





Come Home to a World of Your own

EMBRACE the exhilarating advantages and cosmopolitan character of city living at NiN Residence. Featuring 219 uniquely designed units, NiN Residence is a home that projects a unique style unlike any other.







Celebrate the vibrancy of city living

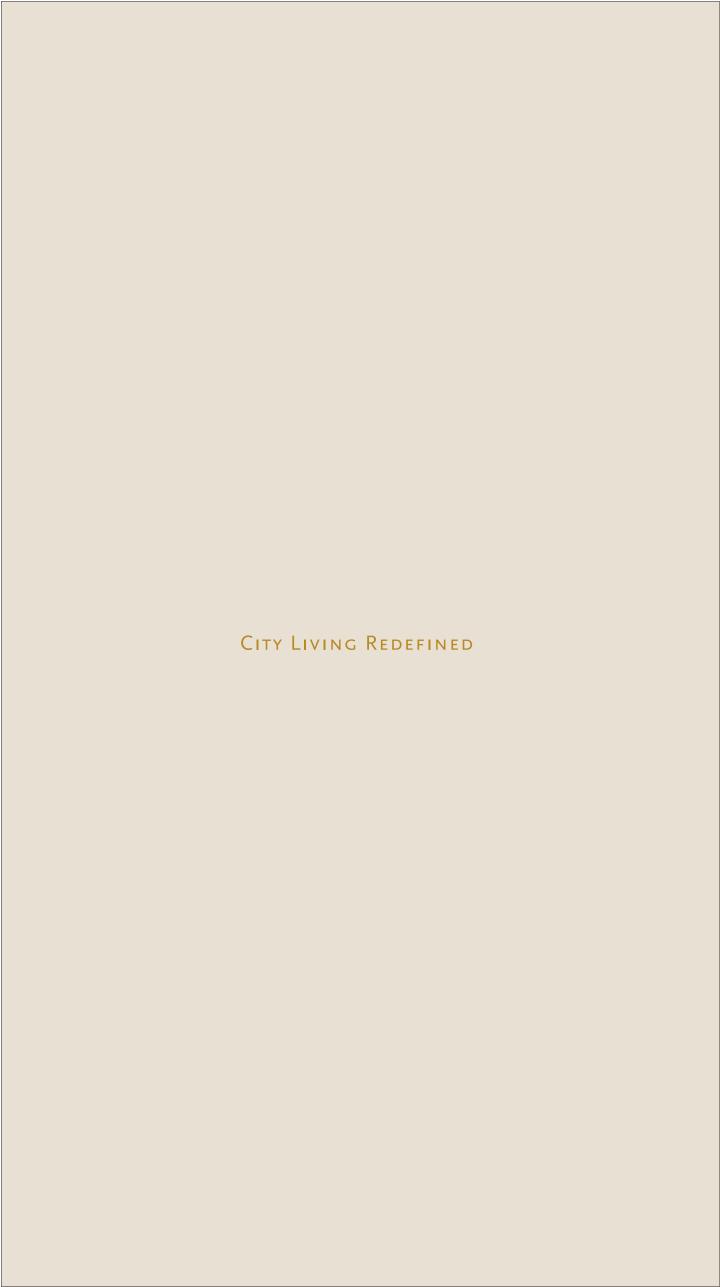
RELAX, REJUVENATE AND REVITALISE



NiN RESIDENCE offers a winning combination of comprehensive recreational facilities to meet your every need in lush environs. You can choose to soothe away the stress of everyday life and relax at the inviting pool, bask in the sun at the poolside deck lounge, or enjoy a workout at the gymnasium. The lounge or BBQ corner next to the pool is an ideal place to serve up a hearty feast for your friends.



