



R MAISON



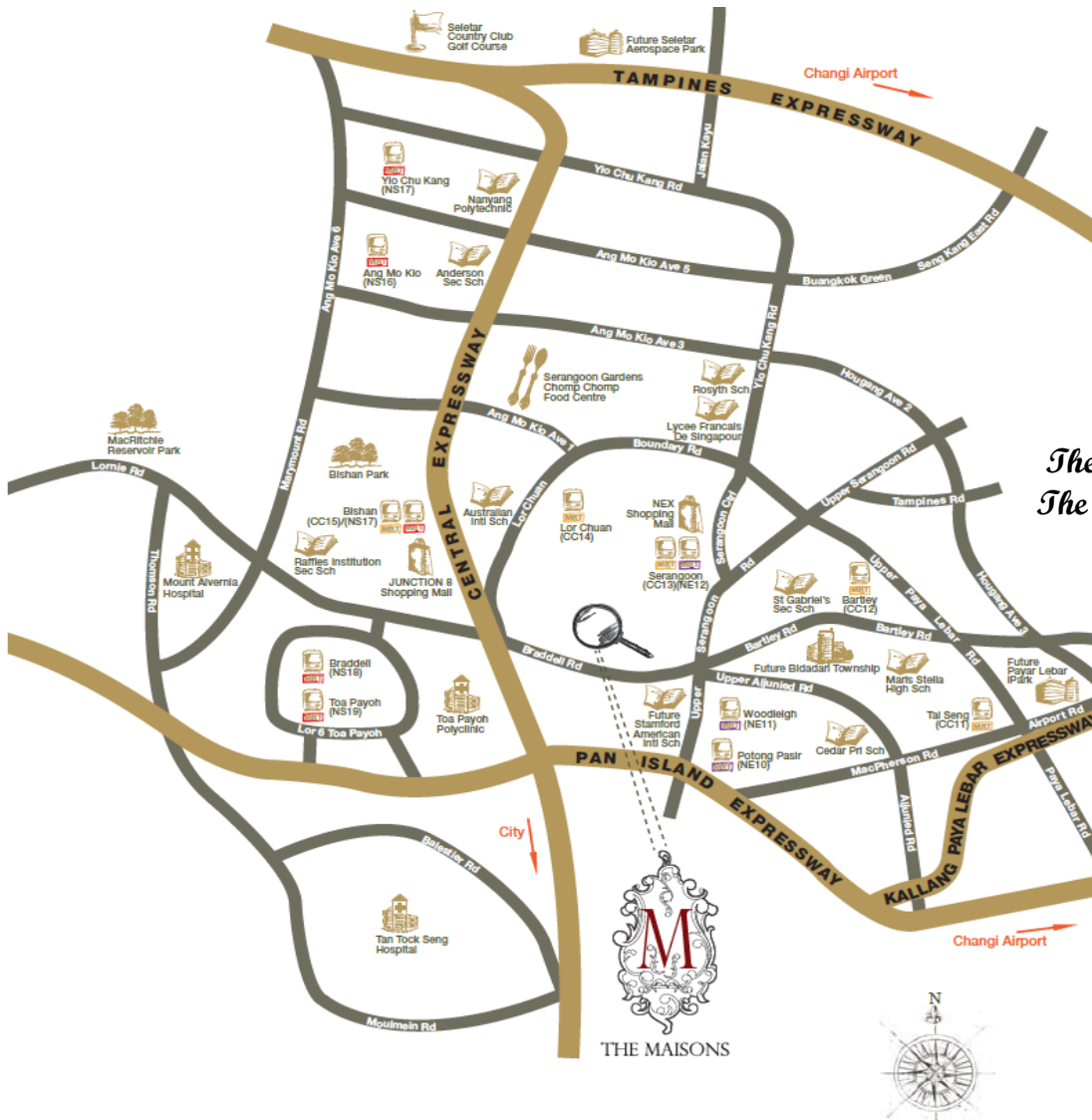
E MAISON

## THE MAISONS

*where exquisite living is encapsulated in a collection  
of two distinguished developments*

# DEVELOPMENT DETAILS

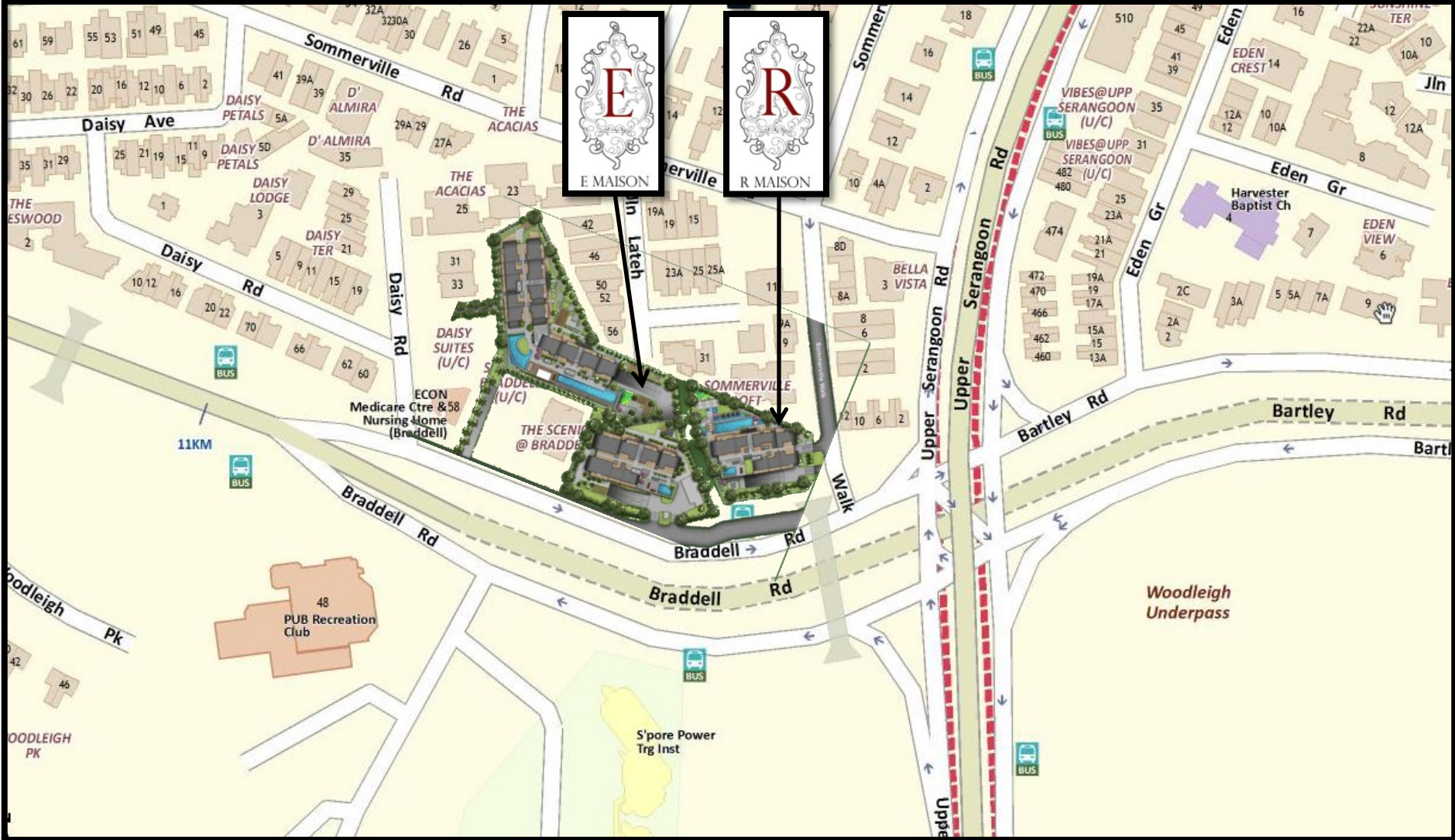
# Location Map (The Maisons)



## *city-fringe living*

*The charm of location is central to the value of any home. The Maisons are perfectly situated to straddle home, work and social life.*

# Locality ( R Maison & E Maison)



Disclaimer : Subject to contract and availability: This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for or in reliance upon the whole or any part of the contents of this document.

