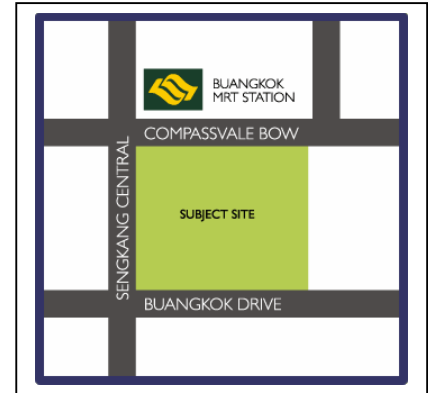


TENDER BRIEF

The Singapore Land Authority (SLA) is inviting tenders for the development of the land parcel below for and on behalf of the Government of the Republic of Singapore.

Particulars of Land Parcel	Location	Sengkang Central / Buangkok Drive
	Site Area	21,985.3 sq m (subject to final survey)
	Lease Period	99 years
	Proposed Development	Condominium/Apartment
	Permissible Gross Floor Area	65,955.9 sq m (max)
	Approx. Gross Plot Ratio	3.0*
	Maximum Building Height	64 m AMSL**
	Project Completion Period	72 months ***
	<p>* Approximate Gross Plot Ratio is calculated based on the above tendered site area, and is indicated for information only. ** AMSL – Above Mean Sea Level *** Computed from the date of acceptance of tender by SLA up to the date of issue of Temporary Occupation Permit for the whole of the proposed development.</p>	



Submission of Tender	All tenders must be deposited in the tender box at SLA's Tender Closing Room at 22 nd storey of Temasek Tower, 8 Shenton Way Singapore 068811 on 12 January 2005 between 9 am and 12 noon only. Any tender submitted after 12 noon on the tender submission date and/or any tender with a tendered sale price less than S\$85,000,000 will not be considered.
Tender Deposit	At least 5% of the tendered sale price by (a) Cashier's Order, (b) Bank Guarantee or (c) a combination of (a) and (b).
Acceptance of Tender	Tenders shall be valid for 12 weeks from and including the tender submission date. Tender shall be awarded based on the tendered sale price. However, SLA reserves the right to reject the highest or any tender.
Developer's Packets	S\$100 (inclusive of GST) from CKS Property Consultants Pte Ltd at 250 North Bridge Road #09-02 Raffles City Towers Singapore 179101, from Monday to Friday between 9am and 6pm.
Provisional Tender Results	Available after 5.30 pm on 12 January 2005 at SLA, 26 th storey of Temasek Tower, 8 Shenton Way, Singapore 068811 and at http://www.sla.gov.sg/land_sales/ls_index.htm
Enquiries	Please contact Mr. Charles Ng at 6531 1618 or charlesng@cks.com.sg of CKS Property Consultants Pte Ltd