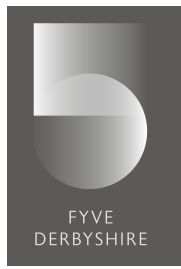




FACT SHEET

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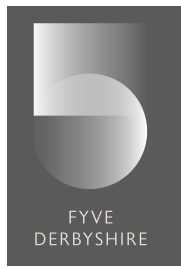


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FYVE DERBYSHIRE - FACT SHEET

PROJECT NAME	FYVE DERBYSHIRE
DEVELOPER	RH DEVELOPMENTS TWO PTE LTD
DESCRIPTION	PROPOSED ERECTION OF 1 BLOCK OF 19-STOREY RESIDENTIAL FLATS DEVELOPMENT (71 UNITS) WITH 2 AND A HALF BASEMENT CARPARKS, SWIMMING POOL AND COMMUNAL FACILITIES ON TS18 LOT 01418K, 01419N-PT AT 5 DERBYSHIRE ROAD (NOVENA PLANNING AREA)
ADDRESS	5 DERBYSHIRE ROAD. SINGAPORE 309561
NO. OF BLOCKS / STOREYS	1 BLOCK OF 19 STOREY.
DISTRICT	11
TENURE	FREEHOLD
SITE AREA	1,734.90 sqm (Approx 18,674 sqft)
Plot Ratio	Plot 1 (Lot 01418K TS 18) – 2.869 Plot 2 (Lot 01419N-PT TS 18)- 2.800
TOTAL NO. OF UNITS	71
NO. OF CARPARK LOTS	71 CARPARK LOTS AT BASEMENT 2 ACCESSIBLE CARPARK LOTS AT BASEMENT 12 BICYCLE LOTS AT 1 ST STOREY
EST. DATE OF VACANT POSSESSION	30 Nov 2024
EST. DATE OF LEGAL COMPLETION	30 Nov 2027
Estimated Maintenance Fee	\$/SV is estimated in range of \$65-\$68/-
No. of parking Lots	71 Carpark lots at basement 2 accessible carpark lots at basement 12 bicycle lots at 1 st storey
No. of Lifts	2 Fire Lifts
RECREATION FACILITIES [1st Storey]	<ul style="list-style-type: none"> • 25m Lap Pool • Bubble Pool • Aqua Gym • Pool Deck • Pool Cabana • BBQ Pavilion • Herb Lounge • Shower Points • Accessible Toilet • Outdoor Gym • Yoga Deck • Double Tiered Bicycle Racks • Wellness Garden • Arrival Lounge • Side Gate • Guard House

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UNIT MIX					
UNIT TYPE	# OF BEDROOM	EST. AREA (SQM)	EST. AREA (SQFT)	# OF UNITS	SHARE VALUE
A1	2 BEDROOM	52	560	1	6
A2	2 BEDROOM	55	592	18	6
A3	2 BEDROOM	61	657	18	6
B	2 BEDROOM + GUEST	74	797	17	6
C	3 BEDROOM + GUEST	87	936	17	6
TOTAL :				71	

Consultants	
Architect	KYOOB Architects Pte Ltd
Civil & Structural Engineer	KCL Consultants Pte Ltd
Mechanical & Electrical Engineer	PCA Consulting Pte Ltd
Interior Designer (Show flat)	2 nd Edition Pte Ltd
Main Contractor	Seah Construction Pte Ltd
Developer Solicitor	Dentons Rodyk & Davidson LLP
Show Flat Type	Type C-3 Bedroom + Guest (87sqm)

Floor Finishes	
Living / Dining	Marble floor tiles (high honed finish) with timber skirting
Kitchen	Marble floor tiles (high honed finish)
Master Bedroom / Bedroom 2 / Bedroom 3 / Guest Room	Timber flooring (smooth matt finish) with timber skirting
Master Bath / Bath 1 / Bath 2	Porcelain tiles with stone feature wall
Balcony	Porcelain tiles with porcelain tiles skirting
A/C Ledge	Cement and sand screed finish

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PROJECT ACCOUNT

PROJECT A/C NO.

