

Developer	LN DEVELOPMENT (STIRLING) PTE. LTD.
Tenure	99 year Leasehold (commencing from 18 Aug 2017)
Description	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 3 BLOCKS OF 38-40 STOREY BUILDING (TOTAL 1259 UNITS) WITH 1 CHILDCARE CENTRE, 3 LEVEL BASEMENT CARPARK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 03894T, 03919A MK01 AT STIRLING ROAD (QUEENSTOWN PLANNING AREA)
Address	21 STIRLING ROAD S148960 23 STIRLING ROAD S148961 25 STIRLING ROAD S148962
Estimated Site Area	21,109.50 sqm (227,222.66 sqft)
Plot Ratio	4.2
Total No. of Units	1,259
No. of Carpark Lots	1,259
Expected date of NOVP	No later than 30 Oct 2022
Expected Legal Completion Date	No later than 30 Oct 2025 or 3 years from date of NOVP, whichever is earlier
Payment Details	For payment made by way of Cheque should crossed "Account Payee only" and drawn in favour of UOB FOR PROJECT ACCOUNT 451-309-622-9 OF LN DEVELOPMENT (STIRLING) PTE LTD Bank account details for T.T. of sales proceeds for Stirling Residences Bank Name: UNITED OVERSEAS BANK LIMITED SINGAPORE Account Name: LN DEVELOPMENT (STIRLING) PTE. LTD. Account No.: CORPORATE 451-309-622-9 BIC Code: UOVBSGSGXXX Bank Address: 80 Raffles Place UOB Plaza 1 Singapore 048624
Architect	P&T CONSULTANTS PTE LTD
Interior Design	P&T CONSULTANTS PTE LTD
Landscape Consultant	ECOPLAN ASIA PTE LTD
Main Contractor	CHINA CONSTRUCTION (SOUTH PACIFIC) DEVELOPMENT CO PTE LTD
Conveyance Solicitor	Rajah & Tann Singapore LLP
Payment Scheme	Progressive Payment Scheme

1.2 Breakdown of Unit Types * Net Area Includes AC, Double Volume and Balcony

UNIT TYPE	ROOM TYPE	DES	Strata Area (Sqft)	NO. OF UNITS	% of units	Share Value (Per unit)
1BR	Flat		441	112	8.9%	5
1BR-S	Flat		506	112	8.9%	5
1BR-S-R	Flat		710	3	0.2%	6
2BR-C1	Flat		635	76	6.0%	6
2BR-C2A	Flat		624	76	6.0%	6
2BR-C2A-R	Flat		818	2	0.2%	6
2BR-C2B	Flat		635	36	2.9%	6
2BR-C2B-R	Flat		840	1	0.1%	6
2BR-C3	Flat		657	112	8.9%	6
2BR-C3-R	Flat	21, 23 SR	872	2	0.2%	6
2BR-C3-R	Flat	25 SR	883	1		6
2BR- P1	Flat		689	112	8.9%	6
2BR-P1-R	Flat		904	3	0.2%	6
2BR- P2	Flat		678	112	8.9%	6
2BR-P2-R	Flat		904	3	0.2%	6
2BR-S1	Flat		764	112	8.9%	6
2BR-S1-R	Flat		980	3	0.2%	6
2BR-S2	Flat		786	36	2.9%	6
3BR-C1	Flat		883	36	2.9%	6
3BR-C1-R	Flat		1130	1	0.1%	7

3BR-C2	Flat		893	36	2.9%	6
3BR-U	Flat		980	76	6.0%	6
3BR-U-R	Flat		1281	2	0.2%	7
3BR-P	Flat		1055	112	8.9%	6
4BR	Flat		1346	76	6.0%	7
4BR-PH1	Flat		1959	2	0.2%	8
4BR- PH2	Flat		1970	3	0.2%	8
4BR-PH3	Flat		1970	1	0.1%	8

1.3 Ceiling Heights

(All measurements are approximate figures only)

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
1 Bedroom			
Living	2810	2400	
Dining	2810	2400	
Master Bedroom	2810	2400	
Kitchen	2810	2400	
Master Bath	-	2500	
Shower Area	-	2400	
Hallway / Corridor	-	2400	
Balcony	2950	-	

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
1 Bedroom + Study			
Living	2810/ 4650*	2400	*1BR-S-R
Dining	2810/ 4650*	2400	*1BR-S-R
Master Bedroom	2810	2400	
Kitchen	2810	2400	
Master Bath	-	2500	
Shower Area	-	2400	
Hallway / Corridor	-	2400	
Balcony	2950/ 2750*	-	*25 Stirling Road- #02-33, #06-33, #08-33, #12-33, #14-33, #18-33, #20-33, #24-33, #26-33, #30-33, #32-33, #36-33.