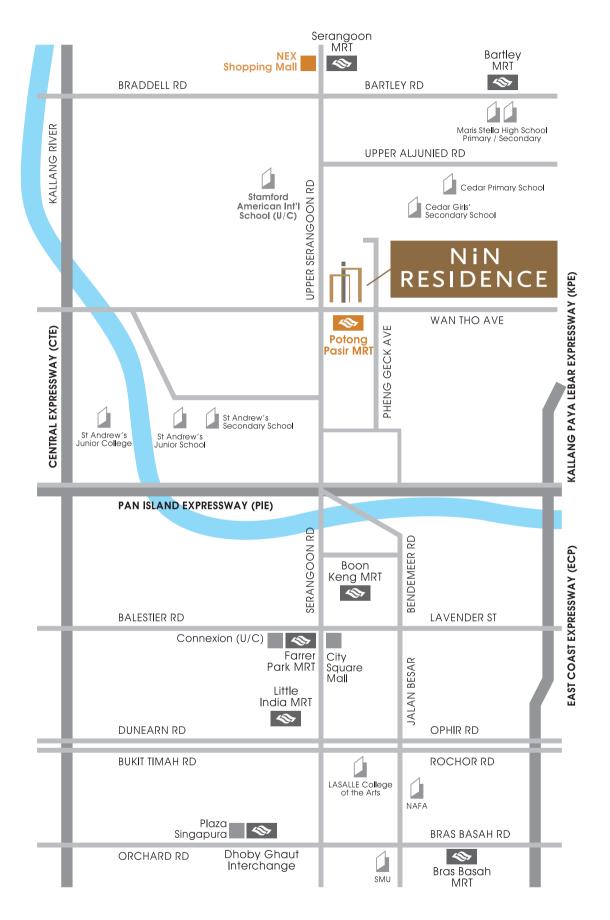






RIGHT IN THE HEART OF IT ALL

CONVENIENTLY located next to Potong Pasir MRT Station and major expressways, Orchard Road is just a stone's throw away. In addition, NiN Residence is also close to renowned schools and an array of dining and entertainment options at the biggest heartland shopping mall – Nex. At NiN Residence, convenience comes closer.

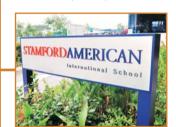


LOCATION MAP

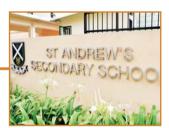




CEDAR GIRLS' SECONDARY SCHOOL (2 Mins)



STAMFORD AMERICAN INT'L SCHOOL (3 Mins)



ST ANDREW'S JUNIOR SCHOOL/ SECONDARY SCHOOL/ JUNIOR COLLEGE (5 Mins)



KALLANG RIVERSIDE (10 Mins)



MINUTES AWAY FROM EVERYTHING

POTONG PASIR MRT • NEX SHOPPING MALL • CITY SQUARE MALL • DHOBY GHAUT • ORCHARD • RAFFLES PLACE • MARINA BAY • STAMFORD AMERICAN INT'L SCHOOL • CEDAR GIRLS' SECONDARY SCHOOL • ST ANDREW'S JUNIOR SCHOOL / SECONDARY SCHOOL / JUNIOR COLLEGE • KALLANG RIVERSIDE



NEX SHOPPING MALL (3 mins)



POTONG PASIR MRT



CITY SQUARE MALL (4 mins)



DHOBY GHAUT (8 Mins)



ORCHARD (18 Mins)



RAFFLES PLACE (21 Mins)



MARINA BAY (23 Mins)

Be Lavishly Pampered Everyday











TIMELESS STYLE WITH EFFORTLESS FUNCTIONALITY

NiN RESIDENCE offers a variety of 1, 2, 3-bedroom and roof terrace apartments with various layouts and sizes to best suit your lifestyle and needs. Each crafted with comfort, beauty and your lifestyle in mind. You will share with all other discerning residences here, a taste of the very finest life has to offer.



LIVE IT UP IN STYLE









a. Guard House

LEGEND

- b. Drop-off Point
- c. 'Floating' Sun Deck
- d. Water Lounge Deck
- e. Recreational Pool
- f. Kids Pool with Jet Play Area
- g. Spa Alcove

- h. Lap Pool
- i. Clubhouse with:
 - Gymnasium
 - Function Room

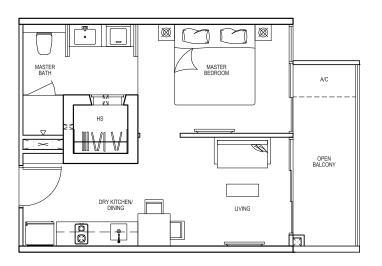
 - Outdoor Dining Lounge Male & Female Changing Room with Steam Room
- j. BBQ Pit Area
- k. Side Gate

