

Project Name	Axis Residences
Developer	Spring CJW Development Pte Ltd
Category of the Project	Residential Condominium
Location of Project Land	Street Duong Ngeap III, Kouk Chambok Village, Porsenchey District, Chom Chao I Commune, Phnom Penh City, Cambodia

Tenure	Freehold
Hard Title Number	22718
Site Area	Approx 20,000 sqm

Type of Project	Residential Development 8 x 10 Storey Block 1 x 6 Storey Multi Storey Carpark
Landscaping / Facilities	Almost 50% dedicated to landscape and common facilities
Total Units	566 units, Change of Plan to 640 residential units, 5 Shop Lots
Management Fee	\$1 x Gross Area of Unit x 10% VAT
Expected Completion	Completed – Phase 1: Blk 2B, 2C, 2D, 1D Dec 2020 – Phase 2 : Blk 1A, 1B, 1C, 2A
No Of Carpark / Motor Lot	Approx 650 Lots
Carpark Fee	Free for 1st Car Subsequent \$30 per car if demand is high

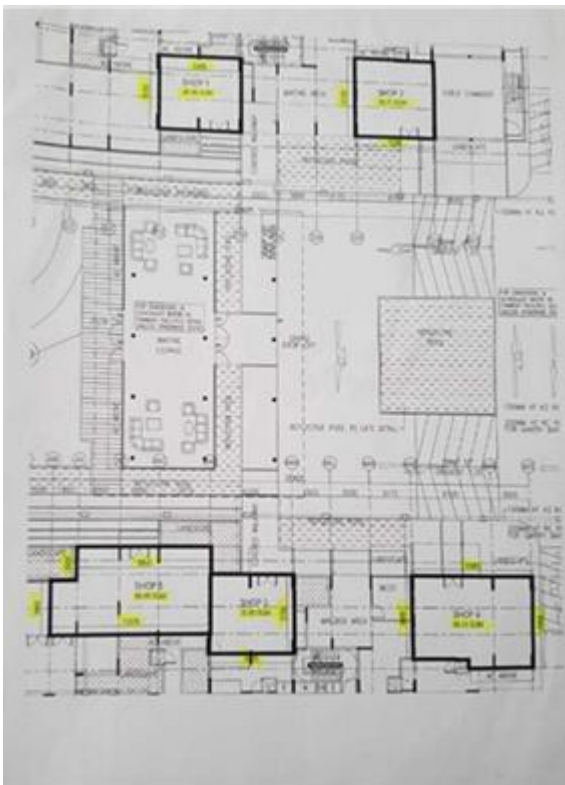
List of Singapore Consultants	Architect	AJ+J Architect Singapore
	Project Management	Sanwah Project Management Pte Ltd
	Main Contractor	Venture
	M&E Engineer	Icon Engineers LLP
	Structural Engineer	KCL Consultants Pte Ltd
	Landscape Designer	

Breakdown of Residential Unit Types

BLK	1 Bedroom				2 Bedrooms		3 Bedrooms	4 Bedrooms	Total	Studio						1 Bedroom				2 Bedrooms		Total	
	A	A1	A2	A-PES	B	B-PES	C	C-PH		D1	D1-1	D2	D2-1	D3	D3-1	E1	E2	E3	E3-1	F1	G1-PH		
1A										9	18	18	9	8	1	9	9	9	9	8	1	108	
1B										9	18	18	9	8	1	9	9	9	9	8	1	108	
1C	16	9	9	2	25	2	7	1	71														
1D	16	9	9	2	25	2	7	1	71														
2A	16	9	9	2	24	1	7	1	69														
2B	16	9	9	2	25	2	7	1	71														
2C	18	9	9	0	27	0	7	1	71														
2D	18	9	9	0	27	0	7	1	71														
Total	100	54	54	8	153	7	42	6	424	18	36	36	18	16	2	18	18	18	18	16	2	216	640

Type	A	A1	A2	A-PES	B	B-PES	C	C-PH
Total Area (Sqm)	80.71	83.34	88.34	83.40	121.10	125.44	160.97	341.05
Nett Area (Sqm)	57.65	59.53	63.10	59.57	86.50	89.60	114.98	243.61

Details of Shop Lots



Shop No	Area (Sqm)	Provision
Shop 1	36.10	Water Point, Electricity, Aircon
Shop 2	38.75	Water Point, Electricity, Aircon
Shop 3	35.80	Water Point, Electricity, Aircon
Shop 4*	60.35	Water Point, Electricity, Aircon, Grease Trap
Shop 5	68.65	Water Point, Electricity, Aircon

