



MARINA BAY
RESIDENCES

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MARINA BAY RESIDENCES - FACT SHEET

- 1 **Developer** : BFC Development Pte Ltd (A)
Joint Venture of Cheung Kong (Holdings), Hongkong Land and Keppel Land
- 2 **Location** : Marina Bay
- 3 **Official Address** : 2 Marina Way (To be confirmed)
- 4 **Project Description** : 1 Block of 55 Storey residential condominium with facilities
- 5 **Site Area** : 5253.6 sm
- 6 **Nearby Amenities** : Walking distance to CBD - Raffles Place, Gardens by The Bay, Singapore Flyer, Bayfront Bridge, Marina Barrage, Marina Bay Sands Integrated Resort, Business Financial Centre

- 7 **Tenure** : 99 years (wef 14 July 2005)
- 8 **Plot Ratio** : 10.469
- 9 **No. of Units** :

Type	Description	No. of Units	Approx. Floor Area (sm)/ (sf)
A	1 bedroom	126	66 - 70 (sm)/ 710 - 753 (sf)
B	2 bedroom	174	91 - 114 (sm)/ 980 - 1227 (sf)
C	3 bedroom	80	151 - 185 (sm)/ 1625 - 1991 (sf)
D	4 bedroom	38	220 - 221 (sm)/ 2368 - 2379 (sf)
E	Duplex Penthouses with roof terraces	4	335 - 412 (sm)/ 3606 - 4435 (sf)
P	Single Level Penthouses	5	416 - 434 (sm)/ 4478 - 4672 (sf)
P	Super Penthouse with roof terraces & private pool	1	1023 (sm)/ 11011 (sf)

Total Units: 428 units

10 **Finished Floor to Ceiling Height** :

Description	Typical Apartment	Penthouses	Duplexes
Living	3.0m	3.0 - 3.5m	3.0 - 3.5m
Dining	3.0m	3.0 - 3.5m	3.0 - 3.5m
Kitchen	2.40m	2.4 - 2.7m	2.7 - 3.0m
Bedrooms	2.7m - 3.0m	2.7m - 3.2m	3.0m - 4.2m
Bathrooms	2.4m	2.4 - 3.0m	2.7 - 3.7m

- 11 **Total Carpark Lots** : 343 lots

12 **Estimated Maintenance Charges** :

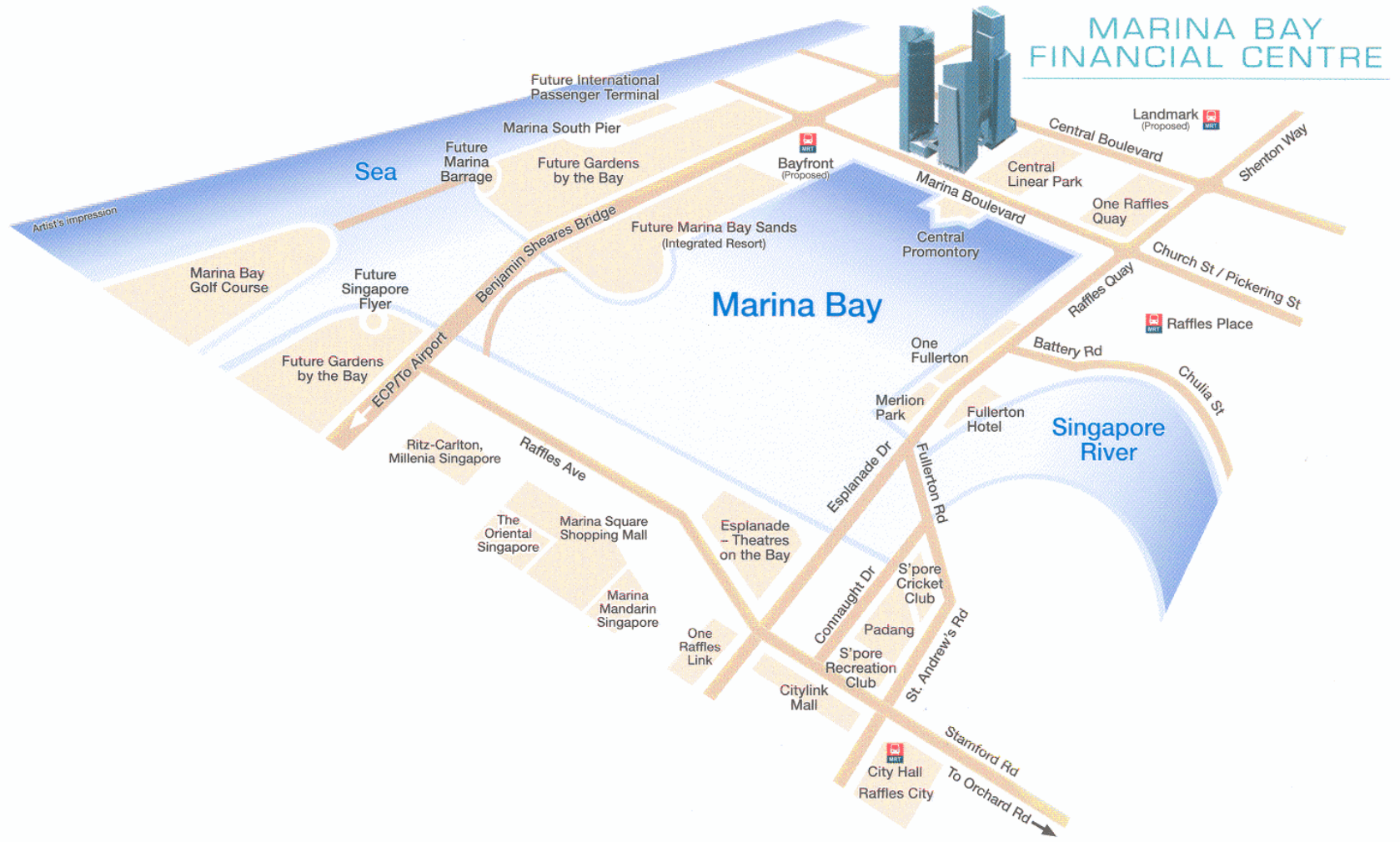
Type	Description	No. of Share Values	Estimated Monthly Maintenance Charges
A	1 bedroom	6	\$420 to \$480
B	2 bedroom	6 to 7	\$420 to \$560
C	3 bedroom	8	\$560 to \$640
D	4 bedroom	9	\$630 to \$720
E	Duplex Penthouses with roof terraces	11 -13	\$770 to \$1,040
P	Single Level Penthouses	13	\$910 to \$1,040
P	Super Penthouse with roof terraces & private pool	23	\$1,610 to \$1,840

Estimated Per Share Value: \$70 to \$80
Estimated Monthly Carpark Charges: \$180

- 13 **Expected TOP/ Date of Vacant Possession** : 31 December 2010
- 14 **Expected Legal Completion** : 31 December 2013

- 15 **Recreational Facilities** : Lap Pool
Children's Pool
Reflecting Pool
Jacuzzi
BBQ Areas
Gymnasium
Steam Rooms
Function Rooms
Tea Deck
Exercise Pods
Teas Room
- 16 **Consultants for the Project**
- Design Architect** : Kohn Peidersen Fox Associates
- Architect** : DCA Architects Pte Ltd
- Civil and Structured Engineer** : Meinhardt (Singapore) Pte Ltd
- Landscape Consultant** : Tierra Design
- Interior Designer** : Axis ID Pte Ltd
- Mechanical & Electrical Engineer** : Meinhardt (Singapore) Pte Ltd
- Quantity Surveyor** : Davis Langdon & Seah
- 17 **Typical Floor Plans (Appendix 1)**
- 18 **Overall Site Plan (Appendix 2)**

Location Map



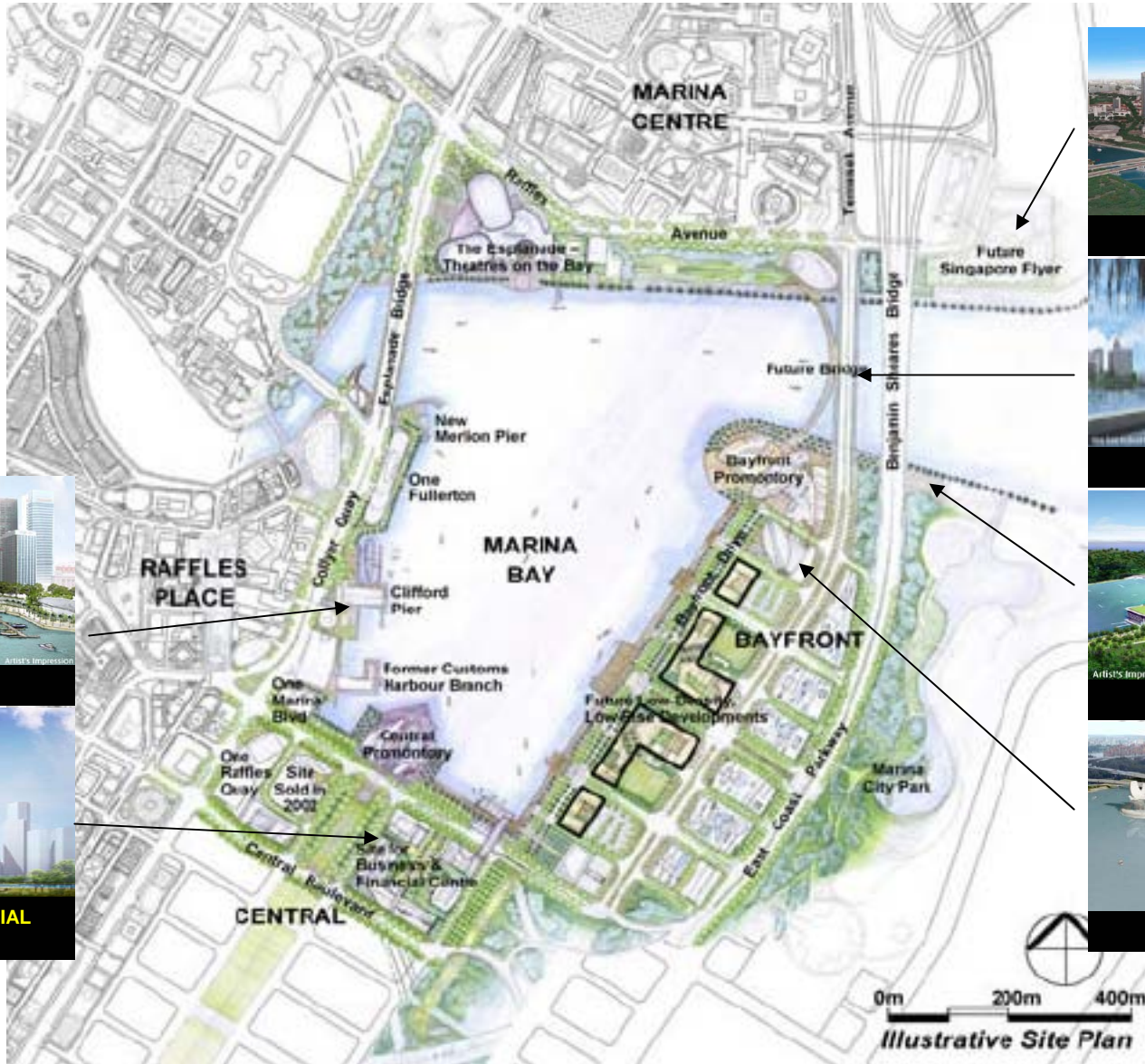
Reasons To Buy

- Located in the prime financial district of Singapore (District 1)
- Complementary retail and recreational facilities
- Linkway to Business Financial Centre, One Raffles Quay, Raffles Place MRT and to other developments.
- Luxurious development that offers a range of spacious size of 1 bedroom, 2 bedroom, 3 bedroom, 4 bedroom, duplex penthouse and super penthouse
- Panoramic view of Marina Bay, Straits of Singapore and Integrated Resort
- A quiet and serene environment away from the vehicular traffic of Raffles Quay and Shenton Way
- Future Capital Appreciation
- Strong leasing potential
- Possibly the next most desirable location as alternative to traditional prime districts with heavy Government investment and commitment to ensure that.

