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# FACT BOOK

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LOW KENG HUAT  
(SINGAPORE) LIMITED

# FactSheet

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Project Name	
Developer	Glopeak Development Pte Ltd, a subsidiary of Low Keng Huat (Singapore) Limited
Summary of Development	Proposed conservation of existing single-storey bungalow and new erection of a 36-storey residential flat (Total 138 units) with 4-storey multi-storey carpark, 1 basement carpark, swimming pool and communal facilities on lot 00819C, 00838W, 00836C and 00844T TS 27 at Cairnhill Road
Address	71 Cairnhill Road, Postal Code 229725
District	09
Plot Ratio	3.74
No. of Storeys	36
Total No. of Units	138
Site Area	5,843.90 m <sup>2</sup>
GFA	21,890.09 m <sup>2</sup>
Tenure of Land	Freehold
Expected Date of Vacant Possession	3 October 2025
Expected Date of Legal Completion	3 October 2028
No. of Carpark Lots	138 lots (including 6 VE charging lots) + 3 accessible lots
No. of Lifts	7 (including 3 private lifts)
Estimated Monthly Maintenance Fee	\$1,100 - \$2,400
Project Account / TT Remittance Details	Glopeak Development Pte Ltd Bank Name : United Overseas Bank Limited Bank Address : 80, Raffles Place, UOB Plaza, Singapore 048624 Account No. : 451-311-623-8 Bank Code : 7375 Branch Code : 001 Swift Code : UOVBSGSG

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<b>Consultants</b>	
Architect	DP Architects Pte Ltd
Landscape	STX Landscape Architects
C&S Engineer	DP Engineers Pte Ltd
M&E Engineer	DP Engineers Pte Ltd
Quantity Surveyor	N.A
Main Contractor	Low Keng Huat (Singapore) Ltd
Solicitor	RAJAH & TANN SINGAPORE LLP

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Breakdown of Unit Types (Areas subject to change)				
Unit Type		Size (sq. ft)	No. of Units	Total No. of Units
2-Bedroom Prime	B1	829	1	22
	B2	829	21	
2-Bedroom + 1 Elegant	B3	893	1	28
	B4	893	27	
3-Bedroom Premium	C1	1,496	1	51
	C2	1,496	21	
	C3	1,432	1	
	C4	1,432	28	
4-Bedroom Deluxe	D1	2,056	1	28
	D2	2,056	27	
4-Bedroom Prestige	D3	2,368	6	7
	D4	2,368	1	
Penthouse Royal	PH1	4,898	1	1
Penthouse Posh	PH2	5,920	1	1

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## Floor Finishes

### Apartment Units

Master Bedroom / Junior Master Bedroom / Bedroom	Engineered timber strip with timber skirting
Foyer, Living, Dining	Stone with matching skirting
Kitchen, Yard	Ceramic tiles
Dry Kitchen	Stone with matching skirting
Master Bath, Junior Master Bath, Bath, Powder Room	Stone
Balcony	Ceramic tiles
Store, WC	Ceramic tiles

### Common Areas

1 <sup>st</sup> Storey Lift Lobbies	Stone
Basement, 2 <sup>nd</sup> to 5 <sup>th</sup> and 14 <sup>th</sup> Storey Lift Lobbies	Homogeneous tiles
Corridors	Homogeneous tiles
Escape Staircases	Cement screed with nosing tiles

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## FAQs

<u>Questions</u>	<u>Answers</u>
<b>The Development</b>	
What is the design concept	Contemporary luxury living
Where is the main entrance?	Off Cairnhill Road
How many side gate?	None
How many carpark lots?	138 Lots (including 6 EV charging lots) + 3 Accessible Lots
Are there bicycles lot?	36 lots
Are there electric car charging lots?	6 lots
What is the elevation between the lowest point of the site to the highest point of the site?	Lowest Point +108.100 (Drop Off) Highest Point +119.550 (Planting Strip) Approximate 11.45m
How many units per floor?	L6 to L28: 5 units per floor L29 to L34: 4 units per floor L35: 2 units and 1 lower floor penthouse L36: 1 duplex penthouse
Where is the Sub Station?	L1, near to car park entrance
Where are the Water Tanks?	Domestic Water Tank at Roof Deck
What is the system employed for the waste system?	Gravity waste chute and recycle chute
Where are the rubbish chute?	Common at common corridor
Where is the Bin Centre?	L1 next to sub-station and car park entrance
What is the building distance?	Refer to Appendix A
Others	Shuttle Bus Service will be provided to and from Newton MRT Station no later than 6 months from TOP up till formation of MCST.

