



Artist's Impression

## HILLHAVEN at Hillview Rise Your Vibrant Living Begins Here



## Architectural Design Concept

Inspired by the site's location close to Bukit Timah Nature Reserve and several other mature forests, our design captures an abstraction of the beauty of the tropical rainforest. The lush verdant canopy, majestic tall forest trees and the golden rays of light shining through the rainforest trees are expressed by the vertical panels of concrete rendered in light beige faux sandstone and champagne gold metallic accents. As one approaches the entrance, the first encounter with the project is a linear soft wall of trees. Vertical architectural elements and fins are highlighted using light champagne gold tones that catch the light, just like the trunks in a forest. Together with green foliage on vines, it creates a lush façade while concealing the carpark block behind.

As one enters the development, one is greeted by a welcoming plaza with a lightweight canopy providing dappled lighting. The guardhouse is discretely located on the side within a small pocket garden, lined with beautiful signature trees that define the driveway. The vista culminates at a grand curved drop-off. This is accentuated by a light curved screen connecting the canopy to the sky bridge above. The canopy of trees softens the edge of the car park and tower blocks. The vertical architectural lines of the concrete panels and light champagne accents create a composition that mimics the rhythm of tall trees within the forest. This helps to create a human scale and softens the impact of the tower and carpark blocks while forming a signature vista leading to the drop-off.

The tower block recalls the colour palette of dappled lighting falling on a river in a rainforest. The teal colour glazing with tints of green and blue are framed by highlights of champagne gold and sandy tones. The vertical lines on the façade lead the eye upwards, terminating at the crown, where the surface is tessellated to create a texture inspired by the glimmering effect of light shining through the rainforest canopy. The inspiration of the river in a rainforest is reflected on the elevated landscape deck. Here soft curves, reminiscent of the golden sandbanks of beautiful rivers and lakes, form layers of lush green landscapes, framing the golden decks and cooling pools. Here the colour palette of water bodies in a rainforest creates a tranquil and peaceful environment. The architecture transforms from rectilinear towers to curvilinear planes. The simple curves become a second layer of greenery that mimics the layers of a rainforest.

A signature curvilinear-covered linkway brings one through a sky terrace to the function hall, changing rooms and gym. Lush greenery forms landscape curtains that create an unfolding sequence of a layered spatial experience. The minimalist interiors of these spaces are designed to be calm and soothing, using travertine colours together with light wood and golden highlights. The overall effect is to create an environment that encourages the residents to unwind and relax in the luxury of their personal oasis at home. Nestled within this landscape are pavilions for a variety of activities. The BBQ pavilions are expressed as small forest villas with their own little play area and spa pool. They are fully appointed with an outdoor kitchen and dining amenities for a small family gathering. Active zones with lightly designed enclosures are created so that residents can enjoy a game of pickleball.



## Development Details

Project Name	Hillhaven
Developer	Sekisui House & Far East Organization
Tenure	99 years commencing from 13 February 2023
Description	Proposed New Erection of 1 Block Of 27-storey And 1 Block of 28-storey Condominium (Total 341 Units) with Swimming Pool and MSCP on Lot 05170A MK 10 at Hillview Rise (Bukit Batok Planning Area)
Location	Hillview Rise
District	District 23 [Outside Central Region (OCR)]
Address	5, 7 Hillview Rise
Site Area	Approx. 10,395.2 sq m   Approx. 111,893.93 sq ft
Permissible Gross Plot Ratio	2.8
Overall Gross Plot Ratio	3.02
No. of Tower	2
No. of Storey	No. 5 Hillview Rise: 27 Storeys No. 7 Hillview Rise: 28 Storeys
Total No. of Units	341 units
No. of Carpark Lots	341 Carpark Lots (Multi-Storey Car Park, incl. of 2 EV lots)
No. of EV Charging Lots	2 Lots (active), 51 Lots (passive)
No. of Handicapped Lots	4 Lots
No. of Motorcycle Lots	N.A.
No. of Visitor Lots	N.A.
No. of Bicycle Lots	58 Lots



## Development Details

Estimated TOP Date (For Public Communication)	Q3 2027
Expected Vacant Possession Date	30 Jun 2028
Expected Legal Completion Date	30 Jun 2031
Building Plan Approval No.	A1441-00001-2023-BP02
Developer's Licence No.	C1476

## Development Awards

Development Awards	Green Mark SLE with Maintainability Badge (Pending submission and approval)
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## Project Team

Architect	Arc Studio Architecture & Urbanism Pte Ltd
Landscape Architect	Tinderbox Landscape Studio
C&S Engineer	P&T Consultants Pte Ltd
M&E Engineer	WSP Consultancy Pte Ltd
Quantity Surveyor	Turner & Townsend Pte Limited
Greenmark	Building Systems and Dianostics
Design for Safety Professional	Safeguard Consultancy Pte Ltd
Acoustic	Alpha Acoustic Engineering Pte Ltd
Fire Safety Engineer	SHEVS IFT Consultants Pte Ltd
Sales Gallery - Interior Designer	932 Design & Contracts Pte Ltd
Main Contractor	TBC



## Conveyancing Details

Conveyance Solicitor	TBC
Address	TBC

## Project Account Details

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of	
TBC	
Payment made by way of TT	
Beneficiary Bank	TBC
Address	TBC
Bank Code	TBC
Swift Code	TBC
For account of	TBC
Project Account No.	TBC

## Showflat Type

Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2A	2-Bedroom	No. 5 Hillview Rise: #02-02 to #27-02	65	700
C3(D)	3-Bedroom + Study	No. 5 Hillview Rise: #27-01	111 (includes 17 sqm of strata void above living and dining with 4.5m ceiling height)	1,195





## Overview – Unit Mix (subject to change)

Unit / Bedroom Type		No. of Units		Approximate Sizes		Approximate Share Value per unit	Estimated Maintenance Charges
				Sq M	Sq Ft		
B1A	2-Bedroom	26	134	63	678	TBC	TBC
B1B		26		63	678	TBC	TBC
B2A(P)		1		65	700	TBC	TBC
B2A		26		65	700	TBC	TBC
B2B(P)		1		65	700	TBC	TBC
B2B		27		65	700	TBC	TBC
B3		27		67	721	TBC	TBC
B4A	2-Bedroom + Study	11	48	74	797	TBC	TBC
B4B		15		74	797	TBC	TBC
B4C		22		74	797	TBC	TBC
C1	3-Bedroom	26	27	88	947	TBC	TBC
C1(D)		1		106	1,141	TBC	TBC
C2	3-Bedroom + Study	22	78	89	958	TBC	TBC
C2(D)		1		105	1,130	TBC	TBC
C3(P)		1		94	1,012	TBC	TBC
C3		25		94	1,012	TBC	TBC
C3(D)		1		111	1,195	TBC	TBC
C4(P)		1		94	1,012	TBC	TBC
C4		26		94	1,012	TBC	TBC
C4(D)	1	111	1,195	TBC	TBC		
D1A	4-Bedroom	11	54	117	1,259	TBC	TBC
D1B		14		117	1,259	TBC	TBC
D1B(D)		1		133	1,432	TBC	TBC
D2(P)		1		128	1,378	TBC	TBC
D2		26		128	1,378	TBC	TBC
D2(D)		1		152	1,636	TBC	TBC
		341					



### Showflat Unit

Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2A	2-Bedroom	No. 5 Hillview Rise: #02-02 to #27-02	65	700



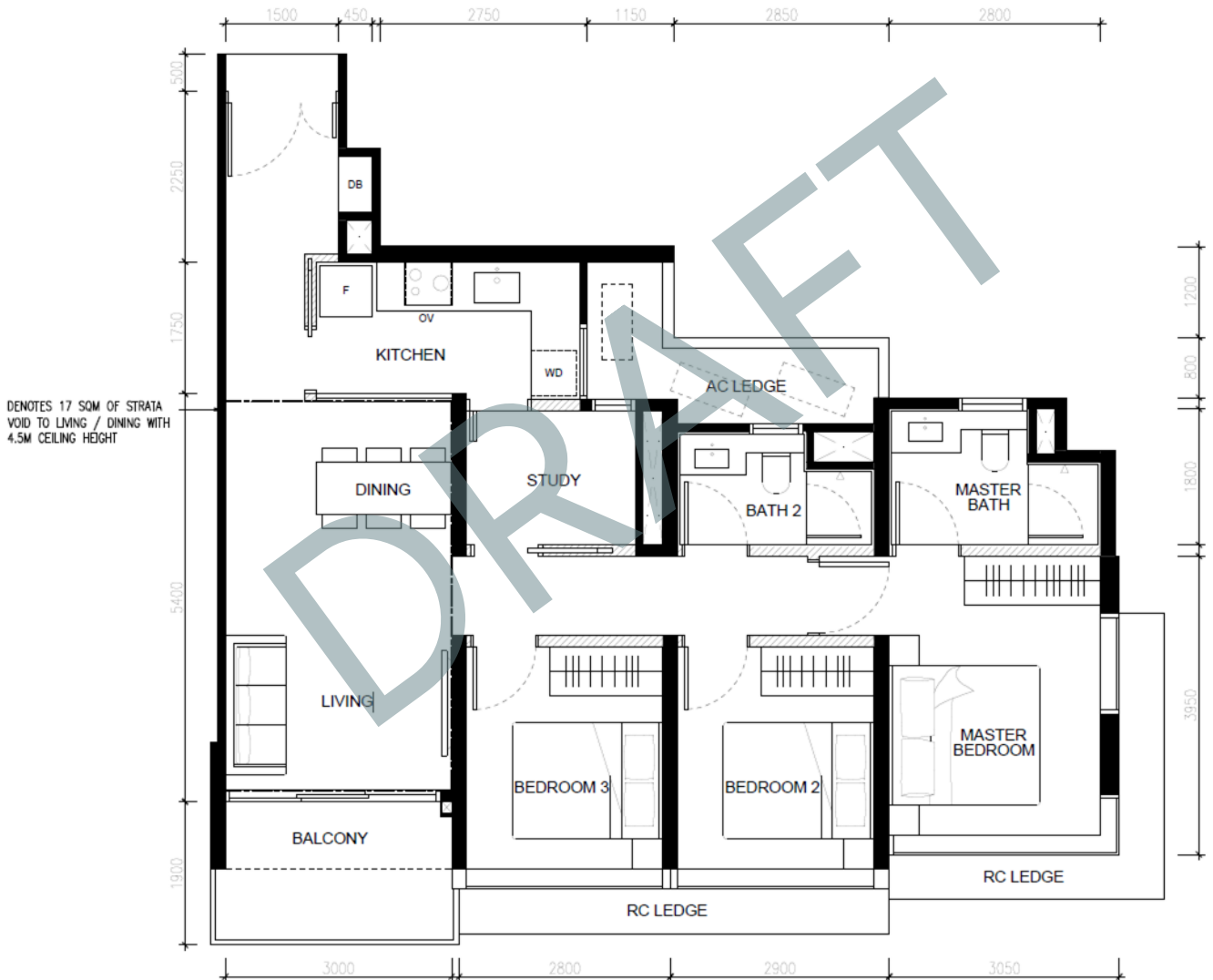
#### Legend

- Non-Structural Walls
- Wall not allowed to be hacked or altered



### Showflat Unit

Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3(D)	3-Bedroom + Study	No. 5 Hillview Rise: #27-01	111 (includes 17 sqm of strata void to living / dining with 4.5m ceiling height)	1,195



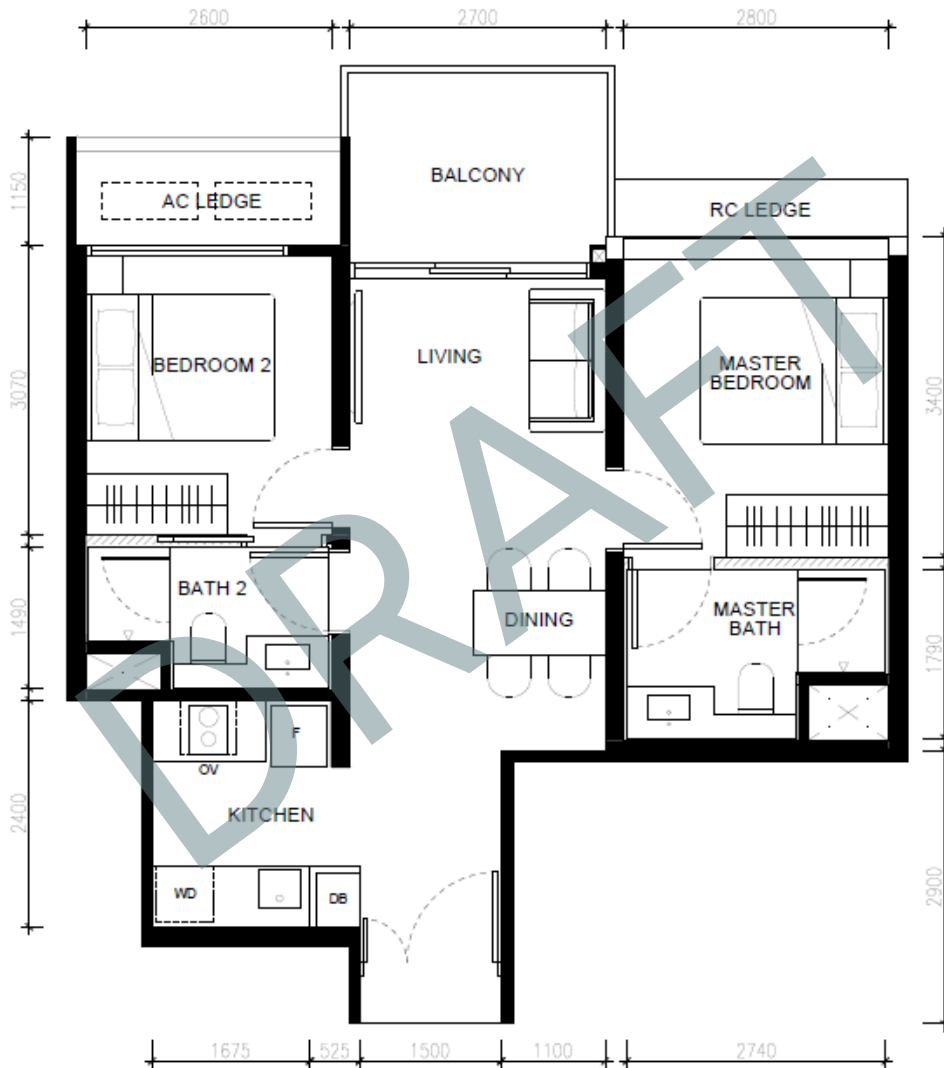
#### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1A	2-Bedroom	No. 5 Hillview Rise: #02-05 to #12-05	63	678

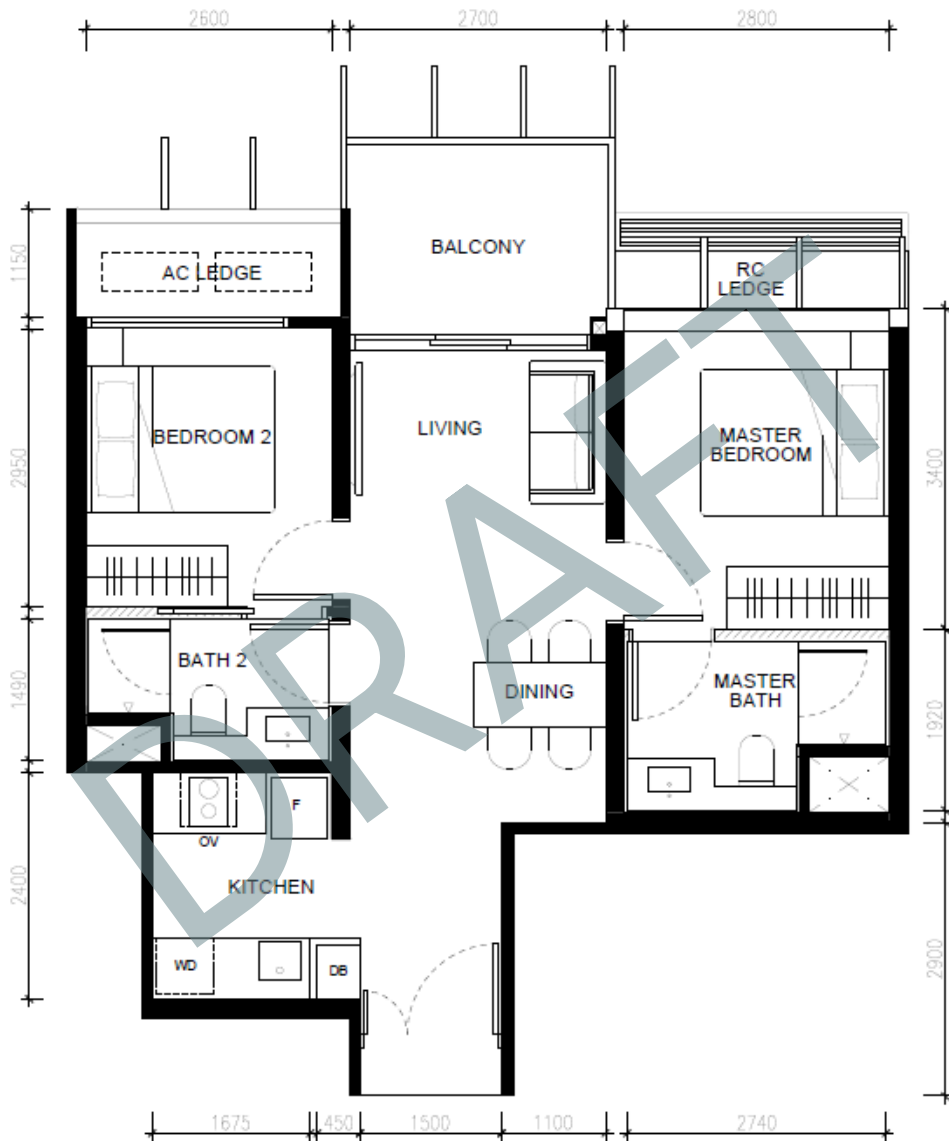


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1A	2-Bedroom	No. 5 Hillview Rise: #13-05 to #27-05	63	678

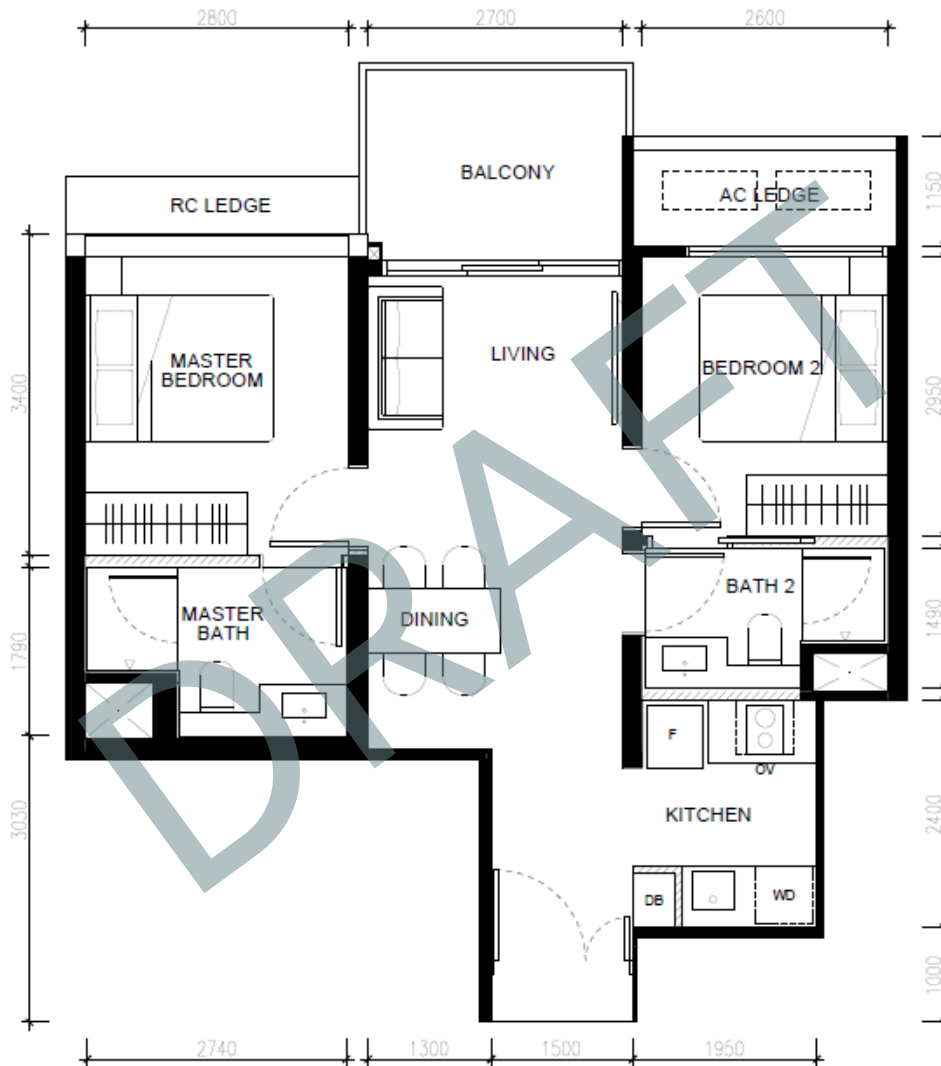


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1B	2-Bedroom	No. 5 Hillview Rise: #02-06 to #12-06	63	678

