



STARS OF KOVAN

Project Fact Sheet

Not for Circulation

**FACT SHEET**

(As at Apr 2016)

PROJECT DETAILS

Development Name	:	Stars of Kovan
Developer	:	Kovan Treasure Pte Ltd (Company Registration No. 201437687M) of 150 Beach Road #17-03 Gateway West Singapore 189720 T: 6297 6133 F: 6297 6233
Holding Company	:	Cheung Kong Property Holdings
Description	:	Condominium Housing Development with Commercial Shops (Total: 46 units) comprising 4 Blocks of 17-storey Residential Towers (Total: 390 units) & 3-storey Strata Terrace Units (Total: 5 units), Basement Carparks & Ancillary facilities
Land Parcel	:	LOT 09779T MK 22 at Upper Serangoon Road
District	:	19
Address	:	Upper Serangoon Road
Expected Date of Vacant Possession	:	30 Nov 2020
Expected Date of Legal Completion	:	30 Nov 2023
Tenure of Land	:	99 years from 25 Feb 2015
Site Area	:	10,097 sqm
Plot Ratio	:	3.0
Total GFA	:	30,292 sqm / 326,063 sqft
Total Number of Units	:	395 Units (390 Units + 5 Strata Terrace Units) & 46 Commercial Units
Payment Scheme	:	Normal Progressive Payment Scheme (NPS)
No. of Car Park Lots	:	<u>Total 409 car park lots</u> a. 316 nos of residential car park lots (excluding accessible car parking lots) b. 13 nos of commercial car park lots c. 80 nos of public car park lots

**APPROVALS**

BP Approval No & Date	:	A1292-01501-2015-BP01, 4 th April 2016
Developer's Licence	:	C1184
Project Account	:	Kovan Treasure Pte Ltd
	:	HSBC for Project Account No. 052-347879-002

CONSULTANTS

Architect	:	Team Design Architects Pte Ltd
C&S Engineer	:	KCL Consultants Pte Ltd
M&E Engineer	:	TY. Lin International Pte Ltd
Landscape Architect	:	COEN Design International Pte Ltd
Quantity Surveyor	:	Langdon & Seah Singapore Pte Ltd
Solicitor	:	Rodyk & Davidson LLP
	:	80 Raffles Place UOB Plaza 1, #33-00
	:	Singapore 048624
	:	Tel: 6225 2626 Fax No.: 6557 0789
	:	Mr Lee Liat Yeung/Ms Nadia Cardoz

**MAINTENANCE FEES (Estimated fees)**

<u>Unit</u>	<u>Type / Area (Sqft)</u>	<u>No. of Share Value</u>	<u>Estimated Monthly Maintenance Charges</u>
Typical Units (3rd to 17th Floor)			
1 Bedroom	Type A1-1, A1, A1-2 to A6-1, A6, A6-2	19	\$380
2 Bedroom	Type B1-1, B1, B1-2 to B16-1, B16, B16-2	23	\$460
3 Bedroom	Type C1-1, C1, C1-2 to C4-1, C4, C4-2	23	\$460
Strata Terrace Units			
Strata Terrace Units	S.T Units 970 to 978	30	\$600



RECREATION FACILITIES

<p><u>3rd Storey Landscape Deck</u></p>	<ul style="list-style-type: none"> • Lap Pool • Children Pool • Aqua Deck • Outdoor Shower • Reading Deck • Pool Deck • Playground • Pavilion • Outdoor Fitness • Landscape garden
<p><u>Landscape Terraces (only for 6th/9th/12th/15th storeys at corner of Block 982)</u></p>	<ul style="list-style-type: none"> • Seating Area • Green-wall Feature
<p><u>Clubhouse</u></p>	<ul style="list-style-type: none"> • Lounge • Gymnasium • Children Play Room • Function Room • Private Lounge Pool • Water Features
<p><u>Club Roof</u></p>	<ul style="list-style-type: none"> • BBQ Deck • Reflexology Path • Lounging Deck • Viewing Deck • Landscape Garden
<p><u>Sky Garden (Partial roof above Apartment Units)</u></p>	<ul style="list-style-type: none"> • Sky Seating • Sky BBQ • Sky Tea Cove • Sky Pavilion • Sky Fitness • Sky Bridge • Sky Chill-out Deck • Sky Meditation • Spa Pool



FLAT MIX

<u>Unit</u>	<u>Type</u>	<u>Area (Sqft)</u>	<u>Unit Mix</u>	<u>Percentage (%)</u>
Typical Units (3rd to 17th Floor)				
1 Bedroom	Type A1-1, A1, A1-2 to A6-1, A6, A6-2	506 - 517	90	22.8%
2 Bedroom	Type B1-1, B1, B1-2 to B16-1, B16, B16-2	732 - 807	240	60.7%
3 Bedroom	Type C1-1, C1, C1-2 to C4-1, C4, C4-2	947 - 1,023	60	15.2%
Strata Terrace Units				
Strata Terrace Units	S.T Units 970 to 978	1,830	5	1.3%
		Total	395	100%



Unit Mix – Block 980 (1 BR, 2 BR & 3 BR)

