

FACT SHEET

Key summary



Project Theme	:	Jewel of the East , inspired by nature.
Developer	:	FCL Estates Pte Ltd (Co. Reg. No. 200000525K)
Location	:	460 Siglap Road, Singapore 455939 462 Siglap Road, Singapore 455490 464 Siglap Road, Singapore 455941 466 Siglap Road, Singapore 455942 468 Siglap Road, Singapore 455943 470 Siglap Road, Singapore 454943 472 Siglap Road, Singapore 454944 474 Siglap Road, Singapore 454945 (Management office) 476 Siglap Road, Singapore 454946 478 Siglap Road, Singapore 454852 480 Siglap Road, Singapore 454855
Tenure	:	Estate in Fee Simple (Freehold)
Expected T.O.P.	:	30 April 2015
Expected Legal Completion	:	30 April 2018
Building Plan Approval No.	:	A1365-02283-2007-BP01 dated 4 May 2010
Developer's Licence	:	C0613
Project Account No.	:	"OCBC BANK FOR PROJECT ACCOUNT NO. 591-006416-001 OF FCL ESTATES PTE LTD"
No. of Blocks/ Storeys	:	6 blocks of 5 storeys with attic and 4 blocks of 3 storeys
Total No. of Units	:	393 units
Site Area	:	Approx 31161.1 sq m or 335,418 sq ft
Site Coverage	:	35.53 % (11,071.84 sq m / 119,176.29sq ft)
Plot Ratio	:	1.4
Car Park Capacity	:	393 (Min) basement car park lots incl. Approx of 4 handicap lots (2 basements level for carpark)
Unit Types/ Maintenance Fees:	:	\$38 per share (estimated)



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Type		Typical Unit Size (sq ft) excl. PES	Unit Mix	%	Estimated Share Value
A1	1BR+Study	517-678	41	10.5%	5-6
B1/B1a/B2/B3/B4	2BR	829-1087	65	17%	6-7
BS1/BS1a/BS1b	2BR+Study	958-1195	24	6%	6-7
BL1	2BR LOFT	990	4	1%	6
C1/C1a/C1b/C1c/C2/C3/C4/C5/C5a/C6/C6a/C7	3BR	990-1593	126	32%	6-7
D1/D2/D3	Dual Key	786-1518	36	9%	6-7
E1/E1a/E2	4BR	1593-1927	48	12%	7-8
PH1, PH2, PH3, PH4, PH5, PH6, PH6a, PH7, PH8, PH9, PH10, PH11, PH12	Roof Terrace Penthouse	1647-3111	21	5%	8-10
PH13, PH13a, PH14, PH14a, PH15, PH16, PH16a, PH17	Duplex Penthouse	2067-2680	26	7%	8-9
PH18	Single Level Penthouse	2960	2	0.5%	10
			393	100%	

Payment Scheme : Progressive/ Normal Payment Scheme
(NO IAS tie-up with banks)

Architect : SAA Architects Pte Ltd

Concept Architect : MMA Miyake Masaki Associates

Main Contractor : To be confirmed

Structural Engineer : DE Consultants (S) Pte Ltd

M & E : Belmacs Pte Ltd

Quantity Surveyor : Davis Langdon & Seah

Landscape Consultant : DLQ Design Pte Ltd

Showflat Building Contractor : Furmat Construction Pte Ltd

Project Interior Design (ID) : The ID Dept Pte Ltd

Conveyance Solicitor : Allen & Gledhill LLP

Showflat Type(s) : 3BR – Type C1.
4BR – Type E1



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Facilities

:

- a) Skybridge with glass lift
- b) The Rainforest comprising of
 - i. 11m cascading water wall
 - ii. biological pond
 - iii. lounge gazebos
- c) 50m lap pool
- d) The spa sanctuary
- e) Children's Splash Pool
- f) Entertainment alfresco dining pavilions & Spa Alcove
- g) Function Room with
 - Games Room
 - Karaoke
- h) Fitness Agora comprising of
 - Gymnasium
 - Changing facilities with steambath
- i) BBQ Patio (i.e. BBQ Area)
- j) Dining patio
- k) Sunbathing Deck
- l) Children's play zone
- m) Fitness terrace with outdoor gym
- n) Fragrant trail
- o) Butterfly trail
- p) Fern trail
- q) Hammock court
- r) Yoga & Tai Chi court
- s) Meditation Garden
- t) Zen Garden
- u) Fitness station
- v) Tennis court
- w) Jogging trail

