



SIM LIAN GROUP LIMITED

205 Upper Bukit Timah Road #02-01 Singapore 588181 Tel: 63036200 Fax: 67696617
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MEDIA RELEASE

Overwhelming Response to Wandervale by Sim Lian Group

Executive condominium ideally located at Choa Chu Kang Central more than 1.4 times subscribed

Singapore, February 28, 2016 – Following another wave of visitors to the Wandervale showflat on the second weekend since E-application commenced on 18 February 2016, Mainboard listed Sim Lian Group Limited ('Sim Lian Group') today announced that it has received 750 E-applications as at 5.00pm for the 534 units available. It is more than 40 per cent oversubscribed and the application period closes today. The balloting and booking date for Wandervale is 5 March 2016.

Larger units, namely the three-bedroom premium and four-bedroom units, were the more popular options amongst potential homebuyers.

Competitively priced at approximately S\$750 – S\$770 psf on average, the Wandervale showflat saw more than 5000 visitors with potential homebuyers attracted by its ideal location, spacious units and overall design of the project. There was a balanced mix of first-time homebuyers and second-time homebuyers, primarily HDB upgraders, at the showflat.

The Wandervale showflat, located at Choa Chu Kang Ave 3, is open between 10am and 7pm daily. OrangeTee and ERA have been appointed joint Marketing Agents for the project.

The first executive condominium to be launched in Singapore this year, Wandervale is an ideal home for young families. The 99-year leasehold development features 130 three-bedroom units, 322 three-bedroom premium, and 82 four-bedroom units ranging from 958 – 1,249 square feet (89 – 116 square metres) across nine residential blocks of 13, 15, and 17 storeys respectively.



Located centrally within Choa Chu Kang, Wandervale is highly accessible and in close proximity to transportation nodes, shopping and lifestyle conveniences, popular schools, and nature attractions. It 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 residents will enjoy a one-year complimentary shuttle bus service¹ to the upcoming Bukit Panjang Integrated Transport Hub which includes both the MRT (Bukit Panjang MRT station on Downtown Line 2) and LRT stations, as well as the bus interchange. With the newly opened train line, commuters will take approximately half an hour to get from Bukit Panjang to Bugis. This is a significant reduction of 20 minutes travel time from 50 minutes previously.²

Residents of Wandervale will also be spoilt for choice with shopping and lifestyle conveniences a short walk away including Lot One Shoppers' Mall, Choa Chu Kang Public Library, Teck Whye Shopping Centre, and the Choa Chu Kang Community Centre, amongst many others.

Wandervale is within one kilometre of the popular South View Primary School. Other schools such as De La Salle School, Bukit Panjang Government High School and Pioneer Junior College are within the vicinity. The development also offers accessibility to numerous schools along Downtown Line 2.

Wandervale, situated on a site of approximately 205,138.41 square feet (19,058 square metres), is scheduled to receive its Temporary Occupation Permit (TOP) by 2019.

- End -

¹ For a 12-month period from the date the project receives its TOP

² 'About the DTL2' (Dec 18, 2015) Land Transport Authority of Singapore



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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 ten 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