# Views ( R Maison & E Maison)

**View from Blk 28**

**View from Blk 32**

**View from Blk 30**

**R MAISON**

**E MAISON**

Disclaimer : Subject to truth and availability: This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

# Siteplan ( Setback & Stack numbers )



# Development Details

|   | <b>E Maison</b>   | <b>R Maison</b>                                       |
|---|---|---|
| <b>Developer</b>                          | Global Star Development Pte. Ltd.   |   |
| <b>Address</b>                            | 28 /30/32 Braddell Road   | 1 Sommerville Walk                                    |
| <b>District</b>                           | 13  |   |
| <b>Type of Development</b>                | 3 blocks of 5-storey apartments   | Single block of 5-storey apartment                    |
| <b>Tenure</b>                             | <b>Freehold</b>   |   |
| <b>No. of units</b>                       | 130   | 45  |
| <b>Site area</b>                          | (Est.) 7699.9sqm / 82,882sqft   | (Est.) 2554.7sqm / 27,499sqft                         |
| <b>Est. Maintenance fees</b>              | \$300 - \$400   | \$280 - \$370   |
| <b>No. of Carpark Lots</b>                | 150 + 3 handicapped<br>3 levels of carpark under blk 28 & 1 level<br>under blk 30 & 32.   | 47 + 1 handicapped<br>2 levels of carpark under blk 1 |
| <b>Project Consultants</b>                | Architect : Park+Associates Pte Ltd<br>Landscape Consultant : Ecoplan Asia Pte Ltd<br>Showflat Interior Design : 2 <sup>nd</sup> Edition Pte Ltd<br>Structural Consultant : Penta Ocean Construction Co Ltd<br>Developer's Solicitor : Rodyk & Davidson LLP |   |
| <b>Expected Date of Vacant Possession</b> | 31 DECEMBER 2016  |   |
| <b>Expected Date of Legal Completion</b>  | 31 DECEMBER 2019  |   |

# E Maison - Unit Types

## Unit Mix :

| <b>E Maison</b>            |                                       |                              |
|----------------------------|---------------------------------------|------------------------------|
| <b>Type</b>                | <b>Total no. of units (incl. PES)</b> | <b>Sizes (Typical units)</b> |
| <b>1 BR (Classic)</b>      | 27                                    | 570 sqft                     |
| <b>2 BR (Compact)</b>      | 13                                    | 667 sqft                     |
| <b>2 BR (Compact) Loft</b> | 1                                     | 1,001 sqft                   |
| <b>3 BR (Compact)</b>      | 61                                    | 904 / 936 sqft               |
| <b>3 BR (Deluxe)</b>       | 8                                     | 1,206 sqft                   |
| <b>PH</b>                  | 20                                    | 1,173 – 2,217 sqft           |

**Project Account :** Global Star Development Pte Ltd Project Acct. 1  
**(E. Maison)**



# R Maison - Unit Types

## Unit Mix :

| <b>R Maison</b>       |                                       |                              |
|-----------------------|---------------------------------------|------------------------------|
| <b>Type</b>           | <b>Total no. of units (incl. PES)</b> | <b>Sizes (Typical units)</b> |
| <b>1 BR (Classic)</b> | 20                                    | 581 sqft                     |
| <b>2 BR (Compact)</b> | 4                                     | 667 sqft                     |
| <b>1+1 BR Loft</b>    | 1                                     | 1,184 sqft                   |
| <b>2 BR (Deluxe)</b>  | 2                                     | 807 sqft                     |
| <b>3 BR (Compact)</b> | 7                                     | 936 sqft                     |
| <b>3 BR (Deluxe)</b>  | 4                                     | 1,324 sqft                   |
| <b>PH</b>             | 7                                     | 1,163 – 2,357 sqft           |

**Project Account :** Global Star Development Pte Ltd Project Acct. 2  
**(R. Maison)**

# Maintenance Fees (E Maison & R Maison)

## E Maison (excl. Sinking Fund)

| Unit Type                                      | Estimated MCST Fee |
|--|--------------------|
| 1BR, 2BR Compact<br>2BR Compact Loft           | \$300.00           |
| 3BR Compact<br>[All units except stated below] | \$300.00           |
| 3BR Compact<br>[B1a(p1), B1a(p5), B1b(p1)]     | \$360.00           |
| 3BR Deluxe                                     | \$360.00           |
| 2BR Deluxe PH                                  | \$360.00           |
| 3BR Compact PH                                 | \$360.00           |
| 3BR Deluxe PH                                  | \$400.00           |

## R Maison (excl. Sinking Fund)

| Unit Type                           | Estimated MCST Fee |
|-------------------------------------|--------------------|
| 1BR, 2BR Compact , 2BR Compact Loft | \$280.00           |
| 2BR Deluxe                          | \$280.00           |
| 3BR Compact                         | \$280.00           |
| 3BR Deluxe                          | \$320.00           |
| 2BR PH                              | \$320.00           |
| 3BR Compact PH                      | \$320.00           |
| 3BR Deluxe PH                       | \$370.00           |

## Landscape & Facilities:

- 1) Obelisk Statue at Terraced Garden
- 2) Reflexology Steps
- 3) Chess Garden
- 4) Arcadian Walk
- 5) Trellis Lounge with BBQ Pit
- 6) Meditation Deck
- 7) Secret Garden
- 8) Function Space / Trellis Garden
- 9) Poet's Corner
- 10) Labyrinth Maze
- 11) Yoga Deck
- 12) Lily Pond
- 13) Long Meadow Lawn
- 14) Quiet Waterfall
- 15) Sunken Water Garden / Spigot
- 16) Rotunda Grove
- 17) Scenic Outlook with Trellis
- 18) Children's Playground
- 19) Fitness Station
- 20) Sky Jacuzzi Pool
- 21) Rooftop Party Deck
- 22) Vista Pool
- 23) Children's Pool
- 24) Party deck with Trellis
- 25) Clubhouse
- 26) Sunning Lawn
- 27) Cloister Pool with Jacuzzi Seat
- 28) Dry Garden

## Landscape & Facilities:

- 1) Overlook Swimming Pool
- 2) Flower Garden
- 3) Scenic Outlook with Trellis
- 4) Chess Garden
- 5) Children's Pool
- 6) Fitness Corner
- 7) Children's Playground
- 8) Yoga Deck
- 9) BBQ Pavilion
- 10) Sky Jacuzzi Pool
- 11) Rooftop Lounge

# E Maison – Site Plan Facilities



| <u>Thematic Name</u> | <u>Functional Name</u>      |
|----------------------|-----------------------------|
| Tranquil Grove       | Themed Garden               |
| Moon Deck            | Sun Deck                    |
| Welkin Spring        | Rooftop Jacuzzi             |
| Chess Garden         | Themed Garden               |
| Vista Deck           | Scenic Outlook With Trellis |
| Little Playpen       | Children's Area             |

| <u>Thematic Name</u> | <u>Functional Name</u> |
|----------------------|------------------------|
| Poets' Corner        | Themed Garden          |
| Maison Grill         | BBQ Pits               |
| Trellis Garden       | Themed Garden          |
| Veranda              | Patio / Themed Garden  |
| Solace Deck          | Meditation Area        |
| Swing Garden         | Themed Garden          |

| <u>Thematic Name</u> | <u>Functional Name</u> |
|----------------------|------------------------|
| Arcadian Walk        | Themed Garden          |
| Fitness Garden       | Outdoor Fitness Area   |
| Green Paseo          | Reflexology Area       |
| Obelisk Terrace      | Themed Garden          |
| Sunning Lawn         | Sun Deck               |
| Cloister Pool        | Children's Pool        |

| <u>Thematic Name</u> | <u>Functional Name</u> |
|----------------------|------------------------|
| Knight's Creek       | Water Feature          |
| Athletes' Bay        | Gymnasium              |
| Rotunda Grove        | Themed Garden          |
| Pets' Trail          | Pet Run                |
| Club Maison          | Clubhouse              |
| Celestial Spring     | Lap Pool               |
| Yoga Lawn            | Yoga Area              |

