

RIVERBAY

999 YEARS



By the city edge,
by the river.
A towering statement
of luxury.

Open your door to the
Kallang Park Connector,
serene neighbourhood
and scenic riverside.

Privilege that is the envy
of those who **gaze** upon it.

The **finest indulgence**,
best enjoyed with loved
ones and friends.

Artist's Impression

A TOWERING
STATEMENT OF **LUXURY.**
BY THE **RIVER,**
BY THE **CITY EDGE.**

At the intersection of the Central Expressway and Pan Island Expressway, where the Kallang River languidly flows, RiverBay shines with distinction, beckoning you to experience the luxury 999-year residence that is exclusively available to only 147 privileged homeowners.

Soaring 26 storeys into the sky with a stunning view of the northern skyline, the cutting-edge architecture exudes a sense of strength and fluidity, its dynamic facade inspired by the metaphorical weaving of the playful ripples of the Kallang River. RiverBay is conceptualised with the best of the best. Revel in secluded privacy and tranquillity by the meandering river while your senses tune in to the rhythms of nature. Yet, you are conveniently close to the city delights mere minutes away.







OPEN YOUR DOOR TO THE
KALLANG PARK
CONNECTOR,
SERENE NEIGHBOURHOOD AND
SCENIC RIVERSIDE.





Don't be surprised to find yourself going out more often than before. With the city and endless enjoyment so close within reach, you are spoilt for choice. From water sports at Kallang Basin to shopping and entertainment in the city, to popular hawker fares at famous food centres, all it takes is a short commute. Not to mention being in the central part of Singapore means you will be travelling less and experiencing a whole lot more! Get ready for life, savour every moment.



Toa Payoh Central



City Square Mall

THE CITY AND A WORLD OF
ENJOYMENT
AT YOUR FINGERTIPS.



NE9

Boon Keng

RIVERBAY

Toa Payoh Town Centre

Potong Pasir Town Centre

Bendemeer Town Centre

St Joseph's Institution

CHIJ Primary & Secondary

Stamford American International School

St Andrew's Junior School

Cedar Girls' Primary & Secondary School

TAI SENG

Toa Payoh Garden

PAN ISLAND EXPRESSWAY (PIE)

Global Indian International School

Curtin University of Technology

Underpass to Kim Keat Road

ST. MICHAEL'S

SERANGOON ROAD

BENDEMEER ROAD

BOON KENG

MACPHERSON ROAD

MACPHERSON

Paya Lebar Square (U/C)

NOVENA

Novena Square

Velocity

CENTRAL EXPRESSWAY (CTE) TO ORCHARD ROAD

FARRER PARK

FARRER PARK

LITTLE INDIA

SERANGOON ROAD

JALAN BESAR

LAVENDER STREET

UPP BOON KENG ROAD

KALLANG PAYA LEBAR EXPRESSWAY (KPE)

PIE

PAYA LEBAR

ALJUNIED

SIM AVENUE

Paya Lebar Commercial Hub (Upcoming)

BUKTI TIMAH ROAD

VICTORIA STREET

GUILLEMARD ROAD

KALLANG

Geylang Indoor Stadium

Kallang Riverside Park

Old Airport Road Food Centre

DAKOTA

MOUNTBATTEN

LAVENDER

Sports Hub

Kallang Water Sports Centre

Leisure Park Kallang

Stadium Waterfront

STADIUM

ORCHARD ROAD

ROCHOR ROAD

BUGIS

Bugis Village

Bugis+

Bugis Junction

National Library

Raffles Hotel

Suntec City Mall

Marina Square

PROMENADE

NICOLL HIGHWAY

REPUBLIC AVE

EAST COAST PARKWAY (ECP) TO CHANGI AIRPORT

DHOBY GHAUT

Plaza Singapura

Singapore Management University

Raffles City

CITY HALL

ESPLANADE

Esplanade - Theatres on the Bay

CLARKE QUAY

RAFFLES PLACE

Singapore Flyer

Marina Bay Golf Course

Gardens By The Bay

East Coast Park

Marina Bay Reservoir

Gardens By The Bay

Marina Bay Sands

Marina Bay Financial Centre

Marina Barrage

Central Business District

TANJONG PAGAR

AYER RAJAH EXPRESSWAY

MARINA BAY

Marina South Pier

ENJOY THE
GREAT OUTDOOR
AT THE NEARBY
KALLANG BASIN
WATERSPORTS ZONE.

RiverBay's central location means nowhere is too far for you. Everything you need is close to the comfort of home and so easily accessible. Switch from laid-back relaxation to dynamic city living simply by hopping on a train, a stone's throw away. Boon Keng MRT station provides fast commute to the neighbouring town centres, the city and beyond. Driving is naturally a breeze as RiverBay is connected to the Central Expressway, Pan Island Expressway and Kallang Paya Lebar Expressway.

Minutes away at Kallang Basin, a water haven beckons sports fans to get their adrenaline pumping. Get wet and wild with a plethora of activities available at Kallang Water Sports Centre. Enjoy kayaking, canoeing or dragon boating against a stunning backdrop of skyscrapers and waterfront condominiums. And when the new Singapore Sports Hub opens its door in 2014, it will be the venue for world-class competitive events.




ST ANDREW'S V



YOUR KEY TO
BUILDING
A STRONG
FOUNDATION.



If there is one place that is conducive to nurture your children's education, it has to be here. RiverBay is within close proximity to an education hub. Give your kids a solid foundation and start their learning journey in renowned schools such as St Andrew's Junior School, CHIJ Primary, Cedar Primary and other excellent institutions. St Joseph's Institution and Stamford American International School are also nearby.

A rooftop infinity pool with a city skyline in the background. In the foreground, a woman in a brown bikini is in the water. In the background, a man and a woman are sitting on the edge of the pool. The sky is blue with some clouds. There are palm trees and other plants around the pool.

PRIVILEGE THAT IS
THE ENVY OF THOSE
WHO **GAZE** UPON IT.



RiverBay's limited edition apartments are specially conceptualised for a select few, whose exquisite taste for the fine life is matched by a cutting-edge lifestyle of elevated luxury. Where unrivalled comforts and gratifications are at the beck and call of the privileged.



THE MASTERY OF SPACE DESIGN— SOPHISTICATED AND EFFICIENTLY PRACTICAL.

A real sense of spaciousness provides homeowners with sophisticated yet efficiently practical living areas. Whether it's a 1-, 2- or 3-bedroom apartment, or a 2-storey penthouse that you are considering to take ownership, be assured that your comfort and privacy are never compromised.







A HOLISTIC HAVEN OF LOVE AND BEAUTY.





Artist's Impression

Contemporary yet surprisingly intimate and cosy, RiverBay's chic interior is designed to make every waking moment as inspiring and comfortable as can be. So when the day is done, you know you will be returning home to a blissful haven of love and beauty.

damixa™
When design makes sense

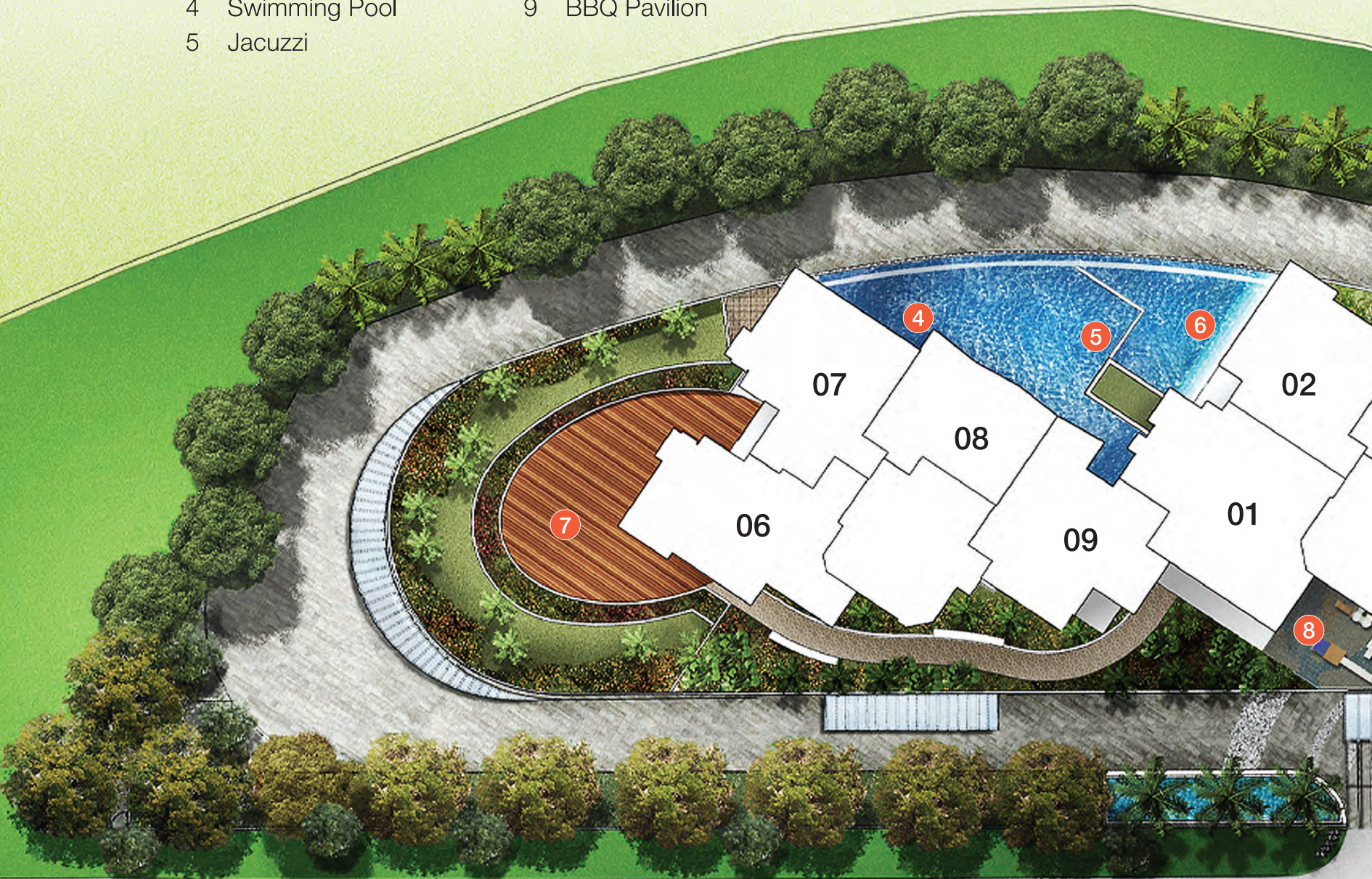
Blomberg®
seit 1883



Artist's Impression

LEGEND

- | | | | |
|---|----------------------|---|-----------------------|
| 1 | Entrance | 6 | Kid's Pool |
| 2 | Guard House | 7 | Sky Terrace |
| 3 | Bus Waiting Pavilion | 8 | Children's Playground |
| 4 | Swimming Pool | 9 | BBQ Pavilion |
| 5 | Jacuzzi | | |



MARTHOMA ROAD

0 5 10 20 METERS



Plan is subject to change as may be approved by the relevant authorities.