Amenities:

- Next to future MRT (Bayfront) and walking distance to Raffles Place MRT and to STPB widely promoted Lau Pa Sat Food Centre
- Excellent retail mix. E.g. Cold Storage, trendy restaurants, exclusive and famous fashion wares, renowned educational/ cultural centres and entertainment belt - Boat Quay and walking distance to Lau Pa Sat
- Country clubs - Singapore Recreation Club and Singapore Cricket Club
- Parks - Merlion Park and Esplanade
- Renowned hotels - Marina Mandarin, Pan Pacific, Oriental Singapore and Ritz Carlton, Fullerton Hotel
- Future Developments - Singapore Flyer, Gardens by the Bay, Marina Barrage, Marina Bay Sands (Integrated Resort), Central Promontory and International Passenger Terminal

Future Marina Bay Developments Surrounding Marina Bay Residences



Future Marina Bay Developments Surrounding Marina Bay Residences



Singapore Flyer

- Singapore's version of London Eye
- 165m high observation wheel
- Provides visitors a breathtaking unobstructed radial view of 45km spanning Singapore, Malaysia and Indonesia
- 2-storey terminal building housing retail and entertainment centre, a central atrium with lush Asian rainforest and water features, an alfresco waterfront dining promenade and an open-air Greek Theatre concert bowl for live performances
- Expected completion in 2008



BayFront Bridge

- Designed as a double helix structure, the pedestrian component of the bridge scores a world's first in architecture and engineering design
 - The bridge will link the Bayfront area to Marina Centre, completing a walking route to the major attractions around the bay including the Esplanade, Marina Bay Sands and Singapore Flyer
- To be constructed by COX Group Pte Ltd (Aus), ARUP Pte Ltd and Architects 61 (Singapore) headed by award-winning architect Mr Philip Cox
 - Expected completion in 2009

Future Marina Bay Developments Surrounding Marina Bay Residences



Marina Barrage

- The Marina Barrage is a dam built across the Marina Channel which will turn Marina Bay into a reservoir providing drinking water as well as stable water level for water activities
- It also acts as a tidal barrier that prevents high tides from causing flooding of inland low lying areas
- It has a basin area of 240 ha but has a catchment area of 10,000 ha
- Estimated completion in 2007



Marina Bay Sands

- Marina Bay Sands is the first integrated resort with 570,000 sq m by Las Vegas Sands.
- Headed by award winning architect Moshe Safdie and Associates
- Marina Bay Sands will have a combination of exhibition and meeting space amounting to 110,000 sq m in gross floor area. It will also offer a wide range of leisure products, such as world-class entertainment in two 2,000 seat theatres, an ArtScience museum, luxury retail outlets and unique venues such as the floating pavilions in the Marina Bay
- Expected completion in 2009

Future Marina Bay Developments Surrounding Marina Bay Residences



Clifford Pier & Former Customs House

- A distinctive maritime landmark designed in the Art Deco style slated for conservation
- With its prime waterfront location, Clifford Pier is to be transformed into a lifestyle and retail hub
- It will be part of the loop of attractions around Marina Bay that is to be linked by a waterfront promenade



Gardens By The Bay

- 3 interconnected Iconic Gardens of 94 ha at a cost of \$300 to \$400 million is estimated to be completed in 2010
- The Garden at Marina South will be developed by England-based landscape architecture firm Grant Associates
- A conservatory complex for cooler climate plants with mass floral displays showcasing horticulture and floriculture
- The Garden at Marina East will be developed by world-renowned Paris-based landscape designer Gustafson Porter and it will be a waterfront garden centered on water-based activities within the Marina Channel
- The Garden at Marina Central, smallest of the 3 gardens will feature a beachfront garden and promenade

Future Marina Bay Developments Surrounding Marina Bay Residences



Marina Bay Financial Centre

- Developed by 3 Asia's leading Developers – Cheung Kong (Holdings), Hongkong Land and Keppel Land
- The same JV partners developed the adjacent One Raffles Quay now tenanted by leading global financial institutions
- Designed by the world-renowned Kohn Pederson Fox Associates which also worked on other projects such as One Raffles Link
- Estimated to be completed by 2010

Marina Bay View



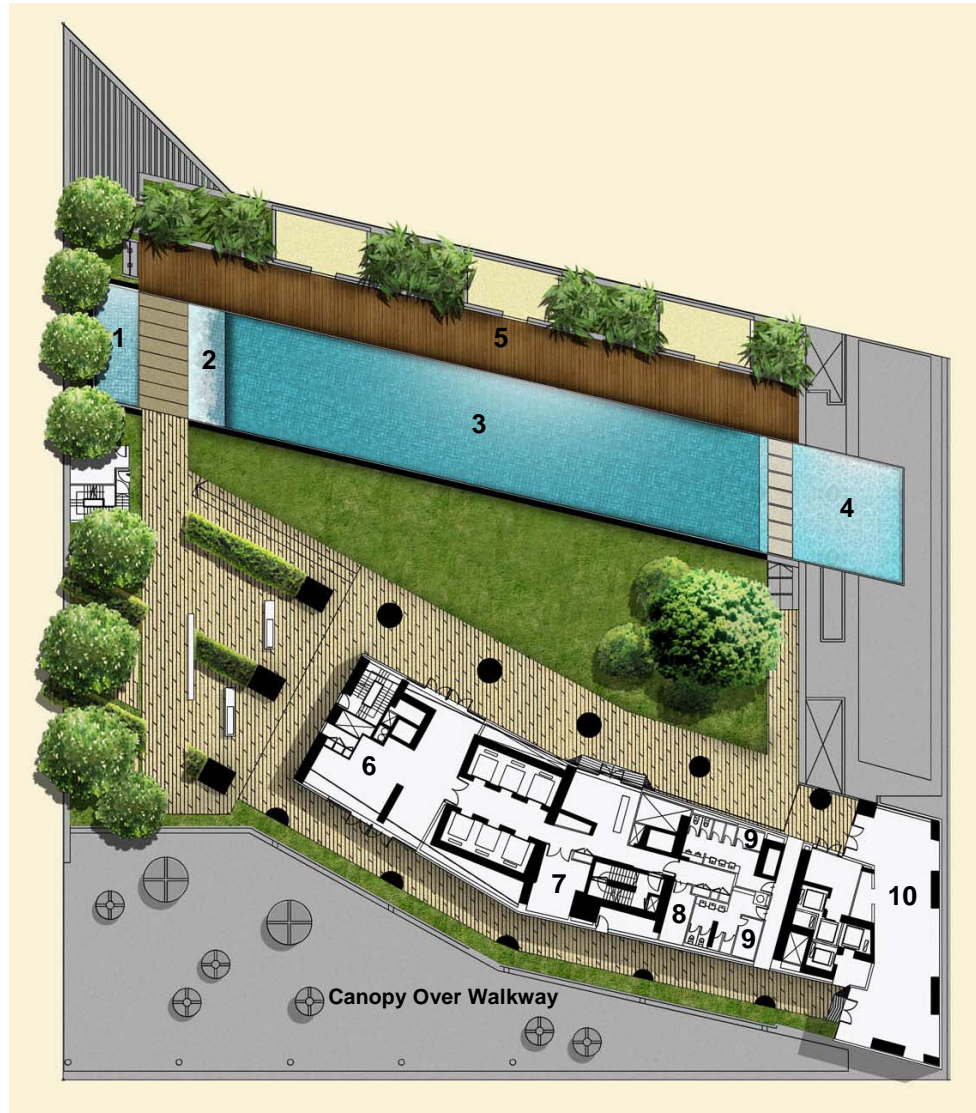
Singapore Straits View



Site Plan - 7th Floor

- (To be Named)

1. Children's Pool
2. Jacuzzi
3. 40m Lap Pool
4. Reflecting Pool
5. Pool Deck
6. Function Room
7. Management Office
8. Launderette Room
9. Steam Room
10. Gymnasium



Site Plan - 27th Floor

- (To be Named)



