

BĪJOU

FREEHOLD



AN INSPIRED VISION

Be part of a diverse group of individuals in this up-and-coming **LOCALE**, where opportunity awaits.

Enjoy the commute between this trendsetting neighbourhood and the city with its network of enhanced **CONNECTIVITY**.

Create your own **SPACE** where definitive style meets comfort in a home you can call your own.

Bijou. A Far East SOHO development.

DISCOVER THE BIJOU
APPROACH TO LIFE





LIFELONG

Freehold at Pasir Panjang

INTEGRATED

With retail and F&B at ground floor and basement

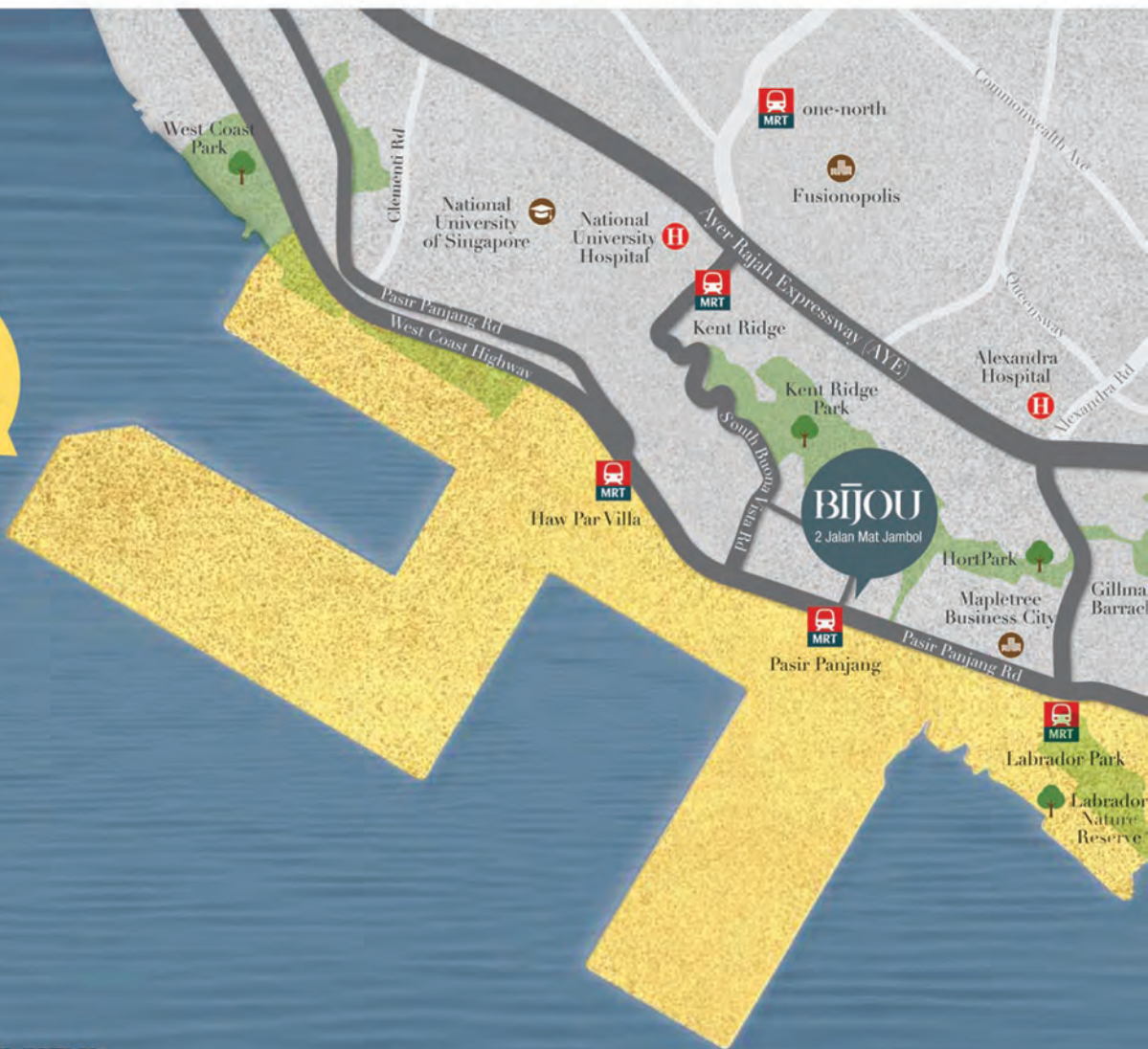
LIMITED

Just 120 units in this low-rise 5-storey development

CONNECTED

Directly opposite Pasir Panjang MRT Station and minutes' drive to Mapletree Business City, Sentosa and CBD

Greater Southern Waterfront plans were unveiled by the Urban Redevelopment Authority under Master Plan 2014



DISCOVER LOCALE

SCHOOLS

5 mins' drive to National University of Singapore
9 mins' drive to Singapore Polytechnic

OFFICES

6 mins' drive to one-north business park
1 min drive/ 16 mins' walk to Mapletree Business City
14 mins' drive to Marina Bay Financial Centre

RECREATION

6 mins' drive to VivoCity
10 mins' drive to Sentosa



Commercial Clusters 
Greater Southern Waterfront 

Map not drawn to scale. For illustration purposes only. Subject to change.
Source: www.ura.gov.sg, www.onemap.sg

DISCOVER THE POTENTIAL OF WHAT'S TO COME

Bijou is located at the fringe of the future Greater Southern Waterfront, which extends from Pasir Panjang to Marina East and is set to be developed in 5-10 years' time. Under the URA Draft Master Plan 2019, the area is envisaged to be a gateway to live, work and play with 1,000 ha of land for future development.

Bijou is set to benefit from the transformation of this major gateway and is well-connected to public transport nodes and amenities.



More than just islandwide connectivity, a curated choice of retail and F&B establishments surround the core of the development, making this mixed-use development a multi-faceted lifestyle address.



