



One

PASIR RIS

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Come home to your own condominium-styled unit and escape from the tropical heat and hectic city life with full air-conditioning and roomy personal space from the living area to the comfort of your bedroom.

Freshen up with quality imported bathroom fittings or cook up a feast with premium kitchen appliances, and unwind after a day's work in your spacious balcony while reveling in breathtaking views of the east.

Imagine a day like this,

every day.

The **One** ^{PASIR RIS} and Only Choice



Artist's Impression: Aerial View



The only Design, Build and Sell Scheme (DBSS) development in the precinct, Pasir Ris One offers 447 condominium-styled 3, 4 and 5-room units that combine style with affordability.

With excellent urban connectivity to a myriad of vibrant lifestyle experiences in the eastern region and beyond, almost everything you want and need is just one minute away.

Everything's **One** Minute Away

PASIR RIS

1 min
walk to
Pasir Ris MRT
Station

1 min
walk to
Pasir Ris
Bus Interchange

1 min
walk to
White Sands
Shopping Centre

1 min
walk to
upcoming
Food Centre

Artist's Impression: View from Balcony

1 min 1 min 1 min

cycle to
Pasir Ris Sports &
Recreation Centre

drive to
Downtown
East

walk to
Pasir Ris
Fishing Pond

Located next to Pasir Ris MRT Station and Bus Interchange, and minutes away to major expressways, Pasir Ris One offers an abundance of dining, shopping and recreational options in the vicinity to the rest of Singapore.

Close to primary, secondary and tertiary educational institutions such as Elias Park Primary School, Hai Sing Catholic School and Temasek Polytechnic, Pasir Ris One offers a world of educational opportunities for your children.



Everything at Your Convenience



Park Connector Network



Pasir Ris Fishing Pond



Pasir Ris Sports & Recreation Centre

1 min



- Pasir Ris MRT Station
- Pasir Ris Bus Interchange
- White Sands Shopping Centre
- Pasir Ris Fishing Pond
- Upcoming Food Centre
- Pasir Ris Town Park



- Park Connector Network
- Pasir Ris Sports & Recreation Centre
- Pasir Ris Elias Community Club
- Elias Mall



- Neighbouring schools such as Elias Park Primary School and Hai Sing Catholic School
- Downtown East
- Tampines Expressway



- 2 mins to Meridian Junior College
- 5 mins to Courts Megastore
- 5 mins to Giant Hypermart
- 5 mins to IKEA Tampines



- 7 mins to Changi Golf Course
- 10 mins to Changi Beach Park
- 11 mins to Changi Airport



- 4 mins to Pan Island Expressway
- 5 mins to Century Square
- 5 mins to Tampines 1

- 5 mins to Tampines Mall
- 5 mins to Tampines Stadium
- 6 mins to SAFRA Tampines

- 7 mins to Changi General Hospital
- 7 mins to Singapore Expo
- 7 mins to Temasek Polytechnic



The Stylish & Affordable

PASIR RIS
One

Artist's Impression: Drop-off Pavilion



Inspired by urban contemporary style, the clean and modern architectural lines of Pasir Ris One's building exterior reflect the same stylish aesthetics and attentive detailing of its interiors.

Featuring quality fittings, functional layouts and spacious balconies, Pasir Ris One's condominium-styled units offer a truly invigorating retreat away from the hustle and bustle of city life.



Site Plan



- (A) Main Entrance/Exit
- (B) Drop-off Pavilion
- (C) Precinct Pavilion
- (D) Children's Playground

- (E) Adult Fitness Corner
- (F) Elderly Fitness Station
- (G) Barbeque Pits
- (H) Seating Area

- (I) Reflexology Path
- (J) Pebble Walk
- (K) Footpath
- (L) Linkway to Carpark

- (M) Multi-storey Carpark
- (N) Childcare Centre
- (O) Linkway to Existing Bus Stop
- (P) Existing Covered Linkway



Showroom Photo



Showroom Photo



Showroom Photo



Premium Fully-fitted Kitchen Appliances

Come Home to *Style*

Combining style with comfort and functionality, Pasir Ris One's well-designed units are adorned with premium fully-fitted kitchen appliances, quality imported sanitary fittings as well as full air-conditioning that the whole family can enjoy.

