



PASIR RIS

One



One

PASIR RIS

Pasir Ris One is exclusively the only Design, Build and Sell Scheme (DBSS) development in its precinct. Created to allure the most discerning of tastes of the east, this development peaks at being the location, design and value of the astute investor.



PASIR RIS One



1km

Within 1km drive to TPE



1min

1 min walk to Pasir Ris MRT



1min

1 min brisk walk to Pasir Ris Bus Interchange



1min

1 min cycle to Park Connector Network



1

1 and only University in the East (Singapore University of Technology and Design)



1min

1 min drive to Hai Sing Catholic School



1min

Within 1km drive to TPE



1

1 MRT Station to Tampines Shopping Malls



1min

1 min walk to future Pasir Ris Hawker Centre



1min

1 min walk to Pasir Ris Town Park



1min

Within 1 min cycle to Pasir Ris Sports and Recreation Centre



1min

Within 1 min drive to Downtown East

* All durations are based on estimation.

THE **One**
PLACE TO BE

Luxuriate in the ease of public transport, lush green parks, established schools, markets, library and family entertainment centres. The TPE also serves as a fast conduit for residents who drive. Revel in these comforts of convenience where all amenities are a 'one-stop shop' at your doorstep!

EW1 Pasir Ris





THE **One**
EXPERIENCE TO ENJOY



Artist's impression



Pasir Ris One is the essential relaxationg, revitalizing and suburban setting for a contemporary lifestyle. With its sharp focus on impeccable layouts and design, indulge your senses and relish its pampering pleasures. With its sharp focus on impeccable layouts and design, you'll relish the joys of the fishing ponds and picturesque sunrise.[LAYOUTS AND FISHING ARE NOT RELATED] Surround yourself with the cosy comforts of home all within your reach. Discover welcoming surroundings coupled with family-friendly fun and heighten your quality of living to one of distinctive vibrance.

The solid foundation gives your family and loved ones the ideal platform to blossom. Housing 3, 4, and 5- room types offers you the landscape and foliage of the modernist who enjoys chic and cool within the luxury of space in urban living. Glorious sunlight brings in natural light, and provides generous views of the surrounding beauty that accentuates the interior splendour.





THE **One**
HOME TO CHERISH

Designer-quality finishes and fittings with meticulous detailing make it an ideal place for quality family time. All units are created with the artistry of spacious balconies that open out to lush exterior. The stylish look and feel of the interior defines the individual who appreciates finesse and elegance. Built-in wardrobes for the fashionista and wide open spaces for the party socialite, open the door to a perfect home setting.





With stylish spaces that reflect your taste and lifestyle, moving in will be a breeze. For the design-conscious, let the tranquil and sophisticated interiors charm and delight with its intimate spaces.



A kitchen that combines elegance, functionality and design completes a home.

Blending quality countertops and high end flooring with top-of-the-range materials complements the stylish features of the built-in cabinets, cooker hood and hob, classic oven and more. What more can a proud owner ask for as the aroma of cuisines fills the air with warmth and love as family and friends gather to bond over that special meal.



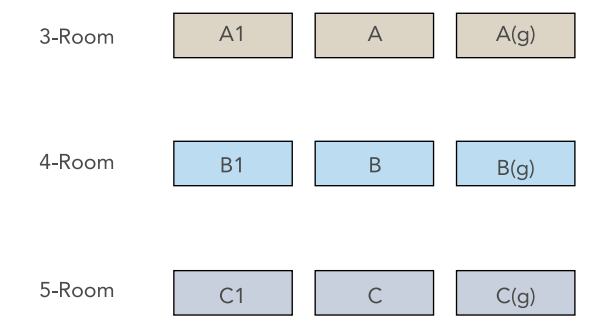
- A** Main Entrance
- B** Drop Off Point
- C** Covered Linkways
- D** Precinct Pavilion
- E** Children's Playground
- F** Adult Fitness Stations
- G** Elderly Wellness Stations
- H** Shelters
- I** Community Plaza
- J** Roof Terrace
- K** Multi-Storey Car Park
- L** Existing Bus Stop

Blk		BLOCK 530A									
Flr	Unit	350	352	354	356	358	360	362	364	366	368
14											
13		A1	A1	B1	C1	C1	B1	B1	B1	B1	B1
12		A	A	B	C	C	B	B	B	B	B
11		A	A	B	C	C	B	B	B	B	B
10		A	A	B	C	C	B	B	B	B	B
9		A	A	B	C	C	B	B	B	B	B
8		A	A	B	C	C	B	B	B	B	B
7		A	A	B	C	C	B	B	B	B	B
6		A	A	B	C	C	B	B	B	B	B
5		A	A	B	C	C	B	B	B	B	B
4		A	A	B	C	C	B	B	B	B	B
3		A	A	B	C	C	B	B	B	B	B
2		A	A	B	C	C	B	B	B	B	B
1			A(g)	B(g)	C(g)	C(g)	B(g)	B(g)	B(g)		

