

EXECUTIVE SUMMARY

PROJECT DETAILS		
Developer	City Developments Ltd	
Project Name	Buckley Classique 百丽经典	
Location/ Address	9 & 11 Buckley Road (former Buckley Mansion & single sty conserved bungalow)	
Tenure of Land	Estate in Fee Simple (Freehold)	
Site Area	Approx 6,671.5 sq m/ 71,812.03 sq ft	
District	11	
Plot Ratio	1.4	
Expected date of T.O.P	31 Dec 2015	
Expected date of legal completion	31 Dec 2018	
Description	PROPOSED CONDOMINIUM DEVELOPMENT COMPRISING NEW ERECTION OF 1 BLOCK OF 5-STOREY WITH ATTIC AND 1 BLOCK OF 6-STOREY WITH ATTIC RESIDENTIAL FLATS (TOTAL 64 UNITS), 1 BASEMENT CARPARK AND COMMUNAL FACILITIES AND ADDITIONS & ALTERNATIONS TO EXISTING SINGLE-STOREY CONSERVED BUILDING FOR CLUBHOUSE USE ON LOTS 305T, 718V, 719P & 1019M TS 28 AT BUCKLEY ROAD (NOVENA PLANNING AREA)	
No. of Car Park lots	Est. 76 car park lots (Est. 70 car park lots excluding 2 handicap lots, 2 electric car charging lots & 2 private lots for Type SC)	
No. of units	64	
Unit Mix	2 br approx 1098 sqft (8 units) PES approx 1238 sqft (1 unit)	9
	3 br approx 1399 - 1410 sqft (36 units) PES approx 1399 - 1475 sqft (9 units)	45
	4 br approx 1959 sqft (3 units) Courtyard approx 2896 sqft (1 unit)	4
	Penthouses (4/5 brm + family) approx 3563 - 4359 sqft	6

**9, 11 Buckley – Marketing Materials
Strictly Not For Circulation**

Recreational Facilities	<ol style="list-style-type: none">1. Guard house2. Drop-off point3. Clubhouse<ul style="list-style-type: none">- Residents' lounge- Reading area- Pool corner- Function room- Gymnasium- Children's play room4. Infinity weir spa5. Changing room6. Reading alcove7. Relaxation pavilion8. Timber pool deck9. Lap pool10. Children's pool11. Timber bridge12. Leisure track13. Barbeque corner14. Courtyard deck15. Pedestrian side gate
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9, 11 Buckley – Marketing Materials
Strictly Not For Circulation

CONSULTANTS DETAILS

Architect	RSP Architects Planners & Engineers (Pte) Ltd
Builder	To be confirmed
Show Suite ID	Axis ID Pte Ltd
Project Interior Design	Index Design Pte Ltd
Landscape Consultant	Site Concepts International
M&E Engineer	Parsons Brinckerhoff
C&S Engineer	RSP Architects Planners & Engineers (Pte) Ltd
Quantity Surveyor	KPK Quantity Surveyors (Singapore) Pte Ltd
Solicitor	Ramdas & Wong
Advertising Agency	Publicis

PAYMENT DETAILS

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of

DBS Bank Ltd for Project Account No. 003-700076-0 of City Developments Limited – Buckley Road

For payment made by way of Telegraphic Transfer

Bank : DBS Bank Ltd, Singapore
SWIFT code : DBSSGSG
For account of : City Developments Limited – Buckley Road
Account No. : 003-700076-0
Message : Block, unit number and name of purchase

Unique Selling Features

Location

- Prestigious District 11, near popular Novena/ Newton area
- Within 1 km* from Anglo-Chinese School (Junior), Anglo-Chinese School (Primary), Balestier Hill Primary School & St. Joseph's Institution Junior
**source from SLA onemap, measured from 11 Buckley Road (former Buckley Mansion)*
- Close proximity and well connected to Orchard Shopping Belt (5 min's drive) and CBD (10 minute's drive)
- Walking distance to Novena MRT station
- Short walk to nearby Shopping Centres/ eateries/ restaurants/ supermarkets → United Square/ Goldhill Centre/ Goldhill Plaza/ Velocity@Novena Square/ Square 2/ Novena Medical Centre

Architecture Design

- Exclusive development, surrounded by low-rise housing
- Estate in fee simple (freehold)
- Architectural --→ Modern and clean line.
- Private lift lobby for all apartments
- 4 Bedroom units having a lush green surrounding on 3 sides and frontal view of the Swimming Pool and landscaping. Ground floor units having pool abutting outdoor terrace creating a resort experience.
- Living & dining are orientated to face Swimming Pool and landscaping
- Large expansive balconies, end to end emulating the tropical verandas, liken to a seamless extension of the living and dining spaces. Panoramic views from living and dining rooms
- An existing period bungalow conserved to new use; lifestyle features such as Residents' Lounge, Pool Corner and Gymnasium etc. are provided to relax the mind and body. The prominent view of the bungalow from the street, being flanked by the pool, spa and landscape serves to distinguish itself from other residential development in this area in particular.
- Penthouses (4/5 brm + family) → Good size walk-in wardrobe to master bedroom
→ All bedrooms are ensuite
→ Jacuzzi at the open roof terrace
- Branded Good Quality Fittings and Appliances like
 - Gaggenau for Fridge, Hood, Hob & Oven (and Wine Chiller for PH)
 - Hansgrohe range for bathroom fittings
 - Kohler for WC & Basin in all bathrooms

Eco Features

- Twin-chute and pneumatic system

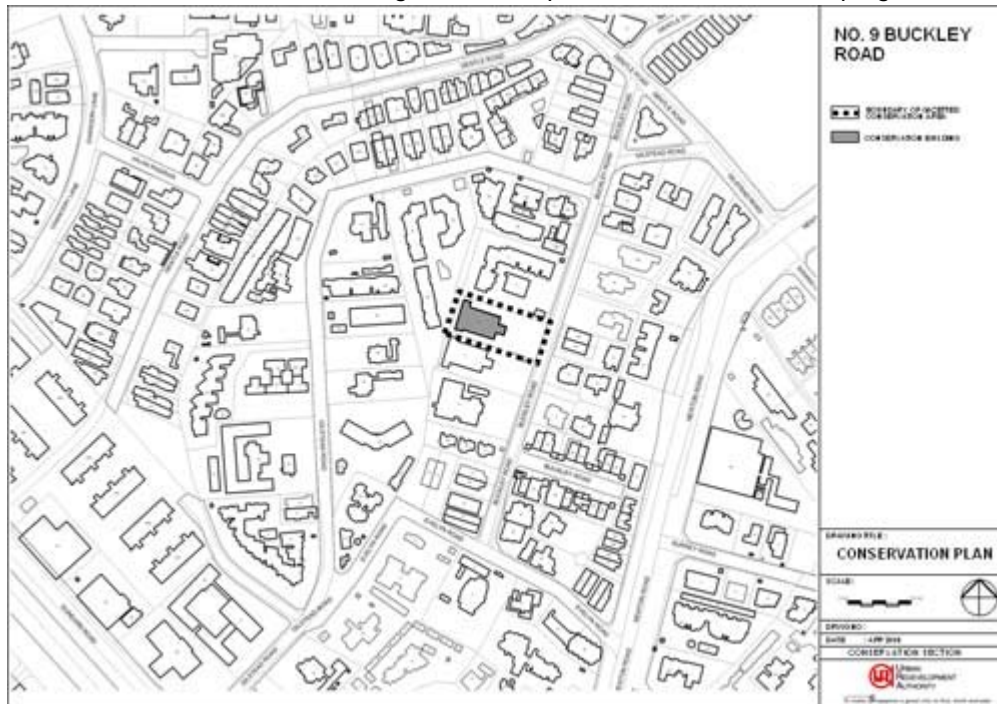
9 Buckley Road Bungalow – Additional Information

Q: Why was the clubhouse conserved?

A: Built in the early 1900s, the one-storey bungalow is one of the few remaining 'house on raised footings'. It has a mixture of the Baroque and Classical styles which were popular locally until the 1930s when they were replaced by the Art Deco and Modern styles.

While simple in form, the bungalow has a grand porch which emphasizes its symmetrical layout and provides a welcoming entrance to the house. A generous verandah surrounds the front and two sides of the house, creating a sheltered space that is suited to our tropical climate.

The bungalow was given conservation status on 10 April 2008, and stands as a reminder of a past era when the district was well known for its bungalows and spacious, wooded landscaping.



Q: How old is the bungalow?

A: According to URA, the bungalow is about a century old.

Q: Any unique/interesting information on the bungalow? (ie. the only conserved building in the vicinity etc.)

A: Apparently, it is the only conserved building in the vicinity (according to URA).

Q: How is the architectural design inspired by the bungalow? (Colour / Building form / Façade)

A: The architectural design emulates in scale and proportion of the conservation bungalows, and stand in neutral ground against the bungalow. The bungalow is considered in relation and vista with the residential pool, creating a cozy charm of a verandah clubhouse retreat. The residential fenestrations bear a vertical proportion and subdivisions while projecting a neutral background against that of the bungalow. The balcony screen is designed with specific privacy and sun-shading in mind and yet, one that relates in vocabulary and feels to the bungalow's fenestration.