Site Plan - 47th Floor

Sunset Lounge

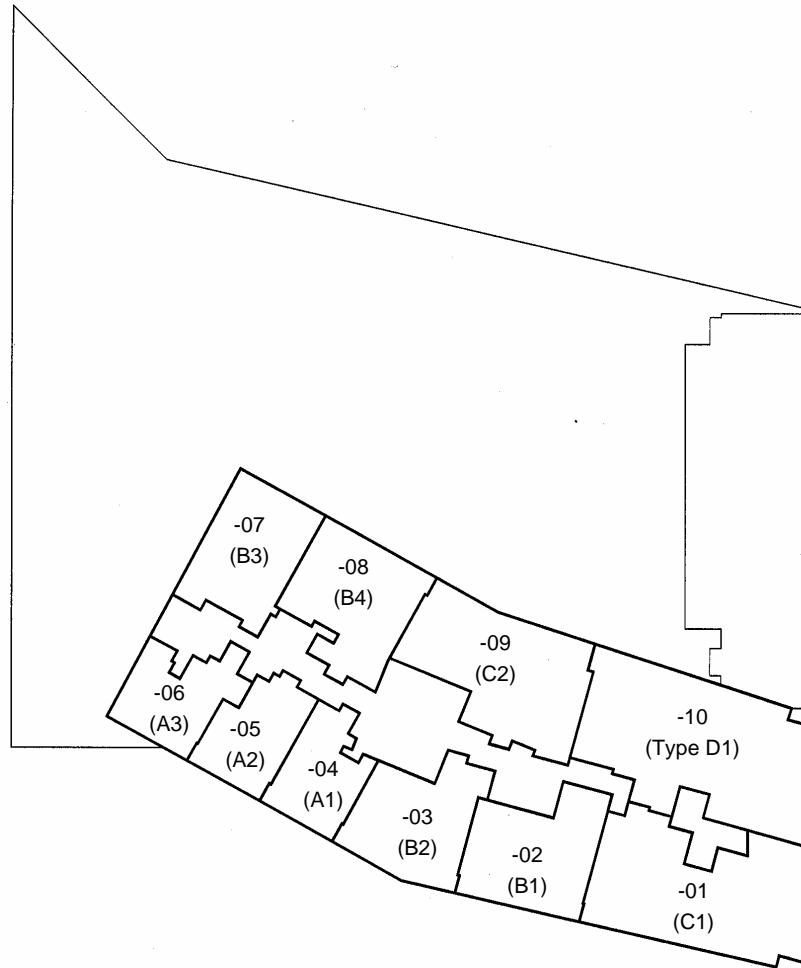


Floor Plans

Typical Apartments

A1c, A2c, A3c, B1c, B2c, B3c, B4c, B5c, C1c, C2c, D1c

Key Plan

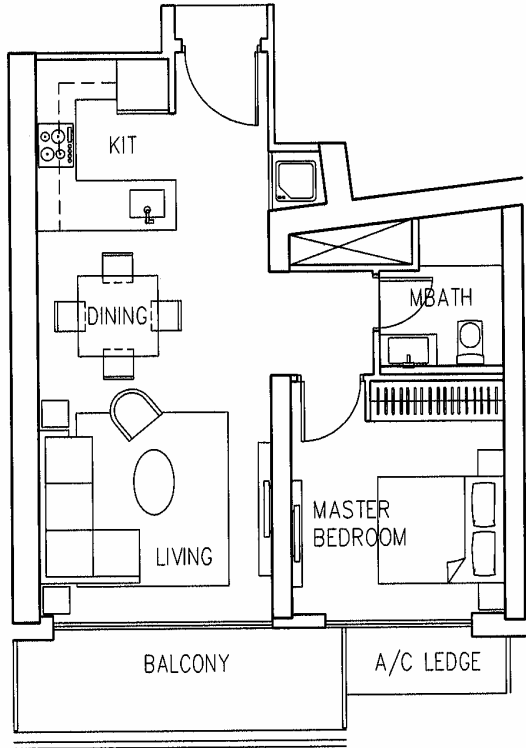


Marina Bay

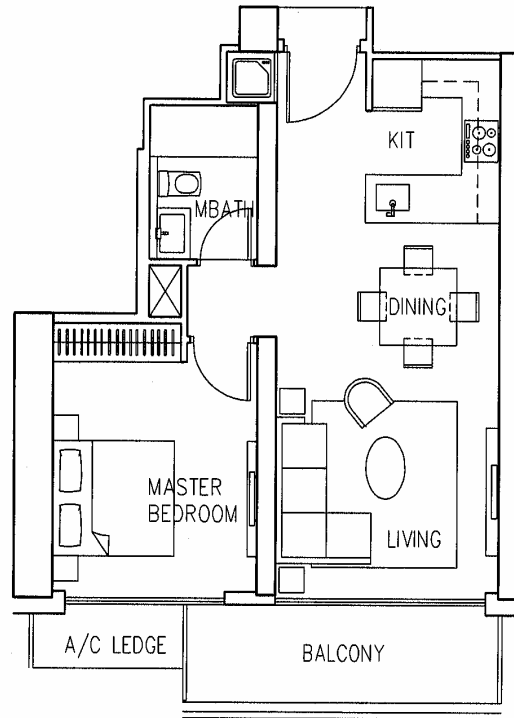


8TH TO 46TH STOREY KEY PLAN

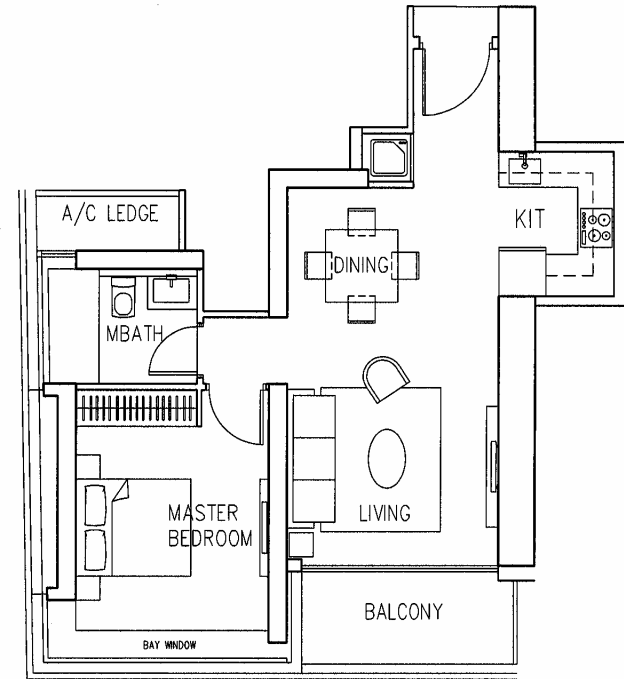
Typical Units



Type A1c



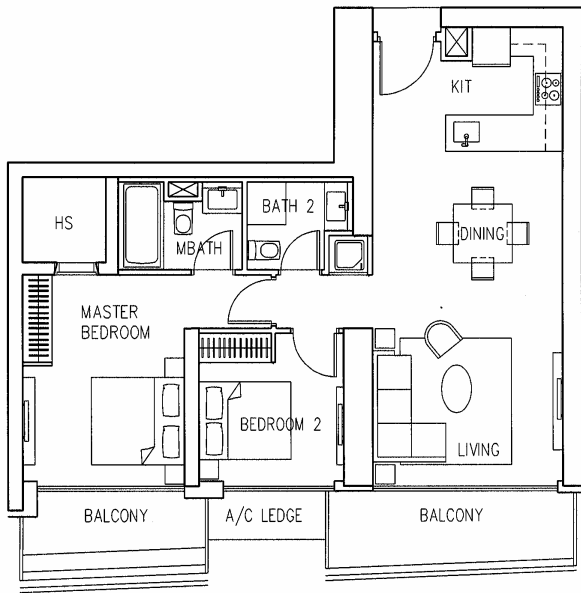
Type A2c



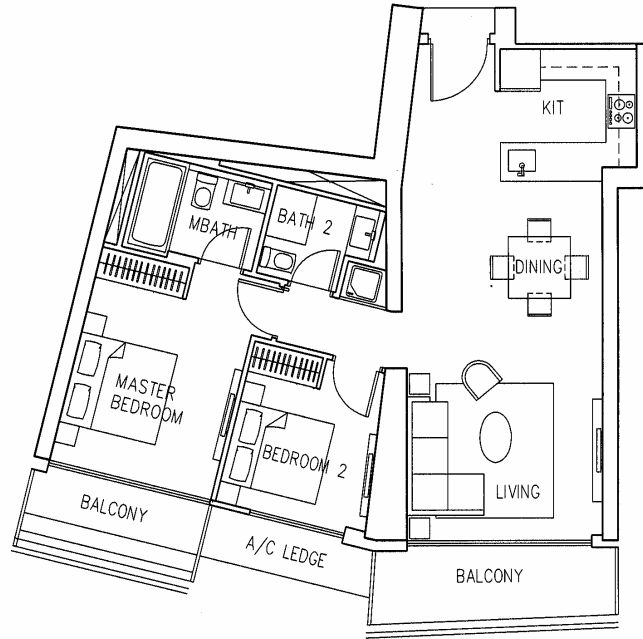
Type A3c

28th to 37th Storey

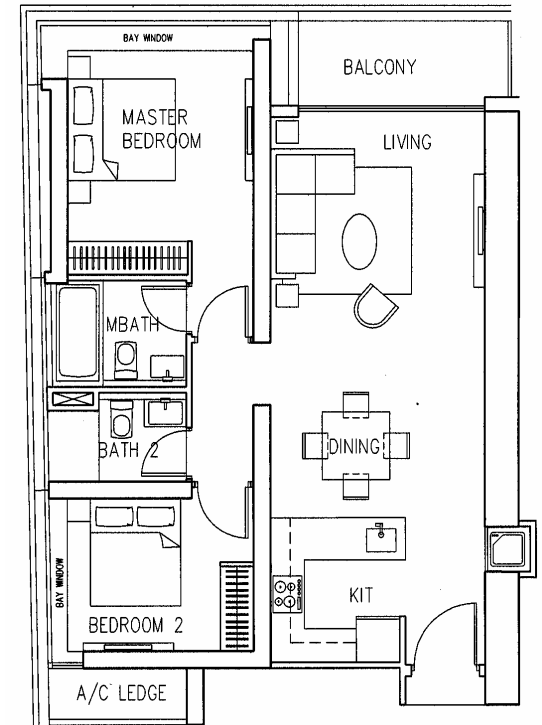
Typical Units



TYPE B1c



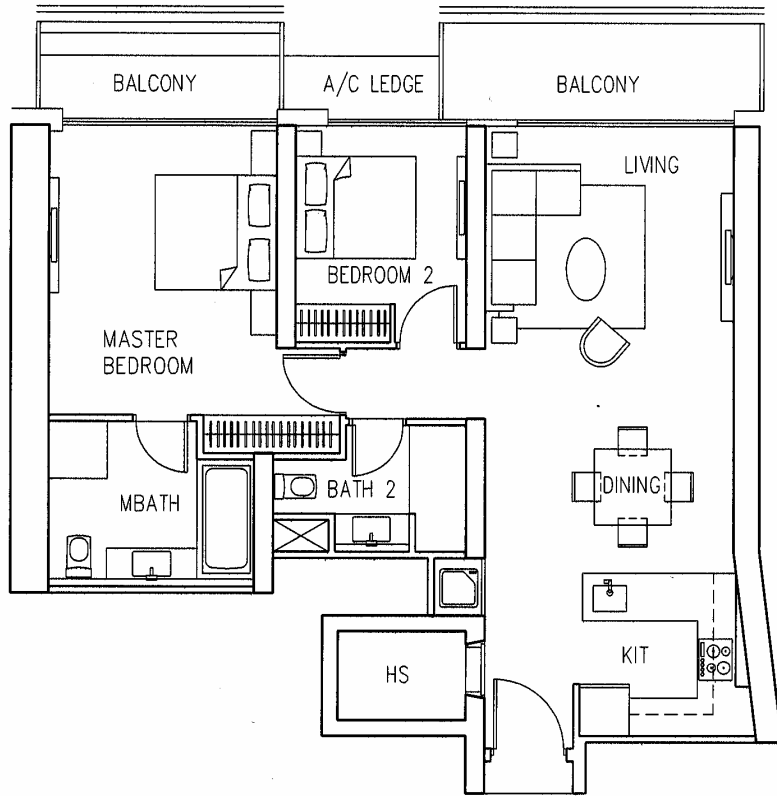
Type B2c



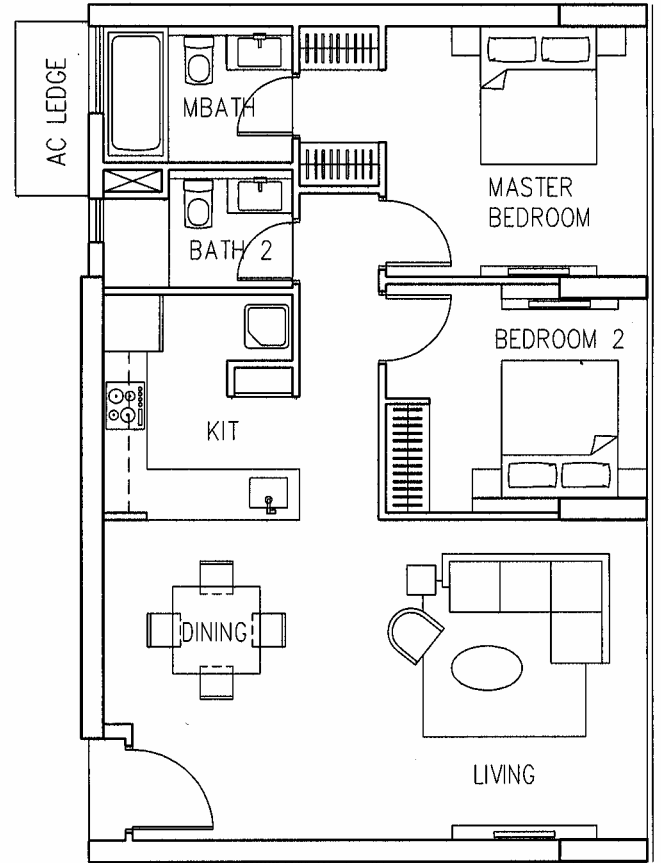
