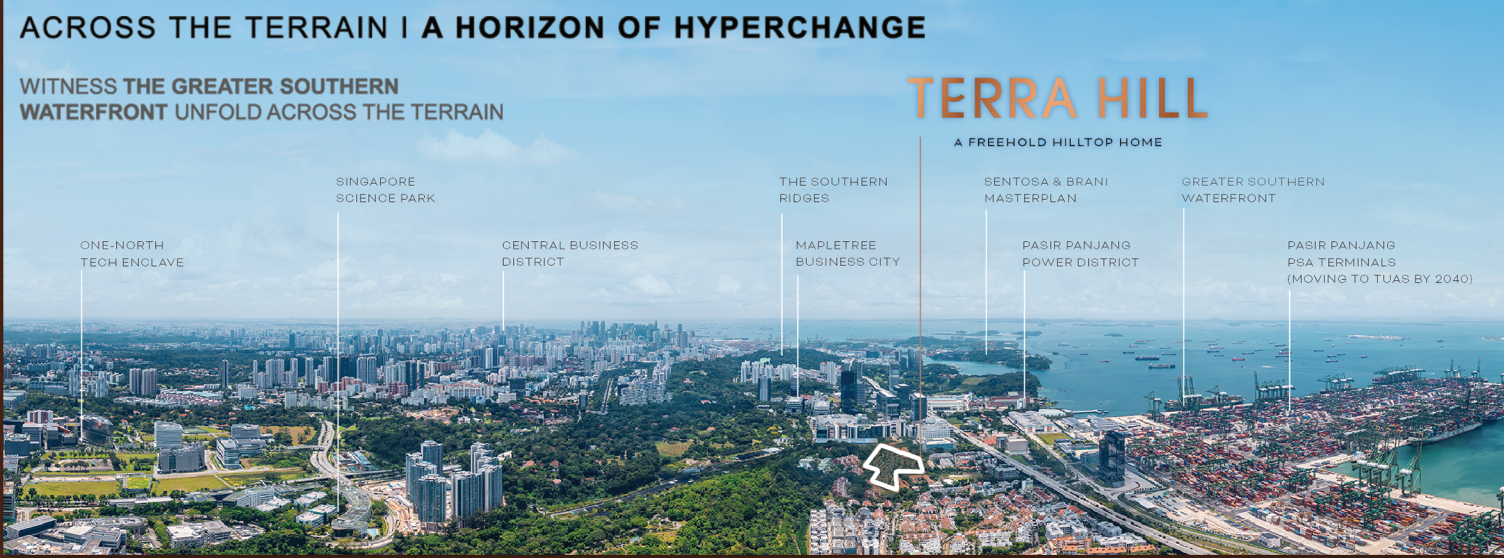


TERRA HILL INFO AT A GLANCE			
Project Name	TERRA HILL 顶丽峰	Architect	P & T Consultants Pte Ltd
Developer	Hoi Hup Swayway Kent Ridge Pte. Ltd. Address: 16 Jalan Klang #07-01 Hoi Hup Building S(159416). UEN: 202132322K	Project Interior Design	Zedesign Studio Pte. Ltd.
Location / Address	18 Yew Siang Road (S117755) 18A Yew Siang Road (S118992) 18B Yew Siang Road (S118993) 20 Yew Siang Road (S117755) 20A Yew Siang Road (S118995) 20B Yew Siang Road (S118996) 22 Yew Siang Road (S117757) 22A Yew Siang Road (S118954) 22B Yew Siang Road (S118955) 19C Yew Siang Road (S118994) - Clubhouse / Management Office	Showflat Interior Designer	Zedesign Studio Pte. Ltd. and Index Design Pte Ltd
		Main Contractor	Straits Construction Singapore Pte Ltd
		Landscape Architect	Silestonex Private Limited
Tenure of Land	Freehold	C&S Engineer	Tenwit Consultants Pte Ltd
Site Area	19,365 sqm / 208,443 sqft	M&E Engineer	United Project Consultants Pte Ltd
Total No. of Units	270	Floor Ratio	1.4
Expected Temporary Occupation Permit	Q3 2026	Refuse Disposal	General waste & recycling refuse chamber
Notice of Vacant Possession	9 January 2028	Development Feature	*Green Mark Platinum + Super Low Energy (SLE)
Notice of Completion	9 January 2031	Total No. of Carpark Lots	270 lots + 4 handicapped lots (inclusive of 4 active & 41 passive EV lots)
Project Account	United Overseas Bank Limited for Project A/c No 769-310-220-4 of Hoi Hup Swayway Kent Ridge Pte. Ltd. TT Details Beneficiary Bank: United Overseas Bank Limited UOB SWIFT Code: UOBSGSG UOB Bank Code: 7375 Beneficiary A/c Name: United Overseas Bank Limited for Project A/c No 769-310-220-4 of Hoi Hup Swayway Kent Ridge Pte Ltd Beneficiary A/c No.: 769-310-220-4	Solicitor	Rajah & Tann Singapore LLP
		General Description	Proposed Residential Flat Development Comprising 9 Blocks of 5-Storey Building (Total: 270 units) with Atleast 1 Level of Basement Carpark, Swimming Pool and Communal Facilities on LOT 02062L MK03 at Yew Siang Road (Queenstown Planning Area)

