

PROUDLY PRESENTS

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RIVERFRONT RESIDENCES

PropNex Sales Kit (v1.1)



DEVELOPER



Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley’s expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception.

As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and a 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.

Service You Trust



KSH Holdings Limited ("KSH" or the "Group") ("金成兴控股有限公司") is a well-established Construction, Property Development and Property Investment group that was incorporated in 1979 and has been listed on the Mainboard of the SGX-ST since February 8, 2007.

KSH is an A1-graded contractor under BCA CW01, with the ability to tender for Public Sector Construction projects of unlimited value, and is a main contractor for both the public and private sectors in Singapore. The Group also has an A2 grade under BCA's CW02 category for civil engineering, allowing KSH to tender for Public Sector projects for values of up to \$85 million.

KSH has an established track record of handling construction projects across a broad spectrum of industries, and its projects have performed well in CONQUAS, a standard assessment system on the quality of building projects. KSH had won several BCA Construction Excellence Awards including that for Fullerton Bay Hotel and NUS University Town's Education Resource Centre in 2013 and Madison Residences in 2014, amongst others.

Through strategic alliances and joint ventures, KSH's property development and investment presence spans across various real estate sectors including residential, commercial, hospitality, and mixed-use developments. Apart from having successfully executed residential and mixed-use development projects in Singapore and the People's Republic of China ("PRC"), it has jointly acquired properties in other geographies including the United Kingdom, Australia, Malaysia and Japan. It will continue to explore opportunities in new geographies with favourable real estate cycles with a focus on Southeast Asia.

On the Property Investment front, the Group invests in yield-accretive assets that generate a sustainable stream of income with potential capital gains. Its investments include strata units in a 30-storey Grade A office development, Prudential Tower in Raffles Place, and a 36-storey retail and office complex, Tianxing Riverfront Square, in the heart of the business district of Tianjin, PRC.

The Group seeks to continue broadening its businesses and projects, and exploring opportunities in new markets while striving towards sustainable growth to enhance shareholder value.



DEVELOPER



Established in 1973, Lian Beng Group is one of Singapore's major home-grown building construction groups with integrated civil engineering and construction support service capabilities. The Group is principally involved in the construction of residential, industrial and commercial projects, and civil engineering projects as a main contractor.

Lian Beng's status with the Building and Construction Authority (BCA) as an A1 grade contractor in General Building enables it to tender for public sector building projects of unlimited contract value, while its A2 grade in Civil Engineering allows it to handle engineering projects of up to \$85 million in contract value. Through its years of experience and solid track record, the Group has also established for itself a solid reputation for its ability to handle large-scale and complex projects.

Beyond construction, Lian Beng is also engaged in other construction related activities. These include the provision scaffolding and engineering services, supply of ready-mix concrete, leasing of equipment and machinery, reinforcement bar fabrication and training of foreign construction labour. The Group also engages in property development, albeit on opportunistic bases, and usually with joint-venture partners.

The Group was listed on the Main Board of the Singapore Exchange in 1999.®

Service You Trust

FACT SHEET

Executive Summary				
Developer	Rio Casa Venture Pte Ltd Joint venture between Oxley Holdings Limited, KSH Holdings Limited, SLB Development Ltd and Apricot Capital			
Developer license no.	C1253			
Project Name	Riverfront Residences			
Location/Address	Hougang Avenue 7			
Tenure of Land	99-Year Leasehold from 31 May 2018			
Site Area	36,811.1 sqm			
Expected Vacant Possession	Vacant Possession: 31 Dec 2024 Legal Completion: 31 Dec 2027			
Plot Ratio	2.8			
Description of building	9 BLKS OF 17-STY APTS & 21 UNITS OF STRATA LANDED HOUSES (TOTAL:1472 UNITS), 6 SHOPS WITH 2 BASEMENTS CARPARKS, LANDSCAPE DECK & COMMUNAL FACILITIES. MK22 ON LOT 09693T HOUGANG AVENUE 7(HOUGANG PLANNING AREA)			
No. Of Car Park Lots	B1 – 589 (inclusive of Retail – 2 & Private Carpark for Strata Terrace – 21) B2 – 885 Handicap – 9			
Unit Mix	Type	Estimated Size Range		Total units
		(sqm)	(sqft)	
	1 Bedroom	43-54	463-581	281
	1 + Study	48-59	517-635	202
	2 Bedroom	56-64	603-689	262
	2 Bedroom Premium	67-80	721-861	168
	3 Bedroom	81-101	872-1087	232
	3 Bedroom Premium	99-120	1066-1292	204
	4 Bedroom	131-151	1410-1625	34
	4 Bedroom Premium (Private lift)	138-159	1485-1711	51
	5 Bedroom Premium (Private Lift)	156-177	1679-1905	17
	Strata Terrace (4 brm, Private Carpark, 3 level)	196	2109	21
	Total Residential			1472
	Shops	56	603	6
	All areas indicated above are subjected to final surveyor strata approval			
Number of Lifts	Residential Tower – 24 (inclusive of 2 private lift) Clubhouses & Drop-off – 3			

Information subject to change 3/6/18

FACT SHEET

Consultant Details	
Architect	ADDP Architects LLP
Landscape	Ecoplan Asia Pte Ltd
M&E	DP Engineers Pte Ltd
C&E Engineer	KCL Consultants Pte Ltd
Quantity Surveyor	WTP Partnership (S) Pte Ltd
Main Contractor	Kim Seng Heng Engineering Construction (Pte) Ltd
Conveyancing Solicitor	Lee and Lee
Showflat Interior Designer	Index Design, SuMisura, Ensemble

FACT SHEET

Unique Selling Point

Mature Estate Location

Hougang mature estate
Hougang MRT and Future Cross Island Line
Hougang mall
Unblock river view for majority of units
Park connector right in front of development – connects to Punggol, Lorong Halus and Coney Island
Small park behind development
Proximity to Punggol Park

Exciting Development

Large site area
101 facilities
Designed by award winning architect and landscape
3 unique coves within development

- Botanic Cove
- Resort Cove
- Lifestyle Cove

3 clubhouses

- Clubhouse 1 – Co-working and study space
- Clubhouse 2 – 2 storey with Gym, Grand Dining and KTV/Movie room
- Clubhouse 3 – Gourmet dining with fully equipped kitchen for stylish gatherings

3 holiday villa style pavilions with private pool

3 Swimming Pools

- 50m Mangrove Pool
- 75m River Pool
- 20m Kids Pool

Extensive boardwalks and gardens

Tie up with Obike

6 shops for convenience

Free shuttle bus to Hougang MRT for first year

Quality Home

Branded appliances – Electrolux and Grohe
Fibaro Smart home system for all residential unit
Yale Digital Lock
Quartz kitchen counter top for all units
Spacious and efficient internal layout
Non PPVC construction – flexibility in layout
Private lift for 4 and 5 brm premium units
Quality developer with strong track record in both development and construction

