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Development Name	1953
Address	1 Tessensohn Road Singapore 217701
Development Title	PROPOSED ERECTION OF A 6-STOREY MIXED DEVELOPMENT WITH ATTIC COMPRISING OF 14 COMMERCIAL STRATA UNITS AND 58 RESIDENTIAL UNITS WITH MECHANIZED CAR PARK, COMMUNAL SWIMMING POOL AND ADDITION & ALTERATION TO 7 UNITS OF CONSERVED SHOP HOUSES ON TS 18 LOT 98797A, 98795P, 98798K, 98845L, 98847M (PART) AT 1,3,5,7,9 & 11 BALESTIER ROAD AND 3 TESSENSOHN ROAD (KALLANG PLANNING AREA)
Tenure	Freehold
Status	Mixed Development comprising Commercial and Residential Apartment
Housing Developer's Licence No	C1316
Developer	Oxley Amethyst Pte Ltd
Architect	Park + Associates Pte Ltd
Project ID	2 nd Edition Pte Ltd
Landscape Architect	Ecoplan Asia Pte Ltd
Main Contractor	TBA
Showflat ID	SuMisura
Building Plan Number	A1553-00111-2017-BP01
Building Plan Approval Date	18 January 2019
Est. Vacant Possession	31 December 2023
Est. Legal Completion	31 December 2026
Developer's Solicitor	Allen & Gledhill LLP One Marina Boulevard #28-00 Singapore018989

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Mortgagee	Hong Leong Finance Limited
Project Account Details	Hong Leong Finance Limited for Project Account No. 101-3003871-4 of Oxley Amethyst Pte. Ltd.
Site Area	17,938sqft
Facilities	<p>Level 1</p> <ul style="list-style-type: none">- Grand Courtyard- Bicycle Parking Lot- Accessible Washroom <p>Level 4</p> <ul style="list-style-type: none">- Poolside Lounge- Pool- Cascading Water Feature- Lantern Walk- Alfresco Dining- Western Grill- Outdoor Rain shower- Flora Sanctuary- Gym- Accessible Washroom
No. of Lifts	1 lift serving #02-06, #02-07, #03-06 and #03-07 1 lift serving 2 nd to 6 th floor, stack 08 to stack 18
Mechanised Car Park Lots	<p>Total: 42 Lots Residential: 39 Lots Commercial 2 Lots Handicap: 1 Lot</p> <ul style="list-style-type: none">- the Purchaser is not entitled to a carparking lot- a carparking lot may be allotted subject to availability and by balloting from time to time, at the absolute discretion of the Developer or the management corporation (when formed), if the demand for carparking lots exceeds the number of carparking lot- the use of the carparking lot is subject to the payment of fees in accordance with the prevailing market conditions
Car Lift Specifications	Dimensions: 5200mm (L) x 2150mm (W) x 2000mm (H) Weight: 2200kg
Loading/ Unloading Vehicle	Dimensions: 5200mm (L) x 2150mm (W) x 2000mm (H) Weight: 2.5 tonnes

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Est. Swimming Pool Dimensions 11m (L) x 4.6m (W) x 1.1m (D)

Est. Unit Floor to Ceiling Height for Residential Units

Living/ Dining:	L2 & L3	Approx. 2800mm/3100mm/ 3250mm
	L4 – L5	Approx. 2400mm/ 2900mm
	L6	Approx. 2800mm/ 2900mm
Kitchen:	L2 & L3	Approx. 2400mm/2750mm
	L4 - L6	Approx. 2400mm
Bathrooms:	L2 – L6	Approx. 2425mm
Bedrooms:	L2 & L3	Approx. 2800mm/3100mm/ 3250mm
	L4 – L5	Approx. 2900mm
	L6	Approx. 2600mm/2800mm

Please refer to Ceiling Height Schedule for detail.
The summary above does not include bulkhead ceiling height.

Est. Unit Floor to Ceiling Height for Commercial Units Approx 3.5m

Est. Balcony Drop 50 mm drop

Est. Parapet Wall/ Glass Railing Height 1m from FFL, to BCA compliance

Electricity Supply to Commercial Units Each unit is provided with 63A 3-phase supply.
No emergency supply is provided.

Water Supply to Commercial Units Provision of water supply capped-off at high level just within the unit.

Water Tank Roof level

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CEILING HEIGHT SCHEDULE

(Note: dimension stated in MM)

UNIT TYPE	Living	Dining	Master Bedroom	Master Bath	Bedroom 2/ Bedroom 3/ Bedroom 4	Kitchen	Study	Family area	Store	Common Bath	Balcony	PES	Foyer
MA1 (#02-18)	3250	3250	3250/ #2750	#2425	-	#2750	-	-	-	-	#3150	-	
MA1 (#03-18)	3100	3100	3100/ #2750	#2425	-	#2750	-	-	-	-	#3000	-	
MA2 (#02-12, #03-12)	3250/ #2750	3250/ #2750	3250 /#2750	#2425	-	#2750	-	-	-	-	3250	-	
MA2 (#04-12, #05-12)	2900/ #2400	2900/ #2400	2900/ #2400	#2425	-	#2400	-	-	-	-	2900	-	
MAS1 (#02-09)	3250/ #2750	3250/ #2750	3250/ #2750	#2425	-	3250/ #2750	3250	-	-	-	3250	-	#2750
MAS1 (#03-09)	3100/ #2600	3100/ #2600	3100/ #2600	#2425	-	3100/ #2600	3100	-	-	-	3100	-	#2600
MAS2 (#02-10, #03-10)	3250	3250	3250 /#2750	#2425	-	#2750	3250	-	-	-	3250	-	
MAS2 (#04-10, #05-10)	2900	2900	2900/ #2400	#2425	-	#2400	2900	-	-	-	2900	-	
MAS3 (#02-13, #03-13)	3250	#2750	3250/ #2750	#2425	-	#2750	3250	-	-	-	3250	-	#2750
MAS3 (#04-13, #05-13)	2900	2400	2900/ #2400	#2425	-	#2400	2900	-	-	-	2900	-	#2400

