

## FACT SHEET

Developer : Kingsford Huray Development Pte Ltd (UEN :201714101W)  
 Housing Developer Licence No. : C1315  
 Lot/Mukim No. : LOT 05187X & 01960T MK03 NORMANTON PARK  
 (QUEENSTOWN PLANNING AREA)  
 Tenure of land : 99 years commencing from 22.07.2019  
 Encumbrances to which the land is subject : Mortgage in favour of United Overseas Bank Limited  
 (IF/291891J & IF/291816U)  
 Building Plan No : A1805-00003-2017-BP03 dated 13 January 2020 2019  
 Expected date of TOP : 02.01.2023  
 Expected date of vacant possession : 30.06.2023  
 Expected date of legal completion : 31.05.2026

## NORMANTON PARK UNIT AREA BREAKDOWN

TYPE	NO OF STACKS	NO OF UNITS	UNIT DISTRIBUTION		
1BR	18	414	22.23%	29.65%	0.3
1BR+S	6	138	7.41%		
2BR -C	12	276	14.82%	32.12%	0.32
2BR -P	10	230	12.35%		
2BR + S	4	92	4.94%		
3BR-C	15	345	18.53%	28.41%	0.38
3BR-P	8	184	9.88%		
4BR-C	1	23	1.24%	8.65%	
4BR-P	4	92	4.94%		
5BR	2	46	2.47%		
Terrace house		22	1.18%	1.18%	
<b>TOTAL</b>	<b>80</b>	<b>1862</b>	<b>100.00%</b>	<b>100.00%</b>	<b>1</b>

<b>Commercial</b>	<b>8</b>
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Location	Unit Type	NO OF STACK	No of Unit	PROPOSED MIX	NFA	Balcony	%	AC ledge	%	High Volume Void
Blk 3,5, 7-9	1BR-a	5	110	5.9%	40.33	5.67	0.14	2.80	0.07	
Blk 3,5, 7-9	1BR-b	5	110	5.9%	40.33	5.67	0.14	2.80	0.07	
Blk 3,5, 7-9	1BR-c	5	110	5.9%	39.35	5.67	0.14	2.80	0.07	
Blk 5	1BR-aR	1	22	1.2%	37.43	5.70	0.15	2.80	0.07	
Blk 5	1BR-bR	1	22	1.2%	37.36	5.71	0.15	2.80	0.07	
Blk 5	1BR-cR	1	22	1.2%	36.34	5.72	0.16	2.80	0.08	
Blk 3,5, 7-9	1BR-a-PH		5	0.3%	40.33	5.67	0.14	2.80	0.07	9.80
Blk 3,5, 7-9	1BR-b-PH		5	0.3%	40.33	5.67	0.14	2.80	0.07	9.80
Blk 3,5, 7-9	1BR-c-PH		5	0.3%	39.35	5.67	0.14	2.80	0.07	11.47
Blk 5	1BR-aR-PH		1	0.1%	37.43	5.70	0.15	2.80	0.07	8.19
Blk 5	1BR-bR-PH		1	0.1%	37.36	5.71	0.15	2.80	0.07	8.19
Blk 5	1BR-cR-PH		1	0.1%	36.34	5.72	0.16	2.80	0.08	8.23
Blk 1-2	1BR-Sa	2	44	2.4%	44.26	5.75	0.13	2.85	0.06	
Blk 1-2	1BR-Sb	2	44	2.4%	45.10	5.85	0.13	2.85	0.06	
Blk 1-2	1BR-Sc	2	44	2.4%	43.34	5.80	0.13	2.85	0.07	
Blk 1-2	1BR-Sa-PH		2	0.1%	44.26	5.75	0.13	2.85	0.06	9.71
Blk 1-2	1BR-Sb-PH		2	0.1%	45.10	5.85	0.13	2.85	0.06	9.90
Blk 1-2	1BR-Sc-PH		2	0.1%	43.34	5.80	0.13	2.85	0.07	9.58