Great Investment

First mover advantage as surrounding land sale prices goes up with aggressive bidding and enblocs
Cross island line – improve connectivity
URA master plan for Hougang to create more jobs, enhance transport and greenery
Relocation of Paya Lebar Airbase



LOCATION



RIVERFRONT
RESIDENCES

803M TO HOUGANG MRT





Riverfront Residences
Artist's Impression

PERSPECTIVE



PERSPECTIVE





Artist's Impression
Riverfront Residences- Resort Cove Clubhouse



PERSPECTIVE



PERSPECTIVE





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SINGAPORE

SITE PLAN

RIVERFRONT

ARRIVAL

Basement 1

- Grand Atrium
- Welcome Lobby
- Retail Shops
- Retail Promenade
- Entrance Cascading Water Feature

1st Storey

- Entrance Pavilion
- Function Room 1 - Co-working Space/Study Space
- Workrooms

BOTANIC COVE

- Pavilion 4 - Big Pavilion
- Forest Stream
- Pavilion 1 - Forest Dining
- Pavilion 2 - Stream Dining
- Outdoor Cabana
- Pavilion 3 - Waterfall Dining
- Meeting Deck

KIDS ADVENTURE

- Playground
- Party Pool Deck
- Kid's Rock Climbing
- Hydrating
- Pavilion 5 (Family Pavilion)
- Adventure Playground
- Toddler's Playground
- Putting Green
- Kid's Water Play
- Kid's Pool
- 20m Shallow Play Pool

MANGROVE RESORT COVE

- Changing Room
- Function 2 - Grand Dining
- Function 3 - KTV/Movie Room (2nd Storey)
- Gym (2nd Storey)
- Steam Room
- Viewing Deck (2nd Storey)
- Pool Hammock
- Waterbed
- Wine Tasting Deck
- Pavilion 7 - Mangrove Dining
- Valley Lawn
- Aquarium Walk
- Forest Daybed
- White Deck
- Sun Bed Deck
- Jumping Jet
- Picnic Lawn
- Sea Cave
- Sun Tanning Deck

RIVER LIFESTYLE COVE

- Function Room 4 - Gourmet Dining
- Shower Area
- Outdoor Lounge
- Open Water Court
- Bubble Pool
- Foot Reflexology
- Swim Out Pool
- Outdoor Chill-out Lawn
- River Deck
- Banquet Lawn
- Pavilion 6 - Cooking Pavilion
- Water Lounge
- Hand Deck
- Water Lantern Trail
- Mandala Water Lounge
- Relaxation Lawn
- Dining Lawn

FITNESS

- 75m River Pool
- Tennis Court
- Multi-purpose Court (Basketball, Soccer, Badminton)
- Aqua Gym
- Yoga Lawn
- Outdoor TRX Fitness
- Totchi Lawn
- Yoga Deck
- Open Mangrove Lap Pool 50m

BOARDWALK

- Jogging Track
- 400m Jogging Track
- Garden Path
- Education Trail
- Lavender Woodwalk
- Ecological Trail
- Stream Trail
- Heliconia Walk
- Sensory Trail
- Fireflies Trail
- Forest Cabana

GARDENS

- Lounge Deck
- Wild Garden
- Ches Garden
- Tara Garden
- Forest Swing Garden
- Farm Garden
- Ecological Pond
- Bubbling Stream
- Flower Terrace
- Flume/Groove

ANCILLARY

Basement 1

- Cashhouse Lift Lobby
- River Clubhouse Lift Lobby
- Management Room
- Pneumatic Bin Centre
- Substation
- Guardhouse
- Bicycle Parking
- Loading/Unloading Bay
- Pedestrian Side Gate
- Emergency Backup Generator Set

1-BEDROOM
1-BEDROOM + STUDY
2-BEDROOM
2-BEDROOM PREMIUM
3-BEDROOM
3-BEDROOM PREMIUM
4-BEDROOM
4-BEDROOM PREMIUM
5-BEDROOM PREMIUM
STRATA TERRACE HOUSE

SITE PLAN

0 10 20 30 50M
DRAWN TO SCALE 1 : 1250



BUILDING PLAN NO.: A1833-002/8-2017-BP01
DATE: 23 MAY 2018



DRAFT
Artist Impression

VIEWS

Open view for both front and back facing units due to open field and landed



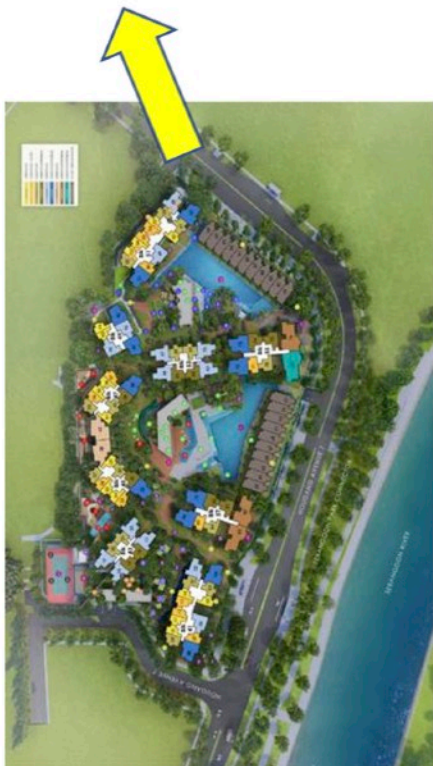
VIEWS

Back row units enjoy open field and landed view for the back facing units



VIEWS

Punggol park view once
clear HDB which are
13 storey high





Service You Trust
SINGAPORE

FLOOR PLAN



RIVERFRONT
RESIDENCES

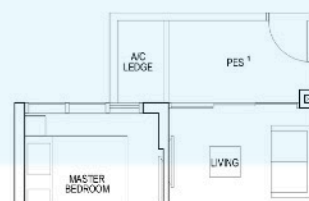
1 - BEDROOM

TYPE A1 - P

43 sqm/ 463 sqft

Block 41 #01-05
#01-10*
#01-11
#01-14*
Block 45 #01-24*
#01-25
#01-29*
Block 47 #01-35*
#01-36
#01-41
Block 49 #01-43
#01-44*
Block 51 #01-62

