

iNz 悦
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R E S I D E N C E

LEADING THE WAY TO A SMARTER TOMORROW

Be In. Be Smart. Be Ahead.

Be In

Embrace a new lifestyle.

What will tomorrow bring?
Tomorrow ushers in a smarter way to live.

A smarter lifestyle that will integrate cutting-edge technology seamlessly with luxury everyday living. Where everything will be elevated to new heights of ease and convenience. And this smarter lifestyle can only be brought to you by those with the foresight to look beyond what is, and what will be. So awaken all senses, prepare to be amazed.

For all these will be yours to enjoy,
here at iNz Residence.



Creating Benchmarks

iNz Residence is the premium Executive Condominium with 497 luxurious units. It is the first in the West to offer cutting-edge smart living, an abundance of luxury facilities and ample living spaces for every lifestyle need. And as a residential development that strives to be ahead of its time, iNz Residence is also the first EC in the West to offer a tranquil Sky Garden and unique 5-bedroom maisonettes. With all these in place, you can look forward to experiencing a lifestyle elevated to new heights, only at iNz Residence.





Phillip and May just moved into iNz Residence, and Phillip was extremely inspired by the many ways that he could utilise his smart home features. For their anniversary, Phillip intended to surprise May at home. But as a busy entrepreneur, Phillip couldn't stay home the whole day to wait for the deliveries and supervise the set-up.

"That's when I fully appreciated the wonders of a smart home," exclaimed Phillip, "I was able to remotely unlock my door from

Be Smart

Elevate to Smart Living.

VIRTUAL CONCIERGE



PAYMENT MADE EASY

Pay your maintenance fees through the app.



WE ORGANISE, YOU PARTY

Make every celebration a success, select from our list of party and event planners through the app.



YOUR FOOD, YOUR WAY

Choose your favourite dishes from a list of caterers, pay for it and have it delivered to you, all through the app.



24/7 FACILITY BOOKING

Select and book your desired facility whenever, wherever.



HASSLE-FREE HOME HELP

From house cleaning, choked pipes to air-conditioner maintenance, choose from a curated list of services at your fingertips.

my smart phone, let the florist in and allow her to arrange all the flowers and balloons around the house. I could see what was going via real-time video surveillance and was happy with how everything looked. As May and I walked from the car park to our apartment, I was able to create mood lighting, and set the right temperature to my home. It was done so subtly from my smart phone. May didn't even suspect anything. So when we stepped into our apartment, everything was all set for our romantic anniversary dinner."

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360° PROTECTION



VIP ACCESS

Give your guests the VIP treatment. With one click on the app, the guards will be informed instantly of your guests' arrival, making visits from friends and relatives hassle-free and easy.



FACE-TO-FACE GREETINGS

The first EC in Singapore with lift lobby video intercom system.



ALL-SEEING DOORBELL

Even when you are not at home, you can always see who's at the door.



A WATCHFUL EYE

IP camera to check on your children, elderly and pets.



INVISIBLE GUARDIAN

Monitor your home and valuables from intruders, fires or water leakage.



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Before they moved into iNz Residence, Phillip and May downloaded their exclusive hiLife app, the smartphone app with smart community features.

“It changed our lives even before we moved into our new home,” said May with a laugh, “Because the smart community features of the app had a list of preferred vendors like interior designers, to help us.”

As May spends long hours at the office, she found the smart community features a great help when it came to organising their housewarming party.



iNzPIRED LIVING



KEEP FIT, STAY ACTIVE

Take your pick from Zumba, Yoga, Pilates or Dance classes to lead a healthy lifestyle.



LEARN NEW SKILLS

Learn to swim safely, or pick up tennis from certified and experienced coaches and instructors.



TALENT TIME

Develop your child to be a future star.



MASTER CHEF

Learn to cook new dishes for your family and be a great home chef with a comprehensive list of cooking and baking classes.



“Everything I needed was in this one app,”

May explained,

“I found reliable housekeeping services to clean the apartment. I booked the beautiful Al Fresco Gourmet Pavilion for the dinner. I arranged for the caterers. So all I had to do that night was entertain my guests. Oh yes, and here’s a tip, smart community even means being in the loop for special deals around the neighbourhood!”

The housewarming party was a success.

And May booked herself a spa session for the day after the party. With the smart community app, of course.

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UNLIMITED PRIVILEGES
Exclusive deals and promotions.



IN THE PINK OF HEALTH
Health monitoring service for residents.



IN SAFE HANDS
Professional caregivers for your loved ones.



TENDER, LOVING CARE
Child care service for residents.



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The fun and indulgence never ends



ONE-TOUCH CONVENIENCE



ANYTIME, ANYWHERE

No more worrying about whether you've locked the door. For the more forgetful ones, you can always check back with your smart devices.



