

Project Name	The Sen	
Project Description	5 Blocks Of 10-Storey Residential Building With Childcare Centre, Communal Landscape Deck, A Basement Carpark, Swimming Pool And Communal Facilities	
Address	222 Jalan Jurong Kechil, Singapore, 599444 224 Jalan Jurong Kechil, Singapore, 599445 226 Jalan Jurong Kechil, Singapore, 599446 228 Jalan Jurong Kechil, Singapore, 599447 230 Jalan Jurong Kechil, Singapore, 598662	
District	21	
Tenure	99-year leasehold commencing from 20 January 2025	
Site Area	19,245.4 sqm	
Childcare Centre Area	500 sqm	
Total No. of Units	347	
No. of Blocks and Height	5 Blocks 10 Storey each	
No. of Carpark Lots	<u>Residential – Basement 1</u> 347 carpark lots (inclusive of 10 Electric Vehicle lots) 4 Accessible parking lot 1 Motorcycle lots	<u>Childcare - Mezzanine</u> 2 Carpark lots <u>Childcare – Basement 1</u> 1 Motorcycle lots
No. of Bicycle Lots	<u>Residential – Basement 1</u> 60 Bicycle lots	<u>Childcare - Mezzanine</u> 2 Bicycle lots
Expected TOP	August 2029	
Expected Date of Vacant Possession	31 Aug 2030	
Expected Date of Legal Completion	31 Aug 2033	

Project Consultants

Architect	AGA Architects Pte Ltd
Landscape	EcoPlan Asia Pte Ltd
M&E Engineer	Elead Associates Pte Ltd
Structural Engineer	KCL Consultants Pte Ltd
Quantity Surveyor	PEB Consultants Pte Ltd

Main Contractor	TPS Construction Pte Ltd
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Unit Mix


	Type	Bedroom	No. of Units	Sqm	Sqft	Share Value	Est Maintenance Fee
Classic	A1-P, A1, A1-U	1 BR	10	42	452	5	\$375
	B1-P, B1, B1-U	2 BR	50	63	678	6	\$450
	B2-P, B2, B2-U	2 BR	30	63	678	6	
	B3-P, B3, B3-U	2 BR	30	68	732	6	
	B4-P, B4, B4-U	2 BR + S	30	71	764	6	
	B4A, B4-U	2 BR + S	27	72	775	6	
	C1-P, C1, C1-U	3 BR	30	81	872	6	
	C2-P, C2, C2-U	3 BR	30	97	936	6	
	C3-P, C3, C3-U	3 BR	30	103	1109	7	\$525
Prestige	C4-P, C4, C4-U	3 BR + S	40	117	1259	7	\$525
	D1-P, D1, D1-U	4 BR + S	20	135	1453	7	
	D1A-P, D1A, D1A-U	4 BR + S	20	135	1453	7	

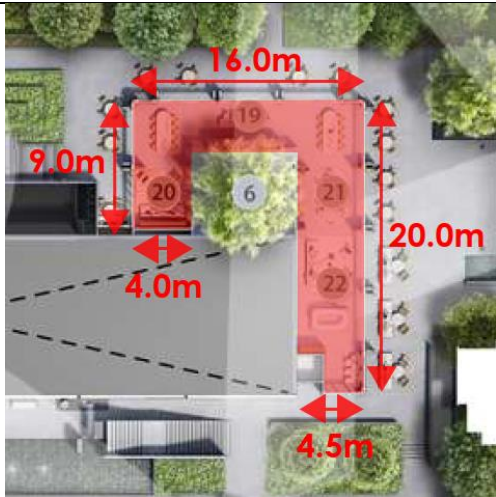

No. of Units Per Floor

Block	Units Per Floor	No. of Lifts
222, 228, 230	9	3
224, 226	4	2

FAQ

S/N	Question	Answer
1	Is the childcare centre open to public?	Yes, the childcare centre is open to the public. There is a separate drop off point for the childcare centre and residential.
2	Has the operator of the childcare centre been appointed?	<p>The operator for the childcare centre will be appointed by the developer/MCST.</p> <p>The childcare centre will form part of the common property of the development. After the initial 10-year, the MCST may convert the childcare centre space to other community uses, subject to landuse planning quantum controls and approval of relevant agencies.</p>
3	Is the lift lobby access by card control?	Yes.
4	Is it possible to access the lift lobbies of other blocks?	<p>All resident access cards will permit entry to the rooftop communal facilities located at Blocks 222, 228, and 230. Access to other levels within these blocks, aside from each resident's own block of residence, will be restricted.</p> <p>Access to blocks 224 and 226 (Prestige Blocks) are permitted only to residents staying in the respective blocks.</p>
5	What is the dimension of the lift? How many people can it fit?	<p><u>Classic Blocks (Lifts per Block)</u> 1 nos 1500mm (W) x 1600mm (D), Capacity of 15 persons/1150kg 2 nos 1400mm (W) x 1600mm (D), Capacity of 13 persons/1000kg</p> <p><u>Prestige Blocks (Lifts per Block)</u> 2 nos 1400mm (W) x 1600mm (D), Capacity of 13 persons/1000kg</p>
6	How can residents grant access to their visitors?	<p>Residents can provide QR Codes to visitors to access the side gate.</p> <p>Visitors would need to obtain permission via the Call Panel outside the lift lobby to enter the block.</p> <p>Residents can use the physical intercom panel in their</p>