* MIRROR UNIT



TYPE A1

43 sqm/ 463 sqft

Block 41 #02-05 to #16-05
#02-10* to #16-10*
#02-11 to #16-11
#02-14* to #16-14*
Block 45 #02-24* to #16-24*
#02-25 to #16-25
#02-29* to #16-29*
Block 47 #02-35* to #16-35*
#02-36 to #16-36
#02-41 to #16-41
Block 49 #02-43 to #16-43
#02-44* to #16-44*
Block 51 #02-53* to #16-53*
#02-54 to #16-54
#02-57* to #16-57*
#02-62 to #16-62

* MIRROR UNIT



TYPE A1 - H

54 sqm/ 581 sqft **

** AREA IS INCLUSIVE OF STRATA VOID
ABOVE LIVING AND DINING AS PER
DOTTED LINE

Block 41 #17-05
#17-10*
#17-11
#17-14*
Block 45 #17-24*
#17-25
#17-29*
Block 47 #17-35*
#17-36
#17-41
Block 49 #17-43
#17-44*
Block 51 #17-53*
#17-54
#17-57*
#17-62

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only JRA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

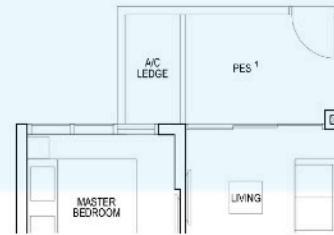
FLOOR PLAN

1 - BEDROOM

TYPE A3 - P

48 sqm/ 517 sqft
Block 41 #01-04
Block 45 #01-30*
Block 47 #01-40
Block 51 #01-61

* MIRROR UNIT



TYPE A2

48 sqm/ 517 sqft
Block 41 #02-04
Block 45 #02-30*
Block 47 #02-40
Block 51 #02-61

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

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² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

1 - BEDROOM

TYPE A2 - P

48 sqm/ 517 sqft
Block 43 #01-16
Block 53 #01-64
Block 55 #01-74
Block 57 #01-80



Key plan not to scale

0 1 2 3 4 5M

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² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

1 - BEDROOM + STUDY

TYPE AS1 - P

48 sqm/ 517 sqft

Block 41 #01-07*
#01-12
#01-13*
Block 45 #01-23*
#01-26
Block 47 #01-34*
#01-37
Block 51 #01-50*
Block 55 #01-71
Block 57 #01-85

* MIRROR UNIT



TYPE AS1

48 sqm/ 517 sqft

Block 41 #02-07* to #16-07*
#02-12 to #16-12
#02-13* to #16-13*
Block 45 #02-23* to #16-23*
#02-26 to #16-26
Block 47 #02-34* to #16-34*
#02-37 to #16-37
Block 51 #02-50* to #16-50*
#02-55 to #16-55
#02-56* to #16-56*
Block 55 #02-71 to #16-71
Block 57 #02-85 to #16-85

* MIRROR UNIT



TYPE AS1 - H

59 sqm/ 635 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-07*
#17-12
#17-13*
Block 45 #17-23*
#17-26
Block 47 #17-34*
#17-37
Block 51 #17-50*
#17-55
#17-56*
Block 55 #17-71
Block 57 #17-85

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

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Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

2 - BEDROOM

TYPE B1 - P

56 sqm/ 603 sqft
Block 41 #01-09
Block 45 #01-27*
Block 47 #01-33

* MIRROR UNIT



TYPE B1

56 sqm/ 603 sqft
Block 41 #02-09 to #16-09
Block 45 #02-27* to #16-27*
Block 47 #02-33 to #16-33
Block 51 #02-52 to #16-52

* MIRROR UNIT

TYPE B1 - H

64 sqm/ 689 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-09
Block 45 #17-27*
Block 47 #17-33
Block 51 #17-52

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

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² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

2 - BEDROOM

TYPE B2 - P

57 sqm/ 614 sqft
Block 55 #01-78
Block 57 #01-84



TYPE B2

57 sqm/ 614 sqft
Block 55 #02-78 to #16-78
Block 57 #02-84 to #16-84

TYPE B2 - H

67 sqm/ 721 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 55 #17-78
Block 57 #17-84



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

2 - BEDROOM

TYPE B3 - P

57 sqm/ 614 sqft
Block 41 #01-01
Block 43 #01-20*
#01-21
Block 53 #01-68*
#01-69

* MIRROR UNIT



TYPE B3

57 sqm/ 614 sqft
Block 41 #02-01 to #16-01
#03-04* to #16-04*
Block 43 #02-20* to #16-20*
#02-21 to #16-21
Block 45 #03-30 to #16-30
Block 47 #03-40* to #16-40*
Block 51 #02-58 to #16-58
#03-61* to #16-61*
Block 53 #02-68* to #16-68*
#02-69 to #16-69

* MIRROR UNIT



TYPE B3 - H

68 sqm/ 732 sqft **

** AREA IS INCLUSIVE OF STRATA VOID
ABOVE LIVING AND DINING AS PER
DOTTED LINE

Block 41 #17-01
#17-04*
Block 43 #17-20*
#17-21
Block 45 #17-30
Block 47 #17-40*
Block 51 #17-58
#17-61*
Block 53 #17-68*
#17-69

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN



RIVERFRONT
RESIDENCES

2 - BEDROOM PREMIUM

TYPE BP2 - P
70 sqm/ 753 sqft
Block 49 #01-48



TYPE BP2
70 sqm/ 753 sqft
Block 49 #02-48



0 1 2 3 4 5M

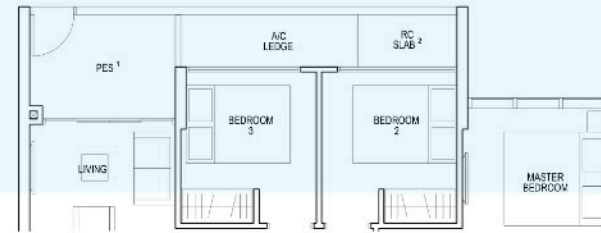
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FLOOR PLAN

3 - BEDROOM

TYPE C1 - P

81 sqm/ 872 sqft
Block 41 #01-06
Block 51 #01-49



TYPE C1

81 sqm/ 872 sqft
Block 41 #02-06 to #16-06
Block 49 #03-48 to #16-48
Block 51 #02-49 to #16-49

TYPE C1 - H

96 sqm/ 1033 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-06
Block 49 #17-48
Block 51 #17-49



Key plan not to scale

0 1 2 3 4 5M

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² RC ledge/ KC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

3 - BEDROOM

TYPE C1a - P
81 sqm/ 872 sqft
Block 49 #01-46



TYPE C1a
81 sqm/ 872 sqft
Block 49 #02-46 to #16-46

TYPE C1a - H
96 sqm/ 1033 sqft **

** AREA IS INCLUSIVE OF STRATA VOID
ABOVE LIVING AND DINING AS PER
DOTTED LINE

Block 49 #17-46



Key plan not to scale

0 1 2 3 4 5M

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Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

