

Dear Sir/Mdm,

Thank you for your interest in Simei DBSS!

We are happy to provide here some basic information, which we hope you will find useful.

Design, Build & Sell Scheme (DBSS) Flats

Simei DBSS is the fifth public housing project developed by a private developer. The developer will undertake the entire development from planning, design, and construction, to the sale of the flats directly to eligible buyers.

Developer

Sim Lian Group Limited is the first private developer to undertake the 1st DBSS project- The Premiere @ Tampines. The project has successfully obtained Temporary Occupation Permit (T.O.P) on 15 December 2008.

Listed on the Stock Exchange of Singapore, Sim Lian Group is an established developer of private residential developments with award winning construction expertise. Please visit our website at www.simlian.com.sg for more information.

Location

The site is situated in the exclusive Simei Estate. It is located along Simei Road and is served by developed infrastructure and abundant amenities at East Point Shopping Centre, Tampines Mall, Century Square and more. It is also well-connected to the PIE, ECP & major arterial roads.

Design

DBSS flats are public housing whereby the characteristics of public housing must be maintained. Nonetheless, the design of flats comes with balcony, bay window, yard and interior finishes typical of private condominiums.

Types

There will be 360 flats in Simei DBSS. Out of which, 120 units are 4-room flats and 240 units are 5-room flats.

- 4-room flats are approximately 94 sqm
- 5-room flats are approximately 107 sqm - 111 sqm

HDB Loan Eligibility (HLE) Letter & Mortgage Loan

Applicants can obtain mortgage loan from HDB, banks or financial institutions licensed by the Monetary Authority of Singapore (MAS). The lending limit is up to 90% of the purchase price of the DBSS flat or the value of the DBSS flat at the time of purchase, whichever is the lower.

Applicants are advised to obtain a valid HDB Loan Eligibility (HLE) letter to establish their Maximum Loan Eligibility **BEFORE** booking. Applicants can work out their own financial plan by using the e-service “DBSS Financial Plan” in e-financing of HDB Infoweb at www.hdb.gov.sg/hle.

Alternatively, applicants can check on their loan eligibility through Enquiry Counters at HDB Hub before booking a DBSS flat.

Pricing and Payment

DBSS flats will have market pricing. Flat prices have not been established at this point of time.

Upon successful booking, applicants are required to pay an Option Fee (i.e. Booking Fee) of **5% of the Purchase Price**. This payment must be made in **CHEQUE or CASHIER’S ORDER only**. This amount will be used to offset against the purchase price.

The next **15% of the Purchase Price** will be paid within 9 weeks from the Date of Option to Purchase or on signing of the Sale & Purchase Agreement, whichever is the later. This amount can be paid by CPF Housing Grant, CPF Monies, Cash and/or housing loan from HDB, banks or financial institutions licensed by the Monetary Authority of Singapore (MAS).

Progress Payment Model

Subsequent payment for the DBSS flat will be made based on Progress Payment Model, as and when the developer completes the different stages of construction of the DBSS flat.

For Second Timer applicant who is servicing an existing loan for their current HDB flat, they must ensure that they are able to secure a second loan for the purchase.

The housing loan for Simei DBSS flats may be disbursed before the flat is completed. Hence, applicants may have to service 2 housing loans concurrently if they still have an existing loan for their current flat.

Lease

DBSS flats will come with 99 years lease with effect from the date of Temporary Occupation Permit.

Eligibility

Similar Eligibility Conditions for buying new HDB flats apply.

If you are not eligible to purchase a HDB flat under HDB Eligibility Conditions, you are not eligible to purchase the DBSS flats as well. The developer will conduct eligibility screening on the applicants.

Basic Eligibility Conditions:

- Family Nucleus
- At least 21 years of age
- At least 1 Singapore Citizen and 1 Singapore Permanent Resident
- Monthly Household Income of S\$8000.00 or less
- Non-Ownership of Private Property and must not have sold one within 30 months prior to date of application

Applicants may visit www.hdb.gov.sg to check on the Eligibility Conditions or call the developer at 6786 6968 for further details.

Grants and Subsidy

The CPF Housing Grant for Family is intended for Singapore Citizen (either married couples or fiancé/fiancée couple) who have not previously enjoyed any housing subsidy and/or grant. They must also meet all the prevailing eligibility conditions for buying a flat direct from HDB.

The types of CPF Housing Grant that are available for DBSS applicants are as follows:

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| 1. CPF Housing Grant for Family | S\$30,000 |
| 2. CPF Housing Grant for Family (Living near parents/married child) | S\$40,000 |
| 3. CPF Housing Grant for Singles | S\$11,000 |
| 4. CPF Housing Grant for Singles Living with Parents | S\$20,000 |
| 5. CPF Half-Housing Grant | S\$15,000 |
| 6. CPF Half-Housing Grant (Living near parents/ married child) | S\$20,000 |
| 7. CPF Housing Top-Up Grant (Difference between prevailing Family or Higher-Tier Grant and Singles Grant(s) previously given to couple) | |
| 8. Additional CPF Housing Grant | S\$5,000-S\$40,000 |

Terms & Conditions apply to the various CPF Housing Grant. For more information, please visit HDB website at www.hdb.gov.sg

Priority Schemes

HDB Priority Schemes applies:

- Grassroots Organisations Scheme (GRO)
- Priority Schemes:

(a) Married Child Priority Scheme (MCPS)

This scheme encourages married children and parents to reside within the same estate or neighboring estate to foster care of the aged parents.

Eligibility Conditions:

- You are applying for flats located in the same estate as your parents or married child, who are lessees, tenants or occupiers of a rental or homeownership HDB flat; or
- Your parents' or married child's existing housing block is within 2 km from the nearest block offered in the estate applied for; or
- Your parents' or married child's private property is within 2 km from the nearest block offered in the estate applied for. Your parents or married child must own and occupy the private property; or
- You are including your parents or married child in the application to stay together with them.

If you book an apartment under this scheme, your parents or married child will be required to maintain residence in the same flat or same estate for a period of 5 years from the date of taking possession of the new DBSS flat. They are not allowed to move to another HDB flat outside the existing town within the 5-year occupation period.

(b) Third Child Priority Scheme (TCPS)

The TCP scheme encourages families to have more than two children.

To qualify for the TCP Scheme, you must meet the following requirements:

- Your family must have at least 3 children (natural offsprings from the lawful marriage); and
- Your third child must be a Singapore Citizen born on or after 1 Jan 1987, and your other children must be Singapore Citizens or Singapore Permanent Residents; and
- You must be a Singapore Citizen and your spouse must be either a Singapore Citizen or Singapore Permanent Resident.

Ethnic Integration Policy (EIP)

Ethnic Integration Policy (EIP) applies. Applicants cannot select flat in the particular block if the ethnic quota in the specific block is full.

Project Completion

Sim Lian Group targets to complete this project by 2012. The completed project will be handed over to HDB for management and administration. The Town Council will manage the common property and maintain the carpark.

Yours sincerely,

SIM LIAN GROUP LIMITED