Type of Finishes

Floor Finishes

Living/ Dining	Homogenous Tiles
Kitchen/ Bathrooms/ Utility	Homogenous Tiles

Additional Items

Security and Access	<ul style="list-style-type: none"> • Audio Intercom System provided at each unit. • Proximity cards access control system (Lobby) • Car park barrier system at guard house • CCTV surveillance in common areas
Main Door	Fire Rated Solid Timber Door with Selected Lockset and Ironmongery
Windows	Powder Coated Aluminum Framed Windows with Tinted and/or Laminated Glass
Bedrooms	<ul style="list-style-type: none"> ▪ Built in Wardrobes
Kitchen Furniture	<ul style="list-style-type: none"> ▪ Solid Surface Counter Top ▪ High Low Kitchen Cabinet with Soft Closing ▪ Sink with Tap ▪ Cooker Hood, Hob and Built in Oven (Type B, C, C-PH) ▪ Induction Hob and Built in Oven (Type A)
Sanitary Installation	<ul style="list-style-type: none"> ▪ Shower Mixer with Hand Shower ▪ Basin with Solid Surface Vanity Top ▪ Water Closet ▪ Mirror ▪ Toilet Roll Holder ▪ Tower Rail
Hot Water Supply	Hot Water Supply to all bathrooms except WC
False Ceiling	Provision of false ceiling
Air-Conditioning	Wall Mounted Air Conditioning System to Living / Dining & Bedrooms

Brands of Fittings

Security System	Fermax	Spain
Air Conditioning Units	Daikin	Japan
Sanitary Fittings	Bravet	Germany
Switch and Plugs	Schneider	France
Kitchen Appliances (Including Washing Machine)	Teka	Germany

Common Facilities in the Development

- Grand Drop Off
- Lounge
- Shops
- Story Telling Corner
- Children's Indoor Playground
- Children's Outdoor Playground
- Multi-purpose Rooms
- Game Rooms
- Children's Wet Playground
- Children's Wading Pool
- Pool Cabana
- Lounge Pool
- Jungle Jacuzzi
- 50m Lap Pool
- BBQ Pavilions
- Changing Rooms
- Indoor Gymnasium
- Outdoor Gymnasium
- Half Basket Ball Court
- Tennis Courts
- Roof Landscape Deck



Management Fee

Type		Total Area	Nett Area	Management Fee \$1 X Total Area
1 bedroom	A	80.71	57.65	\$80.71
	A1	83.34	59.53	\$83.34
	A2	88.34	63.10	\$88.34
	A-PES	83.40	59.57	\$83.40
2 bedrooms	B	121.10	86.50	\$121.10
	B-PES	125.44	89.60	\$125.44
3 bedrooms	C	160.97	114.98	\$160.97
Penthouse	C-PH	341.05	243.61	\$341.05

Utility Charges

Water	\$0.35	Per Cubic Meter
Electricity	\$0.25	Per Kilowatt

Location Map

Street Duong Ngeap III, Kouk Chambok Village
Porsenchey District, Chom Chao I Commune, Phnom Penh City
Cambodia



Unique Selling Points

AXIS was designed with a family focus in mind, we envisioned Axis to be a HOME, A Sanctuary in the hustle and bustle of a busy city, a safe haven with plenty of open space for the energetic kids to enjoy and have absolute fun within a secure estate, while the parents rest and recharge in a setting that is almost tropical resort liked. Thus we had dedicated almost 50% to communal space and landscaping; making provisions in our facilities for the adventurous and curious young.

The Location

- 7 mins drive to airport
- International schools' catchment zone – CIA, Northbridge International School
- One of the few quality developments in the neighborhood
- Located off the main arterial road – Russian Boulevard “the Gateway” into Phnom Penh City,
- Minutes' drive to the best medical hospital - Royal Phnom Penh Hospital, upcoming mega shopping complex (Okide The Grand),
- ~6km from both the current city center and the much talked about PPSEZ (Special Economic Zone).
- This condominium shall be a landmark of contemporary lifestyle and quality living in the exciting and upcoming western district

