

SING HOLDINGS LIMITED

Sing Holdings Limited and its subsidiaries (the "Group") is a property development and investment group listed on the Mainboard of the Singapore Exchange. Founded in 1964, it has an established track record with development experience in a spectrum of properties ranging from houses, apartments, condominiums, office buildings, factories to warehouses.

The Group prides itself in delivering quality developments to its purchasers and tenants. Recent developments in Singapore include residential projects such as 38 Draycott Drive and Meyer Residence at 3 Meyer Place. Commercial buildings developed by the Group include Ocean Towers in Shanghai and EastGate in Singapore. Light industrial building includes BizTech Centre in Aljunied Road, Singapore.

The Group endeavours to deliver dream homes to its homebuyers, in its bid to realize its vision of **A Developer of Premier Living.**

FORUM ASIAN REALTY INCOME II, L.P.

Forum Asian Realty Income II, L.P. is managed by Forum Partners, a global real estate management firm with over USD2.3 billion of capital under management on behalf of institutional investors worldwide. Forum Partners specializes in providing growth and restructuring capital to listed and private real estate companies in Europe and Asia.

Since its founding in 2002, Forum Partners has managed investments in over 65 companies in 21 countries worldwide. Forum has over 50 investment professionals based in offices in London, Hong Kong, Greenwich, Connecticut, Santa Fe, New Mexico, Beijing and Seoul.



Ocean Towers (Shanghai)

Meyer Residence

38 Draycott Drive

Developer: Sing Holdings (BelleRive) Pte Ltd • Developer's Licence No.: C0341 • Tenure of Land: Freehold • Expected TOP Date: 31 May 2012 • Expected Date of Legal Completion: 31 May 2015 • Lot & Mukim No.: Lot 0755P TS 26 at 9 Keng Chin Road • Building Plan Approval No.: A0659-0009F-2007-BP01 dated 27 June 2008

A joint development by:



For enquiries:

Tel: (65) 6536 6696
www.singholdings.com

CITY LIVING
HAS ITS PRIVILEGES

BELLE R I V E

PRIVILEGES

FREEHOLD • DISTRICT 10 • FOREIGNERS ELIGIBLE

Created from novel interpretations of harmony and nature, The BelleRive conveys an undeniable presence at Prime District 10. A 15-storey private residential development with 51 choice units, The BelleRive is situated only 5 minutes from Orchard Road, The Singapore Botanic Gardens and within 1km from prestigious schools.

At BelleRive, a wealth of lifestyle, shopping, education and recreational essentials awaits.



Artist's Impression

PRIVILEGED ADDRESS



Orchard Rd



ACS (Barker Rd)



SCGS



Future MRT Station

The BelleRive is **within 1km**

from prestigious schools like

Anglo-Chinese School (Barker Road)

and **Singapore Chinese Girls' School;**

and a few minutes walk from the

Future MRT station on Stevens Road.





RELAXING MOMENTS



Everyone deserves a blissful
hideaway to call their own.
Indulge in relaxing moments at
the swimming pool and enjoy the
facilities at the gym, outdoor BBQ
areas and landscaped garden
with family and friends.



Master Bedroom

LUXURIATE YOUR SENSES



Penthouse Master Bathroom

Artist's Impression

EMBRACE ELEGANCE



Each residence is a statement in spaciousness with a distinctive touch of affluence, accompanied by contemporary fixtures by **Laufen**; shower panel by **Pharo** (Master Bathroom); kitchen appliances by **Gaggenau**; and imported kitchen by **Hoffen**.

LAUFEN
bathrooms

hansgrohe

GAGGENAU

HOFFEN
The Designer Kitchen



Living/Dining Room



LAVISH SPACE

From your vantage point,
the vibrant metropolis
beckons as you luxuriate in
exceptional spatial freedom
and functional living spaces.



