



THE LANDMARK

PROJECT FACT SHEET

Project Name:	The Landmark 鼎瑞苑
Developer:	Landmark JV Pte. Ltd. Co. Reg. No. 201824004W
Address:	173 Chin Swee Road, Singapore 169878
Tenure:	99 years leasehold w.e.f 2020 (exact date to update upon acceptance of SLA letter of offer)
Expected Notice of Possession Date:	30 March 2025
Expected Legal Completion:	30 March 2028
Building Plan Approval No.:	A2458-00025-2018 BP01 dated 3 April 2020 A2458-00025-2018 BP02 dated 31 August 2020
Developer's Licence	C1352
Site Area:	Approx. 6,700 sqm Approx. 72,118 sqft (Sprawling Land Area -Approx. 0.67ha Approx. 1.3 Football Fields)
Building Coverage:	Approx. 40%
Description:	1 block of 39-storey Condominium Development comprising of Basement Carpark, Communal Facilities and Swimming Pool on Lot(s) 00269P, 00270W, 00599T & 00601N of Town Subdivision 22 at 173 Chin Swee Road 1 Residential block of 39- Storey (Full Residential)
No. of Units:	396
Car park Facility:	Basement car park lots – 315 Open-to-sky surface carpark lots - 2 Accessible lots - 4
Project Team	
Architect	Swan & Maclaren Group Pte Ltd
Landscape Architect	Swan & Maclaren Group Pte Ltd
Electrical & Mechanical Engineer	United Project Consultants Pte Ltd
Structural Engineer	KTP Consultants Pte Ltd

BANK DETAILS:

Project Account No	UOB Ltd for Project A/C NO. 4513108294 of Landmark JV Pte Ltd
Swift Code/ BIC	UOVBSGSG
Bank Code	7375
Branch Code	001

SOLICITOR DETAILS:

Solicitor	Address
Rajah & Tann Singapore LLP	9 Straits View #06-07 Marina One West Tower, Singapore 018937

SHOW UNIT TYPE REPRESENTED IN SHOW FLAT:

Unit Type	Bedroom Type	Area (sqm)	Area (sqft)
A1	1 Bedder	48	517
B3	2 Bedder	63	678
C2	3 Bedder	106	1141

Note:

Ceiling Height of Show Units for Living/ Dining/ Study/ Bedrooms is ± 2.90 metres. Actual Ceiling Height of Living/ Dining/ Study/ Bedrooms is ± 2.90 metres.

Localized bulkheads at ± 2.40 m and/or ± 2.40 m where applicable

60 Exciting Private Condominium Facilities

LEVEL BASEMENT 1

S/N	Facilities	Quantity
1	Rear Gate	1
2	Bin Centre	1
3	ESS	1

LEVEL 1

S/N	Facilities	Quantity
4	Guard House	1
5	Side Gate to Park	2
6	Water Feature	1
7	Reflective Pools	2
8	Welcome Atrium	1
9	Management Office	1
10	Fire Command Centre	1
11	BBQ Gourmet Pavilion	1
12	Ramp to Basement Carpark	1
13	Cycling Track	1
14	Tranquil Pavilion	1
15	Kids Wonderland	1
16	Foot-Reflexo Trail	1
17	Relaxation Patio	1
18	Repose Patio	1
19	Jogging Track	1
20	Genset	1

LEVEL 2

S/N	Facilities	Quantity
21	50-Metre Infinity Pool	1
22	Aqua Lounge	4
23	Sun Deck Cabanas	6
24	Evergreen Verandah	1
25	Aqua Sport	1
26	Landmark Club	1
27	Changing Rooms	1
28	Tranquil Lounge	1
29	Children's Waterpark	1
30	Paddling Pool	1
31	Foliage Piazza	1
32	Frondere Walk	1
33	The Solitude	1

