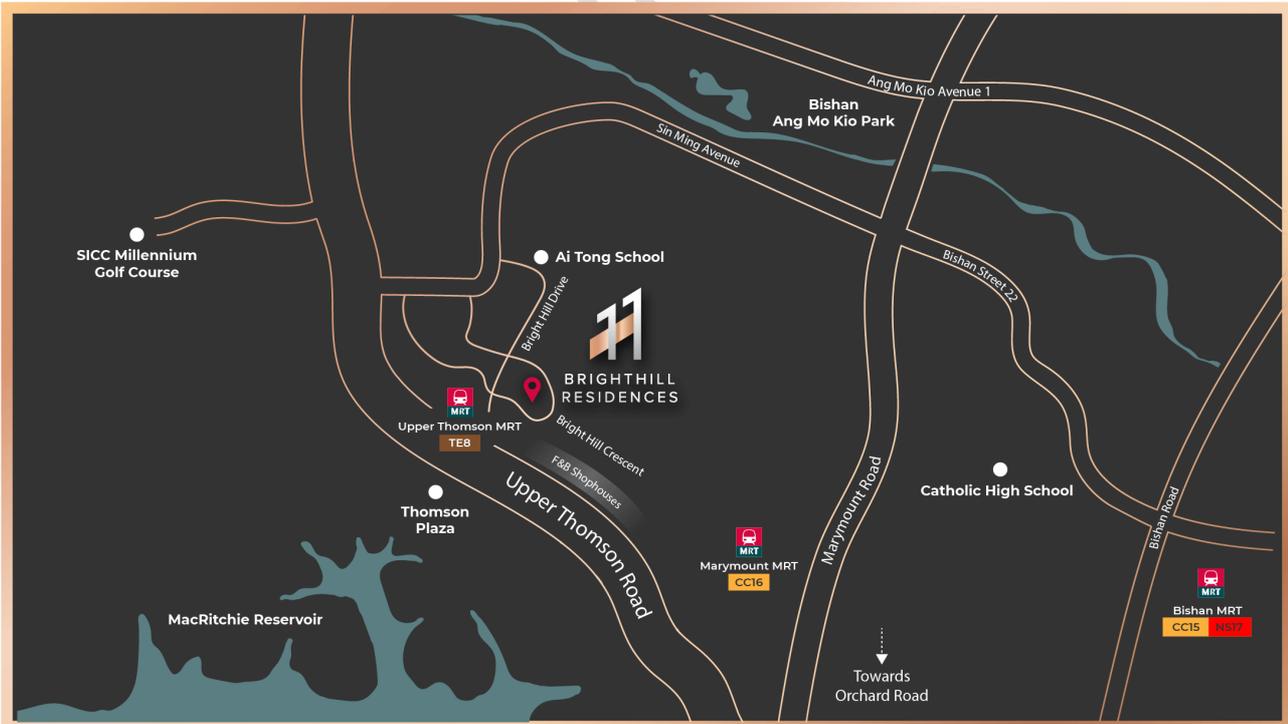


FACTSHEET

11 BRIGHTHILL RESIDENCES



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Project Information

Developer	Brighthill Development Pte Ltd
Address	11, 11A, 11B, 11C, 11D and 11E Bright Hill Crescent
District	20
Tenure	Freehold
No. of Units	6 Semi-Detached Houses
No. of Lifts	1 built-in lift per House
No. of Carparks	2 car park lots per house @ basement for House 11, 11A, 11D and 11E Up to 4 cars for House 11A and 11C

PLOT SIZES AND BUILD-UP INFORMATION

House	Land size (sqm)	Land size (sq ft)	Built-up (sqm)	Built-up (sq ft)
11B	339	3,647	569	6,120
11C	357	3,839	589	6,342
11	205	2,200	464	4,990
11A	213	2,296	474	5,101
11D	211	2,273	457	4,914
11E	206	2,213	447	4,809