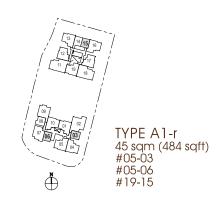


SITE PLAN

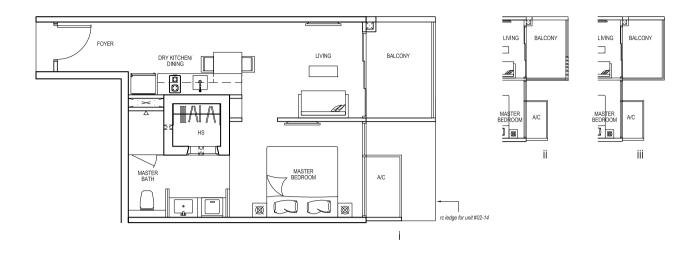
1 BEDROOM |



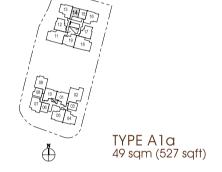


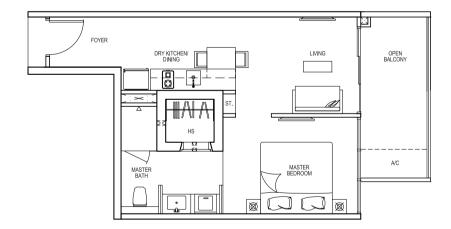


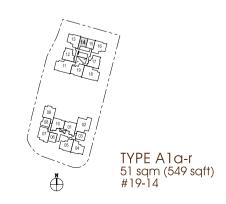
1 BEDROOM |



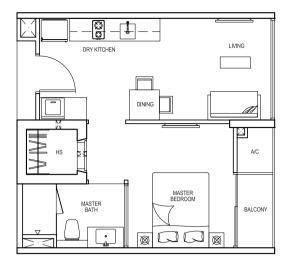
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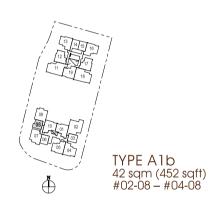


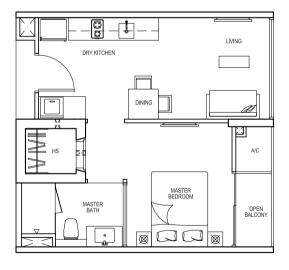


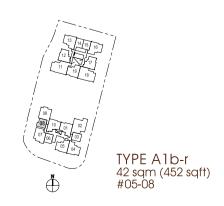


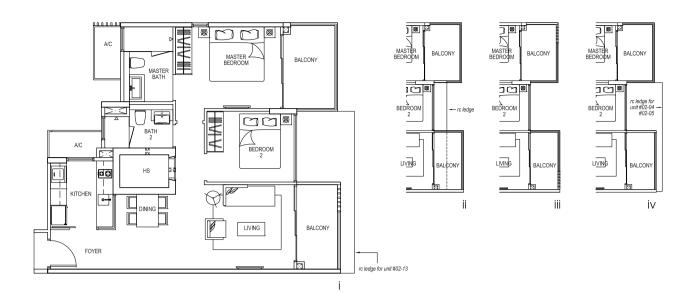
| 1 BEDROOM |



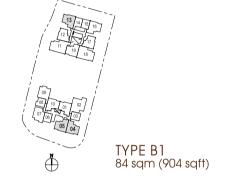




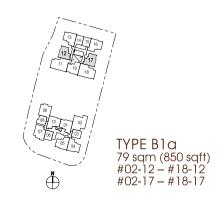




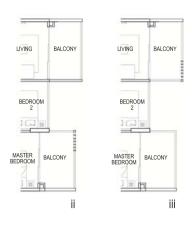
i) #02-13 ii) #03-13 iii) #04-13 iv) #02-04 #05-13 #06-13 #07-13 #03-04 #08-13 #09-13 #10-13 #04-04 #11-13 #12-13 #13-13 #02-05 #14-13 #15-13 #16-13 #03-05 #17-13 #18-13 #04-05