THE FINEST

INDULGENCE, BEST ENJOYED

WITH LOVED ONES
AND FRIENDS.

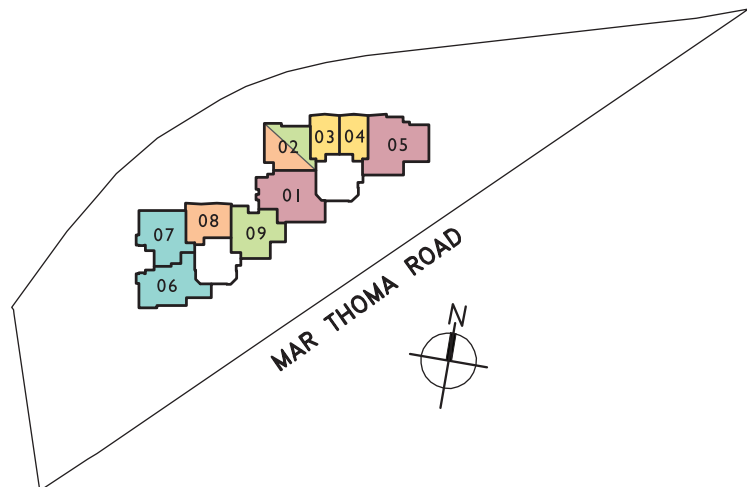


Unit Distribution

LEVEL	PH3 25-07		PH2 25-09		C2	PH1 25-03			Clb
25	PH3 25-07		PH2 25-09		C2	PH1 25-03			Clb
24	B2s	BlS	AlsA	B2a	C2	Bl	A2a	Ala	ClA
23	B2s	BlS	Als	B2b	C2	Bl	A2	Al	Clb
22	B2s	BlS	AlsA	B2a	C2	Bl	A2a	Ala	ClA
21	B2s	BlS	Als	B2b	C2	Bl	A2	Al	Clb
20	B2s	BlS	AlsA	B2a	C2	Bl	A2a	Ala	ClA
19	B2s	BlS	Als	B2	C2	Bl	A2	Al	Cl
18	B2s	BlS	AlsA	B2a	C2	Bl	A2a	Ala	ClA
17	B2s	BlS	Als	B2	C2	Bl	A2	Al	Cl
16	B2s	BlS	AlsA	B2a	C2	A2s	A2a	Ala	ClA
15	B2s	BlS	Als	B2	C2	A2s	A2	Al	Cl
14	B2s	BlS	AlsA	B2a	C2	A2s	A2a	Ala	ClA
13	B2s	BlS	Als	B2	C2	A2s	A2	Al	Cl
12	B2s	BlS	AlsA	B2a	C2	A2s	A2a	Ala	ClA
11	B2s	BlS	Als	B2	C2	A2s	A2	Al	Cl
10	B2s	BlS	AlsA	B2a	C2	A2s	A2a	Ala	ClA
9			Als	B2	C2	A2s	A2	Al	Cl
8	06	07	08	09	01	02	03	04	05

7	Landscape Deck	
6	Car Park	
5	Car Park	
4	Car Park	
3	1	Car Park
2	Car Park	
1	Car Park	

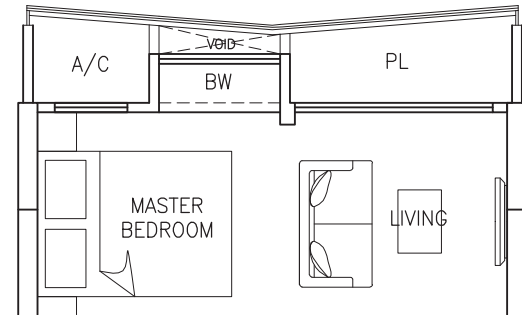
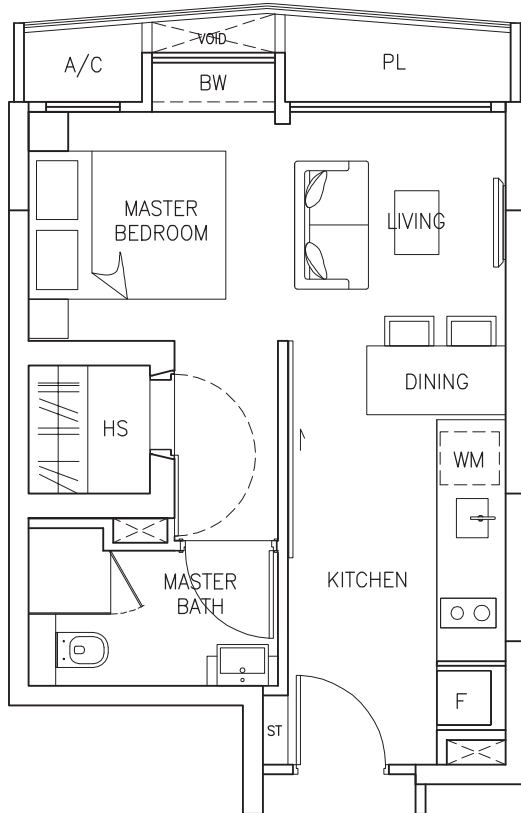
- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom
- 2 Bedroom + Study
- 3 Bedroom
- Penthouse



Type A1

1-Bedroom
36 sqm / 387 sqft

#09-04, #11-04, #13-04
#15-04, #17-04, #19-04
#21-04, #23-04



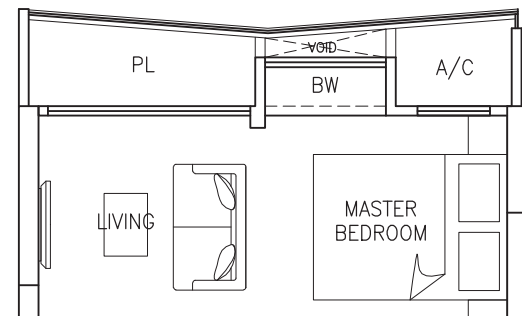
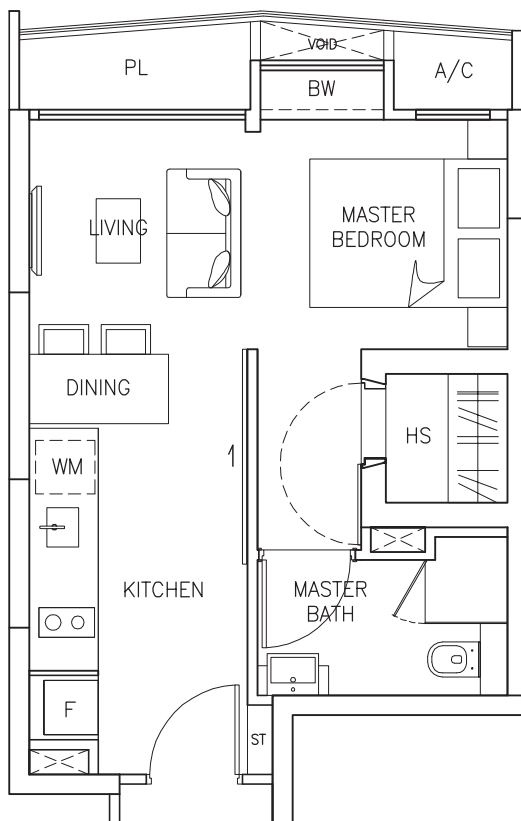
Type A1a (Partial Plan)

#10-04, #12-04, #14-04
#16-04, #18-04, #20-04
#22-04, #24-04

Type A2

1-Bedroom
36 sqm / 387 sqft

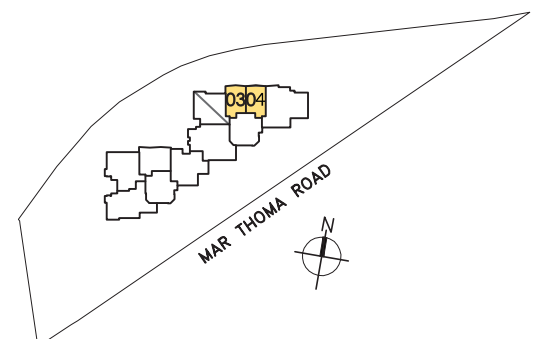
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#21-03, #23-03



Type A2a (Partial Plan)