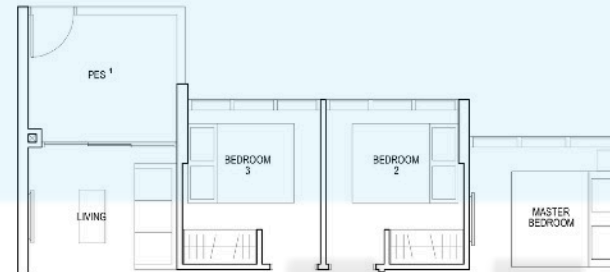
3 - BEDROOM

TYPE C2 - P

85 sqm/ 915 sqft

Block 41 #01-02
Block 43 #01-15*
Block 53 #01-22*
#01-63*
#01-66
#01-67*
#01-70

* MIRROR UNIT

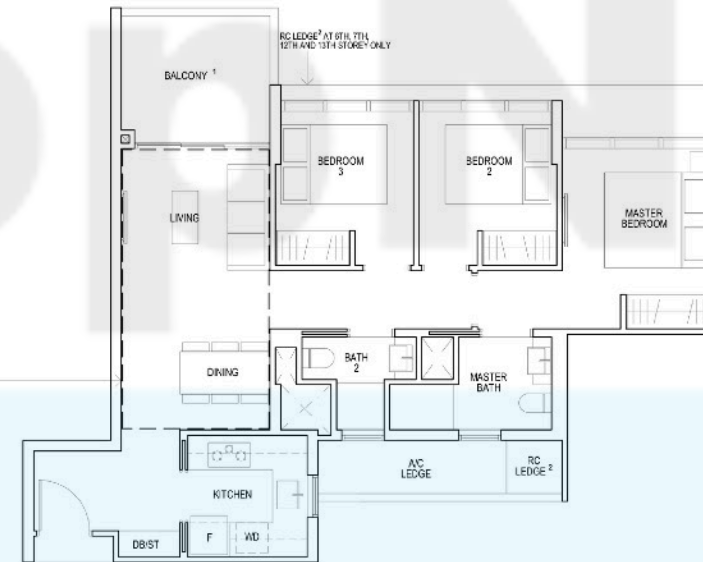


TYPE C2

85 sqm/ 915 sqft

Block 41 #02-02 to #16-02
Block 43 #02-15* to #16-15*
#03-18 to #16-18
#02-19* to #16-19*
#02-22 to #16-22
Block 51 #02-59 to #16-59
Block 53 #02-63* to #16-63*
#02-66 to #16-66
#02-67* to #16-67*
#02-70 to #16-70

* MIRROR UNIT



TYPE C2 - H

101 sqm/ 1087 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-02
Block 43 #17-15*
#17-18
#17-19*
#17-22
Block 51 #17-59
Block 53 #17-63*
#17-66
#17-67*
#17-70

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

3 - BEDROOM PREMIUM

TYPE CP1 - P

99 sqm/ 1066 sqft

Block 41 #01-08

Block 49 #01-45*

Block 51 #01-47

Block 51 #01-51

* MIRROR UNIT



TYPE CP1

99 sqm/ 1066 sqft

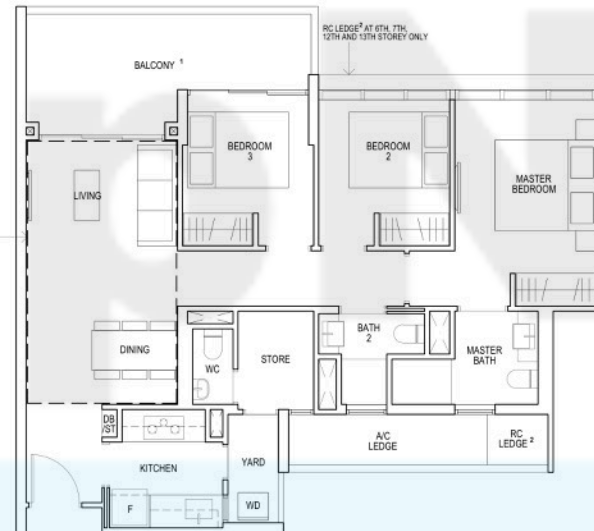
Block 41 #02-08 to #16-08

Block 49 #02-45* to #16-45*

Block 51 #02-47 to #16-47

Block 51 #02-51 to #16-51

* MIRROR UNIT



TYPE CP1 - H

116 sqm/ 1249 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-08

Block 49 #17-45*

Block 51 #17-47

Block 51 #17-51

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



Service You Trust
SINGAPORE

FLOOR PLAN



RIVERFRONT
RESIDENCES

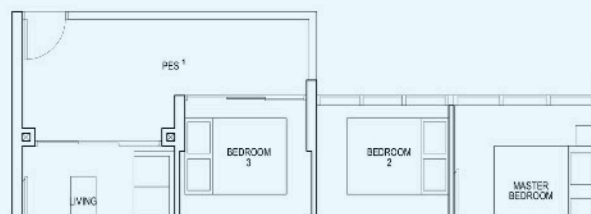
3 - BEDROOM PREMIUM

TYPE CP2 - P

103 sqm/ 1109 sqft

Block 41 #01-03*
Block 45 #01-32
Block 47 #01-38*
Block 51 #01-60*
Block 55 #01-72
Block 57 #01-73*
#01-79*
#01-86

* MIRROR UNIT



TYPE CP2

103 sqm/ 1109 sqft

Block 41 #02-03* to #16-03*
Block 45 #02-32 to #16-32
Block 47 #02-38* to #16-38*
Block 51 #02-60* to #16-60*
Block 55 #02-72 to #16-72
Block 57 #02-73* to #16-73*
#02-79* to #16-79*
#02-86 to #16-86

