

## FACT SHEET

Project Theme	:	<b>Parc Esta, 东景苑</b>
Developer	:	<b>MCL Land (Everbright) Pte Ltd</b> Co. Reg. No. 201700249G
Location	:	900 Sims Avenue, Singapore 408966 902 Sims Avenue, Singapore 408967 904 Sims Avenue, Singapore 408968 906 Sims Avenue, Singapore 408969 908 Sims Avenue, Singapore 408970 910 Sims Avenue, Singapore 408971 912 Sims Avenue, Singapore 408972 914 Sims Avenue, Singapore 408973 916 Sims Avenue, Singapore 408974 Basement 1: #B1-70 to #B1-74 (Shops) #B1-75 (Management Office)
Tenure	:	Leasehold 99-years from 12 July 2018
Expected T.O.P.	:	31 December 2022
Expected Legal Completion	:	31 December 2025
Building Plan Approval No.	:	A1716-00002-2017-BP01 dated 14 August 2018 A1716-00002-2017-BP02 dated 14 September 2018
Developer's Licence	:	C1288
Project Account No.	:	DBS Bank Ltd for Project A/C No. 003-700127-9 of MCL Land (Everbright) Pte. Ltd.
Swift code	:	DB6SSGSG
No. of Blocks/ Storeys	:	9 Blocks of 18-Storey Residential Flat Development with Basement and Mezzanine Basement Carparks, Swimming Pool and Communal Facilities on Lot 04132L MK 23 at Sims Avenue
Total No. of Units	:	1,399 residential units and 5 shop units
Site Area	:	Approx 376,716,32 sq ft (34,997.8 sq m)
Building Blks Site Coverage	:	<b>Building Coverage Area = 8,480.0 sqm – Approx. 24.23%</b>
Car Park Capacity	:	1,122 carpark lots and 9 handicap lots
Unit Types/Maintenance Fees	:	\$2.50 per share
Architect	:	P&T Consultants Pte Ltd
Landscape Consultant	:	Ecoplan Asia Pte Ltd
Main Contractor	:	China Construction (S. Pacific) Development Co. Pte Ltd
Structural Engineer	:	KCL Consultants Pte Ltd
M & E	:	Rankine & Hill (S) Pte Ltd
Quantity Surveyor	:	KPK Quantity Surveyors

*Last updated 29 October 2018*

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Conveyance Solicitor	Block
Allen & Gledhill LLP	900, 902, 904, 906, 908 and 910 (stack 44, 45, 46 & 47) + 5 shops
Dentons Rodyk & Davidson LLP	910 (stack 48, 49, 50 & 51), 912 and 914 (stack 61 & 62)
Aptus Law Corporation	914 (stack 63, 64, 65, 66, 67 & 68)
Rajah & Tann	914 (stack 69) and 916

Unit Mix:

