



A LUXURIOUS DEVELOPMENT BY:

TG MASTER PTE LTD





Skies Miltonia Fact Sheet



DEVELOPMENT DETAIL	S
Property Type	: Condominium
Developer	: TG Master Pte Ltd Jointly developed by: TG Development Pte Ltd & Master Contract Services Pte Ltd
Description	: PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 8 BLOCKS OF 13-STOREY WITH PENTHOUSE AND ONE BLOCK OF 3-STOREY RESDENTIAL BUILDING (TOTAL 420 UNITS) WITH BASEMENT CAR PARK, SWIMMING POOL, COMMUNAL FACILITIES AND SHOPS ON LOT 3478K MK19 AT YISHUN AVENUE 1/ MILTONIA CLOSE. (YISHUN PLANNING AREA)
District	: 27
Address	: Yishun Avenue 1 / Miltonia Close
Tenure	: 99 Years (w.e.f 20th February 2012)
Site Area	: Approx. ~16,900sqm / ~181,900sqft
Expected Date of TOP	: 31 Dec 2016
Expected Date of Legal Completion	: 31 Dec 2019
No of Blocks/Storeys	:8 Blocks / 13 Storeys
Total No. of Units	:420 units (Including 10 Townhouses) + 2 shops
No. of Carpark Lots	:
Project Account	: TG Master Pte Ltd - Project Account No. 641-304613-001 with OCBC Limited
Showflat	: Miltonia Close

ESTIMATED MAINTENANCE FEES				
Ар	prox. \$ per share value			
Туре	No. of Bedroom	Approx. Fees		
A1,A2	1			
B1,B2	2			
C1,C2,C3	3			
D1	4			
C1PH,C2PH,C3PH,D1PH	3 OR 4			
Townhouse				

PROJECT CONSULTA	INTS
Architect	:
Landscape Consultant	÷
Showflat Interior Designer	:
Main Contractor	·
Solictor	:

TG Development Track Record





Balmoral Spring



Merryn Road









The Mondrian



One Chiltern

Oxley Three

Sources from http://www.tgdevelopment.com.sg/

TG Development Track Record











Sources from

• http://www.tgdevelopment.com.sg/





Sky Park @ Somerset



The Oliv

Skies Miltonia Unit Mix

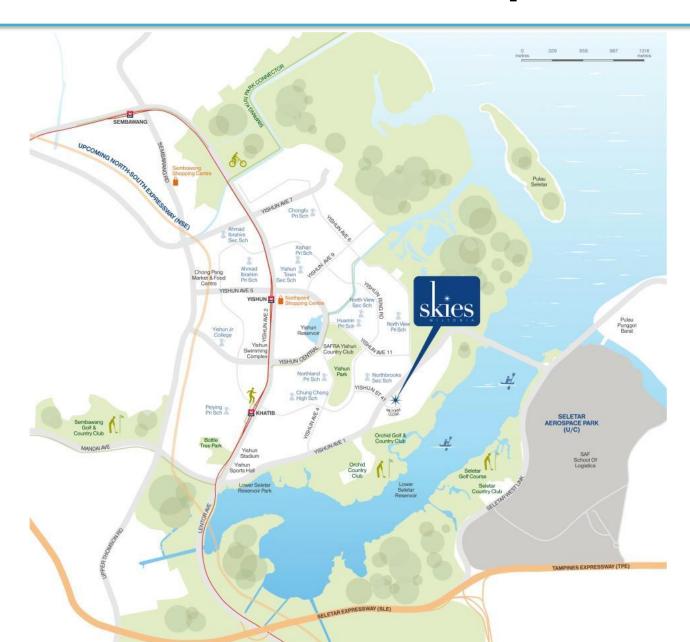


Unit	Туре	Approx. Area (sqft)	Total No. of Units	Percentage:
1 Bedroom	A1, A2	484 – 624	78	18.5%
2 Bedroom	B1, B2	710 – 969	130	30.8%
3 Bedroom Standard	C1	969 - 1,098	72	17.1%
3 Bedroom Premium	C2	1,076 – 1,313	68	16.1%
3 Bedroom Dual-Key	C3	1,184 – 1,302	24	5.7%
4 Bedroom	D1	1,313 - 1,485	24	5.7%
3 Bedroom Penthouse	С1РН, С2РН, С3РН	2,551 – 3,025	12	2.8%
4 Bedroom Penthouse	D1PH	3,574	2	0.5%
Town House	T1-T10	4,639	10	2.4%
Shop	Shop1 & 2	420 - 646	2	0.5%

422 100%

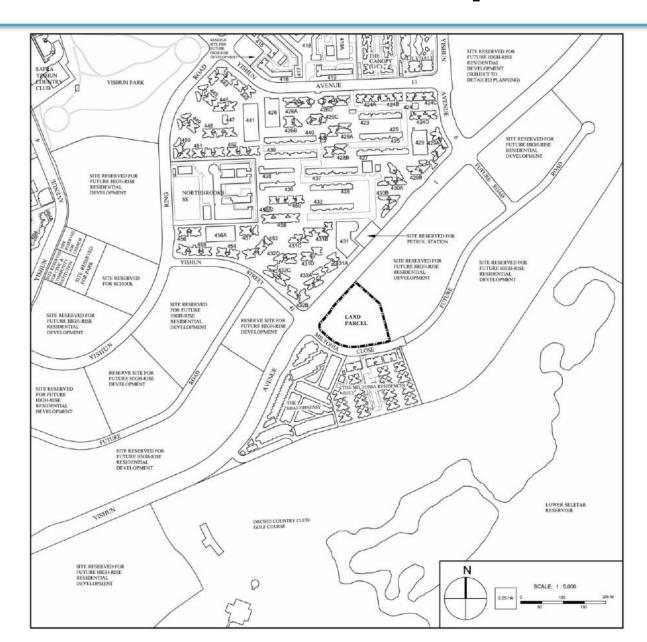
Skies Miltonia Location Map





Skies Miltonia Location Map





Skies Miltonia Site Plan (Typical Units)





Skies Miltonia Site Plan (Penthouse)





Skies Miltonia Investment Plan



Monthly Installment (Sky Miltonia)

- Base on 1.1% (average bank interest rate) for monthly installment
- Buyer that purchase with their 2nd loan (60% loan)

	<u>Price</u>	60% Loan	<u>30 yrs</u>	<u>35 yrs</u>	<u>40 yrs</u>
1 bdrm	\$ 500,000	\$ 300,000	\$ 978	\$ 860	\$ 772
2 bdrm	\$ 720,000	\$ 432,000	\$ 1,409	\$ 1,239	\$ 1,112
3 bdrm	\$ 930,000	\$ 558,000	\$ 1,820	\$ 1,600	\$ 1,437

Buyer that purchase with their 1st loan (80% loan)

	<u>Price</u>	80% Loan	<u>30 yrs</u>	<u>35 yrs</u>	<u>40 yrs</u>
1 bdrm	\$ 500,000	\$ 400,000	\$ 1,304	\$ 1,147	\$ 1,030
2 bdrm	\$ 720,000	\$ 576,000	\$ 1,879	\$ 1,652	\$ 1,483
3 bdrm	\$ 930,000	\$ 744,000	\$ 2,427	\$ 2,134	\$ 1,916

Skies Miltonia Investment Plan



PASSIVE INCOME (Sky Miltonia)

Buyer that purchase with their 2nd loan (60% loan)

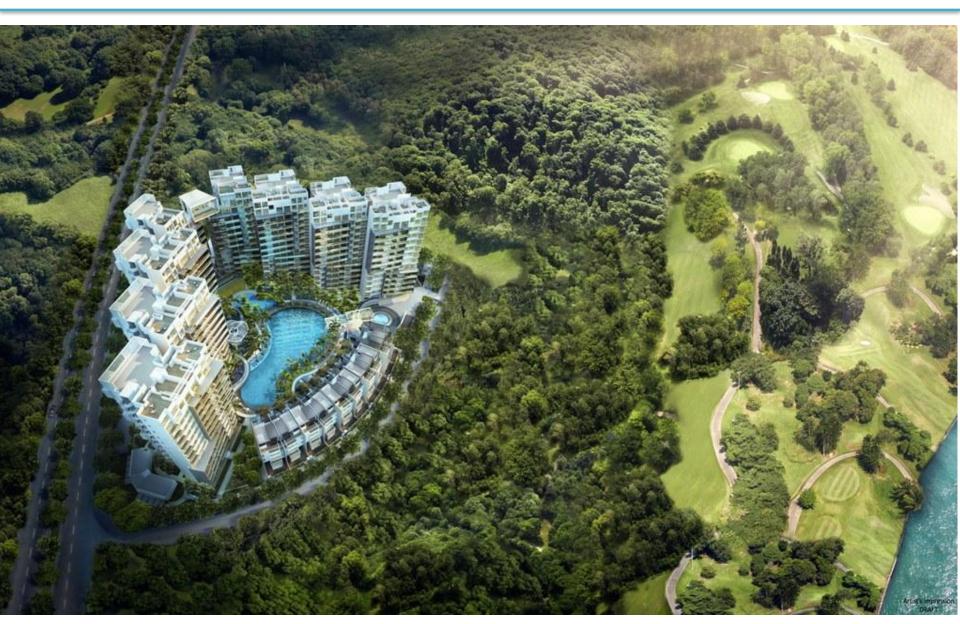
	Rental	35 yrs (Instalment)	Passive Income	Passive (A) Income x 12	Installment x 12 mths (B)	(A) + (B) (12 months)
1 bdrm	\$ 2,200	\$ 860	\$ 1,340	\$ 16,080	\$ 10,320	\$ 26,400
2 bdrm	\$ 3,000	\$ 1,239	\$ 1,761	\$ 21,132	\$ 14,868	\$ 36,000
3 bdrm	\$ 3,600	\$ 1,600	\$ 2,000	\$ 24,000	\$ 19,200	\$ 43,200

