

TERRA HILL

Developer	Hoi Hup Sunway Kent Ridge Pte. Ltd.
	Address: 16 Jalan Kilang #07-01 Hoi Hup Building S(159416)
	Tel: 6311 9555 Fax: 6271 8292
	UEN: 202132322K
General Description	Proposed Residential Flat Development Comprising 9 Blocks of 5-Storey Building (Total: 270 units) with Attic, 1 Level of Basement Carpark, Swimming Pool and Communal Facilities on LOT 02062L MK03 at Yew Siang Road (Queenstown Planning Area)
Address	18 Yew Siang Road (S117755)
	18A Yew Siang Road (S118992)
	18B Yew Siang Road (S118993)
	20 Yew Siang Road (S117756)
	20A Yew Siang Road (S118995)
	20B Yew Siang Road (S118996)
	22 Yew Siang Road (S117757)
	22A Yew Siang Road (S118954)
	22B Yew Siang Road (S118955)
	18C Yew Siang Road (S118994) - Clubhouse / Management Office
Development Status	Condominium
District	05
Total No. of Units	270
Total No. of Carpark Lots	270 car lots and 4 accessible lots
Site Area	19,365 sqm
Plot Ratio	1.4
Tenure of Land	Freehold
Developer's Licence No.	C1435
Expected Temporary Occupation Permit	Q3 2026
Notice of Vacant Possession	9 January 2028
Notice of Completion	9 January 2031
Lot No.	LOT 02062L MK03 at Yew Siang Road (Queenstown Planning Area)
BP Approval	A1716-00007-2021-BP01 dated 23/12/2022
Project Account	<p>United Overseas Bank Limited for Project A/c No 769-310-220-4 of Hoi Hup Sunway Kent Ridge Pte. Ltd.</p> <p><u>TT Details</u> Beneficiary Bank: United Overseas Bank Limited UOB SWIFT Code: UOVBSGSG UOB Bank Code: 7375 Beneficiary A/c Name: United Overseas Bank Limited for Project A/c No. 769-310-220-4 of Hoi Hup Sunway Kent Ridge Pte Ltd Beneficiary A/c No.: 769-310-220-4</p>

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Breakdown of Units					
The Signature Collection					
Bedroom Type	Unit Type	Area (Sqft)	No. of units	No. of units	%
2 Bedroom	B1	624	6	240	89%
	B2	678	18		
	B2-PH	840	6		
2 Bedroom + Study	B3	807	40		
3 Bedroom	C1	904	8		
	C2	904	24		
	C3	969	12		
	C4	1076	16		
	C5	1087	28		
	C6	1098	20		
	C7-PH	1249	10		
	C8-PH	1335	2		
	C9-PH	1335	6		
4 Bedroom	D1	1302	4		
	D2	1313	12		
	D3	1335	4		
	D4-PH	1539	3		
	D5-PH	1830	4		
	D6-PH	1851	7		
	D7-PH	1862	5		
5 Bedroom	E1-PH	2120	1		
	E2-PH	2142	3		
	E3-PH	2164	1		
The Prestige Collection					
Bedroom Type	Unit Type	Area (Sqft)	No. of units	No. of units	%
4 Bedroom	DP1	1894	24	30	11%
5 Bedroom	EP1-PH	3035	6		
Total				270	100%