The Straits Times | Friday, March 8, 2019

Plans to rejuvenate city centre, waterfront

Plan to encourage mixed-use development in CBD so there'll be activities beyond office hours

Derek Wong

Singaporeans can expect a rejuvenated city centre, with moves under way to encourage more mixed-use development in the Central Business District "so that there will be activities beyond office hours".

Giving an update on ongoing and future plans to transform the cityscape, National Development Minister Lawrence Wong said there will be a review of a scheme that has allowed eligible commercial buildings to maximise their use through bonus plot ratios.

Speaking during the parliamentary debate on his ministry's budget, he said: "We will explore new incentives to better support rejuvenation in the CBD. Specifically, we

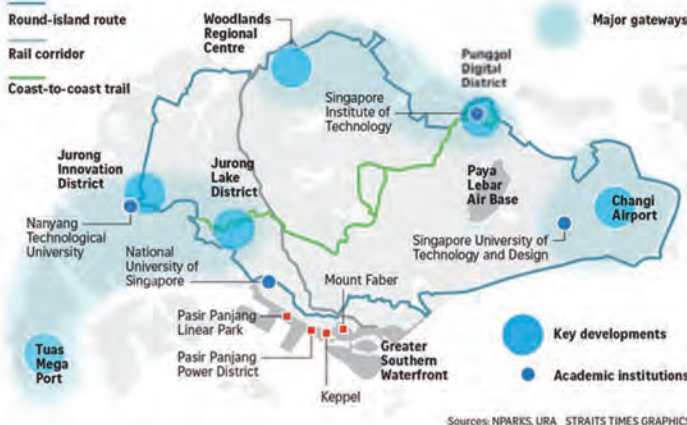
want to encourage more mixed uses in the CBD, such as residential and hotel, so that there will be activities beyond office hours."

The Raffles Place, Tanjong Pagar/Maxwell and Robinson/Shenton areas are dominated by older office buildings, unlike the Marina Bay CBD extension which was planned as a mixed-use district, he added, noting most eligible buildings have already made use of the scheme.

Mr Wong also noted plans to revamp Orchard Road, like having different precincts with more diverse offerings, to make the stretch "one of the great streets of the world".

In reply to Nominated MP Walter Theseira, who felt that favouring private development over public use for high-value areas would worsen social stratification, he

Gateways and long-term plans for a green Singapore



said the Government also intends to continue "injecting public housing" in central areas. "We have already been doing so in small pockets and we will plan to do so in a bigger way with long-term rejuvenation."

Mr Wong said getting the balance right would be difficult: Pricing new HDB flats in prime areas according to market value would see only the well-off get them, but giving huge discounts may lead to a "lottery effect" when

owners sell their flats.

"The lucky guy who gets the flat gets a so-called windfall, compared to others who buy flats elsewhere. Then it's not a fair distribution of housing subsidies," he said.

The long-term solution is to en-

sure that every town is well-developed, with good amenities and convenient access to transport nodes and job centres near home, he said.

While these efforts do not "automatically equalise property values", the Government can "temper some of the excesses in the market".

Mr Wong also highlighted plans for three major gateways in the east, west and north of the island.

These key developments will help create more jobs and increase opportunities for Singaporeans to work closer to their homes.

Meanwhile, work to redevelop the 800ha Paya Lebar Air Base site, which is bigger than Ang Mo Kio town, will start after 2030.

Work on the Greater Southern Waterfront will start sooner, in the next five to 10 years. The project over 2,000ha of prime waterfront land – six times Marina Bay's size – will span more than 20 years.

Added Mr Wong: "Over time, we will redevelop and stitch together the entire waterfront from Pasir Panjang to Marina East."

Calling climate change an existential threat, he said the risks and impact of sea level rise have been studied carefully and the Government is looking at detailed measures to protect Singapore's coastal areas. These may include reclamation, sea walls or pumping stations.

"These are long-term investments, but we are preparing well ahead and putting in place the necessary protective measures within the next 20 to 30 years," he said.

The Urban Redevelopment Authority will launch the draft Master Plan 2019 exhibition later this month for public feedback, he said. The plan, reviewed every five years, guides development over a 10- to 15-year time frame.

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URA MASTER PLAN 2019

Greater Southern Waterfront development will start in 5-10 years

By Nisha Ramchandani
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Singapore

DEVELOPMENT of the Greater Southern Waterfront will begin in five to ten years with certain precincts, kicking off with Pasir Panjang Power District and the site of the existing Keppel Club.

Under the Draft Master Plan 2019, the Greater Southern Waterfront – which stretches across the southern coastline from Pasir Panjang to Marina East – will total 2,000 hectares (ha) and is envisaged to be a gateway for live, work and play. About 1,000 ha of land from the 2,000 ha site will be freed up for development after the City Terminals and Pasir Panjang Terminal are shifted to Tuas.

Mount Faber has also been earmarked as one of the precincts that will be developed within the next five to ten years as part of the Greater Southern Waterfront.

Pasir Panjang Power District will be “given a new lease of life as a lifestyle and heritage destination,” said the Urban Redevelopment Authority (URA) on Wednesday, adding that agencies are already looking at potential ways to reuse the former power station buildings and open up the grounds for public access. URA and the Singapore Land Authority will be initiating a competition next month to reach out to the public for potential ideas for the precinct.

Meanwhile, the site that is occupied by the Keppel Club will be redeveloped into a new residential pre-

cinct by the waterfront when the current lease expires in 2021. The site is near both Telok Blangah and Labrador Park MRT stations.

In addition, the Master Plan sketched out preliminary ideas for the redevelopment of the site where Paya Lebar Air Base currently sits. Among the ideas mooted are re-purposing the former airport buildings and parts of the runway into community spaces while retaining the area's aviation heritage; creating a network of parks and open spaces for leisure; and building neighbourhoods for future residents.

Paya Lebar Air Base was formerly Paya Lebar Airport, which was Singapore's second international airport from 1955 to 1981. From 2030, Paya Lebar Air Base will be relocated, with



Areas that make up the Greater Southern Waterfront. PHOTO: URA

the assets and facilities to be housed at Changi Air Base and Tengah Air Base.