Type B3c

28th to 37th Storey

Typical Units

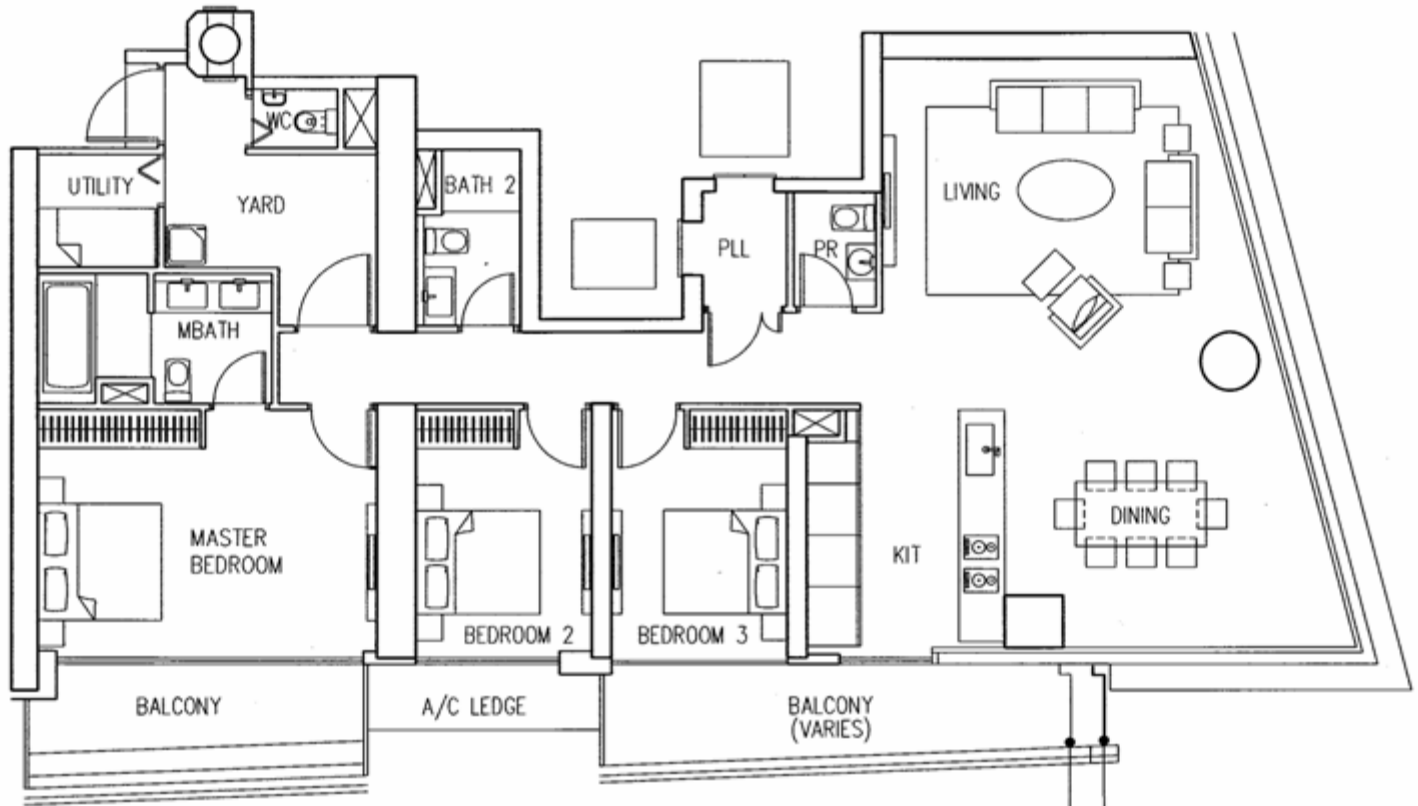


TYPE B4c
28th to 37th Storey



TYPE B5c
4th to 5th Storey

Typical Units

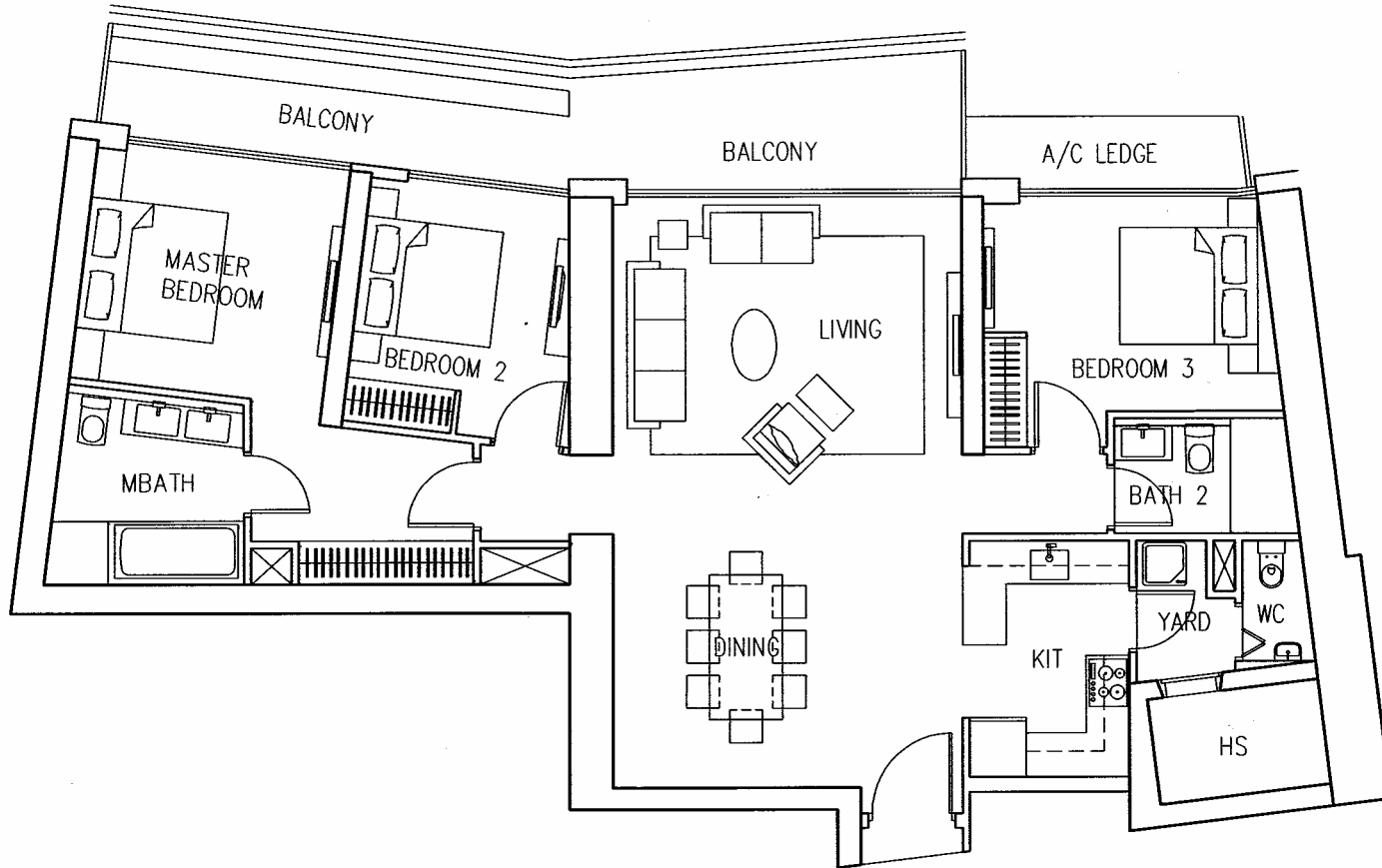


TYPE C1c
28th to 37th Storey

BALCONY AT 28TH STOREY

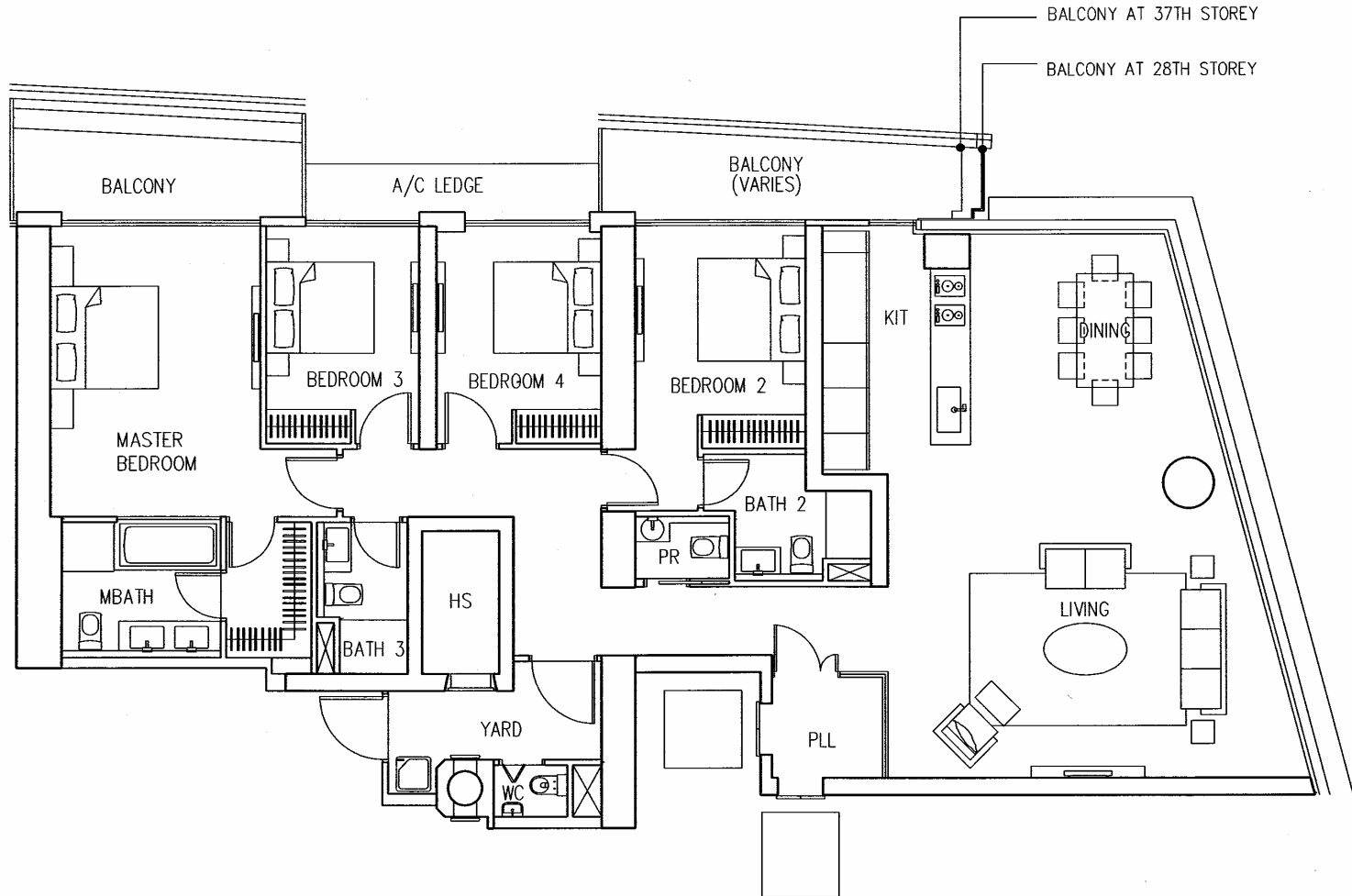
BALCONY AT 37TH STOREY

Typical Units



TYPE C2c
28th to 37th Storey

Typical Units

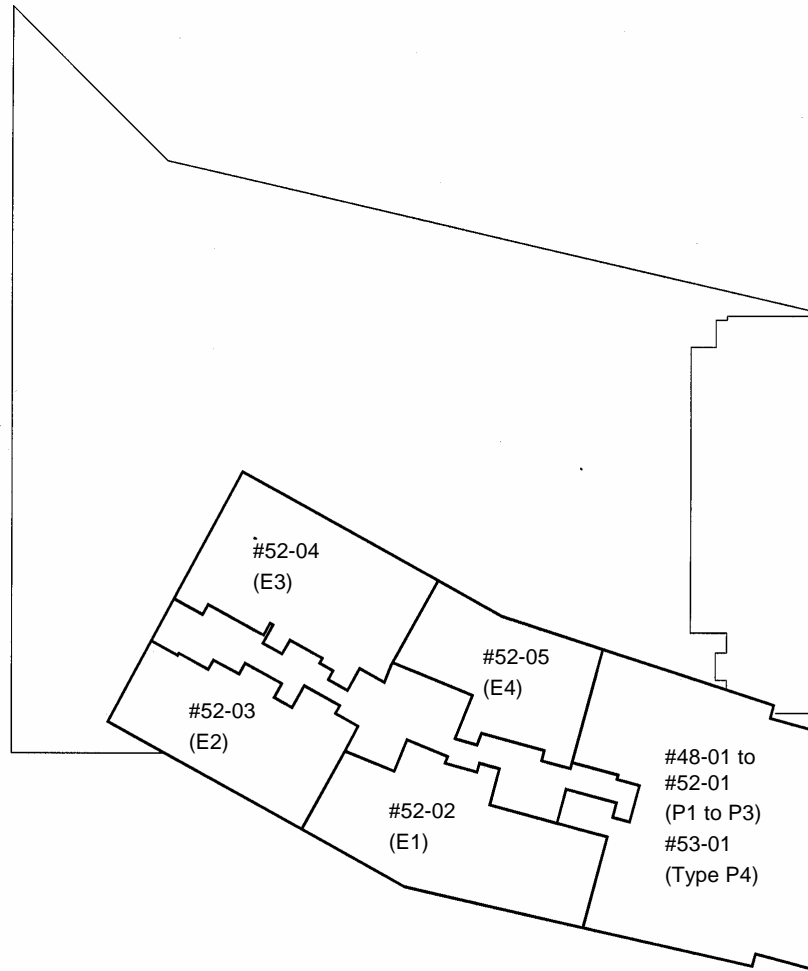


TYPE D1c
28th to 37th Storey

Floor Plans

Penthouses & Duplexes

Key Plan

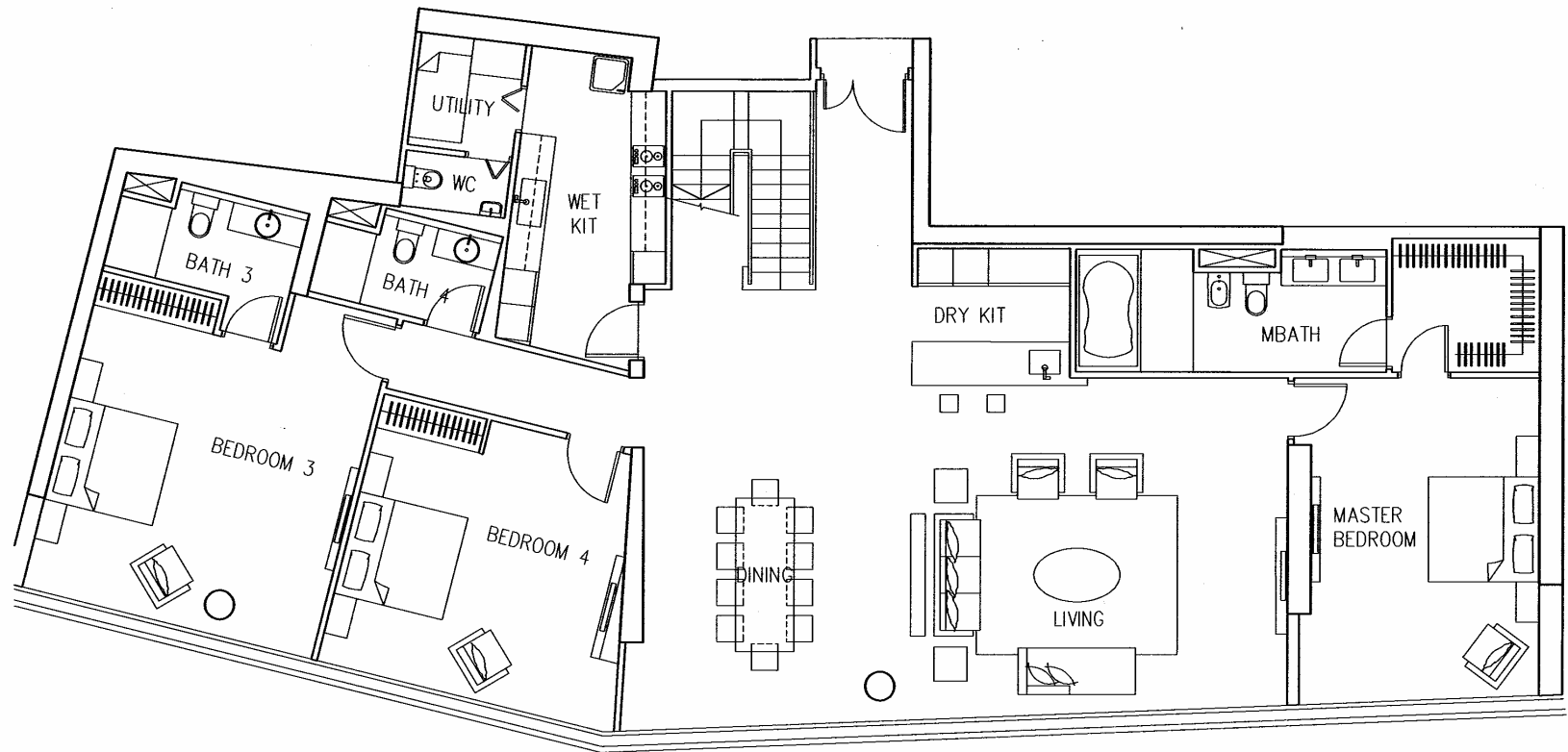


Marina Bay



52ND STOREY KEY PLAN

Duplexes

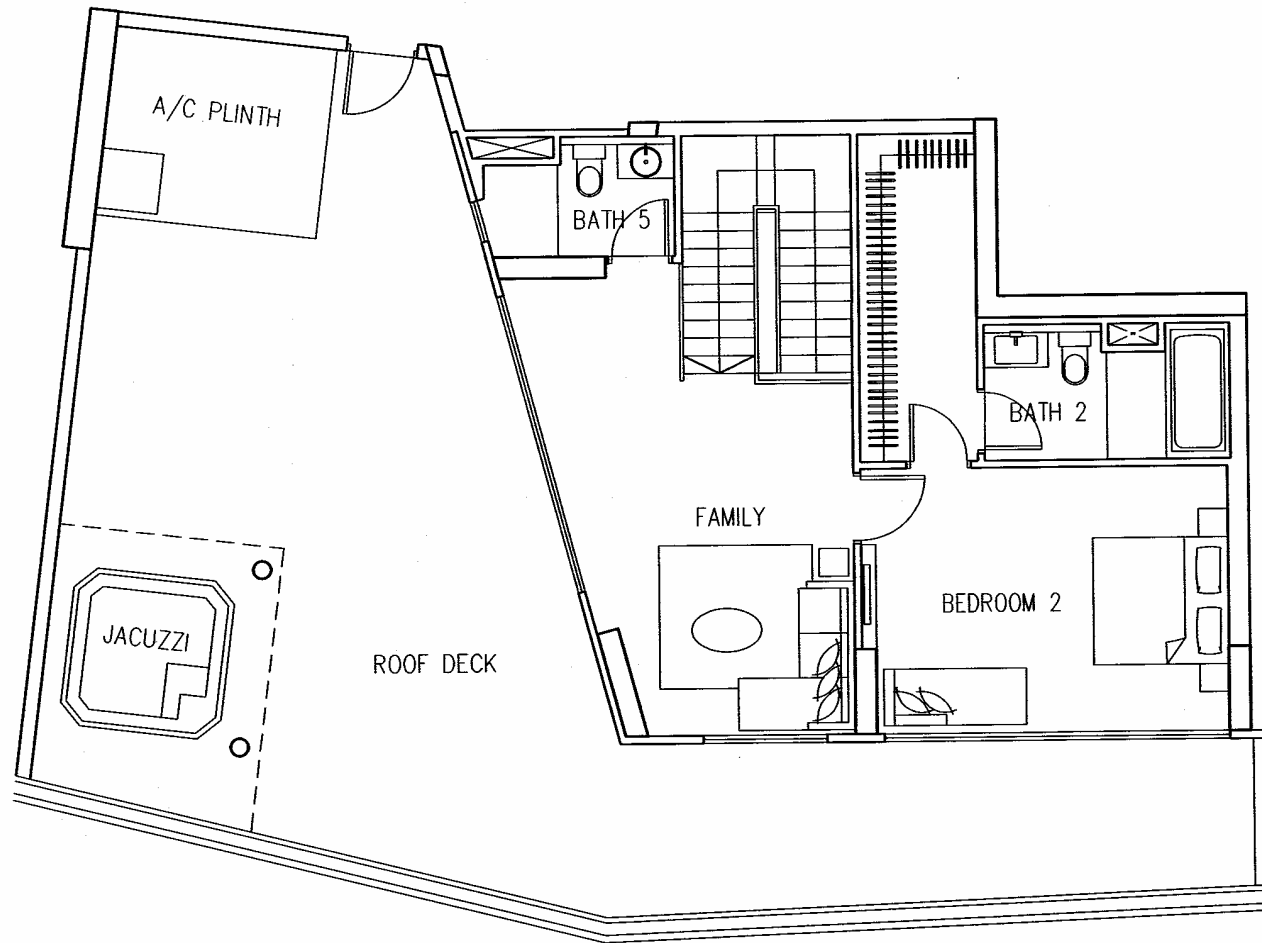


TYPE E1

(LOWER)

