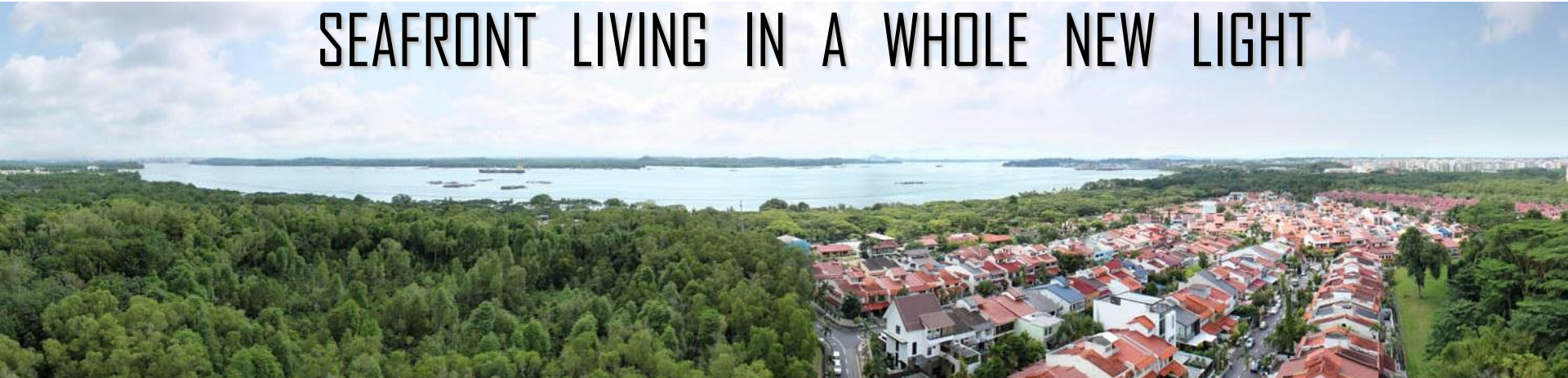


VUE8

R E S I D E N C E

奕景

SEAFRONT LIVING IN A WHOLE NEW LIGHT



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

VUE8

R E S I D E N C E



Artist's Impression

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Vue 8 Residence



VUE8

R E S I D E N C E



Artist's Impression

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Drop-off



VUE8

R E S I D E N C E



Artist's Impression

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Dining Pavilion



VUE8

R E S I D E N C E



Artist's Impression

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Gym



VUE8

R E S I D E N C E



Artist's Impression

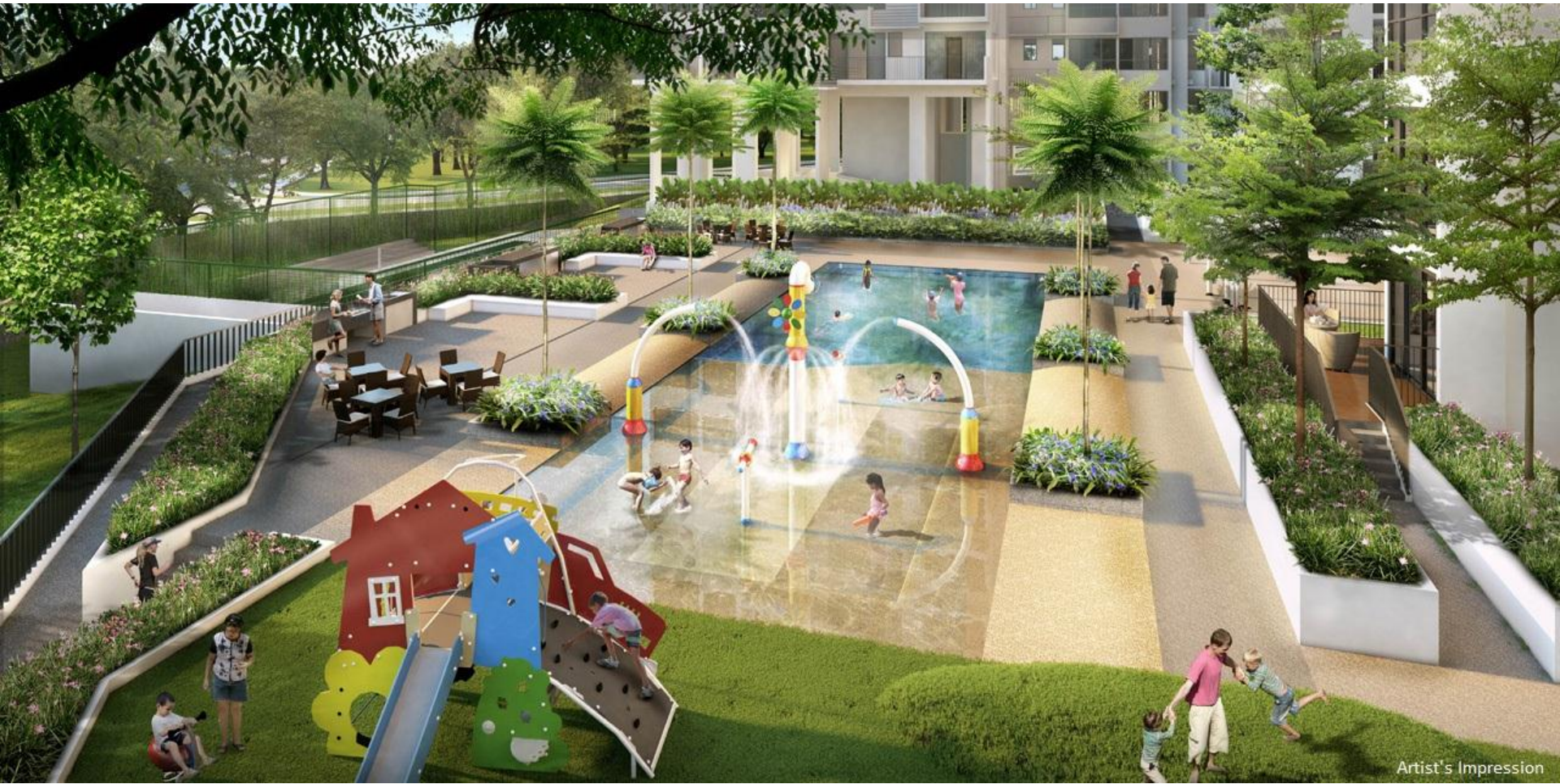
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Poolside Cabana



VUE8

R E S I D E N C E



Artist's Impression

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Playground



VUE8

R E S I D E N C E



Artist's Impression

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Sky Terrace



Basic Information	
Development Name	: Vue 8 Residence 奕景 (yì jǐng)
Developer	: Publique Realty (Pasir Ris) Pte Ltd
Project Description	: Proposed Condominium comprising 8 Blocks of 17-storey (Total: 463 units) with tennis court, swimming pool, clubhouse, communal facilities and basement carpark on Lot 02915K MK29 at Pasir Ris Heights
Address / District	: 83,85,87,89,91,93,97,99 Pasir Ris Heights (District 18)
Tenure	: 99-years leasehold w.e.f. 10 Sept 2012
Site Area	: 22,317.4 m ² / 240,224.49 ft ²
Plot Ratio / AMSL	: 2.1 / 64 m
Expected Date of Vacant Possession	: 9th June 2017
Expected Date of Legal Completion	: 9th June 2020
No. of Car Park Lots	: 491 + 4 handicap lots
Total No. of Units	: 463 units
Payment Scheme	: Normal Progressive Payment
Developer's Project Account No	: UOB Ltd for Project Account No. 450-306-935-5 of Publique Realty (Pasir Ris) Pte Ltd
Consultants' Details	
Developer's Solicitor	: Rajah & Tann LPP (9 Battery Road, #25-01 Straits Trading Building, Singapore 049910, Tel: 6535 3600)
Architect	: Swan & Maclaren Pte Ltd
Landscape Designer	: Swan & Maclaren Pte Ltd
Main-Contractor	: Eng Seng Lee Construction Co Pte Ltd
Structural Engineer	: Engineers Partnership LLP
M & E Consultant	: Gims & Associates Pte Ltd
Showflat Interior Designer	: Su Misura

