

FACT SHEET

Key summary

Project Theme	:	Twin Fountains
Developer	:	FCL ADMIRALTY PTE LTD (Co. Reg. No 201227662G) Jointly developed by Frasers Centrepoint Limited and Lum Chang
Location	:	11 Woodlands Avenue 6, Singapore 738992, 11A Woodlands Avenue 6, Singapore 738993, 13 Woodlands Avenue 6, Singapore 738994 (Clubhouse, Management Office), 15 Woodlands Avenue 6, Singapore 738995, 15A Woodlands Avenue 6, Singapore 738996, 17 Woodlands Avenue 6, Singapore 738997, 17A Woodlands Avenue 6, Singapore 738998, 19 Woodlands Avenue 6, Singapore 738999, 19A Woodlands Avenue 6, Singapore 739000
Tenure	:	Leasehold 99-years (with effect from 19 Dec 2012)
Expected T.O.P.	:	15 Oct 2016
Expected Legal Completion	:	15 Oct 2019
Building Plan Approval No.	:	A0712-07121-2012-BP01 (dated 2 April 2013)
Developer's Licence	:	C1023
Project Account No.	:	Malayan Banking Berhad for Project Account 04011503349 of FCL Admiralty Pte Ltd
No. of Blocks/ Storeys	:	Executive Condominium 8 blocks of 14-storey residential units
Total No. of Units	:	418 units
Site Area	:	Approx 16,505.4 sq m or 177,662.65 sq ft
Site Coverage	:	29.44 % (4,859.19 sq m / 52,303.88 sq ft)
Plot Ratio	:	2.8
Car Park Capacity	:	418 (min) car park lots and 4 handicap lots
Unit Types/ Maintenance Fees	:	\$39 per share (estimated)

Type		Unit Size (sq ft)	Unit Mix	%	Estimated Share Value
A(P)	2 Bedroom	883	1	0.24%	6
A	2 Bedroom	829	11	2.63%	6
A(a)	2 Bedroom	829	1	0.24%	6
B(P)-VH	3 Bedroom	1055	4	0.96%	6
B-VH	3 Bedroom	1033	48	11.48%	6
B1(P)-VT	3 Bedroom	1152	1	0.24%	7

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B1(P1)-VT	3 Bedroom	1152	1	0.24%	7
B1-VT	3 Bedroom	1055	23	5.50%	6
B1(a)-VT	3 Bedroom	1055	1	0.24%	6
B2(P)-VT	3 Bedroom	1163	4	0.96%	7
B2-VT	3 Bedroom	1098	48	11.48%	7
B3(P)-VT	3 Bedroom	1098	4	0.96%	7
B3-VT	3 Bedroom	1119	48	11.48%	7
B4(P)-VG	3 Bedroom	1238	3	0.72%	7
B4-VG	3 Bedroom	1152	35	8.37%	7
B4(a)-VG	3 Bedroom	1098	1	0.24%	7
C(P)-VT	4 Bedroom	1378	1	0.24%	7
C-VT	4 Bedroom	1270	11	2.63%	7
C(a)-VT	4 Bedroom	1152	1	0.24%	7
C1(P)-VT	4 Bedroom	1249	5	1.20%	7
C1-VT	4 Bedroom	1206	56	13.40%	7
C1(a)-VT	4 Bedroom	1109	1	0.24%	7
C1(b)-VT	4 Bedroom	1206	3	0.72%	7
B(P)-TR	3 Bedroom TRIO	1270	2	0.48%	7
B(P1)-TR	3 Bedroom TRIO	1259	1	0.24%	7
B-TR	3 Bedroom TRIO	1195	35	8.37%	7
B(a)-TR	3 Bedroom TRIO	1098	1	0.24%	7
C(P)-TR	4 Bedroom TRIO	1475	3	0.72%	7
C(P1)-TR	4 Bedroom TRIO	1475	1	0.24%	7
C-TR	4 Bedroom TRIO	1399	48	11.48%	7
C(P)-TRD	4 Bedroom Deluxe TRIO	1496	1	0.24%	7
C-TRD	4 Bedroom Deluxe TRIO	1593	11	2.63%	7
C(a)-TRD	4 Bedroom Deluxe TRIO	1593	1	0.24%	7
PH	Penthouse	2207	2	0.48%	9