60 Exciting Private Condominium Facilities

LEVEL 14

S/N	Facilities	Quantity
34	Jacuzzi Aqua Spa	1
35	Pearl's Hill Deck	1
36	Heritage View Deck	1
37	Canopy View Cabanas	1
38	Vitality Patio	1
39	Pilates Terrace	1
40	Alfresco Fitness	1
41	Sky Gymnasium	1
42	Dynamic Alcove	1
43	Steam Rooms	1
44	Changing Room	1
45	Siesta Alcove	1
46	Rejuvenation Deck	1

LEVEL 34

Item	Facilities	Quantity
47	Therapeutic Garden	1
48	Equinox Bay Garden	1
49	Verdure Terraces	1
50	City Skyline Portico	1
51	Sea Horizon Portico	1
52	The	1
53	Du Vin	1
54	Changing Room	1
55	Caffe	1
56	The Bistro	1
57	The Hashery	1
58	The Dinette (Sky Lounge)	1

ROOF

S/N	Facilities	Quantity
59	The Verandah	1
60	Pinnacle View	1

UNIT TYPE:

Unit Types		No. of Units	Typical Unit Size (sqm)	Typical Unit Size (sqft)	Share Value	Estimated Monthly MF*
A1	1-Bedroom	36	46 ~ 48	495 ~ 517	5	\$330
A2		36			5	\$330
A3		36			5	\$330
A4		36			5	\$330
B1	2-Bedroom	36	63 ~ 71	678 ~ 764	6	\$396
B2		36			6	\$396
B3		36			6	\$396
B4		36			6	\$396
B5		36			6	\$396
C1	3-Bedroom	36	100 ~ 106	1076 ~ 1141	6	\$396
C2		36			7	\$462

*Subject to authorities' approval

NO. OF UNITS PER FLOOR

Block	Units Per Floor	No. of Lift
1	11	5 common lifts 2 private lifts serving 3 Bedder Units

CEILING HEIGHT SCHEDULE

ROOM	UNIT TYPE		
	1	2	3
Living, Dining, Balcony, Master Bedroom and Bedroom	2900	2900	2900
Bathroom	2400	2400	2400
Kitchen	2400	2400	2400
Hallway to Bedroom	2400	2400	2400

General Notes:

Ceiling Height is measured from finish floor level to underside of slab/ false ceiling, where applicable (in metres)

Localized bulkheads at 2.4m and/or 2.3m where applicable

The floor-to-ceiling height set out above is estimates. Construction tolerance to be expected.

Ceiling height of Units and/or areas will be reduced in the event acoustical measures are required by the relevant authorities.

ADDITIONAL INFORMATION:

No.	Subject	Details
1	PBU	80%
2	Toilet Ventilation	Natural Ventilation + Mechanical Ventilation
3	Lobby	Air-conditioned Lift Lobbies at Basement 1 to 3 Air-conditioned Lift Lobbies at Level 1 Letterbox located outside Basement 1 lift lobby
4	Washing Bays	2 washing bays
5	Electric Car Charging Lots	2 charging lots
6	Bicycle Bay	60 bicycle lots
7	Car Park Lots	Basement car park lots – 315 Open-to-sky surface carpark lots – 2 Accessible lots – 4 Carpark Lots are non-designated
8	Carpark Headroom	Carpark Driveway: 2.2m Carpark Lots: 2.0m
9	Security System	Lobbies at Basement 1 to 3 and Level 1 are secured Audio/Video Visitors' Call Panels (VCP) are located outside each lift lobby (B1 and L1) for secured access. Security card access is required for Basements Carparks and Level 1, 2, 14 and 34 lift lobbies for access to side gates, facilities. CCTV will be installed at selected areas at the common area.