Unit Type	Estimated Size		No of Units	Share Value
	sqm	Sqft		
1-Bedroom				
A1s, A2s	56 to 60	603 to 646	2	6
A1	44	474	12	5
A2	51	549	12	6
1-Bedroom Total:			26	units
2-Bedroom				
B1p1, B1p2, B1s, B2s, B2as, B3s, B4s, B5s	76 to 101	818 to 1087	13	6 / 7
B1, B2, B2a, B3, B4, B4A, B5	65 to 74	700 to 797	103	6
B3r	97	1044	1	6
2-Bedroom Total:			117	units
3-Bedroom				
C1p, C1s, C2s, C2p1, C2p2, C3p, C4p, C4s1, C4s2	102 to 117	1098 to 1259	10	7
C1, C2, c2a, C3, C4	96 to 101	1033 to 1087	135	6 / 7
3-Bedroom Total:			145	units
4-Bedroom				
D1s, D2p, D2s, D3p1, D3p2, D3p3, D3p4, D3p5, D3s1, D3s2	125 to 165	1346 to 1776	14	6 / 7
D1, D2, D2a, D3	115 to 125	1238 to 1346	111	7
D1r	143	1539	1	7
4-Bedroom Total:			126	units
4-Bedroom Dual Key				
DKs	157	1690	1	8
DK	150	1615	12	7
4-Bedroom Total:			13	units
5-Bedroom				
E1s	181	1948	1	8
E1	158	1701	12	8
4-Bedroom Total:			13	units
Penthouses				
PH1 to PH6 (4-bedroom PH)	174 to 208	1873 to 2239	12	8 / 9
PH7 to PH10 (5-bedroom PH)	216 to 253	2325 to 2723	10	9 / 10
PH11 (6-bedroom + Study PH)	315	3391	1	11
Penthouses Total:			23	units
Total : 463 units				

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AMENITIES

Retail Therapy

Est.Distance (KM)

Elias Mall

0.3

Pasir Ris West Plaza

0.5

Courts Megastore

1.1

IKEA

1.2

Giant

1.3

Recreation

Est.Distance (KM)

N'hood Park

0.3

Pasir Ris Elias CC

0.5

Sungei Api Api Park

0.7

Pasir Ris Park (Car Park E)

0.5 (3-5 mins walk)

Pasir Ris Sports and Recreational Ctr

1.5

Pasir Ris Town Park

1.6

Downtown East

1.8

TRANSPORTATION

Bus

Est.Distance (KM)

Pasir Ris Bus Interchange

1.3 (3 bus stops / 3 mins drive)

MRT

Est.Distance (KM)

Pasir Ris MRT Station

1.4 (3 bus stops / 3 mins drive)

SCHOOLS

Primary School

Est.Distance (KM)

Park View Pri School

0.4

Meridian Pri School

0.8

Elias Park Pri School

0.9

Coral Pri School

1.8

Secondary School

Est.Distance (KM)

Siglap Sec School

0.2

Coral Sec School

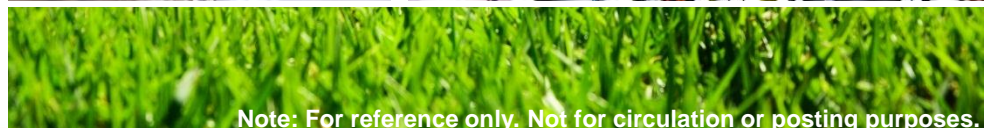
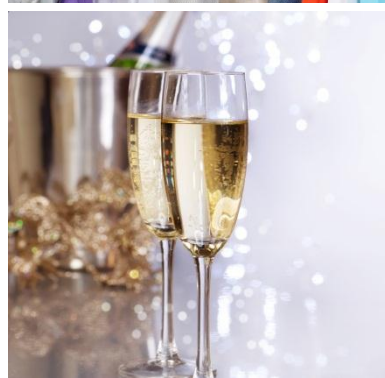
1.8

Pasir Ris Cres Sec School

2.3

Loyang Sec School

2.5



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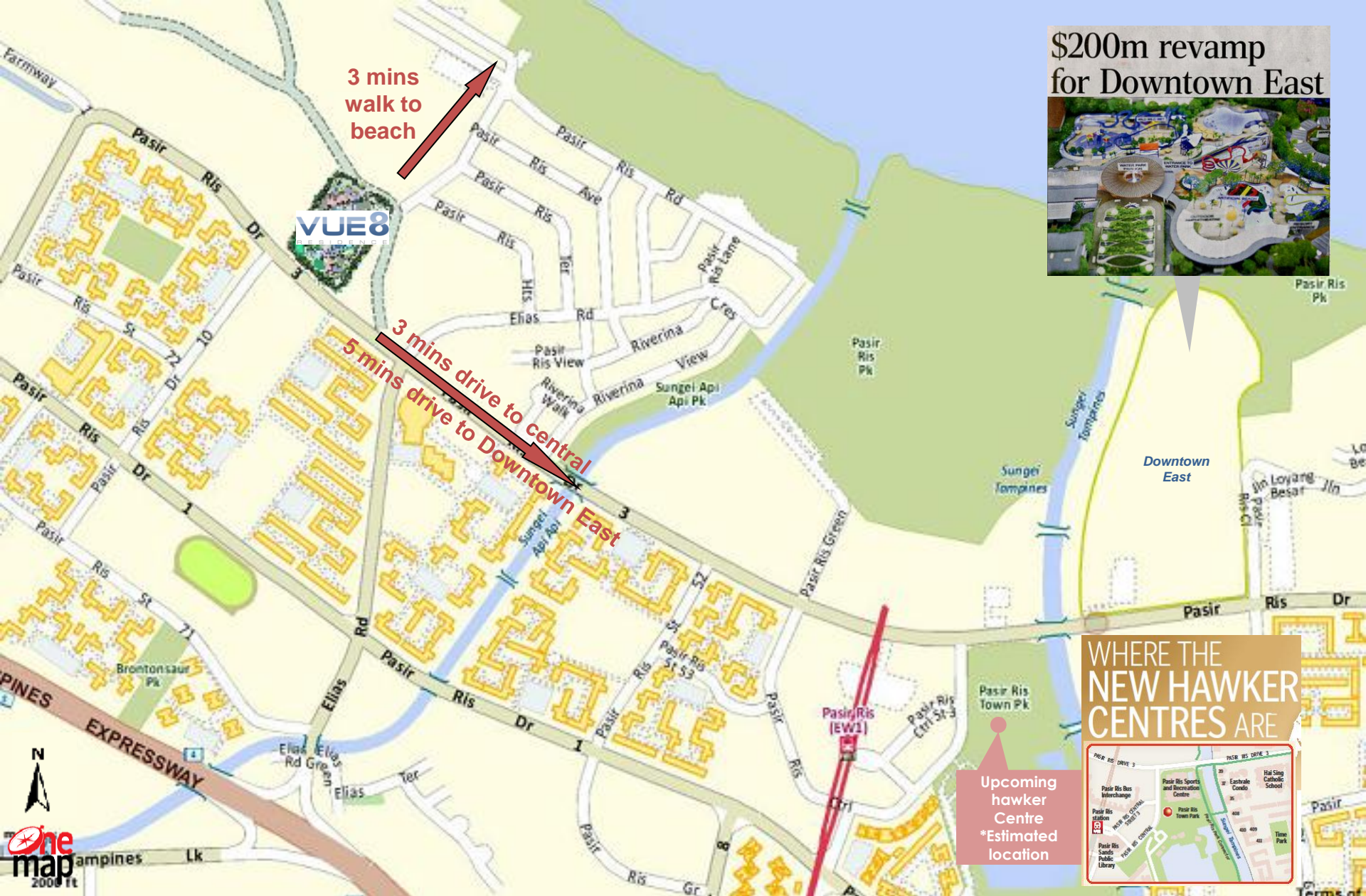
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Location





\$200m revamp for Downtown East

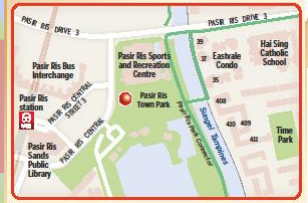


3 mins walk to beach

VUE8

3 mins drive to central
5 mins drive to Downtown East

WHERE THE NEW HAWKER CENTRES ARE



Upcoming hawker Centre
*Estimated location

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Location



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Location



SITEMAP

- A. MAIN DROP OFF
- B. ENTRANCE PAVILION
- C. STEAM ROOM AND CHANGING ROOMS
- D. CLUBHOUSE WITH FUNCTION ROOM
- E. GYM
- F. CABANA GARDEN
- G. POOL LOUNGE
- H. 50M LAP POOL
- I. JACUZZI
- J. SUN LOUNGE
- K. YOGA DECK
- L. AQUA GYM
- M. FOOT REFLEXOLOGY
- N. FUN POOL AND WADE POOL
- O. TENNIS COURT
- P. PLAYGROUND
- Q. 3G FITNESS CORNER
- R. WOODBALL
- S. BBQ CORNER
- T. DINING PAVILION
- U. FITNESS CORNER
- V. CHESS LAWN
- W. BASEMENT ENTRY
- X. CLUBHOUSE DROP OFF
- Y. SIDE GATE
- Z. SKY TERRACE WITH GYM AT LEVEL 13

PASIR RIS HEIGHTS



Disclaimer: Please note that the boundary lines of the units set out herein are not a representation of the boundary lines of the actual units. Unit type shading only applies to typical units.