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Development Information	
Unit Floor Finishes	
Foyer, Private Lift Lobby, Living, Dining, Corridor, Study, Store (For all Types except D1, D2, D3, D4-PH, D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Tiles with skirting (where applicable)
Foyer, Private Lift Lobby, Living, Dining, Corridor, Study, Store (For Types D1, D2, D3, D4-PH, D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Marble tiles with skirting (where applicable)
Bedroom, Walk-in Wardrobe, Internal Staircase (For Penthouse Types)	Engineered timber flooring with skirting (where applicable)
Dry Kitchen (For Types: D1, D2, D3, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Marble tiles with skirting (where applicable)
Kitchen, Wet Kitchen, HS, Yard and Balcony	Tiles with skirting (where applicable)
Master Bath (For all Types except: D1, D2, D3, D4-PH, D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Tiles
Master Bath (For Types D1, D2, D3, D4-PH, D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Marble tiles
Junior Master Bath (For Types: D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH)	Tiles
Common Bath and WC	Tiles
Powder Room (For Types DP1, EP1-PH)	Marble tiles
Unit Provisions	
Kitchen Cabinets/ Appliances	
<u>For Type B & C Series (Except Types C3, C4, C5, C6)</u>	
Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with; Franke kitchen sink and sink mixer, De Dietrich cooker hood, induction hob, built-in oven Samsung free standing fridge and washer dryer combo	
<u>For Types C3, C4, C5, C6</u>	
Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with; Franke kitchen sink and sink mixer, De Dietrich cooker hood, gas hob, built-in oven, Samsung free standing fridge and washer dryer combo	
<u>For Type D Series (Except Type DP1)</u>	
Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with; Franke kitchen sink and sink mixer, De Dietrich cooker hood, gas hob, built-in oven, Samsung free standing fridge and washer dryer combo	
<u>For Type DP1</u>	
Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with; Franke kitchen sink and sink mixer, V-Zug cooker hood, gas hob, built-in oven, integrated fridge, wine chiller, built-in dishwasher Samsung free standing fridge, washer and dryer	

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<u>For Type E Series</u>
Kitchen cabinets in laminate and/or melamine finish with engineered stone counter top complete with; Franke kitchen sink and sink mixer, V-Zug cooker hood, gas hob, built-in oven, integrated fridge, wine chiller, built-in dishwasher, Samsung free standing fridge, washer and dryer

Sanitary wares, Fittings and Accessories
<u>Master Bath</u>
1 shower cubicle with shower mixer, hand shower set and overhead rain shower
1 basin with basin mixer and vanity (For all Types except: DP1, E1-PH, E2-PH, E3-PH, EP1-PH)
2 basins with basin mixer and vanity (For Types: DP1, E1-PH, E2-PH, E3-PH, EP1-PH only)
1 long bath with bath mixer and hand shower (For Types: DP1, E1-PH, E2-PH, E3-PH, EP1-PH only)
1 water closet (For all Types except: DP1, E1-PH, E2-PH, E3-PH, EP1-PH)
1 shower water closet (For Types: DP1, E1-PH, E2-PH, E3-PH, EP1-PH)
1 mirror with cabinet
1 bib tap
1 towel rail (For all Types except: DP1, E1-PH, E2-PH, E3-PH, EP1-PH)
2 towel rails (For Types: DP1, E1-PH, E2-PH, E3-PH, EP1-PH only)
1 toilet paper holder
<u>Common Bath</u>
1 shower cubicle with shower mixer and hand shower set
1 basin with basin mixer and vanity
1 water closet
1 mirror with cabinet
1 bib tap
1 towel rail
1 toilet paper holder
<u>Junior Master Bath (For Types: D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH, EP1-PH only)</u>
1 shower cubicle with shower mixer and hand shower set
1 overhead rain shower (For Types: DP1, E1-PH, E2-PH, E3-PH, EP1-PH only)
1 basin with basin mixer and vanity
1 water closet
1 mirror with cabinet
1 bib tap
1 towel rail
1 toilet paper holder
<u>Powder Room (For Types: DP1, EP1-PH only)</u>
1 basin with basin mixer and vanity
1 water closet
1 mirror
1 bib tap
1 toilet paper holder
<u>WC</u>
2 way tap with hand shower set
1 basin with tap
1 water closet
1 mirror

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1 toilet paper holder
Smart Home Features (Residential Units)
1x Smart home gateway
1x Digital lockset (For all Types except Type DP1 and EP1-PH)
2x Digital lockset (for Types DP1 and EP1-PH only)
1x Smart camera door bell (Secondary entrance door only for Types DP1 and EP1-PH)
Air conditioner controls
Mobile Community App
Smart Home mobile app, Smart visitor registration, Smart facilities booking
Ceiling Fan
Types B1, B2, B3, C1, C2, C3, C4, C5, C6, D1, D2, D3, DP1 will be at the Living

