



## 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 Hillview Rise, Singapore 669809 7 Hillview Rise, Singapore 669810
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
Total No. of Carpark Lots	341 Carpark Lots (Multi-Storey Car Park, incl. of 2 EV lots) + 4 Handicapped 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-BP01 dated 30 October 2023 A1441-00001-2023-BP02 dated 29 November 2023
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	Dentons Rodyk & Davidson LLP
Address	80 Raffles Place #33-00 UOB Plaza 1 Singapore 048624

## Project Account Details

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of	
DBS BANK LTD FOR PROJECT ACCOUNT NO. 003-700168-6 OF EAST RESIDENCES PTE LTD	
Payment made by way of TT	
Beneficiary Bank	DBS BANK LTD
Address	12 Marina Boulevard, DBS Central @ MBFC Tower 3, Singapore 018982
Bank Code	7171
Swift Code	DBSSSGSG
For account of	EAST RESIDENCES PTE LTD
Project Account No.	003-700168-6

## 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 15 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	
				Sq M	Sq Ft
B1A	2-Bedroom	26	134	63	678
B1B		26		63	678
B2A(P)		1		65	700
B2A		26		65	700
B2B(P)		1		65	700
B2B		27		65	700
B3		27		67	721
B4A	2-Bedroom + Study	11	48	74	797
B4B		15		74	797
B4C		22		74	797
C1	3-Bedroom	26	27	88	947
C1(D)		1		106	1,141
C2	3-Bedroom + Study	22	78	89	958
C2(D)		1		105	1,130
C3(P)		1		94	1,012
C3		25		94	1,012
C3(D)		1		111	1,195
C4(P)		1		94	1,012
C4		26		94	1,012
C4(D)		1		111	1,195
D1A	4-Bedroom	11	54	117	1,259
D1B		14		117	1,259
D1B(D)		1		133	1,432
D2(P)		1		128	1,378
D2		26		128	1,378
D2(D)		1		152	1,636
			341		

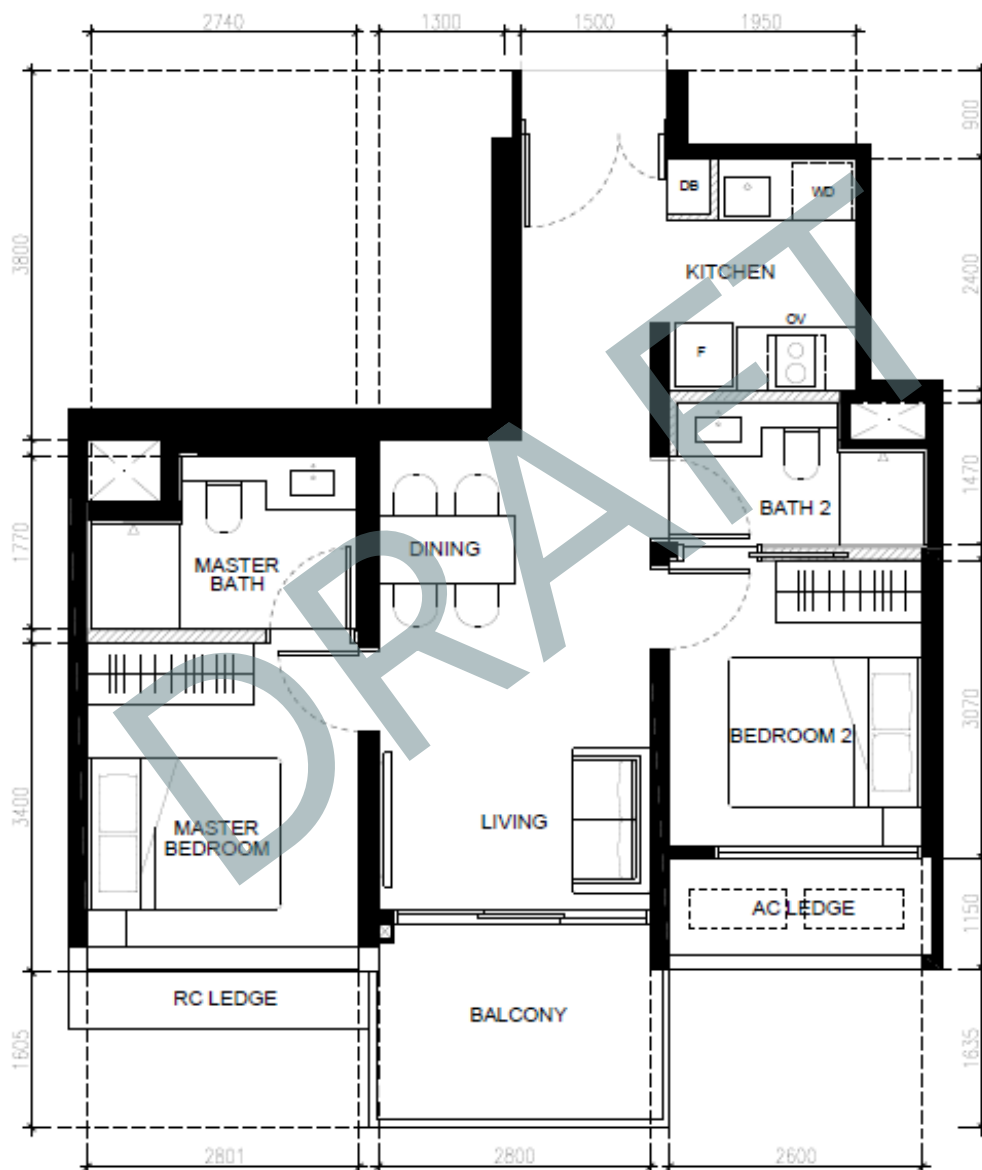
## Estimated Maintenance Charges (subject to change)

Bedroom Type	Approximate Share Value per unit	Estimated Cost per Share Value	Estimated Maintenance Charges (excluding GST)
2- to 3-bedroom + study	6	\$62	\$372 per month
4-bedroom	7	\$62	\$434 per month



## Showflat Unit

Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2A	2-Bedroom	5 Hillview Rise: #02-02 to #27-02	65	700



### Legend

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



## Show Unit B2A

### Entrance Foyer

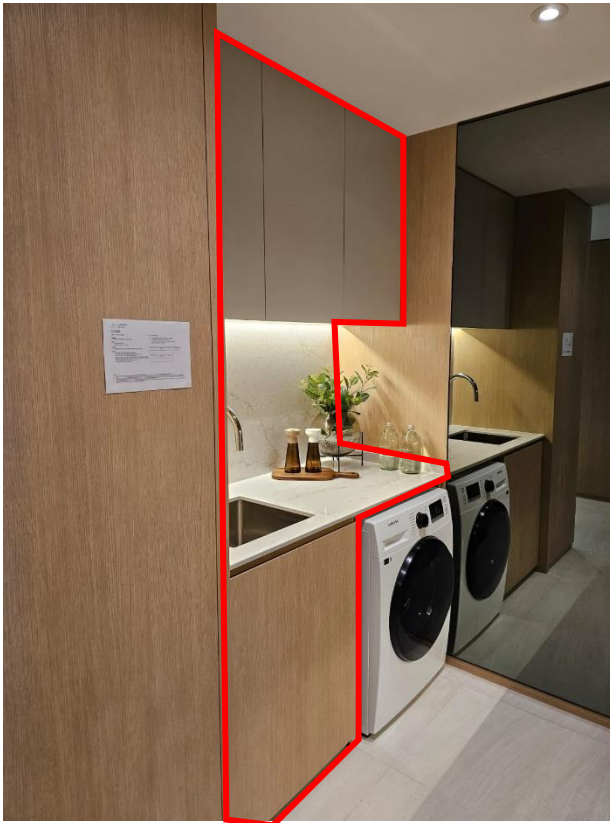


Development provision includes door panel in white laminate finish (Approx. 2.4m Height only). Internal shelving is ID treatment.

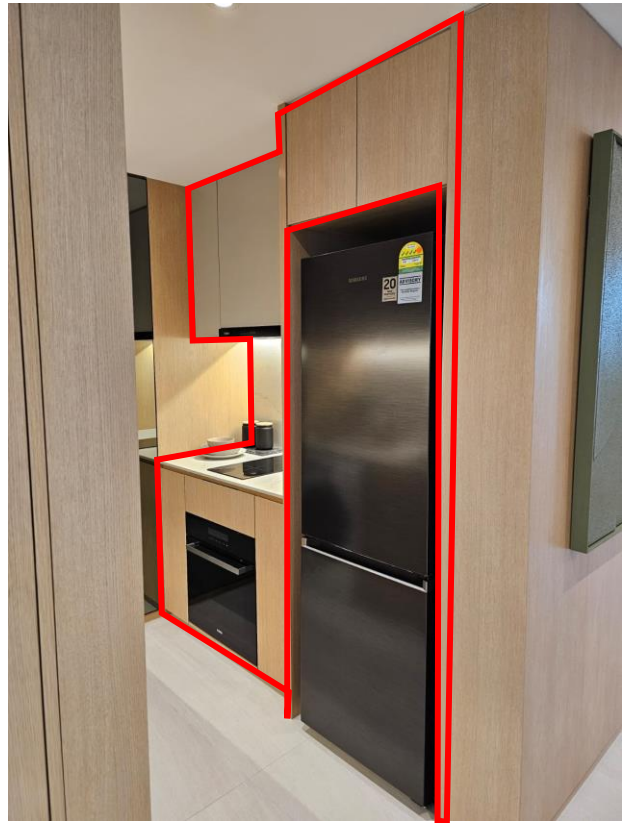


## Show Unit B2A

### Kitchen



Development provision includes Kitchen cabinetry in laminate finish and quartz countertop.  
Lighting not included.

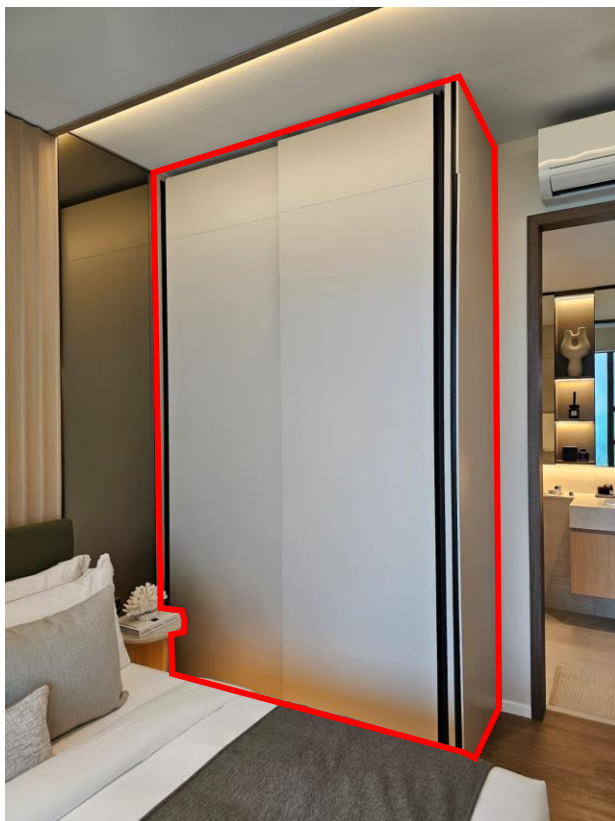


Development provision includes Kitchen cabinetry in laminate finish and quartz countertop.  
Lighting not included.



## Show Unit B2A

### Master Bedroom

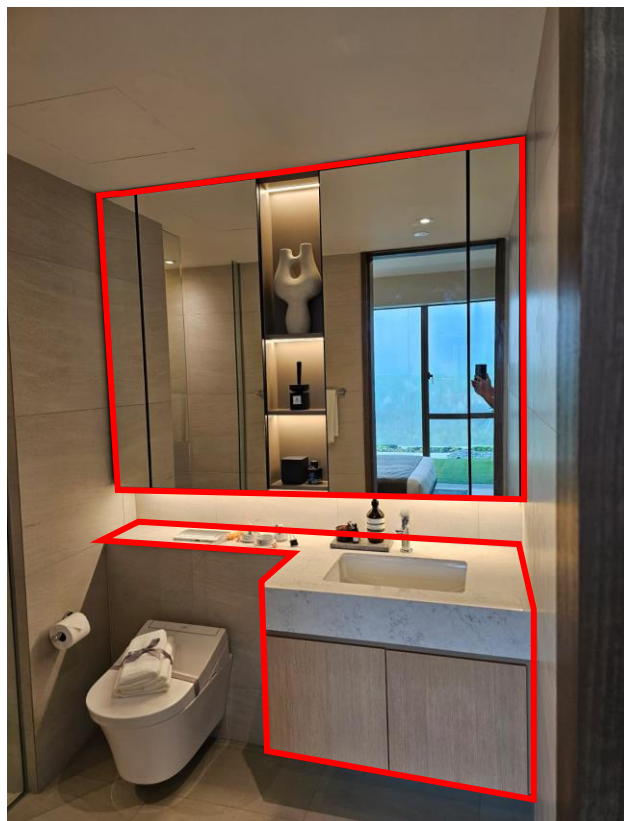


Development provision includes wardrobe door panel in laminate finish (Approx. 2.775m Height). Shelving, drawer and lighting are included.

Ceiling is flushed to the wall for the actual provision. Cove ceiling and lighting is not included.



### Master Bath



Development provision includes vanity cabinet in laminate finish and mirror cabinet. Vanity top in quartz finish. Lighting not included.

Mechanical Ventilation Exhaust Grille





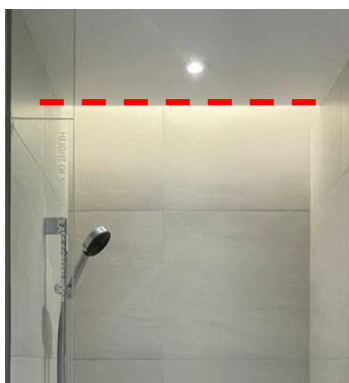
## Show Unit B2A

### Bedroom 2

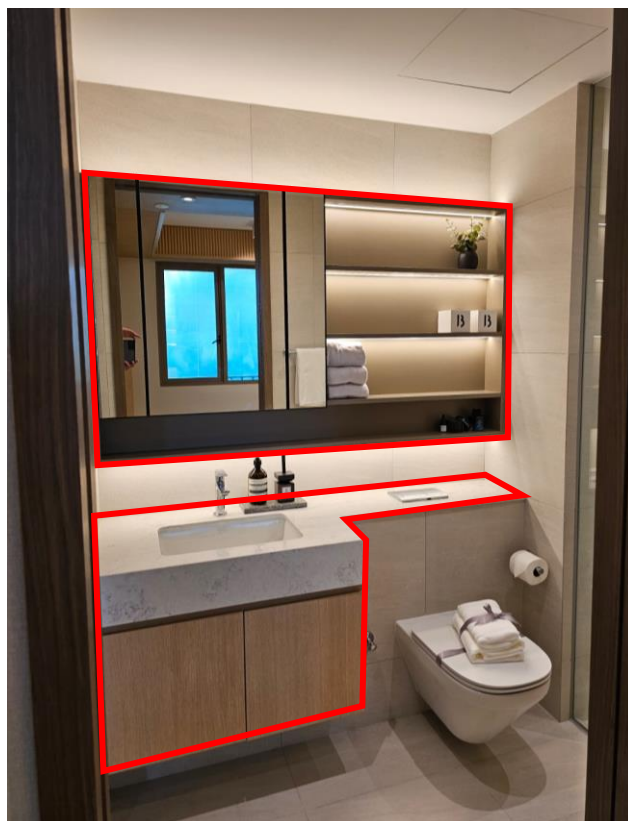


Development provision includes wardrobe door panel in laminate finish (Approx. 2.4m Height). Shelving, drawer and lighting are included.

Ceiling is flushed to the wall for the actual provision. Cove ceiling and lighting is not included.



### Bath 2



Development provision includes vanity cabinet in laminate finish and mirror cabinet. Vanity top in quartz finish. Lighting not included.

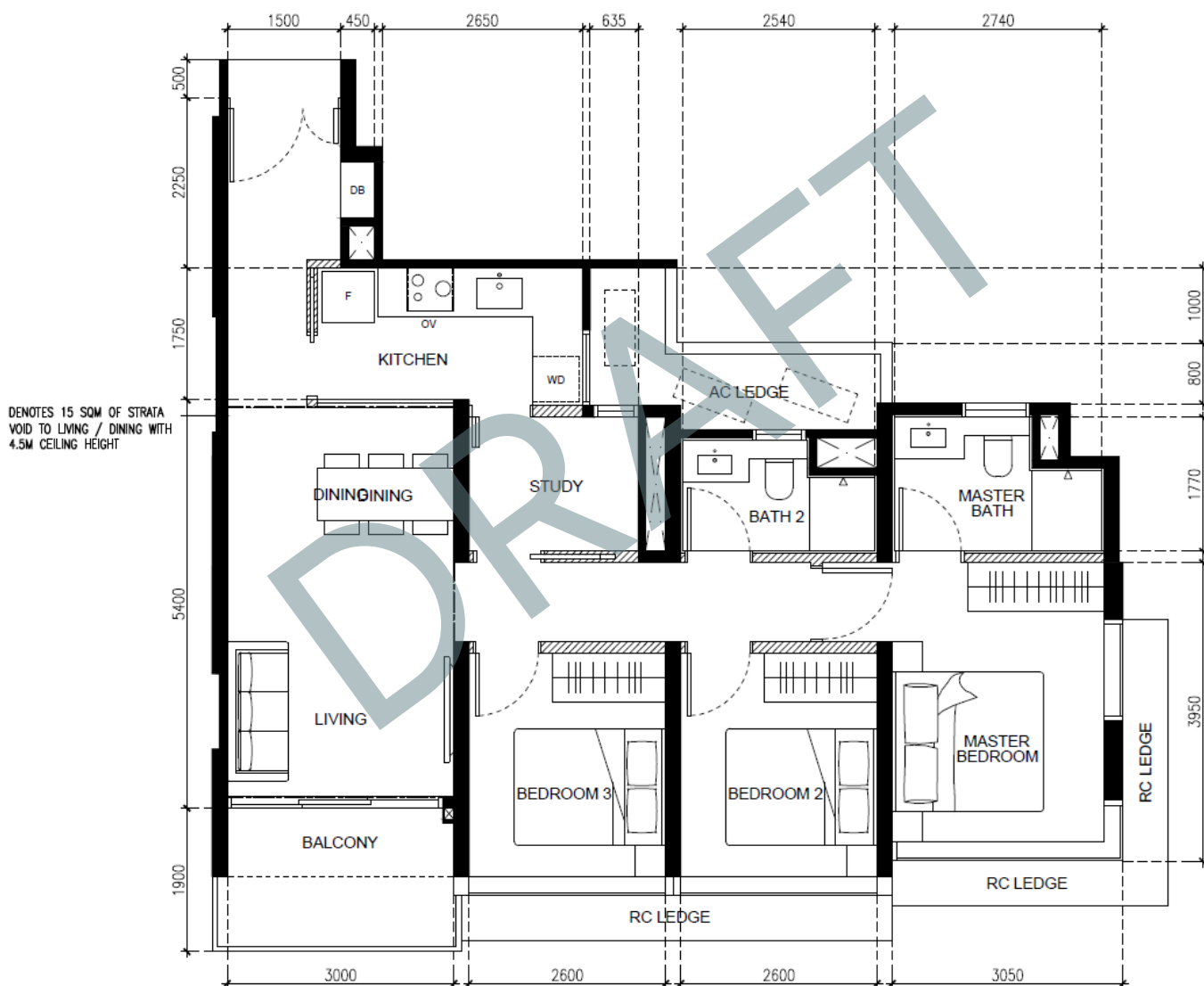
Mechanical Ventilation Exhaust Grille





## Showflat Unit

Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3(D)	3-Bedroom + Study	5 Hillview Rise: #27-01	111 (includes 15 sqm of strata void to living / dining with 4.5m ceiling height)	1,195



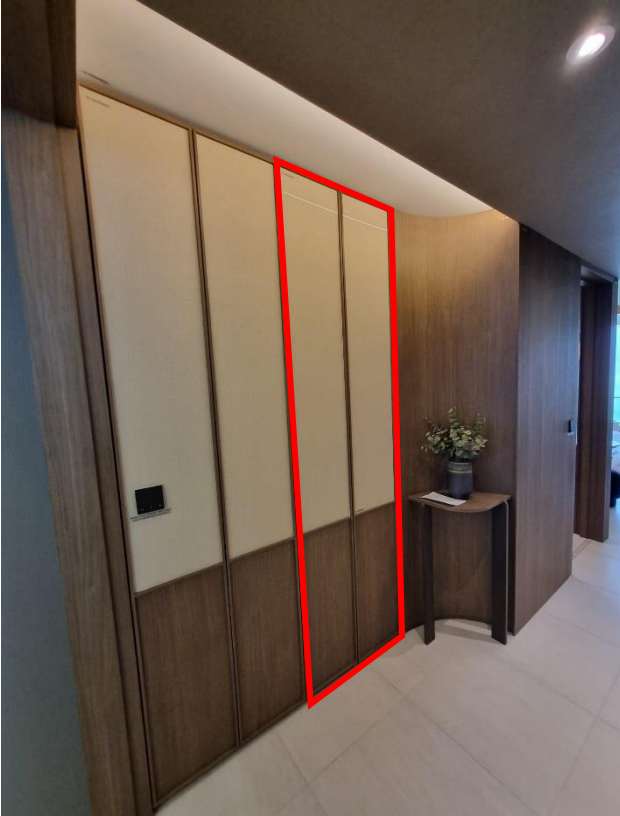
### Legend

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## Show Unit C3(D)

### Entrance Foyer

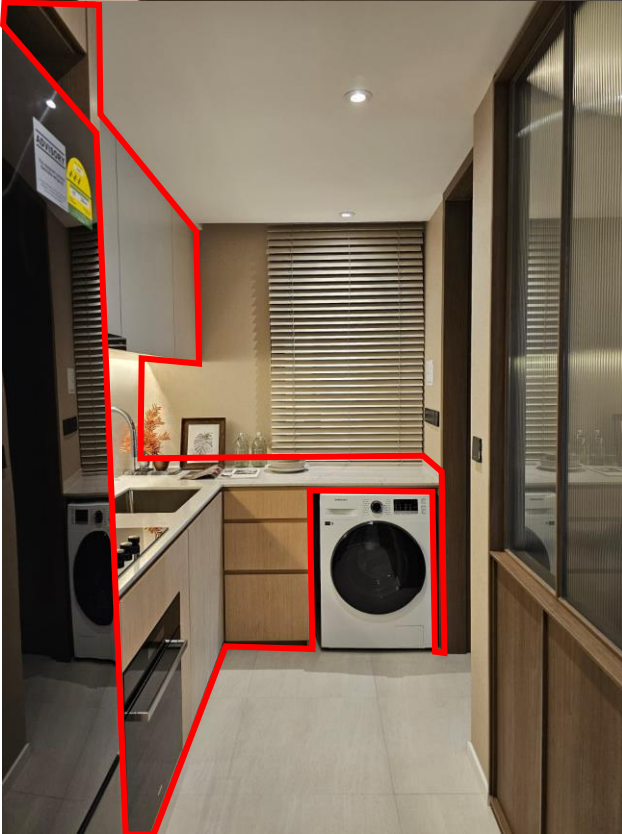


Development provision includes door panel in white laminate finish (Approx. 2.4m Height only).  
Internal shelving is ID treatment.