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UNIT DISTRIBUTION CHART

83 Pasir Ris Heights S(519283)

UNITS LEVELS	O1	O2	O3	O4
16th	PH-7	PH-11	PH-3	B5
15th	D1r	E1	C1	B5
14th	sky bridge	E1	C1	B5
13th		E1	C1	B5
12th	D1	E1	C1	B5
11th	D1	E1	C1	B5
10th	D1	E1	C1	B5
9th	D1	E1	C1	B5
8th	D1	E1	C1	B5
7th	D1	E1	C1	B5
6th	D1	E1	C1	B5
5th	D1	E1	C1	B5
4th	D1s	E1	C1	B5
3rd		E1s	C1	B5
2nd			C1s	B5s
1st			C1p	B5p

85 Pasir Ris Heights S(519284)

UNITS LEVELS	O5	O6	O7	O8
16th	PH-8	PH-5	B4	PH-1
15th	D3	C4	B4	C2
14th	D3	C4	B4	C2
13th	D3	C4	B4	C2
12th	D3	C4	B4	C2
11th	D3	C4	B4	C2
10th	D3	C4	B4	C2
9th	D3	C4	B4	C2
8th	D3	C4	B4	C2
7th	D3	C4	B4	C2
6th	D3	C4	B4	C2
5th	D3	C4	B4	C2
4th	D3	C4	B4	C2
3rd	D3	C4	B4	C2
2nd	D3s2	C4s1	B4s	C2s
1st	D3p2		B4p1	C2p2

87 Pasir Ris Heights S(519285)

UNITS LEVELS	O9	O10	O11	O12
16th	PH-8	PH-1	B1	PH-5
15th	D3	C2	B1	C4
14th	D3	C2	B1	C4
13th	D3	C2	B1	C4
12th	D3	C2	B1	C4
11th	D3	C2	B1	C4
10th	D3	C2	B1	C4
9th	D3	C2	B1	C4
8th	D3	C2	B1	C4
7th	D3	C2	B1	C4
6th	D3	C2	B1	C4
5th	D3	C2	B1	C4
4th	D3	C2	B1	C4
3rd	D3	C2	B1	C4
2nd	D3s2	C2	B1s	C4s1
1st	D3p5	C2p1	B1p1	

89 Pasir Ris Heights S(519286)

UNITS LEVELS	O13	O14	O15	O16
16th	PH-8	PH-1	B1	PH-9
15th	D3	C2	B1	D2
14th	D3	C2	B1	D2
13th	D3	C2	B1	D2
12th	D3	C2	B1	D2
11th	D3	C2	B1	D2
10th	D3	C2	B1	D2
9th	D3	C2	B1	D2
8th	D3	C2	B1	D2
7th	D3	C2	B1	D2
6th	D3	C2	B1	D2
5th	D3	C2	B1	D2
4th	D3	C2	B1	D2
3rd	D3	C2	B1	D2
2nd	D3s2	C2a	B1s	D2
1st	D3p1		B1p2	D2o

91 Pasir Ris Heights S(519287)

UNITS LEVELS	O17	O18	O19	O20
16th	PH-4	PH-6		
15th	B2	B2a	A2	A1
14th	B2	B2a	A2	A1
13th	B2	B2a	A2	A1
12th	B2	B2a	A2	A1
11th	B2	B2a	A2	A1
10th	B2	B2a	A2	A1
9th	B2	B2a	A2	A1
8th	B2	B2a	A2	A1
7th	B2	B2a	A2	A1
6th	B2	B2a	A2	A1
5th	B2	B2a	A2	A1
4th	B2	B2a	A2	A1
3rd	B2s	B2as	A2s	A1s
2nd				
1st				

93 Pasir Ris Heights S(519288)

UNITS LEVELS	O21	O22	O23	O24
16th	PH-8	PH-5	B4a	PH-1
15th	D3	C4	B4a	C2
14th	D3	C4	B4a	C2
13th	D3	C4	B4a	C2
12th	D3	C4	B4a	C2
11th	D3	C4	B4a	C2
10th	D3	C4	B4a	C2
9th	D3	C4	B4a	C2
8th	D3	C4	B4a	C2
7th	D3	C4	B4a	C2
6th	D3	C4	B4a	C2
5th	D3	C4	B4a	C2
4th	D3	C4	B4a	C2
3rd	D3	C4	B4a	C2
2nd	D3s2	C4	B4s	C2a
1st	D3p4	C4p	B4p2	

97 Pasir Ris Heights S(519290)

UNITS LEVELS	O25	O26	O27
16th	PH-8	PH-2	PH-10
15th	D3	C3	DK
14th	D3	C3	DK
13th	D3	C3	DK
12th	D3	C3	DK
11th	D3	C3	DK
10th	D3	C3	DK
9th	D3	C3	DK
8th	D3	C3	DK
7th	D3	C3	DK
6th	D3	C3	DK
5th	D3	C3	DK
4th	D3	C3	DK
3rd	D3	C3	DKs
2nd	D3s2	C3	C4s2
1st	D3p3	C3p	

99 Pasir Ris Heights S(519291)

UNITS LEVELS	O28	O29	O30	O31
16th	PH-8	PH-9	B3	PH-1
15th	D3	D2	B3r	C2
14th	D3	D2a	sky bridge	C2
13th	D3	D2		C2
12th	D3	D2	B3	C2
11th	D3	D2	B3	C2
10th	D3	D2	B3	C2
9th	D3	D2	B3	C2
8th	D3	D2	B3	C2
7th	D3	D2	B3	C2
6th	D3	D2	B3	C2
5th	D3	D2	B3	C2
4th	D3	D2	B3s	C2
3rd	D3s1	D2s		C2a
2nd				
1st				

LEGEND

1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 4 BEDROOM (DUAL KEY)
 4 BEDROOM
 5 BEDROOM
 PENTHOUSE

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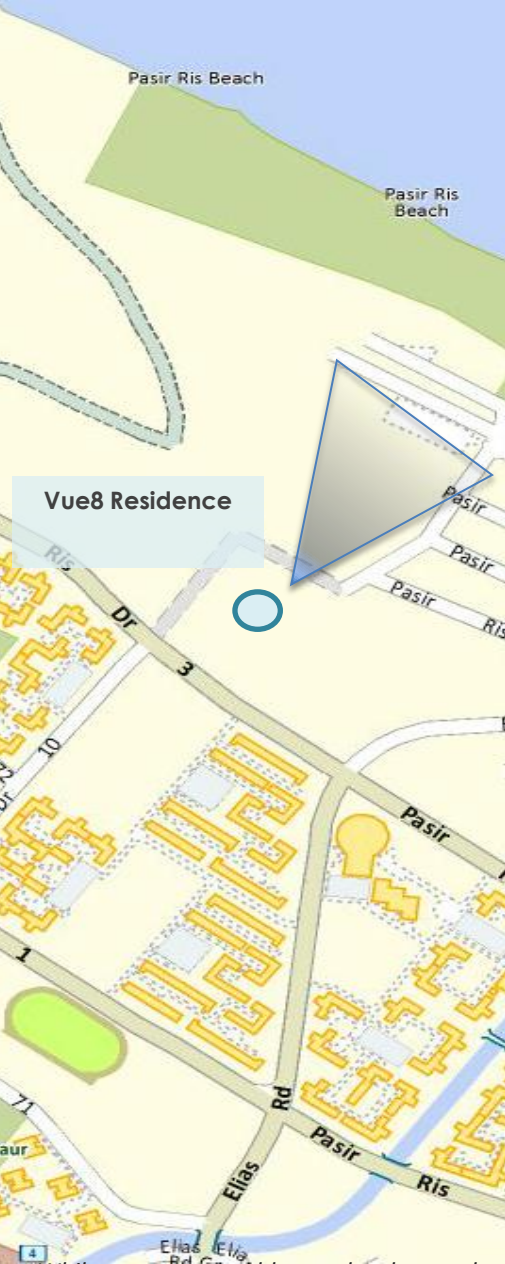


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Angles of Views



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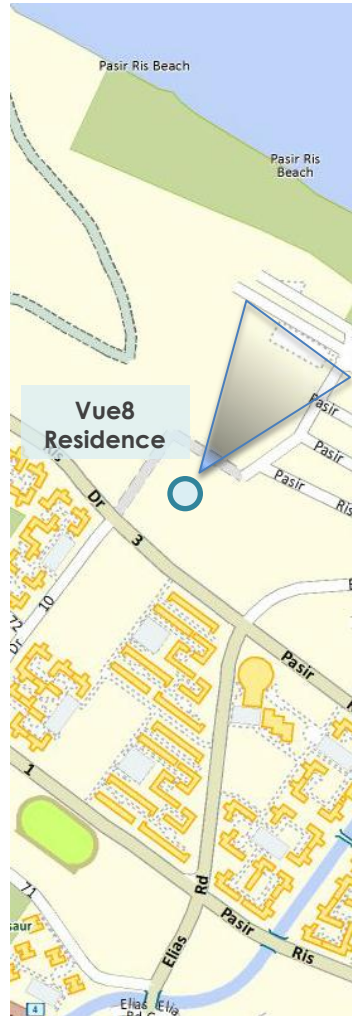


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Beautiful Greenery and Sea view toward Pulau Ubin



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4 Level



9 Level



16 Level

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Beautiful Greenery and Sea view toward Pulau Ubin



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-  Pay / Buy
- Certified Zoning Interpretation Plans
- Islandwide Master Plan 2008
- Master Plan 2008 & exhibitions
- Rediscover Singapore
- Sustainable Singapore

 You are here: [Developer & Building Professionals](#) > [Land Use Planning](#) > [Amendments to Master Plan 2008](#)
 > [Gazetted Proposed Amendments To Master Plan 2008](#)

:: Amendments To Master Plan 2008

maximum permissible plot ratio of 4.20 (gross). (Approved on 12th April 2013)

4. Rezoning of Lot 04810X(pt), Mukim 26, at [East Coast Road](#), from Road Zone to Commercial Zone at a maximum permissible plot ratio of 3.00 (gross). (Approved on 19th April 2013)
5. Rezoning of Lots 01243T(pt) & 02919C(pt), Mukim 29, at [Pasir Ris Drive 3/Elias Road](#), from Residential Zone with plot ratio "Subject to detailed planning" to Educational Institution Zone. (Approved on 20th April 2013)
6. Rezoning of Lots 03026X(pt) & 04263P, Mukim 20, in [Pulau Punggol Timor](#), from Reserve Site to (a) Business 2 Zone with plot ratio "Subject to detailed planning", (b) Civic & Community Institution Zone, (c) Utility Zone and (d) Road Zone. (Approved on 20th April 2013)

The approved amendments shall take effect on the dates set out above.