LANDSCAPE PLAN



Note: Landscape plan is not finalized and subject to change

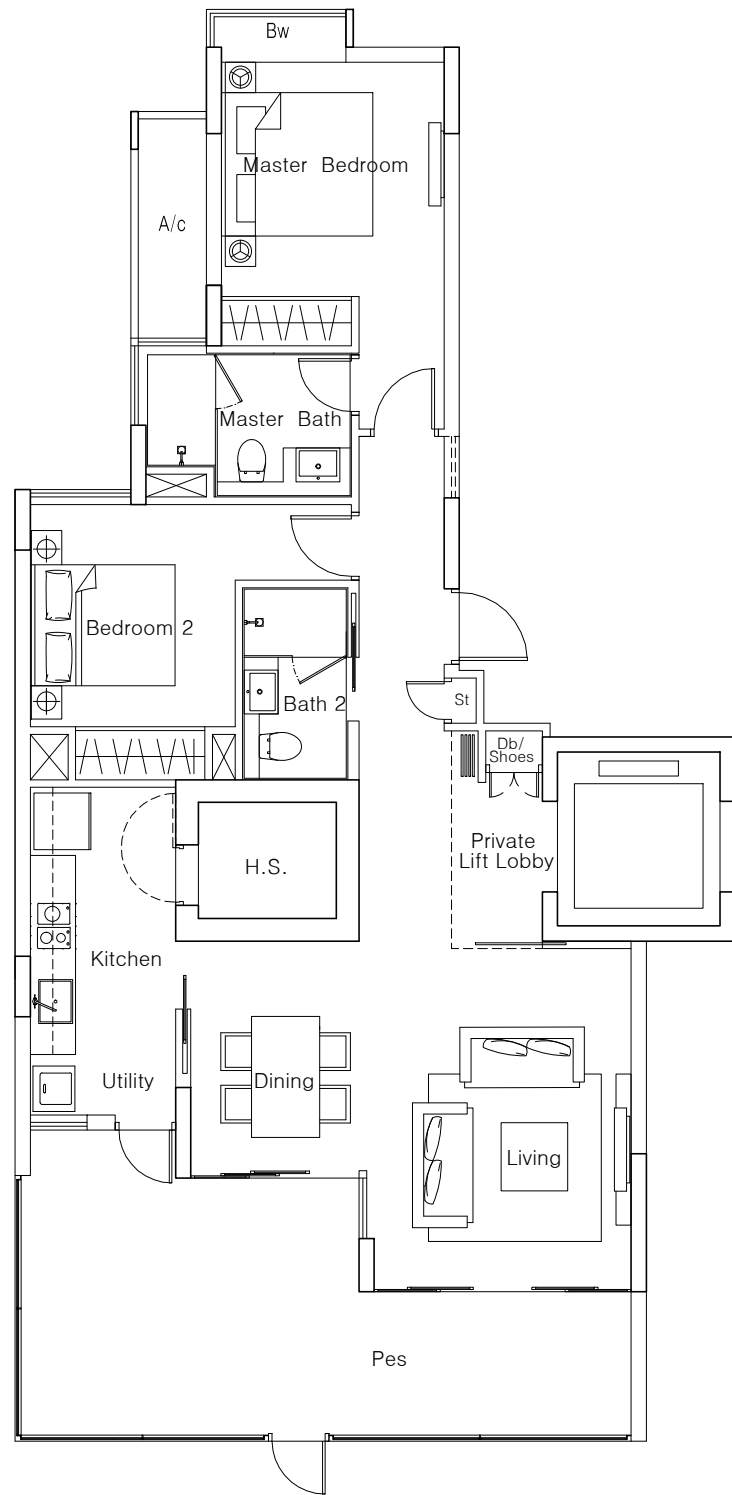
SCHEMATIC DIAGRAM

11 Buckley Road, Singapore 309767

Block 11	01	02	03	04	05	06
ATTIC	PH2 (#06-02)		PH1 (#06-04)		PH3 (#06-06)	
6TH	A		B1		B1	
5TH	A	B1	B1	B1	B1	B2
4TH	A	B1	B1	B1	B1	B2
3RD	A	B1	B1	B1	B1	B2
2ND	A	B1	B1	B1	B1	B2
1ST	A (PES)	B1 (PES)	B1 (PES)	B1 (PES)	B1 (PES)	B2 (PES)

11 Buckley Road, Singapore 309767

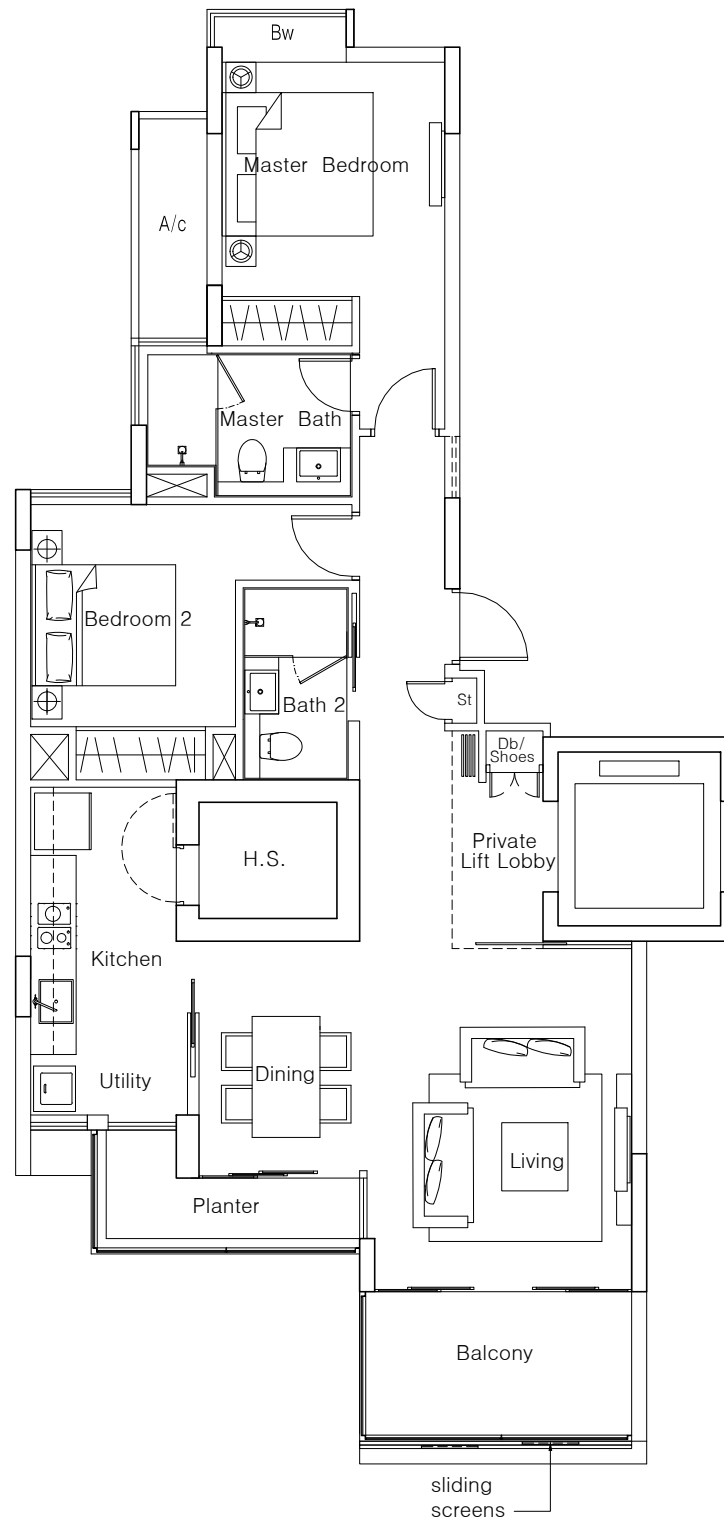
Block 11	12	11	10	09	08	07
ATTIC	PH2 (#05-11)		PH1 (#05-10)		PH4 (#05-07)	
5TH	A			B1	B1	
4TH	A	B1	B1	B1	B1	C
3RD	A	B1	B1	B1	B1	C
2ND	-	B1	B1	B1	B1	C
1ST	-	B1 (PES)	B1 (PES)	B1 (PES)	B1 (PES)	SC (PES)
BASEMENT	-	-	-	-	-	



TYPE A (PES)

115 sq.m./ 1238 sq.ft.

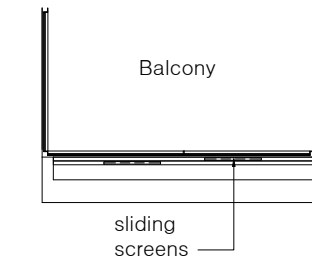
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TYPE A

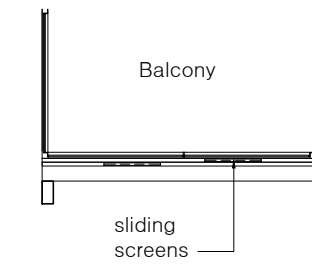
102 sq.m./ 1098 sq.ft.

#02-01



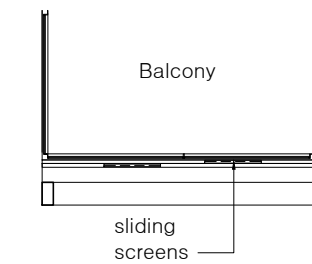
102 sq.m./ 1098 sq.ft.

#06-01



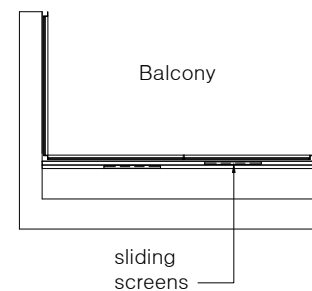
102 sq.m./ 1098 sq.ft.

#05-01 #05-12(mirror)



102 sq.m./ 1098 sq.ft.

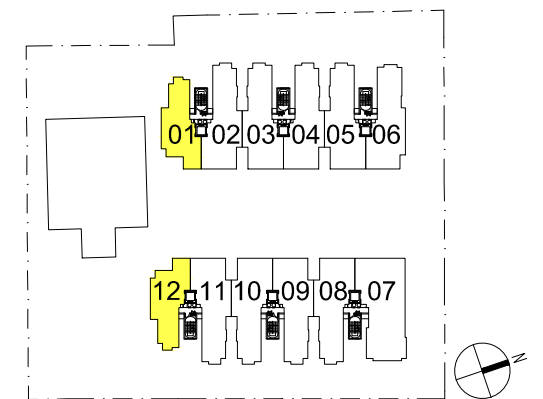
#04-01 #04-12(mirror)

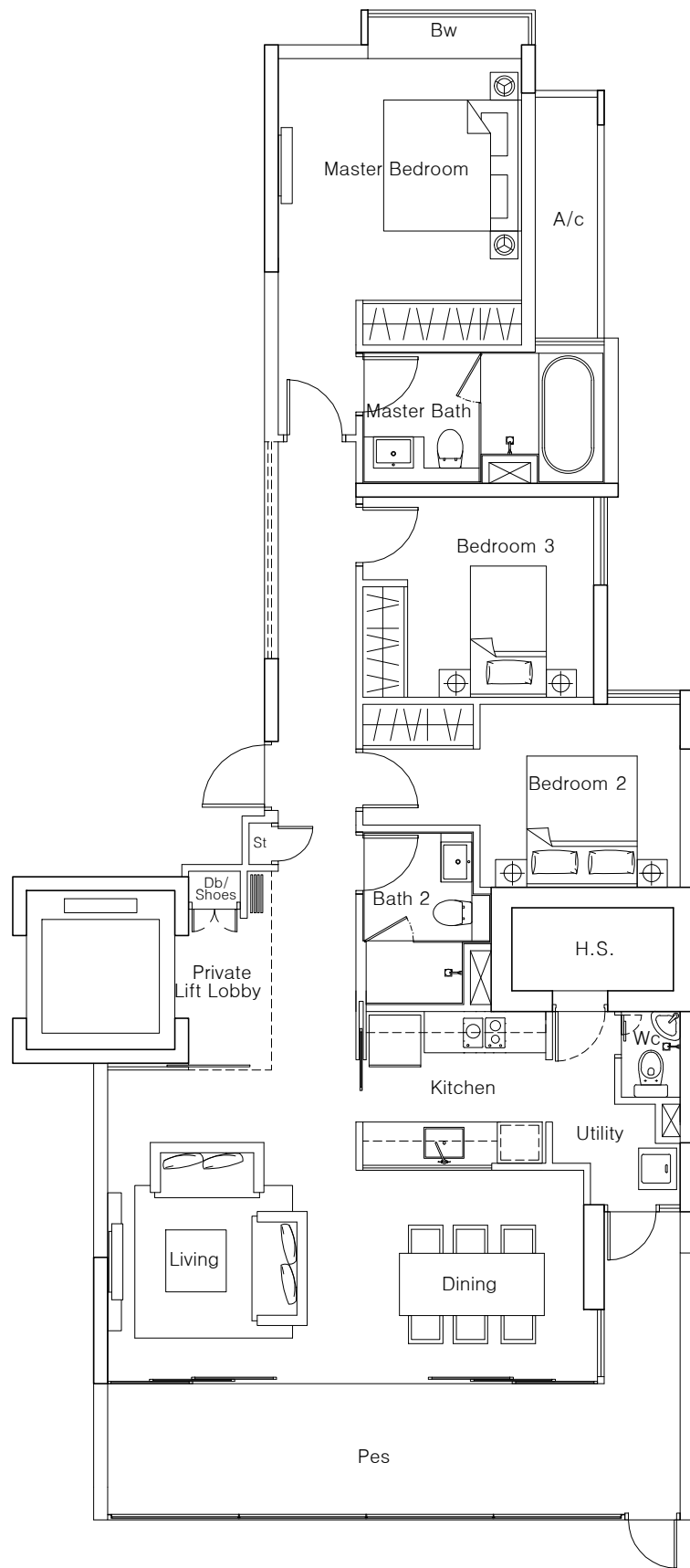


102 sq.m./ 1098 sq.ft.

