

## 2 BEDROOM

### TYPE B1 527SF | 49SQM



Blk 813 - Stack 09, 16  
Blk 815 - Stack 17, 24  
Blk 817 - Stack 32

## 2 BEDROOM

### TYPE B2 646SF | 60SQM **SHOWFLAT**

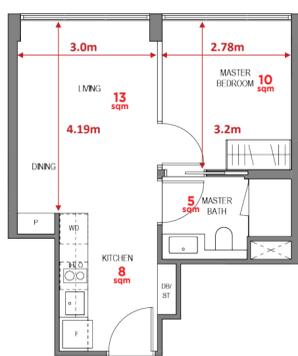


Blk 811 - Stack 01, 04  
Blk 813 - Stack 13  
Blk 815 - Stack 21  
Blk 817 - Stack 29  
Blk 819 - Stack 33, 36, 37, 40

## 1 BEDROOM

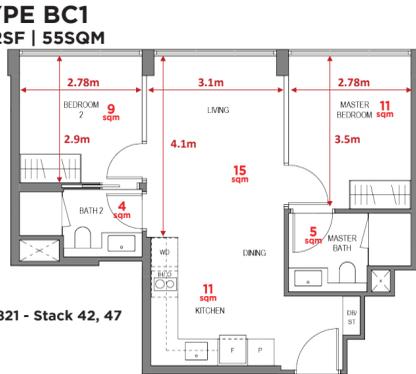
### TYPE AC1 388SF | 36SQM

Blk 821 - Stack 43, 46



### TYPE BC1 592SF | 55SQM

Blk 821 - Stack 42, 47



### TYPE D1 1,227SF | 114SQM **SHOWFLAT**

Blk 811 - Stack 03, 06  
Blk 815 - Stack 22  
Blk 819 - Stack 34, 39



### TYPE D2 1,227SF | 114SQM

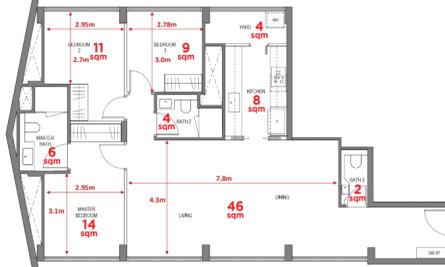
Blk 813 - Stack 15



## 3 BEDROOM

### TYPE CC1 1,199SF | 104SQM

Blk 821 - Stack 41, 48



## 3 BEDROOM

### TYPE CC2 1,259SF | 117SQM

Blk 821 - Stack 44, 45



## PROJECT DETAILS

<b>Project Name</b>	Springleaf Residence (D26)
<b>Developer</b>	GuocoLand
<b>Exact Address &amp; Postal Codes</b>	Block 811 Upper Thomson Road Singapore 788978 Block 817 Upper Thomson Road Singapore 788981 Block 813 Upper Thomson Road Singapore 788979 Block 819 Upper Thomson Road Singapore 788982 Block 815 Upper Thomson Road Singapore 788980 Block 821 Upper Thomson Road Singapore 787104
<b>Land Size</b>	32,023.7 sqm (344,700.2 sqft)
<b>No. of Units Per Floor</b>	Blk 811: 8 (4 units for Sky terrace Floors, L1 & L2) Blk 813: 8 (4 units for Sky terrace Floors) Blk 815: 8 (4 units for Sky terrace Floors & 6 no. for L1 & 7 no. for L2) Blk 817: 8 (4 units for Sky terrace Floors) Blk 819: 8 (4 units for Sky terrace Floors) Blk 821: Conserved Building: 8
<b>Total Units</b>	941 dwelling units (909 units at 5 residential towers, 32 units at Conserved Building)
<b>Tenure</b>	99 Years wef 15 July 2024
<b>No. of Carpark lots &amp; Location</b>	759 carparking lots consisting of 753 car park lots (inclusive of 8 Electric Vehicle lots) and 6 accessible car park lots at Basement 1 and 2
<b>No. of EV Lots &amp; Location</b>	8 lots at Basement 1
<b>No. of Bicycle Lots &amp; Location</b>	236 lots at Basement 1
<b>Estimated Notice of VP / Estimated TOP</b>	31 Dec 2031 / 2H 2029
<b>Project Account</b>	UOB for Project Account No. 451-314-153-4 of SpringLeaf Residence Pte. Ltd.
<b>Consultant's Details</b>	
<b>Architect</b>	ADDP Architects Pte Ltd
<b>Landscape Architect</b>	Ortus Design Pte Ltd
<b>Main Contractor</b>	China Construction (South Pacific) Development Co Pte Ltd
<b>Conservation Consultant</b>	Studio Lapis Conservation Pte Ltd
<b>Biodiversity Specialist</b>	Camphora Pte Ltd
<b>Greenmark consultant</b>	DP Sustainable Design Pte Ltd
<b>Lighting Consultant</b>	Light Collab LLP
<b>Acoustic Consultant</b>	Seal Consultants Pte Ltd
<b>Interior &amp; Public amenities Designer</b>	Multiversity Architects and Planners Studio Pte Ltd