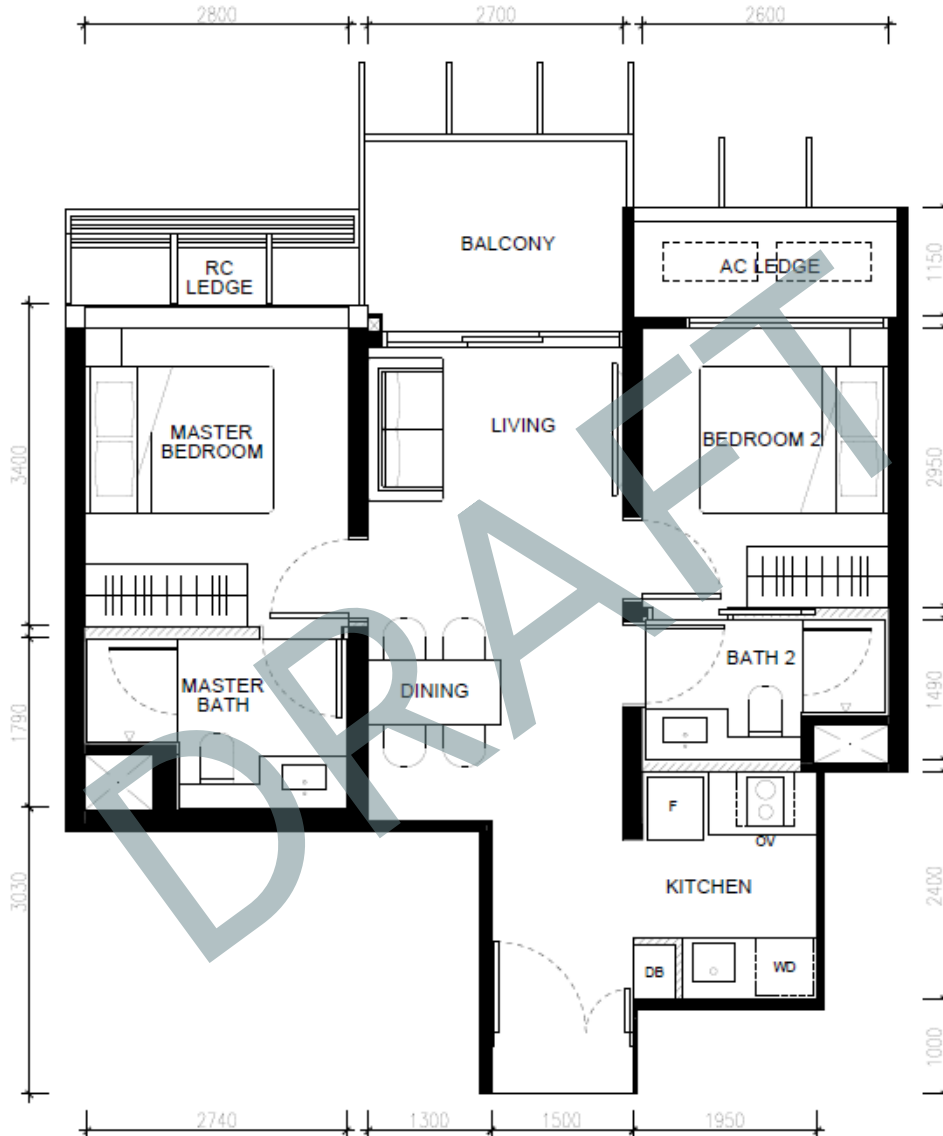


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1B	2-Bedroom	No. 5 Hillview Rise: #13-06 to #27-06	63	678

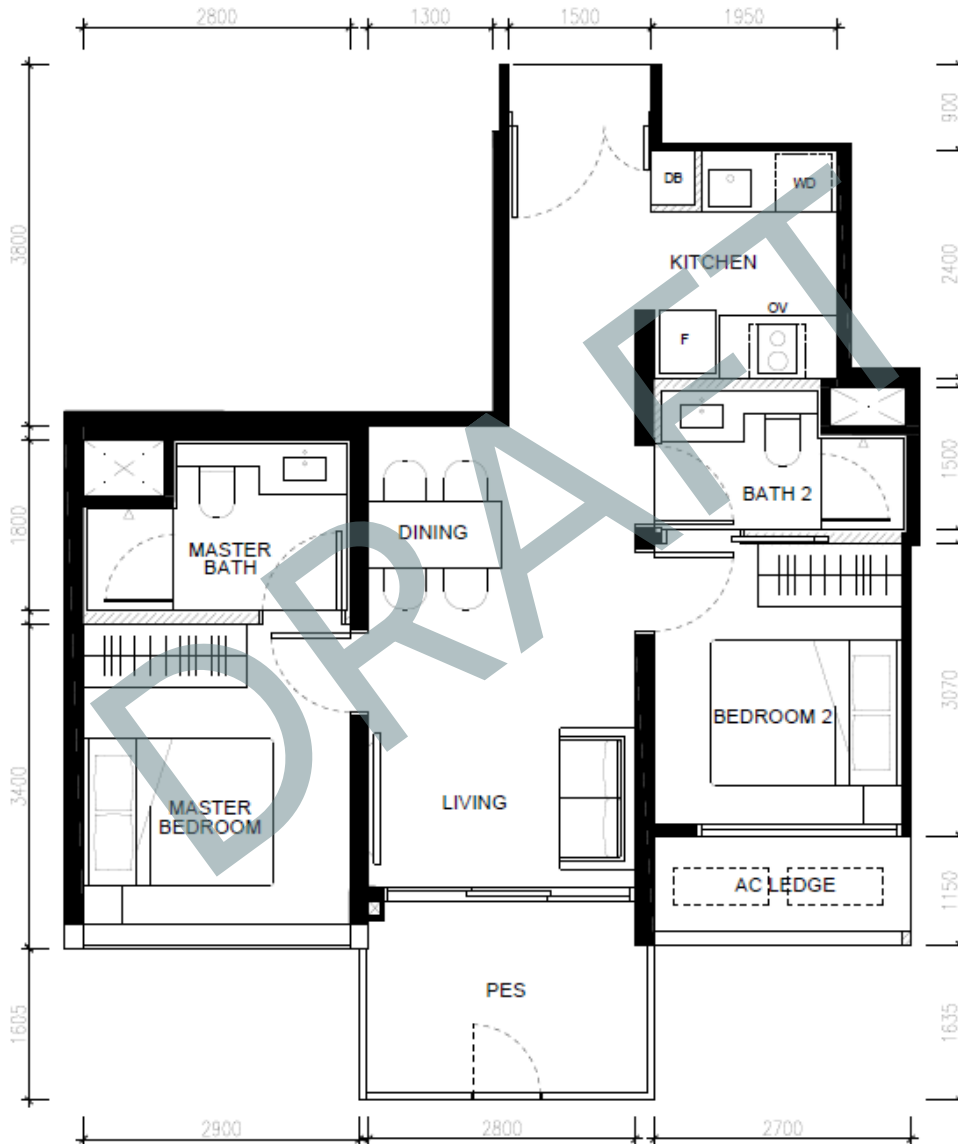


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2A(P)	2-Bedroom	No. 5 Hillview Rise: #01-02	65	700

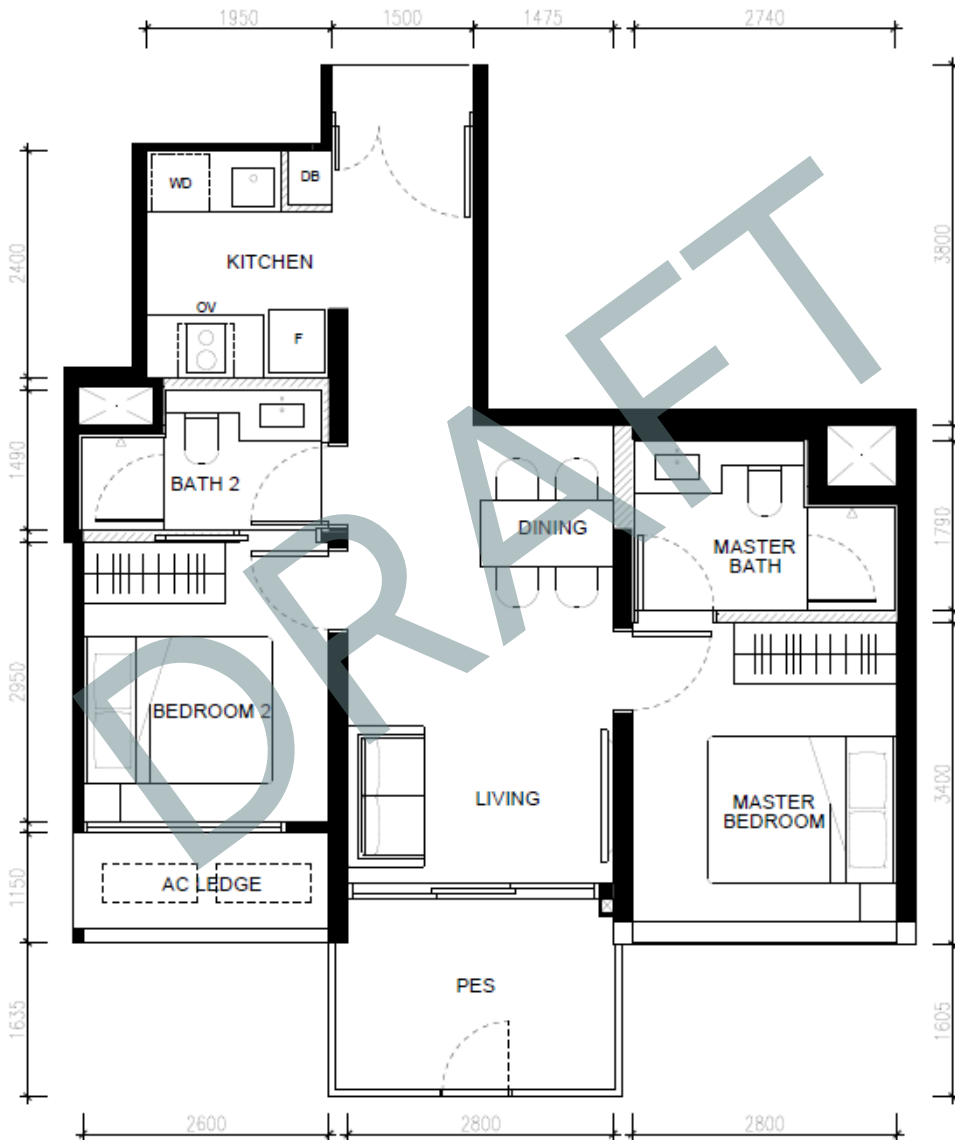


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2B(P)	2-Bedroom	No. 7 Hillview Rise: #01-09	65	700



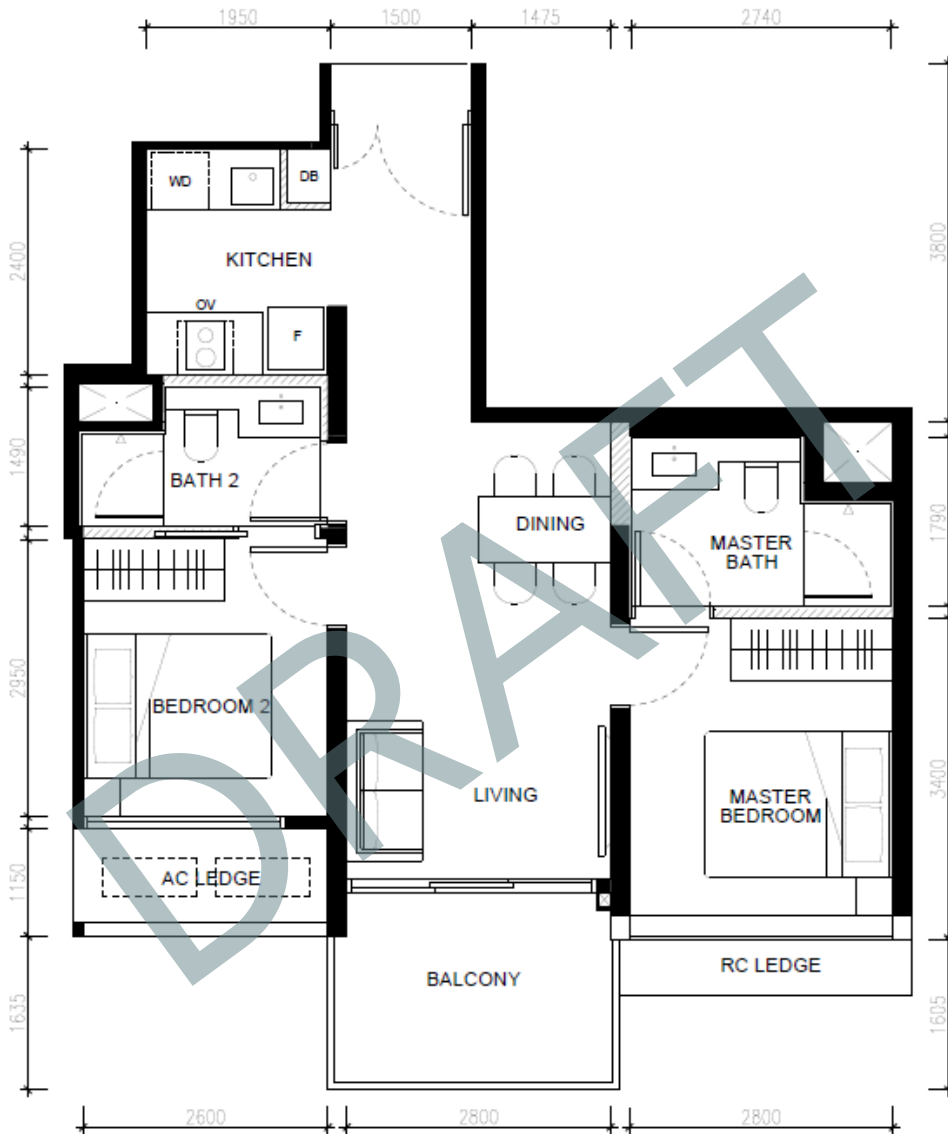
**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2B	2-Bedroom	No. 7 Hillview Rise: #02-09 to #28-09	65	700

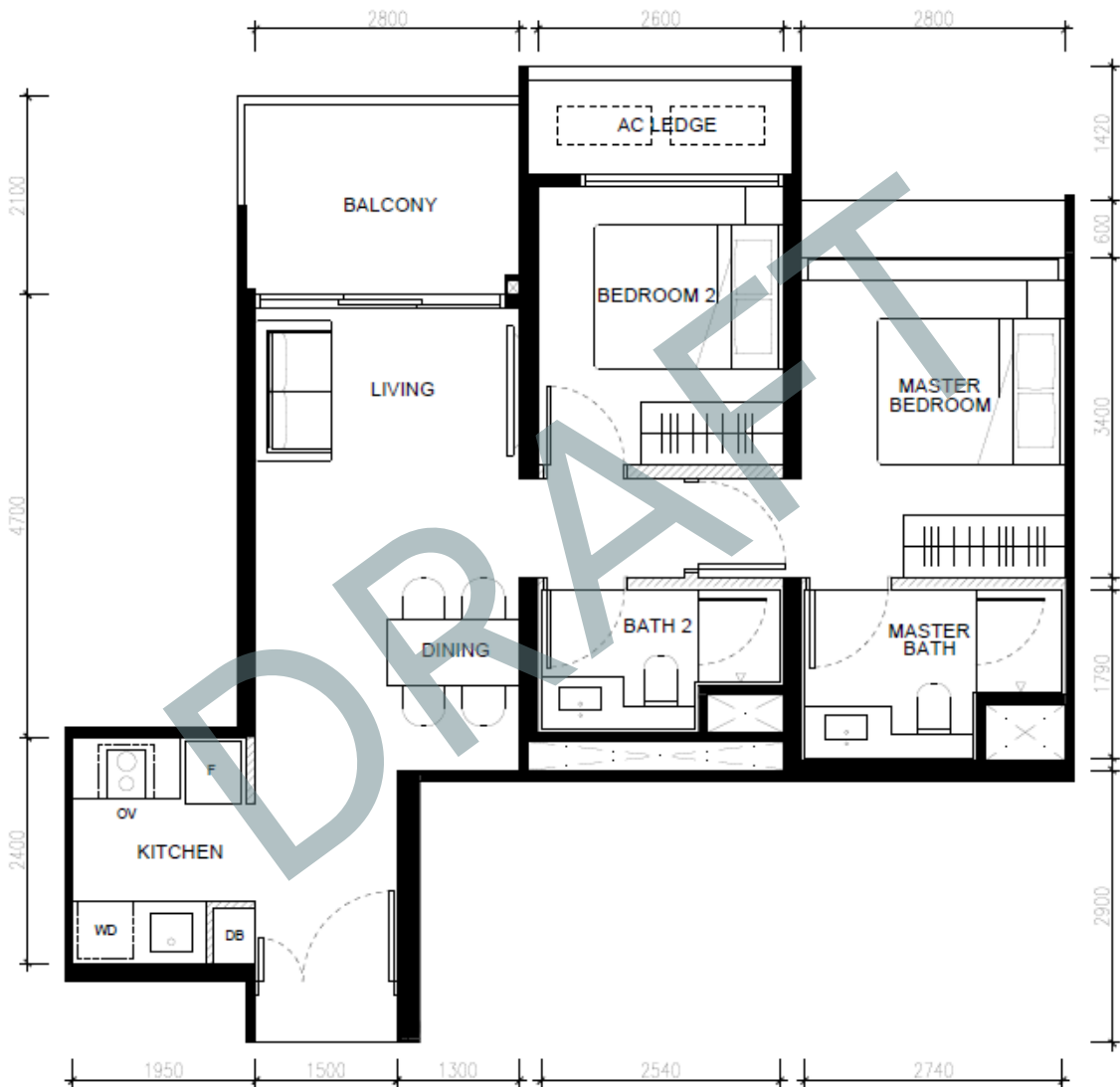


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B3	2-Bedroom	No. 7 Hillview Rise: #02-12 to #12-12	67	721

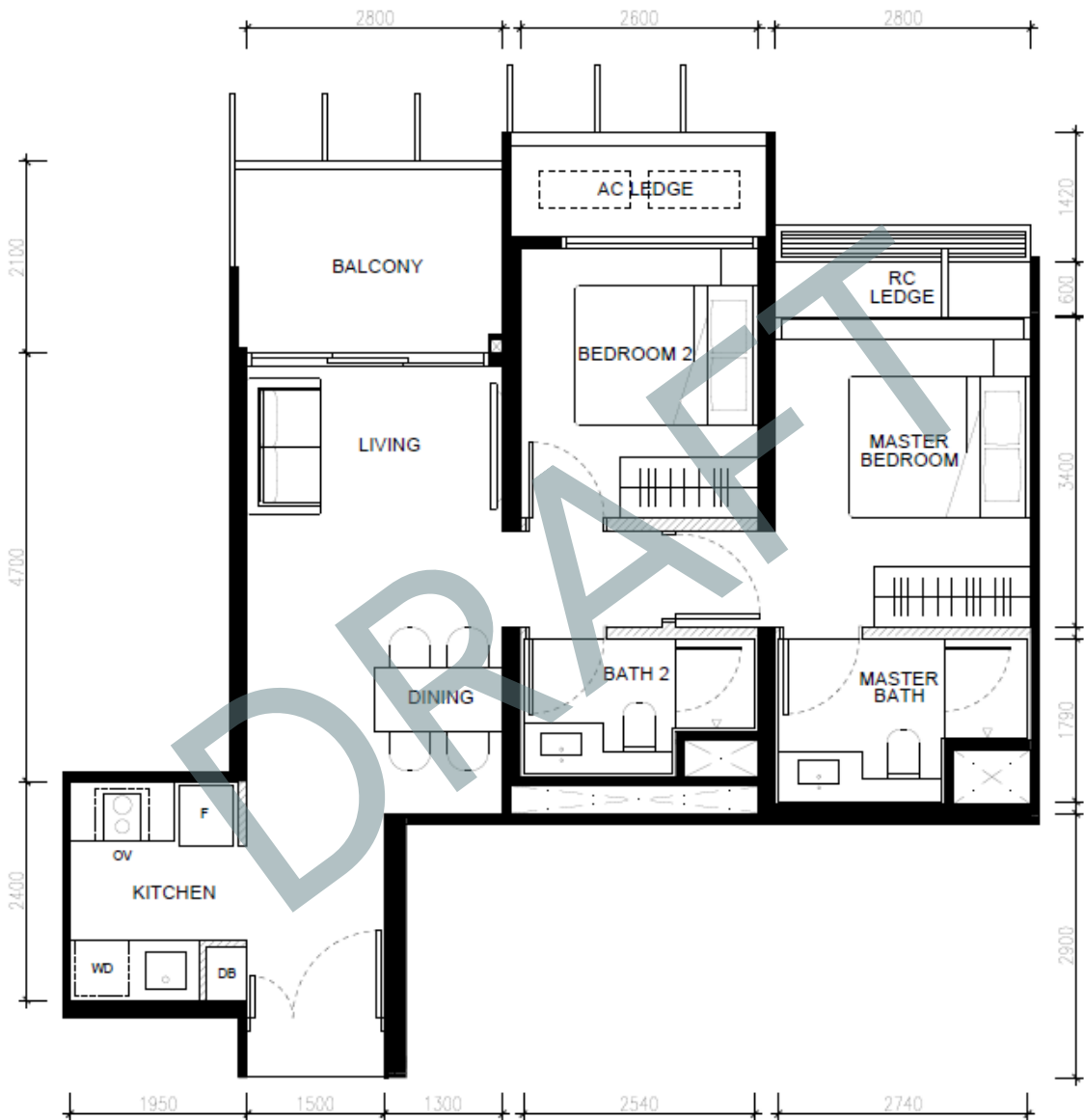


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B3	2-Bedroom	No. 7 Hillview Rise: #13-12 to #28-12	67	721