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Ceiling Height Schedule						
Approximate Ceiling Height (m)						
Areas	Unit Types					
	The Signature Collection				The Prestige Collection	
Type	B1, B2, B3	C1, C2, C3, C4, C5, C6	D1, D2, D3	B2-PH, C7-PH, C8-PH, C9-PH, D4-PH, D5-PH, D6-PH, D7-PH, E1-PH, E2-PH, E3-PH	DP1	EP1-PH
Living	2.85 / 3.55*	2.85 / 3.55*	2.85 / 3.55*	2.85~ to 5.52	3.0 / 3.52*	5.52
Dining	2.85 / 3.55*	2.85 / 3.55*	2.85 / 3.55*	2.85~ to 5.52	2.7	2.7
Private Lift Lobby	-	-	-	-	2.55	2.55
Kitchen / Wet Kitchen	2.4	2.4	2.4	2.4	2.55	2.55
Dry Kitchen	-	-	2.4	2.4	2.55	2.55
Master Bedroom	2.85 / 3.55*	2.85 / 3.55*	2.85 / 3.55*	2.85	3.0 / 3.52*	3
Walk-In Wardrobe	-	-	-	-	2.7	2.7
All Common Bedrooms	2.85 / 3.55*	2.85 / 3.55*	2.85 / 3.55*	2.85	3.0 / 3.52*	3
Master Bathroom	2.42	2.42	2.42	2.42	2.42	2.42
Junior Master Bathroom / Common Bathroom / Powder Room	2.42	2.42	2.42	2.42	2.42	2.42
WC	2.42	2.42	2.42	2.42	2.42	2.42
Yard	-	-	2.4	2.4	2.55	2.55
HS	2.87	2.87	2.87	2.65	2.92	2.92
Study	2.85 / 3.55*	-	-	2.85^	-	-
Balcony#	2.85 / 3.55*	2.85 / 3.55*	2.85 / 3.55*	3.07~ / 4.25	3.02/ 3.55*	4.42
General Notes:						
Ceiling Height - unit floor finish level to underside of slab / ceiling where applicable.						
Bulkhead of 2.40m / 2.55m / 3.10m* where applicable within all spaces.						
Pelmet of 2.40m in selected bathrooms where applicable.						
Drops to the floor finished of 25mm from wet areas applicable to Yard / Store / WC / Bathrooms.						
# Ceiling height in Balconies may vary in certain areas due to the thickness of screed which will be cast to fall.						
* Applies to 1st storey units only						
~ Applies to unit types C7-PH, C8-PH, C9-PH only						
^ Applies to unit types D5-PH, D6-PH, D7-PH only						

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Facilities (Site Plan)	
A	The Arrival
A1	Arrival Plaza
A2	Guard House with Green Roof
A3	Drop Off Water Feature
B	The Valley
B1	Water Courtyard
B2	Valley Pavilion
B3	Reflecting Pool with Water Candles
B4	Picnic Pasture
B5	Reading Nook
B6	Valley Lawn
B7	Flower Garden Trail
B8	Chill-Out Deck
B9	Mini Putt
B10	Wooded Trail
C	The Sanctuary
C1	Eco Pond
C2	BBQ Pavilion
C3	Teppanyaki Pavilion
C4	Party Lawn
C5	Exercise Lawn
C6	Basketball Hoop
C7	Outdoor Shower
C8	Lounge Deck
C9	Aqua Gym
C10	Tranquillity Pavilion
C11	Jacuzzi Seats
C12	Hot Tub
C13	Jacuzzi Loungers
C14	Yoga Deck
D	The Alcove
D1	Tea Pavilion
D2	Embankment Slide
D3	The Creek
D4	Cascading Falls
D5	The Play Cove
D6	Function Room 2 (The Creek Room)
D7	Social Terrace
E	The Enclave
E1	Terra House
E1.1	Terra Hub (2nd floor)
E1.2	Gym (Fitness Studio) (2nd floor)
E1.3	Function Room 1 (The Club Room) (1st floor)
E1.4	Function Room 3 (Media Screening Room) (1st floor)
E1.5	Toilet (1st floor)
E1.6	Changing Room (1st floor)