BROADBAND READY

Internet-ready home.



WI-FI UNDER THE SUN

Wi-fi access in all communal areas of iNz Residence.



LIGHT UP YOUR LIFE

From home movie night to date night, create the right ambience with just one touch.



Over 60 luxurious facilities await you here at iNz Residence! From fun, fitness to feasting and more, iNz Residence has everything for you and family to enjoy life to the max. Everything is thoughtfully planned and set amidst lush landscaping to create an ambience of exclusivity that is sure to make every moment simply perfect.

The Special TRX Fitness Deck, Tennis Court and Putting Green are just some of the many fun and exciting ways to get fit while indulging in your favorite sports.

Bonding with families and friends at parties and gatherings are made easy via the convenience of a one-stop app. An elegant garden soiree, a family pool party, or a grand birthday banquet? Choose from a wealth of sophisticated venues, book it together with your event organiser and caterer, all with just a touch of a button on your smart devices.



The fun and indulgence never ends



YOUR VIRTUAL DOORMAN

Lock and unlock your doors remotely.



EASY AS A,B,C

One-touch control for different moods and occasions.



PRE-COOLING ARRIVAL

No need to wait for your home to chill. The right temperature is set, even before you step in.



ALWAYS FRESH LAUNDRY

Load your laundry before heading out. Set and complete washing through remote control before arriving home.



HOME IN YOUR POCKET

Stay connected to your home, even when you are overseas. Instant access to everything in your home through one button.

The content of smart living is subject to terms and conditions.
The services listed is subject to change without prior notice and additional charges may apply.

