

Knight Frank

CapitaLand
Building People

Developer:	Bishan Residential Development Pte Ltd (JV between Capitaland Residential Singapore and Mitsubishi Estate Asia Pte Ltd)
Address:	Lot 16900T MK 18 at Bishan Street 14/15
Tenure of Land:	99 years w.e.f 30 May 2011
Description:	Proposed condominium housing development comprising 2 blocks of 38-storey residential flats (total 509 flats) with two basement carparks, a landscape deck and other ancillary facilities on Lot 16900T MK18 at Bishan Street 14/15
Architect:	Safdie Architects
Site Area:	11,997.10 sqm (est. 129,135.7 sqft)
No. of Units:	509 units
Plot Ratio:	4.9
Total Carpark Lots:	Approx. 509
Estimated TOP:	28 Feb 2016
Estimated Legal Completion:	28 Feb 2019
Project Account No:	OCBC for Project a/c no. 629-739566-001 of Bishan Residential Development Pte Ltd

While every reasonable care has been taken in preparing the contents of this property summary, the developer and Knight Frank agent cannot be held responsible for any inaccuracy

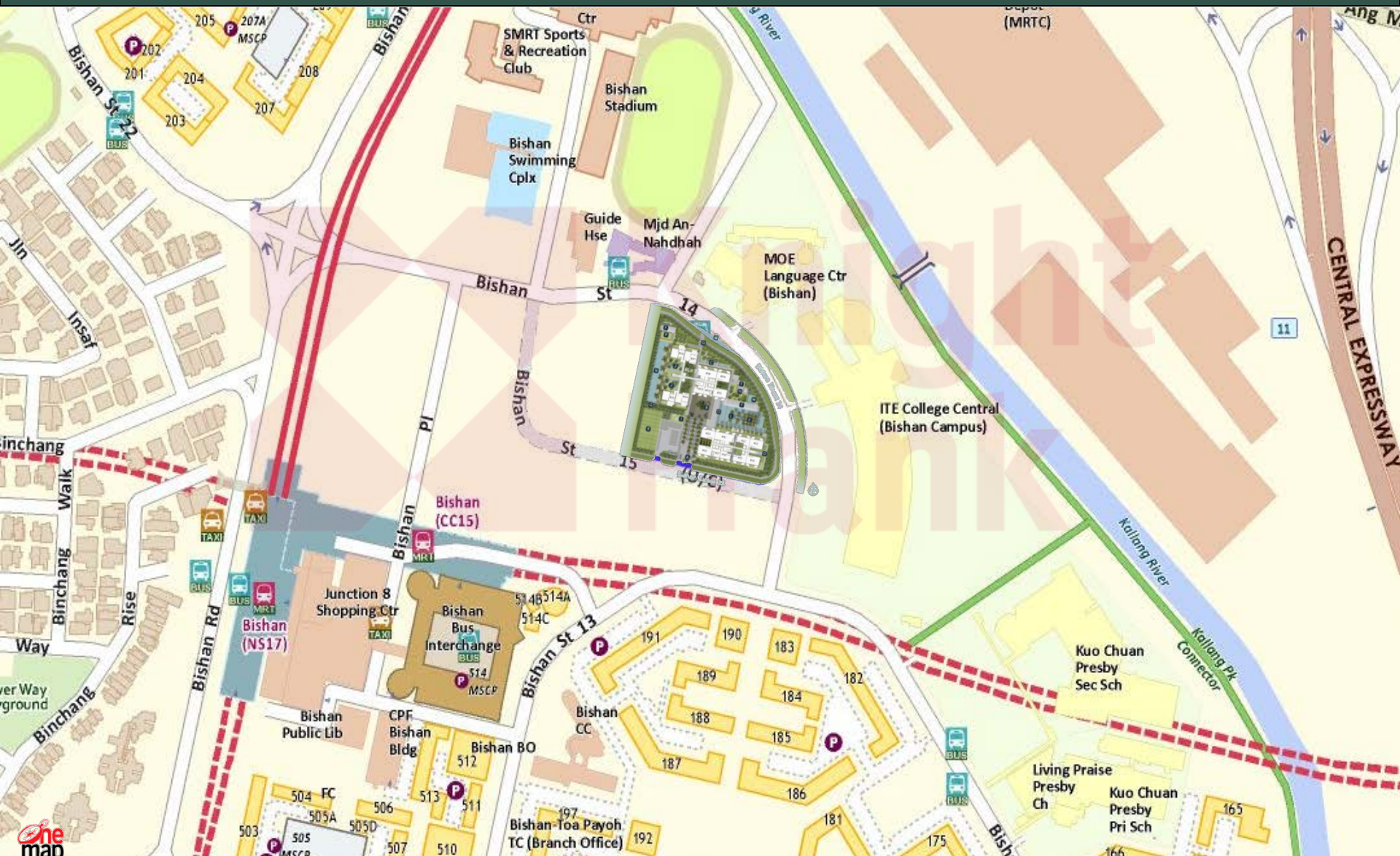
Type	Description	No of Units	Area Range (Sq m)	Area Range (Sq ft)
As (P)	1 Bedroom + Study + PES	1	90	969
As	1 Bedroom + Study	65	59 - 66	635 - 710
B (P)	2 Bedroom + PES	1	98	1055
B	2 Bedroom	47	67 - 83	721 - 893
B (T)	2 Bedroom + Terrace	20	100 -123	1076 - 1324
Bs (P)	2 Bedroom + PES	4	112 - 138	1206 - 1485
Bs (P)	2 Bedroom	44	79 - 98	850 - 1055
Bs (T)	2 Bedroom + Study +Terrace	33	109 -135	1173 - 1453
C (P)	3 bedroom + PES	6	142 - 165	1528 - 1776
C	3 Bedroom	152	113 -116	1216 - 1249
C (T)	3 Bedroom + Terrace	60	130 -173	1399 - 1862
D (P)	4 Bedroom + PES	2	206 - 209	2217 - 2250
D	4 Bedroom	47	143 - 165	1539 - 1776
D (T)	4 Bedroom + Terrace	19	166 - 199	1787 - 2142
PH	Simplex	4	238 - 252	2562 - 2713
	Duplex	4	291 - 338	3132 - 3638

Total Units

509

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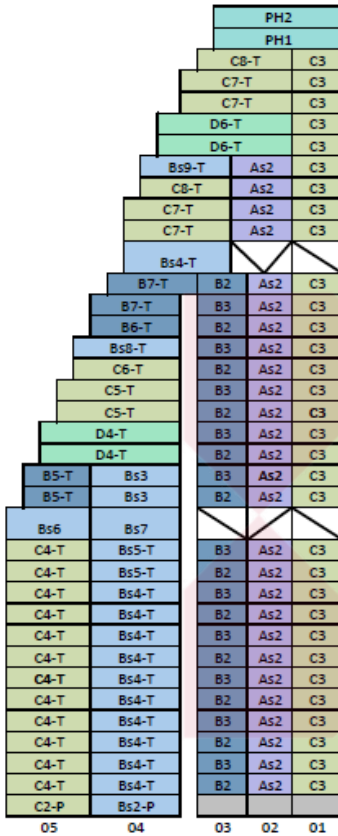
- A GUARD HOUSE
- B ENTRY COURT (LEVEL B1)
- C LILY PONDS
- D WATER WALL
- E POOL ISLAND
- F BBQ/PARTY LAWN
- G TENNIS VIEWING GARDEN
- H BBQ/SOCIAL AREAS
- I CHILDREN'S PLAY AREA
- J REFLECTION GARDENS
- K TENNIS COURT
- L LEISURE POOL
- M CHILDREN'S POOL
- N 50 METER LAP POOL
- O COMTEMPLATIVE GARDENS
- P OUTDOOR EXERCISE SPACE WITH POOL SHOWERS
- Q PEDESTRIAN GATE TO BUS STOP
- 🚌 BUS STOP