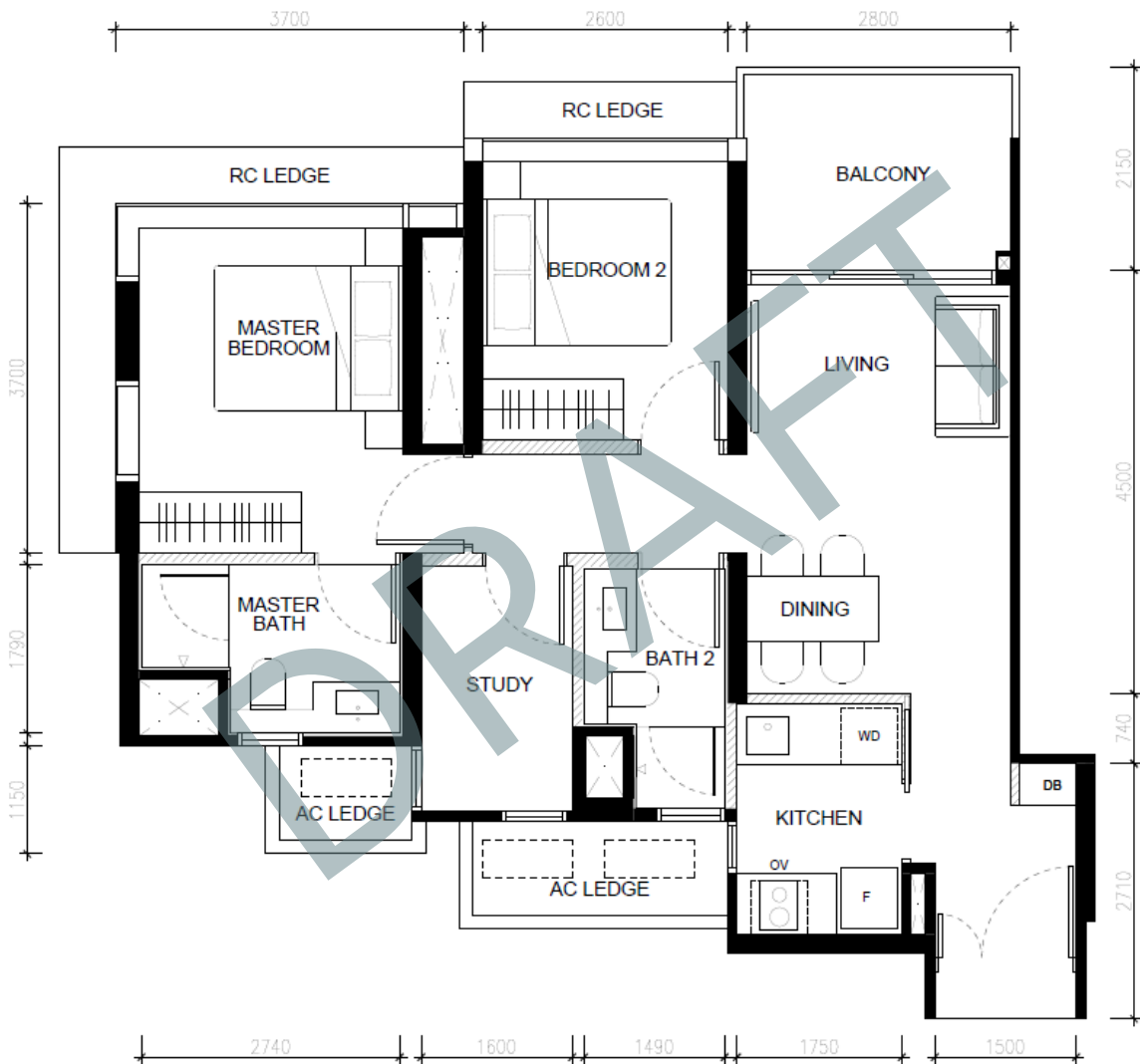


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4A	2-Bedroom + Study	No. 5 Hillview Rise: #02-04 to #12-04	74	797

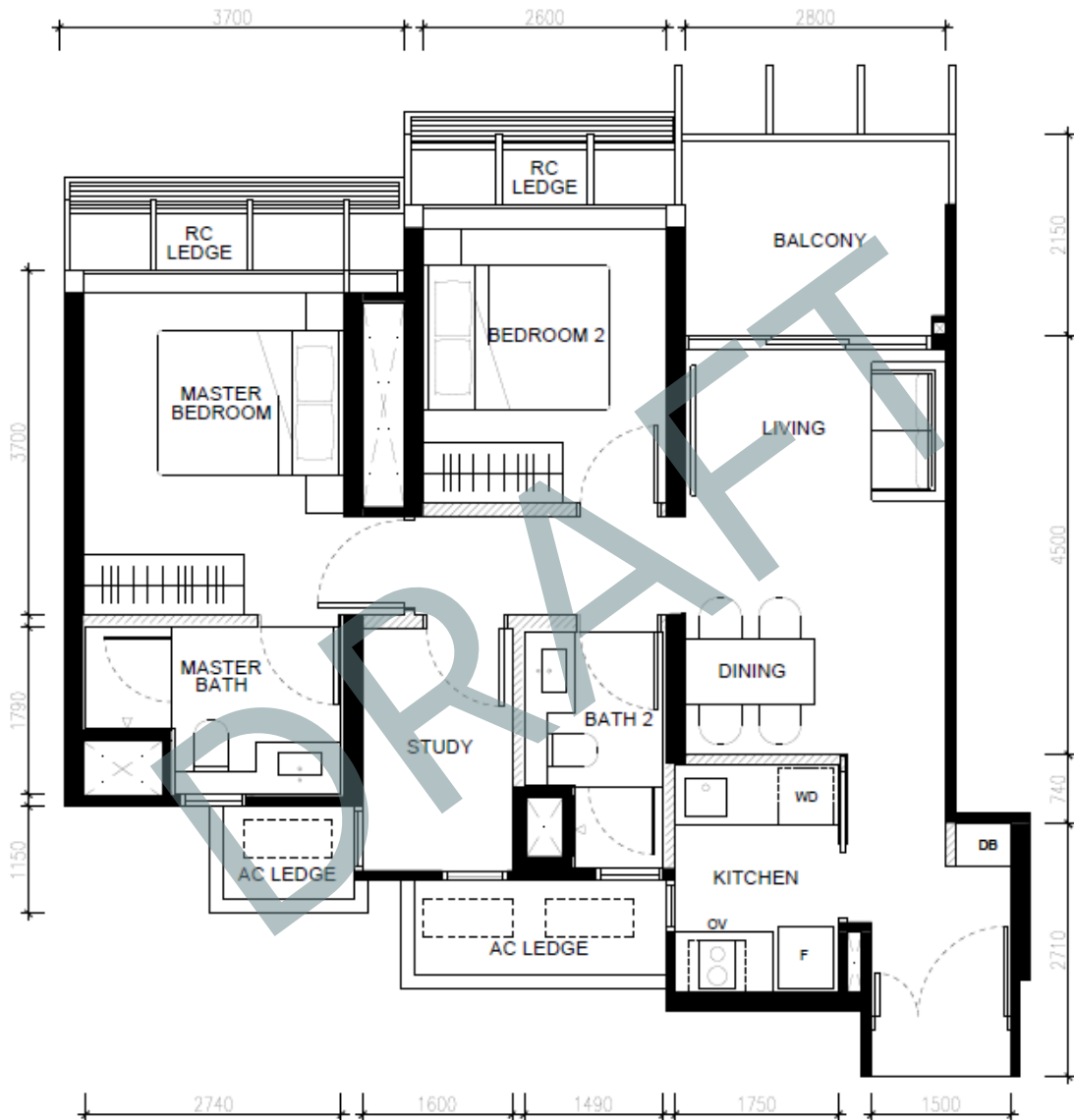


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4B	2-Bedroom + Study	No. 5 Hillview Rise: #13-04 to #27-04	74	797

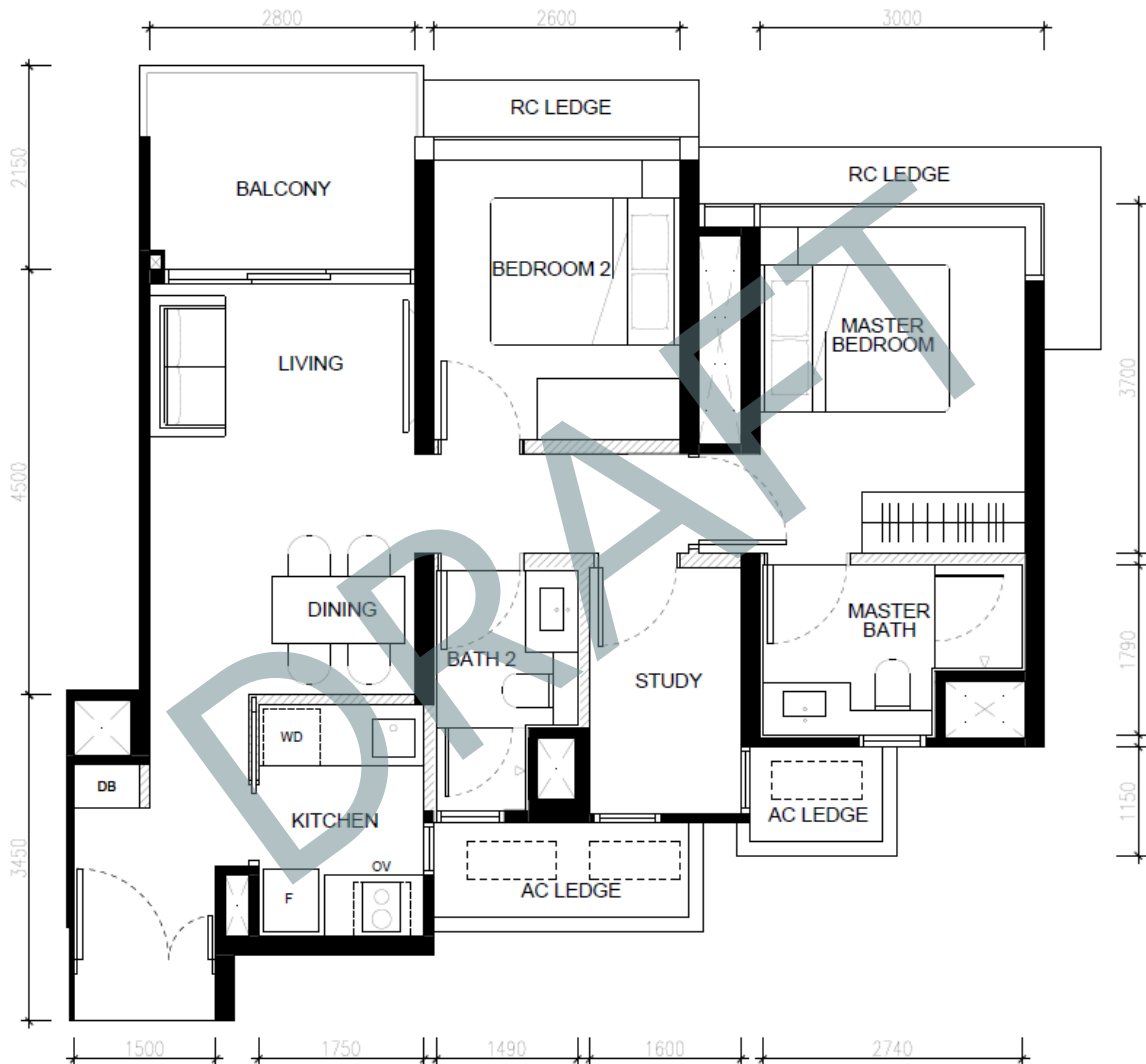


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4C	2-Bedroom + Study	No. 5 Hillview Rise: #06-07 to #12-07	74	797



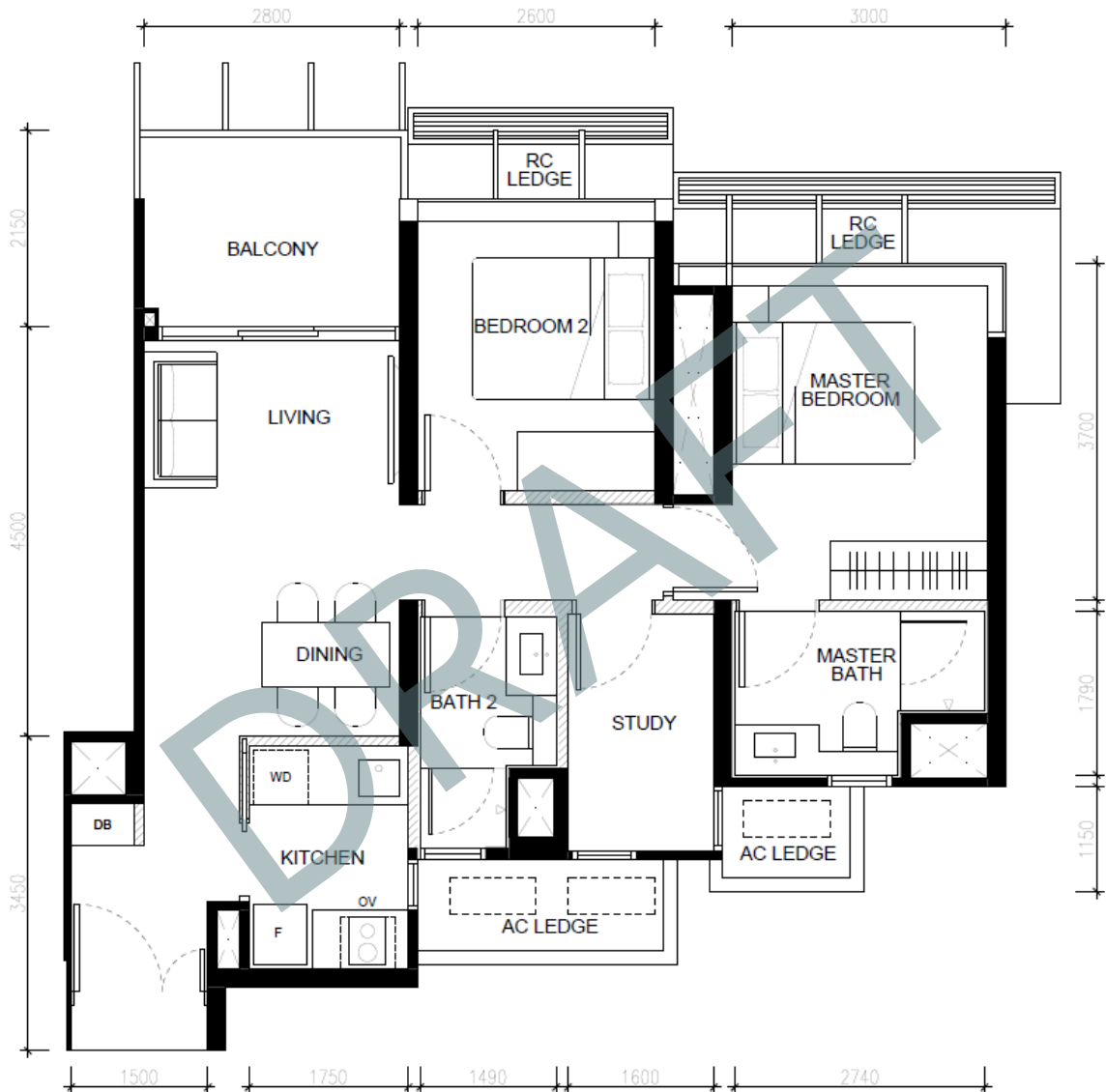
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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4C	2-Bedroom + Study	No. 5 Hillview Rise: #13-07 to #27-07	74	797

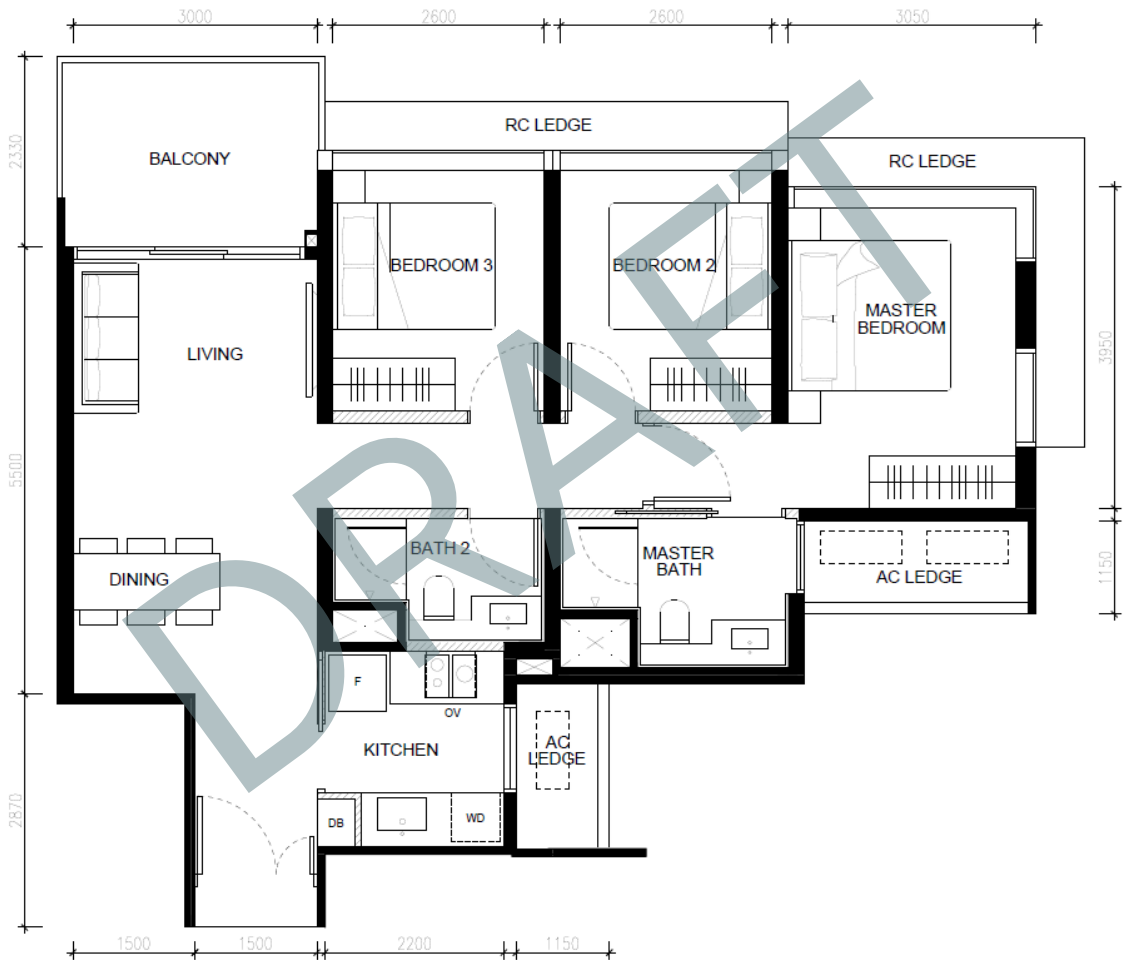


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1	3-Bedroom	No. 7 Hillview Rise: #02-13 to #12-13	88	947