* MIRROR UNIT

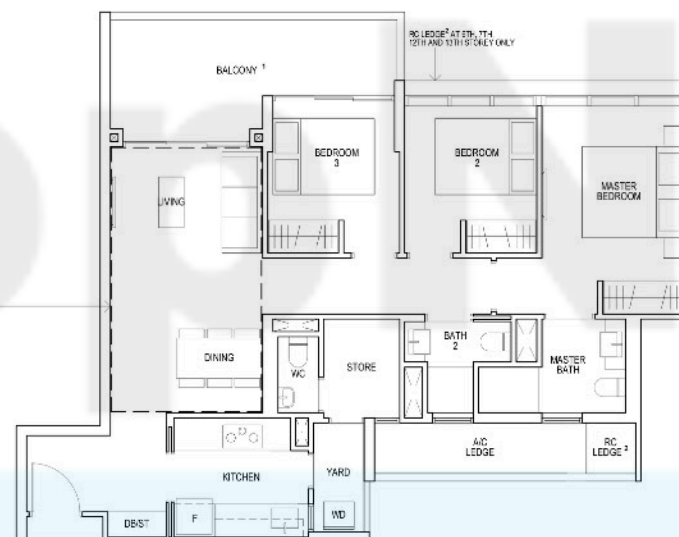
TYPE CP2 - H

120 sqm/ 1292 sqft **

** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE

Block 41 #17-03*
Block 45 #17-32
Block 47 #17-38*
Block 51 #17-60*
Block 55 #17-72
Block 57 #17-73*
#17-79*
#17-86

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

4 - BEDROOM



TYPE D1 - P

131 sqm/ 1410 sqft
Block 45 #01-28*
Block 47 #01-42

* MIRROR UNIT



TYPE D1 - H

151 sqm/ 1625 sqft **
** AREA IS INCLUSIVE OF STRATA VOID
ABOVE LIVING AND DINING AS PER
DOTTED LINE

Block 45 #17-28*
Block 47 #17-42

* MIRROR UNIT

TYPE D1

131 sqm/ 1410 sqft
Block 45 #02-28* to #16-28*
Block 47 #02-42 to #16-42

* MIRROR UNIT



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

4 - BEDROOM PREMIUM

TYPE DP1

138 sqm/ 1485 sqft

Block 55 #02-76* to #16-76*
Block 57 #02-82* to #16-82*
#02-83 to #16-83

* MIRROR UNIT

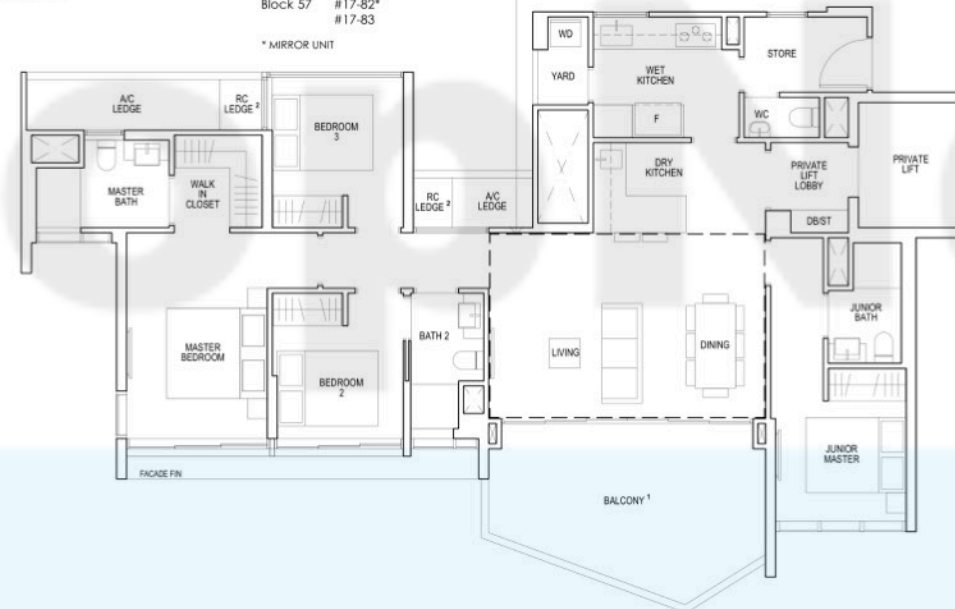
TYPE DP1 - H

159 sqm/ 1711 sqft **

** AREA IS INCLUSIVE OF STRATA VOID
ABOVE LIVING AND DINING AS PER
DOTTED LINE

Block 55 #17-76*
Block 57 #17-82*
#17-83

* MIRROR UNIT



0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

4 - BEDROOM PREMIUM

TYPE DP1 - P

138 sqm/ 1485 sqft
Block 55 #01-76
Block 57 #01-82



Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.

² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

4 - BEDROOM PREMIUM

TYPE DP2 - P
139 sqm/ 1496 sqft
Block 57 #01-83

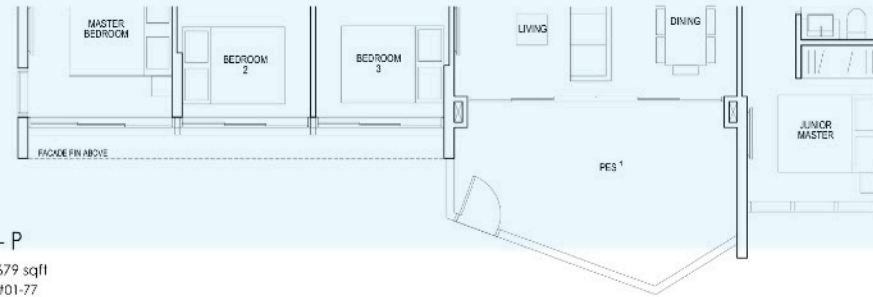


0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.
Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

