FACTSHEET
For internal circulation only.
Does not form part of the contract

THOMSON RESERVE

Development Details

Project Name	:	Thomson Reserve
Developer	:	Tamarind Development Pte. Ltd. (Joint Venture by CapitaLand Development Pte. Ltd., UOL Group Limited & Singapore Land Group Limited)
Address	:	1 Bright Hill Drive Singapore 579580 3 Bright Hill Drive Singapore 579587 5 Bright Hill Drive Singapore 579594 7 Bright Hill Drive Singapore 579599 9 Bright Hill Drive Singapore 579600 11 Bright Hill Drive Singapore 579608 11 Bright Hill Drive #01-46 Singapore 579608 (MA office)
Land Tenure	:	99 Years commencing from 14 July 2026
District	:	20
Total Numbers of Units	:	1,268 units
Expected Date of NOVP	:	28 Feb 2031
Expected Date of Legal Completion	:	28 Feb 2034
Site Area	:	51,567 sqm
Gross Plot Ratio	:	2.1
Project Description	:	Proposed Flat Development Comprising of 2 Blocks of 30-Storey and 4 Blocks of 21-Storey Residential Building (Total 1268 Units) with 1 Basement Carpark, 1-Storey Carpark, Swimming Pool, Clubhouse and Communal Facilities on Lot MK18-12504K and MK18-09176M-PT, at Bright Hill Drive
Carpark Lots	:	1,021 residential car park lots (including of 31 EV lots and 7 accessible car park lots)
Project Account Details	:	**UOB LTD FOR PROJECT A/C 762-333-930-4 OF TAMARIND DEVELOPMENT PTE. LTD.** **TT Details** Bank Name: United Overseas Bank Limited Address: 80 Raffles Place, UOB Plaza 1, Singapore 048624 Account Name: TAMARIND DEVELOPMENT PTE. LTD. – PROJECT ACCOUNT Bank Code: 7375 Branch Code: 001 Account No.: 762-333-930-4 Swift Code: UOVBSGSG

Consultant Team

Architect	:	P&T Consultants
Landscape Architect	:	Eco Plan Asia Pte. Ltd.
Project Interior Design	:	2nd Edition Pte. Ltd.
Main Contractor	:	Lian Beng Construction
Quantity Surveyor	:	Rider Levett Bucknall Consultancy Pte. Ltd.

Conveyancing Solicitors

Dentons Rodyk & Davidson LLP 80 Raffles Place #33-00 UOB Plaza 1, Singapore 048624	Blk 1, 3, 9 & 11
Allen & Gledhill LLP One Marina Boulevard #28-00 Singapore 018989	Blk 5
Drew & Napier LLC 10 Collyer Quay #10-01 Ocean Financial Centre, Singapore 049315	Blk 7

Show Gallery and Show Units ID team

2-Bedroom Premium + Study Type BPS1, 68sqm/ 732 sqft Classic Collection	Chalked
3-Bedroom Premium Type CP1, 98 sqm/ 1,055 sqft Classic Collection	2nd Edition
4-Bedroom Premium (with Private Lift) Type DP1 (L), 127 sqm/ 1,367 sqft Luxury Collection	Superfat Designs
5-Bedroom Suite (with Private Lift) Type E1 (L), 168 sqm/ 1,808 sqft Luxury Collection	SUJONOHUN