Blk		BLOCK 530B					
Flr	Unit	370	372	374	376	378	380
14				B1	C1	A1	A1
13		B1	B1	B	C	A	A
12		B	B	B	C	A	A
11		B	B	B	C	A	A
10		B	B	B	C	A	A
9		B	B	B	C	A	A
8		B	B	B	C	A	A
7		B	B	B	C	A	A
6		B	B	B	C	A	A
5		B	B	B	C	A	A
4		B	B	B	C	A	A
3		B	B	B	C	A	A
2		B	B	B	C	A	A
1				B(g)	C(g)	A(g)	

Blk		BLOCK 530D							
Flr	Unit	404	406	408	410	412	414	416	418
14						C1	C1	C1	B1
13		B	B	A	A	C	C	C	B
12		B	B	A	A	C	C	C	B
11		B	B	A	A	C	C	C	B
10		B	B	A	A	C	C	C	B
9		B	B	A	A	C	C	C	B
8		B	B	A	A	C	C	C	B
7		B	B	A	A	C	C	C	B
6		B	B	A	A	C	C	C	B
5		B	B	A	A	C	C	C	B
4		B	B	A	A	C	C	C	B
3		B	B	A	A	C	C	C	B
2		B	B	A	A	C	C	C	B
1				A(g)		C(g)	C(g)	C(g)	B(g)

Blk		BLOCK 530C										
Flr	Unit	396	398	400	402	382	384	386	388	390	392	394
14												
13		B1	C1	B1	B1	B1	A1	A1	C1	B1	B1	B1
12		B	C	B	B	B	A	A	C	B	B	B
11		B	C	B	B	B	A	A	C	B	B	B
10		B	C	B	B	B	A	A	C	B	B	B
9		B	C	B	B	B	A	A	C	B	B	B
8		B	C	B	B	B	A	A	C	B	B	B
7		B	C	B	B	B	A	A	C	B	B	B
6		B	C	B	B	B	A	A	C	B	B	B
5		B	C	B	B	B	A	A	C	B	B	B
4		B	C	B	B	B	A	A	C	B	B	B
3		B	C	B	B	B	A	A	C	B	B	B
2		B	C	B	B	B	A	A	C	B	B	B
1		CHILD CARE					A(g)	A(g)	C(g)	B(g)		

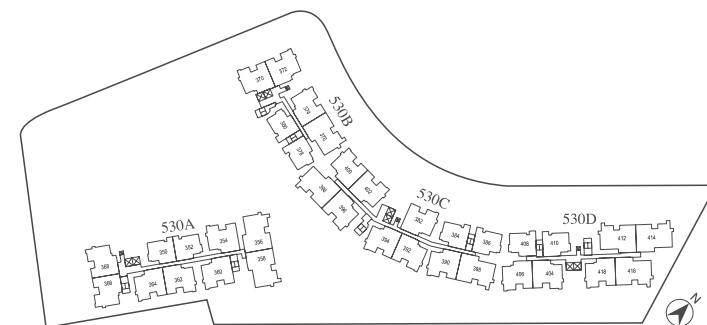
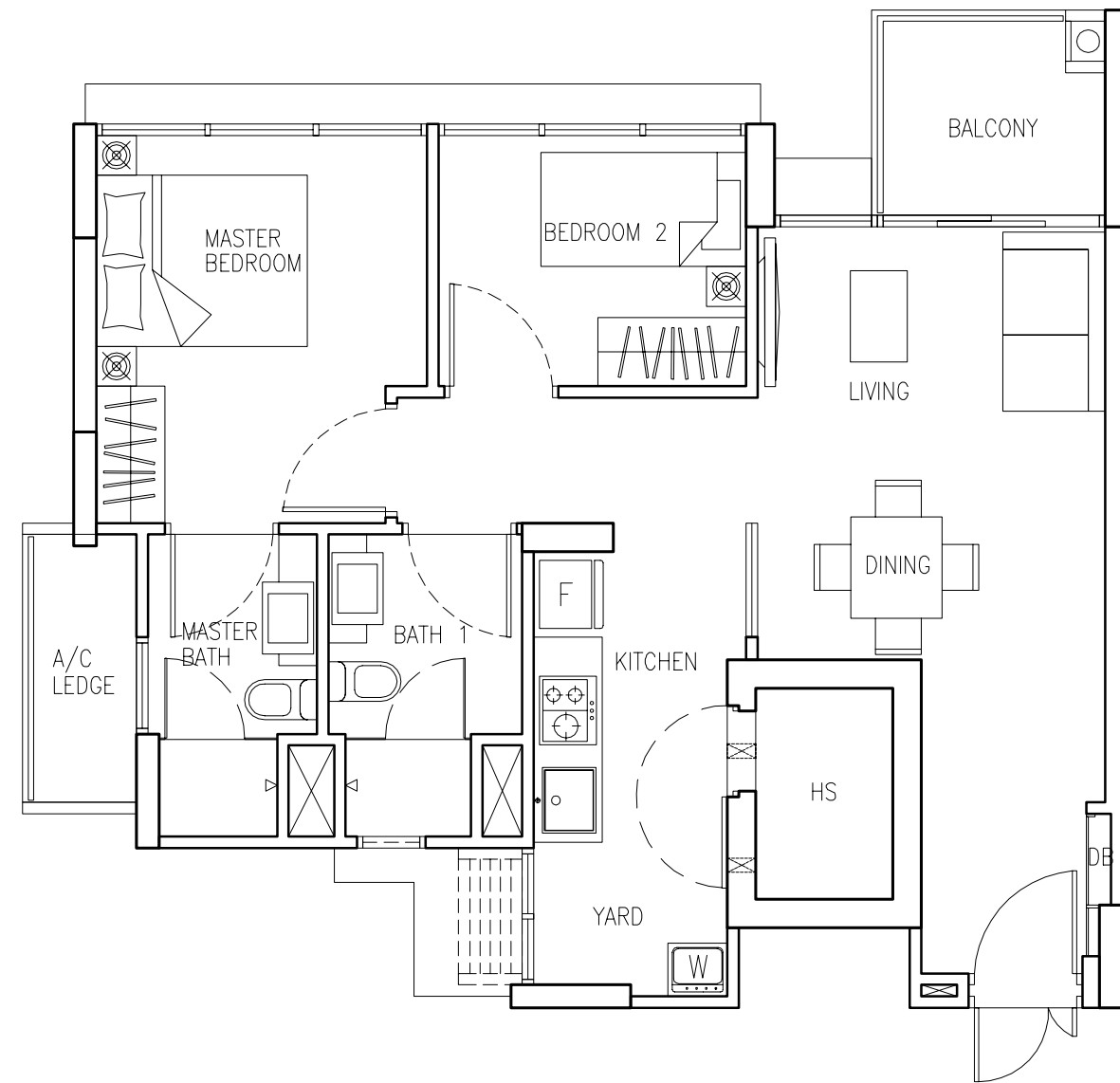