Artist's Impression

SITE & FLOOR PLANS SPECIFICATIONS

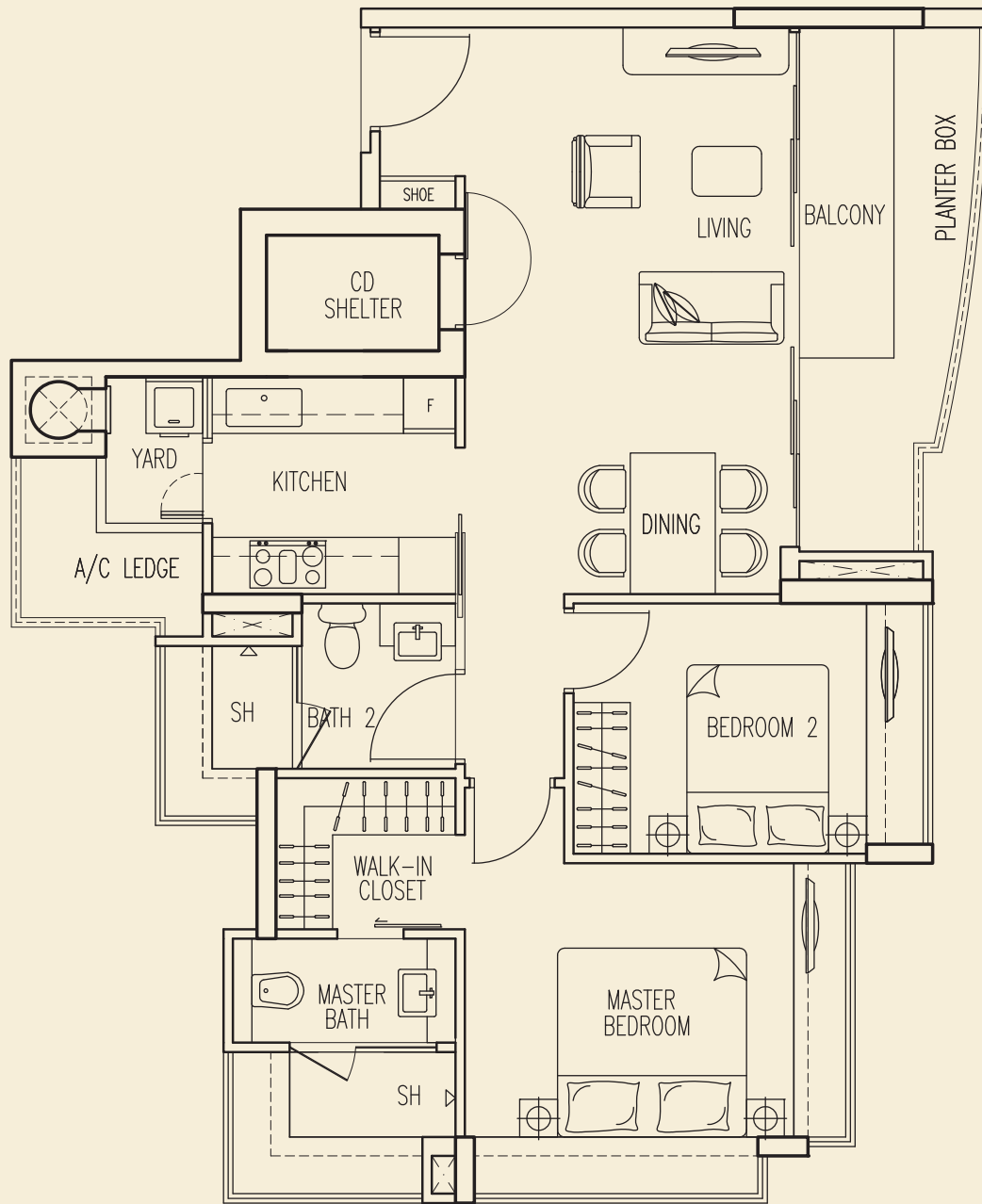
SITE PLAN



LEGEND

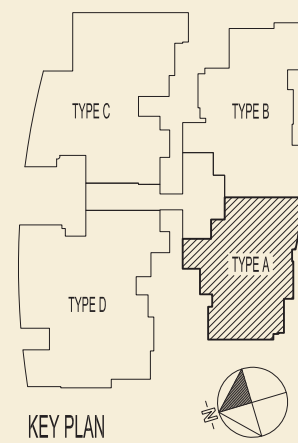
- A POOL DECK
- B WATER FEATURE WITH SCULPTURE
- C SWIMMING POOL
- D SPA SEAT
- E BBQ AREA
- F WATERFALL WALL
- G ENTRANCE WATERFALL WALL
- H FUNCTION ROOM
- I GYM
- J ROUNDABOUT WATER FEATURE
- K PLAYGROUND

FLOOR PLAN



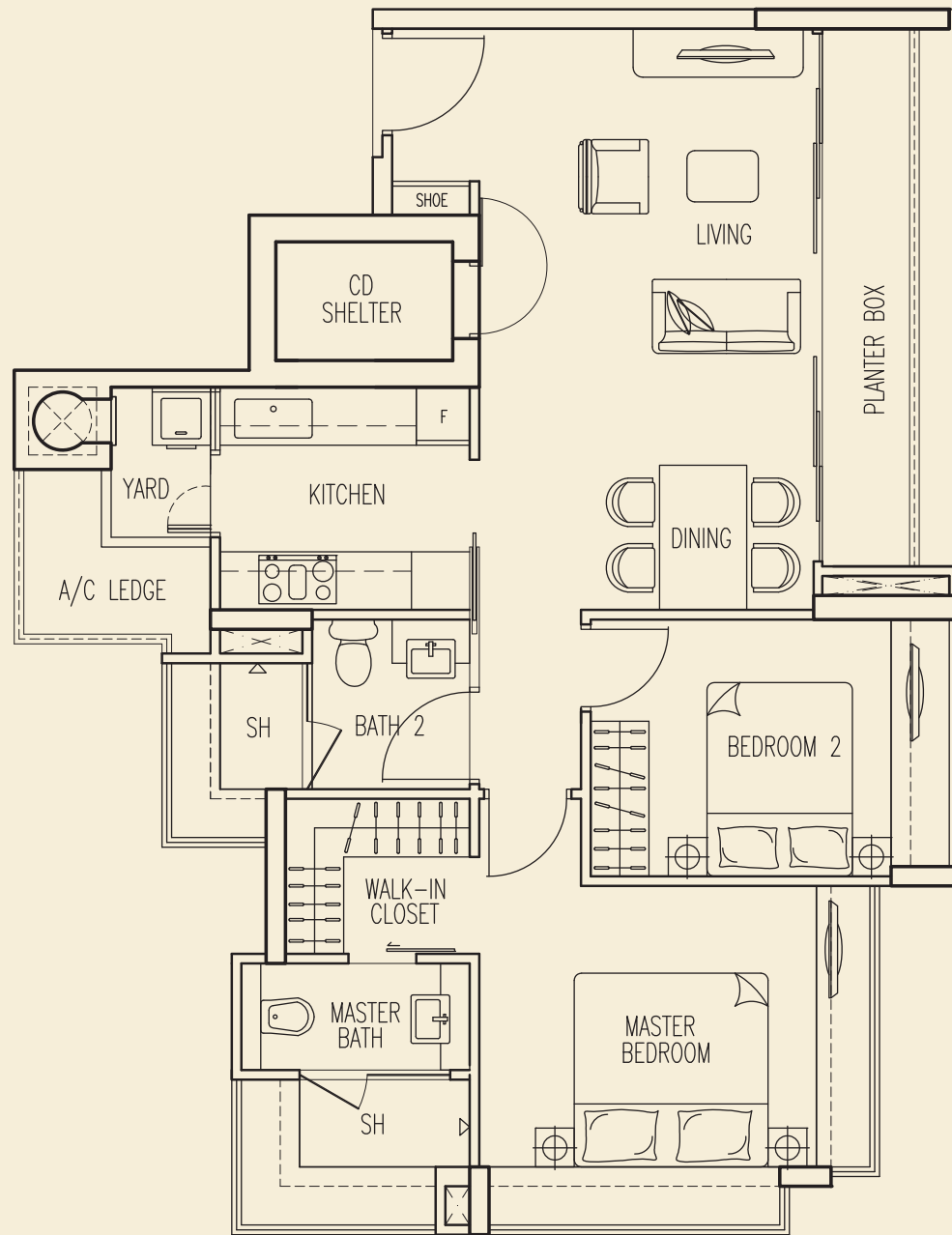
2 - Bedroom Type A (93 sq m / 1001 sq ft)