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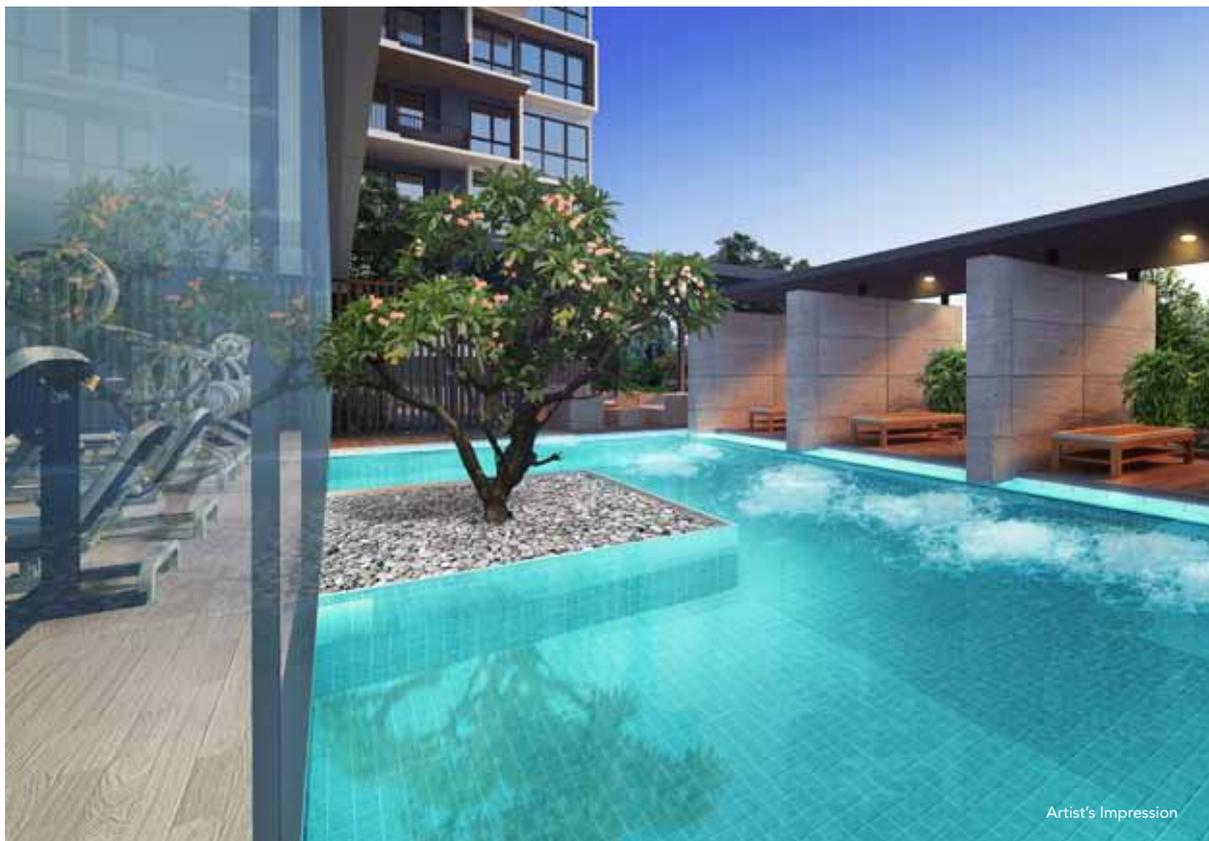
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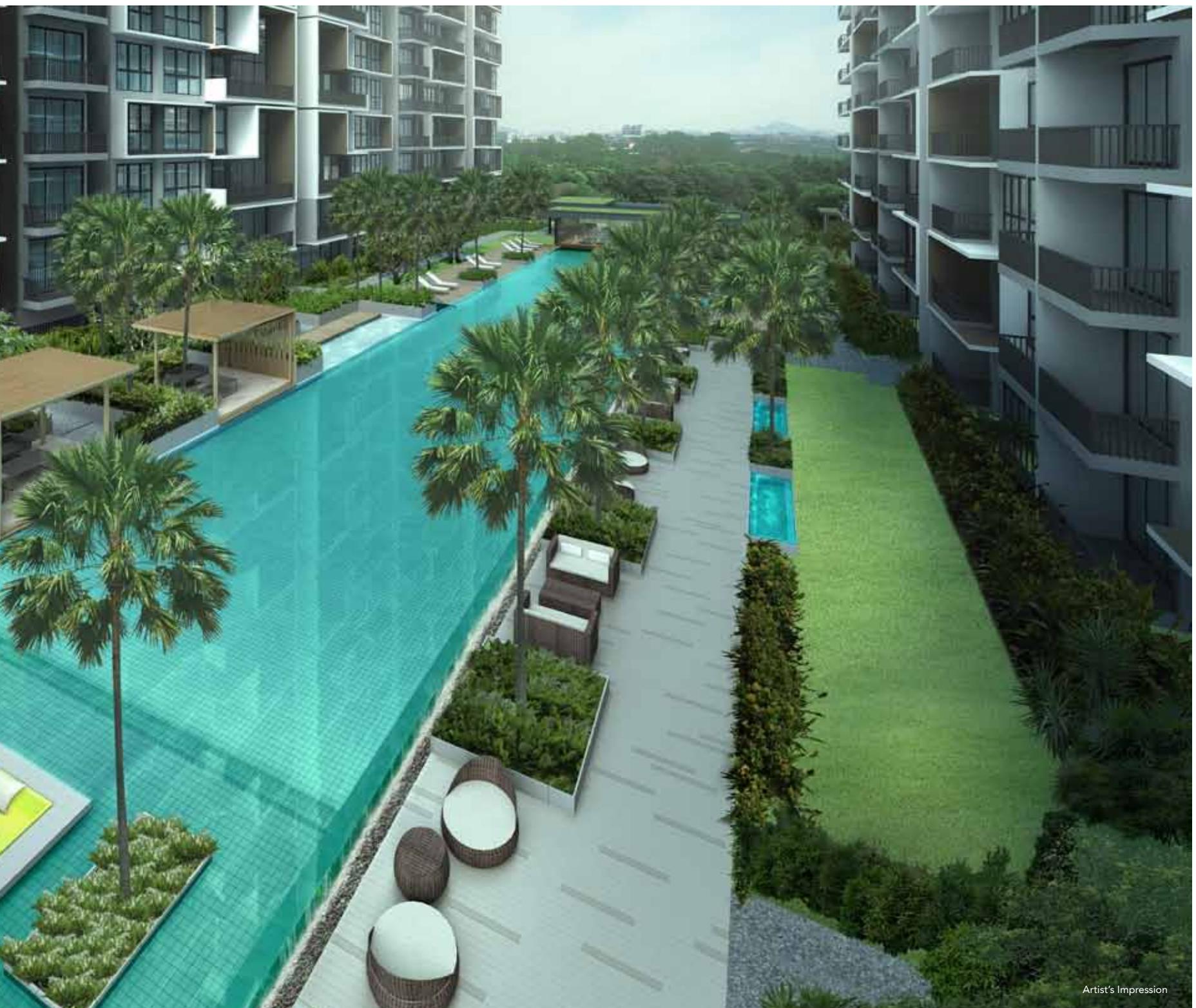
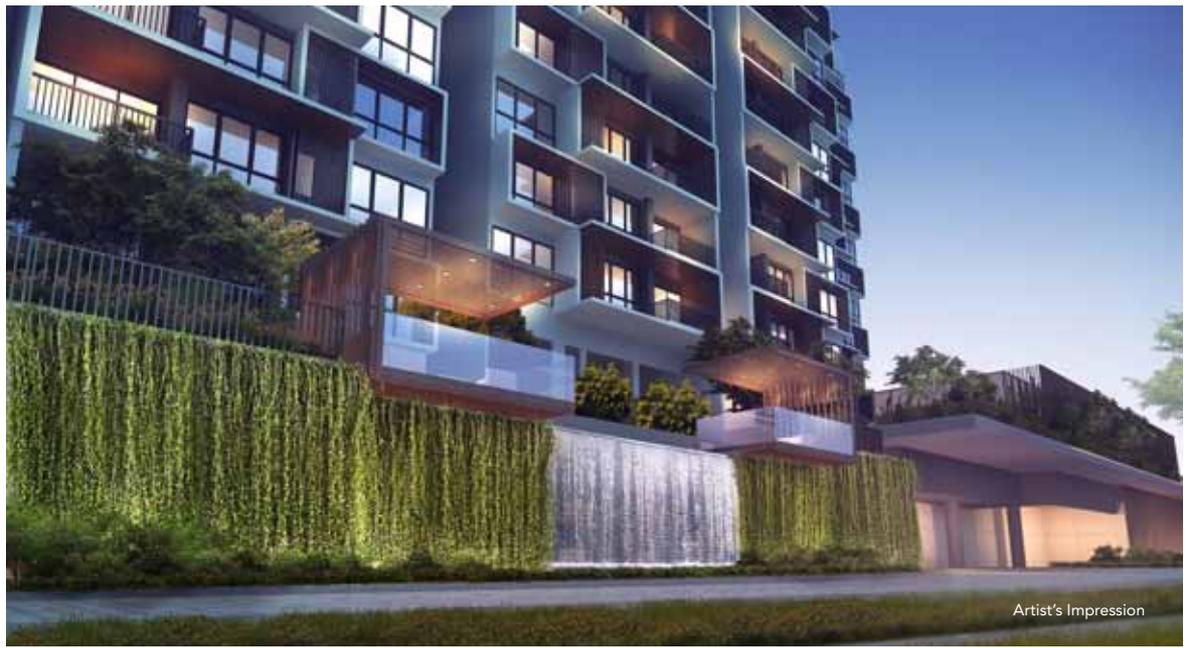
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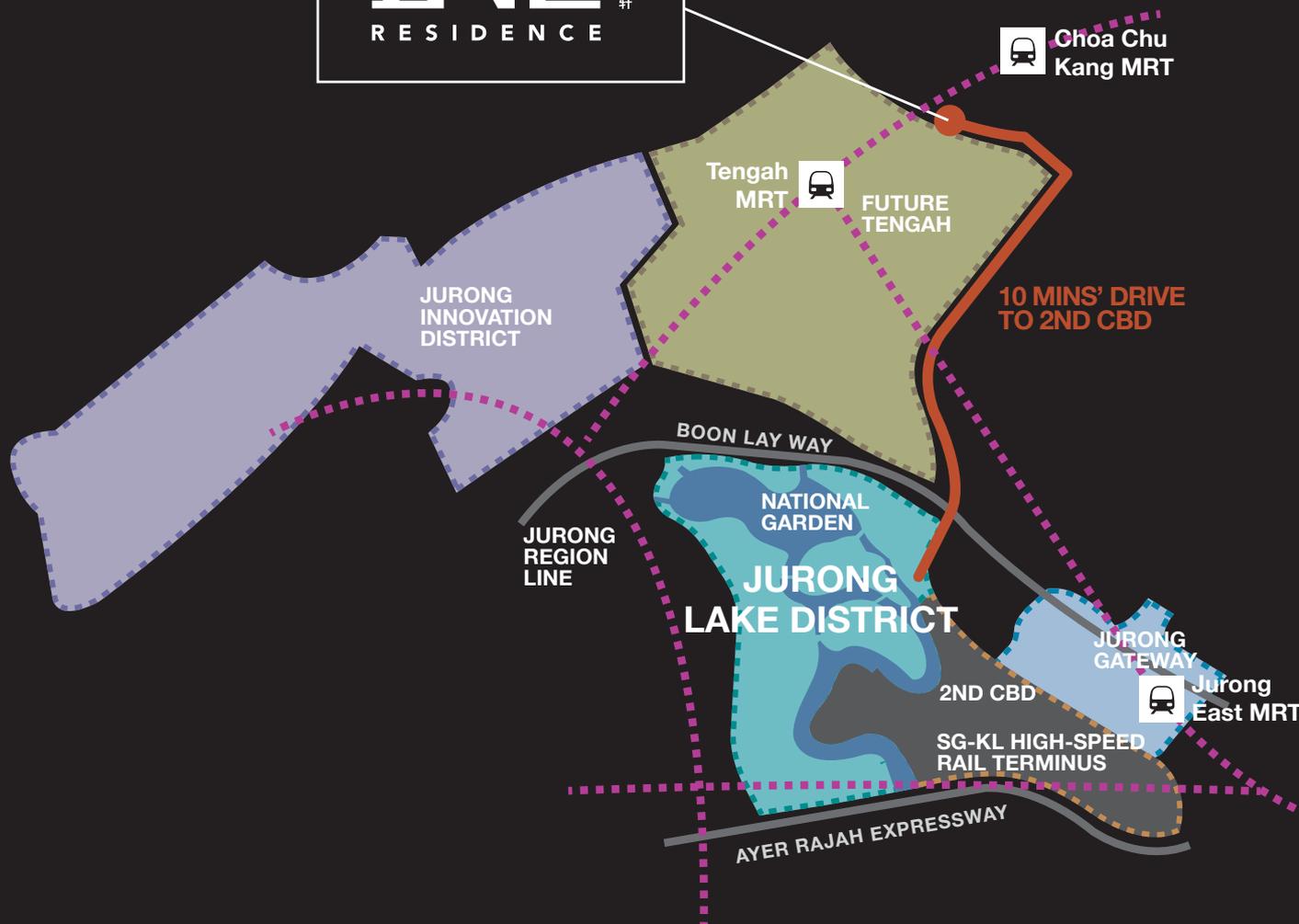
Prepare to revel in luxury like never before. Arrange for private dining amidst the lush surroundings. Or experience ultimate pampering and total relaxation at the Indulgence zone. And with two clubhouses and two swimming pools, including a 50m Infinity Pool, you can always enjoy two different experiences for twice the fun, for you and your family.