A1, B1, C1 Open To Sky Balcony
A(g), B(g), C(g) Security Grills Provided At Balcony



TYPE A (3-ROOM)

Area 65 sqm / 700 sqft
(Inclusive of Balcony and Air-con Ledge)

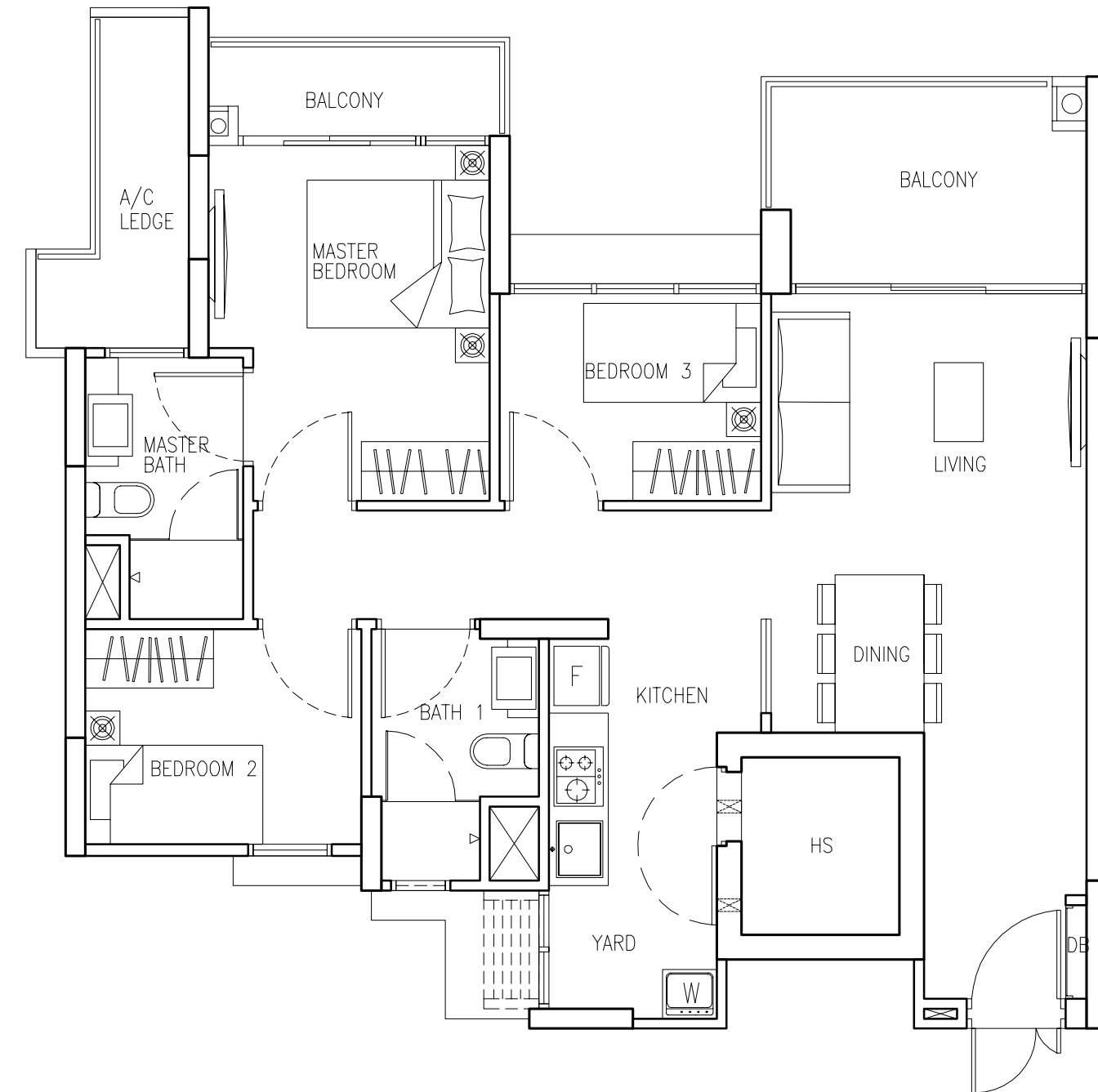


All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

"Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any requests from purchasers to purchase the unused or unoccupied open spaces".

TYPE B (4-ROOM)

Area 86 sqm / 926 sqft
(Inclusive of Balcony and Air-con Ledge)

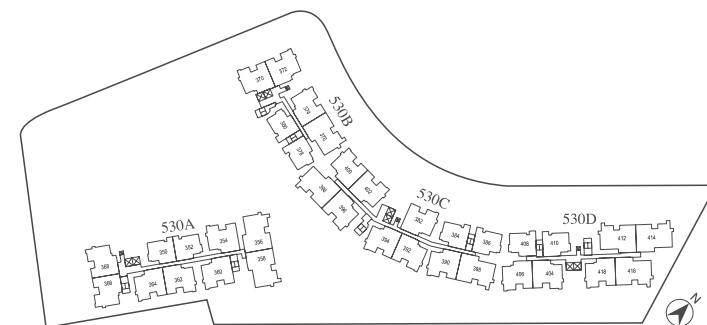
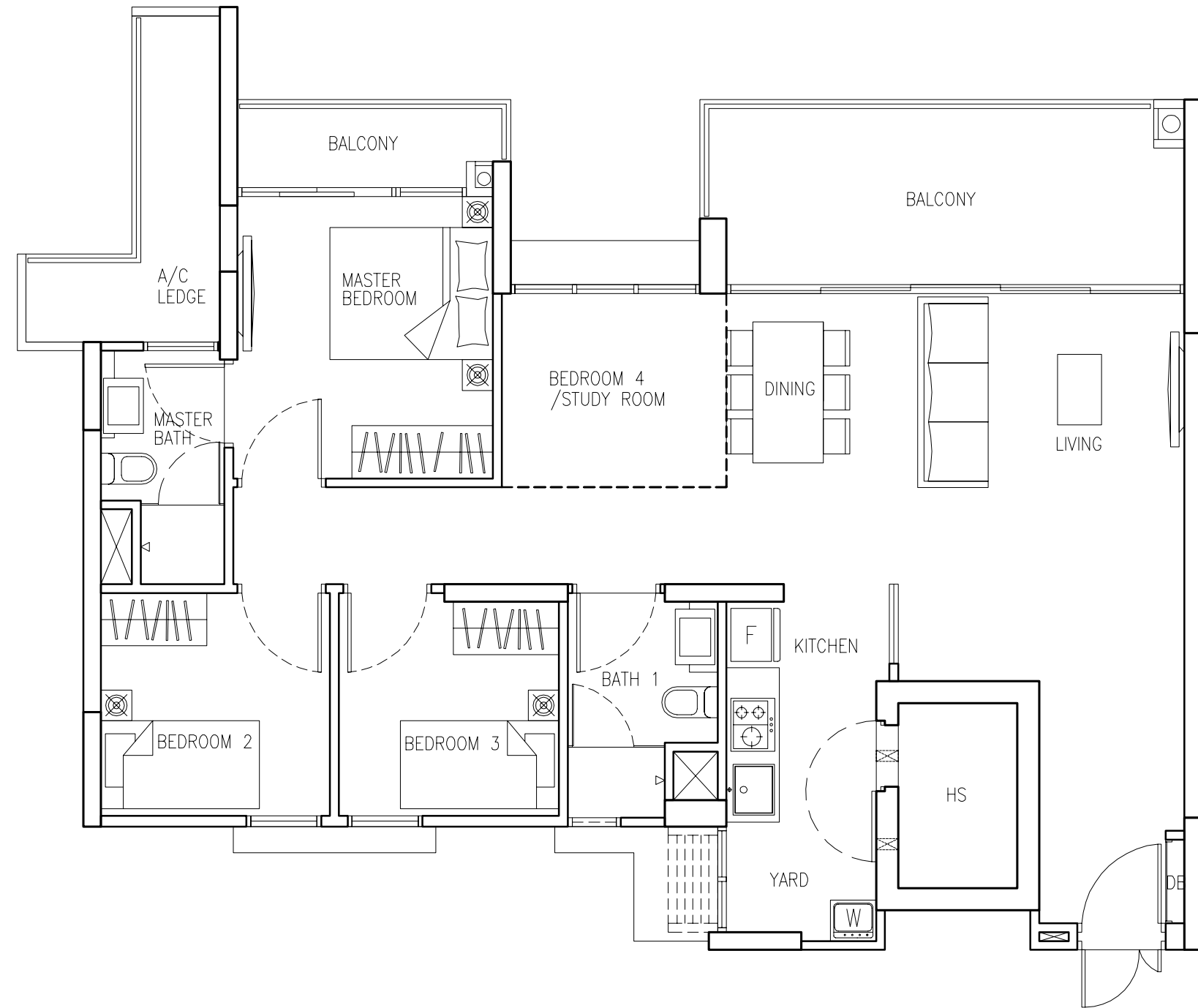


