



KI RESIDENCES
AT BROOKVALE

Developer	Hoi Hup Sunway Clementi Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building S(159416) Tel: 6311 9555 Fax: 6271 8292 ROC: 201806025K www.kiresidences.com.sg													
General Description	Proposed Condominium Residential Housing Development Comprising The Erection of 10 Blocks of 12-Storey Apartment (Total: 660 Units) With Common Basement Carparks and Communal Facilities at Sunset Way (Clementi Planning Area)													
Address	2 Brookvale Drive S(599973) 6 Brookvale Drive S(599975) 8 Brookvale Drive S(599976) 10 Brookvale Drive S(599977) 12 Brookvale Drive S(599978) 14 Brookvale Drive S(599979) 16 Brookvale Drive S(599980) 18 Brookvale Drive S(599981) 20 Brookvale Drive S(599982) 22 Brookvale Drive S(599983) 4 Brookvale Drive S(599974) – Management Office													
Development Status	Condominium													
Location	District 21													
Total No. of Units	660 Units													
Site Area	31,596.7 sqm / 340,107 sqft													
Plot Ratio	1.6													
Tenure of Land	999 years leasehold from 23 March 1885													
Developer's Licence No.	C1383													
Notice of Vacant Possession	26 April 2026													
Notice of Completion	26 April 2029													
Lot No.	4267K, 4268N, 4269X, 4270K, 4271N and 4127P-pt (now, Lots 9323A and 9324K) Mukim 05													
BP Approval	A1720-00005-2018-BP01 dated 11 September 2020													
Project Account	Oversea-Chinese Banking Corporation Limited for Project Account No. 713-259992-001 of Hoi Hup Sunway Clementi Pte Ltd <table border="1" data-bbox="506 1654 1302 1936"><tr><td>Account Name:</td><td>OCBC Bank for Project A/c No. 713-259992-001 of Hoi Hup Sunway Clementi Pte Ltd</td></tr><tr><td>Account Number:</td><td>713-259992-001</td></tr><tr><td>Beneficiary Bank:</td><td>OCBC Bank</td></tr><tr><td>Bank Address:</td><td>65 Chulia Street OCBC Centre Singapore 049513</td></tr><tr><td>Swift Code:</td><td>OCBCSGSG</td></tr><tr><td>Bank Code:</td><td>7339</td></tr></table>		Account Name:	OCBC Bank for Project A/c No. 713-259992-001 of Hoi Hup Sunway Clementi Pte Ltd	Account Number:	713-259992-001	Beneficiary Bank:	OCBC Bank	Bank Address:	65 Chulia Street OCBC Centre Singapore 049513	Swift Code:	OCBCSGSG	Bank Code:	7339
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SHOWFLAT TYPE

2 Bedroom + Study Type B2	Area – 69 sqm / 743 sq ft
3 Bedroom Premium Type C5	Area – 109 sqm / 1,173 sq ft
4 Bedroom Premium Type D3-G	Area – 137 sqm / 1,475 sq ft

DEVELOPMENT FEATURES

No. of Parking Lots	660 + 5 Handicap Carpark Lots 110 Bicycle Lots
Length of Jogging Track	950m
Length of Main Pool	Family Pool (40m long, 6m wide x 0.9m deep) Forest Pool (50m long x 12m wide x 1.2m deep) Lagoon Pool (33.3m long x 4.5m wide x 1.2m deep)
Refuse Disposal System	Centralised Pneumatic Refuse Disposal System - At every floor lobby - 1 each for general rubbish and recycling

UNIT FEATURES**Clear Ceiling Height for Unit Type “-G” only**

Area	Height
Living, Dining	3.57m
Bedrooms, Walk-in-wardrobe, Store	3.57m
Bedrooms (Applicable to the following Unit Types and Rooms only) D1-G – Bedroom 2, 3 and 4 D2-G – Bedroom 4 D3-G – Bedroom 2, 3 and Junior Master Bedroom	3.52m
Study	2.7m
Utility	3.57m
Bath, WC	2.42m
Yard, Kitchen, Wet Kitchen	2.7m
Dry Kitchen	3.57m
PES, Balcony	3.57m
Private Lift Lobby, Foyer, Corridor leading to bedroom	2.7m

