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Do not form part of Contract

“Hill House”

11 Institution Hill, Singapore 239666

PROPOSED ERECTION OF A BLOCK OF 10 STOREY RESIDENTIAL FLATS (TOTAL 72 UNITS) WITH SURFACE & BASEMENT CAR PARKS, PROVISION OF A SWIMMING POOL AT ROOF TERRACE AND COMMON FACILITIES AT 2ND STOREY SKY TERRACE ON LOT 99458P, 99470L & 99474V TS 21 AT INSTITUTION HILL (RIVER VALLEY PLANNING AREA)

Project Summary

Developer	Mequity Hills Pte. Ltd
Legal Description	LOT 99458P, 99470L & 99474V TS 21 AT INSTITUTION HILL (RIVER VALLEY PLANNING AREA)
Description	<p>Site Area –1,328.50 sqm Total car park lot: 58 lots + 2 accessible lots of which: 7 surface car parking lots at 1st storey 53 lots basement car parking lots</p> <p>Facilities:</p> <p>1st Storey</p> <ul style="list-style-type: none">(a) Pet Corner(b) Bicycle Lots (12 lots) <p>2nd Storey Sky Terrace</p> <ul style="list-style-type: none">(a) Gym/ Function Room(b) Communal Dining(c) Children Playground(d) Social Corner(e) Hammock Garden(f) Communal Study Terrace(g) Zen Garden(h) Viewing Alcove <p>Roof Terrace</p> <ul style="list-style-type: none">(a) Swimming Pool(b) Pool Deck(c) Wet Sun Deck(d) Communal Water Pavilions(e) Communal Pavilion(f) Herb Garden(g) BBQ Pit(h) Green Pods(i) Water Pods(j) Teepee Garden Oasis(k) Outdoor Shower <p>3nd to 10th storey units ceiling height – approx. 2.8 m with localized areas 2.4m Bathroom ceiling height – approx 2.4 m</p>

Wardrobes:
Wardrobe provided in all Bedrooms.

Expected date of Vacant Possession 17 August 2026
Expected date of Legal Completion 17 August 2029

Expected TOP date 3Q 2026

Tenure of Land Leasehold – 999 years from 1 July 1841

No. & Type of Units

Type	No. of Bedroom	No. of Units	Area	
			m ²	sq ft
A1	1 Bedroom	8	40	431
A2	1 Bedroom	16	40	431
A3	1+1 Bedroom	16	42	452
B1	2 Bedroom	8	58	624
B2	2 Bedroom	8	58	624
B3	2 Bedroom	8	58	624
C1	3 Bedroom	8	70	753

Payment Terms

Progressive

Features

- “Daikin” Air-Con
- Kitchen Cabinets, “De Dietrich” Gas Hob, Cooker Hood
- “De Dietrich” Oven for Unit Type A, “Vzug” Oven for Unit Type B & C
- Kitchen, “Franke” faucets & mixer
- “Gessi” Shower mixer, Rain Shower/ Handheld shower set and Mixer
- “Gomgo” Toilet paper holder, Towel rail and Robe hook
- “Laufen” WC, Under counter basin
- “Geberit” Flush plate
- “Hager” Electrical switches and power socket outlets
- Wardrobes
- Audio intercom to gate

Estimated Maintenance Fee: MH to confirm

Approvals

Building Plan Approval No. A1404-00493-2021-BP01

Developer’s License No. C1442

Project Account Hong Leong Finance Limited for Project Account
No. 101-3003921-4 of Mequity Hills Pte Ltd

Consultants

Architects	JGP Architecture (S) Pte Ltd
C & S Engineer	KCL Consultants Pte Ltd
M & E Engineer	Elead Associates Pte Ltd
Main Contractor	Not yet awarded
Developer's Lawyer	Dentons Rodyk & Davidson LLP

Geographical Location

Approx. 12 Mins of walk from Fort Canning & Somerset MRT station and approx. 8 Mins drive to CBD.

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 Sibling.