Buyer that purchase with their 1st loan (80% loan)

	Rental	35 yrs (Instalment)	Passive Income	Passive (A) Income x 12	Installment x 12 mths (B)	(A) + (B) (12 months)
1 bdrm	\$ 2,200	\$ 1,147	\$ 1,053	\$ 12,636	\$ 13,764	\$ 26,400
2 bdrm	\$ 3,000	\$ 1,652	\$ 1,348	\$ 16,176	\$ 19,824	\$ 36,000
3 bdrm	\$ 3,600	\$ 2,134	\$ 1,466	\$ 17,592	\$ 25,608	\$ 43,200

Overall Aerial





Night View





Penthouse Balcony





Unique Selling Point



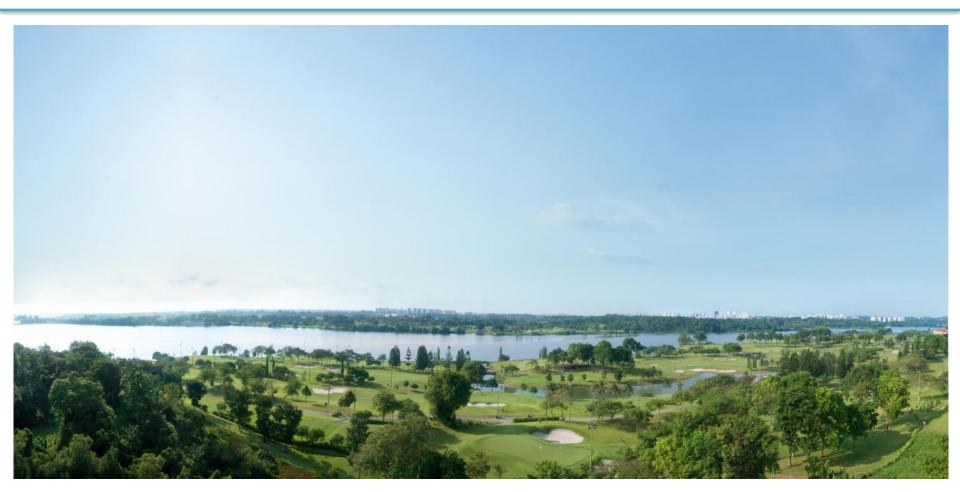


- Picture-Perfect view awaits you from the High-rise quality finished development overlooking the Country Club & Reservoir
- Luxurious lifestyle in close proximity to Lower Seletar
 Reservoir, Yishun Park and Orchid Country Club
- 3. Easy Accessibility to major expressways such as SLE, TPE and CTE
- Free* Shuttle Service to Khatib & Yishun MRT stations
- Nearby educational institutions such as Chong Fu Primary School, Chung Cheng High School, Yishun Junior College and more.
- Within easy reach of nearby amenities such as Northpoint Shopping Centre, Sembawang Shopping Centre, Chong Pang City & Various Country Clubs
- 7. Good rental and investment potential: Minutes to new industrial areas such as Seletar Aerospace Park and Water Fabrication Industry in Woodlands and Newly Developed Yishun Industrial Park
- **8.** Established track record of developer

* Free Shuttle Service for 2 years

Perfect-Picture View Awaits You





Orchid Country Club View

Recreation near Skies Miltonia



Distance measured by car

Distance ineasured by car		
Orchid Country Club	~ 751m	~ 2mins
Yishun Park	~ 1.2km	~ 3mins
Lower Seletar Resorvoir Park	~ 1.9km	~ 4mins
PA Water-Venture (Lower Seletar)	~ 1.9km	~ 4mins
SAFRA Yishun Country Club	~ 1.6km	~ 5mins
Seletar Country Club	~ 4.2km	~ 11mins
Sembawang Country Club	~ 7.3km	~ 14mins

- Extensive range of activities for families to relax and spend bonding time together.
- For those into sports, they can enjoy the facilities in Orchid Country Club,
 Sembawang Country Club,
 Seletar Country Club, Yishun Park, SAFRA Yishun Country
 Club and PA Water-Venture
 (Lower Seletar) nearby.

^{*}Reference taken from Miltonia Close

^{*}Sources from http://gothere.sg



Distance measured by car

Shopping Centre Near Skies Miltonia

Northpoint Shopping Centre	~ 3.1km	~ 8mins
Sembawang Shopping Centre	~ 6.4km	~ 12mins

MRT & Bus Interchange

- From the bus stop nearest to Skies Miltonia (Bus Stop No.: B59581)

Bus No: 804	Yishun MRT (NS Line)	~ 20mins
Bus No: 804	Yishun Bus Interchange	~ 20mins

^{*}Reference taken from Miltonia Close

^{*}Sources from http://www.onemap.sg & http://gothere.sg



Distance measured by car

Supermarket Near Skies Miltonia

NTUC Fairprice (Orchid Country Club)	~ 830m	~ 2mins	
Cold Storage (Northpoint Shopping Centre)	~ 3.1km	~ 8mins	

Medical Centre Near Skies Miltonia

Khoo Teck Puat Hospital	~ 2.0km	~ 6mins
Yishun Polyclinic	~ 1.9km	~ 6mins

^{*}Reference taken from Miltonia Close

^{*}Sources from http://gothere.sg

Primary Schools



Distance measured by car

Northview Primary School	~ 1.4km	~ 4mins
Naval Base Primary School	~ 1.5km	~ 4mins
Chongfu Primary School	~ 3.4km	~ 4mins
Northland Primary School	~ 2.1km	~ 5mins
Huamin Primary School	~ 1.4km	~ 6mins
Jiemin Primary School	~ 3.1km	~ 8mins
Ahmad Ibrahim Primary School	~ 2.9km	~ 9mins
Xishan Primary School	~ 2.9km	~ 9mins

^{*}Reference taken from Miltonia Close

^{*}Sources from http://gothere.sg

Secondary & Tertiary Schools



Distance measured by car

Northbrooks Secondary School	~ 0.8km	~ 3mins
Chung Cheng High School (Yishun)	~ 1.3km	~ 4mins
Northview Secondary School	~ 1.5km	~ 5mins
Yishun Town Secondary	~ 2.3km	~ 6mins
ITE College Central (Yishun Campus)	~3.0km	~ 6mins
Yishun Junior College	~ 3.1km	~ 8mins
Ahmad Ibrahim Secondary School	~ 3.7km	~ 9mins
Republic Polytechnic	~ 10.5km	~ 16mins

^{*}Reference taken from Miltonia Close

^{*}Sources from http://gothere.sg





Over the next 10 to 15 years, residents in the North can look forward to...

- A wider variety of housing choices near facilities, parks, and waterbodies
- More job opportunities in the North Coast Wafer Fabrication Park, at the fringes of Woodlands and Sembawang Towns, and in existing industrial estates
- New retail and office developments at the Woodlands Regional Centre
- More green areas, especially at Lower Seletar Reservoir, and a more extensive park connector network to link it all up
- Greater access to the northern coast, starting with the Woodlands Waterfront project
- Enhanced nature-oriented leisure attractions at Mandai and Kranji
- Better transportation linkages via the new Thomson MRT Line (TSL) and North-South Expressway (NSE)

Enhancing Transportation Linkages and Accessibility

A New MRT Line

The 27km Thomson Line (TSL) will run from Woodlands to the heart of Marina Bay, complementing the North-South Line and serving areas that do not currently have direct MRT links, such as Sin Ming, Kebun Baru and Thomson. Residents can look forward to faster trips to the city via the TSL.

Quicker Road Trips

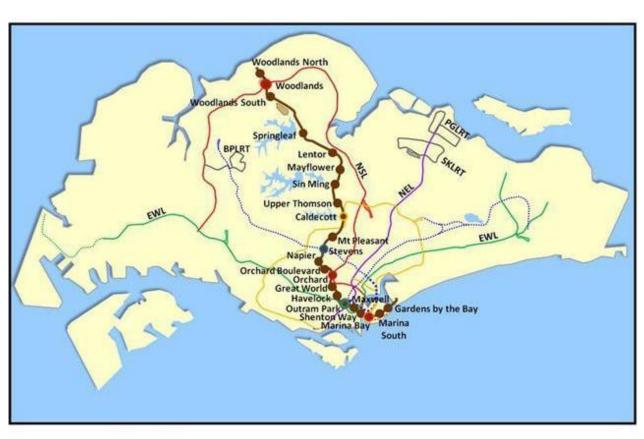
The 21km North-South Expressway (NSE) will similarly complement the CTE, providing additional capacity to serve the expected increase in travel demand along the north-south corridor. The NSE is expected to cut travelling time to the city by 30 percent.

A new road connecting Yishun Ave 7 to the CTE and TPE is proposed. It will provide residents of the North, especially Yishun, an alternative route to surrounding expressways.

Source: http://www.ura.gov.sg/MP2008/north.htm



Thomson Line



SINGAPORE: Singapore's sixth rail network -- the Thomson Line (TSL) -- will **open from 2019**, instead of the indicative timeline of 2018 announced in the Land Transport Master Plan.

Minister for Transport Lui Tuck Yew, who gave an update on the Thomson Line on Wednesday, said the change in timeline is to accommodate some adjustments made to the original plan.