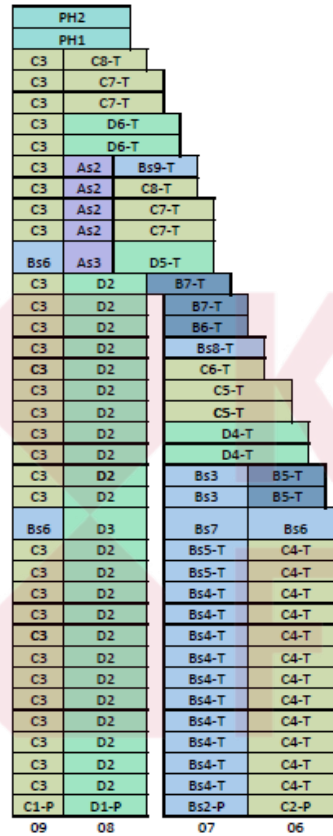
Bishan Street 15

agent cannot be held responsible for any inaccuracy

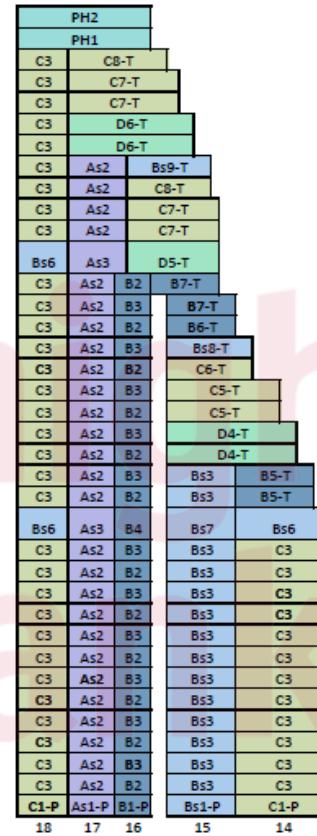
37th Storey
36th Storey
35th Storey
34th Storey
33rd Storey
32nd Storey
31st Storey
30th Storey
29th Storey
28th Storey
27th Storey
26th Storey
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1st Storey



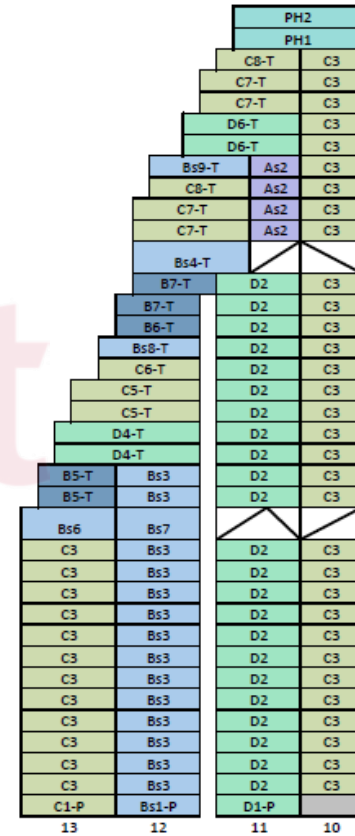
A



B



A

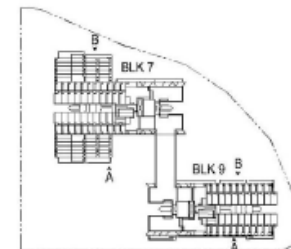


B

BLOCK 7

BLOCK 9

Type PH	8
Type D	67
Type C	218
Type Bs	82
Type B	68
Type As	66
	509



KEY PLAN

Stunning iconic architecture design by Moshe Safdie

A new landmark in Singapore's popular residential location, Bishan

7 mins to Bishan MRT/Interchange

Junction 8 shopping mall with ample eateries / amenities

Near to renowned schools such as Ai Tong Primary, Raffles Institution, Catholic High School

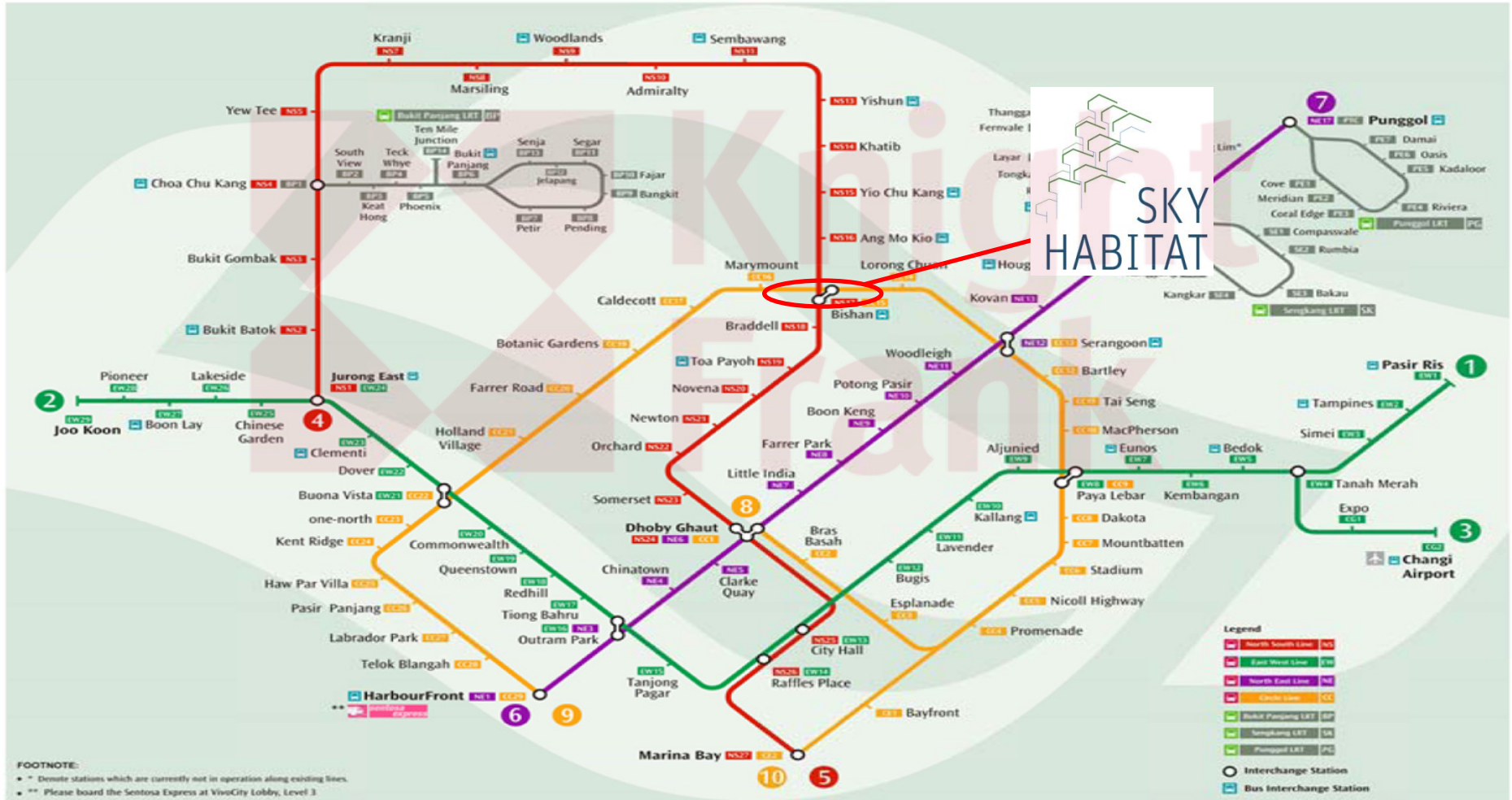
Well connected to rest of Singapore via PIE / CTE / SLE

Designed with eco-friendly, cross ventilation design

Conducive environment for nature living given the proximity to Bishan park, Lower Pierce Reservoir & the Golf Course

Better transport connectivity region-wide and to the city through the new Circle Line (CCL), Downtown Line (DTL) 2 & 3 , Eastern Regional Line (ERL) and Thomson Line (TSL),

MRT & LRT System map



FOOTNOTE:

- * Denote stations which are currently not in operation along existing lines.
- ** Please board the Sentosa Express at VivoCity Lobby, Level 3

TRANSPORTATION

MRT STATION

Bishan MRT Interchange(North-South and Circle Lines)