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MAS4 (#02-11, #03-11)	3250	3250	3250 /#2750	#2425	-	#2750	3250	-	-	-	3250	-	
MAS4 (#04-11; #05-11)	2900	2900	2900/ #2400	#2425	-	#2400	2900	-	-	-	2900	-	
MAS5/ MAS5a (#02-14 TO #02-17)	3250	3250	3250/ #2750	#2425	-	#2750	3250	-	-	-	3250 Except *3150 for unit #02-17	-	-
MAS5/ MAS5a (#03-15 TO #03-17)	3250 Except #3100 for unit #03-17	3250 Except #3100 for unit #03-17	3250/ #2750 Except #3100 for unit #03-17	#2425	-	#2750	3250 Except #3100 for unit #03-17	-	-	-	3250 Except *3000 for unit #03-17	-	-
MAS5 (#04-14 TO #04-17) (#05-14 TO #05-17)	2900	2900	2900/ #2400	#2425	-	#2400	2900	-	-	-	2900	-	-
MC1-P (#04-17)	2900	2900	2900/ #2400	#2425	2900/ #2400	2900/ #2400	-	-	-	#2425	*2800	2900	
MC1 (#05-17)	2900	2900	2900/ #2400	#2425	2900/ #2400	2900/ #2400	-	-	-	#2425	*2800	-	
MC2 (#02-08)	3250	3250	3250	#2425	3250	#2750	-	-	-	#2425	-	-	#2750
MC2 (#03-08)	2800	2800	2800	#2425	2800	#2400	-	-	-	#2425	-	-	#2400
MCS1-P (#04-09)	2900/ #2400	2900	2900	#2425	2900/ #2400	#2400	#2400	-	-	#2425	-	2900	
MCS2-P (#05-09)	2900/ #2400	2900	2900	#2425	2900/ #2400	#2400	#2400	-	-	#2425	-	-	

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MBF1-PH (#06-13)	*2800	*2800	#2600	#2425	*2800/ #2400	#2400	-	#2600	-	#2425	*2800	-	#2400
MCF1-PH (#06-10)	*2800	*2800	*2800/ #2400	#2425	#2600	#2400	-	#2600	2900/^soffit of staircase	#2425	*2800	-	-
MCF2-PH (#06-11)	*2800	*2800	*2800/ #2400	#2425	#2600	#2400	-	-	2400/^soffit of staircase	#2425	*2800	-	-
MCF3-PH (#06-14 TO #06-16)	*2800	*2800	*2800/ #2400	#2425	#2600	#2400	-	#2600	2400/^ soffit of staircase	#2425	*2800	-	-
MC2-PH (#06-12)	2900	2900	#2600	#2425	*2800/ #2600	#2400	-	#2600	^ soffit of staircase	#2425	*2800	-	-
ME1-PH (#06-17)	2900	2900/ #2400	#2600	#2425	*2800/ #2600	#2400	-	-	-	#2425	*2700	-	-
MES2-PH (#06-09)	2900	2900/ #2400	#2600	#2425	*2800/ 2900 #2600	#2400	-	-	-	#2425	*2800	-	-
HBS1 (#02-07)	3250	3250	3250/ #2750	#2425	3250/ #2750	#2750	#2750	-	-	#2425	-	-	-
HBS1 (#03-07)	2800	2800	2800/ #2400	#2425	2800/ #2400	#2400	#2400	-	-	#2425	-	-	-
HBS2 (#02-06)	3250	3250	3250/ #2750	#2425	3250/ #2750	#2750	-	-	3250	#2425	-	-	-
HBS2 (#03-06)	2900	2900	2900/ #2400	#2425	2900/ #2400	#2400	-	-	2900	#2425	-	-	-

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UNIT TYPE	Living	Dining	Master Bedroom	Master Bath	Bedroom 2/ Bedroom 3/ Bedroom 4	Kitchen	Study	Family area	Store	Common Bath	Balcony	PES	Foyer
HC1 (#02-04)	Varies from 2900 to 7000	Varies from 2900 to 7000	2800	#2425	Varies from 2900~6000/2800	#2400	-	-	-	#2425	-	-	-
HC2 (#02-02)	Varies from 2900 to 7000	Varies from 2900 to 7000	2800	#2425	Varies from 2900~6000/2800	#2400	-	-	-	#2425	-	-	-
HC3 (#02-03)	Varies from 2900 to 7000	Varies from 2900 to 7000	2800	#2425	Varies from 2900~6000/2800	#2400	-	-	-	#2425	-	-	-
HC4 (#02-04)	Varies from 2900 to 7000	Varies from 2900 to 7000	2800	#2425	Varies from 2900~6000/2800	#2400	-	-	-	#2425	-	-	-
HD1 (#02-01)	Varies from 2900 to 6200	Varies from 2900 to 6200	Varies from 2900 to 6200	#2425	Varies from 2900~6200/2800	#2400	-	-	-	#2425	-	-	-

#=False Ceiling Height

^=Denotes area with staircase above

*=Denotes area with localized drop ceiling

General Note:

1. All heights measured to soffit of slab/false ceiling (where applicable) above unless otherwise noted.
2. Heights indicated above does not include bulkheads/box-ups.
3. Localised bulkhead of 2400mm to 2750mm (where applicable) applies to all units