Blk 3,5, 7-9	2BR-Ca	5	110	5.9%	52.32	5.28	0.10	2.64	0.05	
Blk 3,5, 7-10	2BR-Cb	5	110	5.9%	53.11	5.28	0.10	2.66	0.05	
Blk 4	2BR-CaR	1	22	1.2%	50.20	5.25	0.10	2.64	0.05	
Blk 4	2BR-CbR	1	22	1.2%	51.16	5.26	0.10	2.65	0.05	
Blk 3,5, 7-9	2BR-Ca-PH	5	110	0.3%	52.32	5.28	0.10	2.64	0.05	10.21
Blk 3,5, 7-10	2BR-Cb-PH	5	110	0.3%	53.11	5.28	0.10	2.66	0.05	9.53
Blk 4	2BR-CaR-PH	1	22	0.1%	50.20	5.25	0.10	2.64	0.05	8.82
Blk 4	2BR-CbR-PH	1	22	0.1%	51.16	5.26	0.10	2.65	0.05	8.12
Blk 1-2	2BR-Pa	2	44	2.4%	58.62	5.87	0.10	2.95	0.05	
Blk 1-2	2BR-Pb	2	44	2.4%	58.75	5.72	0.10	2.98	0.05	
Blk 1-2	2BR-Pa-PH	2	44	0.1%	58.62	5.87	0.10	2.95	0.05	10.84
Blk 1-2	2BR-Pb-PH	2	44	0.1%	58.75	5.72	0.10	2.98	0.05	9.85
Blk 6	2BR-Pc	1	22	1.2%	57.61	5.83	0.10	2.70	0.05	
Blk 6	2BR-Pd	1	22	1.2%	57.61	5.83	0.10	2.70	0.05	
Blk 6	2BR-Pc-PH	1	22	0.05%	57.61	5.83	0.10	2.70	0.05	11.00
Blk 6	2BR-Pd-PH	1	22	0.05%	57.61	5.83	0.10	2.70	0.05	10.34
Blk 6	2BR-Pf	1	22	1.2%	52.27	6.01	0.11	2.65	0.05	
Blk 6	2BR-Pe	1	22	1.2%	54.67	6.03	0.11	2.75	0.05	
Blk 6	2BR-Pg	1	22	1.2%	61.31	6.50	0.11	3.43	0.06	
Blk 6	2BR-Ph	1	22	1.2%	60.60	6.34	0.10	3.27	0.05	
Blk 6	2BR-Pf-PH	1	22	0.1%	52.27	6.01	0.11	2.65	0.05	8.05
Blk 6	2BR-Pe-PH	1	22	0.1%	54.67	6.03	0.11	2.75	0.05	10.08
Blk 6	2BR-Pg-PH	1	22	0.05%	61.31	6.50	0.11	3.43	0.06	9.18
Blk 6	2BR-Ph-PH	1	22	0.05%	60.60	6.34	0.10	3.27	0.05	9.40
Blk 3	2BR-Sa	1	22	1.2%	67.81	5.68	0.08	4.51	0.07	
Blk 3	2BR-Sa-PH	1	22	0.1%	67.81	5.68	0.08	4.51	0.07	9.94
Blk 7-9	2BR-Sb	3	66	3.5%	65.33	5.80	0.09	4.68	0.07	
Blk 7-9	2BR-Sc-PH	3	66	0.2%	65.33	5.80	0.09	4.68	0.07	9.87