Unit Mix & Share Value

Bedroom Type	Unit Type	No. of Units	Area (sqm)	Area (sqft)	Share Value	Estimated MF ($65/share)
2-Bedroom	B1, B1p, B2, B2p, B3, B3p.	100	55	592	6	$390
2-Bedroom Premium	BP1, BP1p, BP2, BP2p, BP2 (L), BP2p (L), BP3, BP3p, BP3 (L), BP4, BP4p, BP5, BP5p, BP6 (L), BP6p (L), BP7 (L), BP7p (L), BP8, BP8p, BP9, BP9p.	416	63	678	6	$390
2-Bedroom Premium + Study	BPS1, BPS1p, BPS2 (L), BPS2p (L), BPS3 (L), BPS3p (L).	120	68	732	6	$390
	BPS4, BPS4p, BPS4 (L), BPS4p (L),	80	72	775	6	$390
3-Bedroom	C1, C1p, C2, C2p, C3 (L), C3p (L), C4, C4p, C5 (L), C5p (L).	120	88	947	6	$390
3-Bedroom Premium	CP1, CP1p, CP2, CP2p, CP3, CP3p, CP4, CP4p, CP5, CP5p, CP6, CP6p, CP7 (L), CP7p (L).	170	98	1055	6	$390
3-Bedroom Premium + Study	CPS1, CPS1p, CPS2, CPS2p.	60	107	1152	7	$455
4-Bedroom	D1, D1p, D2, D2p, D3, D3p, D4 (L), D4p (L).	90	115	1238	7	$455
4-Bedroom Premium (with Private Lift)	DP1 (L), DP2 (L).	56	127	1367	7	$455
4-Bedroom Premium + Study (with Private Lift)	DPS1 (L).	28	138	1485	7	$455
5-Bedroom Suite (with Private Lift)	E1 (L).	28	168	1808	8	$520

Finishes Schedule

Classic Collection

Bedroom Type	Location	Finishing
2-Bedroom (Type B1, B2, B3) **2-Bedroom Premium** (Type BP1, BP2, BP3, BP4, BP5, BP8, BP9) **2-Bedroom Premium + Study** (Type BPS1, BPS4) **3-Bedroom** (Type C1, C2, C4) **3-Bedroom Premium** (Type CP1, CP2, CP3, CP4, CP5, CP6) **3-Bedroom Premium + Study** (Type CPS1, CPS2)	Living/ Dining Kitchen (Type B, BP & BPS)	Floor: Tiles - 600 x 1200mm
	Kitchen (Type C, CP & CPS)	Floor: Tiles - 600 x 600mm Kitchen Top & Backsplash: Sintered Stone Kitchen Cabinet: Laminate and/ or Reed Glass with lighting
	Master Bedroom, Bedroom & Study (Type BPS & CPS)	Floor: Vinyl - 1220 x 180mm
	Master Bathroom & Bathroom	Floor: Tiles - 300 x 600mm Wall: Tiles - 600 x 1200mm
	Yard & HS (Type CP & CPS)	Floor: Tiles - 600 x 600mm Wall: Tiles - 600 x 1200mm (where applicable)
	WC (Type CP & CPS)	Floor: Tiles - 300 x 600mm
	Balcony	Floor: Tiles - 150 x 900mm

Bedroom Type	Location	Finishing
4-Bedroom (Type D1, D2, D3)	Living/ Dining	Floor: Marble 600 x 600mm
	Kitchen	Floor: Tile 600 x 600mm Kitchen Top & Backsplash: Sintered Stone Kitchen Cabinet: Laminate and/ or Reed Glass
	Master Bedroom & Bedroom	Floor: Solid Timber Oak 300 – 1200mm (L) x 70mm
	Master Bathroom & Bathroom	Floor: Tiles - 300 x 600mm Wall: Tiles - 600 x 1200mm
	Yard & HS	Floor: Tiles - 600 x 600mm Wall: Tiles - 600 x 1200mm (where applicable)
	WC	Tiles: 300 x 600mm
	Balcony	Floor: Tiles - 150 x 900mm

Finishes Schedule

Luxury Collection

Bedroom Type	Location	Finishing
2-Bedroom Premium (Type BP2 (L), BP3 (L), BP6 (L), BP7(L)) **2-Bedroom Premium + Study** (Type BPS2 (L), BPS3 (L), BPS4(L)) **3-Bedroom** (Type C3 (L), C5 (L)) **3-Bedroom Premium** (Type CP7(L))	Living/ Dining	Floor: Marble – 600 x 600mm
	Kitchen	Floor: Tiles - 600 x 600mm Kitchen Top & Backsplash: Sintered Stone Kitchen Cabinet: Laminate and/ or Reed Glass
	Master Bedroom, Bedroom & Study (Type BPS only)	Floor: Solid Timber Oak 300 – 1200mm (L) x 70mm
	Master Bathroom & Bathroom	Floor: Tiles - 300 x 600mm Wall: Tiles - 600 x 1200mm
	Yard, HS & WC	Floor: Tiles - 600 x 600mm Wall: Tiles - 600 x 1200mm (where applicable)
	WC	Floor: Tiles - 300 x 600mm
	Balcony	Floor: Tiles - 150 x 900mm