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
2 Bedroom			
Living	2810/ 4650*	2400	*2br-C2a-R, 2br-C2b-R, 2br-C3-R, 2br-P1-R, 2br-P2-R
Dining	2810/ 4650*	2400	
Master Bedroom / Bedroom 2	2810	2400	
Kitchen	2810	2400	
Master Bath / Bath 2	-	2500	
Shower Area	-	2400	
Hallway / Corridor	-	2400	
Balcony	2950/ 2750*	-	*21 Stirling Road- #02-09, #08-09, #10-09, #14-09, #16-09, #20-09, #22-09, #26-09, #28-09, #32-09, #34-09, #38-09.

***23 Stirling Road-**
 #02-12, #08-12, #10-12, #14-12,
 #16-12, #20-12, #22-12, #26-12,
 #28-12, #32-12, #34-12, #38-12.

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
2 Bedroom + Study			
Living	2810/ 4650*	2400	*2br-S1-R
Dining	2810/ 4650*	2400	*2br-S1-R
Master Bedroom / Bedroom 2	2810	2400	
Study	2810	2400	
Kitchen	2810	2400	
Master Bath / Bath 2	-	2500	
Shower Area	-	2400	
Hallway / Corridor	-	2400	
Balcony	2950	-	

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
3 Bedroom			
Living	2810/ 4650*	2400	*3Br C1-R
Dining	2810/ 4650*	2400	*3Br C1-R
Master Bedroom / Bedroom 2 / Bedroom 3	2810	2400	
Kitchen	2810	2400	
Master Bath / Bath 2	-	2500	
Shower Area	-	2400	
Hallway / Corridor	-	2400	
Balcony	2950	-	

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
3 Bedroom + Store			
Living	2810/ 4650*	2400	*3Br U-R
Dining	2810/ 4650*	2400	*3Br U-R
Master Bedroom / Bedroom 2 / Bedroom 3	2810	2400	
Kitchen	2810	2400	
Store	2810	2400	
Master Bath / Bath 2	-	2500	
Shower Area	-	2425	
Hallway / Corridor	-	2400	
Balcony	2950	-	

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
4 Bedroom			
Living	2810	2400	
Dining	2810	2400	
Master Bedroom / JR Bedroom / Bedroom 3 / Bedroom 4	2810	2400	
Dry Kitchen	2810	2400	
Wet Kitchen	2810	2400	
Store	2810	2400	
Master Bath / Jr Master Bath / Bath 3	-	2500	

Shower Area	-	2400	
WC	-	2425	
Hallway / Corridor	-	2400	
Balcony	2950	-	

Room	Ceiling Height (mm)		Remarks
	Floor to underside of Slab	False Ceiling/ Bulk Head	
4 Bedroom Penthouse			
Living	4650	2400	
Dining	4650	2400	
Master Bedroom / Jr Master Bedroom / Bedroom 3 / Bedroom 4	2810	2400	
Walk in Closet (where applicable)	2810	2400	
Dry Kitchen	2810	2400	
Wet Kitchen	2810	2400	
Store	2810	2400	
Master Bath / Jr Master Bath / Bath 3	-	2500	
Shower Area	-	2400	
WC	-	2425	
Hallway / Corridor	-	2400	
Balcony	4650	-	

1.4 Frequently Asked Questions

Total Share Value / Estimated Maintenance Fee		
Type	Share Value	Estimated Charges
1Br	5	\$200
1Br-S	5	\$200
1Br-S-R	6	\$240
2Br- C1	6	\$240
2Br- C2a	6	\$240
2Br- C2a- R	6	\$240
2Br- C2b	6	\$240
2Br- C2b- R	6	\$240
2Br- C3	6	\$240
2Br- C3- R	6	\$240
2Br- P1	6	\$240
2Br- P1- R	6	\$240
2Br- P2	6	\$240
2Br- P2- R	6	\$240
2Br- S1	6	\$240
2Br- S1- R	6	\$240
2Br- S2	6	\$240
3Br- C1	6	\$240
3Br- C1- R	7	\$280
3Br- C2	6	\$240
3Br- P	6	\$240
3Br- U	6	\$240
3Br- U- R	7	\$280
4Br-	7	\$280
4Br- PH1	8	\$320
4Br- PH2	8	\$320
4Br- PH3	8	\$320

