Factsheet

For internal use only; not for circulation

Project Name	**NEU AT NOVENA 新颖轩**
Developer	RH Novena Pte. Ltd.
General Description	PROPOSED ERECTION OF A 17-STOREY RESIDENTIAL FLATS DEVELOPMENT (TOTAL: 87 UNITS) WITH SKY TERRACES, 2 BASEMENT CAR PARKS, SWIMMING POOL AND COMMUNAL FACILITIES ON 1ST AND 14TH STOREY SKY TERRACE FLOOR ON TS29 LOTS 00527T AND 01072P AT 27 MOULMEIN RISE (NOVENA PLANNING AREA)
Location - Address	27 MOULMEIN RISE SINGAPORE 308140
Plot Ratio	2.955
No. of Storeys	17
Total no. of units	87
Site Area	2062.30 sqm
Tenure of Land	FREEHOLD
Developer's Lic No.	C1324
BP Approval No & Date	BP Approval No: A2519-00758-2018-BP01 BP Approval Date: 10 September 2019
Estimated TOP & Date of Legal Completion	Vacant Possession: 30 April 2024 Legal Completion : 30 April 2027
Estimated Maintenance Fee	MF/SV: $ 60 – 62 estimated
No. of Parking Lots	70 carpark lots at Basement 1 & 2. 2 Accessible carpark lots. 22 bicycle lots.
No. of Lifts	2 lifts (1 block)

Consultants	
Architect	RONNY CHIN ARCHITECTS PTE LTD
Civil & Structural Engineer	KCL CONSULTANTS PTE LTD
Mechanical & Electrical Engineer	KJ GROUP CONSULT
Interior Designer (Show Flat)	2ND EDITION PTE LTD
Main Contractor	TAT HIN BUILDERS PTE LTD
Developer's Solicitor	DENTONS RODYK & DAVIDSON LLP
Showflat Type	Type D – 4 Bedroom + Utility (121 sqm)

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Facilities at 1st Storey

- 25m Lap Pool *of approximately 100 sqm*
- 1.2m Wet Deck *of approximately 4.8 sqm*
- Sun Deck *of approximately 32.1 sqm*
- Rain Shower *of approximately 2.7 sqm*
- Pool Cove *of approximately 9.8 sqm*
- Pool Lounge *of approximately 15.6 sqm*
- Wellness Garden *of approximately 42.8 sqm*
- Hammock Pool *of approximately 49.2 sqm*
- Family Lounge *of approximately 22.8 sqm*
- Children's Adventure Cove *of approximately 42.1 sqm*
- Cocoon Pod *of approximately 10.5 sqm*
- Fitness Deck *of approximately 33 sqm*
- Leisure Garden *of approximately 28 sqm*
- Firefly Boardwalk *approximately 98 sqm*
- BBQ Pavilion *of approximately 25.4 sqm*
- Accessible Toilet / Changing room *in tiles finish*

Facilities at 14th Storey

- Sunken Spa Pod *of approximately 15 sqm*
- Starlight Infinity Pool *of approximately 25 sqm*
- Aqua Gym *of approximately 24 sqm*
- Horizon Lounge *of approximately 24.6 sqm*
- Horizon Deck *of approximately 30.3 sqm*
- Rain Shower *in tiles finish of approximately 1.9 sqm*
- Accessible Toilet / Changing Room *in tiles finish*
- Gourmet Dining *of approximately 23.8 sqm*
- Vertical Garden *of approximately 12 sqm*
- Neu Sanctuary *of approximately 45 sqm*
- City patio *of approximately 4.6 sqm*
- Feature Wall *of approximately 0.9 sqm*
- Teepee Tent *of approximately 7.2 sqm*