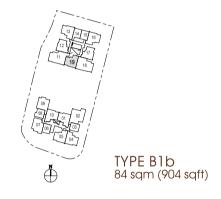


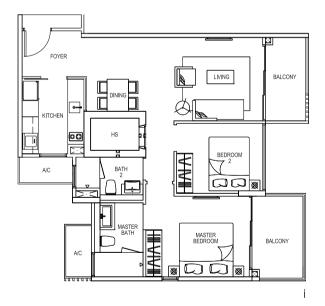


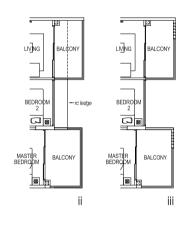




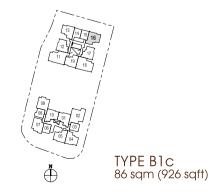
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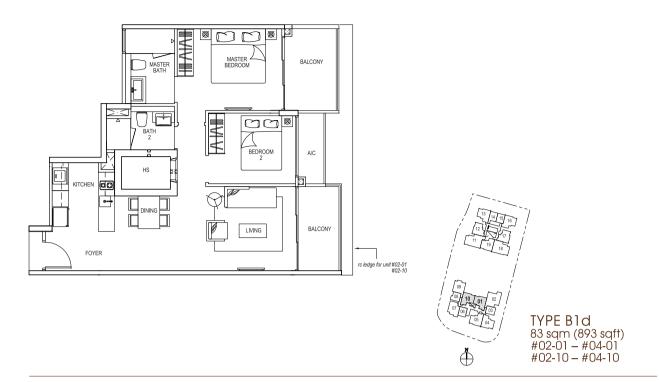


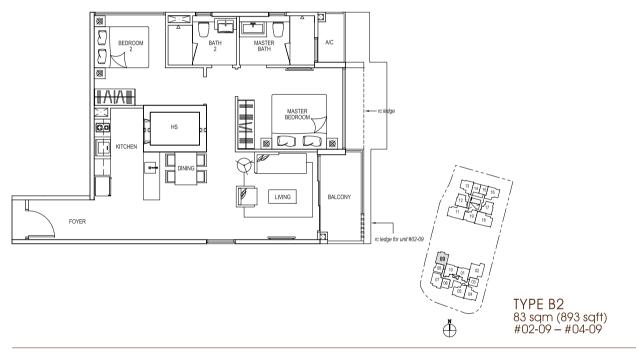


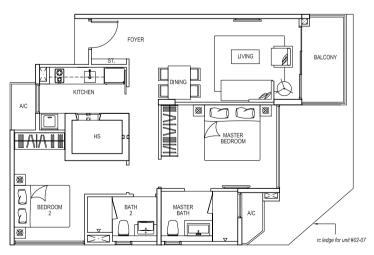


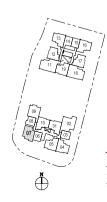
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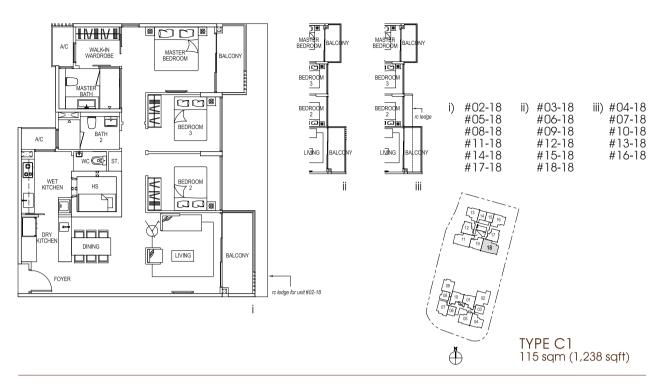