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E1.7	Management Office (1st floor)
E2	Falling Water
E3	Kids Pool
E4	Splash Pad
E5	Pool Deck
E6	Poolside Cove
E7	Aqua Lounge
E8	50M Lap Pool
E9	Poolside Pavilion
E10	Outdoor Shower
E11	Sunning Lawn
E12	Jacuzzi Pod
E13	Coast Cabana
E14	Pool Deck
E15	Misting Poles
E16	Lounge Pool
E17	Outdoor Shower
E18	Sitting Terrace
E19	Serene-Scent Garden
F	The Hillside
F1	Family BBQ Pavilion
F2	Side Gate (To Pepys Road)
F3	Herbs Garden
F4	Meditation Lawn
F5	Fitness Terrace
F6	Hillside Canopy
G	Others
G1	Generator Set (Basement)
G2	Electrical Substation (Basement)
G3	Bin Centre (Basement)

PROJECT KEY HIGHLIGHTS

General

Freehold development located in prime city fringe District 5, RCR

Limited new freehold supply in District 5

Great rental potential with business districts in the neighbourhood

Location

Connectivity

350m (4 mins walk) to Pasir Panjang MRT Station (New circle line loop will connect directly to CBD)
Well connected island wide via AYE, West Coast Highway and new road (u/c) connecting South Buona Vista Road to AYE

Greater Southern Waterfront

Located next to the Greater Southern Waterfront master plan, this district is to become one of Singapore's newest urban living estates and major economic & technological gateways.

Spanning 30km coastline extension from Pasir Panjang to Marina East

GSW is slated as a new "live, work and play" vibrant waterfront precinct - 2000 ha of land will open up new opportunities

Development will take place in phases, starting with the former Pasir Panjang Power District, Keppel Club and Mount Faber in the next 5 to 10 years.

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<p><u>Lifestyle Amenities</u> Kent Ridge Park - 5 mins walk Pasir Panjang food centre - 6 mins walk Alexandra retail centre - 4 mins drive Vivo City (Harbourfront) - 3 MRT stops Gillman Barracks - 6 mins drive Sentosa - 9 mins</p>
<p><u>Business & Commercial</u> Mapletree Business City - 4 mins drive Labrador Tower - 4 mins drive One North Tech enclave (Razer, Grab etc) - 3 MRT stops Science Park - 8 mins drive Marina Bay - 7 MRT stops (U/C)</p>
<p>*Travel times are subjected to changes, owing to traffic conditions</p>
<p>Development</p>
<p>A hillside home nestled in nature on an elevated terrain with elevated views of the surroundings within a low-lying landed enclave Direct site gate access to Pepys Road linking to Kent Ridge Park One to one carpark lots (Total: 270)</p>
<p><u>Design Concept / USP</u> All blocks and units are well orientated to best view and orientation. No direct west facing unit. Maximized the aggregate building height to optimize the view All M&E room (ESS, Genset) & Bin Centre are located in basement, and are hidden from view Elegant façade design with mix of warm dark chocolate and dark grey colour tone with full glass curtain wall offering big picture frame window and horizontal ledges to accentuate the horizontality and double up as sun shading. The unique patterned concrete precast and perforated screen give the subtle accent to the façade</p> <p><u>Green Mark Platinum & Super Low Energy (Targets to achieve)</u> Solar Panel provision to cover the energy load for common areas EV lot with EV charger provision E waste bin provision Energy Efficient aircon (5 ticks) Ceiling fan provision for each unit to enhance the natural ventilation within the unit</p>
<p><u>Units</u></p>
<p><u>The Signature Collection</u> All units with spacious living dining, bedrooms and household shelter that can double up as utility rooms and useful storage space All Master Bedroom able to fit king sized bed and 2 side tables Type D onwards Master Bedroom able to fit king size bed and dresser table High ceiling for all 1st storey units</p>
<p><u>The Prestige Collection</u> Exclusive block layout 2 unit per core with private lift lobby All units with spacious living/dining, bedrooms, household shelter that can double up as utility rooms, and separate storage space 6m~ Wide frontage living for DP1 and 9m~ Wide frontage living for EP1-PH All Master Bedroom comes with walk in wardrobe Ducted air-con for living/dining, dry kitchen and master bedroom All bedrooms comes with en-suite bath Powder room and dry kitchen provision High ceiling for all 1st storey units</p>