Type	Typical Unit Size (sq m)	Typical Unit Size (sq ft)	Unit Nos.	%	Estimated Share Value	Estimated Monthly Maintenance		
A1/A1-P/A1-R	1 Bedroom	39 / 48	420 / 517	108	15	61	\$170	
A2/A2-P/A2-R	1 Bedroom	42 / 51	452 / 549	108		61		
AD1/AD1-P/AD1-R	1 Bedroom + Study	48 / 57	517 / 614	54	8	61		
AD2/AD2-P/AD2-R	1 Bedroom + Study	49 / 58	527 / 624	53		61		
AD3-P	1 Bedroom + Study	49	527	8		61		
AD4-P	1 Bedroom + Study	49	527	1		61		
B1/B1-P/B1-R	2 Bedroom	54 – 65	581 - 700	18	14	73		\$190
B2/B2-P/B2-R	2 Bedroom	56 – 64	603 - 689	18		73		
B3/B3-P/B3-R	2 Bedroom	59 / 70	635 / 753	105		73		
B4/B4-P/B4-R/B4-R1	2 Bedroom	59 – 70	635 - 753	52		73		
BP1/BP1-P/BP1-R	2 Bedroom Premium	65 / 72	700 / 775	36	17	73		
BP2/BP2-P/BP2-R	2 Bedroom Premium	66 / 80	710 / 861	18		73		
BP3/BP3-P/BP3-R	2 Bedroom Premium	67 / 80	721 / 861	18		73		
BP4/BP4-R	2 Bedroom Premium	68 / 79	732 / 850	17		73		
BP5/BP5-P/BP5-R	2 Bedroom Premium	69 / 80	743 / 861	141		73		
BD1/BD1-P/BD1-R	2 Bedroom + Study	77 / 85	829 / 915	36	9	73		
BD2/BD2-P/BD2-R	2 Bedroom + Study	78 / 95	840 / 1023	52		73		
BD3/BD3-P/BD3-R	2 Bedroom + Study	78 / 89	840 / 958	36		73		
C1/C1-P/C1-R	3 Bedroom	84 / 100	904 / 1076	36	13	73		
C2/C2-P/C2-R	3 Bedroom	85 / 94	915 / 1012	54		73		
C3/C3-P/C3-R/C3-R1	3 Bedroom	86 – 103	926 - 1109	88		73		
CU1/CU1-P/CU1-R	3 Bedroom + Flex	89 – 104	958 - 1119	90	9	73		
CU2/CU2-P/CU2-R	3 Bedroom + Flex	93 – 102	1001 - 1098	36		73		
CP1/CP1-P/CP1-R	3 Bedroom Premium	95 – 112	1023 - 1206	36	6	73		
CP2/CP2-P/CP2-R	3 Bedroom Premium	96 – 107	1033 - 1152	54		73		
D1/D1-P/D1-R	4 Bedroom	104 / 124	1119 / 1335	36	4	85	\$230	
D2/D2-P/D2-R	4 Bedroom	104 – 117	1119 - 1259	18		85		
DP/DP-P/DP-R	4 Bedroom Premium	114 / 131	1227 / 1410	54	4	85		
E/E-P/E-R	5 Bedroom	130 – 149	1399 - 1604	18	1	85		
S1/S2/S3/S4/S5	Shop	61	657	5		69	\$190	
				<b>1,399 + 5 shops</b>	<b>100</b>			

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SHOWFLAT TYPES

UNIT TYPE	BEDROOM TYPE	AREA (SQ M)	AREA (SQ FT)	SHOWFLAT INTERIOR DESIGNER (ID)
AD1	1 BEDROOM + STUDY	48	517	PTANG STUDIO LTD
BD3	2 BEDROOM + STUDY	78	840	
CU1	3 BEDROOM + FLEX	89	958	
E	5 BEDROOM	130	1399	

BREAKDOWN OF ALL UNIT TYPES

Type	Number of Units	Area (sq m)	Area (sq ft)
1-Bedroom			
A1	96	39	420
A1-P	6	39	420
A1-R	6	48	517
A2	96	42	452
A2-P	6	42	452
A2-R	6	51	549
	<b>216</b>		
1-Bedroom + Study			
AD1	48	48	517
AD1-P	3	48	517
AD1-R	3	57	614
AD2	48	49	527
AD2-P	2	49	527
AD2-R	3	58	624
AD3-P	8	49	527
AD4-P	1	49	527
	<b>116</b>		
2-Bedroom			
B1	16	54	581
B1-P	1	58	624
B1-R	1	65	700
B2	16	56	603
B2-P	1	61	657
B2-R	1	64	689
B3	96	59	635
B3-P	3	59	635
B3-R	6	70	753
B4	48	59	635
B4-P	1	59	635
B4-R	2	69	743
B4-R1	1	70	753
	<b>193</b>		