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Finishes

Living / Dining / Foyer (where applicable)	• Marble (Polished) tiles with timber skirting
Kitchen	• Floor – Marble (Polished) tiles (Unit Type A1, A2 and A3) • Floor – Porcelain Tiles (Unit Type A4, A4a, B, Ba, C, D, E1 and E2) • Kitchen Countertop & Backsplash – Compressed Quartz from Caesarstone
Bedroom/ Suite	• Timber flooring with timber skirting
Bathroom	• Floor – marble (Polished) tiles • Vanity Top – Compressed Quartz from Caesarstone
Balcony	• Porcelain tiles with porcelain tiles skirting

Unit Mix

Unit Type	No. of Bedroom	Area (Sqm)	Area (Sq ft)	No of Units	Share Value
A1	2 Bedroom	51	549	14	6
A2	2 Bedroom	53	571	15	6
A3	2 Bedroom	60	646	14	6
A4	2 Bedroom	61	657	13	6
A4a	2 Bedroom	61	657	1	6
B	3 Bedroom Dual key	76	818	13	6
Ba	3 Bedroom Dual key	76	818	1	6
C	3 Bedroom	80	861	5	6
D	4 Bedroom + Utility	121	1302	9	7
E1	4 Bedroom Duplex	111	1195	1	7
E2	4 Bedroom Duplex	111	1195	1	7
			TOTAL	**87 units**	

Ceiling Height (Estimated)

	UNIT TYPES (2ND - 6TH STOREY)					
	A1	A2	A3	A4 / A4a	B / Ba	C
Foyer	2.40	2.40	2.40	2.40	2.40	2.40
Living	2.83	2.83	2.83	2.83	2.83	2.83
Dining	2.83	2.40	2.40 / 2.83	2.83	2.83	2.83
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40
Master Bedroom	2.83	2.83	2.83	2.83	2.83	2.83
Suite	-	-	-	-	2.83	-
Bedroom 2	2.83	2.83	2.83	2.83	-	2.83
Bedroom 3	-	-	-	-	2.83	2.83
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30
Suite Bath	-	-	-	-	2.30	-
Bath 2	2.30	2.30	2.30	2.30	-	2.30
Balcony	2.88	2.88	2.88	2.88	2.88	2.88
A/C Ledge	2.88	2.88	2.88	2.88	2.88	2.88

Note:
a) Ceiling height - floor finish to underside of slab / ceiling where applicable in metre.
b) Localised bulkheads, beams and box-up at 2.40m to 2.55m high.

Ceiling Height (Estimated)

	UNIT TYPES (7TH – 12TH & 16TH-17TH STOREY)					
	A1	A2	A3	A4	B	D
Foyer	2.40	2.40	2.40	2.40	2.40	2.40
Living	2.83	2.83	2.83	2.83	2.83	2.83
Dining	2.83	2.40	2.40 / 2.83	2.83	2.83	2.83
Dry Kitchen	-	-	-	-	-	2.83
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40
Utility	-	-	-	-	-	2.83
Yard	-	-	-	-	-	2.40
Master Bedroom	2.83	2.83	2.83	2.83	2.83	2.83
Suite	-	-	-	-	2.83	-
Junior Master Bedroom	-	-	-	-	-	2.83
Bedroom 2	2.83	2.83	2.83	2.83	-	-
Bedroom 3	-	-	-	-	2.83	2.83
Bedroom 4	-	-	-	-	-	2.83
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30
Suite Bath	-	-	-	-	2.30	-
Junior Master Bath	-	-	-	-	-	2.30
Bath 2	2.30	2.30	2.30	2.30	-	-
Bath 3	-	-	-	-	-	2.30
WC	-	-	-	-	-	2.30
Balcony	2.88	2.88	2.88	2.88	2.88	2.88
A/C Ledge	2.88	2.88	2.88	2.88	2.88	2.88

Note:
a) Ceiling height - floor finish to underside of slab / ceiling where applicable in metre.
b) Localised bulkheads, beams and box-up at 2.40m to 2.55m high.

