



HAUS ON HANDY

Name Rationale



RATIONALE:

As Part of the land tender, the heritage house on the top of Mount Sophia is to be preserved.

This will co-exist with the new residential towers on the slope of land whose ingress and egress is on Handy Road

In keeping with this land tender objective, we are calling it Haus on Handy

A humble and authentic name that celebrates *heritage*, *location* and *modernity*

A bold and fresh concept in City Living, in the heart of Orchard Road

Haus On Handy

Developed By City Development Ltd

Architect	Architects61 Pte Ltd
Landscape Consultant	Coen Design International Pte Ltd
Main Contractor	TBA
M&E Engineer	Rankine and Hill (Singapore) Pte Ltd
C&S Engineer	LSW Consulting Engineers Pte Ltd
Project Interior Designer	2 nd Edition Pte Ltd

CITY DEVELOPMENTS LTD

Developer's Background



Company History

City Developments Limited (CDL) is a **Singapore-listed international property and hospitality conglomerate**, and **one of the biggest landlords on the island**. Its extensive global network encompasses more than 400 subsidiaries and associated companies, and **owns and manages properties spanning across 100 locations in 28 countries in Asia, Europe the Middle East, North America and New Zealand/Australia**. Its income-stable and geographically-diverse portfolio comprises **residences, offices, hotels, serviced apartments, integrated developments and shopping malls**.

Established in 1963, CDL has won numerous awards both here in Singapore as well as internationally, and has earned itself a reputation for being a socially responsible corporation, championing green and environmentally aware initiatives and projects.

With a proven track record of over 50 years in real estate development, investment and management, CDL has developed **over 40,000 homes and owns over 18 million square feet of lettable floor area globally**. Its diversified land bank offers a solid development pipeline in **Singapore** as well as its key overseas markets of **China, UK, Japan and Australia**.

Developer's Residential Portfolio

City Developments Limited, is an award-winning developer whose developments are distinguished by **quality, innovative designs and concepts.**



Gramercy Park



New Futura



South Beach Residences

Developer's Residential Portfolio

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Boulevard 88



Amber Park



Haus on Handy

Architect's Background

Architects61 Pte Ltd

Founded in 1974, architects61 remains one of the most established corporate architectural practices in Singapore. Over the past decade, the firm has been **awarded around one hundred local and international awards - including the first Singapore President's Design Award for the Fullerton in 2006-2007 - and is responsible for completing around hundred and fifty million square feet of floor space on projects worth more than S\$50 billion in Singapore alone.**

Architect 61's core competence focusing almost **exclusively on High-Rise, High-Grade Commercial Office, Commercial Retail, Hotel and Residential Apartment developments**

Architects61's Portfolio



Ardmore 2



Skyline 360



V on Shenton



Tanjong Pagar Centre



Marina Bay Suites



Cape Royale



Raffles City

NUMBER ONE CONNECTIVITY



System Map

D9 BEST CONNECTIVITY In The Heart of Orchard

➤ 3 MRT Interchanges

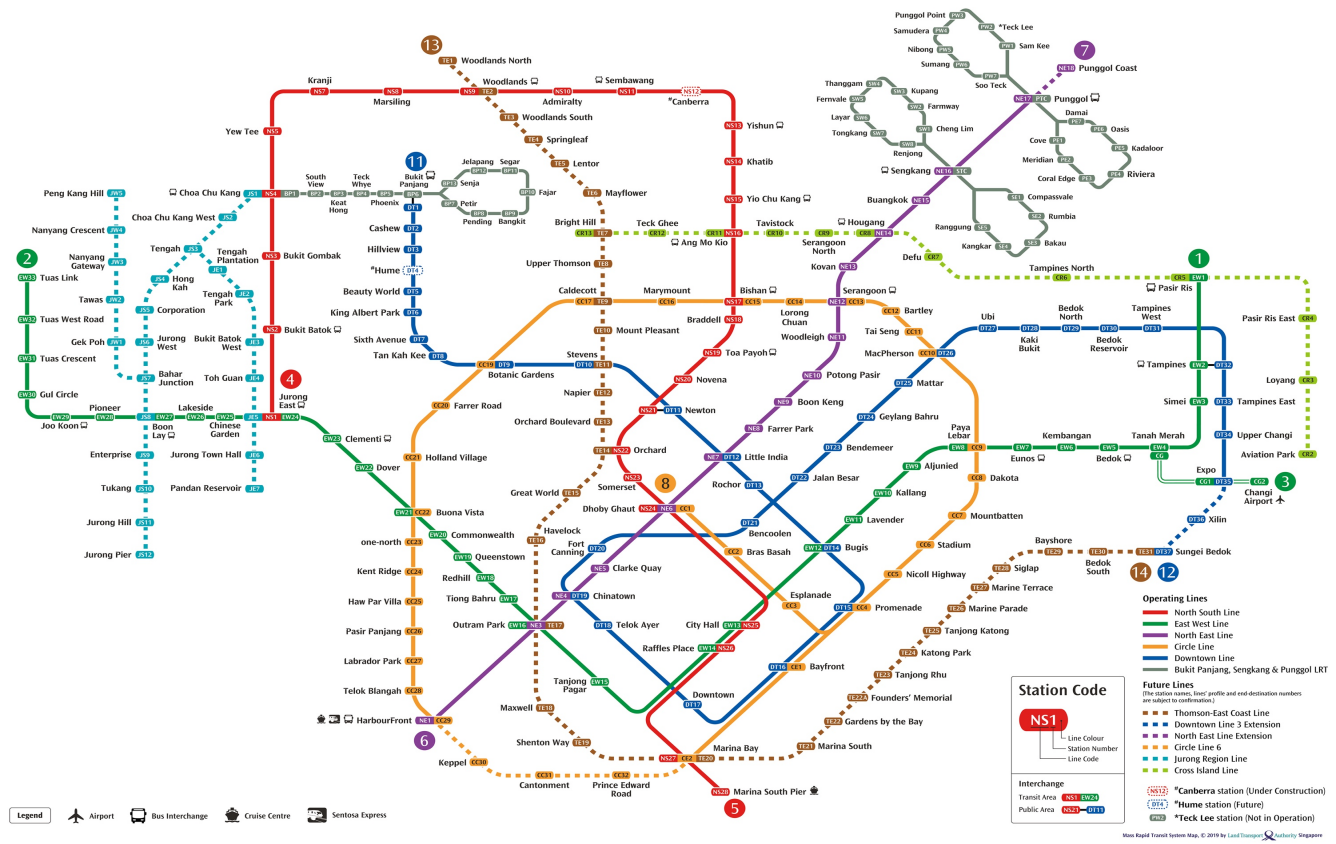
- [NS1] NS Line
- [NE6] NE Line
- [CC1] CC Line