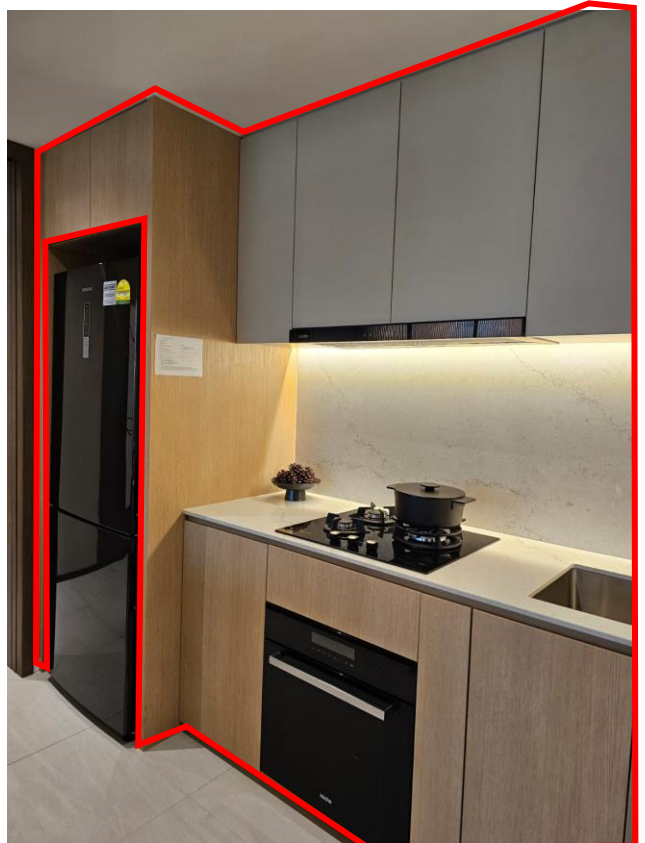


## Show Unit C3(D)

### Kitchen



Development provision includes  
Kitchen cabinetry in laminate finish and  
quartz countertop.  
Lighting not included.



Development provision includes  
Kitchen cabinetry in laminate finish and  
quartz countertop.  
Lighting not included.



## Show Unit C3(D)

### Master Bedroom

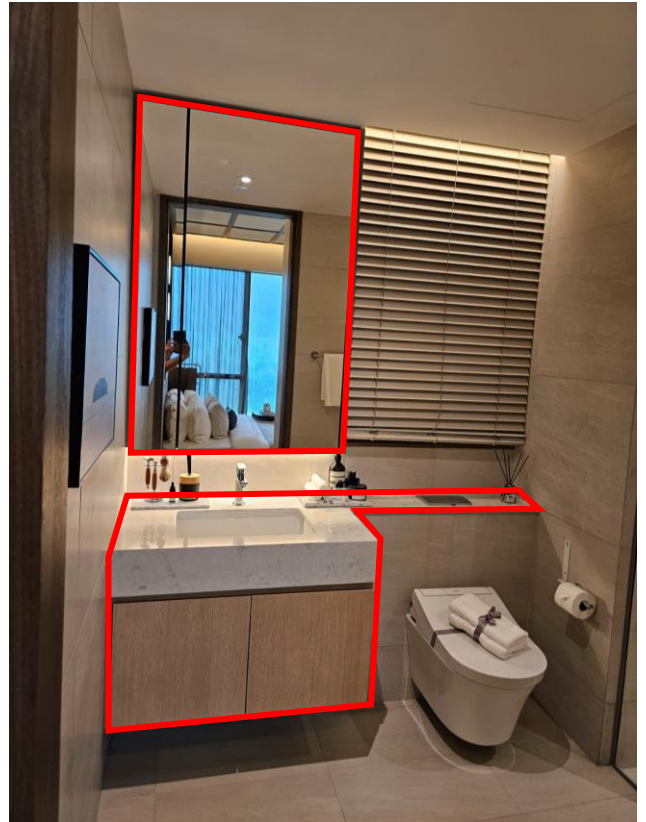


Development provision includes wardrobe door panel in laminate finish (Approx. 2.775m Height). Shelving, drawer and lighting are included.

Ceiling is flushed to the wall for the actual provision. Cove ceiling and lighting is not included.



### Master Bath



Development provision includes vanity cabinet in laminate finish and mirror cabinet. Vanity top in quartz finish. Lighting not included.

Casement Window for natural ventilation





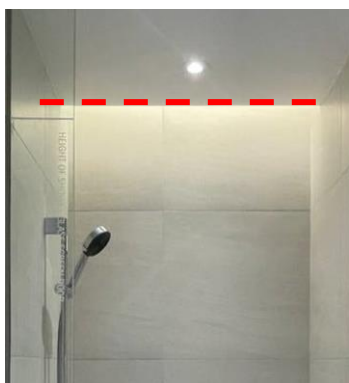
## Show Unit C3(D)

### Bedroom 2

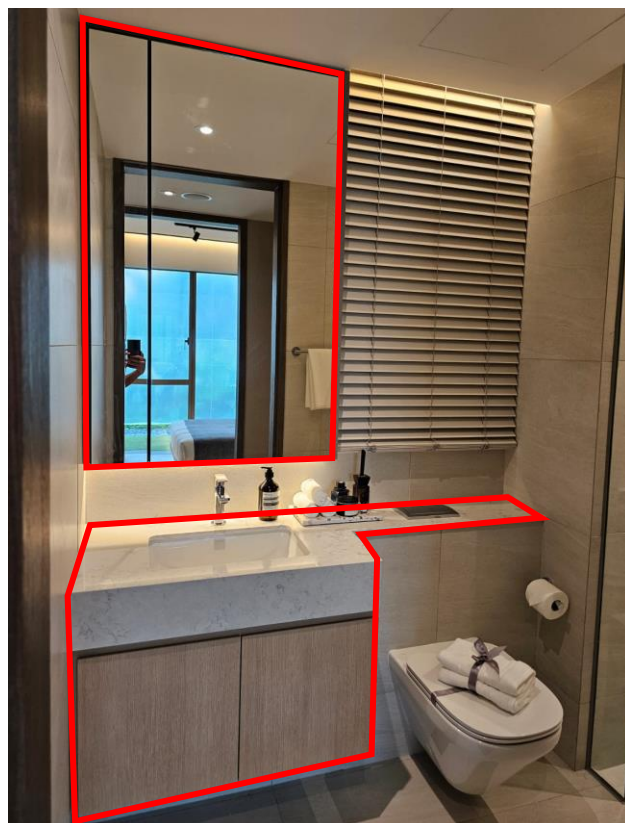


Development provision includes wardrobe door panel in laminate finish (Approx. 2.775m Height). Shelving, drawer and lighting are included.

Ceiling is flushed to the wall for the actual provision. Cove ceiling and lighting is not included.



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Casement Window for natural ventilation





## Show Unit C3(D)

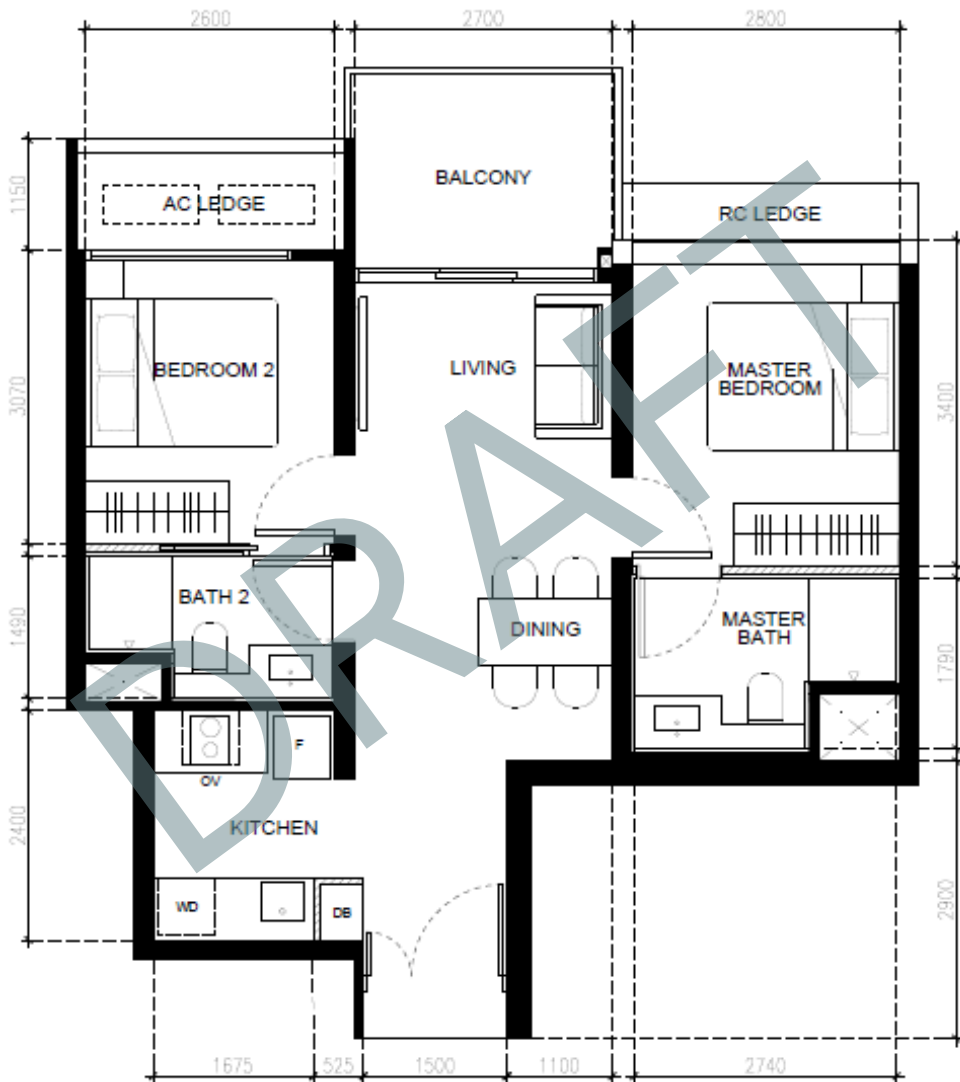
### Bedroom 3



Development provision includes wardrobe door panel in laminate finish (Approx. 2.775m Height). Shelving, drawer and lighting are included.



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1A	2-Bedroom	5 Hillview Rise: #02-05 to #12-05	63	678

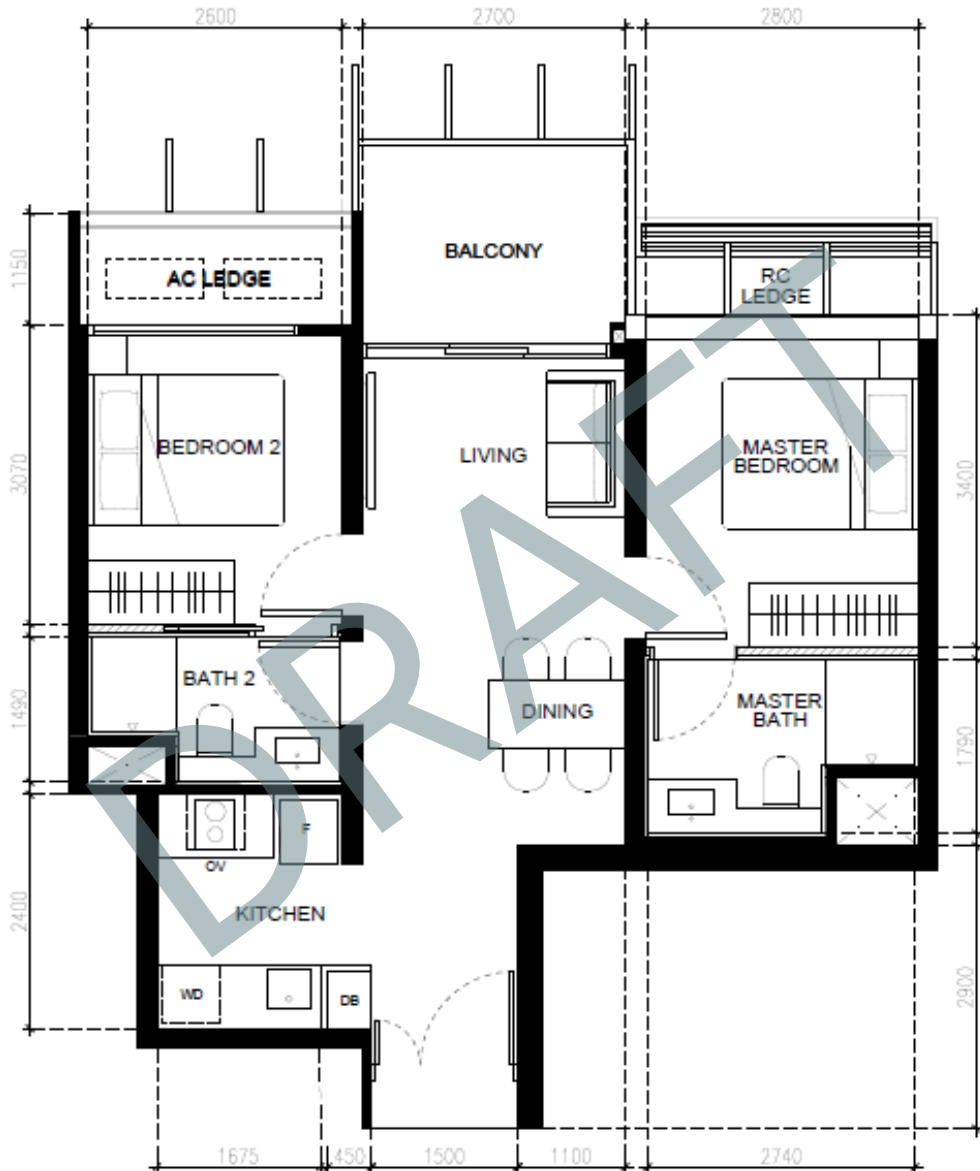


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1A	2-Bedroom	5 Hillview Rise: #13-05 to #27-05	63	678

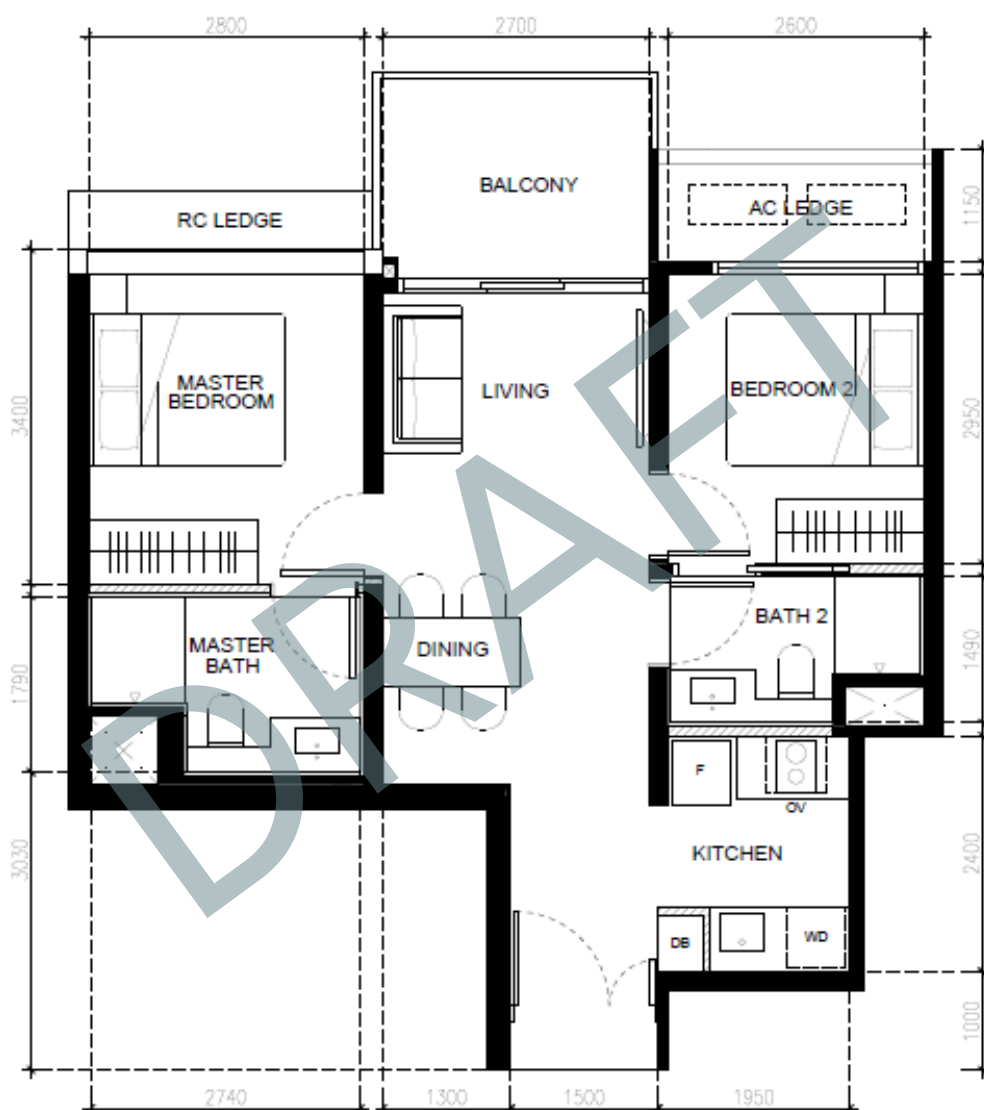


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1B	2-Bedroom	5 Hillview Rise: #02-06 to #12-06	63	678

