



DISCOVERING THE DNA OF A WORLD CLASS MEDICAL CENTRE THAT COVERS EVERY ASPECT OF LIFE

- 15 levels of medical suites
- Mixed-use development with hotel and mall
- Communal Landscape Deck with restaurants for work-life balance

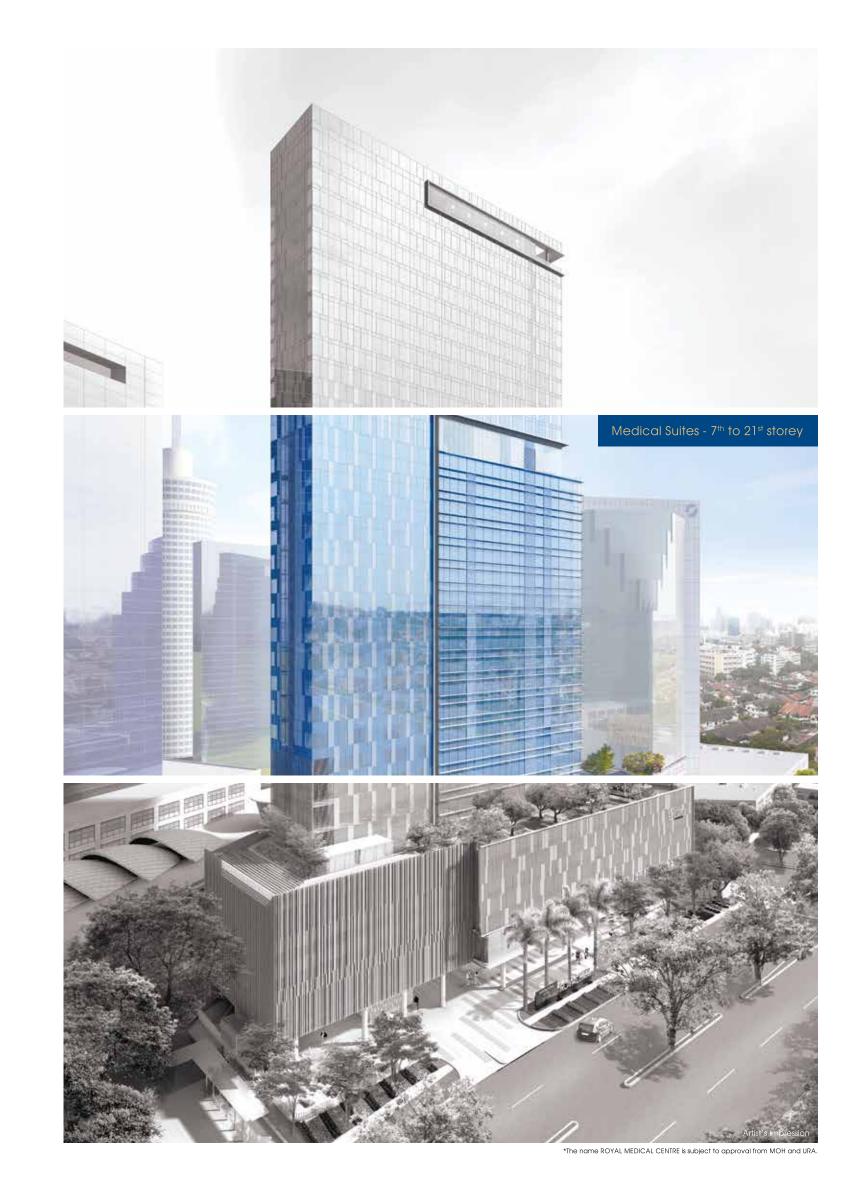
Step into the most comprehensive medical destination in Novena medical hub. Comprising medical suites, a hotel, shops and restaurants, Royal Square attracts with its all-in-one efficiency that allows medical tourists and guests to conveniently rest at the 4-star hotel above, and get their daily needs at the mall below. Set apart by the thoughtfulness of such unique combination, Royal Square is the perfect choice for medical professionals.