- | | |
|--------|--------|
| #07-04 | #11-04 |
| #08-04 | #12-04 |
| #09-04 | #13-04 |
| #10-04 | #14-04 |



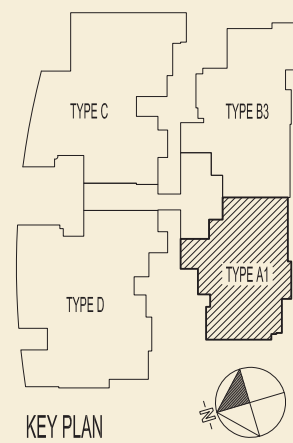
All plans are subject to change as may be approved by the relevant authority. Areas are approximate measurement and subject to final survey. Plans are not to scale.

FLOOR PLAN



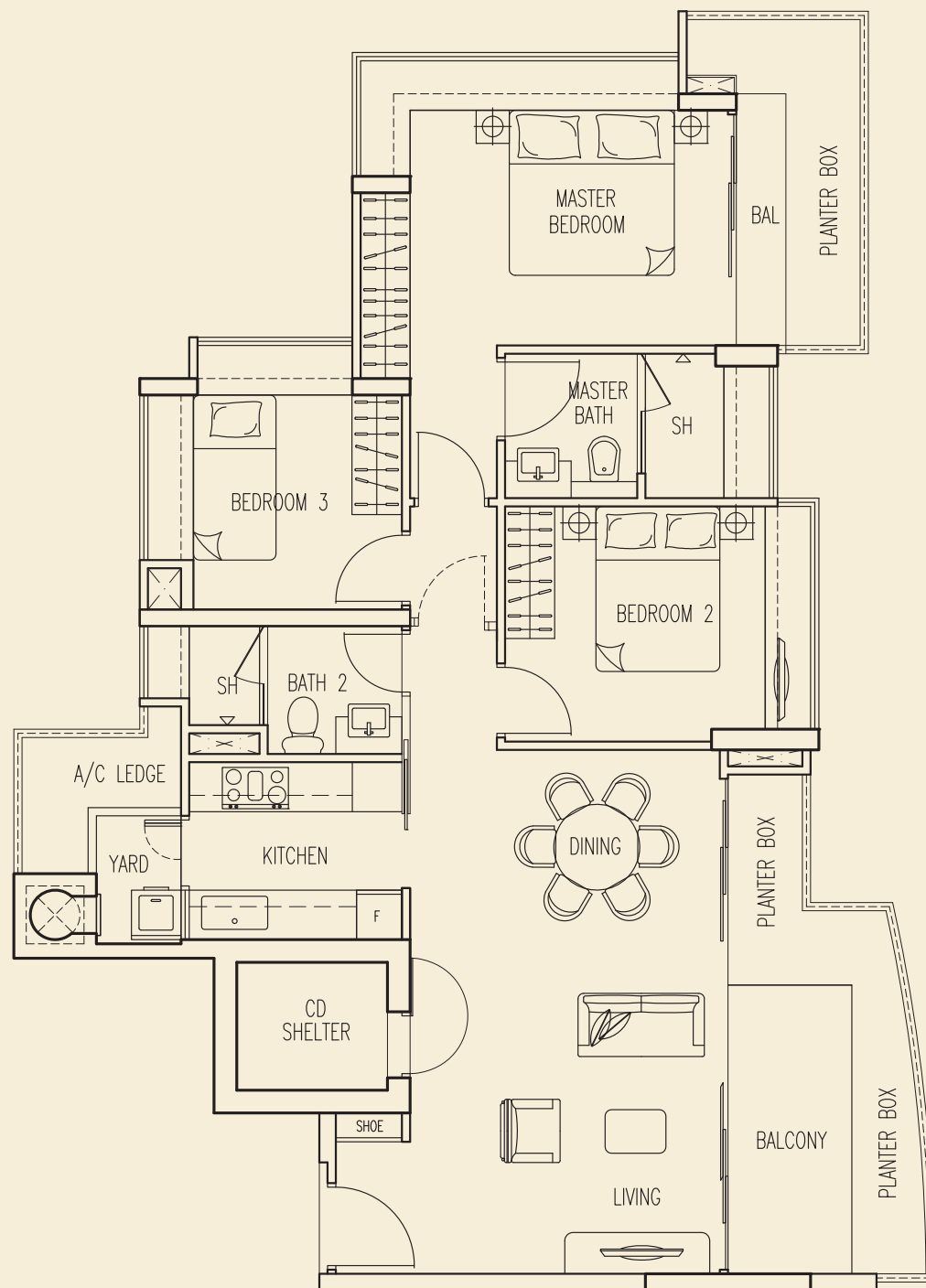
2 - Bedroom Type A1 (89 sq m / 958 sq ft)

- #03-04
- #04-04
- #05-04
- #06-04



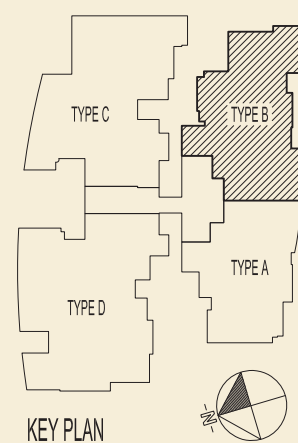
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FLOOR PLAN