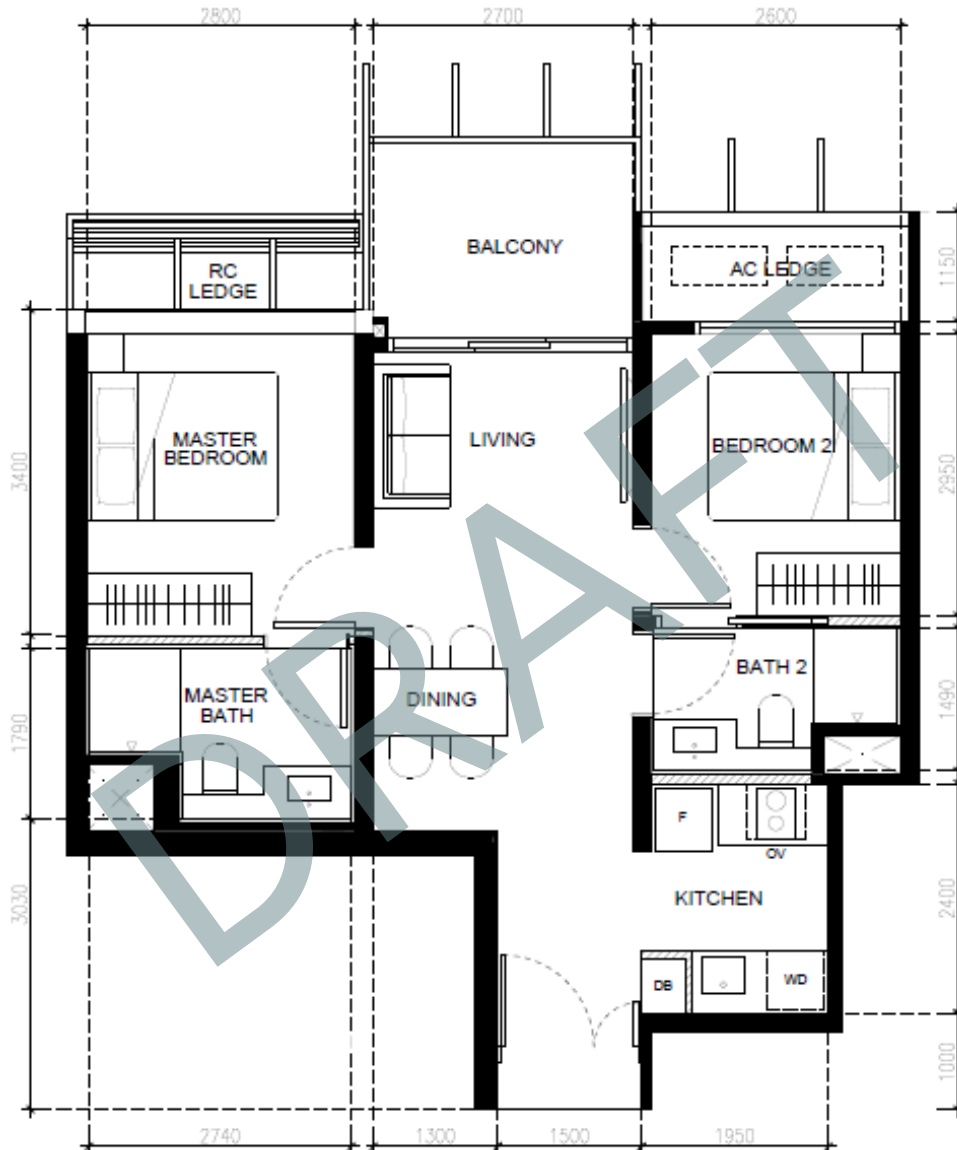


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B1B	2-Bedroom	5 Hillview Rise: #13-06 to #27-06	63	678

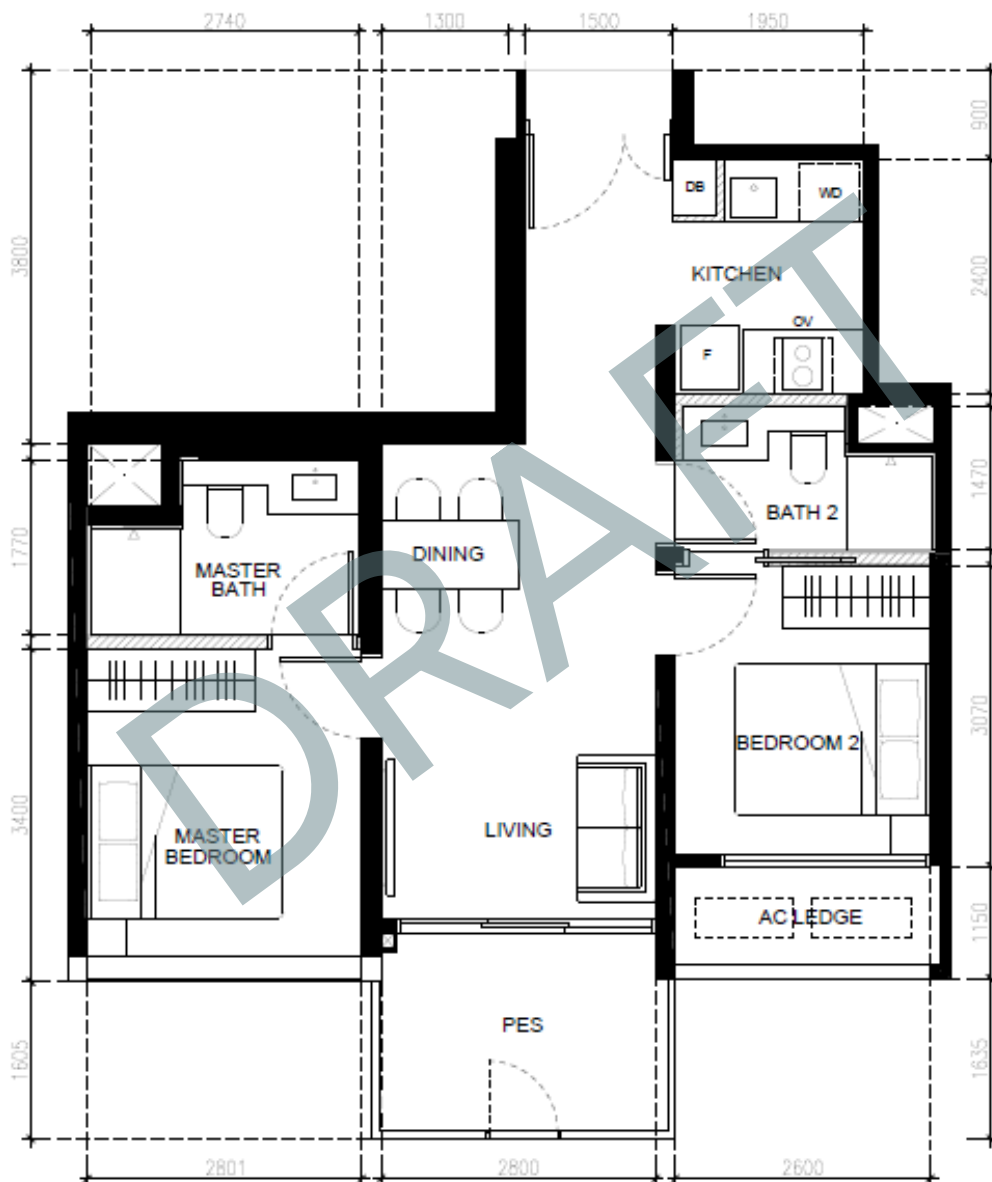


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2A(P)	2-Bedroom	5 Hillview Rise: #01-02	65	700

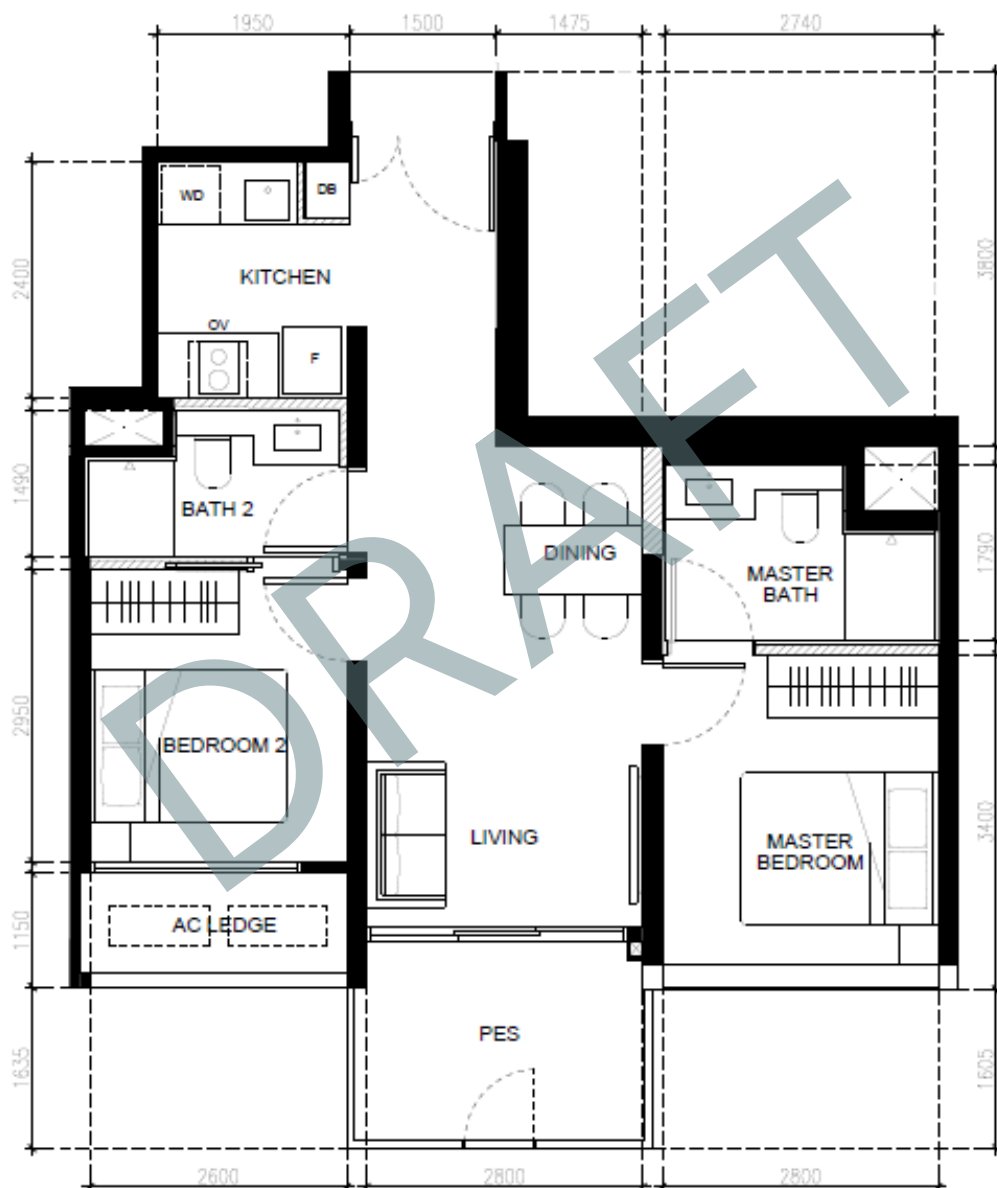


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2B(P)	2-Bedroom	7 Hillview Rise: #01-09	65	700

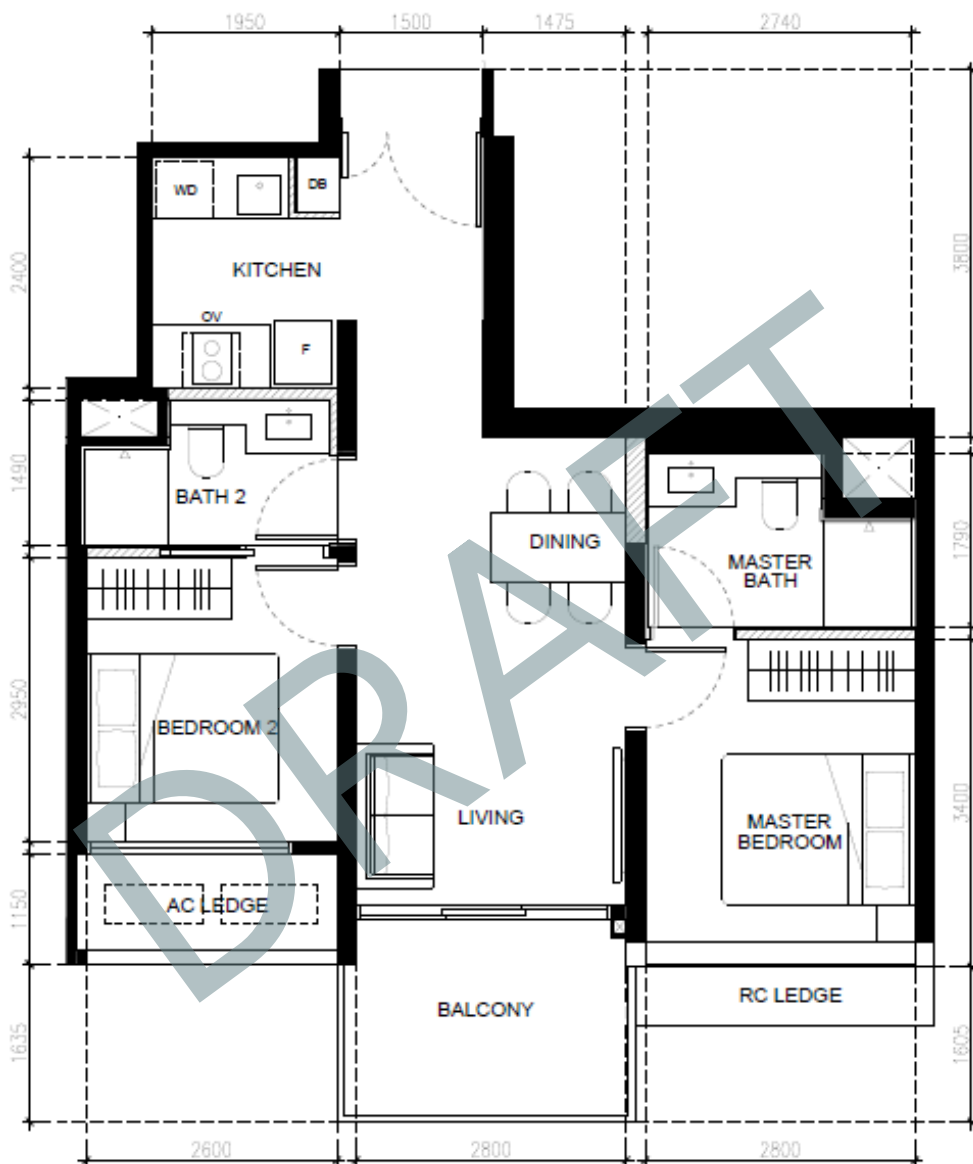


#### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B2B	2-Bedroom	7 Hillview Rise: #02-09 to #28-09	65	700

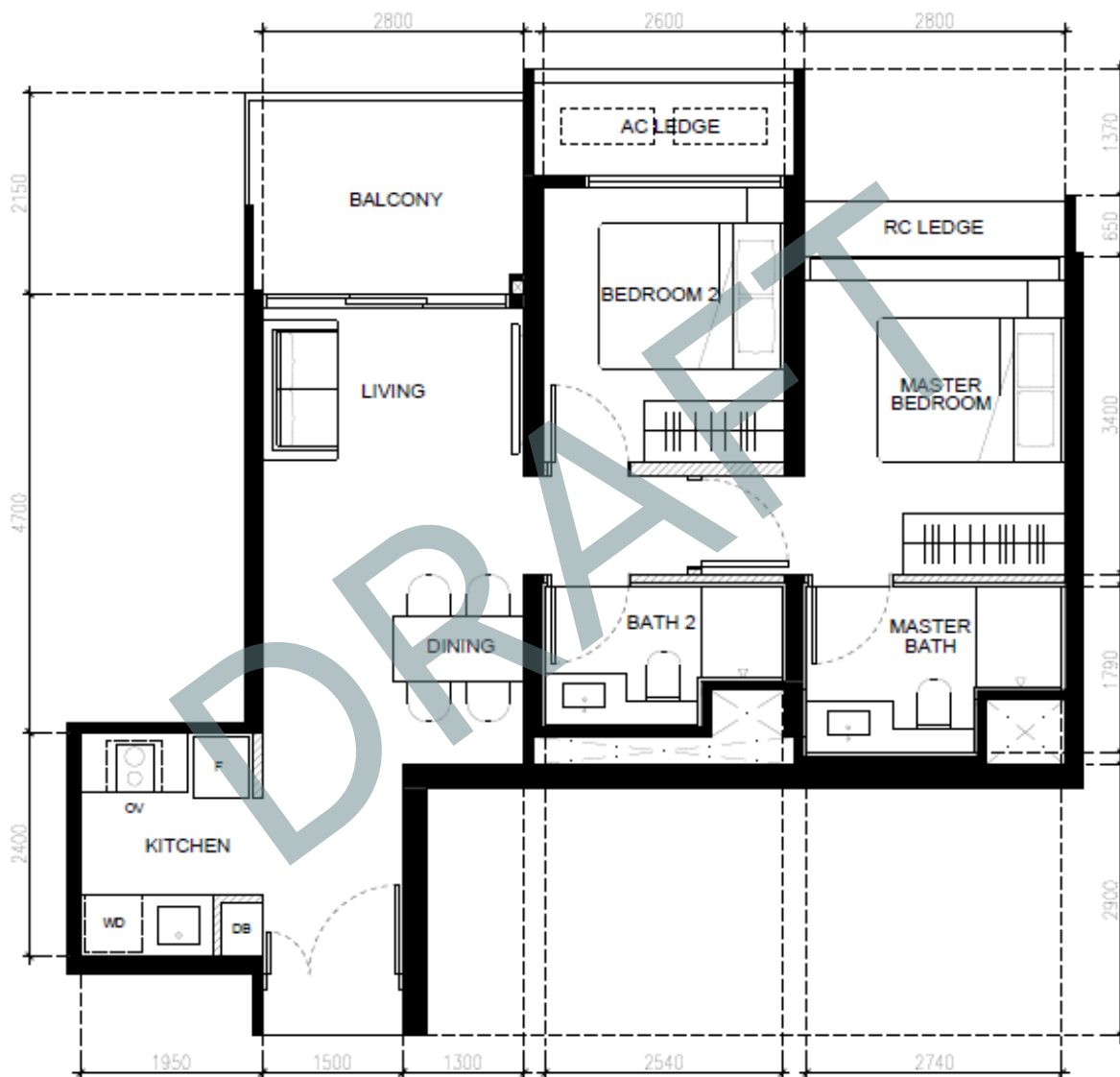


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B3	2-Bedroom	7 Hillview Rise: #02-12 to #12-12	67	721

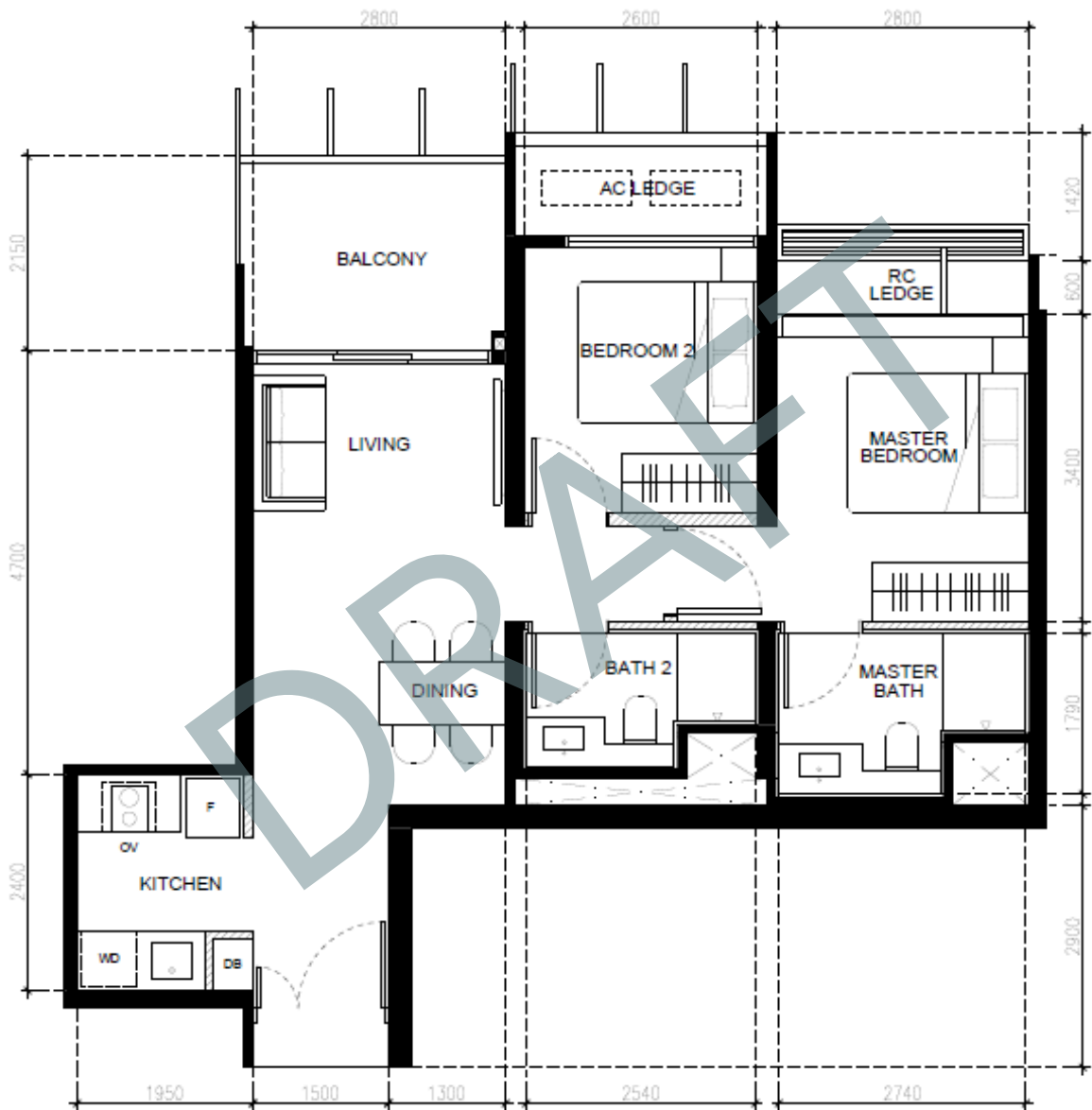


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B3	2-Bedroom	7 Hillview Rise: #13-12 to #28-12	67	721