#03-01 #03-12(mirror)

TYPE A

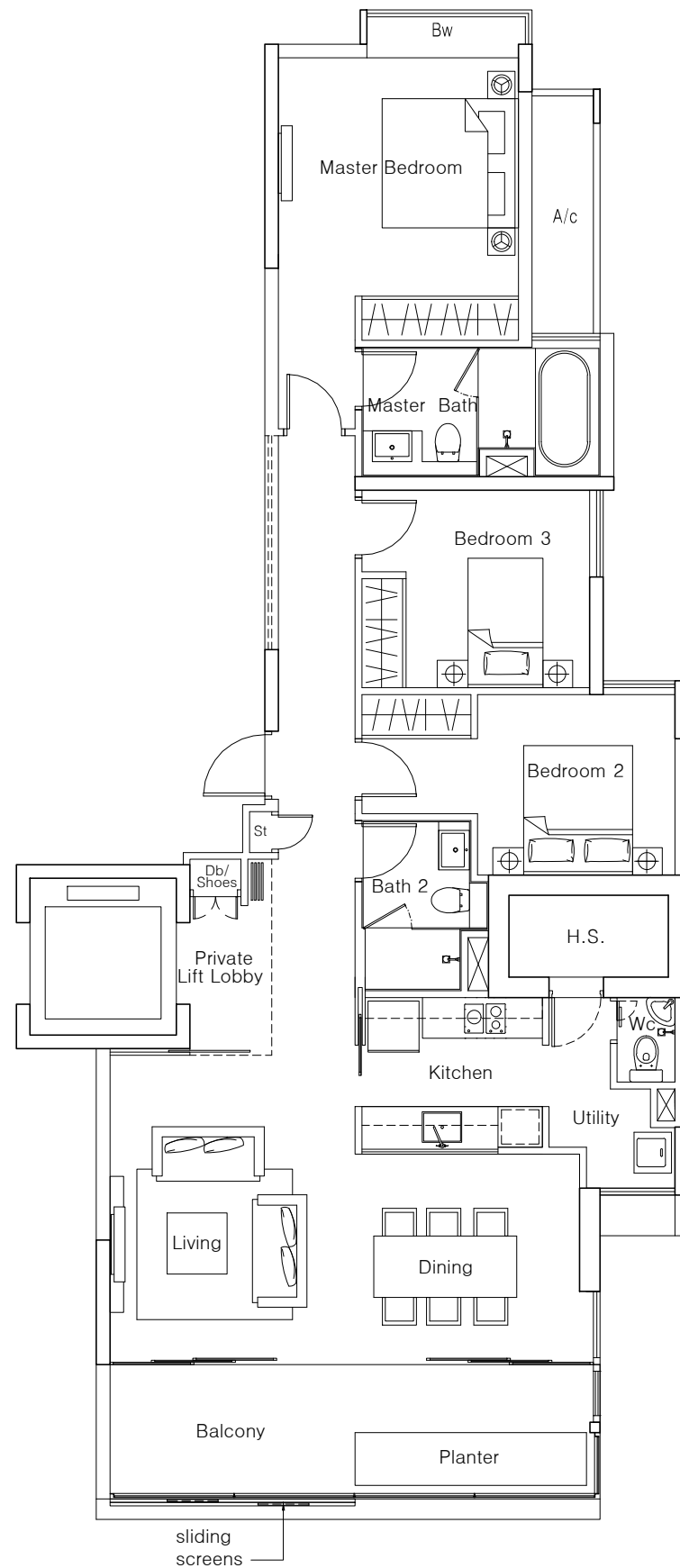




TYPE B1 (PES)

137 sq.m./ 1475 sq.ft.

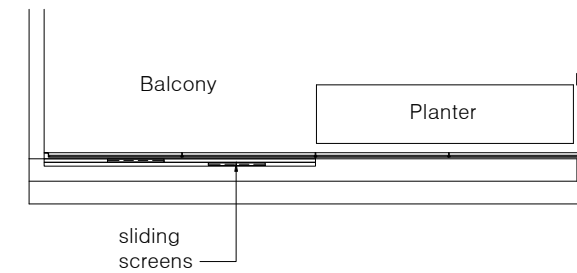
- #01-02 #01-04 #01-08 #01-10
- #01-03(mirror) #01-05(mirror)
- #01-09(mirror) #01-11(mirror)



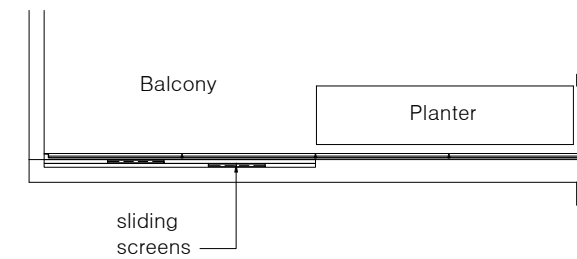
TYPE B1

131 sq.m./ 1410 sq.ft.

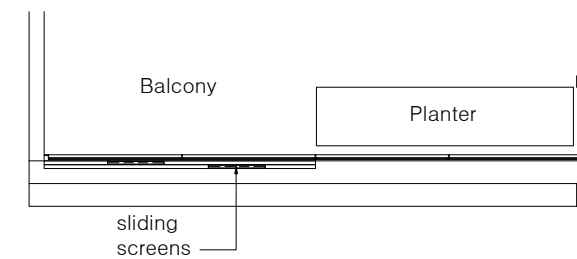
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- #02-09(mirror) #02-11(mirror)



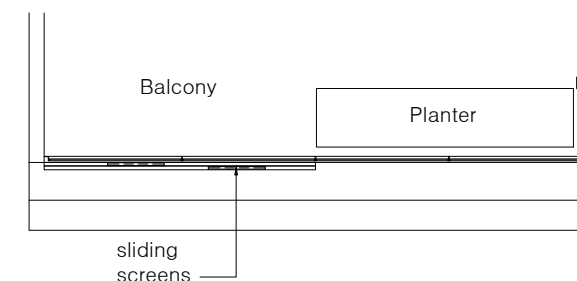
131 sq.m./ 1410 sq.ft.
#06-03(mirror) #06-05(mirror)



131 sq.m./ 1410 sq.ft.
#05-02 #05-04 #05-08
#05-03(mirror) #05-05(mirror)
#05-09(mirror)

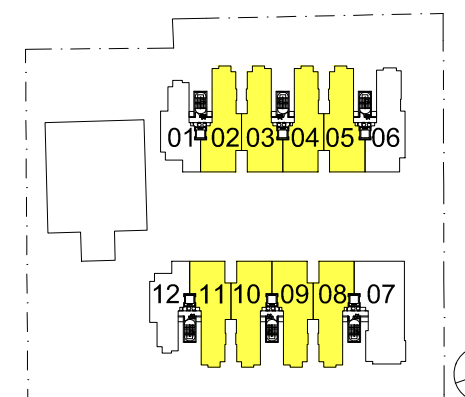


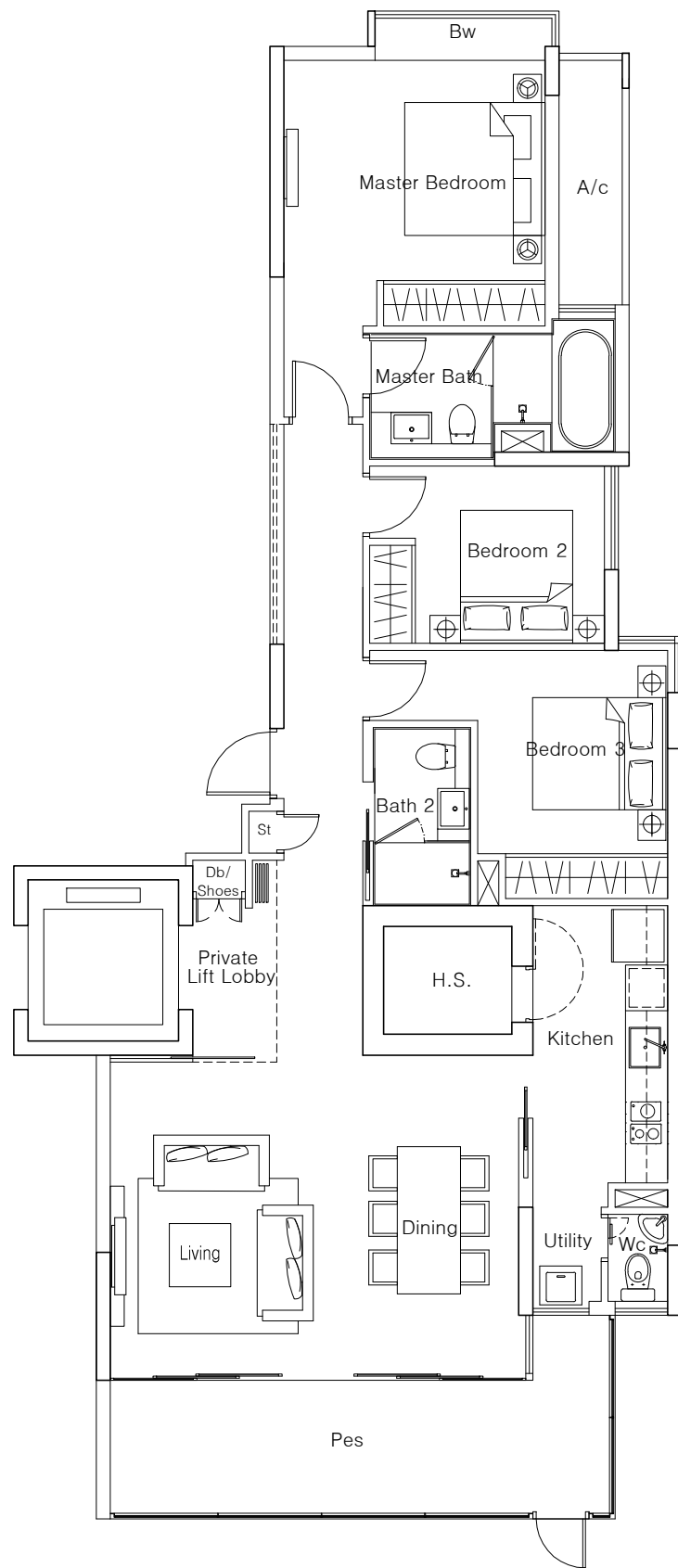
131 sq.m./ 1410 sq.ft.
#04-02 #04-04 #04-08 #04-10
#04-03(mirror) #04-05(mirror)
#04-09(mirror) #04-11(mirror)