Bishan Bus Interchange

Marymount and Lor Chuan MRT

CTE, PIE and SLE

ACCESSIBILITY

SHOPPING CENTRES

Junction 8 Shopping Centre

Thomson Plaza

AMK Hub

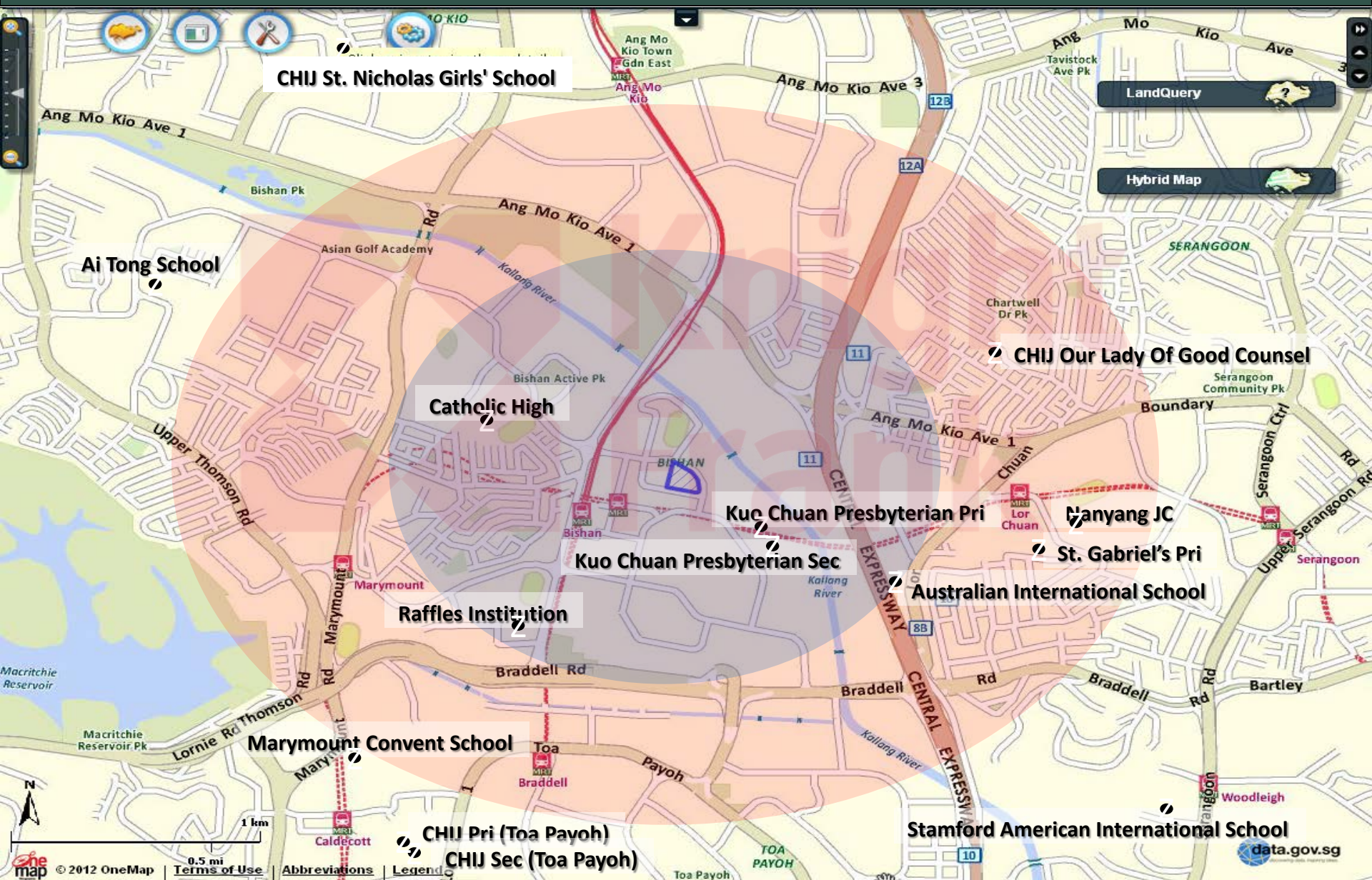
Toa Payoh HDB Hub

OTHERS

Bishan Sports and Recreation Centre, Swimming Complex and Stadium

Bishan Park

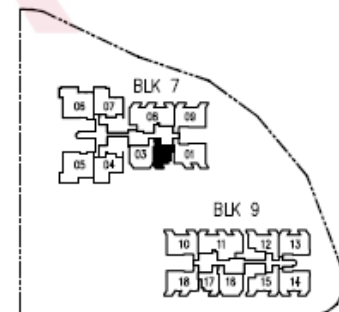
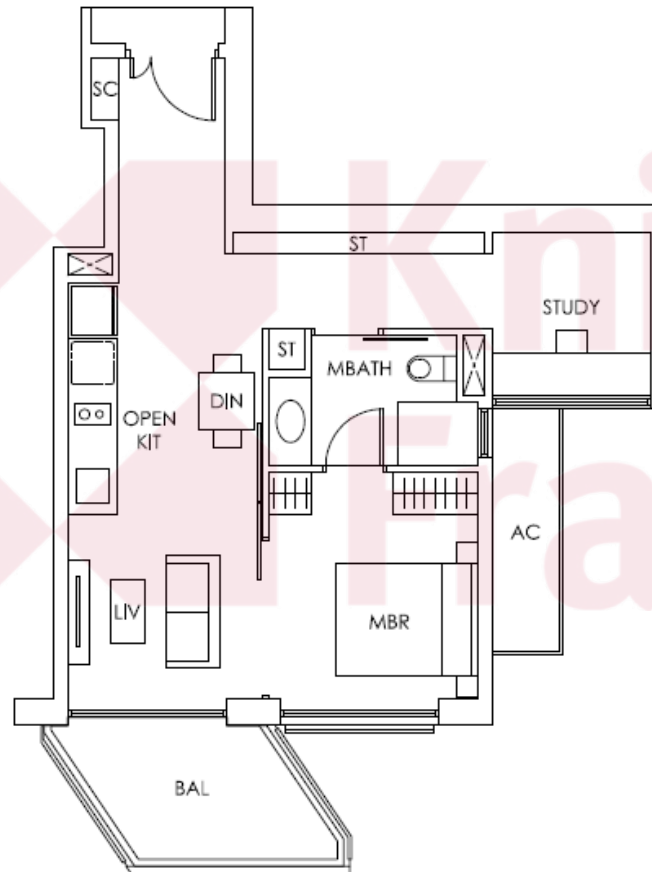
Mount Alvernia Hospital