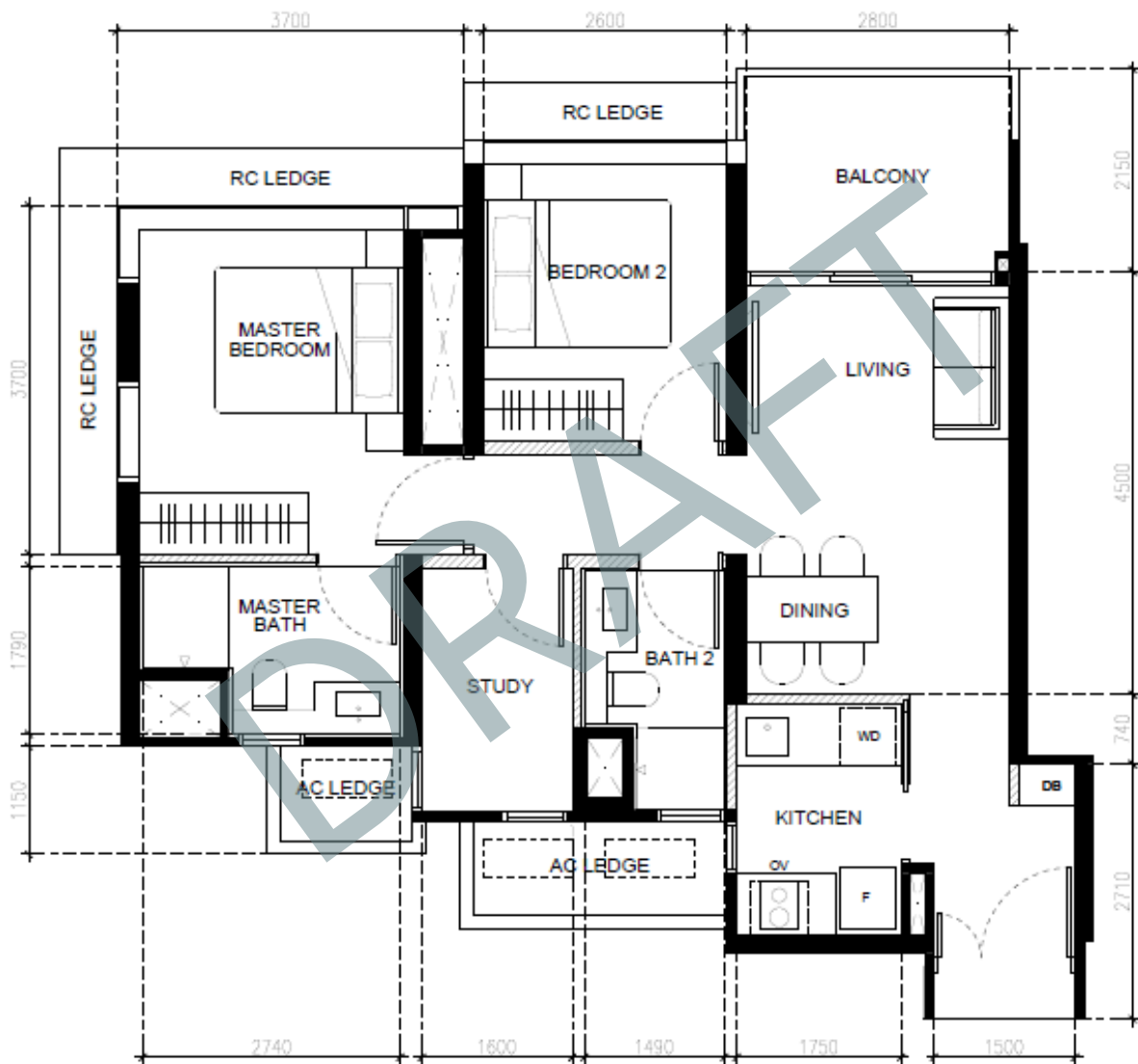


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4A	2-Bedroom + Study	5 Hillview Rise: #02-04 to #12-04	74	797

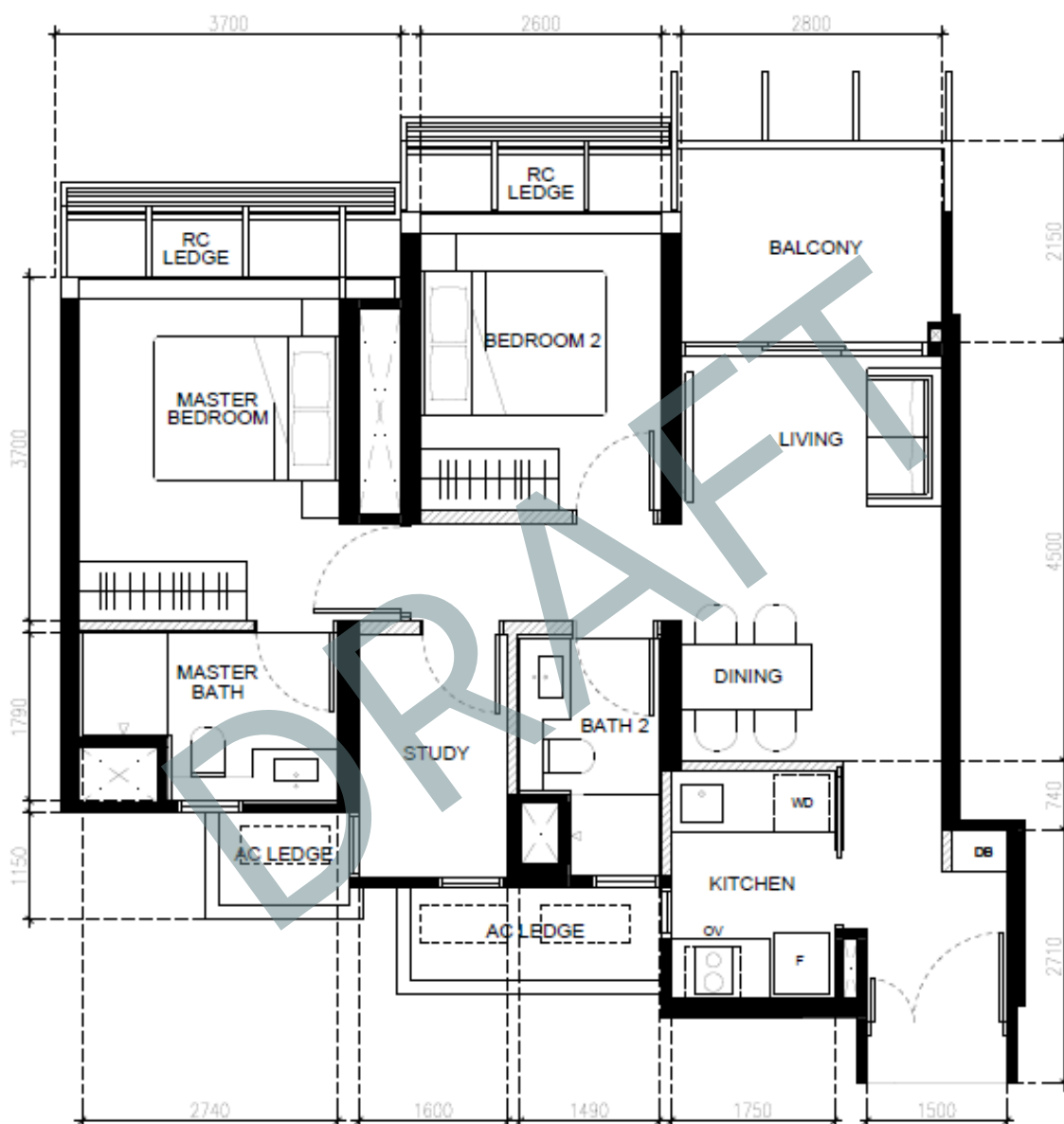


Legend

- Non-Structural Walls
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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4B	2-Bedroom + Study	5 Hillview Rise: #13-04 to #27-04	74	797

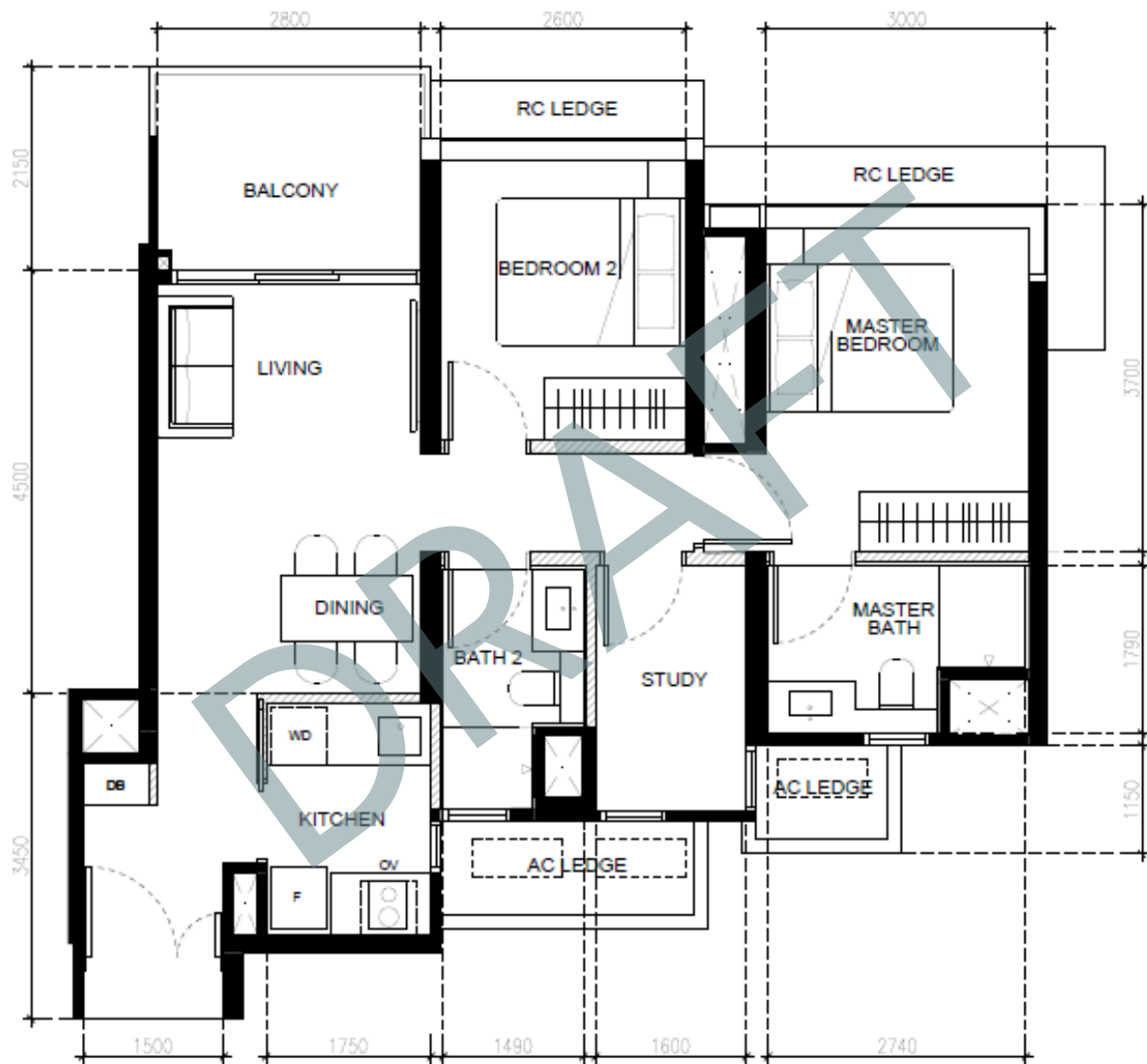


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4C	2-Bedroom + Study	5 Hillview Rise: #06-07 to #12-07	74	797

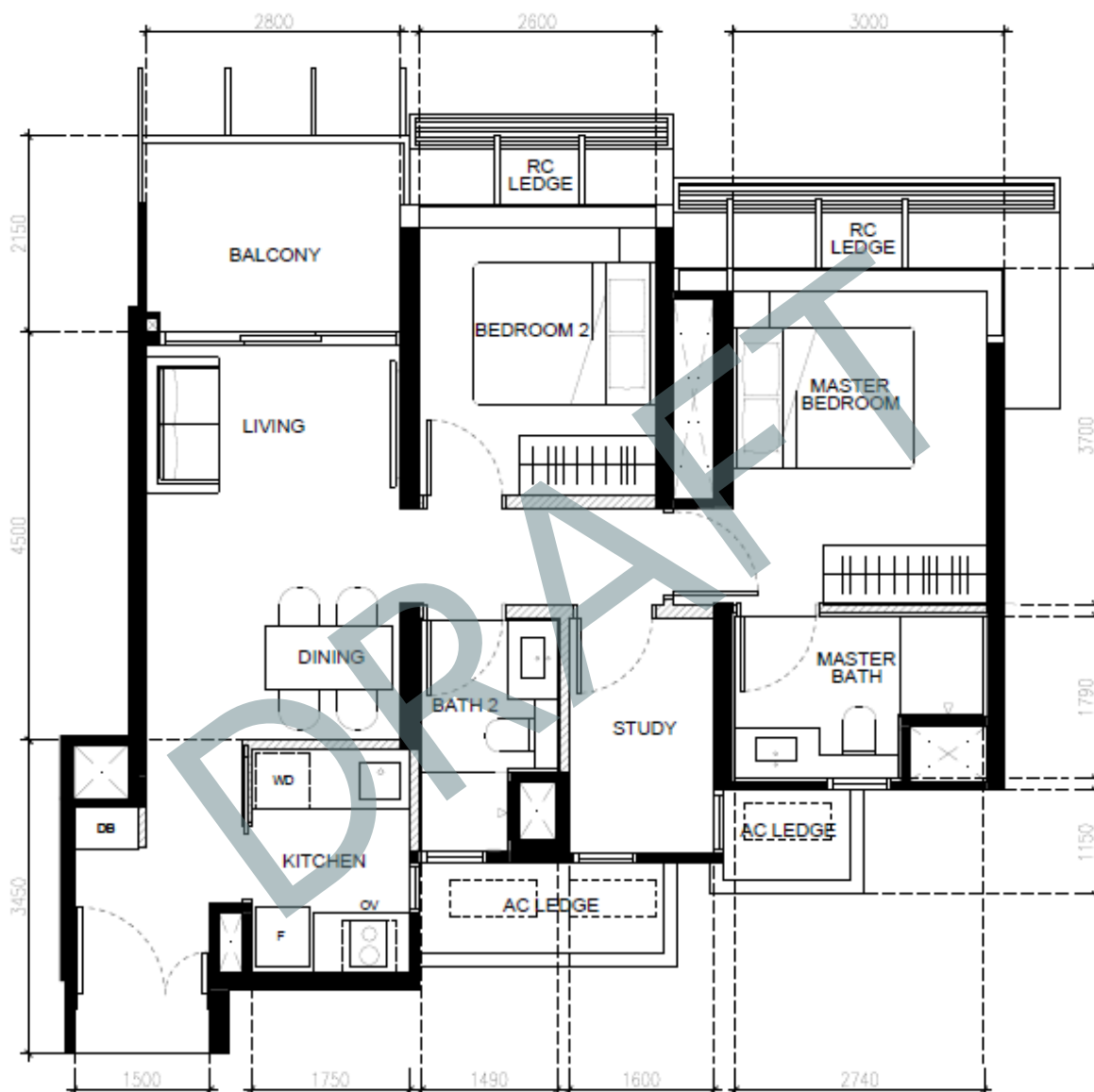


**Legend**

- Non-Structural Walls
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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
B4C	2-Bedroom + Study	5 Hillview Rise: #13-07 to #27-07	74	797

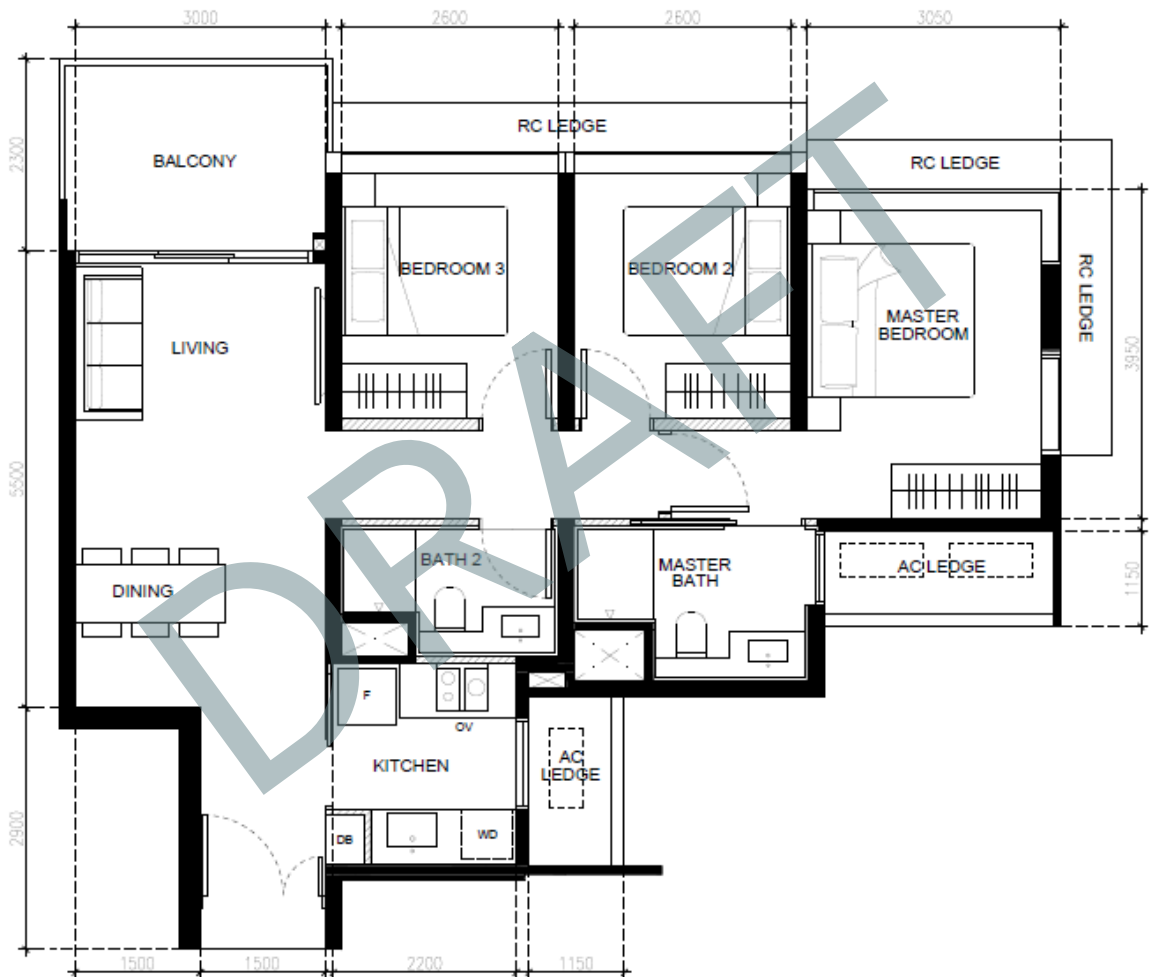


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1	3-Bedroom	7 Hillview Rise: #02-13 to #12-13	88	947