➤ Major Highways

- CTE 3 min - 1km
- ECP 5 min - 2.5km
- AYE 7 min - 3.9km
- PIE 8 min - 4.2km

➤ Major Bus Lines

36 Major Bus routes



7	14	14e	16	36	77
106	111	124	128	162	162M
167	167e	171	174	174e	175
190	502	502A	518	518A	700
700A	850E	951E	971E	972	1N
2N	3N	4N	5N	6N	NR6

NS24 Ghaur	NE6	CC1	Dhoby
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Convenience and Amenities



- 2 minute walk to Plaza Singapura and The Cathay
- 3 - 5 minute drive to Orchard Central and 313 Somerset
- 15 minute drive to Tanglin Mall and Bugis Junction



Proximity to prestigious schools

St. Margaret's Primary School (<1km)



School of the Arts (<1km)



Chatsworth International School (Orchard) (<1km)



Singapore Management University (<1km)



St Joseph's Institution (Junior) (<2km)



Anglo-Chinese School (Junior) (<1.5km)



Big revamp to turn Orchard into a more lively street!

ST Publish Jan 31st 2019

Proposed closure of Orchard Road section to traffic



Source: URBAN REDEVELOPMENT AUTHORITY STRAITS TIMES GRAPHICS



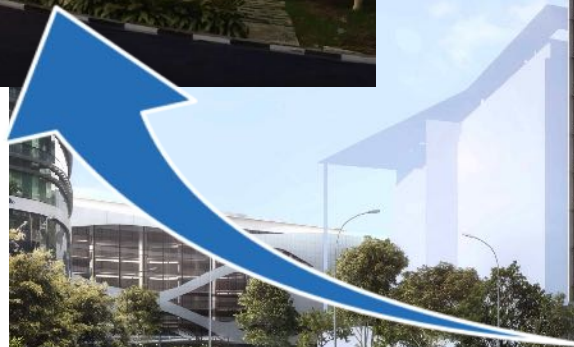
Dhoby Ghaut - Green Zone with Family-friendly Attractions



Project Information

Project Name	Haus on Handy
Developer	CDL Regulus Pte. Ltd. (A Wholly-owned subsidiary of City Developments Limited)
Location / Address	28 & 30 Handy Road (Residential) 18 Mount Sophia (Club Haus)
District	09
Description of Property	2 blocks of 9 and 12 storey condominium development
No. of Units	188 residential units
Tenure of Land	99-year leasehold commencing from 7 May 2018
Expected Vacant Possession	31 July 2023
Site Area	Approx. 4,796.2 sq m / 51,626 sq ft
Carpark Lots	Estimated 113 (excluding 3 handicap lots)

Haus on Handy



Artist's impression



Club Haus

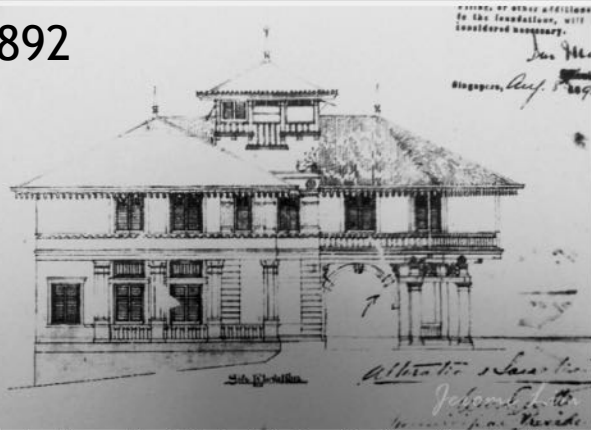
127 year old Heritage Bungalow



Artist's Impression

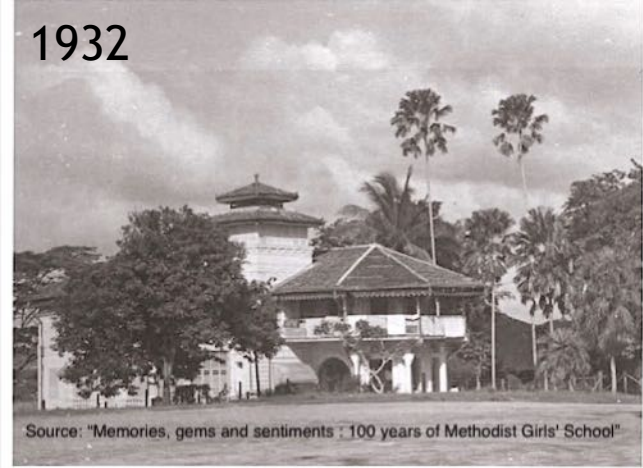
Club Haus History

1892



An elevation off a copy of the original plans for the former Tower House. The quaint old building was designed by Crane Brothers' Architects and built in 1892.