Bedroom Type	Location	Finishing
4-Bedroom (Type D4(L)) **4-Bedroom Premium** **(with Private Lift)** (Type DP1 (L), DP2 (L)) **4-Bedroom Premium +Study** **(with Private Lift)** (Type DPS1 (L)) **5-Bedroom Suite** **(with Private Lift)** (Type E1)	Private Lift Lobby, Living/ Dining	Floor: Marble 900 x 900mm
	Kitchen	Floor: Tiles - 600 x 600mm Kitchen Top & Backsplash: Sintered Stone Kitchen Cabinet: Laminate and/ or Aluminium Strip Glass Island Top: Natural Stone Island Cabinet: Laminate and/ or Aluminium Strip Glass
	Master Bedroom, Walk-in Wardrobe, Bedroom	Floor: Solid Timber Oak 300 – 1200mm (L) x 70mm
	Master Bathroom	Floor: Tiles - 300 x 600mm Feature wall: Natural Stone - 600 x 600mm General wall: Tiles - 600 x 1200mm * With bronze fittings
	Bathroom	Floor: Tiles - 300 x 600mm Feature wall: Tiles - 600 x 1200mm General wall: Tiles - 600 x 1200mm *With bronze fittings
	Yard, HS & Store	Floor: Tiles - 600 x 600mm Wall: Tiles - 600 x 1200mm (where applicable)
	WC	Floor: Tiles - 300 x 600mm
	Balcony	Floor: Tiles - 150 x 900mm

Private & Confidential
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Appliances

Classic Collection

Kitchen Appliances	Brand	2BR 2BRP 2BRP+S	3BR 3BRP 3BRP+S	4BR
Hood	Smeg	✓	✓	✓
Induction Hob (2 zones)	Smeg	✓		
Gas Hob (3 zones)	Smeg		✓	✓
Built-in Oven	Smeg	✓	✓	✓
Free Standing Fridge Freezer (60cm)	Smeg	✓		
Free Standing Fridge Freezer (70cm)	Smeg		✓	
Free Standing Fridge Freezer (90cm)	Smeg			✓
Washer cum Dryer	Smeg	✓	✓	
Freestanding Washer + Dryer	Smeg			✓

Luxury Collection

Kitchen Appliances	Brand	2BR 2BRP	3BR 3BRP	4BR	4BRP 4BRP+S 5BR
Hood	Miele	✓	✓	✓	✓
Induction Hob (2 zones)	Miele	✓			
Gas Hob (3 zones)	Miele		✓		
Gas Hob (5 zones)	Miele			✓	✓
Built-in Oven	Miele	✓	✓	✓	
Combi Steam Oven	Miele				✓
Built-in Dishwasher	Miele				✓
Free Standing Fridge Freezer (60cm)	Smeg	✓			
Free Standing Fridge Freezer (70cm)	Smeg		✓		
Free Standing Fridge Freezer (90cm)	Liebherr			✓	✓
Undercounter Wine Chiller	Liebherr				✓
Washer cum Dryer	Miele	✓	✓		
Freestanding Washer + Dryer	Miele			✓	✓