		unit or via the smart home app to provide permission to the visitors.
7	Are there any EV lots?	There are 10 EV lots provided.
8	What is voltage of the EV charging lots?	16kw per EV lot.
9	Are the residential and childcare carpark lots separated?	Yes, 2 carpark lots for childcare centre are located at mezzanine level, next to childcare drop off. Residential carpark lots are all located at basement level.
10	What is the waste disposal system provided?	By gravity.
11	How many general waste and recyclable chute per floor?	1 no. of general waste chute 1 no. of recycling chute
12	Where is the general waste and recyclable chute located?	General waste and recyclable chutes are located next to each other, at each block's lift lobby. 
13	Is the BBQ pit electrical or traditional?	Electrical
14	What is the estimated size of the function room and how many people can it accommodate?	Function rooms consist of Clubhouse, Reading Lounge, Gathering Lounge and Relaxation Lounge with the estimated size as below.

		
15	Is there a lift from the drop off area to the pool deck?	Yes
16	What is the depth of the pool?	<p>50m Lap Pool – 1.2m</p> <p>Family Pool – Bubble Pool with 0.3m, Spa Pool with 0.9m</p> <p>Children's Pool – 0.5m</p>
17	Any appliances provided in the function room?	<p>The Clubhouse features a show kitchen with Miele appliances.</p> <ul style="list-style-type: none"> • 4-Zone Induction Hob x1 • Oven x1 • Steam Oven x1 • Microwave x1 • Fridge x1
18	What is the estimated size of the gym?	<p>Estimate size of 4.5m x 10.5m</p> 
19	What is the height from ground to the facilities deck?	4.6m (taken from Drop Off Foyer to Main Pool Deck)
20	What is the floor to ceiling height of the units?	<p>L1 and L10: 4.2m floor to floor, 3.9m floor to ceiling</p> <p>L2 – L9: 3.15m floor to floor, 2.85m floor to ceiling</p>

21	From what height onwards is considered void space in the unit?	There is no double volume void space in this development's units, therefore it is not applicable.
22	Is acoustic ceiling installed at the balcony?	No
23	Any powerpoint or tap provided at the balcony?	1 nos. of powerpoint for each balcony, no water tap provided.
24	What type of glass is provided at the balcony?	Laminated glass.
25	Are there any screens provided for the balcony?	Developer is providing aluminium screen or motorised outdoor blinds. Cost is borne by the developer. Residents may choose the following options: (a) Opt for Aluminium Slide & Fold Screen, or (b) Opt for Motorised Outdoor Blinds, or (c) Opt out of both
26	Are there any additional costs for the screens?	Cost will be borne by the developer.
27	What are the smart home features provided?	1 no. of Smart Home Gateway 1 no. of Digital Lockset
28	How is the access to the unit?	The digital lockset allows for pin code, RFID key fob, mobile app and fingerprint access.
29	What is the model of the ceiling fan provided?	Crestar – 46" ALTIS PLUS (3 Blades)
30	Can buyers choose to opt out of the ceiling fan?	Yes, buyers may choose to opt out of the ceiling fan.
31	Are ducted aircons provided for the Prestige Blocks?	Yes, ducted aircon are provided for the living area only for Type C4, type D and D1A (Prestige Blocks).
32	Is shuttle service provided?	No, shuttle service will not be provided. There is a bus stop conveniently located right outside The Sen along Jalan Jurong Kechil with frequent bus services heading to Beauty World MRT Station.
33	Is concierge service provided?	No, concierge service is not provided.
34	Is the development using PPVC or Advanced Precast Concrete System (APCS)?	Advanced Precast Concrete System (APCS)

35	What is the difference between PPVC and Advanced Precast Concrete System (APCS)?	<u>PPVC</u> 3-dimensional modules completed with finishes, fixtures and fittings.	<u>APCS</u> Large precast concrete (PC) components and/or use of mechanical connections systems to join PC components.
		Comparatively, APCS have lesser structural walls in between rooms of a unit compared to PPVC.	