Amenities: -

SHOPPING/ ENTERTAINMENT/ BANKING/ MEDICAL FACILITY			
Shopping Centres (Km) :	Banks (ATM) (Km) :	Medical Facility (Km):	Supermarkets /Food Centre (Km) :
SIGLAP CENTRE (0.95)	POSBANK ATM (57 MARINE TERRACE) (6.09)	HO DENTAL SURGERY (0.36)	CHEERS (57 MARINE TERRACE) (0.36)
MARINE COVE(0.96)	UNITED OVERSEAS BANK (UOB) ATM (59 MARINE TERRACE) (6.17)	FAITH FAMILY CLINIC (MARINE TERRACE) (0.36)	MARINE PARADE MARKET AND FOOD CENTRE (50A MAINE TERRACE) (0.39)
KEMBANGAN PLAZA(1.54)	OVERSEA-CHINESE BANKING CORPORATION (OCBC) ATM (59 MARINE TERRACE) (6.17)	PETER'S BABY & CHILD CLINIC (0.44)	COLD STORAGE (SIGLAP CENTRE) (0.95)
ROXY SQUARE(1.57)	POSBANK ATM (59 MARINE TERRACE) (6.17)	PAEAN NURSING HOME PRIVATE LIMITED (0.85)	NTUC FAIRPRICE (934 EAST COAST ROAD) (1.15)
KATONG PLAZA (1.62)	OVERSEA-CHINESE BANKING CORPORATION (OCBC) ATM (705 EAST COAST ROAD) (6.58)	RAFFLES MEDICAL (SIGLAP CENTRE) (0.95)	NTUC FAIRPRICE (6 MARINE PARADE CENTRAL) (1.41)
PARKWAY PARADE (1.62)	MAYBANK ATM (FRANKEL ESTATE) (6.59)	PARKWAY EAST HOSPITAL (1.26)	MARINE PARADE MARKET AND FOOD CENTRE (84 MARINE PARADE CENTRAL) (1.42)
PARAMOUNT (1.72)	DBS BANK ATM (55 SIGLAP ROAD) (6.67)	EAST COAST SPECIALIST POLYCLINIC (1.27)	GIANT (PARKWAY PARADE) (1.62)
ODEON KATONG SHOPPING COMPLEX (1.79)	POSBANK ATM (MARINE COVE) (6.69)	MARINE PARADE POLYCLINIC (1.28)	COLD STORAGE (PARKWAY PARADE) (1.62)

Places of Interest (km):	Sports and Leisure Clubs (km):
GOLDKIST BEACH RESORT (1.6)	VIE CAFÉ & WINE BAR (6.63)
EAST COAST PARK (1.89)	THE THAMES PUB (6.65)
	KAMPONG CHAI CHEE CC KARAOKE (7.15)
Post Office (km) :	OVERSEA (PRINCESS CINEMA) (7.16)
	THE BEACH BAR (7.51)
SIGLAP POST OFFICE (1)	HOON SUN SPORTS CLUB (7)
CHAI CHEE FIRE POST (1.35)	MOE JUNIOR SAILING CLUB (7.38)
BEDOK CENTRAL POST OFFICE(1.71)	
MARINE PARADE FIRE POST (1.89)	