Level/Unit No	BLOCK 980							
	1	2	3	4	5	6	7	8
17	Type B9-2 797 sqft	Type B8-2 753 sqft	Type C2-2 980 sqft	Type B10-2 797 sqft	Type B12-2 797 sqft	Type B13-2 786 sqft	Type A4-2 506 sqft	Type B11-2 797 sqft
16	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
15	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
14	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
13	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
12	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
11	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
10	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
9	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
8	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
7	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
6	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
5	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
4	Type B9 743 sqft	Type B8 753 sqft	Type C2 958 sqft	Type B10 743 sqft	Type B12 743 sqft	Type B13 732 sqft	Type A4 506 sqft	Type B11 743 sqft
3	Type B9-1 797 sqft	Type B8-1 753 sqft	Type C2-1 958 sqft	Type B10-1 743 sqft	Type B12-1 743 sqft	Type B13-1 732 sqft	Type A4-1 506 sqft	Type B11-1 797 sqft

Legend:

1 Bedroom	2 Bedroom	3 Bedroom
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Unit Mix – Block 982 (1 BR, 2 BR & 3 BR)

Level/Unit No	BLOCK 982						
	9	10	11	12	13	14	15
17	Type C3-2 1,001 sqft	Type A5-2 506 sqft	Type B14-2 786 sqft	Type C4-2 990 sqft	Type B16-2 797 sqft	Type A6-2 506 sqft	Type B15-2 797 sqft
16	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
15	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
14	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
13	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
12	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
11	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
10	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
9	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
8	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
7	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
6	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
5	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
4	Type C3 947 sqft	Type A5 506 sqft	Type B14 732 sqft	Type C4 969 sqft	Type B16 743 sqft	Type A6 506 sqft	Type B15 732 sqft
3	Type C3-1 1,001 sqft	Type A5-1 506 sqft	Type B14-1 732 sqft	Type C4-1 990 sqft	Type B16-1 743 sqft	Type A6-1 506 sqft	Type B15-1 797 sqft

Legend:

1 Bedroom	2 Bedroom	3 Bedroom
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Unit Mix – Block 984 (1 BR, 2 BR & 3 BR)

	BLOCK 984			
Level/Unit No	16	17	18	19
17	Type B6-2 797 sqft	Type A3-2 506 sqft	Type B7-2 797 sqft	Type C1-2 1,023 sqft
16	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
15	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
14	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
13	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
12	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
11	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
10	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
9	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
8	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
7	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
6	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
5	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
4	Type B6 743 sqft	Type A3 506 sqft	Type B7 732 sqft	Type C1 958 sqft
3	Type B6-1 743 sqft	Type A3-1 506 sqft	Type B7-1 797 sqft	Type C1-1 1,023 sqft

Legend:

1 Bedroom	2 Bedroom	3 Bedroom
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Unit Mix – Block 986 (1 BR & 2 BR)

Level/Unit No	BLOCK 986						
	20	21	22	23	24	25	26
17	Type B5-2 807 sqft	Type A2-2 506 sqft	Type A1-2 517 sqft	Type B3-2 807 sqft	Type B2-2 786 sqft	Type B1-2 764 sqft	Type B4-2 807 sqft
16	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
15	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
14	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
13	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
12	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
11	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
10	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
9	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
8	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
7	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
6	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
5	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
4	Type B5 743 sqft	Type A2 506 sqft	Type A1 517 sqft	Type B3 743 sqft	Type B2 732 sqft	Type B1 764 sqft	Type B4 743 sqft
3	Type B5-1 743 sqft	Type A2-1 506 sqft	Type A1-1 517 sqft	Type B3-1 807 sqft	Type B2-1 786 sqft	Type B1-1 764 sqft	Type B4-1 743 sqft

House No. 970 1,830 sqft	House No. 972 1,830 sqft	House No. 974 1,830 sqft	House No. 976 1,830 sqft	House No. 978 1,830 sqft
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Legend:

1 Bedroom
2 Bedroom
Strata Terrace Unit


STANDARD PROVISIONAL SPECIFICATIONS – 1BR/2BR/3BR/STRATA TERRACE UNITS

(Brands & Choice of materials are subject to changes without notice)

No	Item	Description	Material
1	Common Finishes	Living & Dining Room Flooring	Tiles
		Bedroom Flooring	Engineered Timber
		Kitchen Flooring	Tiles
2	Kitchen Top	Solid Surface	To be confirmed
3	Master Bathroom Finishes	Wall	Marble
		Floor	Marble
		Vanity Top	Marble
		Vanity Cabinet	Bronze Finish/Color
4	Common Bathroom Finishes	Wall	Tiles
		Floor	Marble
		Vanity Top	Marble
		Vanity Cabinet	Bronze Finish/Color

No	Item	Description	Brand	Unit
1	Kitchen Appliances	1 Cooker Hood	Smeg, Italy	ALL
		1 Induction Hob	Smeg, Italy	ALL
		1 Electric Oven	Smeg, Italy	ALL
		1 Free-Standing Fridge	Smeg, Italy	ALL
		1 Washer cum Dryer	Smeg, Italy	ALL
2	Master Bath	Wash Basin	Kohler, USA	ALL
		Basin Mixer	Hansgrohe, Germany	ALL
		Shower Mixer Set	Hansgrohe, Germany	ALL
		Water Closet	Duravit, Germany	ALL
3	Common Bath	Wash Basin	Kohler, USA	ALL
		Basin Mixer	Hansgrohe, Germany	ALL
		Shower Mixer Set	Hansgrohe, Germany	ALL
		Water Closet	Duravit, Germany	ALL

Remarks:

1 no. of Gas Hob for 2 BR, 3 BR & Strata Terrace Units