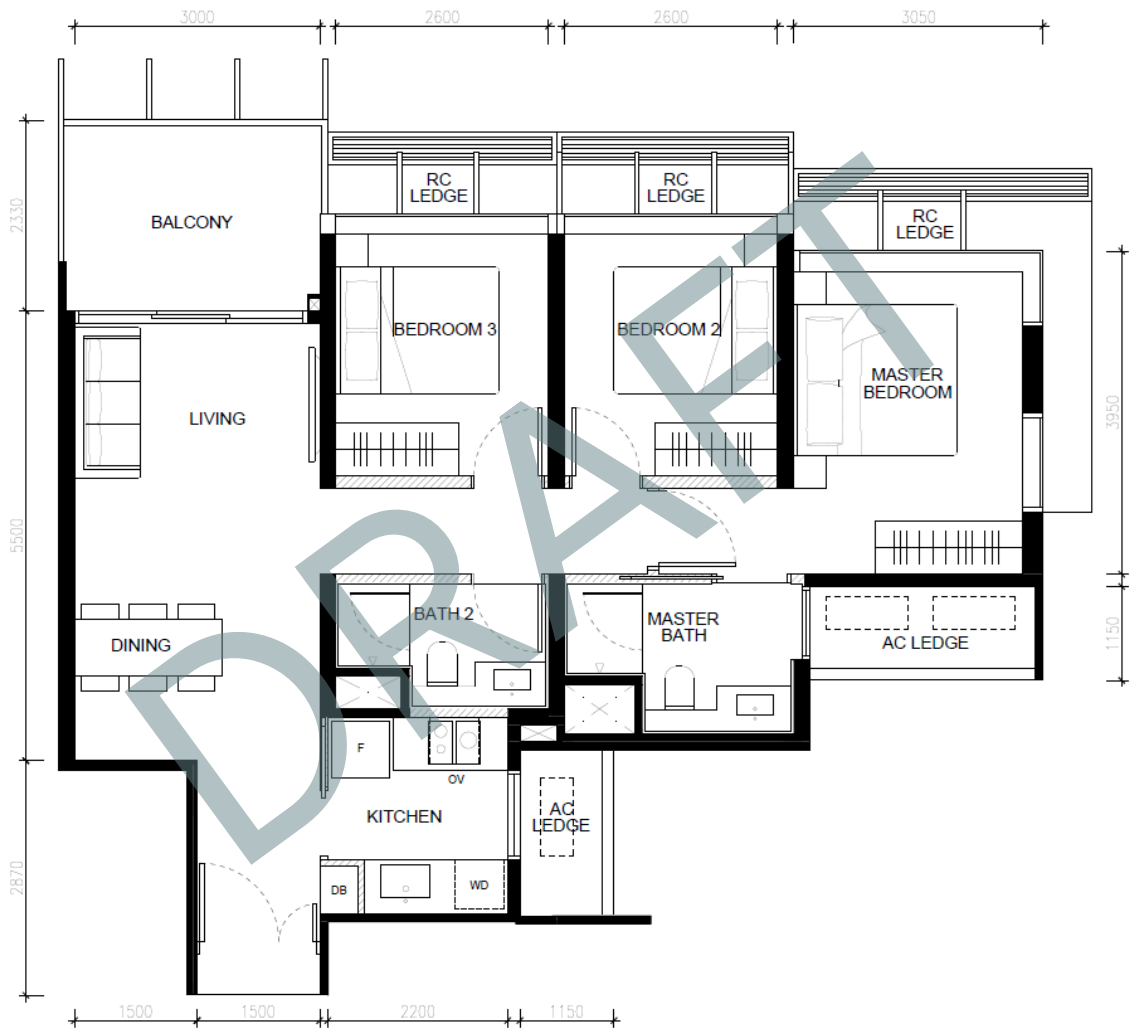


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1	3-Bedroom	No. 7 Hillview Rise: #13-13 to #27-13	88	947

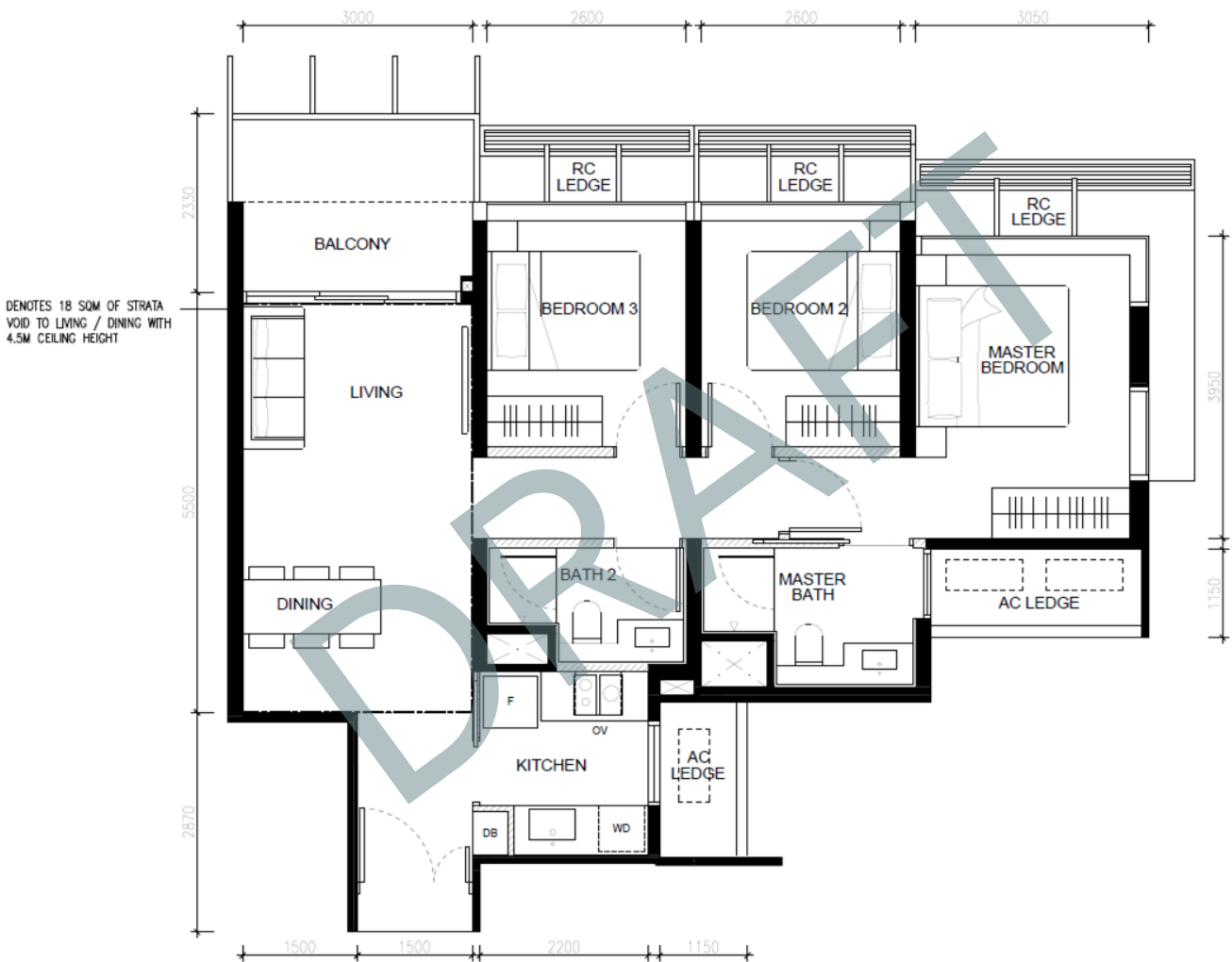


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1(D)	3-Bedroom	No. 7 Hillview Rise: #28-13	106 (includes 18 sqm of strata void to living / dining with 4.5m ceiling height)	1,141

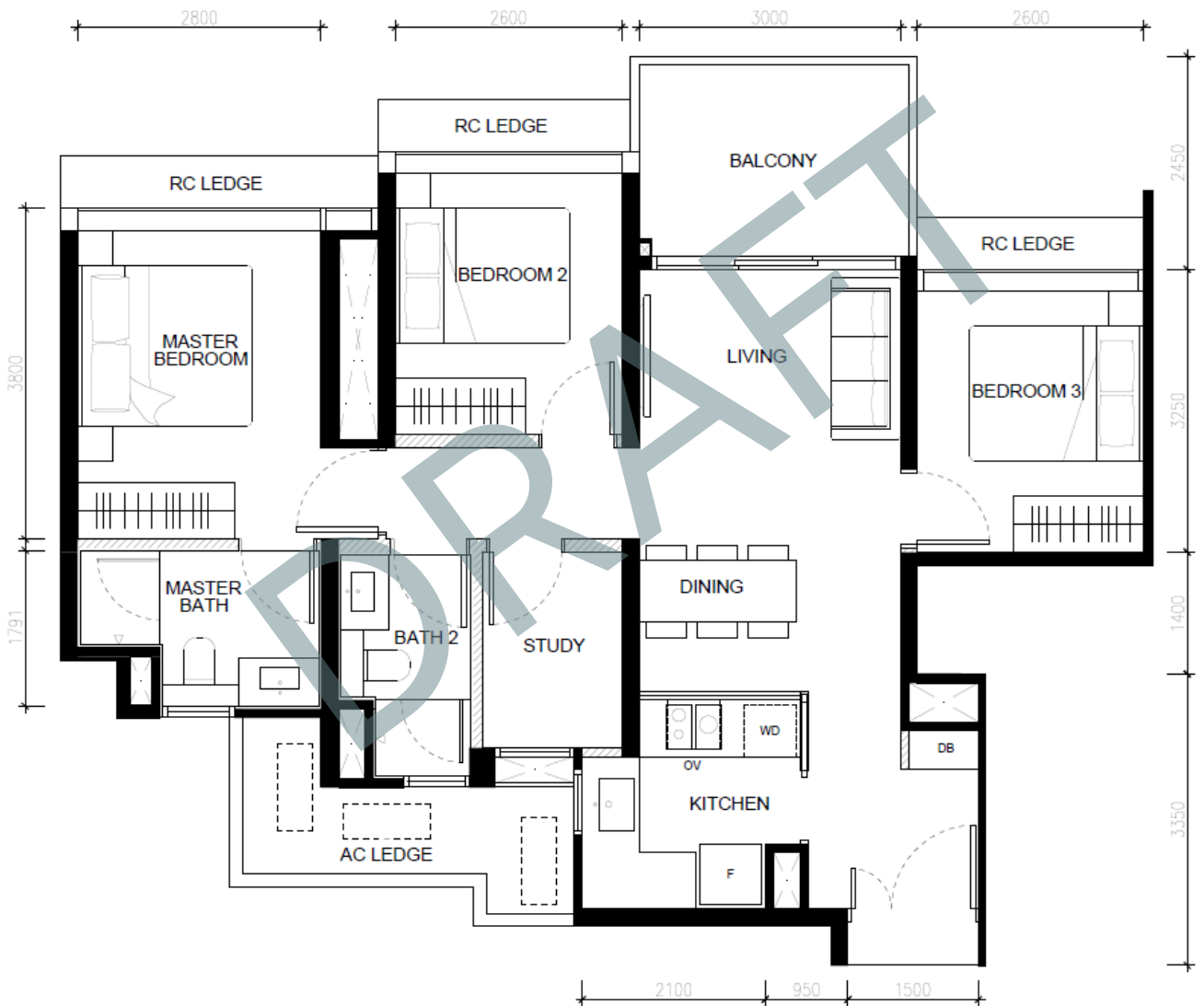


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C2	3-Bedroom + Study	No. 7 Hillview Rise: #06-11 to #12-11	89	958

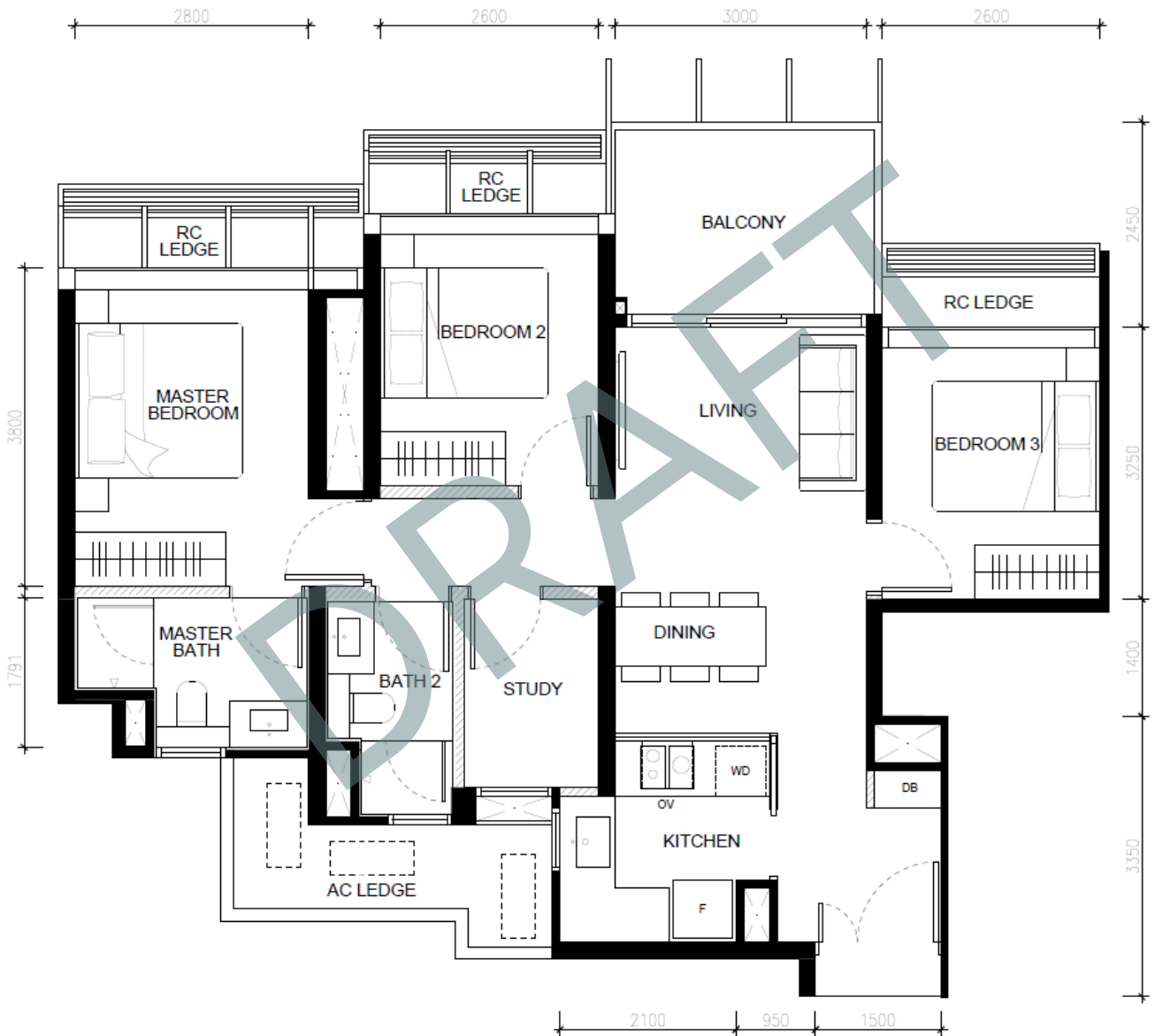


**Legend**

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-  Wall not allowed to be hacked or altered



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C2	3-Bedroom + Study	No. 7 Hillview Rise: #13-11 to #27-11	89	958



**Legend**

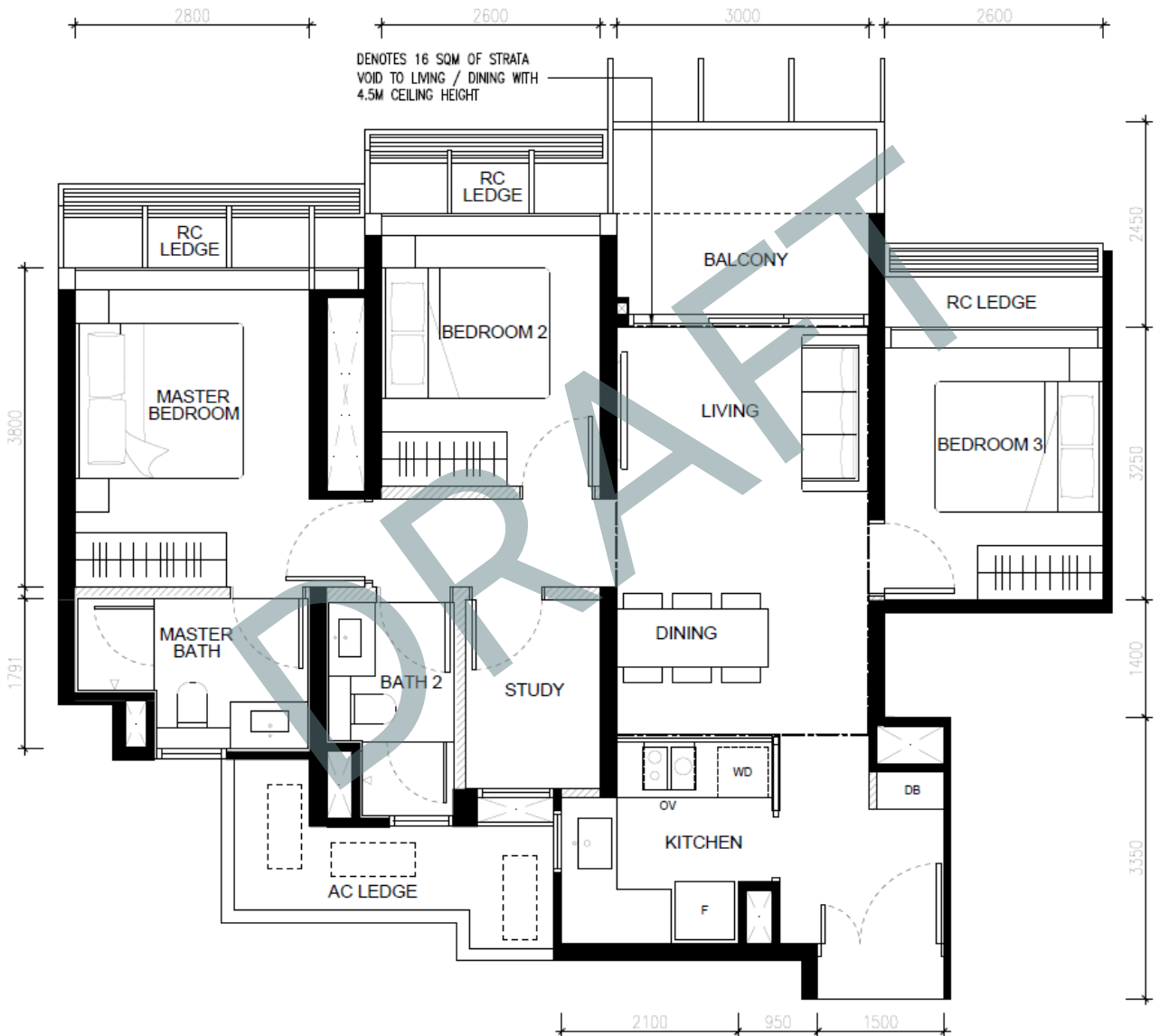
-  Non-Structural Walls
-  Structural Walls

Note: All Structural and External Walls are not hackable





Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C2(D)	3-Bedroom + Study	No. 7 Hillview Rise: #28-11	105 (includes 16 sqm of strata void to living / dining with 4.5m ceiling height)	1,130

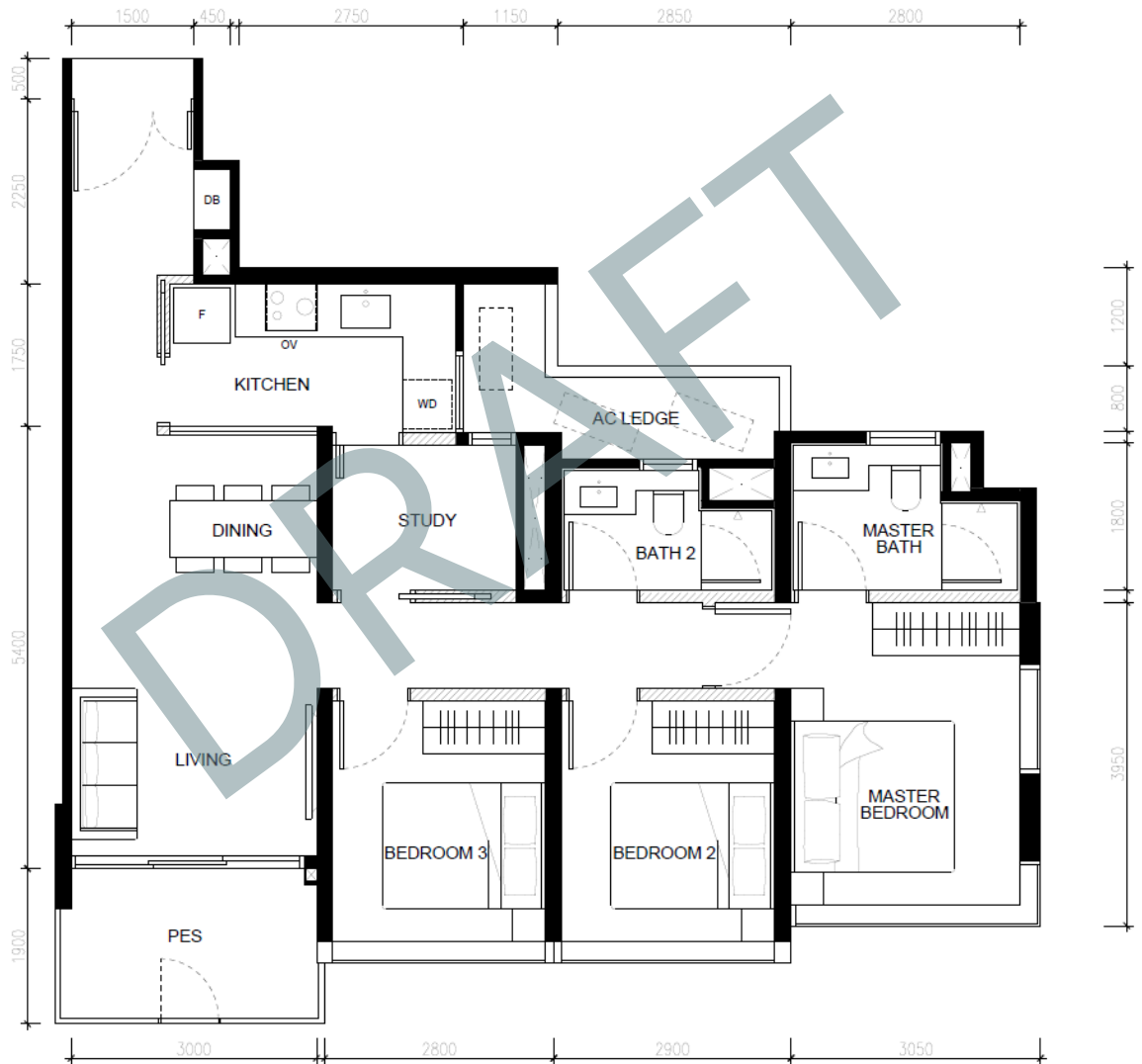


**Legend**

- Non-Structural Walls
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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3(P)	3-Bedroom + Study	No. 5 Hillview Rise: #01-01	94	1,012