Clear Ceiling Height for Typical Units

Room	Ceiling Height
Living, Dining	5.57m for areas with strata void above 2.87m for areas without void above
Bedrooms, Walk-in-wardrobe, Store	2.87m
Bedrooms (Applicable to Unit Types and Rooms only) D1 – Bedroom 2, 3 and 4 D2, D2-P – Bedroom 4 D3, D3-P – Bedroom 2, 3 and Junior Master Bedroom E1, E1-P – Bedroom 4 E2, E2-P – Bedroom 2	2.82m
Study (Applicable to E2 and E2-P only)	2.87m
Study (Applicable to B2, B2-P, B3 and B3-P only)	2.4m
Utility	2.87m
Yard, Kitchen, Wet Kitchen	2.4m

Bath, WC, Power Room	2.42m
Dry Kitchen	2.87m
Balcony	2.87m
Balcony at Living Room (Applicable to 12 th Storey Units only)	3.65m
Private Lift Lobby, Foyer, Corridor leading to bedroom	2.4m

Floor Finishes

Foyer, Living, Dining, Corridor leading to Bedroom For all unit types except Types D1-G, D1, D2-G, D2, D2-P, D3-G, D3, D3-P, E1, E1-P, E2, E2-P	Tiles with skirting (where applicable)
Foyer, Living, Dining, Corridor leading to Bedroom For Types D1-G, D1, D2-G, D2, D2-P, D3-G, D3, D3-P, E1, E1-P, E2, E2-P	Marble tiles with skirting (where applicable)
Bedroom and Walk-in-wardrobe	Vinyl Flooring with skirting (where applicable)
Study - For Types B2-G, B2 and B2-P	Tiles with skirting (where applicable)
Study - For Types B3, B3-P, E2 and E2-P	Vinyl Flooring with skirting (where applicable)
Dry Kitchen - For Types D3-G, D3, D3-P, E1, E1-P, E2, E2-P	Marble tiles with skirting (where applicable)
Kitchen, Wet Kitchen, Utility, Yard, Store, PES and Balcony	Tiles with skirting (where applicable)
Bath, Power Room, and WC	Tiles

UNIT PROVISION

Kitchen For Type B Series

Kitchen cabinets in laminate finish with large format tiles surface counter top complete with FRANKE kitchen sink and sink mixer, BOSCH cooker hood, induction hob, built-in oven, built-in fridge SAMSUNG washing machine cum dryer.

Kitchen For Type C and D series (Except D3)

Kitchen cabinets in laminate finish with large format tiles surface counter top complete with FRANKE kitchen sink and sink mixer, cooker hood, gas hob, built-in oven, SAMSUNG free-standing fridge SAMSUNG washing machine cum dryer.

Kitchen For Type D3

Kitchen cabinets in laminate finish with large format tiles surface counter top complete with FRANKE kitchen sink and sink mixer, DE DETRICH cooker hood, gas hob, built-in oven, built-in fridge, undercounter wine chiller SAMSUNG free-standing fridge, SAMSUNG washing machine cum dryer.

Kitchen For Type E series

Kitchen cabinets in laminate finish with large format tiles surface counter top complete with FRANKE kitchen sink and sink mixer, DE DETRICH cooker hood, gas hob, built-in oven, built-in fridge, undercounter wine chiller, built-in dishwasher, SAMSUNG free-standing fridge, SAMSUNG washing machine and dryer.