Amenities Highlights

- Condominium-styled 3, 4 and 5-room units
- Built-up size from 700sqft to 1,130sqft
- Air-conditioning in living and dining areas, and all bedrooms
- Fully-fitted kitchen cabinets, cooker hoods, hobs and ovens

Rejuvenate and rest in comfort within Pasir Ris One's fully air-conditioned bedrooms, and freshen up in style with quality imported sanitary fittings in every bathroom of your home.

Amenities Highlights

- Imported sanitary fittings in all bathrooms
- Built-in wardrobes in all bedrooms



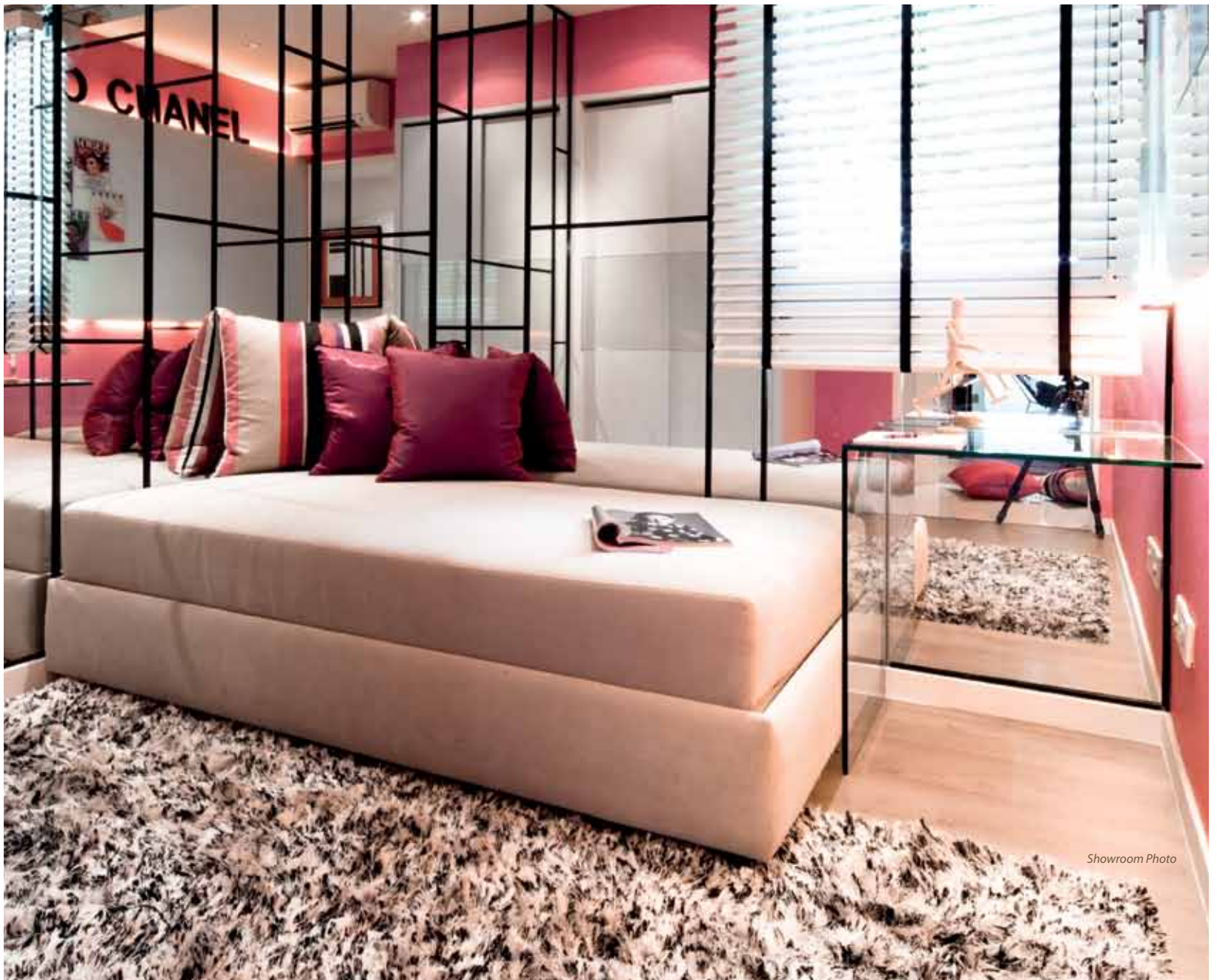
Showroom Photo



Showroom Photo



Quality Imported Sanitary Fittings



Showroom Photo

Unit Distribution Chart

BLOCK 530A										
Unit	350	352	354	356	358	360	362	364	366	368
Floor										
14										
13	A1	A1	B1	C1	C1	B1	B1	B1	B1	B1
12	A	A	B	C	C	B	B	B	B	B
11	A	A	B	C	C	B	B	B	B	B
10	A	A	B	C	C	B	B	B	B	B
9	A	A	B	C	C	B	B	B	B	B
8	A	A	B	C	C	B	B	B	B	B
7	A	A	B	C	C	B	B	B	B	B
6	A	A	B	C	C	B	B	B	B	B
5	A	A	B	C	C	B	B	B	B	B
4	A	A	B	C	C	B	B	B	B	B
3	A	A	B	C	C	B	B	B	B	B
2	A	A	B	C	C	B	B	B	B	B