All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

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TYPE C (5-ROOM)

Area 105 sqm / 1130 sqft
(Inclusive of Balcony and Air-con Ledge)



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

"Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any requests from purchasers to purchase the unused or unoccupied open spaces".

SPECIFICATIONS

1. **FOUNDATION**
Piled foundation and/or other approved foundation system
2. **SUPERSTRUCTURE**
Reinforced concrete structural framework
3. **WALLS**

3.1	External Wall	:	Masonry wall and/or reinforced concrete wall and/or precast reinforced concrete wall
3.2	Internal Wall	:	Masonry wall and/or concrete block and/or precast concrete wall
4. **ROOF**
Reinforced concrete roof with appropriate roofing system.
5. **CEILING**

5.1	For Apartment		
i.	Living, Dining, Hallway to Bedrooms, Bedrooms, Bathrooms, Kitchen, Household Shelter, Yard and Balcony	:	Cement skim coat and/or ceiling board and/or box up to designated area with paint finish
6. **FINISHES**

6.1	Wall (For Apartment)		
i.	Living, Dining, Hallway to Bedrooms, Bedrooms, Household Shelter, Yard and Balcony	:	Cement and sand plaster and/or cement skim coat with paint finish to exposed surfaces only
ii.	Bathrooms, Kitchen	:	Homogeneous and/or porcelain and/or ceramic tiles to exposed surfaces only
6.2	Floor (For Apartment)		
i.	Living, Dining, Hallway to Bedrooms, Household Shelter, Yard and Balcony	:	Homogeneous and/or porcelain and/or ceramic tiles with skirting
ii.	Bedrooms	:	Laminated flooring with skirting
iii.	Bathrooms, Kitchen	:	Homogeneous and/or porcelain and/or ceramic tiles
7. **WINDOWS**
Powder-coated aluminium framed windows with glazing.
8. **DOORS**

8.1	Main Entrance	:	Approved fire rated timber door and metal gate
8.2	Bedrooms, Bathrooms	:	Hollow core timber door
8.3	Balcony	:	Powder coated aluminium framed glass door
8.4	Household shelter	:	Metal door as approved by relevant Authority
9. **IRONMONGERY**
Selected quality locksets
10. **SANITARY FITTINGS**

10.1	Master Bath		
	• 1 glass shower compartment complete with shower mixer and hand shower set		
	• 1 wash basin with vanity top and mixer tap		
	• 1 water closet		
	• 1 toilet paper holder		
	• 1 mirror		
10.2	Bath		
	• 1 glass shower compartment complete with shower mixer and hand shower set		
	• 1 wash basin with mixer tap		
	• 1 water closet		
	• 1 toilet paper holder		
	• 1 mirror		
11. **ELECTRICAL INSTALLATION**

11.1	Refer to Electrical schedule for details.
11.2	Electrical/telephone wiring is concealed in conduits wherever possible except above false ceiling/DB closet.
12. **TELEVISION**

12.1	All TV points are cable ready.
12.2	Refer to Electrical schedule for details.
13. **LIGHTNING PROTECTION**

13.1	Lightning Protection shall be provided in accordance with Singapore Standard SS555:2010
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14. **PAINTING**

14.1	External Wall	:	Emulsion paint finish
14.2	Internal Wall	:	Emulsion paint finish

APPLICATION PROCEDURES



15. HOUSEHOLD SHELTER

The Household shelter is designated for use as a civil defence shelter. The walls, ceiling, floor and door of the Household shelter shall not be hacked, drilled, altered or removed.

16. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchen (where applicable), Yards (where applicable) and Balcony (where applicable).

17. DRIVEWAY AND CARPARK

17.1	Surface driveway	:	Interlocking blocks and/or premix
17.2	Multi-storey carpark	:	Reinforced concrete slab with hardener

18. RECREATION FACILITIES

•	Drop-Off Pavilions	•	Seating Areas
•	Precinct Pavilion	•	Pebble Walk
•	Children's Playground	•	Reflexology Path
•	Adult and Elderly Fitness Station	•	Barbeque pits

19. ADDITIONAL ITEMS

19.1	Built-in Wardrobes	:	To all Bedrooms
19.2	Kitchen Cabinets/Appliances	:	Kitchen cabinets with solid surface counter top complete with kitchen sink and tap, cooker hood, gas hob and oven.
19.3	Air-Conditioning System	:	Single/Multi-split wall mounted fan coil unit air-conditioning system to Living/Dining, Future Study Room (if applicable) and Bedrooms
19.4	Clothes Drying Rack and Bib tap	:	At Yard
19.5	Gas Water Heater	:	Hot water provision to all Bathrooms
19.6	Gas Supply	:	Town gas supply to Kitchen cooker hob and water heater

20. LIFT SPECIFICATIONS

20.1	Type of Lift	:	13 person or 885kg with glass panels
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ELECTRICAL SCHEDULE

Type	3R	4R	5R
Lighting Point	12	15	17
13A Switch Socket Outlet	18	25	27
Telephone Point	4	5	6
Television Point	4	5	6
Bell Point (DC)	1	1	1
Cooker Hood Point	1	1	1
Cooker Hob Point	1	1	1
Oven Point	1	1	1
Data Point (RJ45 Outlet)	2	2	2
Air-con Isolator	1	2	2

Notes:

- Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor.
- Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- Layout/location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- The brand and model of all the equipment and appliances shall be provided subject to availability.
- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system.
- Air-Conditioning Fan Coil Units (indoor units) installed at show flats is for viewers' comfort. Provision of Fan Coil Units at actual units are serving living room/dining room and bedrooms.
- Where warranties are given by the manufacturers, and/or contractors, and/or suppliers, of any equipment, and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and such relevant entities/authorities for internet services to his Unit and to make all necessary payments to the Internet Service Provider and the relevant entities/authorities. This shall include all costs/fees incurred for any additional hard wiring required.
- Balcony which is open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony constitute additional gross floor area (GFA) which requires the necessary planning permission from the relevant authority.
- Gondola supports/brackets may be provided at the external wall, air-con ledge, and balcony of some of the Units for the installation of gondolas. The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor in relation to the matters mentioned above for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building facade of the Housing Project.

• Developer: xxxx Development (ROC: 2xxxxx) • Developer Licence No.: xxxx • Tenure of Land: 99 • Location: MK25 on Lots 01768T, 01769A, 01770P, 01771T, 01772A, 01773K, 01774N at xxxxx • Building Plan No.: A1404-00300-2010-BP01 dated 24 May 2010 • Expected Date of TOP: Dec 2014 • Expected Date of Legal Completion: Dec 2017

1. Submission of E-Application Form

- All applicants are strongly advised to read through the Application Procedures, Terms & Conditions and Frequently Asked Questions & Answers booklet **before** you make an application for purchase of a Pasir Ris One DBSS flat. Kindly note that the Terms and Conditions will be binding on you.
- To apply, please log on to our website **www.pasirrisone.com** and submit your completed E-Application form online. You may also visit our showflat at Pasir Ris Drive 1 to E-Apply. Our friendly personnel will be present to assist in the E-submission.
- Application is to be made via online only.** Hard copies will not be accepted.
- Mode of sale of DBSS flats is via Computerised Balloting.
- Applicants to indicate choice of HDB Loan, Bank Loan or No Loan.
- At the end of your E-Application, please print/save a copy of the "Acknowledgement Page". You are required to bring along this Acknowledgment Page for entry to the showflat to check price list at a later date.
- Date of E-Application will be from **27 April 2012 - 2 May 2012.**
- Please note that no amendment is allowed to be made to the E-Application form after submission.**
- Priority Schemes:**
 - Married Child Priority Scheme (MCPS) and Third Child Priority (TCPS) are available for application where applicable. If you think you fall under MCPS, you may use the "Check 2 km Distance" online tool from our website or check with our sales representative at our showflat.

Note: In the event that you do not qualify for MCPS after detailed screening at the point of booking, the developer reserves the right to disqualify your queue position.

