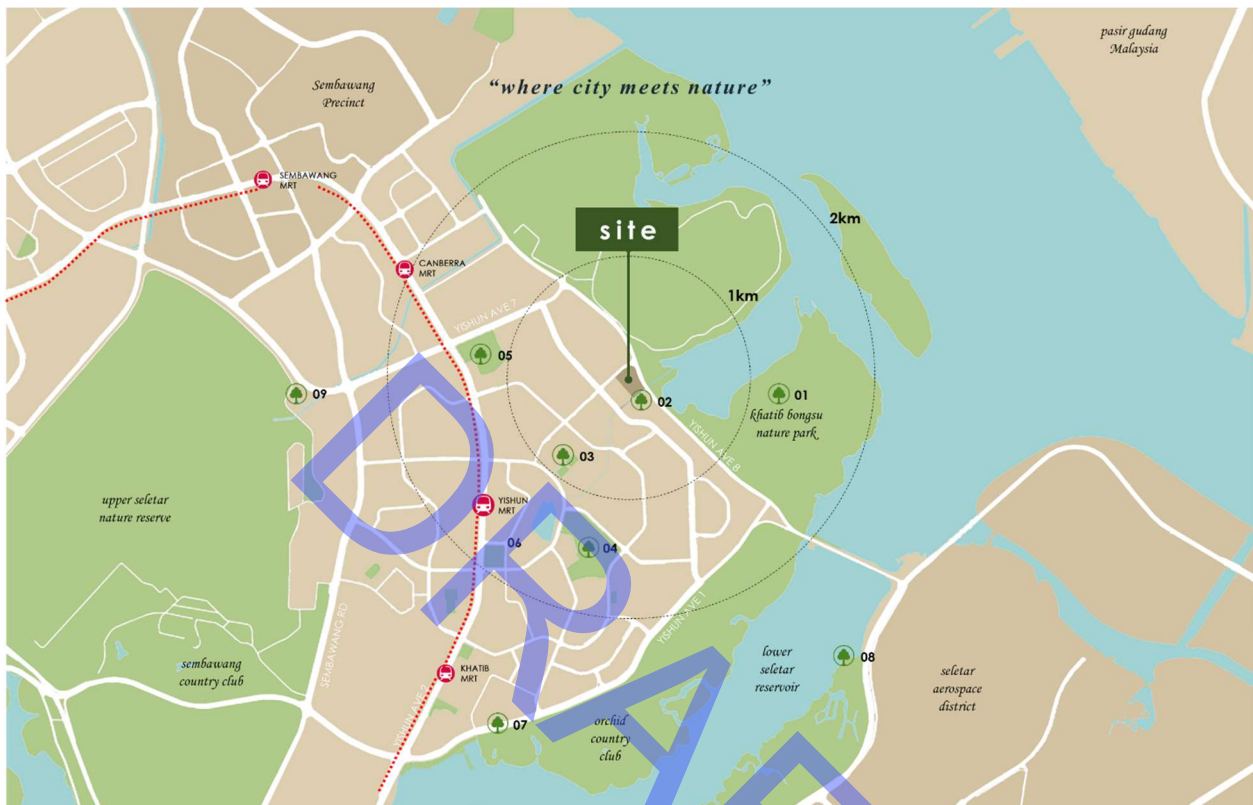


Updated as at 3 March 2022

1.0. Architect & Landscape Write-Up

North Gaia is located next to the Khatib Bongsu River, bounded by Yishun Avenue 8 and Avenue 9. Enjoying a commanding view of the 40-hectare Khatib Bongsu Nature Reserve at the northeast, a rich mangrove and mudflat habitat on the northeastern coast of Singapore as well as open fields with no developments beyond it at the southeast.



The proposed development consisting of 11 blocks of 14-storey residential towers (616 units) with 2 levels of basement carpark, tennis court, swimming pool, landscape deck, clubhouse & communal facilities. Proposed berm up 1st storey landscape deck design at level +108.2 and typical floor-to-floor height are fixed at 3150mm keeping the overall tower height not more than the prescribed AMSL at 56m. The project will adopt a Prefabricated Prefinished Volumetric Construction (PPVC) construction method which involves the manufacturing of modules (complete with internal finishes, fixtures and fittings) in factories. The completed modules will then be transported to the site for installation. This will reduce the amount of construction activities on-site, improve site safety and achieve higher productivity and quality.