1932



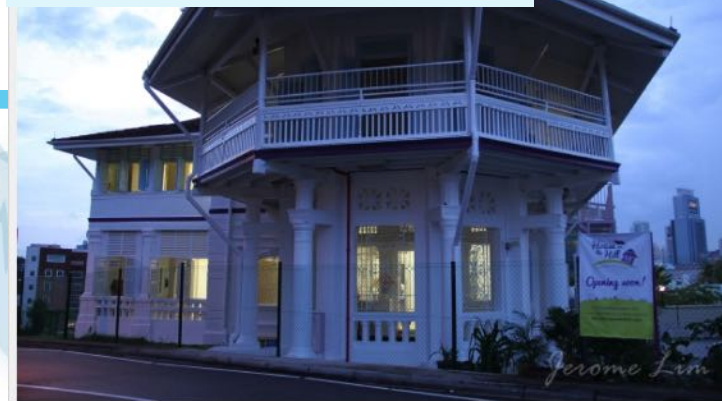
Source: "Memories, gems and sentiments : 100 years of Methodist Girls' School"

1998 Acquired by Govt

2023 Haus on Handy's Club Haus



2012 House on the Hill



The House on the Hill.

Coen's Landscape Botanical Timeline

BOTANICAL TIMELINE OF THE GARDENS



Gambier
Lawn



Nutmeg
Terrace



Coffee
Avenue



Clove
Alcove



Areca
Alcove

Club Haus' Gambier Motif



Gambier



Site Plan

SITE PLAN



LEGEND

ARRIVAL

- 1 Arrival on Handy
- 2 Club Haus Arrival

SOCIAL

- 3 BBQ Pavilion
- 4 Club Haus
- 5 Garden Swing
- 6 Lawn
- 7 Amphitheatre

NATURE

- 8 Nutmeg Terrace
- 9 Coffee Avenue
- 10 Clove Alcove
- 11 Areca Alcove
- 12 Garden Link

LEISURE

- 13 Lap Pool
- 14 Pool Deck
- 15 In-Pool Chaise
- 16 Spa Retreat
- 17 Vivarium Deck
- 18 Kids Pool
- 19 Kids Playground
- 20 Outdoor Rain Shower

SKY GARDEN

- 21 Yoga Lawn
- 22 Sky Fitness
- 23 Rooftop Lounge
- 24 Clove Deck
- 25 Nutmeg Garden
- 26 Garden Seats

ANCILLARY

- A Side Gate
- B Guardhouse**
- C Bin Centre**
- D Substation**
- E Genset***
- F Fire Engine Access
- Water Tank Locations
- Outline of Block 30

** Below Podium
 ***Above Block 30

Please note that the renderings of the units as shown are for illustrative purposes only and are not drawn to scale. Position of fixtures, equipment and loose furniture are illustrative and subject to change. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