131 sq.m./ 1410 sq.ft.
#03-02 #03-04 #03-08 #03-10
#03-03(mirror) #03-05(mirror)
#03-09(mirror) #03-11(mirror)

TYPE B1

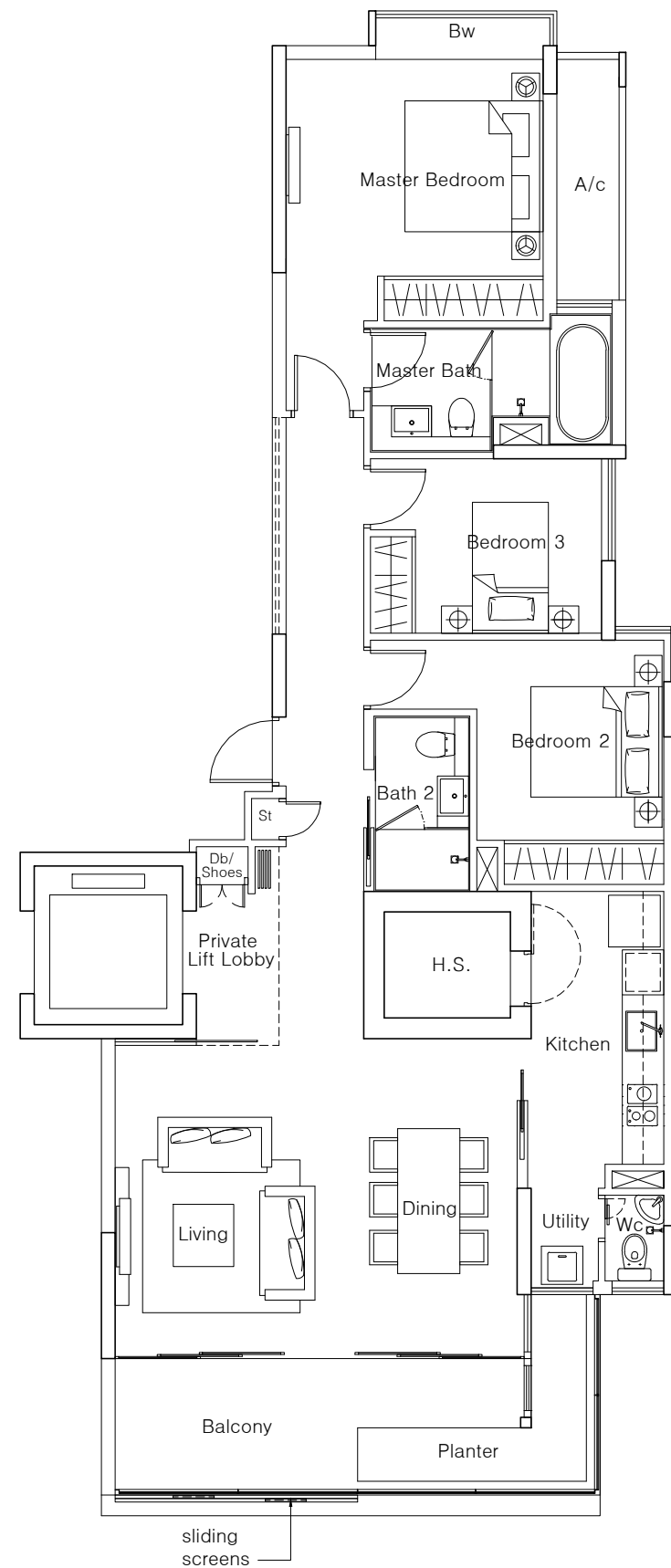




TYPE B2 (PES)

130 sq.m./ 1399 sq.ft.

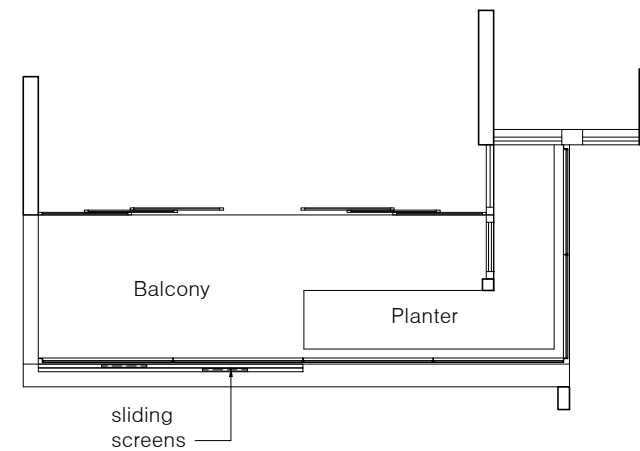
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TYPE B2

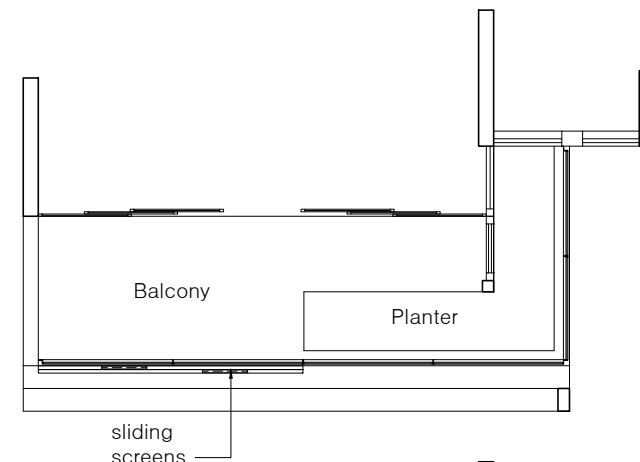
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#02-06



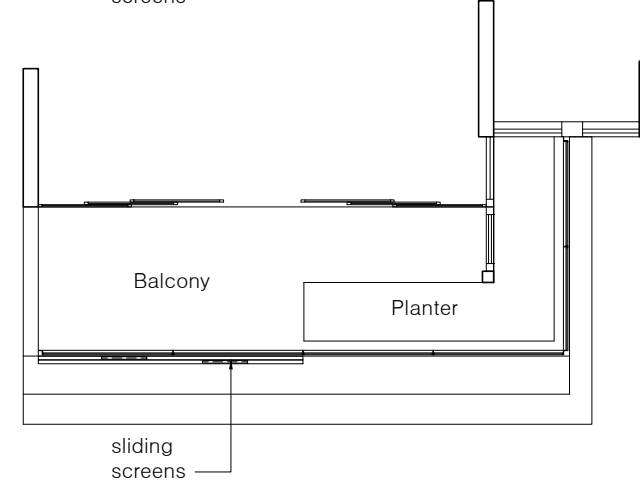
130 sq.m./ 1399 sq.ft.

#05-06



130 sq.m./ 1399 sq.ft.

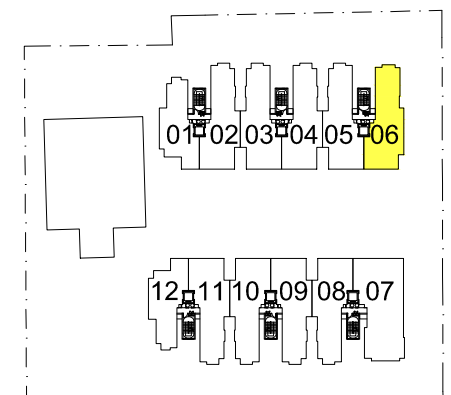
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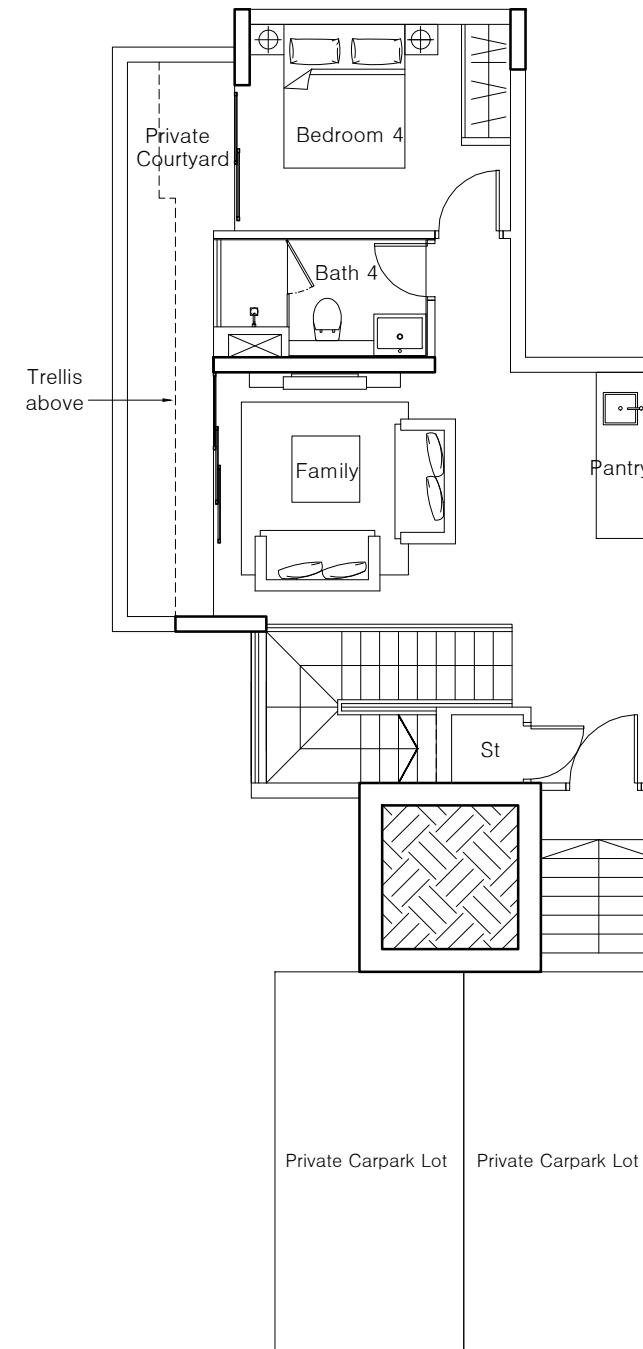
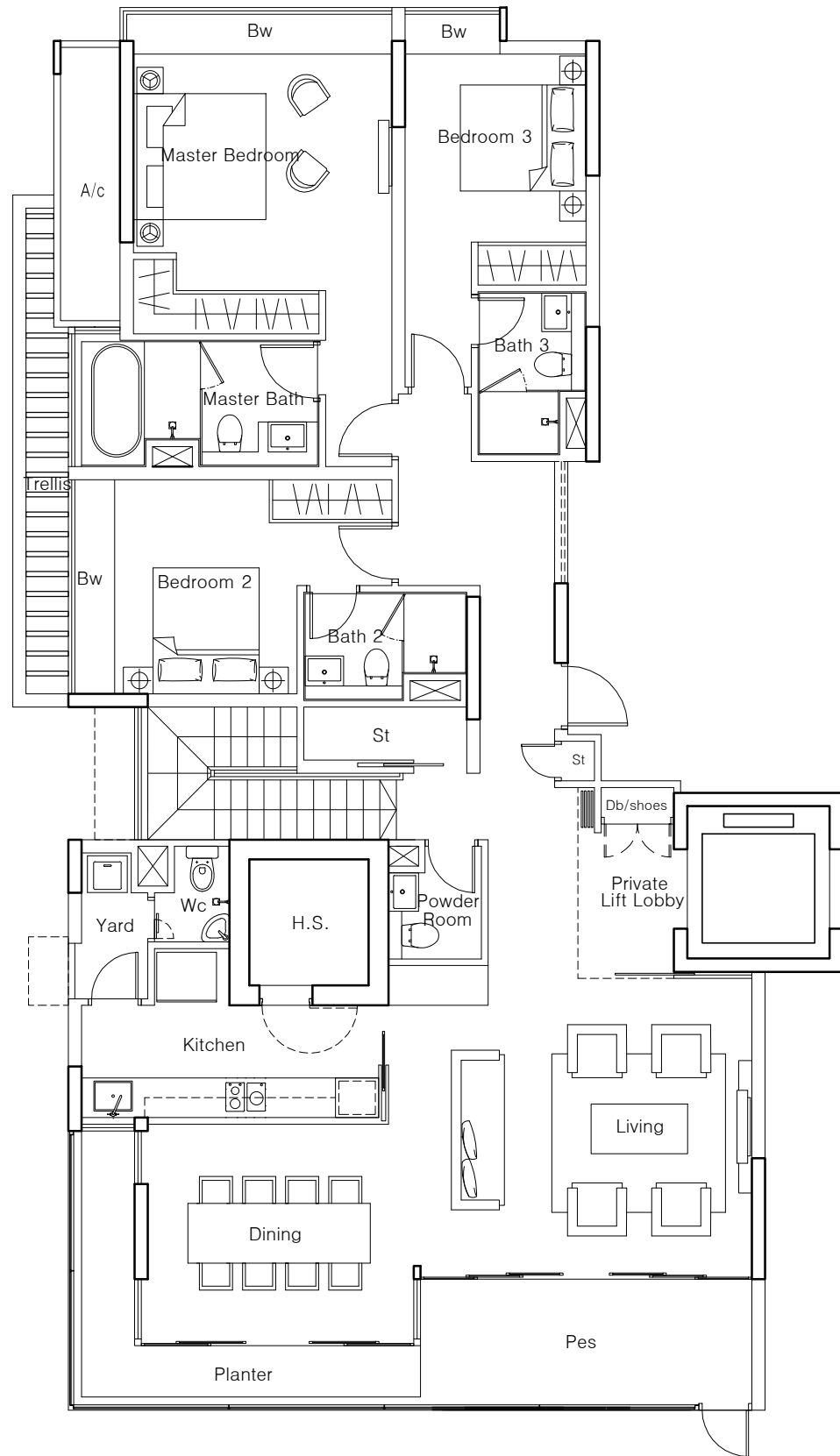