RH DEVELOPMENTS TWO PTE LTD
– PROJECT ACCOUNT NO. 040-1302091-0

PAYMENT MADE BY WAY OF TELEGRAPHIC TRANSFER

NAME OF ACCOUNT : RH DEVELOPMENTS TWO PTE LTD

BANK ACCOUNT NO: 040-1302091-0

BANK NAME : MALAYAN BANKING BERHAD, SINGAPORE BRANCH

BRANCH : MAIN BRANCH

BANK CODE : 7302

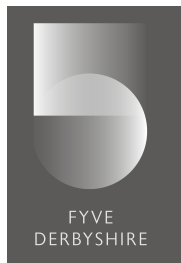
SWIFT CODE : MBBESGSG

PROJECT IN CHARGE

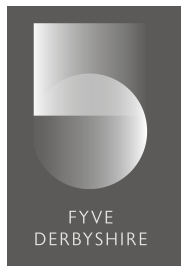
MAIN PROJECT IC

EDMUND TAN – 9272 2737

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EDUCATION	APPROX DISTANCE
PRIMARY SCHOOL – WITHIN 1KM	
ST JOSEPH’S INSTITUTION JUNIOR	0.16km
FARRER PARK PRIMARY SCHOOL	0.72km
ANGLO CHINESE SCHOOL (JUNIOR)	0.91km
PRIMARY SCHOOL – WITHIN 1-2KM	
ANGLO CHINESE SCHOOL (PRIMARY)	1.15km
ST MARGARET’S PRIMARY SCHOOL	1.40km
HONG WEN SCHOOL	1.46km
STAMPFORD PRIMARY SCHOOL	1.87km
CHIJ PRIMARY (TOA PAYOH)	1.88km
SECONDARY SCHOOL	
ANGLO-CHINESE SCHOOL (BARKER ROAD)	1.17km
CATHOLIC HIGH SCHOOL	2.3km
CEDAR GIRL’S SECONDARY SCHOOL	5km
CHIJ SECONDARY (TOA PAYOH)	1.82km
CRESCENT GIRLS’ SCHOOL	5.2km
RAFFLES GIRLS’ SCHOOL (SECONDARY)	2.7km
SINGAPORE CHINESE GIRLS’ SCHOOL	2.5km
ST ANDREW SECONDARY SCHOOL	1.1km
ST JOSEPH’S INSTITUTION	2.9km
TERTIARY	
CATHOLIC JUNIOR COLLEGE	2.3km
NAFA	2.2km
SCHOOLS OF THE ARTS	2.2km
INTERNATIONAL SCHOOL	
ITATIAN SUPPLEMENTARY SCHOOL	0.25km
GLOBAL INDIAN INTERNATIONAL SCHOOL	1.52km
CHATSWORTH INTERNATIONAL SCHOOL	1.7km



AMENITIES

MRT STATIONS	APPROX DISTANCE
NOVENA MRT	0.52km
FARRER PARK	0.9km

MALLS, ENTERTAINMENT & BUSINESS HUB	APPROX DISTANCE
UNITED SQUARE	0.35km
VELOCITY	0.6m
RAFFLES PLACE	7km
SINGAPORE CHINESE RECREATION CLUB	1.9km
THE TANGLIN CLUB	2.2km
CIVIL SERVICE CLUB - TENNENSOHN	1.6km
PAYA LEBAR SQUARE	6.5km

CONVENIENT STORES, WET MARKETS, SUPERMARKETS, FOOD CENTRE	APPROX DRIVING TIME
CAMBRIDGE ROAD BLK 41A (PEK KIO MARKET)	0.7km
NEWTON FOOD CENTRE	1.3km
WHAMPOA MARKET	1.9km
NTUC FAIRPRICE (SHAW PLAZA)	1.8km
COLD STORAGE NOVENA	0.65km
PARAGON MARKET PLACE	2.5km

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Overall Architecture / Lifestyle Concept

The design concept for this project originates from the idea of creating “a Sanctuary for the Senses” for every resident of this development.

As a residential development, the idea of a “sanctuary” is derived from notions of an abode filled with safety and serenity.

In addition, this sanctuary space is set amidst an environment of lush landscaping, creating mood of tranquility, in harmony with nature.

At the same time, the development is designed to appeal to our human senses of sight, sound, smell, taste & touch. This is achieved in the following examples through our sensitive and thoughtful design for this development...

SIGHT – visual impression of iconic architecture upon first sight whilst driving towards the entrance, use of lighting, lush greenery & landscaping.

SOUND – water features with tranquil sounds & the rustling of greenery as the wind blows through.