As the first EC in the West to offer its residents a Sky Garden, you will also have exclusive access to the great views and cooling breezes from this tranquil nature spot in the sky. Life doesn't get any better than this.





iNz 悦心雅轩
RESIDENCE



Be Ahead

Live at the forefront of the future

Tengah Forest Town, Singapore's first car-free town centre, is just next to iNz Residence. Together with its close proximity to Singapore's second CBD in Jurong, the much-anticipated Singapore-KL high-speed rail terminus and more, get ready for a new future abuzz with exciting developments and infinite possibilities right before you.

Lakeside area will get 'people's garden'

RESIDENTS in Jurong can look forward to a more vibrant neighbourhood, starting with an expanded Jurong Lake Gardens that will combine the existing Chinese and Japanese gardens and Jurong Lake Park.

The upcoming "people's garden" will also include a new Science Centre which will be completed around 2020, said Prime Minister Lee Hsien Loong.

These plans are part of a larger transformation of the Jurong Lake District over the longer term and are about making every corner of Singapore an outstanding environment in which to live, PM Lee said at the National Day Rally.

Last year's rally shone a spotlight on development plans for Changi, Paya Lebar, Tanjong Pagar and Tuas.

This year, it was Jurong's turn. The district has come a long way from its origins as a swamp decades ago, said Mr Lee. The Jurong Gateway part of the area is now a new commercial region with several institutes and shopping malls.

But the other part of the district, known as Lakeside, houses gardens which look dated and "under-utilised", said Mr Lee, who visited them in June. "I felt we could do much more," he added.

The entire area has potential to be transformed in an ambitious

ful set of gardens in the heartland".

And Jurong Lake Gardens can be a place where community gardeners can create and maintain

Transforming Jurong



Making Jurong district a viable second CBD

Analysts say it is vital to get mix of offerings right and ensure good transport links

Yasmine Yahya
Assistant Business Editor

Canary Wharf in London, Pudong in Shanghai, Parramatta in Sydney, Concord in Melbourne, South Korea

terminus and convergence of several existing and future MRT lines.

"However, it is not unusual at the master planning stage to study the available opportunities, and incorporate several strategies and ideas to create a livable and attractive

such that the area now rivals the traditional CBD, the City of London, which features 200-year-old infrastructure, said Century 21 Singapore chief executive Ku Swee Yong.

Perhaps the most successful second CBD in the world is Pudong in

tax incentives to get financial institutions and multinationals to move across the river.

The lesson to be learnt, said Cushman & Wakefield's research director Christine Li, is that the second CBD should offer a different proposition from the traditional one, but still be complementary.

"For example, large multinational will set up headquarters in Raffles Place and Marina Bay for corporate branding and be close to their key clients, but could have their support or research and development centres in the second CBD," she pointed out.

Mr Ku said it is especially crucial for Jurong Lake District to get its unique offering right, because Singapore already has several attractive business spaces outside Raffles Place and Marina Bay.