Configuration	Type	Sqm	Sqft	Stack	No. of Units	Unit Mix (%)	Share Value	Est. Maintenance Fee
2-Bedroom	B1	58	624	17,24	6	30	11.1%	6
	B2	63	678	1,8,9,16,17,24	18			
	B2-PH	78	840	1,8,9,16,17,24	6			
2-Bedroom + Study	B3	75	807	4,12,13,21,31,34,43,46,51,54	40	40	14.8%	6
3-Bedroom	C1	84	904	5,20	8	82	30.4%	6
	C2	84	904	35,38,39,42,47,50	24			
	C3	90	969	15,18,23	12			
	C4	100	1076	2,10,44,52	16			
	C5	101	1087	7,32,40,41,45,48,49	28			
	C6	102	1098	3,6,11,14,19	20			
	C7-PH	116	1249	4,12,13,21,34,43,46,51,54	10			
	C8-PH	124	1335	5,20	2			
	C9-PH	124	1335	35,38,39,42,47,50	6			
4-Bedroom	D1	121	1302	33	4	39	14.4%	7
	D2	122	1313	36,37,53	12			
	D3	124	1335	22	4			
5-Bedroom	D4-PH	143	1539	15,18,23	3	7	560	
	D5-PH	170	1830	2,10,44,52	4			
	D6-PH	172	1851	7,32,40,41,45,48,49	7			
4-Bedroom	D7-PH	173	1862	3,6,11,14,19	5	24	8.9%	8
	E1-PH	197	2120	33	1			
	E2-PH	199	2142	36,37,53	3			
5-Bedroom	E3-PH	201	2164	22	1	6	2.2%	9
	DP1	176	1894	25,26,27,28,29,30	24			
5-Bedroom	EP1-PH	282	3035	25,26,27,28,29,30	6	6	2.2%	9



ABSD - Additional Buyer's Stamp Duty

CITIZEN	Rate on 1 st Purchase	Rate on 2 nd Purchase	Rate on 3 rd Purchase
Singapore Citizen	N.A.	17%	25%
Permanent Resident	5%	25%	30%
Foreigner	30%	30%	30%
Corporate Entity	35%	35%	35%

Residential Properties: (Above \$1M - 4%)
 1st \$180,000: 1% / Next \$180,000: 2% / Next \$440,000: 3% / Above \$1 Million: 4%. Quick Formula as shown:
 * Below \$1M, Purchase Price x 3%, LESS \$5,400
 ** Above \$1M, Purchase Price x 4%, LESS \$15,400

Commercial & Industrial Properties:
 1st \$180,000: 1% / Next \$180,000: 2% / Thereafter: 3%
 Quick Formula: Purchase Price x 3% LESS \$5,400

LOAN

1 st Housing Loan	2 nd Housing Loan	3 rd Housing Loan
75% IF < 30 Yrs loan or Age 65 Yrs	45% IF < 30 Yrs loan or Age 65 Yrs	35% IF < 30 Yrs loan or Age 65 Yrs
55% IF > 30 Yrs loan or > Age 65 Yrs	25% IF > 30 Yrs loan or > Age 65 Yrs	15% IF > 30 Yrs loan or > Age 65 Yrs

Minimum CASH downpayment
 5% Cash / 20% CPF or Cash, for < 30 Yrs loan
 10% Cash / 35% CPF or Cash, for > 30 Yrs loan

Corporate Entity
 15% LTV
 15% LTV
 15% LTV

10SR Threshold: 55% (Fixed Income: 100%, Variable Income: 70%) Less Debt Obligation such as other loans and credit cards

Calculation of New Loan Monthly Repayment: (For Loan Eligibility)
 Residential: Medium term rate of 4.0% on housing loan or prevailing rate, whichever is higher.
 Non-Residential (Commercial / Industrial): Medium term rate of 5.0% on non-residential property loan or prevailing rate, whichever is higher.

SSD - SELLER'S STAMP DUTY

Residential Properties:	Industrial Properties:
12% - 1 st year / 6% - 2 nd year / 4% - 3 rd year from Signing of S&P	10% - 1 st year / 10% - 2 nd year / 5% - 3 rd year from Signing of S&P

* Minimum Rental Period: 3 Months for the Residential (Announced 30 June 2017)
 * HDB remains as 4 Months.

TERRA HILL 顶丽峰

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TERRA HILL

ACROSS, ABOVE THE TERRAIN, YOU'LL ALWAYS SEE IT ALL



BLOCK 05 (S117755)

STACK / LEVEL	01	02	03	04	05	06	07	08
05	#05-01 B2-PH 840 sqft	#05-02 D5-PH 1830 sqft	#05-03 D7-PH 1862 sqft	#05-04 C7-PH 1249 sqft	#05-05 C8-PH 1335 sqft	#05-06 D7-PH 1359 sqft	#05-07 D6-PH 1851 sqft	#05-08 B2-PH 840 sqft
04	#04-01 B2 678 sqft	#04-02 C4 1076 sqft	#04-03 C6 1098 sqft	#04-04 B3 807 sqft	#04-05 C1 904 sqft	#04-06 C2 1098 sqft	#04-07 C5 1087 sqft	#04-08 B2 678 sqft
03	#03-01 B2 678 sqft	#03-02 C4 1076 sqft	#03-03 C6 1098 sqft	#03-04 B3 807 sqft	#03-05 C1 904 sqft	#03-06 C2 1098 sqft	#03-07 C5 1087 sqft	#03-08 B2 678 sqft
02	#02-01 B2 678 sqft	#02-02 C4 1076 sqft	#02-03 C6 1098 sqft	#02-04 B3 807 sqft	#02-05 C1 904 sqft	#02-06 C2 1098 sqft	#02-07 C5 1087 sqft	#02-08 B2 678 sqft
01	#01-01 B2 678 sqft	#01-02 C4 1076 sqft	#01-03 C6 1098 sqft	#01-04 B3 807 sqft	#01-05 C1 904 sqft	#01-06 C2 1098 sqft	#01-07 C5 1087 sqft	#01-08 B2 678 sqft

