

Developer	Hoi Hup Sunway Jurong Pte. Ltd. 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 UEN: 202337145H	
General description	PROPOSED EXECUTIVE CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 7 BLOCKS OF 18-STOREY RESIDENTIAL FLATS (TOTAL: 504 UNITS) WITH LANDSCAPE DECK, COMMON BASEMENT CARPARK AND COMMUNAL FACILITIES ON MK 10 LOT 05412M AT PLANTATION CLOSE (TENGAH PLANNING AREA)	
Address	4,6,8,10,12,14,16,18 Plantation Close	
Status	Executive Condominium	
District	District 24	
Total no. of units	504	
Carpark Lots	Standard Carparking Lots	249
	Electric Vehicle Carparking Lots	3
	Accessible Carparking Lots	3
	Total Carparking Lots	255 Lots
Site area	16,411.20 sqm	
Plot ratio	2.8 (GFA 46,035.36 sqm) 3.016 (GFA 49,587.84 sqm incl balcony GFA of 3222.48 sqm and Indoor Recreational Space GFA of 330 sqm)	
Tenure of Land	99 years from 11 December 2023	
Developer's Licence no.	C1499	
Lot no.	Lot 05412M MK10	
BP approval	CG Approval Number: ES20240408-50002-CG01R02 CG Approval Date: 3 Sep 2024	
Estimated TOP Period	Q1 2027	
Notice of Vacant Possession	31 December 2029	
Notice of Completion	31 December 2032	
Encumbrances on the land	Mortgage in favour of United Overseas Bank Limited	
Project Account	United Overseas Bank Limited for Project A/c No. 772-351-828-1 of Hoi Hup Sunway Jurong Pte Ltd <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. 772-351-828-1 of Hoi Hup Sunway Jurong Pte Ltd
	Beneficiary A/c No.	772-351-828-1

Breakdown of Units			
Category	Unit Type	Total no. of units	Area (sqft.)
3 Bedroom	C1-G, C1	126	872 sqft
3 Bedroom + Study	C2-G, C2	144	883 sqft
3 Bedroom + Study (Showunit)	C3-G, C3	90	947 sqft
4 Bedroom	D1-G, D1	36	1012 sqft
4 Bedroom + Study (Showunit)	D2-G, D2	108	1163 sqft
Development Information			
Floor Finishes			
Living, Dining, Corridor leading to Bedroom, Kitchen, Yard and Household Shelter		Porcelain Tiles with skirting (where applicable)	
Bath and WC		Porcelain Tiles	
Study (Type C2/ C2-G/ D2/ D2-G)		Porcelain Tiles with skirting (where applicable)	
Study (Type C3/ C3-G)		Vinyl flooring with skirting (where applicable)	
Bedroom, Walk in Wardrobe		Vinyl flooring with skirting (where applicable)	
Wall Finishes			
Living, Dining, 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 subjected to changes			

Sanitary	
Master Bath (C1, C1-G, C2, C2-G, C3, C3-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)
Ceiling Height	
Living, Dining, Bedrooms	2.7m
Study (Type C3/ C3-G/ D2/ D2-G)	2.7m
Study (Type C2/ C2-G)	2.3m
Kitchen and Yard	2.4m
Bath	2.4m
WC	2.3m
Balcony and PES	2.75m
Corridor leading to bedroom	2.5m
Household Shelter	2.7m

Note:

- 1) Floor to Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m)
- 2) Bulkheads at 2.3m (or higher) where applicable
- 3) The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination

Air-Conditioner Schedule

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

Facilities

A. ARRIVAL ZONE

- A1 Arrival Plaza
- A2 Media Room
- A3a Library
- A3b Work Lounge

B. ACTIVE ARENA

- B1 Multi-Purpose Court
- B2 Outdoor Gym
- B3 Fitness Lawn
- B4 Yoga Lawn

C. WELLNESS RETREAT

- C1 50m Lap Pool (50m lap length x 9m lap width, 1.2m water depth) (approx. 591m2 incl. Jacuzzi niche, Aqua Gym, shallow pool ledges and pool steps)
- C2 Jacuzzi Niche (0.9m water depth)
- C3 Aqua Gym
- C4 Main Pool Deck
- C5 Main Pool Pavilion
- C6 Gymnasium
- C7 The Dining Room
- C8 Outdoor Shower
- C9 Wellness Pool (0.9m water depth) (approx. 82m2 incl. Jacuzzi Lounger, Jacuzzi, pool ramp and pool steps)
- C10 Jacuzzi Lounger
- C11 Jacuzzi
- C12 Massage Jets
- C13 Jet Shower
- C14 Wellness Pool Deck