Other Provision

a). Floor to Ceiling

	Ceiling Height (in m)									
	B1, B1p, B2, B2p, B3, B3p	**BP1, BP1p, BP2, BP2p, BP2 (L), BP2p (L), BP3, BP3p, BP3 (L), BP4, BP4p, BP5, BP5p BP6 (L), BP6p (L), BP7 (L), BP7p (L), BP8, BP8p BP9, BP9p**	**BPS1, BPS1p BPS2 (L), BPS2p (L) BPS3 (L), BPS3p (L) BPS4, BPS4p, BPS4 (L), BPS4p (L)**	**C1, C1p, C2, C2p, C3 (L), C3p (L), C4, C4p, C5 (L), C5p (L)**	**CP1, CP1p, CP2, CP2p, CP3, CP3p, CP4, CP4p, CP5, CP5p, CP6, CP6p, CP7 (L), CP7p (L)**	**CPS1, CPS1p, CPS2, CPS2p**	**D1, D1p, D2, D2p, D3, D3p, D4 (L), D4p (L)**	**DP1 (L), DP2 (L)**	**DPS1 (L)**	**E1 (L)**
Living	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Dining	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Master Bedroom	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Junior Master Bedroom	-	-	-	-	-	-	-	2.85	2.85	2.85
Bedroom	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Walk-in Wardrobe	-	-	-	-	-	-	-	2.40	2.40	2.40
Study	-	-	2.85	-	-	2.85	-	-	2.85	-
Private Lift Lobby	-	-	-	-	-	-	-	2.40	2.40	2.40
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Yard	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40
Master Bath	-	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.40	2.40
Junior Master Bath	-	-	-	-	-	-	-	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40
Bath	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40	2.30/ 2.40
WC	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40
Household Shelter	-	-	-	-	2.80	2.80	2.80	2.80	2.80	2.80
Store	-	-	-	2.40	2.40	2.40	2.40	-	2.40	2.40
Balcony / Private Enclosed Space	2.90	2.90*	2.90	2.90	2.90	2.90	2.90	2.90	2.70	2.70

General Notes:

* The floor to ceiling height for unit with acoustic ceiling installation is 2.7m.

i) Localised bulkhead of 2.40m applies for all Unit Types (where applicable).

ii) Floor to ceiling height - floor finish level to underside of slab/ceiling where applicable in metres.

iii) Ceiling height in Balcony / Private Enclosed Space may vary in certain areas due to the thickness of screed which will be cast to fall.

Additional Items

a) Kitchen Cabinets: Built-in high and low level kitchen cabinets complete with sintered stone worktop and back splash (where applicable)

b) i) Kitchen Appliances (Type B1, B1p, B2, B2p, B3, B3p, BP1, BP1p, BP2, BP2p, BP2 (L), BP2p (L), BP3, BP3p, BP3 (L), BP4, BP4p, BP5, BP5p, BP6 (L), BP6p (L), BP7 (L), BP7p (L), BP8, BP8p, BP9, BP9p, BPS1, BPS1p, BPS2 (L), BPS2p (L), BPS3 (L), BPS3p (L), BPS4, BPS4p, BPS4 (L), BPS4p (L)): Oven, fridge cum freezer, washer cum dryer, induction hob and cooker hood

ii) Kitchen Appliances (Type C1, C1p, C2, C2p, C3 (L), C3p (L), C4, C4p, C5 (L), C5p (L), CP1, CP1p, CP2, CP2p, CP3, CP3p, CP4, CP4p, CP5, CP5p, CP6, CP6p, CP7 (L), CP7p (L), CPS1, CPS1p, CPS2, CPS2p): Oven, fridge cum freezer, washer cum dryer, gas hob, and cooker hood

iii) Kitchen Appliances (Type D1, D1p, D2, D2p, D3, D3p, D4 (L), D4p (L)): Oven, fridge cum freezer, washer, dryer, gas hob, and cooker hood

iv) Kitchen Appliances (Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)): Combi steam oven, fridge cum freezer, washer, dryer, gas hob, cooker hood, dishwasher and wine chiller

c) Bedroom Wardrobe:

Master Bedroom (All except Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)), Junior Master Bedroom (Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)), Bedroom (All except Type E1 (L) Bedroom 5): Built-in wardrobe with sliding door with laminate and/or melamine finish

Walk-In Wardrobe (Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)): Built-in wardrobe with glass swing door with laminate and/or melamine finish

d) Air-conditioners:

i) Exposed wall-mounted air-conditioner to Living/Dining (All Except Type D1, D1p, D2, D2p, D3, D3p, D4(L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L)), Master Bedroom (Except Type D1, D1p, D2, D2p, D3, D3p, D4(L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L)) Junior Master Bedroom (Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)), Bedroom, Study (Type BPS1, BPS1p, BPS2 (L), BPS2p (L), BPS3 (L), BPS3p (L), BPS4, BPS4p, BPS4 (L), BPS4p (L), CPS1, CPS1p, CPS2, CPS2p, DPS1 (L)).

ii) Concealed ducted air-conditioner to Living/Dining (Type D1, D1p, D2, D2p, D3, D3p, D4(L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L)) and Master Bedroom (Type D1, D1p, D2, D2p, D3, D3p, D4(L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L)).

e) Smart Home Management System is provided to all apartment units, including digital lock, smart air-conditioner control and smart home hub, within the development.

f) Proximity card access system will be provided to designated lift lobbies for all blocks, Pedestrian Side Gates, and designated common areas.