Ceiling Height (Estimated)

	UNIT TYPES (13TH STOREY)						(14TH-15TH STOREY)		
	A1	A2	A3	A4	B	D	A2	E1	E2
Foyer	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Living	3.77	4.35	4.35	4.35	4.35	3.77	6.00	2.83	2.83
Dining	3.77	2.40	2.40 / 4.35	4.35	4.35	3.77	2.40	2.83	2.83
Dry Kitchen	-	-	-	-	-	3.77	-	-	-
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Utility	-	-	-	-	-	3.77	-	-	-
Yard	-	-	-	-	-	2.40	-	-	-
Master Bedroom	3.77	4.35	4.35	4.35	4.35	3.77	6.00	5.98	2.83
Suite	-	-	-	-	4.35		-	-	-
Junior Master Bedroom	-	-	-	-	-	3.77	-	2.83	-
Junior Master Bedroom 1	-	-	-	-	-	-	-	-	5.98
Junior Master Bedroom 2	-	-	-	-	-	-	-	-	5.98
Bedroom 2	3.77	4.35	4.35	4.35	-	-	6.00	-	-
Bedroom 3	-	-	-	-	4.35	3.77	-	5.98	-
Bedroom 4	-	-	-	-	-	3.77	-	5.98	6.00
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
Junior Master Bath	-	-	-	-	-	2.30	-	2.30	2.30
Suite Bath	-	-	-	-	2.30	-	-	-	-
Bath 2	2.30	2.30	2.30	2.30	-	-	2.30	-	-
Bath 3	-	-	-	-	-	2.30		2.30	2.30
WC	-	-	-	-	-	2.30	-	-	-
Balcony (Master Bedroom)	-	-	-	-	-	4.00	-	-	-
Balcony	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88
A/C Ledge (Master Bedroom)	-	-	-	-	-	4.00	-	-	-
A/C Ledge	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88

Note:

a) Ceiling height - floor finish to underside of slab / ceiling where applicable in metre.

b) Localised bulkheads, beams and box-up at 2.40m to 2.55m high.

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Kitchen Appliances & Fittings	• What are the kitchen appliances and fittings provided?	<u>For each kitchen:</u> • 1 stainless steel kitchen sink complete with sink mixer. • 1 induction hob, 1 telescopic hood, and 1 conventional oven. • 1 free-standing fridge. • 1 free-standing washer cum dryer. <u>For each kitchen (Type D only):</u> • 1 free-standing wine chiller.
	• What are the brands of the kitchen appliances and fittings provided?	<u>Brands:</u> • Franke for kitchen sink and Hansgrohe kitchen sink mixer. • De Dietrich for hob, hood, fridge, oven and washer cum dryer. • KAdeKA for wine chiller (Type D only).
Sanitary Wares & Fittings	• What are the sanitary wares and fittings provided?	<u>For each bathroom:</u> • 1 water closet. • 1 shower screen complete with shower mixer, shower handset and rain shower (Master Bath only). • 1 wash basin with tap. • 1 toilet roll holder.
	• What are the brands of the sanitary wares and sanitary fittings provided?	<u>Brands:</u> • Hansgrohe for shower mixer, shower handset, mixer tap and rain shower (Master Bath only). • Duravit for under counter basin (Master Bath and Junior Master Bath only) • Kohler for under counter basin (Suite Bath, bath 2 and Bath 3 only) • OTTO for Wall-mounted Basin (WC only). • Duravit for water closet. • Inspirione for Water Closet (WC only). • Inspirione toilet roll holder. • Monic Deluxe for shower mixer and basin tap (WC only).
Air-conditioners	• What type of air-conditioners provided?	• Wall-mounted fan coil split unit.
	• What is the brand of the air-conditioners provided?	<u>Brands:</u> • Daikin (subject to change)
Lighting Switches	• What type of lighting switches provided? • What is the brand of the lighting switches provided?	• Conventional lighting switches. <u>Brand:</u> • Legrand (subject to change)
Smart Home Feature **Vendor: HANMAN**	• Samsung Digital Lock	• Installed on the unit entrance door as per show flat. • Accessible with card, pin and key.
	• WIFI Camera	• Installed outside main door as per show flat.
	• Smart Home Gateway	• Given separately as loose piece.