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#22-03, #24-03

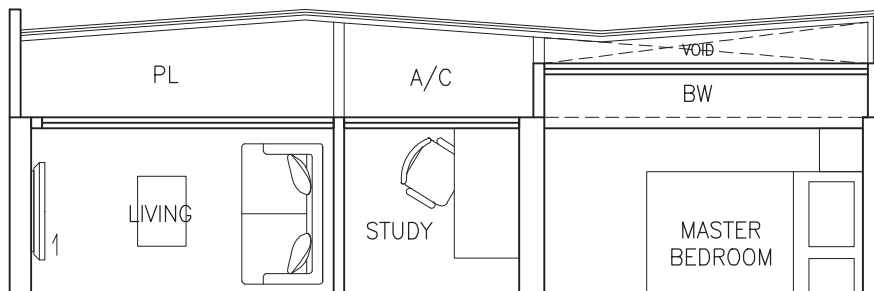
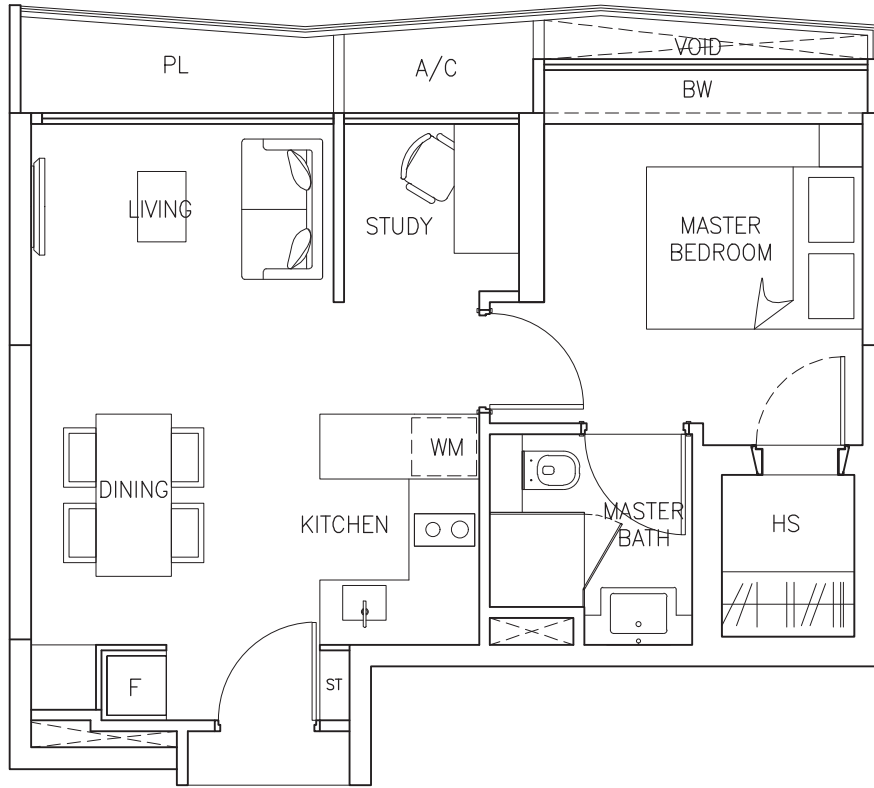
0 1 2 3 4 5 Metres



Type A1s

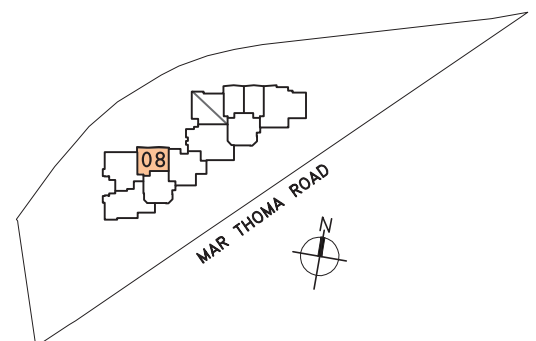
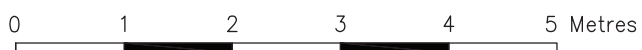
1-Bedroom + Study
48 sqm / 516 sqft

#09-08, #11-08, #13-08
#15-08, #17-08, #19-08
#21-08, #23-08



Type A1sa (Partial Plan)

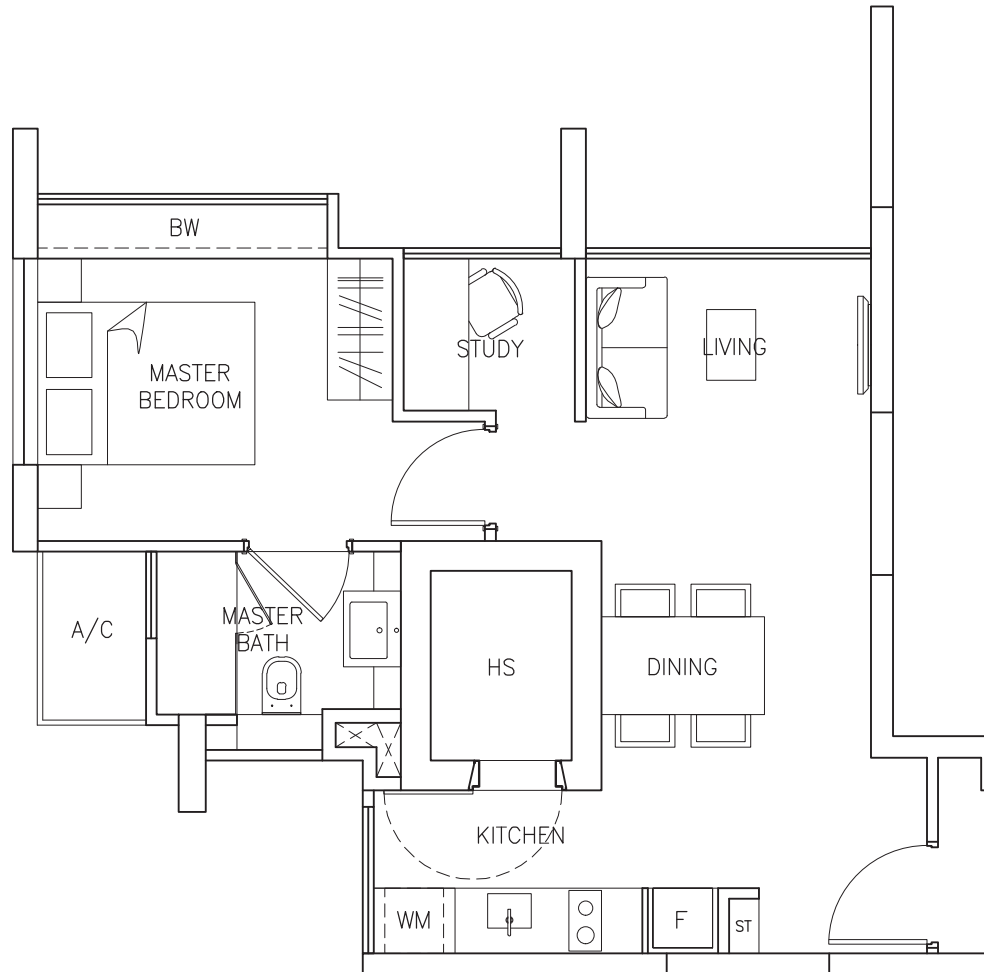
#10-08, #12-08, #14-08
#16-08, #18-08, #20-08
#22-08, #24-08



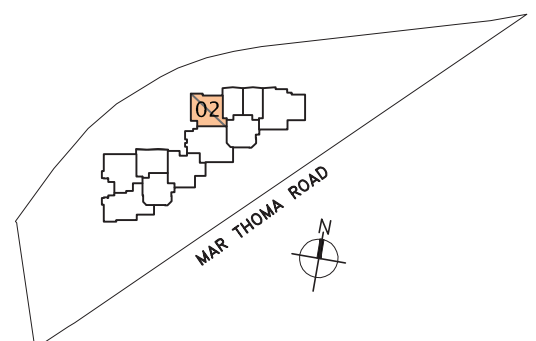
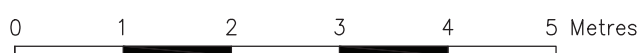
Type A2s