BLOCK 18A (S118992)

STACK / LEVEL	09	10	11	12	13	14	15	16
05	#05-09 B2-PH 840 sqft	#05-10 D5-PH 1539 sqft	#05-11 D7-PH 1862 sqft	#05-12 C7-PH 1249 sqft	#05-13 C8-PH 1335 sqft	#05-14 D7-PH 1249 sqft	#05-15 D4-PH 1539 sqft	#05-16 B2-PH 840 sqft
04	#04-09 B2 678 sqft	#04-10 C4 1076 sqft	#04-11 C6 1098 sqft	#04-12 B3 807 sqft	#04-13 C1 904 sqft	#04-14 C2 1098 sqft	#04-15 C3 969 sqft	#04-16 B2 678 sqft
03	#03-09 B2 678 sqft	#03-10 C4 1076 sqft	#03-11 C6 1098 sqft	#03-12 B3 807 sqft	#03-13 C1 904 sqft	#03-14 C2 1098 sqft	#03-15 C3 969 sqft	#03-16 B2 678 sqft
02	#02-09 B2 678 sqft	#02-10 C4 1076 sqft	#02-11 C6 1098 sqft	#02-12 B3 807 sqft	#02-13 C1 904 sqft	#02-14 C2 1098 sqft	#02-15 C3 969 sqft	#02-16 B2 678 sqft
01	#01-09 B2 678 sqft	#01-10 C4 1076 sqft	#01-11 C6 1098 sqft	#01-12 B3 807 sqft	#01-13 C1 904 sqft	#01-14 C2 1098 sqft	#01-15 C3 969 sqft	#01-16 B2 678 sqft

BLOCK 18B (S118993)

STACK / LEVEL	17	18	19	20	21	22	23	24
05	#05-17 B2-PH 840 sqft	#05-18 D4-PH 1539 sqft	#05-19 D7-PH 1862 sqft	#05-20 C8-PH 1249 sqft	#05-21 C7-PH 1249 sqft	#05-22 E3-PH 2164 sqft	#05-23 D4-PH 1539 sqft	#05-24 B2-PH 840 sqft
04	#04-17 B2 678 sqft	#04-18 C3 969 sqft	#04-19 C6 1098 sqft	#04-20 C1 904 sqft	#04-21 B3 807 sqft	#04-22 D3 1335 sqft	#04-23 C3 969 sqft	#04-24 B2 678 sqft
03	#03-17 B2 624 sqft	#03-18 C3 969 sqft	#03-19 C6 1098 sqft	#03-20 C1 904 sqft	#03-21 B3 807 sqft	#03-22 D3 1335 sqft	#03-23 C3 969 sqft	#03-24 B2 624 sqft
02	#02-17 B2 624 sqft	#02-18 C3 969 sqft	#02-19 C6 1098 sqft	#02-20 C1 904 sqft	#02-21 B3 807 sqft	#02-22 D3 1335 sqft	#02-23 C3 969 sqft	#02-24 B2 624 sqft
01	#01-17 B2 624 sqft	#01-18 C3 969 sqft	#01-19 C6 1098 sqft	#01-20 C1 904 sqft	#01-21 B3 807 sqft	#01-22 D3 1335 sqft	#01-23 C3 969 sqft	#01-24 B2 624 sqft

BLOCK 22 (S117757)

STACK / LEVEL	31	32	33	34	35	36	37	38
05	#05-31 C7-PH 1249 sqft	#05-32 D6-PH 1851 sqft	#05-33 E1-PH 2120 sqft	#05-34 D7-PH 1249 sqft	#05-35 C8-PH 1335 sqft	#05-36 E2-PH 2142 sqft	#05-37 E2-PH 2142 sqft	#05-38 C9-PH 1335 sqft
04	#04-31 B3 807 sqft	#04-32 C5 1087 sqft	#04-33 D1 1302 sqft	#04-34 B3 807 sqft	#04-35 C2 904 sqft	#04-36 D2 1313 sqft	#04-37 D2 1313 sqft	#04-38 C2 904 sqft
03	#03-31 B3 807 sqft	#03-32 C5 1087 sqft	#03-33 D1 1302 sqft	#03-34 B3 807 sqft	#03-35 C2 904 sqft	#03-36 D2 1313 sqft	#03-37 D2 1313 sqft	#03-38 C2 904 sqft
02	#02-31 B3 807 sqft	#02-32 C5 1087 sqft	#02-33 D1 1302 sqft	#02-34 B3 807 sqft	#02-35 C2 904 sqft	#02-36 D2 1313 sqft	#02-37 D2 1313 sqft	#02-38 C2 904 sqft
01	#01-31 B3 807 sqft	#01-32 C5 1087 sqft	#01-33 D1 1302 sqft	#01-34 B3 807 sqft	#01-35 C2 904 sqft	#01-36 D2 1313 sqft	#01-37 D2 1313 sqft	#01-38 C2 904 sqft