The Development

- Singapore Garden City Concept
- The Only Project in Cambodia that is conceptualised, designed, built and managed by Singapore consultants
- 80% Completion, on schedule to finished by 2020
- 85% sold for entire development
- The first Cambodian development by Singapore Developer to receive the "Highly Commended Award" for the Best Condo Development at the inaugural Cambodia Property Award 2016.
- The first overseas development to receive the globally-recognised award from the Building and Construction Authority of Singapore.
- Almost 50% space dedicated to communal space and landscaping
- All units are North-South Facing, with either a view of the majestic pool, or sweeping views of the surroundings
- Common areas and corridors are designed with air wells for natural ventilations and lightings
- The only wheel chair friendly development
- 5 shop lots in development to provide the services to the residences
- 24 hours security

The Unit

- Well designed and efficient layouts
- Spacious and well ventilated with natural light in all units
- Windows in all bathrooms and kitchen
- Individual refuse chute in all units
- All bathrooms have 1m clearance – wheelchair friendly
- Water stain resistance shower screen provided for all bathrooms
- All kitchen cabinets fitted with soft closing systems
- All units are fitted with tinted sound proof sliding glass door
- Reputable brands for appliances provided for
- Good workmanship

Standard fittings in the unit

- Solid surface counter top, high and low kitchen cabinets
 - Cooker/ Induction hob & hood; built in oven (Teka – Germany)
 - Washing Machine (Teka – Germany)
 - Air con split unit (Daikin – Japan)
 - False Ceiling
 - Built in wardrobes
 - Fully fitted bathrooms with water heater
 - Audio intercom system (Fermax – Spain)
 - Switches and Sockets (Schneider – France)
-
- Optional Furniture Package
 - Flexible Payment Schedule
 - Competitive price, Value for money

Developer Information

Developer	Spring CJW Development Pte Ltd
Office Address	#47AEo, Street 288, Group 26 Sangkat Boeng Keng Kang 1 Khan Boeng Keng Kang Phnom Penh Postal Code 120102, Kindom Cambodia
Contact No.	+855 (0) 23 980 555
Website	www.springcjlw.com/axis
Email	info@springcjlw.com

Disclaimer

While every reasonable care has been taken in preparing the information, the Developer and the Marketing Agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and subject to final survey.

All information, specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and or the competent authorities and shall not form part of any offer or contract or constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sole and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sole and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.

Developer's Bank Accounts Details

Cambodia

Bank Name	Phillipbank PLC Phnom Penh KH
Account Holder Name	C J W Development Pte Ltd
Account No	00001/02/000295/01

Bank Name	Advanced Bank of Asia Limited
Swift Code	ABAAKHPP
Bank Address	No 151 E0-E2, Mao Tse Toung Blvd Sangkat Boeung Keng Kang 3, Kan Chamkarmorn Phnom Penh, Cambodia
Beneficiary Name	Spring CJW Development Pte Ltd
Account No.	000415588

Bank Name	Bank of China Limited, Phnom Penh Branch
Swift Code	BKCHKHPPXXX
Bank Address	1 st & 2 nd Floor. Canadia Tower No 315 Angduong St Phnom Penh Cambodia
Beneficiary Name	Spring CJW Development Pte Ltd
Account No.	1000001100267575

Bank Name	Cambodian Public Bank
Swift Code	CPBLKHPP
Bank Address	Campu Bank Building No.23, Kramuon Sar Avenue (Street No.114) Sangkat Phsar Thmey 2, Khan Daun Penh Phnom Penh, Cambodia
Beneficiary Name	Spring CJW Development Pte Ltd
Account No.	010-02-11-00617-5

Bank Name	Mega ICBC Phnom Penh Branch
Swift Code	ICBCKHPP
Bank Address	139 Independent Monument, BKK 1, Chamkarmorn Phnom Penh, Cambodia
Beneficiary Name	Spring CJW Development Pte Ltd
Account No.	0222001799

Details of Bank Finance

Housing Loans with PPCB

Interest Rate

	≤5 years	≤10 years	≤15 years	≤20 years
LTV ≤50%	7.9%	8.1%	8.3%	8.5%
LTV ≤60%	8.6%	8.8%	9.0%	9.2%
LTV ≤70%	9.0%	9.2%	9.4%	9.6%

Locals (Cambodians)

- Loan Value Ratio up to 70% or Maximum USD 200,000
- Term up to 20 years

Foreigners

- Loan Value Ratio up to 60% or Maximum USD 200,000
- Term up to 10 years

Documents Required for application

- Passport
- NRIC
- Visa (If Applicable)
- Supporting Income Documents

Contact Person

Mr. Sonn Selaratanak

Chief Loan Officer

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Information provided is a guide. All applications are subject to bank's review