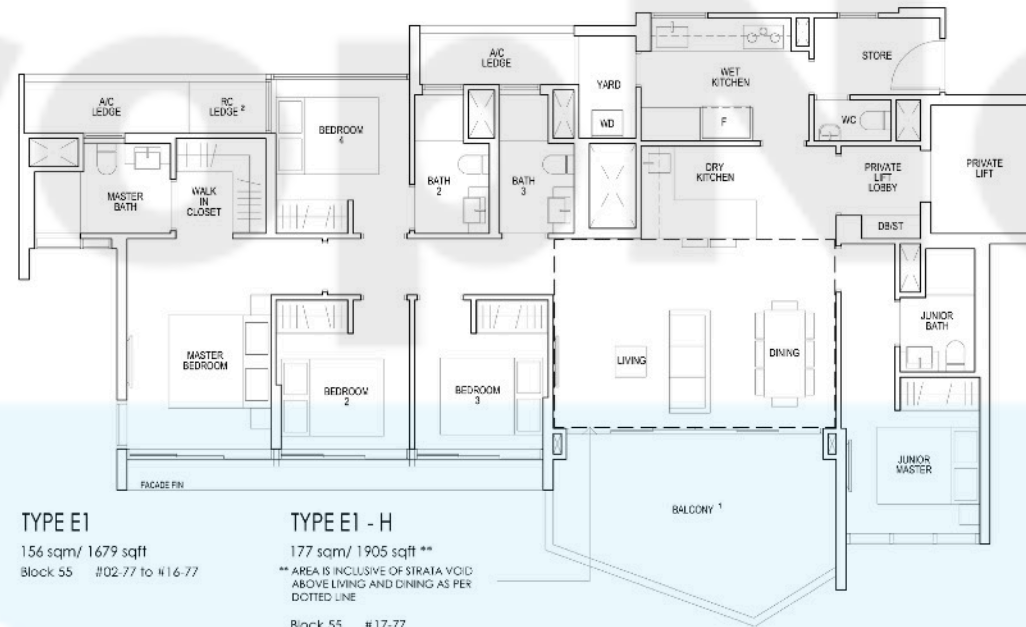
FLOOR PLAN

5 - BEDROOM PREMIUM



TYPE E1 - P

156 sqm/ 1679 sqft
Block S5 #01-77



TYPE E1

156 sqm/ 1679 sqft
Block S5 #02-77 to #16-77

TYPE E1 - H

177 sqm/ 1905 sqft **
** AREA IS INCLUSIVE OF STRATA VOID ABOVE LIVING AND DINING AS PER DOTTED LINE
Block S5 #17-77



Key plan not to scale

¹ PES/ Balcony shall not be enclosed. Only JRA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.
Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN

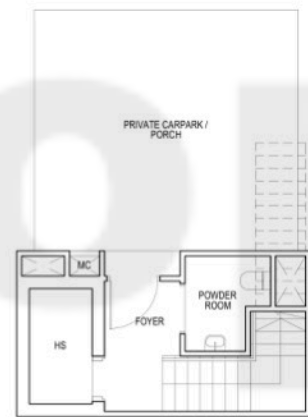
STRATA TERRACE HOUSE

T1

196 sqm/ 2110 sqft **

** AREA IS INCLUSIVE OF STRATA VOID
ABOVE BEDROOM AS PER DOTTED LINE

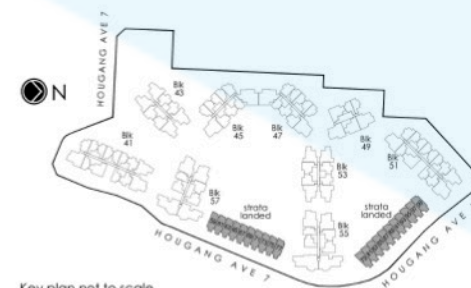
House No. 59, 61, 63, 65, 67, 69, 71,
73, 75, 77, 79, 81, 83, 85,
87, 89, 91, 93, 95, 97, 99



BASEMENT FLOOR



1ST STOREY



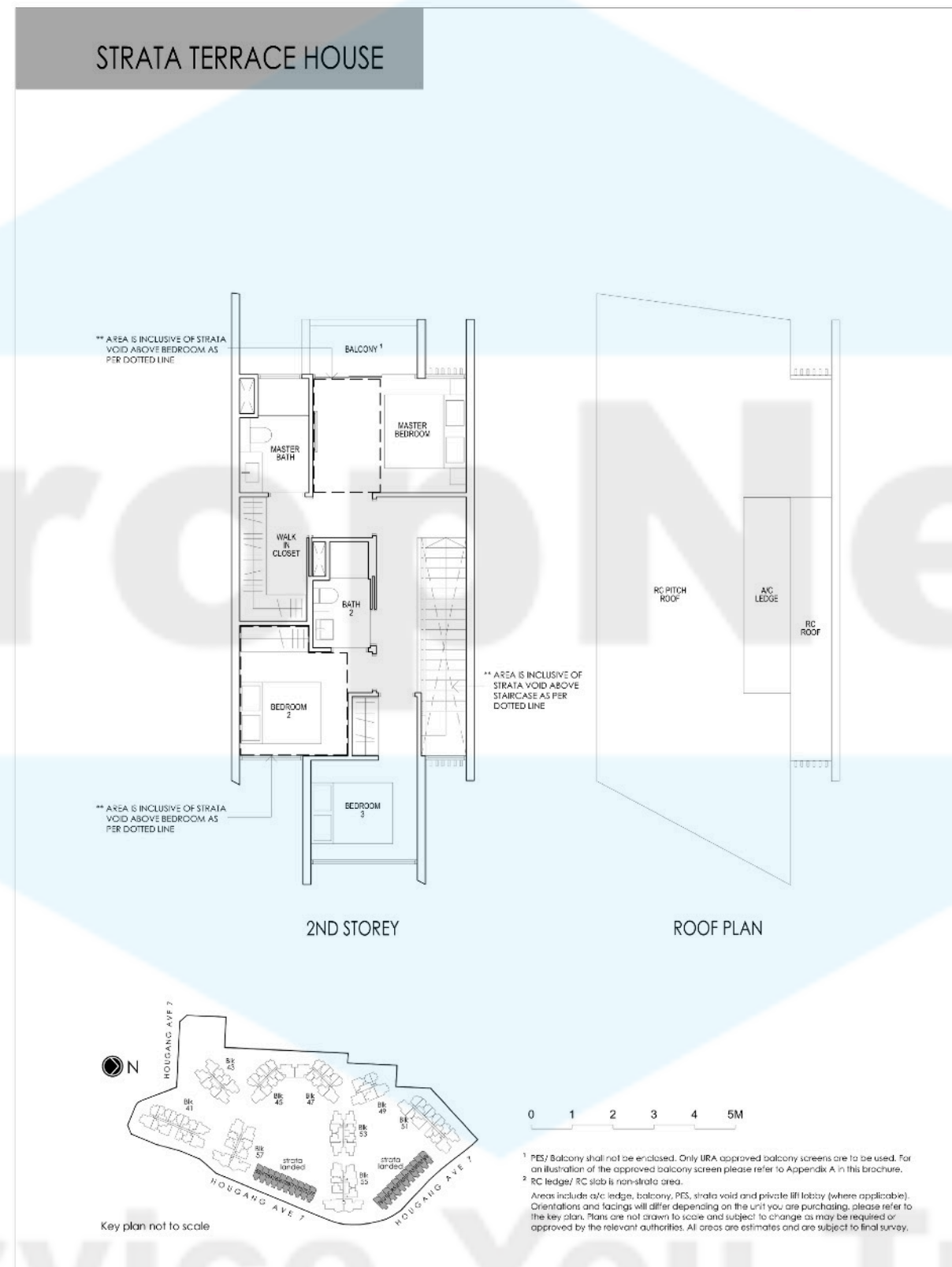
Key plan not to scale

0 1 2 3 4 5M

¹ PES/ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure.
² RC ledge/ RC slab is non-strata area.