1		A(g)	B(g)	C(g)	C(g)	B(g)	B(g)	B(g)		

BLOCK 530B						
Unit	370	372	374	376	378	380
Floor						
14			B1	C1	A1	A1
13	B1	B1	B	C	A	A
12	B	B	B	C	A	A
11	B	B	B	C	A	A
10	B	B	B	C	A	A
9	B	B	B	C	A	A
8	B	B	B	C	A	A
7	B	B	B	C	A	A
6	B	B	B	C	A	A
5	B	B	B	C	A	A
4	B	B	B	C	A	A
3	B	B	B	C	A	A
2	B	B	B	C	A	A
1			B(g)	C(g)	A(g)	

Legend

3-room

A1	A	A(g)
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4-room

B1	B	B(g)
----	---	------

5-room

C1	C	C(g)
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A1, B1, C1: Units with open-to-sky balcony

A(g), B(g), C(g): Units with security grills provided at balcony

BLOCK 530C

Unit	396	398	400	402	382	384	386	388	390	392	394
Floor											
14											
13	B1	C1	B1	B1	B1	A1	A1	C1	B1	B1	B1
12	B	C	B	B	B	A	A	C	B	B	B
11	B	C	B	B	B	A	A	C	B	B	B
10	B	C	B	B	B	A	A	C	B	B	B
9	B	C	B	B	B	A	A	C	B	B	B
8	B	C	B	B	B	A	A	C	B	B	B
7	B	C	B	B	B	A	A	C	B	B	B
6	B	C	B	B	B	A	A	C	B	B	B
5	B	C	B	B	B	A	A	C	B	B	B
4	B	C	B	B	B	A	A	C	B	B	B
3	B	C	B	B	B	A	A	C	B	B	B
2	B	C	B	B	B	A	A	C	B	B	B
1	Child Care					A(g)	A(g)	C(g)	B(g)		