0 2 5 10 20M

BP approval number: A1252-0543-2018-BP01
 BP approval date: 26/04/2019

Lap Pools & Facilities



Sky Garden - MBS View



Artist's impression

Club Haus Facilities

Club Gourmet

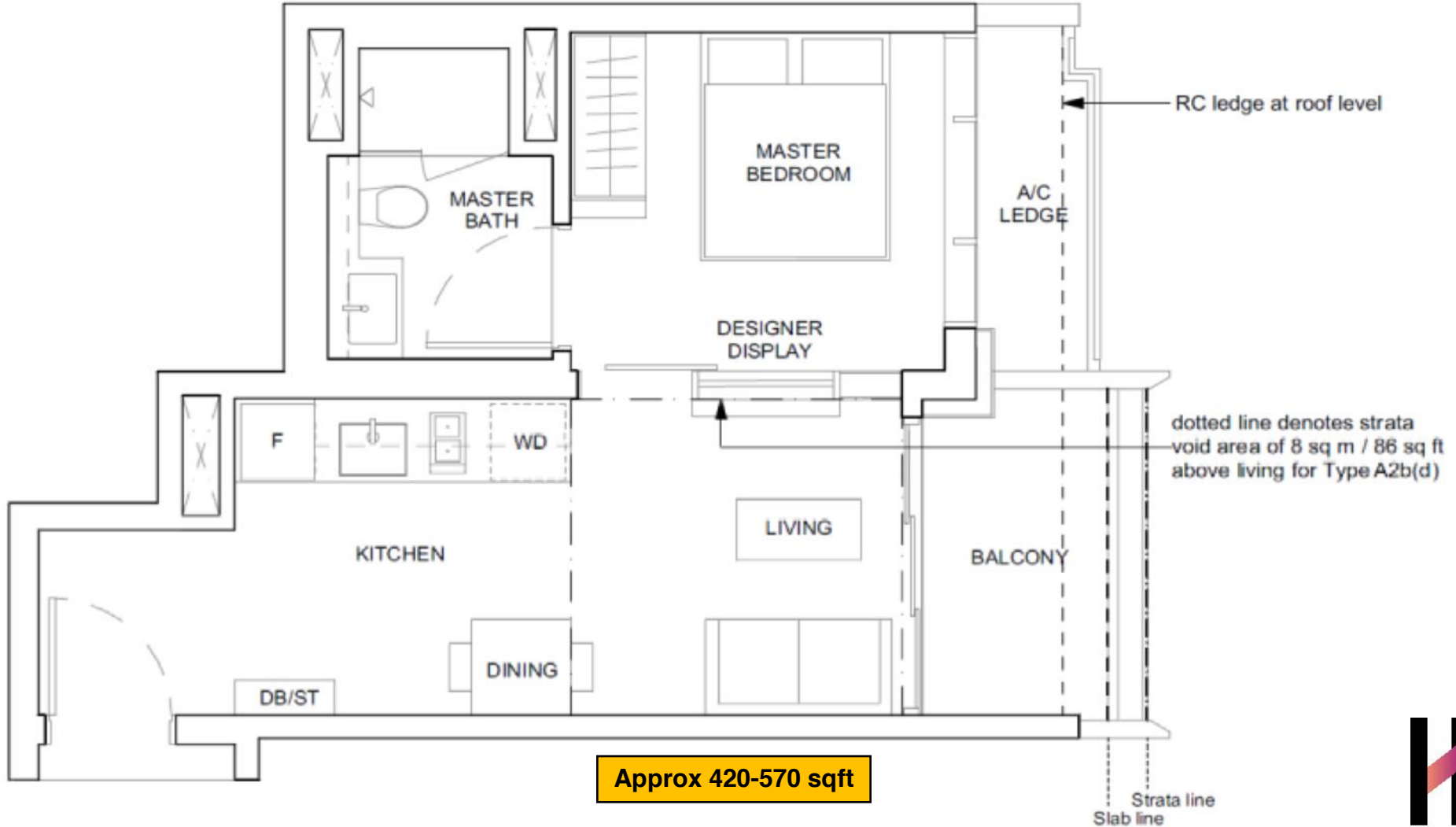


Club Suite

Unit Mix

Type	Est. Area (sq ft)	Total Units
1-Bedroom	420 – 570	36
1-Bedroom + Study	517 – 624	36
2-Bedroom	592 – 764	58
2-Bedroom + Study	678 – 926	32
3-Bedroom	947 – 1141	20
3-Bedroom DK	980	6
	Total	188