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<b>The Show Suites</b>		
ShowSuite Layout	Open for viewing at Leonie Hill Road	
Which unit in the development?	2-Bedroom + 1 Elegant, 3-Bedroom Premium, 4-Bedroom Prestige	
Master Bedroom Size	Refer to Appendix B	
Common Bedroom Size	Refer to Appendix B	
<b>Floor Finishes</b>		
(Living / Dining/Dry Kitchen)	Ivory Paloma Marble	Turkey
Wet Kitchen/ Yard	Ceramic Tile	Italy
Bedroom	Engineered Timber Floor	China
Bathroom	Ivory Paloma Marble	Turkey
Powder Room	Verdi Alphi Marble	India
Balcony	Ceramic Tile	China

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<b>The Unit</b>											
Size of each Unit & its various rooms	Refer to Appendix F										
Units with Security Screen	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Stack</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Floor Level</u></th> </tr> </thead> <tbody> <tr> <td>Stack 1</td> <td>Level 22 to 36</td> </tr> <tr> <td>Stack 3</td> <td>Level 22 to 35</td> </tr> <tr> <td>Stack 4</td> <td>Level 22 to 28</td> </tr> <tr> <td>Stack 5</td> <td>Level 22 to 34</td> </tr> </tbody> </table> <p><i>To refer to Appendix C for details</i></p>	<u>Stack</u>	<u>Floor Level</u>	Stack 1	Level 22 to 36	Stack 3	Level 22 to 35	Stack 4	Level 22 to 28	Stack 5	Level 22 to 34
<u>Stack</u>	<u>Floor Level</u>										
Stack 1	Level 22 to 36										
Stack 3	Level 22 to 35										
Stack 4	Level 22 to 28										
Stack 5	Level 22 to 34										
What are the color schemes for the units?	Off-white painting										
Can I choose the color scheme?	No										
What is the brand of the air-conditioners	To be confirmed										
What is the construction method?	Conventional RC in-situ construction with PBU toilets and pre-cast staircases										
How many levels of facilities?	6 levels, located at 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> and 14 <sup>th</sup> storey										
How big is the swimming pool?	50m lap pool										
Where is the gym located?	14 <sup>th</sup> storey										
What security system for visitors?	AV intercom and card control access										
How many lift per block?	5 lifts for tower, 2 lifts for carpark										
Are the lift lobby aircon?	yes										
How high is the lift lobby?	2.6m										
Can the resident go to any level once they are in the lift lobby?	Yes, only via 2 common lifts										
Common or private lifts?	2 common lifts										
Materials of Unit	<ol style="list-style-type: none"> <li>1.Floor finishes to various location - page 6</li> <li>2.Kitchen appliances with brands - page 10</li> <li>3.Sanitary Fittings with brands - page 10</li> <li>4. Sanitary Wares with brands - page 10</li> <li>5.Lighting switches with brand - page 10</li> <li>6. Kitchen cabinets with brand - page 10</li> </ol>										
What is the wardrobe system called?	ARAN Wardrobe System from Italy										



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Water Heater	Electric storage tank
Cooker (Hob and Hood)	Brand : Miele 2 Bedroom – Induction Hob 3 Bedroom & above – Gas Hob No town gas provision. Residents will have to buy portable gas cylinders.
What are the SMART home system provided	none
Can the SMART home system be expanded? (add on such as air con control, motion control, lighting control etc.)	The electrical knock-out boxes are deeper to accommodate future upgrading of smart home switches by the respective owners, if required.
Windows	Aluminium framed glass casement window.
Balcony Railing height	1.1m
What is the material used for the balcony railing?	Tempered laminated glass with stainless steel top
Any Power Point in Balcony?	Yes
Any Water Point in Balcony?	No
Ceiling Height	Refer to the Ceiling Height Table below. Page 9
Where are the HS located?	There are no HS in this development. The common escape staircase is designated as storey shelter on every residential floor.
For the top floor units, there are top-hung windows which “leads” out to a concrete slab. Who will maintain these slabs?	Resident will maintain own aircon ledges accessed from openable windows. RC ledges are non-accessible and are common areas maintained by MCST.