D. SOCIAL DOMAIN

- D1 Kids' Pool (0.5m water depth) (approx. 110m2)
- D2 Family Pool (1.2m water depth) (approx. 325m2 incl. Jacuzzi Pool, shallow pool ledges and pool steps)
- D3 Jacuzzi Pool
- D4 Kids' Splash Pad
- D5 Palm Deck
- D6 Family Pool Deck

D7 Family Pavilion
D8 Picnic Lawn
D9 BBQ Pavilion 1
D10 BBQ Pavilion 2
D11 BBQ Pavilion 3
D12 Club Room 1
D13 Club Room 2
D14 Changing Room
D15 Steam Room

E. PLAY ZONE

E1 Playground
E2 Forest Lawn
E3 BBQ Pavilion 4
E4 Community Garden
E5 Kids' Party Room
E6 Covered Linkway

F. OTHERS

F1 Guardhouse
F2 Side Gate
F3 Management Office
F4 Generator Set
F5 Bin Centre (Basement)
F6 Electrical Substation (Basement)
F7 Main Distribution Frame Room (Basement)
F8 Consumer Switch Room (Basement)
Ventilation Shaft
Water Tank (Roof)

Development Concept

Novo Place aim is to create a striking architectural moment that adds to the surrounding nature and landscape of the Tengah Estate. The design approach takes into consideration its historical land use for farming and existing forested site, from the urban scale to landscape and architectural design. Bounded by the upcoming Plantation Close and existing Bukit Batok Road, the site is nestled between a Linear Park and a future high rise residential enclave, with the adjacent development consisting of several reputable schools and an international college.

The architectural strategy was to create a nature-centric quiet architecture that is able to connect seamlessly to the surrounding nature without isolating the development from the wider urban context. The positioning of the residential towers and undulating roof scape of the communal facilities from Plantation Close EC creates porosity towards the linear park, bringing nature closer to the residents, while stitching together the communities in the estate.

This architectural concept is apparent upon entry into the site, where residents and visitors are greeted by a clubhouse, with its grand continuous roofscape enveloping the drop off area, inspired by the expensiveness of the forest's canopy line. The extended deep roof eaves, with its timber clad surfaces, takes on a vernacular response to Singapore's tropical climate and nature. The clubhouse also exemplifies passive design with a modern take; the second floor is propped up on rhythmic columns, creating an open ground floor and stately entrance drop off.

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 Tengah Park MRT Station (Jurong Region Line)
2 mins drive to Pan Island Expressway
Schools
Within 1km radius to Princess Elizabeth Primary School, Jurong Primary School, YuHua Primary School
Within 2km radius to Bukit View Primary School, Da Zhong Primary School, Fu Hua Primary School, RuLang Primary School and Future ACS Primary School
4 mins walk to Dulwich College
NOTE: School radius information is accurate of 8 Oct 2024 and subjected 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
Non PPVC
Pneumatic waste collection system for general and recycled waste
Car sharing provision for residents (till 1 st AGM) T&C applies
Air-conditioned lift lobbies in basement
Units
Flexible layout arrangement Type C3 –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 Area 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
Good quality wardrobe design with end panel "dresser" provision for Type D2 Master Bedrooms

Luxurious fittings and furnishes E.g. Kuche, Yale and Hansgrohe

Facilities

Grouped into 5 zones, Arrival, Wellness, Family, Play and Fitness zone, each strategically designed to cater to the diverse needs of residents.

4 Pools – 50m Lap Pool, Family Pool, Kids Pool and Wellness Pool

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	Rankine & Hill Pte Ltd
C&S Engineer	Ronnie & Koh 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
Appointed Marketing Agency	ERA, Huttons and Propnex
Solicitor	Rajah & Tann Singapore LLP