For example, the Alexandra area has attracted tech giants Microsoft and Google. Changi has a solid base as a high-tech base for operations. Ayer Rajah have cemented the base for innovation start-ups. Master planners would study what Jurong's proposition should be. "What industries are there left to capture?" Mr Ku

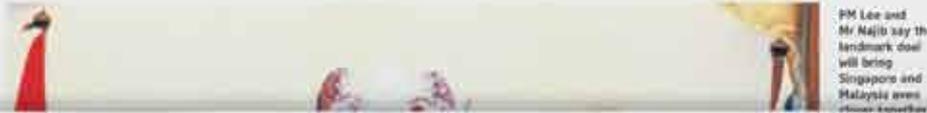
if transportation areas to a second CBD's Ms Li. "Sydney's Parramatta, which is at an early stage, is more

KL, S'pore sign deal for high-speed rail

Line will be up by end-2026; PM Lee hails pact as a significant milestone in bilateral ties

Royston Sim
Assistant Political Editor

Abul Rahmat Dahlan
N South-East Asia Correspondent



Forest town

The first new Housing Board town in two decades. Tengah will be a nature-lover's paradise with green features such as a 5km forest corridor, community farmways and a car-free town centre. Each of its five public housing districts will have a distinctive concept and feel.

PLANNED FEATURES



Car-free town centre
Tengah's car-free town centre, named Market Place, will be set in a lush park with vehicles turning underneath instead.



Community farmways
Running through the housing estates, these corridors provide places for residents to play, farm, exercise and enjoy the greenery.



Central Park
At the heart of the town is a 20ha Central Park, with features such as a forest amphitheatre. An existing canal will be transformed into a "forest stream".

Forest corridor

The 100m-wide, 5km-long corridor forms part of a larger green network linking the western and central catchment areas.

Smart town

Information technology will guide the development of Tengah, from computer simulations to sensors that capture information such as temperature and humidity.

Walking and cycling

All roads in Tengah will have dedicated walking and cycling paths on both sides.

Transport links

The eventual Jurong Region Line will connect Tengah to the rest of the island.



FOREST HILL DISTRICT
Bordered by the forest corridor on two sides and Central Park on another, this district will bring nature to residents' doorsteps.

PARK DISTRICT
Next to the forest corridor and Central Park, this district will contain Tengah's car-free town centre.

GARDEN DISTRICT
A landscaped community farmway will run through the housing estates here, with gardens, play areas, community farms and more.

PLANTATION DISTRICT
Featuring waterfront housing and a community farmway, this will be the first district to be developed, with the first flats launched in 2018.

BRICKLAND DISTRICT
In their design, housing blocks here could draw inspiration from the brick factories that used to be there.

JURONG LAKE DISTRICT

- Part of Singapore's Masterplan to reshape the entire western region.
- Just 10 minutes from iNz Residence.
- Vibrant round-the-clock shopping, dining and entertainment choices (Big Box, IMM, JCube, JEM, Jurong Point, Westgate).
- Upcoming leisure and recreation destination with the transformation of Jurong Lake Gardens into the national gardens with myriad waterfront and nature activities, new Science Centre and more.