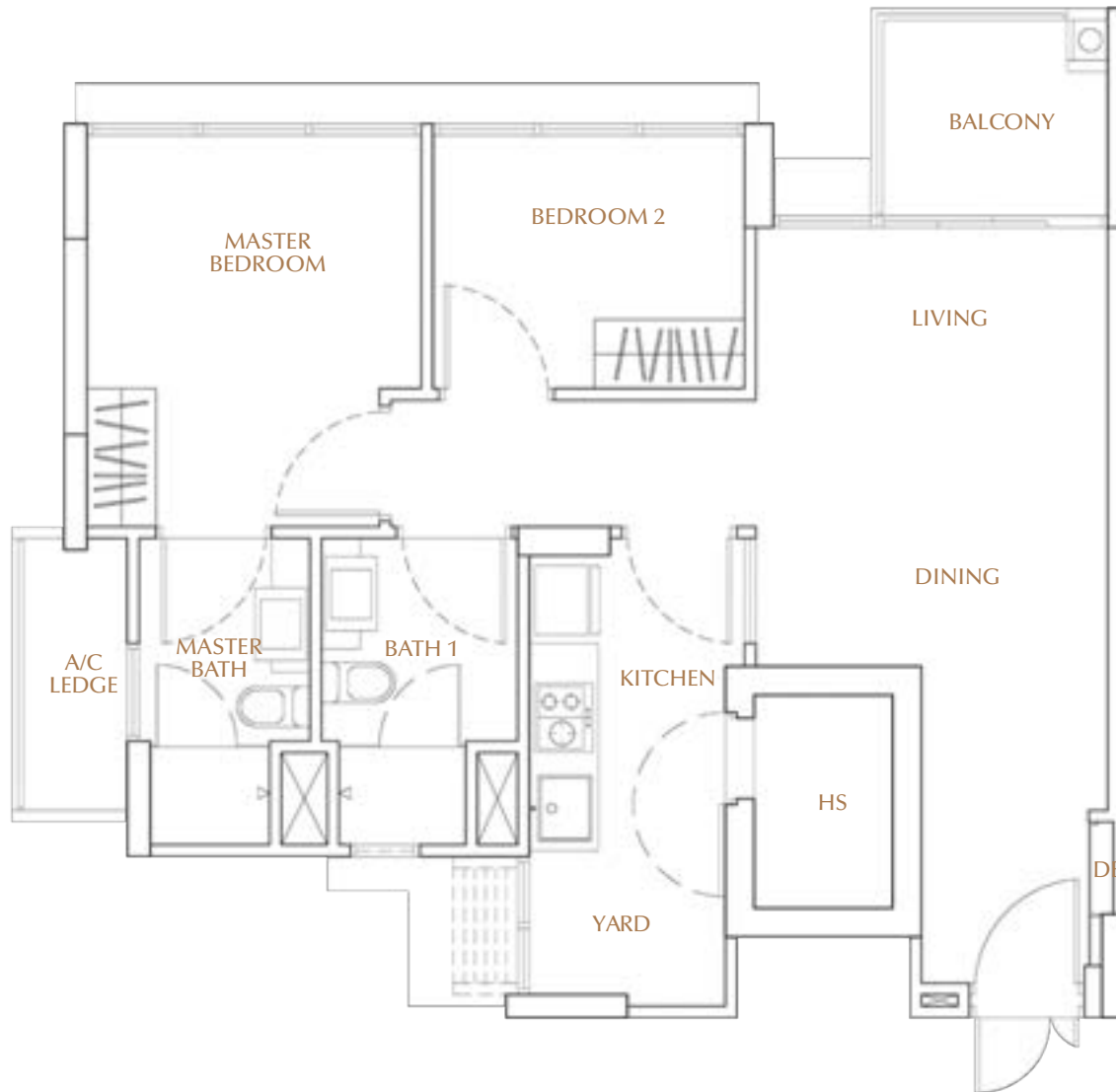
BLOCK 530D

Unit	404	406	408	410	412	414	416	418
Floor								
14					C1	C1	C1	B1
13	B1	B1	A1	A1	C	C	C	B
12	B	B	A	A	C	C	C	B
11	B	B	A	A	C	C	C	B
10	B	B	A	A	C	C	C	B
9	B	B	A	A	C	C	C	B
8	B	B	A	A	C	C	C	B
7	B	B	A	A	C	C	C	B
6	B	B	A	A	C	C	C	B
5	B	B	A	A	C	C	C	B
4	B	B	A	A	C	C	C	B
3	B	B	A	A	C	C	C	B
2	B	B	A	A	C	C	C	B
1			A(g)		C(g)	C(g)	C(g)	B(g)



Type A (3-room)

