



Project Name	Juniper Hill (栢傲景)
Developed by	Allgreen Properties Limited
Project Description	Proposed erection of 1 Block of 12 Storey Residential Flats (115 units) with 2 levels of Basement Carpark, Tennis Court, Swimming Pool, Roof Terrace and Roof Terrace and Communal Facilities on Lot 00103K TS26 at 39 Ewe Boon Road (Tanglin Planning Area)
Project Account Name	DBS Bank Ltd for Project Account No: 003-700128-7 of Allgreen Properties Limited
Project Account Number	
Address	39 Ewe Boon Road
District	10
Tenure	Freehold
Land area (sqm)	5,619
Residential GFA (sqm)	9,121
Expected Date of Vacant Possession	31 Mar 2022
Expected Date of Legal Completion	31 Mar 2025
No. of residential units	115
Parking Facilities	Car Park Lots - 115 lots Bicycle Lots – 30 lots at Basement Accessible parking lots – 2 lots



Residential facilities	<ol style="list-style-type: none">1. Arrival Plaza2. Main Lobby3. Concierge4. Juniper Garden5. Juniper Trail6. Spa Sanctuary7. Aqua Massage Bed8. Spruce Jacuzzi9. Garden Lounge10. Terrace Garden11. Silhouette Garden12. Function Room13. Management Office (Basement 1)14. Gymnasium15. Pool Deck16. Children's Pool17. Children's Playground18. BBQ Pavilion19. 50m Lap Pool20. Water Feature21. Juniper Nest22. Tennis Court <p><u>At 12th Storey</u></p> <ol style="list-style-type: none">23. Sky Lounge <p><u>Roof</u></p> <ol style="list-style-type: none">24. Stargazing Deck25. Herb Garden26. Yoga Deck27. Sky Fitness28. Dining Deck
Connectivity	<ul style="list-style-type: none">• 5-min walk to Stevens MRT station (Downtown Line and upcoming Thomson-East Coast Line)(Interchange)• Well-connected by major arterial roads and expressways (PIE & CTE)

Educational Institutions	Pre-Schools	Approx. Distance
	EtonHouse Intl Pre-school (Claymore) EtonHouse Pre-school (Newton)	0.9 km 1.2 km
	Primary Schools	
	Singapore Chinese Girls' School Anglo-Chinese School (Pri) Anglo-Chinese School (Junior) St Joseph Institution (Junior) Nanyang Primary School	0.5 km 0.7 km 1.4 km 1.8 km 2.5 km
	Secondary Schools	
	Raffles Girls' School (Sec) Singapore Chinese Girls' School Anglo-Chinese School (Barker Road) St. Joseph Institution St Margaret's Secondary School Hwa Chong Institution	0.5 km 0.5 km 0.7 km 0.7 km 2.3 km 2.8 km
	Junior College	
	Catholic Junior College Hwa Chong Institution	1.0 km 2.8 km
	University	
	UBS Business University NUS Bukit Timah Campus	1.5 km 1.5 km
	International Schools	
	Chatsworth International School (Orchard Campus)	1.8 km
Architect	P&T Architects Pte Ltd	
Interior Designer	Index Design 2 Bedroom Premium (Type B5P, 700 sq ft) 2 nd Edition 3 Bedroom + Study (Type C4S, 1,109 sq ft)	
Landscape Consultant	Coen Design International Pte Ltd	
Main Contractor	Tiong Aik Construction	
Conveyance Solicitor	Dentons Rodyk & Davidson LLP 80 Raffles Place #33-00 UOB Plaza 1 Singapore 048624	
Payment Scheme	Normal Progressive Payment Scheme	

Estimated Maintenance Fees

- Estimated Charges based on Estimated Maintenance Fees of **\$115 /share value/ month (subject to GST)**

