

FACT SHEET – MARKETING AGENCY (27 Mar 2023)

Developer	Hoi Hup Sunway Katong Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 Tel: 6311 9555 Fax: 6271 9282 www.hoihup.com/thecontinuum
General Description	Proposed Residential Flat Development comprising of 4 Blocks of 17-Storeys and 2 Blocks of 18-Storey Buildings (Total 816 Units) with 2 Basement Carparks, Swimming Pool, Communal Facilities, Conservation of an Existing Single-Storey Bungalow and Proposed Overhead Bridge (Air-Space)
Lots / Mukim	Lot 3220W, 3221V, 3222P, 3223T, 3224A, 3225K, 3226N, 3227X, 3228L, 3229C, 3230X, 4366X, 3234W, 3235V, 3236P, 3237T, 3238A, 3239K, 3240T, 3241A, 3242K, 3243N, 4364K and 6115N PT (now known as 70002W) Mukim 25
Address	North Continuum (non-registered naming) 1 Thiam Siew Avenue, Singapore 436838 3 Thiam Siew Avenue, Singapore 436841 5 Thiam Siew Avenue, Singapore 436843 South Continuum (non-registered naming) 2 Thiam Siew Avenue, Singapore 436839 6 Thiam Siew Avenue, Singapore 436844 8 Thiam Siew Avenue, Singapore 436846 Clubhouse (New) 4 Thiam Siew Avenue, Singapore 436842 (Geylang Planning Area)
Development Status	Apartment
Location	District 15
Total No. of Units	816 Units
Site Area	25,083.2 sqm / 269,995 sqft
Plot Ratio	2.8
Tenure of Land	Freehold (Estate in Fee Simple)
Developer's Licence No.	C1461
Notice of Vacant Possession	17 November 2027
Notice of Completion	17 November 2030
BP Approval	A1716-00010-2021-BP01 dated 24 March 2023

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Project Account	OCBC Bank for Project A/c No. 601-822794-001 of Hoi Hup Sunway Katong Pte Ltd	
	SWIFT Payment Details - The Continuum	
	Beneficiary Bank:	OCBC Bank
	OCBC SWIFT Code:	OCBCSGSG
	OCBC Bank Code:	7339
	a. Booking Fee & Progress Payment	
	Beneficiary A/c Name:	OCBC Bank for Project A/c No. 601-822794-001 of Hoi Hup Sunway Katong Pte Ltd
	Beneficiary A/c No.:	601-822794-001

CONSULTANT TEAM

Architect	P&T Consultants Pte Ltd
Structure engineer	BC Koh & Partners LLP
M&E Consultant	Rankine & Hill
Landscape Architect	STX Landscape Architects
Builder	Straits Construction Singapore Pte Ltd
Project Interior Designer	2 nd Edition Pte Ltd
Light Consultant	Glint Lighting Design Pte Ltd

SHOWFLAT TYPE

2 Bedroom + Study (Type B4)	Area - 67 sqm / 721 sqft
3 Bedroom Premier (Type C5)	Area - 101 sqm / 1087 sqft
3 Bedroom + Study (Type C9)	Area - 116 sqm / 1249 sqft
5 Bedroom (Type E-PH)	Area - 210 sqm / 2260 sqft