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Frequently Asked Questions

Overall Architecture / Lifestyle Concept	**NEU AT NOVENA** "Neu" is derived from the German word of "neue", defined as "new" • Relates to the fact that this is the latest development in the vicinity. • Also refers to the new way of holistic lifestyle that the development offers that focusing on wellbeing indulgence with the lush landscape facilities. "新颖轩" as NEU AT NOVENA Chinese Building Name • 新颖 defined as new, modern, sophisticated architectural façade design. • 轩 refers to a tall development building. The building form is conceptually inspired by modern metropolitan buildings set amidst luxury dwellings that are simple in appearance, created by linear and vertical elements. Bigger floor plate from 7th floor up to its rooftop and curved curtain wall has been imposed to create visual interest to the building articulation in order to break away from the dated look of the residential façade design. Dark grey has been chosen as the background colour to create mysterious shadow casting and recessed illusion to further enhance the cantilevered curved curtain wall. A feature wall with LED strip light has been introduced to further accentuate the edge of the curved profile at night. 14th storey sky terrace has been proposed to create a visual break between a chunky building besides providing greenery in the sky and 360-degree view of the surrounding.

Frequently Asked Questions

Recreational Facilities / Unique Features	1st Storey - Integration of **25m Pool Laps** and **Pool Lounge** for residents to chill and enjoy drinks in the water. - **Sun Deck** provides space for sun tanning. **Hammock pool** allows residents to splash and relax. - **Children's adventure cove** offers safe and exciting place for children. Parents can keep an eye on their children from the **Cocoon pod** or **Family Lounge**. - **The BBQ pavilion** allows residents to enjoy family gathering and entertainment. - **The firefly boardwalk** flash a sparkling yellow that undulates like waves through the dark forest. - **The Wellness garden, Leisure garden, Cocoon pod** are surrounded with abundant foliage that create intimate courtyard and inviting places throughout their home environment. - **Fitness deck** offers residents a body training area that keep them in healthy condition. 14th Storey Sky terrace is designed with abundantly of recreational facilities such as - **Starlight infinity pool & Horizon deck** offer star gazing and relaxation therapy. - **Gourmet dining and Vertical Garden p**rovides a semi-outdoor gourmet dining area sits on the fringe of the sky terrace offers gathering and romantic al fresco dining area. - **Horizon Lounge** allows hang out spot to chill with friends **.** - Teepee hut-style day beds to gaze at the stars and spectacular city view at **Neu Sanctuary.** - **Aqua gym** to have relaxing workout. - **Spa pod** for rejuvenation therapy.

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Frequently Asked Questions

Subject	**Questions**	**Answer**
Swimming Pool	What are the dimensions?	Lap pool approximately 25m (L) x 4.0m (W) x 1.2m (D)
	What are some special features?	• Integrated with pool lounge *of approximately 51.5 sqm* • Hammock pool *of approximately 49.2 sqm* • Starlight infinity pool *of approximately 25 sqm* • Sunken Spa pod *of approximately 15 sqm* • Aqua gym *of approximately 24 sqm*
Facilities	Where is the function room? If not, which other facilities are alternatives to be used as function room?	• No function room • Gourmet Dining is provided at 14th storey *of approx. 23.8 sqm* • Multi-use Horizon Lounge is provided at 14th storey *of approx. 24.6 sqm* • Multi-use BBQ Pavilion is provided at 1st storey Upper Level *of approx. 25.4 sqm*