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Type	Number of Units	Area (sq m)	Area (sq ft)
<b>2-Bedroom Premium</b>			
BP1	32	65	700
BP1-P	2	65	700
BP1-R	2	72	775
BP2	16	66	710
BP2-P	1	66	710
BP2-R	1	80	861
BP3	16	67	721
BP3-P	1	67	721
BP3-R	1	80	861
BP4	16	68	732
BP4-R	1	79	850
BP5	128	69	743
BP5-P	5	69	743
BP5-R	8	80	861
	<b>230</b>		
<b>2-Bedroom + Study</b>			
BD1	32	77	829
BD1-P	2	77	829
BD1-R	2	85	915
BD2	47	78	840
BD2-P	2	78	840
BD2-R	3	95	1023
BD3	32	78	840
BD3-P	2	78	840
BD3-R	2	89	958
	<b>124</b>		
<b>3-Bedroom</b>			
C1	32	84	904
C1-P	2	84	904
C1-R	2	100	1076
C2	48	85	915
C2-P	3	85	915
C2-R	3	94	1012
C3	79	86	926
C3-P	4	86	926
C3-R	3	98	1055
C3-R1	2	103	1109
	<b>178</b>		
<b>3-Bedroom Premium</b>			
CP1	32	95	1023
CP1-P	2	98	1055

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Type	Number of Units	Area (sq m)	Area (sq ft)
3-Bedroom Premium			
CP1-R	2	112	1206
CP2	48	96	1033
CP2-P	3	99	1066
CP2-R	3	107	1152
	<b>90</b>		
3-Bedroom + Flex			
CU1	80	89	958
CU1-P	5	95	1023
CU1-R	5	104	1119
CU2	32	93	1001
CU2-P	2	96	1033
CU2-R	2	102	1098
	<b>126</b>		
4-Bedroom			
D1	32	104	1119
D1-P	2	104	1119
D1-R	2	124	1335
D2	16	104	1119
D2-P	1	107	1152
D2-R	1	117	1259
	<b>54</b>		
4-Bedroom Premium			
DP	48	114	1227
DP-P	3	114	1227
DP-R	3	131	1410
	<b>54</b>		
5-Bedroom			
E	16	130	1399
E-P	1	137	1475
E-R	1	149	1604
	<b>18</b>		
Shop			
S1/S2/S3/S4/S5	5	61	657
<b>TOTAL</b>	<b>1,399 + 5 Shops</b>		

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**Amenities: -**(Point of reference taken from: **Parc Esta**)

MRT/LRT Stations	Estimate Distance (KM)
Eunos MRT Station	0.2
Kembangan MRT Station	1.4
Paya Lebar MRT Station	1.5
MacPherson MRT Station	2.5
Aljunied MRT Station	2.6
Bedok MRT Station	3.3
Kallang MRT Station	4.0
Stadium MRT Station	4.2
Lavender MRT Station	5.0
Tanah Merah MRT Station	5.2
Bugis MRT Station	6.2
Tampines MRT Station	8.9
Esplanade MRT Station	7.3
Expo MRT Station	7.3
City Hall MRT Station	7.3
Simei MRT Station	7.4
Bayfront MRT Station	7.8
Raffles Place MRT Station	8.0
Dhoby Ghaut MRT Station	8.1
Marina Bay MRT Station	8.9
Tanjong Pagar MRT Station	9.1
Changi Airport MRT Station	11.1

Shopping Centre	Estimate Distance (KM)
Kinex	1.5
Paya Lebar Quarter	1.9
Paya Lebar Square	2.0
112 Katong Mall	2.3
Katong Shopping Centre	2.6
Parkway Parade	2.8
Bedok Mall	2.9
Bedok Point	3.4
Leisure Park Kallang	4.8

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Kallang Wave Mall	4.9
Bugis Junction	6.2
Suntec City	6.3
Marina Square	6.8
Plaza Singapura	7.8