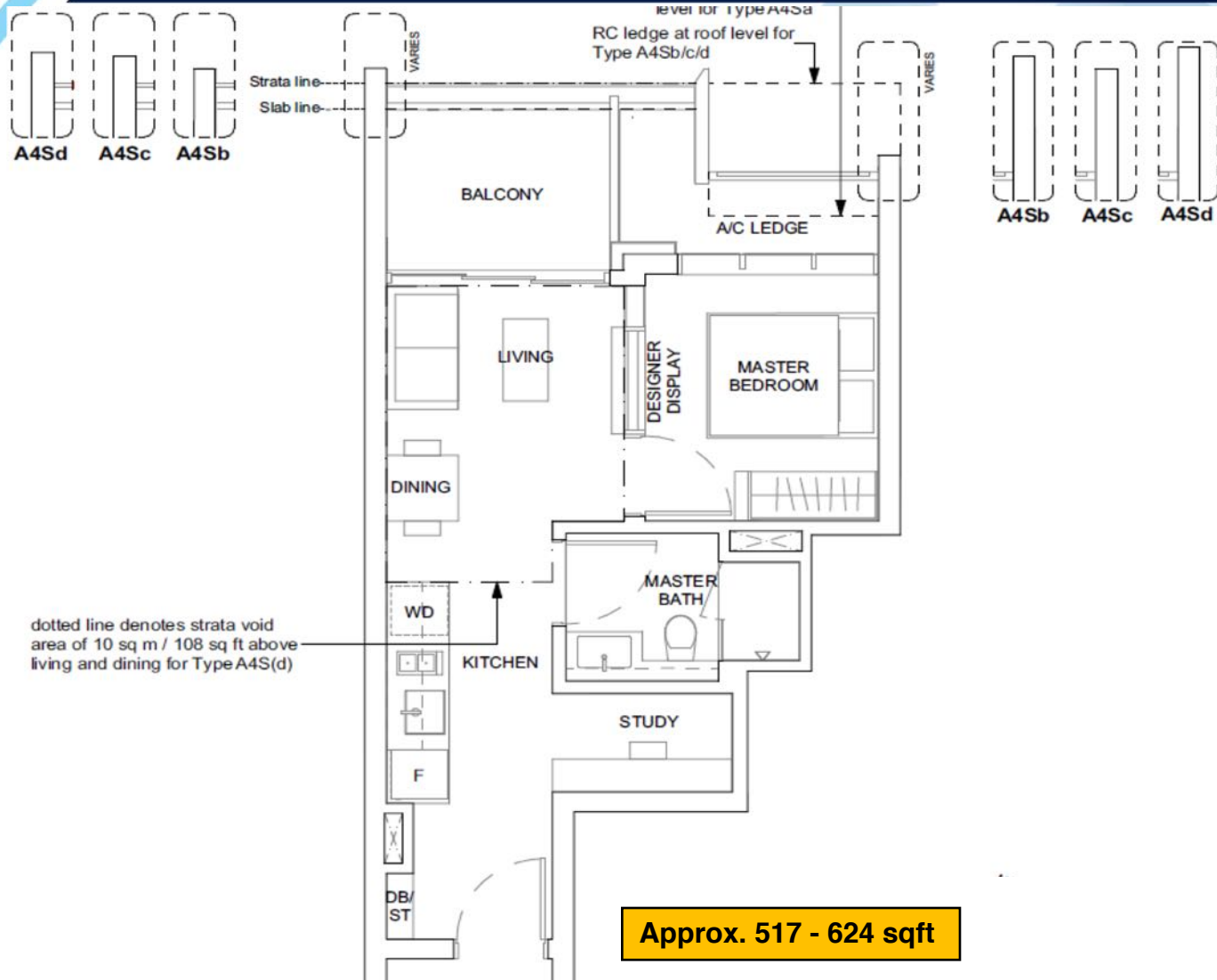
Typical 1 Bedroom



Approx 420-570 sqft

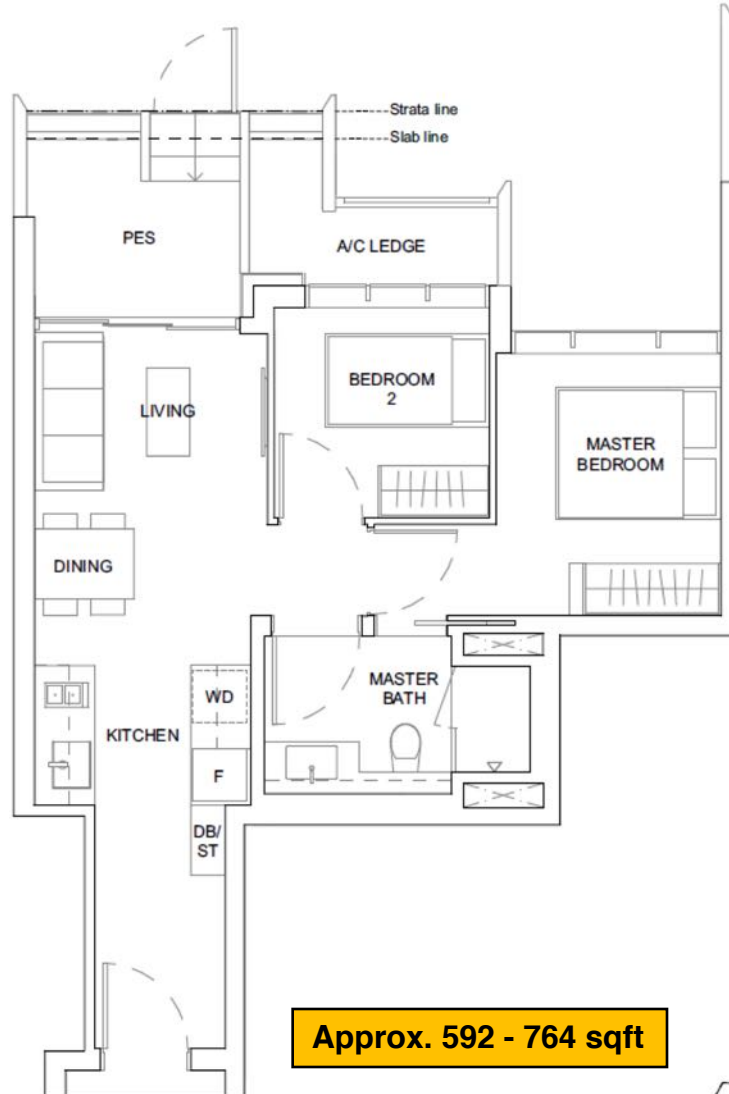
Typical 1 Bedroom + Study

(Showflat A4Sa 517 sqft)

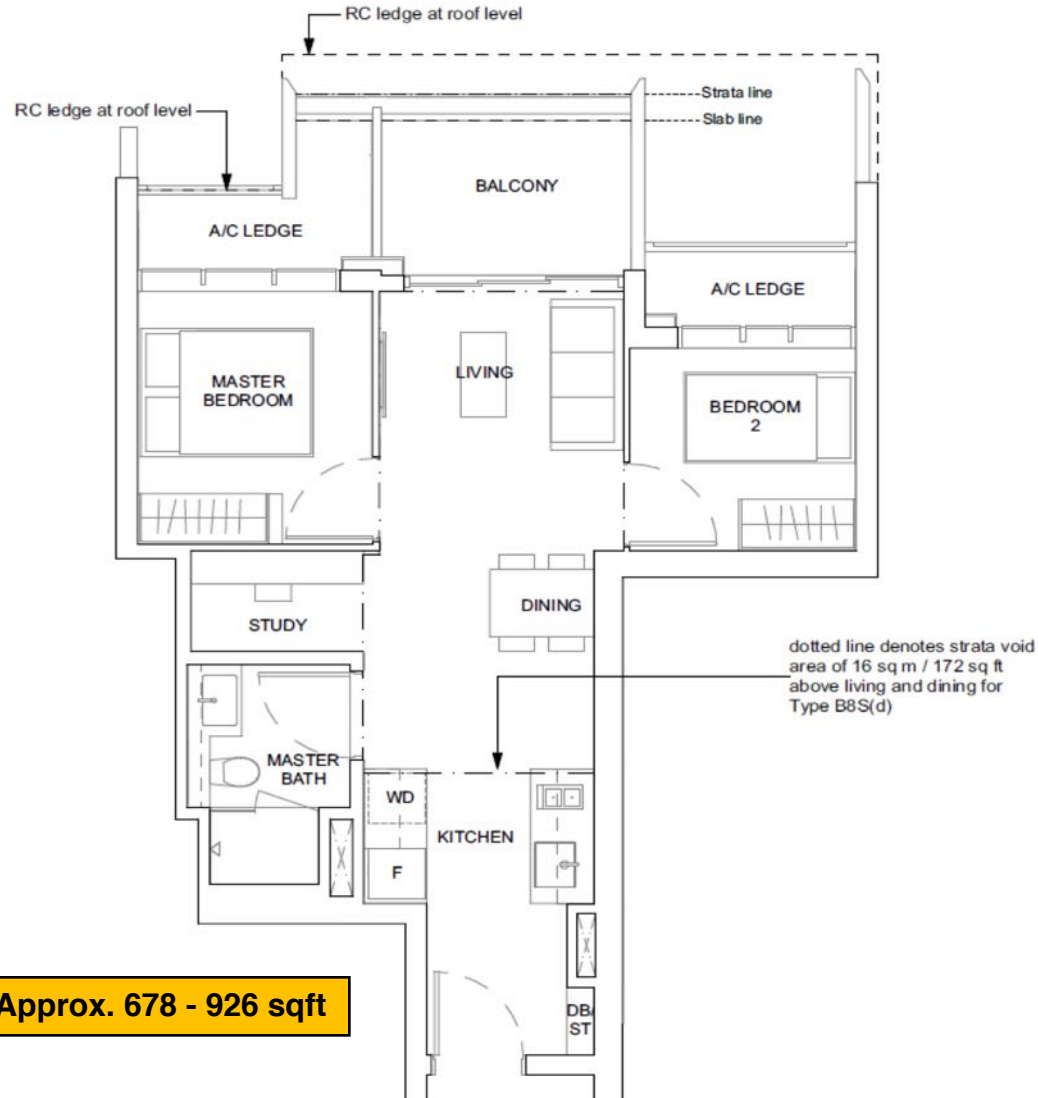


Typical 2 Bedroom

(Showflat B4 624 sqft)