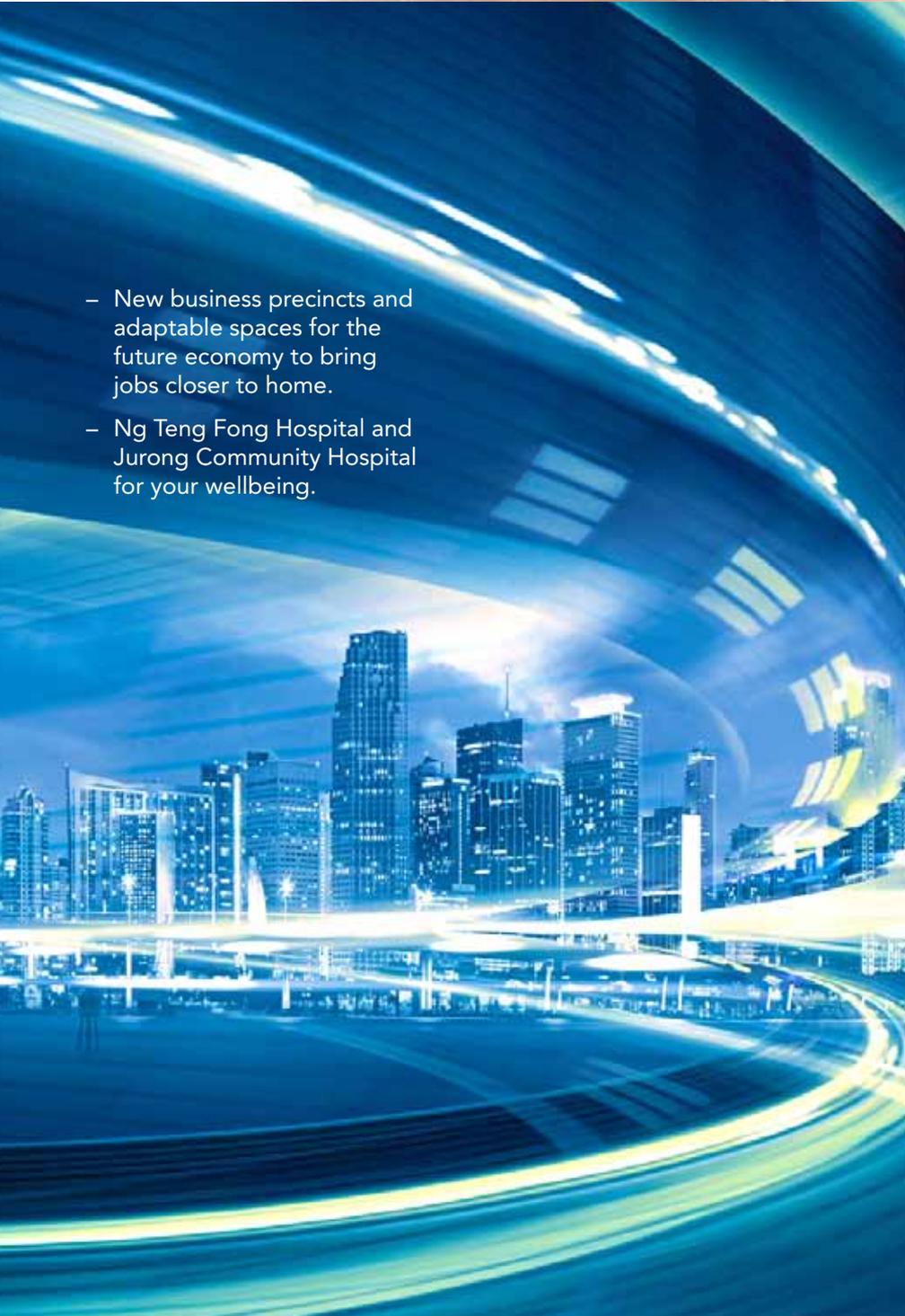


JURONG INNOVATION DISTRICT

- The next generation industrial district for learning, research, innovation and manufacturing.
- Discover higher-value employment opportunities closer to home.



- New business precincts and adaptable spaces for the future economy to bring jobs closer to home.
- Ng Teng Fong Hospital and Jurong Community Hospital for your wellbeing.



JURONG REGION LINE

- New 20km line linking Choa Chu Kang, Tengah, The Forest Town, Jurong Lake District and beyond.
- Travel is now much easier and faster as you can commute from home direct to your workplace and leisure hotspots in the West.



SINGAPORE-KL HIGH-SPEED RAIL TERMINUS

- Just 10 minutes from iNz Residence.
- 90 minutes, Singapore to KL.
- Supported by the integrated transport hub at Jurong East.



TENGAH

- iNz Residence will be next to this new smart town.
- Singapore's 1st car-free town centre in a park setting, with underground traffic.
- 20ha Central Park with a forest stream and forest amphitheatre for community activities.
- 5km Forest Corridor (secondary forest) to link Tengah, The Forest Town with nature spots in the Western and Central Catchments areas.
- All roads around Tengah, The Forest Town will have dedicated cycling and walking paths.





Surrounded by the future and all that matters.

LEGEND

TENGAH, THE FOREST TOWN

FUTURE

- Forest Hill District
- Brickland District
- Park District
- Garden District
- Plantation District
- Market Place
- Facilities
- Neighbourhood Centre
- Schools
- Town Centre
- Sports Centre

JURONG INNOVATION DISTRICT

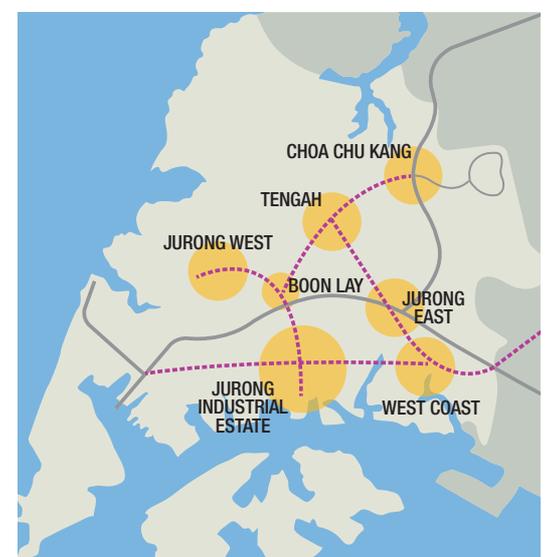
- Jurong Innovation District, Tengah
- Bulim
- Bahar
- Cleantech Park
- Nanyang Technological University (NTU)

JURONG LAKE DISTRICT

- Lakeside
- Lakeside Gateway
- Jurong Gateway

- Shopping
- Eateries
- School
- Golf Course
- Park
- Hotel
- Hospital

- - - North South Line
- - - East West Line
- - - Downtown Line
- - - Jurong Region Line (Future)
- - - LRT
- - - Park Connector