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DEVELOPMENT FEATURES

No. of Parking Lots	816 car lots and 8 accessible lots (inclusive of 8 nos. of EV lots) 136 bicycle lots
Connection Pathway	A resident's Sky Bridge linking North Continuum and South Continuum 2 sky bridges linking Block 1 and 3 & Block 6 and 8 respectively, forming the Sky Gardens landscape deck
Pool Facilities	<p>North Continuum Lap Pool with Jacuzzi Cove (270 sqm / 33.3m (L) x 7m (W) x 1.2m (D)) Leisure Pool with Aqua Gym and Jacuzzi Cove (approx. 244 sqm)</p> <p>South Continuum Cascading Children and Toddler's Pool (98 sqm / 0.5m & 0.3m (D)) Family Pool (0.9m (D)) Lap Pool (276 sqm / 50m (L) x 5.5m (W) x 1.2m (D) and 95 sqm / 25m (L) x 3m (W) x 1.2m (D))</p>
Clubhouses	<p>Thiam Siew House (ie. Conservation House on North) i. Library ii. Club Room iii. Foyer</p> <p>South Side Social i. Glass House (1st Storey) ii. Sound Room (1st Storey) iii. Social Room (2nd Storey)</p>
A/C Recreational Function Rooms	<p>Sky Garden North i. Resting Lounge @ Grill Deck ii. Sky Bar iii. Sky Fitness</p> <p>Sky Garden South i. Resting Lounge @ Grill Deck ii. Sky Club iii. Sky Gym</p>
Refuse Disposal System	Pneumatic Waste Conveyance System to North and South - Refuse point at every floor lobby - 1 each for general rubbish and recycling

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UNIT FEATURES

Ceiling Height	
Typical Floor Units	<ul style="list-style-type: none"> - Ceiling height of 2.82m, except for Corridors, Bathrooms, Kitchen and Yard
Penthouse Units (Blk 1, 3, 6 & 8, 17 th Floor) (Blk 2 & 5, 18 th Floor)	<ul style="list-style-type: none"> - High ceiling of 4.62m at Living/Dining (ie. where annotated as strata void on plan) - Ceiling height of 2.82m (ie. 2.4m for area with bulk head) in bedrooms
Signature Collection	<ul style="list-style-type: none"> - Living, Dining and Bathroom will be fitted with large sized tiles (ie. 1.2m by 0.6m). - 3-Bedroom from the Signature Premier series, will enjoy big foyer or a dry kitchen - A store is provided for every unit aside from the household shelter in some unit type design. - Kitchen door for all Type C (except Type C1) is powder-coated aluminium frame door with infill glass.
Prestige Collection	<ul style="list-style-type: none"> - Selected 3, 4 and 5-Bedrooms will enjoy their own exclusive private lift lobby. - Living and Dining will be fitted with marble flooring. - Master Bath fitted with shower water closet (with remote control) <p>Type D4, D4-PH, E and E-PH only</p> <ul style="list-style-type: none"> - Master Bedroom with glass walk-in wardrobe and complete with dresser - Master Bath fitted with His & Her's basin and bathtub

Floor Finishes

Foyer, Private Lift Lobby, Living, Dining, Corridor and Study For all unit types except Types: C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, D3-G, D3, D3-PH, D4, D4-PH, E, E-PH	Tiles with skirting (where applicable)
Foyer, Private Lift Lobby, Living, Dining, Corridor For unit types: C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, D3-G, D3, D3-PH, D4, D4-PH, E, E-PH	Marble tiles with skirting (where applicable)

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Bedroom and Walk-in-wardrobe	Engineered timber flooring with skirting (where applicable)
Dry Kitchen For unit types: D1-G, D1, D1-PH, D2-G, D2, D2-PH, D3-G, D3, D3-PH, D4, D4-PH, E, E-PH	Marble tiles with skirting (where applicable)
Kitchen, Wet Kitchen, HS, Yard, Store, PES and Balcony	Tiles with skirting (where applicable)
Master Bath, Junior Master Bath, Common Bath and WC For all unit types except Master Bath in Types : C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, D3-G, D3, D3-PH, D4, D4-PH, E, E-PH	Tiles
Master Bath and Powder Room For Master Bath in Types: C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, D3-G, D3, D3-PH, D4, D4-PH, E, E-PH	Marble tiles

UNIT PROVISION

For Type A & B Series

Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with FRANKE kitchen sink,
V-ZUG cooker hood, induction hob, built-in oven,
SAMSUNG free standing fridge and
SAMSUNG washer dryer combo

For Type C Series (Except C1)

Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with FRANKE kitchen sink,
V-ZUG cooker hood, gas hob, built-in oven,
SAUMSUNG free standing fridge and
SAMSUNG washer dryer combo

For Type C1

Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with FRANKE kitchen sink,
V-ZUG cooker hood, induction hob, built-in oven,
SAMSUNG free standing fridge and
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For Type D Series (Except D4, D4-PH)

Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with FRANKE kitchen sink,
V-ZUG cooker hood, gas hob, built-in oven, free standing fridge,
SAMSUNG washer dryer combo

For Type D4, D4-PH

Kitchen cabinets in laminate and/or melamine finish and/or mirror panel finish with engineered and/or natural stone counter top complete with
FRANKE kitchen sink,
V-ZUG cooker hood, gas hob, built-in oven, built-in fridge, undercounter wine chiller, built-in dishwasher,
SAMSUNG free standing fridge and
SAMSUNG washer and dryer

For Type E Series

Kitchen cabinets in laminate and/or melamine finish and/or mirror panel finish with engineered and/or natural stone counter top complete with
FRANKE kitchen sink,
V-ZUG cooker hood, gas hob, built-in oven, built-in fridge, undercounter wine chiller, built-in dishwasher,
SAMSUNG free standing fridge and
SAMSUNG washer and dryer

Master Bath (For all unit types except Types: D4, D4-PH, E, E-PH)

[LAUFEN ware & GESSI fittings]

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower
- 1 basin with basin mixer and vanity
- 1 water closet
- 1 mirror with cabinet
- 1 bib tap
- 1 towel rail
- 1 toilet paper holder

Master Bath (For Unit Types: D4, D4-PH, E, E-PH only)

[LAUFEN ware & GESSI fittings]

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower
- 2 basins with basin mixer and vanity
- 1 long bath with bath mixer and hand shower
- 1 shower water closet

- 1 mirror with cabinet
- 1 bib tap
- 2 towel rails
- 1 toilet paper holder

Junior Master Bath (For Unit Types: D4, D4-PH, E, E-PH only)

[LAUFEN ware & GESSI fittings]

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower

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<ul style="list-style-type: none"> - 1 basin with basin mixer and vanity - 1 water closet - 1 mirror with cabinet - 1 bib tap - 1 towel rail - 1 toilet paper holder 	
<p><u>Common Bath</u> [LAUFEN ware & GESSI fittings]</p> <ul style="list-style-type: none"> - 1 shower cubicle with shower mixer and hand shower set - 1 basin with basin mixer and vanity - 1 water closet - 1 mirror with cabinet - 1 bib tap - 1 towel rail - 1 toilet paper holder 	
<p><u>Powder Room</u> (For Unit Types D4, D4-PH, E, E-PH only) [LAUFEN ware & GESSI fittings]</p> <ul style="list-style-type: none"> - 1 basin with basin tap and vanity - 1 water closet - 1 fixed mirror - 1 bib tap - 1 toilet paper holder 	
<p><u>WC</u> [JOHNSON SUISSE ware & MONIC fittings]</p> <ul style="list-style-type: none"> - 2 way tap with hand shower set - 1 basin with tap - 1 water closet - 1 fixed mirror 	
<p>To Washing machine area</p> <ul style="list-style-type: none"> - 1 bib tap 	
Air Con System	Mitsubishi