UNVEILING THE MOST SOUGHT-AFTER MEDICAL SUITES THAT STAND IN A RENOWNED MEDICAL ARENA

- Situated at prime District 12
- Next to the future Health City Novena
- Adjacent to Novena MRT station

Royal Square is situated alongside the future Health City Novena, Singapore's largest healthcare complex to be completed by 2030. The 17-hectare integrated development will incorporate 10 buildings, including Tan Tock Seng Hospital and 5 new healthcare facilities, connected via a network of MRT, pedestrian walkways and shutter bus services. The complex will also extend beyond healthcare to encompass education, commercial and leisure spaces.

In addition to existing medical centres, healthcare professionals can easily benefit from seamless coordination with clinical expertise, technologies and facilities nearby. This congregation of medical specialists will create a regionally renowned medical brand out of the Novena area.











Located amidst the future Health City Novena, Royal Square is set to draw visitors, medical tourists and business travellers from across the region. With a growing population of well-heeled city residents in proximity, supported by surrounding offices, medical facilities, schools and hotels, Royal Square is an astute medical address.

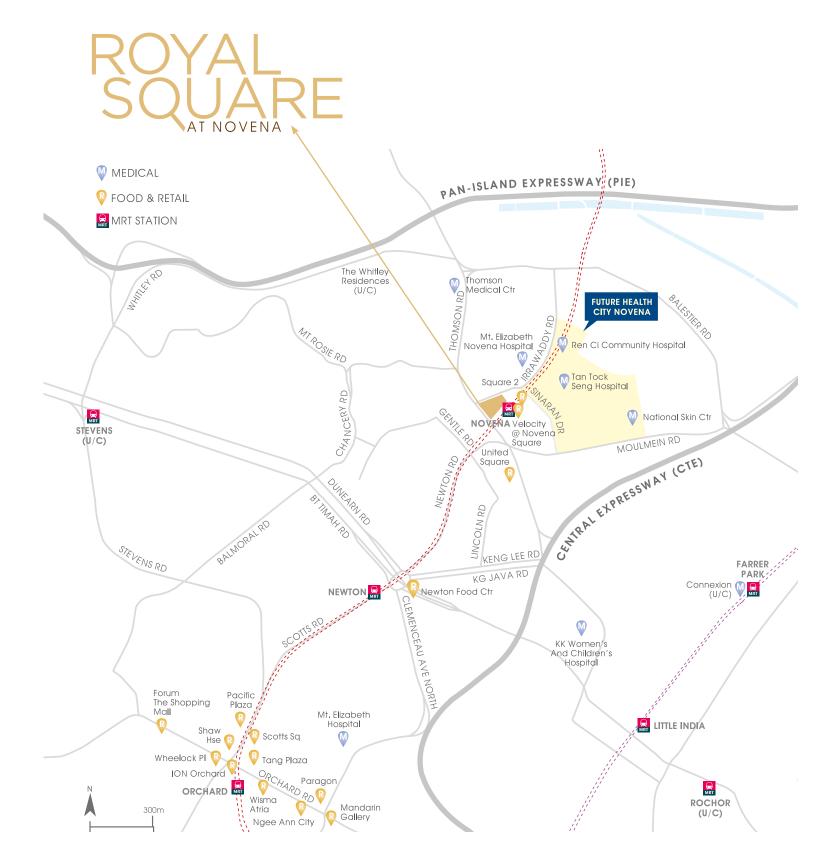












STUDENT CATCHMENT	
St. Andrew's Junior College/Junior/Secondary	5,000
St. Joseph's Institution (Junior)/International School	2,910
Anglo-Chinese School (Barker Road/Primary)	2,890
Singapore Chinese Girls' School	2,400
Chinese International School	2,000
Raffles Girls' School (Secondary)	1,800
Catholic Junior College	1,650
EASB East Asia Institute Of Management	1,600
Balestier Hill Secondary School	1,114
Total	21,364

COMMERCIAL UNIT	CATCHMENT
Bras Basah	3,810
Kallang Basin	1,650
Orchard	3,810
Tanglin	870
Tao Payoh	980
Total	13,920
Source: Singpost	

RESIDENTIAL CATCHMENT				
Novena	47,100			
Newton	6,500			
Rochor	15,200			
Tanglin	17,800			
Toa Payoh	126,200			
Kallang	102,900			
Bugis	2,500			
Total	318,200			
Source: Singapore Department of Statistics/				