# R Maison – Site Plan Facilities



## R Maison

Thematic Name Functional Name

|                |                        |
|----------------|------------------------|
| Athletes' Bay  | Gymnasium              |
| Club Deck      | Open Function Area     |
| Welkin Spring  | Rooftop Jacuzzi        |
| Chess Garden   | Themed Garden          |
| Moon Deck      | Sun Deck               |
| Floral Grove   | Themed Garden          |
| Celestial Pool | Swimming Pool          |
| Meditation Gdn | Meditation / Yoga Area |
| Little Tub     | Children's Pool        |
| Maison Grill   | BBQ Pits               |
| Little Playpen | Children's Play Area   |

Disclaimer : Subject to contract and availability: This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

# DEVELOPMENT PERSPECTIVES

# The Maisons





# E Maison



# R Maison

savills



← Braddell Road →

# Children Pool (E Maison)



# Club House & Lap Pool (E Maison)

savills



Disclaimer : Subject to contract and availability: This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

# Gym & Water Feature (E Maison)



# Open Concept Kitchen (E Maison)

Unit Types: B1b, B1b (p1), PH2

savills



Artist's Impression  
E Maison

Disclaimer : Subject to contract and availability: This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

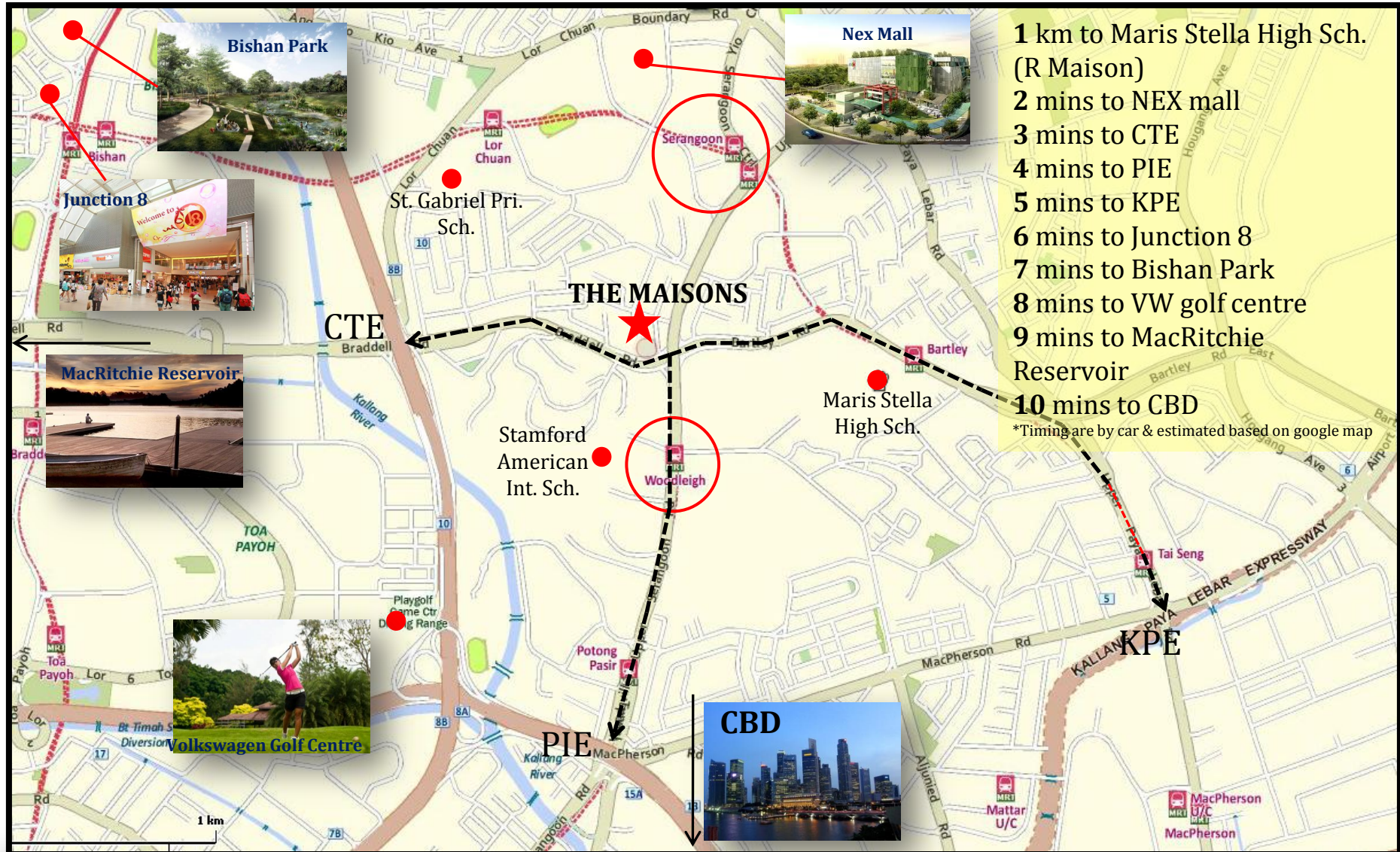
# The Maisons – Unique Selling Points (USP)

- **FREEHOLD**
- Strategic location
- Minutes to Woodleigh MRT Station
- Near major expressways
- Wide range of amenities
- Near many international schools
- Suburban charm and exclusive living
- Nestled within quiet, low-rise landed neighbourhood
- Modern and stylish interior design, finishes and fittings
- High rental demand: well received by expats
- High capital appreciation potential

# Nearby Amenities



# Surroundings



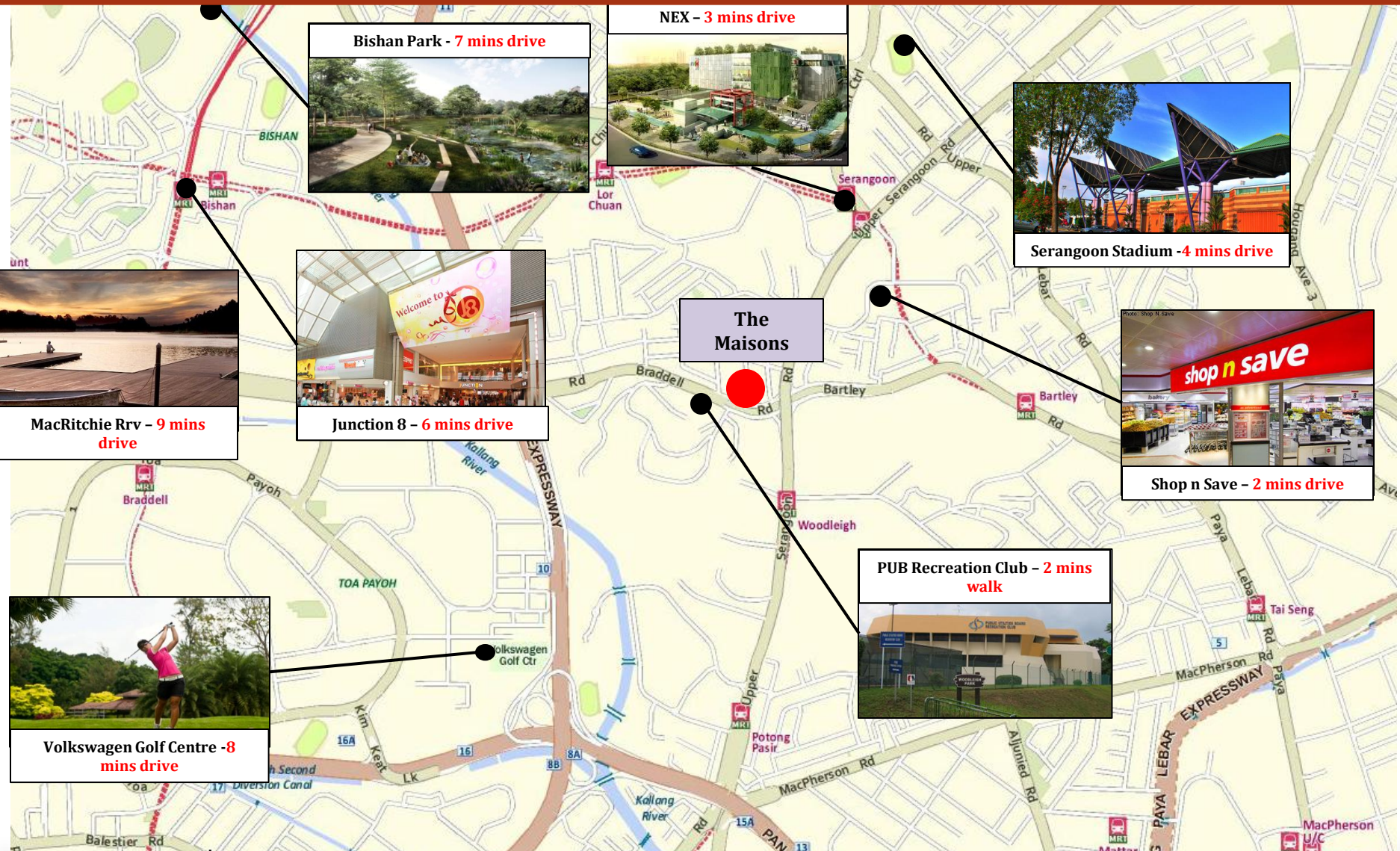
Disclaimer: Subject to contract and availability. This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