FUTURE JURONG REGION LINE

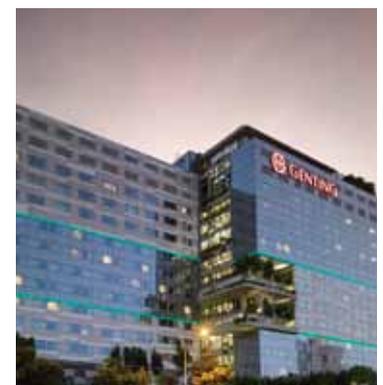
The joy of being close to everything

Located just next to new Tengah Forest Town, iNz Residence is also a short 10-minute drive to Jurong Gateway. Here, be spoilt for choice as hundreds of exciting shopping, dining and entertainment choices await! Enjoy ice skating or a blockbuster movie. Indulge at the finest restaurants or sip latte at the many cafes. Pick out a designer outfit or discover great bargains. Quite possibly, anything you want is right here for you!

You also won't have to worry as the health and wellbeing of the family are well-served by major integrated healthcare facilities like the nearby Ng Teng Fong General Hospital and Jurong Community Hospital.

If your hunger pangs suddenly strike or if you need to pick up some groceries, just take a leisurely stroll to the nearby Sunshine Place or Keat Hong Shopping Centre. But for a fun-filled day packed with shopping, dining and entertainment, just hop on down to the many heartland malls in the vicinity. Close proximity to the LRT and Choa Chu Kang MRT station means quick and comfortable access to anywhere in Singapore.

In addition, you are surrounded by renowned educational institutions, from primary, secondary, right up to NTU. With less time commuting between home and school, your children will have more time on all that is essential for their formative years.



Listening, Innovating and Growing with you

Qingjian Realty (South Pacific) Group Pte Ltd is a subsidiary of CNQC (South Pacific) Holdings Pte Ltd, and is the company's regional headquarters for South-East Asia. At Qingjian Realty, we focus on property development in the residential, commercial, and industrial sectors.

Our first residential project in Singapore, Natura Loft, was launched in 2008. Today, we are Singapore's largest developer of executive condominiums. In 2016, Qingjian Realty launched The Visionaire,

Singapore's first executive condominium with smart homes.

Qingjian Realty's commitment to providing quality homes in Singapore is widely recognised with multiple awards, including the FIABCI Singapore Property Award, BCA Green Mark Award, and BCI Asia Top Ten Awards. Most recently, we were conferred the Best Executive Condo Development and Best Residential Interior Design at the Southeast Asia Property Awards 2016.



**BCA CONSTRUCTION EXCELLENCE
AWARD FOR NIN RESIDENCE**



**BCI ASIA TOP 10 DEVELOPERS
AWARDS 2016 - SINGAPORE**



**BEST EXECUTIVE CONDO
DEVELOPMENT (SINGAPORE)**

WINNER

Ecopolitan by Qingjian Realty (Punggol Way) Pte Ltd

HIGHLY COMMENDED

Bellewaters by Qingjian Realty (Anchorvale) Pte Ltd
Bellewoods by Qingjian Realty (Woodlands) Pte Ltd

**BEST RESIDENTIAL INTERIOR
DESIGN (SINGAPORE)**

WINNER

Bellewoods by Qingjian Realty (Woodlands) Pte Ltd

**BEST LANDSCAPE ARCHITECTURAL
DESIGN (SINGAPORE)**

HIGHLY COMMENDED

Bellewoods by Qingjian Realty (Woodlands) Pte Ltd
Ecopolitan by Qingjian Realty (Punggol Way) Pte Ltd

**BEST RESIDENTIAL INTERIOR
DESIGN (SOUTHEAST ASIA)**

HIGHLY COMMENDED

Bellewoods by Qingjian Realty (Woodlands) Pte Ltd



Enquiries: 6846 7778
www.inzresidence.com.sg

Developer: Qingjian Realty (Choa Chu Kang) Pte. Ltd. (ROC:201532805Z) • Developer's Licence No.:C1199 • Encumbrances: Mortgage No.IE/353992V in favour of United Overseas Bank Private Limited • Lot/Mukim No.: Lot 5029T MK 10 at Choa Chu Kang Avenue 5 • Tenure of Land: 99 years leasehold commencing 27 November 2015 • Building Plan No. A1659-00010-2015-BP02 dated 3 Jan 2017 • Expected Date of Vacant Possession: 23 Feb 2020 • Expected Date of Legal Completion: 23 Aug 2023

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All information, specifications, rendering, visual representations and plans are current at the 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. The Sale and Purchase Agreement shall form 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 or promises made by us or the Marketing Agent(s).