- Total share value: 718

Type	Description	No. of units	Area Range sqm (sq ft)	Share Value	Estimated Maintenance Fee
B1a B1b B2 B3	2 Bedroom	40	54 – 59 (581 – 635)	6	\$690
B4P B5P B6P	2 Bedroom Premium	30	61 – 67 (657 – 721)	6	\$690
C1 C2	3 Bedroom	16	85 & 89 (915 & 958)	6	\$690
C3S C4S C5S	3 Bedroom + Study	24	97 & 103 (1,044 & 1,109)	6 – 7	\$690 - \$805
D1 D2	4 Bedroom	2	169 & 175 (1,819 & 1,884)	7	\$805
D3S	4 Bedroom + Study	1	183 (1,970)	8	\$920
E1 E2	5 Bedroom	2	206 2,217	8	\$920
		115			

Approximate Ceiling Height

APPROX CEILING HEIGHT (MM)	<u>2nd to 11th storey</u>	<u>2nd to 11th storey</u>	<u>2nd to 11th storey</u>	<u>2nd to 11th storey</u>	<u>2nd to 7th storey</u>	<u>2nd to 11th storey</u>	<u>8th to 11th storey</u>	<u>12th storey</u>	<u>12th storey</u>	<u>12th storey</u>	<u>12th storey</u>
	B1a, B1b	B2, B3	B4p, B5p, B6p	C1	C2	C4s, C5s	C3s,	D1	D2	D3s	E1, E2
Entrance Foyer	2400	2400	2400	2700	2700	2700	2700	2700	2700	2700	2700
Living/ Dining	2850	2850	2850	2850	2850	2850	2850	5550/ 2700	5550/ 2700	5550/ 2700	5550/ 2700
All Bedrooms	2850/ 2400	2850/ 2400	2850/ 2400	2850/ 2400	2850/ 2400	2850/ 2400	2850/ 2400	2950/ 2475	2950/ 2475	2950/ 2475	2950/ 2475
Study	NA	NA	NA	NA	NA	2850	2850	NA	NA	2950/ 2475	NA
Wet Kitchen	NA	NA	NA	2400	2400	2400	2400	2475	2475	2475	2475
Dry Kitchen	2400	2400	2400	NA	NA	NA	NA	2700	2700	2700	2700
All Bathrooms	2450	2450	2450	2450	2450	2450	2450	2525	2525	2525	2525
Store	NA	NA	NA	NA	NA	NA	NA	2525	NA	2950	2950
WC	NA	NA	NA	NA	NA	2450	2450	2525	2525	2525	2525
Corridor to Bedrooms	2400	2400	2400	2400	2400	2400	2400	2475	2475	2475	2475
Yard	NA	NA	NA	NA	NA	2425	2425	4000	2725	2725	2725
Balcony	2900	2900	2900	2900	2900	2900	2900	3500	3500	3500	3500

- Ceiling height in mm from finish floor level to underside of slab/ceiling where applicable
- Structural beams, bulk heads and localised box-up at 2400mmm, where applicable

Provisions & Finishes

Area	Floor Finish
Living/Dining, Passageway, Open Kitchen (Type B, BP only)	Marble with timber skirting
Enclosed Kitchen (Type C, CS, D, DS and E only)	Porcelain floor tiles
Bedrooms	Timber flooring with timber skirting
Master Bath	Marble floor and wall finish
Common Bath, Store, Yard, Balcony	Porcelain floor and wall tiles with skirting
Study	Type CS – Marble with timber skirting Type D3S – Timber flooring with timber skirting

Unit Type	Kitchen Appliances	Brand
2-Bedroom (Type B & BP)	Induction Hob Hood Built-in Electric Oven	Miele
	Built-in Fridge Built-in Washer cum Dryer	De dietrich
3-Bedroom (Type C & CS)	Gas Hob Hood Built-in Electric Oven	Miele
	Fridge Built-in Washer cum Dryer (Type C)	De dietrich
	Standalone Washer cum Dryer (Type CS)	
4- & 5-Bedroom (Type D, DS & E)	Gas Hob Hood Steam Oven Built-in Electric Oven	Miele
	Standalone Fridge Standalone Washer Standalone Dryer Dish Washer Wine Chiller	De dietrich