Source: Singapore Department of Statistic: Population Trends 2012

Enrollment numbers are approxima

REVEALING NEW PERSPECTIVES OF LIVES IN THE MOST POSITIVE LIGHT

- Efficient infrastructure that enhances medical process
- Consists of Day Surgery Centre, Imaging Centre and Laboratory facilities
- To be certified BCA Green Mark Platinum for promoting a sustainable workplace

A dedicated lift lobby with 6 specialised medical lifts serves 171 units of medical suites with sizes ranging from 39 sqm to 73 sqm. The 15 medical floors are specially designed for healthcare professionals' convenience, with features such as wide corridors and outward-facing units with optimum ventilation and abundant natural daylight. Being North-South orientated, the tower is exposed to minimal heat gain and glare.











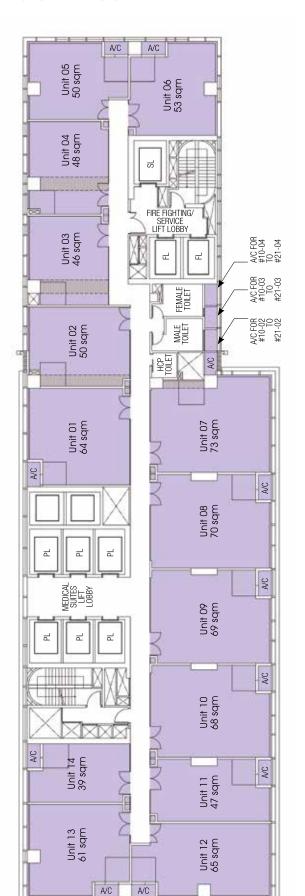
LEGEND

- A Multi-Purpose Pavilion
- B Reflective Pool
- C Raised Open Lawn
- D Feature Light Box
- E Water Cascades
- F Green Cage
- G Fitness Corner
- H Water Wall
- J Reflective Pool With Water Spigots
- K Raised Seating



Artist's Impression

10TH, 12TH, 14TH, 16TH, 18TH, 20TH STOREY FLOOR PLAN



11TH, 13TH, 15TH, 17TH, 19TH, 21ST STOREY FLOOR PLAN





The plans are subject to changes as may be required or approved by relevant authorities. The plans are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and subject to final survey.

SPECIFICATIONS

FOUNDATION

STRUCTURE

Structural system comprises of mixture of reinforced concrete and post-tensioned floor system and/or steel structure

ROOF

Reinforced concrete flat roof with appropriate insulation and waterproofing system.

CEILING
All Units
Skim coat and/or box-up with paint finish where applicable

Common Area Mineral fibre ceiling and/or plasterboard ceiling and/or skim coat with paint finish where applicable

5. WALL External Wall
Aluminium glass curtain wall and/or aluminium cladding system with/without aluminium screening and/or reinforced concrete wall

Reinforced concrete wall and/or dry wall partition and/or common clay brick and/or precast concrete panel and/or glass partition

6. WALL FINISHES
All Units
Skim coat with paint finish where applicable

Common Area

a) Corridors
b) Common Tollets and Fire Fighting/ Service Lift Lobby
c) Passenger Lift Lobby 7. FLOOR FINISHES

Skim coat with paint finish
Skim coat with paint finish and/or stone
finish and/or files finish
Skim coat with paint finish and/or stone
finish and/or tiles finish

Common Area

a) Corridors
b) Common Tollets and Fire Fighting/ Service Lift Lobby
c) Passenger Lift Lobby

: Stone finish and/or tiles finish

8. DOOR ass door with lockset shall be provided for all units

UNIT M&E PROVISION

ACMV Refer to M&E schedule and notes for details

10. FLECTRICAL INSTALLATION

nd notes for details

Emergency lighting and exit signs shall be provided in compliance with the requirements of the relevant authorities

12. ALLOWABLE MAXIMUM LIGHTING POWER BUDGET

13. PLUMBING AND SANITARY Good quality sanitary wares and fittings in compliance with statutory requirements at common area

14. WATER SUPPLY

ater pipe capped off at high level within the unit for future connection by purchaser