Payment Scheme	:	Normal Payment Scheme and Deferred Payment Scheme
Architect	:	Consortium 168 Architects Pte Ltd
Main Contractor	:	China Construction (South Pacific) Development Co Pte Ltd
Structural Engineer	:	KTP Consultants Pte Ltd
M & E	:	Rankine & Hill (Singapore) Private Limited
Quantity Surveyor	:	Langdon and Seah Singapore Pte Ltd
Landscape Consultant	:	Mace Studio Pte Ltd
Showflat Building Contractor	:	China Construction (South Pacific) Development Co Pte Ltd
Project Interior Design (ID)	:	Marquis Furniture Gallery Pte Ltd
Conveyance Solicitor	:	Rodyk & Davidson LLP
Showflat Type(s)	:	B-VH (3 Bedroom), C(P)-TR (4 Bedroom TRIO)

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Facilities :

Holistic living:	3-G Fitness	Enchanting Nature
Water Reflexology	3-Generation Fitness Pod	Enchanted Garden
Villa Pool	Gymnasium	Gateway Fountains
Villa Spa	Tennis Court	Wellness Fountains
Spa Pool	50m Swimming Pool	Coral Falls
Sun Deck	Exotic Garden Trail	Boulder Falls
Sun Island		Eclectic Garden
Water Lounger		Eugenia Garden with Resting Pavillion
Kids Adventure	Outdoor Dinning	Eucharis Garden with Resting Pavillion
Splash Pool	Spring Pavilion (BBQ)	Fountain Villa
Children's Play Pool	Summer Pavilion (BBQ)	Villa Pool
Children's Playground	Function Room	Villa Spa
Adventure Fountains		Villa Fountains

Amenities:

Bus Service 901

Bus Service 962

Woodlands Reg CTR	Woodlands Reg CTR	
Woodlands Ave 2	Woodlands Ave 2	
Woodlands Ave 1	Woodlands Ave 5	
Woodlands Dr 16	Woodlands Ave 6	
Woodlands Ave 6	Woodlands Ave 7	
Woodlands Ave 1	Sembawang Way	
Woodlands Ave 2	Sembawang Cres	
Woodlands Reg CTR	Sembawang Dr	
	Admiralty st	
	Sembawang Dr	
	Sembawang Cres	
	Sembawang Way	
	Woodlands Ave 7	
	Woodlands Ave 6	
	Woodlands Ave 5	
	Woodlands Ave 2	
	Woodlands Reg CTR	

MRT Stations	Estimate Distance
Admiralty MRT	1.6km
Woodlands MRT	2.1km
Future Woodlands South MRT	About 700m

Shopping Centre	Estimate Distance
Vista Point	623m
888 Plaza	917m
Causeway Point	1.69km
Sun Plaza	2.92km

Groceries & Supermarkets	Estimate Distance
Giant Super	588m
NTUC Fairprice (888 Plaza)	779m
NTUC Fairprice (Woodlands Civic Centre)	2.1km

Schools	Estimate Distance
Woodgrove Secondary School	374m
Woodlands Ring Primary School	494m
Christ Church Secondary School	935m
Innova Primary School	1.02km
Woodlands Primary School	1.07km
Woodgrove Primary School	1.11km
Greenwood Primary School	1.11km
Innova Junior College	1.23km
Singapore Sports School	1.26km
Admiralty Primary School	1.33km
Si Ling Primary School	1.51km
Evergreen Primary School	1.52km
Admiralty Secondary School	1.71km
Qihua Primary School	1.73km
Republic Polytechnic	1.97km
Fuchun Primary School	2.38km
Fuchun Secondary School	2.47km
Singapore American School	2.67km
Woodlands Secondary School	2.97km
Si Ling Secondary School	3.12km
Marsiling Primary School	3.30km

-Near to upcoming Primz Biz Hub and upcoming /existing industrial developments near Gambas and Woodlands Industrial Estate.

-Accessible to various parts of Singapore via SLE, BKE, PIE and short drive to Woodlands Causeway.