No.	Subject	Details
10	Drop-off Point	There are 1 Drop-Off Point. Arrival – Along Chin Swee Road
11	Vehicular Entrances	Main – Chin Swee Road (ingress and egress)
12	Side Gate	3 Pedestrian Side Gates Side gates access only via card access for residents only Visitor Management System - QR code reader or Onetime pin code reader
13	Bomb Shelter	Staircase Shelter
14	Water Tank	Basement and Roof level
15	MDF Room	There are 1 MDF room located at Basement 1
16	Boundary	1.8m high boundary walls at selected areas Fencing with Kerb and terracing planter / wall / fencing at selected areas
17	Balcony Information	Material of balcony railings: Stainless Steel with glass Height of railing from balcony railing kerb: 1000mm 1 no. of weatherproof Power point provided at the balcony No Water Point provided in balcony Scupper drain is provided where appropriate Are residents allowed to install a ceiling fan in the balcony? Yes Are residents allowed to install invisible grill in the balcony? Yes. Application is subject to approval by the MCST Management upon TOP Are residents allowed to install balcony screen? Residents may enclose the balcony with the approved balcony screen (refer to illustration in brochure). The cost of screen and installation shall be borne by the residents.
18	Wardrobe	Please note that the Wardrobe Height for is approx. 2.4m.

No.	Subject	Details
19	Kitchen Appliances	Miele (Brand) electric cooker hob with cooker hood to Kitchen of 1 & 2 Bedder Units. Miele (Brand) electric cooker hob with cooker hood to Kitchen of 3 Bedder Units. Miele (Brand) built-in Oven Miele (Brand) Washer cum Dryer Miele (Brand) Fridge
20	Sanitary Fittings (Exclude W.C.)	Gessi (Brand) shower mixer Gessi (Brand) tap
21	Water Heater Provision	All toilets shall be provided with electrical storage heater and switch.
22	Data Point	Refer to electrical schedule
23	TV Point	Refer to electrical schedule
24	Lighting Point	Refer to electrical schedule Light fittings are not provided
25	Air - Conditioning	Single / Multi-Split Air-Conditioning system with exposed wall mounted fan coil unit provided to Living, Dining and Bedroom where applicable. Brand of Air-Conditioning System to be confirm. Quality and reputable brand shall be provided. Refer to Air-Conditioning schedule
26	Smart Community	Digital lockset to Main Door Facilities access card Visitor management system
27	Refuse System	Refuse hopper located at common lobby
28	Infrastructure	Provision of Fibre Optics Terminal Point (FTP) within the unit Residents to subscribe to an individual Service Provider at their own cost Wi-Fi provision at selected areas of Clubhouse

No.	Subject	Details
29	Clubhouse	Located at Level 2 next to 50m Lap Pool.
30	Gymnasium	24hrs Gymnasium (subject to MCST Management
31	Pool / Waterbody	Lap Pool – Approx. 50m Spa Pool (L14) – Approx. 22 m Aqua Gym Pool – Approx. 1 number Kids' Pool – Approx. 1 number Jacuzzi Alcove – Approx. 4 numbers.

AIR CON SCHEDULE

Item	1 Bedroom	2 Bedroom	3 Bedroom	3 Bedroom + Study
	A1, A2, A3, A4	B1, B2, B3, B4, B5	C1	C2
Living	1	1	1	1
Dining	1	1	1	1
Master Bedroom	1	1	1	1
Common Bedroom	-	1	2	2
Study	-	-	-	1

ELECTRICAL SCHEDULE

Item	Electrical Accessories Provision			
	1 Bedroom	2 Bedroom	3 Bedroom	3 Bedroom + Study
	A1, A2, A3, A4	B1, B2, B3, B4, B5	C1	C2
Lighting Point	6	8	13	15
Power Point	7	10	15	17

ELECTRICAL SCHEDULE

Item	Electrical Accessories Provision			
	1 Bedroom A1, A2, A3, A4	2 Bedroom B1, B2, B3, B4, B5	3 Bedroom C1	3 Bedroom + Study C2
TV Point	2	3	4	4
Data / Tel Point	2	3	4	4
Bell Point	1	1	1	1
Intercom Point	1	1	1	1
Fridge Point	1	1	2	2
Washer Cum Dryer Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Gas Hob Point	-	-	1	1
Induction Hob Point	1	1	1	1
Oven Cum Microwave Point	1	1	-	-
Oven Point	-	-	1	1
Steam Oven Point	-	-	1	1
Wine Chiller Point	-	-	1	1
Gas Heater Point	1	1	1	1
Aircon Isolator	1	1	2	2

NOTE: 1) ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION.

