

A. General

1. Project Title: Proposed Residential Housing Development Comprising 2 Blocks Of 40-Storey Apartments (Total: 462 Units) and Rooftop Garden With 1 Basement Carpark, 2-Storey MSCP, Communal Facilities and Early Childhood Development Centre at MK03 on lot 05803T, Margaret Drive.
2. Project Company: Margaret Rise Development Pte Ltd
3. Location: 70 Margaret Drive, Singapore 149926
72 Margaret Drive, Singapore 149927
4. Lot Number: Lot 05803T MK03
5. Tenure: Leasehold (99 years lease commencing from 04/11/2024)
6. Handing Over: Anticipated Handing Over is **1 Apr 2029** (non-commitment basis)
7. Date of Handing Over of Vacant Possession under the S&P: No later than **1 Apr 2031**
8. Legal Completion: No later than **1 Apr 2034** (or 3 years after the date of delivery of vacant possession, whichever earlier)

B. Data

1. Site Area: 9,522.30 m² (or approx. 102,497 ft²)
2. Plot Ratio: 4.53 (gross)
GFA of 43,153.52 m²
(including Balcony GFA of 2,764.58 m², Indoor Recreation Spaces GFA of 394.94 m² and Early Childhood Development Centre of 500 m²)
3. Total Number of Units: 462
4. Apartment Types: Refer to table below:

UNIT TYPE	NO OF UNIT	NO OF BATH	HS	UNIT DESCRIPTION
(2)a	76	1	-	2 Bedroom
(2)b	78	2	-	2 Bedroom
(3)a	78	2	-	3 Bedroom
(3)b	39	2	-	3 Bedroom
(3)c	39	2 + WC	-	3 Bedroom + Yard
(3)d	38	2 + WC	-	3 Bedroom + Yard
(4)a	76	2 + WC	-	4 Bedroom + Yard
(4)b	38	3 + WC	-	4 Bedroom + Yard

5. Total Car Park Lots:

376 lots

Residential

- 228 basement carpark
- 142 MSCP carpark
- 3 accessible lots (basement)

Early Childhood Development Centre (ECDC)

- 2 1st storey
- 1 accessible lot (1st storey)

116 bicycle lots (basement mezzanine)

6 Building Height:

2 blocks of 40 storey residential building, 1 level of basement carpark and a 2 storey MSCP.

7. Recreational Facilities:

COMMUNAL FACILITIES

Facilities at 1st Storey

1. Arrival court
2. Garden alcove
3. Scented garden alcove
4. Tranquility patio
5. Iris lounge
6. 3 Generation Fitness Zone
7. Adult Fitness Zone
8. Recreation Plaza
9. Children's play zone, consisting of:
 - rolling lawn
 - splash pool (water surface area approx. 35 m²)
 - pool pavilion with bbq
10. Children's playground
11. Outdoor camping ground
12. Tennis court (1 no, hard court)
13. Early Childhood Development Centre, consisting of:
 - Early Childhood Development Centre
 - Playground (open to sky)
 - Drop-off
 - Carpark & accessible carpark lots (open to sky)
14. Pedestrian side gate (3 nos)
15. Guard house

Facilities at landscape deck, at 2nd storey

16. Clubhouse (2 storey), consisting of:
 - function room (2 nos)
 - library
 - reading room
 - gym
 - games room
 - lounge
 - changing room (male & female changing room, each with steam room)

- bbq terrace
17. Swimming pool zone, consisting of:
 - swimming pool (water surface area approx. 825 m²)
 - pool terrace
 - aqua deck
 - lake pool alcove
 - wading deck
 - spa seats
 18. Sun deck
 19. Tea tree grove
 20. Fern garden trail
 21. Water lily pond
 22. Rose sanctuary
 23. Picnic lawn (3 nos)
 24. Willow lane
 25. Garden gazebo
 26. Spice trail
 27. Outdoor reading alcove
 28. Tea pavilion

Ancillary Facilities at Basement:

29. Bicycle park (mezzanine level)
30. Services area, consisting of
 - a) Generator (basement)
 - b) Bin centre (basement)
 - c) Substation (basement)

Facilities at roof garden at 40th storey of Block 70

31. Outdoor reading lounge
32. Yoga lawn
33. Sunset terrace
34. Scented garden
35. Alfresco dining with bbq
36. Accessible toilet