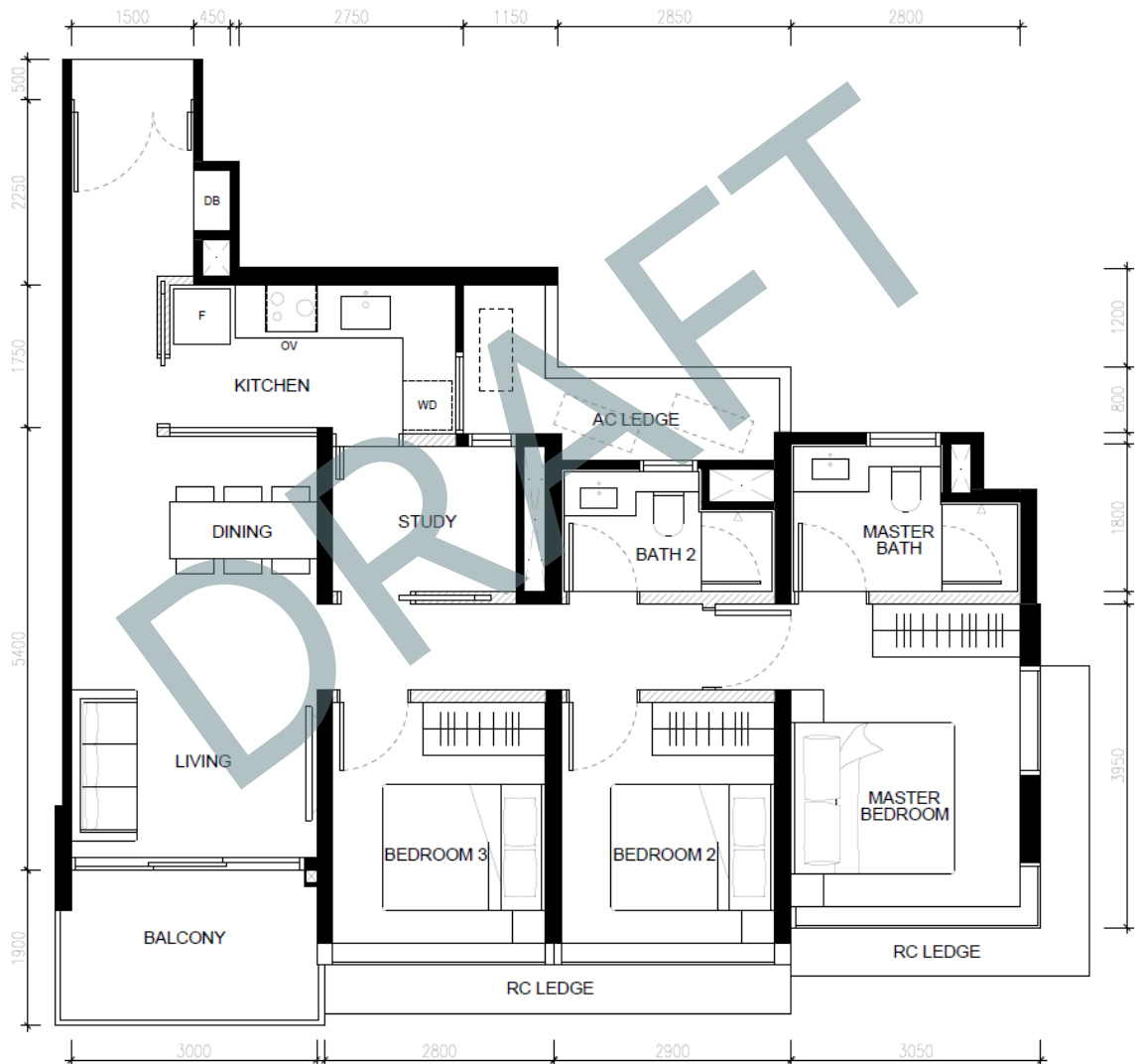


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3	3-Bedroom + Study	No. 5 Hillview Rise: #02-01 to #26-01	94	1,012

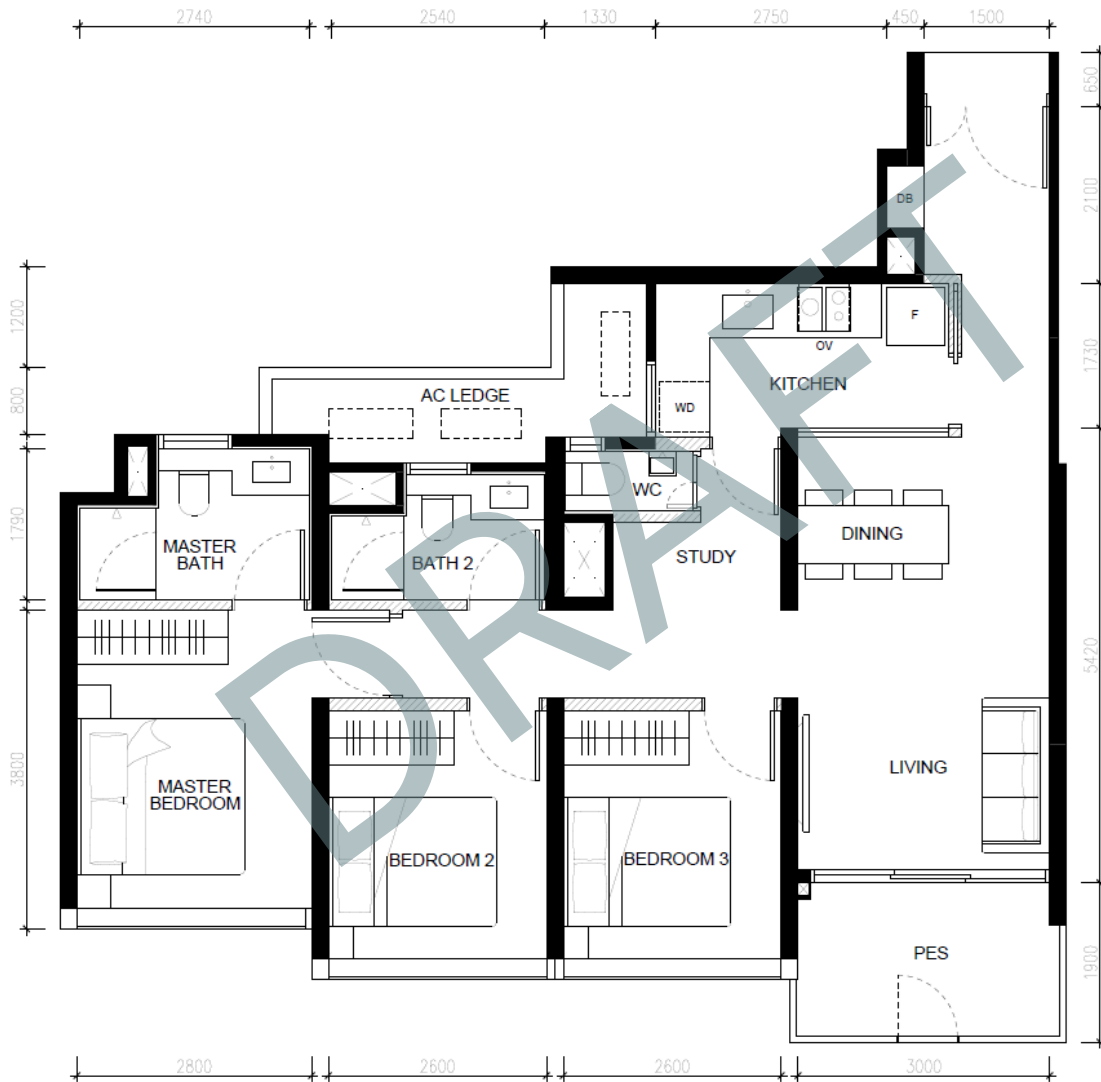


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4(P)	3-Bedroom + Study	No. 7 Hillview Rise: #01-10	94	1,012

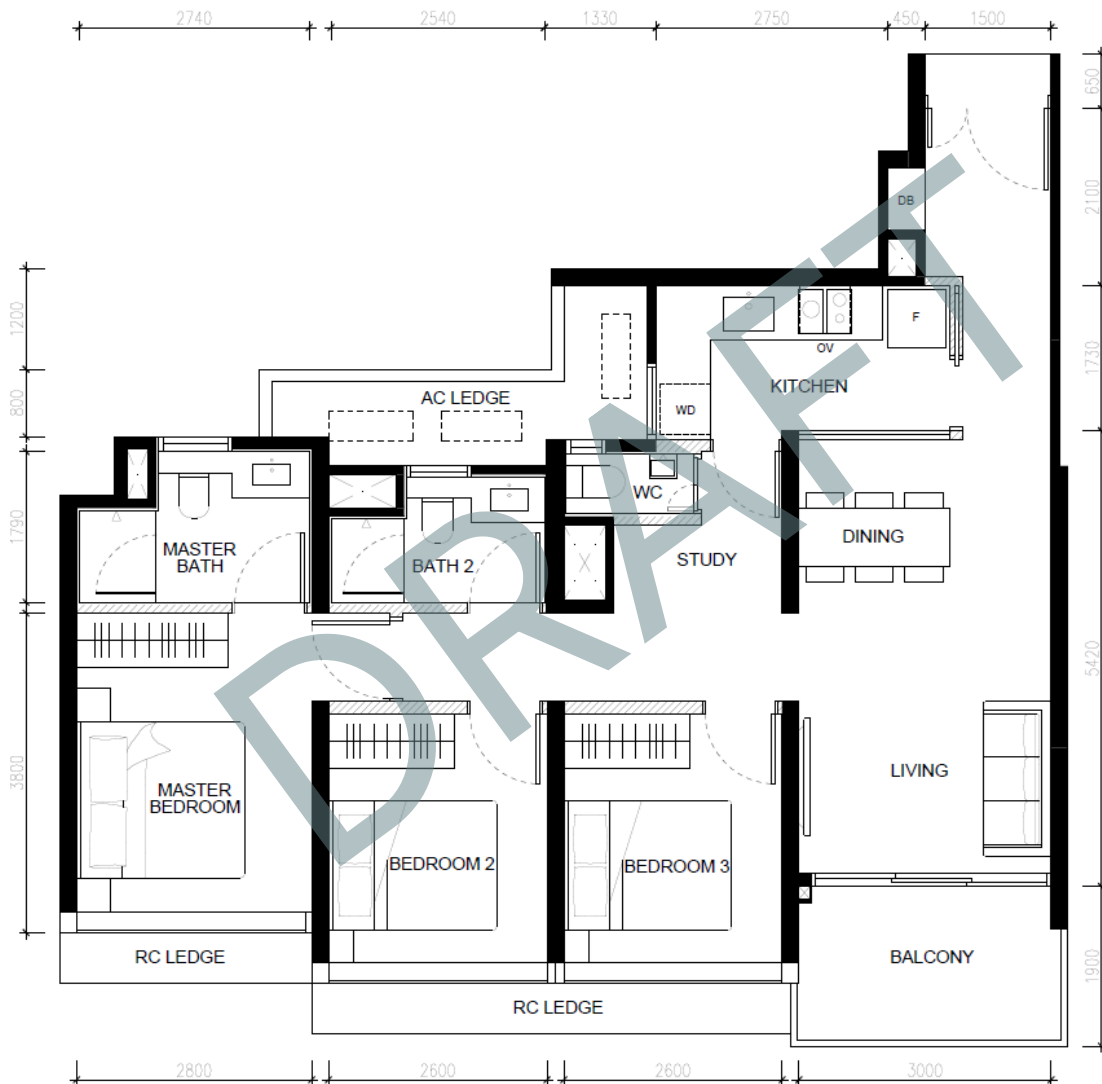


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4	3-Bedroom + Study	No. 7 Hillview Rise: #02-10 to #27-10	94	1,012

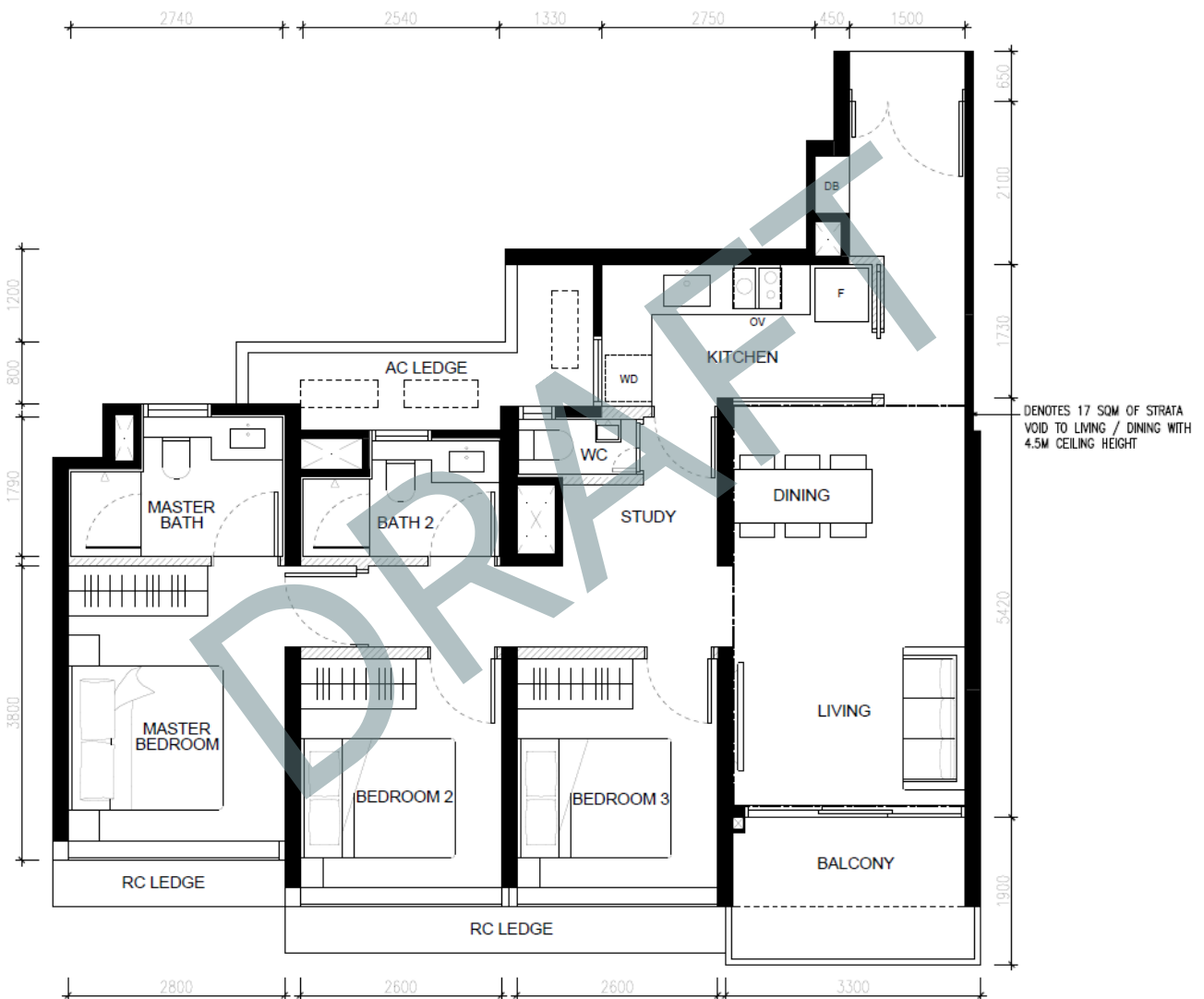


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4(D)	3-Bedroom + Study	No. 7 Hillview Rise: #28-10	111 (includes 17 sqm of strata void to living / dining with 4.5m ceiling height)	1,195

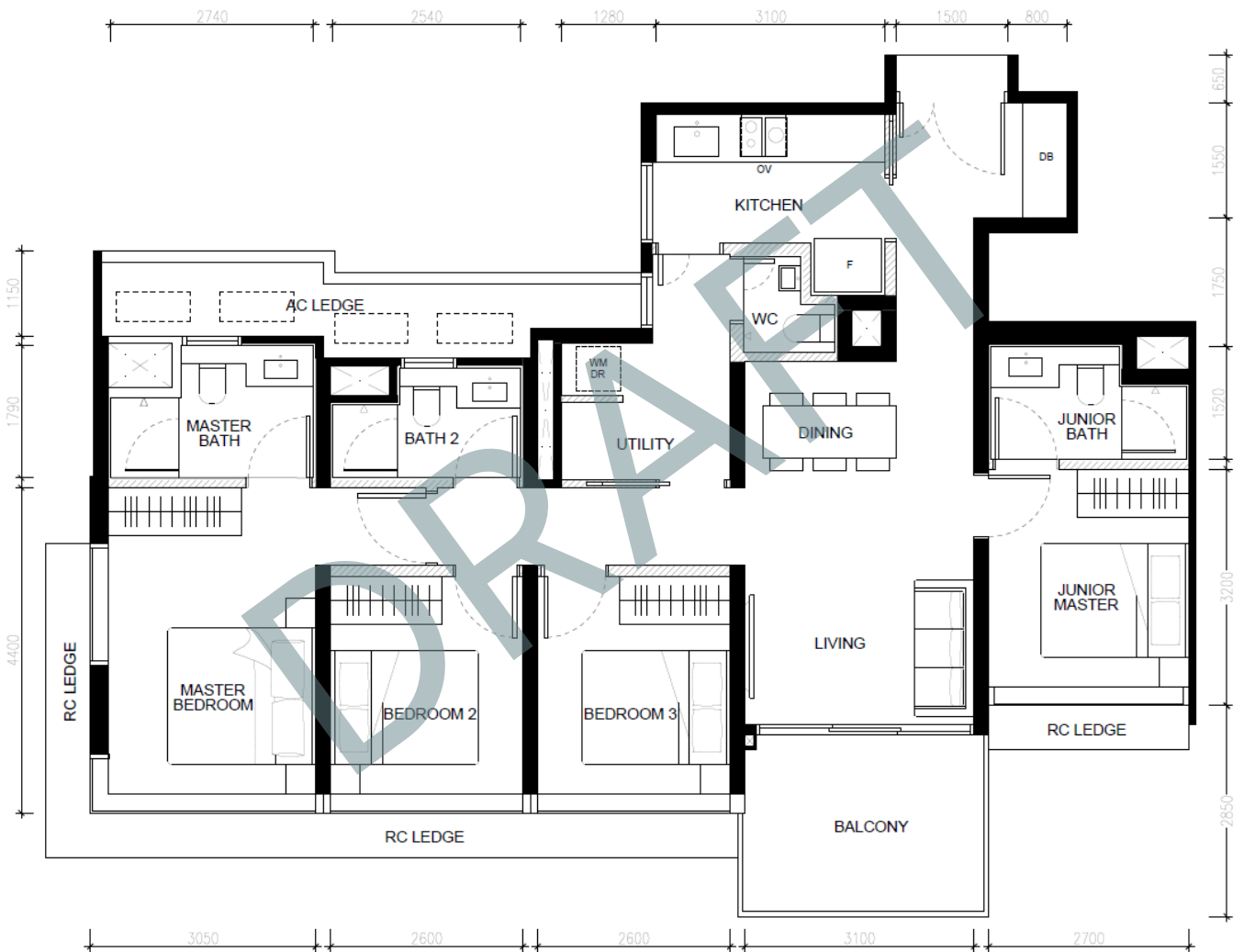


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D1A	4-Bedroom	No. 5 Hillview Rise: #02-03 to #12-03	117	1,259