Amenities (continued): -

EDUCATION	
<u>Primary School (Km) :</u>	<u>Secondary School (Km) :</u>
OPERA ESTATE PRIMARY SCHOOL (0.32)	PING YI SECONDARY SCHOOL (1.19)
SAINT STEPHEN'S SCHOOL (0.79)	VICTORIA SCHOOL (1.29)
EAST COAST PRIMARY SCHOOL (1.43)	SAINT PATRICK'S SCHOOL (1.38)
NGEE ANN PRIMARY SCHOOL (1.58)	CONVENT OF THE HOLY INFANT JESUS CHIJ (KATONG CONVENT SECONDARY SCHOOL) (1.51)
FENGSHAN PRIMARY SCHOOL (1.78)	BEDOK TOWN SECONDARY SCHOOL (1.67)
BEDOK GREEN PRIMARY SCHOOL (1.85)	CHAI CHEE SECONDARY SCHOOL (1.82)
<u>Tertiary Education and International School (Km) :</u>	
GLOBAL INDIAN INTERNATIONAL SCHOOL (GIIS) - EAST COAST CAMPUS (0.48)	
SEKOLAH INDONESIA (0.92)	
NPS INTERNATIONAL SCHOOL SINGAPORE (1.6)	
ITE COLLEGE CENTRAL (BEDOK CAMPUS) (6.81)	
VICTORIA JUNIOR COLLEGE (7.17)	
SINGAPORE UNIVERSITY OF TECHNOLOGY & DESIGN (SUTD) (7.4)	
UNITED WORLD COLLEGE OF SOUTH EAST ASIA (7.71)	

FREQUENTLY ASKED QUESTIONS

SUBJECT	QUESTION	ANSWER
SALE AND PURCHASE		
ELIGIBILITY TO PURCHASE	Are foreigners eligible to purchase?	Yes
CONSTRUCTION PROGRESS	When is the expected date of completion for the foundation works?	Estimate target completion date based on preliminary schedule submitted by Main Contractor: Phase 1: est. by April 2011
TOP DATE	Will it be earlier than 30 April 2015 as stipulated in the brochure?	We will strive to complete the project earlier, but we cannot commit any early date at this point of time. Based on our past experience for other projects, we can normally complete the project half year in advance. For your planning purposes, please use 30 April 2015 as the expected TOP date.
FACILITIES		
OFFICIAL ADDRESS	Condo's official address?	460 Siglap Road, S455939 462 Siglap Road, S455490 464 Siglap Road, S455941 466 Siglap Road, S455942 468 Siglap Road, S455943 470 Siglap Road, S454943 472 Siglap Road, S454944 476 Siglap Road, S454946 478 Siglap Road, S454852 480 Siglap Road, S454855
	Location of Management Office?	474 Siglap Road, S454945
SWIMMING POOL / OTHER POOLS	What are the dimensions of the various pools?	Main pool: Approx 50.0 m (L) x 6.8 m (W, min) x 1.2 m (D) Dip pool: Approx 23.5 m (L) x 4.6 m (W, min) x 0.9 m (D) Children's fun pool: Approx 10 m (L) x 9.5 m (W, min) x 0.5 m (D) Spa pool: Approx 41 m (L) x 6 m (W, min) x 0.7 m (D)

FIRST (1ST) STOREY LEVEL	What is the elevation height?	At Lift Lobby approx. 0.15m (Blk 460) to 0.9m (Upper Deck) and 0.5m (Lower Deck) from ground level At Internal Unit approx. 0.20m (Blk 460) to 0.95m (Upper Deck) and 0.55m (Lower Deck) from ground level
THIRD (3RD) STOREY UNIT LEVEL	What is the elevation height?	Approx. 6.5m (Blk 460) to 7.25m (Upper Deck) and 6.85m (Lower Deck) from ground level
FIFTH (5TH) STOREY UNIT LEVEL	What is the elevation height?	Approx. 16.1m (Blk 460) to 16.85m (Upper Deck) and 16.45m (Lower Deck) from ground level
SECURITY FEATURES	Access to development?	Electronic Parking System (EPS) will be provided for at Main vehicular entrances/ exits. Near Guard House.
	Common area(s)?	CCTV monitoring at designated common areas.
	How do residents access the unit? Is there any security at the entrance access?	Audio & Video intercom for each apartment unit to communicate with the guard house, all Basement(s) and 1 st storey lift lobbies leading to apartments.
	Is the proximity card access control located inside the lift, or outside the lift car (i.e. at the lift lobbies)?	The card access panel is located outside the lift lobbies (i.e. only residents can enter the lift lobbies).
	What security features are provided at the side gate(s)?	Proximity card access control system to side gates. Audio & Video intercom for communication with the guard house and each apartment unit.
CONDO COMMUNAL AREA(S)		
VEHICULAR ENTRANCE(S)	Any? Where?	1 vehicular entrance from Siglap Road (2 lanes for ingress and 1 lane for egress).
FIRE ENGINE ACCESS	Any? Where?	1 fire engine access road from Siglap Road.
PEDESTRIAN ENTRANCE(S) / SIDE GATE(S)	Any pedestrian entrance? Where?	1 pedestrian entrance gate near main entrance from Siglap Road.
	Any pedestrian side gate? Where?	There is no pedestrian side gate available.
ACCESS TO COMMON FACILITIES	How can visitors make their way to clubhouse/pool from basement car park?	They can access the clubhouse and pool via the staircases and lift.