Certified copies of the approved amendments may be inspected during office hours at the Urban Redevelopment Authority, The URA Centre, 1st storey Customer Service, 45 Maxwell Road, Singapore 069118, from the 26th day of April 2013, to 11th day of May 2013.

HAN YONG HOE
 for CHIEF PLANNER
 URBAN REDEVELOPMENT AUTHORITY

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AMENDMENT NO. 14/13 TO MASTER PLAN

(Date Approved: 20 Apr 2013)

EDUCATIONAL INSTITUTION ZONE

WRITTEN STATEMENT

This amendment involves the rezoning of the site, shown coloured on this plan, from Residential Zone with plot ratio "Subject to detailed planning" to Educational Institution Zone.

This amendment affects the proposal shown on Map 241 of the Master Plan.

Note:

This Amendment Plan is to be read in conjunction with the Master Plan Written Statement.

The Plot Ratio indicated in this Amendment Plan only prescribes the maximum permissible intensity for the development of the land. The actual intensity to be permitted shall be determined by the Competent Authority and may be below the maximum permissible intensity.

The plot ratio indicated in this Amendment Plan shall not be used as basis for the calculation and payment of development charge.

CERTIFIED APPROVED AMENDMENT

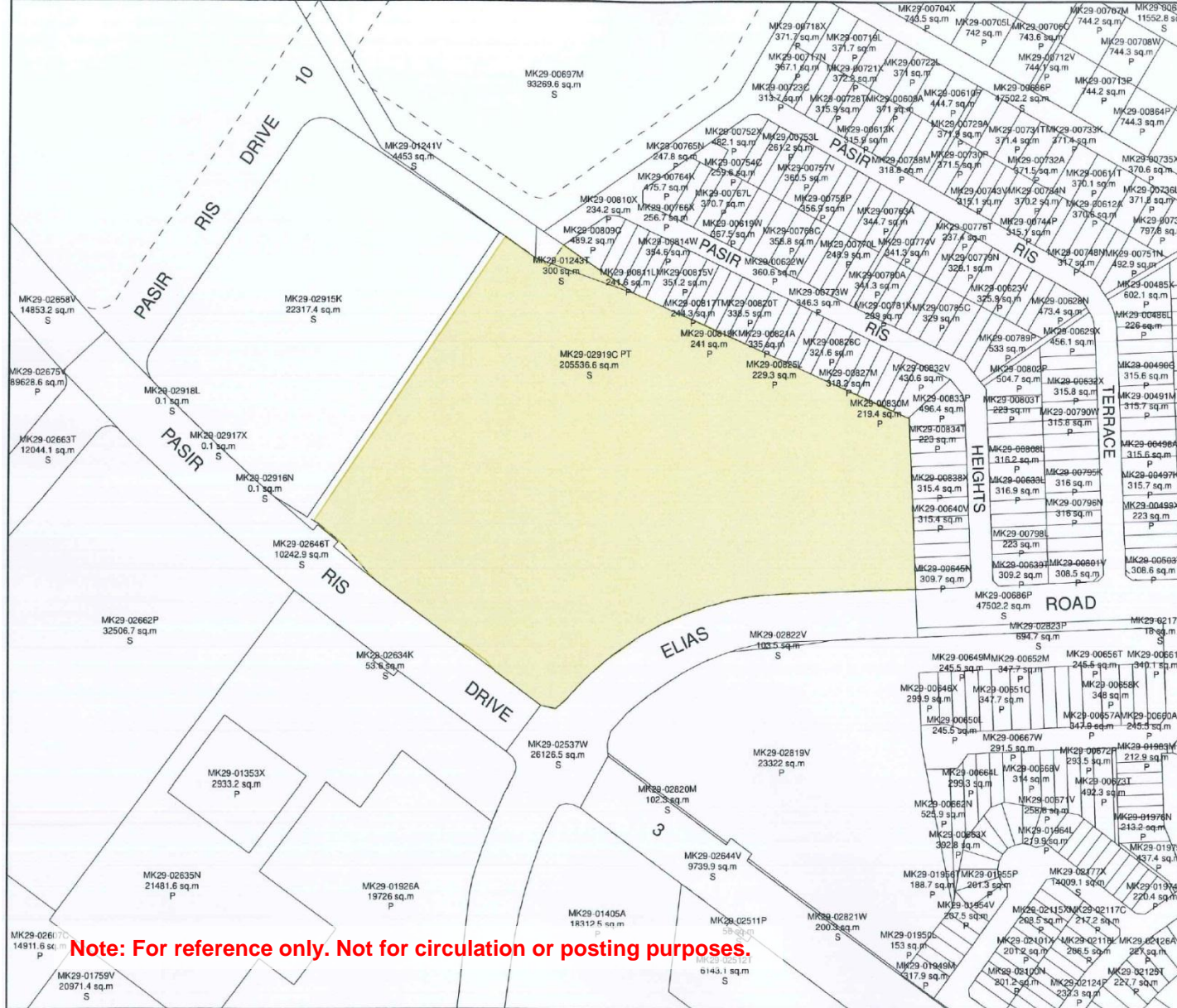
Han Yong Hoe
HAN YONG HOE
 for Chief Planner
 Urban Redevelopment Authority



SCALE	: 1:2,000
FILE REF	: DC/MPA/2013/0014
DATE	: 22 APR 2013
GROUP	: DEVELOPMENT CONTROL



To make Singapore a great city to live, work and play in!



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Amendments to URA Master Plan 2008



Fun fact: The phrase pasir ris means 'white sand' in Malay and was used to describe the long stretch of sandy beach facing Pulau Ubin, along Singapore's northeast coastline.



Once a collection of kampongs perched on white sandy beaches, Pasir Ris remains a relaxing residential area. The sprawling parks, lush mangroves, amusement centres, resorts, riding stables and tranquil beach rate high on the fun factor, making it an ideal weekend getaway for families. Residents here enjoy outdoor activities and the laidback vibe, exuding a round-the-clock holiday feel.

Explore

Pasir Ris Park is a 71-hectare outdoor gem with endless recreational activities for every member of the family, including pony feeding and pony rides at **Gallop Stables** (61 Pasir Ris

Green, 6583 9665). There's also the garden maze, birdwatching and the mangrove swamp. Don't miss the marvellous aromatic botanical display at the **Herbs and Spice Garden**. More than the usual swing and slides, the

playground boasts of giant space nets, cableways and innovative play stations for hours of uninterrupted fun. Kite-flyers must hit the breakwater near Carpark D. There is also ample space for camping, fishing and a wide range of water sports.

Play

This child-friendly town packs in the fun at **Downtown East** (1 Pasir Ris Close, 6581 9112). You'll find go-karts, roller coasters and more adrenalin-pumping rides at **Escape Theme Park**, plus refreshing whitewater raft rides, a 335m flowing river and



water slides at **Wild Wet**. The new five-storey **E!hub leisure and entertainment centre** has a 25m Ferris Wheel, **eXplorekid** – Singapore's largest indoor family park – and **nEo City**, which has a cineplex, arcade gaming centre, café and a 32-lane

bowling alley that's open till late on weekends.

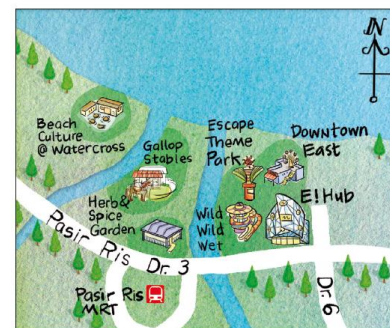
Eat

E!hub has diverse offerings, including **Mr Chicken Rice** (1 Pasir Ris Close, 02-120), where the ex-chef of Chatterbox whips up the famed chicken rice for a fraction

of the Meritus Mandarin price. Head to **Beach Culture@Watercross** (131 Pasir Ris Road, 6584 0080), with its European dishes, extensive wine list and cool breeze at **Pasir Ris Beach or Gallop Café and Bar** (61 Pasir Ris Green, 6583 9665), where you can dine alfresco amidst the gentle clip-clop of hooves inside the Pasir Ris parklands.