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<b>APPROXIMATE CEILING HEIGHT</b>	
Foyer/ Living / Dining	3.25M / 2.60M*
Kitchen/ Dry Kitchen /Wet Kitchen / Powder Room / WC	2.60M
Yard / Store	3.25M
Master Bedroom / Jr Master Bedroom / W.I.C / Bedroom / Study	3.25M / 2.60M*
Master Bath / Jr Master Bath/ Bath	2.60M
Balcony	3.25M / 2.90M*
AC ledge	3.25M (Measured from unit finished floor level)

\*at localized area only

<b>PROVISIONS – CABINETRY &amp; VANITY COLOUR SCHEME</b>		
<b>Dry Kitchen Cabinetry</b>	Brown timber laminate	-
<b>Dry Kitchen Vanity</b>	Van Gogh Marble	Turkey
<b>Wet Kitchen Countertop</b>	Grey Stone (Porcelain Stoneware)	Italy
<b>Type D3 - M.Bath Vanity</b>	Silver Travertine Marble	Italy
<b>Type D3 - Junior M.Bath Vanity</b> <b>Type C2 - M.Bath Vanity</b>	Sandalwood Marble	China

<b>PROVISIONS – APPLIANCES</b>								
Bedroom Type	Induction Hob	Gas Hob	Built-in Hood	Integrated Fridge	Wine chiller	Built-in Washer Dryer	Built-in Oven	Dish washer
2 Bedroom	✓	-	✓	✓	-	Yes, washer cum dryer	✓	-
3 Bedroom	-	✓	✓	✓	-	Yes, washer cum dryer	✓	-
4 Bedroom	-	✓	✓	✓	✓	Yes, washer and dryer	Yes, oven and steam oven	-
PH	✓	✓	✓	✓	✓	Yes, washer and dryer	Yes, oven and steam oven	✓

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## ADDITIONAL ITEMS

Main Entrance Door Lock	Schlage Digital Lockset from USA
Main Entrance Door Height	2600mm
Wardrobe (All bedrooms)	ARAN Wardrobe System from Italy
Bath Vanity	Stone Finish
Mirror Cabinet	Laminate Finish
Shower enclosure	Tempered glass screen and door
Kitchen Cabinet	Miton Kitchen System from Italy
Kitchen Appliances	<p><b><u>TYPE B4 (2BR+1)</u></b></p> <ul style="list-style-type: none"> <li>• Induction Hob (Miele)</li> <li>• Hood (Miele)</li> <li>• Fridge (Liebherr)</li> <li>• Oven (Miele)</li> <li>• Washing Machine cum dryer (Miele)</li> </ul> <p><b><u>TYPE C2 (3BR1)</u></b></p> <ul style="list-style-type: none"> <li>• Gas Hob (Miele)</li> <li>• Hood (Miele)</li> <li>• Fridge (Liebherr)</li> <li>• Oven (Miele)</li> <li>• Washing Machine cum dryer (Miele)</li> </ul> <p><b><u>TYPE D3 (4BR2)</u></b></p> <ul style="list-style-type: none"> <li>• Gas Hob (Miele)</li> <li>• Hood (Miele)</li> <li>• Fridge (Liebherr)</li> <li>• Wine Chiller (Liebherr)</li> <li>• Oven (Miele)</li> <li>• Steam Oven (Miele)</li> <li>• Washing Machine (Miele)</li> <li>• Dryer (Miele)</li> </ul>
Sanitary Fittings	<p><b><u>TYPE B4 (2BR+1) - Kohler</u></b></p> <p><b><u>TYPE C2 (3BR1) - Gessi</u></b></p> <p><b><u>TYPE D3 (4BR2) - Gessi</u></b></p>
Sanitary Wares	<p><b><u>TYPE B4 (2BR+1) - Kohler</u></b></p> <p><b><u>TYPE C2 (3BR1) - Duravit</u></b></p> <p><b><u>TYPE D3 (4BR2) - Duravit</u></b></p>
Lighting Switches	<b>Brand To be Confirmed</b>
Aircon	<b>Brand to be Confirmed</b>
IOT	Not applicable

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<b>The Facilities</b> <b>To refer to Appendix D for Site Plans</b>	
<b>Level 1-4</b> <b>The Garden Court</b>	Grand Arrival Porch Conserved Bungalow Clubhouse Outdoor Function Terrace Waterwall Tapis Vert (Green Carpet Lawn) The Love Sculpture The Mosaic Carpet The Tree Of Life Art Nouveau Garden Golden Tree Garden Dining Terrace Heated Jacuzzi Outdoor Shower BBQ Terrace Picnic Lawn
<b>Level 5</b> <b>The Oasis</b>	Pool Side Dining Pavilion Lounge Deck Event Lawn Sun Deck 50M Lap Pool Manicured Flower Beds Palm Deck Yoga Deck Aqua Gym Reflecting Pool Leisure Pool Children's Playground Kid's Pool Family Pavilion Changing Room Management Office Outdoor Shower
<b>Level 14</b> <b>The Horizon Terrace</b>	Entertainment Room Exercise Terrace Gym Chill Out Deck Community Garden Meditation Deck Changing Room

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- 1) Please refer to Appendix E on the Final Specifications for further details.
- 2) Please refer to Appendix F for the floor plan & dimensions of each unit type.



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