Floor Finishes (1br and 2Br units)

Living/ Dining	Homogeneous / Porcelain Tiles
Kitchen	Homogeneous / Porcelain Tiles
Master Bedroom / Bedrooms (where applicable)	Timber

Study (where applicable)	Homogeneous / Porcelain Tiles
Master Bath / Bathroom	Homogeneous Tiles
Balcony	Homogeneous Tiles

Floor Finishes (3br and 4br, PH units)

Living/ Dining	Marble
Wet Kitchen(where applicable) / Kitchen	Homogeneous Tiles
Dry Kitchen (where applicable)	Homogeneous Tiles
Master Bedroom / Junior Master Bedroom (where applicable)/ Bedrooms	Timber
Master Bath / Junior Master Bath (where applicable) / Baths	Homogeneous Tiles
Store (where applicable)	Homogeneous Tiles
WC (where applicable)	Homogeneous Tiles
Balcony	Homogeneous Tiles

Additional items

Main entrance door lock	Samsung Digital Lock
Main entrance door height	2400mm
Wardrobe (master bedroom)	2600mm
Wardrobe (common bedroom and Junior master)	2600mm
Bath vanity	Yes
Shower enclosure	Yes
Kitchen Cabinet	Yes
Kitchen appliances	<p><u>1br (All 1br Types)</u> Induction Hob Telescopic Hood Microwave Fridge Washer cum Dryer</p> <p><u>2br (All 2br Types)</u> Induction Hob Telescopic Hood Conventional Oven Fridge Washer cum Dryer</p> <p><u>3br (All 3br Types) & 4br & PH</u> Gas Hob Telescopic Hood Conventional Oven Fridge Washer cum Dryer</p>
Sanitary Fittings	Hansgrohe
Sanitary Wares	Duravit
Lighting Switches	Legrand
Aircon	Mitsubishi

Frequently Asked Questions

Subject	Questions	Answers								
Balcony	Type of finishes	Homogeneous Tiles								
	Lighting point	1 Lighting Point								
	Power point	1 Weatherproof Power Point								
	Height of railing	1000mm FFL								
	Trellis provided	No								
	Can cover balcony with grille?	No								
Dishwasher Provision	Provided?	No								
Gas Supply	Citygas or cylinder?	City gas supply for 3br, 4br and PH Kitchen Hob only								
	Provision to where?	To all bathrooms only (Except WC)								
		<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>Master Bath</td> <td>40L</td> </tr> <tr> <td>Bath 1</td> <td>40L</td> </tr> <tr> <td>Bath 2</td> <td>40L</td> </tr> </tbody> </table>	Unit Type	Capacity	Master Bath	40L	Bath 1	40L	Bath 2	40L
Unit Type	Capacity									
Master Bath	40L									
Bath 1	40L									
Bath 2	40L									

Hot Water Supply	Capacity?	Bath 3	40L
		Junior Master Bath	40L
		PH Master Bath	80L
		PH Jr Master Bath	40L
		PH Common Bath	40L
Water Heater	Gas or electric?	Electric	
Hair Dryer & Shaver point	Provided?	No	
Telephone point	Where?	Living Room/ All Bedrooms	
TV point	Where?	Living Room/ All Bedrooms	
Security Features	At ground flr lift lobby & Basement?	Yes, secured access to all lift lobbies	
Fibre Optic	Is fibre optic ready?	Yes	
Letter Box	Location?	Basement 1	
Water Tank	Where? Roof or basement?	Roof	
Electrical sub-station	Where?	Along Stirling Road, in front of Block 25	
Bin Centre	Where? Basement or Ground level?	Basement 1, Near Block 25	
Boundary Fence	What is the height? Wall or fence?	1800mm	
	What are the setback distances?	About 40m from Angora Close	
Window	Do the units have sunscreen?	No.	
	Can sunscreen be installed?	No.	
	Double glazing?	No.	
	Casement/Sliding?	All Alum Framed Glass sliding doors to Living Room. Alum Framed Glass sliding doors to Dining Room, Master Bedroom, Bedroom (as applicable) All Casement windows to Bedrooms, Kitchen, Store (as applicable) Top Hung windows to WC only.	
	Is window glass panels tinted?	Yes.	
BBQ Pits	How many and where?	3. 1 near Block 21, 2 near Block 25.	
	Sink and tap point provided?	Yes	
Side entrance	Any?	Yes. 1	
Lap Pool	Depth	1.2m	
	Sizes	30m & 50m (240 sqm & 830 sqm)	
	No of lanes	NA	
Aqua Gym	Depth	0.9m	
	Size	150 sqm	
Children's water play pool	Depth	0.5m	
	Size	80 sqm	
Children's Playground	Estimated size	135 sqm	
Combined units	Possible?	No.	
Access to units	Main door access to units by key or card?	Digital Lock (By Card, Key and Pin)	
Access to Common Facilities	Can residents have direct access to poolside from 1st storey lift lobbies?	Yes.	
Lifts	How fast do the lifts travel?	3m/s for residential towers; 1m/s for common lifts	
	How many lifts per lobby in tower blocks?	6	
	Are the lift lobbies air-conditioned?	Only Basement and 1 st Storey lobbies.	
	Height of 1st storey lift lobby?	4.5m	
Distance to nearest MRT station	What is the distance to nearest MRT station?	Queenstown	
Handicapped friendly features	Is the development handicapped friendly?	Yes.	
Carpark	Can request for more than 1 allocated lot?	No.	
	Carpark lot size	2400mm x 4800mm	
Bomb Shelter	Location?	NA. Staircase Shelter	
Pinnacle units	Any special features?	NA.	
Level of Land	Land is elevated from main road, what is height increased?	Yes. Varies.	

Green technology	Any green technology in this development?	No
Showflat units	Which type?	2br- P2 , 3br-P, 4Br
Bicycle Bay	Is the bicycle bay shared?	Yes.
	How many lots are provided?	210
Overall Architecture/Lifestyle Concept	Modern, Contemporary.	

Recreational Facilities/Unique Features	At 1st Storey	42. Gym
	1. Stargazing Lawn	43. Water Lounges
	2. Aroma Garden	44. Forest Path
	3. Fern Grove	45. 50m Lap Pool
	4. Trekking Hill	46. Tennis Court
	5. Reading Deck	47. Childcare Centre Playground (exclusive to Childcare Centre use only)
	6. BBQ Pavilion	48. Hanging Pavilion
	7. Flora Terrace	49. Reflective Stream
	8. Putting Green	50. Waterfall Pavilion
	9. Fitness Pavilion	51. Hammock Lawn
	10. Forest Trail	52. Tea Courtyard Lawn
	11. Bubbling Stream	53. Tropical Pavilion
	12. Yoga Pavilion	54. Cascading Stream
	13. Yoga Lawn	55. Tropical Pod
	14. Toddlers Playground	56. Meditation Park
	15. Forest Fitness Lawn	57. Water Feature Wall
	16. Foot Reflexology	58. Canopy Walk
	17. Meditation Deck	59. Massage Pavilion
	18. Forest Pod	60. Green Lounger
	19. Mist Garden	61. Spa Seat
	20. Adventure Playground	62. Aqua Gym
	21. Kids Pool	63. Spa Deck
	22. Kids Water Play	64. Bubble Water push
	23. Kids Club	65. Aqua Foot Reflexology
	24. Lotus Pond	66. Sun Deck Pavilion
	25. Lily Pond	67. Lantern Pod
	26. Forest Meditation Pavilion	68. Hillside Greenery
	27. Herb Garden	69. Rain Forest Trail
	28. Taichi Lawn	70. Yellow Flame Pod
	29. Gardening Deck	
	30. Spice Garden	71. Reflection Lawn
	31. Koi Pond	72. Grill Pavilion
	32. Daybed Grove	73. Teppanyaki Grill Pavilion
	33. Waiting Lounge	74. Spa Cabana
	34. Grand Drop Off	75. Outdoor Massage
	35. Multi-Purpose Room	76. Cabana Deck
	36. Library	77. Cabana Club
	37. Pool Deck	78. 30m Pool
	38. Bubbling Corner	79. Pool Pavilion
	39. Function Room	80. Sky/Roof Terrace-
	40. Steam Room	21 STIRLING ROAD – (3rd 11th, 17th, 23rd, 29th, 35th STOREY)
	41. Spill Out Deck	23 STIRLING ROAD – (3rd 11th, 17th, 23rd, 29th, 35th STOREY)
		25 STIRLING ROAD – (3rd, 9th, 15th, 21st, 27th, 33rd STOREY)
		21 STIRLING ROAD – (40th STOREY)
		23 STIRLING ROAD – (40th STOREY)