Getting there

Take the MRT to Pasir Ris. Take bus 403 to Pasir Ris Park or catch the hourly free shuttle bus to Downtown East.



Neighbourhood icon

Annie Tay, manager of Gallop Stables

How long have you worked here?

Close to four years, since the stables opened. I live in Pasir Ris.

What do you love about Pasir Ris Park?

It is a very peaceful place. No other park has a stable with perks you only get in clubs, and it's open to the public. You can take riding lessons and feed the horses. It is definitely relaxing and peaceful, with old folks playing croquet early in the morning. It is therapeutic to be away from the bustling city.



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About Pasir Ris

Located at the Eastern part of Singapore, Pasir Ris is a well-established neighborhood that caters for a family oriented lifestyle. Peppered with clusters of resorts, shopping centers, F&B outlets, and educational institutions, Pasir Ris estate makes for a choice location for both nuclear families and multi-generational living. With its close proximity to the beach, the Pasir Ris neighborhood enjoys an air of luxury with a laid-back resort charm. On top of a beautiful beach is a host of other great outdoor facilities like the Pasir Ris Beach Park, Pasir Ris Town Park, and Downtown East (E!Hub), catering to every member of the family.

Currently served by the Pasir Ris MRT Station and Pasir Ris Bus Interchange, the neighborhood is set for a rapid pace of upgrade over the upcoming years. The future completion of Downtown Line 3 and Eastern Region Line is expected to significantly boost the efficiency of transport network in Pasir Ris. Complementing the extensive transport infrastructure of course is the Tampines Expressway (TPE) and Paya Lebar Expressway (KPE), providing residents of Pasir Ris comprehensive access to all parts of the island.

Transport infrastructure aside, Pasir Ris town has also seen a dramatic increase in private condominium launches over the last couple of years. Setting the tone for an exclusive estate catering to a privileged lifestyle, future residents can look forward to unwinding from the daily hustle and bustle in their own serene and exclusive sanctums.

Pasir Ris Town makes for an ideal home for families with school-going children with choice schools scattered all around the neighborhood. Among the many schools are prestigious educational institutions like Poi Ching Primary, Hai Sing Catholic, Tampines Junior College, and Tamasek Polytechnic, conveniently catering to children of all ages. Families will find no need for to venture out into the congested city areas for retail and dining options. An array of nearby malls including White Sands, Downtown East E! Hub, Elias Mall, and Singapore's only cluster of megamarts – namely IKEA, Courts, and Giant Hypermart, all provide for a vibrant shopping and F&B environment within the neighborhood.

On top of being an ideal home to families, Pasir Ris town also offers attractive rental potential with its close proximity to abundant business and employment clusters including Pasir Ris Wafer Fab Park, Loyang Industrial Estate, Changi Business Park, and Changi International Airport. Possibly contributing to rental demand is the upcoming permanent campus of United World College of South East Asia, and Singapore's fourth university i.e. Singapore University of Technology & Design.

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Shopping Paradise



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Surrounded by Shopping Malls

One



to

Nature



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Fresh and Clean Environment



Leisure Fairyland

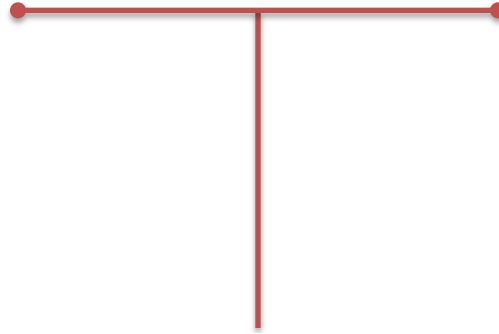


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Various Activities for Leisure Time



15 Min Walk



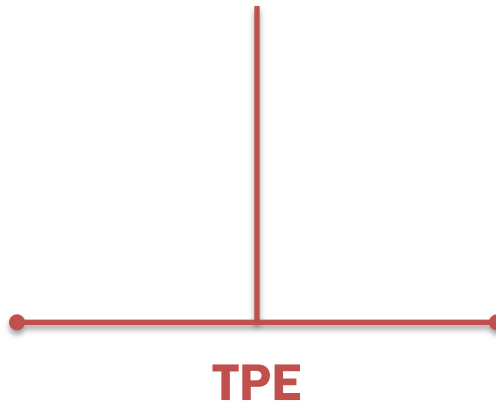
VUE8

R E S I D E N C E

15 Min Drive



10 Min Drive



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Excellent Connectivity



Cross Island Line is most ambitious yet

It could be first in Singapore to have trains with more than six carriages

By **CHRISTOPHER TAN**
SENIOR CORRESPONDENT

SINGAPORE is embarking on its most ambitious MRT project yet: the 50km Cross Island Line (CRL), expected to be ready by 2030.

While it is not the longest line here – that is the 57km East-West Line – it could be the first in Singapore to have trains with more than six carriages.

The Land Transport Authority (LTA) would not confirm this, merely saying that the CRL will be “a heavy-load system”.

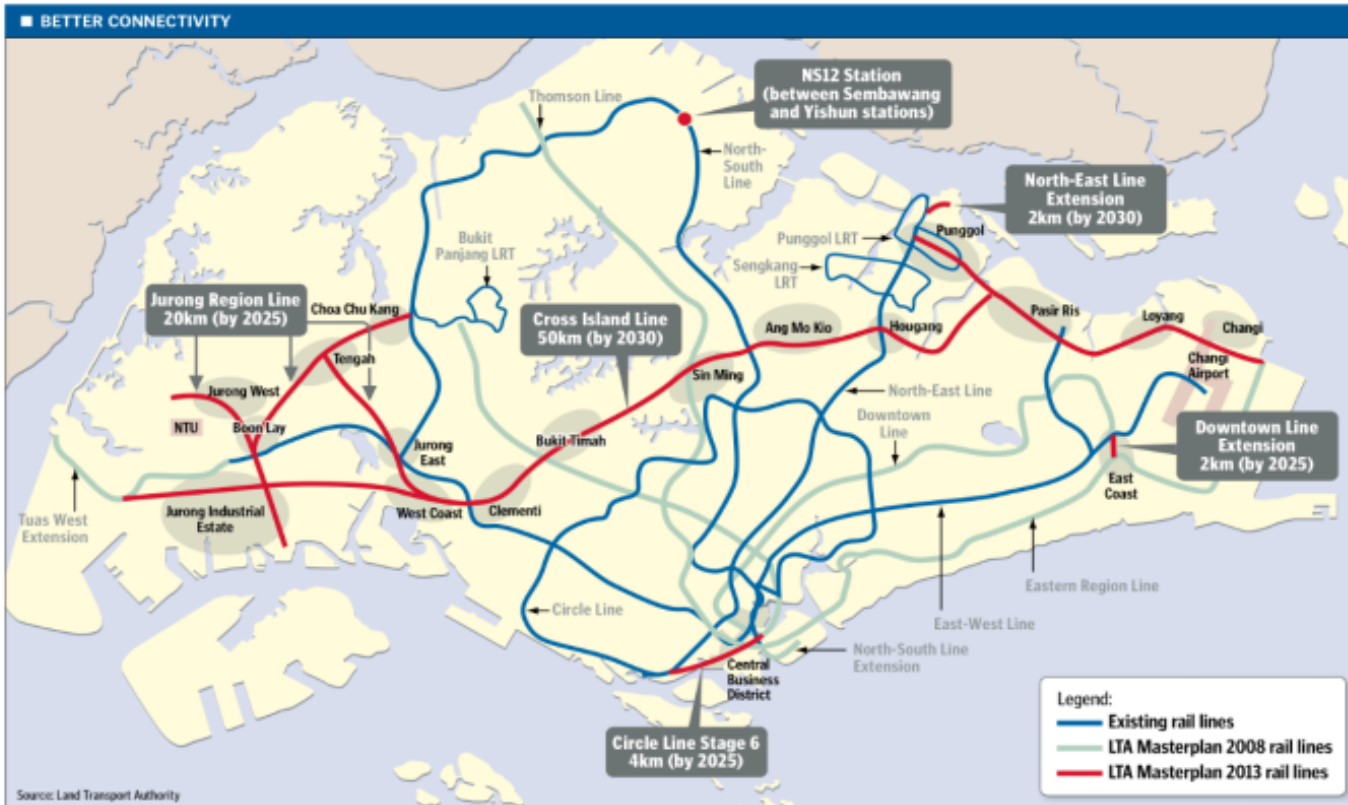
Currently the East-West, North-South and North-East lines have six-car trains while the others have three- or four-car trains. In other countries, eight- and 10-car trains are common.

The CRL will also pass through densely built up areas such as Sin Ming, Ang Mo Kio, Hougang and Clementi.

This will pose engineering challenges and raise the possibility of property acquisitions, thus lifting the overall cost.