Schools	Estimate Distance (KM)
Eunos Primary School	1.0
Haig Girls' School	1.0
Tao Nan School	2.0
Tanjong Katong Primary School	2.0
Tanjong Katong Secondary School	2.2
CHIJ (Katong Primary)	2.3
Kong Hwa School	2.3
Tanjong Katong Girls' School (U/C) (Completion : Jan 2019)	2.3
Maha Bodhi School	2.4
St. Stephen's School	2.4
St. Patrick's School (Secondary)	2.5
Canadian Int'l School (Tanjong Katong Campus)	2.8
Chatsworth Int'l School (East Campus)	2.8
Eton Int'l School (Broadrick)	2.9
Broadrick Secondary School	3.0
Chung Cheng High School (Main)	3.0
Ngee Ann Primary School	3.0
CHIJ Katong Convent	3.1
Geylang Methodist School (Primary)	3.1
Victoria Junior College	3.4
Canossa Convent Primary School	4.5

Other Amenities	Estimate Distance (KM)
SingPost Centre (Paya Lebar)	2.2
Geylang East Public Library	2.9
Chinese Swimming Club	3.4
National Stadium	4.2

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Central Business District	6.2
Marina Bay Golf Course	6.6
Singapore Flyer	6.7
ArtScience Museum	7.3
Esplanade – Theatres on the Bay	7.5
Marina Bay Sands	7.6
Changi Business Park	8.7
Gardens By The Bay	9.4

Market / Food Centre /Others	Estimate Distance (KM)
Old Airport Road Hawker Centre	3.4
East Coast Park	3.7
East Coast Lagoon Food Village	5.5

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(OTT)

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**FREQUENTLY ASKED QUESTIONS**

SUBJECT	QUESTION	ANSWER
<b>SALE AND PURCHASE</b>		
<b>ELIGIBILITY TO PURCHASE</b>	Are foreigners eligible to purchase	Yes
<b>CONSTRUCTION PROGRESS</b>	When is the expected date of completion for the foundation works?	3Q 2019
<b>TOP DATE</b>	Will it be earlier than 31 Dec 2022 as stipulated in the brochure?	We will strive to complete the project earlier; the estimated date is around 4Q 2021. For planning purposes, please use 31 Dec 2022 as the expected TOP date.
<b>FACILITIES</b>		
<b>SWIMMING POOL / OTHER POOLS</b>	What are the dimensions of the lap pool and family lagoon?	Lap Pool – approx. 50m Family Lagoon – approx. 63m
	What is the depth of the lap pool, family lagoon and children's pool?	<ul style="list-style-type: none"> <li>• Main Pool is approx. 1200mm depth</li> <li>• Family Lagoon is approx. 900mm depth</li> <li>• Kids' Water Playground is approx. 500mm depth</li> <li>• Kids' Water Jets and Palm Pool are approx. 300mm depth</li> </ul>
	Where is the changing room?	Beside the Gym
<b>GROUND LEVEL FROM THE ROAD</b>	What is the height from Sims Avenue and Changi Road?	Sims Avenue - approx. 4.6m Changi Road - approx. 5m
<b>TOWER BLOCKS</b>	What are the distances between development and neighbouring buildings?	The distances between the neighbouring HDB and mosque / empty plot are approx. 7.2m
	What is the distance from side gate in front of shops to MRT track?	The distance is approx. 169m from shop access opening to pedestrian crossing and covered linkway to MRT; and approx. 231m from second pedestrian gate near Block 900 to pedestrian crossing and crossing linkway to MRT.