PROJECT FACTSHEET 2

ADDITIONAL LAND SPECIFICATIONS:

Site Area:	Approx. 6,700 sqm Approx. 72,118 sqft
	(Sprawling Land Area -Approx. 0.67ha Approx. 1.3 Football Fields)
Plot Ratio	4.25 (gross)

ESTIMATED INTERNAL UNIT AREAS:

Unit Types		Ent+Kit + Din +Liv Room	Master Bedroom	Room 1	Room 2	Ent + Kit	Liv + Din	Master Toilet	Common Toilet
		SQM							
A1	1-Bedroom	~26sqm	~8sqm					~6sqm	
A2		~24sqm	~8sqm					~6sqm	
A3		~24sqm	~8sqm					~6sqm	
A4		~24sqm	~8sqm					~6sqm	
B1	2-Bedroom	~28sqm	~10sqm	~8sqm				~5sqm	~4sqm
B2		~26sqm	~11sqm	~8sqm				~5sqm	~4sqm
B3		~26sqm	~11sqm	~8sqm				~5sqm	~4sqm
B4		~34sqm	~11sqm	~9sqm				~5sqm	~4sqm
B5		~33sqm	~11sqm	~9sqm				~5sqm	~4sqm
C1	3-Bedroom		~12sqm	~9sqm	~9sqm	~9sqm	~21sqm	~6sqm	~4sqm
C2			~12sqm	~8sqm	~8sqm	~13sqm	~23sqm	~5sqm	~5sqm

ADDITIONAL INFORMATION:

No.	Subject	Details
1	Balcony Information	Balcony Slide and Fold Doors. The cost of screen and installation shall be borne by the residents.
2	Wardrobe	Height in Bedroom: ~2.7m Material of Wardrobe (sliding doors and finishes): Timber Wardrobe with glass sliding door Are the lights in the wardrobe provided? Yes
3	Floor Material in Living / Dining	<p>i. For unit types (1 and 2-bedder) from Level 2-38 only Porcelain Tile</p> <p>ii. For unit types (1 and 2-bedder) on Level 39 only Marble Slab</p> <p>iii. For unit type (3-bedder) on all levels Marble Slab</p>
4	Floor Material in Kitchen	<p>i. For unit types (1 and 2-bedder) from Level 2-38 only Porcelain Tile</p> <p>ii. For unit types (1 and 2-bedder) on Level 39 only Marble Slab</p> <p>iii. For unit type (3-bedder) on all levels Marble Slab</p>
5	Floor Material in Bedrooms	Engineered timber strip



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6	Floor and Wall Materials in Bathrooms	
	i. For unit types (1), (2) from Level 2-38 only	Porcelain Tile
	ii. For unit types (1), (2) on Level 39 and unit type (3) on all levels only	Marble Slab
7	Materials of Door and Door Frames	Laminated timber door panel and timber door frame
8	Material of Floor and Railing for Balcony	Aluminum framed glass railing
9	Sanitary Fittings (Exclude W.C.)	Brand for WC: Duravit Bathrooms with bidet: Master Bedrooms with Sensowash Slim
10	Refuse System	Type of refuse system: Compactor system
11	Clubhouse	Area: Approx. 32 sqm
12	Gymnasium	Area: Approx. 51 sqm Height: Approx. 5 m
13	Locking System for Private Lift to 3 bedders	Any lock on the glass sliding door upon entering the 3 bedder unit? Yes
14	Additional Measurements:	
	i. Distance between opposite-facing units	8 m
	Setback from infinity pool to main road	Range from 10 m to 18 m