Transport connectivity for residents in the adjoining areas is expected to improve as they reduce travelling time by going through the future town instead of around it.

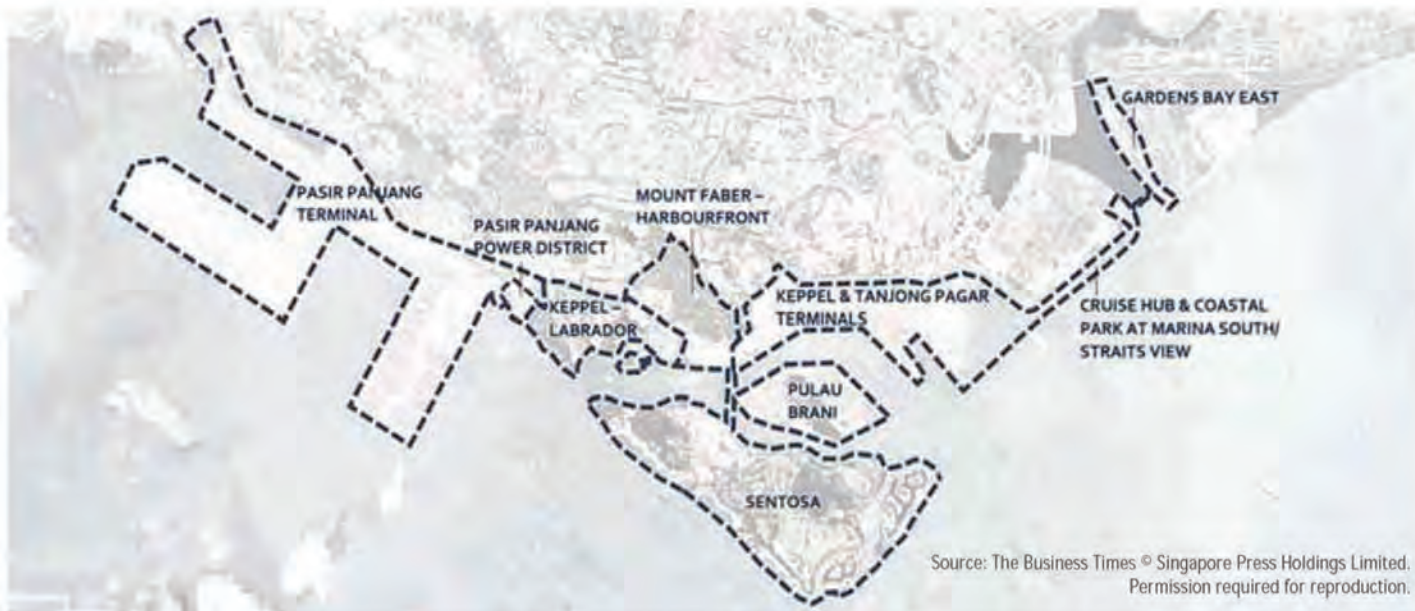
Nicholas Mak, head of research & consultancy at ZACD Group, high-

lighted that height restrictions around the air base may be lifted. As a result, there could be redevelopment of some older buildings in the vicinity of Paya Lebar, he added.

Desmond Sim, head of research (South-east Asia) at CBRE, said: “The relocation of the Paya Lebar airbase will free up 800 ha of land and the area will be transformed into a future new town, (which) has the potential to

be a new residential and commercial hub in the fringe area.”

Meanwhile, Huttons Asia head research, Lee Sze Teck, pointed out that the government is continuing decentralise jobs from the central areas as it outlined more plans. Paya Lebar, Changi, Woodlands Regional Centre and Punggol Digital District under the Draft Master Plan 2019.



Source: The Business Times © Singapore Press Holdings Limited. Permission required for reproduction.

The 4 pillars of the Greater Southern Waterfront under the URA Draft Master Plan 2019



Continuous waterfront promenade that connect various places of interest along the Greater Southern Waterfront in the future.



A possible Southern reservoir could be created between Tanjong Pagar and Pulau Brani to retain rainwater from the Greater Southern Waterfront. This may spring up an attractive network of canals through the urban landscape and provide connections to other destinations within the Greater Southern Waterfront.



Connecting green and open spaces such as the new Pasir Panjang Linear Park that will connect West Coast Park to Labrador Nature Reserve, offering park users a glimpse of Pasir Panjang's working container port and Power District up close.



The Greater Southern Waterfront is envisaged to be a futuristic city that is an extension of the Central Business District (CBD), marrying Singapore's urban landscape and green pathways.

DISCOVER SOMETHING NEW AT EVERY TURN



LEGEND

- | | |
|------------------------------|-------------------------------------|
| 1. Entrance | 5. Lift to Retail Floors |
| 2. ORA | 6. Service Lift |
| 3. Loading and Unloading Bay | 7. Lifts to Residential Floors Only |
| 4. Restrooms | 8. Landscape |