1-Bedroom + Study
48 sqm / 516 sqft

#09-02, #10-02, #11-02
#12-02, #13-02, #14-02
#15-02, #16-02



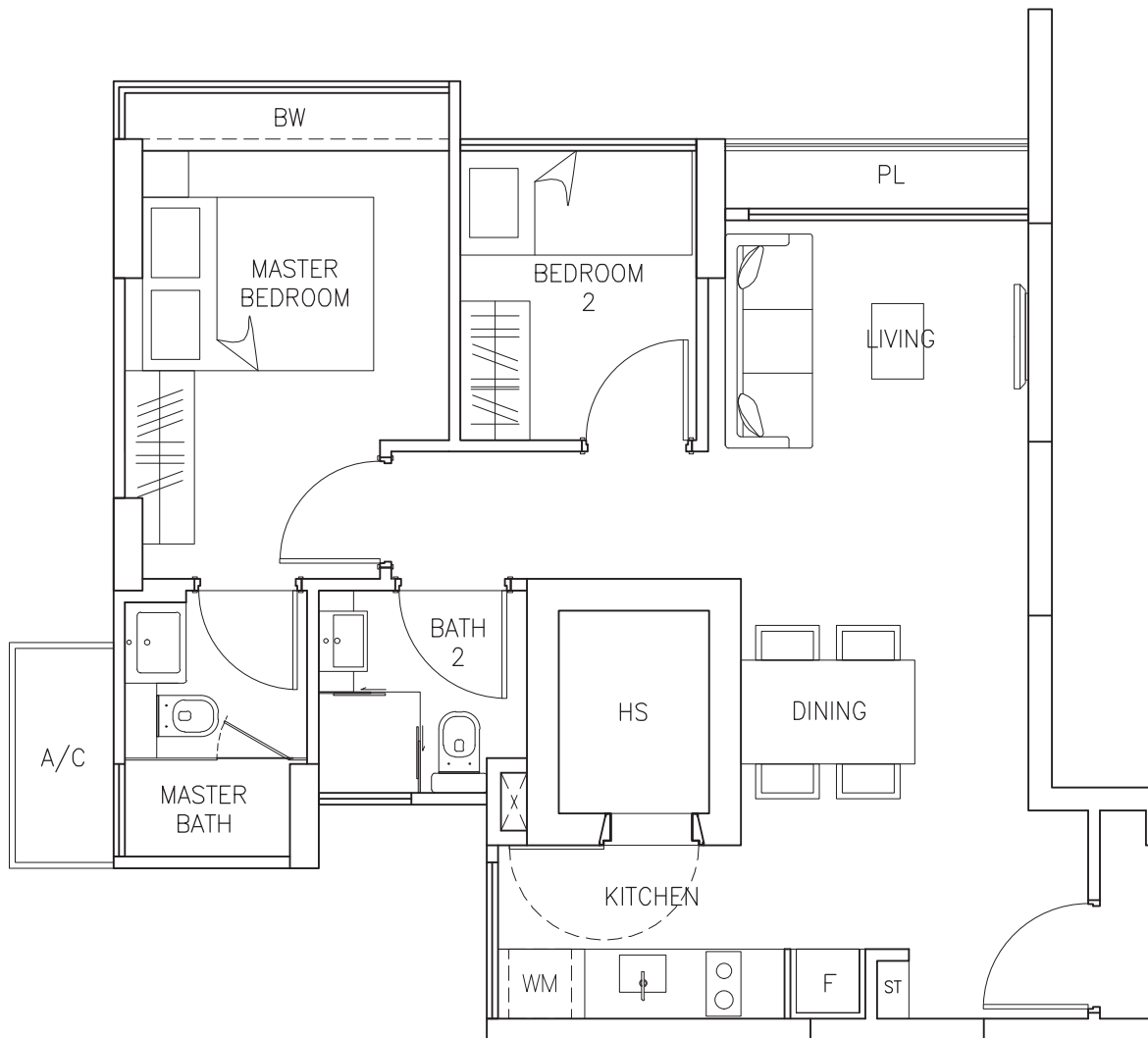
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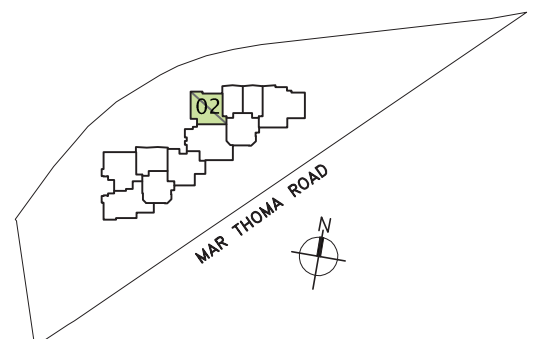
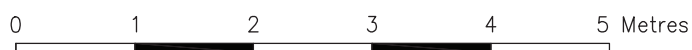
Type B1

2-Bedroom
60 sqm / 645 sqft

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#20-02, #21-02, #22-02
#23-02, #24-02



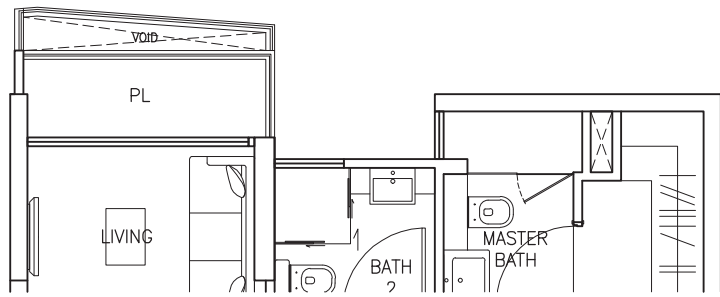
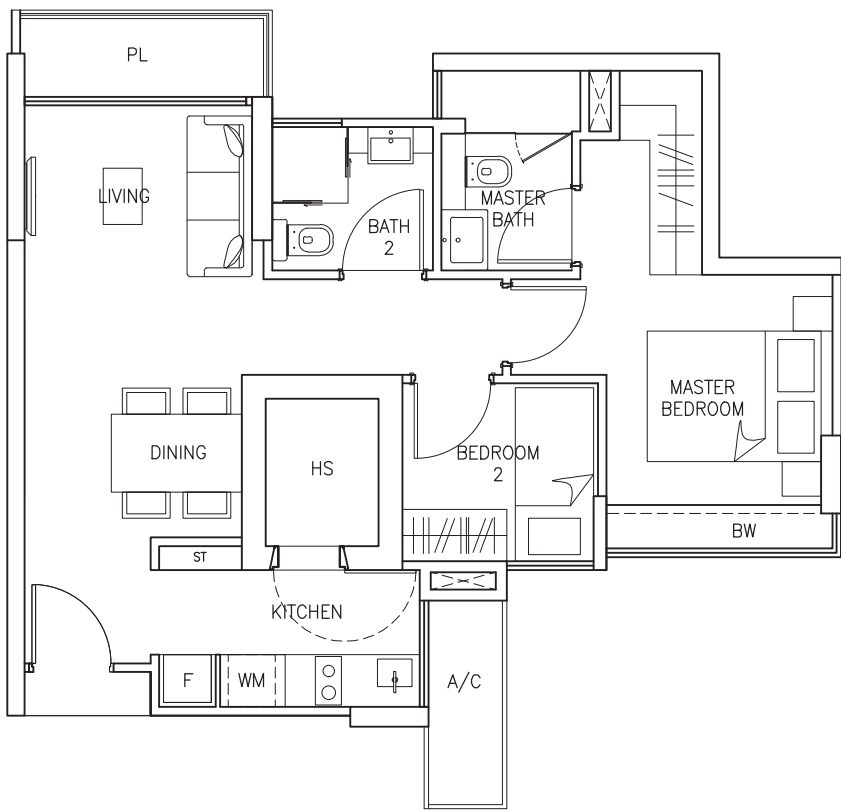
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Type B2

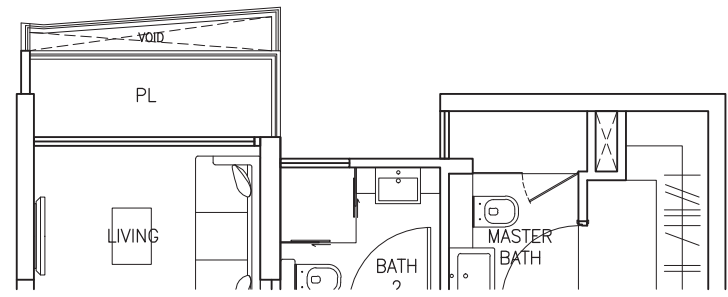
2-Bedroom
61 sqm / 656 sqft

#09-09, #11-09, #13-09
#15-09, #17-09, #19-09



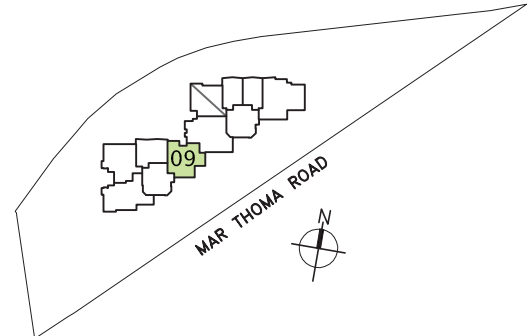
Type B2a (Partial Plan)

#10-09, #12-09, #14-09
#16-09, #18-09, #20-09
#22-09, #24-09



Type B2b (Partial Plan)

#21-09, #23-09

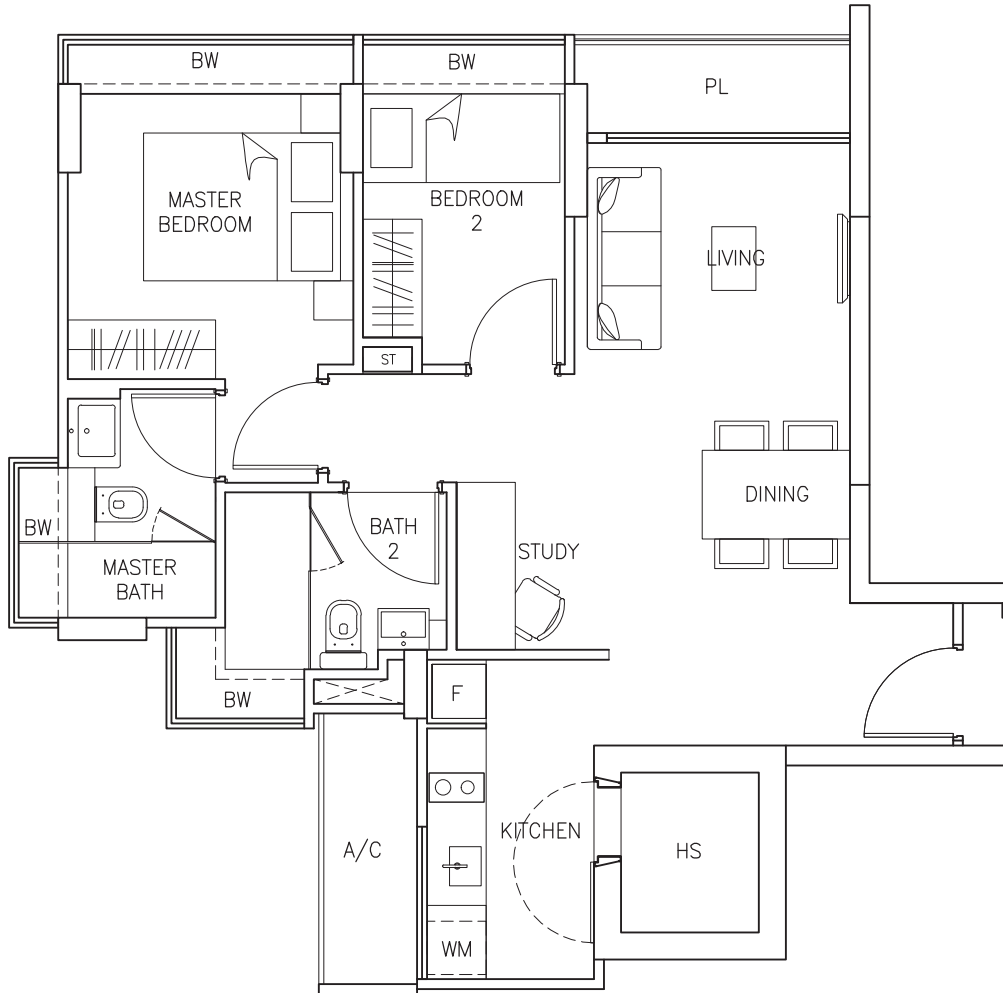


All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

Type B1s

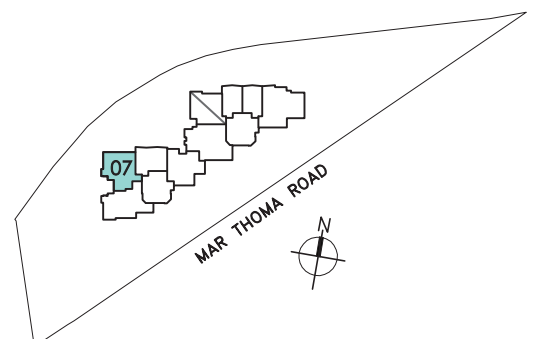
2-Bedroom + Study
70 sqm / 753 sqft

#10-07, #11-07, #12-07
#13-07, #14-07, #15-07
#16-07, #17-07, #18-07
#19-07, #20-07, #21-07
#22-07, #23-07, #24-07