Under the final rail alignment plan of the Land Transport Authority (LTA), the TSL will be longer and have more stations.

It will be 30 kilometres long -- 3 kilometres longer than envisaged -- and have 22 stations, four more than originally planned.

Station names are working names



More Jobs Closer to Home

New industrial areas are planned for the fringes of Woodlands and Sembawang Towns, along Woodlands Ave 12 and Gambas Ave. An additional 35ha of land near the Mandai Industrial Estate has also been reserved for a large industrial park to be developed in the medium term. These industrial sites will bring jobs closer to residents of the North.

Industrial developments already in the works include the Intel Micron Flash Technologies wafer fabrication plant within the North Coast Wafer Fab Park at Admiralty Road West.

Seagate's third media manufacturing facility in Singapore, Woodlands 3, is also under construction at the junction of Woodlands Ave 5 and 12. It is expected to be completed by 2009.

More jobs will also be generated by several industrial land sale sites in Woodlands and Yishun when construction is completed.



* YS-ONE in Yishun, the first 7-storey ramp-up industrial development for light industries



* High-rise factory space at Woodlands Spectrum 2 Source: http://www.ura.gov.sg/MP2008/north.htm



* Northlink in Sembawang







* New park connectors to Lower Seletar Reservoir



* Simpang Kiri Park Connector

* Proposed cycling tracks in Yishun

Linking Up Parks

The 9km of park connectors existing in the North today will be extended to 90 km within 10 to 15 years, providing a seamless route for cycling and jogging between Sungei Buloh Wetland Reserve in Lim Chu Kang, Lower Seletar Reservoir in Yishun, and the Central Water Catchment area.

Along the way, the network will join up with various parks and waterbodies of the North, including Admiralty Park, Sembawang Park, and Yishun Park.



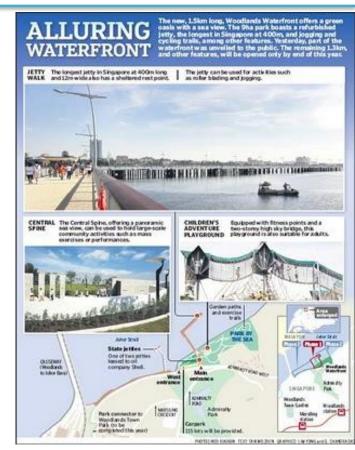
Woodlands Waterfront promenade launches Phase 1

Waterfront promenade opens in north

Phase 1 of \$19m park in Woodlands boasts 400m long jetty and 'sky walk'

Tan Weizhen Straits Times 24 May 10;

- 400m-long jetty the longest in Singapore
- a playground equipped with a two-storey-high 'sky walk'
- Phase two of the \$19 million, 9ha park which will feature nature trails and a 700m promenade which will hang over the sea - will be opened only by the end of the year.
- When fully completed, the 1.5km Woodlands promenade will form a significant part of the Urban Redevelopment Authority's (URA's) plan to link the north region's green spaces with park connectors, which by 2015, will stretch to 90km.
- Currently, the region has 19km of park connectors. URA's national objective is to build a 150km round island route, which will allow residents to walk, cycle or jog around Singapore.
- Features that are accessible now include a large event space called Central Spine, where residents can hold community activities, and Singapore's longest jetty.









New community spaces at Yishun Town Centre

- New community spaces
- Improved pedestrian linkages
- Integrated mixed-use development with bus interchange at Yishun Central
- New park connectors will make it easier to get from nearby homes to Lower Seletar Reservoir, while the park around Yishun Pond will be enhanced for residents' enjoyment.



Enhanced park around Yishun pond, framed by Khoo Teck Puat Hospital and future institutional

Newly-built Jelutung CC in Sembawang





Upcoming Yishun Community Centre





Causeway Point at the Woodlands Regional Centre

- New office and retail developments could spring up at the Woodlands Regional Centre (WRC) in the medium term. Besides increasing retail opportunities for residents of the North, the timely development of the WRC will also generate more jobs in the region
- The extension of Northpoint Shopping Centre will bring another 10,000sqm of commercial space to Yishun by 2009.
- Upgrading of Sembawang Shopping Centre will yield another 4,200sqm.





Upgraded Sembawang Shopping Centre



Communal Areas



A scheme is in place to encourage interim recreational and community facilities on sites that are not yet due for development. It has resulted in the construction of many hard courts throughout the HDB towns for sporting activities and grassroots functions. Temporary football fields, vegetable farms, and bird-pole areas are also welcome uses.

Book lovers will welcome a new community library for Yishun. To be ready by 2009, the sprawling facility will occupy 2,300sqm in the Northpoint Shopping Centre extension.









Source: http://www.ura.gov.sg/MP2008/north.htm

Orchid Country Club

- Distance: ~ 751m - Est. travel time by car: ~ 2mins



A prestige Country club that has features such as:

- Golf course
- Sports Facilities
- Children Sports Facilities & Centre
- Swimming Pool
- •Karaoke & Club Lounges
- NTUC Fairprice







Sources from

Seletar Country Club

- Distance: ~ 4.2km - Est. travel time by car: ~ 11mins









A distinguished Country club that has features such as:

- Golf course
- Sailing
- Outdoor Sports
- •Indoor Sports

· Sources from

http://www.yoursingapore.com/content/traveller/en/browse/see-and-do/sports-and-recreation/golf/seletar-base-golf-club.html http://www.golf-singapore.com/seletar-country-club.html

http://josephiansyesteryear.homestead.com/Golf_at_Seletar_Country_Club_Apr25.html

http://www.streetdirectory.com/businessfinder/company_images.php?companyid=87338&branchid=141813

SAFRA Yishun Country Club

PropNex

International

- Distance: ~ 1.6km - Est. travel time by car: ~ 5mins

Embraced by nature. SAFRA Yishun Country Club is a place where family and friends can relax, dine or play with facilities such as:

- Billiards rooms
- •BBQ Pits
- Bowlling Centre
- Tennis Court
- SAFRA Adventure Sports Centre







Sources from

http://www.streetdirectory.com/stock_images/travel/normal_show/12978451380947/173742/safra_yishun_country_club_overview/http://www.downloadmunkey.net/2008/10/adventure-weekend-safra-yishun/http://www.streetdirectory.com/stock_images/travel/normal_show/11048348074444/173742/safra_yishun_country_club_others/

Sembawang Country Club

- Distance: ~ 7.3km - Est. travel time by car: ~ 14mins



A Country club that began its history from 1967. The club has features such as:

- Golf course
- Outdoor Playground
- Swimming & Jacuzzi Facilities
- Games room







Sources from

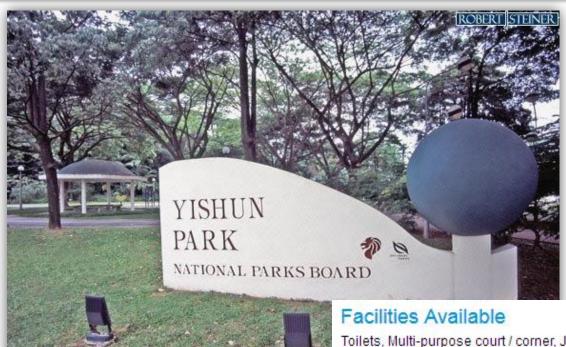
http://www.bookyourgolf.net/golf-course/Sembawang Country Club http://www.golfdigestsingapore.com/golfclub/sembawang-country-club http://www.sembawanggolf.org.sg/blog/wp-content/uploads/2012/02/sembawangportal1.swf

Yishun Park

PropNex

International

- Distance: ~ 1.2km - Est. travel time by car: ~ 3mins



Toilets, Multi-purpose court / corner, Jogging path/ running track, Fitness corner/ stations & fitness equipment/ exercise station, Cycling track, Children's play equipment, Amphitheatre

Activities Available









Bird watching

Cycling

Exercise & workout

Tai-chi

· Sources from

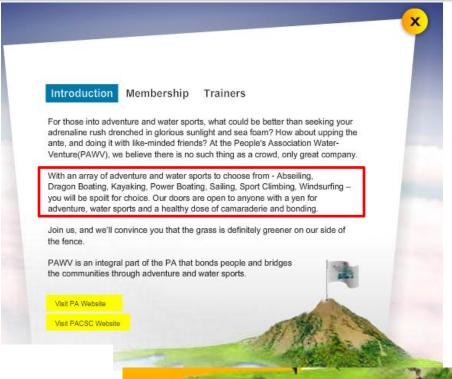
@2005 Robert JaSteiner

Water Venture (Lower Seletar Reservoir)

PropNex
International

- Distance: ~ 1.9km - Est. travel time by car: ~ 4mins





About Water-Venture (Lower Seletar Reservoir)

The Water-Venture (Lower Seletar Reservoir) outlet, located on the northern shore of the Lower Seletar Reservoir, is accessible from Yishun Avenue 1 and Lentor Avenue, opposite Yishun Stadium. The WV is ideal for leisurely kayaking as well as a popular destination for dragon boating teams and enthusiasts from Singapore's North West.

The reservoir park is equipped with a jetty, shelters, and a 1.3 km jogging track.

Visit www.water-venture.org.sg for more information on the Water-Venture (Lower Seletar Reservoir) or call 97101826 to make inquiries.

