



JANSEN  
HOUSE

**Huttons**  
SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

**For internal Use only**

Do not form part of Contract

**“JANSEN HOUSE”**

**25 JANSEN ROAD SINGAPORE 548429**

PROPOSED NEW ERECTION OF 1 BLOCK OF 5-STOREY RESIDENTIAL FLATS TOTAL: 21 UNITS) WITH COMMUNAL ROOF TERRACE, CAR PARK, & POOL ON LOT 06356A MK22 AT NO. 25 JANSEN ROAD (HOUGANG PLANNING AREA)

**Project Summary**

Developer MEQUITY GS PTE LTD

Legal Description LOT 06356A MK22 AT NO. 25 JANSEN ROAD  
PLANNING AREA)

Description Nett Site Area – approx 1,541.50sqm  
18 car park lots + 1 no of Handicap Lot

**Roof Terrace:**

Pool - approx 80 sqm, approx 20m length.

Pool Deck, Dining & BBQ Area, Outdoor Shower, Roof Terrace, Play Area, Reading Room 02.

**1<sup>st</sup> Storey:**

Reading Room 01

**1<sup>st</sup> storey unit ceiling height (#01-01 and #01-02)**

- approx. 4.6m (Living/Dining/Bedroom) and 2.8m (rest of areas)
- Localised areas in L/D/BD at 2.8m

**2<sup>nd</sup> storey to 5<sup>th</sup> storey (#05-02 and #05-03) ceiling height**

- Approx. 2.8m (Living/Dining/HS/Bedroom) and 2.4m (rest of areas)
- Localised areas in L/D/BD at 2.4m

**5<sup>th</sup> storey (#05-01, #05-04 and #05-05) ceiling height**

- Approx. 3.6m (Living/Dining/Bedroom) and 2.8m (rest of areas)
- Localised areas in L/D/BD at 2.8m

**Wardrobes :**

Wardrobe provided in all Bedrooms. Dry rack and open concept vanity provided for Master Bathroom (Unit Type B1, B2, B2-A, B3 )

Gas canister slider provided.

(No piped gas provided to development)



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Washer/dryer standalone cabinetry provided (Unit Type A1, A1-A, B1, B2, B2-A, B3, C1, C2, C2-A, C3)

Legal TOP date 28 July 2027  
Legal Completion 28 July 2030

Expected TOP date 1H 2027

Tenure of Land Leasehold – 999 years from 1 September 1876

No. & Type of Units

Type	No. of Bedroom	No. of Units	Area	
			m <sup>2</sup>	Sq ft
A1	2 bdrm	2	67.0	721
A1-A	2 bdrm	1	67.0	721
B1	3 bdrm	4	96.0	1033
B2	3 bdrm	3	94.0	1012
B2-A	3 bdrm	1	94.0	1012
C1	4 bdrm	4	115.0	1238
C2	4 bdrm	3	124.0	1335
C2-A	4 bdrm	1	124.0	1335
B3	3 bdrm	1	95.0	1023
C3	4 bdrm	1	117.0	1259
	<b>Total</b>	21		

Payment Terms Progressive

Features

- "Mitsubishi" or equivalent Air-Con
- Kitchen Cabinets, "Bosch" Gas Cooker Hob, Hood & oven, "Samsung" Fridge, "Blanco" Sink, "Hansgrohe" faucet (or equivalent brands)
- Bathroom: "Hansgrohe" faucets, "Duravit" sanitary wares. (or equivalent brands)
- Wardrobes
- Main Entrance Digital Lock
- Audio intercom to gate
- Pool, Pool Deck, Dining & BBQ Area, Outdoor Shower, Roof Terrace, Play Area, Reading Room 01, Reading Room 02

**Estimated Maintenance Fee:** Approx. \$450 to \$525 per month

**Approvals**

Building Plan Approval No. A2292-00495-2022-BP01 (31/01/2024)  
A2292-00495-2022-BP02 (27/03/2024)

Developer's License No. C1465



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Project Account OCBC Bank Ltd for Project A/c: 601-882939-001 of Mequity GS Pte Ltd

### **Consultants**

Architects	FARM Architects Pte Ltd
C & S Engineer	KCL Consultants Pte Ltd
M & E Engineer	Elead Associates Pte Ltd
Main Contractor	HLBC Pte Ltd
Developer's Lawyer	Dentons RODYK & Davidson LLP

### **Geographical Location**

Approx. 400m to Serangoon Sport Centre, 960m to Kovan Mrt Station.

### **Booking Procedures**

Booking Fees 5%. Option names cannot be added or deleted.

Next Payment 15% (8 weeks from date of option)

S&P The Sales and Purchase Agreement has to be signed within 3 weeks from the date the Purchasers or their Solicitors receives the Agreement Package. As a guide the documents will be sent within 1 week of the option date.

Forfeiture of Booking Fee 25% of the booking fee (option fee) is forfeited if the Buyer/s do not exercise the option within the stipulated period. The Balance 75% of the booking fees will be refunded

### **Others**

\*Purchasers have to be 21 years and above.

\*Foreigners eligible

\*All purchaser/s must appoint a solicitor to act for them in the sale and purchase of their unit. Usually the bank which is providing the end financing will recommend one of their panel of solicitors.

\*The initial 5% payment to the developer is to be paid in CASH

\*Purchases who are using CPF money have to be directly related i.e. Spouse children Parents Siblings

**JANSEN HOUSE**  
**Project IC Team**  
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