1ST STOREY PLAN

0 1 2 10 20m



LEGEND

- ① Seating Courtyard
- ② Central Water Court

2nd STOREY

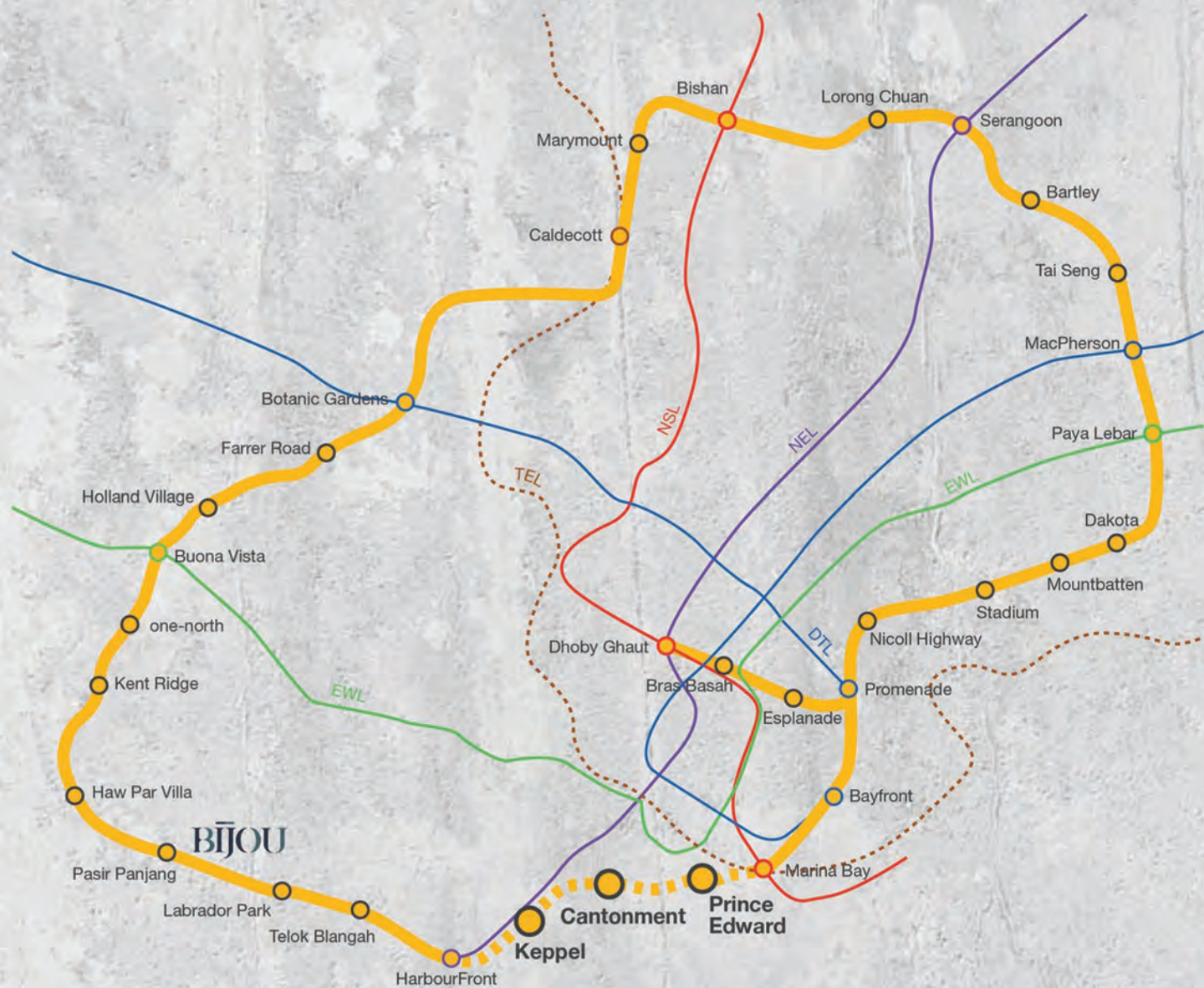


LEGEND

- | | | |
|-------------------|-------------------|------------|
| ① Dining Pavilion | ⑤ Seating Terrace | ⑨ Sun Deck |
| ② Toilet | ⑥ Kids Play Area | ⑩ Lap Pool |
| ③ Lounge Pavilion | ⑦ Steam Rooms | ⑪ Jacuzzi |
| ④ Gymnasium | ⑧ Function Room | |