# Excellent Connectivity



Disclaimer - Subject to contract and availability. This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

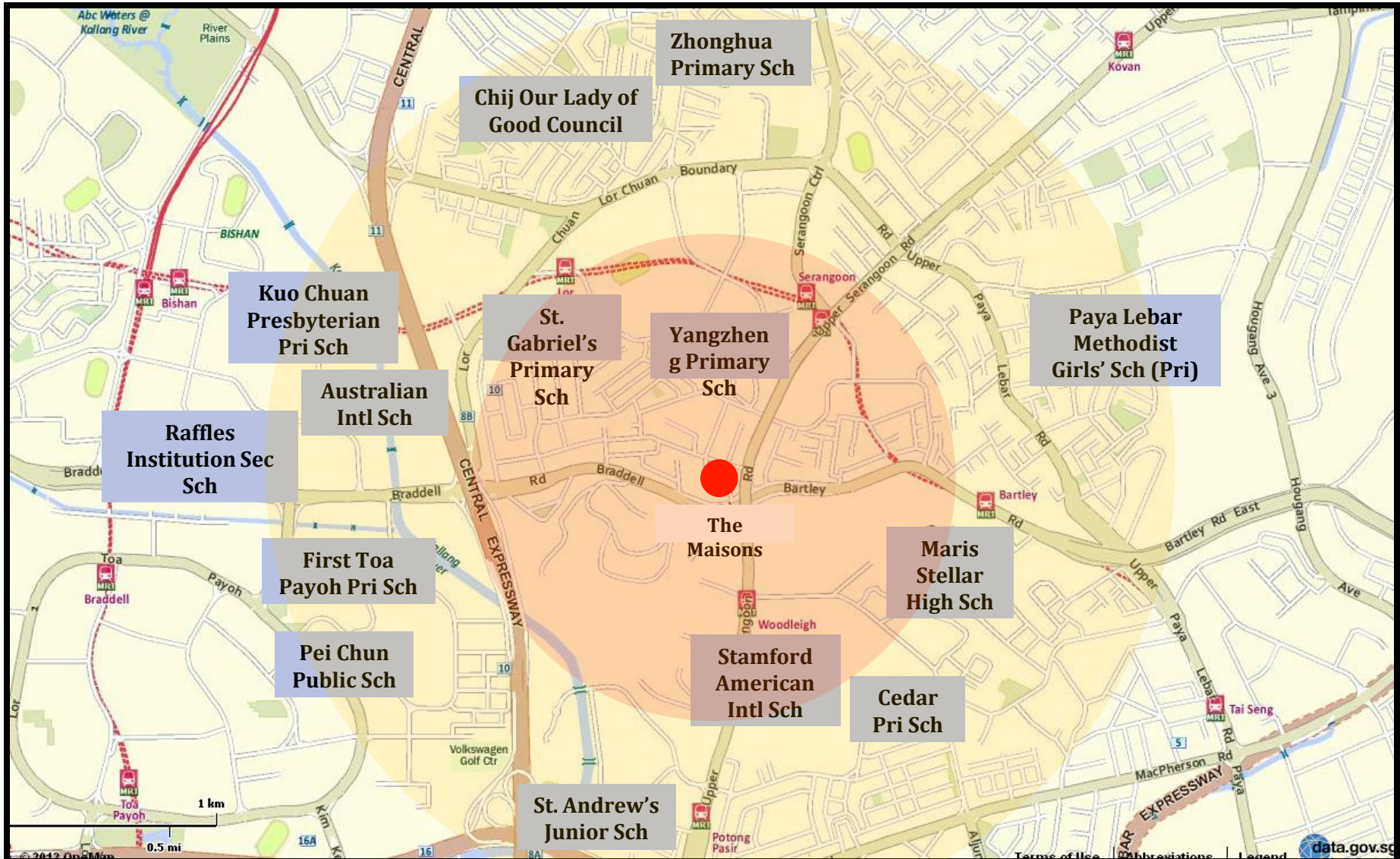
# Nearby Amenities

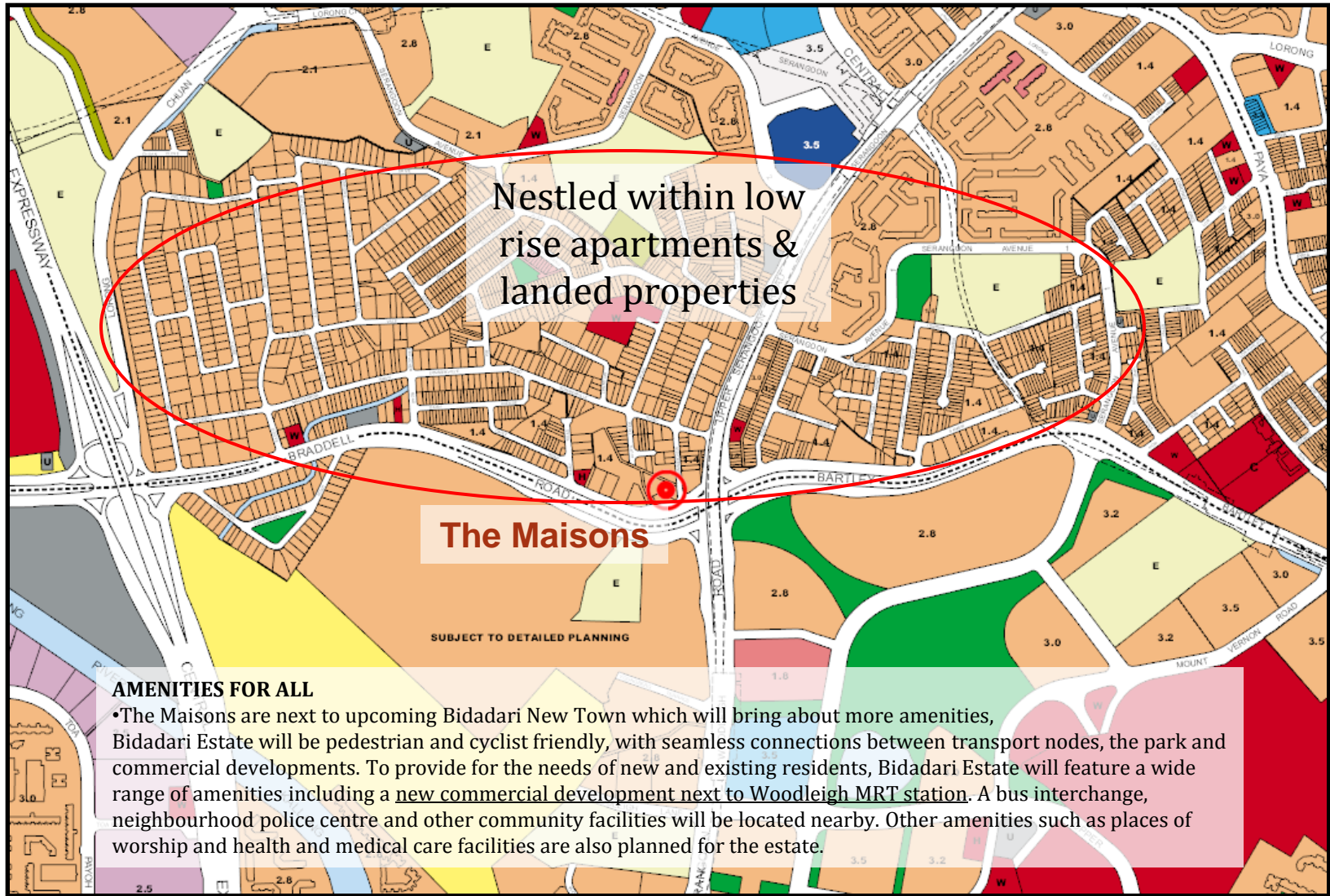


*Renowned shopping centres, eateries and parks make The Maisons the pivotal point for leisure.*

Disclaimer: Subject to contract and availability. This document is prepared by Savills Residential Private Limited for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change, and Savills Residential Private Limited makes no representation as to its truth, accuracy or completeness, and accordingly cannot be held responsible for liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

# Schools within 1km to 2km





## Future Bidadari estate to retain its historical heritage, says Heritage Board

PUBLISHED ON SEP 4, 2013 1:50 PM

BY DAVID EE

The rich history and heritage of Bidadari will be assimilated into the new housing estate to be built there, the National Heritage Board (NHB) announced on Wednesday. It is the first time that a new estate will include these considerations from the design stage.

The NHB is working with the Housing Board (HDB) on a proposed pedestrianised Heritage Walk to replace the present Upper Aljunied Road. Residents strolling along the tree-lined boulevard in future will learn through photographs and boards about old landmarks once found in Bidadari, such as the 19th century Bidadari House once owned by a Sultan of Johor.

Relics and tombstones of notable Singaporeans once buried in Bidadari cemetery will also be relocated from the Bidadari Memorial Garden and included in the upcoming 10ha Bidadari Park.

