

Developer	Hoi Hup Sunway Sengkang Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 ROC: 201624592R
General Description	PROPOSED EXECUTIVE CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 10 BLOCKS OF 16-STOREY RESIDENTIAL UNITS (TOTAL 628 UNITS) WITH SWIMMING POOL, ANCILLARY FACILITIES AND 2 BASEMENT CARPARKS ON LOT 02924T MK 21 AT ANCHORVALE LANE (SENGKANG PLANNING AREA)
Address	Lot 02924T Mk 21 at Anchorvale Lane
Status	Executive Condominium
Location	District 19
Total No. of Units	628
Site Area	21,014.60 sqm
Plot Ratio	3.29
Gross Floor Area (GFA)	69,332.65 sqm
Tenure of Land	99 years from 5 December 2016
Developer's licence no.	C1236
Lot no.	02924T MK 21
BP approval	A0712-03161-2016-BP01 dated 25 Jan 2018
Legal TOP/Legal Completion	4 September 2020/4 September 2023
Encumbrances on the land	Mortgage in favour of United Overseas Bank Limited
Project Account	United Overseas Bank Limited for Project A/c No. 451-306-216-2 of Hoi Hup Sunway Sengkang Pte Ltd TT details: Beneficiary Bank: UOB Bank UOB SWIFT Code: UOVBSGSG UOB Bank Code: 7375 Beneficiary A/c Name: United Overseas Bank Ltd for Project A/c No. 451-306-216-2 of Hoi Hup Sunway Sengkang Pte Ltd Beneficiary A/c No.: 451-306-216-2

Breakdown of Units	No. of Units	Size Range (subjected to approval)
3 bedroom	484	84 sqm – 108 sqm 904 sqft – 1163 sqft
4 bedroom	112	110 sqm – 119 sqm 1184 sqft – 1281 sqft
5 bedrooms	32	138 sqm – 1485 sqft

Development Features	
No. of Carpark Lots	Basement Carpark - 628 lots with 5 Handicapped lots
No. of Bicycle Lots	106
Open Net Provision	The project is provided with optical fiber infrastructure and unshielded twisted pair cables (Category 6)/RJ45 outlets within Apartments. The Purchaser is responsible to liaise with their preferred telecommunication operators and/or internet service/content providers for service connection and subscription. The Purchaser is liable to pay annual fees, subscription fees and any other such fees to the operator/service provider for their service connection and subscription. (RH to advise)
Refuse disposal system	Centralized Disposal System
Type of window (sliding or casement)	Powder coated aluminium framed casement and/or sliding and/or top-hung and/or fixed glass panel

Selling Points
- Sale of Unit and CPF Housing Grant subjected to Eligibility Conditions
- Different Types of CPF Housing Grants Applicable (if eligible)
- Free Shuttle Bus Service to nearby MRT station for 15 months upon TOP. (Operational timing and drop off MRT station is not finalised at this moment and it is subjected to Developer's discretion.)
- SMART home features with Wireless SMART home system <ul style="list-style-type: none"> a) 1 no. of SMART home centre lite b) 1 no. IP camera c) 1 no. Lighting control and 1 no. Air-con control (to be installed in Living. Dining or any other location specified by the developer) d) 1 no. Zwave module for digital lockset control for all units e) 1 no. Digital Lockset for main entrance
The above features can be controlled remotely via an app. provided the Home owner has subscribed to their own internet services.

- SMART living concept that allows booking of condominium facilities, online payment of maintenance fees, arrange for home cleaning services, parties all via an app.
- Riverfront living next to the tranquil and scenic Sungei Punggol/Punggol Reservoir
- Unique layout with kitchen connected to balconies (promotes a different lifestyle)
- Dry and wet kitchen concept for selected 4 and 5-bedroom unit type
- All units have north-south orientation that maximise natural ventilation and no west sun
- 5 Sensational Zones – Nature Zone, Fitness Zone, Relaxation Zone, Active Zone and Family Zone
- Facilities for all ages and generation (Outdoor Fitness Area, Hydrotherapy pool, ample kid’s facilities)
- Direct access to the park connector via the residents’ side gate
- Ample Bicycle parking lots and bicycle washing bay
- The only new EC launch in 2018
<p>- Connectivity</p> <p>MRT/ LRT Stations</p> <ul style="list-style-type: none"> • Tong Kang LRT (7 mins walk) • Sengkang MRT (2 LRT stops) <p>Bus Interchange</p> <ul style="list-style-type: none"> • Sengkang Bus Interchange (2 LRT stops) <p>Education</p> <ul style="list-style-type: none"> • Nan Chiau Primary School (9 mins walk) • Pei Hwa Secondary School (12 mins walk) • Springdale Primary School (12 mins walk) • Singapore Institute of Technology (Future) (9 mins drive) <p>Preschools</p> <ul style="list-style-type: none"> • Skool4kidz Campus @ Sengkang Riverside Park (Future) (3 mins drive) • Sengkang Methodist Children Centre (3 mins walk) • My First Skool@Anchorvale (4 mins drive) • My First Skool@Fernvale (4 mins drive) <p><i>*Travelling time and distance are estimates only</i></p>