Blk 7-9	3BR-Ca	3	66	3.5%	76.69	7.28	0.09	4.88	0.06	
Blk 7-9	3BR-Ca-PH	3	66	0.2%	76.69	7.28	0.09	4.88	0.06	11.25
Blk3, 7-9	3BR-Cb	4	88	4.7%	73.97	7.00	0.09	4.69	0.06	
Blk3, 7-9	3BR-Cb-PH	4	88	0.2%	73.97	7.00	0.09	4.69	0.06	10.49
Blk 5, 7	3BR-Cc	2	44	2.4%	73.82	7.16	0.10	4.73	0.06	
Blk 5, 7	3BR-Cc-PH	2	44	0.1%	73.82	7.16	0.10	4.73	0.06	9.17
Blk 2	3BR-Cd	1	22	1.2%	75.85	7.07	0.09	4.88	0.06	
Blk 2	3BR-Cd-PH	1	22	0.1%	75.85	7.07	0.09	4.88	0.06	10.80
Blk 4-5	3BR-CaR	2	44	2.4%	75.47	6.26	0.08	5.03	0.07	
Blk 4-5	3BR-CaR-PH	2	44	0.1%	75.47	6.26	0.08	5.03	0.07	10.87
Blk 5	3BR-CaRR	1	22	1.2%	72.68	6.10	0.08	4.85	0.07	
Blk 5	3BR-CaRR-PH	1	22	0.1%	72.68	6.10	0.08	4.85	0.07	10.65
Blk 4	3BR-CbR	1	22	1.2%	71.56	6.20	0.09	4.83	0.07	
Blk 4	3BR-CbR-PH	1	22	0.1%	71.56	6.20	0.09	4.83	0.07	8.70
Blk 4	3BR-CcR	1	22	1.2%	72.21	6.21	0.09	4.99	0.07	
Blk 4	3BR-CcR-PH	1	22	0.1%	72.21	6.21	0.09	4.99	0.07	8.26
Blk 1-2	3BR-Pa	2	44	2.4%	84.11	11.66	0.14	5.06	0.06	
Blk 1-2	3BR-Pa-PH	2	44	0.1%	84.11	11.66	0.14	5.06	0.06	12.96
Blk 8-9	3BR-Pb	2	44	2.4%	84.64	11.92	0.14	5.28	0.06	
Blk 8-9	3BR-Pb-PH	2	44	0.1%	84.64	11.92	0.14	5.28	0.06	11.29
Blk 3-4	3BR-Pc	2	44	2.4%	83.06	11.16	0.13	4.69	0.06	
Blk 3-4	3BR-Pc-PH	2	44	0.1%	83.06	11.16	0.13	4.69	0.06	13.19
Blk 6	3BR-Pd	1	22	1.2%	84.03	11.74	0.14	5.09	0.06	
Blk 6	3BR-Pd-PH	1	22	0.1%	84.03	11.74	0.14	5.09	0.06	11.28
Blk 5	3BR-Pe	1	22	1.2%	83.16	11.86	0.14	4.84	0.06	
Blk 5	3BR-Pe-PH	1	22	0.1%	83.16	11.86	0.14	4.84	0.06	12.08

Blk 3	4BR-Ca	1	22	1.2%	92.59	11.95	0.13	5.37	0.06	
Blk 3	4BR-Ca-PH	1	22	0.1%	92.59	11.95	0.13	5.37	0.06	11.46
Blk 1-2	4BR-Pa	2	44	2.4%	101.45	13.89	0.14	5.91	0.06	
Blk 1-2	4BR-Pa-PH	2	44	0.1%	101.45	13.89	0.14	5.91	0.06	12.34
Blk 1	4BR-Pb	1	22	1.2%	103.80	13.88	0.13	5.95	0.06	
Blk 1	4BR-Pb-PH	1	22	0.1%	103.80	13.88	0.13	5.95	0.06	13.77
Blk 6	4BR-Pc	1	22	1.2%	101.72	13.86	0.14	5.95	0.06	
Blk 6	4BR-Pc-PH	1	22	0.1%	101.72	13.86	0.14	5.95	0.06	11.48
Blk 1-2	5BR	2	44	2.4%	124.34	16.24	0.13	7.72	0.06	
Blk 1-2	5BR-PH	2	44	0.1%	124.34	16.24	0.13	7.72	0.06	14.67
	Terrace House		22	1.2%	136.52	2.17	0.02	5.50	0.04	21.44