Smart Home Features (Provided to all units)	Smart Home Hub Smart Intercom Smart Letter Box Digital Lockset Air-Con Control Smoke Detector Smart Parcel (at Basement 2)
Aircon	Daikin (split unit type) with wall mounted fan coil units to living/dining & all bedrooms for all unit types except for ducted air-conditioning system to living/dining for 4- & 5-Bedroom units
Lighting switches	Legrand
Main entrance door height	2400mm
Wardrobe	Full height laminated and melamine finish for all bedrooms
Bath vanity (Master Bath & Common Bath)	Vanity cabinet with laminate finish and marble vanity top
Sanitary fittings (Master Bath & Common Bath)	Hansgrohe overhead rain shower (for Master Bath only) Hansgrohe shower and basin mixer Towel Rail / Hook Toilet paper Holder
Sanitary wares (Master Bath & Common Bath)	Laufen
Shower enclosure	Frameless glass shower compartment
Kitchen fittings	High and low-level kitchen cabinets in laminate and melamine finish complete with quartz surface worktop Franke kitchen mixer Franke kitchen sink

Frequently Asked Questions

Subject	Question	Answer
Showflat units	Types	2 Br Premium - Type B5P (700 sq ft) 3Br + Study - Type C4S (1,109 sq ft)
Balcony	Types of finishes	Porcelain tile
	Lighting point	1 lighting point
	Power point	1 power point (Weatherproof)
	Water point	1 bib tap
	Height of railing	1.1 m
	Can cover balcony with grille?	Yes, only with URA Approved Balcony screen Sample is installed at 2 BR show unit
Window	Do the units have sunscreen?	No
	Double glazing?	No
	Casement / Sliding?	Casement / Top Hung window
	Are the window glass panels tinted?	Yes
Dishwasher Provision	Provided?	Yes. Only for 4- & 5-bedroom unit type
Water Heater	Gas or Electric?	Electric
Hot Water Supply	Provision to where?	Master Bath, Common Bath, Kitchen
Gas Supply	Town Gas or cylinder?	Town Gas for Types C, CS, D, DS & E
Hair Dryer & Shaver Point	Provided?	No
Data Point	Location?	Data point at Living Room & all Bedrooms for Type B, BP Data point at Living Room, Study & all Bedrooms for Type C, CS, D, DS and E

Subject	Question	Answer
Telephone point	Location?	Telephone point at Living Room & Master Bedroom
TV point	Location?	At Living Room, all Bedrooms
Fibre Optic	Is it fibre optic ready?	Yes
Combining of units	Possible?	To check with developer
Access to units	Main door access by card or key?	By digital door lockset c/w mechanical override key
Letter Box	Location?	At Basement 2
Parcel Station	Location?	At Basement 2
Handicapped friendly feature	Is the development handicapped-friendly?	Complying with BCA accessibility code
Bomb Shelter	Location?	Staircase Storey Shelter
Water Tank	Location? Roof or basement?	Basement & Roof
Electrical sub-station	Location?	Basement 2 beside the bin centre, below the tennis court
Refuse collection	Location? Ground floor or basement?	Bin Centre – Basement 2 beside the substation Refuse Chamber – Basement 2
Carpark (1st come 1st serve)	Car park location & entrance	Basement 2 Enter from Ewe Boon Road
	Can I request for more than 1 lot?	Subject to availability
	Car park lot size	2.5m x 5.0 m
Bicycle Bay	How many lots provided?	30 lots
Boundary Fence	What is the height?	1.8 m
	Wall or fence?	Wall & fence (refer to model)
Distance between Blocks		Refer to info given earlier



Subject	Question	Answer
Facilities	What are the special features?	<ul style="list-style-type: none">- 50m lap pool- Tennis court- Roof Gardens- Spruce Jacuzzi- Spa Sanctuary
Pool	Depth?	Lap Pool: 1.2m
	Size?	Lap Pool: 50m x 8m
	No of lanes?	Lap Pool: 3 Lanes
Children's water play pool	Depth?	0.5 m
	Size?	10m x 7.45m
BBQ Pits	How many and where?	2 BBQ Pavilions
	Charcoal or Electric?	Both are provided
Lifts	How many lifts per lobby?	3 passenger lifts and 1 fire lift