THE BOTANY

DAIRY FARM

FACTSHEET | SITE PLAN | FLOORPLANS







PROJECT FACTSHEET

Project Name:	The Botany at Dairy Farm
Developer:	Sim Lian JV (Dairy Farm) Pte Ltd
Address:	3,5,7,9,11 Dairy Farm Walk
Tenure:	99 years leasehold w.e.f 8 June 2022
Expected TOP Estimated Top	31 December 2027 1st Quarter 2026
Expected Legal Completion	31 December 2030
Site Area:	Approx. 15,663.2 sqm Approx. 168,597 sqft
Site Coverage:	Approx. 30% / Approx. 70% Landscape
Description:	5 Blocks of 9 13 14 15-storey condominium development with basement Carpark, communal facilities and swimming pool
No. of units:	386
Carpark Facility:	386 Basement carpark lots including 4 lots equipped with EV charging points; and 5 Handicapped parking lots
Architect:	M.A.N Architects LLP
Landscape Architect:	Ecoplan Asia Pte Ltd
Main Contractor:	Sim Lian Construction Co (Pte) Ltd



Туре	No.of units	%	Size (sqft) Typical units	Size (sqft) Strata Void units	Share Value	Maintenance Fees
1 Bedroom + Study	36	9%	506	710	5	\$310
2 Bedroom	34		603	743	6	\$372
2 Bedroom Premium	36	27%	678	829	6	\$372
2 Bedroom + Study	34		743	904	6	\$372
3 Bedroom	46		883 - 926	1,033 - 1,098	6	\$372
3 Bedroom Premium	61		1,033	1,206 - 1,238	6	\$372
3 Bedroom Flexi	40	45%	1,033	1,216	6	\$372
3 bedroom + Study	28		1,076	1,281	6 - 7	\$372 - \$434
4 bedroom	57	15%	1,270 – 1,292	1,475 – 1,518	7	\$434
5 Bedroom	14	4%	1,539	1,765	7	\$434
Total units	386	100%				



SITE PLAN DAIRY FARM WALK Arrival Pool Lounge Water Lounge Grand Arrival Dining Lounge (Open To Sky) 3 Aqua Gym (900mm Depth) Family Zone Pool Bar Bubble Jet Kids Pool (soomm Depth) (2) Kids Pool Deck 3 Lap Pool (1200mm Depth) Workout Station Serenity Pool Deck Star Gazing Lawn 6 Cardio Trail BBQ Pavilion 6 Picnic Pavilion ® Recreational Tennis Court Swing Garden Jogging Trail Washrooms Grand Lawn Dink Bridge (2nd Storey) Gymnasium (2nd Storey) Co-Working Space (2nd Storey) Central 3 Open Terrace (2nd Storey) Botany Playground 49 Function Room (2nd Storey) Trampoline Scape Rock Climb Wall Wellness Botany Gourmet Dining S Firefly Path Function Deck Reflexology Path 6 Alfresco Dining 49 Herb Garden (6) Hanging Hammock Tea Pavilion Family Deck Fitness Park 3 23 24 (3) Water Jet Pool (900mm Depth) Bicycle Park Spa Bed Jet Foot Massage Others Sun Deck Quard Post B Side Gate Hilltop Deck G Substation / Transformer Room (Basement) Wellness Pool (goomm Depth) Bin Centre (Basement) Spa Seat Genset 2 Hilltop Deck Water Tank DAIRY FARM LANE G Fire Engine Access (Emergency Only) 3 Family Pool (1200mm Depth) Water Sunken Seat (B) Ventilation Shaft Outdoor Grill Pavilion Management Office

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3 Dairy Farm Walk, Singapore 679625

	01	02	03	04	05	06	07	08
15th	B3S(L)	D1(L)	C1(L)	A1S(L)	B2P(L)	C4P(L)	C2 (L)	B1(L)
14th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
13th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
12th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
11th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
10th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
9th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
8th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
7th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
6th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
5th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
4th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
3rd	B3S	D1	C1	A1S	B2P	C4P		B1
2nd	B3S	D1	C1	A1S	B2P	C4P		B1
1st	B3S(p)	D1(p)	C1(p)	A1S(p)	B2P(p)	C4P(p)		B1(p)

5 Dairy Farm Walk, Singapore 679626

	09	10	11	12	13	14	15	16
9th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
8th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
2nd			C6F	A1S	B2P	C4P		
1st			C6F(p)	A1S(p)	B2P(p)	C4P(p)		

7 Dairy Farm Walk, Singapore 679627

13th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
12th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
11th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
10th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
9th	B3S	C6F	C6F	AIS	B2P	C4P	C3	B1
8th	B3S	C6F	C6F	AIS	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	С3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	С3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	С3	B1
2nd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1