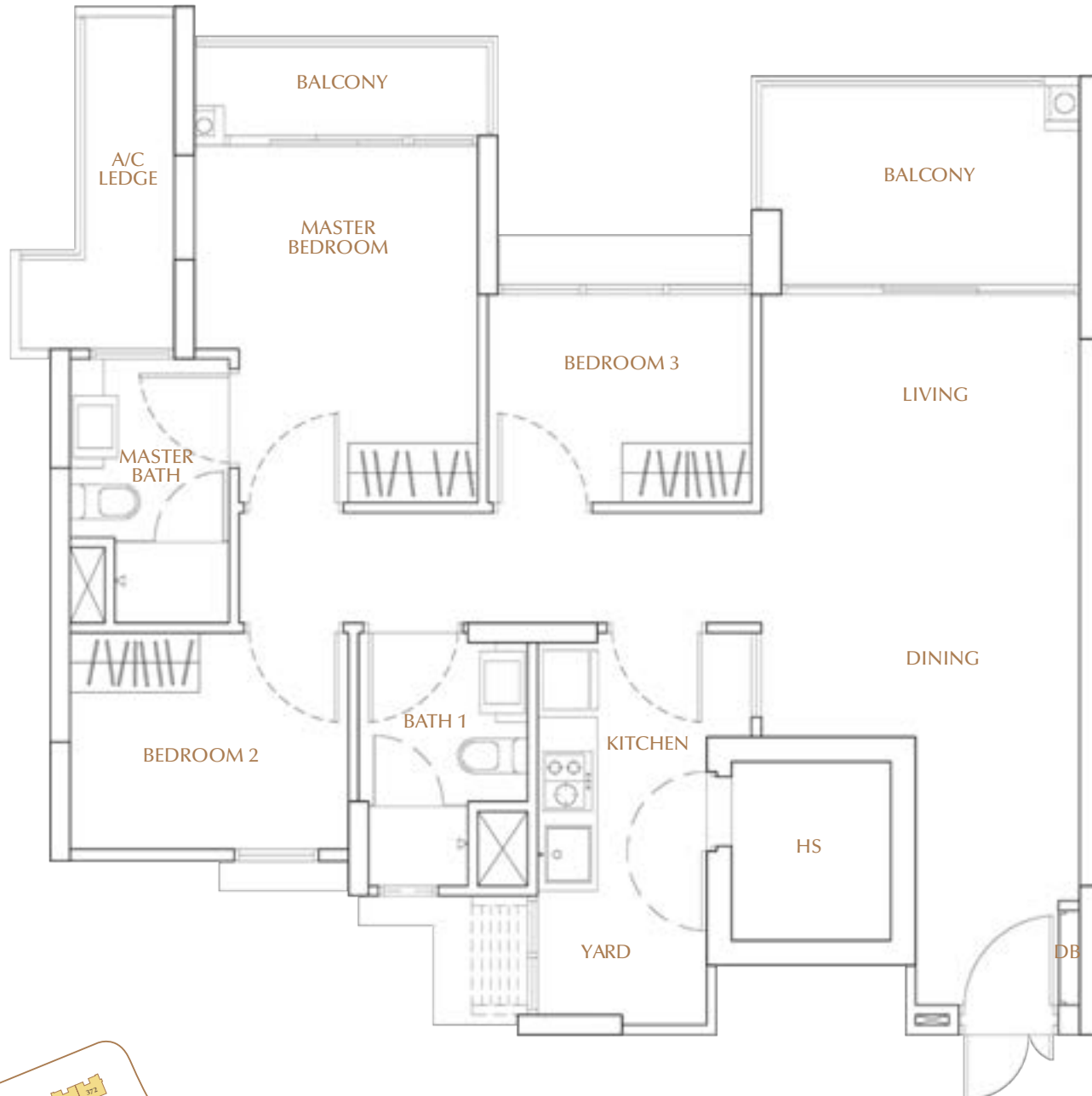
Area 65sqm / 700sqft (Inclusive of balcony and A/C ledge)



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and neither the Developer nor the HDB will entertain any requests from purchasers to purchase the unused or unoccupied open spaces.

Type B (4-room)