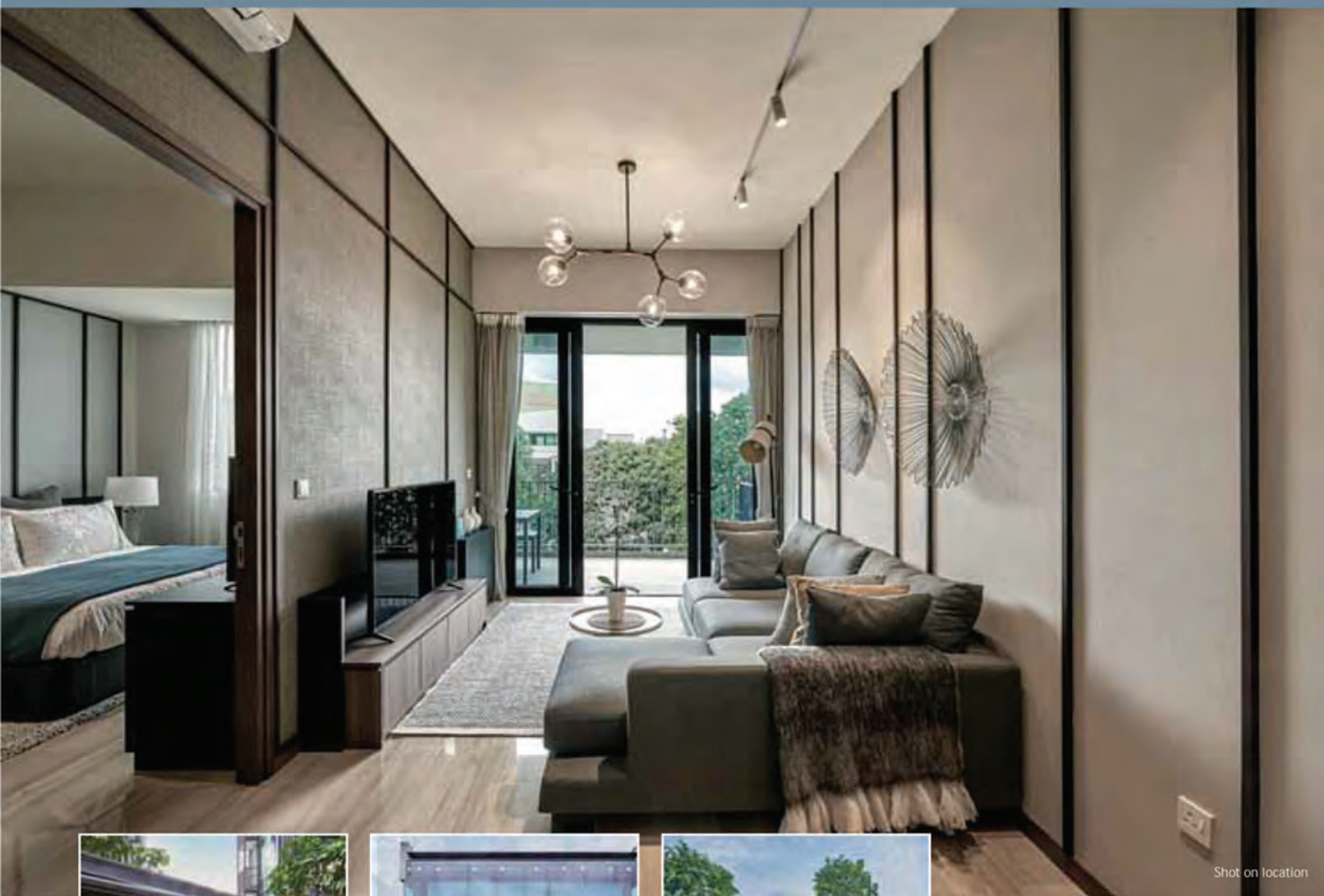
ROOF PLAN





DISCOVER CONNECTIVITY

The Circle Line is expected to be fully completed in 2025.
It will connect commuters to 12 interchange stations
and to the rest of Singapore.



Shot on location



Welcome to an area of self-expression that you can call home, with high-ceiling unit choices comprising:

- 1-bedroom
- 1-bedroom + study
- 2-bedroom
- 3-bedroom + study

The development perfectly balances urban appeal with classical garden landscapes encircling a rooftop pool and gym.

#05-09 | 753 sq ft



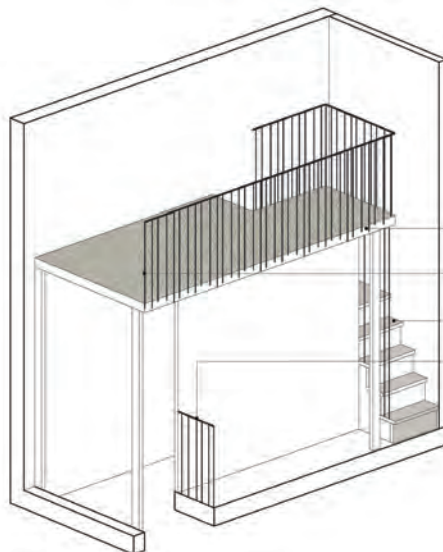
5th Storey Plan



Roof Plan

Sliding Door
Metal railing

VIEW



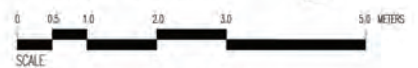
Platform furniture
Metal railing
Laminated Steps
Metal railing



TYPE SHB1a

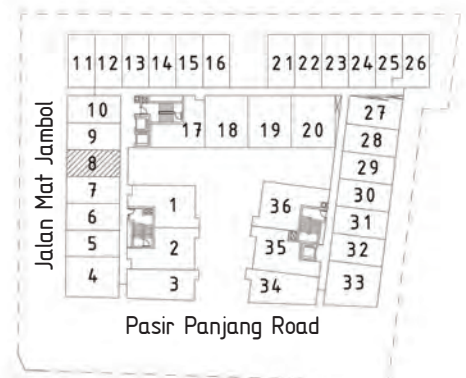
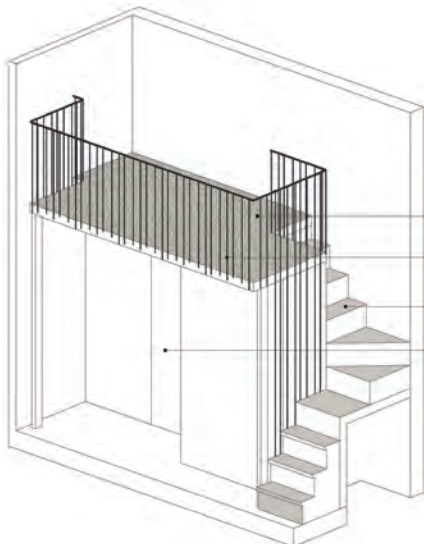
KEY PLAN

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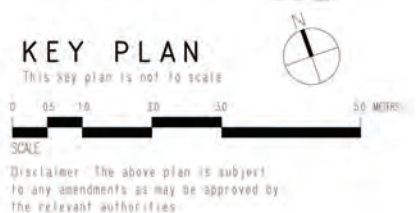


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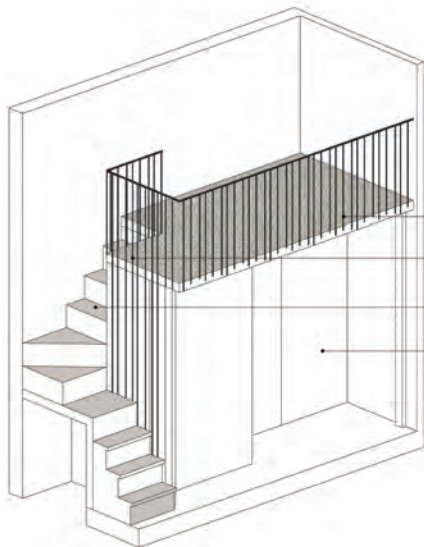
#05-08 | 764 sq ft