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Subject	Questions	Answer
Balcony	Height of railing in Balcony?	Approximately 1.1m high from the balcony 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	Do the units have sunscreen?	N.A.
	Can sunscreen be installed?	No.
	Double glazing?	Not double glazing, Tempered laminated glass is used at 1m and below of Full Height Curtain wall
	Casement / sliding?	Fixed, Casement, Top Hung or Combination.
	Is window glass panels tinted?	Yes.
	Low E glass?	Yes.
Electrical Sub-Station	Location?	1st storey (Lower level).
Water Tank	Location?	Roof.
Location of Bin Centre	Location?	1st storey (Lower level).
Location of Rubbish Chute	Location?	Common corridor at every storey.
Refuse System	What system used?	Conventional system. Refuse chamber is located at 1st storey (Lower level) and the refuse chamber door is orientated away from lift lobby.
Boundary Wall / Fence	What is the height/ Wall or fence?	Approximately 1.8m, partial wall.

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Subject	Questions	Answer
Hot Water in Kitchen	Provided?	Yes.
Water Heater	Provided? Location?	Yes. Above of Kitchen & Toilet.
	Gas or electrical?	Electrical water heater is provided.
Gas Supply	Cylinder gas or city gas?	• No cylinder and city gas. • Induction hob is provided.
Lifts	How many lifts per lobby ?	2 lifts per lobby. Total 2 lifts.
	Are the lift lobbies air-conditioned?	No. lift lobby at Basement 2, Basement 1 are mechanically ventilated. Lift lobby 1st storey (Lower level) is naturally ventilated during normal mode; mechanically ventilated during fire mode. Lift lobby from 1st (Upper level), 2nd to 17th storey are naturally ventilated.
Access to Common Facilities	Can residents have direct access to poolside from 1st storey lift?	Yes. All lifts are serving from Basement 2 to 17th storey.
BBQ pits	How many & where?	• 2 no. at BBQ Pavilion. • Covered with trellises above.
	Sink & tap point?	Provided.
Handicapped friendly features	Is the development handicapped friendly?	Yes.
Security Features	How do residents access the unit? Is there any security entrance?	There is a total of 1 access points for residents as follow:- 1 main visitor barrier arm for vehicular access at the ingress of car park. Security Feature: Audio Intercom System from apartment unit to guard house and 2 side gates. Proximity card access control system at lift and 2 side gates. Security surveillance cameras at designated common areas.
Carpark	Carpark Lot Size	Common lot size approximately 2.4m (W) x 4.8m (L), 2.7m (W) x 4.8m (L) and 3.0m (W) x 4.8m (L). Accessible lot size approximately 3.6m (w) x 4.8m (L)
Bomb Shelter	Location?	Staircase Storey Shelter located at every storey's fire escape staircase.

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Subject	Questions	Answer
Can electric hob be changed to gas hob?		No.
Fibre Optic	Is fibre optic ready?	Yes, complying to the COPIF 2018.
Others	Electrical Car Charging?	Not provided.
	Toilet without window is mechanically ventilated?	Yes.
	Any bicycle bay? How many lots?	Yes, 1st (Lower level) – 22 nos. of bicycle lots.
Letterbox	Where is it located?	1st storey (Lower level).
Any shuttle bus services	Provided?	No.