All blocks are tilted in 22.5 degrees north-south orientation towards west to avoid direct fronting to Symphony Suites at the southwest. The location of the blocks is also planned to achieve larger landscape space between blocks and to avoid overlooking issues caused by close proximity of the blocks and to avoid industrial buildings facing north-west.

While prominence of tower blocks established with wide frontage along Yishun Ave 8, it also comes with a noise pollution. Towers placed along Yishun Avenue 8 are setback further with 15m distance to mitigate the noise impact from Cat 2 Road. Dis-amenities such as tennis court has been sunken at basement level to reduce noise impact to the residents while pavilions are also placed away from residential tower blocks along Yishun Avenue 8.

The blocks architectural façade design are inspired from mangrove plants that can be found at nearby Khatib Bongsu environment. Mangrove root profiles and shapes are translated to a more abstract figure

to create the architectural form, and in same time with this architecture form - a simple and timeless language can be achieved.



At the southwest of the project site, shall be softscaped over as much as possible at the landscape deck level with only quiet and sedentary facilities that will minimally impact in terms of dis-amenities to the existing residents of Symphony Suites. The fundamental consideration in the site planning was to break up the building mass so as to avoid wall-like impact to its surroundings and to maximise block to block distances to accommodate main facilities at the central of the site. The proposed vehicular entrance access to the site is stipulated from Yishun Close, a quieter cul-de-sac away from the main roads.

The entrance driveway leads to the main drop-off for the development, continuing down into the basement carpark. Services and Fire Engine Access are segregated right after the entry point of the site. There is separate ramp access going down to basement 2 for services. Sub-station and bin centre are located at the lower carparking level.

This site planning also enables us to create 2 main strips of landscape spaces sandwiched in between tower blocks as visual corridors. At landscape deck level, various types of amenities and facilities are placed carefully and strategically so they can be accessed conveniently and enjoyed by the residents. Various selections recreational and entertainment areas are located within clubhouses that are catered for the different generations of residents. The clubhouses are designed with functional spaces to host family events, co-working environment, games and play activities, and other uses that can be enjoyed by all the residents. The clubhouses architecture form are designed to blend together with the towers' design, with a simple and timeless façade treatment and interior finishes.

The facilities are integrated into a carefully-crafted landscape which has been designed in several pools in various sizes and different kinds of garden experiences. This gives a dramatic effect to the landscape spaces with cascading waterfalls, and unique spatial surprises created by the dynamic vantage points and vistas as one moves through its spaces. The development's resort-style amenities are seamlessly fused together with the landscape. This seamless integration between facilities and landscape allows the various type of nature connection experiences. Thus, creating the essence of North Gaia: the meeting point of nature and the urban city lifestyle.

2.0.Development Details

Developer	Sing Holding (Yishun) Pte Ltd
Tenure	99 Years
Description	PROPOSED ERECTION OF EXECUTIVE CONDOMINIUM DEVELOPMENT COMPRISING 11 BLOCKS OF 14-STOREY (TOTAL: 616 UNITS) WITH 2 LEVELS OF BASEMENT CARPARK, TENNIS COURT, SWIMMING POOL, LANDSCAPE DECK, CLUBHOUSE & COMMUNAL FACILITIES AT LOT 3974L MK 19 AT YISHUN CLOSE (YISHUN PLANNING AREA)
Address	Lot 3947 MK 19 at Yishun Close
Site Area	21,514.00
Plot Ratio	2.80
Total No. of Units	616
No. of Carpark Lots	616
Expected date of NOVP	30 June 2027
Expected Legal Completion Date	30 June 2030
Payment Scheme	NPS & DPS

3.0.Consultants

Architect	P&T Consultants Pte Ltd
Interior Design (Sales Gallery/Showflat only)	2 nd Edition Pte Ltd Creative Mind Design Pte Ltd
Landscape Consultant	ECOPlan Asia
Civil & Structural Engineer	KCL Consultans Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
Main Contractor	China Jingye Construction Engineering (Singapore) Pte Ltd

4.0.Conveyancing Solicitors and Block Allocation

Conveyance Solicitor	Block/Stack
Dentons Rodyk & Davidson LLP	Blk 25, 29, 33, 37, 41 & 45
Allen & Gledhill LLP	Blk 27, 31, 35, 39 & 43