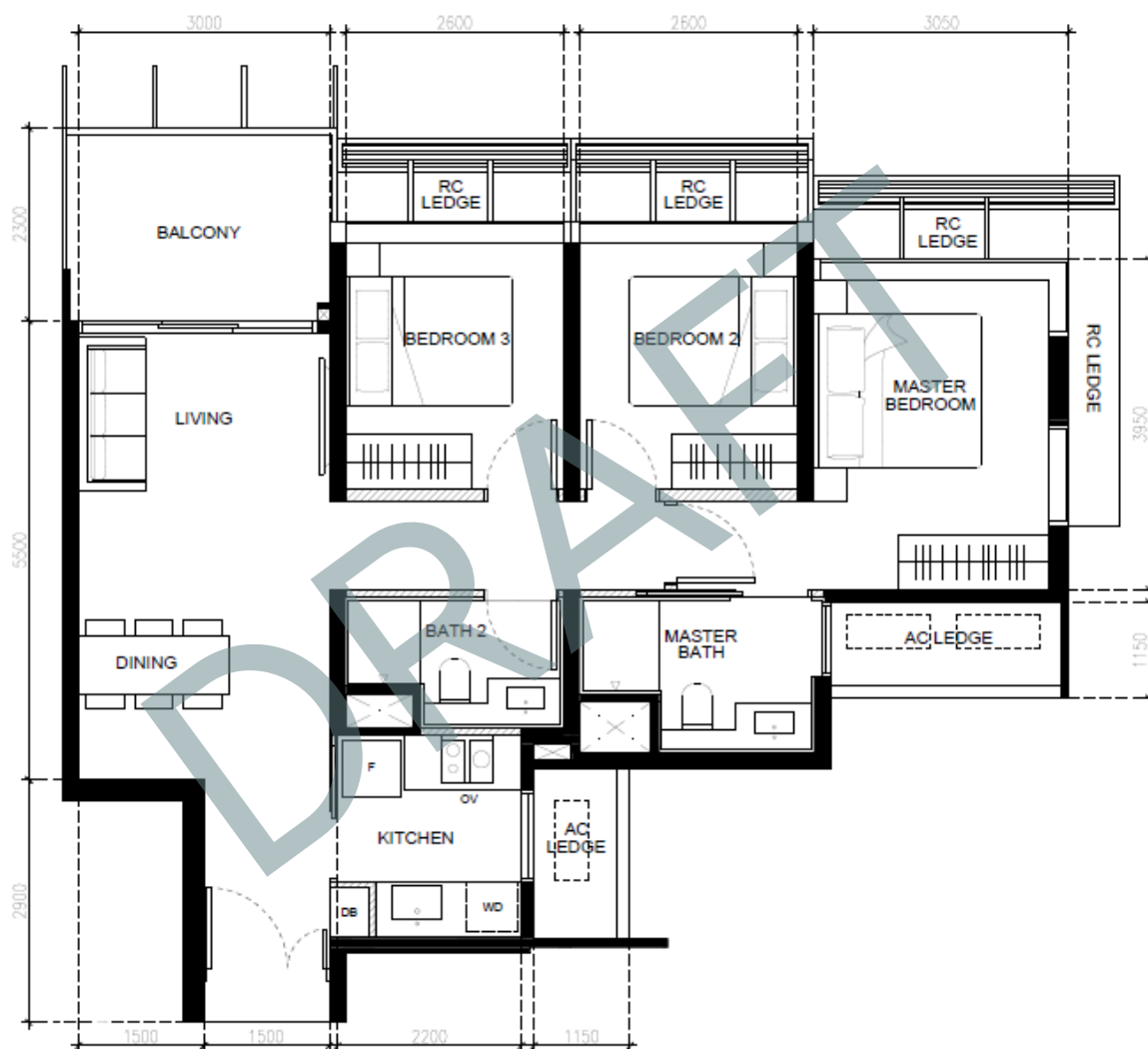


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1	3-Bedroom	7 Hillview Rise: #13-13 to #27-13	88	947

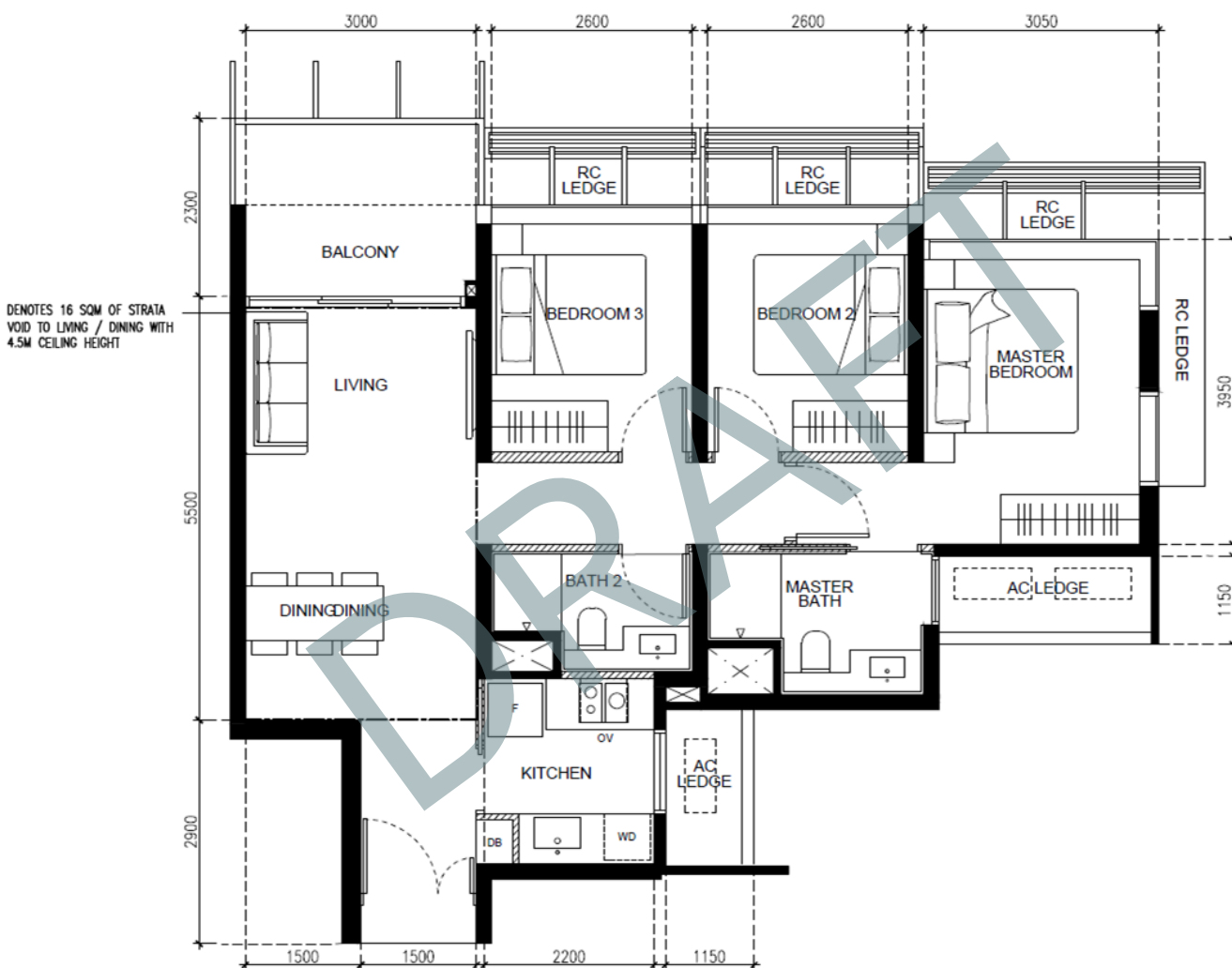


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C1(D)	3-Bedroom	7 Hillview Rise: #28-13	106 (includes 16 sqm of strata void to living / dining with 4.5m ceiling height)	1,141

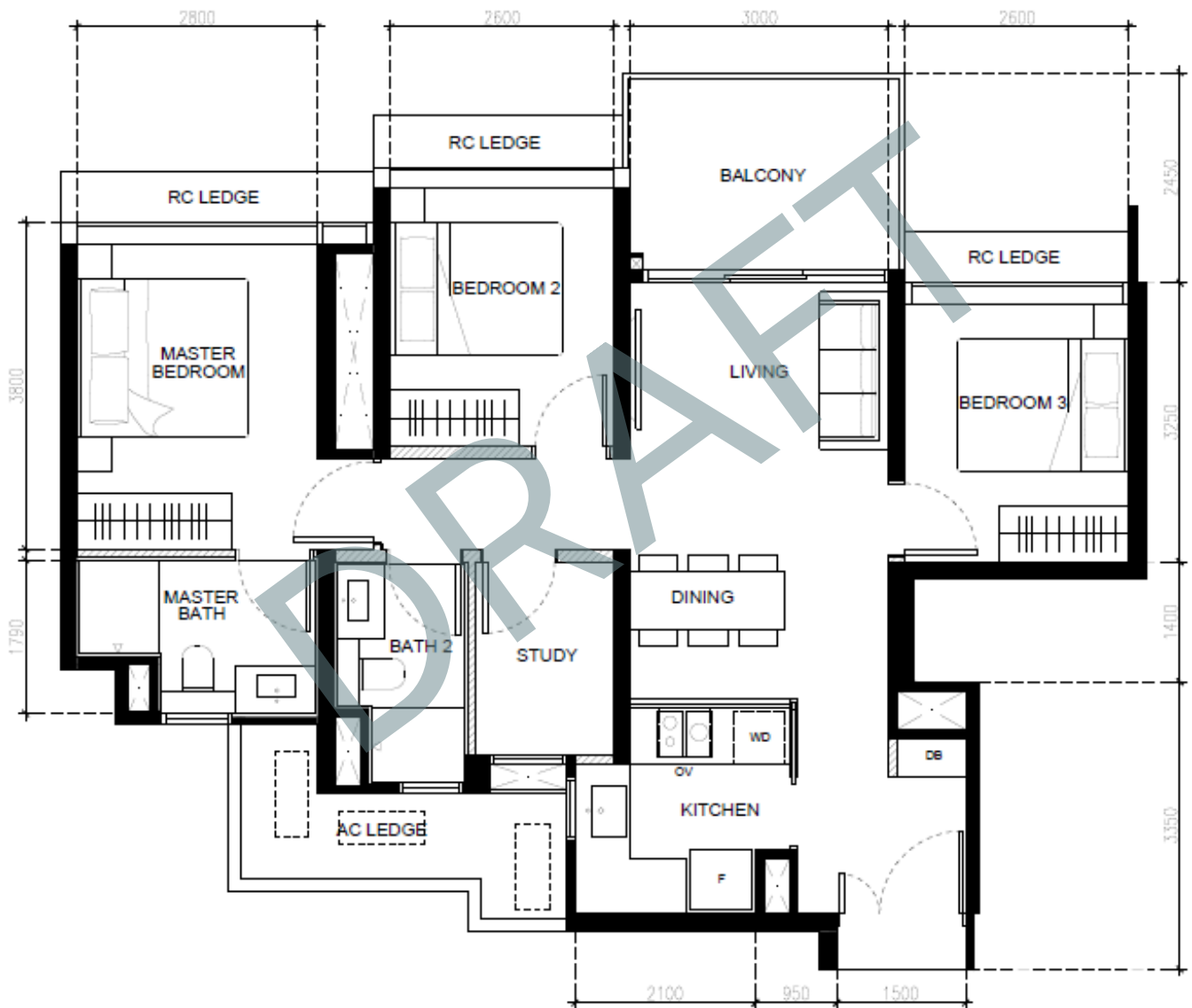


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C2	3-Bedroom + Study	7 Hillview Rise: #06-11 to #12-11	89	958

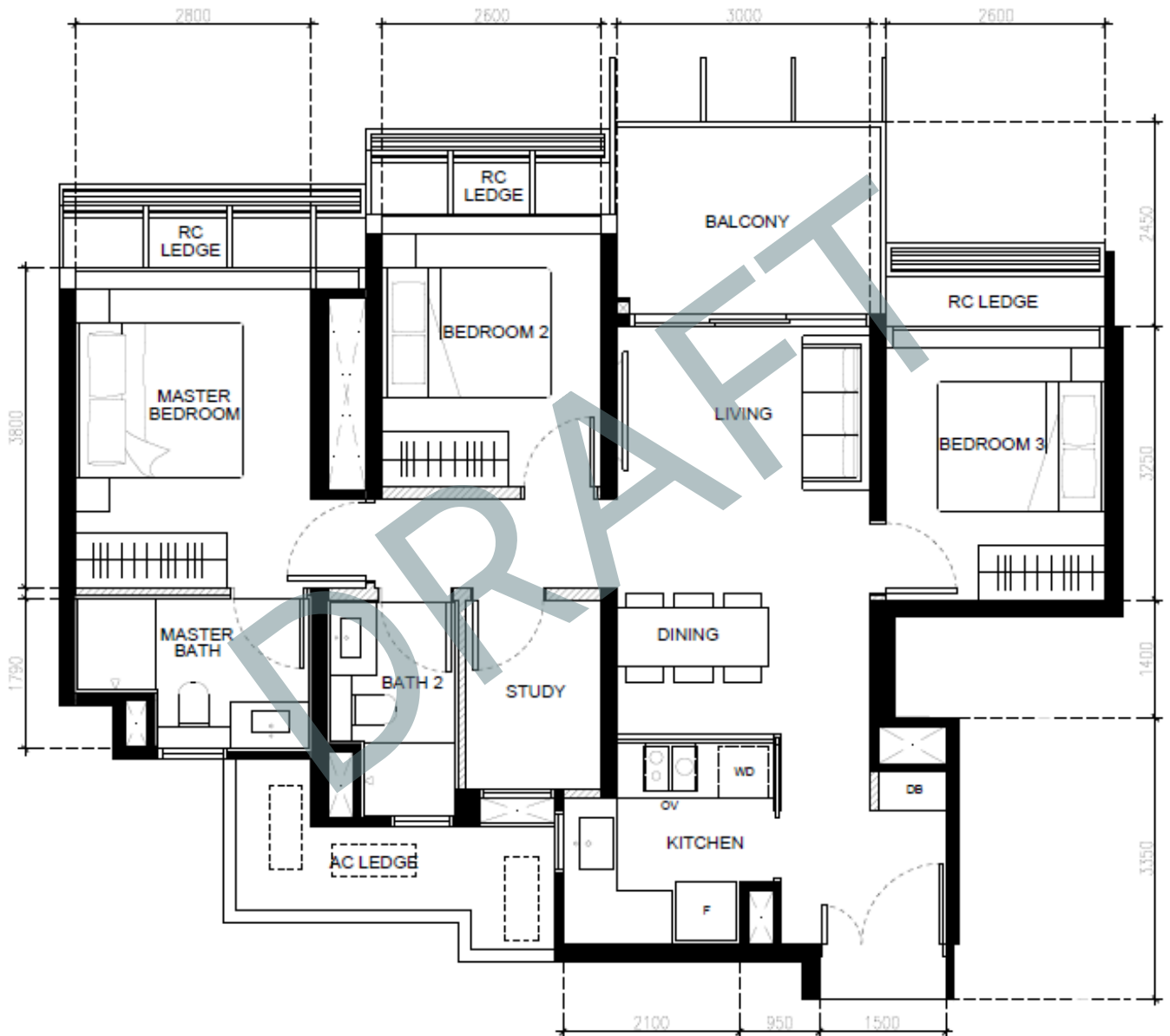


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C2	3-Bedroom + Study	7 Hillview Rise: #13-11 to #27-11	89	958



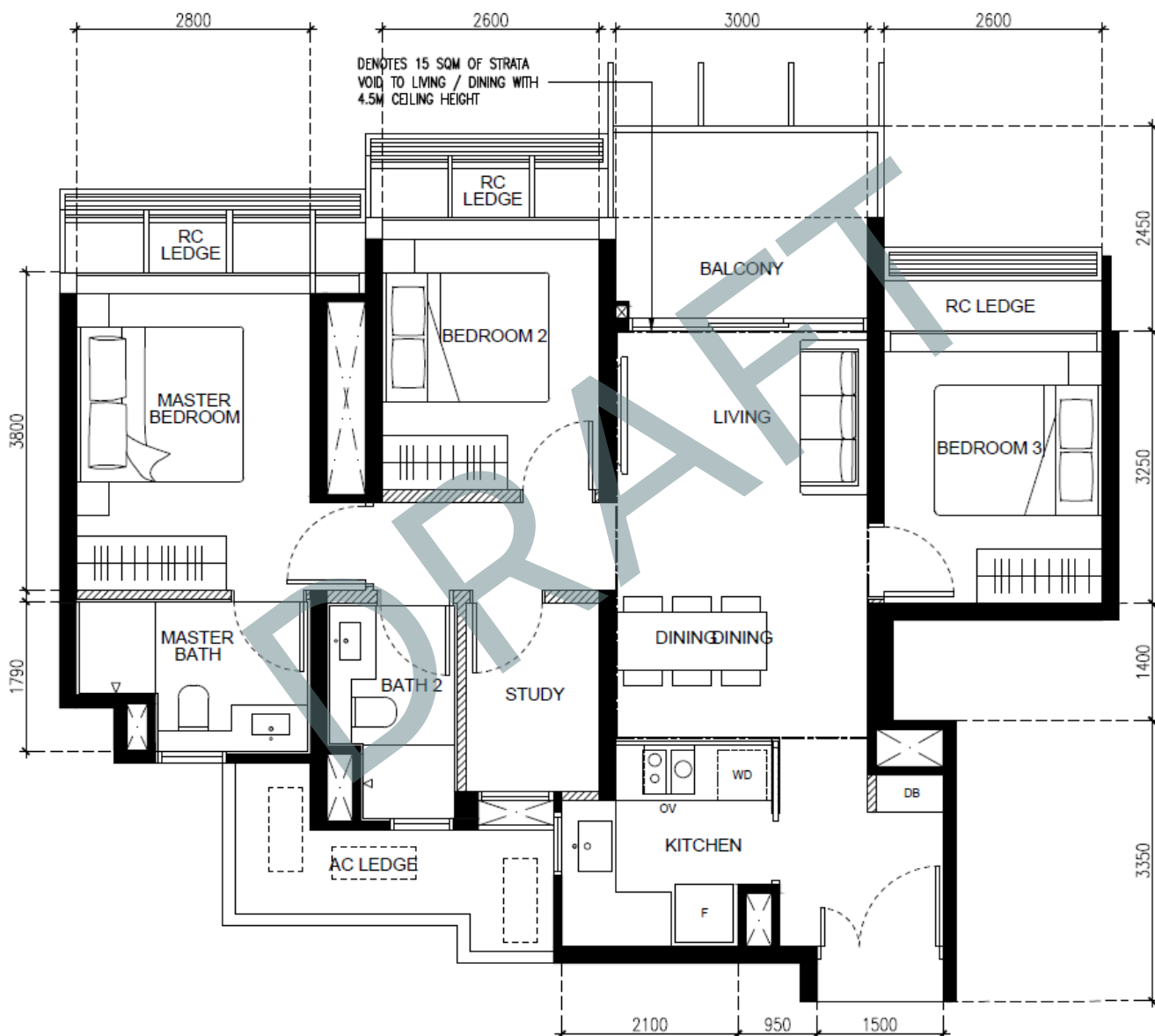
### Legend

- 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	7 Hillview Rise: #28-11	105 (includes 15 sqm of strata void to living / dining with 4.5m ceiling height)	1,130

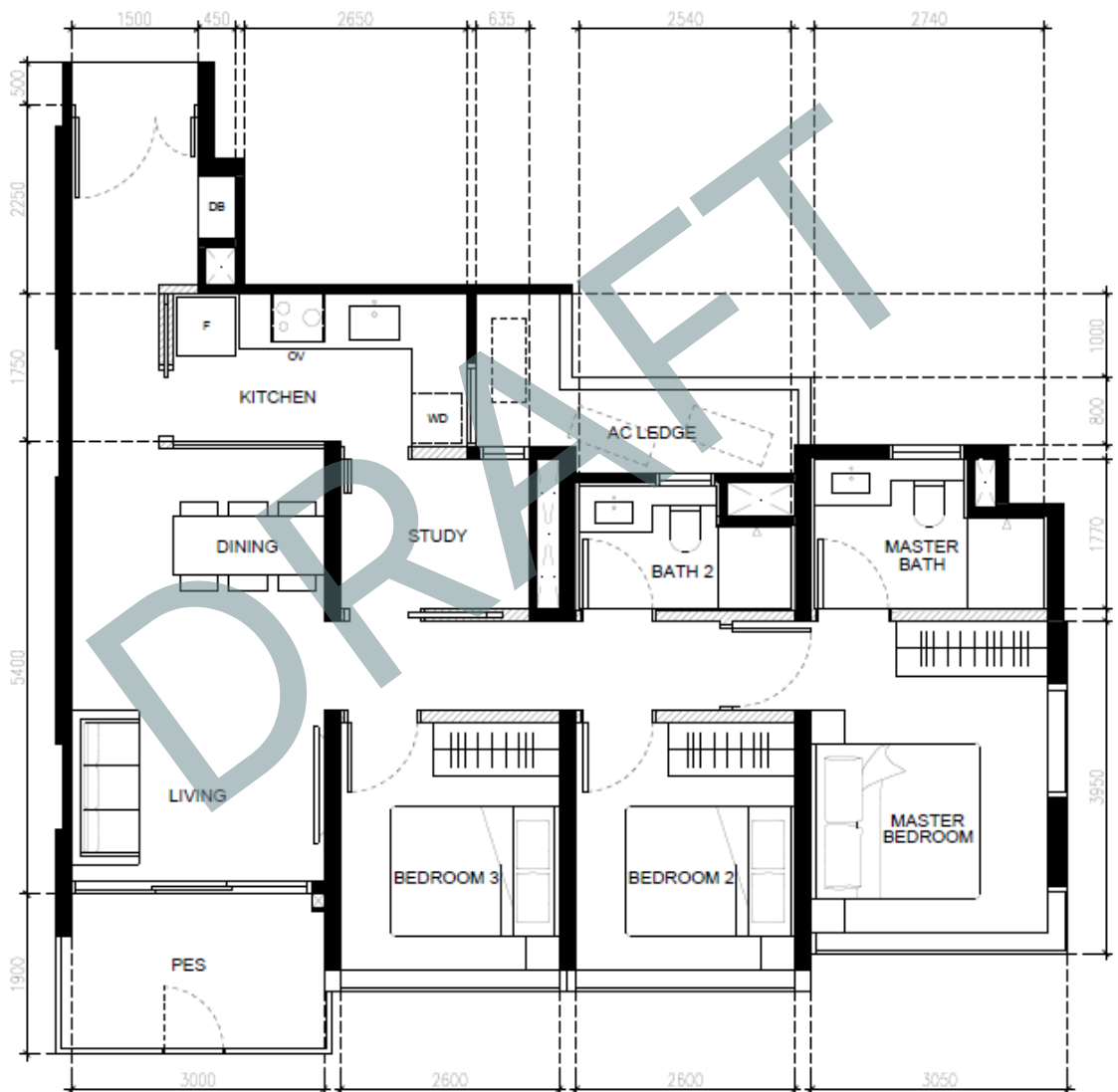


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3(P)	3-Bedroom + Study	5 Hillview Rise: #01-01	94	1,012