Master Bath

[LAUFEN ware & HANSGROHE fittings]

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower
- 1 basin with basin mixer and vanity
- 2 basins with basin mixer and vanity (For Unit Types E1, E1-P, E2, E2-P only)
- 1 longbath with bath mixer and hand shower
(For Unit Types D3-G, D3, D3-P, E1, E1-P, E2, E2-P only)
- 1 water closet
- 1 mirror with cabinet
- 1 bib tap
- 1 towel rail and/or robe hook
- 1 toilet paper holder

Bath 2 and Junior Master Bath (For Unit Types D3-G, D3 and D3-P only)

[LAUFEN ware & HANSGROHE fittings]

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with basin mixer and vanity
- 1 water closet
- 1 mirror with cabinet
- 1 bib tap
- 1 towel rail and/or robe hook
- 1 toilet paper holder

Junior Master Bath (For Unit Types E1, E1-P, E2, E2-P only)

[LAUFEN ware & HANSGROHE fittings]

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower
- 1 basin with basin mixer and vanity
- 1 water closet
- 1 mirror with cabinet
- 1 bib tap
- 1 towel rail and/or robe hook
- 1 toilet paper holder

Powder Room (For Unit Types E1, E1-P, E2, E2-P only)

[LAUFEN ware & HANSGROHE fittings]

- 1 basin with basin mixer and vanity
- 1 water closet
- 1 mirror
- 1 bib tap
- 1 toilet paper holder

WC

- 2 way tap with hand shower set
- 1 basin with tap
- 1 water closet
- 1 toilet paper holder

To Washing machine area

- 1 bib tap

Air Con System

Mitsubishi

Unit Type	Bedroom Type	No. of Units	Strata Areas (Sqm)	Strata Area (Sq Ft)	Share Value	Estimated Maintenance Fund
THE SIGNATURE SERIES						
B1-G	2-Bedroom	1	65	700	6	\$348
B1	2-Bedroom	19	65	700	6	\$348
B2-G	2-Bedroom + Study	5	69	743	6	\$348
B2	2-Bedroom + Study	61	69	743	6	\$348
B2-P	2 Bedroom + Study	6	81	872	6	\$348
B3	2-Bedroom + Study	80	70	753	6	\$348
B3-P	2-Bedroom + Study	8	82	883	6	\$348
C1-G	3-Bedroom	7	80	861	6	\$348
C1	3-Bedroom	81	80	861	6	\$348
C1-P	3-Bedroom	8	96	1033	6	\$348
C2-G	3-Bedroom Deluxe	6	87	936	6	\$348
C2	3-Bedroom Deluxe	60	87	936	6	\$348
C2-P	3-Bedroom Deluxe	6	107	1152	6	\$348
C3-G	3-Bedroom Deluxe	8	91	980	6	\$348
C3	3-Bedroom Deluxe	91	91	980	6	\$348
C3-P	3-Bedroom Deluxe	9	111	1195	6	\$348
C4-G	3-Bedroom Premium	2	103	1109	7	\$406
C4	3-Bedroom Premium	30	103	1109	7	\$406
C4-P	3-Bedroom Premium	2	122	1313	7	\$406
C5-G	3-Bedroom Premium	4	109	1173	7	\$406
C5	3-Bedroom Premium	62	109	1173	7	\$406
C5-P	3-Bedroom Premium	6	128	1378	7	\$406
C6-G	3-Bedroom Premium	3	111	1195	7	\$406
C6	3-Bedroom Premium	30	111	1195	7	\$406
C6-P	3-Bedroom Premium	3	131	1410	7	\$406
THE LUXURY COLLECTION						
D1-G	4-Bedroom Deluxe	1	116	1249	7	\$406
D1	4-Bedroom Deluxe	9	116	1249	7	\$406
D2-G	4-Bedroom Deluxe	2	117	1259	7	\$406
D2	4-Bedroom Deluxe	20	117	1259	7	\$406
D2-P	4-Bedroom Deluxe	2	136	1464	7	\$406
D3-G	4-Bedroom Deluxe	1	137	1475	7	\$406
D3	4-Bedroom Premium	21	137	1475	7	\$406
D3-P	4-Bedroom Premium	2	159	1711	7	\$406

E1	5-Bedroom Premium	1	169	1819	8	\$464
E1-P	5-Bedroom Premium	1	193	2077	8	\$464
E2	5-Bedroom Premium	1	184	1981	8	\$464
E2-P	5-Bedroom Premium	1	208	2239	8	\$464