	Can residents have direct access to pool deck from their 1 st storey lift lobby?	Residents have direct access to pool deck from their 1 st storey lift lobby; except Blk 460, 468, and 470.
HANDICAP-FRIENDLY FEATURES?	Is FLAMINGO VALLEY a handicap-friendly development?	Yes. FLAMINGO VALLEY complies with BCA's requirements for barrier-free access. Ramps are provided within the development wherever there are level changes. Handicap toilets are provided at the clubhouse. Handicap-friendly car park lots are provided (5 nos.).
BOUNDARY WALL / FENCE	Height of boundary wall/ fence?	1.8 m
	Material(s) used?	Masonry and/ or BRC fence
	What are the various setbacks from building to site boundary, neighbouring buildings, roads, etc?	<i>Refer to setback plan</i>
LANDSCAPE	Any special communal facility or landscape feature?	50m Lap Pool, Spa pools, Children's Splash Pool, Sun Deck, Dining Pavilions, Lounge Gazebos, Biological Pond, and Themed Gardens.
	How much land is used for the greenery and/ or landscaping?	Approx. 18375.7 sq m or 58% of the site is used for landscaping.
	Site coverage?	35,53%of site
	What condo facilities does FLAMINGO VALLEY offer?	50m Lap pool, Spa pools, Children's splash pool, Sun Deck, Dining Pavilions, BBQ Patio, Function Room, Karaoke Room, Games Room, Gymnasium, Male and Female changing rooms with steam bath, Lounge Gazebos, Biological Pond, Children's Play Area, Outdoor Fitness Area, Recreational Tennis Court, Jogging Track, Themed Gardens
	What is the height of the clubhouse?	Approx. 3.6m from ground level

LIFTS / LOBBIES	How many lifts per lobby?	<p>22 lifts for the whole project: -</p> <ul style="list-style-type: none"> - 1 lift for each common lift lobby in Blk 468 (3 units per lift) - 1 lifts for each common lift lobby in Blk 470, Blk 480 (6 units per lift) - 1 lifts for each common lift lobby in Blk 460 (4 units per lift) - 1 lifts for each common lift lobby in Blk 462, Blk 464, Blk 466 (2 units per lift) - 1 lifts for each common lift lobby in Blk 472 (2 units per lift for typical floor, 1 unit per lift for 3rd storey) - 1 lift for each common lift lobby in Blk 476, Blk 478 (4/5 units per lift) - 1 lift for observation deck - Lift capacity : 15 people
	Are the lift lobbies a) air-conditioned; b) naturally ventilated; or c) mechanically ventilated?	<p>Naturally ventilated lobbies: -</p> <ul style="list-style-type: none"> - All lift lobbies except basement - Observation deck lift lobby <p>Mechanical Ventilated / Air-conditioned lobbies:-</p> <ul style="list-style-type: none"> - All basement lift lobbies
	Height of ground floor lift lobby?	2.95 m
CAR PARK	Type of car park?	2 storey of basement car park
	Total no. of car park lots?	393 (<u>not including</u> handicap lots)
	No. of handicap lots?	Approx. 4 lots
	Are car park lots designated?	No, the car park lots are non-designated.
	Can residents request for more than one allocated lot?	Residents who wish to request for more than 1 car park lot should check with the condominium's MCST.
	Any visitors' parking lots?	All car park lots are located in the basement car park. No designated car park lots for visitors.
WATER TANK	Location of water tanks?	At roof of Block 460, 468 & 470
SHUTTLE BUS SERVICE	Any shuttle bus service?	No
BUS SERVICES NEARBY	Any bus stops nearby? What are the available bus services?	<i>See notes on Amenities.</i>