Areas include a/c ledge, balcony, PES, strata void and private lift lobby (where applicable). Orientations and facings will differ depending on the unit you are purchasing. please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

FLOOR PLAN



FLOOR PLAN

SHOP (COMMERCIAL)

SHOP

56 sqm/ 603 sqft

Unit No. #B1-52, #B1-53, #B1-55, #B1-56, #B1-58, #B1-59



BASEMENT FLOOR

LEGEND
 □ LOCATION OF A/C LEDGE



Key plan not to scale

ELEVATION CHART

Riverfront Residences

Draft - Subject to change

41 HOUGANG AVENUE 7 (POSTAL CODE 533813)														
UNIT FLR	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17	B3-H	C2-H	CP2-H	B3-H	A1-H	C1-H	AS1-H	CP1-H	B1-H	A1-H	A1-H	AS1-H	AS1-H	A1-H
16	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
15	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
14	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
13	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
12	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
11	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
10	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
9	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
8	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
7	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
6	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
5	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
4	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
3	B3	C2	CP2	B3	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
2	B3	C2	CP2	A2	A1	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1
1	B3-P	C2-P	CP2-P	A3-P	A1-P	C1-P	AS1-P	CP1-P	B1-P	A1-P	A1-P	AS1-P	AS1-P	A1-P

43 HOUGANG AVENUE 7 (POSTAL CODE 533814)											
UNIT FLR	15	16	17	18	19	20	21	22			
17	C2-H	BP1-H	BP1-H	C2-H	C2-H	B3-H	B3-H	C2-H			
16	C2	BP1	BP1	C2	C2	B3	B3	C2			
15	C2	BP1	BP1	C2	C2	B3	B3	C2			
14	C2	BP1	BP1	C2	C2	B3	B3	C2			
13	C2	BP1	BP1	C2	C2	B3	B3	C2			
12	C2	BP1	BP1	C2	C2	B3	B3	C2			
11	C2	BP1	BP1	C2	C2	B3	B3	C2			
10	C2	BP1	BP1	C2	C2	B3	B3	C2			
9	C2	BP1	BP1	C2	C2	B3	B3	C2			
8	C2	BP1	BP1	C2	C2	B3	B3	C2			
7	C2	BP1	BP1	C2	C2	B3	B3	C2			
6	C2	BP1	BP1	C2	C2	B3	B3	C2			
5	C2	BP1	BP1	C2	C2	B3	B3	C2			
4	C2	BP1	BP1	C2	C2	B3	B3	C2			
3	C2	BP1	BP1	C2	C2	B3	B3	C2			
2	C2	BP1	BP1								
1	C2-P	A2-P	BP1-P	VOID		B3-P	B3-P	C2-P			

45 HOUGANG AVENUE 7 (POSTAL CODE 533815)													
UNIT FLR	23	24	25	26	27	28	29	30	31	32			
17	AS1-H	A1-H	A1-H	AS1-H	B1-H	D1-H	A1-H	B3-H	BP1-H	CP2-H			
16	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
15	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
14	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
13	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
12	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
11	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
10	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
9	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
8	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
7	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
6	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
5	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
4	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
3	AS1	A1	A1	AS1	B1	D1	A1	B3	BP1	CP2			
2	AS1	A1	A1	AS1	B1	D1	A1	A2	BP1	CP2			
1	AS1-P	A1-P	A1-P	AS1-P	B1-P	D1-P	A1-P	A3-P	BP1-P	CP2-P			

- 1 Bedroom
- 1+ Study
- 2 Bedroom
- 2 Bedroom Premium
- 3 Bedroom
- 3 Bedroom Premium
- 4 Bedroom
- 4 Bedroom Premium
- 5 Bedroom Premium
- Strata Terrace House

47 HOUGANG AVENUE 7 (POSTAL CODE 533816)										
UNIT FLR	33	34	35	36	37	38	39	40	41	42
17	B1-H	AS1-H	A1-H	A1-H	AS1-H	CP2-H	BP1-H	B3-H	A1-H	D1-H
16	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
15	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
14	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
13	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
12	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
11	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
10	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
9	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
8	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
7	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
6	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
5	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
4	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
3	B1	AS1	A1	A1	AS1	CP2	BP1	B3	A1	D1
2	B1	AS1	A1	A1	AS1	CP2	RP1	A2	A1	D1
1	B1-P	AS1-P	A1-P	A1-P	AS1-P	CP2-P	BP1-P	A3-P	A1-P	D1-P

49 HOUGANG AVENUE 7 (POSTAL CODE 533817)						
UNIT FLR	43	44	45	46	47	48
17	A1-H	A1-H	CP1-H	C1a-H	CP1-H	C1-H
16	A1	A1	CP1	C1a	CP1	C1
15	A1	A1	CP1	C1a	CP1	C1
14	A1	A1	CP1	C1a	CP1	C1
13	A1	A1	CP1	C1a	CP1	C1
12	A1	A1	CP1	C1a	CP1	C1
11	A1	A1	CP1	C1a	CP1	C1
10	A1	A1	CP1	C1a	CP1	C1
9	A1	A1	CP1	C1a	CP1	C1
8	A1	A1	CP1	C1a	CP1	C1
7	A1	A1	CP1	C1a	CP1	C1
6	A1	A1	CP1	C1a	CP1	C1
5	A1	A1	CP1	C1a	CP1	C1
4	A1	A1	CP1	C1a	CP1	C1
3	A1	A1	CP1	C1a	CP1	C1
2	A1	A1	CP1	C1a	CP1	BP2
1	A1-P	A1-P	CP1-P	C1a-P	CP1-P	BP2-P

51 HOUGANG AVENUE 7 (POSTAL CODE 533818)														
UNIT FLR	49	50	51	52	53	54	55	56	57	58	59	60	61	62
17	C1-H	AS1-H	CP1-H	B1-H	A1-H	A1-H	AS1-H	AS1-H	A1-H	B3-H	C2-H	CP2-H	B3-H	A1-H
16	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
15	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
14	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
13	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
12	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
11	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
10	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
9	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
8	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
7	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
6	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
5	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
4	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
3	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	B3	A1
2	C1	AS1	CP1	B1	A1	A1	AS1	AS1	A1	B3	C2	CP2	A2	A1
1	C1-P	AS1-P	CP1-P				VOID					CP2-P	A3-P	A1-P
B1				SHOPS	SHOPS		SHOPS	SHOPS		SHOPS	SHOPS			

