

Developer	Hoi Hup Sunway Plantation Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 UEN: 202406316D	
General Description	PROPOSED EXECUTIVE CONDOMINIUM HOUSING DEVELOPMENT COMPRISING OF 1-BLOCK OF 15-STOREY, 1-BLOCK OF 16-STOREY, 6-BLOCKS OF 20-STOREY RESIDENTIAL BUILDINGS (TOTAL: 600 UNITS) WITH LANDSCAPE DECK, BASEMENT CARPARK, COMMUNAL FACILITIES ON LOT 05428V MK 10 AT PLANTATION CLOSE (TENGAH PLANNING AREA)	
Address	20, 22, 24, 26, 28, 30, 32, 34 Plantation Close	
Status	Executive Condominium	
District	District 24	
Total no. of Units	600	
Carpark Lots	Standard Carparking Lots	419
	Electric Vehicle Carparking Lots	5
	Accessible Carparking Lots	4
	Total Carparking Lots	428 Lots
Site area	20,038.20 sqm	
Plot ratio	2.8 (GFA 56,107 sqm) 3.01 (GFA 60,429.49 sqm incl balcony GFA of 3,927.49 sqm and Indoor Recreational Space GFA of 395 sqm)	
Tenure of Land	99 years from 13 May 2024	
Developer's Licence no.	C1522	
Lot no.	LOT 05428V MK 10	
BP approval	A1839-00007-2024-BP01 dated 08 May 2025	
Estimated TOP Period	Q1 2028	
Notice of Vacant Possession	30 June 2030	
Notice of Completion	30 June 2033	
Encumbrances on the land	Mortgage in favour of Oversea-Chinese Banking Corporation Limited	
Project Account	OCBC Bank for Project A/c No. 596-709683-001 of Hoi Hup Sunway Plantation Pte Ltd	
	<u>TT Details</u>	
	Beneficiary Bank:	OCBC Bank
	OCBC SWIFT Code:	OCBCSGSG
	OCBC Bank Code:	7339
	Beneficiary A/c Name:	OCBC Bank for Project A/c No. 596-709683-001 of Hoi Hup Sunway Plantation Pte Ltd
	Beneficiary A/c No.:	596-709683-001

Breakdown of Units			
Category	Unit Type	Area (sqft)	No. of Units
3 Bedroom Deluxe	C1-G, C1	872	89
3 Bedroom Deluxe + Study	C2-G, C2	904	89
3 Bedroom Deluxe + Study	C3-G, C3	936	35
3 Bedroom Luxury + Study	C4-G, C4	947	96
3 Bedroom Luxury + Study (show unit)	C5-G, C5	958	60
4 Bedroom Deluxe + Study (show unit)	D1-G, D1	1,012	111
4 Bedroom Luxury + Study	D2-G, D2	1,195	120
Development Information			
Floor Finishes			
Living, Dining, Foyer, Corridor leading to Bedroom		Porcelain Tiles with timber skirting (where applicable)	
Kitchen, Yard, Household Shelter, PES and Balcony		Porcelain Tiles with tiles skirting (where applicable)	
Bath and WC		Porcelain Tiles	
Study (Type C2/ C2-G/ C3/ C3-G/ D1/ D1-G/ D2/ D2-G)		Porcelain Tiles with timber skirting (where applicable)	
Study (Type C4/ C4-G/ C5/ C5-G)		Vinyl flooring with PVC skirting (where applicable)	
Bedroom, Walk-in Wardrobe		Vinyl flooring with PVC skirting (where applicable)	
Wall Finishes			
Living, Dining, Foyer, Corridor leading to Bedroom, Bedroom, Walk-in Wardrobe, Study, Kitchen, Yard and Household Shelter		Cement and sand plaster and/or skim coat with paint finish	
Bath and WC		Porcelain Tiles (laid up to ceiling height and exposed surface only)	
PES and Balcony		Cement and sand plaster and/or skim coat with paint finish	
Unit Provisions			
Cooker hood, Gas hob, Built-in oven		Kuche	
Air-Conditioning		Mitsubishi	
Kitchen sink		Monic	
Kitchen sink mixer		Hansgrohe	
Shower mixer and Hand shower set		Hansgrohe	
Overhead rain shower (For Type D2 Master Bath)		Hansgrohe	
Bath water closet and basin		Bravat	
Digital lockset for main entrance door		Yale	
Wireless Smart Home System		1 no. Gateway Air-conditioning control to all fan coil units 1 no. WiFi Doorbell camera & wireless door chime 1 Digital lockset	
Disclaimer: All brands and models are subject to changes.			