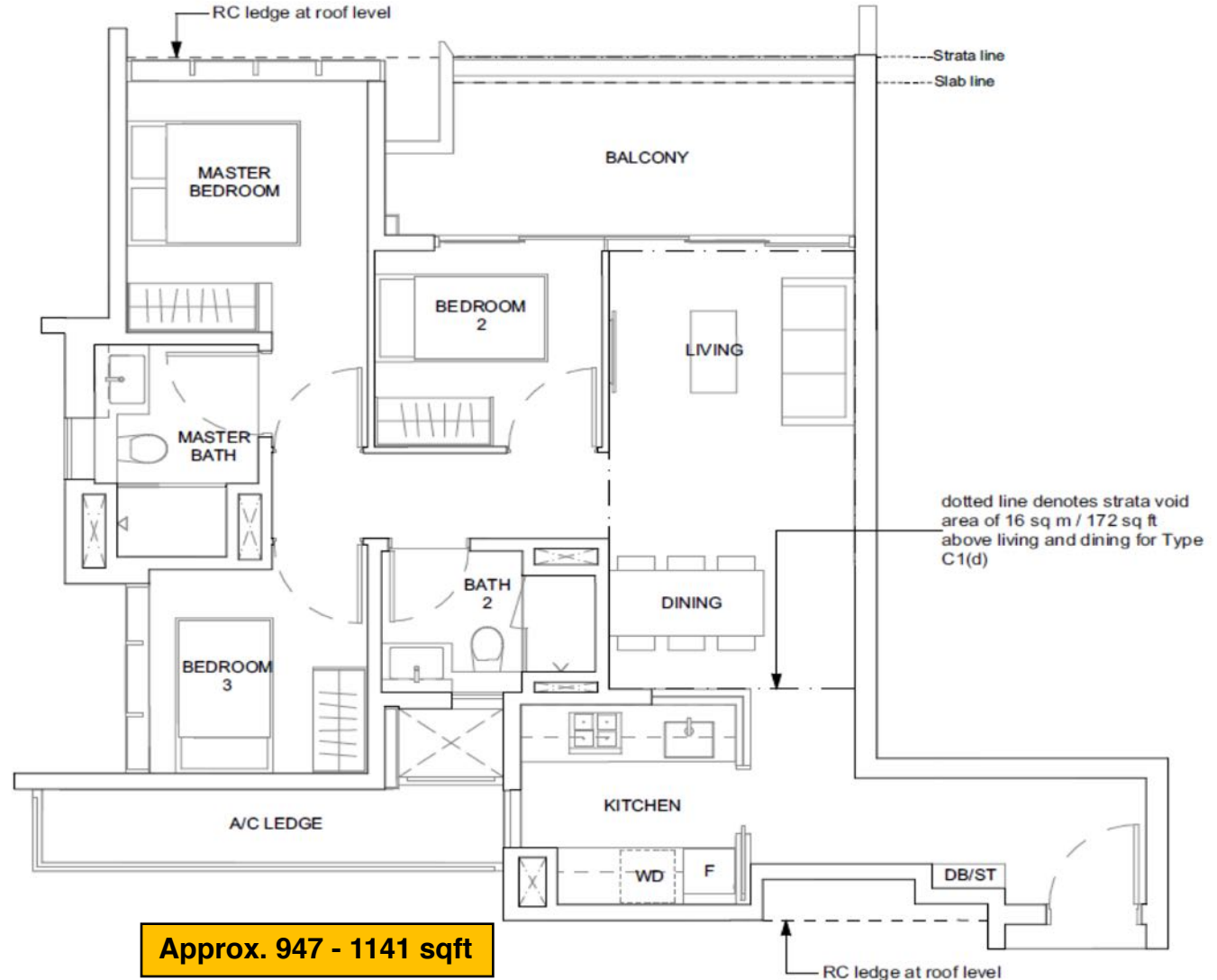


Typical 2 Bedroom + Study

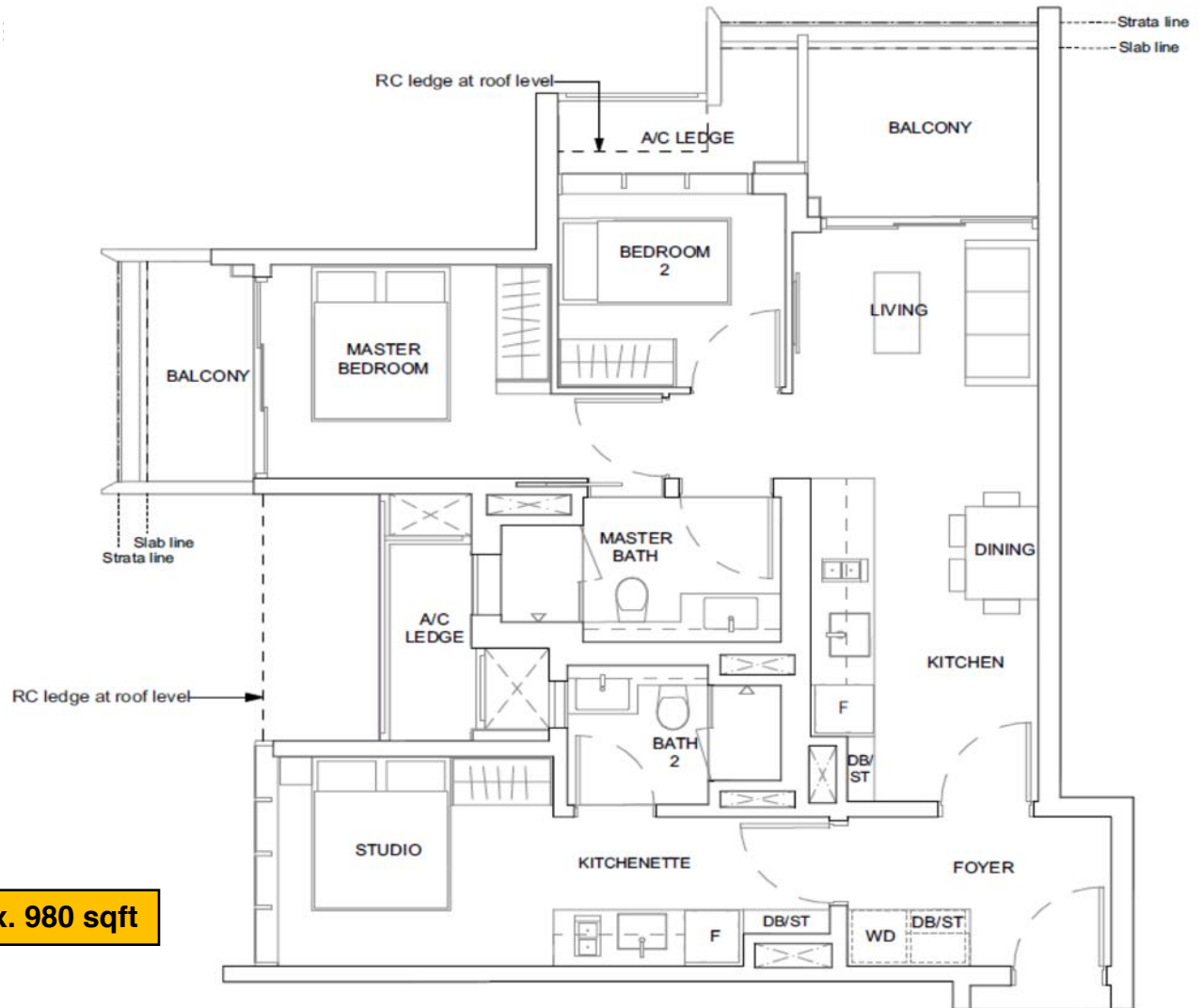


Approx. 678 - 926 sqft

Typical 3 Bedroom



Typical 3 Bedroom Dual Key



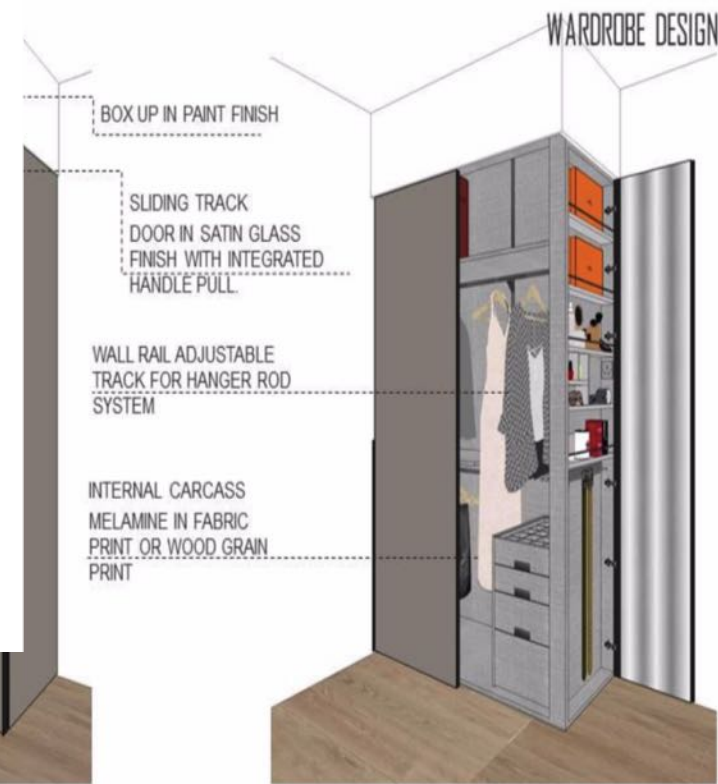
Approx. 980 sqft

Thoughtful Designs



Kitchen shelve with integrated charging station, storage for keys, magazine, leaflet, notes

Home Command Centre



EXTERNAL VIEW Wardrobe Design INTERNAL VIEW

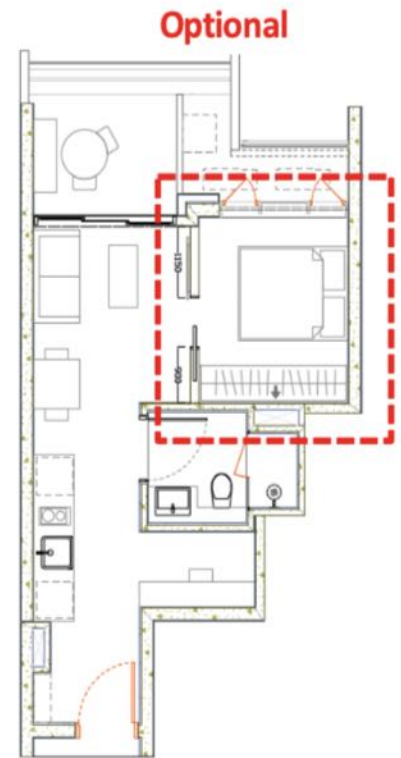
Designer Display

Option: Designer Display's to be replaced with partition wall with sliding door, and wardrobe to be from wall to wall without accessory cabinet

LAYOUT OPTIONS



Applicable to 1-Bedroom and 1-Bedroom



Applicable to all 1 Bedroom and 1 Bedroom + Study except A2a, A2b, and A2b(d)

Floor Finish Option

FLOOR FINISH OPTIONS

Base



Optional



Applicable to all 1 Bedroom and 1 Bedroom + Study

Optional Finishes to Kitchen, Living, and Dining between Marble or Engineered Wood.