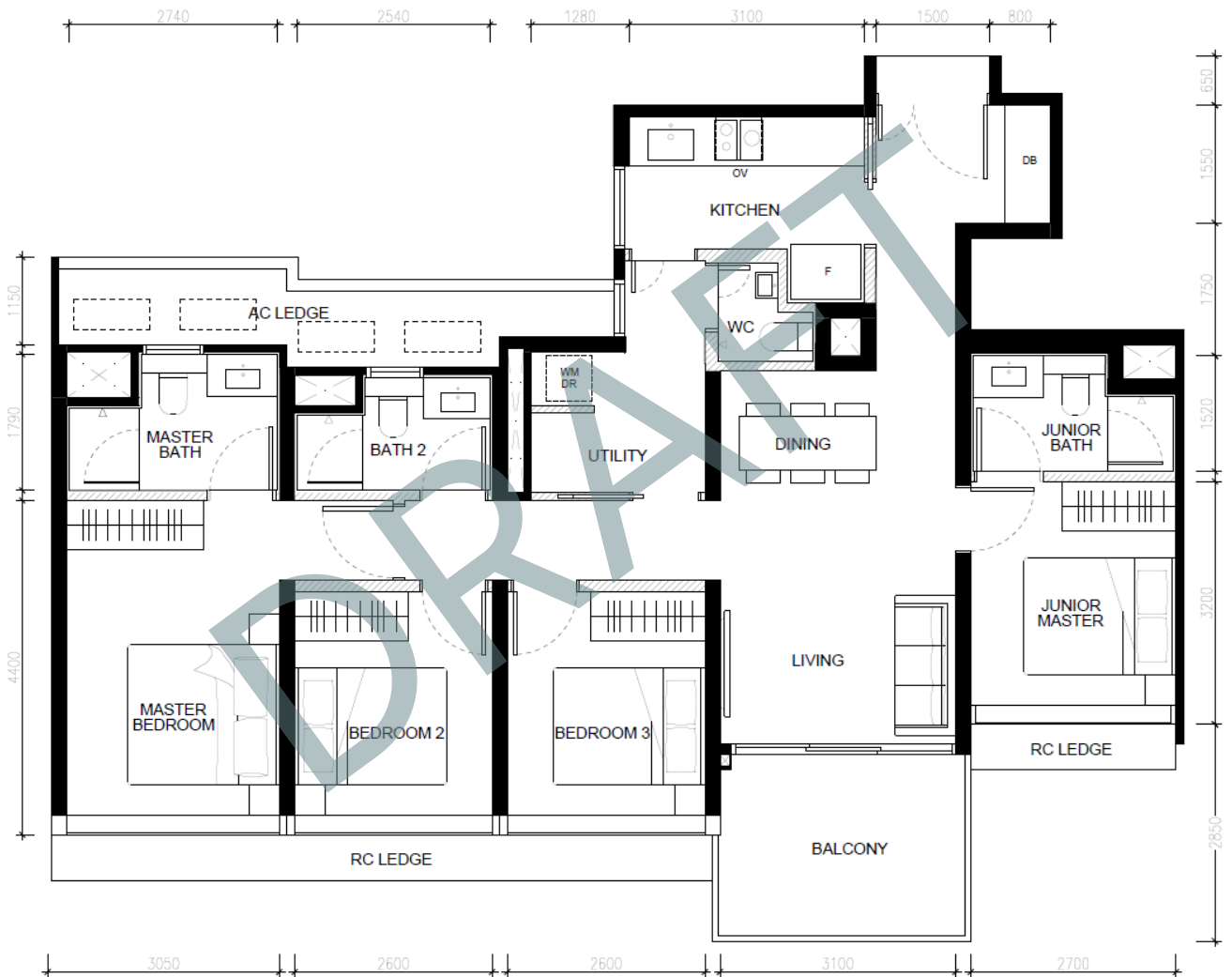


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D1B	4-Bedroom	No. 5 Hillview Rise: #13-03 to #26-03	117	1,259



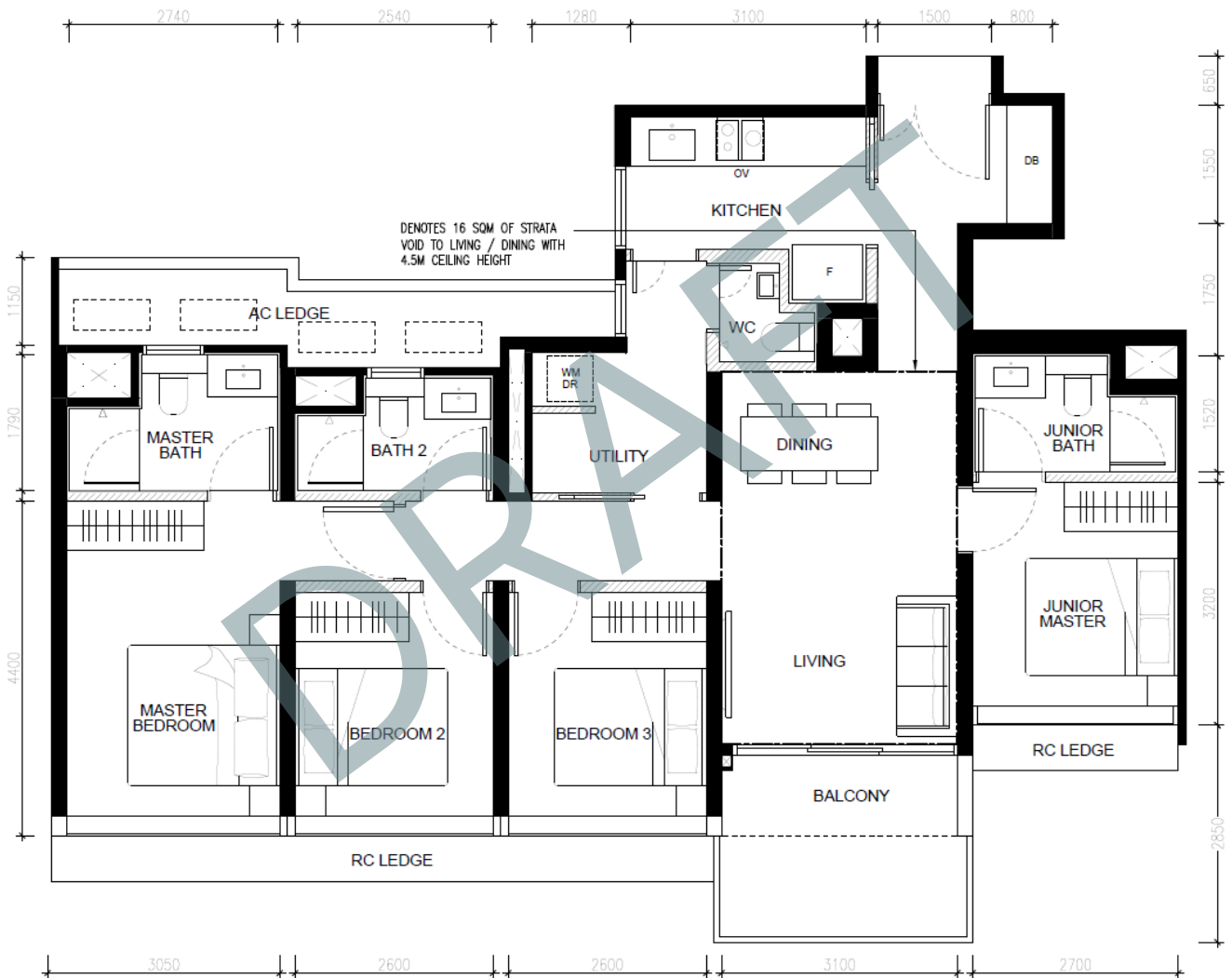
**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D1B(D)	4-Bedroom	No. 5 Hillview Rise: #27-03	133 (includes 16 sqm of strata void to living / dining with 4.5m ceiling height)	1,432

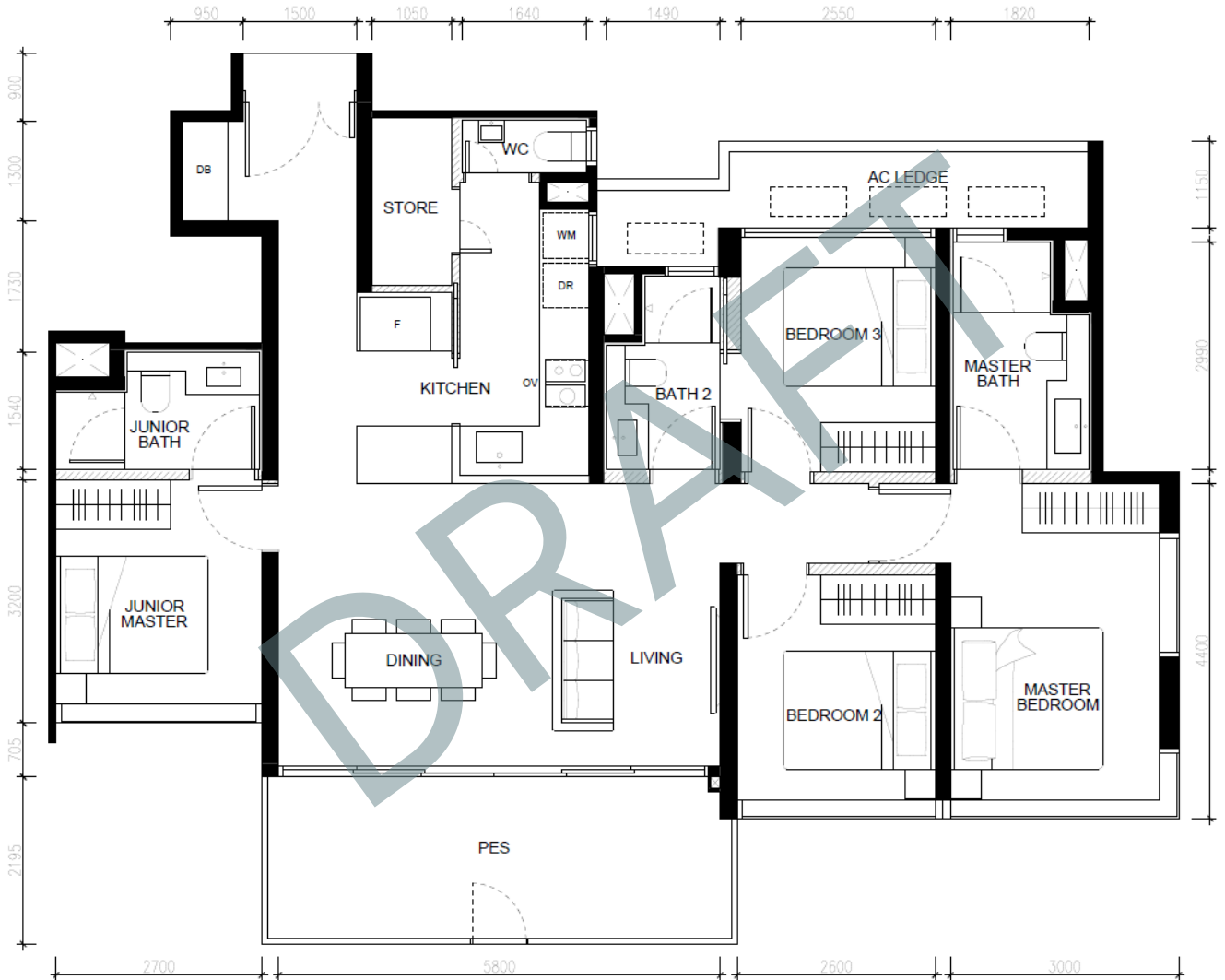


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2(P)	4-Bedroom	No. 7 Hillview Rise: #01-08	128	1,378

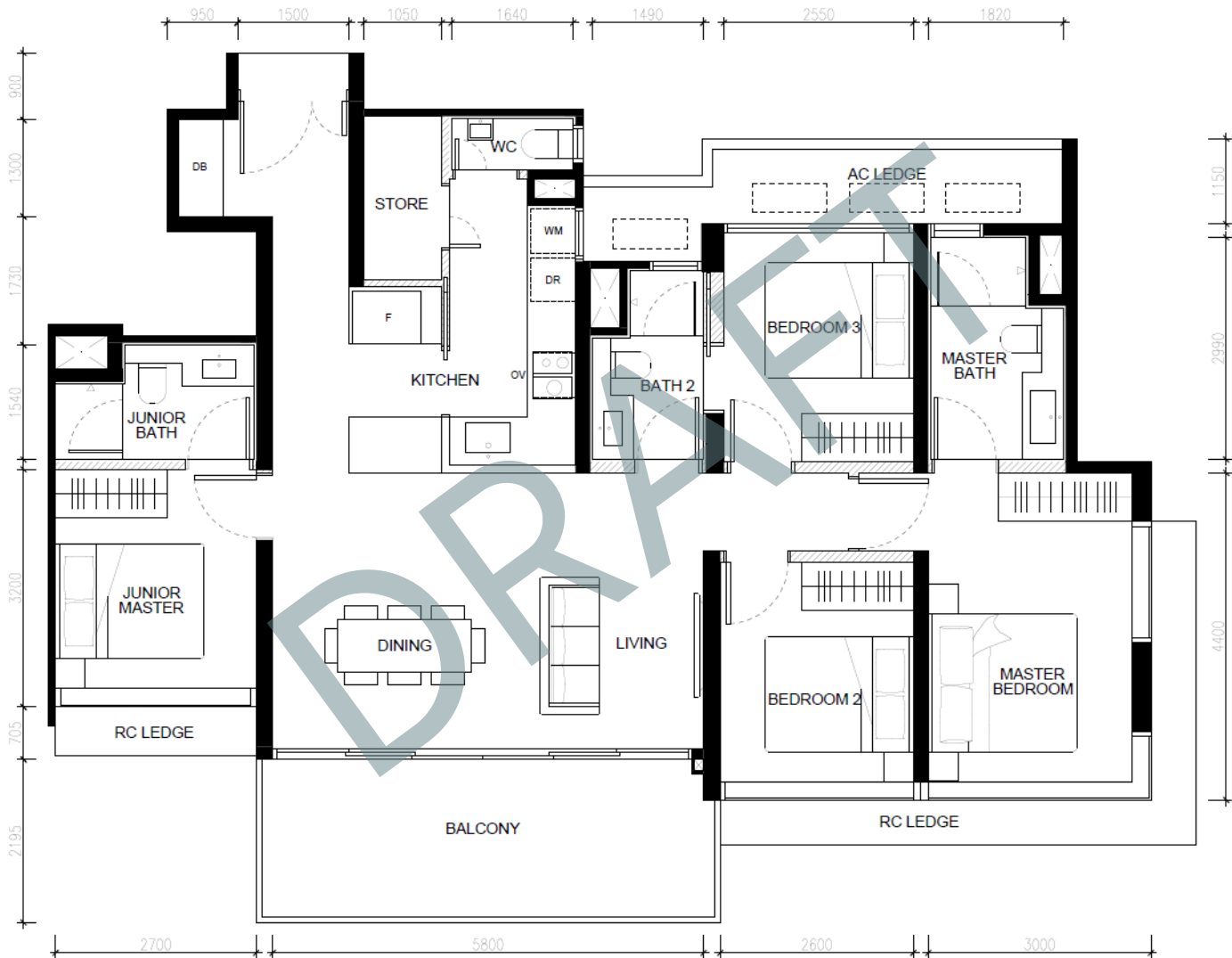


**Legend**

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2	4-Bedroom	No. 7 Hillview Rise: #02-08 to #27-08	128	1,378

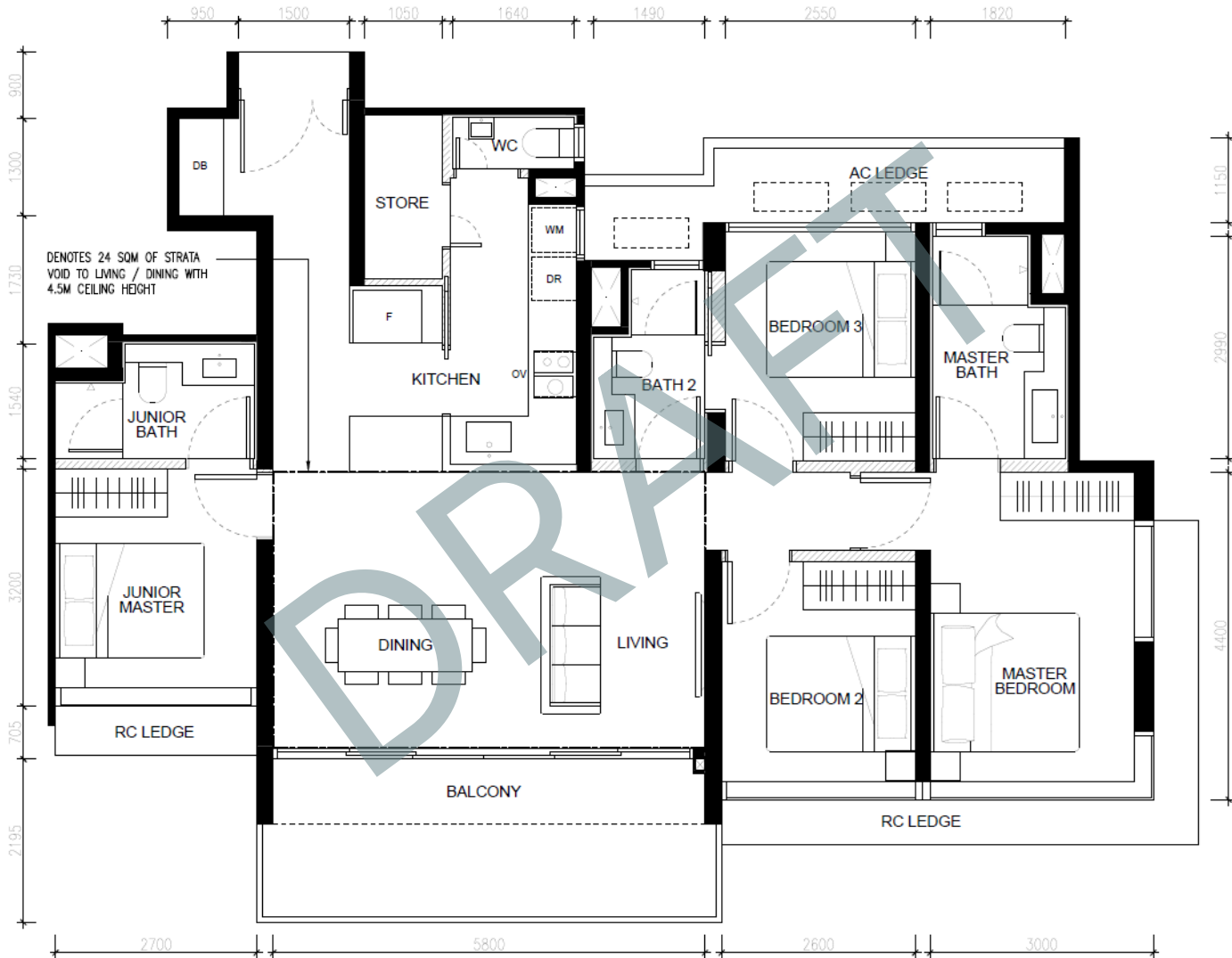


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2(D)	4-Bedroom	No. 7 Hillview Rise: #28-08	152 (includes 24 sqm of strata void to living / dining with 4.5m ceiling height)	1,636





# Site Plan



List of Facilities		
Level 01	Level 04	
<ul style="list-style-type: none"> <li>01 Main Entrance</li> <li>02 Arrival Court</li> <li>03 Tropical Palm Garden</li> <li>04 Garden Pavilion</li> <li>05 Exercise Lawn</li> <li>06 Lobby Garden</li> <li>07 Urban Farm</li> <li>08 Ginger Garden</li> <li>09 Garden Walk</li> <li>10 Garden Alcove</li> <li>11 Bikers' Corner</li> <li>12 Bicycle Parking</li> <li>13 Central Lawn</li> <li>14 Side Entrance</li> </ul>	<ul style="list-style-type: none"> <li>15 BBQ Pavilion 1</li> <li>16 BBQ Pavilion 2</li> <li>17 50m Pool</li> <li>18 Outdoor Fitness</li> <li>19 Pool Deck</li> <li>20 Gym</li> <li>21 Rock Climbing</li> <li>22 Kids Pool</li> <li>23 Children Playground</li> <li>24 Pickleball Court</li> <li>25 Changing &amp; Steam Room</li> <li>26 Function Room</li> <li>27 Spa Tub</li> <li>28 Spa Alcove</li> </ul>	<ul style="list-style-type: none"> <li>29 Lounge Deck</li> <li>30 Floating Deck</li> <li>31 Al Fresco Deck</li> <li>32 Water Deck</li> <li>33 Party Pavilion</li> <li>34 Reading Corner</li> </ul>





## Facilities spanning across two main levels (L1, L4)



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### Facilities (Level 4)



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### Bikers' Corner (Level 1)



Artist's Impression

### Urban Farm (Level 1)



Artist's Impression

### 50m Pool (Level 4)



## No. of Units Per Storey

Storey		Units Per Storey (Typical Units)	No. of Lift
No. 5	1 <sup>st</sup> Storey	2	3 (approx. 15 pax capacity)
	2 <sup>nd</sup> – 5 <sup>th</sup> Storey	6	3 (approx. 15 pax capacity)
	6 <sup>th</sup> – 27 <sup>th</sup> Storey	7	3 (approx. 15 pax capacity)
No. 7	1 <sup>st</sup> Storey	3	3 (approx. 15 pax capacity)
	2 <sup>nd</sup> – 5 <sup>th</sup> Storey	5	3 (approx. 15 pax capacity)
	6 <sup>th</sup> – 28 <sup>th</sup> Storey	6	3 (approx. 15 pax capacity)

## Floor-to-Ceiling (Typical Unit)

Typical Unit	Approximate Floor to Ceiling (at localized location)
Typical Unit	2.775m (2.4m)
Unit with Double Volume at Living and Dining C1(D), C2(D), C3(D), C4(D), D1B(D), D2(D)	4.5m (double volume at Living and Dining) 2.775m (2.4m)