· Sources from

http://www.streetdirectory.com/stock images/travel/normal show/12530971490418/247046/water venture lower seletar reservoir park/http://www.pa.gov.sg/locate-our-centres/details/water-venture-lower-seletar-re-115.html
http://www.water-venture.org.sg/

Lower Seletar Reservoir Park

PropNex

International

- Distance: ~ 1.9km - Est. travel time by car: ~ 4mins







A well resource recreation park with features such as:

- Fitness corner
- Fishing jetty
- Jogging path/ running track
- People's Association Water-Venture

Sources from

Shop & Dine





NORTHPOINT Shopping Centre

Northpoint is located opposite Yishun MRT Station and next to Yishun Bus Interchange. Asset enhancement works to the mall was completed in early 2010 to refresh the mall and integrate it with its new wing, Northpoint 2. With a combined net lettable area of 235,536 sqf, the new integrated Northpoint boasts a mix of services and retail tenants such as the Yishun Public Library, Japanese-themed food court Ishi Mura and Bakerzin, amongst others. Other tenants include Cold Storage, Harvey Norman, POPULAR Bookstore and Timezone.

The mall also features a new 5,400 sq ft multi-play wet and dry playground on its roof top. These specially imported play structures are designed to provide a fun and interactive play experience for children.

Distance: ~ 3.1km - Est. travel time by car: ~ 8mins





Sembawang Shopping Centre (SSC), which was re-developed and re-opened in December 2008, is situated in close proximity to Yishun and Sembawang MRT stations. The mall provides a free shuttle bus service which plies between SSC and the Yishun and Sembawang MRT stations as well as between SSC and residential estate at Woodlands Avenue Six and Seven. On weekdays, SSC also operates a free lunch-time shuttle bus to the nearby industrial estate.

With its positioning as a one-stop family-oriented necessity shopping destination, SSC appeals to residents from the surrounding estates, uniformed personnel from nearby military camps, as well as workers from the neighbouring industrial parks.

Distance: ~ 6.4km - Est. travel time by car: ~ 12mins

*Sources from

http://www.fraserscentrepointmalls.com/malls/np/index.asp http://www.sembawangsc.com.sg/malls/website/index.aspx

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Chong Pang Market Food Centre

PropNex
International

- Distance: ~ 3.4km - Est. travel time by car: ~ 10mins









- Mins drive to Chong Pang Market Food Centre.
- Enjoy food Singapore local food like Fried Hokkien Prawn Mee, Roti Prata & Nasi Lemak.

*Sources from

http://sg.openrice.com/singapore/restaurant/teochew-fishball-chong-pang-market-food-centre/30266/http://sg.openrice.com/singapore/restaurant/wan-xing-nasi-lemak-chong-pang-market-food-centre/30866/http://www.soshiok.com/article/19103

https://foursquare.com/v/chong-pang-market--food-centre/4c669dfee1da1b8d18599bc3

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Khoo Teck Puat Hospital

- Distance: ~ 2.0km - Est. travel time by car: ~ 6mins



Medical Specialties

- Acute and Emergency Care
- Anaesthesia
- Cardiology
- Dental and Oral Surgery
- Diabetes Clinic
- Diagnostic Radiology
- Endocrinology
- Eye/Ophthalmology and Visual Sciences
- Family and Community Medicine
- General Medicine
- General Surgery
- Geriatric Medicine
- Laboratory Medicine
- Obstetrics and Gynaecology
- Orthopaedic Surgery
- Otolaryngology (ENT) -Head and Neck Surgery
- Paediatrics
- Psychological Medicine
- Renal Medicine
- Respiratory Medicine
- Sports Medicine



Support Groups

PharmacyRehabilitation

- Dementia Support Group
- Singapore LapBandits

Facilities

Day Surgery







Khoo Teck Puat Hospital offers a comprehensive range of medical services, as well as a full suite of medical specialties.

Combining medical expertise with the very best in personalized care in a healing environment.



Sources from

http://www.ktph.com.sg/main/home http://www.futuregov.asia/photologue/photo/khoo-teck-puat-hospital/ http://app.www.sg/photodetails/45/2243/Khoo-Teck-Puat-Hospital.aspx http://news.xin.msn.com/en/singapore/article.aspx?cp-documentid=5494213

Yishun Polyclinic

- Distance: ~ 1.9km - Est. travel time by car: ~ 6mins









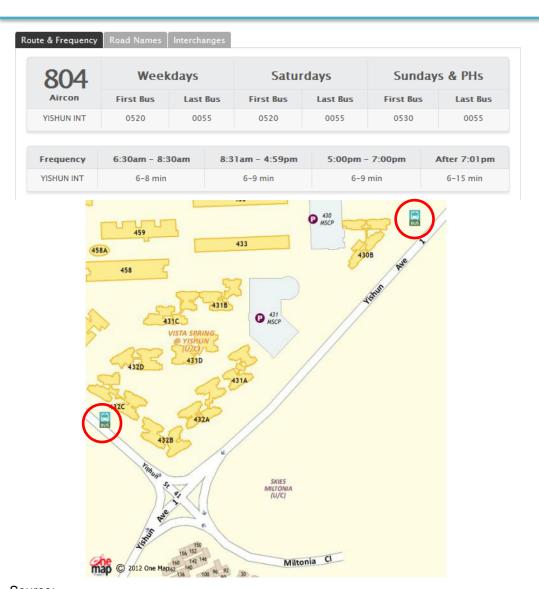
Yishun Polyclinic provides:

- General Medical Services
- Diagnostics Services
- Health Screening
- Pharmaceutical Services
- Other Services

Source: http://www.nhgp.com.sg

Bus Service





KOAG NAME	Bus Stop
YISHUN CTRL 1	YISHUN INT
YISHUN AVE 2	BLK 154
YISHUN RING RD	BLK 291
YISHUN RING RD	BLK 257
YISHUN RING RD	OPP BLK 314
YISHUN RING RD	OPP BLK 367
YISHUN RING RD	EVANGEL FAMILY CH
YISHUN RING RD	BLK 413
YISHUN RING RD	BET BLKS 445/449
YISHUN RING RD	NORTHBROOKS SEC SCH
YISHUN ST 41	BEF YISHUN AVE 1
YISHUN AVE 1	BLK 437
YISHUN AVE 11	OPP BLK 419
YISHUN RING RD	BLK 356
YISHUN RING RD	BLK 358
YISHUN RING RD	BLK 367
YISHUN RING RD	BLK 314
YISHUN RING RD	BLK 236
YISHUN RING RD	BLK 227
YISHUN AVE 2	BLK 220
YISHUN AVE 2	BLK 923
YISHUN CTRL 1	YISHUN INT

Bus Stop

Road Name

Source: http://smrt.com.sg/Buses/eBusGuide.aspx
http://www.onemap.sg/index.html

Seletar Aerospace Park

Aerospace Maintenance, Repair and Overhaul Hub



- S\$60 million plan to develop 140 hectares of land adjacent to Seletar Airport.
- Expected to create 10,000 new jobs by 2018.







Seletar to be developed into an Aerospace Park

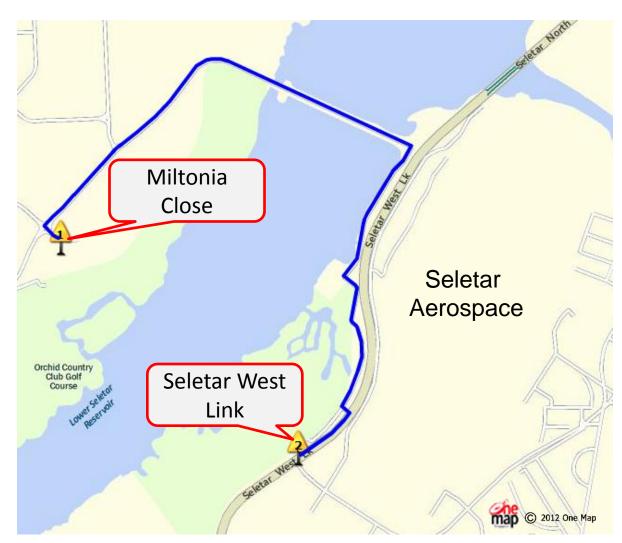
May 10, 2006

- With the decision to develop Seletar, aerospace companies can look forward to dedicated facilities designed to support aerospace activities. The government will develop about 140 ha of land around the Seletar Airport as the Seletar Aerospace Park, and upgrade Seletar Airport to support the Park
- Seletar Aerospace Park is expected to contribute S\$3.3 billion annually in value-added (1% of GDP) and create 10,000 new jobs, mainly skilled ones, by 2018.
 With this exciting new development, we look forward to further growth in the Singapore aerospace industry, carrying us to newer and greater heights.

Route to Seletar Aerospace Park







High Rental Yield Expected, minutes drive to Seletar Aerospace Hub where 10,000 jobs are created for highly skilled workers

Route:

- Distance: ~ 4.37km
- Est. travel time by car:
- ~8mins









Aerospace sector has grown despite volatile economy: Lui Tuck Yew

By Yvonne Chan | Posted: 10 January 2012 1311 hrs

SINGAPORE: Despite the volatile economy, the aerospace industry in Singapore has enjoyed healthy growth, said Singapore Transport Minister Lui Tuck Yew.

Speaking at an event to commission the new control tower at the Seletar Aerospace Park on Tuesday, Mr Lui said the industry has grown by about 12 per cent on average each year over the past two decades.

In 2010, it reached a record output of S\$7.2 billion and employed about 18,000 workers.

Currently, there are more than 100 leading global and local aerospace companies operating in Singapore, many of which haven chosen to anchor their operations at the Seletar Aerospace Park (SAP).

Mr Lui said the SAP development will help to position Singapore as an aviation hub and to capitalise on the aviation growth opportunities in the region.

He added that the Seletar airport will continue in its transformation to further support business needs going forward, including more parking bays and taxiways that will enhance airport capacity.