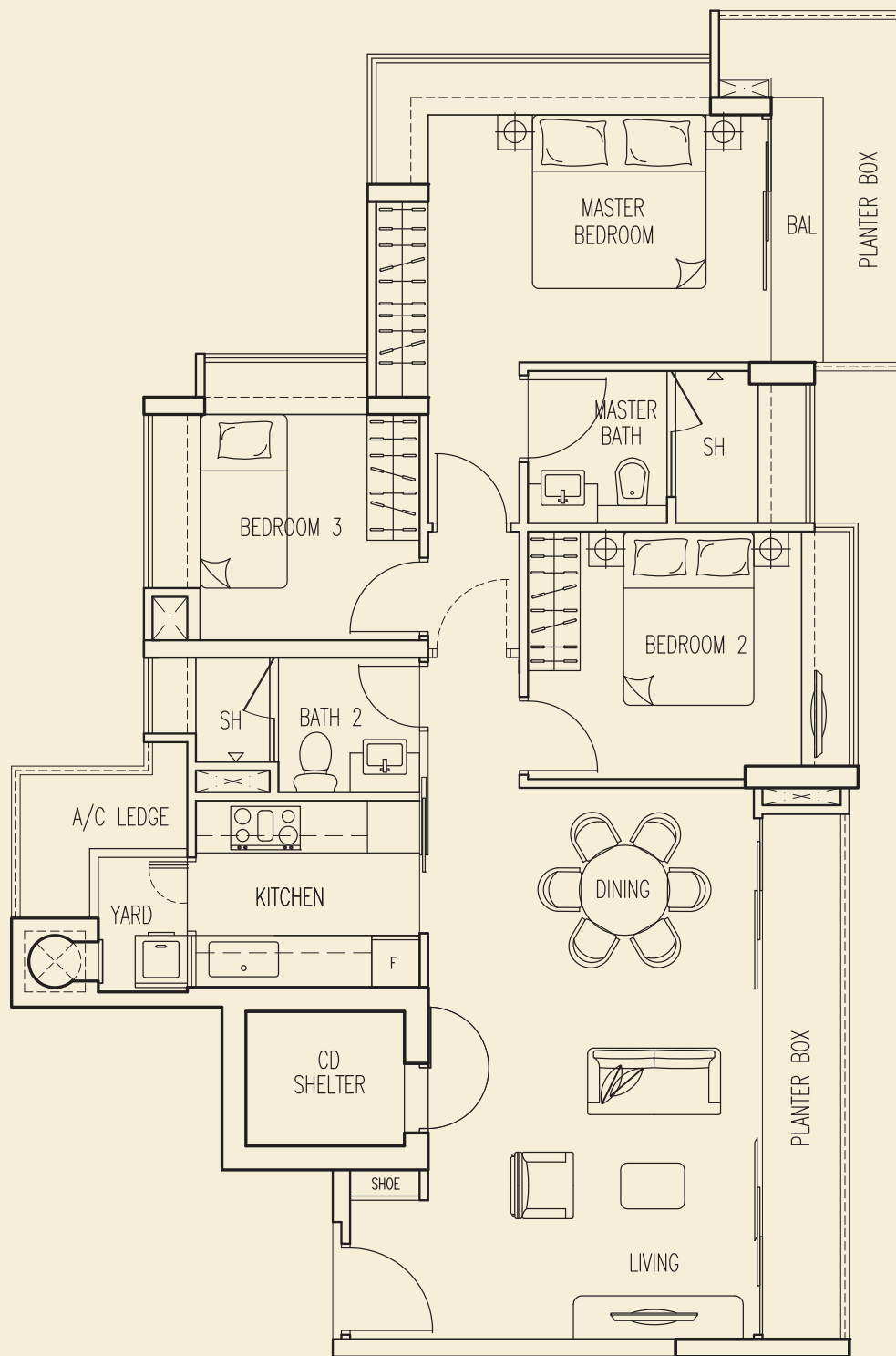
3 - Bedroom Type B (115 sq m / 1238 sq ft)

- | | |
|--------|--------|
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| #08-03 | #12-03 |
| #09-03 | #13-03 |
| #10-03 | #14-03 |



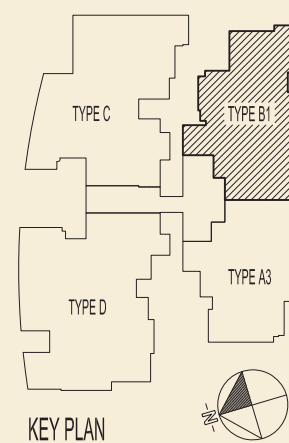
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FLOOR PLAN



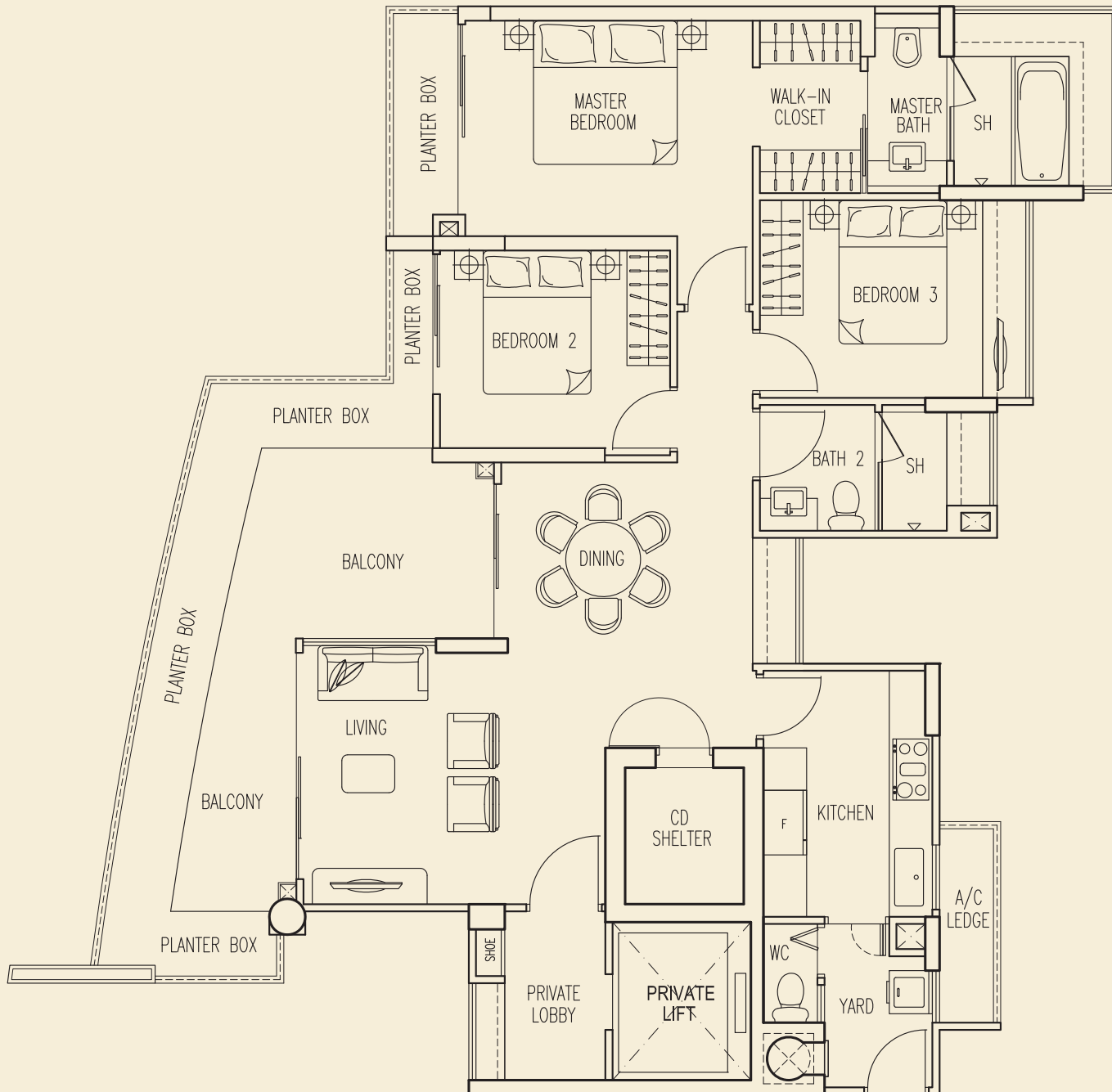
3 - Bedroom Type B1 (109 sq m / 1173 sq ft)