## Wardrobe Length (Typical Unit)

Room	Approximate Dimension (mm)
Master Bedroom (Type B)	1,725 x 650 x 2,775
Master Bedroom (Type C and D)	1,800 x 650 x 2,775
Common Bedrooms (Type B1A, B1B, B2A, B2B, B3 – Bedroom 2)	1,500 x 650 x 2,400
Common Bedrooms (Type B4A, B4B, B4C, All Type C and D)	1,500 x 650 x 2,775



## Floor-to-Ceiling Height Schedule

Unit Type	Area	Floor to Slab Soffit
<b>Type B1, B2 &amp; B3</b> B1A: #02-05 - #27-05 B1B: #02-06 - #27-06 B2A(P): #01-02 B2A: #02-02 - #27-02 B2B(P): #01-09 B2B: #02-09 - #28-09 B3 : #02-12 - #28-12	Entrance Foyer	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Balcony	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m Typical Units: Floor to soffit height is approximately 2.945m
	Living/Dining	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Kitchen	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Master Bedroom	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Master Bath	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Bedroom 2	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Bath 2	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m





## Floor-to-Ceiling Height Schedule

Unit Type	Area	Floor to Slab Soffit
<b>Type B1, B2 &amp; B3</b> B1A: #02-05 - #27-05 B1B: #02-06 - #27-06 B2A(P): #01-02 B2A: #02-02 - #27-02 B2B(P): #01-09 B2B: #02-09 - #28-09 B3 : #02-12 - #28-12	Entrance Foyer	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Balcony	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m Typical Units: Floor to soffit height is approximately 2.945m
	Living/Dining	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Kitchen	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Master Bedroom	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Master Bath	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Bedroom 2	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Bath 2	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m



## Floor-to-Ceiling Height Schedule

Unit Type	Area	Floor to Slab Soffit
<b>Type B4</b> B4A: #02-04 - #12-04 B4B: #13-04 - #27-04 B4C: #06-07 - #27-07	Entrance Foyer	Typical Units: Floor to false ceiling height is approximately 2.400m
	Balcony	Typical Units: Floor to soffit height is approximately 2.945m
	Living/Dining	Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Kitchen	Typical Units: Floor to false ceiling height is approximately 2.400m
	Master Bedroom	Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Master Bath	Typical Units: Floor to false ceiling height is approximately 2.400m
	Bedroom 2	Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Bath 2	Typical Units: Floor to false ceiling height is approximately 2.400m
	Study	Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m



## Floor-to-Ceiling Height Schedule

Unit Type	Area	Floor to Slab Soffit
<b>Type C</b> C1: #02-13 - #27-13 C1(D): #28-13 C2: #06-11 - #27-11 C2(D): #28-11 C3(P): #01-01 C3: #02-01 - #26-01 C3(D): #27-01 C4(P): #01-10 C4: #02-10 - #27-10 C4(D): #28-10	Entrance Foyer	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Balcony	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m Typical Units: Floor to soffit height is approximately 2.945m Units: Blk 5 – 27 <sup>th</sup> Blk 7 – 28 <sup>th</sup>
	Living/Dining	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m Units: Blk 5 – 27 <sup>th</sup> Blk 7 – 28 <sup>th</sup>
	Kitchen	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Master Bedroom	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Master Bath	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Bedroom 2 Bedroom 3	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Bath 2	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	WC (applicable to Type C4)	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Utility	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Store (applicable to Type C4)	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m



## Floor-to-Ceiling Height Schedule

Units	Area	Floor to Slab Soffit
<b>Type D</b> D1A: #02-03 - #12-03 D1B: #13-03 - #26-13 D1B(D): #27-13 D2(P): #01-08 D2 : #02-08 - #27-08 D2(D): #28-08	Entrance Foyer	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Balcony	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m Typical Units: Floor to soffit height is approximately 2.945m Units: Blk 5 – 27 <sup>th</sup> Blk 7 – 28 <sup>th</sup>
	Living/Dining	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m Units: Blk 5 – 27 <sup>th</sup> Blk 7 – 28 <sup>th</sup>
	Kitchen	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Master Bedroom	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Master Bath	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Junior Master Bedroom	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Junior Master Bath	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	Bedroom 2 Bedroom 3	1 <sup>st</sup> Floor Units: Floor to soffit height is approximately 3.200m except for localized areas at 2.800m Typical Units: Floor to soffit height is approximately 2.775m except for localized areas at 2.400m
	Bath 2	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m
	WC	1 <sup>st</sup> Floor Units: Floor to false ceiling height is approximately 2.800m Typical Units: Floor to false ceiling height is approximately 2.400m



## Lift, Lift Lobby, Drop Off Point

Drop-off Point	1
Lobby	1 lobby per tower
Residential Lifts	3 per block
Residential Lift Capacity	15 pax capacity
Loading and unloading bay for Residential mover	Driveway next to Bin Centre Access



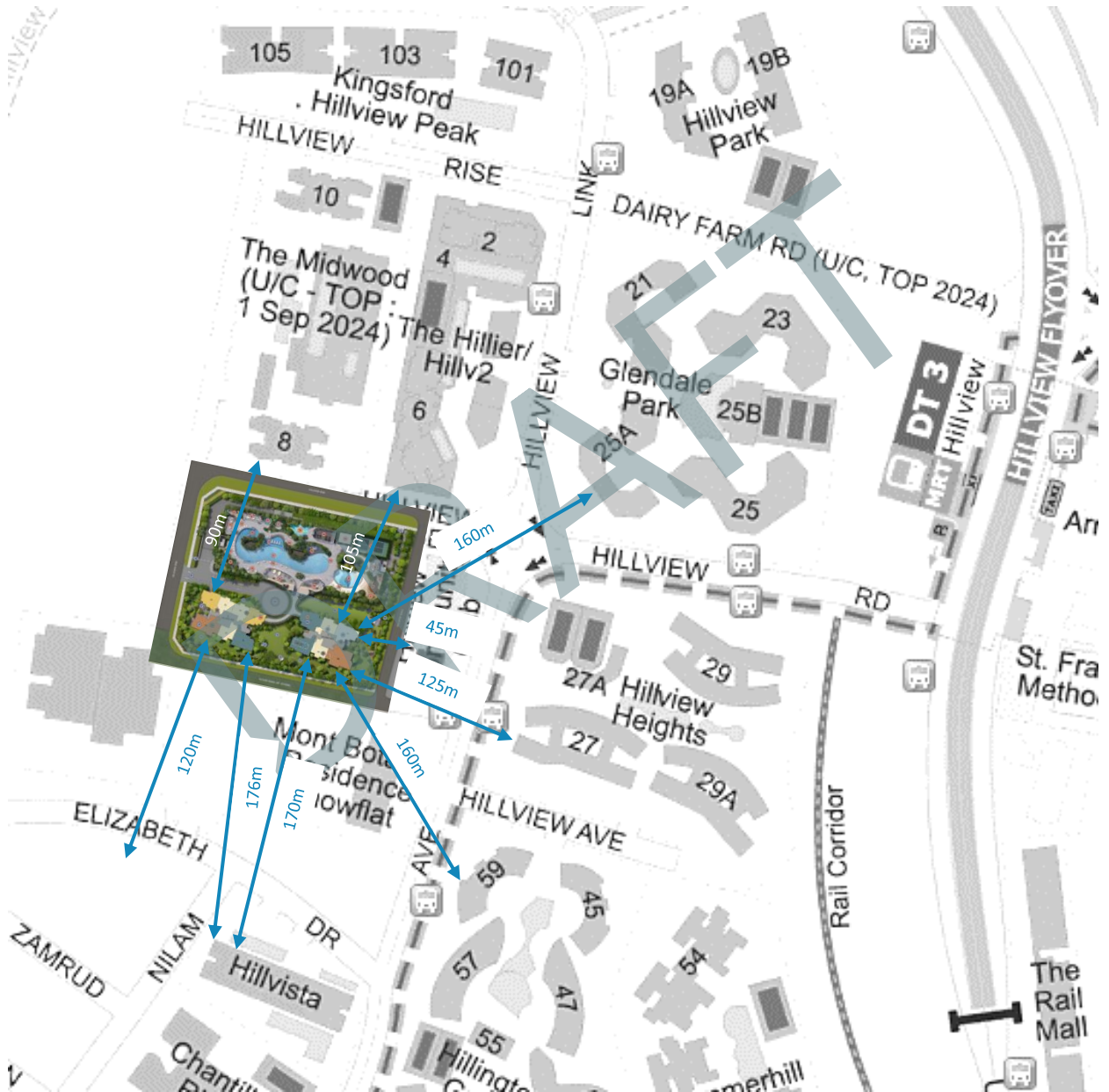
## Distance Between Towers





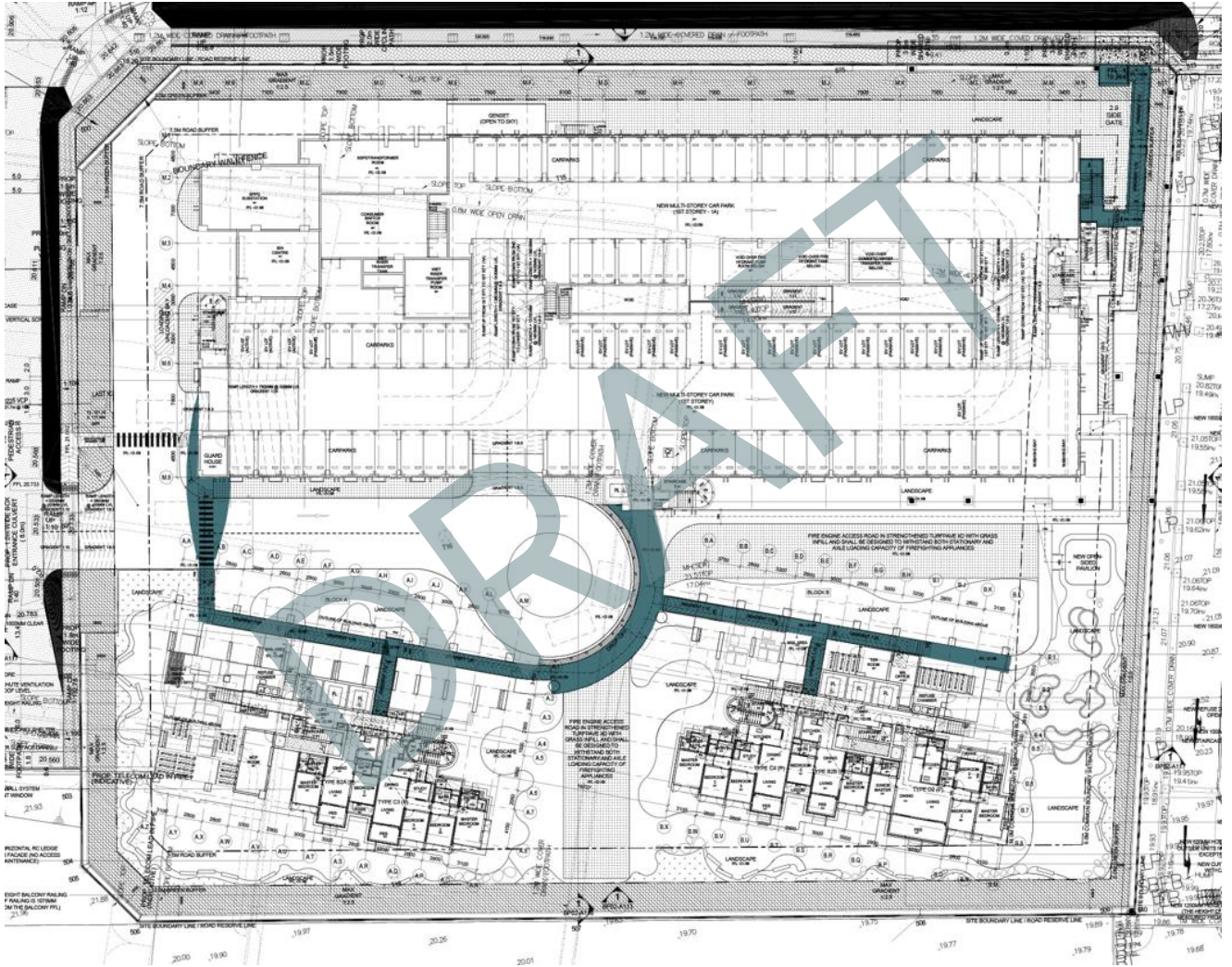


## Distance Between Neighbouring Development





# Sheltered Walkway in the Development (1st Storey Plan)



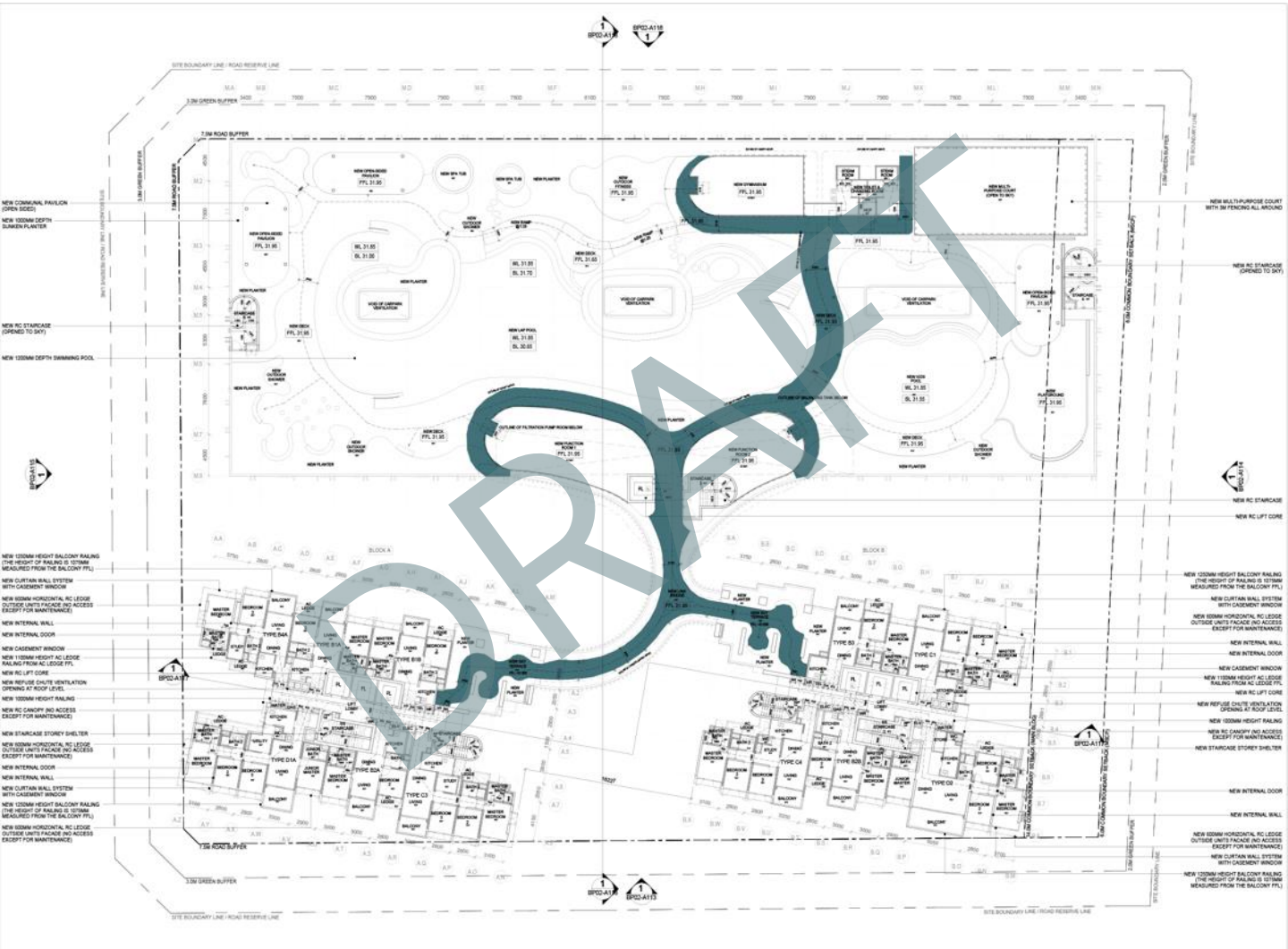
### Legend

 Sheltered Walkway





# Sheltered Walkway in the Development (4th Storey Plan)

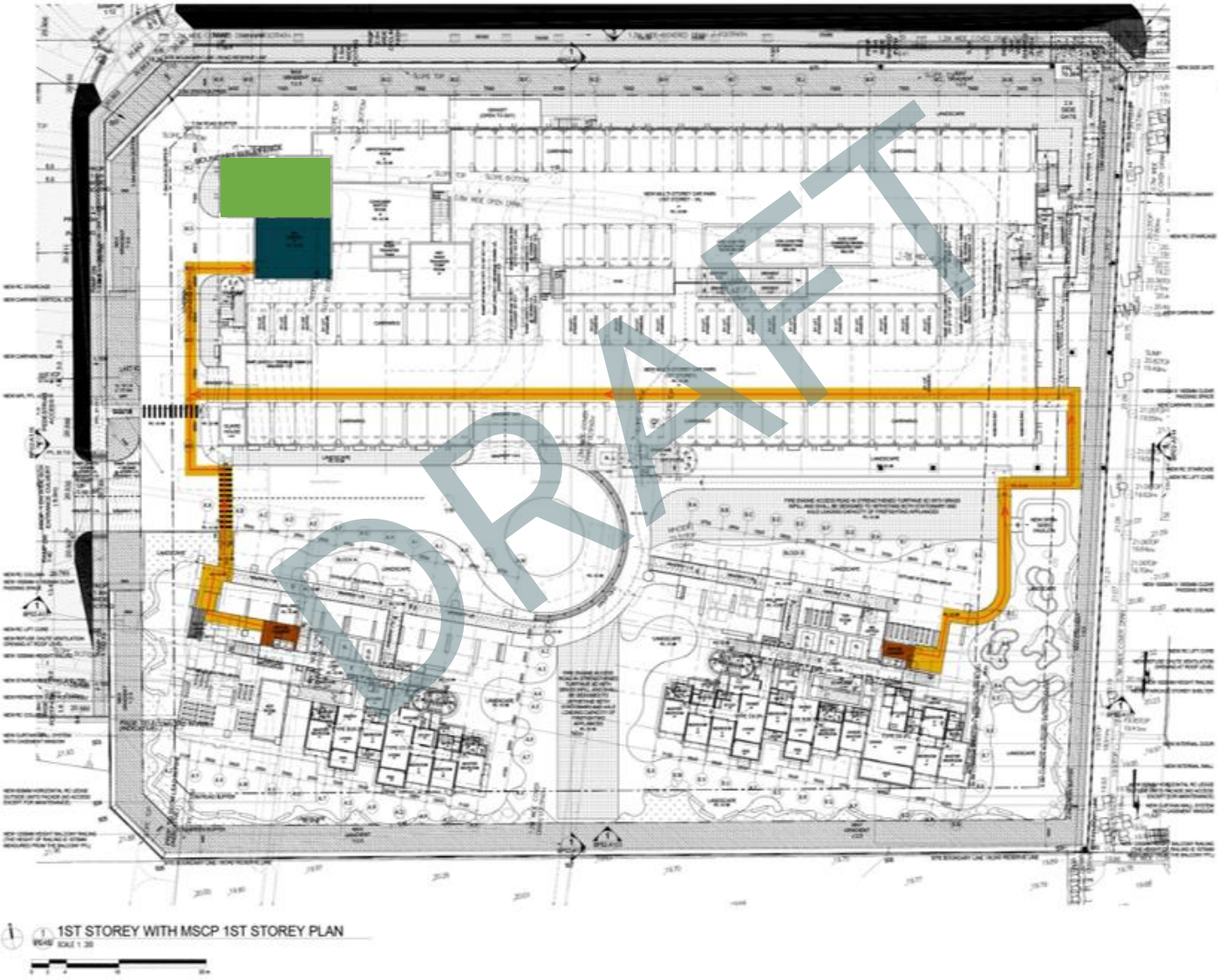


### Legend





- Sheltered Walkway



## Refuse Chute Locations



### Legend

-  Refuse bin route
-  Refuse Chute
-  Bin Centre
-  Substation



## Specifications of the Building (Finishes)

- (a) Wall (for Apartment Units)
- (i) Entrance Foyer, Living, Dining, Hallway leading to Bedrooms, Bedrooms, Study, Utility Room, Store and AC Ledge : Cement and sand plaster and/or skim coat with paint finish.
  - (ii) Balcony : Cement and sand plaster and/or skim coat with paint finish.
  - (iii) Kitchen : Homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or cement and sand plaster and/or skim coat with paint finish on exposed surfaces only.  
Tiles finishes laid up to false ceiling height and/or to designated areas only.
  - (iv) Master Bath, Junior Master Bath, Bathroom, and WC : Homogeneous tiles and/or ceramic tiles and/or porcelain tiles laid up to false ceiling height and/or on exposed surfaces only.
- (b) Wall (for Common Areas)
- (i) Internal Walls : Cement and sand plaster and/or skim coat with paint finish and/or granite and/or marble tiles and/or limestone and/or homogenous tiles and/or porcelain and/or ceramic tiles laid up to false ceiling height and on exposed surfaces only.
  - (ii) Lift Lobbies : Cement and sand plaster and/or skim coat with paint finish and/or granite and/or marble tiles and/or limestone and/or homogenous tiles and/or porcelain and/or ceramic tiles to designated areas to false ceiling height and on exposed surfaces only.



