

FACT SHEET – BELGRAVIA GREEN

Concept	: Contemporary Modern Architecture
Developer	: Fairview Developments Pte Ltd (a unit of the Tong Eng Group)
Location	: Belgravia Drive off Ang Mo Kio Ave 5
Legal Description of Land	: LOT 18430P [formerly known as Lot 17941L(PT)]
Tenure	: Freehold
Expected T.O.P.	: 30 June 2023
Expected Legal Completion	: 30 June 2026
Project Account No.	: OCBC Bank For Project A/C No. 712-734938-001 of Fairview Developments Pte Ltd
Total No. of Units	: 10 Semi-Detached & 71 Terraces (Strata Housing) (32 Corner Terrace, 39 Intermediate Terrace) (67 with lift, 14 without lift)
Site Area	: 12,687 sqm / 136,562 sqft
Car Park Capacity	: 2 Parking Lots for Each House
Payment Schemes	: Normal Progressive Payment
Maintenance Charges	: \$43
PSF	: TBA

Consultants

Architect	: LAUD Architects Pte Ltd
M & E Consultant	: HPX Consulting Engineers
Structural Consultant	: WEB Structures
Landscape Consultant	: PDAA Design Pte Ltd
Piling Contractor	: THONHENG Piling & Construction Pte Ltd
Main Contractor	: TBC
Solicitor	: Dentons Rodyk & Davidson LLP
Interior Design	: Architology Interiors Pte Ltd

Unit Type	Area in sqm	Area in sqft	No. of Units	Share Value	Estimated Monthly Contribution
INTERMEDIATE TERRACE (WITH LIFT)					
T1	322	3466	8	10	430
T1-1	322	3466	9	10	430
T1-A	321	3455	3	10	430
T1-B	318	3423	4	10	430
T1-A1	321	3455	3	10	430
T1-B1	318	3423	5	10	430
INTERMEDIATE TERRACE (WITHOUT LIFT)					
T2	291	3132	3	10	430
T2-1	291	3132	4	10	430
CORNER TERRACE (WITH LIFT)					
C1	338	3638	7	11	473
C1-1	338	3638	6	11	473
C1-A	334	3595	3	11	473
C1-B	328	3531	1	11	473
C1-C	322	3466	2	10	430
C1-A1	334	3595	4	11	473
C1-C1	322	3466	2	10	430
CORNER TERRACE (WITHOUT LIFT)					
C2	306	3294	3	10	430
C2-1	306	3294	2	10	430
C2-1A	291	3132	2	10	430
SEMI-DETACHED					
S1	372	4004	5	11	473
S2	372	4004	2	11	473
S3	355	3821	1	11	473
S1-A	362	3897	1	11	473
S3-A	349	3757	1	11	473
Total:			<u>81</u>		

Unique Selling Points of **Belgravia Green**

Architectural Design

The design concept is one of simplicity and elegance. And the design subscribes to the notion that “less is more”.

The development embodies contemporary living and features a bold asymmetrical design that creates a rhythmic pulse through the development. The façade comprises a 3-dimensional fin design that incorporates the functional needs for shelter, privacy and sun-shading requirements.

Warm toned aluminum frames are used at the 1st storey level, to reduce the sense of threshold between outdoor and indoor. This allows an increased sense of depth to the internal living spaces, as if extending out to the landscape.

Landscape Design

The Singapore sling is not just famous cocktail, it is our design metaphor for re-creating every day, all day chic at Belgravia Green.

This landscape is designed so residents can build into their everyday rhythms a balance of outdoor activities for all: family and community.

From safe and fun child-centred activity areas to swimming and outdoor active exercise areas through to re-creative leisure spaces for every part of each day (BBQs, contemplative quiet areas, and drinking with friends.)

This landscape design invites residents to sling from active to passive recreation spaces and regenerate their energies for Singapore living and working at their best and most dynamic, every day and all day.

Physical and Site Attributes

- **Private Residential Enclave.**
 - Nestled in a private residential landed housing enclave.
 - **Freehold** status.
 - Strata Housing Development sits on a huge site area of more than 136,000 sqft (136,562 sqft).
- **The Exceptional Experience of Space**
 - All units are beautifully arranged in a North-South orientation
 - Unobstructed views of the lush open spaces and greenery of the surrounding and the beautiful landscaping within the development. Features within the development showcasing this:
 1. One 28 metre lap pool, hydro massage pool and a kid’s pool.
 2. Many themed gardens to relax after a long day of work.
 3. A Rocky Pond amidst quiet flowing water and comfortable furniture.
 4. A spacious Clubhouse and cantilevered gym over the grand entrance allows you to work and revitalize after long day of work.

