



## FACT SHEET

### Key summary

|                                      |   |                                                   |
|--------------------------------------|---|---------------------------------------------------|
| <b>Project name</b>                  | : | <b>8 Hullet</b>                                   |
| <b>Developer</b>                     | : | Hullet Development Pte Ltd                        |
| <b>Location</b>                      | : | 8 Hullet Road Singapore 229160                    |
| <b>Tenure</b>                        | : | Estate in Fee Simple (Freehold)                   |
| <b>Expected T.O.P.</b>               | : | November 2021                                     |
| <b>Expected Legal Completion</b>     | : | February 2025                                     |
| <b>Lot No</b>                        | : | TS 27 Lot 01142C                                  |
| <b>Building Plan No.</b>             | : | A1678-00001-2017-BP01                             |
| <b>Planning Approved No</b>          | : | ES20170228R0212                                   |
| <b>Developer's Licence</b>           | : | C1242                                             |
| <b>No. of Blocks/ Storeys</b>        | : | 1 block of 12 storeys residential with 3 basement |
| <b>Total No. of Units</b>            | : | 44 units                                          |
| <b>Site Area</b>                     | : | Approx 997.1 sq m or 10,733 sq ft                 |
| <b>Ceiling Height</b>                | : | 2700mm to 3000mm                                  |
| <b>Floor to Floor Height</b>         | : | 3500mm                                            |
| <b>No of Lift</b>                    | : | <b>3</b>                                          |
| <b>Car Park Capacity</b>             | : | 36 car park lots incl. 1 handicap lot             |
| <b>Unit Types/ Maintenance Fees:</b> | : | \$125 per share (estimated)                       |

| Type |              | Typical Unit Size<br>(sq ft) excl. PES | Unit Mix  | %           | Estimated Share Value |
|------|--------------|----------------------------------------|-----------|-------------|-----------------------|
| 01   | 2BR + 1 Bath | 61 / 657                               | 11        | 25%         | 6                     |
| 02   | 2BR + 1 Bath | 62 / 667                               | 11        | 25%         | 6                     |
| 03   | 2BR + 2 Bath | 74 / 797                               | 11        | 25%         | 6                     |
| 04   | 1 BR         | 50 / 538                               | 11        | 25%         | 5                     |
|      |              | Total                                  | <b>44</b> | <b>100%</b> |                       |

|                                             |   |                                                   |
|---------------------------------------------|---|---------------------------------------------------|
| <b>Payment Scheme</b>                       | : | Progressive/ Normal Payment Scheme                |
| <b>Architect</b>                            | : | A D Lab Pte Ltd Pte Ltd                           |
| <b>Main Contractor</b>                      | : | Tat Hin Builders Pte Ltd                          |
| <b>Civil &amp; Structural Engineer</b>      | : | CMP Consultants Pte Ltd                           |
| <b>Mechanical &amp; Electrical Engineer</b> | : | EWG Engineers Pte Ltd                             |
| <b>Quantity Surveyor</b>                    | : | JIA Quantity Surveyors & Project Managers Pte Ltd |
| <b>Landscape Consultant</b>                 | : | Sitetectonix Pte Ltd                              |
| <b>Showflat Interior Design (ID)</b>        | : | SuMisura                                          |
| <b>Conveyance Solicitor</b>                 | : | Rajah & Tann Singapore LLP                        |



**Showflat Type(s)** : Unit 02

**Facilities**

- 01) Drop Off Point
- 02) Guard House
- 03) Private Lift Lobbies
- 04) Gymnasium
- 05) Toddler's Playground
- 06) Swimming Pool
- 07) Kid's Pool
- 08) BBQ Area
- 09) Yoga Lawn
- 10) Meditation Lawn
- 11) Seating Corner

| <b>SHOPPING/ ENTERTAINMENT/ EDUCATION</b> |                                  |                                 |
|-------------------------------------------|----------------------------------|---------------------------------|
| <b><u>Nearby amenities</u></b>            | <b><u>Schools within 1km</u></b> | <b><u>School 1-2Km</u></b>      |
| Somerset MRT Station                      | Anglo-Chinese School (Junior)    | Anglo-Chinese School (Primary)  |
| The Centrepont                            | St. Margaret's Primary School    | Farrer Park Primary School      |
| The Heeren                                |                                  | River Valley Primary School     |
| 313 @ Somerset                            |                                  | St. Joseph's Institution Junior |
| Ngee Ann City                             |                                  |                                 |
| The Paragon                               |                                  |                                 |
| Cathay Cineleisure Orchard                |                                  |                                 |