Sanitary	
Master Bath (C1, C1-G, C2, C2-G, C3, C3-G, C4, C4-G, C5, C5-G, D1, D1-G)	<ul style="list-style-type: none"> - 1 shower cubicle with shower mixer, hand shower set - 1 vanity cabinet with basin and mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
Master Bath (D2, D2-G)	<ul style="list-style-type: none"> - 1 shower cubicle with shower mixer, hand shower set and overhead rain shower - 1 vanity cabinet with basin and mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
Common Bath	<ul style="list-style-type: none"> - 1 shower cubicle with shower mixer and hand shower set - 1 vanity cabinet with basin and mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
WC	<ul style="list-style-type: none"> - 1 two-way tap with hand shower set - 1 basin with tap - 1 water closet - 1 mirror - 1 toilet paper holder
Washing Machine Area	<ul style="list-style-type: none"> - 1 bib tap
Ceiling Height Schedule	
Room	Ceiling Height (m)
Living, Dining	2.9 m
Foyer	2.4 m
Bedrooms	2.8 m
Study (Type C2/C2-G/C3/C3-G/D1/D1-G)	2.4 m
Study (Type C4/C4-G/C5/C5-G/D2/D2-G)	2.8 m
Kitchen and Yard	2.4 m
Bath	2.4 m
WC	2.4 m
Balcony and PES	2.9 m
Corridor leading to bedrooms	2.4 m
Household Shelter	2.9 m
<p>Note:</p> <ol style="list-style-type: none"> 1) Floor to Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m). 2) Bulkheads at 2.4m (or higher) at Living, Dining, Bedrooms, Study, Balcony and PES. 3) The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination. <p>Floor to Ceiling Height in Balcony and PES will be reduced to 2.8m if acoustic ceiling is required.</p>	

Air-Conditioner Schedule

Description	Air-Conditioner Schedule						
	C1/ C1-G	C2/ C2-G	C3/ C3-G	C4/ C4-G	C5/ C5-G	D1/ D1-G	D2/ D2-G
Living / Dining	2	2	2	2	2	2	2
Master Bedroom	1	1	1	1	1	1	1
Junior Master Bedroom	0	0	0	0	0	0	1
Bedroom 2	1	1	1	1	1	1	0
Bedroom 3	1	1	1	1	1	1	1
Bedroom 4	0	0	0	0	0	1	1
Study (Type C4/ C4-G/ C5/ C5-G/ D2/ D2-G)	0	0	0	1	1	0	1
Condenser Unit (CU)	3	3	3	3	3	3	4

Facilities

- A. THE ARRIVAL
 - A1 Arrival Plaza
- B. THE OASIS
 - B1 Outdoor Fitness
 - B2 Green Pavilion
 - B3 Garden Trail
 - B4 Sky Garden (Level 16)
 - B4a Sky Garden Fitness (Level 16)
 - B4b Sky Garden Play (Level 16)
 - B4c Sky Garden Terrace (Level 16)
- C. THE GARDENS
 - C1 Community Garden
 - C2 Garden Pavilion
 - C3 Skating Trail
- D. THE COMMONS
 - D1 Sculpture Lawn
 - D2 Zen Pavilion
 - D3 Cabana Deck
 - D4 Pool Lounge
 - D5 50M Lap Pool
 - D6 Jacuzzi Cove
 - D7 Social Place
 - D7a Club Room 1
 - D7b Club Room 2
 - D7c Steam Room
 - D7d Changing Room
 - D8 Courtyard Garden
 - D9 Picnic Lawn
 - D10 Picnic Deck
 - D11 Outdoor Shower

- E. THE SANCTUARY
 - E1 Hydrotherapy Pool
 - E1a Jacuzzi Nook
 - E1b Jacuzzi Lounge
 - E1c Foot Spa
 - E1d Jets Shower
 - E2 Aqua Gym Pool
 - E3 Trees Grove
 - E4 Starlight Deck
 - E5 Reflection Pond
 - E6 Sanctuary Pavilion
 - E7a BBQ Pavilion 1
 - E7b BBQ Pavilion 2
 - E8 Flower Garden
 - E9 Lounge Place
 - E9a Reading and Work Lounge
 - E9b Games Lounge
 - E9c Gourmet Dining Lounge

- F. THE FAMILY COVE
 - F1 Yoga Lawn
 - F2 Meditation Pavilion
 - F3 Children's Pool
 - F4 Family Pool
 - F5 Play Lawn
 - F6 Children's Playground
 - F7 BBQ Pavilion 3
 - F8a BBQ Pavilion 4
 - F8b BBQ Pavilion 5
 - F9 Active Place
 - F9a Gymnasium
 - F9b Entertainment Lounge
 - F9c Children's Party Room
 - F9d Pool Deck

- G. THE ARENA
 - G1 Multi-purpose Court 1
 - G2 Multi-purpose Court 2

- H. OTHERS
 - H1 Guardhouse
 - H2 Management Office
 - H3 Consumer Switch Room (Basement)
 - H4 Main Distribution Frame Room (Basement)
 - H5 Electrical Substation (Basement)
 - H6 Bin Center (Basement)
 - H7 Generator Set
 - H8 Side Gate
 - H9 Ventilation Shaft
 - H10 Water Tank (Roof)

Development Concept

The architectural vision for Otto Place represents a masterful fusion of contemporary design principles with the enduring natural beauty of the Tengah New Town Estate. This endeavor, aimed at seamlessly integrating modernity with historical context and environmental sensitivity, is a testament to the commitment to creating living spaces that resonate with both the past and the future.