15. FIRE PROTECTION SYSTEM

16. CABLE TELEVISION SYSTEM SCV splitter points provided within each unit for future connection by purchaser

17. TELEPHONE SYSTEM
Refer to M&E schedule and notes for details

18. SOIL AND WASTE
Soil waste pipe, floor trap capped off at designated location for future toilet connection by Purchaser Purchaser may install toilet facilities at his own expenses, if required

19 LIGHTNING PROTECTION

and alarm system provided in compliance with requirement of relevant authorities

20. LIFT AND ESCALATORS	Numbers	Capacity	Floor Served
Medical Suite Passenger Lifts			
a. Group 1	3	20 pax	1st, 4th, 6th to 21st Storey
b. Group 2	3	24 pax	1st, 4th, 6th to 21st Storey
Common Area			
a. Shop/Carpark Lifts	2	20 pax	1 st to 6 th Storey
b. Fire Lifts (Note: For emergency use only)	2	24 pax	1 st to 33 rd Storey
c. Service Lift	1	24 pax	1st to 21st Storey

21. FLOOR LOADING 5 KN/m2

THIT WILL I KOVISION							
Unit No.	Type Of Use	Electrical Rating (A)	Telecom (Block Terminal Pairs)	Water Supply Provision	Gas Supply Provision	Aircon Provision	Floor Trap
#10-01 to #21-01	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-02 to #21-02	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-03 to #21-03	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-04 to #21-04	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-05 to #21-05	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-06 to #21-06	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-07 to #21-07	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-08 to #21-08	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-09 to #21-09	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-10 to #21-10	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-11 to #21-11	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-12 to #21-12	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-13 to #21-13	Medical Suite	60A TPN	10	Yes	Nil	Chilled Water FCU	1
#10-14 to #21-14	Medical Suite	40A TPN	10	Yes	Nil	Chilled Water FCU	1

NOTES: Fresh Air Duct (Medical Suites) Fresh air duct only provided and terminated just within the units.

Wet Chemical Suppression System
Wet chemical suppression system (If required) shall be provided by Purchaser to comply with Authority requirements.

Sprinkler InstallationOnly one layer of sprinkler pipes and sprinklers provided. 2nd layer sprinkler shall be installed by Purchaser Air-Conditioning (Medical Suites)
Only ducted-type fan coil units are provided with chilled water/refrigerant piping connection and condensate drainage.

Electrical and Water MeteringPurchaser is to apply for Water and Electrical meter to be installed in the unit at his own cost and expense. For units with 100A or above three-phase supply, meter compartment is to be within the unit by the Purchaser.

Electrical Supply

No emergency supply provided.

A/C Ledge
Refrigerant pipe and electrical cables for #10-02 to #21-02, #10-03 to #21-03, #10-04 to #21-04 will pass through the common area, as units are not adjacent to A/C Ledges. Installation and maintenance of the services that pass through the common area have to be under the Purchaser's expenses.

GENERAL NOTES:

Reinforced concrete
Reinforced concrete comprise of ordinary Portland cement with green cement of approved byproducts and fines with partial replacement of washed copper slag.

Marble/Limestone/Granite
Marble/Limestone/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/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.

Tonality and pattern of marble/limestone/granite selected and installed shall be subject to availability.

Air-Conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub 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 entitles/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Brand, colour and model of all materials, fittings, equipment finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Water Cooled Package Units, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards Layout/Location of water cooled package units, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

SprinklersLocation of the sprinklers in the Unit is subject to compliance with the requirements of the relevant authorities.

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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/Bullding, the Vendor shall assign to the Purchaser such
warranties at the time when possession of the Unit/Bullding is delivered to the Purchaser.

False Ceiling/Bulkhead
The false ceiling is for common area only. The false ceiling space and bulkhead provision allow for the optimal function and installation of mechanical and electrical ("M&E") services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling and bulkhead works will be required. Location of false ceiling and bulkhead is subject to the Architect's sole discretion and final design.

 $\label{lem:access} \mbox{ Access Panels for M\&E Services} \\ \mbox{ The location of the access panels for maintenance access to concealed piping is subject to consultant's sole discretion and final design. }$ Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up insurance covering glass breakage to cover this possible event.