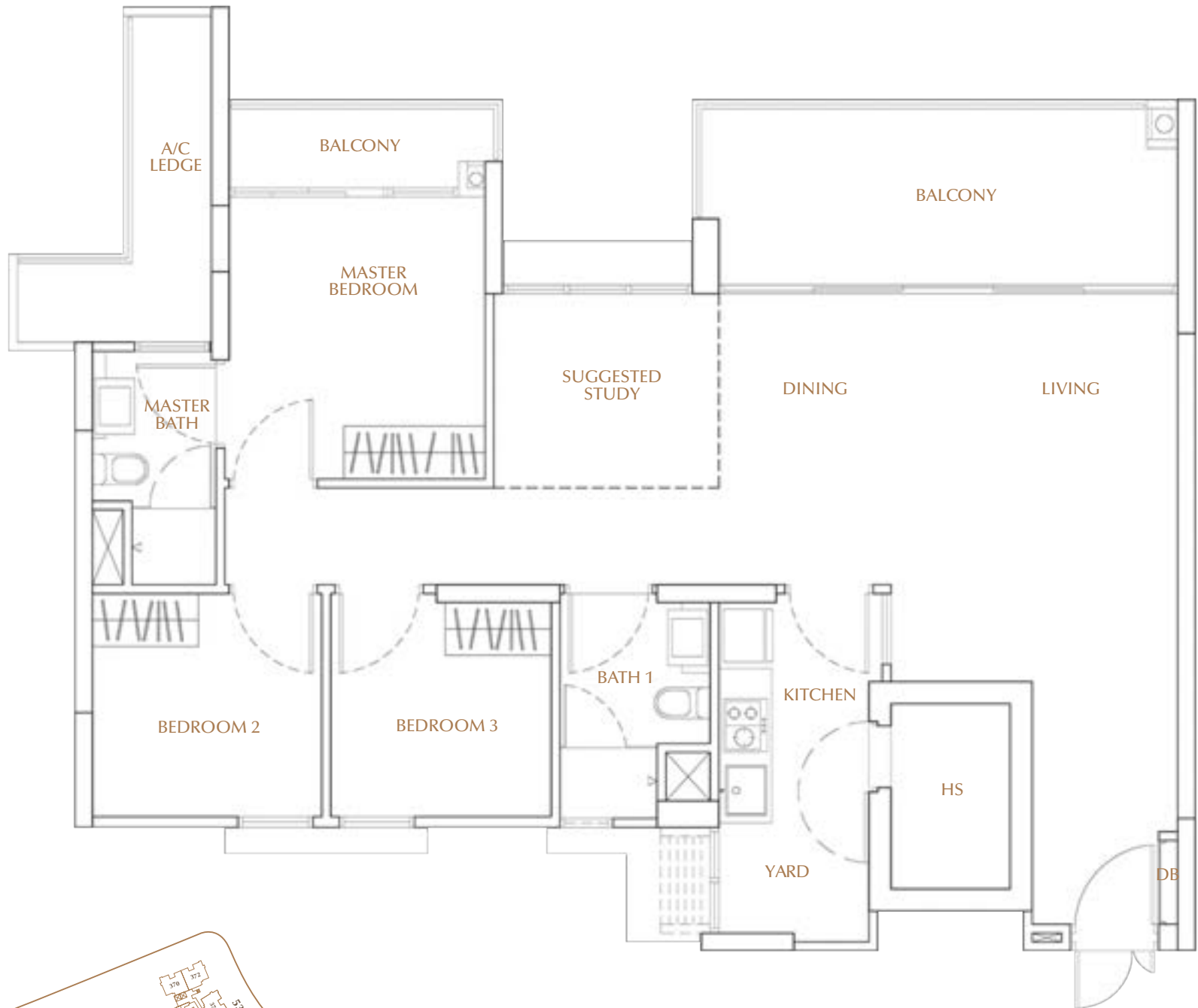
Area 86sqm / 926sqft (Inclusive of balcony and A/C ledge)



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and neither the Developer nor the HDB will entertain any requests from purchasers to purchase the unused or unoccupied open spaces.

Type C (5-room)

Area 105sqm / 1130sqft (Inclusive of balcony and A/C ledge)



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and neither the Developer nor the HDB will entertain any requests from purchasers to purchase the unused or unoccupied open spaces.

Specifications

1. FOUNDATION

Piled foundation and/or other approved foundation system

2. SUPERSTRUCTURE

Reinforced concrete structural framework

3. WALLS

- 3.1 External Wall
Masonry wall and/or reinforced concrete wall and/or precast reinforced concrete wall
- 3.2 Internal Wall
Masonry wall and/or concrete block and/or precast concrete wall

4. ROOF

Reinforced concrete roof with appropriate roofing system

5. CEILING

For Apartment

Living, Dining, Hallway to Bedrooms, Bedrooms, Bathrooms, Kitchen, Household Shelter, Yard and Balcony:

Cement skim coat and/or ceiling board and/or box up to designated area with paint finish

6. FINISHES

- 6.1 Wall (For Apartment)
- Living, Dining, Hallway to Bedrooms, Bedrooms, Household Shelter, Yard and Balcony:
Cement and sand plaster and/or cement skim coat with paint finish to exposed surfaces only
 - Bathrooms and Kitchen:
Homogeneous and/or porcelain and/or ceramic tiles to exposed surfaces only
- 6.2 Floor (For Apartment)
- Living, Dining, Hallway to Bedrooms, Household Shelter, Yard and Balcony:
Homogeneous and/or porcelain and/or ceramic tiles with skirting
 - Bedrooms:
Laminated flooring with skirting
 - Bathrooms and Kitchen:
Homogeneous and/or porcelain and/or ceramic tiles