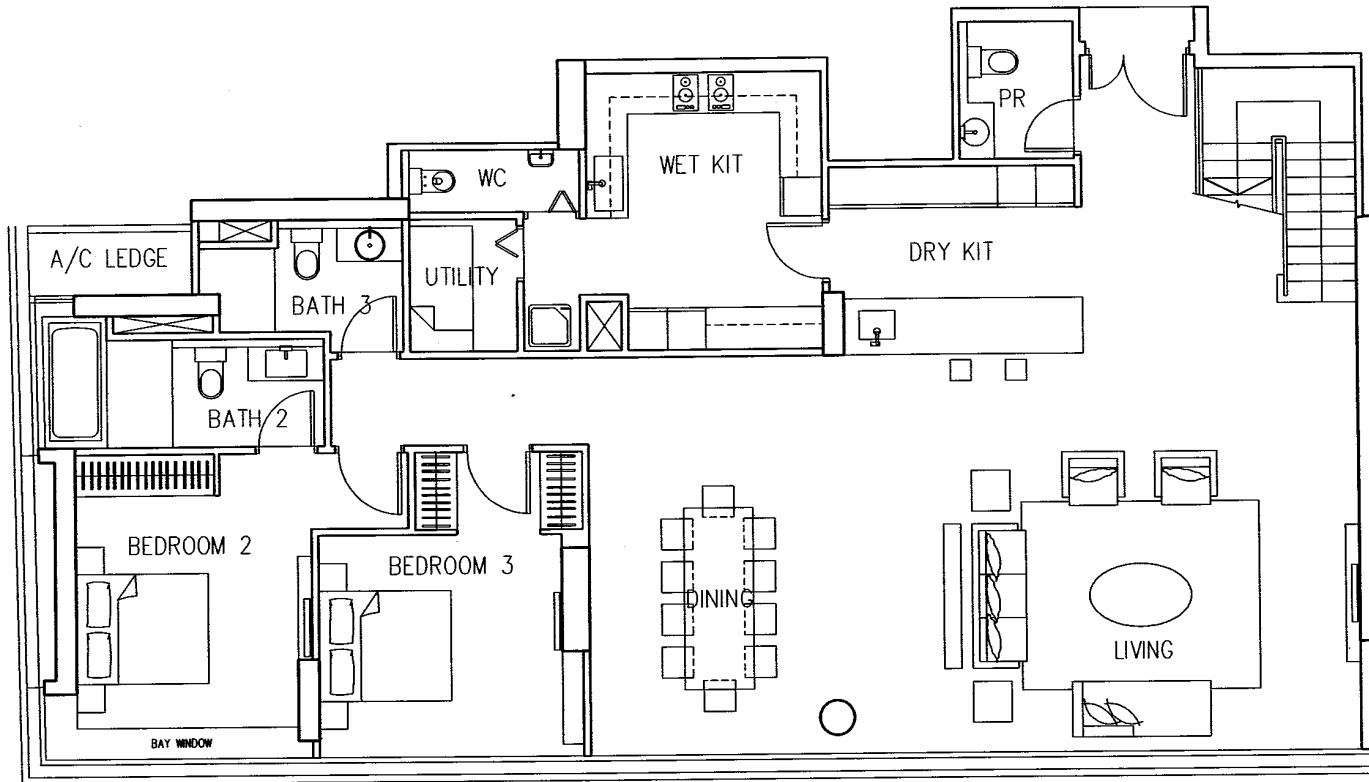
52nd Storey

Duplexes



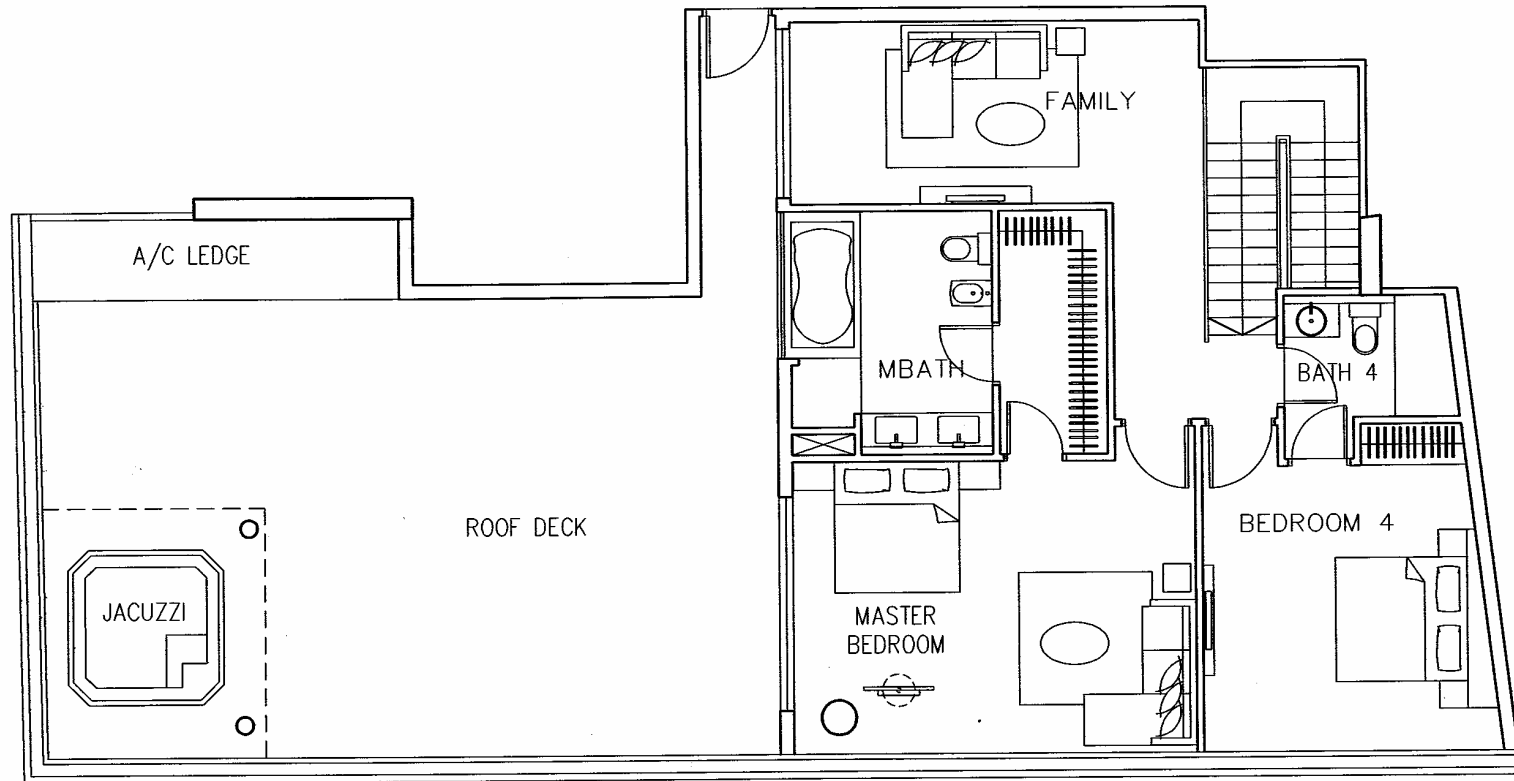
TYPE E1
(UPPER)
53rd Storey

Duplexes



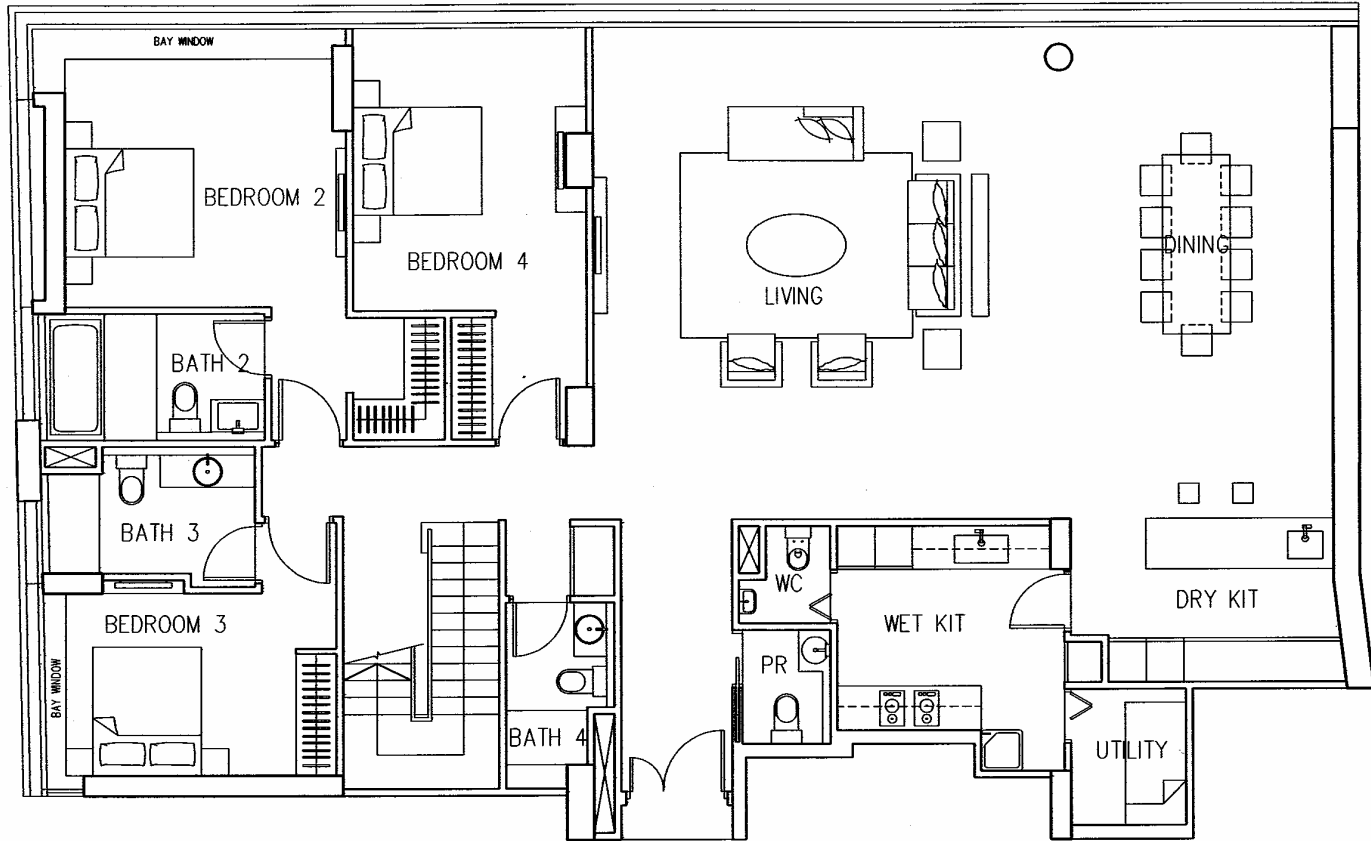
TYPE E2
(LOWER)
52nd Storey

Duplexes



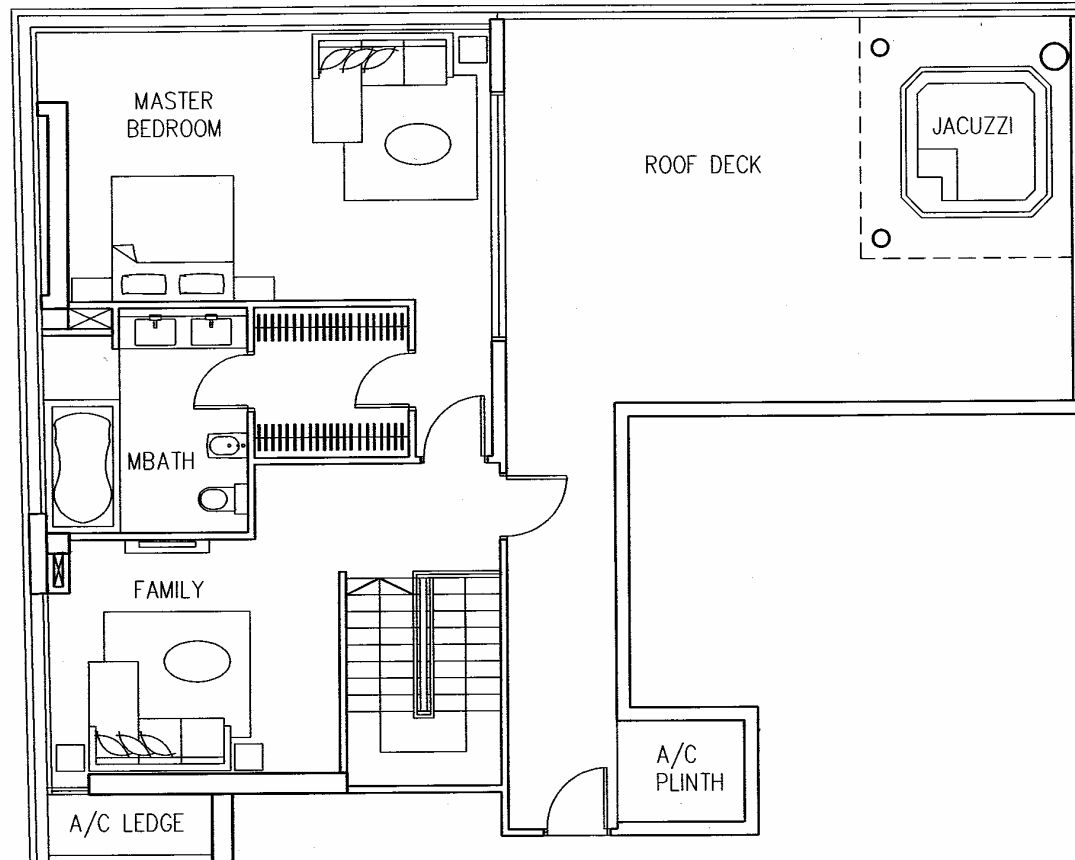
TYPE E2
(UPPER)