Hot water system:

Hot water supply from electric storage water heater to Master Bath, Bath and Kitchen of Type B1, B1p, B2, B2p, B3, B3p, BP1, BP1p, BP2, BP2p, BP2 (L), BP2p (L), BP3, BP3p, BP3 (L), BP4, BP4p, BP5, BP5p, BP6 (L), BP6p (L), BP7 (L), BP7p (L), BP8, BP8p, BP9, BP9p, BPS1, BPS1p, BPS1p, BPS2 (L), BPS2p (L), BPS3 (L), BPS3p (L), BPS4, BPS4p, BPS4 (L), BPS4p (L).

Hot water supply from gas operated type water heater to Master Bath, Bath and Kitchen of Type C1, C1p, C2, C2p, C3 (L), C3p (L), C4, C4p, C5 (L), C5p (L), CP1, CP1p, CP2, CP2p, CP3, CP3p, CP4, CP4p, CP5, CP5p, CP6, CP6p, CP7 (L), CP7p (L), CPS1, CPS1p, CPS2, CPS2p, D1, D1p, D2, D2p, D3, D3p, D4 (L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L).

Hot water supply from gas operated type water heater to Junior Master Bath (Type DP1 (L), DP2 (L), DPS1 (L), E1 (L)).

Note: Turn-on and utilities charges shall be borne by the Purchaser.

g) Gas:

Provision of Town Gas to kitchen hobs and heaters of Type C1, C1p, C2, C2p, C3 (L), C3p (L), C4, C4p, C5 (L), C5p (L), CP1, CP1p, CP2, CP2p, CP3, CP3p, CP4, CP4p, CP5, CP5p, CP6, CP6p, CP7 (L), CP7p (L), CPS1, CPS1p, CPS2, CPS2p, D1, D1p, D2, D2p, D3, D3p, D4 (L), D4p (L), DP1 (L), DP2 (L), DPS1 (L), E1 (L).

h) Smoke detector is provided in Private Lift Lobby of Type DP1 (L), DP2 (L), DPS1 (L), E1 (L). One standalone battery-operated Home Fire Alarm Device (HFAD) is provided to each unit. HFAD is not connected to the building's fire alarm system and is a one-off provision.

i) Waste Disposal System:

Pneumatic Waste Conveyance System

j) IT Feature:

All apartment units equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.

k) Mechanical ventilation system is provided for Bathrooms / WCs which are not naturally ventilated.

