ONE CHUAN GROVE · PROPNEX

Tagger Test: Sample Questions

Name: _____
Score: _____ / 21 (+ bonus)

Section A 1 mark each

1. What attributes do buyers look for in a project?

a) Location
b) Space
c) Price
d) All of the above

2. How many units are there in One Chuan Grove?

a) 1,000 (993 residential units, 7 commercial units)
b) 1,056 (1,049 residential units, 7 commercial units)
c) 1,278 (1,271 residential units, 7 commercial units)
d) 1,063 (1,056 residential units, 7 commercial units)

3. Who is the developer of One Chuan Grove?

a) GuocoLand
b) Hong Leong Holdings
c) Sing Holdings & Sunway MCL
d) UOL, CapitaLand & SingLand

4. The five blocks of One Chuan Grove consist of:

a) 5 blocks of 27 storeys
b) 2 blocks of 24 storeys and 3 blocks of 27 storeys
c) 1 block of 24 storeys and 4 blocks of 27 storeys
d) 5 blocks of 24 storeys

5. What is the size of the childcare centre?

a) 9,000 sq ft
b) 10,000 sq ft
c) 12,000 sq ft
d) 11,000 sq ft

6. What is the site area of One Chuan Grove (in sqm)?

a) 30,345.8 sqm
b) 31,345.8 sqm
c) 28,345.8 sqm
d) 33,345.8 sqm

7. What percentage of the unit mix is made up of 3-bedders in One Chuan Grove?

a) 30%
b) 40%
c) 45%
d) 25%

8. What is the smallest 3-bedroom unit size in One Chuan Grove?

a) 818 sq ft
b) 807 sq ft
c) 850 sq ft
d) 840 sq ft

9. What is the average PSF achieved in Chuan Park?

a) $2,598
b) $2,493
c) $2,778
d) $2,648

10. Lorong Chuan MRT is one stop away from which two MRT interchanges?

a) Serangoon / Bishan
b) Caldecott / Bishan
c) MacPherson / Paya Lebar
d) Serangoon / Botanic Gardens

Section B 2 marks each · Business Suite calculators allowed

11. Cynthia is 32 years old and self-employed, with an annual income of $320,000. She has no debts or credit card balances, but has a car loan of $2,000 per month. Calculate her maximum eligible loan amount. (Stress test at 4%.)

12. What are the three main attributes buyers look for in a project? (L, S, P) In your own words, describe how these attributes could make One Chuan Grove a sell-out project in 2027.

13. Chris bought a unit during the launch of One Chuan Grove for $3.6 million. Assuming the booking date is 26 February 2027 and the completion date is 23 April 2027, his funds for the 15% sale can only be ready on 11 June 2027. Assuming the foundation has not yet been called, calculate the number of days of EOT required and the estimated interest payable. (Late interest at 6.75%.)

14. What does the E^3 concept mean?

15. The bank informed Stanley that, for his One Chuan Grove purchase, there is a monthly income shortfall of $1,000 for his loan. Work out the pledge and unpledged amount required.

Bonus Question

16. List all the possible bulk purchase scenarios you know, in point form.

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Answer Key

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1	**D)** All of the above
2	**D)** 1,063 (1,056 residential units, 7 commercial units)
3	**C)** Sing Holdings & Sunway MCL
4	**C)** 1 block of 24 storeys and 4 blocks of 27 storeys
5	**B)** 10,000 sq ft
6	**A)** 30,345.8 sqm
7	**A)** 30%
8	**B)** 807 sq ft
9	**A)** $2,598
10	**A)** Serangoon / Bishan
11	**$1,731,546**
12	**Location, Space, Price.** The second part is open-ended: explain in your own words how each attribute applies to One Chuan Grove.
13	**49 days; $4,893**
14	**Exit, Entry, Elevate**
15	**Pledge:** $1,000 × 48 = **$48,000** **Unpledge: $160,000**
Bonus	• Father buys one unit and daughter buys one unit to form a bulk purchase. • On launch day, if bulk purchasers reduce their selected number of units, they automatically shift down to the placement for their new desired number of units. • Buy 2 units initially, then reduce to 1 unit: join the placement for the 1-unit buyers.

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