REFUSE COLLECTION	What sort of refuse system?	Refuse collection at basement refuse chamber and transport to bin centre. Refuse chamber for upper deck blocks at service corridor at upper deck basement, and lower deck at lower deck basement.
	Basement or ground level?	Basement (upper deck & lower deck)
	How far is the bin centre from the nearest block?	Bin centre is located approx 15m away from Block 460.
	How high is the bin centre?	Approx 6.0 m
GAS SUPPLY TO KITCHEN	City gas or cylinder?	City gas Note: All Unit Type A, Studio of All Unit Type D and Unit Type PH12 which will be provided with electric hob
LETTER BOX	Location?	At Basement
CONDO – INDIVIDUAL UNITS		
ESTIMATED CEILING HEIGHT (FLOOR TO CEILING)	Entrance Foyer	2.4 m
	Living/ Dining, Bedrooms, Study	2.7 m
	Kitchen, Corridor areas	2.4 m
	Bathrooms	2.4 m
WINDOWS/SLIDING DOORS	Will sunshade(s) be provided for units? If yes, pls specify the units.	No. However all 1 st storey PES will be provided with Horizontal aluminium fins and / or shade.
	Are the windows tinted?	Tinted grey
	What measures has the Developer taken to minimise any potential noise from Siglap Road?	NA
FLOORING	Living/Dining, Entrance Foyer, Corridor leading to Bedrooms	Marble tiles with marble skirting
	Bedroom, Family Area, Study Area and Study Room	Marble tiles with marble skirting for open concept Bedroom and Study Area Timber flooring with timber skirting for enclosed Bedroom, Family Area and Study Room.
	Master Bath and all other Bathrooms	Marble tiles
	Utility, Household Shelter, WC and Yard	Homogeneous and / or ceramic tiles
	Internal Staircase	Timber flooring with timber skirting

	Balcony, Private Enclosed Space (PES), Roof Terrace and Open Terrace	Homogeneous and / or ceramic tiles
	Kitchen	Homogenous and / or ceramic tiles
	Dry Kitchen	Marble tiles
AIR-CONDITIONING	Type?	Wall-mounted split unit air-con for Living/ Dining, Master Bedroom, other Bedrooms and Study Area and Study Room (where applicable).
	Brand?	To be confirmed at a later stage.
KITCHEN	Types of appliances provided? Which brands?	Kitchen cabinet: NA Kitchen appliances: Bosch Sanitary wares: - Master Bath wash basin: WC: Duravit Sanitary fittings: Hansgrohe
	Any choice of finishes for Kitchen cabinet/ countertop?	Choice of kitchen cabinet colour. Option 1 – top and bottom kitchen cabinet all white gloss Option 2 - Top cabinet – white gloss and Bottom cabinet – wood grain
	Mixer tap provided at Kitchen sink?	Yes.
	Kitchen appliances provided for the various unit types?	<i>See Kitchen Appliances Schedule</i>
BALCONY / PRIVATE ENCLOSED SPACE (PES) / OPEN TERRACE / PLANTER BOX	Water point provided?	Yes, a bib tap is provided at Open Terrace (applicable only to Unit Type PH18), Private Enclosed Space (PES) and Roof Terrace.
	Power point provided?	Yes; a power point (13A SSO) is provided at PES, Roof Terrace, and Open Terrace (applicable only to PH18).
	Height of the railing?	1.0 m from Living room level (approx.)
	Material of railing?	Metal railing and/ or glass
	Any roof covering for PES?	Yes, PES is partially covered up to 1.5-2m (deep) Material of roof covering - aluminium fins and / or shade.
	Any trellis in Open Terrace?	No. Only Roof Terrace of All Unit Type PH1 to PH12 will be provided with trellis.
	Depth of Planter Box?	N.A
Can the Planter Box be covered with timber planks, etc.?	N.A	