2. Shortlisting of Applicants

Computerised Ballot will be conducted to shortlist applicants for selection of flat. Ballot results will be released on **23 May 2012.** Please note that we will not be sending you any letter of notification of your ballot result. Applicants are required to check the ballot result via the Internet at **www.pasirrisone.com** under "Check Results of Ballot"

3. Price List

Price List will be available for viewing at the showflat on **25 May 2012** onwards. Please note that access to the showflat to check detailed price list is limited to applicants who have done E-Application only. You are required to bring along a copy of "Acknowledgement Page" provided at the end of your E-Application for entry to the showflat to check detailed price list. Price list will also be available for viewing throughout the booking period.

4. Selection of Flat

- From **27 May 2012** onwards, invited applicants are to turn up for the flat selection at the Scheduled Appointment Time punctually. We seek your understanding that your selection and booking exercise may take approximately 4-hours.
- The Developer reserves the right to reject the application's queue number if he/she is late for the appointment.
- The Developer reserves the right to decide on the queue priority during selection of flat.
- Invited applicants are required to bring along all relevant documents (original & 1 set in duplicate) for verification and eligibility assessment for their purchases application.
- Please note that the selection of flats will be subject to flat availability and HDB's Ethnic Integration Policy.
- At the point of selection, the developer has the right to reject the application if:
 - The application is incomplete;
 - Applicants fail to produce relevant documentations within stipulated time frame;
 - Applicants are found to have made false declarations; or
 - Documentation shows that applicants are not eligible for the purchase.

5. Option Fee

- Upon selection of a Pasir Ris One DBSS Flat, the applicant is required to pay a Booking fee equivalent to 5% of the purchase price by way of Cash/Cashier's Order/Cheque in favour of "UOB LTD FOR SINGXPRESS KAYLIM PTE LTD - PROJECT A/C NO.: 4503050204" in exchange for an Option to Purchase. This amount will be used to offset against the purchase price. No change of unit will be allowed after booking is completed.
- The developer will cancel the booking if the applicant fails to pay the Booking Fee at the point of booking.
- The applicant and all persons listed in the Pasir Ris One DBSS flat application form shall be required to sign all forms and any documents ("the document") as may be required by the Developer/HDB in order to determine their eligibility to purchase a DBSS Flat.
- Detailed eligibility checks on the applicants and all persons listed in the application form will be conducted subsequently by developer. All decisions made by the Developer shall be final and conclusive.
- Applicants need to appoint a solicitor to act on their behalf for the purchase of Pasir Ris One DBSS flat. Applicants who are taking HDB loan may engage private solicitors or HDB to act on their behalf.

6. Mortgage Loan & HDB Loan Eligibility (HLE) Letter

- Applicants are advised to check on their loan eligibility before proceeding with the booking.
- Applicants can obtain financing for the purchase from HDB or any other licensed financial institutions licensed by the Monetary Authority of Singapore (MAS). In the event that applicants are eligible to buy a DBSS flat, but have decided to terminate the flat purchase due to financing problem, the developer will impose forfeiture upon cancellation in accordance with the provisions of the Option to Purchase / Sale & Purchase Agreement.
- Eligibility for Mortgage Loan, regardless of loan from HDB or banks or any other licensed financial institutions does not form the eligibility criteria for the purchase of a DBSS flat and subject to eligibility conditions.
- Please note that the lending limit for individuals will vary in accordance with the lending requirements of HDB or banks or any other licensed financial institutions and subject to eligibility conditions.
- Applicants taking an HDB Loan are encouraged to apply for the HDB Loan Eligibility (HLE) letter early. Applicants must have a valid HDB Loan Eligibility (HLE) letter before signing the Sale & Purchase Agreement. For more information, please visit HDB InfoWEB at **www.hdb.gov.sg/hle**
- Applicants who are not eligible for an HDB loan will have to take a mortgage loan from banks or financial institutions licensed by the Monetary Authority of Singapore (MAS).
- Applicants who have taken a mortgage loan from banks or financial institutions licensed by the Monetary Authority of Singapore (MAS) must submit a copy of their Letter of Offer with acceptance to the developer before they sign the Sale & Purchase Agreement.

7. Signing Sale & Purchase Agreement

- Applicants who booked a flat is required to pay the next 15% of the Purchase Price within 9 weeks from the date of Option to Purchase or on signing of the Sale & Purchase Agreement, whichever is the later.
- Applicants can pay the balance down payment by CPF Housing Grant, cash, CPF Monies, and/or housing loan from HDB or banks or licensed financial institutions. Applicants/Co-applicants who are eligible for the CPF Housing Grant and who wish to request for the grant must submit the Application Form for CPF Housing Grant to the Developer at the point of booking of the Pasir Ris One DBSS flat. Any delay in submission will result in insufficient time to process the CPF Housing Grant application for the balance 15% down payment.

8. Progress Payment Model

- Subsequent payment for Pasir Ris One DBSS flat will be made based on Progress Payment Model, as and when the developer completes the different stages of construction.
- For applicants who are servicing an existing loan for their current HDB flat, they must ensure that they are able to secure a second loan for the purchase. Due to progress payment model, applicants will have to service 2 housing loans concurrently if they are currently servicing the housing loan for their current flat.