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SECURITY FEATURES	Access to main entrance	QR Code Access is provided for Visitor Ingress Lane
	Common area(s)	CCTV monitoring at designated common areas. Card access to gym and Parc Clubhouse.
	Lift lobbies	Ground floor and basement lobby secured by gate and secured by access card  <u>5BR units private lift lobby</u> Private lift lobby door at ground floor and basement secured by access card for 5BR residents only
COMMUNAL AREA(S)		
VEHICULAR ENTRANCES	Main	Sims Avenue (ingress and egress)
	Secondary	Changi Road (ingress and egress)
PEDESTRIAN ENTRANCE(S) / SIDE GATE(S)	Location of pedestrian side gates	4 nos. (2 along Sims Avenue and 2 along Changi Road)
HANDICAP-FRIENDLY FEATURES?	Is Parc Esta a handicap-friendly development?	Parc Esta is designed to comply with the BCA Accessibility Code 2013 requirements. Among these, barrier free access, accessible toilets and accessible car parks are provided in compliance to Code.
BOUNDARY WALL / FENCE	Height of boundary wall/fence?	All sides – boundary wall 600mm, fencing above boundary wall 1200mm, total 1800mm
	Material(s) used?	Sims Avenue & Changi Road - Aluminium fencing above boundary wall All others – BRC fencing above boundary wall
	What are the various setbacks from building to site boundary, neighbouring buildings, roads, etc?	The building setback to: <ul style="list-style-type: none"> <li>• Sims Avenue – 15m approx.</li> <li>• Changi Road – 15m approx.</li> <li>• HDB - 7.2m approx.</li> <li>• Mosque and empty plot - 7.2m approx.</li> </ul>
GYMNASIUM	What is the area & ceiling height of the gymnasium?	Area - approx. 84 sqm Height - approx. 4m
BAR & GRILL PAVILION / BAR & GRILL ISLAND	What equipment is provided?	One BBQ appliance, one kitchen sink with mixer
PARC CLUBHOUSE	What is the area & ceiling height of the function room?	Area - approx. 45 sqm Height - approx. 6m
WI-FI PROVISION	Is there free Wi-Fi access within the development?	Wi-Fi access at Wi-Fi Pavilion

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LANDSCAPE	Building site coverage?	Approx. 25%
LIFTS / LOBBIES	How many lifts per lift lobby?	2
	Are the lift lobbies a) air-conditioned; b) naturally ventilated; or c) mechanically ventilated?	Basement Lift Lobbies – Air-conditioned 1 <sup>st</sup> and Typical floor lift lobbies – Naturally ventilated
CAR PARK/BICYCLE LOTS	Type of car park?	Car parks are located at main basement and mezzanine floor
	Total no. of car park lots?	Basement carpark: 1120 car park lots + 8 handicap car park lots Surface carpark: 2 car park lots + 1 handicap car park lot
	Are car park lots designated?	No, the car park lots are non- designated
	Can residents request for more than one allocated lot?	Residents who wish to request for more than 1 car park lot should check with the condominium's MCST
	How is the allocation of residents' carpark lot?	First-come-first-serve basis
	Any visitors' parking lots?	No.
	Where is the bicycle lot located?	Bicycle lots are located at basement 1, total 350 lots
	Any motorcycle lot provided?	No.
WATER TANK	Location of water tanks?	Water Tanks are located at Basement (Sprinkler tank for fire- fighting purpose) and Roof
SHUTTLE BUS SERVICE	Any shuttle bus service?	No
BIN CENTRE	What sort of refuse system?	Pneumatic waste system.
	How high is the bin centre?	Approx. 6m
GAS SUPPLY TO KITCHEN	City gas or cylinder?	City gas (2 + study upwards)
LETTER BOX	Location?	At basement, near lift lobby
<b>CONDO – INDIVIDUAL UNITS</b>		
PPVC CONSTRUCTION	Is the development under PPVC construction?	No.
	Can we hack the walls?	Structure columns / wall and precast bathroom walls cannot be hacked
ESTIMATED CEILING HEIGHT (FLOOR TO CEILING)	Living/Dining	Refer to Specifications.
	Bedrooms	
	Kitchen, Bathrooms	
	Corridors	