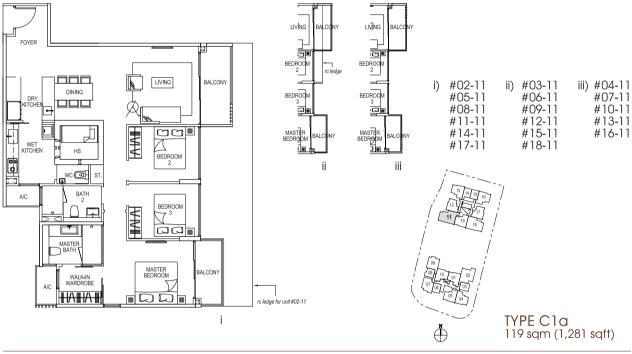


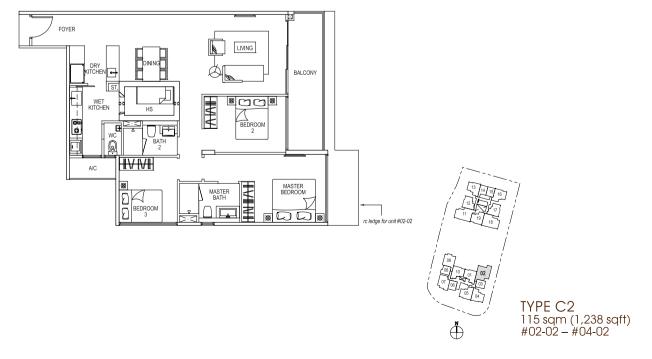




TYPE B3 79 sqm (850 sqft) #02-07 – #04-07







FOUNDATION

Reinforced concrete bored piles and/or reinforced precast piles

SUPERSTRUCTURE 2.

Reinforced concrete structures

3

(a) External Walls Reinforced concrete and/or common clay brick wall

(b) Internal Walls Reinforced concrete and/or common clay brick walls and/or drywall partition system and/or precast panel

Reinforced concrete roof with appropriate waterproofing and insulation system.

CEILING 5.

For Units

Living, Dining, Bedrooms, Store (ST), Household Shelter (HS) , Foyer and Corridor leading to Bedrooms, Balcony and Private Enclosed Space (PES)

Kitchen, Dry Kitchen (except type A), Wet Kitchen, WC and All Bathrooms h.

Fibrous plasterboard and/or bulk head with emulsion paint and/or cement sand plaster with emulsion paint and/or skim coat with emulsion paint

Water resistant ceiling board with emulsion paint finish

For Common Areas

a. Lift Lobbies

h Carparks

Staircases

Skim coat and/or ceiling board with emulsion paint finish

Skim coat and/or bulk head with emulsion paint finish

Skim coat with emulsion paint finish

FINISHES - WALL 6.

e.

For Units

Living, Dining, Dry Kitchen, Bedrooms, a. Foyer and Corridor leading to Bedrooms, Store (ST) and Household Shelter (HS)

Master Bathroom h.

Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)

Marble and/or compressed marble (up to false ceiling and on exposed areas only)

Bathrooms C

Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only) Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)

Kitchen, Wet Kitchen and WC d.

Private Enclosed Space (PES), Balcony, Open Balcony and Roof Terrace

Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)

For Common Areas - Internal Wall

1st Storev Lift Lobbies and 1st Storev a. Common Access Lobbies

Stone and/or ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion point finish (up to false ceiling and on exposed areas only)

Typical Lift Lobbies and h Typical Common Access Lobbies Ceramic and/or homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

Staircases and Common Corridors

Cement sand plaster and/or skim coat with emulsion paint finish

Male and Female Changing Room

Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

(iii) For Common Area - External Wall

All External Walls including Private Enclosed Space (PES), Balcony, Open Balcony and Roof Terrace

Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

- All natural stones, compressed marble, homogeneous tiles, porcelain tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed areas only.
- No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

FINISHES - FLOOR 7.

For Units

Living, Dining, Dry Kitchen, Foyer and Corridor leading to Bedrooms a

Master Bath b.

Marble/stone/compressed marble with timber skirtina

Bathrooms, Household Shelter (HS), store (ST) and WC

Marble/ stone/ compressed marble Ceramic and/or homogeneous tiles

d. Kitchen and Wet Kitchen

e. **Bedrooms** Ceramic and/or homogenous tiles Timber flooring with timber skirting Ceramic and/or homogenous tiles

Private Enclosed Space (PES), Balcony, Open Balcony and Roof Terrace f. Staircase a.

Metal with stone finish

(ii) For Common Areas - Internal Floor

1st Storey Lift Lobbies and 1st Storey : Stone and/or ceramic and/or homogeneous tiles a.

