



MEDIA RELEASE

Strong Demand for Wandervale by Sim Lian Group with Four-bedroom Units First To Be Sold Out

Singapore, April 19, 2016 – The Wandervale executive condominium’s ideal location, spacious and efficient unit layout as well as quality fittings provided are key factors which have led to continued strong demand amongst homebuyers.

Centrally located within Choa Chu Kang, Wandervale was the first executive condominium launched in 2016. It is being developed by Mainboard Listed Sim Lian Group Limited (‘Sim Lian Group’), a property development, investment and construction group, which is recognised for building quality homes on the core foundations of prime location, quality workmanship and efficient space planning.

Approximately 60 per cent of the 534-unit development has been booked as at 19 April 2016 despite the challenging economic environment. Of the 320 units sold to date, approximately half were booked by HDB upgraders. Another 20 per cent of the current Wandervale homebuyers made their purchase under the Fiancé/Fiancée Scheme¹.

Larger units remain the most popular option amongst HDB upgraders and young families. The 82 four-bedroom units were the first to be completely sold, with HDB upgraders making up the majority of homebuyers of these units. The quota for second-time homebuyers was also lifted on 5 April 2016, a month after balloting and booking began on 5 March 2016.

At present, 85 per cent of Wandervale homebuyers have addresses within the vicinity of Choa Chu Kang, Bukit Panjang, Bukit Batok and Jurong West, with the rest currently residing in the North and North-Eastern regions of Singapore.

¹ This scheme allows you to buy a HDB resale flat with your fiancé or fiancée under certain conditions. For more information, please refer to <http://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/resale/eligibility-schemes>



SIM LIAN GROUP LIMITED

205 Upper Bukit Timah Road #02-01 Singapore 588181 Tel: 63036200 Fax: 67696617
Company Registration No. 200004760C Website: www.simlian.com.sg

Located at Choa Chu Kang Ave 3, Wandervale is highly accessible and in close proximity to transportation nodes, shopping and lifestyle conveniences such as Lot One Shopper's Mall and nature attractions. The popular South View Primary School is also within 1 km. The executive condominium is within walking distance to the Choa Chu Kang MRT station and bus interchange, and is also well-served by the KJE which is connected to the two other expressways: PIE and BKE.

Wandervale units are competitively priced at an average of S\$755 psf. Prices start from S\$655,000 for a three-bedroom unit, S\$753,000 for a three-bedroom premium unit and S\$896,000 for a four-bedroom unit. Homebuyers have a choice of either normal payment scheme or deferred payment scheme.

The Wandervale Sales Gallery, also located at Choa Chu Kang Ave 3, opens daily from 10am to 7pm. OrangeTee and ERA have been appointed joint marketing agencies for the project.

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About Sim Lian Group

Sim Lian Group Limited is a property development, investment and construction group which has been listed on the Mainboard of the Singapore Exchange since 2000.

The Group has been creating quality spaces for approximately 40 years, first earning an outstanding track record and award-winning expertise in construction before successfully expanding into property development and investment both locally and abroad. It now has a broad portfolio of residential, commercial, industrial, retail and mixed-use developments, built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian Group has launched 23 development projects to date, including three projects in Malaysia. The Group also has a property investment portfolio of two freehold commercial properties and six investment-grade neighbourhood shopping centres in Australia.

Sim Lian Group's portfolio of projects include Vision Exchange, Hillion Residences, Hillion Mall, The Tampines Trilliant, Parc Vera, A Treasure Trove, Waterview, Centrale 8 At Tampines, Parc Lumiere, Rochelle At Newton, The Lincoln Residences, Clover By The Park, Carabelle, The Premiere @ Tampines, UB.One, The Amery, Bleu @ East Coast, Viz at Holland, The Pearl @ Mount Faber, The Jade Condominium and The Dew Executive Condominium. Projects in Malaysia include Taman Bukit Bayu, and mixed-use developments, KL Trillion and Desa Baiduri.

The solid reputation of the company is well-recognised in Singapore, having ranked amongst the Top 100 Brands in Singapore for five consecutive years from 2009 to 2013 by independent brand strategy and valuation consultancy, Brand Finance. Sim Lian Group is also recognised as a Top 10 Developer in Singapore by BCI Asia in 2015.



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For more information, visit www.simlian.com.sg.

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Fact Sheet

Name of Project : **WANDERVALE** (万乐轩)

Developer : Sim Lian (Starlight) Pte. Ltd., a wholly-owned subsidiary of Sim Lian Group Limited

Location : Choa Chu Kang Avenue 3

Number of Units : 534

Number of Storeys: 9 blocks of 13/ 15/ 17-storey

Site : 205,138.41 square feet / 19,058.00 square metres

Land Tenure : 99 years commencing from 8 December 2014

Unit Types & Sizes:

Unit Types	No. of Units	Approximate Area (square feet)
Three- Bedroom	130	958
Three- Bedroom Premium	322	1,087– 1,130
Four- Bedroom	82	1,249

Facilities : Tulip Lounge, BBQ Pavilion, Alfresco Lounge, Outdoor Fitness Terrace, Wander Farm, Gourmet BBQ Dining Pavilion, Star-gazing Lawn, Lounge Pool, Sun Deck and Aqua Deck, Onsen Spa Pool, Wellness Spa Pool, Jacuzzi, Wanderland Maze with Reflexology Walk, Lap Pool, Wellness Gym Pool, Sensory Playland, Reading Alcove, Resting Pavilion, Adventure Playland, Kids' Climbing Wall, Function Room and Reading Room, Changing/ Shower Room and Sauna, Kids' Water Play, Wading Pool, Wellness Gym Room, Recreational Tennis Court.

Expected TOP : 2019 (Subject to authorities' approval)

Architect : Design Link Architects