



**LIAN BENG GROUP LTD**  
Registration No. 199802527Z

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**PRE-APPLICATION FEASIBILITY STUDY ON TRAFFIC IMPACT FOR EN-BLOC RESIDENTIAL REDEVELOPMENTS**

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The Board of Directors of Lian Beng Group Ltd (the “**Company**”, and together with its subsidiaries, the “**Group**”) refers to the circular dated 13 November 2017 (the “**Circular**”) jointly issued by the Land Transport Authority (“**LTA**”) and Urban Redevelopment Authority (“**URA**”).

URA and LTA informed that they have received an increase in Outline Applications and Development Applications following the collective or en-bloc sales of residential properties, proposing a significant increase in the number of dwelling units over the existing ones. With effect from 13 November 2017, developers are to conduct a Pre-Application Feasibility Study (“**PAFS**”), where required, to assess the traffic impact on the area and propose car-lite measures/initiatives, traffic demand management measures and/or feasible transport improvement plans to support the redevelopment proposal. The PAFS are to be submitted to LTA for evaluation and approval and URA will only be able to support the proposed number of dwelling units in the applications after LTA approves the PAFS.

The Company refers to its announcements released on 25 May 2017 and 26 July 2017 and would like to inform that the redevelopment proposals by its joint venture companies of 1,472 dwelling units for Rio Casa and 1,052 dwelling units for Serangoon Ville, which are sites acquired through collective purchase, have received in-principle approvals from LTA.

By order of the Board

Ong Pang Aik  
Chairman and Managing Director  
18 November 2017