Floor Finishes	
Entrance Foyer, Living, Dining, Hallway, Dry Kitchen, Yard, Utility, PES and Balcony	Porcelain tiles with skirting
Kitchen, Wet Kitchen, Bathroom, WC	Porcelain tiles
Bedroom and Study	Vinyl flooring with skirting

<p>Unit Provision</p> <p>Cooker hood, hob and built-in oven – Elba Air-con – Daikin Shower head and mixer – Grohe Kitchen Sink – Monic Kitchen tap – Grohe Sanitary wares –Duravit (wall hung Water Closet and Wash Basin to Master Bathroom and Common Bathroom only) Overhead Rain Shower (For Type E1-G and E1) – Grohe <i>(Disclaimer: Brand and model subjected to changes)</i></p>
<p>Master Bath (For all unit types except E1-G & E1)</p> <ul style="list-style-type: none"> - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail
<p>Master Bath (For types E1-G & E1)</p> <ul style="list-style-type: none"> - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail - 1 overhead Rain Shower
<p>Bath 2 & Junior Bath* (*where applicable)</p> <ul style="list-style-type: none"> - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail
<p>WC (where applicable)</p> <ul style="list-style-type: none"> - 2 way tap with hand shower set - 1 basin with tap - 1 water closet - 1 mirror - 1 toilet paper holder

FACILITIES	
	Entrance (Basement 1)
A.	Guard House
B.	Entrance Court
C.	Entrance Cascade
D1.	Resident's Side Gates
	Family Zone
E.	Clubhouse
	E1. Function Room
	E2. Male & Female Changing Room
F.	Family Pool
G.	Kid's Pool
H.	Family Pavilion (with BBQ facilities)
J.	Cozy Garden
K.	Garden Deck
L.	Garden Terrace
M.	Media Room
D2.	Resident's Side Gate (Basement 1)
	Active Zone
N1.	Rain Garden
N2.	Rain Garden
N3.	Rain Garden
O.	Activity Lawn
P.	Gourmet Pavilion (with BBQ facilities)
Q.	Kid's Playground
R.	Multi-Purpose Sports Court
	Relaxation Zone
S.	Steam Room
T.	Spa Pavilion
U.	Hydrotherapy Pool
V.	Lawn
W.	Gardener's Pavilion (with BBQ facilities)
X.	Community Garden
N4.	Rain Garden
	Fitness Zone
Y.	Gymnasium
Z.	Aqua Gym
AA.	50m Lap Pool
	Nature Zone
BB.	Viewing Deck
CC.	Park Pavilion (with BBQ facilities) (Basement 1)
DD.	Outdoor Fitness Area (Basement 1)
EE.	The Den (Basement 1)
EE1	Community Function Room (Basement 1)
EE2	Kid's Party Room (Basement 1)
FF	Bicycle Washing Bay (Basement 1)
D3	Resident's Side Gate (Basement 1)

Other Facilities	
1.	Bicycle Parking Area (Basement 1)
2.	Electrical Substation (Basement 1)
3.	Generator Set
4.	Main Distribution Frame Room (Basement 1)
5.	Managing Agent Office (Basement 1)
6.	Bin Centre (Basement 1)

Unit Type	Bedroom Type	Share Value	Estimated Maintenance Fund
C1 – C3 (inclusive of Ground floor)	3-Bedrooms	6	\$330
C4 – C5, D1 – D3, E1 (inclusive of Ground floor)	3-Bedrooms, 4-Bedrooms and 5-Bedrooms	7	\$385

Consultants	
Architect	Consortium 168 Architects Pte Ltd
Main Contractor	Straits Construction Singapore Pte Ltd
Structural Engineer	Ronnie & Koh Consultants Pte Ltd
M&E Consultants	Rankine & Hill (S) Pte Ltd
Landscape Architect	Tinderbox Pte Ltd
Project Interior Designer	Expression Galleries Pte Ltd
Showflat Interior Designer	2 nd Edition Pte Ltd
Marketing Agency	ERA, Huttons & Propnex
Solicitor	Rajah & Tann

Contact Details	
Sales Gallery Opens	Opens 1 April (Sunday)
E-application period	1 April (1.30pm only on opening day) – 11 April 18
Mode of sale	Walk in Selection
Sales Gallery Location	At the junction of SengKang East Ave and Anchorvale lane
Booking day	14 April 18 (Sat)
Tel no.	6513 0020
Website Address	http://www.rivercoveresidences.com.sg/
Email Enquiry	enquiry@hoihupsunway.com
Opening Hours	11am – 7pm