ABSD - Additional Buyer Stamp Duty				LOAN			
CITIZEN	Rate on 1 <sup>st</sup> Purchase	Rate on 2 <sup>nd</sup> Purchase	Rate on 3 <sup>rd</sup> Purchase	LTV limit	1 <sup>st</sup> Housing Loan	2 <sup>nd</sup> Housing Loan	3 <sup>rd</sup> Housing Loan
Singapore Citizen	N.A.	20%	30%	75% IF < 30 Yrs loan or Age 65 Yrs	75% IF < 30 Yrs loan or Age 65 Yrs	45% IF < 30 Yrs loan or Age 65 Yrs	35% IF < 30 Yrs loan or Age 65 Yrs
Permanent Resident	5%	30%	35%				
Foreigner	60%	60%	60%	55% IF < 35 Yrs loan or < Age 75 Yrs	25% IF < 35 Yrs loan or < Age 75 Yrs	25% of Purchase Price	25% of Purchase Price
Corporate Entity	65%	65%	65%				
<b>BSD - BUYER STAMP DUTY</b>				<b>Corporate Entity</b>			
Residential Properties : 1 <sup>st</sup> \$180,000 : 1% / Next \$180,000 : 2% / Next \$640,000 : 3% / Next \$500,000 : 4% / Next \$1.5M : 5% / In Excess of \$3M : 6% Quick Formula as shown: Below \$1M, Purchase Price x 3% LESS \$5,400 Between \$1M - \$1.5M, Purchase Price x 4% LESS \$15,400 Between \$1.5M - \$3M, Purchase Price x 5% LESS \$30,400 Above \$3M, Purchase Price x 6% LESS \$60,400				TDSR Threshold: 55% (Fixed Income: 100%, Variable Income: 70%) Less Debt Obligation such as other loans and credit cards			
<b>SSD - SELLER'S STAMP DUTY</b>				Residential Properties : 16% - 1 <sup>st</sup> year / 12% - 2 <sup>nd</sup> year / 8% - 3 <sup>rd</sup> year / 4% - 4 <sup>th</sup> year from Signing of S&P			
<b>ABSD RELIEF</b>				Industrial Properties : 15% - 1 <sup>st</sup> year / 10% - 2 <sup>nd</sup> year / 5% - 3 <sup>rd</sup> year from Signing of S&P			
Singaporean Spouse and SPR / Foreigner Spouse		No ABSD		Dispose 1 <sup>st</sup> Property In 6 Months For Ready Unit OR Within 6 Months Of TOP / CSC Of 2 <sup>nd</sup> Property			
<b>Transaction Process Timeline</b>				Pay 5% of Purchase Price Upon Booking			
Receive S&P from Developer within 2 weeks		Sign S&P and return all copies to developer within 3 weeks		Pay Stamp duties within 2 weeks of signing S&P		Pay Remaining 15% of Purchase Price	
14 Days		21 Days		14 Days		8 Weeks	

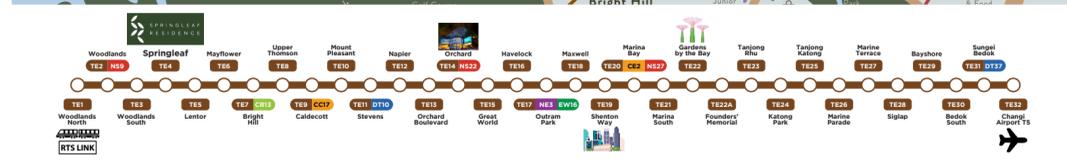
## SCHEMATIC DIAGRAM

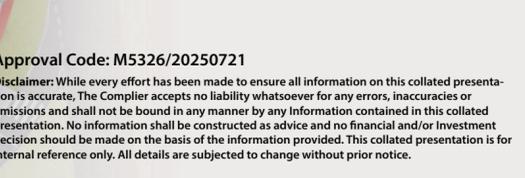
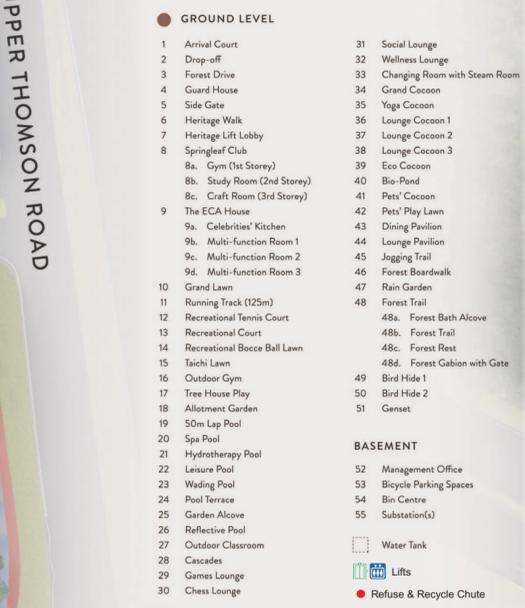