- #03-03
- #04-03
- #05-03
- #06-03



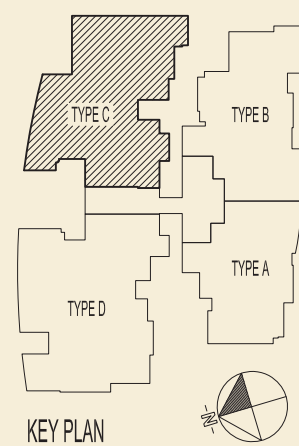
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FLOOR PLAN



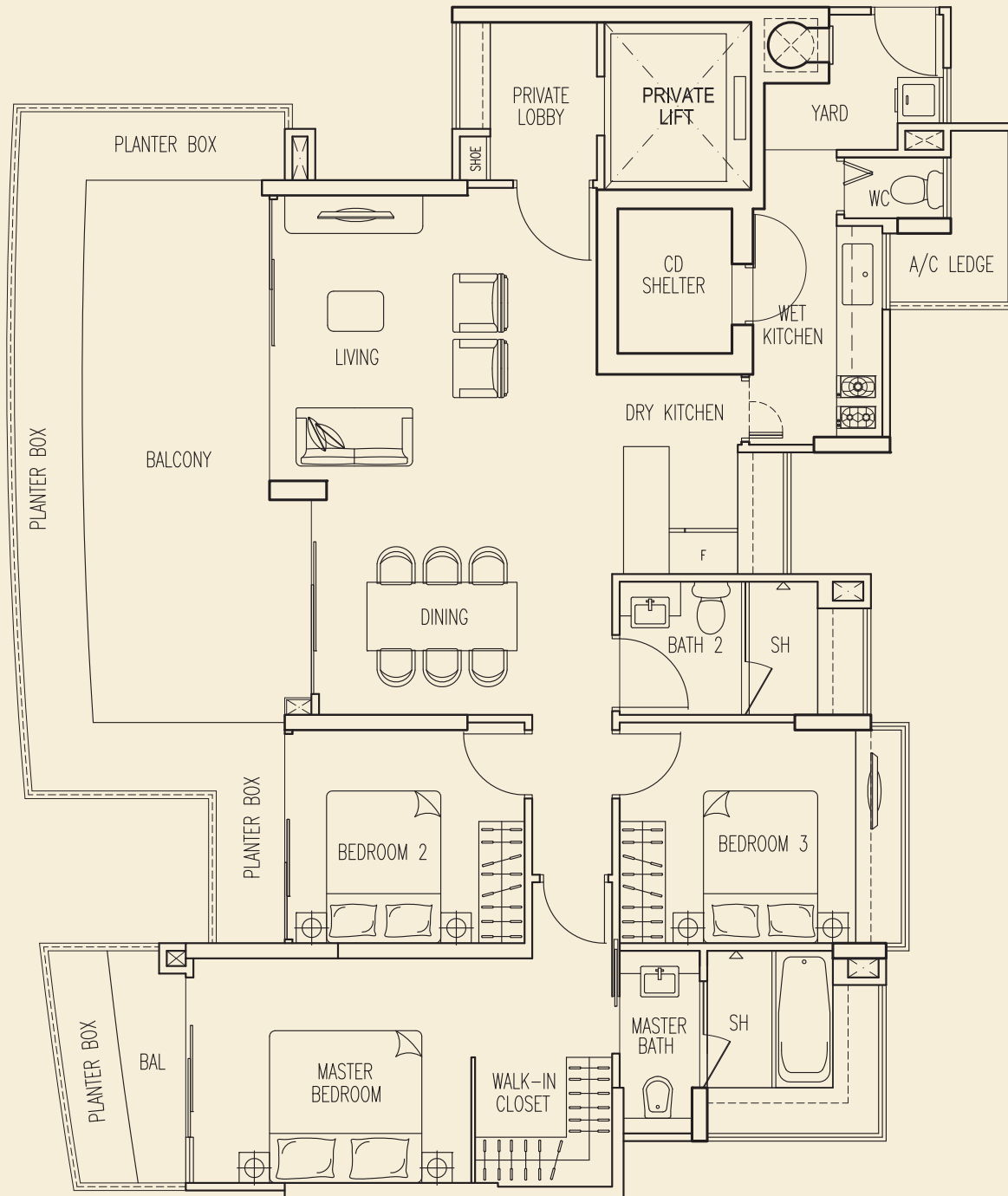
3 - Bedroom Type C (143 sq m / 1539 sq ft)