CONSULTANTS

Architect	ADDP Architects LLP
Main Contractor	Straits Construction Singapore Pte Ltd
Structural Engineer	ECAS Consultants Pte Ltd
M&E Consultants	Rankine & Hill Pte Ltd
Landscape Architect	STX Landscape Architects
Solicitor	Rajah & Tann

UNIQUE SELLING POINTS

1.	Long Leasehold of 999 years tenure (from March 1885).
2.	<u>Site and Development Design</u>
A	10 Blocks of 12 Storey Mid Rise Condominium
B	Nestled in rare and exclusive site within low rise landed enclave in Sunset Way Estate.
C	Blocks are designed in a linear format with North-South facing orientation.
D	Potentially unblocked view with North (over the green strip, PIE and landed estate in Bukit Timah) and South (over landed estate in Sunset)
E	Development is wrapped by lush greenery, both within the development and surrounding estate, in the ratio of 20% for Blocks and 80% for landscape.
F	1 to 1 ratio for carpark provision (for work) and 110 nos. of bicycle lots (for leisure)
G	4 nos. of penthouse units (5 bedrooms) with private lifts
3.	<u>Unit Details and Provision</u>
A	Balcony and Juliet windows allows light and air to flow into the units.
B	A store(room) in every units, as a practical household storage or convert into showcase of wine collections or display of beloved collectibles.
4.	<u>Facilities and Provision</u>
	The following is only an extract of our provision.
	Gourmet Experience:
	Indoor - Wine Cellar – Residents can book individual box for storage of their own collection. (est. total capacity of 1,600 bottles) Private Dining Room with fridge and cooking facilities, for fine dining or entertainment.
	Outdoor - Teppanyaki and BBQ with Pavilions
	For Adventure Activities:
	a. For Kids - A Play Area integrating the Outdoor Play Equipment with the landscape, Party Room, Media Room and Pools with “Pamukkale” cascading water terrace.
	b. For Mom & Dad - An organic-shaped Lap Pool with Clubhouse complete with Gym equipped by TECHNOGYM, Function Room and Study
	c. For Elderly Parents - Fitness Trail with Jogging/Walking Path
	For Chill-out Activities:
	a. For Kids - The Field, Terraced Seats and Glamping
	b. For Mom & Dad - Hydrotherapy Shower / Pool & Steam Room
	For Elderly Parents - Community Farming Plot and Foot Bath
5.	<u>Connectivity</u>
A	Brookvale Drive – a new road directly connecting to Clementi Road.
B	Well-connected 3 MRT Lines (ie. East-West, Circle and Downtown) and major expressway. EW - <i>Clementi & Dover</i> ; DTL - <i>Beauty World & King Albert station</i> ; CL - <i>Holland Village Bukit Timah Expressway (BKE), Pan Island Expressway (PIE) and Ayer Rajah Expressway (AYE)</i>
C	Free shuttle service provided to bring residents to the nearest MRT stations (Clementi)
5.	2019 URA Master Plan
	https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Regional-Highlights/Central-Region
	https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Urban-Transformations/Rail-Corridor
	a. Singapore Botanical Gardens - Gallop Extension
	b. Bukit Timah first diversion canal - enhancement work for Ulu Pandan Canal along Sunset Way include rain gardens and wetland nodes creating welcoming leisure spaces
	c. Dover Knowledge District - extension of one-north, the Dover Knowledge District can realise synergies between the nearby business parks, academic and research institutions.

	<ul style="list-style-type: none">d. Bukit Timah Community Building and Integrated Transport Hub - new one-stop integrated facility with a Community Club, redeveloped market & hawker centre at the doorstep of Beauty World MRT statione. Rail / Green Corridor<ul style="list-style-type: none">i. Bukit Timah – Rochorii. Woodlands to Tanjong Pagariii. Bukit Timah to Jurong Lake Gardenf. Holland Plain - distinctive and welcoming neighbourhood, featuring generous park spaces for residents to enjoy.
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