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The Signature Collection			
Type		Share Value	Estimated Maintenance Fund
Type B	B1, B2, B2-PH, B3	6	\$480.00
Type C	C1, C2, C3, C4, C7-PH, C8-PH, C9-PH	6	\$480.00
	C5, C6	7	\$560.00
Type D	D1, D2, D3	7	\$560.00
	D4-PH, D5-PH, D6-PH, D7-PH	7	\$560.00
Type E	E1-PH, E2-PH, E3-PH	8	\$640.00
The Prestige Collection			
Type		Share Value	Estimated Maintenance Fund
DP1		8	\$640.00
EP1-PH		9	\$720.00
<i>*Estimated based on \$80/ share (Subjected to changes)</i>			

Consultants Details	
Architect	P&T Consultants Pte Ltd
Main Contractor	Straits Construction Singapore Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	Tenwit Consultants Pte Ltd
Landscape Architect	Sitetectonix Private Limited
Project Interior Designer	2edesign Studio Pte. Ltd.
Showflat Interior Designer	2edesign Studio Pte. Ltd. and Index Design Pte Ltd
Appointed Marketing Agency	ERA, Huttons, Propnex and SRI
Solicitor	Rajah & Tann Singapore LLP

TERRA HILL ARCHITECT FAQs

- 1) Where does the Marble originate?
 - Marble from Turkey & Greece. Large format tiles from China
- 2) How many water heater for each unit type? and where are they located?
 - This will be captured in sales specifications later on
- 3) which type of Water heater is being used? gas or electric?
 - Electric
- 4) Will developer do it for a cost if were to hack walls?
 - At the moment, we do not accept any modification request, sale of the unit is at its basis.
- 5) What is the width of the main pool ?
 - The Main Lap Pool is estimated 6.5m wide
- 6) The building walls are dark in color, any special paint coating or materials that minimize heat from sun?
 - East west orientation is minimised, RC ledges also provide sun shading
- 7) Does all Unit HS comes with slide fold door?
 - PVC bi-fold and/or slide & swing door for Types C4, C5, C6, D1, D2, D3, D5-PH, D6-PH, D7-PH, DP1, E1-PH, E2-PH, E3-PH & EP1-PH
- 8) Does the access card only access to individual floor levels? or its only security for Lobby?
 - Card access to common lobby at basement and 1st storey for all blocks, card access to individual floor levels for private lift units only
- 9) What is the brand / model of the fan provided and is it only white colour?
 - SPIN, yes white colour for all units
- 10) Is there a Balcony screen design and estimated cost of installation?
 - We will show during launch
- 11) Is Terra Hill able to build furniture deck for high ceiling unit?
 - The Purchaser shall not construct any furniture deck in the Strata Void Area unless prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed) are first had and obtained.
- 12) For DP1, the glass cabinet used at Dry kitchen, is normal or tempered glass?
- 13) Internal part of curtain wall (at edge of room) is protruding on top of flooring is considered as part of unit built in?

14) What are passive & active charging means?

- Active means will be provided upon TOP, passive means the maximum provision possible.

15) Prestige PHs, 8x sliding glass panel, how many remains when fully open?

- 2 panels, one on each side

16) What is the height of wall where side gate leads to Pepys Rd

- Estimated about 11.1m

17) What is the provision provided in the Smart Home System? Whats the brand of the system?

- 1x Smart home gateway Fermax
- 1x Digital lockset (for all Types except Type DP1 and EP1-PH) Yale
- 2x Digital lockset (for Types DP1 and EP1-PH only) Yale
- 1x Smart camera door bell (Secondary entrance door only for Types DP1 and EP1-PH) Fermax
- Air conditioner controls Fermax