SMELL – specially designed scented gardens with herbs, flowers & scented plants.

TASTE – specially designed seating lounge with gardens planted with herbs and other edible plants.

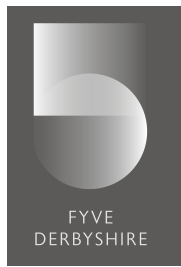
TOUCH – thoughtfully selected materials and fittings which appeal to the tactile nature of one’s touch.

The intention is for this development to become a welcome abode with purposefully crafted spaces that appeal to all our 5 senses.

The 5 senses also shares similarity with this development’s address and house number (ie 5 Derbyshire Road).

The architectural design of the building is designed as a single iconic residential tower set amidst lush landscape of greenery and water features that evokes a serene and tranquil environment, this development becomes a sanctuary of peacefulness and calm that welcomes home every resident.

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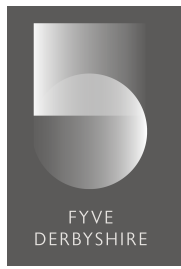


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Recreational Facilities / Unique Features

- 25 metre lap pool with pool deck area
- Bubble Pool
- Aqua Gym
- Pool Deck
- Pool Cabana
- BBQ Pavilion
- Herb Lounge
- Outdoor Gym
- Yoga Deck
- Wellness Garden

The amenities are metro lifestyle focused and juxtaposed within a thematic ambience of Urban Sensory Sanctuary



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Ceiling Height (m) – STOREY UNITS

	UNIT TYPES				
	A1	A2	A3	B	C
Living & Dining	2.83	2.83	2.83	2.83	2.83
Kitchen	2.83	2.83	2.83	2.40	2.40
Master Bedroom	2.83	2.83	2.83	2.83	2.83
Bedroom 2	2.83	2.83	2.83	2.83	2.83
Bedroom 3	-	-	-	-	2.83
Guest Room	-	-	-	2.83	2.83
Master Bath	-	-	2.30	2.30	2.30
Bath 1 (PBU)	2.30	2.30	-	-	-
Bath 2 (PBU)	-	-	2.30	2.30	2.30
Balcony	2.88	2.88	2.88	2.88	2.88
A/C Ledge	2.88	2.88	2.88	2.88	2.88

- Ceiling height – floor finish to underside of slab / ceiling where applicable in metre.
- Localised bulkheads, beams and box-up at 2.4m to 2.5m.

Factsheet

Kitchen Appliances & Fittings	What are the kitchen appliances and fittings provided?	<ul style="list-style-type: none"> • Built-in cabinet in laminate and PVC with engineered quartz counter top and backsplash • Stainless steel sink complete with sink mixer • 1 induction hob, 1 cooker hood and 1 built-in conventional oven • 1 free-standing refrigerator • 1 free-standing washer cum dryer
	What are the brands of the kitchen appliances and fittings provided?	<ul style="list-style-type: none"> • De Dietrich and Electrolux for kitchen appliances • Hansgrohe for mixer tap • Franke for kitchen sink

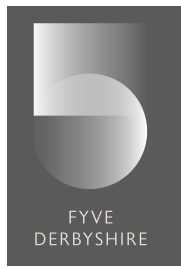
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Factsheet		
Sanitary Wares & Fittings	What are the sanitary fittings and sanitary wares provided?	<ul style="list-style-type: none"> • 1 shower closet • 1 shower screen complete with shower mixer, shower handset and overhead shower (for masterbath only)
	What are the sanitary fittings and sanitary wares provided?	<ul style="list-style-type: none"> • Duravit for sanitary wares and • Hansgrohe for sanitary fittings
Air-conditioners	<ul style="list-style-type: none"> • What type of air-conditioners provided? • What is the brand of the air-conditioners provided? 	<ul style="list-style-type: none"> • Mitsubishi
Lighting Switches	<ul style="list-style-type: none"> • What type of lighting switches provided? • What is the brand of the lighting switches provided? 	<ul style="list-style-type: none"> • Conventional lighting switches Brand <ul style="list-style-type: none"> • Legrand
Smart Home Feature Vendor: Fermax	Digital Lock	<ul style="list-style-type: none"> • Installed on the unit entrance door • Brand : Yale • Accessible with card, pin and key
	WIFI Camera	<ul style="list-style-type: none"> • Installed outside main door as per showflat
	VIDA Gateway	<ul style="list-style-type: none"> • Given separately as loose piece