130 sq.m./ 1399 sq.ft.

#03-06

TYPE B2

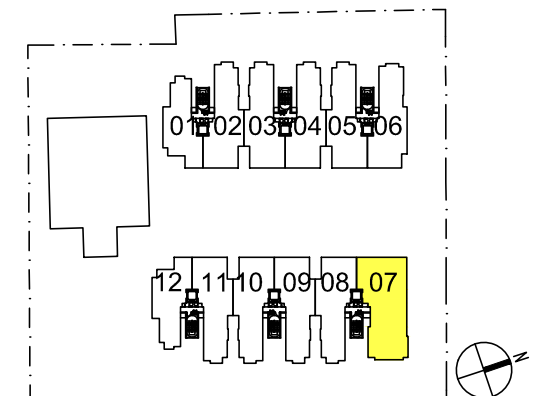


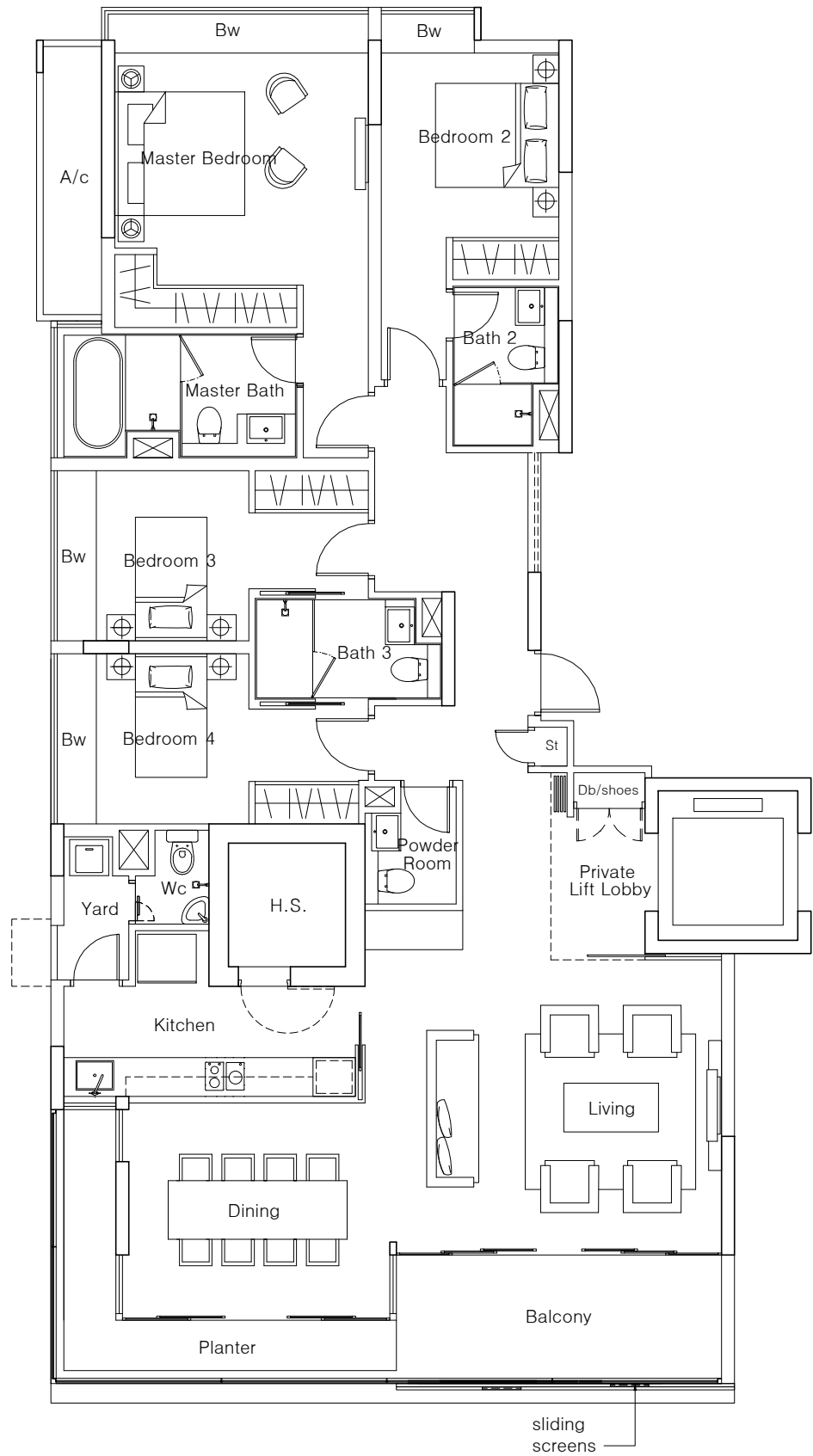


TYPE SC (PES)

269 sq.m. / 2896 sq.ft.

#01-07

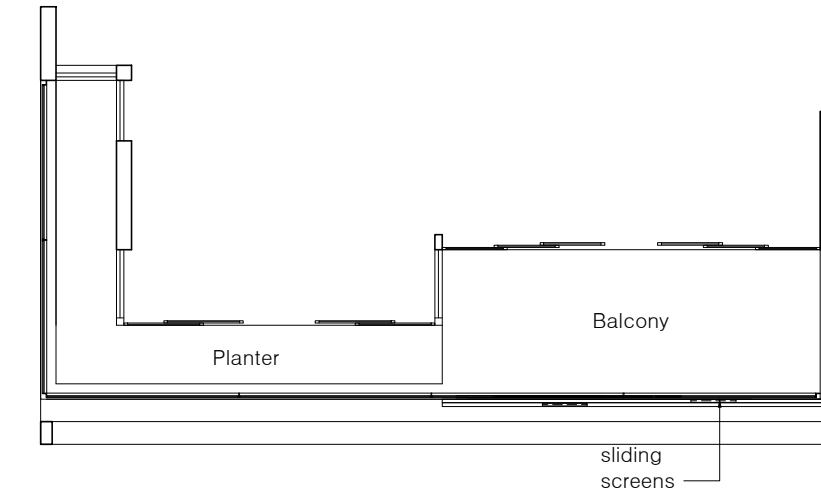




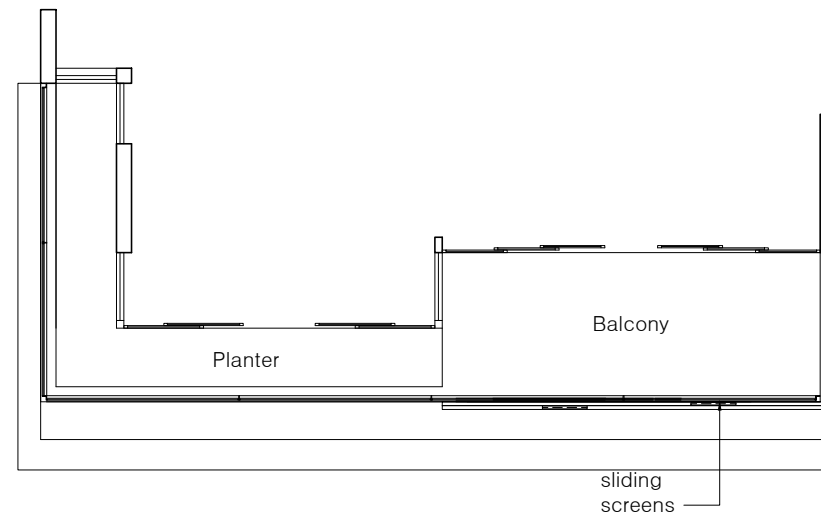
TYPE C

182 sq.m./ 1959 sq.ft.