Situated between the forthcoming Plantation Close and the established thoroughfare of Bukit Batok Road, the site occupies a privileged position nestled between a Linear Park and a burgeoning high-rise

residential enclave. Moreover, its adjacency to several esteemed educational institutions and an international college underscores its role as a nexus of learning and community within the development. The strategic location of Otto Place offers unparalleled convenience, being in close proximity to the upcoming Bukit Batok West and Tengah Park MRT Station on the new Jurong Region Line (JRL). This not only enhances connectivity but also significantly elevates the liveability quotient of the development.

Central to the architectural strategy is the creation of an inward-looking open landscape that fosters a seamless connection with the surrounding natural milieu while remaining firmly anchored within the broader urban context. This approach not only ensures a sense of sanctuary for residents but also promotes a vibrant sense of community and connectivity with the wider estate. The residential towers, strategically positioned in two lines, optimize internal spaces while embracing the surrounding landscape. Evocative of a plantation concept, facilities and amenities are thoughtfully dispersed across the development, mirroring the organic diversity of a natural ecosystem. This porosity towards the Linear Park not only brings nature closer to residents but also serves as a unifying thread, weaving together disparate communities within the estate.

Development USP

Location

Live in Singapore's 1st Smart & Sustainable Tengah New Town, Plantation District

Close by 2 major business hubs – Jurong Lake District and Jurong Innovation District

Future growth and transformation opportunities in the West

Connectivity

4 mins walk to upcoming Bukit Batok West and Tengah Park MRT Station (Jurong Region Line)

2 mins drive to Pan Island Expressway (PIE)

Schools

Within 1km radius to Princess Elizabeth Primary School, Jurong Primary School, Yuhua Primary School and future Pioneer Primary School

Within 2km radius to Bukit View Primary School, Rulang Primary School, Shuqun Primary School, Dazhong Primary School, Fuhua Primary School and future ACS Primary School

4 mins walk to Dulwich College and Millennia Institute

NOTE: School radius information is accurate of 18 Jun 2025 and subject to future verification.

Amenities

4 mins drive to Plantation Plaza – A standalone new-generation NC that houses commercial amenities including a supermarket, food court, F&B eateries, retail and service shops, as well as enrichment centres.

Minutes' drive to a variety of shopping, dining and entertainment options at JEM, Westgate and IMM

Nature

Plantation District is planned to be the home of community farming, and a key feature of the district is the Plantation Farmway. Spanning about 40 metres wide and 700 metres long, it will weave through the housing precincts and connect the community and recreational facilities within the district.

The Plantation Farmway will also serve as a green connector, linking residents to other key facilities and amenities in Tengah town, such as the town centre, Central Park and Forest Stream.

Next to Site Reserved for Forest Fringe

Development

BCA Green Mark Platinum Super Low Energy Award EC

Pneumatic waste collection system for general and recycled waste
Air-conditioned lift lobbies in basement
Units
All units come with yard and household shelter; ideal for laundry nook, extra storage, or a flexible utility space.
Type C5 – Unique layout with study space integrated with Master Bedroom for flexibility of space to be converted into baby room/ walk in wardrobe.
Type D2 – Study designed next to Living room for the flexibility of a bigger living area.
Functional and efficient unit layout focusing on families and liveable space – All master bedroom can fit a king-sized bed with 2 side tables
All units have a household shelter that can be converted into a utility room
All units have a yard
All baths and yards are natural ventilated
Walk-in wardrobe available for selected unit types
Luxurious fittings and furnishes E.g. Kuche, Yale and Hansgrohe
Facilities
Grouped into 8 landscape zones – The Arrival, The Oasis, The Gardens, The Commons, The Sanctuary, The Family Cove, The Arena, Sky Garden, each strategically designed to cater to the diverse needs of residents.
5 Pools – 50m Lap Pool, Hydrotherapy Pool, Children's Pool, Family Pool and Aqua Gym Pool
5 BBQ Pavilions
2 multi-purpose courts designed for 5 sports activities (badminton, futsal, pickleball, tennis, basketball)

Unit Type	Share Value	Estimated Maintenance Fund
Type C1 – D1 (Inclusive of Ground floor)	6	\$390
Type D2 (Inclusive of Ground floor)	7	\$455

Consultants Details	
Architect	ADDP Architects LLP
Main Contractor	Straits Construction Singapore Pte Ltd
M&E Engineer	BELMACS Pte Ltd
C&S Engineer	KCL Consultants Pte Ltd
Landscape Consultant	STX Landscape Architects
Project Interior Designer	2 nd Edition Pte Ltd
Showflat and Showunit Interior Designer	2 nd Edition Pte Ltd, Index Design Pte Ltd
Appointed Marketing Agency	ERA, Huttons and PropNex
Solicitor	Rajah & Tann Singapore LLP