-Enjoy scenic sea view and various recreation activities at Woodlands Waterfront, a 9-hectare coastal park consisting of a 1.5km long waterfront promenade,nature area,trails and green spaces.

FREQUENTLY ASKED QUESTIONS

SUBJECT	QUESTION	ANSWER
SALE AND PURCHASE		
ELIGIBILITY TO PURCHASE	Are foreigners eligible to purchase?	No
CONSTRUCTION PROGRESS	When is the expected date of completion for the foundation works?	Estimate target completion date based on preliminary schedule submitted by Main Contractor: Phase 1: Estimated completion of foundation works from end of Nov 2013.
TOP DATE	Will it be earlier than Oct 2016 as stipulated in the brochure?	We will strive to complete the project earlier, but we cannot commit any early date at this point of time. For your planning purposes, please use Oct 2016 as the expected TOP date.

OFFICIAL ADDRESS	Condo's official address?	11 Woodlands Avenue 6, Singapore 738992, 11A Woodlands Avenue 6, Singapore 738993, 13 Woodlands Avenue 6, Singapore 738994 (Clubhouse, Management Office), 15 Woodlands Avenue 6, Singapore 738995, 15A Woodlands Avenue 6, Singapore 738996, 17 Woodlands Avenue 6, Singapore 738997, 17A Woodlands Avenue 6, Singapore 738998, 19 Woodlands Avenue 6, Singapore 738999, 19A Woodlands Avenue 6, Singapore 739000
	Location of Management Office?	Basement 1 of 13 Woodlands Avenue 6, Singapore 738994
SWIMMING POOL / OTHER POOLS	What are the dimensions of the various pools?	Swimming Pool – Approx. 14m (W) x 50m (L) Children's PlayPool – Approx. 7m (W) x 11m (L) Splash Pool – Approx. 7m (W) x 8m (L)
TOWER BLOCKS	What are the distances between each block?	<i>Refer to attached plan.</i>
	What are the distances from tower blocks to Forest Ville Condominium?	Approx 20m.
	What is the distance from front blocks to boundary wall?	Approx 11m. <i>Refer to attached plan.</i>

	Which units are affected by Visual Control requirement? Control requirement?	<u>Unit affected by Visual Control Screen:</u> Unit #14-01-(facing Ave 6) , Affected area: Bedroom 3,Kitchen, Master Bath, Bath 2 & AC ledge Unit #14-08, #14-11-(facing Ave 6) Affected area: Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Kitchen & Roof Terrace. Unit #14-06, #14-09, #14-14 (facing Ave 6) Affected area: Bedroom 3, Bedroom 4, Kitchen, Master Bath & AC ledge. Unit #14-20 (facing neighbour site) Affected area: Bedroom 2, Master Bath & AC ledge. <u>Unit affected by Visual Control Vertical Fins:</u> Unit #14-17 (facing pool) Affected area: Living, Dining, Master Bedroom, Bedroom 3, Bedroom 4. Bedroom 2, Master bath & AC ledge (facing neighbour site) Unit #14-18 (facing pool) Affected area: Studio Living, Master bedroom, Bedroom 2, Bedroom 4, Balcony & AC ledge. Unit #14-29 (facing pool) Affected area: Living, Dining, Master bedroom, Bedroom 2, bath 2 & AC ledge. Unit #14-30 (facing pool) Affected area: Living, Dining, Master bedroom, Bedroom 3, Bedroom 2, Master bath & AC ledge. Unit #14-31 (facing pool) Affected area: Living, Master Bedroom & Bedroom 3.
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SECURITY FEATURES	Access to development?	Electronic Parking System (EPS) will be provided for near Main vehicular entrances/ exits.
	Common area(s)?	CCTV monitoring at designated common areas.
	How do residents access the unit? Is there any security at the entrance access? Is the proximity card access control located inside the lift, or outside the lift car (i.e. at the lift lobbies)?	Audio intercom for each apartment unit to communicate with the guard house. The card access panel is located outside the lift lobby.
	What security features are provided at the side gate(s)?	Proximity card access control system to side gates. Audio intercom for communication with the guard house and each apartment unit.
UNITS TYPES	Which are the Frasers unique living space concepts available in Twin Fountains?	Vista home: Wide frontage view. Dining and Living area are located side by side, maximising the opening to the good views and the natural light in this two spaces.
		Verandah home: Private balcony view. Balcony linked to the living and to the kitchen as well. Giving the option to create your own private outdoor dining.
		Vantage home: Breezy dual-view. Dining and living facing opposite facades, providing views to two different environments and true cross-ventilation.
		Trio: The intergeneration home. It has two private entrances and two private living spaces for multi-generational family living.
FOUNTAIN VILLA	What facilities are located in the Fountain Villa?	Villa Pool Villa Spa Villa Fountains
	Are the Villa Pool and the 50m Swimming Pool connected?	Yes
	How to access to the Fountain Villa?	The access is direct from the pool deck.
	How many people can fit in the Villa Spa? What is the depth of the Villa Spa?	Approx. 4 people and the depth is around 900mm
	What can I do in the Fountain Villa?	It is equipped with bed, kitchenette, dining area, portable BBQ and adjacent spa pool which you can dine, entertain, host parties or accommodate private guest stay-over.