Common Access Lobbies

Typical Lift Lobbies and Typical h. Ceramic and/or homogeneous tiles Common Access Lobbies

Cement sand screed with nosing tiles c. Staircases

(iii) For Common Areas - External Floor

a. Pool Deck Areas

Homogenous tiles and/or pebble wash and/or timber deck and/or stone and/or reconstituted timber

b. Swimming Pool and Spa Alcove Homogenous tiles and/or ceramic tiles and/or

alass mosaic

WINDOWS 8.

> All windows of the unit will be powder-coated finish aluminium framed with tinted and/or clear glass and/or frosted glass where appropriate.

9 DOORS

> a. Main Entrance Approved fire-rated timber door b. Bedrooms, Bathrooms Hollow core flush timber door

Store (ST) Timber door

d. Kitchen, Wet Kitchen Glass sliding or swing door

PVC folding door WC e.

f. Household Shelter (HS) Approved steel door with PVC folding door Private Enclosed Space (PES), Balcony, Open Balcony, Roof Terrace Powder-coated finished aluminium framed g.

sliding/swing door and/or fixed glass panel with tinted glazing

Notes: Selected good quality locksets and ironmongery shall be provided to all doors

10. SANITARY FITTINGS

> a. Master Bathroom 1 shower cubicle with shower screen complete

with shower mixer set

1 wall hung water closet

1 vanity top complete with 1 wash basin and
basin mixer with cabinet below

mirror toilet paper holder

1 towel rail

1 shower cubicle with shower screen complete with shower mixer set b. Other Bathrooms

wall hung water closet
vanity top complete with 1 wash basin and

basin mixer below

1 mirror 1 toilet paper holder 1 towel rail

c. WC (Applicable to Type C Units) 1 shower set

1 pedestal water closet 1 wall hung basin with tap 1 toilet paper holder

1 stainless steel sink and mixer 1 washing machine bib tap d. Kitchen and Wet Kitchen

e. Dry Kitchen 1 stainless steel sink and mixer

Private Enclosed Space (PES), Open Balcony, Roof Terrace and where applicable

1 bib tap

Notes: All glass for shower cubicles are tempered glass.

11. **ELECTRICAL INSTALLATION**

Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking

All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

Refer to Electrical Schedule for details

12. **CABLE TV / TELEPHONE**

All TV/telephone points shall be provided in accordance with the Electrical Schedule

LIGHTNING PROTECTION 13.

Lightning Protection System shall be provided in accordance with Singapore Standard CP33:1996

PAINTING 14.

Internal Wall Emulsion paint

External Wall Spray textured coating and/or selected exterior paint

WATERPROOFING 15

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Wet Kitchen, Private Enclosed Space (PES), Balcony, Open Balcony, Roof Terrace, Planter and Reinforced Concrete Flat Roof

16. **DRIVEWAY AND CARPARK**

- a. Concrete pavers to all open driveways and stones at vehicular entrance/exit at designated
- Concrete floor with hardener to basement carparks and ramps

RECREATION FACILITIES

- Recreational Pool
- Lap Pool
- Kids Pool with jet play area
- Spa Alcove
- Water Lounge Deck
- 'Floating' SunDeck Lounge
- Gymnasium
- Function Room
- Outdoor Dining Lounge
- BBQ Pit area
- Male and Female Changing rooms with Steam room
- Wifi provision at common area

18 OTHER FACILITY

Management Office

OTHER ITEMS

a. Kitchen Cabinets Solid surface countertops complete with high and/or low

level kitchen cabinets

Cooker hob. Cooker hood and Built-in oven b. Appliances c. Wardrobes Built-in wardrobes to all bedrooms (except type A)

d. Metal Railing Metal Railing for A/C Ledge PES, Balcony and Open Balcony e. Glass Railina

f. Air-Conditioning Single/Multi-Split Unit air-conditioning system to Living,

Dining and all Bedrooms

Provision of town gas supply to kitchen gas hob (for all Unit types except Type A) $\,$ g. Gas

Hot water supply shall be provided to all bathrooms, kitchen, wet kitchen and dry kitchen except for WC $\,$ h. Water Heater

i. Security

Audio intercom will be provided for each apartment unit Automatic Vehicular Access system will be provided for vehicular entrances
Proximity card access control system is provided at the Pedestrian Gates and 1st Storey Lift Lobbies and Basement