10 Good Reasons to Buy!

1. Freehold Tenure
2. Prime location – Rare New Build Semi-Detached in prestigious Bright Hill Crescent
3. Reputable local schools (Ai Tong Primary) within 1km and reputable secondary and tertiary education in the vicinity (Raffles Institution, Raffles Girl's Secondary, Eunoia Junior College and Anderson Serangoon junior College)
4. Excellent connectivity to major expressways, bus and newly opened MRT (TEL - Upper Thomson) just 4 minutes' walk (approx. 350m) away
5. 7 minutes' walk (600m) to Thomson Plaza offering a wide array of shopping and dining options
6. Flanked by a myriad array of F&B options at the various shophouses unique to Upper Thomson
7. Close to an expansive span of parks and greenery (MacRitchie Reservoir Park, Thomson Nature Park, Lower Peirce Reservoir and Singapore Island Country Club Millennium Golf Course)
8. Multi-generational living – There's a space for everyone in the family!
9. Generous facilities – 2 and more private carpark lots, built-in elevator, personal swimming pool
10. Quality Miele appliances and premium finishes

Amenities Source: <http://maps.google.com>, <http://www.onemap.sg/index.html>

Transport

Amenities	Estimated Distance (km)*	Estimated Time*
Upper Thomson MRT (TEL)	0.35	4 mins walk
Bright Hill MRT (TEL)	0.9	10 mins walk
Marymount (CC)	1.6	19 mins walk

Shopping, Dining & Entertainment Facilities

Amenities	Estimated Distance (km)*	Estimated Time*
Thomson Plaza	0.6	8 mins walk
Bishan Junction 8	3.2	7 mins drive
Ang Mo Kio Hub	3.6	7 mins drive
Future Lentor Central	4.8	10 mins drive

Parks/Golf Courses/Country Clubs

Amenities	Estimated Distance (km)*	Estimated Time*
Lower Peirce Reservoir Park	2.0	6 mins drive
Singapore Island County Club	2.3	6 mins drive
MacRitchie Reservoir Park	2.7	5 mins drive
Thomson Nature Park	4.1	8 mins drive
Bishan – Ang Mo Kio Park	4.3	9 mins drive

Schools and Institutions

Primary Schools	Estimated Distance (km)	Estimated Time*
Ai Tong Primary School (within 1 km)	0.9	10 mins walk
Marymount Convent School	2.6	5 mins drive
CHIJ Saint Nicholas Girl's School	3.0	7 mins drive
Catholic High School	3.4	8 mins drive
Ang Mo Kio Primary School	3.8	8 mins drive

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Secondary Schools	Estimated Distance (km)*	Estimated Time*
Peirce Secondary School	1.5 km	3 mins
Raffles Institution	2.2 km	5 mins
Whitley Secondary School	3.1 km	7 mins
Catholic High	3.4 km	8 mins
CHIJ Saint Nicholas Girl's School	3.3 km	10 mins
Raffles Girls Secondary School	3.9 km	8 mins

Tertiary Institutions	Estimated Distance (km)*	Estimated Time*
Eunomia Junior College	2.1	4 mins drive
Anderson Serangoon Junior College	4.8	10 mins drive
Nanyang Junior College	6.0	12 mins drive
Nanyang Polytechnic	5.8	13 mins drive

Note: Estimated distance and estimated time are quoted from <http://maps.google.com>, <http://www.onemap.sg/index.html>. Please note these are estimates only

FAQs

(A) Development Information

1) What is the theme of the development?

Comfort and discreet opulence. Thoughtful layouts, elegant finishes and designer fittings

2) What is the address of the development?

11 Brighthill Crescent	11C Brighthill Crescent
11A Brighthill Crescent	11D Brighthill Crescent
11B Brighthill Crescent	11E Brighthill Crescent

3) Postal District /Planning Region / Planning Area

District 20 / Central Region / Bishan

4) Number of Houses?

6 Semi-Detached Houses for Sale

5) What is the plot length (dept) and width of the house?

11 Overall length : 28m, Overall width : 8m
 11A Overall length : 28m, Overall width : 8m
 11D Overall length : 28m, Overall width : 8m
 11E Overall length : 28m, Overall width : 8m
 11B Overall length : 15m, (28 m, incl Driveway) Overall width : 15m
 11C Overall length : 15m, (28 m, incl Driveway) Overall width : 15m

1) Current Stage of Construction

10% Foundation (Completed)

2) When is the expected TOP?

Q4 2022

3) When is the legal completion date?

Q1 2023

4) Who are the consultants for the following?

