FAQ

BAYU

TOTAL UNITS, TYPES OF UNITS?

- TOTAL: 762 UNITS
- TOWER A: 373 TOWER B: 389
- TYPE A (697SQFT)
- TYPE B (834SQFT)
- TYPE B1 (898SQFT)
- TYPE C (963SQFT)
- TYPE D (1,131SQFT)
- TYPE D1 (1,132SQFT)

WHAT ARE THE DIFFERENCES BETWEEN TYPE D & D1?

- THE MAIN DIFFERENCE LIES IN THE BALCONY ACCESS. FOR TYPE D1, THE BALCONY IS ACCESSIBLE THROUGH THE LIVING ROOM, WHEREAS FOR TYPE D, THE BALCONY IS ACCESSIBLE THROUGH THE MASTER BEDROOM AND THE LIVING ROOM

HOW MANY CARPARKS ARE GIVEN TO EACH UNIT ?

- UNIT A & B - (1)
- UNIT B1, C, D, D1 - (2)

HOW MUCH IS THE MANAGEMENT FEE?

- 0.39CENTS PER SQFT (INCLUDING SINKING FUND)

WILL THE MANAGEMENT FEE INCREASE DUE TO THE AMOUNT OF GREENS ?

- IT IS IMPORTANT TO NOTE THAT THE PRICING IS SET FOR THE YEAR 2028. WHILE IT MAY BE SLIGHTLY HIGHER THAN SOME OTHER PROPERTIES, THIS IS ATTRIBUTED TO THE NUMEROUS FACILITIES WE OFFER AND THE COMMITMENT TO MAINTAINING THE PREMISES. THE MANAGEMENT FEE CONTRIBUTES TO THE UPKEEP OF FACILITIES AND THE CLEANLINESS OF COMMUNAL SPACES, ENSURING NOT ONLY THE APPRECIATION OF PROPERTY VALUE BUT ALSO AN ENHANCED OVERALL LIVING EXPERIENCE
- LIKE ANY OTHER DEVELOPMENT, IT'S LIKELY THAT THE MANAGEMENT FEE WILL SEE PERIODIC INCREASES TO ADDRESS THE EFFECTS OF INFLATION TO KEEP UP WITH THE EVOLVING ECONOMIC LANDSCAPE

HOW MANY LIFTS PER FLOOR ?

- 4 (INCLUDING 1 BOMBA LIFT)

HOW MANY FLOORS ALL TOGETHER ? UNITS PER FLOOR ?

- TOWER A: 38 STOREYS TOWER B: 34 STOREYS
- TOWER A: 11 UNITS P/F TOWER B: 13 UNITS P/F
- FROM THE BOTTOM – LG3, LG2, LG1, GROUND FLOOR(ENTRANCE), L1, L2, L3, 3A(PODIUM)

HOW LONG WILL IT TAKE TO COMPLETE ?

- 52 MONTHS FROM SPA (SALES & PURCHASE AGREEMENT)
  (SUBJECT TO CONFIRMATION AFTER APDL IS ISSUED)

BAYU

ARE PHASE 1 AND PHASE 2 UNDER THE SAME MANAGEMENT ?

- TWO SEPARATE DEVELOPMENT. HENCE, DO NOT SHARE THE SAME MANAGEMENT

WHAT IS THE DEFECT LIABILITY PERIOD ?

- 18 MONTHS

WHAT IS THE LAND SIZE OF BAYU & LUNA?

- 10.2 ACRES IN TOTAL
- BAYU 5.3ACRES, LUNA 4.06ACRES
- THE REMAINING WILL BE USED FOR UTILITIES AND ROAD IMPROVEMENT

CAR PARK CIRCULATION?

- COMPRISING THREE ASCENDANT AND THREE DESCENDANT LEVELS. THIS CONFIGURATION MINIMISES THE NUMBER OF TRAVELING LEVELS AND IS DESIGNED TO PREVENT CONGESTION, UTILISING A SINGLE EXIT POINT FOR EFFICIENCY
- ALL ROADS AND CAR PARKS ARE USING ONE WAY SYSTEMS
- CAR PARK WILL BE ALLOCATED ACCORDING TO THE UNITS

ANY SHADE FOR THE CANOPY WALK ?

- NO SHADE. THE DESIGN ENSURES THAT YOU ARE CLOSER TO NATURE, ALLOWING FOR AN IMMERSIVE EXPERIENCE

ARE THERE SHOPS IN BAYU?

- GOURMET AND SPECIALIST COMMERCIAL SPACES WILL BE LOCATED AT OUR PHASE 2 PROJECT TO SUPPORT THE COMMUNITY

WHAT ARE THE WHITE PARTITION AROUND THE BASKETBALL COURT ?