Photos 1 of 1 < | | >

Mr Lui Tuck Yew, Minister for Transport and Second Minister for Foreign Affairs, on a tour of the Airport Emergency Service Watchroom at Seletar Airport.

By 2014, it will also be equipped with an Instrument Landing System that will enable all weather flight and night operations.

Phases 1 and 2 of the SAP development were completed two months ago and JTC Corporation will be embarking on the third and final phase of development this year.

When fully completed, the SAP project will contribute an estimated \$\$3.3 billion in value-add to the economy and create 10,000 skilled jobs.





Date	Source	Title
7 Aug 12	The Business Times	Aerospace park bites a chunk off Seletar camp

PUBLISHED AUGUST 07, 2012

Aerospace park bites a chunk off Seletar camp

Transfer of land by year-end; military operations to be confined to a smaller area

BY MINDY TAN PRINT | EMAIL THIS ARTICLE



No hurdle: The SAF units in Seletar Camp will continue to operate from a smaller area after their consolidation.

- PHOTO: FILE PHOTO

[SINGAPORE] Military operations at Seletar Camp will be consolidated to operate out of a smaller area, as part of the camp is released to make way for the development of the aviation sector.

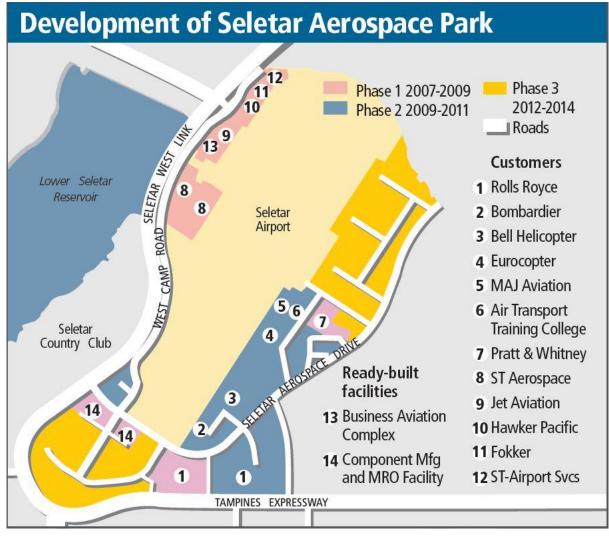
Said Colonel Kenneth Liow, director of public affairs at the Ministry of Defence: "Mindef has been working closely with the Urban Redevelopment Authority to release the required land at Seletar Camp for the development of the Seletar Aerospace Park (SAP). The transfer of land will be completed by the end of this year."

"The existing Singapore Armed Forces units in Seletar Camp will be consolidated within a smaller area and continue to operate from there," he added.

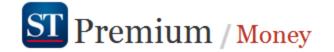
Mindef was unable to provide specifics on how much space was being released for the development of the aviation hub.



Seletar Aerospace Park - Aerospace Maintenance, Repair and Overhaul Hub



- Singapore's aerospace industry has an average growth rate of 13per cent since 1990
- The industry employed some 19,000 people and contributed S\$6.9 billion in output in 2007
- Fuelling the industry's growth, Seletar
 Aerospace Park will add new market
 segments to Singapore's already strong
 Aerospace industry and Seletar
 Aerospace Park will host a wide range of
 activities including:
- Manufacturing and assembly of aircraft engines, components and small aircrafts
- Maintenance, Repair & Overhaul of aircrafts & components
- Business & General Aviation
- Training and R&D





Date	Source	Title
1 Aug 12	The Straits Times	Bell Helicopter, Cessna check in at new regional HQ in Seletar

Bell Helicopter, Cessna check in at new regional HQ in Seletar

Published on Aug 01, 2012















article for republicatio

PhotoBank Buy SPH photos



A worker priming a Bell Helicopter to look its best, before Bell and sister firm Cessna held the official opening of their new facility at Seletar Aerospace Park yesterday. Both American companies chose Singapore as a launch pad for target markets in China, India and Indonesia. — ST PHOTO: ASHLEIGH SIM

The 160,500 sq ft building, which cost US\$30 million (S\$37.7 million) includes maintenance hangars, a paint shop and a warehouse.

It is the first such joint venture for the pair, both owned by American conglomerate Textron.

Opened last month, the facility is operating at just about 20 per cent of its capacity. But both Bell and Cessna are confident that the sector is poised for strong growth.

At a media briefing yesterday, hours before the facility's official opening, Mr John Garrison, Bell Helicopter's president and chief executive officer, said Asia is the fastest-growing region for the firm's corporate sales.

He declined to provide actual data but said China, India and Indonesia are among the company's key target markets.

Last year, Bell Helicopter grew its global year-on-year sales by almost 10 per cent to US\$3.5 billion. Cessna's total revenue last year hit nearly US\$3 billion - US\$427 million more than a year earlier.

The Singapore facility will serve as the regional headquarters for both firms. Before it opened, Bell was operating out of a small office in Loyang.

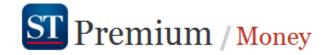
Making Singapore the new Asian hub was an easy decision, said Mr Garrison. "Singapore is a natural location for growth in this region. It is also a hub that allows us to attract talented people."

Bell and Cessna join many other global and local aerospace firms that have settled in the new Seletar Aerospace Park, like engine-makers Rolls Royce and Pratt & Whitney.

Singapore Technologies (ST) Aerospace and Jet Aviation were already operating there before the developments plans were announced, and have also expanded their existing premises.

karam@sph.com.sg

Source: http://www.straitstimes.com/premium/money/story/bell-helicopter-cessna-check-new-regional-hq-seletar





Date	Source	Title
14 Feb 12	The Straits Times	Singapore gears up to meet aviation challenges
		\$700 m boost for S'pore's aviation industry

Singapore gears up to meet aviation challenges



Lee said Singapore has to keep abreast of changes to maintain its edge.

One, it will continue to educate workers and develop a highly skilled workforce.

Two, it will strengthen its pro-business environment to suit the industry's knowledge-intensive nature.

Three, it will improve its air links with the rest of the world to ensure the smooth flow of busi-

ness.

He made these pledges as he underlined the aviation industry's importance to Singapore.

Besides its contribution to GDP, the industry has also created more than 19,000 jobs, many well-paying and taken up by Singaporeans.

Also, Asia's aviation industry is projected to boom, with its fleet of aircraft expected to triple in the next 20 years, he added.

But challengers are emerging:
"More cities are striving to do the
same, in China and in the Middle
East. Technological progress like
longer-range aircraft and the rise
of low-cost carriers may change
the industry structure and the pattern of global flights in unpredicta-

ble ways," Mr Lee said. Thus, Singapore "must stay abreast of these changes" by developing a highly-skilled workforce to do high-value, complex work.

It also needs to improve the laws to protect intellectual property and grow its research and development landscape to give companies the confidence to make long-term investments here, he added.

In his speech, Mr Lee recounted the initiatives Singapore had taken over the decades to position itself in the industry, be it developing the world-class Changi Airport, setting up the iconic Singapore Airlines, or advocating liberal, open-skies policies.

He hailed Rolls-Royce's investment as a "landmark" project that will see Singapore play a "key role" in supplying engines for the latest jets, such as the Airbus A380 and Boeing 787 Dreamliner.

The facility can produce 250 jet engines a year and the first one will be shipped in the third quarter of this year to Toulouse, France, where Airbus planes are made.

Rolls-Royce chairman Simon Robertson said it chose Singapore for the facility to get closer to its Asian customers.

Other factors he cited included the well-educated workforce and the Government's "long-term approach" in creating conditions for advanced manufacturing.

Sir Simon also noted that Asian



PM Lee and Rolls-Royce chairman Simon Robertson at the launch of the Rolls-Royce Seletar Campus yesterday, ST PHOTO: JOYCE FANG

demand has helped the company double its business in the last decade, and has made it confident it can double its revenue in the next. Rolls-Royce's revenue for 2011

was £11.1 billion (S\$22 billion).

The company expects to hire
500 more employees, of whom 80
to 90 per cent will be Singapore-

500 more employees, of whom 80 to 90 per cent will be Singaporeans or permanent residents. Around 200 have been hired so

far.

Among the newcomers is Mr
Kenneth Koh, an engineering grad-

uate from Nanyang Technological University.

Hired last May, the 25-yearold was flown to Britain for a three-month course to ensure that instructions for making fan blades here are in sync with those at the Barnoldswick factory, which uses different machines.

"I got to learn from British engineers who have been on the job for 20 to 30 years," he said.

haoxiang@sph.com.sg

About the Rolls-Royce Seletar Campus

THE \$700 million Rolls-Royce Seletar Campus at Seletar Aerospace Park has four facilities on a 154,000 sq m site.

This marks the first time the global engine giant will assemble and test the engines of large commercial planes outside Britain.

It has orders worth £62 billion (\$\$123 billion), half of which are from customers in 3

Asia and the Middle East. The facilities are:

Seletar Assembly and Test Unit, which can produce up to 250 engines a year for the Airbus A380 and Boeting 787 Dreamliner jets.

■ Wide Chord Fan Blade Plant, which can make more than 6,000 hollow titanium engine fan blades a year. An engine needs around 20 to blades.

as Regional Training Centre, which will train about 4,000 engineers and technicians yearly in aerospace, marine, defence and power systems, with over 400 different modules.

** The Advanced Technology Centre, which will do research on materials support technology, computational engineering, electrical power and control systems, and manufacturing technology.

\$700m boost for S'pore's aviation industry

■ By Cat Haoxiang

SINGAPORE'S status as a leading aviation hub entered a new phase yesterday with the opening of a \$700 million facility by Rolls-Royce.