Facilities at roof garden at 40th storey of Block 72

37. Juniper lounge
38. Hammock deck
39. Horizon terrace
40. Stargazing deck
41. Sky dining terrace with bbq
42. Accessible toilet

8. Ceiling Height:

Floor to Ceiling Height

Location	Unit Types (Estimated Ceiling Height in mm)				
	(2)a	(2)b	(3)a, (3)b	(3)c, (3)d	(4)a, (4)b
Living / Dining	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*
Kitchen	2800 & 2400*	2400	2400	2400	2400
Yard	-	-	-	2400	2400
Balcony	2950	2950	2950	2950	2950
Bedroom	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*
Bath	2425	2425	2425	2425	2425
Passageway	2400	2400	2400	2400	2400
WC	-	-	-	2425	2425
Store	-	-	-	2400	2400
AC Ledge	2950	2950	2950	2950	2950

* refer to ceiling bulkhead

9. Estimated Maintenance Fee:

See attached Annex B

10. BCA Green Mark Award

BCA Green Mark PLATINUM SUPER LOW ENERGY
(Provisional) Certification

C Finishes

1.

Description	Standard Material Provision
Living / Dining	Porcelain tile flooring with matching skirting
Kitchen	Porcelain floor & wall tiling
Bedrooms	Engineered timber floor with matching skirting
Baths	Porcelain floor & wall tiling
WC	Porcelain floor & wall tiling
Balcony / PES	Porcelain tile flooring with matching skirting
Store	Porcelain tile flooring with matching skirting

For further details, refer to attached Building Specifications.

D Wardrobe Length

Room	Approx. Dimension (mm)	Remarks
Master Bedroom	1600 (for Unit Type (2)a only)	Wardrobe cabinet with sliding doors in laminated finishes
	1600 (for Unit Types (2)b, (3)a, (3)b & (3)c)	Wardrobe cabinet with sliding doors with accessory cabinet in laminated finishes
	2200 (for Unit Types (3)d, (4)a & (4)b)	Wardrobe cabinet with swing doors in laminated finishes
Other Bedrooms	1400 (for All Unit Types)	Wardrobe cabinet with sliding doors in laminated finishes

E Kitchen Appliances & Accessories**1 Unit type (2)a & (2)b**

Kitchen Cabinet Length: 3300 - 3750mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

2 Unit type (3)a & (3)b

Kitchen Cabinet Length: 3700 - 4800mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

3 Unit type (3)c

Kitchen Cabinet Length: 4500mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

4 Unit type (3)d

Kitchen Cabinet Length: 6200mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet

5 Unit types (4)a & (4)b

Kitchen Cabinet Length: 6000 - 6300mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet

F SECURITY SYSTEM & AUDIO TELEPHONY SYSTEM**1 General**

All residential units are provided with Audio / Video telephony system comprises the Visitor Call Panels (VCP) installed outside the common lift lobbies at the basement and 1st storey. The VCP, which is to be connected to Purchaser's personal / home telephony devices such as phones / tablets (with call function) with a registered number(s), allows communication between:

- (i) the Purchaser and a party at the VCP; and
- (ii) a party at the VCP and Guard House.

All residential units are provided with access cards to access the following operations:-

- (i) Lift Lobby Entrances
- (ii) Pedestrian Side Gates
- (iii) Communal Facilities such as Gym Room, Function Rooms, Tennis Court, etc

2. Car park

Automatic car barrier with car plate recognition system for the residents.

G REFUSE COLLECTION

- 1 All units are provided with common general waste and recyclables refuse hopper located within common corridors at all residential levels.
- 2 The conveyance and collection of the refuse shall be carried out by automated pneumatic waste conveyance system located at the bin centre.

H CONSULTANTS

Architect	ADDP Architects LLP
Interior Designer	AXIS.ID Pte Ltd
Landscape Designer	Coen Design International
C&S Consultant	KCL Consultants Pte Ltd
M&E Consultant	United Project Consultants Pte Ltd
Quantity Surveyor	Asia Infrastructure Solutions Singapore Pte Ltd
Main Contractor	Lian Beng Construction (1988) Pte Ltd