LEG	END
	1-Bedroom + Study
	2-Bedroom
	2-Bedroom Premium
	2-Bedroom + Study
	3-Bedroom
	3-Bedroom Premium
	3-Bedroom Flexi
	3-Bedroom + Study
	4-Bedroom
	5-Bedroom

9 Dairy Farm Walk, Singapore 679628

	25	26	27	28
14th	C5P(L)	D2(L)	D2(L)	C7S(L)
13th	C5P	D2	D2	C7S
12th	C5P	D2	D2	C7S
11th	C5P	D2	D2	C7S
10th	C5P	D2	D2	C7S
9th	C5P	D2	D2	C7S
8th	C5P	D2	D2	C7S
7th	C5P	D2	D2	C7S
6th	C5P	D2	D2	C7S
5th	C5P	D2	D2	C7S
4th	C5P	D2	D2	C7S
3rd	C5P	D2	D2	C7S
2nd	C5P	D2	D2	C7S
1st	C5P(p)	D2(p)	D2(p)	C7S(p)

11 Dairy Farm Walk, Singapore 679629

	29	30	31	32
14th	C7S(L)	D2(L)	E1(L)	C5P(L)
13th	C7S	D2	E1	C5P
12th	C7S	D2	E1	C5P
11th	C7S	D2	E1	C5P
10th	C7S	D2	E1	C5P
9th	C7S	D2	E1	C5P
8th	C7S	D2	E1	C5P
7th	C7S	D2	E1	C5P
6th	C7S	D2	E1	C5P
5th	C7S	D2	E1	C5P
4th	C7S	D2	E1	C5P
3rd	C7S	D2	E1	
2nd	C7S	D2	E1	
1st	C7S(p)	D2(p)	E1(p)	



1-BEDROOM + STUDY

TYPE A1S

47 sqm / 506 sqft

Blk 3 #02-04 to #14-04 Blk 5 #02-12 to #08-12 Blk 7 #02-20 to #12-20

TYPE A1S(L)

66 sqm / 710 sqft

(Inclusive of 19 sqm strata void over living / dining)

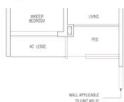
Blk 3 #15-04 Blk 5 #09-12 Blk 7 #13-20

TYPE A1S(p)

47 sqm / 506 sqft

Blk 3 #01-04 Blk 5 #01-12







Frea Individes AC Todge, Diskons, Private Exchand Space (FES) and State note where applicable. AFIIC todges are excluded from states and are normal bearing. Some units are retired images of the floor plans shown in the torontone continues and long as delifier depending on the case are part being place offer to the key plan. The above files and bistoriations are subject to Uniques on may be required by the reheast authorities are also and to the comparability of approach by the reheast authorities are applied to the comparability of the comparability

2-BEDROOM

TYPE B1

56 sqm / 603 sqft

Blk 3 #02-08 to #14-08 Blk 5 #03-16 to #08-16 Blk 7 #02-24 to #12-24

TYPE B1(L)

69 sqm / 743 sqft

(Inclusive of 13 sqm strata void over living / dining)

Blk 3 #15-08 Blk 5 #09-16

Blk 7 #13-24



56 sqm / 603 sqft

Blk 3 #01-08







has a kalade AC kelgs, laking, Philat Editional Space (PCS) and costs avoid where applicable. All Excipts are exhibited from storial area and are non-title bearing, Some units are nest images of the flow joint a few in the contract of the



2-BEDROOM PREMIUM 2-BEDROOM + STUDY

TYPE B2P

63 sqm / 678 sqft

Blk 5 #02-05 to #14-05 Blk 5 #02-13 to #08-13 Blk 7 #02-21 to #12-21

TYPE B2P(L)

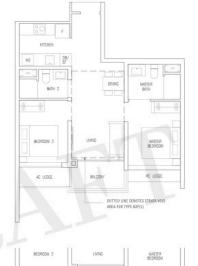
77 sqm / 829 sqft

(Inclusive of 14 sqm strata void over living / dining)

Blk 3 #15-05 Blk 5 #09-13 Blk 7 #13-21

TYPE B2P(p) 63 sqm / 678 sqft

Blk 3 #01-05 Blk 5 #01-13



RC LEDGE



AC LEDGE

Area includes AC ledge, bolony, Private Enclosed Space (PES) and stotal void where applicable. All RC edges are excluded from storal area and are non-load learing. Some units are minor images of the floor plans shown in the tencher. Orientations and fusing a will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and inholitobias are subject to charges as may be required or approachly the relevant authorities and or in the major of any off or overtact. Area are estimated only and are subject to final survey. The buttony & PES shall not be enclosed unless with the approach bulking screen, for an illustration of the approach bulking screen, for a screen of the approach bulking screen, and the approach bulking screen, a