5.0. Project Account Details

For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of:
United Overseas Bank Ltd for Project Account No. 701-351-108-3 of Sing Holdings (Yishun) Pte. Ltd.
Payment made by way of Telegraphic Transfer
Bank: United Overseas Bank Limited
SWIFT code: UOVBSGSG
Bank code: 7375
A/C name: Sing Holdings (Yishun) Pte. Ltd. for Project Account No.701-351-108-3
Account No.: 701-351-108-3

6.0. Breakdown of Unit Types (Areas subjected to changes)

Unit Type		No. of Units		Area		% of Development
				Sq M	Sq Ft	
3 Bedroom	C1-P	1	164	89	958	27%
	C1	12		89	958	
	C1-H	1		89	958	
	C2	11		89	958	
	C2-H	1		89	958	
	C3-P	2		90	969	
	C3-P	24		90	969	
	C3-H	2		90	969	
	C4-P	3		90	969	
	C4-P	47		90	969	
	C4-H	4		90	969	
	C5-P	4		91	980	
	C5-P	48		91	980	
	C5-H	4		91	980	
3 Bedroom + Yard	CY1a	11	176	93	1,001	29%
	CY1a-H	1		93	1,001	
	CY1b-P	1		93	1,001	
	CY1b	12		93	1,001	
	CY1b-H	1		93	1,001	
	CY2-P	2		93	1,001	
	CY2	24		93	1,001	
	CY2-H	2		93	1,001	
	CY3-P	1		93	1,001	
	CY3	12		93	1,001	
	CY3-H	1		93	1,001	
	CY4-P	1		93	1,001	
	CY4	12		93	1,001	
	CY4-H	1		93	1,001	
	CY5-P	3		93	1,001	
	CY5	36		93	1,001	

	CY5-H	3		93	1,001	
	CY6-P	2		96	1,023	
	CY6	35		96	1,023	
	CY6-H	3		96	1,023	
	CY7	11		95	1,023	
	CY7-H	1		95	1,023	
3 Bedroom + Yard + Study	CS1-P	1	178	98	1,055	29%
	CS1	12		98	1,055	
	CS1-H	1		98	1,055	
	CS2-P	1		99	1,066	
	CS2	12		99	1,066	
	CS2-H	1		99	1,066	
	CS3-P	1		99	1,066	
	CS3	12		99	1,066	
	CS3-H	1		99	1,066	
	CS4-P	1		99	1,066	
	CS4	12		99	1,066	
	CS4-H	1		99	1,066	
	CS5a-P	3		100	1,076	
	CS5a	36		100	1,076	
	CS5a-H	3		100	1,076	
	CS5b-P	3		100	1,076	
	CS5b	47		100	1,076	
	CS5b-H	4		100	1,076	
	CS6	11		100	1,076	
	CS6-H	1		100	1,076	
	CS7-P	1		100	1,076	
	CS7	12		100	1,076	
	CS7-H	1		100	1,076	
4 Bedroom	D1-P	3	84	122	1,313	14%
	D1	36		122	1,313	
	D1-H	3		122	1,313	
	D2-P	1		122	1,313	
	D2	12		122	1,313	
	D2-H	1		122	1,313	
	D3-P	1		124	1,335	
	D3	12		124	1,335	
	D3-H	1		124	1,335	
	D4-P	1		129	1,389	
	D4	12		129	1,389	
	D4-H	1		129	1,389	
5 Bedroom	E1-P	1	14	148	1,593	2%
	E1	12		148	1,593	
	E1-H	1		148	1,593	
Total No. of Units		616			100%	

7.0. Share Value / Estimated Maintenance Fee

Unit Type	No. of Units	Area (sqft)	Share Value	Estimated Maintenance Fee
3 Bedroom	164	958 - 980	TBC	TBC
3 Bedroom + Yard	176	1,001 – 1,023	TBC	TBC
3 Bedroom + Yard + Study	178	1,055 – 1,076	TBC	TBC
4 Bedroom	84	1,313 – 1,389	TBC	TBC
5 Bedroom	14	1,593	TBC	TBC

8.0. Show Unit Types

UNIT TYPE	BEDROOM TYPE	AREA (SQ FT)
C3	3 Bedroom	969 Sq ft
CS5b	3 Bedroom with Utility and Yard	1076 Sq ft
D4-H	4 Bedroom	1389 Sq ft

9.0. Show Unit Dimensions

9.1. Bedroom

To be furnish later

9.2. Bedroom + Yard and Study

To be furnish later

9.3. 4 Bedroom

To be furnish later

10.0. Ceiling Height

Refer to Specification.