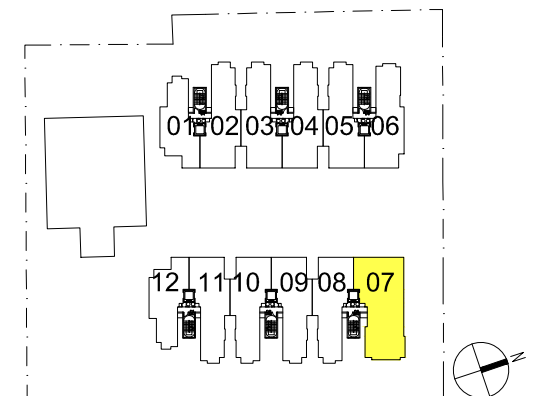
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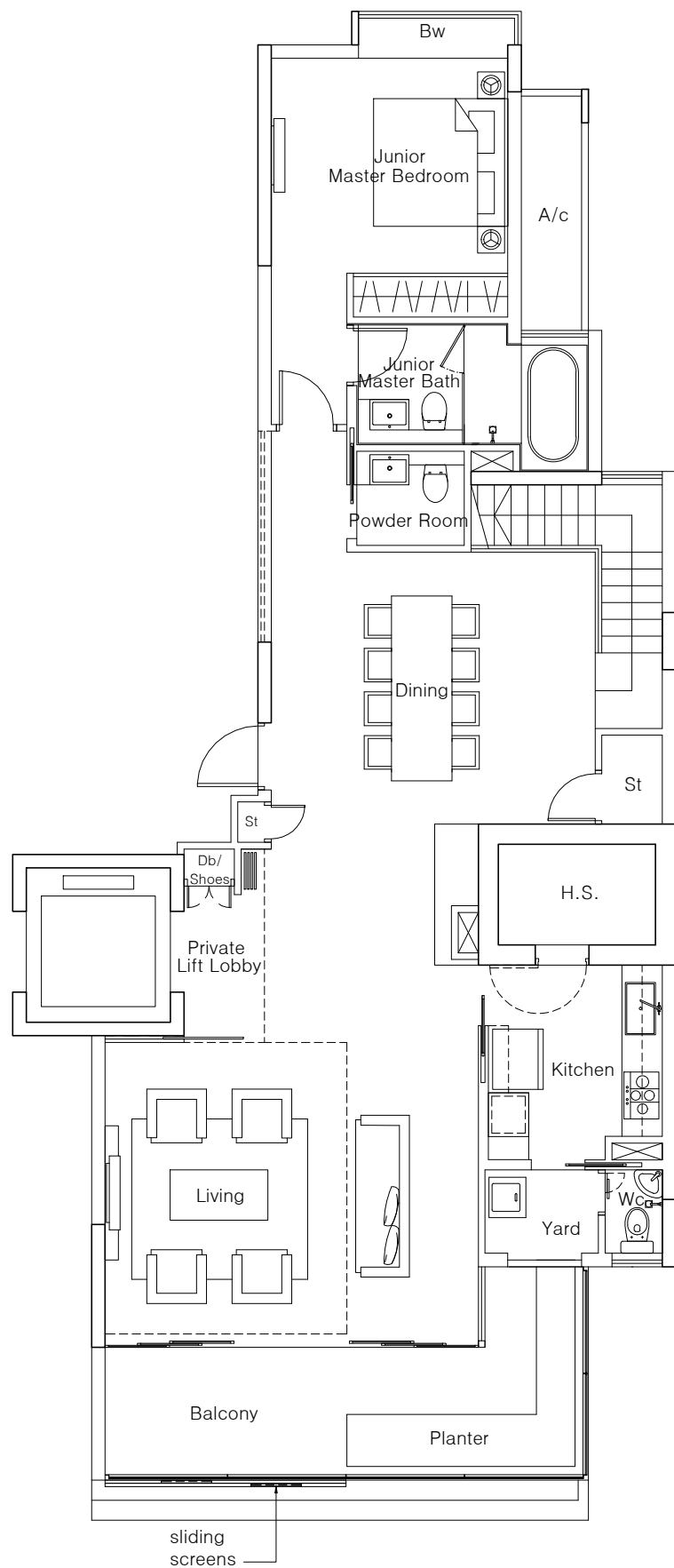


182 sq.m./ 1959 sq.ft.
 #04-07



182 sq.m./ 1959 sq.ft.
 #03-07

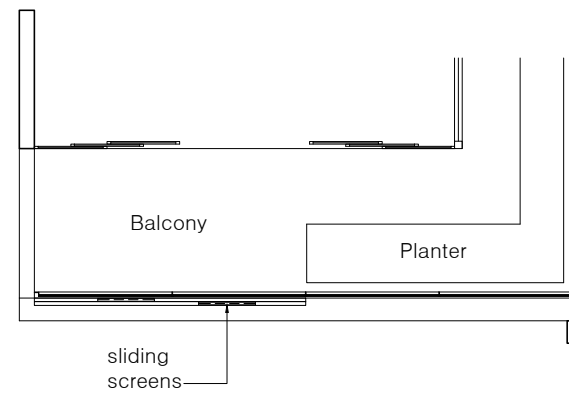




TYPE PH1

342 sq.m./ 3681 sq.ft.

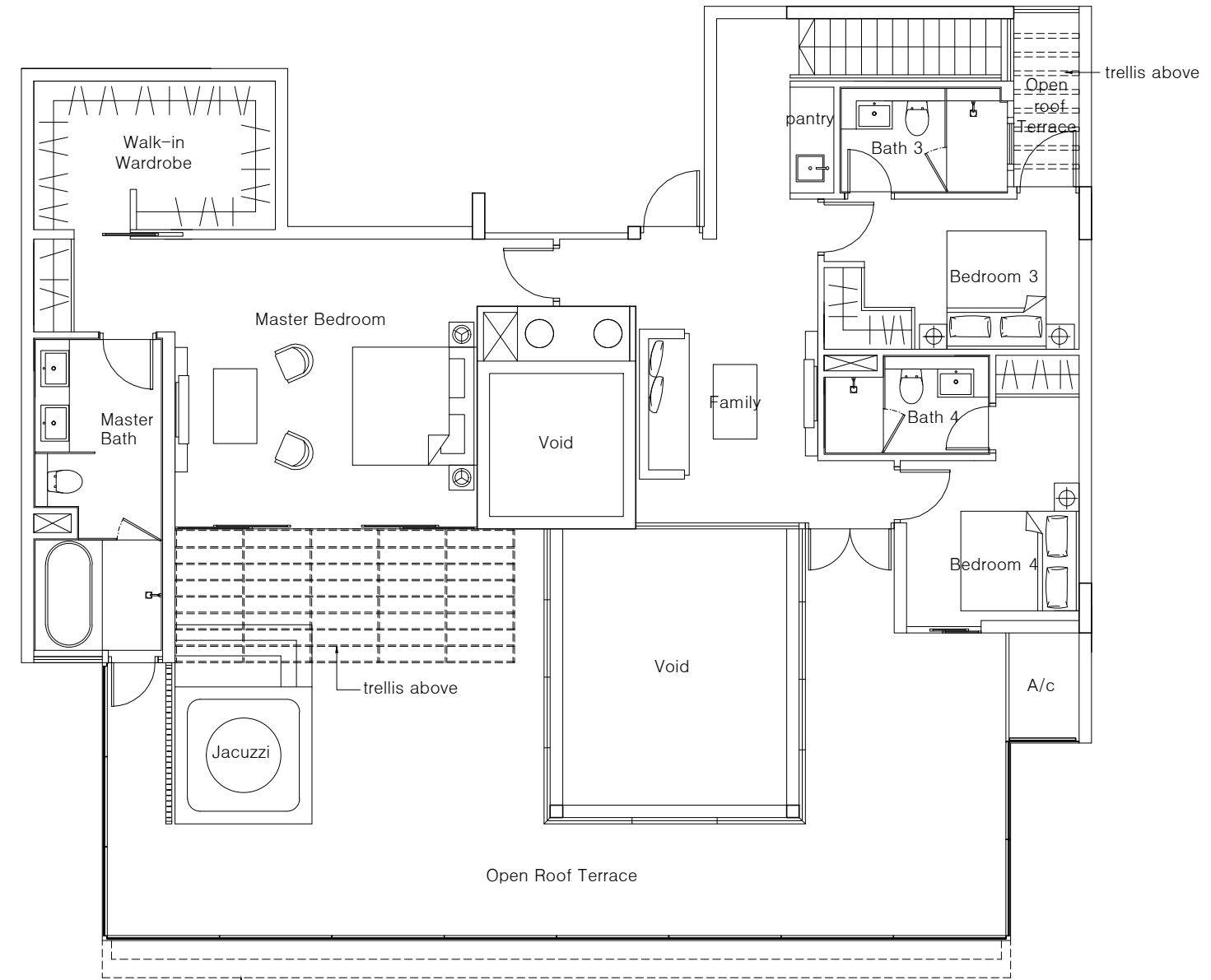
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TYPE PH1

342 sq.m./ 3681 sq.ft.

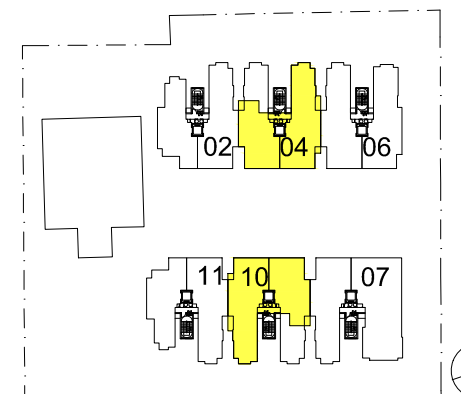
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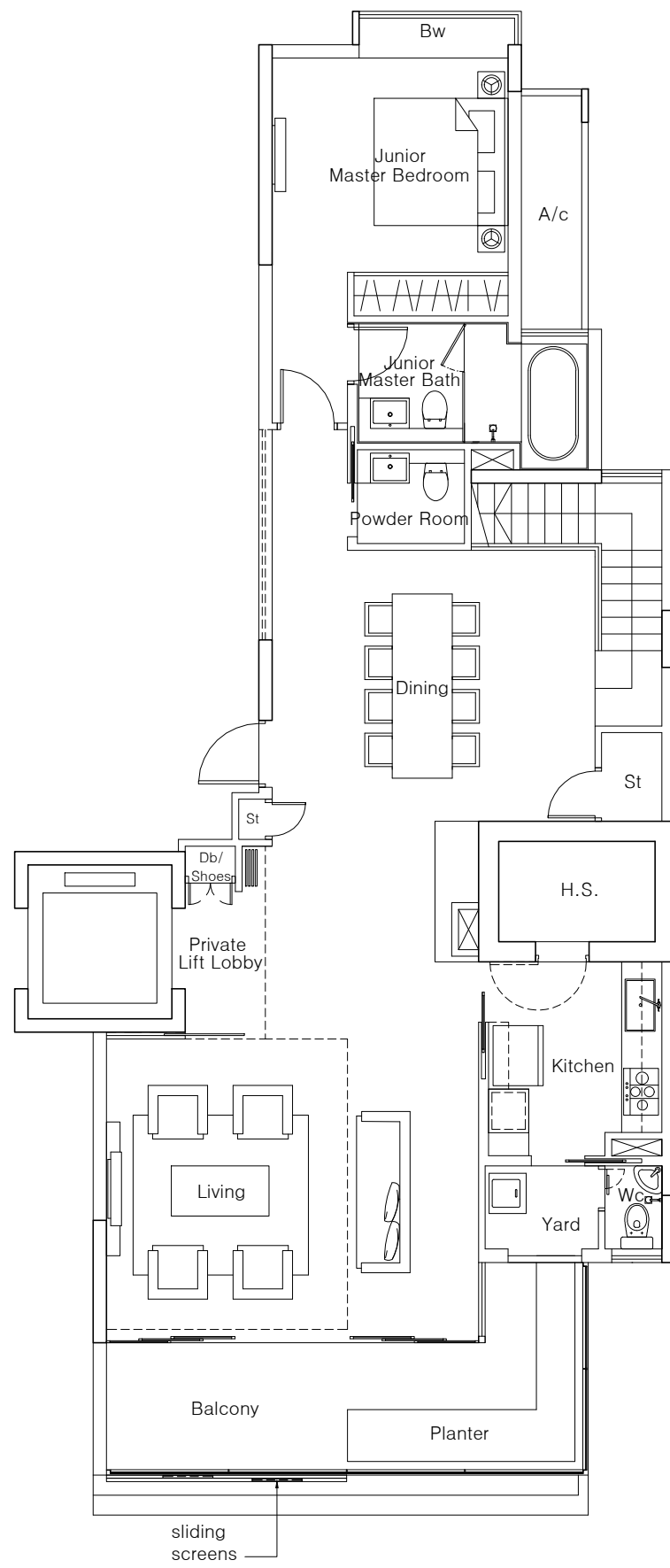