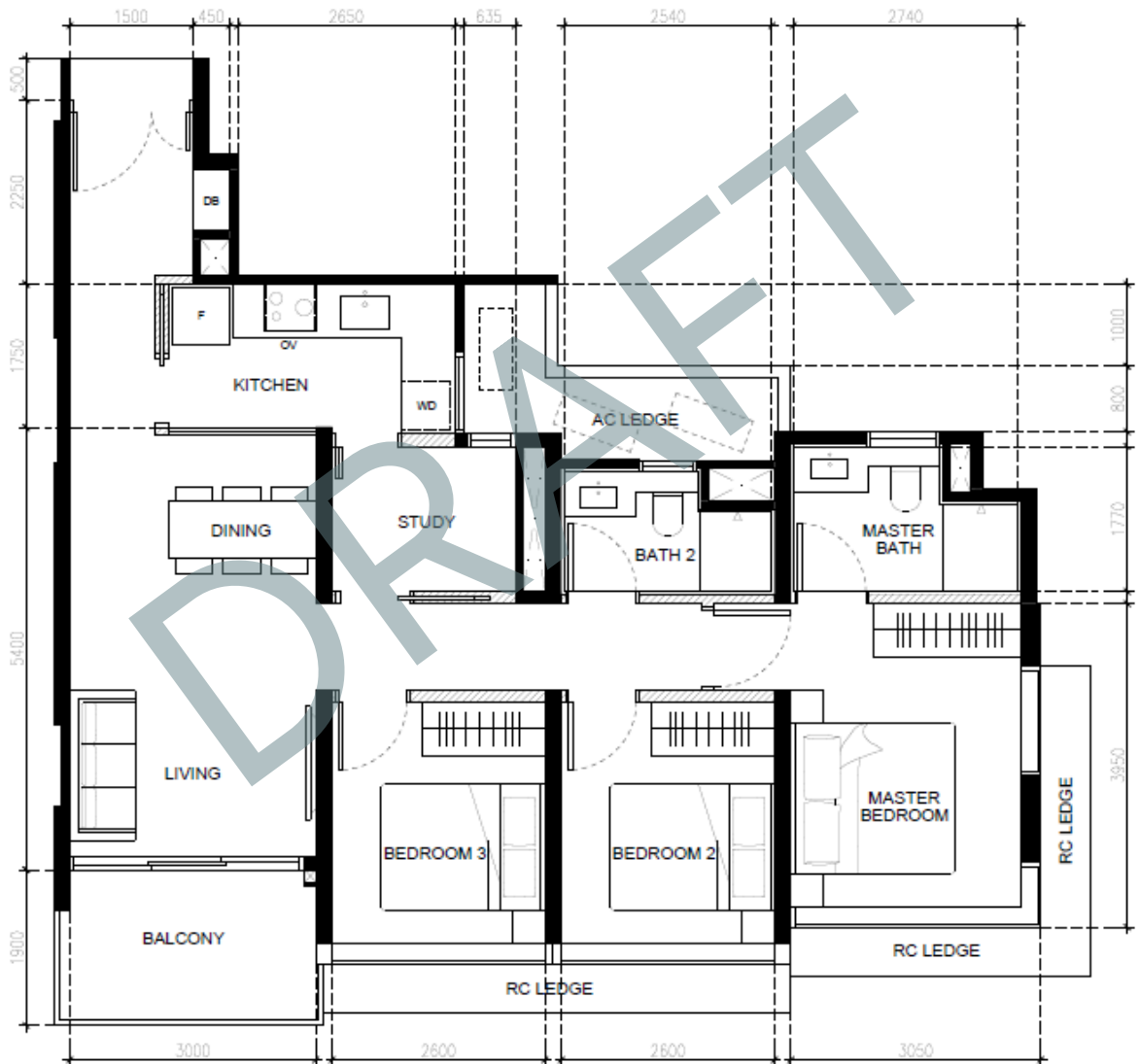


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C3	3-Bedroom + Study	5 Hillview Rise: #02-01 to #26-01	94	1,012

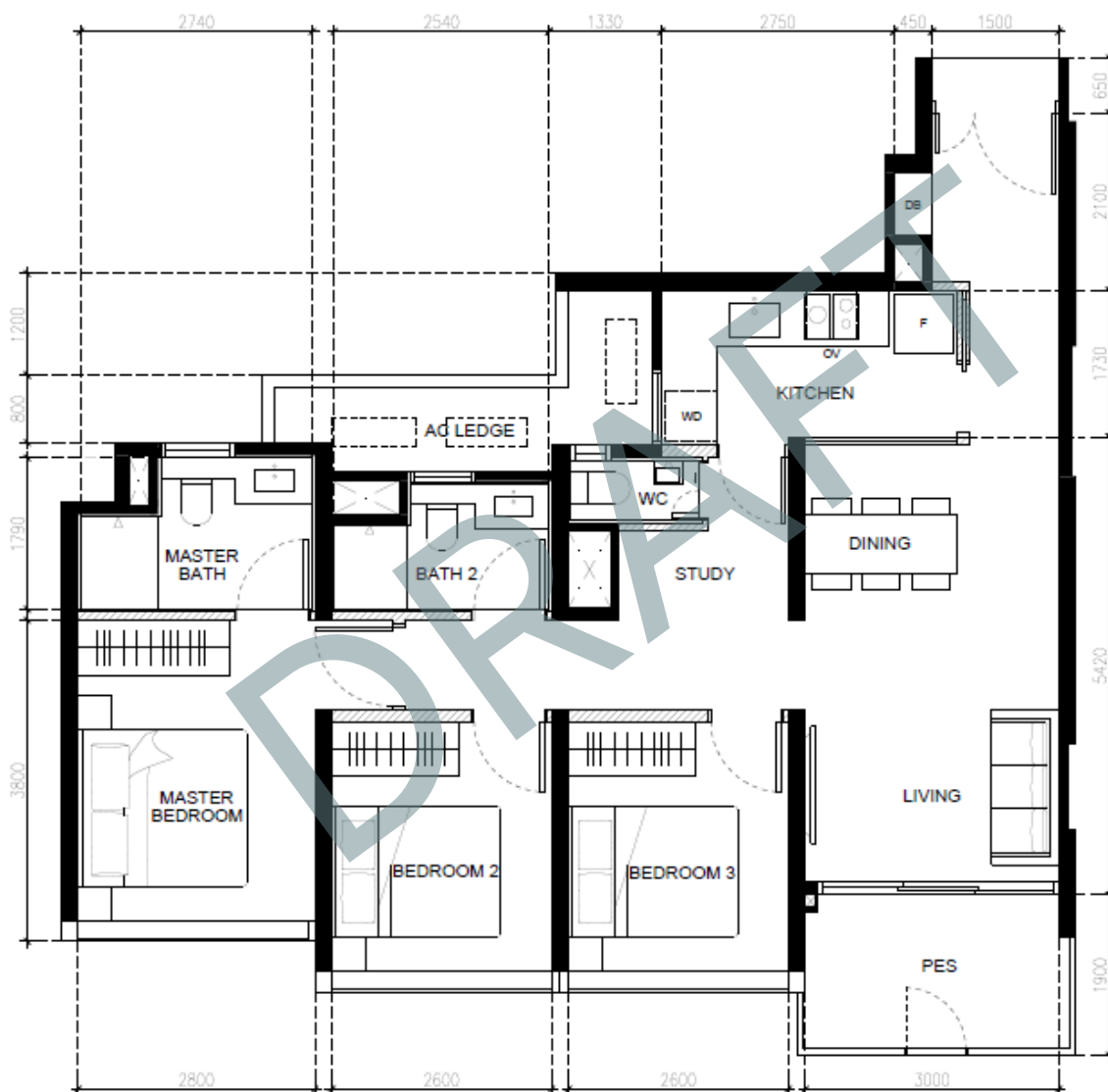


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4(P)	3-Bedroom + Study	7 Hillview Rise: #01-10	94	1,012

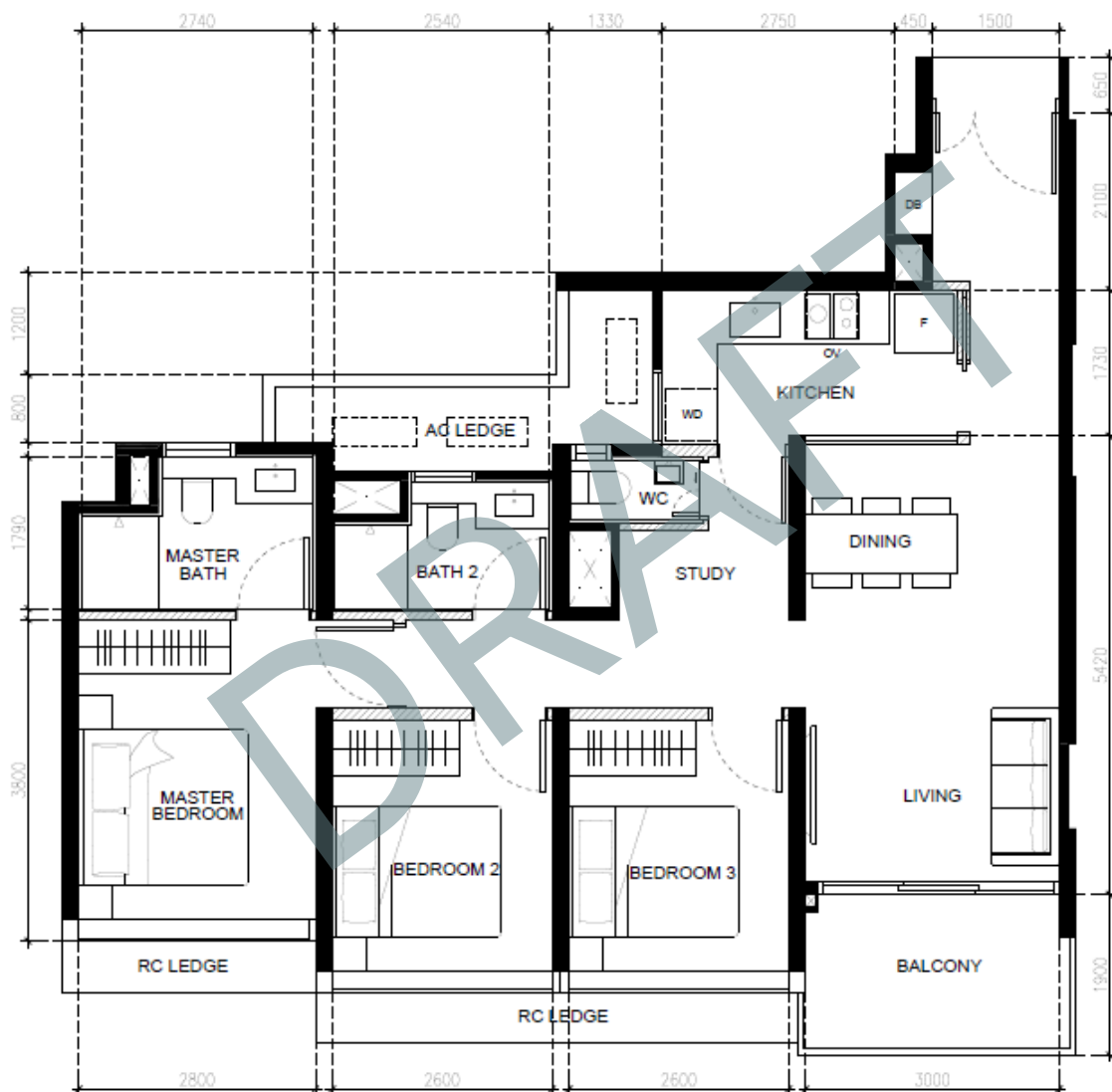


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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4	3-Bedroom + Study	7 Hillview Rise: #02-10 to #27-10	94	1,012

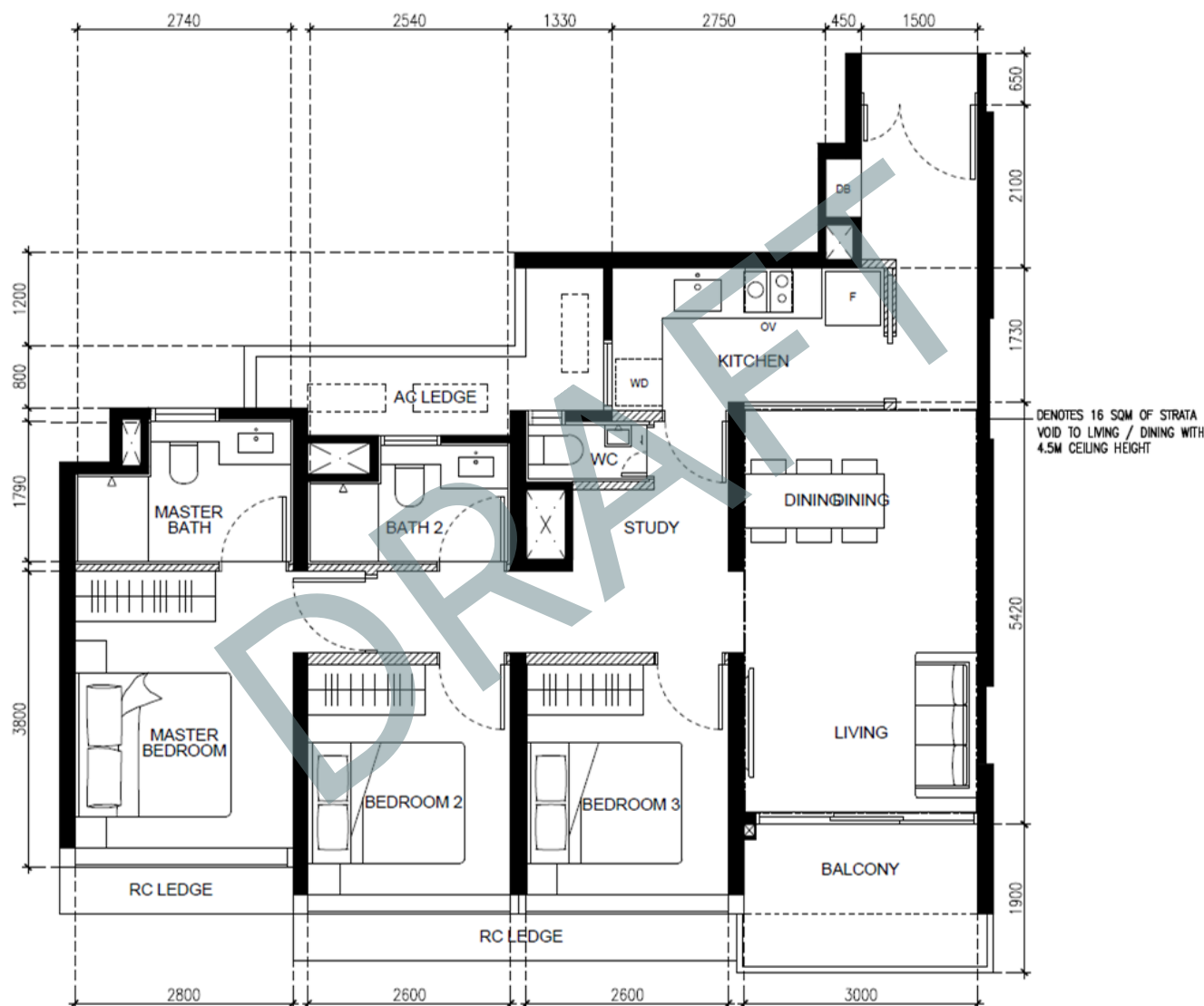


### Legend

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Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
C4(D)	3-Bedroom + Study	7 Hillview Rise: #28-10	111 (includes 16 sqm of strata void to living / dining with 4.5m ceiling height)	1,195

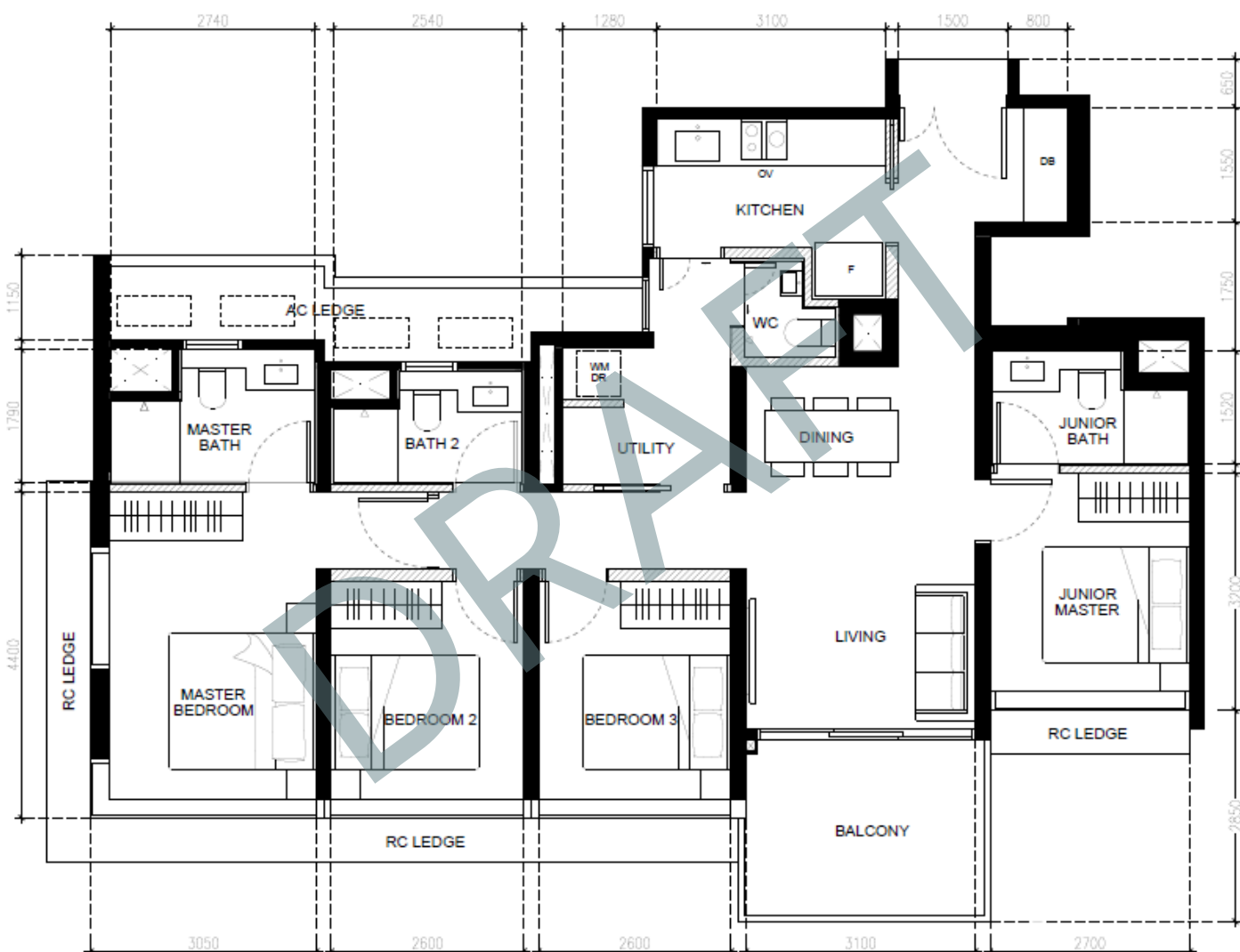


### Legend

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



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D1A	4-Bedroom	5 Hillview Rise: #02-03 to #12-03	117	1,259