11.0. Finishes

Refer to Specification.

12.0. Other Provisions (Pls indicate brand and finishes, if applicable)

Description	Brand	Material	Height
Main entrance door lock	Solity	-	-
Main entrance door height	Local made	Laminate door panel	2.4m
Wardrobe	Local made	Laminate door panels/ internal in melamine	2.78m
Bath vanity	Local made	Solid surface	-

Mirror cabinet	Local made	Laminate door panels/ internal in melamine	-
Shower cubicle	Local made	Tempered Glass	Full height until ceiling with 2m high glass door
Kitchen cabinet	Local made	Laminate door panels/ internal in melamine	-
Kitchen countertop	-	Solid Surface	-
Aircon	Mitsubishi	-	-

Kitchen Appliances

Description	Brand	3BR	4BR	5BR
Gas Hob	Brandt	√	√	√
Cooker Hood	Brandt	√	√	√
Built-in Oven	Brandt	√	√	√
Kitchen Sink	Franke	√	√	√
Kitchen Mixer	Grohe	√	√	√

** General notes:

- 1) Washer dryer, fridges are not provided in the development.
- 2) Kitchen sink comes in different sizes based on unit types.

Sanitary Fittings & Wares

Master Bathroom

Description	Brand	3BR	4BR	5BR
Basin Mixer	Grohe	√	√	√
Shower Mixer	Grohe	√	-	-
Under Counter Basin	American Standard	√	-	-
Wall Hung WC	American Standard	√	-	-
Concealed Cistern	Grohe	√	-	-

Junior Master Bathroom

Description	Brand	3BR	4BR	5BR
Basin Mixer	Grohe	-	-	√
Shower Mixer	Grohe	-	-	√
Under Counter Basin	American Standard	-	-	√
Wall Hung WC	American Standard	-	-	√
Concealed Cistern	Grohe	-	-	√

Common Bathroom

Description	Brand	3BR	4BR	5BR
Basin Mixer	Grohe	√	√	-
Shower Mixer	Grohe	√	√	-
Under Counter Basin	American Standard	√	√	-
Pedestal WC	American Standard	√	√	-

Powder Room

Description	Brand	3BR	4BR (unit <u>D3-P, D3, D3-H,</u> <u>D4-P, D4, D4-H</u>)	5BR
Basin Mixer	Grohe	-	√	-
Under Counter Basin	American Standard	-	√	-
Pedestal WC	American Standard	-	√	-

WC

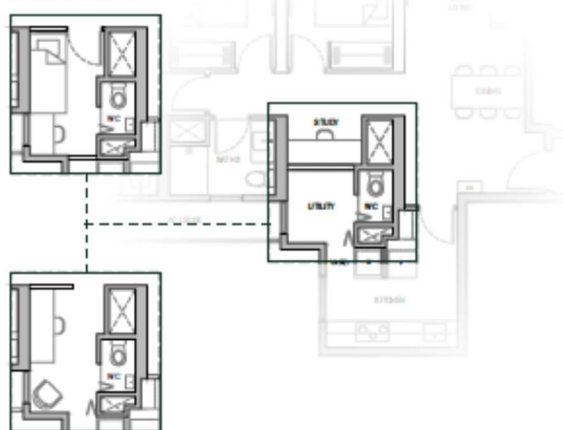
Description	Brand	3BR (CS1-P, CS1, CS-H CS2-P, CS2, CS2-H, CS3-P, CS3, CS3-H, CS4-P, CS4, CS4-H, CS5a-P, CS5a, CS5a- H, CS5b-P, CS5b, CS5b-H, CS6, CS6-H, CS7-P, CS7, CS7-H)	4BR	5BR
WC Tap	Inspireone	√	√	√
WC Shower set	Inspireone	√	√	√
WC Basin	Johnson Suisse	√	√	√
Pedestal WC	Johnson Suisse	√	√	√