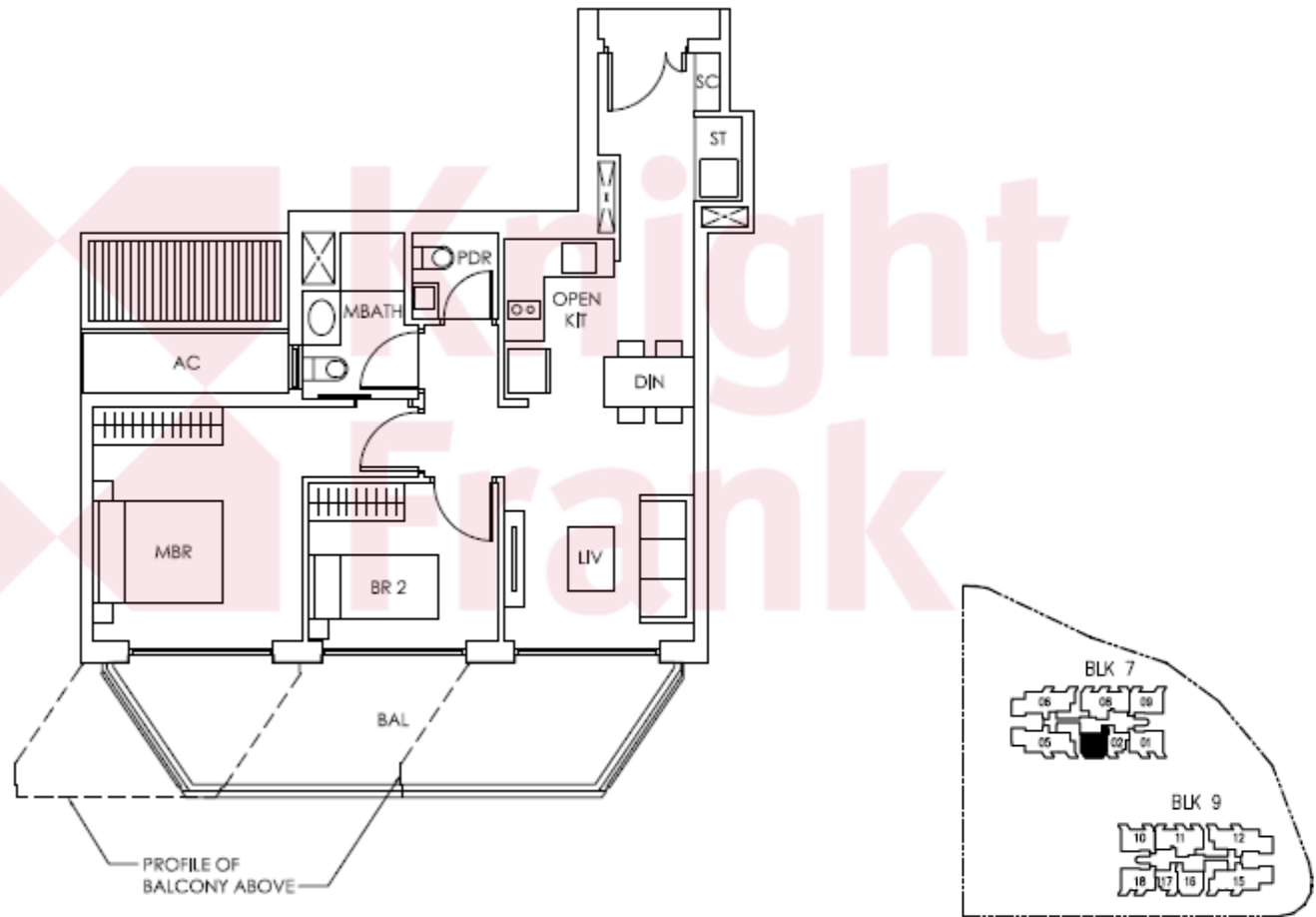
Schools	Street Name	Distance
Catholic High School	BISHAN STREET 22	0.54 KM
Kuo Chuan Presbyterian Primary School	BISHAN STREET 13	0.659 KM
Kuo Chuan Presbyterian Secondary School	BISHAN STREET 13	0.659 KM
Raffles Institution	RAFFLES INSTITUTION LANE	0.996 KM
Australian International School	LORONG CHUAN	1.01KM
St Gabriel's Primary School	LORONG CHUAN	1.419 KM
CHIJ Our Lady Of Good Counsel	BURGHLEY DR	1.614 KM
CHIJ St. Nicholas Girls' School (Secondary)	LORONG 1 TOA PAYOH	1.674 KM
Marymount Convent Primary School	MARYMOUNT RD	1.871 KM
Nanyang Junior College	SERANGOON AVENUE 3	1.896 KM
Ai Tong School	BRIGHT HILL DRIVE	2.295KM
CHIJ (Toa Payoh) Primary	LORONG 1 TOA PAYOH	2.39KM
CHIJ (Toa Payoh) Secondary	LORONG 1 TOA PAYOH	2.46KM
Stamford American International School	LORONG CHUAN	2.47KM