BLOCK 22A (S118954)

STACK / LEVEL	39	40	41	42	43	44	45	46
05	#05-39 C9-PH 1335 sqft	#05-40 D6-PH 1851 sqft	#05-41 E1-PH 1851 sqft	#05-42 D7-PH 1342 sqft	#05-43 C8-PH 1249 sqft	#05-44 E2-PH 1851 sqft	#05-45 E2-PH 1851 sqft	#05-46 C9-PH 1249 sqft
04	#04-39 C2 904 sqft	#04-40 C5 1087 sqft	#04-41 C5 1087 sqft	#04-42 D1 1302 sqft	#04-43 B3 807 sqft	#04-44 C4 1076 sqft	#04-45 C4 1076 sqft	#04-46 B3 807 sqft
03	#03-39 C2 904 sqft	#03-40 C5 1087 sqft	#03-41 C5 1087 sqft	#03-42 D1 1302 sqft	#03-43 B3 807 sqft	#03-44 C4 1076 sqft	#03-45 C4 1076 sqft	#03-46 B3 807 sqft
02	#02-39 C2 904 sqft	#02-40 C5 1087 sqft	#02-41 C5 1087 sqft	#02-42 D1 1302 sqft	#02-43 B3 807 sqft	#02-44 C4 1076 sqft	#02-45 C4 1076 sqft	#02-46 B3 807 sqft
01	#01-39 C2 904 sqft	#01-40 C5 1087 sqft	#01-41 C5 1087 sqft	#01-42 D1 1302 sqft	#01-43 B3 807 sqft	#01-44 C4 1076 sqft	#01-45 C4 1076 sqft	#01-46 B3 807 sqft

BLOCK 20 (S117756)

STACK / LEVEL	25	26
05	#05-25 EP1-PH 3035 sqft	#05-26 EP1-PH 3035 sqft
04	#04-25 DP1 1894 sqft	#04-26 DP1 1894 sqft
03	#03-25 DP1 1894 sqft	#03-26 DP1 1894 sqft
02	#02-25 DP1 1894 sqft	#02-26 DP1 1894 sqft
01	#01-25 DP1 1894 sqft	#01-26 DP1 1894 sqft

BLOCK 20A (S118995)

STACK / LEVEL	27	28
05	#05-27 EP1-PH 3035 sqft	#05-28 EP1-PH 3035 sqft
04	#04-27 DP1 1894 sqft	#04-28 DP1 1894 sqft
03	#03-27 DP1 1894 sqft	#03-28 DP1 1894 sqft
02	#02-27 DP1 1894 sqft	#02-28 DP1 1894 sqft
01	#01-27 DP1 1894 sqft	#01-28 DP1 1894 sqft

BLOCK 20B (S118996)

STACK / LEVEL	29	30
05	#05-29 EP1-PH 3035 sqft	#05-30 EP1-PH 3035 sqft
04	#04-29 DP1 1894 sqft	#04-30 DP1 1894 sqft
03	#03-29 DP1 1894 sqft	#03-30 DP1 1894 sqft
02	#02-29 DP1 1894 sqft	#02-30 DP1 1894 sqft
01	#01-29 DP1 1894 sqft	#01-30 DP1 1894 sqft

BLOCK 22B (S118955)

STACK / LEVEL	47	48	49	50	51	52	53	54
05	#05-47 C9-PH 1335 sqft	#05-48 D6-PH 1851 sqft	#05-49 E1-PH 1851 sqft	#05-50 D7-PH 1249 sqft	#05-51 C8-PH 1249 sqft	#05-52 E2-PH 2142 sqft	#05-53 E2-PH 2142 sqft	

- THE ALCOVE**
- D1 TEA PAVILION
 - D2 EMBANKMENT SLIDE
 - D3 THE CREEK
 - D4 CASCADING FALLS
 - D5 THE PLAY COVE
 - D6 FUNCTION ROOM 2 [THE CREEK ROOM]
 - D7 SOCIAL TERRACE

- THE SANCTUARY**
- C1 ECO POND
 - C2 BBQ PAVILION
 - C3 TEPPANYAKI PAVILION
 - C4 PARTY LAWN
 - C5 EXERCISE LAWN
 - C6 BASKETBALL HOOP
 - C7 OUTDOOR SHOWER
 - L1 LOUNGE DECK
 - L2 AQUA GYM
 - L3 TRANQUILITY PAVILION
 - L4 JACUZZI SEATS
 - L5 HOT TUB
 - L6 JACUZZI LOUNGERS
 - L7 YOGA DECK

- OTHER FACILITIES**
- G1 GENERATOR SET (Basement)
 - G2 ELECTRICAL SUBSTATION (Basement)
 - G3 BIN CENTRE (Basement)
 - V1 VENTILATION SHAFT
 - W1 WATER TANK