13.0. Unique Selling Points of the Development

- i. Next to Khatib Bongsu Nature Park with spectacular views
- ii. Over 95% of the units are tilted in 22.5 degrees north-south orientation
- iii. 60 Facilities cater for all ages/multi-Generation such as:
 - 2 nos. of 50M Swimming Pools
 - Co-Working Space
 - Tennis Court
 - Putting Green
 - EV Charging Station
 - Smart Locker
 - 4 nos. of BBQ Pits
 - 2 nos. of Function Room
 - Dining Room
 - Kids Adventure Playground and Mini Flying Fox
 - Mini Rock-Climbing Wall
 - Trampoline Garden
 - Whimsical Play Garden
 - Maze Garden
 - Firefly Garden
 - Gym (Indoor, Outdoor & Aqua)
- iv. Flexible/Optional Configuration
Selected 3 bedroom+yard+study unit types offer a flexible/optional configuration that can be transformed into a guest room, a hobby space or a study room with dual access (Optional/Flexible configurations are not provided by Developer, to be done and borne by the Purchaser).

APPLICABLE TO UNIT
TYPE CS3-P, CS3, CS3-H ONLY

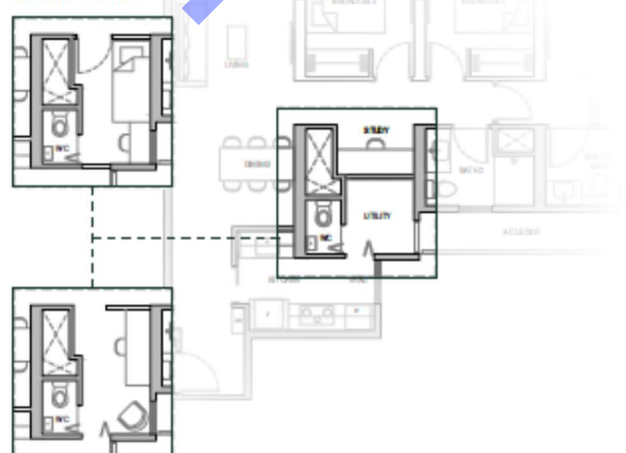
GUEST ROOM



UNIVERSAL ROOM STUDY/
HOBBY ROOM WITH DUAL ACCESS

APPLICABLE TO UNIT
TYPE CS4-P, CS4, CS4-H ONLY

GUEST ROOM



UNIVERSAL ROOM STUDY/
HOBBY ROOM WITH DUAL ACCESS

14.0. Frequently Asked Questions

Subject	Questions	Answers
Fibre Optic	Fibre optic ready?	Yes
Letter Box	Location?	Basement 1
Water Tank	Where?	Basement 2 and Roof level of each residential block
Electrical sub-station	Where?	Basement 1
Refuse collection	Where? Basement or Ground level?	Basement 2
Common refuse chute	Where?	In all the common tower lift lobbies
Boundary Fence / Security	What is the height? Wall or fence?	1800mm
	What are the setback distances	7.5M at Yishun Avenue 9 15M at Yishun Avenue 8 9.8M at Canal 9.8M at Symphony Suites
Balcony	Is all the balcony door sliding door?	Yes
	Any water point provided at Balcony?	Yes
	Floor trap provided at Balcony?	Yes
	Acoustic Ceiling included?	Yes, only for unit types listed below <div> <div>Block 33</div> <div>CY3-P, CY3, CY3-H</div> <div>#01-17 to #14-17</div> </div> <div> <div>Block 35</div> <div>CY6-P, CY6, CY6-H</div> <div>#01-21 to #14-21</div> </div> <div> <div>Block 35</div> <div>CS3-P, CS3, CS3-H</div> <div>#01-22 to #14-22</div> </div> <div> <div>Block 35</div> <div>CS4-P, CS4, CS4-H</div> <div>#01-23 to #14-23</div> </div> <div> <div>Block 41</div> <div>D1-P, D1, D-H</div> <div>#01-35 to #14-35</div> </div>
	Balcony Railing Height	1050mm from top of kerb
	Balcony Screening	Yes, with the URA approved balcony screen.
Water Heater	Gas or Electric?	Gas Water Heater
Smoke Detector	Provided?	Home Fire Alarm Detector provided.
BBQ pits	How many and where?	4nos. of BBQ Pits