1

0 1 2 3 4 5 Metres

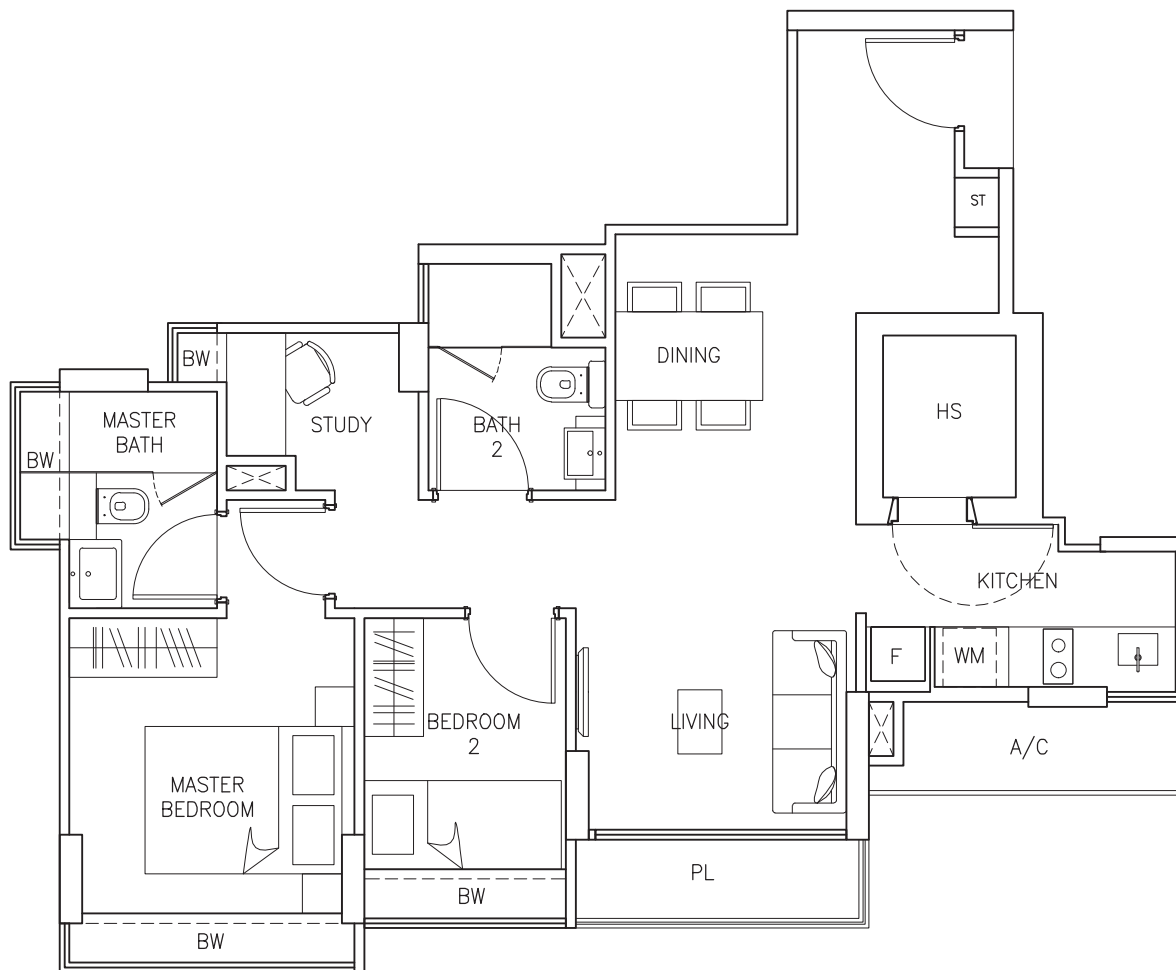


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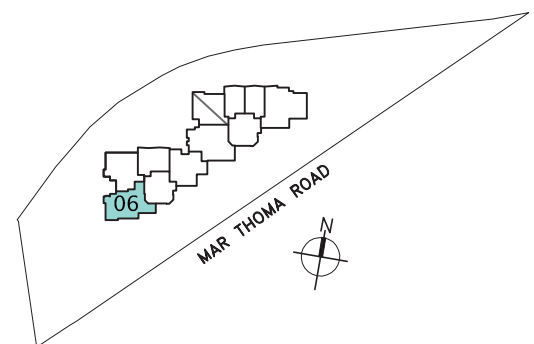
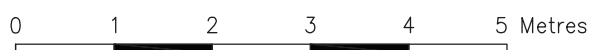
Type B2s

2-Bedroom + Study
73 sqm / 785 sqft

- #10-06, #11-06, #12-06
- #13-06, #14-06, #15-06
- #16-06, #17-06, #18-06
- #19-06, #20-06, #21-06
- #22-06, #23-06, #24-06



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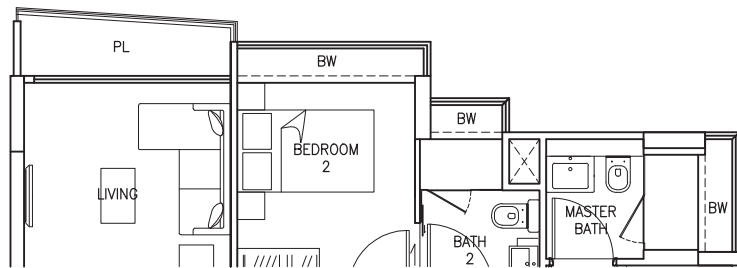
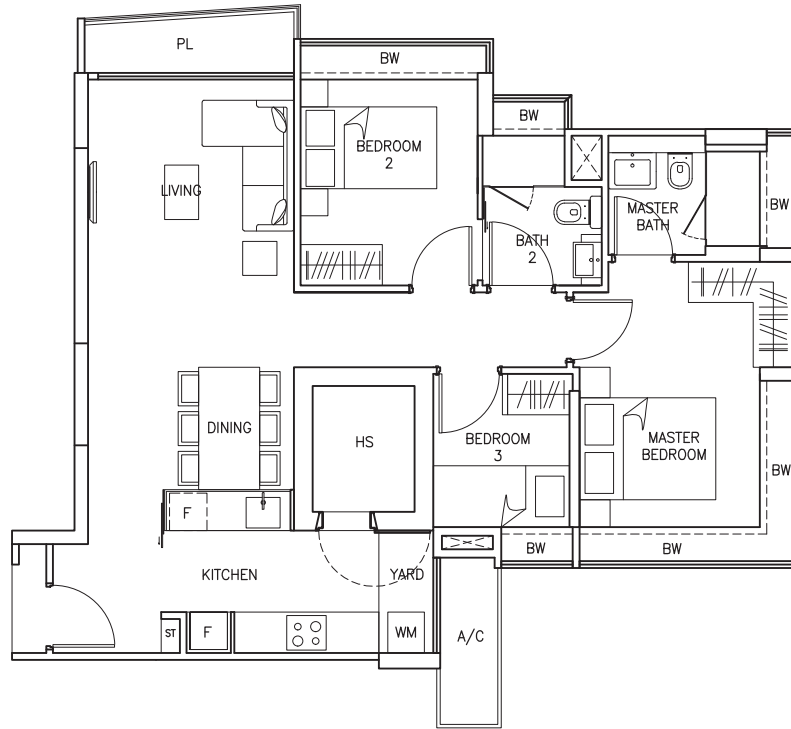


All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

Type C1

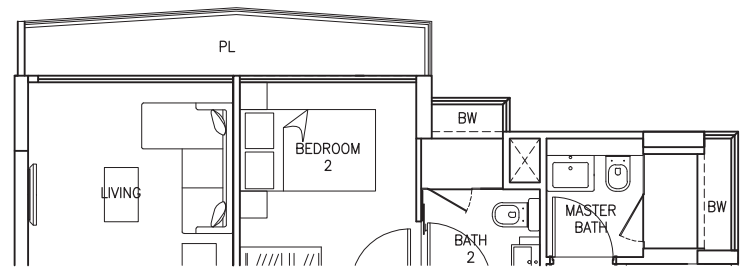
3-Bedroom
88 sqm / 947 sqft

#09-05, #11-05, #13-05
#15-05, #17-05, #19-05



Type C1a (Partial Plan)

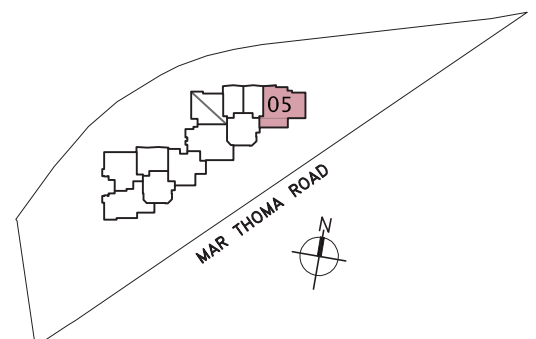
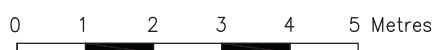
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#22-05, #24-05