53rd Storey

Duplexes



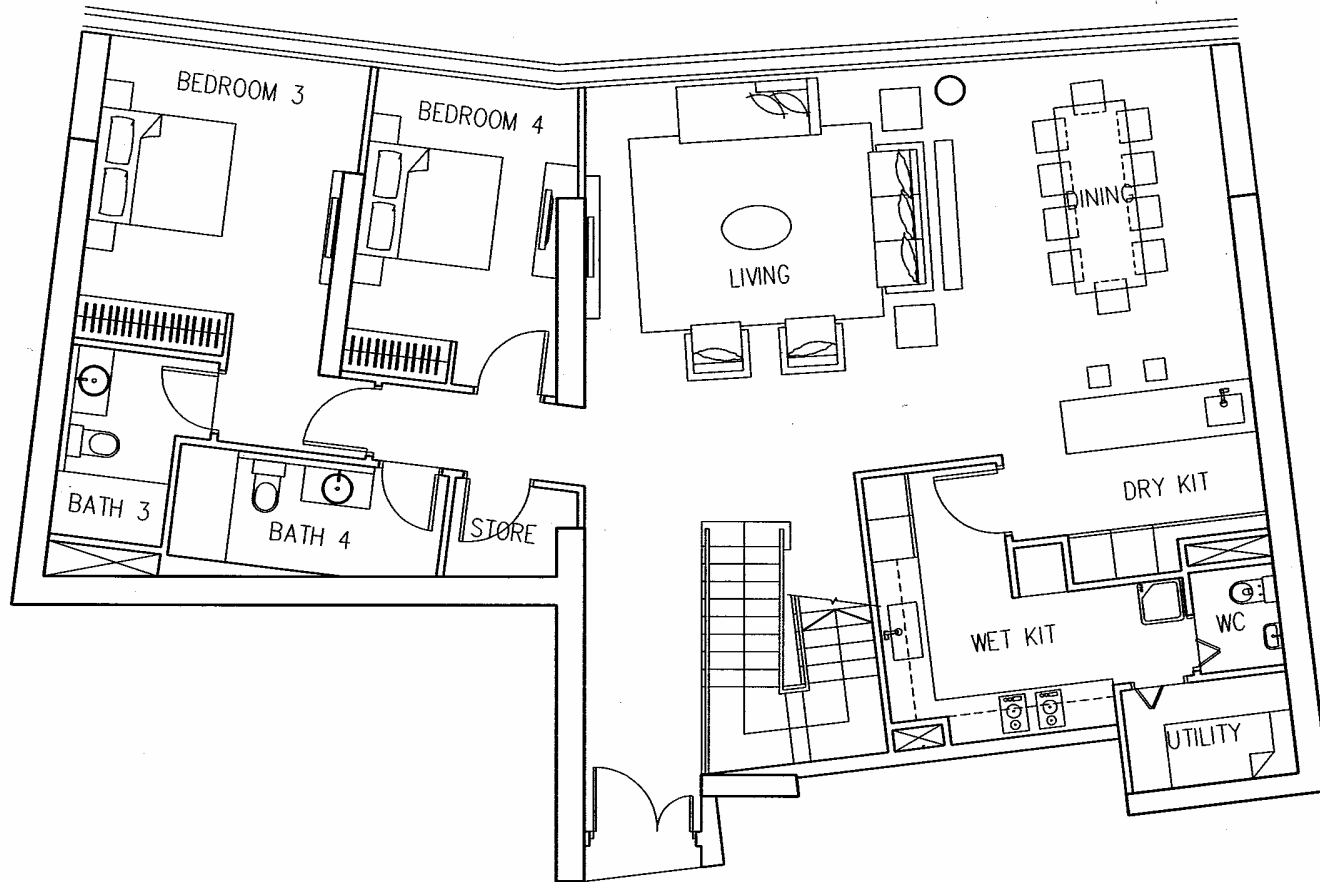
TYPE E3
(LOWER)
52nd Storey

Duplexes



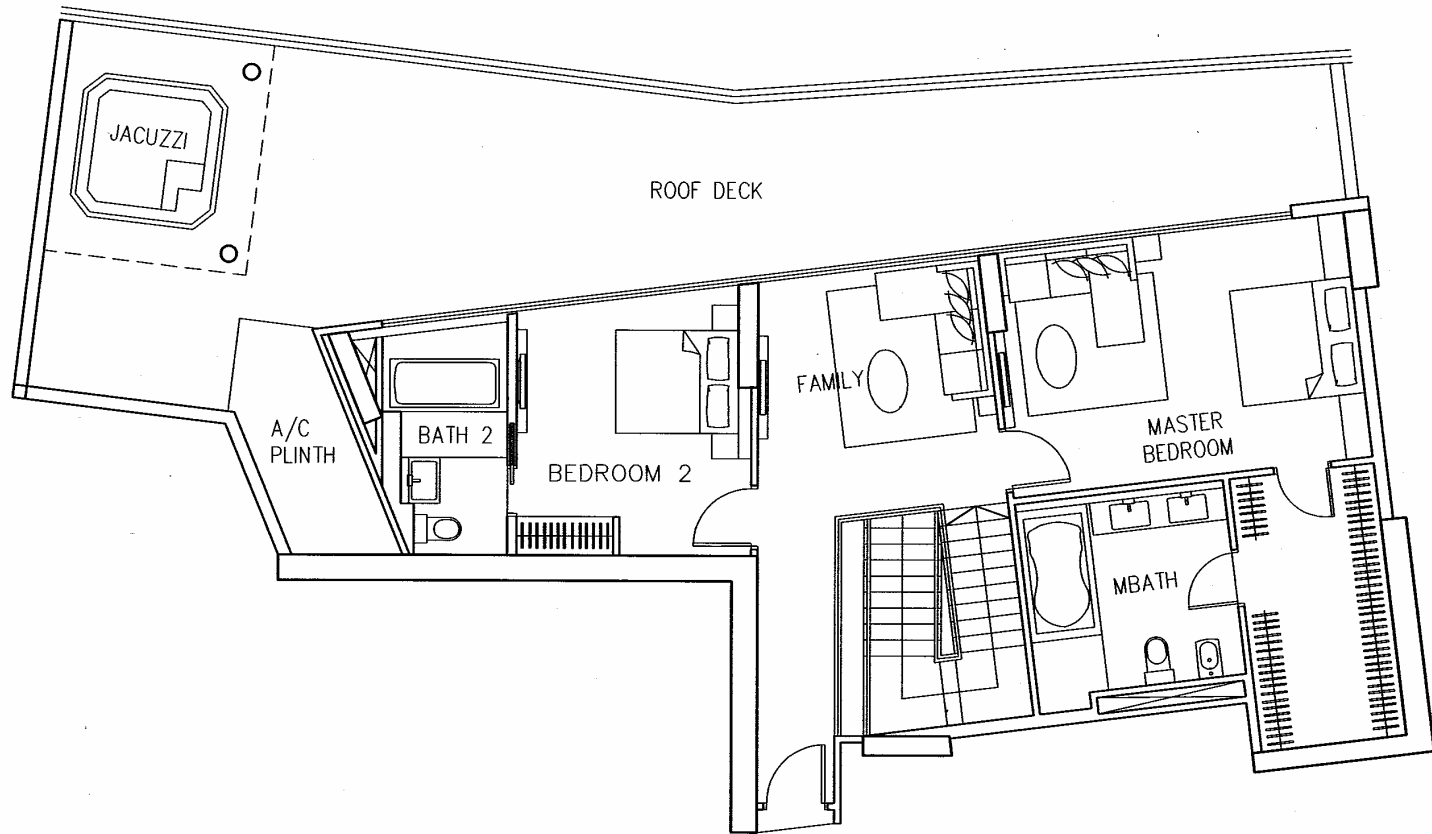
TYPE E3
(UPPER)
53rd Storey

Duplexes



TYPE E4
(LOWER)
52nd Storey

Duplexes

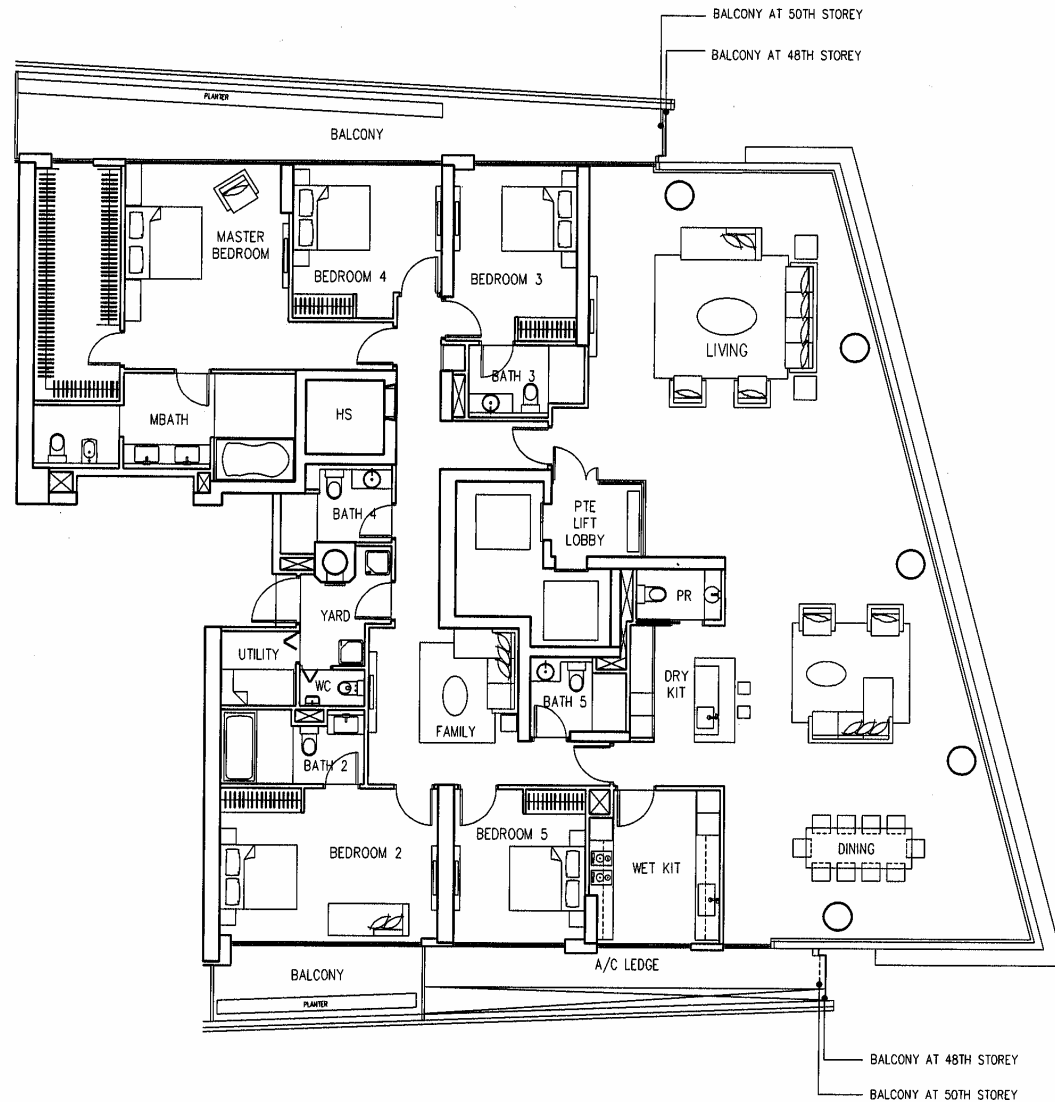


TYPE E4

(UPPER)

