48sqm
Security Features	Audio or Video & Audio Intercom?	Video & Audio intercom for all the units
	Will there be card access security system which allows residents to go up to designated floors only?	Card access will be provided for the building. Whether card access to be provided to designated floor will only be decided later by MCST.
Lifts	How many lifts are there?	There are 4 lifts in the development.
Car Park	Since there are commercial units, how do the public park? Is there a separate car park for the public from residents' car park?	MCST will decide.
	Is car park included in the maintenance fee for the residents?	Yes
Sub-Station & Bin Centre	Location?	Both sub-station and bin center are located at the 1 st storey.
Refuse Collection	What kind of refuse system provided?	There are 2 refuse chutes – 1 for normal waste and the other for recyclable waste. There will be an internal corridor to the main bin centre
Floor-To-Floor / Ceiling Heights	What are the floor-to-floor heights for the communal levels – Level 1,2,5 & 24?	1 st storey: General area approx. 4.90m. Certain main entrance areas reach up to approx. 20.80m. 2 nd storey: Approx. 4.90m for communal deck and function hall. 5 th storey: Sky Terrace – Height approx. 4m (floor to ceiling). 6 th storey: communal decks: Approx. 3.50m. 24 th storey: Approx. 8.80m.
	Are the ceiling heights higher for the penthouses? Any other levels with higher ceilings?	All residential units (except Penthouses): Approx. 3.50m (floor-to-floor). Penthouses: Approx. 4.90m (floor-to-floor).
Commercial Units	What is the breakdown & sizes of commercial types (no. of shops and no. of restaurants)	Market factors will determine the type of shops. Units range from approx. 35sqm to 300sqm

Nearby Amenities

MRT	APPROXIMATE DISTANCE
Lavender (EW11)	0.449 km
Kallang (EW10)	0.667 km
Bendemeer (Downtown Line Due 2017)	0.866 km
Nicoll Highway (CC5)	0.924 km
Stadium (CC6)	1.04 km

BUS STOPS	APPROXIMATE DISTANCE
After Kallang Road (Bus: 2, 7, 12, 13, 32, 33, 51, 63, 67, 80, 100, 141, 197, 980, NR7)	0.243 km
Kallang Road, Opp Sri Manmatha Temple (Bus: 2, 7, 12, 13, 32, 33, 51, 63, 67, 80, 100, 141, 197, 980, NR7)	0.277 km
Crawford Street (Bus: 100)	0.278 km
Southbank (Bus: 100, 961, 961C, 980)	0.288 km
Lavender MRT (Bus: 2, 12, 33, 107, 107M, NR7, 133)	0.499 km

WET MARKETS & FOOD CENTRE / SUPERMARKETS / SHOPPING MALLS	APPROXIMATE DISTANCE
Aperia	0.240km
Old Airport Square	0.645km
Kallang Wave (Shopping Mall @ Singapore Sports Hub w a 56,000sqft NTUC Xtra)	0.84km
Giant (New World Centre)	1.03 km
Kallang Leisure Park	1.18 km
City Square Mall	1.24 km
Mustafa Centre	1.35 km
Bugis Junction	1.57 km
Suntec City Mall	1.72 km

SCHOOLS (PRIMARY, SECONDARY, TERTIARY, INTERNATIONAL)	APPROXIMATE DISTANCE
Stamford Primary School	1.17 km
Bendemeer Primary School	1.70 km
Insworld Institue	1.74 km
Farrer Park Primary School	1.90 km
Hong Wen Primary School	1.93 km
Dunman High School	1.94 km

Nearby Amenities (Cont.)

LIFESTYLE / SPORTS & RECREATION	APPROXIMATE DISTANCE
PA Water-Venture - Kallang	0.36 km
Kallang Water Sports Centre	0.45 km
Jalan Besar Community Club	0.58 km
Singapore Sports Hub (Under Construction)	0.84 km
Jalan Besar Stadium	0.88 km
Jalan Besar Swimming Complex	0.88 km
Singapore Indoor Stadium	1.07 km

Unique Selling Points

Subject	Description
FREEHOLD	One & Only FREEHOLD among all future 99 years leaseholds. Rare or almost not possible to find freehold new launch in a key growth area, like-wise for waterfront destinations across Singapore. At Kallang Riverside, it has waterfront + key growth area + freehold. Truly one-of-its-kind.
	Future sites and their land parcels will all be sold through Government Land Sales (GLS), as seen in the URA Masterplan.
	Only 212 Exclusive FREEHOLD Units out of ~4000 new homes. Equivalent to just 5% of all new homes here. Extremely rare.
WATERFRONT LIFESTYLE LIVING IN A PARK	Ultimate convenience of commercial retail & restaurants at the 1 st level of Kallang Riverside and in the vicinity.
	Step out into a park with lush green setting by the waterfront, sprinkled with enticing shops and cafes. Fenceless, non-gated housing to facilitate pedestrian connectivity & to promote community interaction.
	Improved beachfront & proposed lagoon. New waterfront attraction. You can take to the water, canoeing, swimming & other water sports.
	World-class offices, hotels, retail, & entertainment at Old Airport Square, are just a stones' throw away. An integrated, elevated pedestrian walkway links Kallang MRT, through Old Airport Square to the new Sports Hub.
	Singapore Sports Hub at your doorstep - World-class leisure destination & Singapore's next major attraction

Unique Selling Points (Cont.)

Subject	Description
WALK TO 4 MRT STATIONS	5 Minutes scenic stroll to Lavender MRT (~450m); Walking distance to Kallang MRT, Bendemeer MRT & Stadium MRT
PRIME CENTRAL REGION	A great alternative to the CBD, a mere 5 minutes drive away. Short drive to Orchard Road too.
HIGH RENTAL YIELD & DEMAND	Accessibility with MRT a short stroll away; Convenience of Retail & F&B at doorstep; Huge pool of tenants with increase of 21,000 workers in Kallang Riverside (~300,000sqm of new offices), proximity to CBD, Kallang iPark and upcoming Paya Lebar Commercial Hub
LIMITLESS POTENTIAL & HUGE APPRECIATION	Identified as a key Growth Area in the URA Masterplan
	Major transformation with ~4000 new homes, 3000 new waterfront hotel rooms and 400,000sqm of office, retail and entertainment facilities.
	Rare opportunity to buy BEFORE the transformation takes place. Thus, the chance to buy Kallang Riverside BEFORE the full impact of the transformation is factored in.
FIRST-MOVER ADVANTAGE	Government will likely only release their sites at Kallang Riverside once the Sports Hub has turned into a hotspot. This is when the government and developers will be incentivized to develop in this area.
	With developers' depleting land banks & increased competition from foreign developers, future sites released via GLS are expected to be bidded aggressively for and sold at high prices.
	With ~4000 upcoming new homes planned and numerous GLS yet to be released, Kallang Riverside not only is one of the best sites here, it also enjoy first-mover advantage over the rest.
BREATH TAKING VIEWS	Spectacular waterfront views of the Sea, Kallang Basin (35 hectares future Water Sports Centre of the Sports Hub) & Kallang River
	Iconic views of The Singapore Flyer, Marina Bay Sands, Gardens by the Bay & The Singapore Sports Hub
	Lush greenery and beautiful landscape views of The Green (future linear park)