FAQ

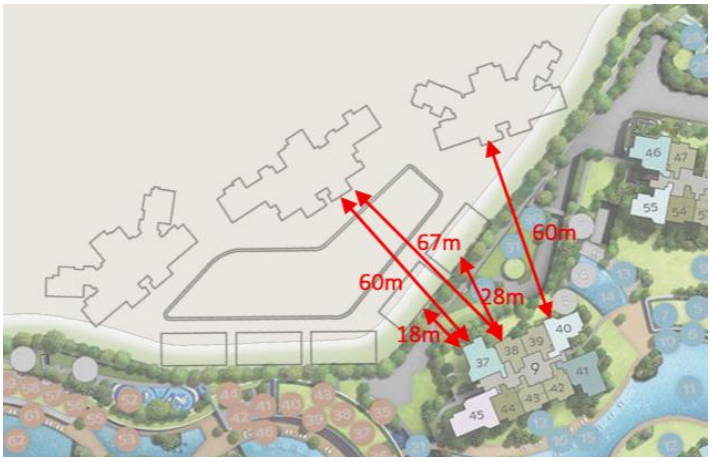
A	Development	
#	Question	Answer
1	Fibre optic ready?	Yes.
2	Wifi provided at common area?	No.
3	Where is the location of bin centre?	Basement 1
4	How many general waste and recyclable refuse hopper per floor?	1 general waste and 1 recyclable refuse
5	What waste disposal system are we using?	Pneumatic Waste Conveyance System (PWCS)
6	What is the height difference between 1st Storey landscape area and 2nd Storey landscape area?	Approx. 4.3m
7	PPVC or Cast-in-situ construction?	Cast-in-situ construction
8	How many entrance? Does both come with security service?	2 nos. of entrances Guardhouse at Bright Hill Drive Guardpost at Sin Ming Ave
B	**Landscape & Recreation Facilities**	
1	How many functions rooms? What is the estimated area?	There are **5 distinctive function rooms** in Thomson Reserve. Grand Function Room: 97 sqm Function Room 1: 41 sqm Function Room 2: 38 sqm Function Room 3: 43 sqm Function Room 4: 41 sqm Function Room 5: 41 sqm
2	What is the ceiling height, and does it come with any appliances?	Grand Clubhouse: 8.4m, induction hob with hood, oven, microwave, fridge, wine chiller Function Room 1: 3.5m, induction hob, hood, combi microwave oven, fridge Function Room 2: 3.5m, induction hob, hood, combi microwave oven, fridge Function Room 3: 3.5m, no appliances Function Room 4: 3.5m, induction hob, hood, combi microwave oven, fridge Function Room 5: 3.5m, induction hob, hood, combi microwave oven, fridge Note: All the appliances stated are subject to change without prior notice.
3	How many 50m lap pools? What is the estimated size? Equivalent to how many lanes?	Two 50 lap pools. Infinity Lap Pool – Approx. 690 sqm, depth 1.2m, equivalent to approx. 8 lanes Canopy Lap Pool – Approx. 700sqm, depth 1.2m, equivalent to 5 lanes

4	What is the estimated size of Island Pool?	Island Pool- Approx. 1,730sqm, depth 1.2m
5	What is the combined length of Infinity Lap Pool and Island Pool?	Approx. 130m length
6	What is the estimated size of leisure pool?	Leisure Pool –1,025sqm, depth 1.2m
7	What is the estimated size of the Kid's Pool?	260 sqm, depth 0.5m
8	What is the estimated size of Social Lounge 1 and 2?	30 sqm for both Social Lounges
9	What is the estimated size and ceiling height of Entertainment Room 1 & 2?	Entertainment Room 1: 21 sqm, CH: 3.5m Entertainment Room 2: 18 sqm, CH: 3.5m
10	What is the estimated size and ceiling height of Main Gym?	212 sqm, CH: 3.5m
11	Any appliances provided at the Forest Grill Pavilion? Will they be electric or traditional BBQ Pits?	Forest Grill Pavilion 1, 2 and 3 are electric BBQ.
12	Any water points provided at the Paw Garden or Paw Garden Pavilion?	Yes, 2 nos of water points are provided at Paw Garden
13	What is the estimated size and ceiling height of Golf Simulator?	27 sqm, CH: 3.5m
14	What is the estimated size and ceiling height of Recreation Room? Any equipment?	64 sqm, CH: 3.5m Yes, there will be some games equipment such as football table, mid-sized ping pong table, dart board (subject to change)
15	What is the estimated size and ceiling height of Kids Play Room?	64 sqm, CH: 3.5m
16	What is the estimated size and ceiling height of Kids Function Room? Any equipment?	49 sqm, CH: 3.5m
17	What is the estimated size of Grand Lawn?	Approx 1050sqm.
18	Any appliances provided at the Poolside BBQ Pavilion 1 & 2? Will they be electric or traditional BBQ Pits?	Poolside BBQ Pavilion 1 and 2 are charcoal BBQ.
19	Any difference in the water jet installed at the Wellness Pod with Hydro Bay and Hydro Spa Pool?	Hydro Spa Pool is a zone referring to Hydro Lounger and Wellness Pod Hydro Lounger consists of 3 nos of spa beds. Hydro Bay consists of 4 nos of spa seats Wellness Pod Pool consists of 2 spa seats per each pool
20	What is the estimated size and ceiling height of Wellness Studio? Any equipment?	45 sqm, CH: 3.5m
21	What is the estimated size and ceiling height of Pilates Studio? Any equipment?	29 sqm, CH: 3.5 Equipment: Pilates reformer
22	What is the estimated size and ceiling height of Private Gym? Any equipment?	29 sqm, CH:3.5 equipment: gym equipment such as dumbbell set, functional trainer.
C	**Common Facilities**	
1	How many carparks lots in the development L1 and B1 separately?	B1 – 632 lots (including EV lots) L1 – 382 lots (Including EV lots) + 7 accessible lots