- LEGEND**
- THE SIGNATURE COLLECTION**
- B1 - 2 BEDROOM
 - B2 - 2 BEDROOM
 - B2-PH - 2 BEDROOM
 - B3 - 2 BEDROOM + STUDY
 - C1 - 3 BEDROOM
 - C2 - 3 BEDROOM
 - C3 - 3 BEDROOM
 - C4 - 3 BEDROOM
 - C5 - 3 BEDROOM
 - C6 - 3 BEDROOM
 - C7-PH - 3 BEDROOM
 - C8-PH - 3 BEDROOM
 - C9-PH - 3 BEDROOM
- THE PRESTIGE COLLECTION**
- D1 - 4 BEDROOM
 - D2 - 4 BEDROOM
 - D3 - 4 BEDROOM
 - D4-PH - 4 BEDROOM
 - D5-PH - 4 BEDROOM
 - D6-PH - 4 BEDROOM
 - D7-PH - 4 BEDROOM
 - E1-PH - 5 BEDROOM
 - E2-PH - 5 BEDROOM
 - E3-PH - 5 BEDROOM

BP Approval No. A1716-00007-2021 Dated 23 Dec 2022

THE PRESTIGE
3 BLOCKS
2 UNIT PER CORE 5 STOREY

- THE ARRIVAL**
- A1 ARRIVAL PLAZA
 - A2 GUARD HOUSE WITH GREEN ROOF
 - A3 DROP OFF WATER FEATURE

- BICYCLE PARKING**
Total Lots: 102

- THE VALLEY**
- V1 WATER COURTYARD
 - V2 VALLEY PAVILION
 - V3 REFLECTING POOL WITH WATER CANDLES
 - V4 PICNIC PASTURE
 - V5 READING NOOK
 - V6 VALLEY LAWN
 - V7 FLOWER GARDEN TRAIL
 - V8 CHILL-OUT DECK
 - V9 MINI PUTT
 - V10 WOODED TRAIL

- THE SIGNATURE**
6 BLOCKS
8 UNIT PER CORE 5 STOREY

BP Approval No. A1716-00007-2021 Dated 23 Dec 2022

THE HILLSIDE

- TERRA HOUSE**
- T1 TERRA HUB (2nd Floor)
 - T2 GYM [FITNESS STUDIO] (2nd Floor)
 - T3 FUNCTION ROOM 1 [THE CLUB ROOM] (1st Floor)
 - T4 FUNCTION ROOM 3 [MEDIA SCREENING ROOM] (1st Floor)
 - T5 TOILET (1st Floor)
 - T6 CHANGING ROOM (1st Floor)
 - T7 MANAGEMENT OFFICE (1st Floor)

- TERRA HOUSE (Cont.)**
- F1 FAMILY BBQ PAVILION
 - F2 SIDE GATE (TO PEPYS ROAD)
 - F3 HERBS GARDEN
 - F4 MEDITATION LAWN
 - F5 FITNESS TERRACE
 - F6 HILLSIDE CANOPY

- FALLING WATER**
- F7 FALLING WATER
 - F8 KIDS POOL
 - F9 SPLASH PAD
 - F10 POOL DECK
 - F11 POOLSIDE COVE
 - F12 AQUA LOUNGE
 - F13 50M LAP POOL
 - F14 POOLSIDE PAVILION
 - F15 OUTDOOR SHOWER
 - F16 SUNNING LAWN
 - F17 JACUZZI POD
 - F18 COAST CABANA
 - F19 POOL DECK
 - F20 MISTING POLES
 - F21 LOUNGE POOL
 - F22 OUTDOOR SHOWER
 - F23 SITTING TERRACE
 - F24 SERENE-SCENT GARDEN

- THE VALLEY (Cont.)**
- V11 WATER COURTYARD
 - V12 VALLEY PAVILION
 - V13 REFLECTING POOL WITH WATER CANDLES
 - V14 PICNIC PASTURE
 - V15 READING NOOK
 - V16 VALLEY LAWN
 - V17 FLOWER GARDEN TRAIL
 - V18 CHILL-OUT DECK
 - V19 MINI PUTT
 - V20 WOODED TRAIL