It is the global engine giant's largest facility in Asia, and the first outside its home in the United Kingdom, to manufacture engine fan blades, plus assemble and test large commercial iet engines.

The campus at Seletar Aerospace Park spans 65,000 sq m, will add 500 highly-skilled jobs to the economy nearly all of them going to local people and is expected to contribute about \$1.7 hillion, or 0.5 per cent, to Singapore's gross domestic product (GDP) by 2015.

Yesterday, Prime Minister Lee Hsien Loong said Rolls-Royce's decision to site the facility here is testament to what Singapore has done right in developing what he calls a "strategic" industry that currently contributes more than 3 per cent to the country's GDP.

"Rolls-Royce could have sited this campus anywhere in the world," he said, at the official opening of the Rolls-Royce Seletar Campus.

"But choosing Singapore reflects their confidence in our workforce and in our future... Singapore will do our part to help the campus succeed, and make this partnership flourish," he added.

But looking ahead to the opportunities and challenges on the horizon, PM









Date	Source	Title
03 Sep 12	The Straits Times	\$200 million research fund set aside for air traffic management

\$200 million research fund set aside for air traffic

management



Air traffic controllers work inside the iconic Changi Airport control tower. Singapore has set up a \$200 million kitty to fund research into air traffic management. -- ST PHOTO: DESMOND LIM Karamjit Kaur

Singapore has set up a \$200 million kitty to fund research into air traffic management.

Transport Minister Lui Tuck
Yew who announced this on
Monday said there is a need
to develop new technology
and solutions to cope with an
expected increase in the
demand for air travel.

Speaking at the Singapore Aviation Academy, he said: "To meet this demand and manage the complexities

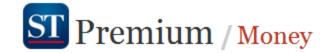


associated with the increased air traffic, we need to enhance our aviation system's capacity and put in place the right air traffic management solutions."

Singapore aims to be a centre of excellence for air traffic research by attracting research institutes and think tanks to set up shop here, the Civil Aviation Authority of Singapore said.

Idustry experts have warned that with air traffic in the Asia-Pacific expected to triple by 2030, travellers will face congestion and delays if air traffic systems are not modernised.

Source: http://www.straitstimes.com/breaking-news/singapore/story/200-million-research-fund-set-aside-air-traffic-management-20120903





Date	Source	Title
28 Aug 12	The Straits Times	Rents for private housing climb to new high

Two road projects to benefit motorists in

the north

Faster trips, smoother connection to three expressways by 2015

The Straits Times - February 28, 2012 By: Royston Sim



MOTORISTS driving to and from Yishun or Seletar Aerospace Park will enjoy faster journeys and a smoother connection to three expressways by 2015.

The Land Transport Authority (LTA) has rolled out two new road projects to improve accessibility and road capacity in the northern part of Singapore, in anticipation of upcoming developments there.

Once these are completed, motorists travelling from Yishun to the Central Expressway (CTE) can expect to save up to 10 minutes on their journeys, it said.

Yesterday, the LTA awarded a \$75million contract to civil engineering firm OKP Holdings to expand the interchange connecting the CTE, Seletar Expressway (SLE) and Tampines Expressway (TPE).

The LTA also announced that it would soon call for tenders to construct a new road link between Yishun Avenue 6 and the TPE. This is expected to ease traffic flow along the busy Lentor Avenue and Yishun Avenue 2.

As part of the interchange expansion, OKP will build four new flyovers to connect Seletar West Link with the CTE, the TPE and Yio Chu Kang Road.

It will also widen the Yio Chu Kang flyover and a portion of the SLE and TPE. Work is scheduled to start next month.

OKP was previously involved in the CTE widening project, building two new flyovers between Braddell Road and the Pan-Island Expressway that were completed last year.

Its group managing director, Mr Or Toh Wat, said it aims to minimise disruption to motorists. The construction work will be carried out mostly during off-peak hours or at night, particularly if there are temporary lane closures involved, he said.

Advance notices and signs will also be put up at least a week before a road is closed, he added.

Besides the interchange expansion, the LTA will build a new road link between Yishun Avenue 6 and the TPE.

A new dual two-lane road will be constructed between Yishun Avenue 1 and Avenue 6, while the existing Seletar West Link will be widened from a dual one-lane to a dual three-lane carriageway.

Tenders for this new road link will be called soon, and construction is expected to start in the third quarter of this year.

Like the interchange expansion, this project is expected to be ready by 2015.

By then, motorists can look forward to better connectivity and faster journeys between Yishun, Seletar Aerospace Park and the three expressways, said the LTA.

Better Accessibility

Source: http://cars.st701.com/resources/articles/cars/road-essentials/two-road-projects-to-benefit-motorists-in-the-north/a/50236





Expanding our presence in Seletar to serve you better

Seletar has always been an integral part of ST Aerospace's history. We have maintained a presence there since 1975, performing heavy maintenance for commercial and military aircraft, passenger-to-freighter conversions, as well as offering a suite of pilot training and air charter services.

In February 2012, we etched a major milestone in our company history by committing S\$26m towards the building of new facilities in Seletar. Now known as Seletar Aerospace Park, the Seletar area is being developed by the Singapore government into a major hub for the aerospace industry and expected to contribute \$\$3.3b annually in value-add by 2018. ST Aerospace's investment demonstrates our long-term commitment towards the success of Seletar Aerospace Park With the new additions, ST Aerospace will have the second largest footprint in Seletar Aerospace Park, occupying a space of nearly 75,000 sqm and supported by a staff strength of more than 1,000. Our capacity expansion will enable us to better support our customers in various business areas.



MRO support for GA aircraft The bulk of the investment will go towards the construction of a purpose-built General Aviation (GA) aircraft hangar, in anticipation of growing demand for MRO support for GA aircraft and in a strategic bid to capture a larger portion of this segment. With a floor area of almost 4,000 sqm, the new GA hangar will double our current capacity to service business jets, helicopters and light aircraft. In total, ST Aerospace will be able to handle up to 24 GA aircraft and 11 narrow-body aircraft at any one time at our Seletar facility.

Pilot and technical training

In addition, we have leased a 23,100 sqm plot of land opposite our current site, to be developed to house a full suite of training and support facilities for our fast-growing commercial pilot and technical training businesses. The new facilities include a simulator centre that can house six full flight simulators and one full size fixed base simulator, as well as state-of-the-art computer-based training wired-up rooms for both Air Transport Pilot Licence and entry level ground training. The training facilities are also custom designed for the newly legislated Singapore Multi-crew Pilot Licence programme.

Air charter services

The new site will also house a VIP lounge and handling facilities for air charter customers. Our growing fleet of air charter aircraft includes two Bombardier Learjets, two Beechcraft King Air C90, one Eurocopter EC120 and one Gulfstream G550 aircraft.



07 feature



Title Date Source

22 Sep 11 The Straits Times





up and running, and work to extend the runway just completed. Sation Correspondent Karamiji Kaur and Royston Sim visited the former







The A to Z of Seletar Aerospace Park

Aviation Correspondent Karamjit Kaur and Royston Sim visited the former British military base recently to file this A-Z

WHEN Seletar Camp's \$60 million makeover plan was unveiled five years ago, the site consisted mostly of pre-war aircraft hangars and colonial houses. Today, visitors to the former British military air base are greeted by a very different

The camp in north-east Singapore, which is currently home to about 30 aviation firms, is being developed into a cuttingedge aerospace park, where planes will be repaired and maintained to help the growing sector expand even further. And Seletar Airport, which is housed on the site, is being upgraded. The runway has just been extended by about 250m to 1,840m to allow it to handle bigger, heavier aircraft. Drivers on the Tampines Expressway can also catch a glimpse of a sprawling 154,000 sq m complex built by British engine giant Rolls-Royce.

The new Seletar Aerospace Park is due to be finished by 2018, and is being developed by government agency JTC Corp.

It will add to the existing aerospace centres at Changi North and Loyang.

The sector is a critical one for Singapore, accounting for more than 18,000 jobs and about 1 per cent of the country's gross domestic product. The park is expected to create 10,000 new jobs and contribute \$3.3 billion to the economy. Here is an A to Z guide to how the project is taking shape.

A AVIATION It is not just about passenger jets at Changi Airport. Away from the public eye, Singapore's aviation sector includes a thriving aerospace business. From global bigwigs such as engine-maker Rolls-Royce and Pratt & Whitney to local players ST Aerospace and SIA Engineering, there are more than 100 companies based in Singapore that carry out aircraft repair and maintenance work, as well as research and manufacturing.

B BLACK-AND-WHITE COLONIAL HOUSES Before the bulldozers came, Seletar was home to 378 such sprawling units, some built in the 1930s. Former Seletar Camp residents included sculptor Han Sai Por. But 174 had to go to make way for new infrastructure. Of the units retained, 131 are as homes and the rest will be converted into outlets including restaurants.

C CONDO A five-minute drive away from the aerospace park is the Greenwich, a 319-unit low-rise condominium due to open in 2014, and which will no doubt be home to some of the people working in the park. Developer Far East Organization said 85 per cent of the units have been snapped up.

D DINING Fancy eating spicy buffalo wings next to a runway? There is only one place where you can do it in Singapore - Seletar's Sunset Grill and Pub. But hurry because after eight years there, the joint will close by December.

E EUROCOPTER The 19-year-old European firm, a leading global helicopter maker, opened a new workshop at Seletar in January. It was the first all-new site at the new park. There, it can carry out maintenance and repair work on 24 helicopters at a time, up from 12 at its previous premises in Loyang Way.