A lost favourite, the Alkaff Lake Gardens, which were re-developed in the mid-1900s, will also be resurrected. The new Alkaff Lake within Bidadari Park would be inspired by its predecessor, a Japanese-themed leisure garden and lake that families flocked to in the 1920s to picnic and boat.

The NHB is also in discussions with the HDB to preserve some of the area's signature undulating green landscapes. For now, it is not involved in plans for the two other upcoming housing estates in Punggol and Tampines.

But its group director for policy Alvin Tan said: "We hope that such (heritage) considerations will continue to be factored into future housing estates so as to better promote place identity and strengthen a sense of belonging (for residents)."



The NHB is working with HDB on a proposed heritage walk, which will include photographs and boards about the old landmarks in Bidadari.

# Price Comparables

# Nearby Comparables

## Daisy Suites

2 brm (700sf) : \$1,065,000  
**(\$1522psf)** – Jun'14  
 2 brm (764sf) : \$1,194,190  
**(\$1563psf)** – Jul'14

## 8@woodleigh (99yrs)

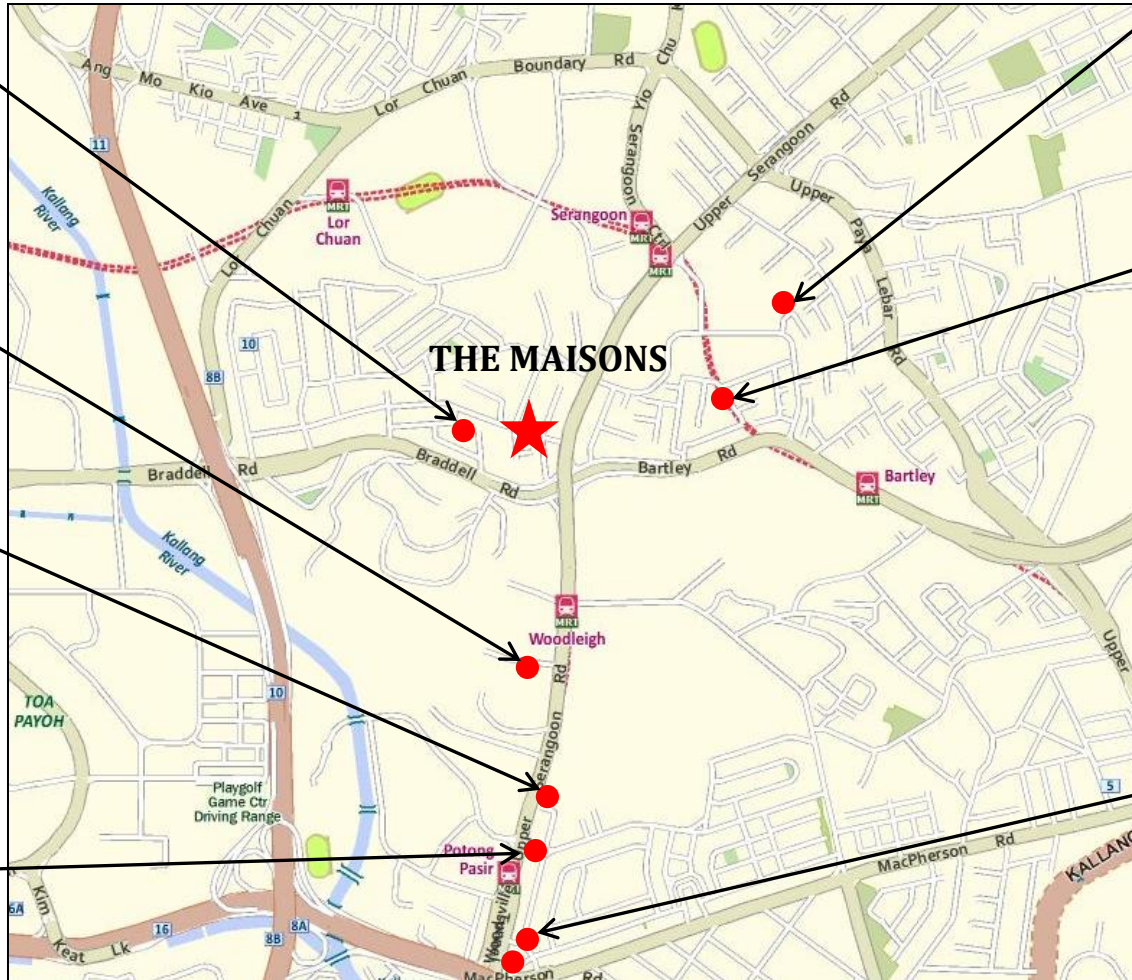
2brm (840sf) : \$1,120,000  
**(\$1301psf)** – Dec'14  
 3brm (1098sf) : \$1,330,000  
**(\$1211psf)** – Apr'15

## Nin Residences (99yrs)

1brm (474sf) : \$780,000  
**(\$1647psf)** – Mar'15  
 2brm (990sf) : \$1,360,000  
**(\$1373psf)** – Feb'15  
 3brm (1238sf) : \$1,690,000  
**(\$1365psf)** – Feb'15

## Sennett Residence (99yrs)

1brm (570sf) : \$780,000  
**(\$1363psf)** – Jul'14  
 2brm (818sf) : \$1,115,000  
**(\$1363psf)** – Mar'15  
 3brm (1076sf) : \$1,680,000  
**(\$1561psf)** – Oct'13