	What is the area of the Fountain Villa?	Indoor approx. 22sqm. Outdoor terrace approx. 24sqm. Landscape garden approx. 24sqm
COMMUNAL AREA(S)		
VEHICULAR ENTRANCE(S)	Any? Where?	1 vehicular entrance from Woodlands Ave 6 (1 lane for ingress and 1 lane for egress).
FIRE ENGINE ACCESS	Any? Where?	1 fire engine access road from Woodlands Ave 6
PEDESTRIAN ENTRANCE(S) / SIDE GATE(S)	Any pedestrian entrance? Where?	Pedestrian entrance along Woodlands Ave 6 and Woodlands Drive 16
ACCESS TO COMMON FACILITIES	How can visitors make their way to clubhouse/pool from basement car park?	They can access the clubhouse and pool via the staircases and lift.
	Can residents have direct access to pool deck from their 1st storey lift lobby?	No direct access to pool deck from 1 st storey lift lobby. Residents need to go to 2 nd storey lift lobby to access to pool deck.
HANDICAP-FRIENDLY FEATURES?	Is TWIN FOUNTAINS a handicap-friendly development?	Yes. TWIN FOUNTAINS complies with BCA's requirements for barrier-free access. Ramps are provided within the development wherever there are level changes. Handicap toilets are provided at the clubhouse. Handicap-friendly car park lots are provided (4 nos.).
BOUNDARY WALL / FENCE	Height of boundary wall/ fence?	Approx 1.8m
	Material(s) used?	Combination of Brick Walls (Main Road Boundary) & BRC Hot dipped G.S. Mesh
	What are the various setbacks from building to site boundary, neighbouring buildings, roads, etc?	Setback from building to boundary (when leading neighbour) approx. 9.5m Setback from building to boundary (when leading road) approx. 7.5m
LANDSCAPE	Any special communal facility or landscape feature?	Adventure Fountains Gateway Fountains Wellness Fountains Fountain Villa Villa Pool Villa Spa Villa Fountains
	Site coverage?	29.44%
	What condo facilities does TWIN FOUNTAINS offer?	<i>Refer to list of facilities on page 3.</i>

	What is the height of the clubhouse, Gym and Function room?	Club house - Approx. 4m from E-deck level. Gym - Approx. 5.5m from E-deck level. Function room – Approx. 4.2m from E-deck level.
	Pavilion with resp to unit type.	Pavilion 2 (between Blk 17, 17a) is Approx. 5m away from Unit #02-19, #02-24 Pavilion 3 (between Blk 19, 19a) is Approx. 10m away from Unit #02-27 and 3m away from Unit #02-32
LIFTS / LOBBIES	How many lifts per lobby?	17 lifts for the whole project: - – 2 lift for each common lift lobby in Blk 11, 11A , 15, 15A, 17, 17A, 19 & 19A – 1 lift for clubhouse – Lift capacity : 15 people
	Are the lift lobbies a) air-conditioned; b) naturally ventilated; or c) mechanically ventilated?	Naturally ventilated: - – All lift lobbies except basement car park.
	Height of ground floor lift lobby?	Approx 2.4m for ground floor lift lobbies for all Blocks.
CAR PARK	Type of car park?	1 storey of basement car park
	Total no. of car park lots?	418 (<u>not including</u> handicap lots)
	No. of handicap lots?	Approx. 4 lots
	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.
	Any visitors' parking lots?	All car park lots are located in the basement car park. No designated car park lots for visitors.
WATER TANK	Location of water tanks?	At roof of Block 11, 11A, 15, 15A, 17, 17A, 19 & 19A
SHUTTLE BUS SERVICE	Any shuttle bus service?	2 years of shuttle bus service to Causeway Point will be provided .
BUS SERVICES NEARBY	Any bus stops nearby? What are the available bus services?	<i>See notes on Amenities.</i>
BICYCLE LOTS	Number and location of bicycle lots?	Around 10 per block, at basement.