Mechanical ventilation system
Mechanical ventilation fans and ductings are provided to areas which are not naturally ventilated.
To ensure good working condition of the mechanical ventilation system, the mechanical ventilation for the
exhaust system (including but not limited to exhaust fan, fire rated duct, fire damper and grills) within internal
toilets (where applicable) is to be maintained by the Purchasers on a regular basis.

Wall
All wall finishes shall be terminated at false ceiling/bulkhead level. There will be no tiles/stone works behind mirror.

selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standard SS483:2000.

ABOUT HOI HUP SUNWAY NOVENA PTE LTD

Hoi Hup Sunway Novena Pte Ltd is a joint venture amongst Hoi Hup Realty Pte Ltd, Hoi Hup J.V. Development Pte Ltd, Sunway Development Pte Ltd and Azuki Investments Pte Ltd.

ABOUT HOI HUP REALTY PTE LTD

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore. Hoi Hup is dedicated to creating living spaces of the highest quality, comfort, functionality and style. As a result, they have clinched numerous accolades, including the BCI Asia Top 10 Developer 2013 Award, BCA Construction Excellence Award 2013, Singapore 100 and Fast Growing 50 in 2011.

Prominent past projects include The Foresta @ Mount Faber, Questa @ Dunman, Residences @ Killiney, Shelford 23, Versilia on Haig, Waterford Residence, Suites @ Cairnhill, Charlton Villas and De Royale, among others.

www.hoihup.com

COMPLETED PROJECTS



CHARLTON VILLASA cluster housing of 43 strata terrace units located at

Charlton Lane. TOP has been obtained in year 2011.



RESIDENCES @ KILLINEY
An apartment consisting 68 units at Killinev Road in year 2012.





THE WHITLEY RESIDENCES

A freehold strata landed housing that comprises fifty-eight 2-storey semi-detached houses and three 2-storey terrace houses with attic and home lift, ensconced in a good class bungalow property enclave along Whitley Road.



KOVAN REGENCY

Six blocks of 15-storey condominium comprising of 393 units and 15 strata terraces along Kovan Rise.

ABOUT SUNWAY DEVELOPMENTS PTE LTD

Sunway Developments Pte Ltd is a wholly subsidiary of Sunway Concrete Products (S) Pte Ltd, a Sunway Group company. The core business of this Malaysian conglomerate includes property development and investment, real estate REIT, design and build construction, building materials, leisure and education, information technology and hospitality.

They have forged strategic partnerships with global investors such as Government Investment Corporation of Singapore (GIC), Malaysian Provident Fund (EPF), Kuwait Finance House (KFH) and Goldman Sachs. In addition, they have also received accolades from international bodies like Sunway REIT, the largest Malaysia REIT in terms of asset size as well as free float. As one of Singapore's leading concrete precasters, the company has projects in both public and private sectors, and has worked on several Design & Build Projects such as Ikea @ Tampines and The Meadows at Punggol.

In addition, they have also teamed up with HDB on R&D exercise to implement innovative products such as prefabricated toilet systems and lift upgrading to cater to the needs of the everchanging market.



SUNWAY LAGOON



IKEA @ TAMPINES

HOI HUP AND SUNWAY JOINT VENTURE DEVELOPMENTS

Hoi Hup Sunway Novena Pte Ltd is a joint venture between two reputable companies in the property development industry, namely, Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd. The combined expertise of these two have been responsible for the success of two DBSS public housing developments, namely City View @ Boon Keng and The Peak @ Toa Payoh.

www.hoihupsunway.com

COMPLETED PROJECTS



CITY VIEW @ BOON KENG

A Design, Build and Sell Scheme public housing development comprising 714 units located at Boon Keng Road, and was presented the BCA Award 2012 – Construction Productivity Award (Projects) Gold. TOP has been obtained in year 2011.



THE PEAK @ TOA PAYOH

A Design, Build and Sell Scheme public housing development comprising 1203 units located at Lorong 1A Toa Payoh. It was awarded BCA Award 2013 – Construction Productivity Award (Projects) Gold. TOP has been obtained in year 2012.