## The Venue Residences (99yrs)

2brm (850sf) : \$1,274,250 **(\$1498psf)** – Mar'15  
 3brm (1130sf) : \$1,681,500 **(\$1488psf)** – Apr'15

## Jade Residences

2brm (592sf) : \$880,000  
**(\$1486psf)** – Dec'13  
 3brm(1324sf) : \$1,660,000  
**(\$1254psf)** – Feb'15

## Gambir Ridge

1+S (592sf) : \$834,800  
**(\$1410psf)** – Oct'12  
 2brm (710sf) :  
 \$1,081,500  
**(\$1522psf)** – Oct'12  
 3brm (926sf) :  
 \$1,369,000  
**(\$1479psf)** – Oct'12  
 4brm (1442sf) :  
 \$1,847,400  
**(\$1281psf)** – Oct'12

## Sant Ritz (99yrs)

1+S (570sf) : \$875,000  
**(\$1534psf)** – May'14  
 2brm (958sf) :  
 \$1,386,187 **(\$1447psf)**  
 – Apr'14  
 3brm (1044sf) :  
 \$1,619,638 **(\$1551psf)**  
 – Aug'14



# Other transacted prices

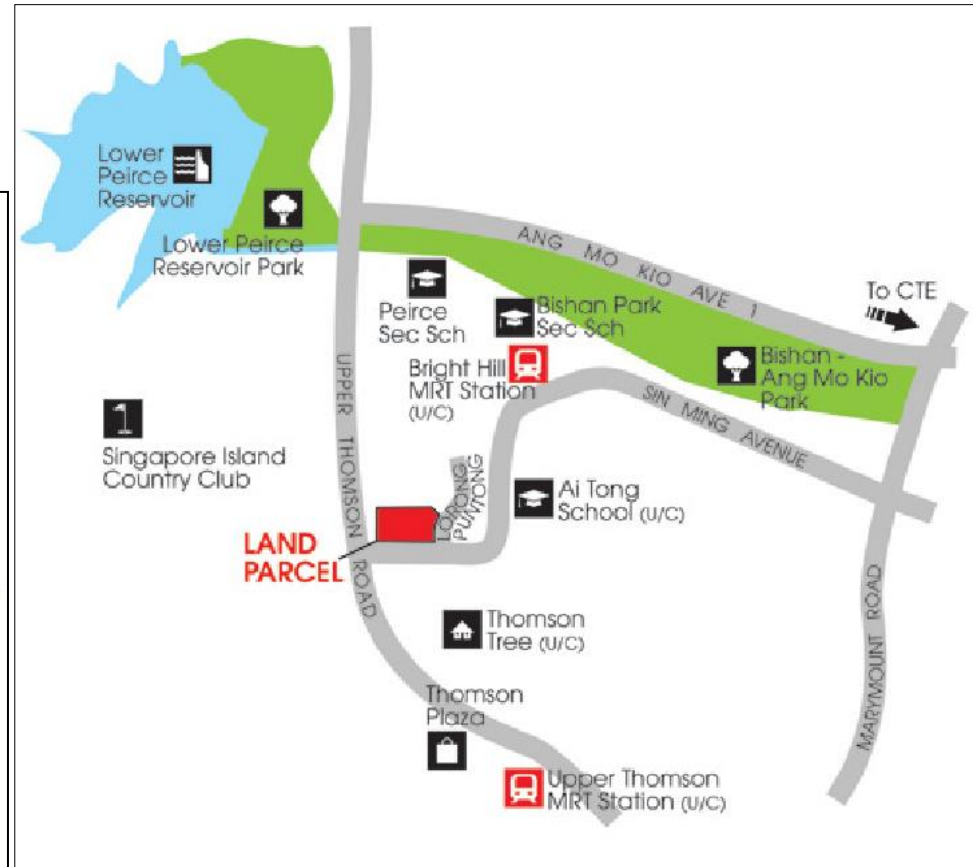
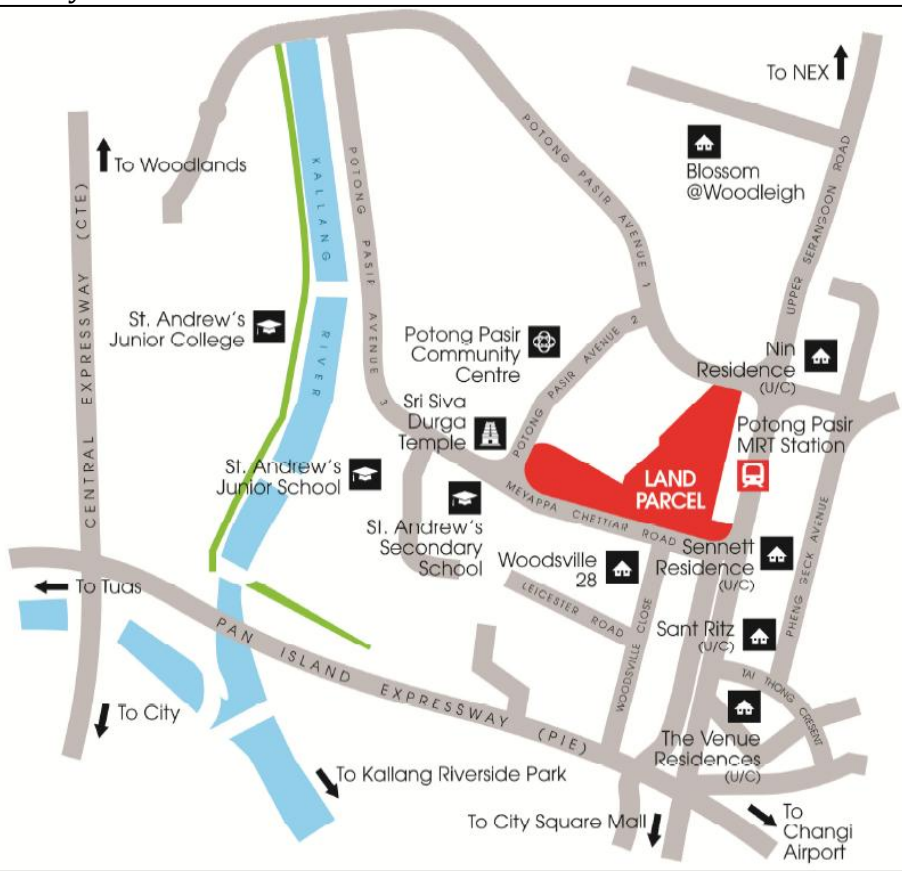
| Development name      | Location / District       | Tenure                | Transacted price | Size     | PSF           | Date   |
|-----------------------|---------------------------|-----------------------|------------------|----------|---------------|--------|
| Trilive               | D19<br>Tampines Road      | Freehold              | \$1,019,900      | 614sqft  | <b>\$1662</b> | Jan'15 |
| The Tembusu           | D19<br>Tampines Road      | Freehold              | \$1,828,000      | 1216sqft | <b>\$1503</b> | Feb'15 |
| The Scala             | D19<br>Serangoon Ave 3    | <b><u>99 year</u></b> | \$1,230,000      | 829sqft  | <b>\$1484</b> | Feb'15 |
| Waterbank @<br>Dakota | D14<br>Dakota Crescent    | <b><u>99 year</u></b> | \$1,380,000      | 484sqft  | <b>\$1563</b> | Apr'15 |
| Bedok<br>Residences   | D16<br>Bedok North Drive  | <b><u>99 year</u></b> | \$1,050,000      | 657sqft  | <b>\$1599</b> | Apr'15 |
| Optima                | D16<br>Tanah Merah Kechil | <b><u>99 year</u></b> | \$740,000        | 484sqft  | <b>\$1528</b> | Apr'15 |

Looking at what are other 99year properties in the OCR are transacting! –  
**The Maisons is vastly undervalued at our current price!**

\* Above transactions are sourced from URA

# Nearby Land sales ( Future pricing )

**20 AUG 2014** : Land parcel @ Potong Pasir - Closing bid by MCC Land was at \$775 psf ppr. Factoring in the construction costs, breakeven price is estimated around \$11xx psf... what will you expect the selling price to be for a 99years leasehold....?