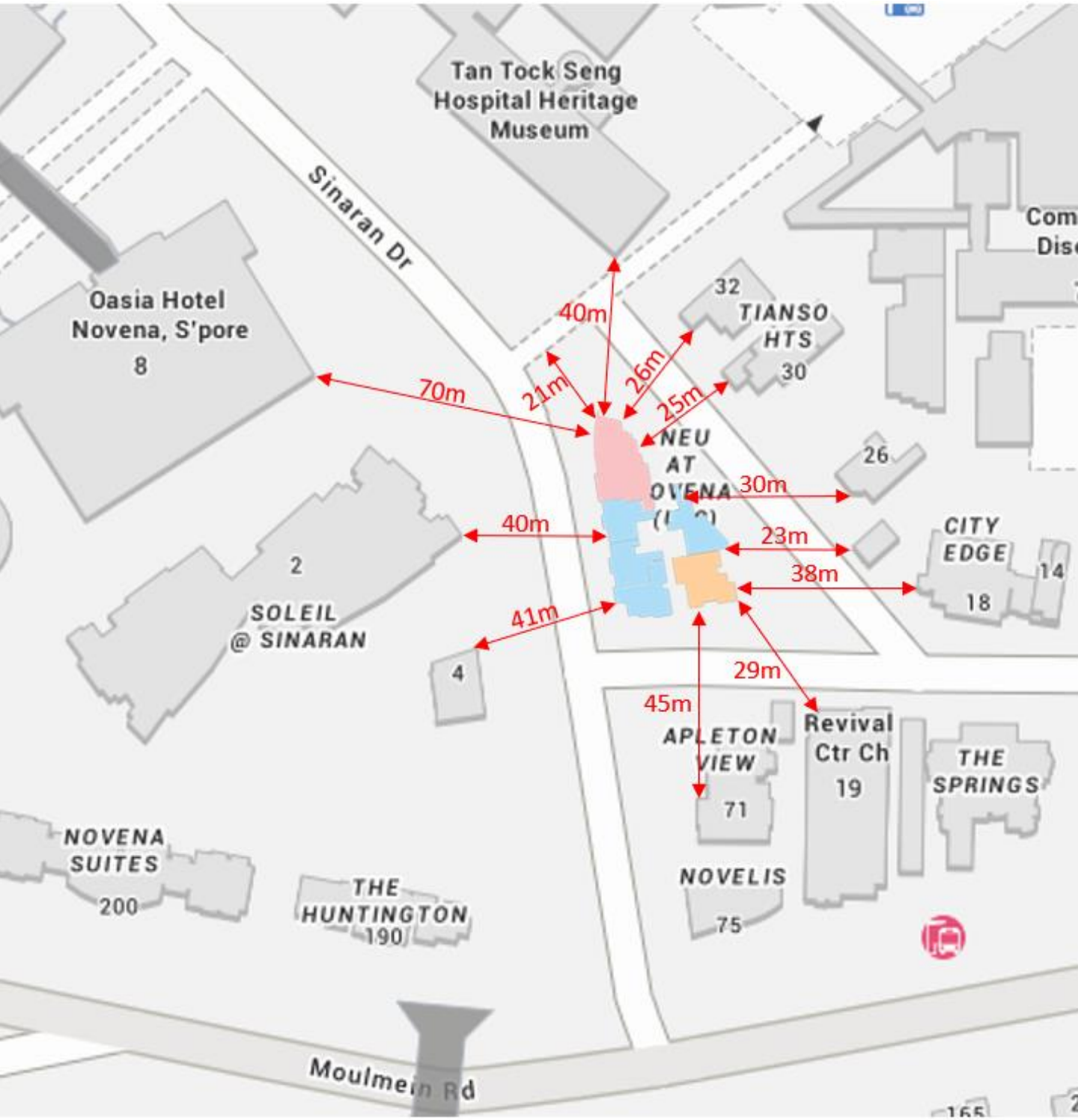
Project Account		
Project Account	RH NOVENA PTE LTD-PROJECT ACCOUNT NO. 378-307-045-4	
TT information	Name of Account:	RH NOVENA PTE LTD – PROJECT ACCOUNT
	Bank Account No:	378-307-045-4
	Bank Name :	United Overseas Bank Limited
	Branch Code :	063
	Bank Code :	7375
	Swift Code :	UOVBSGSG
	Address:	UOB Plaza, 80 Raffles Place

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Estimated Distance to Neighbouring Blocks

(ALL DIMENSIONS STATED ARE BASED ON ESTIMATION ONLY)



*Please note that the distance is estimated from Onemap.sg

Do not form any part of contract. Information is subjected to change.

*As of **20 Nov 2020***