BP Approval No. A1716-00007-2021 Dated 23 Dec 2022

THE VALLEY

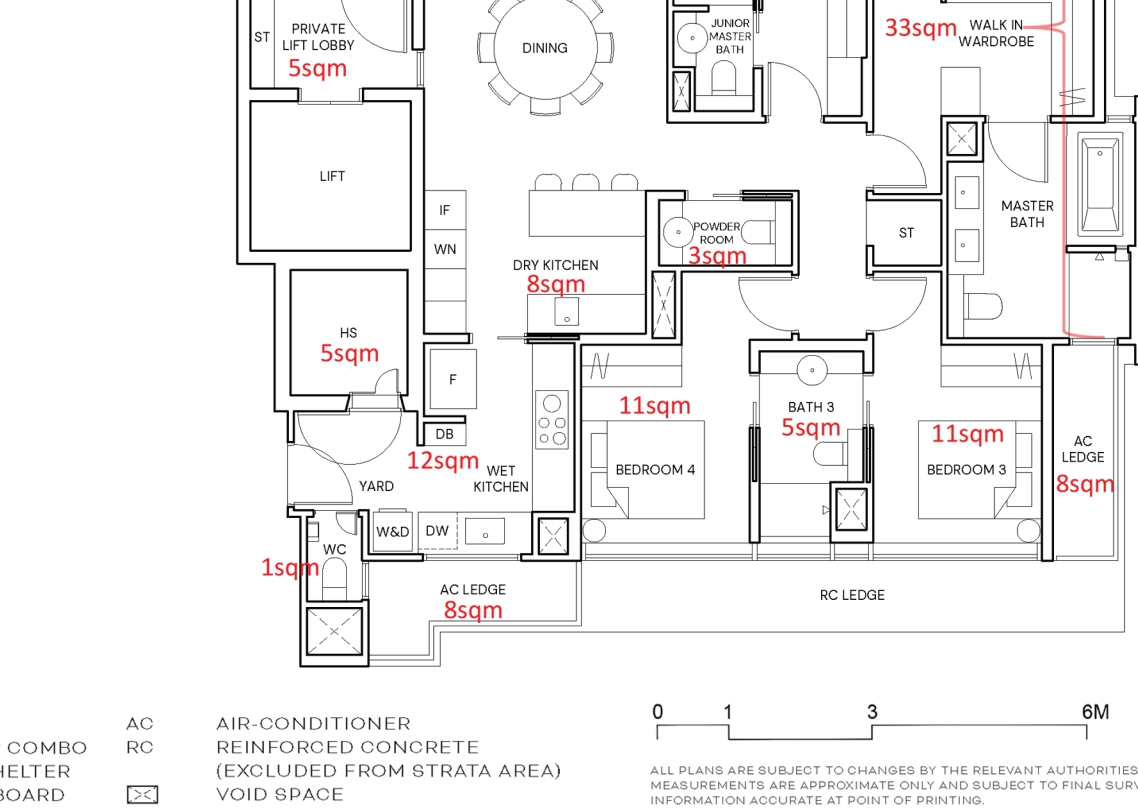
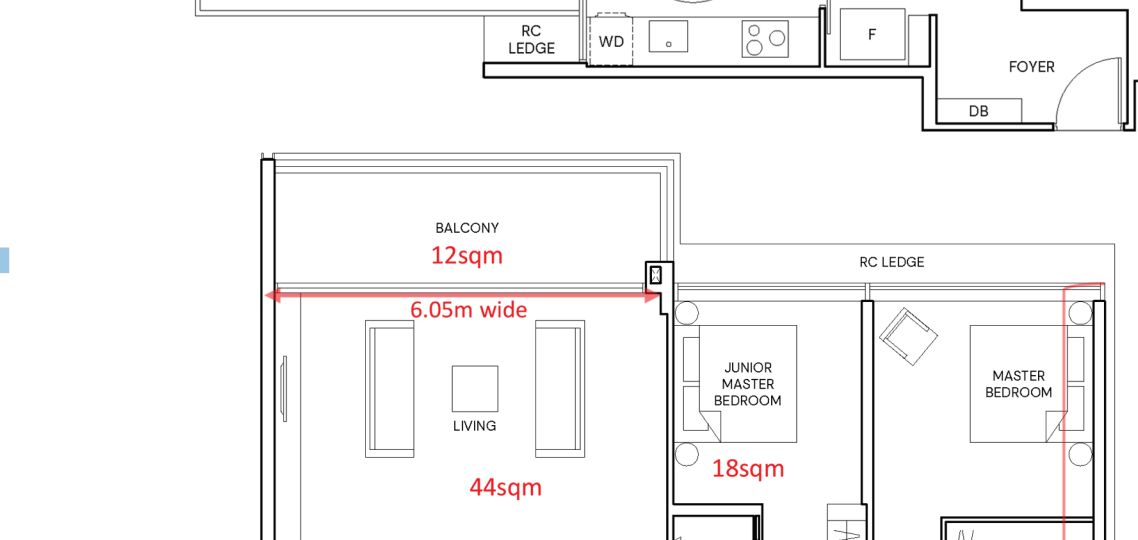
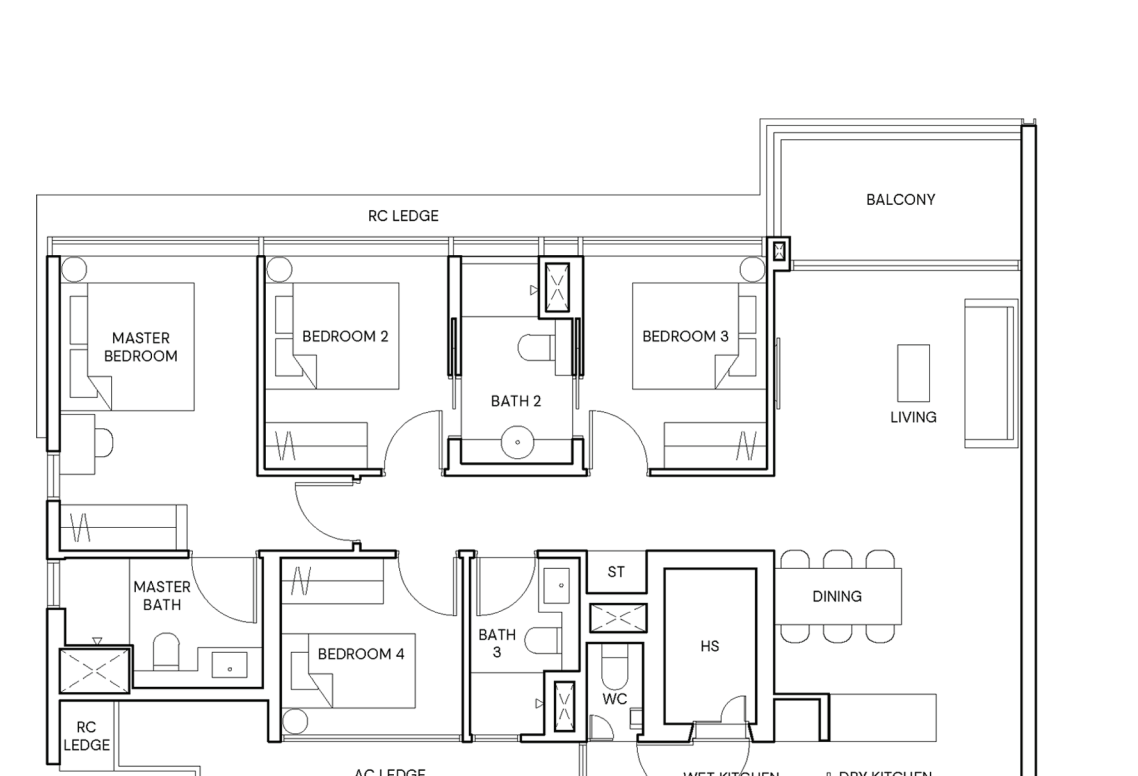
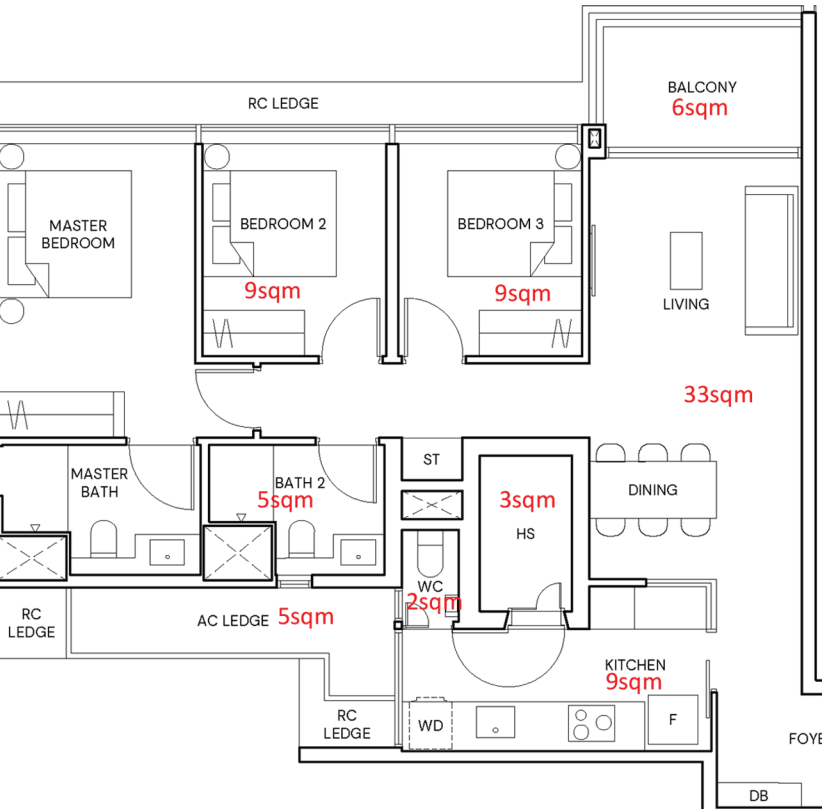
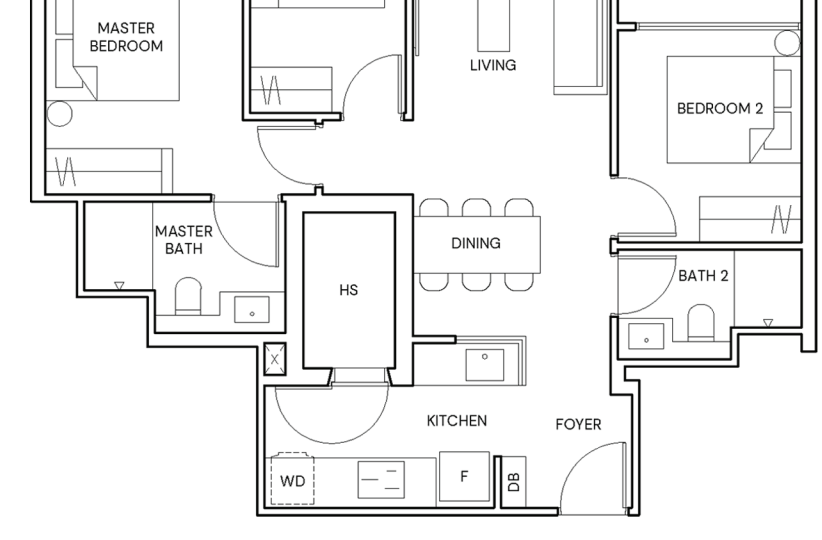
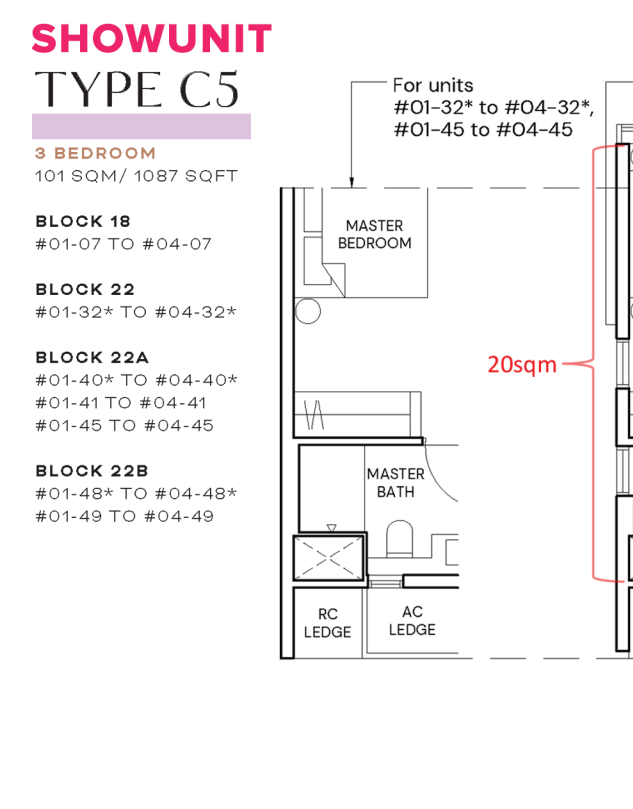