**13 OCT 2014** : Land parcel along Upper Thomson road - Closing bid by Nanshan Group was at \$731 psf ppr., similar pricing to the Potong Pasir plot... what will you expect the selling price to be again....?

# Developer's Track Record

**Top Global Limited (TGL)** is an up-and-coming Asian lifestyle, real estate group.



In March 2010, prominent Indonesian businesswoman Mdm Sukmawati Widjaja, who also leads the family-owned Sinar Mas conglomerate, took the helm at TGL after purchasing a majority stake. Under her leadership, the Group has sold off non-core businesses, and sewn up new joint ventures and partnerships that will launch TGL in a compelling new direction.



# Main Contractor's Track Record



## Ion Orchard and the Orchard Residences



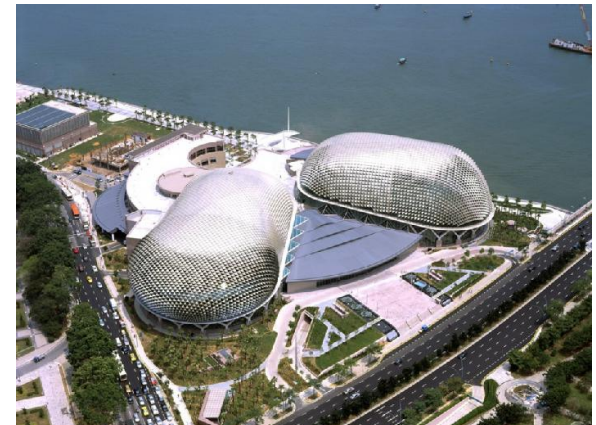
## Vivo City



## ArtScience Museum



## Esplanade by the Bay



Q: I have purchased a yet-to-be completed property and should be moving in after the property is completed. Can I make use of the new home address for the purpose of registration?

A: Yes. The new home address can be used provided that you are able to produce evidence from the relevant authority that you have committed to the purchase of this property. In the case of private property, you must produce the original copy of the Sales and Purchase Agreement. For the 2012 P1 Registration Exercise, the date of commitment by the developer in the Temporary Occupation Permit (T.O.P.) must not be later than 31 Dec 2014. In the case of HDB flat, the Agreement for Lease is required. Parents must move into the new property within two years of the child's entry into Primary One otherwise the child will be transferred out of the school.

Q: My child is being looked after by my parent or my sibling. Can we make use of their address for the purpose of registration?

A: Statutory declarations are required for parents who wish to register their child using the address of the child's grandparent or the parent's sibling in a school within 2 kilometres from that address. The eligibility criteria are:

- 1) Both parents are working full-time at the time the statutory declaration was made; and
- 2) The child is under the full time care of a grandparent or a parent's sibling; and
- 3) The child's grandparent or the parent's sibling is not employed.

# Additional Buyer Stamp Duty (ABSD)

WEF 12<sup>th</sup> JAN 2013

savills

| Profile of Buyer       | BSD   | 1 <sup>st</sup> Residential Property | 2 <sup>nd</sup> Residential Property | 3 <sup>rd</sup> Residential Property |
|------------------------|---|--------------------------------------|--------------------------------------|--------------------------------------|
| Singapore Citizen (SC) | 1% on first \$180,000<br>2% on next \$180,000<br>3% for the remainder | NIL                                  | 7%                                   | 10%                                  |
| Singapore PR (SPR)     |   | 5%                                   | 10%                                  | 10%                                  |
| Foreigner (FR)         |   | 15%                                  | 15%                                  | 15%                                  |

If the property is jointly bought (either joint tenancy or tenancy-in-common) by buyers with different profiles, the higher ABSD rate will apply on the purchase price/ value of the property.

## **ABSD Remission**

- ABSD remission (by way of a lower ABSD rate or full remission) may apply to co-purchase by a married couple involving a SC spouse or SPR spouse under certain scenarios.
- Purchase of second residential property by a married couple involving at least one SC spouse may qualify for ABSD refund if The first property (co-owned or owned separately) is sold within 6 months from the date of purchase of the second property (if it is a completed property) or TOP/CSC (whichever is earlier) of the second property (if it is an uncompleted property) and the married couple has not purchased or acquired a third or subsequent property from the date of purchase of second property to the date of sale of the first property.

## **Foreigners under Free Trade Agreements (FTAs)**

Nationals and/or Permanent Residents of the following countries who fall within the scope of the respective FTAs will be accorded with the same treatment as SCs.  
(Nationals and PR of **Iceland, Liechtenstein, Norway, Switzerland**. Nationals of **United States of America**)

Stamp Duty needs to be paid once the document is signed: Within 14 days after the date of the document if the document is signed in Singapore or Within 30 days after the date of its receipt in Singapore if the document is signed overseas.

# MAS Notice 645 on Total Debt Servicing Ratio for Property Loan for applications w.e.f. 29 June 2013. Highlights:

1. Applies to home loans to finance purchase of **Singapore & overseas properties and all credit facilities secured by properties for individuals & companies.**

2. Total debt servicing ratio **(TDSR) is capped at 60% HDB to fulfill mortgage servicing ratio (MSR) at 30% as well as TDSR of 60%;**

Total Debt Obligations

Including facilities applied but not yet reflected in Credit Bureau:

- Facility for purchase of Property
- Re-financing of HL from another Bank
- All credit facility secured by property
- Secured revolving credit facility
- Unsecured revolving credit facility, i.e. including credit card
- Motor vehicle loan
- Share financing loans
- Bridging Loans > 6 months tenor

3. **Documentary evidence on debt obligations must be submitted;**

4. Interest rate to be used for computing TDSR is 3.50%;

5. **All mortgagors must be borrowers;**

6. Guarantor who cannot meet TDSR of  $\leq 60\%$  must be a borrower;

7. For joint borrower, **income-weighted average age of borrowers is to be used;**

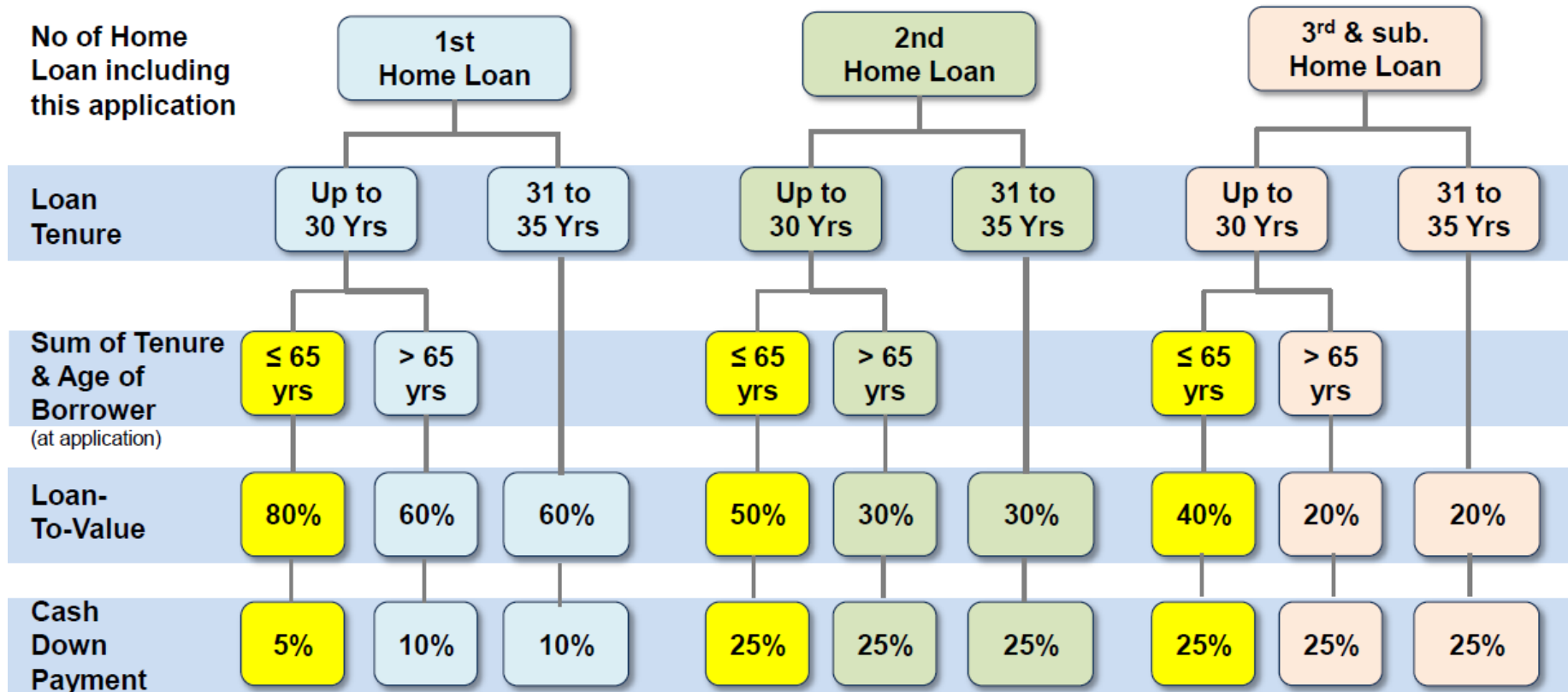
8. **Haircut of 30% for variable income which include bonus and rental; and**