Mr Chong Kee Sen, vice-president of the Institution of Engineers, Singapore, said: “It really depends on the exact alignment, but if you’re going through densely occupied areas, some acquisition may be unavoidable.”

But construction methods



ST GRAPHICS

The Cross Island MRT Line (CRL) will be the ninth Mass Rapid Transit (MRT) line in Singapore.

The line will begin from Changi, passing through Loyang, Pasir Ris, Hougang, Ang Mo Kio, Bukit Timah, Clementi, West Coast, and terminate at Jurong Industrial Estate.

... admits that a higher-capacity system...
 ... The first thing that struck me was that there are going to be a lot of projects going on between 2010 and 2015...
 ... Singaporeans should support...
 ... This, according to the LTA, will form the first leg of yet another...
 ... The CRL will have interchanges...
 ... first National University of Singapore transport researcher...
 ... “It’s great if it can be expedited.”...
 ... Additional reporting by Debbie Lee

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

Cross Island Line



Pool of Schools



Park View Primary School

- Park View clinched the CHERISH SILVER award for the first time in 2012.
- Park View was recognised as one of the 6 Primary School with Good Progress in PSLE 2011.



Siglap Secondary School

- Siglapians are caring, confident and creative individuals who appreciate the Arts.
- Schools' Green Audit Award



Meridian Primary School

- School's Vision: 'Future Learners, Future Citizens, Future Leaders'.
- A quality educational experience that maximizes the potential of the student.



Coral Secondary School

- East Zone Inter-School Badminton B Division Championships Top 8 Placing - Badminton
- National Band Competition (3rd Division) - Gold Award



Elias Park Primary School

- 3rd International Youth Dance Competition - Gold
- East Zone Primary Schools Volleyball Championships : Junior Girls Champion



Pasir Ris Crest Secondary School

- A Choice School, A Caring Home
- East Zone Centre of Excellence for Creative Arts- Music Satellite.



Coral Primary School

- Average PSLE Aggregate score above National Average
- PSLE Aggregate Score: 273



Loyang Secondary School

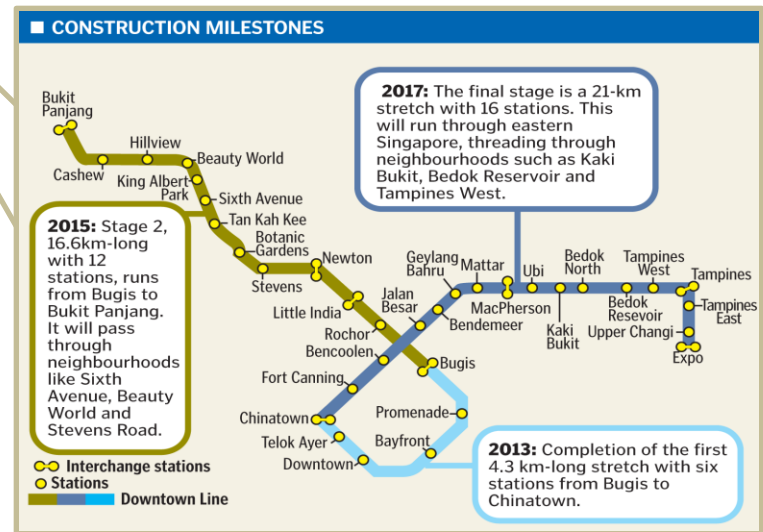
- Sustained Achievement Award – Aesthetics & Uniformed Groups.
- Joint HPB-MOE CHERISH Award - Silver (2010, 2011, 2012)

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Near to Prestigious Educational Institutions

Great Investment Opportunity

With further development coming up in the future like the nearby Singapore fourth university and the Downtown Line MRT, investors can expect a slight potential gain in the development. With good established schools, Changi Business Park, Changi Airport nearby and the commercial offices around Tampines town, excellent rental potential can also be expected.



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Wise Choice for Your Wealth Growth



Oasis@Elias (99yrs) 2011

2Br 980sf \$1,030,000 (Jan 13)
3Br 1302sf \$1,230,000 (Jan 13)
4Br 1475sf \$1,550,000 (Jan 13)

Livia (99yrs) 2011

2Br 883sf \$930,000 (Nov 12)
2+Study 915sf \$960,000 (Jan 13)
3Br 1259sf \$1,240,000 (Oct 12)
3+Study 1346sf \$1,450,000 (Apr 13)
4Br 1539sf \$1,530,000 (Jan 13)

NV Residences (99yrs) 2013

1Br 495sf \$624,840 (Jan 13)
2Br 743sf \$855,000 (Mar 13)
3Br 1087sf \$1,098,000 (Jan 13)
4Br 1453sf \$1,289,820 (Feb 11)

Stratum (99yrs) U/C

New Launch:
\$755 to \$1282 psf
(Median \$925 psf)

The Palette (99yrs) U/C

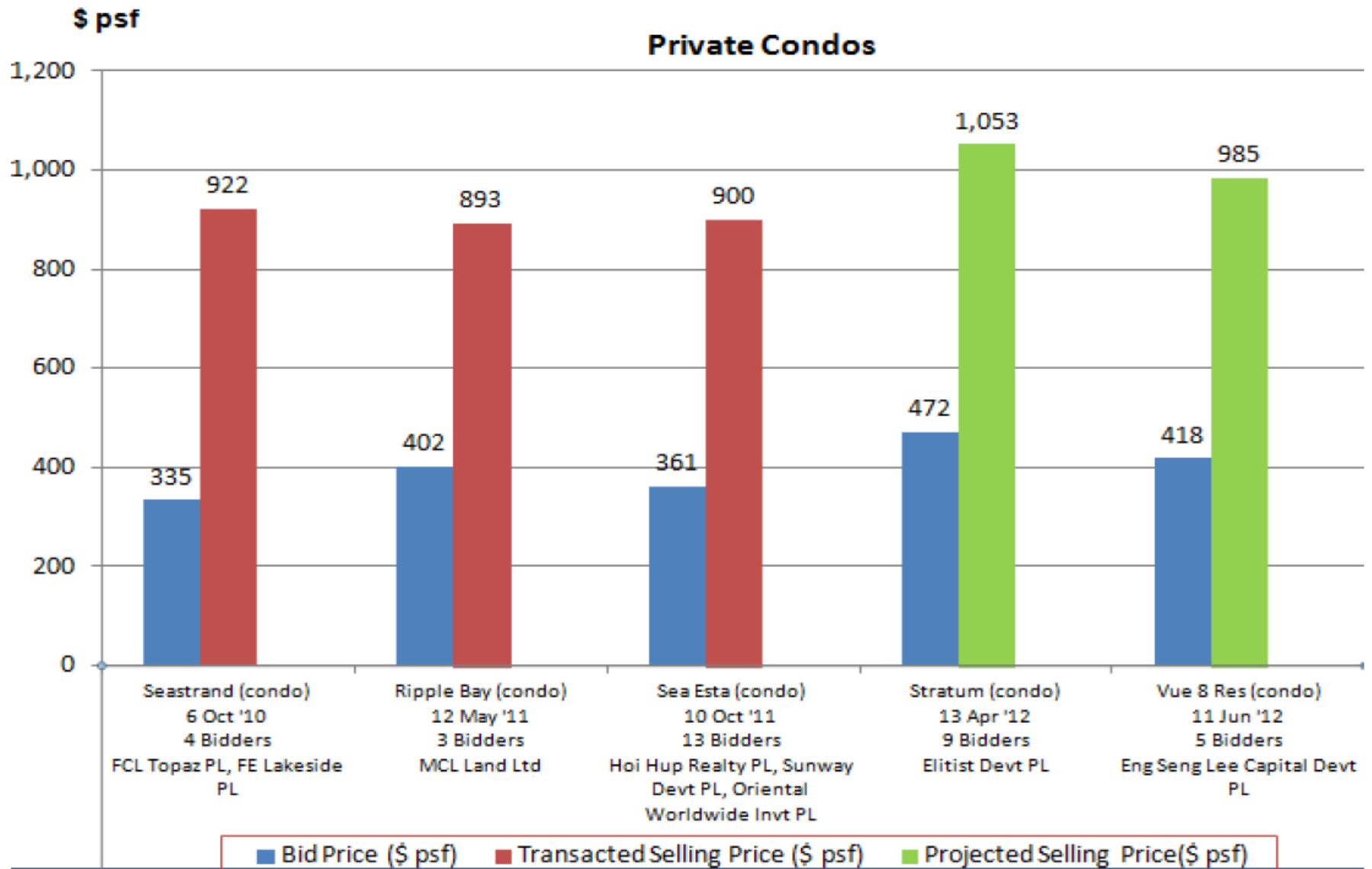
1Br 506sf \$623,380 (Feb 13)
2Br 743sf \$770,490 (Feb 12)
3Br 1066sf \$999,540 (Jan 13)
4Br 1378sf \$1,276,740 (Dec 11)
4Br DK 1399sf \$1,310,820 (Jun 12)