REFUSE COLLECTION	What sort of refuse system?	Refuse collection at refuse chamber located at basement carpark level, and transport to bin centre by ramp.
	Basement or ground level?	Ground level
	How far is the bin centre from the nearest block?	Bin centre is located approx 14.47m away from Block 19A. And the unit is aprox. 2.5m higher than the Bin centre level.
	How high is the bin centre?	Approx 6.0m
GAS SUPPLY TO KITCHEN	City gas or cylinder?	City Gas except for Studio Unit in TRIO unit type.
SUBSTATION	Location?	Basement & 1 st Storey level. (Under Gym)
LETTER BOX	Location?	At Basement.
CONDO – INDIVIDUAL UNITS		
ESTIMATED CEILING HEIGHT (FLOOR TO CEILING)	Entrance Foyer	Typical units - Approx 2.4 - 2.7m.
	Living/Dining	Approx 2.7m for Typical units
	Bedrooms	Approx 2.7 m for Typical units.
	Kitchen, Bathrooms	Approx 2.4 m
	Corridors	Approx 2.3 m
FLOORING	Living/Dining/ Corridor leading to Bedrooms, Store, Foyer	Ceramic tiles and/or homogeneous tiles with tile skirting.
	Bedrooms	Timber flooring with timber skirting
	Master Bath and all other Bathrooms	Ceramic tiles and/or homogeneous tiles. <u>Threshold:</u> Polished marble
	Utility, WC and Yard	Ceramic tiles and/or homogeneous tiles.
	Balcony, Private Enclosed Space (PES) and Roof Terrace	Ceramic tiles and/or homogeneous tiles.
	Kitchen / Dry Kitchen	Ceramic tiles and/or homogeneous tiles.
AIR-CONDITIONING	Type?	Wall-mounted split unit air-con for Living/ Dining, Master Bedroom & other Bedrooms.
	Brand?	To be confirmed at a later stage.
KITCHEN	Types of appliances provided? Which brands?	Kitchen appliances: Hood, Hob & Oven - EF
	Any choice of finishes for Kitchen cabinet/ countertop?	No
	Mixer tap provided at Kitchen sink?	No

	Kitchen appliances provided for the various unit types?	<i>See Kitchen Appliances Schedule</i>
BALCONY / PRIVATE ENCLOSED SPACE (PES) / ROOF TERRACE	Water point provided?	Yes, a bib tap is provided at the Private Enclosed Space (PES) and Roof Terrace only.
	Power point provided?	Yes, a power point (13A SSO) is provided at PES and Roof Terrace.
	Height of the railing?	Approx 1.1 m from floor level.
	Material of railing?	Metal railing.
	Any roof covering for PES?	Yes, PES is covered up to 2m (deep). Material of roof covering – RC Canopy.
	Any trellis in Roof Terrace?	No
	Can the Balcony be enclosed with grilles?	Under URA guidelines, you cannot enclose the balcony with grilles. The future MCST may also have rules controlling the façade of the building.
STOREY SHELTER	Location?	It is located at the common escape staircases at Blocks 11, 11A, 15, 15A, 17, 17A, 19 & 19A
REFUSE CHUTE	Location of the refuse chute? Individual or shared?	Shared
	Does the refuse chute directly face any units? Located next to any units?	No, the refuse chute is keep away from the main entrances of units.
SECURITY FEATURES	Are there any security features in the home?	Audio intercom
SMART HOME FEATURES	Are there any smart features in the home?	No
WATER HEATER	Gas or electric?	Gas. Electric heater for studio units in Trio unit type.
MASTER BATH / COMMON BATH	Brands of sanitary wares & fittings?	<u>Sanitary wares:</u> Wash basin - AVA ART (Country of origin China) Wc – KALEVIT"IDEA" (Country of origin Turkey) Penthouse Master Bath: Bathtub – BLB Universal (Country of origin Portugal) <u>Sanitary fitting:</u> Shower mixers – ABERDEEN DALIS(AVA) (Country of origin