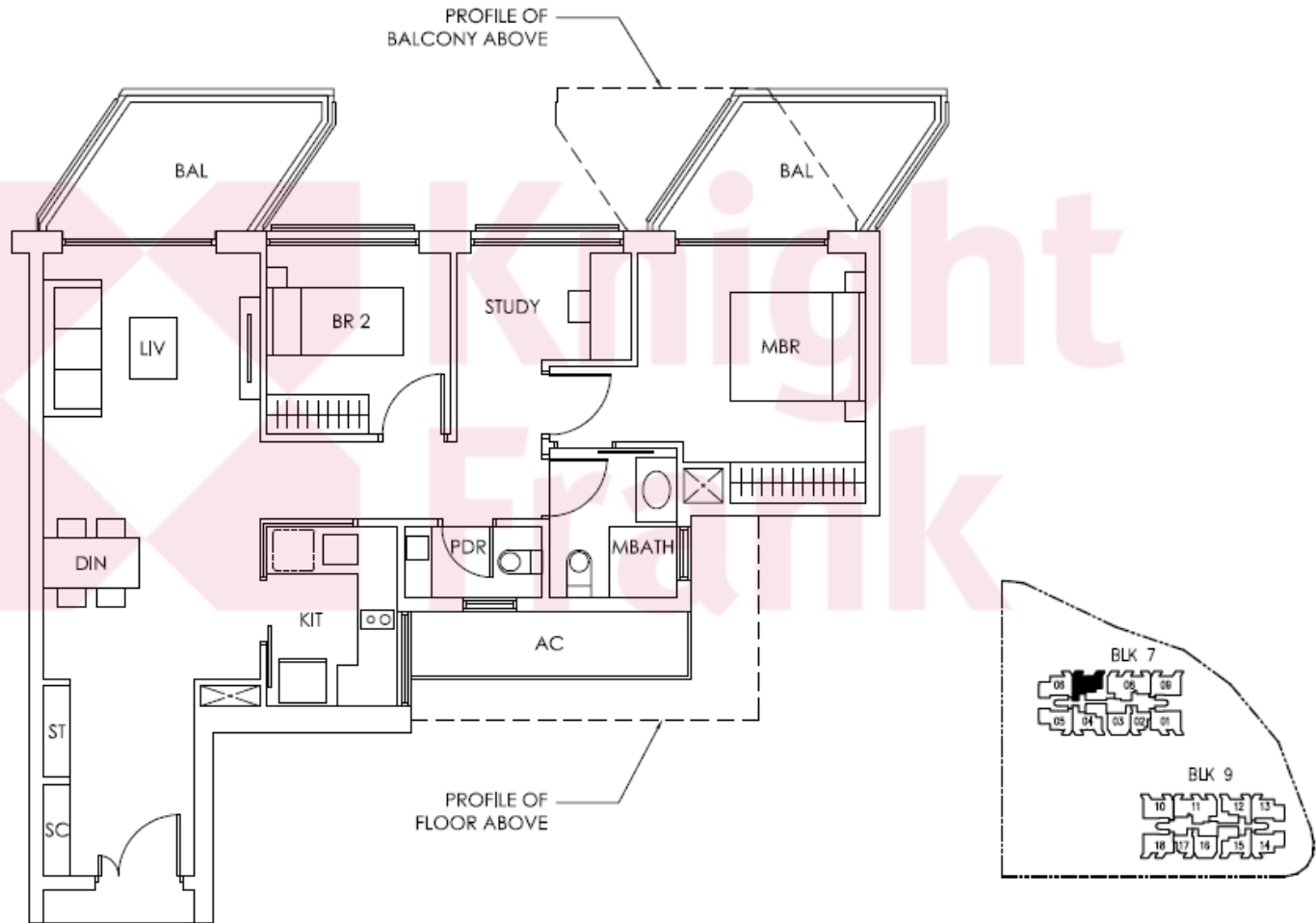
Type As2



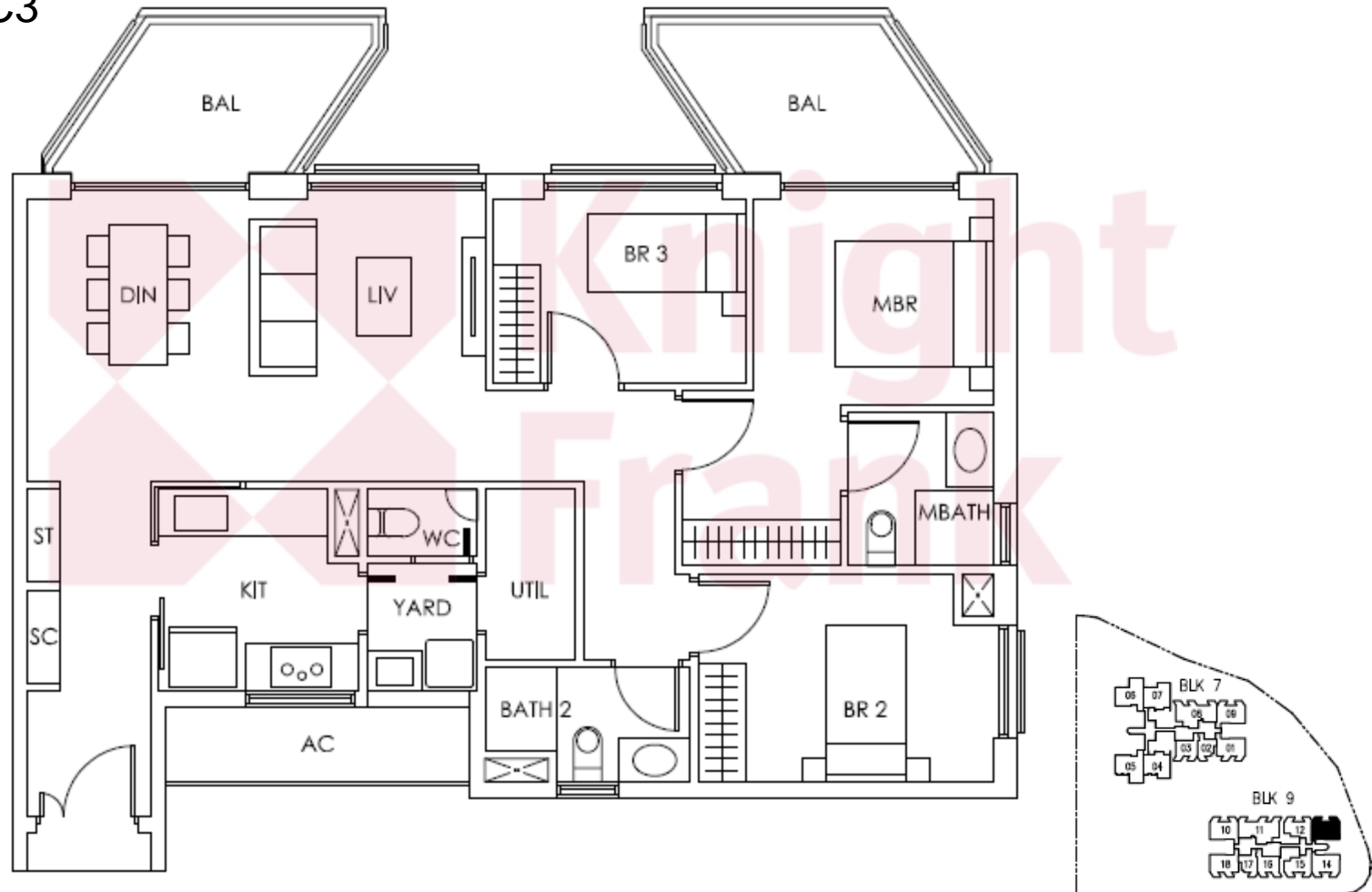
Type B3



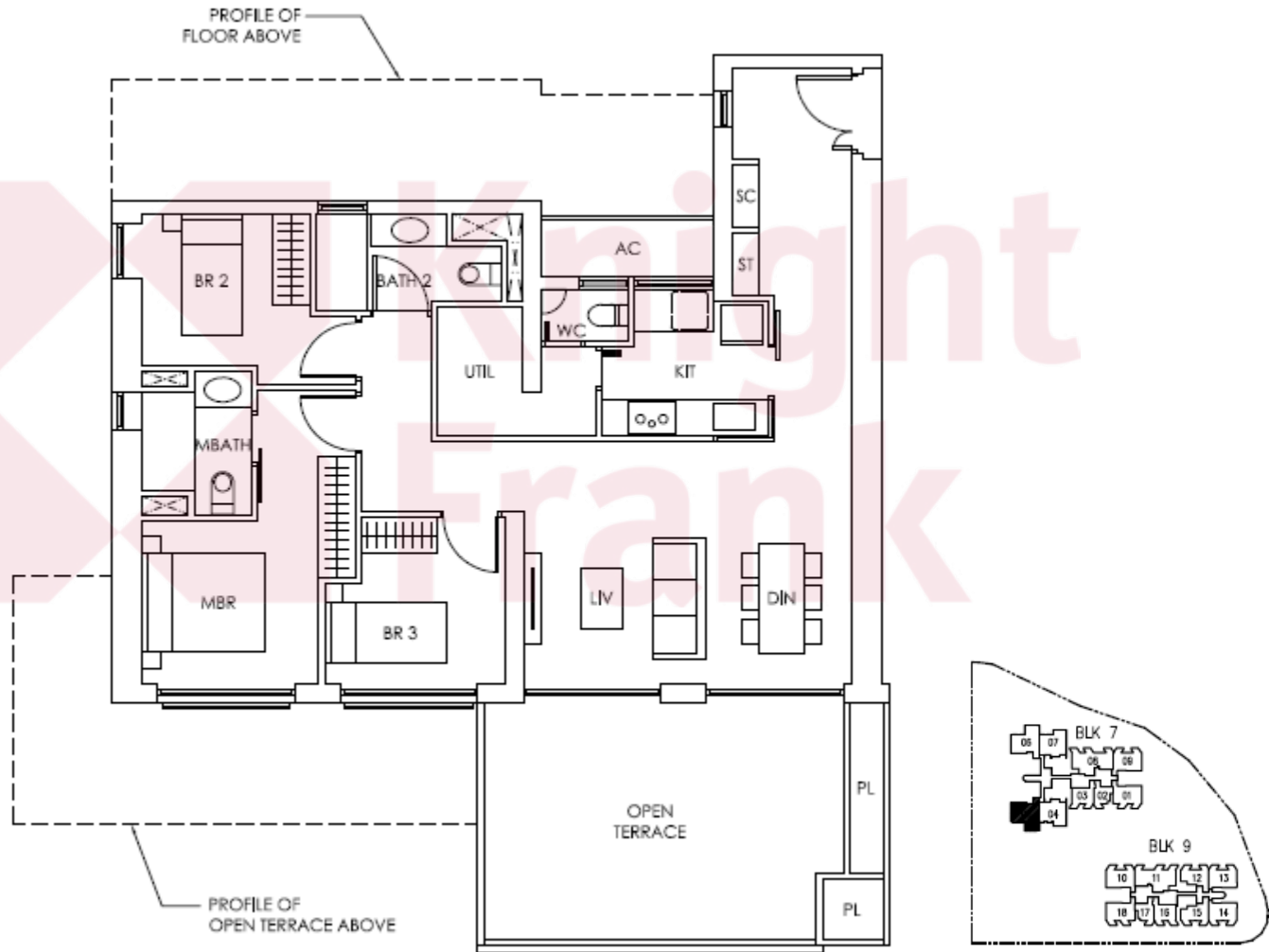
Type Bs3



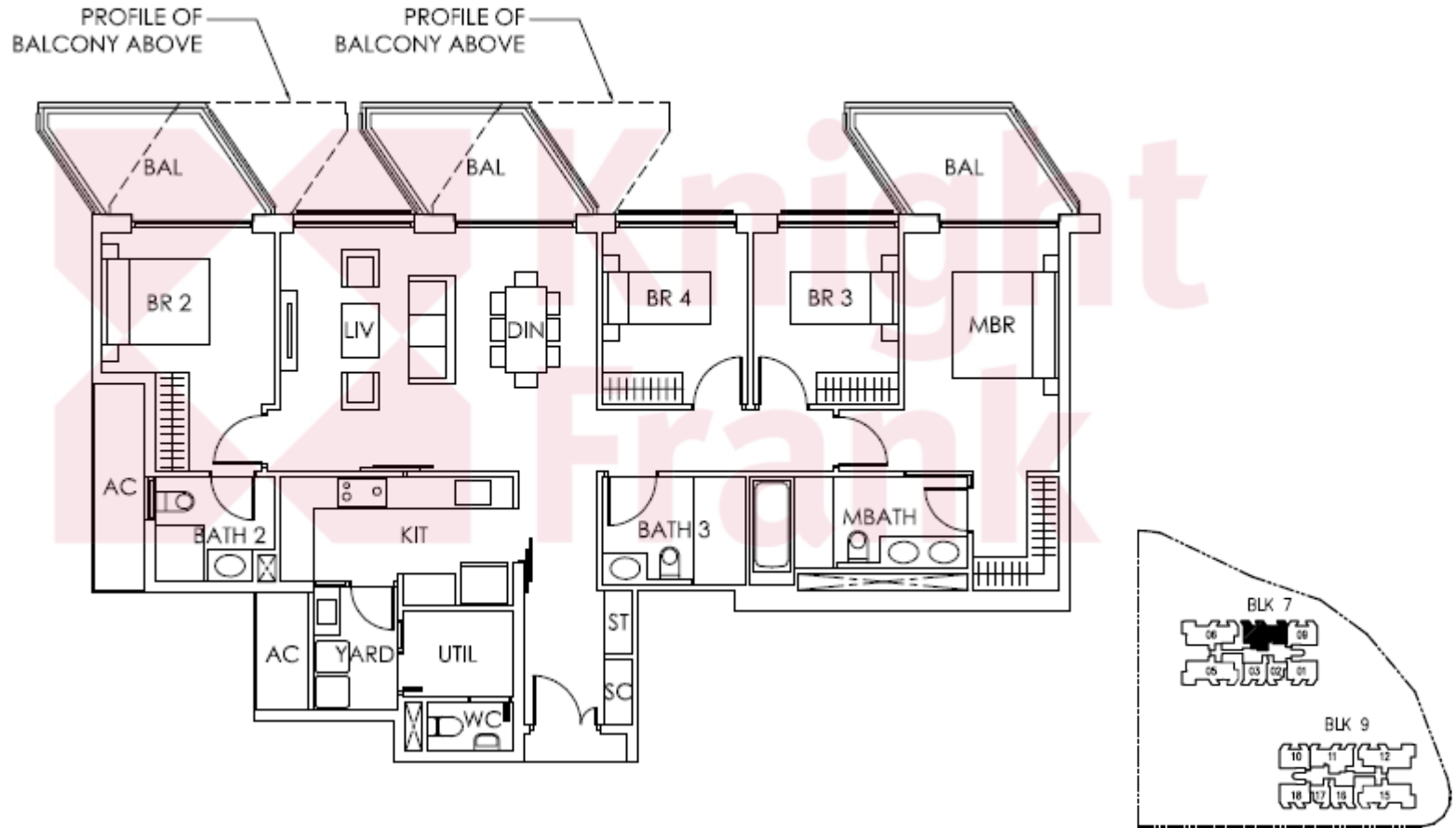
Type C3



Type C4-T



Type D2



**MOSHE
SAFDIE**



PORTFOLIO



Habitat 67, Residential
Montreal, Quebec, Canada



Golden Dream Bay, Residential
Qinhuangdao, China



Chongqing Chaotianmen, Residential
Chongqing, China



Marina Bay Sands, Mixed Use
Singapore

MOSHE SAFDIE

Born: July 14, 1938 (age 73)

Birthplace: Haifa, British Mandate of Palestine

Nationality: Israeli/Canadian/American