Type C1b (Partial Plan)

89 sqm / 957 sqft

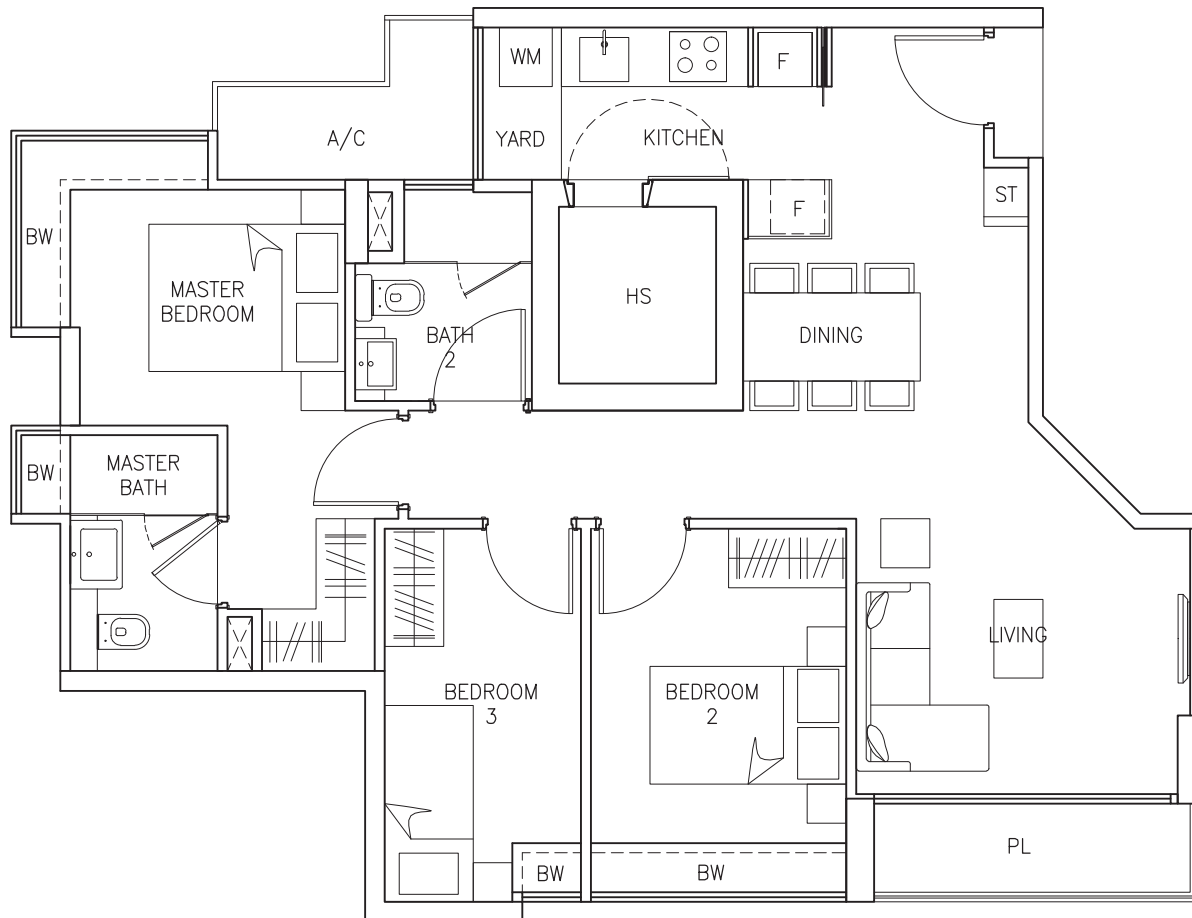
#21-05, #23-05, #25-05



Type C2

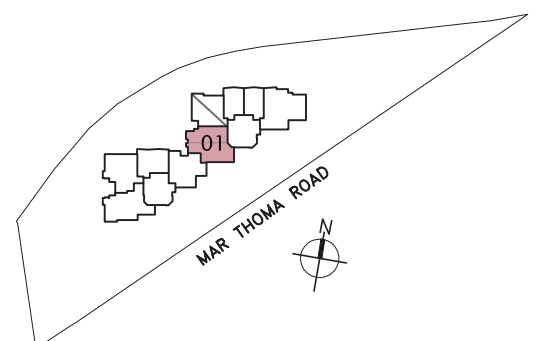
3-Bedroom
86 sqm / 925 sqft

#09-01, #10-01, #11-01
#12-01, #13-01, #14-01
#15-01, #16-01, #17-01
#18-01, #19-01, #20-01
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#24-01, #25-01



1

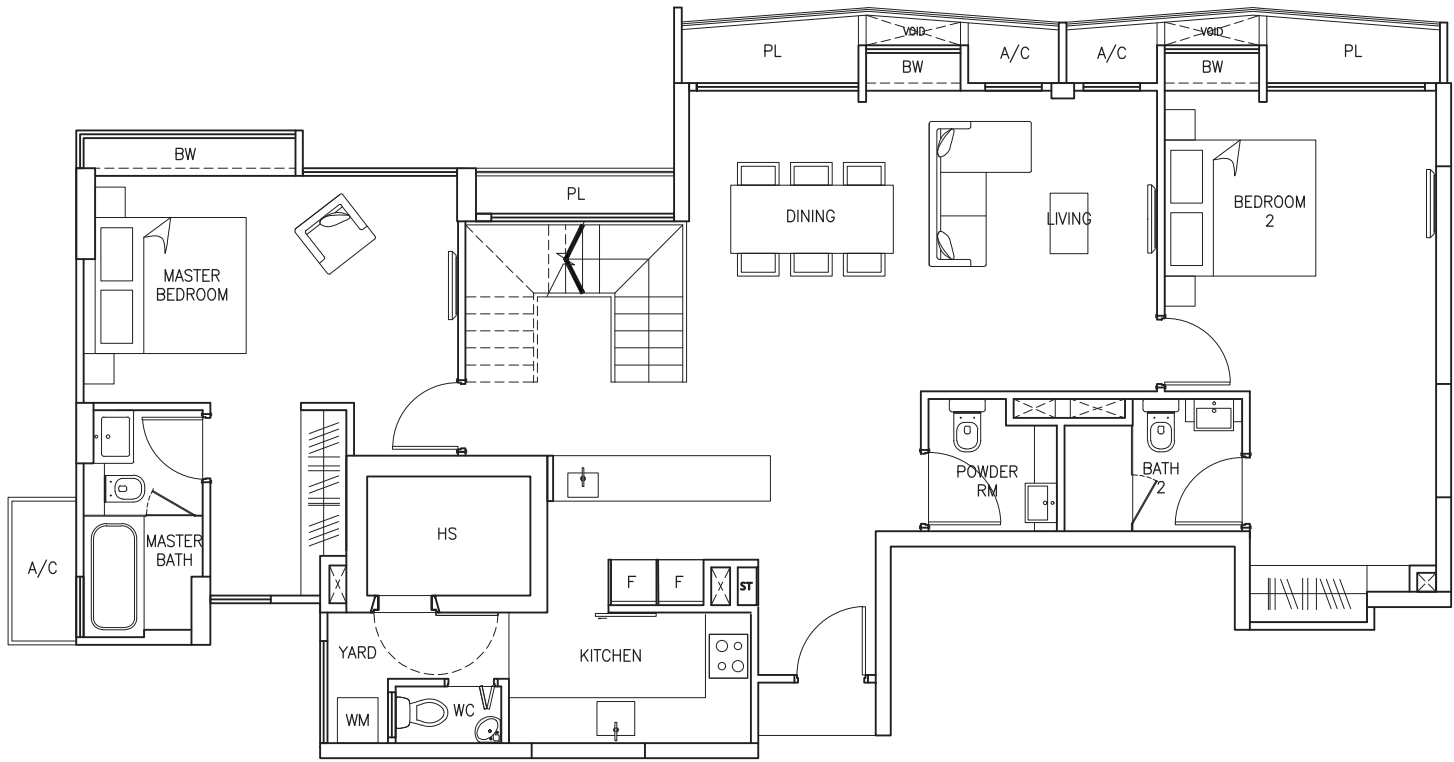
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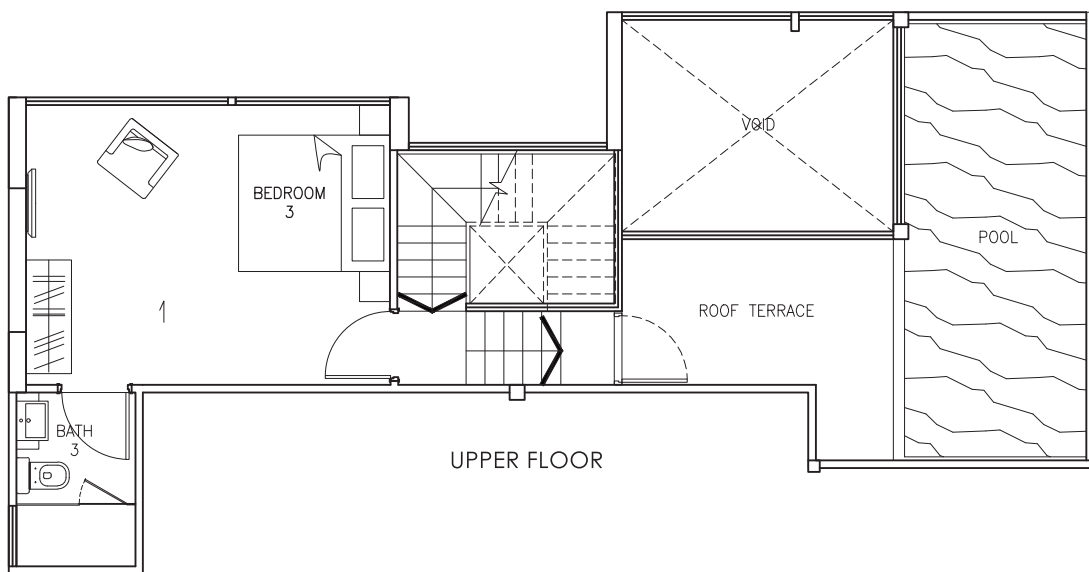
Type PH1