TYPE PH1

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#05-10

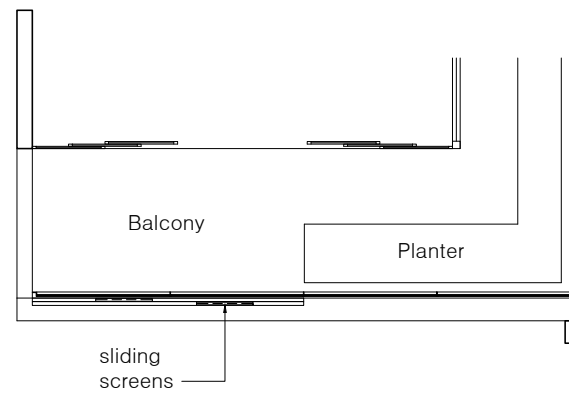




TYPE PH2

331 sq.m./ 3563 sq.ft.

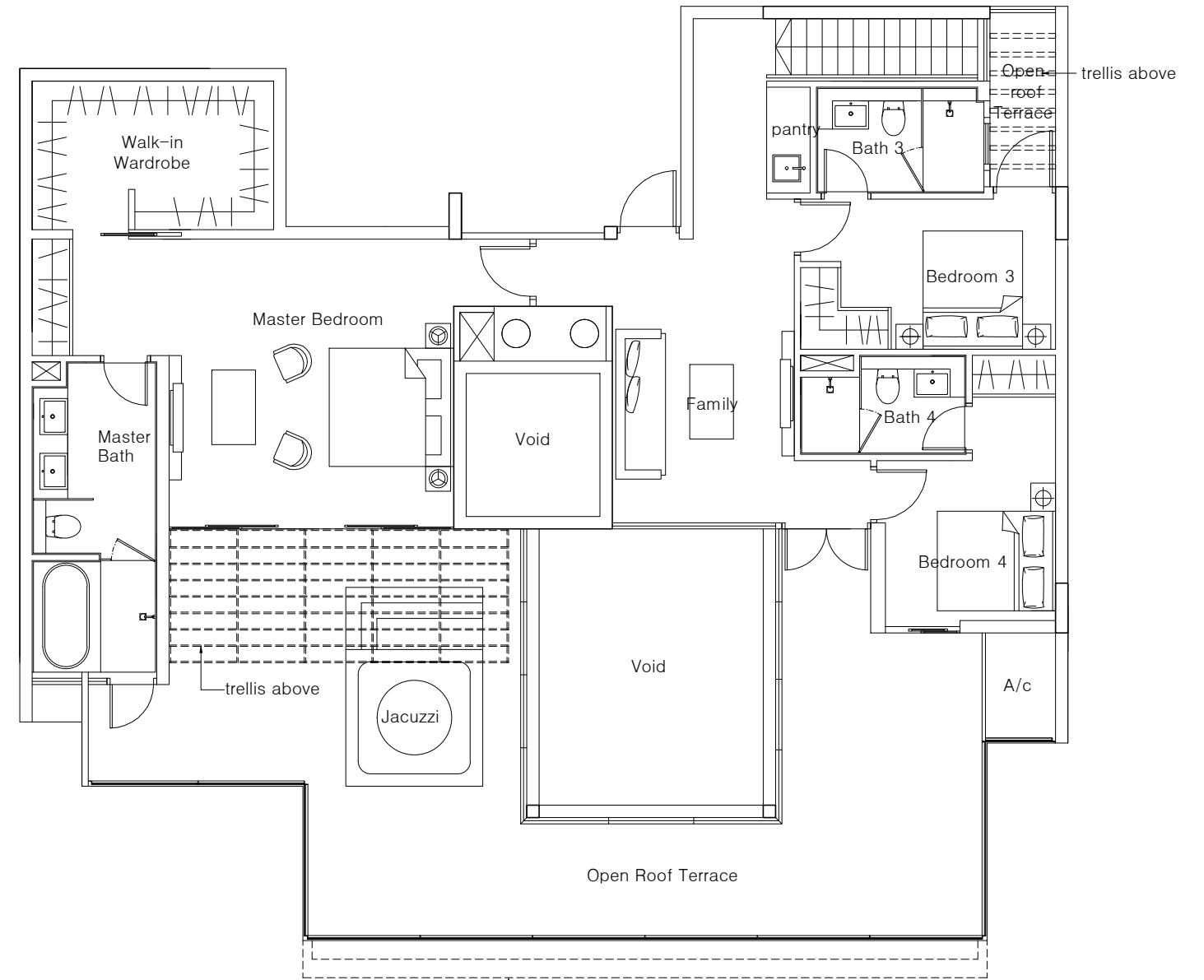
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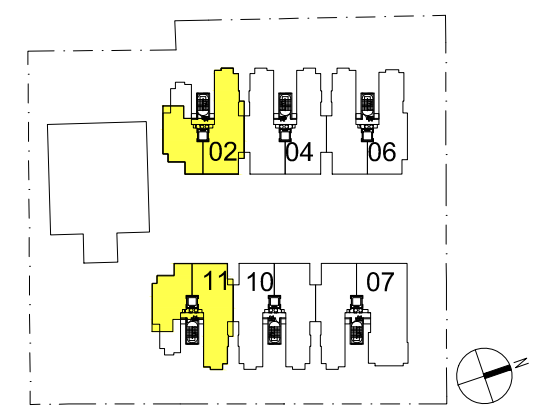
TYPE PH2

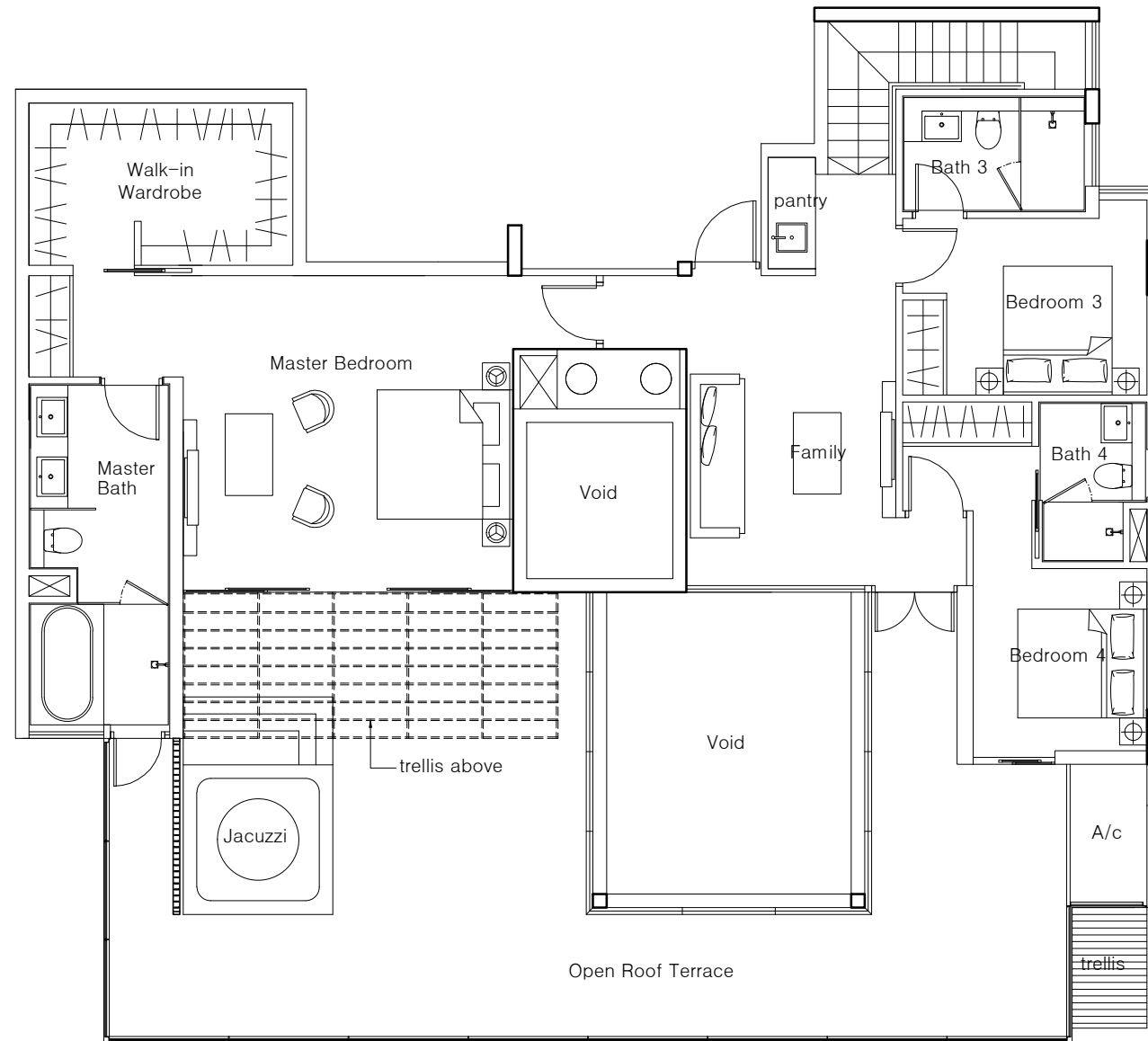
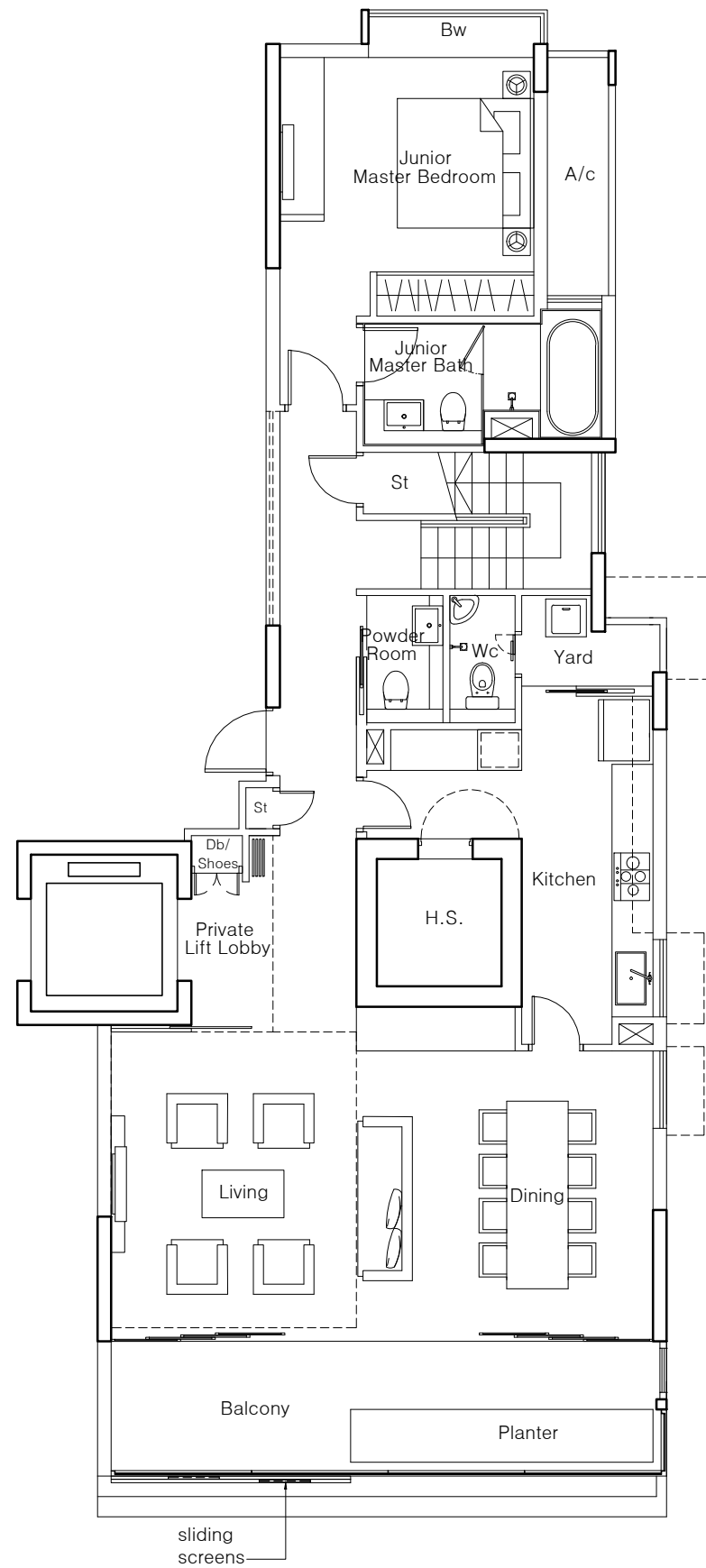
331 sq.m./ 3563 sq.ft.