- **The Exceptional Experience of Convenience**

- Well connected to major expressway i.e. CTE, TPE, SLE and the upcoming North-South Expressway (NSE).
- Near to good schools like Rosyth School and Nanyang Polytechnic.
- Lifestyle and retail malls nearby such as Greenwich V, AMK Hub, Hougang 1 and the Seletar Mall which has 6 levels of retail and 188,000 sqft of net lettable area.
- A 20 minutes drive to Orchard Road, Marina Bay Sands and Central Business District.
- Minutes to Ang Mo Kio Industrial Park 2 & 2A, Northstar @ AMK.

- **The Exceptional Experience of Investment – Seletar Aerospace Park (SAP)**

- Close proximity to the Seletar Aerospace Park –
An industrial park spanning 320 hectares with 160 hectares dedicated to the Seletar Airport which is set to open in December 2018 and the remaining 160 hectares for aerospace industry. Singapore's Aerospace contributed a compounded annual growth rate of more than 8.6% in the last 2 decades. It has a \$9 billion output comprises of 130 aerospace companies with more than 21,500 workforces.
- A hidden dining oasis
The new lifestyle enclave plays host to bazaars and carnivals, with the conserved bungalows now housing restaurants, spas, and shops. The transformation begins with four food and beverage tenants that are shaking up the Singaporean food scene in their own way: from a European chef highlighting local and regional produce in his dishes, to a traditional Teochew (Chinese dialect group) restaurant with over 30 years of heritage
- More spots to eat and drink your fill
 - Soek Seng 1954 Bicycle Café
 - Wildseed
 - The Terminal Café and Lounge
 - The Summerhouse
 - Wheeler's Estate
 - YOUNGS Bar & RestaurantThe restaurants & cafés is also a great vantage point for watching planes take off from Seletar Airport in the distance.
Alternatively, head to Georges' Hideout @ Seletar, a casual pub that serves unpretentious nosh and nibbles alongside affordable pints of beer.

Individual Unit Attributes

- Exclusive development comprising **81 freehold strata houses. i.e. 10 Semi-Detached and 71 Terrace Houses.** (32 Corner Terrace, 39 Intermediate Terrace)
- Spacious and functional layout allows for versatile furniture arrangement and the most optimum maximization of space.
- There will be 2 car parking lots provided at the basement for every unit.
- There are two types of terrace units. Type 1 is installed with a private home lift serving the basement floor to roof terrace. Type 2 does not have the private home lift installed.
- Kitchen appliances from De Dietrich & Samsung (Fridge, Cooker Hood, Hob, Conventional Oven and Microwave, Washer).
- De Dietrich is the premium choice amongst top chefs and cooks in Singapore and around the world – allowing you to enjoy gourmet cooking everyday in your own home.
- Samsung Electronics is a global leader in technology, opening new possibilities for people everywhere.
- Sanitary fitting and wares are supplied by Hansgrohe and Kohler.
- Hansgrohe is one of the leading sanitary companies and manufactures products of the highest quality in terms of both form and function.
- Kohler offer homeowners uncompromising quality, complete satisfaction and peace of mind.
- Security – A landed development in a gated community with round the clock security guards and surveillance cameras at vantage points.
- Smart Home System – FIBARO smart home devices provide a comprehensive environment that adapts to the needs of the entire family. Our home automation provision includes air-conditioner, lighting, security camera, door sensor and booking of facilities (access to services within the same app) for all units.
- Reputable Developer – Fairview Developments Pte Ltd, a unit of the Tong Eng Group is renowned for having developed beautiful landed homes in the vicinity of Belgravia Green i.e. Belgravia Villas (PropertyGuru - Awarded for Best Housing Development Awards 2017), Stratton Green, Belgravia Park, Stratton Park, 8@Stratton.

Tong Eng Group (Awarded for BCI Asia Top 10 Developer Awards 2018) has a 60-year history having developed many condominiums as well as other strata housing developments in Singapore.

Facilities

Guard House
Arrival Water Feature
Clubhouse
Gymnasium (Level 3)
BBQ Deck
Love Tree
Children's Playground
Leisure Pool
Infinity Swimming Pool with Water Cascade
Jacuzzi
Fragrance Garden, Foliage Garden, Patio Garden & Spice Garden
Retreat Haven, Rendezvous Point & Happy Hour Pavilion
Floral Pond, Floral Jets, Spring Blooms & Rocky Pond
Outdoor Fitness

Shopping, Dining and Entertainment located nearby

Greenwich V
Seletar Mall
Seletar Aerospace Park
AMK Hub
Hougang 1
Jln Kayu Eateries

Park and Recreation Facilities

Seletar Country Club
Serangoon Gardens Country Club
Lower Seletar reservoir
Sengkang Riverside Park
Singapore Island Country Club
Bishan Park