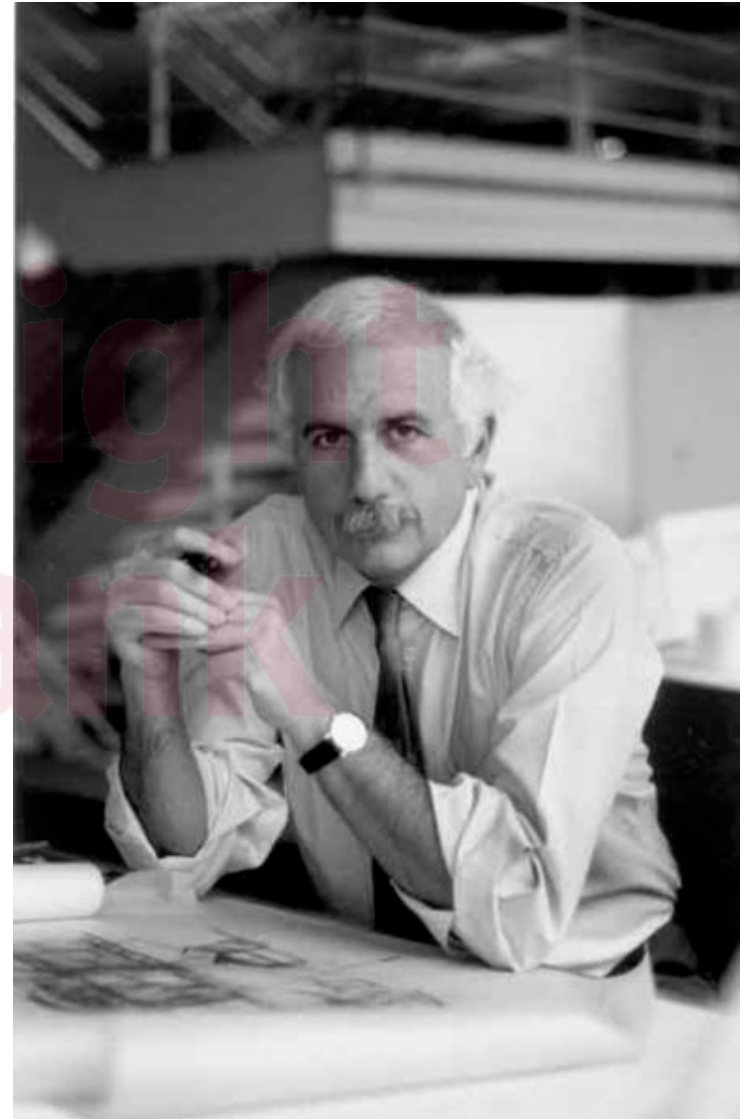
Practice: Safdie Architects

AWARDS AND RECOGNITION

- Companion of the Order of Canada
- Gold Medal, Royal Architectural Institute of Canada
- Richard Neutra Award for Professional Excellence
- Mt. Scopus Award for Humanitarianism , Jerusalem

ARCHITECTURAL STYLE

- Dramatic curves
- Arrays of geometric patterns
- Use of windows
- Key placement of open and green spaces
- Stresses the need to create meaningful, vital and inclusive spaces that enhances the community
- Special attention to the essence of a particular locale, geography and culture