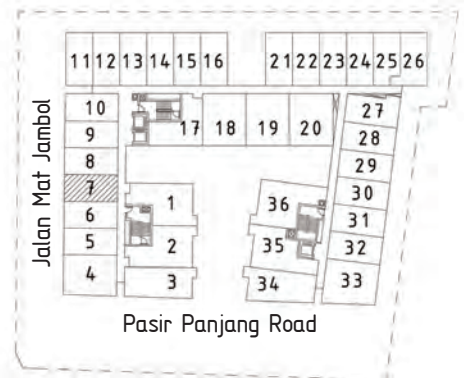
TYPE SHB3



#05-07 | 764 sq ft



- Platform furniture
- Metal railing
- Laminated steps
- Wardrobe



TYPE ShB3

KEY PLAN

This key plan is not to scale

0 0.5 1.0 2.0 3.0 5.0 METERS

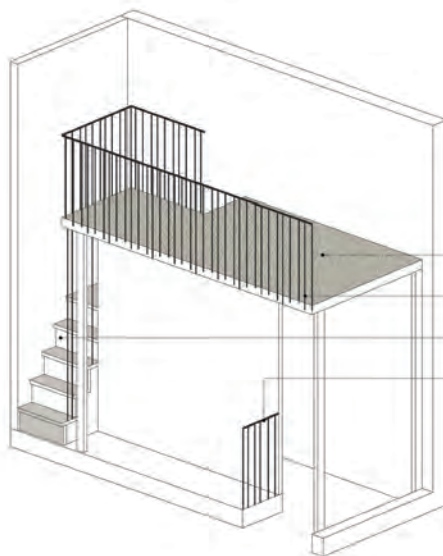
SCALE

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#05-06 | 753 sq ft



Sliding Door
Metal railing

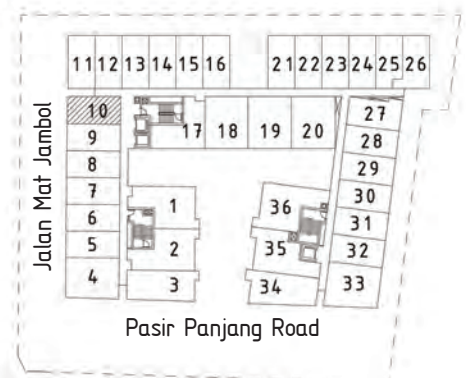
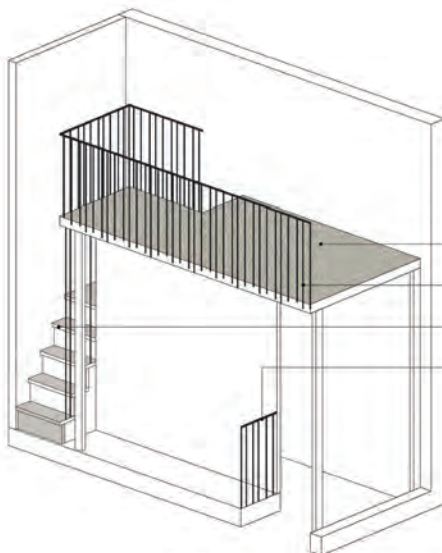


TYPE SHB2

#05-10 | 753 sq ft



Sliding Door
Metal
railing



TYPE SHB4

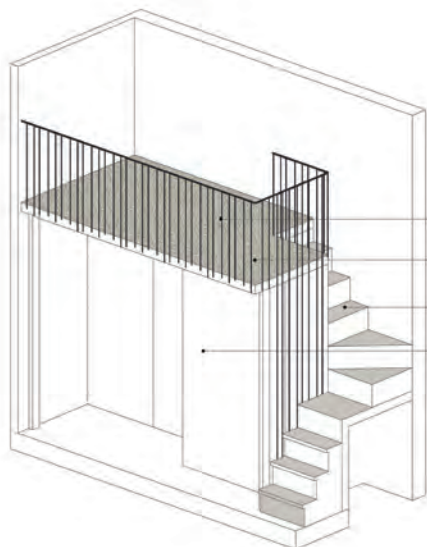
#05-27 | 807 sq ft



Metal railing

VIEW

PLATFORM FURNITURE



Platform furniture
Metal railing
Laminated steps
Wardrobe



TYPE SHB9

KEY PLAN

This key plan is not to scale



SCALE
Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#05-30 | 786 sq ft



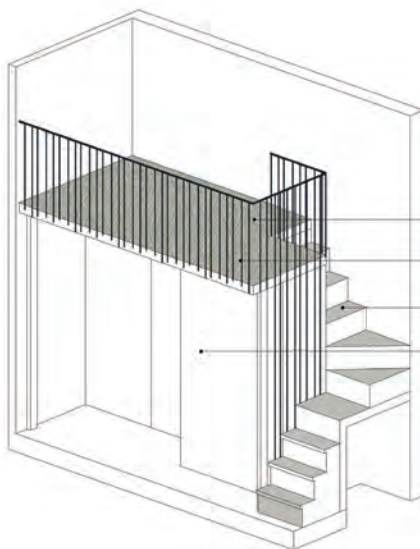
Metal railing

VIEW

PLATFORM FURNITURE

5th Storey Plan

Roof Plan

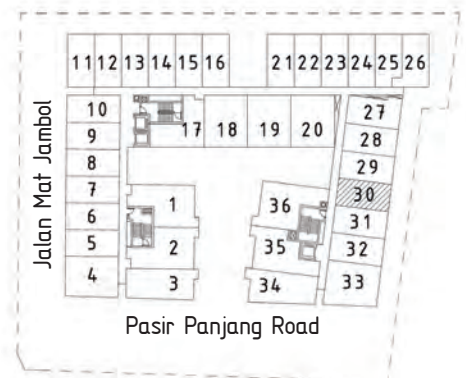


Platform furniture

Metal railing

Laminated steps

Wardrobe



TYPE SHB10

#05-31 | 775 sq ft

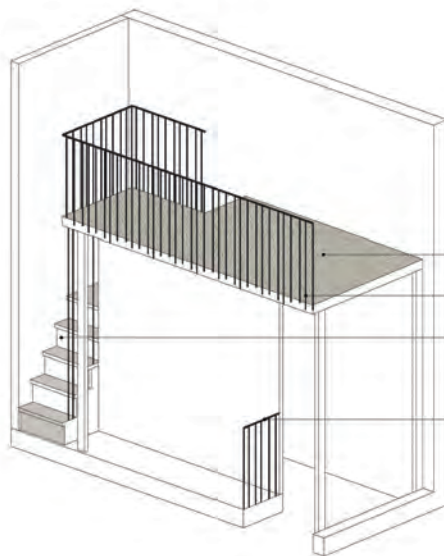


5th Storey Plan



Roof Plan

Sliding Door
Metal
railing



Platform furniture

Metal railing

Laminated Steps

Metal railing



TYPE SHB 11

KEY PLAN

This key plan is not to scale



0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#02-08 | 721 sq ft



TYPE SHBc4(t)

KEY PLAN

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0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

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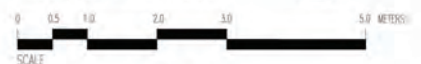
#02-24 | 710 sq ft



TYPE SHBc9(t)

KEY PLAN

This key plan is not to scale.



Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#02-25 | 603 sq ft



TYPE SHBc 10

KEY PLAN

This key plan is not to scale

0 5 10 20 30 40 METERS

SCALE

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#04-24 | 592 sq ft



TYPE ShB c 18

KEY PLAN

This key plan is not to scale

0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

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#03-25 | 603 sq ft



TYPE SHBc 19

KEY PLAN

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0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

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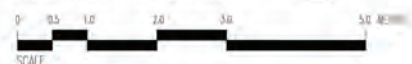
#04-25 | 603 sq ft



TYPE SHBc 19a

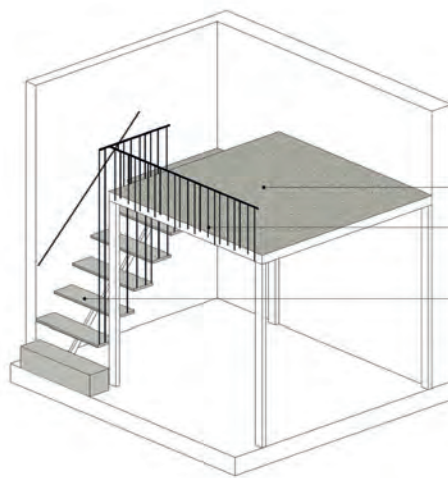
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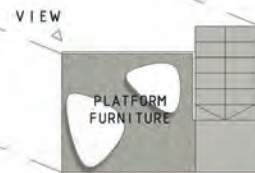


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#05-02 | 614 sq ft



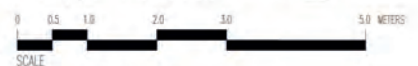
Platform furniture
Metal Railing
Laminated steps



TYPE SHBc21

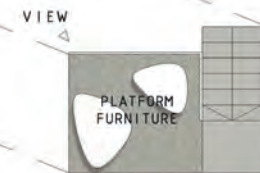
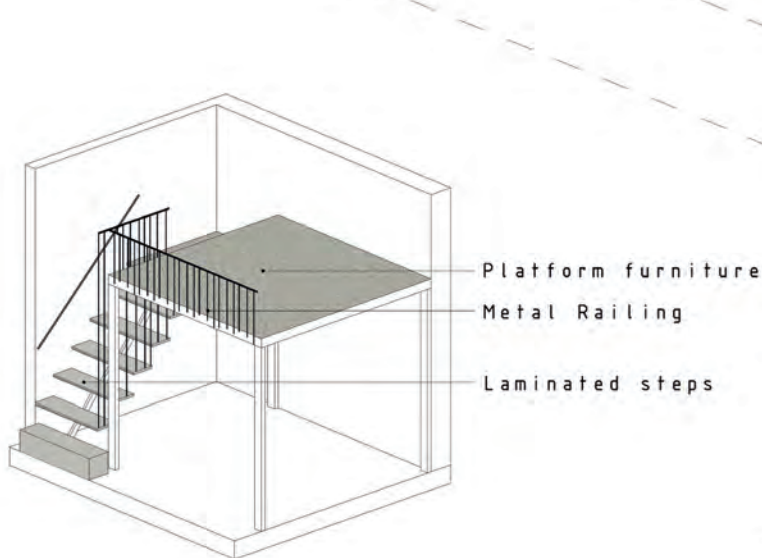
KEY PLAN

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Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities

#02-02, #03-02, #04-02 | 614 sq ft



TYPE SHBc21

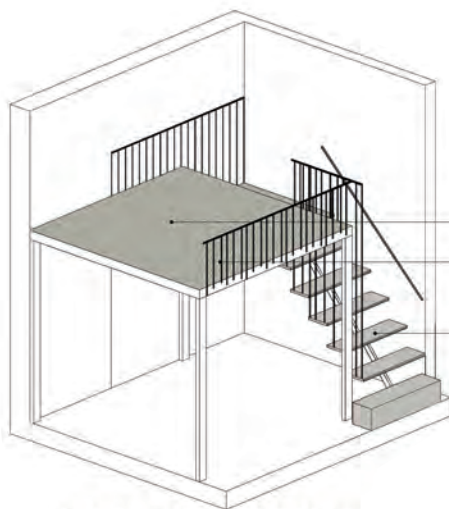
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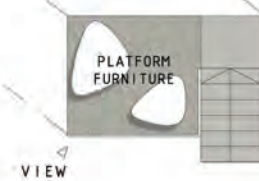


Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#04-01 | 614 sq ft



Platform furniture
Metal Railing
Laminated steps



TYPE SHBc22

KEY PLAN

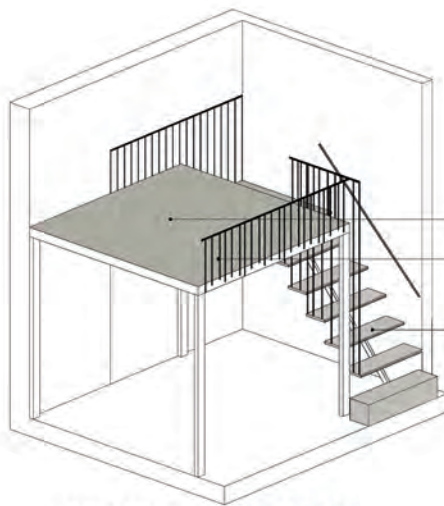
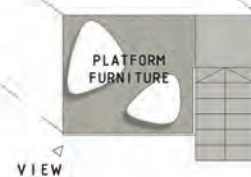
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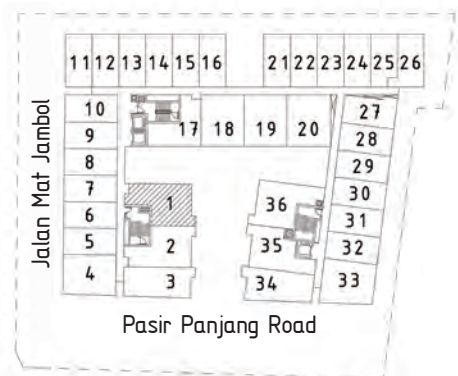
SCALE

Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities

#05-01 | 614 sq ft



- Platform furniture
- Metal Railing
- Laminated steps



TYPE SHBc22

KEY PLAN

This key plan is not to scale

0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

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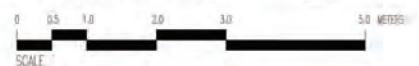
#02-16 | 624 sq ft



TYPE SHBc23

KEY PLAN

This key plan is not to scale



Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#03-28, #04-28 | 635 sq ft



TYPE SHBc24

KEY PLAN

This key plan is not to scale



Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#02-27, #03-27, #04-27 | 603 sq ft



TYPE SHBc25

KEY PLAN

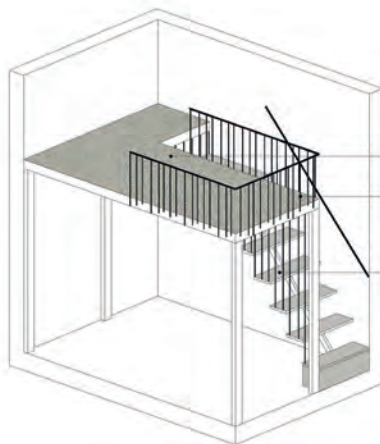
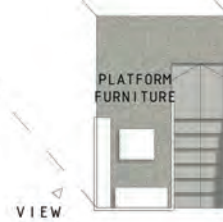
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0 0.5 1.0 2.0 3.0 5.0 METERS

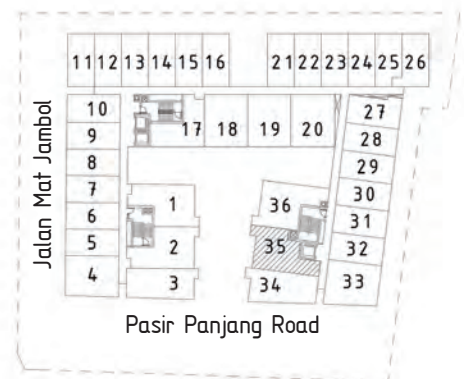
SCALE

Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#05-35 | 603 sq ft



Platform furniture
Metal Railing
Laminated steps



TYPE ShBc 25

KEY PLAN

This key plan is not to scale

0 0.5 1.0 2.0 3.0 5.0 METERS

SCALE

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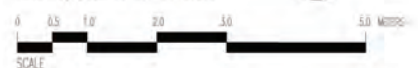
#05-34 | 560 sq ft



TYPE SHBc 26

KEY PLAN

This key plan is not to scale



Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

#05-18, #05-19, #05-20 | 603 sq ft



TYPE SHBc27

KEY PLAN

This key plan is not to scale

0 0.5 1.0 2.0 3.0 5.0 METRES

SCALE

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#03-16, #04-15, #04-16 | 603 sq ft



TYPE SHBc27

KEY PLAN

This key plan is not to scale



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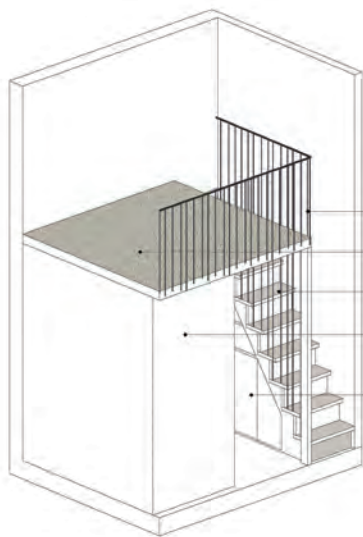
#05-04 | 1,152 sq ft



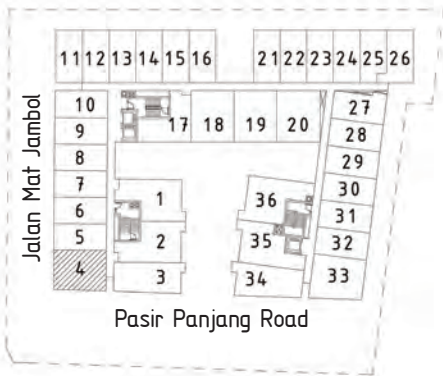
5th Storey Plan



Roof Plan



- Metal railing
- Platform Furniture
- Laminated Steps
- Integrated Wardrobe
- Integrated Cabinetry



KEY PLAN

This key plan is not to scale



Disclaimer: The above plan is subject to any amendments as may be approved by the relevant authorities.

TYPE SHDc 1



Approved Use of the Unit: The Unit is approved for use for residential purpose under the Planning Act. The purchaser may not use the Unit for any other purpose unless permitted by the Competent Authority or authorised under the Planning Act. The Purchaser is authorised to use the Unit as a home-office for a small scale business only if the conditions for the change to home-office use as set out in the Planning (Development of Land Authorisation) Notification e.g. lodging the required registration form for the change in use with the Competent Authority, are complied with.

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Developer: JU-I Properties Pte. Ltd. (198101697R) • Licence No.: C1128 • Tenure: Freehold • Encumbrances: Nil • Land Description: Lot 1644P Mk 3 at Jalan Mat Jambol / Pasir Panjang Road • Expected Vacant Possession Date: 30 Jun 2020 • Expected Legal Completion Date: 30 Jun 2023

2020/05/01/P200