#05-11(mirror)

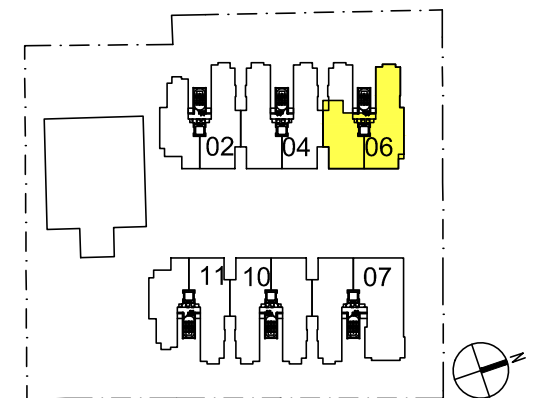


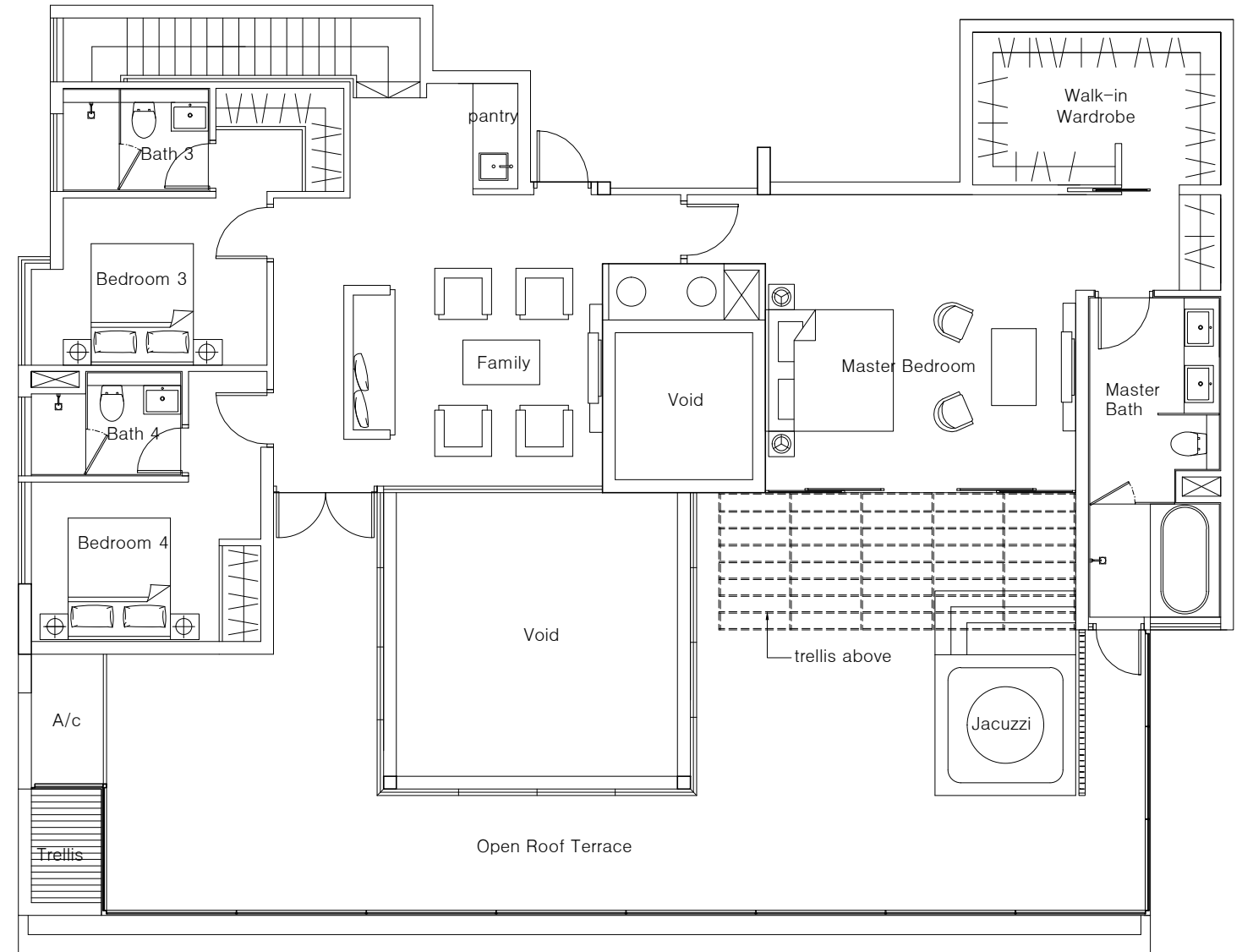
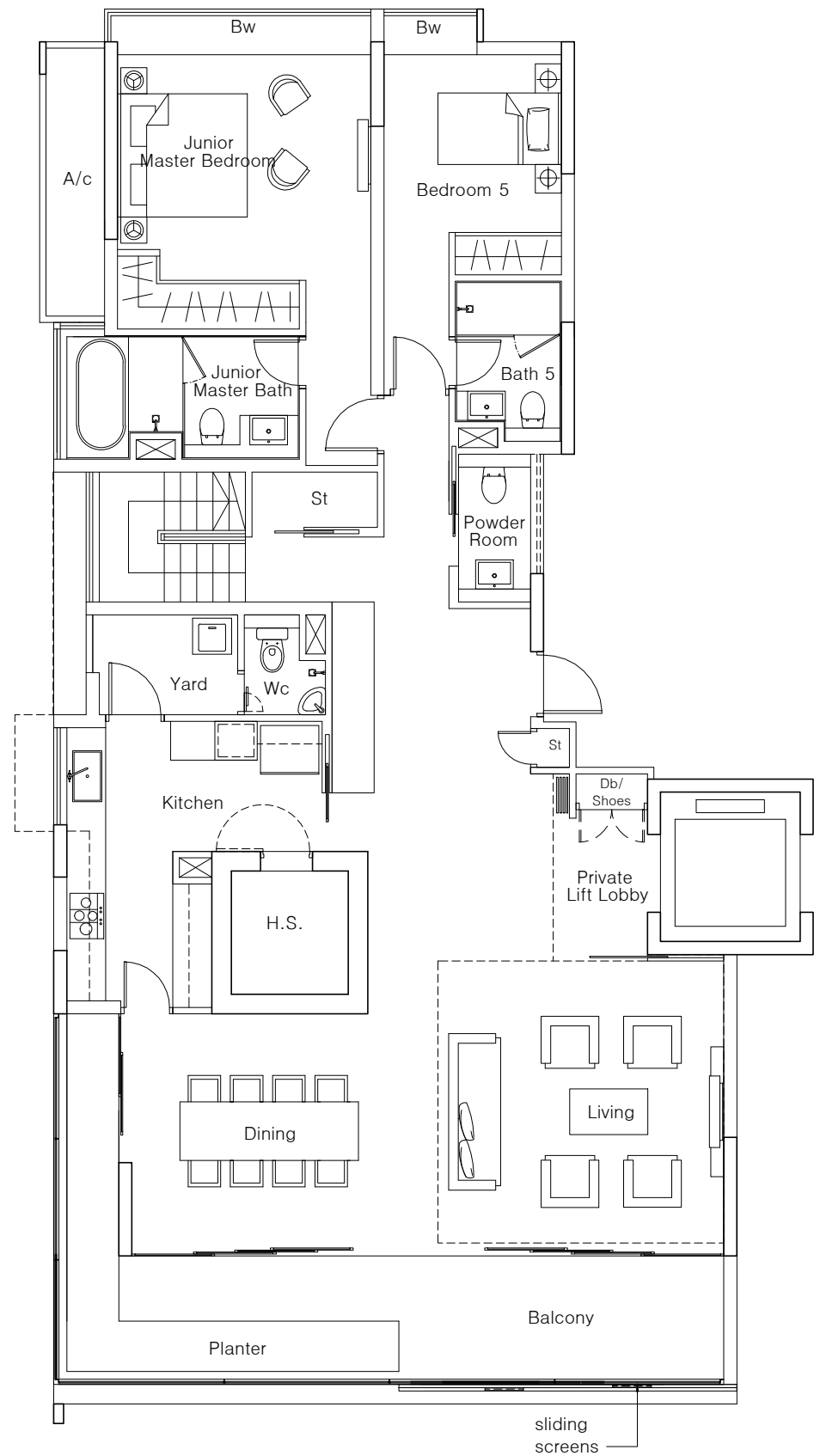
#05-11(mirror)





TYPE PH3
 333 sq.m./ 3584 sq.ft.
 #06-06





TYPE PH4

405 sq.m./ 4359 sq.ft.
#05-07