SCHEDULE OF ELECTRICAL PROVISION

	UNIT TYPE																		
ITEM	A1-p1 A1-p3 A1a-p A1b-p A1 A1a A1b	A1-p2	A1-r A1a-r A1b-r	B1-p B1-p1 B1-p2 B1a-p1 B1a-p2 B1b-p B1d-p B4-p	B1 B1a B1b B1c B1d	B1-r B1a-r B1b-r B1c-r B1d-r	B2-p	B2 B3	B2-r	B3-p	B3-r	C1-p	C1 (3 BR)	C1a	C1-r	C1a-r	C2-p	C2	C2-r
LIGHTING POINT	6	6	6	10	10	16	11	10	16	9	15	15	14	15	20	20	14	13	19
13A SWITCHED SOCKET OUTLET	13	13	13	17	18	19	17	17	18	18	18	21	21	21	22	22	21	21	22
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
AIRCON ISOLATOR	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
SCV OUTLET	2	2	2	3	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4
TELEPHONE OUTLET	2	2	2	3	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	. 1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	- 1	1	1
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

1) ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION.

Marble, Limestone and Granite
Marble, limestone 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, limestone or granite as well as the
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 may be felt af the joints. Subject to Clause 14.3, the
tonality and pattern of the marble, limestone or granite selected
and installed shall be subject to availability.

Timber Timber is a natural material containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

Tiles Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

Glass
Glass is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is afficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage.

Wardrobes, Kitchen Cabinets, Fan Coll Units, Electrical Points, Door Swing Positions and Plaster Celling 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.

Cable Television and/or Internet Access
The Purchaser is floble to pay annual fee, subscription fee and such other fees to the StartHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) 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.

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

Air-conditioning system
To ensure the efficient running and prolonging of the operating life span of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, topping up of refrigerant and clearing of condensate pipes.

9

Mechanical Ventilation System
The mechanical ventilation system within the Unit is to be maintained by the Purchaser on a regular basis.

False Ceiling
The space provision allows for the optimal function and installation
of M&E services. Access panels are allocated for ease of maintenance
access to conceal M&E equipment for regular cleaning purposes.
Where the removal of equipment is needed, ceiling works would be
required.

Equipment and Appliances
The brand and model of all equipment and appliances supplied shall be subject to availability.

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 of the time when possession of the Unit is delivered to the Purchaser.

Disclaimer
While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the same time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall for the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements; representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations of promises made by us or the Marketing agent(s).

Natura Loft, Singapore



The Olive City, Qingdao, China





2008 Olympic Sailing Center, Qingdao, China

Palm Jumeirah Villas, U.A.E

LNQC 青建地产

NiN Residence is developed by Qingjian Realty (Serangoon) Pte Ltd. Qingjian Group Co., Ltd is the holding company of Qingjian Realty (Serangoon) Pte Ltd.

Qingjian Group Co., Ltd was established in 1952, with its scope of business ranging from project contracting, real estate development, international economic and technological co-operation, property investment, technology research & design, engineering consultancy and property management. As one of the earliest Chinese construction companies with ISO9001 compliance, the Group had a turnover of 16.2 billion RMB and was listed No.143 in ENR The Top 225 International Contractors in 2009.

Since starting its international business from 1983, Qingjian Group Co., Ltd has extended its market in more than 30 countries or regions. Landmark buildings such as the Palm Jumeirah Villas in U.A.E and the National Conference Center in Lesotho have won much fame for the Group. In China, the Group have built public properties such as the 2008 Olympic Sailing Center and the Liuting International Airport in Qingdao, as well as residential and commercial developments such as Olive City and Haiwei Plaza – with the total development area exceeding 3,000,000 square meters.

Entering the Singapore market in 1999, the Group's operation span from private to public residential, commercial and industrial developments. The projected turnover for 2010 will exceed 1.3 billion RMB. The Group is also proud to achieve the BCA Green Mark 2010 Award (Gold Plus) for Natura Loft, a HDB-DBSS development launched in 2008. The Group intends to launch another Executive Condominium project in Punggol for the second half of 2011.

As the company evolves, Qingjian Group Co., Ltd will continue to dedicate itself wholeheartedly to the mission of building works of arts and create harmonious space.

For Enquiries: 6458 8525 / 9339 6990 Email: serangoon@cnqc.com.sg