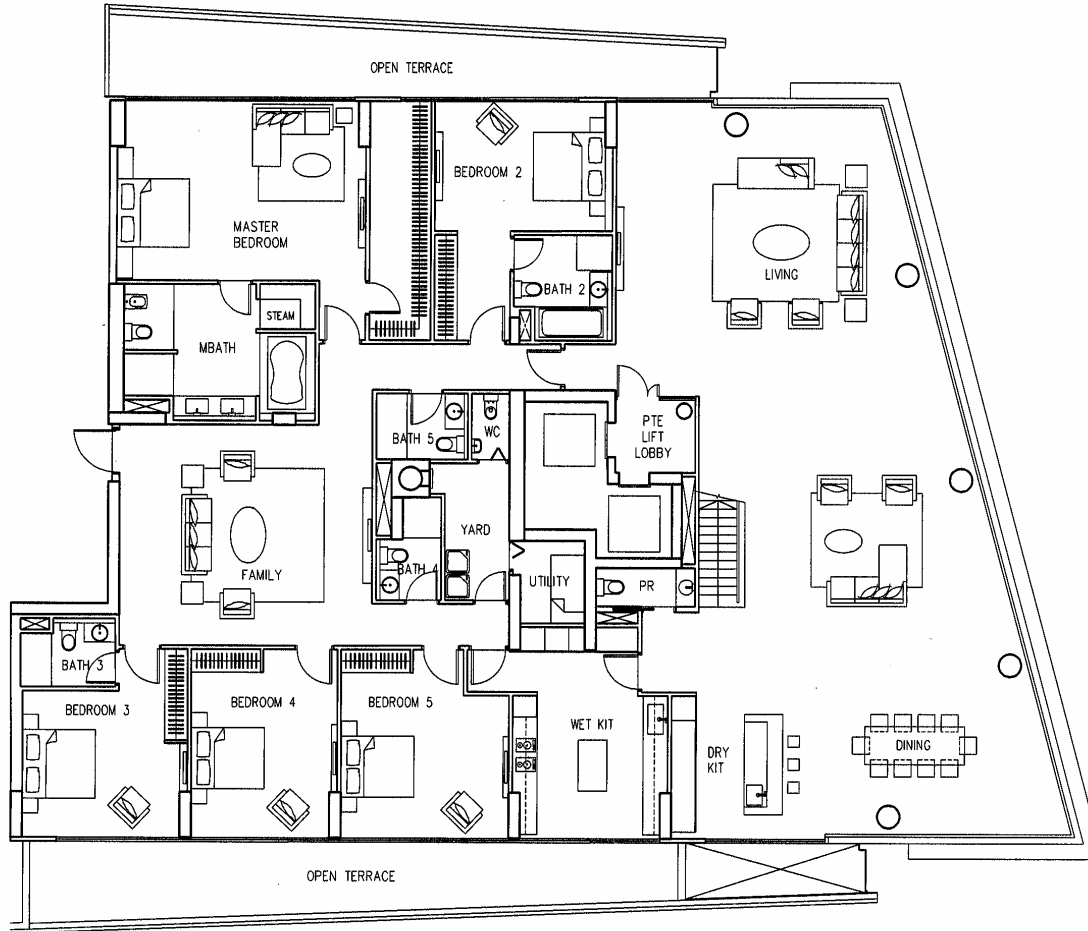
53rd Storey |

Penthouses



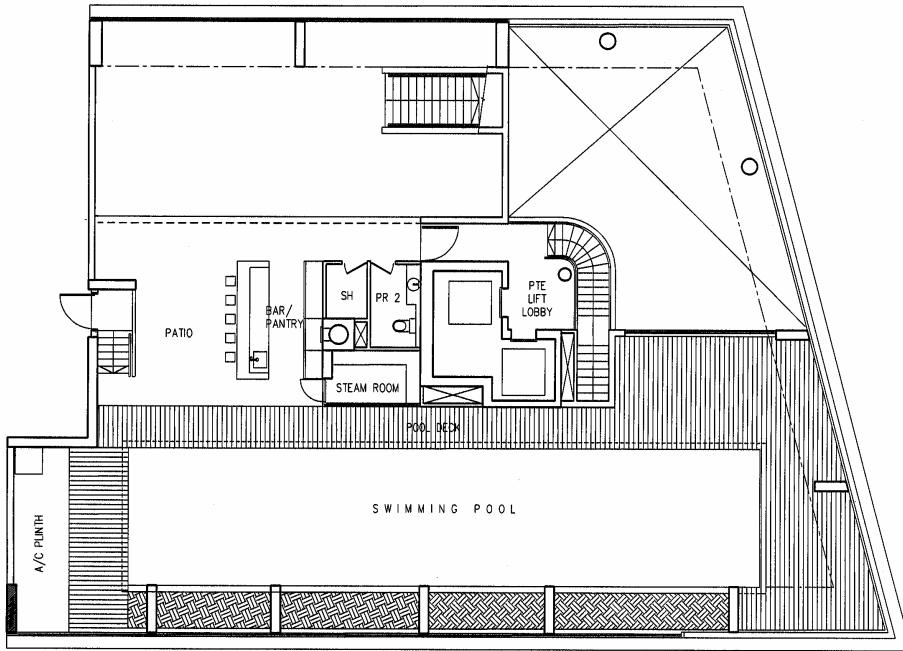
TYPE P1
48th to 50th Storey

Penthouses

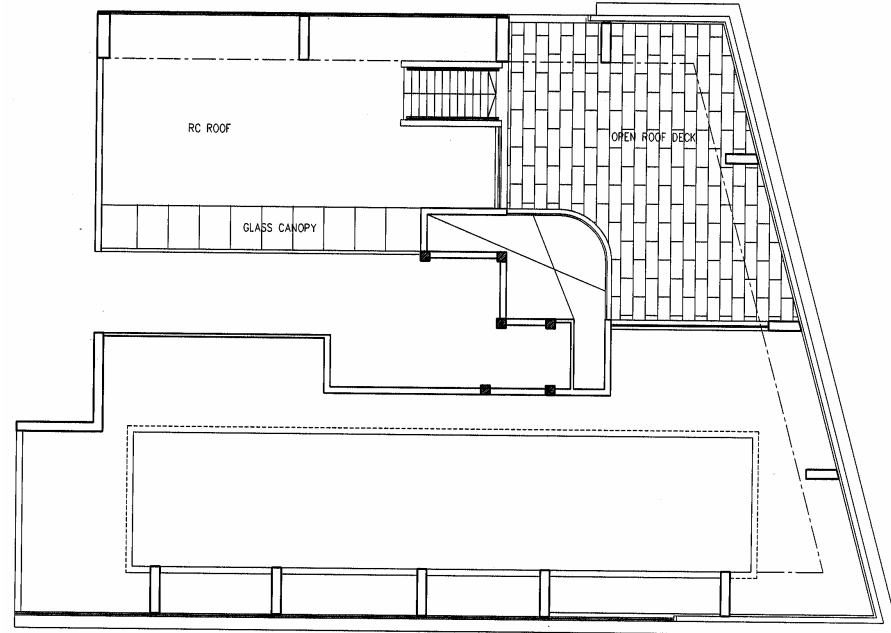


TYPE P4 (Lower)
53rd Storey

Penthouses



TYPE P4 (Upper)
54th Storey



TYPE P4 (Roof)
55th Storey

Deferred Payment Scheme Payment Schedule

- | | |
|--|--|
| 1. Within 8 weeks from the date of the Option | 20% of the Purchase Price
(inclusive of Booking Fee) |
| 2. Within 14 days after the Purchaser receives – | |
| (a) a Notice of Vacant Possession and the Temporary Occupation Permit or Certificate of Statutory Completion in respect of the Unit (or a certified copy thereof) | 65% of the Purchase Price |
| (b) a certificate by the qualified person engaged by the Vendor that the Building and all roads and drainage and sewerage works serving the Housing Project have been completed and that water and electricity supplies, and gas supplies (if any) have been connected to the Unit | |
| 3.a On Completion Date | 15% of the Purchase Price payable as follows:
(a) 2% of the Purchase Price to the Vendor; and
(b) 13% of the Purchase Price to the Singapore Academy of Law as Stakeholder |
| OR | |
| 3.b(i) Certificate of Statutory | 13% of the Purchase Price payable to the follows :-
(i) 8% of the Purchase Price to the Vendor;
(ii) 5% of the Purchase Price to the Singapore Academy of Law as Stakeholder |
| (ii) on Completion Date | 2% of the Purchase Price shall be paid to the Vendor. |

Normal Payment Scheme Payment Schedule

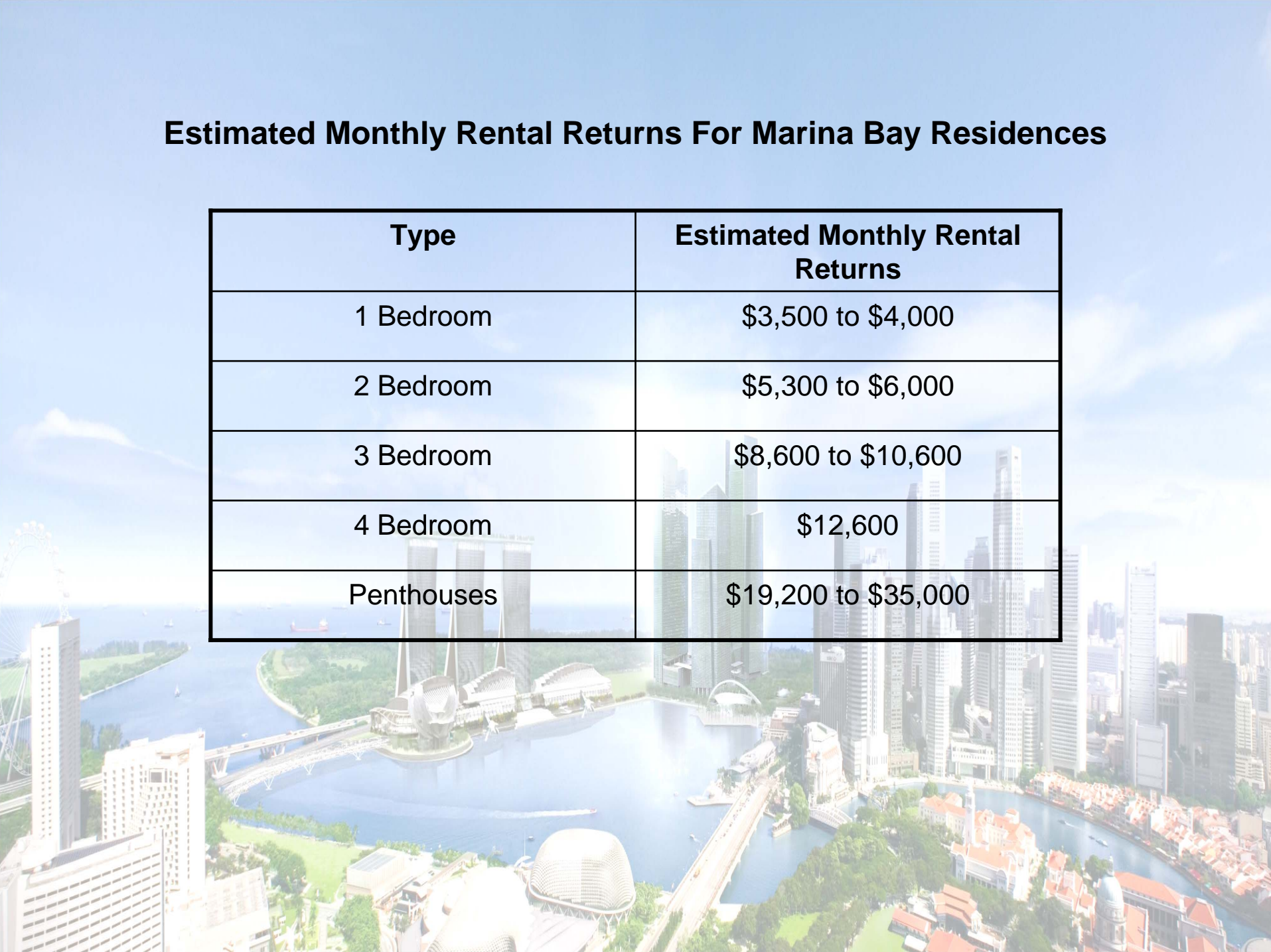
1. Within 8 weeks from the date of the Option	20% of the Purchase Price (inclusive of the Booking Fee)
2. Within 14 days after the Purchaser receives the following notice from the Vendor:	
(a) Notice that the foundation works of the Unit has been completed	10% of the Purchase Price
(b) Notice that the reinforced concrete framework of the Unit has been completed	10% of the Purchase Price
(c) Notice that the brick walls of the Unit has been completed	5% of the Purchase Price
(d) Notice that the ceiling of the Unit has been completed	5% of the Purchase Price
(e) Notice that the door and window frames are in position, and that the electrical wiring (without fittings), the internal plastering and the plumbing of the Unit have been completed	5% of the Purchase Price
(f) Notice that the car park, roads and drains serving the Housing Project have been completed	5% of the Purchase Price
3. Within 14 days after the Purchaser receives –	
(a) a Notice of Vacant Possession and the Temporary Occupation Permit or Certificate of Statutory Completion in respect of the Unit (or a certified copy thereof);	25% of the Purchase Price
(b) a certificate by the qualified person engaged by the Vendor that the Building and all roads and drainage and sewerage works serving the Housing Project have been completed and that water and electricity supplies, and gas supplies (if any) have been connected to the Unit	
4.a On Completion Date	15% of the Purchase Price
	(a) 2% of the Purchase Price to the Vendor; and
	(b) 13% of the Purchase Price to the Singapore Academy of Law as Stakeholder
	<u>OR</u>
4.b(i) On Certificate of Statutory Completion	13% of the Purchase Price payable as follows:-
	(a) 8% of the Purchase Price to the Vendor; and
	(b) 5% of the Purchase Price to the Singapore Academy of Law as Stakeholder.
(ii) On Completion Date	2% of the Purchase Price to the Vendor.