D'Nest (99yrs) U/C

1Br 484sf \$615,600 (Apr 13)
2Br 753sf \$839,040 (Apr 13)
3Br 936sf \$988,760 (Apr 13)
3Br 1130sf \$1,148,840 (May 13)
4Br 1270sf \$1,266,160 (Apr 11)
4Br 1410sf \$1,415,260 (Jun 13)
5Br 1765sf \$1,714,560 (Apr 13)

Source: www.ura.gov.sg & www.squarefoot.com.sg

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Pasir Ris in the News

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WHERE THE NEW HAWKER CENTRES ARE

Seven towns have been earmarked for the building of new hawker centres, with the first likely to be completed within three years



BUKIT PANJANG

- Currently, the town has no hawker centres
- First of the seven centres will be built here
- Construction will start in the second half of this year and will be completed within the next three years. It will have an adjoining wet market



JURONG WEST

- Currently, the town has three hawker centres
- New one will be completed in the next five years



PASIR RIS

- Currently, the town has no hawker centres
- First one will be completed in the next five years



PUNGGOL

- Currently, the town has no hawker centres
- First one will be completed in the next five years



TAMPINES

- Currently, the town has one hawker centre
- New one will be completed in the next five years



WOODLANDS

- Currently, the town has two hawker centres
- New one will be completed in the next five years



YISHUN

- Currently, the town has one hawker centre
- New one will be completed in the next five years

Source: NATIONAL ENVIRONMENT AGENCY

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New Hawker Centre in Pasir Ris!



\$200m revamp for Downtown East

Costa Sands Resort and Wild Wild Wet to be expanded and upgraded

By PEARL LEE

LEISURE and lifestyle hub Downtown East is to undergo a \$200 million revamp, NTUC Club announced yesterday.

The five-year plan will include expansions and upgrades to its Costa Sands Resort and Wild Wild Wet water theme park.

This makeover of the Pasir Ris facility is the club's biggest to date. It has undertaken upgrades every four years since 2000; Escape Theme Park was added that year, Wild Wild Wet in 2004 and the e!Hub in 2008.

The revamp will be funded internally and with loans from external parties, said NTUC Club's manager of marketing and communications Tia Kai Yen.

Phase 1 of the project will involve construction works in Costa Sands Resort and the water park, and Phase 2, enhancements to its convention and exhibition facilities and the addition of shops, dining and entertainment outlets.

The improvement to Costa

Sands Resort will expand the number of its rooms from 360 to 400. It will offer two types of accommodation – a six-storey main block with hotel-style rooms, and clusters of one-bedroom and two-bedroom chalets.

NTUC Club's director of resorts Steven Tang said the variety of room types is aimed at attracting young couples seeking a quiet staycation as well as bigger groups of families and friends.

Downtown East's old theme park, Escape Theme Park, which closed last November, will be demolished to make way for Costa Sands' expansion.

The current water park Wild Wild Wet will double in size to 4ha, about the size of five football fields. Six new attractions will be added, with the first to open at the end of this year.

Of the six, one ride – a high-thrill one – will have its debut brought forward to this year because the club does not want the park closed for so long, said NTUC Club's director of theme

parks Benny Lee.

It will be closed from Monday until October for work on this ride to be completed; the rest of the construction will be done in 2014.

Mr Michael Chiam, a senior lecturer in tourism at Ngee Ann Polytechnic, described the upgrade to Downtown East as much needed.

"What it has is quite old, and now, it is competing with more modern, more interesting choices," he said, referring to attractions like Universal Studios Singapore and Gardens by the Bay.

Saying the upgrades of the last decade, such as the e!Hub and Wild Wild Wet, were "add-ons" which may not have fit in well with the entire place, he added:

"This upgrade is more integrated, and will provide visitors a fresh touch and feel, which is an important element for all recreational establishments."

With the work done in phases, it will be business as usual in Downtown East, although NTUC Club's chief operating officer Lim Eng Lee is aware that the construction may keep shoppers away.

The club plans to bring in overseas acts, such as circus shows, to draw shoppers during this period.

leepearl@sph.com.sg



A 3-D model (above) of the new Downtown East after the five-year revamp is completed in 2017, and an artist's impression of chalets at the expanded Costa Sands Resort (below). PHOTOS: NTUC



“

FRESH LOOK

This upgrade is more integrated, and will provide visitors a fresh touch and feel, which is an important element for all recreational establishments.

– Mr Michael Chiam, a senior lecturer in tourism at Ngee Ann Polytechnic. He said the upgrades of the last decade, such as the e!Hub and Wild Wild Wet, were "add-ons" that may not have fit in well with the entire place

”

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Bird species like the critically endangered Oriental Pied Hornbill have been recorded at the Pasir Ris woodland. TODAY FILE PHOTO

serve the forested area.

Mr Loo said the National Parks Board had recorded no rare plant species, 35 bird species and 35 butterfly species at the site between 2004 and 2012 — species also present in other parts of Singapore.

"While there are some bird species of potential conservation importance ... NParks notes that not all of these bird species are nesting on site

and are likely using the site as part of their overall home range for foraging. There is a realistic chance of these birds nesting at alternative sites," he added. The grounds are, therefore, "not sufficient to call for a detailed environmental impact assessment" that would defer development plans.

However, the school will be encouraged to retain the mature trees to form a natural buffer between the

Pasir Ris woodland to make way for school

NEO CHAI CHIN
chaichin@mediacorp.com.sg

SINGAPORE — Efforts by some Pasir Ris residents to save a woodland at the junction of Pasir Ris Drive 3 and Elias Road have hit a wall, with development plans for an international school set to go ahead, according to the Ministry of National Development (MND) in two letters addressed to a resident last Tuesday.

The site was among those included in a request-for-interest exercise announced in April, said the letters sent via email and signed by Strategic Planning Manager Loo Jian Sheng for the ministry's Permanent Secretary.

"The request is to meet the demand for places for such schools that play an important role to support international businesses and investments growing their activities and creating economic opportunities and jobs in

Singapore," he wrote.

The site was chosen to provide a "good distribution of such school sites islandwide", and is of sufficient size "while minimising impact on surrounding developments".

In July, some residents banded together to form the Pasir Ris Greenbelt Committee to save the woodland, about the size of two football fields and home to bird species including the endangered Changeable Hawk Eagle and critically endangered Oriental Pied Hornbill.

Over 1,200 residents from Pasir Ris Heights and neighbouring HDB blocks signed a petition and engaged the authorities through their Member of Parliament Teo Chee Hean. They also submitted a 217-page document making their case to pre-

low-rise houses at Pasir Ris Heights and the teaching blocks of the school.

The Urban Redevelopment Authority and other agencies have also worked to minimise the impact of development on the neighbourhood, wrote Mr Loo. The school will be accessed via a new road directly off Pasir Ris Drive 3, while the agencies are working to ensure traffic management measures are in place.

Some residents expressed disappointment at the response and felt their research report had not been taken seriously enough by the authorities.

Mr David Christie, a resident and member of the Greenbelt Committee, said flyers would be distributed to explain the outcome to all residents who had signed the petition and their feedback collated, before the next course of action is decided.

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International School in Pasir Ris



Property analysts said the Overseas Family School would be racing against time to build a new school by 2015. They noted that it would take about two to three years to develop a plot of land and build a school, and there are limited alternative sites that can permanently house the school's 3,750 students.

Overseas Family School in limbo over Pasir Ris site

CONTINUED FROM PAGE 1

The residents had started a petition to save the forested patch of land which is home to several endangered bird species. The woodland is the size of two football fields and is flanked by Pasir Ris Drive 8, Elias Road and Pasir Ris Heights.

The authorities had previously told the residents that the site was earmarked for an unnamed international school but they did not provide more details, such as whether it would be a new school or an existing one that had to be relocated.

Property analysts said the Overseas Family School would be racing against time to build a new school by 2015. They noted that it would take about two to three years to develop a plot of land and build a school, and there are limited alternative sites that can permanently house the school's 3,750 students.

The school said as much in January in its Initial Public Offering (IPO)

prospectus. The money raised from the IPO was to be used for building a new campus.

In the prospectus, the school warned investors that in the event that it is "not able to complete the construction of our new school campus before the expiry of the lease extension" of its existing site on June 30, 2015, it may be required to secure "alternative temporary premises". It added that such a scenario "may also result in a decline in student enrolment".

When contacted, the Overseas Family School declined comment. Responding to TODAY's queries, an MND spokesman said only say the proposal for school use at the Pasir Ris plot is "currently being assessed and details will be made known once ready".

An EDB spokesman said in the meantime, the agency "will continue to work with international schools to ensure there are sufficient high quality international school places available". He added: "This is important to support the investments of global companies to grow in and from Singapore."

TODAY understands that three sites, in Pasir Ris, Depot Road area and Punggol, were put up during the EDB's request-for-interest exercise. However, the sites at Depot Road and Punggol are not large enough to accommodate the Overseas Family School.