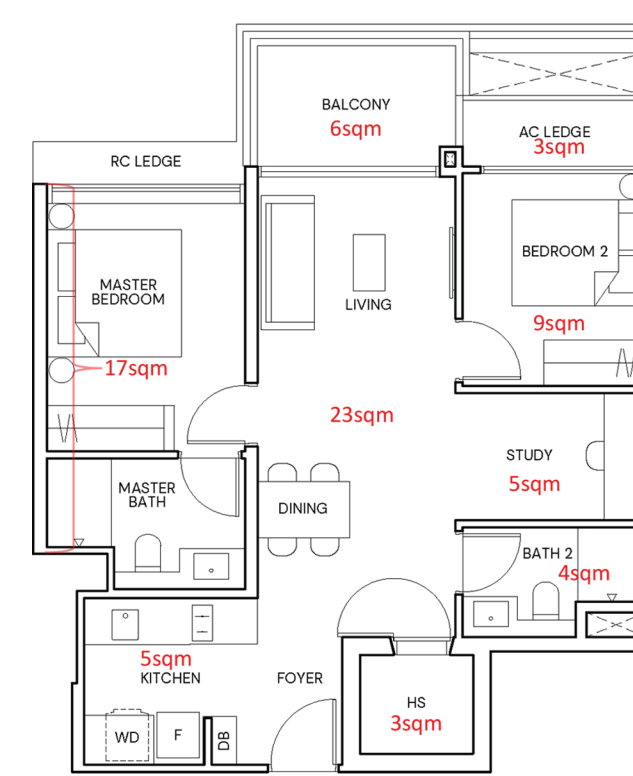
- TERRA HOUSE (Cont.)**
- T8 TERRA HUB (2nd Floor)
 - T9 GYM [FITNESS STUDIO] (2nd Floor)
 - T10 FUNCTION ROOM 1 [THE CLUB ROOM] (1st Floor)
 - T11 FUNCTION ROOM 3 [MEDIA SCREENING ROOM] (1st Floor)
 - T12 TOILET (1st Floor)
 - T13 CHANGING ROOM (1st Floor)
 - T14 MANAGEMENT OFFICE (1st Floor)