Education Hub

Close proximity to prestigious primary schools

- Rosyth School (1 – 2km)
- Jing Shan Primary School (1 - 2km)
- Sengkang Green Primary School (1 - 2km)
- Fernvale Primary School (1-2km)
- Hougang Primary School(1-2km)

Reputable secondary schools and junior colleges

- Anderson Secondary
- Nan Chiau Secondary school
- Serangoon Garden Secondary School
- Bowen Secondary School
- Chong Boon Secondary School
- Anderson Junior College
- Nanyang Junior College

Established Tertiary Institutions

- Nanyang Polytechnic
- Lycee Francais De Singapour
- ITE College Central

MRT & Expressway

- Ang Mo Kio MRT Station
- Yio Chu Kang MRT Station
- Central Expressway

Buses available

- Bus stop (72021) along Ang Mo Kio Ave 5

FREQUENTLY ASKED Q & A

SUBJECT	<i>QUESTIONS</i>	<i>ANSWER</i>
ELIGIBILITY TO BUY	Are Foreigners eligible to purchase?	NO
TOP DATE	Expected TOP Date	30 th JUNE 2023
	When is the expected date of completion for the foundation work?	TBA
	Will it be earlier than as stipulated in the brochure?	Most Likely
OFFICIAL ADDRESS	What is it?	BELGRAVIA DRIVE
FACILITIES		
SWIMMING POOL	Number of Swimming Pool in the development?	1 Children Pool (0.5m deep) 1 Swimming Pool (1.2m deep) 1 Jacuzzi (1.0m deep)
	What is the dimension of the Common Swimming Pool?	28m Long
COMMON AREA (ENVIRONMENT AND FUNCTION)		
SECURITY FEATURES	Access to development?	Main Gate Vehicular Barriers Pedestrian Gate
	Any Inter-com system (Video/Audio?)	Audio intercom between dwelling units and guard house
VEHICULAR ENTRANCE	Any? Where?	YES At the Main Entrance (Ingres/Egress)
PEDESTRAIN ENTRANCE	Any? Where?	YES Next to Main Entrance (Ingress/Egress)
LOCATION OF SIDE GATE	Any? Where?	NO
BOUNDARY WALL/ FENCE	What is the height? Setback from boundary to building?	1.8m High Located along the boundary lines
	What material is used for the wall/fence?	Partial solid wall & partial BRC fence
CAR PARK	Type of car park?	Private. Basement Car Park
WATER TANK	Are all units with water tank? Where?	Yes/ Roof Terrace

INSPECTION CHAMBER	Any? Where?	Yes. Provided at basement open to sky terrace for units: 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359 & 361. The purchaser shall engage his/her own licensed plumber for maintenance of the inspection chamber on a regular basis.
LETTER BOX	Where?	Basement Common Lift Lobby
REFUSE COLLECTION	Where?	Bin Centre. Level 1
BUS SERVICES NEAR THE DEVELOPMENT	Any?	Currently Bus Stop 54651 (opposite Tech Place 2) along Ang Mo Kio Ave 5 Road
ABOUT THE INDIVIDUAL UNITS		
GAS SUPPLY	City gas or cylinder?	Cylinder
WATER HEATER	Gas or electric?	Electric
AIR-CONDITIONER	Type? /Brand?	Daikin or Mitsubishi or equivalent
FLOORING	Living/Dining/Kitchen	Porcelain Tiles
	Bedrooms	Solid Timber Plank
DINING	Are all units with sliding door at dining?	No. Only applicable to unit: 201, 215, 247, 257, 303 and 313
KITCHEN	What appliances are provided and what brands?	Cooker Hob, Hood, Microwave, Oven: DE DIETRICH Fridge & Washing Machine: SAMSUNG
BEDROOM	What are provided?	Wardrobe
MASTER BEDROOM	Built in TV console provided?	Only applicable to 8 units of semi-detached (207, 209, 211, 213, 237, 239, 241 and 243)
WINDOWS	Are the windows tinted/Double Glazed?	Tinted Single Glazed
OPEN ROOF TERRACE/ OPEN TO SKY TERRACE /PES	Water point provided?	PES: Yes Open to sky Terrace: Yes Roof Terrace: Yes
	Height of the railing?	PES: 0.85m high (front) & 1.0m high (side) Open to sky Terrace: 1.1m high Roof Terrace: 1.1m high
	Material of railing?	Glass / solid parapet
	Trellis provided for roof terrace?	YES

	Can the Open Roof Terrace/ Open to Sky Terrace / PES be enclosed?	NO
PRIVATE LIFT	Name of Lift/Company? What is the estimated maintenance fee per year?	Ken-Jo Residential elevator by Ken-Jo Industries Pte Ltd. \$100/Month + \$300 annual inspection fee
	Capacity?	270kg (4 pax)
BOMB SHELTER	Location?	Basement