53 HOUGANG AVENUE 7 (POSTAL CODE 533819)								
UNIT FLR	63	64	65	66	67	68	69	70
17	C2-H	BP1-H	BP1-H	C2-H	C2-H	B3-H	B3-H	C2-H
16	C2	BP1	BP1	C2	C2	B3	B3	C2
15	C2	BP1	BP1	C2	C2	B3	B3	C2
14	C2	BP1	BP1	C2	C2	B3	B3	C2
13	C2	BP1	BP1	C2	C2	B3	B3	C2
12	C2	BP1	BP1	C2	C2	B3	B3	C2
11	C2	BP1	BP1	C2	C2	B3	B3	C2
10	C2	BP1	BP1	C2	C2	B3	B3	C2
9	C2	BP1	BP1	C2	C2	B3	B3	C2
8	C2	BP1	BP1	C2	C2	B3	B3	C2
7	C2	BP1	BP1	C2	C2	B3	B3	C2
6	C2	BP1	BP1	C2	C2	B3	B3	C2
5	C2	BP1	BP1	C2	C2	B3	B3	C2
4	C2	BP1	BP1	C2	C2	B3	B3	C2
3	C2	BP1	BP1	C2	C2	B3	B3	C2
2	C2	BP1	BP1	C2	C2	B3	B3	C2
1	C2-P	A2-P	BP1-P	C2-P	C2-P	B3-P	B3-P	C2-P
B1			MGT ROOM					

55 HOUGANG AVENUE 7 (POSTAL CODE 533820)								
UNIT FLR	71	72	73	74	75	76	77	78
17	AS1-H	CP2-H	CP2-H	BP1-H	BP1-H	DP1-H	E1-H	B2-H
16	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
15	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
14	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
13	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
12	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
11	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
10	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
9	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
8	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
7	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
6	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
5	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
4	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
3	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
2	AS1	CP2	CP2	BP1	BP1	DP1	E1	B2
1	AS1-P	CP2-P	CP2-P	A2-P	BP1-P	DP1-P	E1-P	B2-P

ELEVATION CHART

Riverfront Residences - Strata Terrace House

Draft - Subject to change

59 HOUGANG AVENUE 7 (POSTAL CODE 533822)
T1
61 HOUGANG AVENUE 7 (POSTAL CODE 533823)
T1
63 HOUGANG AVENUE 7 (POSTAL CODE 533824)
T1
65 HOUGANG AVENUE 7 (POSTAL CODE 533825)
T1
67 HOUGANG AVENUE 7 (POSTAL CODE 533826)
T1
69 HOUGANG AVENUE 7 (POSTAL CODE 533827)
T1
71 HOUGANG AVENUE 7 (POSTAL CODE 533828)
T1
73 HOUGANG AVENUE 7 (POSTAL CODE 533829)
T1
75 HOUGANG AVENUE 7 (POSTAL CODE 533830)
T1
77 HOUGANG AVENUE 7 (POSTAL CODE 533831)
T1
79 HOUGANG AVENUE 7 (POSTAL CODE 533832)
T1
81 HOUGANG AVENUE 7 (POSTAL CODE 533833)
T1
83 HOUGANG AVENUE 7 (POSTAL CODE 533834)
T1
85 HOUGANG AVENUE 7 (POSTAL CODE 533835)
T1
87 HOUGANG AVENUE 7 (POSTAL CODE 533836)
T1
89 HOUGANG AVENUE 7 (POSTAL CODE 533837)
T1
91 HOUGANG AVENUE 7 (POSTAL CODE 533838)
T1
93 HOUGANG AVENUE 7 (POSTAL CODE 533839)
T1
95 HOUGANG AVENUE 7 (POSTAL CODE 533840)
T1
97 HOUGANG AVENUE 7 (POSTAL CODE 533841)
T1
99 HOUGANG AVENUE 7 (POSTAL CODE 533842)
T1

GUIDE PRICE



Type	Size	PRICE STARTING FROM	PSF
1 BR	463	\$578,000	\$1,248
1+S	517	\$648,000	\$1,253
2 BR	603	\$755,000	\$1,252
	614	\$765,000	\$1,246
2 BR P	721	\$872,000	\$1,209
3 BR	872	\$1,070,000	\$1,227
	915	\$1,118,000	\$1,222
3 BR P	1066	\$1,260,000	\$1,182
	1109	\$1,290,000	\$1,163
4 BR	1410	\$1,680,000	\$1,191
4 BR Pte Lift	1485	\$1,790,000	\$1,205
5 BR	1679	\$1,970,000	\$1,173
Strata Terraces	2110	\$2,350,000	\$1,113

Riverfront Residences Estimated Maintenance Fee

Design Type	Type	Area SQM	Share Value	\$2.80 per share
1 Br	A1	43	57	\$159.60
	A1-H	54	57	\$159.60
	A1-P	43	57	\$159.60
	A2	48	57	\$159.60
	A2-P	48	57	\$159.60
	A3-P	48	57	\$159.60
1 + S	AS1	48	57	\$159.60
	AS1-H	59	57	\$159.60
	AS1-P	48	57	\$159.60
2 BR	B1	56	69	\$193.20
	B1-H	64	69	\$193.20
	B1-P	56	69	\$193.20
	B2	57	69	\$193.20
	B2-P	57	69	\$193.20
	B2-H	67	69	\$193.20
	B3	57	69	\$193.20
	B3-H	68	69	\$193.20
	B3-P	57	69	\$193.20
2 BR PREMIUM	BP1	67	69	\$193.20
	BP1-H	80	69	\$193.20
	BP1-P	67	69	\$193.20
	BP2	70	69	\$193.20
	BP2-P	70	69	\$193.20
3 BR	C1	81	69	\$193.20
	C1a	81	69	\$193.20
	C1a-H	96	69	\$193.20
	C1a-P	81	69	\$193.20
	C1-H	96	69	\$193.20
	C1-P	81	69	\$193.20
	C2	85	69	\$193.20
	C2-H	101	69	\$193.20
	C2-P	85	69	\$193.20
3 BR PREMIUM	CP1	99	69	\$193.20
	CP1-H	116	69	\$193.20
	CP1-P	99	69	\$193.20
	CP2	103	81	\$226.80
	CP2-H	120	81	\$226.80
	CP2-P	103	81	\$226.80
4 BR	D1	131	81	\$226.80
	D1-H	151	81	\$226.80
	D1-P	131	81	\$226.80
4 Br Premium	DP1	138	81	\$226.80
	DP1-H	159	81	\$226.80
	DP1-P	138	81	\$226.80
	DP2-P	139	81	\$226.80
5 Br Premium	E1	156	92	\$257.60
	E1-H	177	92	\$257.60
	E1-P	156	92	\$257.60
Strata Terrace	T1	196	92	\$257.60
SHOP	SHOP	56	117	\$327.60

This estimate MF includes contingency sum and provision for inflation when project obtains TOP after 3yrs. This figure are indicative estimate that is subject to changes and approval from the competent authorities.

20-Jun-18