Website: www.hoihup.com/thecontinuum

Introductory Perspectives: <https://we.tl/t-UMCR4Rbqo3>

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UNIQUE POINTS TO NOTE

1.	Freehold (Estate in Fee Simple)
2.	The largest new launch development in the East
3.	Upgrading of Thiam Siew Avenue to be a wider road, with selected trees and manicured landscape with public seating pod
4.	<u>Site and Development Design</u>
A	2 sites bridged by landmark private overhead bridge, linking the North and the South giving residents multiple choices in facilities at both sites
B	Integration of Old and New: a) Thiam Siew House at Continuum North – revive built heritage of Thiam Siew Avenue by converting House No. 21 into a clubhouse. b) South Side Social at Continuum South - A modern glasshouse with the private overhead bridge connecting at the roof terrace is a 2-storey clubhouse.
C	1 to 1 carpark ratio, with 2 storey basement car park lots
D	Blocks are designed in a linear format with North-South facing orientation.
E	Units are orientated to face the best view of the surrounding and landscape.
F	Less balcony GFA (at 6.4% which is less than the norm of 7%), to give more usable area, and more GFA are allocated for Communal Indoor Recreation Space.
G	Residents will enjoy recreational facilities of various sizes, designed to cultivate the communal vibes and incorporating modernisation
H	Landscaping and recreational facilities do not only exist on the ground level but also extends to the roof on either side of the development. Besides being lined with green and Spa Pools, each Sky Garden is also equipped with Indoor and Outdoor Gym, Air-Con Resting Lounge at BBQ pavilion and is completed with either a Sky Bar or Sky Club
I	Development target to achieve Green Mark Platinum Super Low Energy. Eg. Solar panels, etc (please refer to slide 89 in the brief deck)
J	Separate entrances for both sites, ease congestion
K	Premium block position staggered to maximum view to landscape
L	All M&E rooms (Bin Centre, Substation, Switch Room and MDF Room) are in the basement, away from view.
5.	<u>Unit Details and Provision</u>
A	Units are North-South facing and are provided with a ceiling fan to enhance cross ventilation for good indoor air flow.
B	A store(room) for household storage to enhance the functionality of every unit type.
C	Units under the Signature Collection are fitted with 1.2m by 0.6m tile flooring, to minimise unsightly joint lines in the Living/Dining and Bathroom.

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D	Household Shelters in the bigger units (ie. Type C4 onwards) are fitted with aluminium louvered slide and swing doors to allow ventilation in the event that the Household Shelters are being used as helpers' rooms.
E	The unit are equipped with smart home provision. Eg. smart aircon control, etc (please refer to slide 88 in the brief deck)
4.	<u>Connectivity</u>
A	Served by 3 MRT lines (ie. East West, Circle and Thomson East Coast) and major expressway: <ul style="list-style-type: none"> ** 13 mins walk to EWL/CCL - Paya Lebar (8 mins cycle) ** 9 mins walk to CCL – Dakota (4 mins cycle) ** 19 mins walk to TEL (UP) - Tanjong Katong ** 18 mins drive to Pan Island Expressway (PIE) ** 6 mins drive to East Coast Parkway (ECP) ** 11 mins drive to Marina Coastal Expressway (MCE) ** 10 mins drive to Kallang Paya Lebar Expressway (KPE)
B	<u>EAT & DAILY NEEDS</u> Within gourmet haven, from Peranakan, Malay, tradition hawker fare and cafes. <ul style="list-style-type: none"> ** 8 mins walk to Haig Road Market and Food Centre ** 10 mins walk to PLQ ** 11 mins walk to Dunman Food Centre ** 10 mins drive to Marine Parade Central Market and Parkway Parade ** 15 mins drive to Orchard Road <u>WORK, BUSINESS AND COMMERCIAL</u> <ul style="list-style-type: none"> ** 5 mins drive to Paya Lebar Central and Kallang area ** 10 mins drive Changi Airport ** 15 mins drive to CBD, Marina Bay, Suntec City ** 20 mins drive to Changi Industrial Park <u>REST and PLAY</u> <ul style="list-style-type: none"> ** 5 mins to the beach and located within the cycling and park connector network ** Near to many culturally significant precincts like Geylang Serai, Katong and Joo Chiat conservation area.
C	<u>EDUCATION</u> Prestigious and well-known schools within 1 and 2km. <ul style="list-style-type: none"> ** 1km from Haig Girl's school, Kong Hwa school, Tanjong Katong Girl's/Pri./Sec School ** 2km from CHIJ (Katong), Geylang Methodist, Tao Nan Sch, Maha Bodhi Sch, Broadrick Sec., Chung Cheng High Sch ** 20 mins drive to Singapore University of Technology and Design (SUTD) or Singapore Institute of Technology (u/c)
5.	URA Master Plan https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Regional-Highlights/East-Region

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	<ul style="list-style-type: none">a. Relocation of Paya Lebar Airbase https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Urban-Transformations/Paya-Lebar-Airbase/History-of-Former-Paya-Lebar-Airportb. Changi City https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Urban-Transformations/Changi-Regionc. Kallang Alive Loop https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Urban-Transformations/Kallang-River
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