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WINDOWS/SLIDING DOORS	Are the windows tinted?	Yes.
	What measures has the Developer taken to minimise any potential noise from Sims Avenue and Changi Road?	Ground floor of the units is elevated 4 meter to 5 meter height from road level, and buildings are setback by 15 meters from the boundary. Within this setback, lush trees and shrubs planted to help buffer the noise from main road.
	Is the window/glass panel in bathroom frosted?	No.
FLOORING	Living/Dining/Study/Corridor leading to Bedroom	Refer to Specifications.
	Bedrooms	
	Master Bath and all other Bathrooms	
	Utility, WC (Type D1)	
	Balcony	
	Kitchen	
	Dry Kitchen	
AIR-CONDITIONING	Type?	Wall-mounted split unit air-con is provided for living and/or dining, all bedrooms and study
	Brand?	Mitsubishi
KITCHEN	Any choice of finishes for Kitchen cabinet/ countertop?	No.
	Mixer tap provided at Kitchen sink?	Yes.
	Kitchen appliances provided for the various unit types?	Kitchen hood/hob/oven – SMEG Integrated fridge – SMEG Standalone fridge - SMEG Washer cum dryer – SMEG Wine chiller – Vintec (for Type E)
	What is the material of the backsplash between the kitchen cabinet?	Tiles for Unit Type A, B & C Stainless Steel for Unit Type D & E
PES / BALCONY	Water point provided?	Only for PES
	Power point provided?	1 weather proof power point and 1 lighting point are provided
	Height of the railing?	1.05m from the Balcony floor finish level (height may be varies due to the gradient of fall to scupper drain)
	Balcony railing?	Aluminium-balustrade glass railing
	Will balcony screening be provided for units?	Balcony screening will not be provided.
	Can the balcony be enclosed with grilles?	Balconies shall not be enclosed except with the URA-approved screening, as demonstrated at the Type E Unit

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STOREY SHELTER / HOUSEHOLD SHELTER	Location?	Common area (staircase).
REFUSE CHUTE	Location of the refuse chute? Individual or shared?	There is 1 common refuse chute per floor, located in common corridor and concealed with a door.
SECURITY FEATURES	Are there any security features in the home?	<ul style="list-style-type: none"> <li>• Gateway with IP camera for residents to monitor their homes while away.</li> <li>• Yale biometric digital lock set</li> </ul>
SMART HOME FEATURES	Are there any smart features in the home?	<ul style="list-style-type: none"> <li>• Air-con On/Off control in Living / Dining and all Bedrooms</li> <li>• QR code visitor access - pre-register guests through the app and send them a unique QR code so they do not need to register with at the guard post</li> </ul>
SMART COMMUNITY	What are the smart features within the development?	<ul style="list-style-type: none"> <li>• Smart Community Surveillance: check crowd in gym / swimming pool / car washing bay etc. before going</li> <li>• Facility booking through app</li> <li>• Smart Parcel Locker</li> <li>• Vehicle season parking application through app</li> </ul>
WATER HEATER	Gas or electric?	Electric
FOR WHOLE UNIT	Any choice of colour scheme, floor and/ or wardrobe finishes?	No.

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Ceiling Height Schedule

Approximate Ceiling Height (mm)		
Location	1 <sup>st</sup> to 17 <sup>th</sup> Storey	18 <sup>th</sup> Storey
Entrance Foyer	2500	2500
Living / Dining	2725	4625
All Bedrooms	2725	2725
Study	2725	2725
Wet Kitchen	2500	2500
Dry Kitchen	2500	2500
All Bathrooms	2300	2300
Utility / Store	2500 (for Type E) / 2725 (for Types CP1, CP1-P, CP2, CP2-P, DP and DP-P)	2500 (for Type E-R) / 2725 (for Type DP-R)
WC	2300	2300
Corridor to Bedrooms	2350	2350
Private Lift Lobby	2500	2500
Balcony	2725	2725

Please refer to S&P for more information

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