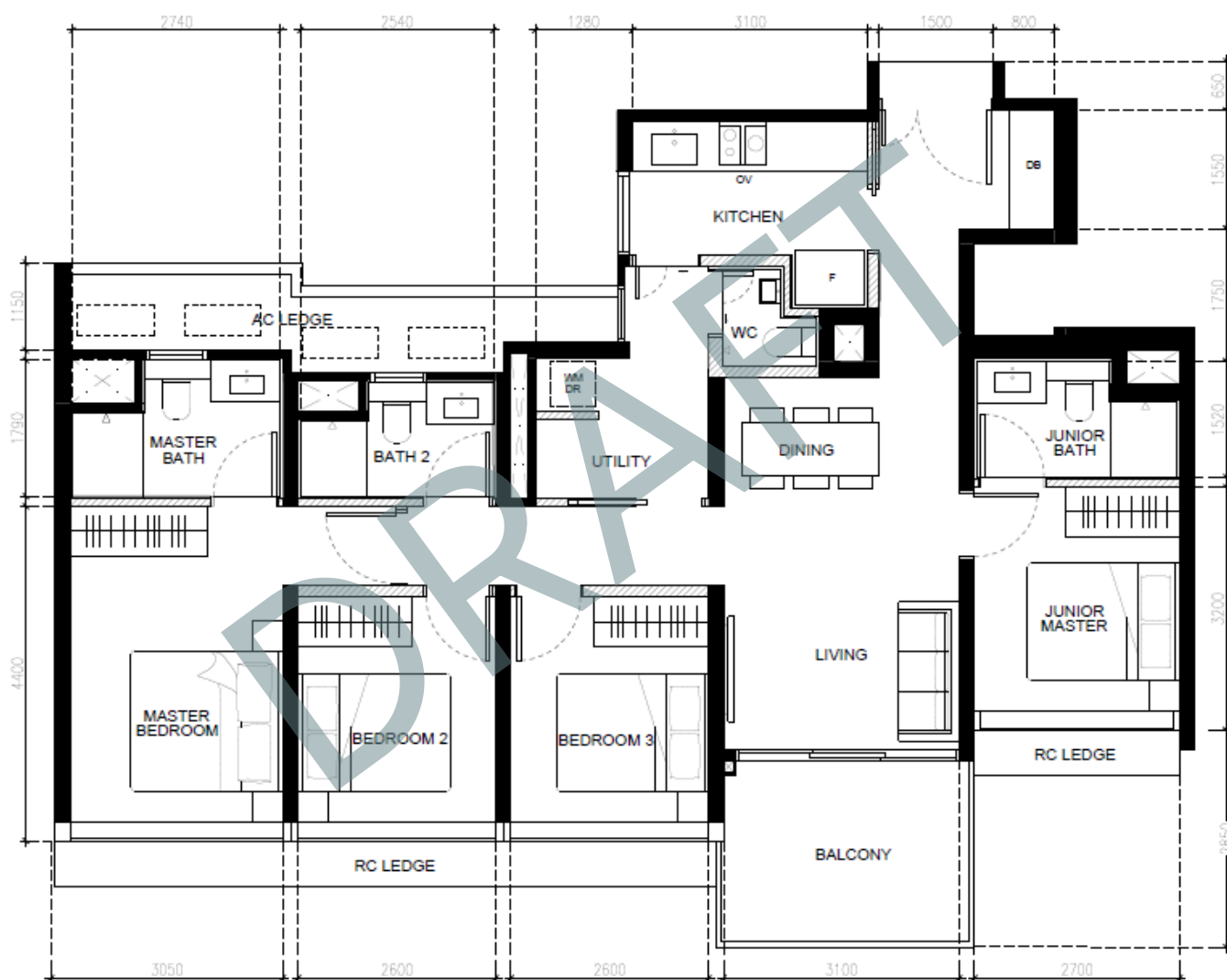


### Legend

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



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D1B	4-Bedroom	5 Hillview Rise: #13-03 to #26-03	117	1,259



### Legend

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

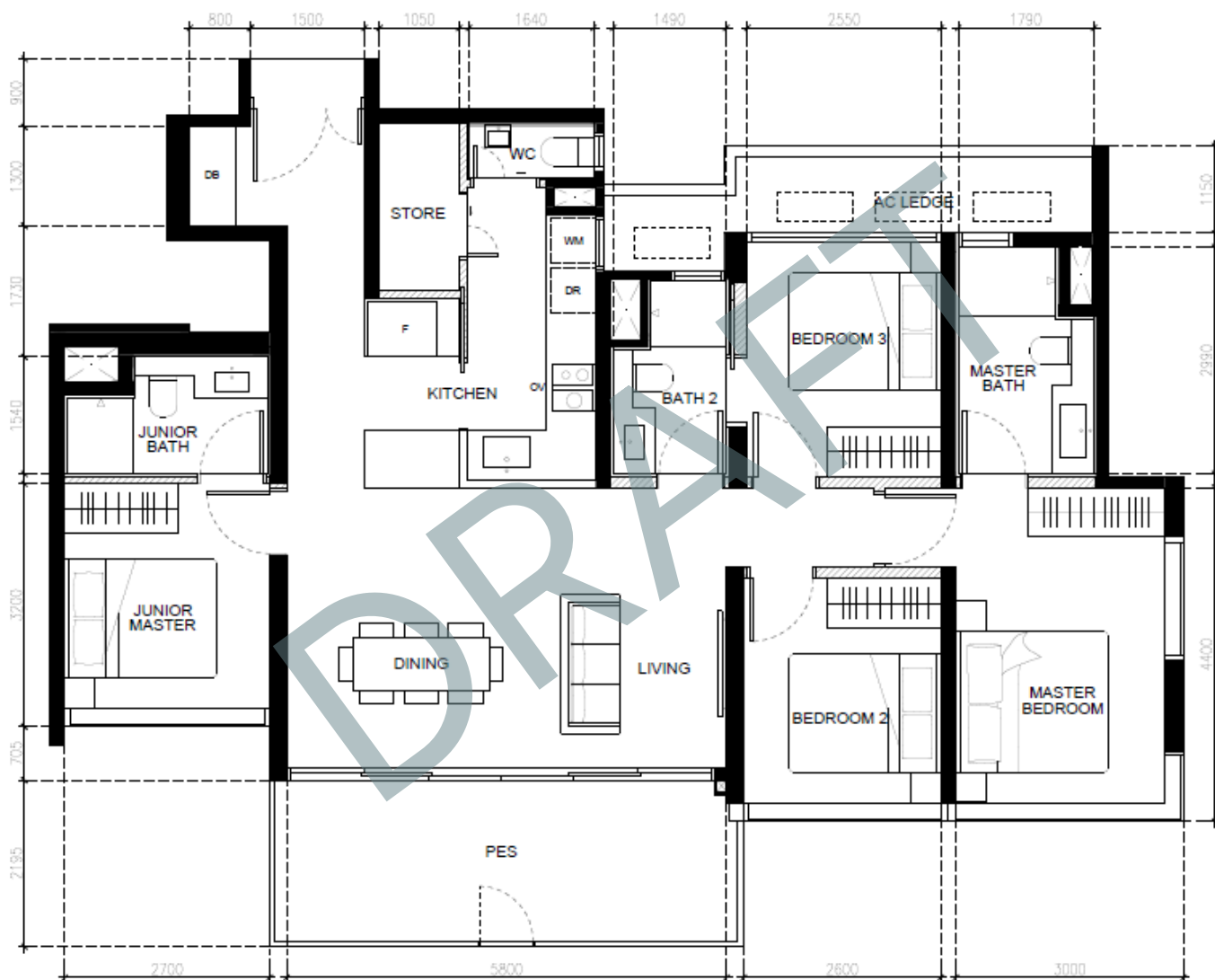
This is a detailed architectural floor plan for a 3-bedroom apartment. The plan includes the following rooms and features:
 

- Bedrooms:** MASTER BEDROOM, BEDROOM 2, and BEDROOM 3.
- Bathrooms:** MASTER BATH, BATH 2, and JUNIOR BATH.
- Living and Dining:** A large LIVING area and a DINING area.
- Kitchen:** Includes an oven (OV) and a refrigerator (F).
- Utility:** A dedicated utility room with a washer/dryer (WM DR) area.
- Storage:** Includes a wardrobe (WC) and a linen closet (LIN).
- Entrance:** A front entrance with a door (DB) and a small vestibule.
- Structural Elements:** RC LEDGE (Reinforced Concrete Ledge) and AC LEDGE (Air Conditioning Ledge) are indicated.
- Dimensions:**
  - Overall width: 3050mm.
  - Overall depth: 4400mm.
  - Room dimensions: MASTER BEDROOM (3050 x 1790), BEDROOM 2 (2600 x 1790), BEDROOM 3 (2600 x 1790), BATH 2 (2600 x 1790), JUNIOR BATH (2700 x 1520), LIVING (3100 x 3200), DINING (3100 x 1750), KITCHEN (3100 x 1550), and BALCONY (3100 x 2850).
- Notes:** A note indicates "DENOTES 15 SQM OF STRATA VOID TO LIVING / DINING WITH 4.5M CEILING HEIGHT".

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



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2(P)	4-Bedroom	7 Hillview Rise: #01-08	128	1,378

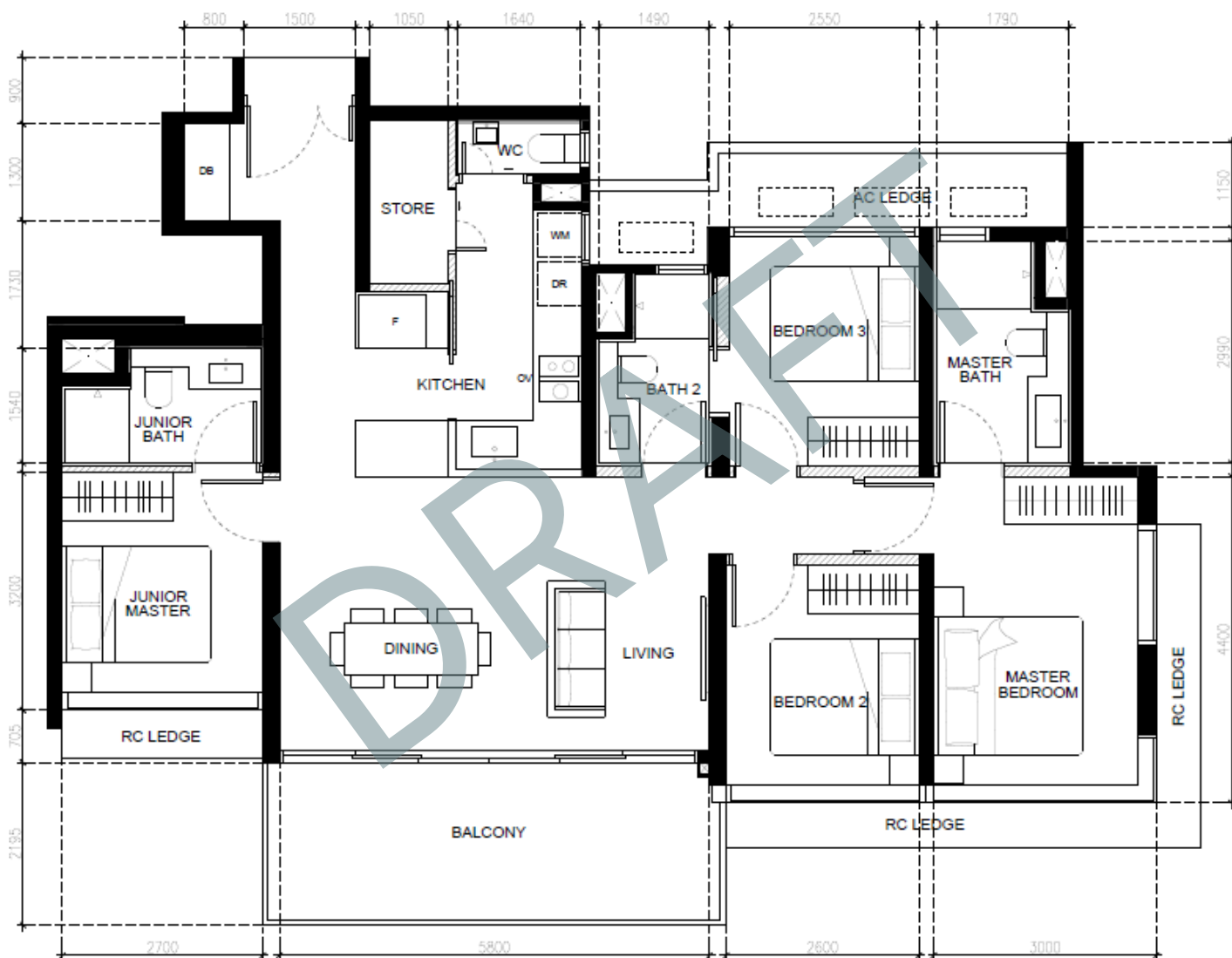


### Legend

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



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2	4-Bedroom	7 Hillview Rise: #02-08 to #27-08	128	1,378

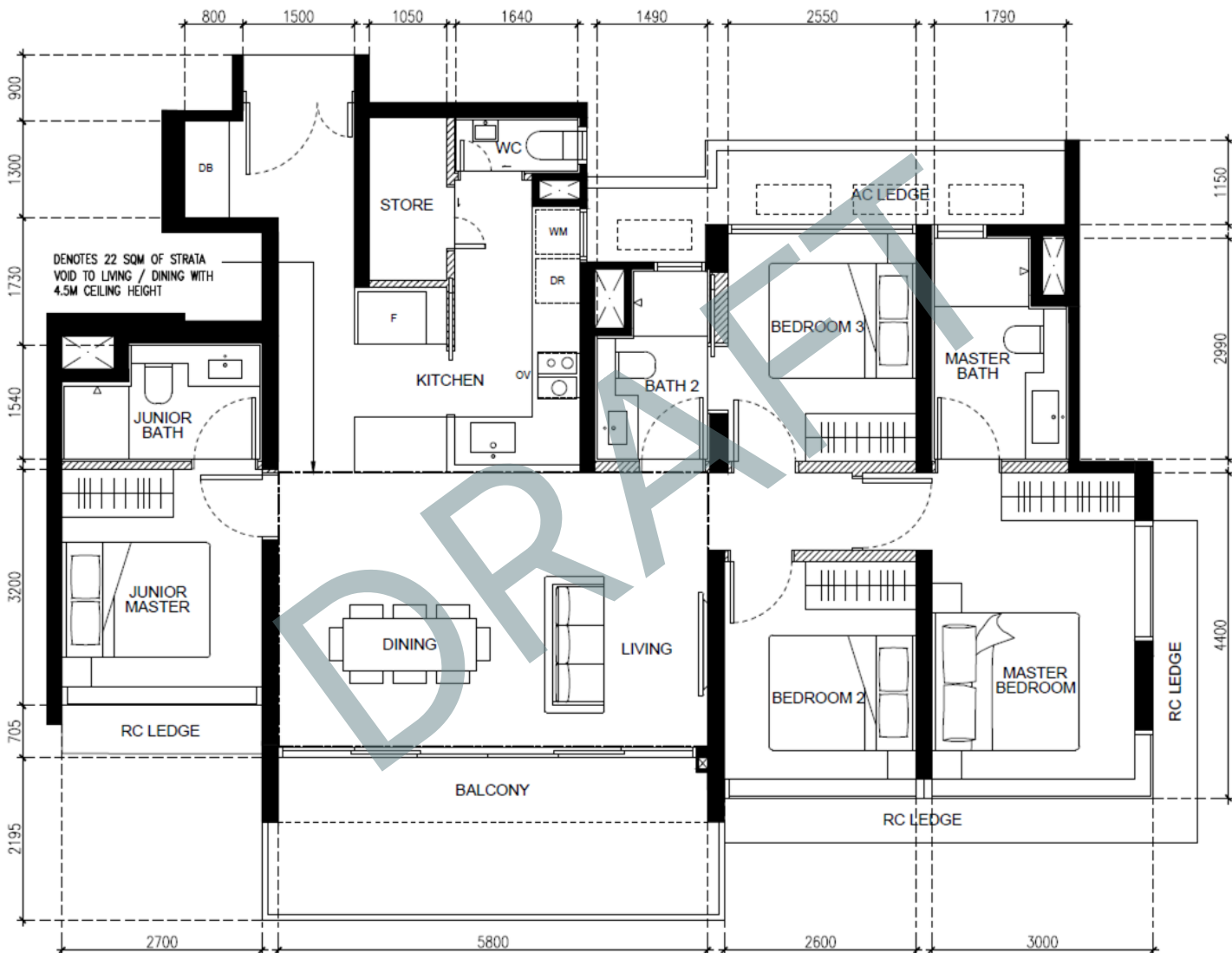


### Legend

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



Unit Type	Bedroom Type	Unit	Area (sq m)	Area (sq ft)
D2(D)	4-Bedroom	7 Hillview Rise: #28-08	152 (includes 22 sqm of strata void to living / dining with 4.5m ceiling height)	1,636

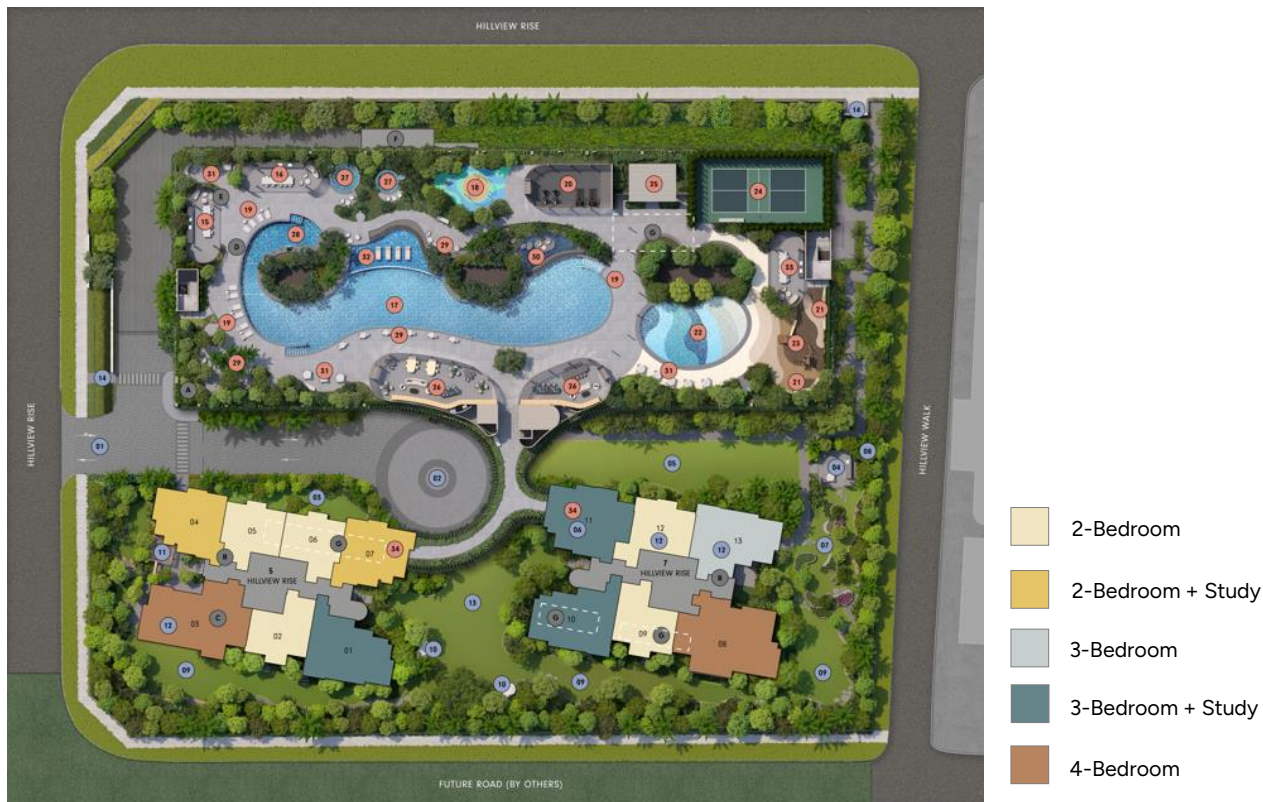


### Legend

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



## 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> <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)



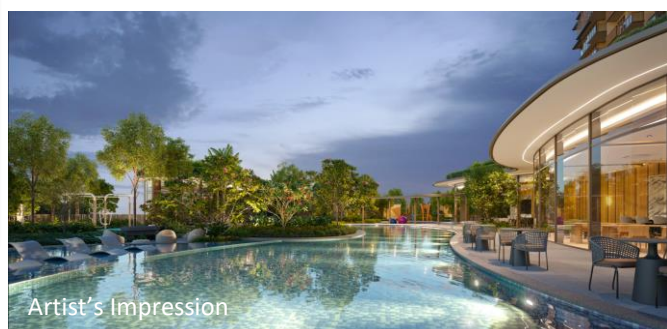
Facilities (Level 4)



Bikers' Corner (Level 1)



Urban Farm (Level 1)



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 B)	1,500 x 650 x 2,400
Common Bedrooms (Type C & 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> <b>B1A: #02-05 - #27-05</b> <b>B1B: #02-06 - #27-06</b> <b>B2A(P): #01-02</b> <b>B2A: #02-02 - #27-02</b> <b>B2B(P): #01-09</b> <b>B2B: #02-09 - #28-09</b> <b>B3 : #02-12 - #28-12</b>	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>	Floor to soffit height is approximately 4.575m
	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>	Floor to soffit height is approximately 4.500m 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 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