Unit Type	Size (Sqm/Sqft)	No. of Units	% of Mix	Subtotal	Est. Maintenance	Unit Type	Size (Sqm/Sqft)	No. of Units	% of Mix	Subtotal	Est. Maintenance		
2-Bedroom (Basic)	B1-G	49	527	5	\$275 (excl. GST)	4-Bedroom (Household Shelter)	D1-G	114	1227	3	Share Value (7)		
	B1	49	527	112			D1	114	1227	110			
2-Bedroom	B2-G	60	646	8	\$330 (excl. GST)	5-Bedroom (Household Shelter)	D2-G	114	1227	1	15%	138	
	B2	60	646	207			D2	114	1227	24			
3-Bedroom	C1-G	73	786	5	\$330 (excl. GST)	Conserved Building	E1-G	135	1453	2	7%	71	
	C1	73	786	119			E1	135	1453	48			
	C2-G	76	818	1			E2-G	137	1475	1			
	C2	76	818	39			E2	137	1475	20			
	C3-G	84	904	2			1-Bedroom	AC1	36	388			8
C3	84	904	48	Conserved Building	D1-G	114		1227	110				
C4-G	86	926	1		D1	114		1227	1				
C4	86	926	24		D2-G	114		1227	24				
C5-G	86	926	1		D2	114		1227	24				
C5	86	926	24		2-Bedroom	BC1	55	592	8	1%	8		
C6-G	89	958	1	Conserved Building		E1-G	135	1453	2				
C6	89	958	20			E1	135	1453	48				
C7-G	95	1023	2			E2-G	137	1475	1				
C7	95	1023	60			E2	137	1475	20				
C8-G	100	1076	1		3-Bedroom (Flex + Household Shelter)	CC1	104	1119	8	1%	8		
C8	100	1076	20	Conserved Building		CC2-G	117	1259	2				
TOTAL						100%						941	



# A HOME REWRITTEN IN NATURE





- SKY TERRACE**
- BLK 811 9TH & 16TH STOREY**
- Sky Lounge
  - Gourmet Lounging
  - Lookout Cocoon
  - Work Corner
  - Chill Out Terrace
- BLK 813 9TH & 16TH STOREY**
- Sky Lounge
  - Gourmet Lounging
  - Lookout Cocoon
  - Work Corner
  - Chill Out Terrace
- BLK 815 13TH & 20TH STOREY**
- Sky Lounge
  - Gourmet Lounging
  - Lookout Cocoon
  - Work Corner
  - Chill Out Terrace
- BLK 817 9TH & 16TH STOREY**
- Sky Lounge
  - Gourmet Lounging
  - Lookout Cocoon
  - Work Corner
  - Chill Out Terrace
- BLK 819 9TH & 16TH STOREY**
- Sky Lounge
  - Gourmet Lounging
  - Lookout Cocoon
  - Work Corner
  - Chill Out Terrace
- GROUND LEVEL**
- Arrival Court
  - Drop-off
  - Forest Drive
  - Guard House
  - Side Gate
  - Heritage Walk
  - Heritage Lift Lobby
  - Springleaf Club
  - Ba. Gym (1st Storey)
  - Ba. Study Room (2nd Storey)
  - Ba. Craft Room (3rd Storey)
  - The ECA House
  - 9a. Celebrities' Kitchen
  - 9b. Multi-function Room 1
  - 9c. Multi-function Room 2
  - 9d. Multi-function Room 3
  - Grand Lawn
  - Running Track (125m)
  - Recreational Tennis Court
  - Recreational Court
  - Recreational Bocce Ball Lawn
  - Taichi Lawn
  - Outdoor Gym
  - Tree House Play
  - Allotment Garden
  - 50m Lap Pool
  - Spa Pool
  - Hydrotherapy Pool
  - Leisure Pool
  - Wading Pool
  - Pool Terrace
  - Garden Alcove
  - Reflective Pool
  - Outdoor Classroom
  - Cascades
  - Games Lounge
  - Chess Lounge
  - Social Lounge
  - Wellness Lounge
  - Changing Room with Steam Room
  - Grand Cocoon
  - Yoga Cocoon
  - Lounge Cocoon 1
  - Lounge Cocoon 2
  - Lounge Cocoon 3
  - Eco Cocoon
  - Bio-Pond
  - Pet's Cocoon
  - Pet's Play Lawn
  - Dining Pavilion
  - Lounge Pavilion
  - Jogging Trail
  - Forest Boardwalk
  - Rain Garden
  - Forest Trail
  - 48a. Forest Bath Alcove
  - 48b. Forest Trail
  - 48c. Forest Rest
  - 48d. Forest Gaihan with Gate
  - Bird Hide 1
  - Bird Hide 2
  - Genset
- BASEMENT**
- Management Office
  - Bicycle Parking Spaces
  - Bin Centre
  - Substation(s)
  - Water Tank
  - Lifts
  - Refuse & Recycle Chute

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