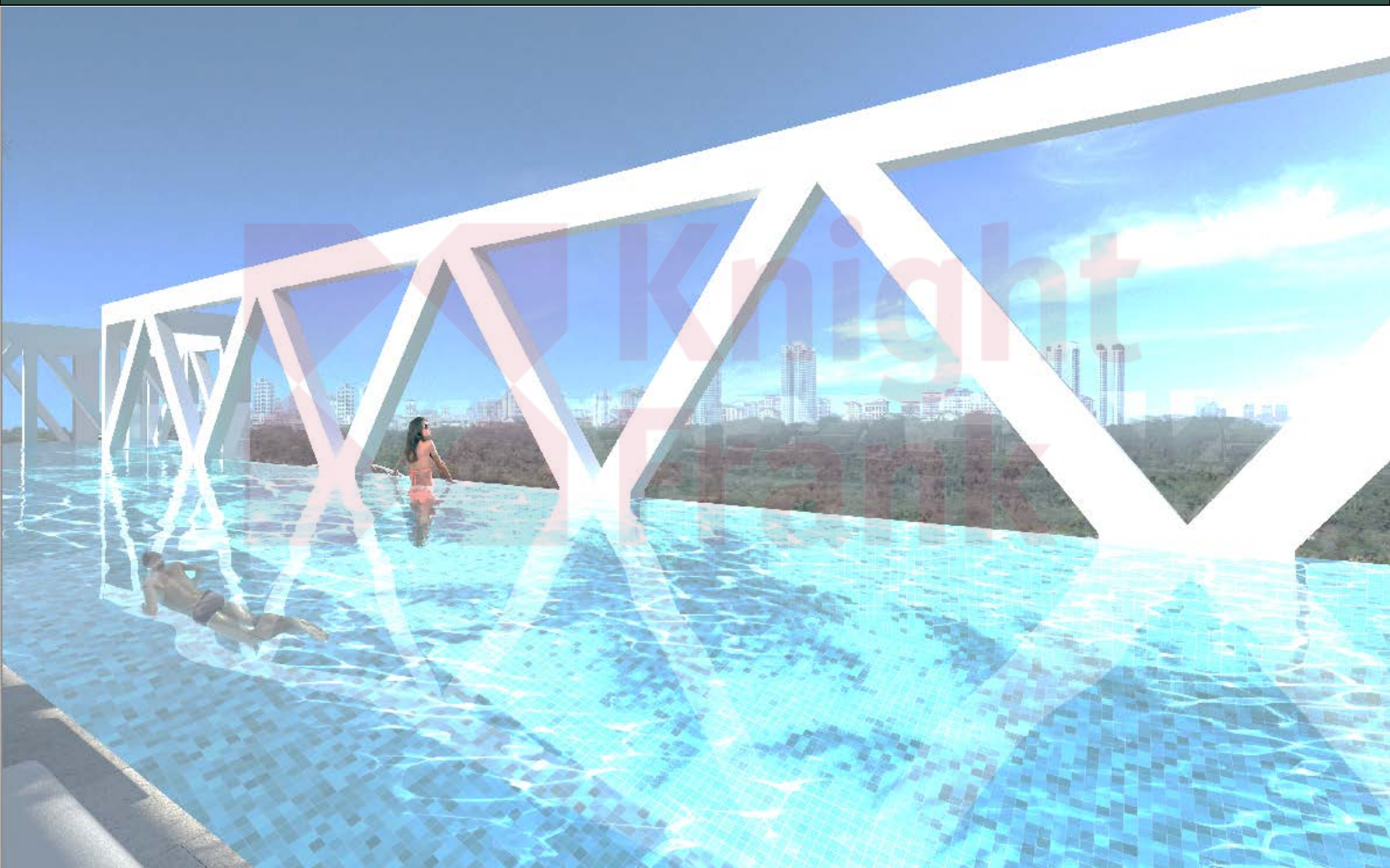




















Project Name	Tenure	District	Total Units	Average PSF
WATERTOWN	99	19	1001	\$1,184
D'ZIRE	99	19	47	\$1,203
BARTLEY RESIDENCES	99	19	702	\$1,250
TRESALVEO	FH	20	176	\$1,257
THOMSON GRAND	99	20	361	\$1,258
CARDIFF RESIDENCE	99	19	163	\$1,306
URBAN RESIDENCES	FH	19	47	\$1,311
CASA CAMBIO	FH	19	198	\$1,316
SUITES @ PAYA LEBAR	FH	19	99	\$1,345
BLISS@KOVAN	FH	19	140	\$1,383
THOMSON V TWO	FH	20	122	\$1,480
CENTRO RESIDENCES	99	20	329	\$1,491

Source: Realis Transactions from Oct 2011- Mar 2012

Project Name	Developer	Tenure	District	Total Units	Average PSF
18 WOODSVILLE	SP SETIA	FH	13	101	\$1,600
EAST VILLAGE	WORLD CLASS LAND	FH	16	90	\$1,400
BARTLEY RESIDENCES	HONG LEONG	99	19	702	\$1,250
WATERTOWN	FAR EAST	99	19	992	\$1,184
MILLAGE	MEQUITY	FH	14	70	\$1,300
SELETAR PARK RESIDENCES	TUAN SING	99	23	276	\$1,200

Source: Knight Frank Research (Project Marketing, Residential)

Project Name	Developer	Tenure	District	Estimated Total Units	Estimated Average PSF
EIGHT RIVERSUITES	UNITED ENGINEERS	99	13	862	\$1,250
MACPHERSON GREEN	HEETON/KSH/TEE/ZAP	FH	13	160	\$1,400
PROMENADE	OXLEY HOLDINGS	FH	20	164	\$1,300
NATURA @ HILLVIEW	MEQUITY	FH	23	193	\$1,250
HILLSTA	FAR EAST ORGANISATION	99	23	416	\$1,100

Source: Knight Frank Research (Project Marketing, Residential) , projects in the pipeline for the next 3mths

BUSINESS

Photo: Zaobao

Wed, Apr 07, 2010
The New Paper

Print - friendly



Email a friend

Bishan maisonette could be most expensive HDB flat in Singapore

DID you ever think that an HDB flat could fetch \$1 million?

Well, it looks like prices are inching closer to that mark.

\$900,000 offer for Bishan EC

Tue, Mar 30, 2010
my paper

Print - friendly



Email a friend

An executive maisonette in Bishan is selling for \$950,000, according to my paper. So far, one buyer has expressed interest, with an offer of \$900,000.

A report in the Chinese section of my paper today said that the asking price is \$170,000 above COV (cash over valuation).

The unit, which resides in an 18-year-old block of flats on Bishan Street 24, is valued at \$730,000. The owner bought the unit 10 years ago at \$750,000.

asiaonebusiness



Toa Payoh flat sold for record S\$894,000



Property Guru – Fri, Mar 16, 2012

The sale of a three-year-old five-room HDB flat in Toa Payoh (pictured) back in February has caused quite a bit of buzz online with some netizens wondering how the owner was able to sell the flat for S\$894,000, which was more than twice its original price.

Sold just three years after its completion, the flat located between the 36th and 40th floors of Block 79C in Toa Payoh Central has created a new record price for the area.

According to a HDB spokesman, the block was constructed as a replacement block to relocate residents under the Selective En Bloc Redevelopment Scheme (SERS). The flats have a Minimum Occupation Period (MOP) of five years from the effective date of purchase or seven years from the selection date of the unit, whichever is earlier.

"For SERS replacement flats that have met the requisite period, the flat owners may sell them in the open market. For the case you (netizens) cited, the seller had already met the seven-year MOP, and hence was eligible to sell his flat in the open market," noted the spokesman.

Commenting on the case, Mohamed Ismail, Chief Executive of PropNex Realty said "the seller was lucky for a number of reasons."

"He has fulfilled the seven years under SERS. He may also have bought it at a slight discount under the SERS subsidy. And the flat has a central location in Toa Payoh."

HDB's website showed that the median resale price for a five-room unit in Toa Payoh in Q4 2011 was S\$645,000.

The owner had expected to sell the unit at over S\$900,000 but eventually settled for S\$894,000, said Shawn Guan, the ERA agent who represented the seller.

Home buyers swear by the "MRT effect" on property prices, so we take a look at how this might be playing out on real estate near the final part of the Circle Line – a 16.6km stretch with 12 new stations that officially opened on Friday.

The MRT effect



Joyce Teo

Residents living along the newest stretch of the Circle Line can finally rejoice now that the trains have started running but property owners have already reaped the benefits of the so-called MRT effect.

Put simply, being near an MRT station can make a clear difference to real estate values.

But while there is no denying the convenience an MRT line brings, the problem is in quantifying the effect as many factors affect home prices.

Mr Joseph Tan, executive director for residential services at CBRE, says properties near MRT stations usually carry at least a 10 per cent price premium.

"It's about the level of convenience that

the line brings to the neighbourhood. When it comes to pricing a property, accessibility and amenities are always an advantage," he adds.

Ms Chia Siew Chuan, director of research and advisory at Colliers International, agrees: "Without a doubt, an MRT line will improve accessibility and that will make a location more attractive."

The extent of the premium, however, would depend on how close to the station the property is, say consultants. The nearer it is, the higher the premium.

But it could also be hit by other factors. Mr Alan Cheong, Savills Singapore's associate director for research and consultancy, points out two key factors in the newest stretch of the Circle Line: its proximity to town and its route.

It goes through some fairly prime locations like the Botanic Gardens area, and residents may not necessarily save a lot of time by travelling by train as they can also take the bus or drive to work, he says.

"The Circle line is snaking through the middle- to upper-income bracket areas where public transport is not likely viewed

as a necessity," adds Mr Cheong.

That suggests the MRT effect will be stronger in places where accessibility to stations is a big plus, particularly if these areas are farther away from town, says Ms Chua Chor Hoon, DTZ's head of South-east Asia research.

"Hence, the price increase is likely to be higher in public housing areas where more residents depend on public transport," she says.

The MRT premium would also depend on whether the line brings commuters directly to a major zone of employment like Raffles Place, as the Circle Line does not, says Mr Nicholas Mak, research head of property consultancy SLP International.