## Specifications of the Building (Finishes)

- (b) Wall (for Common Areas)
- (iii) Corridors, staircases and landings, Multi Storey Carpark, Guard House, Bin Centre, M&E Rooms, MA Office, Sky Terrace, Landscape Deck : Cement and sand plaster and/or skim coat with paint finish.
  - (iv) Gym, Function Room : Glass panel to designated area to false ceiling height and/or cement and sand plaster and/or skim coat with paint finish
  - (v) 4<sup>th</sup> Storey Common Toilets : Granite and/or marble and/or homogenous tiles and/or porcelain and/or ceramic tiles.
  - (iv) External Walls : Cement and sand plaster and/or skim coat with exterior paint finish.
- (c) Floor (for Apartment Unit)
- (i) Entrance Foyer, Living, Dining, Hallway leading to Bedrooms, Kitchen, Study, Utility and Store : Homogeneous tiles and/or ceramic tiles and/or porcelain tiles.
  - (ii) Master Bedrooms , Junior Master Bedroom and Bedrooms : Timber Vinyl flooring.
  - (iii) Balcony : Homogenous tiles and/or porcelain tiles and/or ceramic tiles.
  - (iv) Master Bath, Junior Master Bath, Bathroom, and WC : Homogenous tiles and/or porcelain tiles and/or ceramic tiles.
  - (v) AC Ledge : Cement and sand screed.



## Specifications of the Building (Finishes)

- (d) Floor (for Common Area)
- (i) Lift Lobbies : Homogeneous tiles and/or ceramic tiles and/or porcelain tiles.
  - (ii) Corridors, Staircases and landings, Guard House, Bin Centre : Granite and/or marble and/or homogenous tiles and/or porcelain tiles and/or ceramic tiles and/or cement and sand screed.
  - (iii) RC Ledges : Cement and sand plaster and/or skim coat with paint finish on other exposed surfaces only
  - (iii) M&E Rooms : Reinforced concrete slab with floor hardener and/or power float concrete finish and/or concrete sealer.
  - (iv) 1<sup>st</sup> Storey Landscape : Granite tiles and/or homogenous tiles.
  - (v) 4<sup>th</sup> Storey Common Toilets, Function Room, Landscape Deck : Granite and/or marble and/or homogenous tiles and/or porcelain tiles and/or ceramic tiles and/or EPDM flooring.
  - (vi) Gym : Sport Rubber flooring



## Other Provisions

Air Conditioning	Wall-mounted Fan Coil Unit (FCU) air-conditioning system to Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms and Study.
Water Heater Provision	Gas Water Heater
Windows	Casement Windows
Security Screening	North facing units, 13 <sup>th</sup> Floor and above.
Curtain Wall System	For all bedrooms except type B1A, B1B, B2A, B2B and B3 bedroom 2, D2 Bedroom 3
Household Shelter	NA
Balcony / PES Information	<p>PES for 1<sup>st</sup> storey units, balconies for all other units</p> <p>All balconies are sheltered except C1(D), C2(D), C3(D), C4(D), D1B(D) and D2(D) where they are partially sheltered.</p> <p>Water tap point and power point provided in the balcony</p> <p>Balcony screens are not provided for all units. Buyer have the option to install at their own cost.</p>
Kitchen Appliances	Refer to Kitchen Appliances Schedule
Sanitary Wares and Fittings	Refer to Sanitary Wares and fittings Schedule
Smart Home Provision	Lighting, Aircon, Main entrance door digital lock



## Recreational Facilities

<b>Function room (Air-conditioned)</b>	Function 1: approx. 119.81sqm Function 2: approx. 75.34sqm
<b>BBQ Pavilions</b>	2 (L4) – Electric Grill
<b>Party Pavilion</b>	1 (L4)
<b>Facilities Level</b>	L1: Approx. 3,909sqm L4: Approx. 3,924.5sqm
<b>Gym</b>	Approx. 75.34sqm
<b>Changing Room and Steam Room</b>	Approx. 34.35sqm
<b>Pool / Waterbody</b>	50m Pool: surface area approximately 425.80sqm (1.2m depth) Spa Tub (2 nos.): surface area approximately 10.90sqm and 5.70sqm respectively (0.85m depth) Spa Alcove (1 no): 47sqm(0.85m depth) Kids Pool: surface area approximately 115.50sqm Kids Pool with Water Play Equipment (0.3m depth)
<b>Pickleball Court</b>	1 (L4)
<b>Playground with Rock Climbing Wall for Kids</b>	Located next to Kids Pool
<b>Landscaping area</b>	5,172.21m <sup>2</sup>





## Kitchen Appliances Schedule

Unit Type	Kitchen Appliance													Total No of Appliance / Unit
	Hood		Hob				Oven	Fridge			Washer/Dryer			
	60cm Hood	90cm Hood	30cm 2 Zone Burner	30cm 2 Gas Burner	60cm 3 Gas Burner	78cm 3 Gas Burner	Multi-Function Oven	325L Fridge	436L Fridge	617L Fridge	Washer - Dryer	Washer	Dryer	
2BR	✓	-	✓	-	-	-	✓	✓	-	-	✓	-	-	5
2BR + Study	✓	-	-	✓	-	-	✓	✓	-	-	✓	-	-	5
3BR, 3BR +Study	-	✓	-	-	✓	-	✓	-	✓	-	✓	-	-	5
4BR	-	✓	-	-	-	✓	✓	-	-	✓	-	✓	✓	6





## Sanitary Wares and fittings Schedule

Unit Type										
	Sanitary Wares			Fittings				Accessories		
	Wash Basin	Water Closet	Water Closet with Washlet	Handheld Shower	Overhead Shower	Shower Mixer	Basin Mixer	Bidet Spray	Paper Holder	Tower Hook
2BR, 2BR + Study	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3BR, 3BR +Study	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4BR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brands	Kohler		Toto	Hansgrohe						



## Electrical Schedule

Provision	Unit Type										
	B1A/B1B	B2A/B2B	B3	B4A/B4B	B4C	C1	C2	C3	C4	D1A/D1B	D2
Bell	1	1	1	1	1	1	1	1	1	1	1
Data RJ45	5	5	5	6	5	6	7	7	7	8	8
13A Twin Switch Socket Outlet	5	5	5	5	5	6	6	6	6	7	8
13A Single Switch Socket Outlet	7	7	7	8	7	9	10	10	10	12	12
Balcony Point (WP)	2	2	2	2	2	2	2	2	2	2	2
Fridge Point	1	1	1	1	1	1	1	1	1	1	1
Washing Machine Cum Dryer Point	1	1	1	1	1	1	1	1	1	-	-
Oven Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1
Washer Point (Only for Type D)	-	-	-	-	-	-	-	-	-	1	1
Dryer Point (Only for Type D)	-	-	-	-	-	-	-	-	-	1	1
Gas Water Heater Point (WP)	1	1	1	1	1	1	1	1	1	1	1
Bidet Point	1	1	1	1	1	1	1	1	1	1	2
Condensing Unit Isolator	2	2	2	2	2	3	3	3	3	4	4
Lighting Point for Kitchen Cabinet	1	1	1	1	1	1	1	1	1	1	1
Lighting Point for Wardrobe	2	2	2	2	2	3	3	3	3	4	4
Lighting Point	10	10	10	12	12	11	13	12	13	15	15
One Gang One Way Double-Pole Switch 20A (Kitchen Fridge, washer, oven, hood, hob, bidet) (Type D – separate washer and dryer)	6	6	6	6	6	6	6	6	6	7	7
One Gang One Way Lighting Switch	1	1	1	2	2	1	1	-	-	1	3
One Gang Two Way Lighting Switch	-	-	-	1	1	1	-	2	2	2	1
Two Gang One Way Lighting Switch	1	2	2	2	2	3	3	3	3	3	2
Two Gang Two Way Lighting Switch	-	-	-	1	1	1	2	2	1	3	1
Three Gang One Way Lighting Switch	1	2	1	1	1	1	1	1	1	2	3
Three Gang Two Way Lighting Switch	2	-	1	2	2	2	2	2	1	2	2
Four Gang Two Way Lighting Switch	1	1	1	-	-	-	-	-	1	-	-



## Hard Finishes Schedule

	Product Type		
	2BR, 2BR + Study	3BR, 3BR +Study	4BR
Entrance Foyer / Dining / Living / Study / Utility /Corridor	Floor Tiles - 600 x 600mm	Floor Tiles - 600 x 600mm	Floor Tiles - 600 x 600mm
Kitchen	Floor/Wall Tiles - 600 x 600mm	Floor/Wall Tiles - 600 x 600mm	Floor/Wall Tiles - 600 x 600mm
Balcony	Floor Tiles - 600 x 600mm	Floor Tiles - 600 x 600mm	Floor Tiles - 600 x 600mm
Yard /Store	-	-	Floor Tiles - 300 x 600mm
WC	-	Floor/Wall Tiles - 300 x 300mm	Floor/Wall Tiles - 300 x 300mm
Common Bath, Junior Bath, Master Bath	Floor Tiles - 300 x 600mm	Floor Tiles - 300 x 600mm	Floor Tiles - 300 x 600mm
	Wall Tiles - 600 x 600mm	Wall Tiles - 600 x 600mm	Wall Tiles - 600 x 600mm
Bedrooms	Floor - Vinyl	Floor - Vinyl	Floor - Vinyl



## Frequently Asked Questions

When is the estimated foundation payment to be called?	TBC
What are the security provisions?	Card access and audio video intercom system
What is the gas provision for the development?	Gas water heater to all unit Gas hob to Type B4A, B4B, B4C, all Type C and all Type D unit
Are the lift lobbies air-conditioned?	Lift lobbies are natural ventilated
Where is the electrical sub-station be located?	Electrical sub-station is located at MSCP 1 <sup>st</sup> storey
What is the height of the boundary fence/wall?	1.8m height
Where will the letterbox be located?	Letter box is located at 1 <sup>st</sup> storey of each block.
What is the percentage of site coverage and landscape?	Site coverage is 50% Landscape coverage at 1 <sup>st</sup> storey is 35%
Where are the locations of the water tanks?	Water tank is located at MSCP Lower 1 <sup>st</sup> storey and above each residential tower roof.
Is there any handicapped friendly features?	- <i>Handicapped washroom at L4 MSCP</i> - <i>Resting point at every 50m within the development</i>
Are there any washrooms in the communal area?	<i>Handicapped washroom at L4 MSCP</i>
Is the water point in the car washing bay free access or pay-per-use?	Pay-per-use
What is done to minimise pest/control/noise from rubbish chute on each level?	The rubbish chute is access from common lobby and not abutting main living / bedroom space and wall thickness reduces noise disruptions.

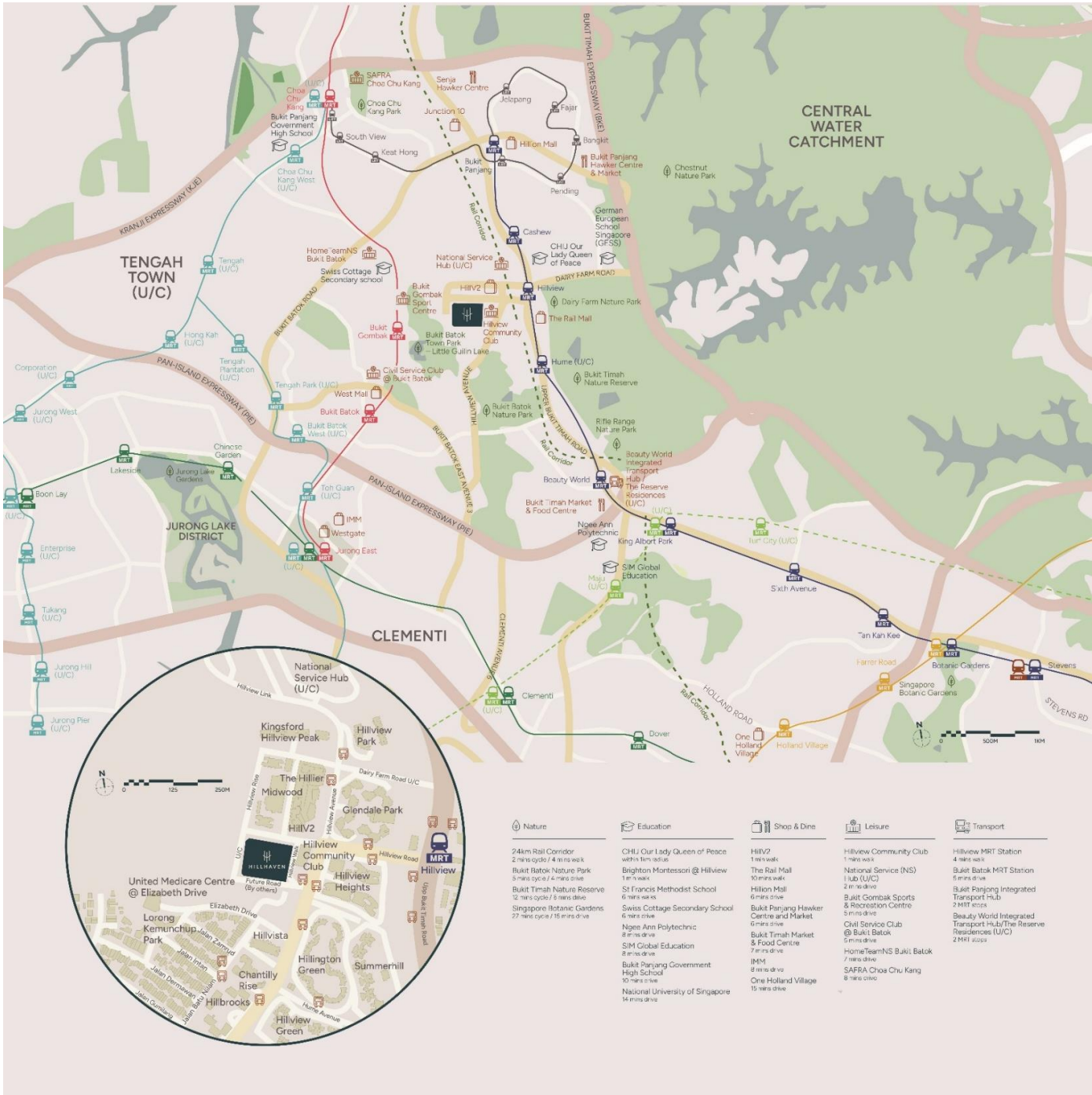


## Frequently Asked Questions

What is the refuse disposal system?	Conventional refuse chute system located at common lift lobby.
Where is the refuse collection located?	Refuse collection located at 1 <sup>st</sup> floor of each tower and access from common area.
Where is the common refuse chute be located?	Common refuse chute is located at common lift lobby.
Is the development fiber optic ready in the units?	Yes
Are the windows single or double glazed?	Windows are single glazed
Any water and power point provision for balcony/PES?	Water point and power point is provided for balcony and PES.
Is there a ballot system for community garden? All can use, or need to ballot for slots?	On-request basis, facilitated by MA. Overall maintenance of the urban farm will be covered.
What is the estimated capacity of the function rooms, and can they be combined for bigger gatherings?	Function room 1 Seating capacity – 34 pax Max occupant load – 62 pax  Function room 2 Seating capacity – 19 pax Max occupant load – 38 pax
What are the provisions in the Function Room?	Tables and chair seatings, island counter and cabinetry complete with sink, fridge, hood and hob
Do all PES units have direct access to common areas?	Yes

# HILLHAVEN

## Location Overview



Nature	Education	Shop & Dine	Leisure	Transport
24km Rail Corridor 2 mins cycle / 4 mins walk	CHU Our Lady Queen of Peace within 1km drive	HillV2 1 min walk	Hillview Community Club 1 mins walk	Hillview MRT Station 4 mins walk
Bukit Batok Nature Park 3 mins cycle / 4 mins drive	Brighton Montessori @ Hillview 1 min walk	The Rail Mall 10 mins walk	National Service (NS) Hub (U/C) 2 mins drive	Bukit Batok MRT Station 5 mins drive
Bukit Timah Nature Reserve 12 mins cycle / 3 mins drive	St Francis Methodist School 6 mins walk	Hillion Mall 6 mins drive	Bukit Combak Sports & Recreation Centre 5 mins drive	Bukit Panjang Integrated Transport Hub 2 MRT access
Singapore Botanic Gardens 27 mins cycle / 15 mins drive	Swiss Cottage Secondary School 6 mins drive	Bukit Panjang Hawker Centre and Market 6 mins drive	Civil Service Club @ Bukit Batok 5 mins drive	Beauty World Integrated Transport Hub / The Reserve Residences (U/C) 2 MRT access
	Ngee Ann Polytechnic 8 mins drive	Bukit Timah Market & Food Centre 7 mins drive	HomeTeamNS Bukit Batok 7 mins drive	
	Bukit Panjang Government High School 10 mins drive	IMM 8 mins drive	SAFRA Choa Chu Kang 8 mins drive	
	National University of Singapore 14 mins drive	One Holland Village 15 mins drive		



## Connectivity, Amenities, Education

<b>Transportation</b>	Hillview MRT Station	4 mins walk
	Bukit Gombak	5 mins drive
	Bukit Batok	5 mins drive
	Bukit Panjang Integrated Transport Hub	5 mins drive
	Beauty World Integrated Transport Hub (U/C)	6 mins drive
	Choa Chu Kang	9 mins drive
<b>Leisure (Recreation)</b>	Hillview Community Club	1 min walk
	National Service (NS) Hub (U/C)	2 mins drive
	Bukit Gombak Sports & Recreation Centre	5 mins drive
	Civil Service Club @ Bukit Batok	5 mins drive
	HomeTeamNS Bukit Batok	7 mins drive
	SAFRA Choa Chu Kang	8 mins drive
<b>Leisure (Parks, Nature)</b>	24km Rail Corridor	2 mins cycle / 4 mins walk
	Dairy Farm Nature Park	4 mins cycle / 3 mins drive
	Bukit Batok Nature Park	5 mins cycle / 4 mins drive
	Bukit Batok Town Park - Little Guilin Lake	8 mins cycle / 5 mins drive
	Bukit Timah Nature Reserve	12 mins cycle / 6 mins drive
	Singapore Botanic Gardens	27 mins cycle / 15 mins drive

Source: Google Maps, OneMap, Streetdirectory



## Connectivity, Amenities, Education

<b>Retail And F&amp;Bs</b>	HillV2	1 min walk
	The Rail Mall	10 mins walk
	Junction 10	5 mins drive
	West Mall	5 mins drive
	Bukit V (U/C)	6 mins drive
	Hillion Mall	6 mins drive
	Senja Hawker Centre	6 mins drive
	Bukit Panjang Hawker Centre & Market	6 mins drive
	Bukit Timah Market & Food Centre	7 mins drive
	IMM	8 mins drive
	Westgate	8 mins drive
	Lot One Shoppers' Mall	9 mins drive
	One Holland Village	15 mins drive
The Star Vista	15 mins drive	

Source: Google Maps, OneMap, Streetdirectory





## Connectivity, Amenities, Education

<b>Preschools</b>	Brighton Montessori @ Hillview	1 min walk
	Maple Bear Hillview	8 mins walk
	EtonHouse Pre-School Upper Bukit Timah	6 mins drive
<b>Primary Schools Within 1 KM (By Radius)</b>	CHIJ Our Lady Queen Of Peace	13 mins walk / 3 mins drive
<b>Other Primary Schools (By Distance)</b>	Pei Hwa Presbyterian Primary School	2 MRT Stops, Beauty World MRT Station
	Methodist Girls' School	3 MRT Stops, King Albert Park MRT Station
	Raffles Girls' Primary School	5 MRT Stops, Tan Kah Kee MRT Station
<b>Others</b>	St Francis Methodist School (International School)	6 mins walk
	German European School Singapore (GESS - International School)	3 mins drive
	Hwa Chong Institution	5 MRT Stops, Tan Kah Kee MRT Station
	Nanyang Girls' High School	5 MRT Stops, Tan Kah Kee MRT Station
	National Junior College	5 MRT Stops, Tan Kah Kee MRT Station
	Ngee Ann Polytechnic	8 mins drive
	Singapore University of Social Sciences (SUSS)	8 mins drive
	Singapore Institute of Management (SIM Global Education)	8 mins drive
	National University of Singapore (NUS)	14 mins drive

Source: Google Maps, OneMap, Streetdirectory



## Developers' Information



### **SEKISUI HOUSE**

Founded in 1960, Sekisui House, Ltd. is one of world's largest homebuilders and an international diversified developer, with cumulative sales of over 2.6 Million homes. Based in Osaka, Sekisui House has over 300 consolidated subsidiaries and affiliates, over 29,000 employees and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange.

Sekisui House aims to create homes and communities that improve with time and last for generations. With "Love of Humanity" as its Corporate Philosophy, Sekisui House believes that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings. Sekisui House has sustainability as a core corporate target and is now the global leader in the construction of net-zero-energy houses with more than 70,000 of them built since the product was launched in 2013. In 2009, Sekisui House expanded into several new international markets and now operates in the United States, Australia, China, Singapore and the United Kingdom.

[www.sekisuihouse-global.com](http://www.sekisuihouse-global.com)



Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia's largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong), Taiwan and USA.

Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. It includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

[www.fareast.com](http://www.fareast.com)