F FOOD Plans are in the pipeline for new eateries at the park. There are already several canteens including one called 398 right outside the Seletar army camp entrance. A throwback to the 1960s, it has fittings from that era. Mr Toh Ee Cheng, 61, has been selling drinks there for more than 40 years. He said it is likely to close in the next year or two.



22 Sep 11



Date Source Title

The Straits Times The A to Z of Seletar Aerospace Park







G GOLF Seletar was home to two golf courses, both operated by Seletar Country Club. The members-only club has stayed put but the nine-hole public course closed in 2007, to make way for new roads and other developments. About 3,000 golfers signed a petition asking the authorities to reconsider the closure, but it failed.

H HISTORY The area is rich in history. It was commissioned as a British Royal Air Force station in 1930 and served as Singapore's first civilian airport until it became a purely military airfield in 1937. The British transferred Seletar to the Singapore Government in 1971 after withdrawing their forces. After the Civil Aviation Authority of Singapore took over in 1972, Seletar became an airport for smaller commercial aircraft.

INFRASTRUCTURE New roads and flyovers are being built to improve infrastructure around Seletar to cater for an expected rise in traffic. The Land Transport Authority (LTA) will build four new flyovers to link Seletar West Link with the Central Expressway, Seletar Expressway (SLE) and Tampines Expressway (TPE). The Yio Chu Kang and Seletar flyovers and part of the SLE will be widened. Works are expected to start in the first quarter of next year and slated for completion by the fourth quarter of 2015. The LTA is also building a new road interchange to connect the TPE, Sengkang West Road and Seletar Aerospace Way. Roads within the aerospace park will be built by JTC Corp.

J JETS Business aviation, driven by private jets, is growing in Singapore by about 17 per cent a year based on the number of take-offs and landings. With Changi Airport the hub for big commercial planes, the plan is to develop Seletar for smaller jets. Among the aircraft operators and maintenance companies already based there are Jet Aviation, Hawker Pacific and Fokker Services.

K KNOW-HOW Training is a key component of the new Seletar hub. The Rolls-Royce campus will provide training not only for Singapore-based customers and technicians but those from the region as well. Seletar is also home to the Singapore Flying College and the Singapore Youth Flying Club.

LAND How big is the park? Including the airport, the area covers 300ha, about a third the size of Toa Payoh housing estate.

M MILITARY Seletar Camp is home to several Singapore Armed Forces combat engineer units. They will stay, said the Ministry of Defence.

N NATURE Work is being carried out to conserve about 30 trees in the area. Seven are "heritage" trees and are protected by law. They are of historical or cultural value and cannot be chopped down or disturbed by excavation work near their roots. The others are classified as "mature" trees.

O OPPOSE When plans for the park were unveiled, there was opposition from residents who had to leave when their leases expired because their homes were to be demolished. Those who stayed grumbled about rent increases. After paying under \$3,000 a month for a house with a garden for years, they had to fork out as much as 30 per cent more. Some existing businesses were upset at the prospect of higher operating costs at the new facilities. Private plane operator Executive Jets Asia packed up and left for Johor's Senai Airport.



Title Date Source

The A to Z of Seletar Aerospace Park 22 Sep 11 The Straits Times





up and running, and work to extend the runway just completed. Sation Correspondent Karamitt Kaur and Royston Sim visited the forms



P PARTNERSHIP JTC Corp is the lead government agency in charge of the Seletar project but there are other partners involved. The Civil Aviation Authority of Singapore and Changi Airport Group are working on improving facilities at the airport, the LTA is looking after the roads and other transport aspects, while preserving the charm and heritage of the place is under the National Parks Board.

Q QUIET Before the bulldozers came, Seletar Camp was a quiet green haven of narrow winding roads. Now it is mostly noise and tumult as cement trucks rattle into the compound every day.

R ROLLS-ROYCE The British giant, which designed its first aero engine close to 100 years ago, is pumping in more than \$700 million to set up massive operations at Seletar. The Rolls-Royce campus houses a regional training facility and an engine assembly and test facility. There is also a manufacturing unit, its first outside Britain, to make fan blades for the firm's Trent engines. The Seletar campus will create 900 new jobs.

S SELETAR AIRPORT Singapore's first civilian airport is being upgraded to keep pace with the development of the aerospace park. The runway has been made longer, and a new control tower and fire station are being built. But no plans have yet been announced to upgrade the terminal building.

T TRANSPORT Unless you drive, getting in and out of Seletar Camp is tough. There is just a single bus service, SBS service 103, that serves part of the area. JTC is looking to bring in a private shuttle bus service provider.

UPGRADING ST Aerospace, Jet Aviation, Hawker Pacific and Fokker Services are among the pre-masterplan tenants who have decided to sink deeper roots into Seletar with new upgraded facilities. Australian firm Hawker Pacific is building a \$15 million, 9,400 sq m workshop to maintain, repair and overhaul its aircraft which will be more than three times the size of its existing facility.

V VINTAGE About 30 vintage lamp posts will be preserved. They are being taken down as the bulldozers roll in and stored for re-installation later.

W WALKWAYS Covered walkways linking the different buildings to bus stops and other facilities will shelter visitors. JTC plans to spend \$2.7 million on a 1.7km stretch of walkway.

X X-FACTOR It costs more to operate in Singapore than in other Asian countries such as China, India and Malaysia. Yet Singapore is the undisputed regional aerospace leader, offering the most comprehensive range of aircraft maintenance, repair and overhaul services. Singapore's X-factor is its political stability, a highly skilled workforce, strong intellectual property laws and good infrastructure, experts said.

Y YIELD By 2018, Seletar Aerospace Park is expected to create 10,000 new jobs and contribute \$3.3 billion a year to the economy.

Z ZZZZZZ A once sleepy neighbourhood has been transformed and noise levels have increased, said residents. Housewife Dawn Tay, 34, moved to her current home in Oxford Street after her previous one in Swallow Street was bulldozed for development. She said: "The place has totally changed. It's not as peaceful as it was."





Date	Source	Title
14 Aug 10	The Straits Times	Seletar aviation hub coming up fast

Seletar aviation hub coming up fast

Rolls-Royce factory and Eurocopter facility to be ready by end of year

By Karamjit Kaur AVIATION CORRESPONDENT

THE development of Seletar Aerospace Park, which stalled last year because of the recession, is picking up speed again, with some key projects slated for completion before the end of the year.

Construction works were in full swing during a recent visit to the site.

British engine giant Rolls-Royce, a key tenant, said a factory to make engine fan blades for large aircraft - its first such plant outside England - should be completed by December.

Two other facilities, a regional training centre and a plant to assemble and test engines, will come up in the middle of next year, the company told The Straits

Rolls-Royce, which has been in Singapore for more than 50 years, is investing more than \$700 million in the whole project, covering 154,000 sq m.

It has started a recruitment drive to fill 500 positions, with key posts in operations, finance, human resources and engineering already filled.

Helicopter manufacturer Eurocopter is also building a facility at Seletar to train pilots and carry out maintenance and repair work. It is 70 per cent built and will be completed in October.

In revised plans, the company will now invest \$43 million in its Seletar project instead of \$15 million as earlier announced, said Eurocopter South-east Asia president Bernhard Brenner.

Part of the extra cost is due to a new simulator to be installed at the pilot training academy, he said.



The development of Seletar Aerospace Park stalled last year due to the recession, but is picking up speed again. ST PHOTO: DESMOND FOO

will be able to work on up to 24 helicopters at a time, instead of the present 12 at also confirmed plans to set up operations its Loyang Way premises. Eurocopter is at Seletar. owned by the European Aeronautic These aviation heavyweights are hangars, factories and buildings.

With the new facility, the company the parent of aircraft maker Airbus.

Defence and Space Company, which is among the first players in the develop-

ment of the 300ha aerospace hub, which Engine maker Pratt & Whitney has will transform the sleepy environs of Seletar Airport, a former military airbase, into a modern aviation centre with aircraft

Before the makeover was announced,

Seletar aviation hub coming up fast Headline 14 Aug 2010 Date

The Straits Times (Home) (Thu - Sat) MediaTitle

Front Page Section

> Seletar was home to a handful of aerospace companies as well as flying schools and private jet companies.

Bigger players like ST Aerospace, Jet Aviation and the Singapore Youth Flying Club are staying on, but many smaller companies have not made their final deci-

The chief executive officer of Executive Jets Asia and Flying Doctors Asia, Mr Prithpal Singh, said: "We are happy where we are now and our lease only expires in two years' time, so we still have time to decide whether we want to stay or move out."

JTC Corp, which is spearheading the entire development, due to be completed by 2018, has started work on a cluster of factories and a seven-storey building, but Mr Singh said these do not meet his operational needs.

He said: "We will see what more they offer us and then we will decide."

To support the development of the acrospace park, Changi Airport Group, which manages Seletar Airport, is upgrading the passenger terminal building there and erecting a new control tower to handle any increase in the number of flights.

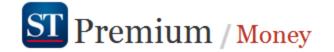
The runway is also being extended from 1.6km to 1.8km to enable pilots to land bigger aircraft like the Airbus 320 single-aisle jet with greater case.

The extension will be completed next month, but additional works to be done to the end of the runway mean it will be operational for 10 hours a day and closed the rest of the time until the works are completed by the third quarter of next

Changi Airport spokesman Ivan Tan said the work will be carried out at night when there is less aircraft activity, so as to minimise the inconvenience.

Even while extension works were ongoing, the airport had at times opened the runway after hours to meet specific operational requests of companies operating at Seletar, he said.