Developer: Brighthill Development Pte Ltd

Architect: aKTA-architects

M&E Engineer: Bescon Consulting Engineers Pte (BESCON)

Professional Engineer: Engineers Alliance Pte Ltd

Builder: NB Development Pte Ltd

5) Developer Solicitor

LEGALWORKS LAW CORPORATION

10 Anson Road #19-04 International Plaza, Singapore 079903

Tel: (+65) 63251722 / Fax: (+65) 62223855

Attn: Ms Dorothy Tay/ Mr Teo Wei Jie

6) Project Account Details

Maybank Singapore Limited For Project Account No. 04131082647 of Bright Hill Development Pte. Ltd.

(B) Internal Specifications

1) Is the glass façade reflective, tinted or clear glass?

Clear and frosted glass

2) What is the treatment for the façade louvers? What is the height? Can it be opened and closed fully?

Fixed powder coated alum screen.

3) What is the ceiling height?

Floor to Floor height

Basement – 2900mm

1st storey (Level One) – 3950mm

2nd storey (Level Two) – 3250mm

3rd storey (Attic) – 3200mm

4) What are the building setbacks from the boundaries?

Houses 11, 11A,11D,11E		Houses 11B, 11C	
Main Gate to road	3.8 m	Main Gate to road	4.8 m
Front	7.5 m	Front	2 m
Side	2 m	Side	2 m
Rear	2 m	Rear	2 m

5) What is the distance between two houses (front vs front) & (kitchen vs kitchen)?

Dimension will be provided in separate document

6) Are there any lifts in the unit?

Yes, all units come with home lift. Traction lift with lift car, Schindler Brand

7) Lift estimated maintenance cost?

Approximate \$800 to \$1,200 per annum. Owner to arrange with maintenance company and renew lift licence with BCA annually.

8) Is there a lift opt-out option?

No

9) How many bathrooms are there in each unit?

7 bathrooms (5 Bedrooms, 1 Powder Room, 1 WC)

10) What type of flooring finishes will there be?

Living, Dining, Dry Kitchen, Masterbath and Powder Room - marble finish.

Common bathrooms, yard and carporch floors to be homogenous/porcelain tile finish

11) What type of wall finishes will there be?

Internal Walls in Paint finish. External plaster and paint finish with texture paint at designated area.

12) How many options are there for the finishes? And what are the options?

Fixed, Have to check with development for other finishes.

13) How many units have direct pool access?

All units have their own swimming pools

14) What are the length, width and depth of the swimming pool?

For House 11B, 11C pool Length: 9m

For all other houses pool Length: 10m

15) If prospects do not want the swimming pool, can we provide other options for them like for ex. Landscape etc? Will there be additional cost?

Options that can be considered are water features, koi pond, landscape etc (TBC)

16) Is there a water pump in the house? Where is it located?

The man hole access to the water pump for swimming pool & water feature is located at the yard.

17) Are there any provision/area for occupants to wash/dry their laundry?

Yes. All houses have a backyard where many homeowners typically build their own wet kitchen and laundry drying area.

18) Gas Supply?

No town gas. Owners will typically use LPG gas delivery for their own wet kitchen facility

19) Will house be fibre cable ready?

Yes (Fibre readiness certificate is provided) Cables will be laid and connected to the property and extended to each bedroom, living room etc.

20) Will there be any Smart Home provisions?

Basic Audio / Video Intercom system for the auto main vehicular gate will be provided

21) How high is the main vehicular gate?

1.8m high auto gate

22) How high is the boundary wall?

1.8m high boundary wall

23) What is the brand of the provisions provided and which is the brand of the marble tiles we are using?

Summary of finishes: (confirmation)

- a. Volakas Marble in polished finish (600 x 600 x 20mm)
- b. Grey Granite w Chiseled Finish (600 x 600 x 20mm)
- c. Dark Grey Granite Flamed Finished (600 x 600 x 20mm)
- d. Beige Travertine (600 x 600 x 20mm)
- e. Nero Marquina (600 x 600 x 20mm)
- f. Travertine Look alike Tiles
- g. Dark Grey Granite Look alike Tiles
- h. White Tiles



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24) What is the brand of the provisions which we are providing

Miele Kitchen appliances including Cooker Hood, Hob, Oven and refrigerator
Hansgrohe Fittings

25) How many car park lots are there for each house?

The car porch for House 11, 11A, 11D and 11E is designed to allow parking for 2 cars.
For House 11B and 11C, the driveway length allows to park up to 2-3 cars

26) Who is eligible to purchase 11 Brighthill Residence?

Only Singaporeans and Singapore PRs with LDAU approval are allowed to purchase a house at 11 Brighthill Crescent

DRAFT INFORMATION

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