203 sqm / 2,185 sqft

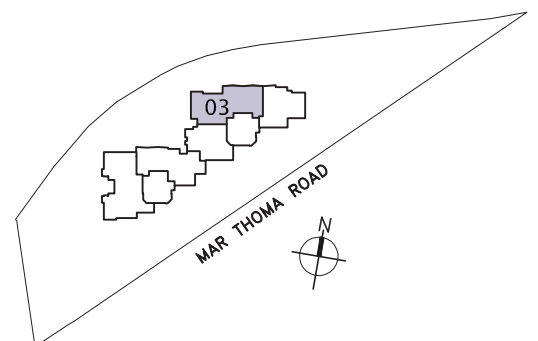
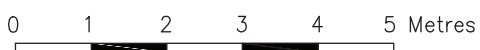
#25-03



LOWER FLOOR



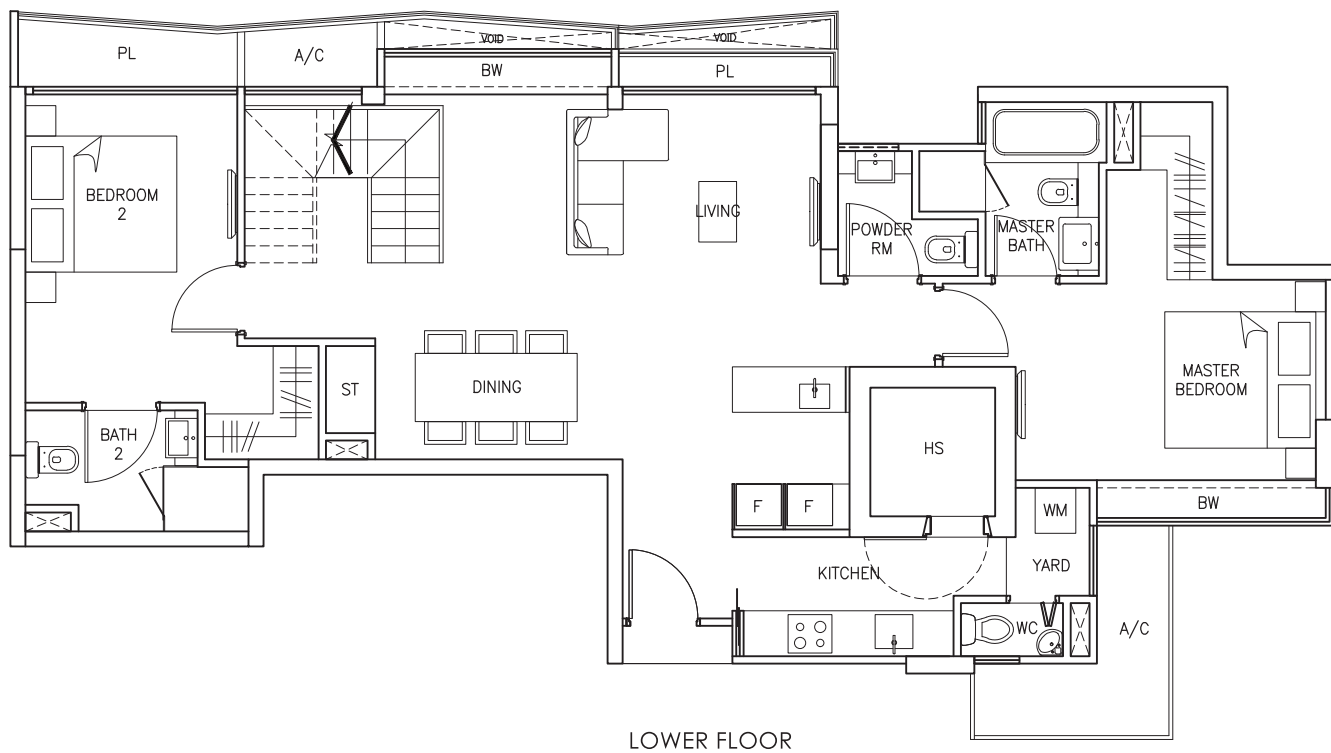
UPPER FLOOR



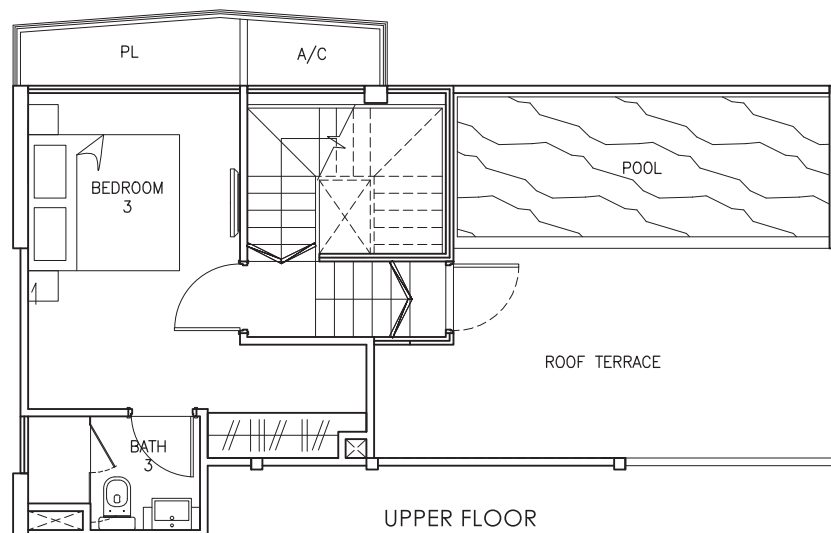
Type PH2

173 sqm / 1,862 sqft

#25-09

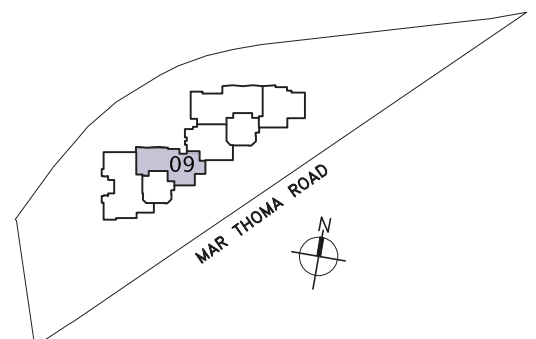


LOWER FLOOR



UPPER FLOOR

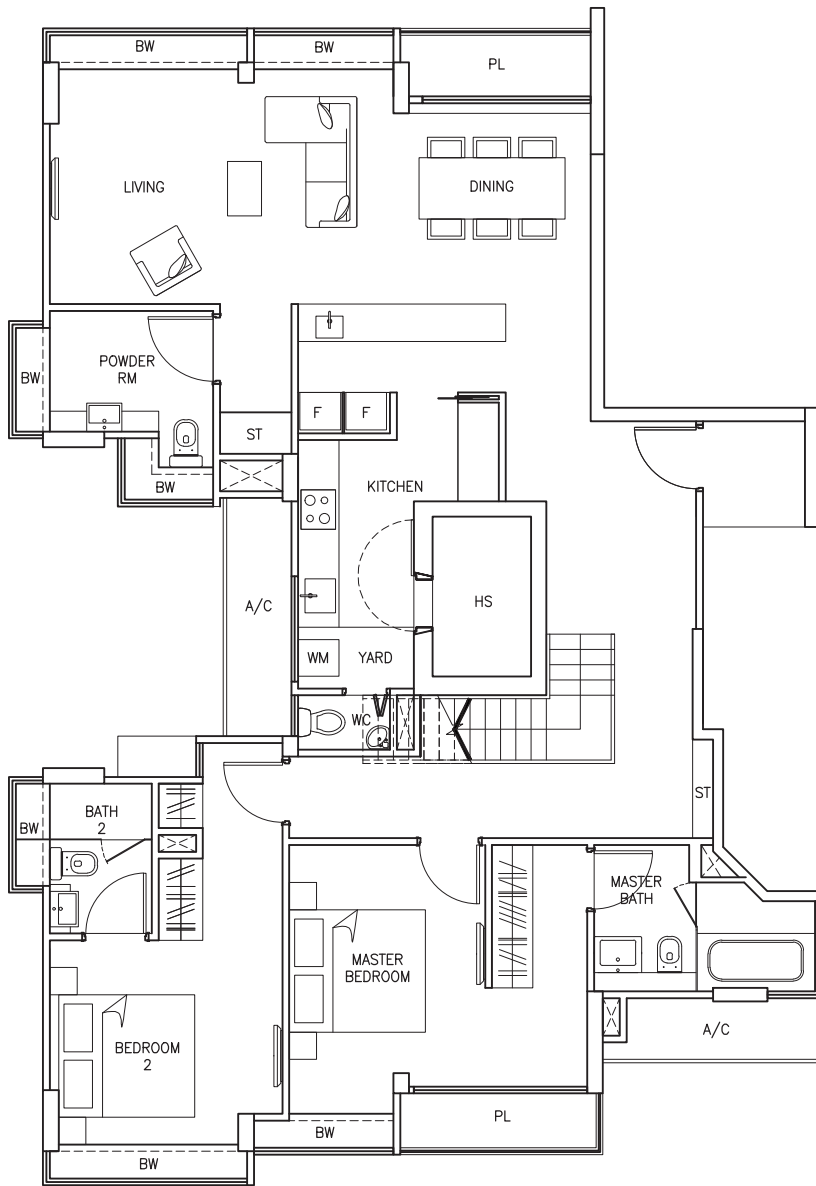
0 1 2 3 4 5 Metres



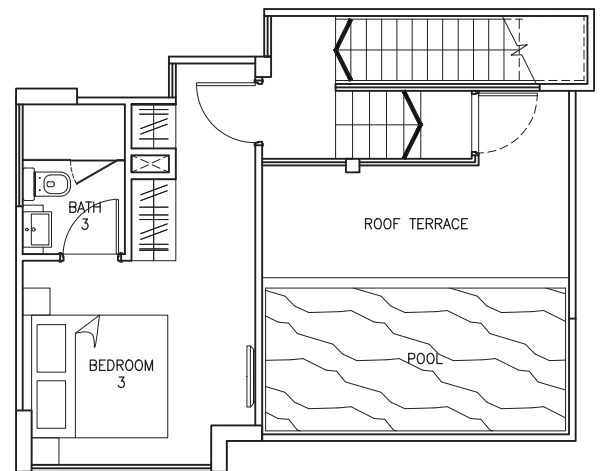
Type PH3

191 sqm / 2,055 sqft

#25-07

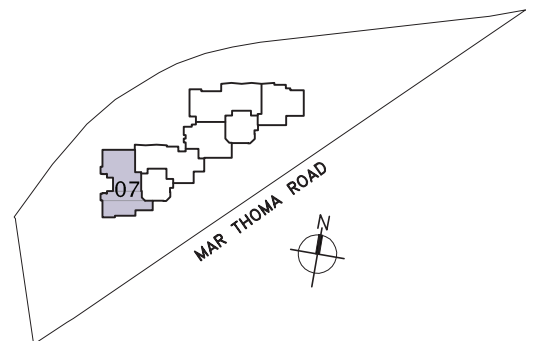


1
LOWER FLOOR



UPPER FLOOR

0 1 2 3 4 5 Metres



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SPECIFICATION

1.0 FOUNDATION

Piled foundation

2.0 SUPERSTRUCTURE

Reinforced concrete and/or steel structure

3.0 WALLS

- 3.1 External Walls - Reinforced concrete wall and/or brick wall and/or curtain wall
- 3.2 Internal Walls - Reinforced concrete wall and/or brick wall and/or block wall and/or dry wall

4.0 ROOF

Flat Roof: Reinforced concrete slab with insulation and waterproofing

5.0 CEILING

- 5.1 Plaster and/or skim coat and/or bulkhead with emulsion paint to Living, Dining, Bedrooms, Study, Store (ST), HS and other areas where appropriate
- 5.2 Ceiling board and/or bulkhead with emulsion paint to Kitchen, Bathrooms, Yard, WC and other areas where appropriate
- 5.3 Ceiling board with emulsion paint and/or skim coat and/or bulkhead with emulsion paint in other areas where appropriate

6.0 FINISHES

- 6.1 Wall: Internal
 - 6.1.1 Tiles up to false ceiling height and on exposed surfaces of Bathrooms, Kitchen and WC
 - 6.1.2 Plaster and/or skim coat with emulsion paint to other areas
- 6.2 Wall: External
 - 6.2.1 Plaster and/or skim coat with emulsion paint to other areas
- 6.3 Floor
 - 6.3.1 Composite stone to Living, Dining, Kitchen, Hallway to Bedrooms, Study (for Type A1s, A1sa, A2s, B1s, B2s) and Store (ST)
 - 6.3.2 Timber strips to Bedrooms. No skirting behind and/or within wardrobe
 - 6.3.3 Timber board to Internal Staircase (for Type PH1, PH2 and PH3)
 - 6.3.4 Tiles to Bathrooms, HS, WC and Yard
 - 6.3.5 Composite timber deck and/or tiles to Roof Terrace
 - 6.3.6 Cement screed to planter box

No finishes behind mirror, kitchen cabinets and areas enclosed by long bath and within false ceiling space

7.0 WINDOWS

Fluorocarbon coated aluminum framed windows

8.0 DOORS

- 8.1 Approved fire-rated timber door to Main Entrance
- 8.2 Aluminum-framed sliding glass door to Planter
- 8.3 Aluminum-framed swing door to Roof Terrace
- 8.4 Sliding glass door to Kitchen (for Type C1, C1a, C1b, C2, PH1, PH2 and PH3)
- 8.5 Timber door to Bedrooms and Bathrooms
- 8.6 Approved metal door to HS
- 8.7 Good quality locksets and ironmongery to all doors

9.0 SANITARY FITTINGS

Master Bathroom

- 1 long bath with mixer (for Type PH1, PH2 and PH3)
- 1 shower area with shower mixer
- 1 vanity top with basin, mixer and undercounter cabinet
- 1 water closet
- 1 towel rail
- 1 paper roll holder
- 1 mirror

Bath 2 & 3

- 1 shower area with shower mixer
- 1 vanity top with basin, mixer and undercounter cabinet
- 1 water closet
- 1 towel rail
- 1 paper roll holder
- 1 mirror

WC

- 1 wash basin with tap
- 1 water closet
- 1 paper roll holder
- 1 shower set

10.0 ELECTRICAL INSTALLATION

Please refer to Electrical Schedule for details

11.0 TV/ TELEPHONE

Please refer to Electrical Schedule for details

12.0 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with the relevant Singapore Code SS 555 Part 1 to 4 – Code of Practice for Protection against Lightning

13.0 PAINTING

See items 6.1 & 6.2

14.0 WATER PROOFING

Water proofing shall be provided to floors of Bathrooms, Kitchen, Yard, WC, Roof Terrace, Planter and other areas where appropriate

15.0 DRIVEWAY AND CAR PARK

- 15.1 Stone and/or pavers and/or tarmac and/or concrete to external surface driveway
- 15.2 Reinforced concrete floor with hardener to Car Park

16.0 COMMUNAL FACILITIES

- 16.1 Swimming Pool
- 16.2 Kids' Pool