- | | | |
|--------|--------|--------|
| #03-02 | #07-02 | #11-02 |
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| #05-02 | #09-02 | #13-02 |
| #06-02 | #10-02 | #14-02 |



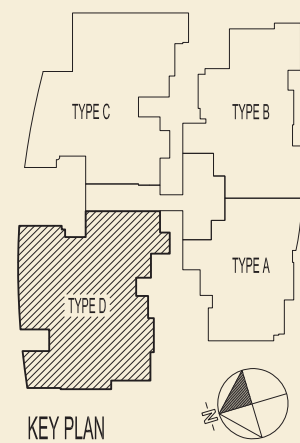
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FLOOR PLAN



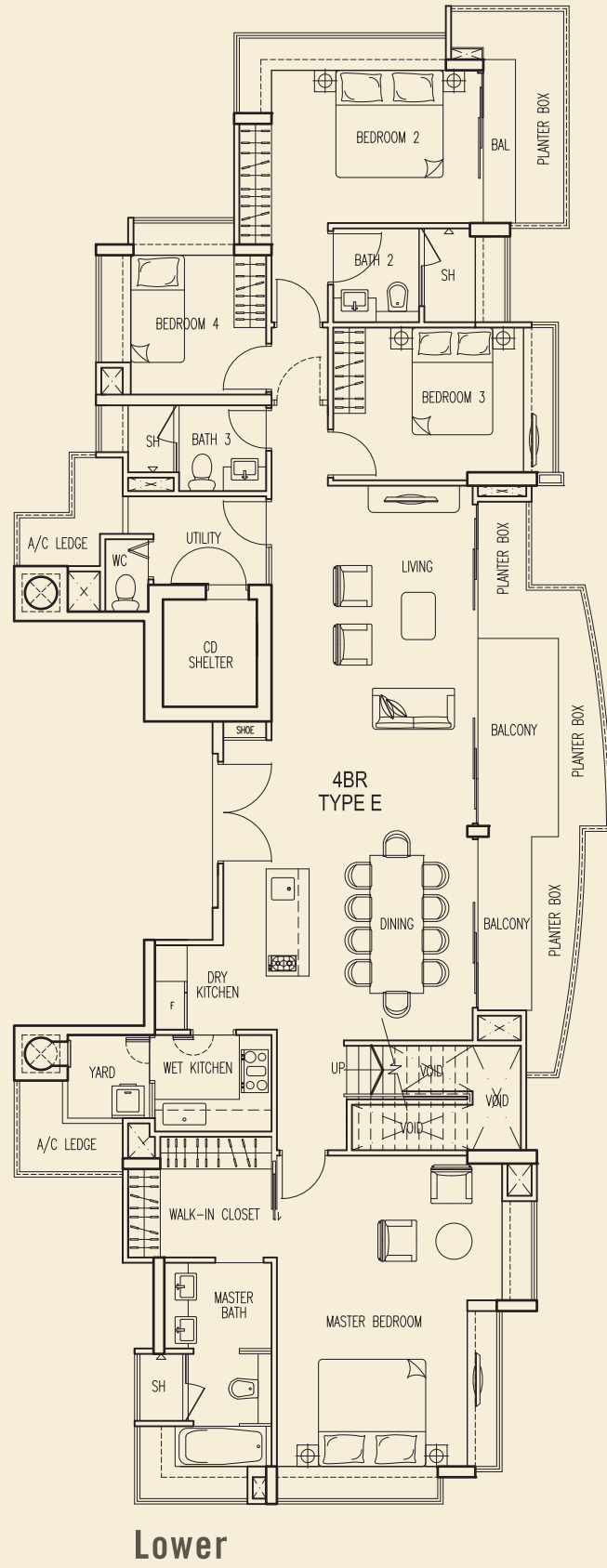
3 - Bedroom Type D (156 sq m / 1679 sq ft)

- | | | | |
|--------|--------|--------|--------|
| #03-01 | #07-01 | #11-01 | #15-01 |
| #04-01 | #08-01 | #12-01 | |
| #05-01 | #09-01 | #13-01 | |
| #06-01 | #10-01 | #14-01 | |