2	What is the carpark ceiling height clearance?	Min. 2.4m and 2.2m (parking lots)
3	How many visitor and accessible lots?	7 accessible lots
4	How many bicycle lots provided? And where are they located at?	317 lots
5	Any assigned lot for car washing bay?	No
6	How many EV lots in the development?	31 lots B1 – 16 lots L1 – 15 lots
7	Is the EV lots using AC or DC charger?	AC
8	How many common lifts in the development?	Block 1 – 3 passenger/ fire lift Block 3 – 3 passenger/ fire lift Block 5 – 3 passenger/ fire lift Block 7 – 3 passenger/ fire lift Block 9 – 3 passenger/ fire lift Block 11 – 3 passenger/ fire lift 3 passenger/ fire lift for clubhouse facilities
9	What is the size of common lift and private lift? Can it fit a grand piano?	Residential Block Common Lift: approx.17 pax. Private Lift: approx.13 pax. Clubhouse Common Lift: approx. 13 pax.
10	Is the lift secured? Or only the common lift lobby is secured?	Blk 1, 3 & 9 – Card Access at Lift Lobby at Level 1 and Level 2. Blk 11- Card Access at Lift Lobby at Basement 1, Level 1 and Level 2. Blk 5 & 7 – Card Access at Lift Lobby at Basement 1, Level 1. Card Access inside Private Lift Cars
11	Is parcel box provided?	No
D.	**Unit**	
1	What is the height of the balcony railing?	1.1m from living room FFL
2	Is acoustic ceiling installed at balcony?	Block 5 stack 19 to 22 only
3	What type of glass is provided at the balcony/ balcony railing?	Laminated Glass
4	Any powerpoint or tap provided at the balcony?	1 no. power point 1 no. of tap point

<table>
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<td>5</td>
<td>What is the cost to install balcony screen?</td>
<td>
<table>
<tr><th>Unit Type</th><th>Nett Price</th></tr>
<tr><td>B1/ B1p
B2 / B2p
B3 / B3p</td><td>S$16,000.00</td></tr>
<tr><td>BP1 / BP1p
BP2 / BP2p
BP2 (L) / BP2p (L)
BP3 / BP3p
BP3 (L)
BP4 / BP4p
BP5 / BP5p
BP6 (L) / BP6p (L)
BP7 (L) / BP7p (L)
BP8 / BP8p
BP9 / BP9p</td><td>S$17,000.00</td></tr>
<tr><td>BPS1 / BPS1p
BPS2 (L) / BPS2p (L)
BPS3 (L) / BPS3p (L)</td><td>S$12,000.00</td></tr>
<tr><td>BPS4 / BPS4p
BPS4 (L) / BPS4p (L)</td><td>S$17,000.00</td></tr>
<tr><td>C1 / C1p
C2 / C2p
C3 (L) / C3p (L)
C4 / C4p
C5 (L) / C5p (L)
CP1 / CP1p
CP2 / CP2p
CP3 / CP3p
CP4 / CP4p
CP5 / CP5p
CP6 / CP6p
CP7 (L) / CP7p (L)
CPS1 / CPS1p
CPS2 / CPS2p</td><td>S$13,000.00</td></tr>
<tr><td>D1 / D1p
D2 / D2p
D3 / D3p
D4 (L) / D4p (L)
DP1 (L)
DP2 (L)</td><td>S$14,000.00</td></tr>
<tr><td>DPS1 (L)</td><td>S$18,000.00</td></tr>
<tr><td>E1 (L)</td><td>S$20,000.00</td></tr>
</table>
Note: Price for reference, subject to change without prior notice.
</td>
</tr>
<tr><td>6</td><td>What type of glass is provided for the window? (Double glazing, low-E or acoustic treated)</td><td>Laminated Glass and/or float Glass and/or Heat Strengthened Glass</td></tr>
<tr><td>7</td><td>Is the window glass tinted? Or laminated?</td><td>Laminated glass for the bedrooms bottoms fixed glass</td></tr>
<tr><td>8</td><td>Is there windows restrictor installed?</td><td>Yes, at all bedroom windows</td></tr>
</table>