The property analysts said that one option is to temporarily house the Overseas Family School in old primary or secondary school buildings,



The development of the site at Pasir Ris has been delayed by a petition by residents to preserve the woodland. PHOTO: MEDICAL CHINA

which typically can hold not more than 1,000 students each. This means that the international school might have to reduce enrolment or house its students at different locations.

Mr Colin Tan, Head of Research and Consultancy at Chesterton Suntec International, noted the designs for schools have to be "more customised" and there is "less scope for pre-fabrication which would have saved time". "There are also few other vacant sites which are suitable — traffic conditions must be right to accommodate 4,000 students, for instance," he said.

Mr Nicholas Mak, Executive Director at SLP International Property Consultants, said the Government is in an unenviable position.

Nevertheless, he noted that it was "a little unusual for the Government to put off the development of a land parcel if there is a real need for a new development". While he felt the Government should consult the parties involved, he questioned if a precedent would be set if the authorities put off development of the Pasir Ris woodland.

He said: "If word gets out that the authorities will delay the development of a plot of land just because of

"An EDB spokesman said the agency 'will continue to work with international schools to ensure there are sufficient high quality international school places available'. He added: 'This is important to support the investments of global companies to grow in and from Singapore.'

some special interest groups, where does this leave us?"

Ms Cherry Fong, a representative of the Pasir Ris Greenbelt Committee set up by residents to preserve the woodland, said the group has "consistently maintained a sensible rationale" for the preservation of the area.

Adding that they have made clear their position on the adverse impact of the destruction of the woodland, she said: "We have also made it categorically clear that there are no justifiable grounds for the authorities to clear the Pasir Ris greenbelt at all for whatever reason, whether it is to build an international school or for that matter any other urban development like private condominiums, which are sheer commercial profit-driven enterprises."

Overseas Family School in limbo over Pasir Ris site

TAN WEIZHEN
weizhen@mediacorp.com.sg

SINGAPORE — The protracted discussions between the Government and a group of residents seeking to preserve a 5-hectare woodland in Pasir Ris have put one of the biggest international schools here in a pickle.

The Overseas Family School has to move out of its existing premises on Paterson Road by 2015 because of construction of the Thomson MRT Line.

TODAY understands that the school had put in a proposal for the 4-ha Pasir Ris site under the Economic Development Board's (EDB) request-for-interest exercise which ended in July last year.

However, to date, the Government has not given approval, with the Ministry of National Development (MND) and some its agencies engaging the Pasir Ris residents over the last nine months.

CONTINUED ON PAGE 10

TODAY understands that the school had put in a proposal for the 4-ha Pasir Ris site under the Economic Development Board's (EDB) request-for-interest exercise which ended in July last year.

MND SITE CURRENTLY ZONED AS RESIDENTIAL*

In an email last month to the Pasir Ris residents seeking to save the woodland, the Ministry of National Development (MND) said that the forested area is "not sufficiently unique" to be recommended to be preserved as a park or nature reserve. Nevertheless, there are "no plans to clear" the plot of land until the site is rezoned and awarded to a developer, it said.

The MND said that following feedback from the residents, a second — and more detailed — environment survey was conducted and the National Parks Board assessed that the existing nature reserves "generally contain about three or four times the bird diversity, and seven to 10 times the plant diversity as compared to the subject site in Pasir Ris". It said: "Secondary forests are already represented as an ecosystem within the existing Nature Reserves."

The contents of the email was put up on the Facebook page of the Pasir Ris Greenbelt Committee, which was formed by a group of Pasir Ris residents seeking to preserve the forested area.

The MND said that the site is currently zoned as 'residential' for development. It added: "It will need to be rezoned to 'Educational Institution' before a school can be approved at this location. Residents will have an opportunity to express their views to the Minister for National Development on any proposed rezoning for the site, and a panel of persons will be appointed to hear the representation."

In its response, which was also put up on the Facebook page, the committee claimed that in November last year, representatives from the MND and the Urban Redevelopment Authority had informed the residents that it was confirmed that the international school would be set up in the area but the authorities were unable to release the name or any other details. Yet, the residents were also given the impression that the MND "is already in discussion with the international school", the committee claimed.

It also criticised the authorities' "lack of sincerity" in engaging with the residents and described the invitation to air their views as "nothing short of a formality".

TAN WEIZHEN

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B9

Prices of private resale flats up 0.6%

B11

Great Eastern posts record \$1b profit

Property still good investment: Analysts

They cite White Paper population estimates as supporting future demand

By ESTHER TEO
PROPERTY CORRESPONDENT

LAST month's cooling measures might have dampened sentiment but the White Paper on Population has perked up property investors with the prospect of 6.9 million people needing homes.

Marketing agents are already starting to use the White Paper in their sales pitches while developers believe that the population policy will help their business and the real estate industry in general.

But experts warn that there could be a number of market cycles between now and 2030, when the 6.9 million figure could be reached, so prudence and a long-term perspective are essential.

They suggest looking for property in good locations and in business areas, so the property can be easily leased even if there is a large supply of homes competing for tenants in the future.

ERA Realty key executive officer Eugene Lim said that in the light of the sort of population growth forecasted in the White Pa-

per, "it is a given that property prices then will be higher than (they are) today".

"Prices might not escalate immediately but with limited land and an increasing population, prices should go up, it just depends on how much," he added.

International Property Advisor chief executive Ku Swee Yong said that if the population grew to 6.9 million by 2030, investors with a long-term perspective of more than 10 years should buy immediately, regardless of the recently hiked additional buyer's stamp duty (ABSD).

"They should buy and hold freehold properties in districts 9, 10 and 11 because these will become a smaller proportion of the housing stock in the future."

The Jan 12 fresh curbs levy on Singaporeans buying their second home an ABSD of 7 per cent, from none previously.

There is already some movement. While investors initially retreated from the ABSD sting and tighter loan limits, more are now "optimistic" and could be enticed to relook the market.

ERA's Mr Lim said that some buyers have already started to look for value deals in the resale market where sellers are now more willing to negotiate on the back of the curbs.

But Mr Ku said there needs to be more certainty from the population paper before any decision on buying is made.

Mr Chris Koh, director of Chris International, said that the Government's plans to grow the

“

CAUTIOUS APPROACH

Everything is still up in the air, whether it's the population plans or how the recent measures are impacting prices... I am not comfortable with making a decision now because it still seems I have to pay more with the ABSD and loan limits. I might wait for some of the measures to be removed first.

— Mr Terence Chan, who is looking for an investment home

”



population is essentially ensuring that housing demand remains strong.

With such low interest rates, both investors and upgraders can consider buying a home now, he suggested.

"The risk, however, could be if another more drastic set of measures get introduced," he noted.

Potential home buyers seem more cautious.

Accountant Terence Chan, 41, told The Straits Times that while

he is looking for an investment home, he is not convinced that now is the best time to buy.

"Everything is still up in the air, whether it's the population plans or how the recent measures are impacting prices," he said.

"I am not comfortable with making a decision now because it still seems I have to pay more with the ABSD and loan limits. I might wait for some of the measures to be removed first."

es@esther@sph.com.sg

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Good to Invest in Property



S'pore could have 7m people by 2030

Current trends suggest a
32% jump in population,
says DBS Vickers

SINGAPORE'S population could hit seven million in about 20 years - up from five million now - if current growth trends continue, a research house says.

DBS Vickers said yesterday that the population is growing faster than it had earlier anticipated.

It said current trends suggest a jump of 32 per cent by 2030, from the current 5.3 million.

DBS Vickers, which specialises in equity research, made these forecasts in a report that gave stock picks on the listing companies likely to benefit most from a much larger population size.

Singapore's population grew by 2.4 per cent a year between 2009 and 2012, faster than the 1.5 per cent growth DBS Vickers had projected back in 2009.

The strong rate of growth was all the more surprising given that the Republic went through a recession in 2009, it said.

"In the previous dot.com/Sars (severe acute respiratory syndrome) downturn, Singapore saw negative non-resident growth for two years in a row, in 2002 and 2003," it noted.

DBS Vickers said it is also expecting the Government to raise its population planning parameters from the previous 6.5 million to seven million as well, when a Population White Paper is released later this month.

"There will likely be no mention of timeframe, but in our base scenario, we are projecting it to reach seven million by 2030, implying average growth of 1.5 per cent per annum."

DBS Vickers also expects the White Paper to focus substantially on falling birth rates and the ageing population.

The topic of Singapore's rising population has been a hot issue in recent years, with calls made by several sectors of society for the Government to moderate the flow of people to the Republic.

In turn, the Government has committed to ramping up a range of infrastructure projects, including public housing and transport.

Yesterday, National Development Minister Khaw Boon Wan said there will be as many as 200,000 new homes by 2016.

On Thursday, Transport Minister Lui Tuck Yew said the Government intends to double the rail network by 2030.

But while these projects could signal that the Government is preparing for a larger population, Bank of America Merrill Lynch economist Chua Hak Bin did not think those moves mean it is preparing to raise its planning parameters.

"I think the Government was caught flat-footed before when the population surged in the past five years," he said. "So they are now simply preparing for a scenario where Singapore could see that kind of size."

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Population Increase