- THE WHITE PARTITIONS SERVE A DESIGN PURPOSE, CONTRIBUTING TO THE OVERALL AESTHETIC AND FUNCTIONALITY OF THE BASKETBALL COURT AREA
- ALSO ENCOURAGES AIR FLOW
- THE FENCING IS STRATEGICALLY INSTALLED FOR A SAFE AND CONTAINED PLAYING ENVIRONMENT, HOWEVER, AS WITH ANY PHYSICAL ACTIVITY, IT'S ESSENTIAL TO EXERCISE CAUTION AND PLAY RESPONSIBLY

DOES IT COME WITH A FULLY FURNISHED OPTION

- NO, IT DOES NOT
- COMPLIMENTARY ITEMS: AIRCON, WATER HEATER, KITCHEN CABINET, ISLAND COUNTER, ELECTRICAL HOB, COOKING HOOD, SHOE CABINET, FURNISHED TOILETS WITH MIRROR, TOWEL RAIL, SHOWER SCREEN

WILL IT BE SAFE FOR MY CHILDREN TO WALK AROUND THE COMPOUND ALONE? WILL THEY HAVE ACCESS TO THE GREEN SLOPE?

- GENERALLY, IT WILL BE SAFE FOR YOUR CHILDREN TO EXPLORE THE COMPOUND AS MOST OF OUR FACILITIES ARE LOCATED AT THE PODIUM. PLEASE BE AWARE THAT ALTHOUGH ACCESS TO GREEN SLOPE IS REGULATED, IT'S IMPORTANT TO ENSURE THEY DO NOT ATTEMPT TO CLIMB OVER FROM THE CANOPY WALK FOR THEIR SAFETY
- PARENTS SHOULD IMPLEMENT ESSENTIAL SAFETY MEASURES, WHILE YOUNGER CHILDREN SHOULD BE ATTENDED AT ALL TIMES

BAYU

WHAT MEASURES WILL BE TAKEN TO PREVENT DENGUE AND CONTROL MOSQUITOES?

- MONTHLY FOGGING WILL BE IMPLEMENTED PERIODICALLY TO ADDRESS MOSQUITO CONCERNS. HOWEVER, IT'S IMPORTANT TO NOTE THAT WHILE EFFORTS WILL BE MADE TO MINIMISE THEIR PRESENCE, COMPLETE ELIMINATION OF MOSQUITOES IS NOT POSSIBLE

ARE BAYU & LUNA DESIGNED THE SAME ?

- NO

HOW DO WE DRY OUR CLOTHES?

- RESIDENTS ARE ALLOWED TO USE ANY TYPE OF DRYING RACK AT THE BALCONY PROVIDED THAT ITS HEIGHT DOES NOT EXCEED THE BALCONY RAILING

WATER AND PIPING ISSUE ?

- ALL OF THESE WILL BE UNDER THE MANAGEMENT TO DEAL WITH
- ALL INDIVIDUAL UNIT PIPES DO NOT PENETRATE THE FLOOR, ENSURING THEY DO NOT IMPACT THE UNITS BELOW, AS THEY DISCHARGE DIRECTLY OUT FROM THE UNITS. ADDITIONALLY, COMMON PIPES ARE INTENTIONALLY DESIGNED TO BE EXPOSED FOR EASY MAINTENANCE

WHAT IS THE SECURITY LEVEL ? 3TIER

- GUARD HOUSE – ACCESS TO LOBBY – LIFT ACCESS TO RESPECTIVE FLOOR

RUBBISH DISPOSAL

- EACH FLOOR HAS A DESIGNATED BIN AREA FOR THE RESIDENTS

ANY EV CHARGING STATIONS ?

- YES, 6 STATIONS

WHAT ARE THE FACILITIES AVAILABLE ?

- SWIMMING POOL, JACUZZI, GYM ROOM, BADMINTON COURT/ MULTIPURPOSE HALL, BASKETBALL COURT, GAMES ROOM & PLAY ROOM, BBQ PAVILION, KID'S PLAY ROOM, KID'S PLAY NOOK, MULTIPURPOSE ROOM, RELAXING BROAD WALK, READING PAVILION, YOGA PAVILION
- ALL COMMUNITY AMENITIES WILL BE CENTRALISED AT THE PODIUM, PROMOTING SOCIAL ENGAGEMENT, IMPROVING SECURITY, AND ESTABLISHING A COMMUNAL HUB. WITH THIS LAYOUT, RESIDENTS CAN EASILY CONNECT, FOSTERING A SENSE OF COMMUNITY, AND THE ABSENCE OF ROAD CROSSINGS ENSURES A SAFE AND SECURE ENVIRONMENT.

ARE THE FACILITIES AVAILABLE 24HOURS ?

- NO, IN ORDER TO PREVENT MISUSE, THERE WILL BE REGULATED TIMINGS FOR USAGE
- KARAOKE ROOM AND BBQ PAVILION WILL BE ACCESSIBLE THROUGH A RENTAL SYSTEM, WITH AN EXTRA CHARGE. THIS ENSURES THAT WE CAN MAINTAIN THE QUALITY OF THESE FACILITIES FOR THE BEST EXPERIENCE POSSIBLE

WHAT IS GREENRE ?

- GREENRE IS A BADGE OF HONOUR FOR ENVIRONMENTALLY-FRIENDLY PROPERTIES, DESIGNED AND BUILT TO MINIMIZE ENERGY AND RESOURCE USAGE. THIS COMMITMENT ENSURES THE LONGEVITY OF YOUR INVESTMENT AND CONTRIBUTES TO A SUSTAINABLE FUTURE.