Mr Cheong says the benefits of an MRT line may immediately accrue more to the retail units around the Telok Blangah, Labrador Park and Pasir Panjang stations than to private homes.

Resale prices of HDB flats around these stations, as well as those around Holland Village, may continue to rise, he says.

Now that the line is in operation...

Buyer interest could rise but individual sellers cannot expect huge immediate price rises just because the line is running, consultants say.

The MRT effect would have been felt most keenly when the station locations were first determined so any price rise after that would likely be minor as general market conditions would then play a bigger part, says Mr Mak.

New launches may still set price benchmarks in those areas, but prices of older developments would be affected by their age and design, says Mr Cheong.

"Now that the MRT line is operational, sellers will naturally ask for an even higher price. But whether they can achieve them will depend on current market conditions," says CBRE's Mr Tan.

"There is uncertainty now, with indications of prices stabilising. But whether there will be a price slide will depend on external factors, on how bad things can get outside of Singapore."

Putting aside current market conditions, MRT stations could still work their magic some time down the road.

Knight Frank chairman Tan Tiong Cheng says: "The MRT effect would have been priced in but not fully so because of the disruption, noise and traffic disruptions during the construction stage.

"The convenience will be felt when the station is completed and rental increases may then kick in."



With concerns mounting that there will be an oversupply in the private home market, property developers will be increasingly selective about the sites for sale under the Government Land Sales programme in the second half of this year, analysts said.

They are likely to bid for the sites with the most attractive locations, such as those near MRT stations. Among these, the sites on Alexandra Road and Bishan Street 14 are likely to attract much interest.

The Alexandra Road plot is a short walk from the Redhill MRT station. With a gross plot ratio of 4.9 yielding 524,300 sq ft of gross floor area, the land's minimum price is estimated at between S\$420 million and S\$445 million, or S\$800 to S\$850 per sq ft.

To yield a potential 545 units, it is slated for sale in October and is on the Confirmed List of the Government Land Sales (GLS) programme.

"This site could attract the bigger developers, and even the mid-sized ones will join forces to go in," said Mr Nicholas Mak, executive director of research and consultancy at SLP International.

"Some of the newer condominiums around the Redhill MRT Station could be transacting at prices of S\$1,300 to S\$1,400 per sq ft, especially for the smaller units," he noted.

Ascentia Sky, the property adjacent to the land parcel, is currently selling at an average of S\$1,422 per sq ft and 299 out of the 373 units have been sold.

While there may be risks of oversupply, the GLS programme could be adjusted according to future demand, said analysts.

But for now, demand is robust, especially for sites near MRT stations, such as the Reserve List site on Bishan Street 14.

The Government will consider launching a Reserve List site for sale if more than one unrelated party submit minimum prices that are close to its reserve price within a reasonable period.

Analysts said it would not be a surprise if CapitaLand bids for the site.

"We have good location, good amenities in there, good shopping areas, good schools in the neighbourhood ... We won't dismiss the possibility of CapitaLand again looking very closely at the site, I believe. Since they have won the adjacent area, they may be looking at this as well to create a more continuous development," said Dr Chua Yang Liang, head of South-east Asia research at Jones Lang LaSalle.

CapitaLand won the adjacent Bishan Street 14 site in February with a top price of S\$550.1 million, beating the next highest bidder Keppel Land by 27 per cent.

PM Lee opens \$76 million Bishan-Ang Mo Kio Park

Saturday, Mar 17, 2012

SINGAPORE - Prime Minister Lee Hsien Loong today opened Bishan-Ang Mo Kio Park including its star highlight - a meandering river running through the park.

The river, originating from the Kallang River and flowing into Marina Reservoir, is carved out of a concrete canal that ran along the 62 ha park.

Besides offering residents a new recreational experience, the river can help to slow the flow of rainwater so that downstream waterways have more time to drain.

This will in turn help to prevent the waterways from overflowing in times of heavy rain.

Local bilingual newspaper, my paper, earlier reported that this is possible because of features such as the river's winding design, as well as vegetation and use of bio-engineered soil along the banks of the river.

The river's capacity is also now 40 per cent more than when it was a canal.

The \$76.7-million Bishan Park redevelopment project, by National Parks Board (NParks) and national water agency PUB, has been in the works for over two years. It is part of PUB's Active, Beautiful, Clean Waters programme.

At the event attended by more than 2,000 people, PM Lee also announced that the National Parks Board (NParks) will rejuvenate selected existing parks into thematic ones.

Under this project, Destination Parks, the newly revamped parks will feature recreational elements not usually found in public parks.

The elements include, playgrounds with giant slides, climbing slopes, sporting arenas and outdoor classrooms.

Some of these features were suggested by the public as part of the 4,000 ideas gathered from a public engagement exercise launched by NParks last August.

Admiralty Park, East Coast Park and Jurong Lake Park will be the first to undergo the changes and are expected to be developed within the next three to five years

A natural river in Bishan Park



channelnewsasia.com

A MEDIA CORP Interactive Media

Source : Channel NewsAsia – 15 Feb 2012

What used to be a concrete canal in Bishan Park has been transformed into a natural river that will make the community space more vibrant. The National Park Board (NParks) said on Wednesday that the waterway flows right at the doorsteps of Bishan and Ang Mo Kio.

The project by NParks and national water agency PUB is part of the Active, Beautiful, Clean Waters (ABC Waters) Programme to beautify Singapore's waterscape.

They transformed the section of Kallang River that ran in a canal along the edge of the park into a natural river.

Residents are no longer separated by the canal, improving connectivity to the park.

When water level in the river is low, users can get closer to water and enjoy recreational activities along the river banks.

During heavy rain, the park land next to the river serves as a channel to carry water downstream.

A river monitoring and warning system with water level sensors, warning lights, sirens and audio announcements will provide early warning when heavy rain or rising water levels are expected.

Warning signs, red markers and life buoys have also been put up along the river.

The river monitoring system will trigger warning lights, as well as the siren and audio announcements at safety nodes, to alert park users.

Safety lines with buoys are provided at selected locations, along with CCTVs and round-the-clock patrol surveillance.

There is also the Recycle Hill, which was formed using concrete from the former canal to preserve the park's history and re-use the concrete in a creative way.

Sitting on the hill is an award-winning sculpture by local sculptor Kelvin Lim Fun Kit, called An Enclosure For A Swing.

Assistant Chief Executive Officer of NParks, Mr Kong Yit San, said: **“The introduction of a naturalised river has also brought birds, dragonflies, waterhens and little egrets closer to our doorsteps. With the variety of amenities catering to the diverse needs of our park users, we believe that the new Bishan Park will draw visitors from all over, and bring Singapore closer to being a City in a Garden.”**

Tai Keng Court sold for S\$161m



Property Guru – Fri, Mar 23, 2012

Tai Keng Court (pictured), a residential-cum-commercial redevelopment site in Upper Paya Lebar, has been sold to Kensington Village Pte Ltd, a joint venture company between Fragrance Group and World Class Land Ltd, for S\$161.1 million. **Jones Lang LaSalle (JLL), the sole marketing agent for the property, said the tender price translates to around S\$1,109 psf ppr, approximately 25 percent above the asking price. It noted that each apartment owner will receive gross sale proceeds of S\$1.88 million while shop owners will receive between S\$2.19 million and S\$2.55 million.**

Situated at the junction of Jalan Lokam and Upper Paya Lebar Road, Tai Keng Court comprises of 56 apartments and 24 commercial shops located in three 3/4-storey walk-up blocks. It has a total land area of 103,798 sq ft with a gross floor area (GFA) of up to 145,317 sq ft.

"With strong interest and take-ups from the recent mixed development launches, of which most are leasehold 99 years, developers are aware of the rarity of such sites. This is especially so as Tai Keng Court built in the early 70s sits on a large freehold site with a commercial component which has great convenience and frontage, and is long due for redevelopment," said Nicholas Ng, Associate Director of Investments at JLL.

"This resulted in the strong interest received for this collective sale tender with most bids being very competitive and above the asking price."

The property is strategically located near JTC's Paya Lebar iPark as well as to Serangoon and Bartley MRT stations. Reputable schools are also within the vicinity, including Maris Stella High Primary School, Paya Lebar Methodist Girls' School, The Australian International School and Stamford American International School.