9. Forfeiture

- The developer reserves the right to reject/cancel applications and bookings if the applicants are deemed ineligible or become ineligible after detailed screenings.
- If the applicants decide to cancel the booking after Option to Purchase has been issued or any false declaration rendering the applicant to become ineligible after detailed eligibility screening, the developer will forfeit 25% of the Booking Fee if the Sale & Purchase Agreement has not been signed or 20% of the Purchase Price if the Sale & Purchase Agreement has been signed.

10. Taking Possession

- Applicants must maintain their eligibility conditions throughout their ownership period. Applicants will not be able to collect their keys if they are unable to fulfill the eligibility conditions or have become ineligible.
- Applicants buying under Fiancé/Fiancée Scheme are required to produce their Marriage Certificate within 3 months from the date of taking possession of the flat.
- For applicants who have received the CPF Housing Grant, they will be required to produce their Marriage Certificate for inspection by the developer before taking possession of their flat.
- If the applicant or essential occupiers listed in the application are existing owners of a HDB flat, they are required to sell/transfer ownership of the existing HDB flat within 6 months from the date of taking possession of the new DBSS flat.

*** Note: Please retain a copy of the Sales Brochure with Floor Plans for selection of Units.**

Notes:

Eligibility Conditions

Similar Eligibility Conditions for buying new HDB flats apply. If you are not eligible to purchase a new HDB flat under HDB Eligibility Conditions, you are not eligible to purchase the DBSS flats as well.

Basic Eligibility Conditions:

- Family Nucleus
- At least 21 years of age
- At least 1 Singapore Citizen and 1 Singapore Permanent Resident
- Monthly Household Income less than or equal to S\$10,000.

Please visit HDB InfoWEB at www.hdb.gov.sg for full details.

The information provided by you in the Application Form and/or any forms are deemed to be true and correct. Detailed eligibility checks on the applicant and all persons listed in the application form will be conducted subsequently.

All decisions made by the developer shall be final and conclusive.

CPF Housing Grants

Applicants may apply for the following CPF Housing Grant where applicable:

1. CPF Housing Grant for Family: \$20,000/\$30,000
2. CPF Housing Grant for Family (Living Near Parents / Married Child): \$30,000/\$40,000
3. Additional CPF Housing Grant: \$5,000 - \$40,000
4. CPF Housing Grant for Singles: \$11,000
5. CPF Housing Grant for Singles (Living with Parents): \$20,000
6. Half-Housing Grant: \$15,000/\$20,000
7. CPF Housing Top-Up Grant (where applicable)

Eligibility and Terms & Conditions apply to the various CPF Housing Grants. Applicants who are eligible for the CPF Housing Grant and who wish to request for the grant must submit the Application Form for the CPF Housing Grants with supporting documents to the developer at the point of booking of the DBSS flat.



SingXpress Land Ltd
(Singapore listed)



Aizuya (Japan)



SingXpress Mansions



The Hamilton (Japan)



Pasir Ris One



Hotel Plaza Miyazaki (Japan)



Charlton Residences

“We envision projects and ventures with excellence in mind. We look at every area of our business with the right perspective that enables us to create designs we can execute to optimum quality, distinction and value.”

– SingXpress Land Limited.

SingXpress, an SGX-Catalist listed company, made its grand entrance into the Singapore property market in 2010. With the experience and strong financial backing from SingXpress' parent company, Hong Kong based and listed Xpress Group Limited, we will continue to leverage on opportunities in Singapore's dynamic property market. Xpress Group, established in 1965, has a track record of completing 67 residential, commercial and industrial projects.

SingXpress and Xpress Group collectively have over 4 decades of history in property development, management and investments throughout Asia, Japan and North America all of which lends sturdy support to SingXpress in its projects and in its business direction.



Kay Lim Holdings Pte Ltd



Teban Gardens



Punggol East



Treelodge @ Punggol



Seng Kang

Kay Lim Holdings Pte Ltd, through its related construction company, Kay Lim Construction & Trading Pte Ltd, has since 1989, been recognized for its commitment to green building and outstanding project management. Our company has been conferred numerous prestigious awards for construction efficiency, quality, professionalism, innovation and for our demonstrated commitment towards sustainable environmental protection when undertaking HDB building projects. We take pride in maintaining an excellent safety track record and in inculcating a strong safety culture among our team of builders. Over the years, Kay Lim Construction and Trading Pte Ltd has attained a positive image and is trusted in our ability to deliver the promise of quality work to our clients.

Award-winning developments such as the Victoria School and Hostel (Best Buildable Design Award 2004) and Treelodge@Punggol (FuturArc Green Leadership Award 2011 & HDB Construction Award 2011) underscore Kay Lim Construction and Trading Pte Ltd's commitment towards achieving excellence and providing complete customer satisfaction.