	Sink and tap point provided?	yes
Side entrance	Any?	Yes
Lap Pool & Leisure Pool	Sizes	10x50m and 8x50m
	Depth	1.2m
Aqua Gym	Size	44sqm
	Depth	1.2m
Heron water play & Splash	Size	104sqm
	Depth	0.45m
Kids Adventure Playground	Estimated size	130sqm
Landscaping	What are some special features?	Water atrium, Water Arrival Court, Water Courtyard, Aqua Walk, Cabana, Maze Garden, Tennis Court, Putting Green
Modification / combined units	Is modification allowed?	No
Common Area Access	How does the residents access the facilities from the different levels? E.g basement to 1 st storey etc	Ramp and Lift
Access to Common Facilities	Can residents have direct access to poolside from 1 st storey lift lobbies?	Yes
Distance between blocks	What is the block-to-block distance?	Block 31 to Block 33 Approx ± 18.7M Block 29 to Block 37 Approx ± 22M Block 27 to Block 39 Approx ± 33.5M Block 45 to Block 41 Approx ± 28M Block 25 to Block 45 Approx ± 10M Block 35 to Block 37 Approx ± 21.4M Block 35 to Block 39 Approx ± 18.4M
Distance between neighbouring developments?	What is the distance to neighbouring developments?	Approx ± 50M to Northview Bizhub Approx ± 50M to Industrial Building Approx ± 25M to Symphony Suites
Lifts	How many lifts per lobby in tower blocks?	Each block will have 1 no. Fireman lift and 1 no. Passenger lift.
	Are the lift lobbies air-conditioned?	All lift lobbies on 2nd floor and upwards are naturally ventilated.
	Height of 1st storey lift lobby?	Approx ± 2.6M
	Lift Capacity	15 Pax / 1,125kg for both passenger & fire lift
Handicapped friendly features	Is the development handicapped friendly?	Yes

Household shelter	Location?	All units will have household shelter except C1-P, CS3-P, CS4-P, C1, C2, CS3, CS4, C1-H, C2-H, CS3-H, CS4-H will have storey shelter.
Bicycle Bay	How many lots are provided?	103
Others	Electrical Car Charging?	7 nos.

15.0. Facilities

Recreational Facilities	<p>Verdant Atrium</p> <ol style="list-style-type: none"> 1. Guard House 2. Water Atrium 3. Water Arrival Court 4. Coach Bay 5. Water Aisle 6. Arrival Lobby 7. Water Courtyard 8. Meeting Room 9. Tranquil Courtyard 10. Co-Working Space <p>Arcadian Creek</p> <ol style="list-style-type: none"> 11. Family Lawn 12. The Family Party Room 13. Gym 14. Steam & Changing Room 15. Yoga Deck 16. Family Deck 17. Kids Dancing Fountain 18. Heron Water Play and Splash 19. Aqua Gym 20. Aqua Walk 21. 50m Leisure Pool 22. Sun Deck 23. Poolside Lawn 24. Garden Trail 25. Spa and Jet Pool
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- | | |
|--|--|
| | <ul style="list-style-type: none">26. Relaxing Lounge Deck27. The Function Room28. The Dining Room29. Restroom30. Swing Garden |
|--|--|

Elysian Sanctuary

- 31. Pool Deck
- 32. 50m Lap Pool
- 33. Cabana
- 34. Sensory & Fragrance Garden
- 35. Exercise Lawn
- 36. Tai Chi Lawn

Mangrove Quest

- 37. Jogging Path
- 38. Fitness Circuit
- 39. Free Play Lawn
- 40. The Entertainment Room
- 41. Kids Adventure Playground and Mini Flying Fox
- 42. Mini Rock-Climbing wall
- 43. Trampoline Garden
- 44. Whimsical Play Garden
- 45. Maze Garden
- 46. Lotus Pond
- 47. Lotus BBQ Pavilion
- 48. Firefly Garden
- 49. Firefly BBQ Pavilion
- 50. Spice Garden
- 51. Spice BBQ Pavilion
- 52. Herbs Garden
- 53. Herbs BBQ Pavilion
- 54. Reading Alcove
- 55. Drinking Fountain
- 56. Tennis court
- 57. Relaxation Lawn

	<p>Rainbow Trail</p> <p>58. Picnic Lawn</p> <p>59. Game Courtyard</p> <p>60. Putting Green</p> <p>Ancillary</p> <p>a. Ramp to Basement 1 (with Trellis)</p> <p>b. Service Gate</p> <p>c. Side Gate</p> <p>d. Park Connector side gate</p> <p>e. Generator (with trellis)</p> <p>f. Bin Center (at Basement 1)</p> <p>g. PUB Water Meter</p> <p>h. Smart Locker</p> <p>i. Transformer (at Basement 1)</p> <p>j. Substation (at Basement 1)</p>
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