## Additional Information

Construction Method	PPVC Construction
Rooms with Prefabricated Unit	TBC
Toilet Ventilation	Internal Bathroom and WC without Window – Mechanical Ventilation All other Bathroom is Natural Ventilation
Washing Bays	2
Household Shelter	NA
Storey Shelter	1 Storey Shelter per Tower
Refuse System	1 Refuse Chute and 1 Recyclable Chute per floor

## Security, Substation, Genset and Other Ancillary

<b>Guardhouse</b> (MSCP 1 <sup>st</sup> Storey)	Approx.14.29sqm
<b>MA Office</b> (7 Hillview Rise 1 <sup>st</sup> Storey)	14.50sqm
<b>Substation</b> (MSCP 1 <sup>st</sup> Storey)	188.61sqm
<b>Generator Set</b> (Near MSCP 1 <sup>st</sup> Storey)	33.83sqm (open to sky)
<b>Consumer Switch Room</b> (MSCP 1 <sup>st</sup> Storey)	81.16sqm
<b>Pump Room</b> (MSCP Lower 1 <sup>st</sup> Storey)	47.13sqm
<b>Bin Centre</b> (MSCP 1 <sup>st</sup> Storey)	65.39sqm
<b>Main Distribution Frame Room (MDF Room)</b> (5 Hillview Rise 1 <sup>st</sup> Storey)	24.36sqm
<b>Mobile Installation Space (MIS)</b> (5&7 Hillview Rise Roof)	74.35sqm (open to sky)



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

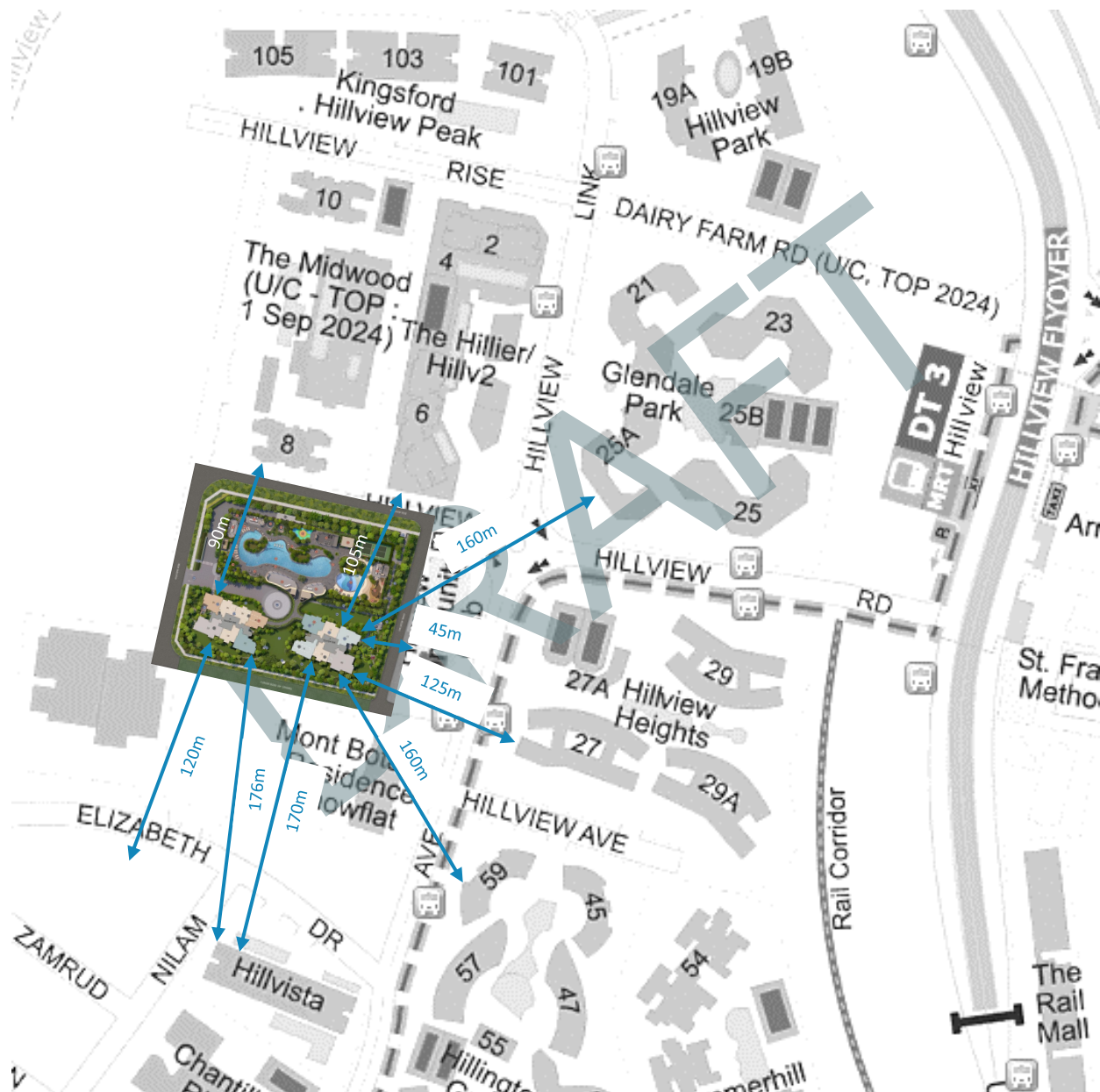


## (Approximate) Distance Between Towers





## (Approximate) Distance Between Neighbouring Development

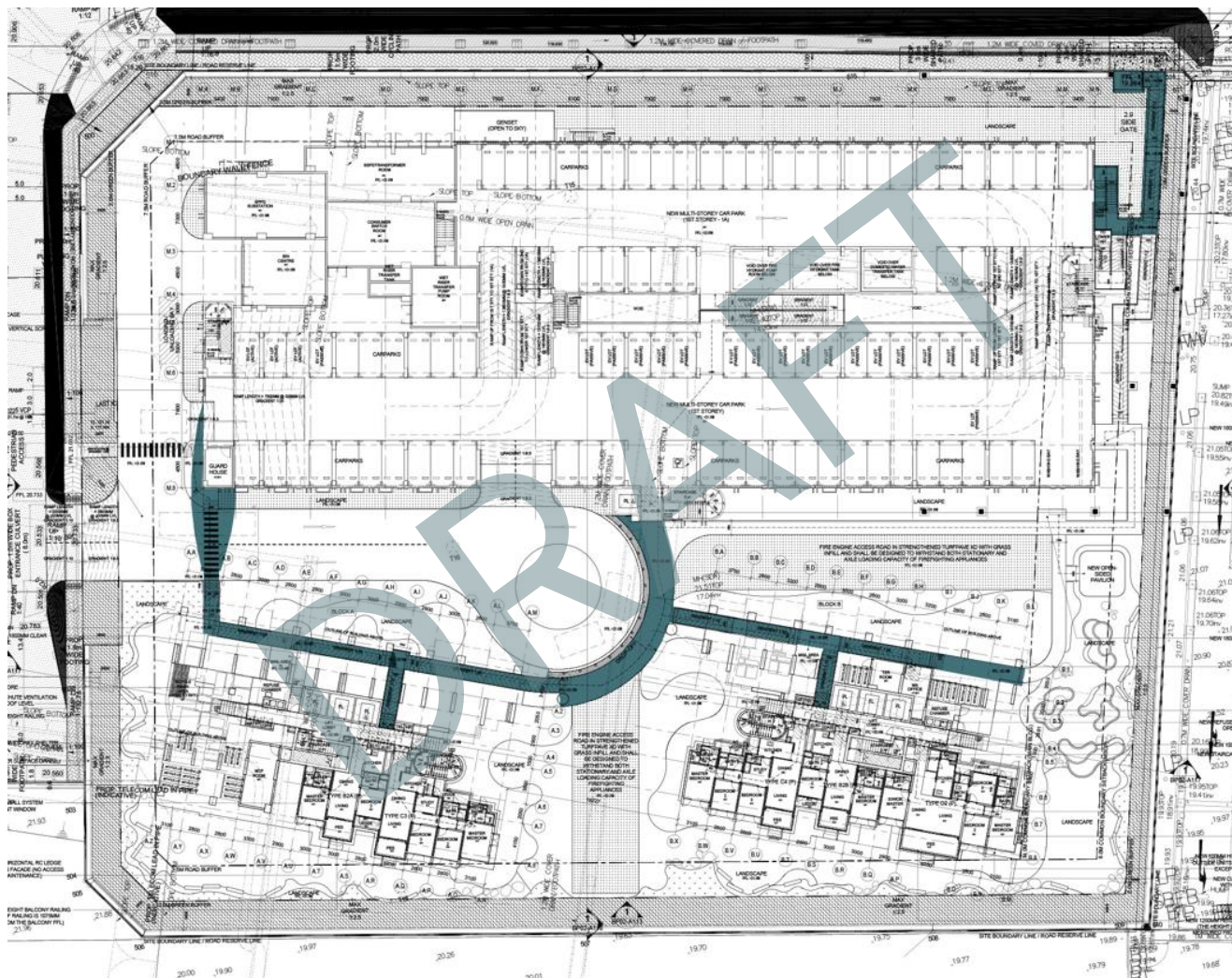


[illegible]

■ WIP Sheltered Walkway (to be completed with Hillhaven)



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



### Legend

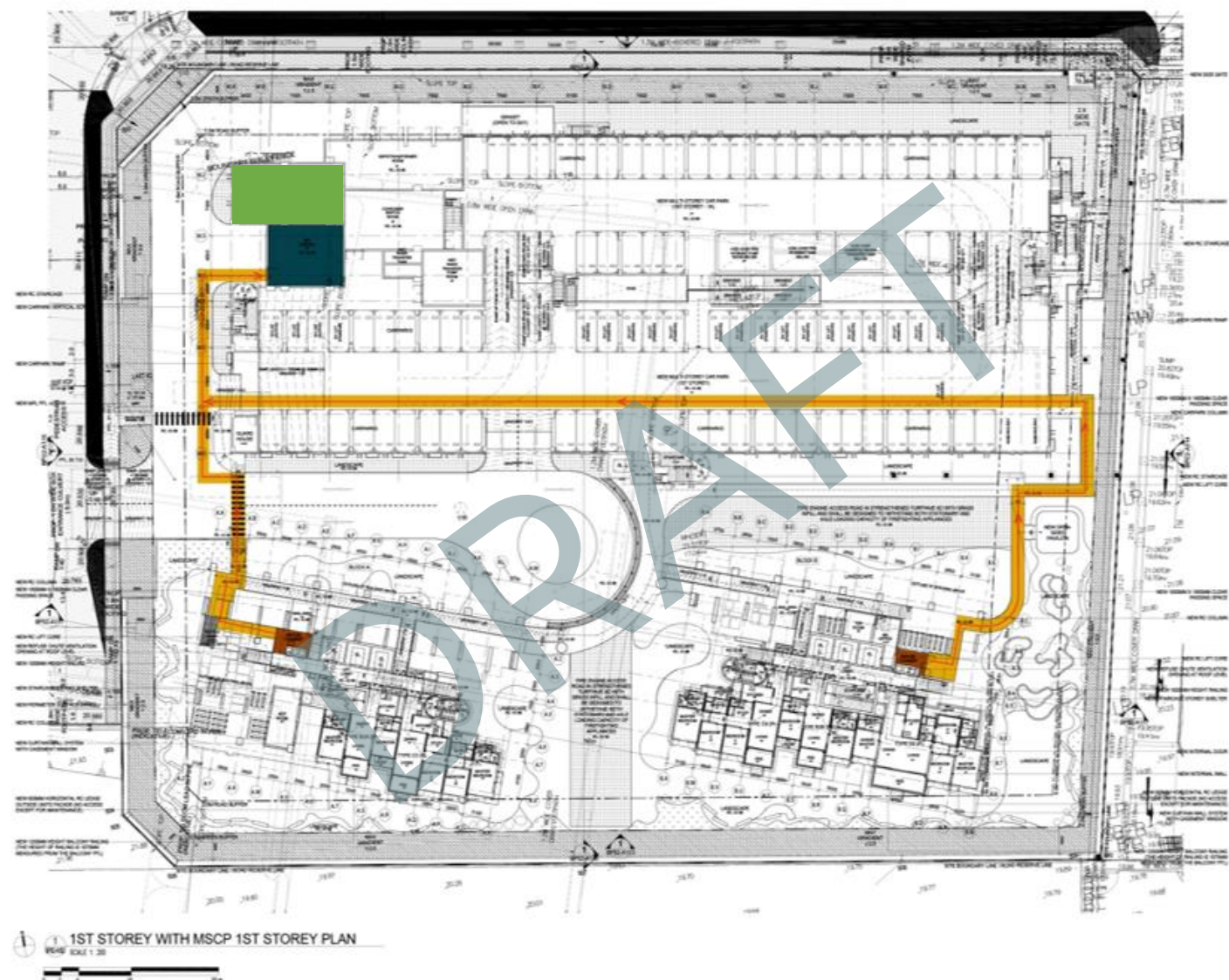
Sheltered Walkway

[illegible]

■ 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

## Other Provisions

Ceiling Fans	<p><b>KHIND Mercury 46" in white</b></p> <p>Ceiling-mounted fan will be provided and installed at Living Room for all units except for No. 5 :#27-01, #27-03 &amp; No. 7 #28-08, #28-10, #28-11, #28-13.</p> <p>For units No. 5 :#27-01, #27-03 &amp; No. 7 #28-08, #28-10, #28-11, #28-13, ceiling fan will be provided but not installed. (Recommended installation height at approximately 3.1m)</p>
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### Mercury 36" / 46"

Our DC ceiling fans are using the advanced DC technologies that contribute powerful airflow yet silent & environmental-friendly features to ensure each fan is reliable, durable and cost-efficient. It create optimum performance and highly regarded for its quality and safety features. The modern styling fits nicely in virtually any room environment.

**Features**

- Energy Saving DC Motor, 40W (max)
- ABS Corrosion Resistant Blades
- Quiet Operation
- Lightweight - 4.6kg
- RPM - 240 / 300
- 5" Downrod
- 36" / 46" Blade Sweep
- 24W Tri-Colour LED Light Kit
- 6 Speed Remote Control

**Colours Available**

Full Black  
Full White  
Black / White with Woodgrain Blades

**Dimension**





Full White



Full Black with Light Kit



Full Black without Light Kit

\*Specifications subject to change without notice.  
\*Picture illustration may varies with actual products supplied





Other Provisions

Smart Home Provision	<p>Smart Digital Lockset</p> <ul style="list-style-type: none"><li>- Unlock Apartment main door via fingerprint, access keytag, PIN code, key or mobile application.</li><li>- Track status of lockset (lock or unlock) and monitor access.</li></ul> <p>Smart Lighting Control for Living/Dining lights</p> <ul style="list-style-type: none"><li>- Remotely On/Off lights via mobile application.</li></ul> <p>Smart Air-Conditioning Control</p> <ul style="list-style-type: none"><li>- Control temperature, fan speed, mode.</li></ul> <p>Smart Gas Water Heater System</p> <ul style="list-style-type: none"><li>- Remotely On/Off water heater.</li></ul> <p>Smart Smoke Detector</p> <ul style="list-style-type: none"><li>- Detect smoke and provide notification via mobile application.</li></ul> <p>Smart Home + Smart Community Application</p> <ul style="list-style-type: none"><li>- Allow users to apply through the application with the MSCT for renovation/moving/etc using Payment Gateway in the phone app for Deposit Management.</li><li>- Allow facilities booking &amp; management for the users which user will pay through the Payment Gateway.</li><li>- Residents shall be able to receive notifications from MSCT such as upcoming events, announcements and highlights.</li></ul>
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## Non-Unit Provisions

Balcony screens	Balcony screens are not provided for all units. Buyers have the option to install at their own cost.
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Unit Type	Cost of balcony screens
B1A	\$11,000
B1B	\$11,000
B2A / B2A(P)	\$12,000
B2B / B2B(P)	\$12,000
B3	\$10,000
B4A	\$10,000
B4B	\$10,000
B4C	\$10,000
C1	\$13,500
C1(D)	\$17,500
C2	\$13,500
C2(D)	\$17,500
C3 / C3(P)	\$13,500
C3(D)	\$17,500
C4 / C4(P)	\$13,500
C4(D)	\$17,500
D1A	\$16,000
D1B	\$16,000
D1B(D)	\$20,000
D2 / D2(P)	\$22,000
D2(D)	\$26,000



## 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. 3909sqm L4: Approx. 3924.5sqm
<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) Kid's 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													
	Hood		Hob				Oven	Fridge			Washer/Dryer			Total No of Appliance / Unit
	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	✓	-	✓	-	-	-	✓	✓	-	-	✓	-	-	
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 Rail
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	1
Condensing Unit Isolator	2	2	2	2	2	3	3	3	3	4	4
Lighting Point	13	13	13	15	15	15	17	16	17	20	20



## 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
	Countertop Quartz	Countertop Quartz	Countertop Quartz
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
	Countertop Quartz	Countertop Quartz	Countertop Quartz
Bedrooms	Floor - Vinyl	Floor - Vinyl	Floor - Vinyl



## Frequently Asked Questions

When is the estimated foundation payment to be called?	TBC
What is the building height for both towers?	5 Hillview Rise: 90.2m 7 Hillview Rise: 93.4m
What are the security provisions?	Card access and audio video intercom system
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% Facilities coverage: Approx. 5981.45sqm
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>
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 the water point in the car washing bay free access or pay-per-use?	Pay-per-use



## Frequently Asked Questions

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.
What is the opening size of the refuse chute and recyclable chute? How many no. on each level?	Opening size of the refuse and recyclable chute is 370mm (Length) by 400mm (Height). There is 1 refuse and 1 recyclable chute per level.
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 located?	Common refuse chute is located at common lift lobby.
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
Are the lights in the common corridor and car park area on 24/7 or do they turn off at a certain time?	Common corridor lighting have motion sensors and time control from 7pm to 7am. Carpark lighting have motion sensor at the alternate lighting and timer control from 7pm to 7am.



## Frequently Asked Questions

What are the types of EV charging ports, and what is their power output?	EV Charging port is Type 2. Power output 22kW 3 phase.
What are the operating hours for the facilities?	Swimming pool: 7am - 10pm Spa Tub: 7am - 10pm Gym: 24 hours Function room: 10am - 3 pm / 5pm - 10pm BBQ pavilion: 10am - 3pm / 5pm - 10pm Pickleball court: 7am to 10pm
Are there any facilities that are open 24 hours?	Yes, Gym.
Is the development fiber optic ready in the units?	Yes
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
What is the maximum angle for the opening of the window on units with visual control?	90 degrees
Who is responsible for the maintenance of the Security Screening?	MCST
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.
Do all PES units have direct access to common areas?	Yes
Is there any approval for zip track installation?	No

**CENTRAL WATER CATCHMENT**

**TENGHA TOWN (U/C)**

**JURONG LAKE DISTRICT**

**CLEMENTI**

**Hillview MRT Station**

**Legend:**

- Nature:** 24km Rail Corridor, 2 mins cycle / 4 mins walk, Bukit Batok Nature Park, 5 mins cycle / 4 mins drive, Bukit Timah Nature Reserve, 12 mins cycle / 6 mins drive, Singapore Botanic Gardens, 27 mins cycle / 15 mins drive.
- Education:** CHU Qu Lady Queen of Peace with a firm radius, Brighton Methodist School, 10 mins walk, St Francis Methodist School, 6 mins walk, Swiss Cottage Secondary School, 6 mins drive, Ngee Ann Polytechnic, 8 mins drive, SIM Global Education, 2 mins drive, Bukit Panjang Government High School, 10 mins drive, National University of Singapore, 14 mins drive.
- Shop & Dine:** Hillview Community Club, 1 min walk, National Service (NS) Hub (U/C), 2 mins drive, Bukit Panjang Hawker Centre and Market, 5 mins drive, Civil Service Club @ Bukit Batok, 5 mins drive, HomeTeamNS Bukit Batok, 7 mins drive, SAFRA Chos Chu Kang, 8 mins drive.
- Leisure:** Hillview Community Club, 1 min walk, National Service (NS) Hub (U/C), 2 mins drive, Bukit Panjang Integrated Transport Hub, 2 MRT lines, Beauty World Integrated Transport Hub/The Reserve Residences (U/C), 5 mins drive, HomeTeamNS Bukit Batok, 7 mins drive, SAFRA Chos Chu Kang, 8 mins drive.
- Transport:** Hillview MRT Station, 4 mins walk, Bukit Batok MRT Station, 9 mins drive, Bukit Panjang Integrated Transport Hub, 2 MRT lines, Beauty World Integrated Transport Hub/The Reserve Residences (U/C), 2 MRT lines.



## Connectivity, Amenities, Education

<b>Transportation</b>	Hillview MRT Station	4 mins walk Approx. 0.4km
	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 Approx. 0.1km
	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

Retail And F&Bs	HillV2	1 min walk Approx. 0.1km
	The Rail Mall	10 mins walk Approx. 0.9km
	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)