		China)
PENTHOUSE UNIT	What is the length of the penthouse unit? Is the roof terrace open to sky? Is there provision of bib tap in the roof terrace? Is there railing provided in the roof terrace?	Length of approx 24 m. Yes, roof terrace is open to sky and cannot be covered. Yes, there is provision of bib tap. Yes, there is provision of railing a the roof terrace.
FOR WHOLE UNIT	Any choice of color scheme, floor and/ or wardrobe finishes?	No.
MISCELLANEOUS		
SHOWFLAT	What is the showflat unit type?	B-VH, C(P)-TR
	Where is the showflat located, in relation to the actual condo site?	Showflat located within actual development. In the future entrance to the development.
NEIGHBOURHOOD	How tall is Forestville EC in comparison to TWIN FOUNTAINS?	Forestville EC is about the same height as Twin Fountains EC.

Kitchen Appliances Schedule

Item	2 Bedroom <i>All Unit Type A</i>	3 Bedroom <i>All Unit Type B</i>	4 Bedroom <i>All Unit Type C</i>	3 Bedroom TRIO <i>All Unit Type TR</i>	4 Bedroom TRIO <i>All Unit Type TRD</i>	Penthouse <i>All Unit Type PH</i>
	Qty	Qty	Qty	Qty	Qty	Qty
Cooker Hob	1	1	1	1	1	1
Electric Hob	-	-	-	1	1	-
Cooker Hood	1	1	1	2	2	1
Oven	1	1	1	1	1	1

NOTE: Models for different unit types may vary.

Dual Key Units: M&E Services Provision

	B-TR (3BR Trio)	C-TR (4BR Trio)	C-TRD (4BR Trio Deluxe)
Electrical	DB at Foyer; Separate Circuitry for Studio Unit.	DB at Foyer; Separate Circuitry for Studio Unit.	DB at Foyer; Separate Circuitry for Studio Unit.
Water (cold)	Supply pipe split at foyer to Studio and main units	Supply pipe split at foyer to Studio and main units	Supply pipe split at foyer to Studio and main units
Water (hot)	Electrical Water Heater for Studio and Gas Water Heater for main unit	Electrical Water Heater for Studio and Gas Water Heater for main unit	Electrical Water Heater for Studio and Gas Water Heater for main unit
Telephone	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units
SCV	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units
Openet	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units	Terminate at Foyer. Can branch into both units
Intercom	Separate Intercoms for Studio Unit and Main Unit	Separate Intercoms for Studio Unit and Main Unit	Separate Intercoms for Studio Unit and Main Unit
AC	B-TR/B(a)-TR: 3 AC Ledges, 3 CUs. Main Units 4 FCUs, Studio Unit 1 FCU. No sharing of CU with main unit).	1 AC Ledge, 4 CUs. Main Unit 5 FCUs, Studio Unit 1 FCU, (No sharing of CU with main unit).	C-TRD/C(a)-TRD: 2 AC Ledges, 4 CUs. Main Unit 5 FCUs, Studio Unit 2 FCUs. (No sharing of CU with main unit).
	B(P)-TR/B(P1)-TR: 2 AC Ledges, 3 CUs. Main Units 4 FCUs, Studio Unit 1 FCU. (No sharing of CU with main unit).		C(P)-TRD: 1 AC Ledge, 4 CUs. Main Unit 5 FCUs, Studio Unit 2 FCUs. No sharing of CU with main unit).
Balcony lighting	One light point at balcony. Light switch is located at main unit only	One light point at balcony. Light switch is located at main unit only	One light point at shared balcony. 2 way switches are located at studio unit & main unit