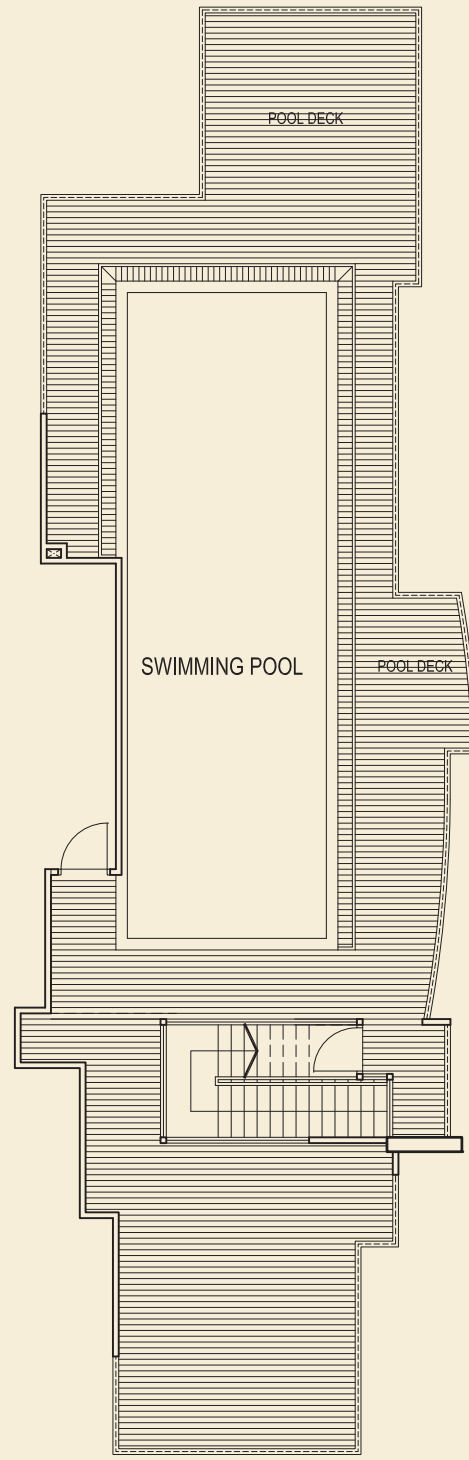


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FLOOR PLAN

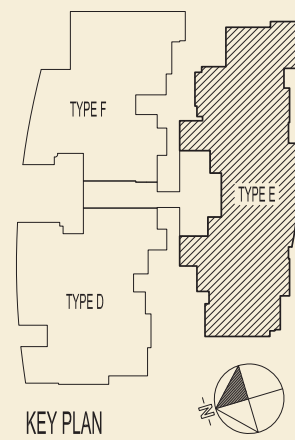


Lower



Upper

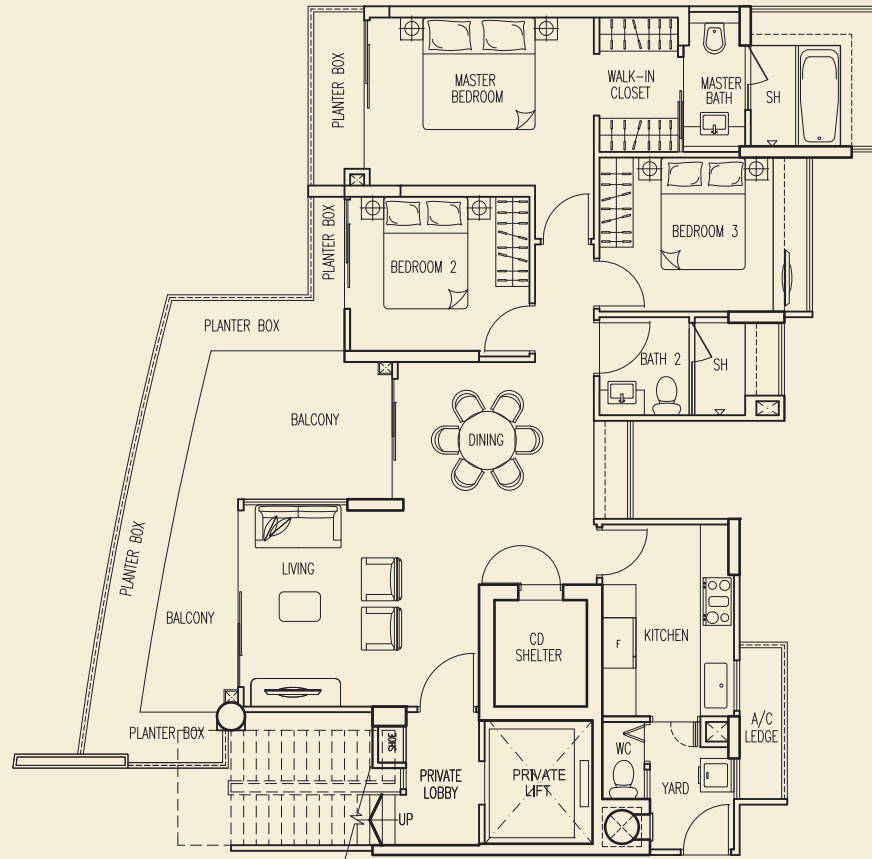
Penthouse
Type E (347 sq m / 3735 sq ft)
Incl. of roof terrace / swimming pool / pool deck
#15-03



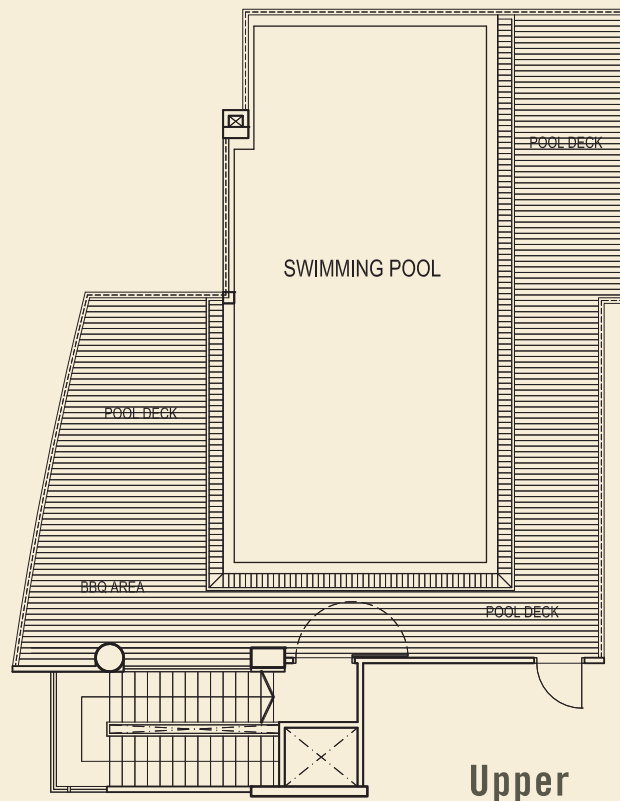
KEY PLAN

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FLOOR PLAN



Lower

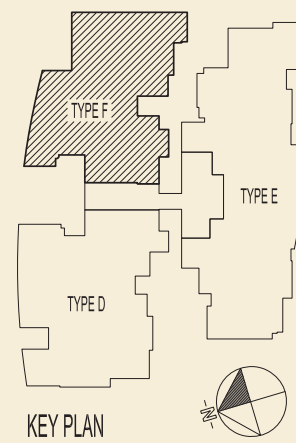


Upper

Penthouse Type F (254 sq m / 2734 sq ft)

Incl. of roof terrace / swimming pool / pool deck / strata void

#15-02



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SPECIFICATIONS

1. Foundation

Reinforced concrete bored piles

2. Superstructure

Reinforced concrete structure

3. Walls

- (a) External Walls – Reinforced concrete walls and/or common clay bricks
(b) Internal Walls – Reinforced concrete and/or brick and/or drywall systems