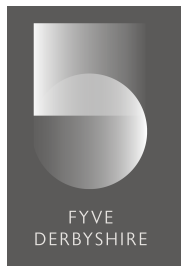
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Frequently Asked Questions		
Subject	Question	Answer
Swimming Pool	What are the dimensions?	25m length x 3.6m/6.0m width x 1.2m depth (approx)
	What are some special features?	<ul style="list-style-type: none"> • Pool Deck (shallow deck with sun lounger) • Bubble pool • Aqua gym
Facilities	Where is the function room? If not which other facilities are alternatives to be used as function room?	<ul style="list-style-type: none"> • Open BBQ pavilion
Side Entrance	Any? Location?	<ul style="list-style-type: none"> • Located next to main entrance provided with accessible path
Balcony	Height of railing in Balcony?	Approx. 1100mm from the balcony's finish floor level
	Is all the balcony door sliding?	Yes
	Any Power Point in Balcony?	Yes, 1 no of weatherproof 13A power point is provided in each balcony
Windows	Double glazing?	No
	Casement / sliding?	Casement windows.
	Is window glass panels tinted?	Yes
	Low E glass?	Yes
Electrical Sub-Station	Location?	1st storey, near main entrance.
Water Tank	Location?	Transfer water tank at basement Water tank at roof storey

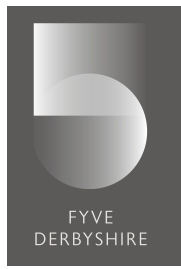
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Frequently Asked Questions		
Subject	Question	Answer
Location of Bin Centre	Location?	1st storey next to electrical substation near to main entrance
Location of Rubbish Chute	Location?	Located at lift lobby from 2nd to 19th Storey
Refuse System	What system used?	Conventional Refuse chute chamber and bin centre
Side gate	Location?	Side gate is located at 1st storey near to main entrance from Derbyshire Road
Boundary Wall / Fence	What is the height/ Wall or fence?	New 1.5m high retaining wall with 1.3m high boundary wall consisting of solid retaining wall and / or solid boundary wall and / or metal fence
Hot Water in Kitchen	Provided?	Yes
Water Heater	Provided? Location?	Provided, location to be advised by M&E
	Gas or electrical?	Electrical water heater is provided
Gas Supply	Cylinder gas or city gas?	<ul style="list-style-type: none"> • No cylinder gas or city gas • Induction hob is provided
Lifts	How many lifts per lobby ?	2 fire lifts are provided per lobby
	Height of 1st storey lift lobby	3.5m height (approx) (up to ceiling)
	Are the lift lobbies air-conditioned?	No
Access to Common Facilities	Can residents have direct access to poolside from 1st storey lift?	Yes
BBQ pits	How many & where?	One BBQ pit is provided at BBQ pavilion. Located next to lap pool.
	Sink & tap point?	Sink & tap point are provided
Handicapped friendly features	Is the development handicapped friendly?	Yes

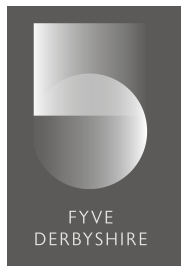
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Frequently Asked Questions		
Subject	Question	Answer
Security Features	How do residents access the unit? Is there any security entrance?	Access Points for the Residents: <ul style="list-style-type: none"> • 1 main gate for vehicular access from Derbyshire Road • 1 side gate for pedestrian and handicap access from Derbyshire Road
		Security feature: <ul style="list-style-type: none"> • Guardhouse is located at main entrance • Audio Intercom System from apartment unit to side gate • Proximity card access control system at lift & side gate • Security surveillance cameras at designated common areas
Carpark	Carpark Lot Size	<ul style="list-style-type: none"> • 71 nos.(2400mm x 4800mm) car park lots • 2 nos. (3600mm x 4800mm) accessible car park lots
Bomb Shelter	Location?	<ul style="list-style-type: none"> • Staircase Storey Shelter located at every storey's fire escape staircase
Can electric hob be changed to gas hob?		No
Fibre Optic	Is fibre optic ready?	Yes, complying to prevailing COPIF
Others	Electrical Car Charging?	No
	Toilets without windows mechanically ventilated?	Type B(Master Bath) and Type C (Bath 2) are mechanically ventilated.
	Any bicycle bay? How many lots	6 nos. of double-tiered bicycle racks (12 bicycle lots) are provided at 1st storey.
Letterbox	Where is it located?	1st storey communal area, next to lift lobby.
Any shuttle bus services		No