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Date	Source	Title
16 Feb 12	The Straits Times	S'pore aviation sector set to benefit from luxury jet demand

S'pore aviation sector set to benefit from luxury jet demand

By Hetty Musfirah | Posted: 16 February 2012 1843 hrs

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luxury jets, fuelled by the growing number of tycoons in the region.

And analysts said the role of Seletar Airport, as a secondary airport, is also set to grow in importance.

Industry players at the Singapore Airshow said the Asian market for luxury jets is set to soar, as the number of high net-worth individuals in Malaysia, Indonesia, and particularly China, increases.

Analysts say Asian tycoons are increasingly drawn to private jets compared to commercial flights. And that it is more than just a status symbol, but a practical and economical choice.

Christophe Degoumois, vice president, Sales, Bombardier, said: "What they are buying is not just about having a luxury cabin size, like purchasing a luxury car, or buying a luxury vacht. They are buying time and efficiency with it."



As such, Singapore, being an important financial and tourist centre, will contribute to the growth of the market, as more individuals and companies opt for private jets for both work and play.

Ernest J Edwards, president of Embraer Executive Jets, said: "We believe there is market here in Singapore; it is the centre of this region, both from the financial and business perspective."

"Singapore has a lot of potential. Many high net-worth individuals enjoy the use of business jets, not only for luxury and leisure but also to run their businesses. Singapore offers a lot for the businessman... (such as) casinos, (and) all kinds of infrastructure," said Mr Degoumois.

Jeff Miller, vice president of communications at Gulfstream, said: "Singapore is growing, Asia is growing, our market is growing all over this region. So if you just consider 10 years ago, we had 27 aircraft in Asia, today we have 175 business jets operating in Asia, 18 of them here in Singapore."

The expected increase in traffic of private jets, is also set to contribute to the growth of Seletar Airport and Singapore's overall economy.

Shukor Yusof, aviation analyst at Standard & Poor's, said: "You are going to see more private jets coming here, you need maintenance, you need workers and so on.

"Seletar Airport will in the near future become very important, (because) these people want to come in quietly without any fuss, and these planes around us are the kind of assets that they will be buying to help them facilitate their business."

Analysts said some 30 private jets fly in and out of Singapore's Seletar and Changi airports every month.

High Demand





Date	Source	Title
28 Aug 12	The Straits Times	Rents for private housing climb to new high

Rents for private housing climb to new high

Median rents up 7% for non-landed homes and up 2% for landed homes



Across the board, private housing rents for last month reached a record \$3.52 psf a month. This is higher than the previous record of \$3.46 psf a month in May. — ST PHOTO: ALPHONSUS CHERN

By Esther Teo, Property reporter

Great Investment

PRIVATE housing rents have kept climbing to hit a fresh high last month, as a growing number of small apartments drove up prices in per sq ft (psf) terms.

A report by property consultancy Savills Singapore found median rents for nonlanded homes were up 7 per cent to \$3.60 psf a month while rents for landed homes rose 2 per cent to \$2.81 psf a month.

Across the board, rents for last month came in at a record \$3.52 psf a month. This is higher than the previous record of \$3.46 psf a month in May.

Leasing volumes have also risen in both the landed and non-landed segments, with 4,717 contracts inked last month - 11 per cent more than in June.

In the first seven months of the year, contracts were up 5 per cent to 27,932, compared with the same period last year.

This led to total transactional value reaching \$137 million - 8 per cent more than the \$126 million recorded in the same period last year, the Savills report noted.

Savills research head Alan Cheong said that although newly arrived expatriates appear to have more constrained rental budgets, rents as measured on a psf basis have increased as these tenants lean towards smaller homes.

"Traditionally, July has been a seasonal peak for the rental market. Moving forward, we can expect the number of leasing transactions to drop over July's numbers," he said. "But nonetheless, when measured on a year-to-year basis, (volumes) would at least hold firm or even sporadically rise for a month or two."

Savills said the number of leases is expected to stay high, although overall rents are expected to fall. "At the moment, we are not yet witnessing the completion of the bulk of small-format homes sold from 2010 onwards, and this has the effect of keeping the rental indices up," the report noted.

"However, once more get completed from 2013 and if the euro zone situation does not improve, rents may see an inflexion point."

Rents inched up 0.3 per cent in the second quarter compared with the first three months of the year, according to the Urban Redevelopment Authority (URA).

Terraced homes lodged the biggest increase of 1.6 per cent.

All other segments also enjoyed higher rents except for detached homes, which saw a 1 per cent dip, and non-landed homes in the city centre, whose rents fell 0.1 per cent, URA data showed.

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Date	Source	Title
1 Aug 12	The Straits Times	The Seletar Mall to be built in Sengkang

The Seletar Mall to be built in Sengkang

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A NEW mall to be built in Sengkang has been officially named The Seletar Mall, after its developers were awarded the tender for the 99-year leasehold commercial site in January.

The project is a joint venture of Singapore Press Holdings (SPH) and United Engineers, which own 70 per cent and 30 per cent, respectively.

Construction of the mall, at the junction of Sengkang West Avenue and Fernvale Road, is due for completion at the end of 2014.

It will be a family oriented shopping mall designed to create a friendly, pleasant environment, a statement from SPH said.

This is to be achieved by creating interesting architectural spaces, the introduction of natural lighting and thoughtful material selection.

The new mall, with a net lettable area of 188,000 sq ft, will benefit from a catchment of 730,000 residents within 5km and a working population of 47,000, including the Aerospace Park, slated for completion next year.

A cinema, foodcourt and supermarket will be among the anchor tenants at the mall.

The Seletar Mall will be easily accessible via the Fernvale Light Rail Transit (LRT), which is linked to the Sengkang North East Line MRT station and the Sengkang bus interchange.

It is also near expressways, including the Tampines Expressway and Central Expressway.

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Date	Source	Title
7 Aug 12	The Straits Times	SCDF to conduct ground deployment exercise at Seletar Aerospace Park

SCDF to conduct ground deployment exercise at Seletar Aerospace Park

By Lua Jia Min

The Singapore Civil Defence Force (SCDF) will be conducting a ground deployment exercise at Rolls-Royce Seletar Campus located at Seletar Aerospace Park on Monday.

The exercise, which will begin at 9.30am and end at noon, will see about 150 personnel and 20 emergency and supporting vehicles taking part.



All SCDF vehicles

participating in this exercise will have their beacon lights turned on to alert motorists. Exercise signages will also be placed at prominent locations to keep members of public informed of the exercise.

The public is advised not to be alarmed.





Date	Source	Title
27 Aug 12	The Straits Times	Strong growth expected in Asia Pacific's aviation industry

Strong growth expected in Asia Pacific's aviation industry

BOEING

The Asia Pacific will need 185,600 new pilots and 243,500 aircraft technicians and engineers until 2030. — PHOTO: REUTERS

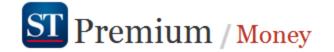
By Karamjit Kaur

The Asia Pacific will need 185,600 new pilots and 243,500 aircraft technicians and engineers until 2030.

In an update on Monday morning, aircraft maker Boeing said this is to support strong growth expected in the region's aviation business.



More Jobs





Date	Source	Title
28 Aug 12	The Straits Times	Demand soars for aircraft engineers, technicians

Demand soars for aircraft engineers, technicians

Recruitment to go up '10% a year' on global aviation boom





Singapore is a key centre for training pilots, cabin crew and aircraft maintenance staff for the Boeing 787 jet. Thetraining is conducted at an academy in Changi North Rise which houses two full-flight simulators. — PHOTO: ST FILE PHOTOS





By Karamjit Kaur Aviation Correspondent

THE demand for aircraft engineers and technicians is hotting up with Singapore just one of a number of regional aviation centres in a scramble for talent.

About 1,500 new people are recruited here a year but that will need to increase by around 10 per cent a year over the next few years, said Mr Aloysius Tay, chief executive of the Association of Aerospace Industries (Singapore).

The demand is being driven largely by the ongoing development of the \$60 million Seletar Aerospace Park which includes Seletar Airport.

But Singapore will not have things all its own way with Malaysia, Thailand and Indonesia also unveiling ambitious plans to grow their aviation sectors, say industry observers.

Mr Tay said his association works closely with industry partners, including learning institutions, to attract young people to the sector.

Students have a range of options, from university degree courses to diploma programmes run by polytechnics.

The global demand is also rocketing.

American jetmaker Boeing said yesterday that Asia-Pacific will need 185,600 new pilots and close to a quarter of a million technicians over the next two decades to support the industry's growth.

This is about 40 per cent of the total global requirement, said Mr Bob Bellitto, Boeing's sales director for training and services.

Not being able to train enough people "is our great fear", he said at a briefing in Singapore yesterday.

"We can sell the planes but if we don't have pilots to fly the aircraft and technicians to fix the planes, they will be sitting on the ground."

He noted that Boeing will keep running its global training centres and work with airlines and other industry partners to support their needs.

Singapore is a key centre for training pilots, cabin crew and aircraft maintenance staff for the Boeing 787 jet, Mr Bellitto added.

The training is conducted at an academy in Changi North Rise which houses two full-flight simulators, each costing about US\$15 million (S\$20 million). The facility, which employs 70 staff, can train about 6,000 people a year.

Mr Siok Xue Yuan, 18, a final-year student who hopes to become a pilot after he graduates from Temasek Polytechnic next April, said: "I have a passion for aviation and it has always been my dream since I was a young boy to become a pilot. Even if I don't end up as one, I hope to be able to stay within the industry."

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Source: http://www.straitstimes.com/premium/money/story/demand-soars-aircraft-engineers-technicians-20120828