

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.

1st Storey:

Reading Room 01

1st 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

2nd storey to 5th 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

5th 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)

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 ²	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
Total		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: To Be Confirmed

Approvals

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

Developer's License No. C1465

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