

FACT SHEET
THE WHITLEY
Residences

Project Name	The Whitley Residences	
Developer	Hoi Hup Realty Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 Tel: 6311 9555 Fax: 6271 9282 Co. Reg. No. 198302097M	
General Description	Proposed Strata Landed Housing Development Comprising 58 Units of 2-Storey Strata Semi-Detached Houses with Attic and 3 Units of 2-Storey Strata Terrace Houses with Attic (Total 61 Units) with a 2-Storey Clubhouse, A Basement Car Park & Communal Swimming Pool	
Address	MCST / CLUB HOUSE 141 Whitley Road Postal Code 297702 (Address for the Houses, please refer to attached)	
Status	Strata Landed	
Location	Whitley Road	District 11
Total no. of units	61 Units	(58 Semi-D and 3 Units Terrace)
Land Size	12,092.56sqm	130,164.32 sqft
Tenure of Land	Freehold	
Developer's Lic No.	C0938	
Lot No.	07006W	Mukim 17
BP Approval	A1404-00351-2011-BP01 dated 2 nd October 2012	
Date of Legal TOP	31 January 2017	
Date of Legal Completion	31 January 2020	
Project Account	Oversea-Chinese Banking Corporation Limited for Project Account No. 641-382510-001 for Hoi Hup Realty Pte Ltd	
TT information	Beneficiary Bank: OCBC Bank OCBC SWIFT Code: OCBCSGSG OCBC Bank Code: 7339 Beneficiary A/c Name: OCBC Ltd for Project A/c No. 641-382510-001 of Hoi Hup Realty Pte Ltd Beneficiary A/c No.: 641-382510-001	

UNIQUE SELLING POINTS

For Location

- located within the prime and exclusive Chancery/Bukit Tunggal posh landed estate
- enjoys close proximity to a number of highly sought after schools including ACS (Barker Road), SCGS, SJI, CJC
- enjoys excellent connectivity via major roads and expressways such as Newton, Thomson Road, Bukit Timah Road, Dunearn Road, PIE and CTE
- Accessibility enhanced with upcoming Mount Pheasant MRT station on the newly announced Thomson line located nearby
- encircled by retail and dining amenities, entertainment, recreation and transport convenience

For Development

- rare large freehold land on elevated ground in a tranquil and prestige landed enclave.
- pocket foliage and stream of running water creates a line language for this tiered development.
- waterscape flows like a river streaming downhill, starting from the highest point.
- Majority of the houses are designed with north-south orientation.
- Prime units have direct private pool deck to the swimming pool.
- Most houses enjoy fronting the communal area such as swimming pool/communal garden and their own private garden.
- Vehicles are directed down to basement, allowing maximum landscape and communal space as well as allowing activities to be free from interruption of any vehicle movement.
- Clubhouse with Multi Purpose Room, Indoor and Outdoor Gym, complete with waterfall feature

For House

- each house has 4 levels of habitable space. All bedrooms are en-suites.
- Family area in basement is naturally ventilated.
- Living and Dining are separated by the home lift to allow entertainment of 2 groups of visitors simultaneously.
- houses are provided with roof terrace for a spot of outdoor living.
- equipped with 2 car park lots. (Note: total carpark width 7.2m)
- home lift provided for access to all levels. (Note: size good for 1 no. of wheelchair + 1 person)
- equipped with central vacuum system. (Note: system fitted in basement yard, at least 1 no. of outlet provided at each level)

Amenities	Approximate Distance
Anglo-Chinese School (Primary), CHIJ Primary (Toa Payoh), Anglo-Chinese School (Junior), Marymount Convent School, SCGS (Primary) St. Joseph Institution	Within 3 km
Novena MRT Station	Within 2 km / 4 mins drive
Thomson Medical Centre	
United Square Shopping Mall	
Novena Square	
Orchard Road (ION)	10 mins drive
MBS / Marina Financial Centre	12 mins drive
Changi Airport	20 mins drive

SHOWFLAT HIGHLIGHTS

<p>1. PES finishes</p> <ul style="list-style-type: none"> - Actual project is Tile finish or Turf - Timber decking will be provided for units with PES abutting with the communal swimming pool <p>2. Bath shower cubicle comes with door</p> <ul style="list-style-type: none"> - Not shown in showflat

DEVELOPMENT FEATURES

No. of car park lots	Total	125 lots (inclusive of 3 handicapped lots)
Lap Pool	Approx	40 m (Length)
	Approx	3.9 m (Width)
	Approx	1.2 m (Depth)
For the rest of the pools, please be reminded that the shape is highly irregular and the measurements are an approximation only.		
Children's Pool	Width ranges from approx 2.6m to 4.5m. Length ranges from approx 3.8m to 9.8m. Depth range from approx 0.5 to 0.6m.	
Hot Spa Pool	Approx	0.9 m (Depth)
Leisure Pool 1	Width ranges from approx 2.2m to 4.4m. Length ranges from 12.5m (not inclusive of seating area) to 15.3m (inclusive seating area)	
Leisure Pool 2	Width ranges from approx 1.8m to 4.1m. Length ranges from 16.7m (not inclusive seating area) to 19.6m (inclusive seating area).	
Leisure Pool 3	Width ranges from approx 1.5m to 7.6m. Length ranges from approx 2.2m to 27.7m.	
Car park	Basement Parking	
Open Net Provision	Infrastructure for OpenNet will be ready but there will not be pre-wiring prior to TOP. OpenNet will be engaging with home owners directly after TOP	

Facilities

- a) Main Drop Off Point
- b) Main Entrance Water Feature
- c) Guard House
- d) Waiting Area
- e) Waterfall at Club House
- f) Clubhouse
 - Multi Purpose Room
 - Gymnasium
 - Outdoor Fitness Area
 - Male and Female Changing Room with Steam Room
 - Handicap Toilet
- g) Waterfall Feature
- h) Lap Pool

- i) Wet Deck
- j) Sun Deck
- k) Aqua Gym
- l) Children's Wading Pool
- m) Leisure Pool 1 with Jacuzzi & Spa Bed
- n) Green Deck
- o) Leisure Pool 2 with Jacuzzi & Spa Bed
- p) Multi-Purpose Lawn
- q) Seating Groves
- r) Leisure Pool 3 with Jacuzzi
- s) Meditation Garden
- t) Hot Spa with Timber Deck
- u) Children's Playground
- v) Pedestrian Side Gate
- w) Bin Centre and Electrical Substation

UNIT FEATURES

- 1) Estimated Ceiling Height (Note it is an approximation and not be inclusive of bulkheads)

BASEMENT

Family - approx 3.1m
Bedroom 5 - approx 2.6m
Bath 5 - approx 2.6m
(except House no. 139E)

1ST STOREY

Living, Dining and Kitchen - approx 3.1m (not including bulkhead at the side)
Bath 6 - approx 2.6m
(Bath 5 for House no. 139E)

2ND STOREY

Master Bedroom - approx 2.65m
Master Bath - approx 2.6m
Bedroom 3 - approx 2.8m
Bath 3 - approx 2.6m

ATTIC

Junior Master Bedroom - approx 2.4m
Junior Bath - approx 2.4m
Bedroom 4 - approx 2.4m

BASEMENT HOUSE NO. 131J ONLY (Plot 28)

Family - approx 2.4m
Bedroom 5 - approx 2.4m
Bath 5 - approx 2.4m

- 2) **Gap distance from House to House**

Min 2m (gap between Semi D). Otherwise, ranges between 2.8m (Plot 42 and 49) to 8.1m (Plot 3 and 44)