7. WINDOWS

Powder-coated aluminium framed windows with glazing

8. DOORS

- 8.1 Main Entrance
Approved fire rated timber door and metal gate
- 8.2 Bedrooms and Bathrooms
Hollow core timber door
- 8.3 Balcony
Power-coated aluminium framed glass door
- 8.4 Household Shelter
Metal door as approved by relevant Authority

9. IRONMONGERY

Selected quality locksets

10. SANITARY FITTINGS

- 10.1 Master Bathroom
- 1 Glass Shower compartment complete with Shower Mixer and Hand Shower set
 - 1 Wash Basin with Vanity Top and Mixer Tap
 - 1 Water Closet
 - 1 Toilet Paper Holder
 - 1 Mirror
- 10.2 Common Bathroom
- 1 Glass Shower compartment complete with Shower Mixer and Hand Shower set
 - 1 Wash Basin with Mixer Tap
 - 1 Water Closet
 - 1 Toilet Paper Holder
 - 1 Mirror

11. ELECTRICAL INSTALLATION

- 11.1 Refer to Electrical Schedule for details
- 11.2 Electrical / Telephone Wiring is concealed in conduits wherever possible except above False Ceiling / DB Closet

12. TELEVISION

- 12.1 All TV points are cable-ready
- 12.2 Refer to Electrical Schedule for details

13. LIGHTNING PROTECTION

Lightning protection shall be provided in accordance with Singapore Standard SS555:2010

14. PAINTING

- 14.1 External Wall
Emulsion paint finish
- 14.2 Internal Wall
Emulsion paint finish

15. HOUSEHOLD SHELTER

The Household Shelter is designated for use as a civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

16. WATERPROOFING

Waterproofing shall be provided to the floors of Bathrooms, Kitchen (where applicable), Yards (where applicable) and Balcony (where applicable).

17. DRIVEWAY AND CARPARK

- 17.1 Surface Driveway
Interlocking blocks and/or premix
- 17.2 Multi-storey Carpark
Reinforced concrete slab with hardener

18. RECREATION FACILITIES

- Drop-off Pavilions
- Seating Areas
- Precinct Pavilion
- Pebble Walk
- Children's Playground
- Reflexology Path
- Adult and Elderly Fitness Station
- Barbeque Pits

19. ADDITIONAL ITEMS

- 19.1 Built-in Wardrobes:
All Bedrooms
- 19.2 Kitchen Cabinets/Appliances:
Kitchen Cabinets with solid surface Counter Top complete with Kitchen Sink and Tap, Cooker Hood, Gas Hob and Oven
- 19.3 Air-Conditioning System:
Single / Multi-split wall-mounted fan coil unit air-conditioning system to Living, Dining, Suggested Study (if applicable) and Bedrooms
- 19.4 Clothes Drying Rack and Bib Tap:
At Yard
- 19.5 Gas Water Heater:
Hot water provision to all Bathrooms

- 19.6 Gas Supply:
Town gas supply to Kitchen Cooker Hob and Water Heater

20. LIFT SPECIFICATIONS

- Type of Lift:
13 Persons or 885kg with glass panel

ELECTRICAL SCHEDULE

Type	3-room	4-room	5-room
Lighting Point	12	15	17
13A Switch Socket Outlet	18	25	27
Telephone Point	4	5	6
Television Point	4	5	6
Bell Point (DC)	1	1	1
Cooker Hood Point	1	1	1
Cooker Hob Point	1	1	1
Oven Point	1	1	1
Data Point (RJ45 Outlet)	2	2	2
Air-conditioning Isolator	1	2	2

Notes:

- Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor.
- Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- Layout/location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- The layout and location of false ceiling and access panel subjected to consultants' sole discretion and final design.
- The position and provision of all power points, switches, telephones points and SCV outlets are subject to consultants' sole discretion and final design.
- The brand and model of all the equipment and appliances shall be provided subject to availability.
- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system.
- Air-conditioning Fan Coil Units (indoor units) installed at showflats are for viewers' comfort. Provision of fan coil units at actual units are serving living room / dining room and bedrooms.
- Where warranties are given by the manufacturers, and/or contractors, and/or suppliers, of any 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.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.
- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and such relevant entities/authorities for internet services to his Unit and to make all necessary payments to the Internet Service Provider and the relevant entities/authorities. This shall include all costs/fees incurred for any additional hard wiring required.
- Balcony which is open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony constitute additional gross floor area (GFA) which requires the necessary planning permission from the relevant authority.
- Gondola supports/brackets may be provided at the external wall, air-conditioning ledge, and balcony of some of the Units for the installation of gondolas. The Purchaser acknowledges that in respect of the Unit, he shall allow access to and facilitate space for the Vendor in relation to the matters mentioned above for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building facade of the Housing Project.

Disclaimer:

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Sale and Purchase Agreement. Visual representations, including models, drawings, illustration, photographs and art renderings (the "Visual Representations") portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only, are subject to change and should not be relied upon as accurately describing any specific matter. Photographs, including those taken at the show units, do not necessarily represent as built standard specifications. Floor areas are approximate measurements and are subject to final survey. The Vendor reserves the right to modify features, any unit, plans, the development or any part thereof as may be approved or required by the relevant authorities. The Visual Representations and the Materials shall not constitute a warranty or representation of fact and cannot form part of an offer or contract in respect of any unit in the Development.

The Vendor shall not be bound by any statement, representation, or promise (whether written or oral) by the Vendor's agents or otherwise with respect to the Development and/or any unit, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire agreement between the Vendor and the Purchaser and shall in no way be modified by any statement, representation or promise (whether or not contained in the Visual Representations, and/or the Materials and/or by the Vendor's agent or otherwise) made prior to the signing of the Sale and Purchase Agreement.

Developers



SingHaiyi Group Ltd

SingHaiyi Group Ltd (“SingHaiyi”), formerly known as SingXpress Land Ltd (“SingXpress Land”), is an SGX-Catalist listed company that specialises in property development, real estate investment, real estate co-investment, property trading and real estate management services.

SingHaiyi differentiates itself from its competitors with its strategy to focus on design and has adopted an “investment banking” approach towards property development. This approach is essentially a syndication approach whereby SingHaiyi leads in identifying development projects or other related opportunities, sets the commercial parameters and then brings in co-investors and joint venture partners, playing as far as possible a lead or co-lead role for the duration of such projects.

Making its foray into Singapore’s property market in 2010, SingHaiyi made two acquisitions of en bloc property sites – Foh Pin Mansion at Charlton Road and Waldorf Mansion at Balestier Road. In March 2012, SingHaiyi sold out all 21 units of Charlton Residences (previously known as Foh Pin Mansion) in less than four months after it was launched. SingHaiyi has also launched a HDB Design, Build and Sell Scheme housing project in Pasir Ris, and is a joint developer of CityLife@Tampines, an executive condominium in Tampines.

In March 2013, SingHaiyi changed its name from SingXpress Land, marking a new chapter with the entry of Haiyi Holdings Pte. Ltd., controlled by Mr Gordon Tang, as the new majority shareholder.



Kay Lim Holdings Pte Ltd

Since 1989, Kay Lim Holdings Pte Ltd (“Kay Lim Holdings”), through its related construction company Kay Lim Construction & Trading Pte Ltd (“Kay Lim Construction & Trading”), has been recognised for its commitment to green building and outstanding project management.

Kay Lim Holdings takes pride in maintaining an excellent safety track record and inculcating a strong safety culture among its team of builders, and has been conferred numerous prestigious awards for construction efficiency, quality, professionalism, innovation, and its demonstration of commitment towards sustainable environmental protection when undertaking HDB building projects.

Similarly, Kay Lim Construction & Trading has attained a positive image over the years and is trusted in its ability to deliver the promise of quality work to its clients. Award-winning developments such as the Victoria School and Hostel (Best Buildable Design Award 2004) and Treelodge@Punggol (FuturArc Green Leadership Award 2011 & HDB Construction Award 2011) underscore the company’s commitment towards achieving excellence and providing complete customer satisfaction.

To book a unit, call

6293 3386

www.pasirrisone.com

A Prestigious Development by:



