

For internal Use only

"Does not form part of Contract"

"KOON SENG HOUSE"

89 KOON SENG ROAD SINGAPORE 427030

PROPOSED NEW ERECTION OF 1 BLOCK OF 5-STOREY RESIDENTIAL FLATS (TOTAL: 17 UNITS) WITH COMMUNAL ROOF TERRACE, CAR PARK & POOL ON LOT 05894M MK 26 AT 87, 89 KOON SENG ROAD (GEYLANG PLANNING AREA)

Project Summary

Developer MEQUITY K PTE LTD

Legal Description LOT 05894M MK 26 at KOON SENG ROAD

Description Nett Site Area – approx 1,227.13 sqm
18 car park lots (including 1 no of Handicap Lot)

Roof Terrace:

Pool - approx. 80 sqm , approx 22m length including lounge area

Pool Deck, Seating Area, BBQ Area, Outdoor Shower Area, Roof Terrace, Play Area

2nd Storey:

Outdoor Terrace

1st Storey:

Reading Room

1st storey unit ceiling height (#01-01)

- Approx. 3.9m (Living/Dining/Bedroom) and 2.8m (rest of areas)
- Localised areas in L/D/BD at 2.8m

2nd storey to 5th storey (#05-02 and #05-03) ceiling height

- Approx. 2.8m (Living/Dining/HS/Bedroom) and 2.4m (rest of areas)
- Localised areas in L/D/BD at 2.4m

5th storey (#05-01 and #05-04) ceiling height

- Approx. 3.6m (Living/Dining/Bedroom) and 2.8m(rest of areas)
- Localised areas in L/D/BD at 2.8m

Wardrobes :

Wardrobe provided in all Bedrooms. Dry rack and open concept vanity provided for Master Bathroom (Unit Type B1, B2, C1, C2, C2-A)

Gas canister slider provided.

(No piped gas provided to development)

Washer/dryer standalone cabinetry provided (Unit Type A1, A1-A, B1, C1)

Legal TOP date 19 July 2027
Legal Completion 19 July 2030

Expected TOP date 1H 2027

Tenure of Land Freehold (Estate in Fee Simple)

No. & Type of Units

Type	No. of Bedroom	No. of Units	Area	
			m ²	Sq ft
A1	2 bdrm	3	73.0	786
A1-A	2 bdrm	1	73.0	786
B1 (Showunit)	3 bdrm	4	96.0	1033
B2	3 bdrm	1	108.0	1163
C1	4 bdrm	4	113.0	1216
C2	4 bdrm	3	122.0	1313
C2-A	4 bdrm	1	122.0	1313

Payment Terms Progressive

Features

- "Mitsubishi" or equivalent Air-Con
- Kitchen Cabinets, "Bosch" Gas Cooker Hob, Hood & oven, "Samsung" Fridge, "Blanco" Sink, "Hansgrohe" faucet (or equivalent brands)
- Bathroom: "Hansgrohe" faucets, "Duravit" sanitary wares. (or equivalent brands)
- Wardrobes
- Main Entrance Digital Lock
- Audio intercom to gate
- Pool, Pool Deck, Seating Area, BBQ Area, Outdoor Shower Area, Roof Terrace, Play Area, Outdoor Terrace, Reading Room

Estimated Maintenance Fee: Approx. \$480 to \$560 per month

Approvals

Building Plan Approval No. A2292-00490-2022-BP01 (22/12/2023)
A2292-00490-2022-BP02 (05/01/2024)

Developer's License No. C1464

Consultants

Architects	FARM Architects Pte Ltd
C & S Engineer	KCL Consultants Pte Ltd
M & E Engineer	Elead Associates Pte Ltd
Main Contractor	HLBC Pte Ltd
Developer's Lawyer	Dentons RODYK & Davidson LLP

Geographical Location

Approx. 350m to Joo Chiat Road. Within 1km to Tao Nan School . (for more information, refer to slide showing neighboring developments)

Booking Procedures

Booking Fees	5%. Option names cannot be added or deleted.
Next Payment	15% (8 weeks from date of option)
S&P	The Sales and Purchase Agreement has to be signed within 3 weeks from the date the Purchasers or their Solicitors receives the Agreement Package. As a guide the documents will be sent within 1 week of the option date.
Forfeiture of Booking Fee	25% of the booking fee (option fee) is forfeited if the Buyer/s do not exercise the option within the stipulated period. The Balance 75% of the booking fees will be refunded

Others

*Purchasers have to be 21 years and above.

*Foreigners eligible

*All purchaser/s must appoint a solicitor to act for them in the sale and purchase of their unit. Usually the bank which is providing the end financing will recommend one of their panel of solicitors.

*The initial 5% payment to the developer is to be paid in CASH

*Purchases who are using CPF money have to be directly related i.e. Spouse children Parents Siblings