	Can the Balcony be enclosed with grilles?	Under URA guidelines, you cannot enclose the balcony and planter areas with grilles. The future MCST may also have rules controlling the façade of the building.
STOREY SHELTER / HOUSEHOLD SHELTER	Location?	It is located in the common staircase at Block 460, 470, 476, 478 and 480. Some units come with their own Household Shelter at Block 462, 464, 466, 468 & 472 (see floor plans for details).
REFUSE CHUTE	Location of the refuse chute? Individual or shared?	Individual
	Does the refuse chute directly face any units?	No, the refuse chute is kept away from the main entrances of units.
	Located next to any units?	No, they are either located next to the staircase or storey shelters.
SECURITY FEATURES	Are there any security features in the home?	Audio & Video intercom
SMART HOME FEATURES	Are there any smart features in the home?	No
WATER HEATER	Gas or electric?	Electric storage water heaters for All Unit Type A, All Unit Type D1, All Unit Type D3 and all Studio of All Unit Type D2 & PH12.
MASTER BATH / COMMON BATH	Can buyers request for a bathtub instead of standing shower?	Due to space constraints, it is not feasible to install a bathtub in the standing shower area in most cases. If the Purchasers wish to put up any unit modification requests to the developer for their consideration, they may formally write in to submit their request. Subject to feasibility and the authorities' approval, the developer may grant the changes but there could be some cost implication that they will need to bear. Note - the length of the long bath should not exceed 1.6m
FOR WHOLE UNIT	Any choice of color scheme, floor and/ or wardrobe finishes?	No.
MISCELLANEOUS		

SHOWFLAT	What is the showflat unit type?	It is a combination of Type C1-P1 and C1.
	Where is the showflat located, in relation to the actual condo site?	Near the condo's proposed main entrance at Block 460.
NEIGHBOURHOOD	How tall is Parkeast Condominium in comparison to FLAMINGO VALLEY?	Parkeast building height is the equivalent of 3-4 storeys at FLAMINGO VALLEY (approx.)
	How tall are the landed houses within the Siglap Road/Opera Estate, compared to FLAMINGO VALLEY?	The average height of the landed houses is the equivalent of 2 storeys at FLAMINGO VALLEY (approx.)

Kitchen Appliances Schedule

	1 BEDROOM + STUDY All Unit Type A	2 BEDROOM All Unit Type B1 to B4 2 BEDROOM LOFT BL1 2 BEDROOM + STUDY All Unit Type BS	3 BEDROOM All Unit Type C	2 BEDROOM DUAL KEY All Unit Type D1	3 BEDROOM DUAL KEY All Unit Type D2 to D3	4 BEDROOM All Unit Type E	2 BEDROOM ROOF TERRACE PENTHOUSE All Unit Type PH1 to PH4 2 BEDROOM + STUDY ROOF TERRACE PENTHOUSE PH5	3 BEDROOM ROOF TERRACE PENTHOUSE All Unit Type PH6 to PH11	3 BEDROOM DUAL KEY ROOF TERRACE PENTHOUSE PH12	3 BEDROOM DUPLEX PENTHOUSE All Unit Type PH13 to PH14 4 BEDROOM DUPLEX PENTHOUSE All Unit Type PH 15 4 BEDROOM + STUDY DUPLEX PENTHOUSE All Unit Type PH16 to PH17	4 BEDROOM + STUDY SINGLE LEVEL PENTHOUSE PH18
KITCHEN APPLIANCES	Qty	Qty	Qty	Qty	Qty	Qty	Qty	Qty	Qty	Qty	Qty
Cooker hob	1	1	1	2	2	1	1	1	2	1	1
Cooker hood	1	1	1	2	2	1	1	1	2	1	1
Refrigerator	*1	#1	#1	*2	*1 #1	#1	#1	#1	*1 #1	#1	*1 #1
Oven	-	-	1	-	-	1		1	-	1	1
Microwave	1	1	1	2	2	1	1	1	2	1	1
Integrated washer cum dryer	1	1	-	2	2	-	1	-	2	-	-
Wine chiller	-	-	-	-	-	-	-	-	-	1	1
Coffee maker	-	-	-	-	-	-	-	-	-	-	1

* Integrated refrigerator

Standalone refrigerator

NOTE: Models for different unit types may vary.



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