- TERRA HOUSE (Cont.)**
- F7 FAMILY BBQ PAVILION
 - F8 SIDE GATE (TO PEPYS ROAD)
 - F9 HERBS GARDEN
 - F10 MEDITATION LAWN
 - F11 FITNESS TERRACE
 - F12 HILLSIDE CANOPY

- FALLING WATER**
- F7 FALLING WATER
 - F8 KIDS POOL
 - F9 SPLASH PAD
 - F10 POOL DECK
 - F11 POOLSIDE COVE
 - F12 AQUA LOUNGE
 - F13 50M LAP POOL
 - F14 POOLSIDE PAVILION
 - F15 OUTDOOR SHOWER
 - F16 SUNNING LAWN
 - F17 JACUZZI POD
 - F18 COAST CABANA
 - F19 POOL DECK
 - F20 MISTING POLES
 - F21 LOUNGE POOL
 - F22 OUTDOOR SHOWER
 - F23 SITTING TERRACE
 - F24 SERENE-SCENT GARDEN

- THE VALLEY (Cont.)**
- V11 WATER COURTYARD
 - V12 VALLEY PAVILION
 - V13 REFLECTING POOL WITH WATER CANDLES
 - V14 PICNIC PASTURE
 - V15 READING NOOK
 - V16 VALLEY LAWN
 - V17 FLOWER GARDEN TRAIL
 - V18 CHILL-OUT DECK
 - V19 MINI PUTT
 - V20 WOODED TRAIL

BP Approval No. A1716-00007-2021 Dated 23 Dec 2022



BP Approval No. A1716-00007-2021 Dated 23 Dec 2022

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY INFORMATION ACCURATE AT POINT OF PRINTING. BP NO: A1716-00007-2021-BP01 DATED 23/12/2022