CURRENT PROJECTS



VACANZA @ EAST

A freehold condominium development comprising 473 units and a shop of 7 blocks of 12-storey located at Lengkong Tujoh.



THE MILTONIA RESIDENCES

A condominium development comprising of 410 units and a shop in 18 blocks of 5-storey located at Miltonia Close.



ARC AT TAMPINES

An Executive Condominium (EC) comprising of 574 units, situated in Tampines Avenue 8, within the vicinity of the up and coming Tampines Town Hub.



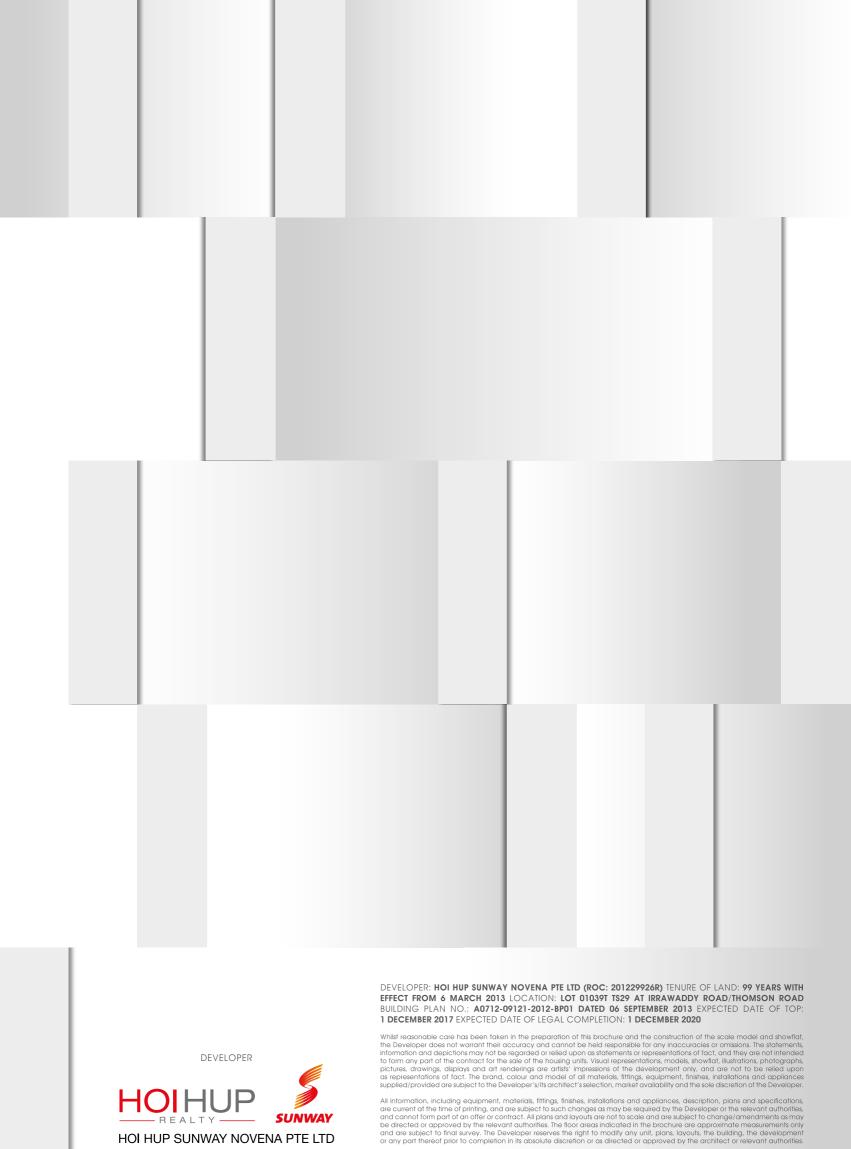
SEA ESTA

A condominium development comprising of 376 units in 6 blocks of 12-storey located at Pasir Ris Link.



LAKE VISTA @ YUAN CHING

Designed with 4 blocks of 22-storey, Lake Vista @ Yuan Ching is a public housing under Design, Build and Sell Scheme with a total of 682 units.



HOI HUP SUNWAY NOVENA PTE LTD