- 16.3 Jacuzzi
- 16.4 BBQ Pavilion
- 16.5 Kids' Play Area
- 16.6 Gymnasium
- 16.7 Multi-Purpose Room
- 16.8 Changing Rooms

17.0 ADDITIONAL ITEMS

- 17.1 Kitchen Cabinets/ Appliances
 - Kitchen cabinets complete with worktop and stainless steel kitchen sink, hob, hood and oven
 - Built-in fridge
 - Provision of Town Gas to kitchen (except for Unit Types A1, A1a, A2, A2a, A1s, A1sa and A2s)
- 17.2 Wardrobes
 - Wardrobe to all bedrooms
- 17.3 Air-Conditioning Services
 - Wall-mounted fan coil unit to Living, Dining, Bedrooms and Study
- 17.4 Hot Water Supply
 - Hot water provision to Bathrooms and Kitchen

Notes:

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 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 at the joints. Subject to clause 14.3 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

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

Materials, Fittings Equipment, Finishes, Installations and Appliances

Subject to clause 14.3 of the Sale and Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection, and market availability.

Air-Conditioning System

To ensure good working condition 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, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

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 services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

Security

Vehicular barrier is provided at main entrance. Visitor call panel/card access system to lobbies.

19.0 DESCRIPTION OF HOUSING PROJECT

19.1 General Description:

Proposed Erection Of A 26-Storey Apartment (147 Units) With Multi-Storey Car Park, Sky Terraces And Communal Facilities On Lots 06176A, 10007A, 97887W, 97888V MK17 At 23 Mar Thoma Road (Kallang Planning Area).

19.2 Details of Building Specifications: Please refer to the First Schedule of the Sales and Purchase Agreement.

19.3 Types of Residential Units Located in the Building Project: Apartment

19.4 Total number of units : 147 Units

19.5 Description of common property:

Visitors' Car Park, Electrical substation, Consumer switchroom, Bin center, Guard house, Store room, MDF room, Wet riser pump room, Filtration plant, Generator, Staircases, all communal facilities and all other common property as defined in the Building and Maintenance and Strata Management Act 2004 and Land Titles (Strata) Act, Cap 158.

19.6 Description of parking spaces: Sufficient carpark lots as may be approved by the relevant authorities. Designated visitor parking lots.

19.7 Purpose of building project and restrictions as to use : Residential

18.0 ELECTRICAL SCHEDULE

Unit Type Description	Type A1, A1a, A2, A2a	Type A1s, A1sa, A2s	Type B1	Type B2, B2a, B2b	Type B1s, B2s	Type C1, C1a, C1b, C2	Type PH1, PH2, PH3
Lighting Point	7	9	11	11	12	12	27
13A Power Point	10	11	11	12	13	16	21
AC Isolator	1	2	2	2	2	2	4
Water Heating Point	1	1	1	1	1	1	1
Hob Point	1	1	1	1	0	0	0
Hood Point	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1
Cable TV Outlet	2	2	3	3	3	4	4
TV/FM Outlet	1	1	1	1	1	1	1
Telephone Outlet	3	4	4	4	5	5	5
Door Bell Point	1	1	1	1	1	1	1
Data Outlet	1	1	1	1	1	1	1
Audio Intercom	1	1	1	1	1	1	1

Developer: Green Bay Pte Ltd (a subsidiary of Allgreen Group) • Co Reg. No.: 199503100E • Developer's Licence No.: C0447 • Tenure of Land: 999 years lease from 2 June 1882 • Legal Description: 6176A, 10007A, 97887W and 97888V of MK 17, at 23 Mar Thoma Road • Expected Date of Vacant Possession: 30 September 2015 • Expected Date of Legal Completion: 30 September 2018 • Building Plan No: A0779-00824-2007-BP01 dated 11 March 2009, A0779-00824-2007-BP02 dated 17 July 2009, A0779-00824-2007-BP03 dated 30 August 2010, A0779-00824-2007-BP04 dated 26 October 2010, A0779-00824-2007-BP05 dated 07 February 2011, A0779-00824-2007-BP06 dated 02 July 2012, A0779-00824-2007-BP07 dated 12 September 2012

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Luxurious Homes By



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