No change in finishes of carpentry.

Branded Fittings and Finishings

Branded Fittings and Furnishings

Kitchen Appliances (Vzug) and (Bosch)

Sanitary Fittings (Hansgrohe) and (Axor)

Sanitary Wares (V&B)

Floor Tiles (Marble or Engineered wood)

Premier Residential Services

Welcome & Assistance, Receiving guests

Managed by Residential Hosts who are hospitality trained

Reception Services, receiving of parcels and items

Assistance with sourcing and booking of housekeeping, laundry and domestic services

Assistance with sourcing of maintenance services

Assistance with sourcing of lifestyle services such as private chefs, catering for parties

Towel service for gym

Residential Host Services

At a Glance



Welcome & Assistance

- Club Haus Welcome & Assistance
- Reception Service
- Wet Weather Assistance
- Transport Arrangements

Estate & Living

- Estate & Local Information
- Facility Reservations
- Gym towel Service
- Moving-in Assistance
- Delivery Acceptance
- Loan of Bicycles
- Loan of Wheelchairs

Service Requests

- Restaurant Reservations
- Hotel Reservations
- Laundry & Housekeeping Services *
- Private Chef/Caterer for Parties *
- Pet Care/Grooming Services *
- Auto Detailing Services *
- Mail & Courier Services *
- Handyman and Pest Control Services *



Smart Home

SMART HOME



SMART HOME GATEWAY WITH IP CAMERA

Connects all smart appliances, allowing you to remotely control them via the Smart Home app on your mobile device. Built-in IP Camera also allows remote monitoring of home.



SMART VOICE ASSISTANT

Handsfree control of your smart home devices. Built-in Smart Voice Assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more.



SMART LIGHTING CONTROL

Schedule the lights to be switched on/off automatically or remotely check if you have forgotten to turn them off.



SMART DIGITAL LOCKSET

Lock and unlock the door via card, pin, key or via mobile app remotely.



SMART AIR-CONDITIONER CONTROL

Turn on the air conditioning remotely and have the home cooled in preparation for your return.



SMART DOOR BELL WITH BUILT-IN CAMERA

See and communicate with your guests via mobile app with push notifications.

SMART COMMUNITY



SMART BOOKING

Check if facilities are available and book them at your convenience. Allows you keyless access too.



SMART PARCEL

Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.



SMART AUDIO VIDEO INTERCOM

Expecting guests? See who has arrived at the Lift Lobby and let them in with a simple tap.



SMART INVITE

Allow your visitors entry to the development with a QR invite that the guards can scan and verify.



Target Audience



The Nostalgic Conservator

A NOSTALGIA INDIVIDUAL WHO IS YEARNING FOR THE PAST, LOVE A HOME WITH SENTIMENTAL CULTURE.

The Practical Individual

OPPORTUNIST WHO SEEK FOR AMENITIES BEYOND LAVISHNESS.

The Millennials

WHO PLACE EMPHASIS ON CURATED CITY LIVING LIFESTYLE. DESIRE AN INTELLIGENT HOME TO LIVE, WORK AND BE ENTERTAINED.

Haus on Handy's USP

Invest Property in Super Convenient Location-Off Orchard Road and Own Part of The **127 year old Heritage Bungalow** at Affordable Quantum!!

- **Reputable Developer CDL** – Sellable Projects, Premium Residential Service
- **The Last Plot of Land in Handy** – Limited Supply
- **Excellent Connectivity** – Door Step to Dhoby Ghaut MRT Interchange (3 Lines) and Main Expressways
- **Excellent Location** – Work Shop Eat Play Study Unwind
- **Excellent Educational Institution** – St Margaret PS, SOTA, LaSalle, NAFTA, SMU, Kindergarten, Private School (MDIS, Kaplan etc.)
- **Historical Parks, Heritages & Museums** – Emily Park, Fort Canning, Istana & Dhoby Green, St Peter & Paul Church, Singapore Art Museum, etc. + 127 Years old Club Haus
- **127 Year old Conservation Bungalow** as Club Haus
- **Unique Landscaping** – Show case Botanical Timeline

Payment Details

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of

United Overseas Bank Limited for Project Account No. 451-311-951-2 of CDL Regulus Pte. Ltd.

Payment made by way of Telegraphic Transfer

Bank : United Overseas Bank Limited

SWIFT code : UOVBSGSG

For account of : CDL Regulus Pte. Ltd.

Account No. : 451-311-951-2

Message : Block, unit number and name of purchase

Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.

Booking Fee By Local Funds Transfer

Booking Fee can be accepted through Local Funds Transfer via internet banking (FAST – Fast and Secure Transfer) for HAUS ON HANDY

Please Note:

Fast transfers have a max limit of \$200,000 per transaction.

Fast is only available for participating banks*.

Project Account for Haus On Handy:

United Overseas Bank Limited for Project Account No. **451-311-951-2** of
CDL Regulus Pte. Ltd.

Include message on the blk, unit no. and name of purchaser and send a screen shot of payment to your agent.