9	Is there balcony sliding door restrictors installed?	Yes, provided at all balcony sliding door.
10	Are there acoustic blinds installed?	No. However, the purchaser may install their own outdoor blinds at the balcony (subject to MCST's approval)
11	Any built-in light fitting provided in the wardrobe?	Yes. Classic Collection: Master Bedroom Wardrobe Luxury Collection: Master & Junior Master Bedroom Wardrobe
12	Will dehumidifier be provided in the wardrobe?	No.
13	Are there any floor finishes beneath the wardrobe?	Yes
14	What type of heater is installed in the bathroom?	Electrical Storage Water Heaters for 2BR/ 2BRP/ 2BRP+S unit types. Gas Heaters for 3BR/ 3BRP/ 3BRP+S/ 4BR/ 4BRP/ 4BRP+S/ 5BR unit types.
15	Any light fitting provided in the bathroom cabinets?	Yes. Classic Collection: Master Bath only Luxury Collection: 4BR, 4BRP, 4BRP+S & 5BR - All Baths.
16	Any provision to install bidet?	No
17	Any light fitting provided in the kitchen cabinets?	Yes.
18	What is the brand of the hinges? Any soft closing?	Blum/ Hettich and or equivalent
19	Town gas or cylinder gas?	Town gas to kitchen hobs and heaters of 3BR/ 3BRP/ 3BRP+S/ 4BR/ 4BRP/ 4BRP+S/ 5BR unit types
20	Kitchen hood extracted or recirculated?	Recirculated.
21	Is the Mechanical Ventilation (MV) for the bathroom extracted or recirculated?	Extracted
22	What is the width of the main door and private lift door?	Main door - 900mm clear Private lift door – 900mm clear
23	Is digital lock provided at main door & rear door for private lift units?	Yes for both doors
24	What are the smart home features provided?	1. Digital lockset. 2. Smart Air- Conditioner Controls for all FCUs. 3. Smart home hub.

	Additional FAQ	
1	Is Thomson Three situated on higher ground compared to Thomson Reserve? What's the difference in elevation?	Thomson Three is situated on higher ground than Thomson Reserve, with an estimated level difference of approximately 2.5m above the Thomson Reserve 1st storey landscape
2	For Blk 9, what is the estimated level to clear the 3-storey Strata Semi-Detached at Thomson Three?	Est 5th storey onwards
3	What's the block distance between Thomson Reserve and Thomson Three's Strata Semi-Detached & tower blocks?	 The distance stated is an estimate and is for reference only.
4	Any solar panels installed in the development?	No
5	Are there toilets inside changing room?	Yes.
6	Are there motorcycle lots?	No.
7	Are the carpark and lift lobbies with air-conditioned?	Air-conditioned lift lobbies will be provided at B1 and 1st storey within the car park premises. The car park itself is not air-conditioned
8	For WC without windows (eg: Stack 22), will it be MV?	Yes, MV is provided to WC which cannot achieve Natural Ventilation.
9	Is pickleball allowed at the multi-purpose courts?	Yes
10	What is the width of the corridor walkway?	Typical lift lobby corridor - 1.5m
11	For the sliding door at the kitchen for 4- and 5-bedroom premium units, can check if the track will be on the ceiling only?	Sliding track on the ceiling
12	Any tiles laid below the kitchen island? Is the counter-top bolted to the floor or just silicone joint?	Yes. The floor tiles have been laid beneath the kitchen island. Since the countertop design is elevated off the floor, the island itself is not bolted down, it is secured in position using Maxbond instead.
14	Will there be an outlet point and drainage hole behind washing machines for all units?	Yes

15	Instead of being located directly behind the W/D, are the water outlet points and drainage holes for all 2BR units located beside the W/D, as shown in the Type BPS1 showflat? Will there be a hole in the cabinet wall to allow the washing machine hose to connect to the drainage hole?	Yes. The water outlet points and drainage pipe are located next to the washer/dryer. A grommet hole will be provided on the internal cabinet side panel to route the washer hose and electrical cabling.
16	Is ceiling fan provided for this development?	No ceiling fan is provided in Thomson Reserve.