TYPE B3S

69 sqm / 743 sqft

Blk 3 #02-01 to #14-01 Blk 5 #03-09 to #08-09 Blk 7 #02-17 to #12-17

TYPE B3S(L)

84 sqm / 904 sqft

(Inclusive of 15 sqm strata void over living / dining)

Blk 3 #15-01 Blk 5 #09-09

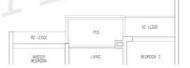
Blk 7 #13-17

TYPE B3S(p)

69 sqm / 743 sqft

Blk 3 #01-01







Are is classed as freign, before, the hard featured Specie (PS), and state and the experience. At the department of the approach as the experience of the ex

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3-BEDROOM 3-BEDROOM

TYPE C1

82 sqm / 883 sqft

Blk 3 #02-03 to #14-03

TYPE C1(L)

97 sqm / 1044 sqft

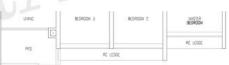
(Inclusive of 15 sqm strata void over living / dining)

Blk 3 #15-03

TYPE C1(p) 82 sqm / 883 sqft

Blk 3 #01-03







TYPE C2(L)

82 sqm / 883 sqft

96 sqm / 1033 sqft

(Inclusive of 14 sqm strata void over living / dining)

Blk 3 #04-07 to #14-07

Blk 3 #15-07





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ses studies At letter, between himself school does (PS) and state will be expected all to letter are exalled from state are made after an extraction of the expected and the exp



3-BEDROOM 3-BEDROOM PREMIUM

TYPE C3

TYPE C3(L)

86 sqm / 926 sqft

102 sqm / 1098 sqft

(Inclusive of 16 sqm strata void over living / dining)

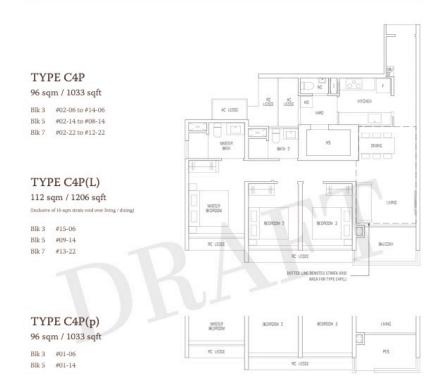
Blk 5 #03-15 to #08-15 Blk 7 #02-23 to #12-23

Blk 5 #09-15 Blk 7 #13-23





Are an includes AC lodge, bulcony, Private Enclosed Space (PES) and stotal viold where applicable. All BC lodges are excluded from status area and are non-load bearing. Some writs are nimor images of the floor plans shown in the texture. Orientations and loange with offer depending on the unit jou are purchasing, please refer to the key shin. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities and do not from part of any offer or contact. Area are estimates only and are subject to final survey. The bulcomy & PES shall not be exclused with the approved bulcony science. For an illustration of the approved bulcony science, planse effort a first review of this frontest, and the provided bulcony science, planse effort and the review of this frontest.





Area archades AC ledge, Telecore, Private Enclosed Space (PES) and distal avoid where applicable. All BC ledges are excluded from stoka area and are non-level bearing. Series units are interest reages of the figure and or the series are excluded from stoka area and are non-level bearing. Series units are interest reages of the figure are previously and or approach to the series of the stokades of the series are all the stokades are considered and are all the stokades are considered as a stokades are all the stokades are considered as a stokades are all the stokades are considered as a stokades are all the stokades are considered as a stokades are all the stokades are considered as a stokades are all the stokades are the stok

3-BEDROOM PREMIUM 3-BEDROOM FLEXI

TYPE C5P

96 sqm / 1033 sqft

Blk 9 #02-25 to #13-25

MIRROR UNIT

Blk 11 #04-32 to #13-32

TYPE C5P(L)

115 sqm / 1238 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-25

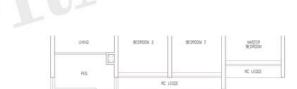
MIRROR UNIT

Blk 11 #14-32

TYPE C5P(p)

96 sqm / 1033 sqft

Blk 9 #01-25



DOTTED LINE DENOTES STRATA VOID

AREA FOR TYPE CSP(L)

AC LEDGE

BATH 2



Area studies All Telap Lebons, invest included Sport of ISS, and studies agricultural tall includes an excellent flower and the studies of the Sport of ISS and the Sport of ISS

TYPE C6F

96 sqm / 1033 sqft

Blk 5 #03-10 to #08-10 Blk 7 #02-18 to #12-18

MIRROR UNIT

Blk 5 #02-11 to #08-11 Blk 7 #02-19 to #12-19

TYPE C6F(L)

113 sqm / 1216 sqft

(Inclusive of 17 sqm strata void over living / dining)

Blk 5 #09-10

Blk 7 #13-18

MIRROR UNIT

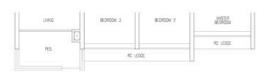
Blk 5 #09-11

Blk 7 #13-19

TYPE C6F(p)

96 sqm / 1033 sqft

MIRROR UNIT Blk 5 #01-11



RC LEDGE

MASTER BEDROOM



LIVING

DINING

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AREA FOR TYPE CREOL)

Area scholar AC beign, belower, Private Castoned Space (PSC) and stata void where applicable, M. INC, legar are excluded from status area and area moved hearing. Seen units, are mixer images of the Chore place States in the bookness. Obstantiations and facing will differ depending on the series you are pulsaring, places erect for the key place. The behavior places and facing will differ some places and places on facing put differ or contract Aveous air collisions are subject to contract Aveous are collisions. The backery of AFS shall not the enclosed unless with the agreemed halving-screen, for an illustration of the approved halving-screen, for an illustration of the approved halving-screen, for an illustration of the approved halving-screen, force are first halving and the screen, force are first halving screen force and screen first halving screen for an illustration of the approved halving-screen, force are first halving screen, force are first halving screen for a screen force area.

4-BEDROOM 5-BEDROOM

TYPE D2

120 sqm / 1292 sqft

Blk 9 #02-26 to #13-26 Blk 11 #02-30 to #13-30

MIRROR UNIT

Blk 9 #02-27 to #13-27

TYPE D2(L)

141 sqm / 1518 sqft

(Inclusive of 21 sqm strata void over living / dining)

Blk 9 #14-26 Blk 11 #14-30

MIRROR UNIT

Blk 9 #14-27

TYPE D2(p)

120 sqm / 1292 sqft

Blk 9 #01-26 Blk 11 #01-30

MIRROR UNIT

Blk 9 #01-27







Are analysis At Todgo belong, Private Enclosed Space (PES) and State wish where applicable, All Ric Tedgos are excluded from status area and are non-hood bearing. Some write an invitor images of the floor plans shown in the action of the private of the private production of the private production and the private production of th

TYPE E1

143 sqm / 1539 sqft

TYPE E1(L)

164 sqm / 1765 sqft

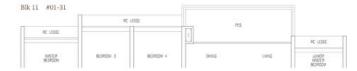
(Inclusive of 21 sqm strata void over living / dining)

Blk 11 #02-31 to #13-31 Blk 11 #14-31



TYPE E1(p)

143 sqm / 1539 sqft





has bridge AC dept belong history history forces figure OFS) and dust void where opticable. If It is right are excited from rocks area and one mixed belong forces or the area mine reages of the floor place shows in the business. Determines and finging will differ be operated provided a provided by the desertations are subject to Origing a rough recognition of the provided provided by the desertation and one of the provided provided



3-BEDROOM + STUDY

TYPE C7S

100 sqm / 1076 sqft

Blk 9 #02-28 to #13-28

MIRROR UNIT Blk 11 #02-29 to #13-29

TYPE C7S(L)

119 sqm / 1281 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-28

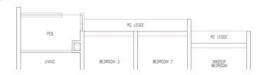
MIRROR UNIT Blk 11 #14-29



TYPE C7S(p) 100 sqm / 1076 sqft

Blk 9 #01-28

MIRROR UNIT Blk 11 #01-29



RC LEDGE

BATH 2

AC LEDGE

STUDY

RC LEDGE

BALCONY

DINING

AREA FOR TYPE (73)L)



Are includes AC ledge, balcony, Private Enclosed Space (PES) and Stotia viole where applicable. All RC ledges are excluded from status area and are non-hood bearing. Some units are reinven images of the floor plans shown in the texture. Or instrument and long time of private pr

TYPE D1

118 sqm / 1270 sqft

Blk 3 #02-02 to #14-02

TYPE D1(L)

137 sqm / 1475 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 3 #15-02



TYPE D1(p)

118 sqm / 1270 sqft

Blk 3 #01-02





sees brades AC right belows, historic channel Square DSS) and state shell below opposition. If AC right are excluded from roos area and unreal tooks deleting Sames or this are inter-ringed of the floor policy of the floor poli



THE BOTANY

Do Not Form Part of Contract DRAFT

Bank Details:

Project Account No	DBS Bank Ltd. for Project A/C No. 003-700158-9 for SIM LIAN JV (DAIRY FARM) PTE. LTD.	
Swift Code/ BIC	DBSSSGSG	
Bank Code	7171	
Branch Code	003	

Solicitor Details:

Solicitor	Address	
Dentons Rodyk & Davidson LLP	80 Raffles Place	
	#33-00 UOB Plaza I	
	Singapore 048624	
	Telephone: 6225 2626	

THANK YOU

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