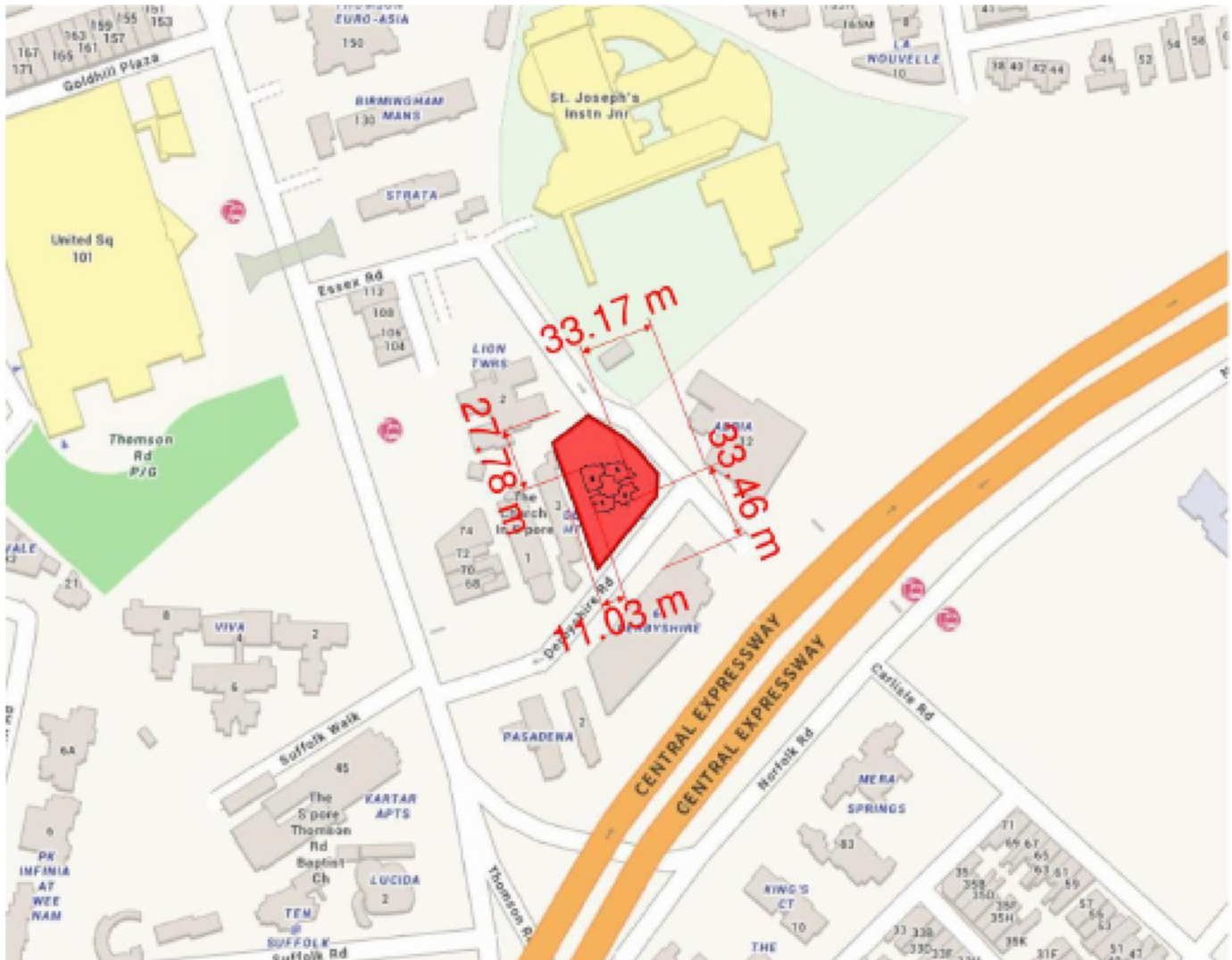
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Estimated Distance to Neighbouring Blocks

(ALL DIMENSIONS STATED ARE ESTIMATION ONLY)



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