9. Apply haircuts and amortise eligible financial asset to convert them into income stream for TDSR

# Loan Tenure For Residential Properties

WEF 12<sup>th</sup> JAN 2013

## New Purchase of Residential Property by Individuals w.e.f. 12 Jan 13 (OTP/S&P Date)



Note: LTV for corporate entities is 20%



# Seller Stamp Duty (SSD)

WEF 14<sup>th</sup> JAN 2011

savills

- The new SSD rates will be imposed on residential properties which are acquired (or purchased) on or after 14 January 2011 and disposed of (or sold) within 4 years of acquisition, as follows :

| Holding Period | SSD Rates |
|----------------|-----------|
| 1 year         | 16%       |
| 2 years        | 12%       |
| 3 years        | 8%        |
| 4 years        | 4%        |

- WEF from 30 Aug 2010 and disposed of (or sold) within 3 years of acquisition. The amount of SSD for the holding period of 1 year is computed based on the same rates as the buyer's stamp duty, but will be reduced to 2/3 and 1/3 of the amount of buyer's stamp duty for holding period of 2 years and 3 years respectively.

## A) Progressive Tax Rates for Residential Properties (Exclude residential land)

| Annual Value(\$)         | Progressive Tax Rates |                      |
|--------------------------|-----------------------|----------------------|
|                          | Effective 1 Jan 2014  | Effective 1 Jan 2015 |
| First 30,000             | 10%                   | 10%                  |
| Next 15,000              | 11%                   | 12%                  |
| Next 15,000              | 13%                   | 14%                  |
| Next 15,000              | 15%                   | 16%                  |
| Next 15,000              | 17%                   | 18%                  |
| AV in excess of \$90,000 | 19%                   | 20%                  |

## B) Progressive Tax Rates for Owner-Occupied Homes

| Annual Value(\$)          | Progressive Tax Rates |                      |
|---------------------------|-----------------------|----------------------|
|                           | Effective 1 Jan 2014  | Effective 1 Jan 2015 |
| First 8,000               | 0%                    | 0%                   |
| Next 47,000               | 4%                    | 4%                   |
| Next 5,000                | 5%                    | 6%                   |
| Next 10,000               | 6%                    | 6%                   |
| Next 15,000               | 7%                    | 8%                   |
| Next 15,000               | 9%                    | 10%                  |
| Next 15,000               | 11%                   | 12%                  |
| Next 15,000               | 13%                   | 14%                  |
| AV in excess of \$130,000 | 15%                   | 16%                  |

# Schedule of Payment

| Order of Payment | Progress of Work  | Percentage of Purchase Price |
|------------------|---|------------------------------|
| 1 <sup>st</sup>  | a) On obtaining Option to Purchase/(Booking Fee)<br>签订“优先购买权” / (定金), 支付5%。   | 5%                           |
|                  | B) On signing of Agreement for Sale & Purchase or within 8 weeks from the date of Option, whichever is later.<br>签署“买卖合同”时, 或从签订“优先购买权”当天的8个星期内, 支付15%。 | 15%                          |
| 2 <sup>nd</sup>  | On completion of foundation work of the building unit.<br>在建筑地基完成之后, 支付10%。   | 10%                          |
| 3 <sup>rd</sup>  | On completion of reinforced concrete framework of the building unit.<br>在建筑框架钢筋混凝土浇灌完成之后, 支付10%。  | 10%                          |
| 4 <sup>th</sup>  | On completion of brick walls of the building unit<br>在建筑墙体完成之后, 支付5%。   | 5%                           |

# Schedule of Payment

| Order of Payment | Progress of Work   | Percentage of Purchase Price |
|------------------|--|------------------------------|
| 5 <sup>th</sup>  | On completion of ceiling of the building unit.<br>在建筑单位天花板封顶之后，支付5%。   | 5%                           |
| 6 <sup>th</sup>  | The doors & window frames are in position, and that the electrical wiring (without light fittings), the plumbing & internal plastering to the building unit have been completed.<br>建筑单位门窗安装就位，电工、管道和内灰墙完工之后，支付5%。 | 5%                           |
| 7 <sup>th</sup>  | The car park, roads and drains serving the housing project have been completed.<br>公寓停车场、道路、下水管道完成之后，支付5%。   | 5%                           |
| 8 <sup>th</sup>  | On production of the Temporary Occupation Permit and Architect's Certificate of Completion.<br>获得临时入伙证和建筑合格证之后，支付25%。  | 25%                          |

# Schedule of Payment

| Order of Payment | Progress of Work  | Percentage of Purchase Price |
|------------------|---|------------------------------|
| 9 <sup>th</sup>  | <p>Either:-</p> <p>1. Where completion of the Sale &amp; Purchase takes place before the issuance of Certificate of Statutory Completion (CSC)<br/>                     如若“买卖合同”在法令合格证颁发前完成。</p> <p>a) 2% to be paid to the Vendor on completion of Sale &amp; Purchases<br/>                     在“买卖合同”的基础上，支付2%给开发商。</p> <p>b) 13% to be paid to the Singapore Academy of Law as stakeholders to be dealt with as follows:<br/>                     13%支付给新加坡法律协会。</p> <p>I. 8% to be released within 7 days of production of CSC<br/>                     法令合格证颁发后的7天内支付8%。</p> <p>II. 5% to be released to the Vendor on expiry of 12 months from date of notice to take vacant possession<br/>                     收到交钥匙通知起的12个月内支付5%给开发商。</p> <p>OR</p> <p>2. Where CSC is issued before completion of Sale &amp; Purchase:<br/>                     如若“买卖合同”在法令合格证颁发之后完成。</p> <p>a) 13% to be paid in the following manner upon issuance of CSC<br/>                     法令合格证颁发后，支付13%给以下相应的事项。</p> <p>I. 8% to be paid to the vendor<br/>                     支付8%给开发商。</p> <p>II. 5% to be paid to the Singapore Academy of Law as stakeholders which shall be released to the vendor on expiry of 12 months from date of notice to date of vacant possession.<br/>                     支付5%给新加坡法律协会代管，直到获得交钥匙通知起的12个月内转付予开发商。</p> <p>b) 2% to be paid to the vendor on completion of Sales &amp; Purchase.<br/>                     在“买卖合同”完成时候，支付2%给开发商。</p> | 15%                          |

**Thank You!**



Agency No.: L3007487F

**Presentation by:**  
***Savills Residential Pte Ltd***