Competitors' Comparison Table

Project Name	Location	District	Tenure	Avg \$ Psf
The Sail @ Marina Bay	Marina Boulevard	D1	99 yrs	\$1,200 to \$1,640
The Coast	Ocean Drive	D4	99 yrs	\$1,400 to \$1,700
OceanFront	Ocean Drive	D4	99 yrs	\$1,300 to \$1,500
Ardmore II	Ardmore Park	D9	FH	\$2,200 to \$2,700
Orchard Scotts	Anthony Road	D9	99 yrs	\$1,300 to \$1,600
RiverGate	Robertson Quay	D9	FH	\$1,300 to \$1,700
Residences @ Evelyn	Evelyn Road	D11	FH	\$1,200 to \$1,400
Newton One	Newton Road	D11	FH	\$1,200 to \$1,400

Estimated Monthly Rental Returns For Marina Bay Residences

Type	Estimated Monthly Rental Returns
1 Bedroom	\$3,500 to \$4,000
2 Bedroom	\$5,300 to \$6,000
3 Bedroom	\$8,600 to \$10,600
4 Bedroom	\$12,600
Penthouses	\$19,200 to \$35,000



1. Foundation

Cast-in-situ bored piles

2. Superstructure

Reinforced concrete and/or precast concrete structure

3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls and/or curtain wall
- b) Internal Walls : Reinforced concrete and/or common clay brick walls and/or autoclave aerated block and/or dry wall

4. Roof

Reinforced concrete roof with waterproofing and insulation system

5. Ceiling

For Apartments

- a) Living/Dining, Bedrooms, Family, Kitchen, Private Lift Lobby, Corridor : Skim coat and/or ceiling board with emulsion paint finish
- b) Bathrooms, Kitchen, Powder Room : Ceiling board with emulsion paint finish
- c) Household Shelter, Utility : Skim coat with emulsion paint finish
- d) Balcony : Aluminum ceiling and/or skim coat with emulsion paint finish
- e) Yard, WC : Skim coat and/or ceiling board with emulsion paint finish

6. Finishes

Wall

For Apartments

- a) Living/Dining, Bedrooms, Family, Private Lift Lobby, Household Shelter, Staircase Utility, Yard, Kitchen : Plaster and/or skim coat with emulsion paint
- b) Master Bath, Powder Room : Marble or Agglomerated Marble
- c) Other Bathrooms and WC : Homogenous tiles
- d) Wet Kitchen (Duplexes, Penthouses & Super Penthouse only) : Ceramic and/or Homogenous tiles
- e) Dry Kitchen (Duplexes, Penthouses & Super Penthouse only) : Plaster and/or skim coat with emulsion paint
- f) Private Lift Lobby (Type D1, Penthouses & Super penthouses) : Framed glazing where applicable

Note: No tiles/stone behind kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

Finishes (Cont'd)

Floor

For Apartments

a)	Living/Dining, Family, Private Lift Lobby, Kitchen, Corridor	:	Marble or Agglomerated Marble
b)	Master Bath, Powder Room	:	Marble or Agglomerated Marble
c)	Other Bathrooms	:	Homogenous tiles and Granite
d)	Dry Kitchen (Duplexes, Penthouses & Super Penthouse only)	:	Marble or Agglomerated Marble
e)	Household Shelter, Yard, Utility and WC	:	Homogenous tiles
f)	Wet Kitchen (Duplexes, Penthouses & Super Penthouse only)	:	Homogenous tiles
g)	Bedrooms and Walk-in Closet	:	Timber strip
h)	Balcony	:	Homogenous tiles and/or Granite
i)	Roof Deck (Duplexes, Penthouses & Super Penthouse only)	:	Homogenous tiles
j)	Pool Deck (Super Penthouse only)	:	Timber and/or Granite
k)	Patio (Super Penthouse only)	:	Homogenous tiles and/or Granite and/or Marble
l)	Staircase (Duplexes only)	:	Timber
m)	Staircase (Super Penthouse only)	:	Marble
n)	External Staircase / Roof Deck (Super Penthouse only)	:	Homogenous tiles and/or Marble and/or Granite and/or Timber
o)	Planter Boxes, A/C ledges	:	Cement sand screed

7. **Windows**

Curtain wall and/or Aluminium framed windows.

8. **Doors**

For Apartments

a)	Main Door (Except Type C1, Type D1, Penthouses & Super Penthouse)	:	Approved fire-rated timber door
b)	Main Door (Type C1, Type D1, Penthouses & Super Penthouse)	:	Timber hollow core doors
c)	Bedrooms, Powder Room, Bathrooms, Yard	:	Timber hollow core doors
d)	Utility and WC	:	Sliding / Folding door
e)	Household Shelter	:	Approved steel door

- f) Balcony / Roof Deck : Aluminium framed sliding door and/or swing door and/or slide & fold door

Note: Selected good quality locksets and ironmongery shall be provided to all doors.

9. Sanitary Fittings

a) Master Bathroom

1 basin with mixer tap on granite/marble vanity top and drawer below (2 basins for Type C, Type D, Duplexes, Penthouses and Super Penthouse only)

1 shower area with shower screen complete with rain shower & shower mixer set (Except Type B1, B2, B3 & B5)

1 long bath complete with shower/bath mixer set (Except Type A, Duplexes, Penthouses & Super Penthouse)

1 pedestal water closet

1 bidet (For Duplexes, Penthouses and Super Penthouse only)

1 jacuzzi bath (For Duplexes, Penthouses and Super Penthouse only)

1 mirror

1 paper roll holder

1 towel rail

b) Other Bathrooms

1 basin with mixer tap on granite/marble vanity top and drawer below

1 shower area with shower screen complete with shower mixer set

1 long bath complete with shower/bath mixer set (For Penthouses – Bath 2 & Duplexes – Bath 2 Super Penthouse-Bath 2 only)

1 pedestal water closet

1 mirror

1 paper roll holder

1 towel rail

c) Powder Room

1 basin with mixer tap

1 pedestal water closet

1 mirror

1 paper roll holder

9. Sanitary Fittings (Cont'd)

d) WC

1 pedestal water closet

1 shower set with tap

1 basin with tap

1 toilet paper holder

10. Electrical Installation

a) Electrical wiring below false ceiling within the Apartments shall generally be concealed where possible. Electrical wiring above false ceiling and inside Household Shelter shall be in exposed tray, trunking or conduits.

b) Sufficient points are provided.

11. TV/ Telephone

Sufficient points are provided.

12. Lightning Protection

Lightning protection system shall be provided in accordance to Singapore Standard CP33: 1996.

13. Painting

a) Internal wall : Emulsion paint

b) External wall : Selected exterior paint

14. Waterproofing

Waterproofing shall be provided to floors of wet kitchen, bathrooms, powder room, WC, yard, balcony, planter box and reinforced concrete flat roof.

15. Driveway and Carpark

a) External driveway : Stones and/or Pavers and/or Tarmac

b) Car park and driveway : Concrete floor with hardener

16. Recreation Facilities

The followings are provided:

- a) Lap pool
- b) Children's pool
- c) Jacuzzi
- d) Reflecting Pool
- e) BBQ Areas
- f) Vine Pavilions
- g) Water garden
- h) Spa garden
- i) Reading Room
- j) Zen garden
- k) Sunset Lounge
- l) Tea Deck
- m) Tea Rooms
- n) Gymnasium
- o) Function Rooms

- p) Exercise pods
- q) Play pods
- r) Male and Female Changing Rooms with Steam Room
- s) Management Office
- t) Launderette

17. Additional Items

- a) Kitchen Cabinets : Quality built-in high and low kitchen cabinets with solid acrylic worktop
- b) Wardrobe : Quality wardrobe / Walk-in closet with post system
- c) Air-Conditioning : Split-unit wall mounted air-conditioning units to Bedrooms. Split-unit concealed ducted air-conditioning units to Living, Dining, Master Bedrooms.

Split-unit wall mounted/concealed ducted air-conditioning unit to Family Room (where applicable).
- d) Audio/Video Intercom : Audio and Video Intercom from 1st to 6th Storey Lobby Entrances, Apartment units based on a system using the telephone line.
- e) Hot Water Supply : Hot water to all Bathrooms & Powder Room and Kitchen.
- f) Town Gas : Town Gas not supplied to Apartment units, electric hobs provided.
- g) Security System : Auto Car barrier at 1st storey car park entrance.
Closed Circuit Television (CCTV) cameras at 1st storey lift lobby and common areas.
- h) Roof Deck : Outdoor Jacuzzi (Duplexes only)
Swimming Pool (Super Penthouse only)
- l) Kitchen Appliances
- i) Type A, Type B & Type C2 : Kitchen sink, cooker hood, hob, oven and refrigerator
- ii) Type C1, Type D : Kitchen sink, cooker hood, hob, oven, refrigerator and dish washer
- iii) Duplexes, Penthouses & Super Penthouse : Kitchen sink, cooker hood, hob, oven, steam oven, refrigerator, dish washer, wine cooler and coffee maker

Disclaimer

Note:

- Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble, cannot be re-polished after installation. Hence some differences may be felt at the joints.
- Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such as warranties at the time when possession of the Units is delivered to the Purchaser.
- Timber strips/parquet are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- Layout/Location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- Air conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
- The brand and model of all equipment and appliances supplied shall be provided subject to availability.
- Planters are designed to take the loading of potted plants only, and may not be converted to balcony without prior approval from the relevant authorities.

For internal use only.
Do not form part of the contract.

Singapore Property Investment Guide (For Local and Foreign Purchasers)

Restriction on Foreign Property Ownership

Foreigners can only purchase residential units in buildings of not less than six storeys, and units in a condominium.

There are no restrictions on foreign ownership of non-residential properties.

Foreign Exchange Controls

There are no foreign exchange controls.

Taxes on Acquisition and Transfer of Properties

1. Stamp Duty

Stamp duty is generally payable on all transactions relating to real estate, including sales, mortgages and leases of properties.

Sale of Properties

Stamp duty is payable by the buyer on the full value of a property every time a sale and sub-sale is transacted.

For purchase of residential real estate under construction from a developer, the duty is payable by the purchaser on TOP (Temporary Occupation Permit: Notice to take Possession), or when a sub-sale of the unit takes place, whichever is earlier.

Stamp Duty Rate

Amount or Value of Consideration	Duty Payable
The first S\$180,000	1%
The next S\$180,000	2%
Thereafter for every S\$100 or any part thereof	3%

To simplify, the following mathematical formula can be applied:

$$\text{Stamp Duties Payable} = 3\% \text{ of Purchase Price} - \text{S\$5,400}$$

Mortgages

Stamp duty is payable when the purchaser takes up a mortgage with a finance institution. The amount payable is S\$4 for every S\$1,000 or part thereof, subject to maximum of S\$500.

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Leases

If the unit is to be leased out, it will also attract stamp duties. The stamp duty is payable on a percentage of the average gross annual rent. This amount is payable by Tenant.

Lease Period	Duty Payable
< 1 year	0.4%
1 to 3 years	0.8%
> 3 years	1.6%

2. Legal Fees

All purchaser(s) must appoint a solicitor to act for them in the sale and purchase of their unit.

The conveyance fee in Singapore was totally liberalized with effect from 1 February 2003, leaving legal fees charged by lawyers for handling property transaction freely negotiable. Usually the bank, which is providing the end financing, will recommend one of their panel of solicitors. The full-scale fee is normally equivalent to 1% of the purchase price. Most banks have worked out a package with their panel of solicitors so that the fee covers the mortgage, purchase and CPF withdrawal from the members' accounts. Presently, most banks offer legal fee subsidy, which may cover the conveyance fees in part or in full. The actual cost to the purchaser(s) is therefore reduced.

3. Capital Gains Tax and Withholding Tax

Capital Gains Tax

There is no capital gains tax in Singapore.

Withholding Tax

There is no withholding tax for disposal properties by Singaporean after 13th October 2001. However, under the Income Tax Act, non-resident property trader who derives gains from the disposal of any real property within 3 years or gain from disposal of shares in private companies where assets are mainly real properties are subject to withholding tax at a fixed rate of 15%.

Taxes on Ownership of Properties

1. Property Tax

Property tax is imposed on owners of immovable properties based on a percentage (tax rate) of the Annual Value of the property, which is the estimated annual rent the property can fetch if it were rented out.

For internal use only.
Do not form part of the contract.

The property tax rate is 4% for wholly owner-occupied residential properties and 10% for investment properties.

The tax is payable yearly in advance by the owner in the month of January each year. Immovable properties include residential flats, offices, factories, shops and land.

Refund of Property Tax for a Vacant Property

Property Tax is payable regardless of whether a property is vacant or occupied. However, if the property owner has been trying to let the property but it has been vacant for a continuous period of at least 30 days or a calendar month, the property owner could file for a refund of the tax paid for a vacant period if:

- The building which is fit for occupation cannot be let at a reasonable rent despite efforts to do so; or
- The building is undergoing repairs to render it fit for occupation.

2. Property Tax Surcharge

A 10% property tax surcharge based on the annual value is imposed on the residential properties and vacant land owned by foreigners. The surcharge is reduced in relation to the proportion owned by or held on behalf of the Singapore Citizen or Permanent Resident.

The following types of property are exempted from property tax surcharge:

- Property owned by a Singapore Citizen or Permanent Resident
- Commercial and Industrial properties
- Flats in buildings of six storeys or higher
- Flats in projects with condominium status

Booking Procedures

1. Normal Progressive Payment Scheme (NPS)

Booking Fee: 5%
2nd Payment: 15% (within 8 weeks from the Date of Option)
Balance: See Appendix I

2. Deferred Payment Scheme (DPS)

Booking Fee: 5%
2nd Payment: 15% (within 8 weeks from the Date of Option)
Balance: See Appendix II

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Forfeiture of Booking Fee

25% of the booking fee will be forfeited if the buyer(s) do not exercise the Option within the stipulated period. The balance 75% of the booking fee will be refunded.

Others

Purchasers have to be 21 years old and above.

The Names in the Option to Purchase is final and cannot be amended.

For Additional and/or Removal of Name, the purchaser(s) must seek approval from Controller of Housing and/or Developer – *subjected to approval*

The purchaser cannot request to Change of Unit.

All purchasers have to be present to buy the unit and declare individually and signed SGX (Singapore Stock Exchange) Declaration.

Bank Loan

As a guide, the maximum loan provided by the commercial bank is as follows:

80% loan (include any CPF monies used or be used for the purchase) and is subject to the bank valuation.

The initial 20% down payment to the developer comprise of 10% cash and 10% CPF or cash.

CPF

Purchasers who are using CPF monies have to be directly related; i.e. spouse, children, parents or siblings

HDB Rules and Regulations

HDB allows purchaser(s) to buy private property provided:

1. They have **occupied** the direct purchased flat for **more than 5 years** or
2. They currently **own the resale flat without any housing grant.**

If they have applied for the housing grant, the above 1 applies.