4. Roof

Flat Roof

Reinforced concrete roofing slab with appropriate insulation and waterproofing system

5. Ceiling

For all unit types:

- (a) Living/Dining, Utility, Corridor leading to Bedrooms, Balcony, Yard and Bedrooms – Plaster and/or skim coat and/or plasterboard ceiling with emulsion paint finish and/or plasterboard box-up to designated areas
(b) Private Lift Lobby, Bathrooms, Kitchen & WC – Plasterboard ceiling with emulsion paint finish
(c) Household Shelter – Skim coat with emulsion paint finish

For unit type D only:

- (a) Dry Kitchen – Plaster and/or skim coat and/or plasterboard ceiling with emulsion paint finish and/or plasterboard box-up to designated areas

6. Finishes

6.1 WALL

(A) Apartments

For all unit types:

- (a) Living/Dining, Bedrooms, Private Lift Lobby, Corridor leading to Bedrooms, Household Shelter Family Hall, Yard and Utility – Cement/Sand plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only
(b) Master Bathroom and other Bathrooms – Stone and/or tiles to false ceiling height and on exposed surfaces only
(c) Kitchen – Tiles and/or glass panels and/or stainless steel panels to false ceiling height and on designated exposed surfaces only
(d) WC – Tiles on exposed surfaces only

For unit types E & F only:

- (a) Mosaic and/or tiles to swimming pool

Note: No marble/granite/ceramic tiles behind cabinets, long bath and mirror. No tiles behind and below kitchen cabinets

(B) Common Area

- Lift lobbies at basement & 1st storey – Stone and/or tiles and/or plaster with emulsion paint
- Typical lobbies and corridors – Tiles and/or plaster and emulsion paint up to false ceiling height
- Staircase – Plaster and emulsion paint finish

6.2 FLOOR

(A) Apartments

For all unit types:

- (a) Living/Dining, Master Bath and Common Bath – Marble
(b) Bedrooms – Timber Strip
(c) Kitchen – Tiles
(d) Balcony, Household Shelter, Yard, Utility & WC – Tiles

For unit types E & F only:

- (a) Internal Staircase – Timber
(b) Roof Terrace – Tiles and/or Composite Timber
(c) Mosaic and/or tiles to swimming pool

For unit types C, D & F only

- (a) Private Lift Lobby – Marble

(B) Common Areas

- Lift lobbies at basement & 1st storey – Stone and/or tiles
- Typical lift lobbies – Tiles
- Common staircase – Screed with nosing tiles

7. Windows

For all unit types:

- (a) Aluminium frames with glazing
(b) All glazing below 1m shall be laminated tempered glass

8. Doors

For all unit types:

- (a) Main & Rear Entrance: Approved fire-rated timber door
(b) Bedrooms: Timber hinged and/or Sliding door
(c) Bathrooms: Timber hinged door and/or Sliding door
(d) Balcony/Open Roof Terrace: Aluminium framed sliding glass door
(e) Kitchen Entrance: Timber hinged door with in-fill glass panel and/or sliding door
(f) WC/Yard: Aluminium slide/fold door with acrylic panels

Note: Selected locksets and ironmongery shall be provided to all doors

9. Sanitary Fittings

(a) Master Bath

(For unit types A, B, A1 & B1)

- 1 vanity top with 1 wash basin complete with 1 mixer tap
1 shower cubicle with 1 shower panel
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

(b) Master Bath

(For unit types C, D & F)

- 1 longbath complete with bath mixer and 1 hand shower
1 vanity top with 1 wash basin complete with 1 mixer tap
1 shower cubicle with 1 shower panel
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

(c) Master Bath

(For unit type E)

- 1 longbath complete with bath mixer and 1 hand shower
1 vanity top with 2 wash basins complete with 2 mixer taps
1 shower cubicle with 1 shower panel
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

(d) Junior Master Bath

(For unit type E)

- 1 vanity top with 1 wash basin complete with mixer tap
1 shower cubicle with 1 shower panel
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

(e) Other Bathrooms

(For all unit types)

- 1 vanity top with 1 wash basin complete with mixer tap
1 shower cubicle with 1 shower mixer and 1 hand shower
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

(f) W.C.

(For all unit types)

- 1 wash basin with cold water tap
1 pedestal water closet
1 toilet paper holder
1 bib tap
1 mirror
1 shower mixer and 1 hand shower

(g) 1 bib tap at yard (for all unit types) & at balcony

10. Waterproofing

Waterproofing shall be provided at basement floor, 1st storey landscape deck with swimming pool, entrance driveway & ramp, rooftop swimming pool, planter bed/boxes, male & female changing rooms, water features, balcony, open roof terrace, underground M/E rooms, bathrooms, kitchen, yard, WC and RC flat roof

11. Recreation Facilities

- (a) Swimming Pool
(b) Swimming Pool Deck
(c) BBQ Area
(d) Gymnasium
(e) Function Room
(f) Male/Female Changing Room
(g) Water Features
(h) Children's Playground

12. Additional Items

- (a) Kitchen cabinets with counter top complete with sink, cooker hob, dishwasher, microwave oven, oven, and fridge (for all unit types)
(b) Built-in wardrobes to all Bedrooms (for all unit types)
(c) Concealed ducted multi-split unit air-conditioning system or wall mounted split unit system to Living/Dining, Master Bedroom and other Bedrooms where applicable (for all unit types)
(d) Hot water supply to Kitchen and all Bathrooms (for all unit types)
(e) Audio/Video intercom to each apartment and proximity card for lift access
(f) Town gas supply to wet kitchen for all unit types
(g) Auto car barrier with IU system
(h) Closed Circuit Television System (CCTV) to 1st storey, basement lift lobbies and designated common areas
(i) Rooftop private swimming pool (for unit types E & F only)

13. Notes

Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and/ or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to 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 and/ or internet access.

Fitting, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or such relevant authorities.

Marble and Granite

Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the 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.

Timber

Timber strips are natural materials containing grain/veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

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