THE HOUSING DEVELOPERS
(CONTROL & LICENSING) ACT
1965

Developer's Licence No: C1381

Name of Housing Developer:	**Registered Address of Business:**
JIA SHENG INVESTMENT PTE. LTD.	20A MENG SUAN ROAD SINGAPORE 779221

Pursuant to section 4 of the Housing Developers (Control & Licensing) Act 1965, the above housing developer is hereby licensed to undertake housing development for the following building project in the Republic of Singapore:-

7 units of terrace house on Lot(s) 00557C & 00556L MK 13 at Meng Suan Road.

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subject to the conditions hereunder imposed :

1. Strict compliance with -
   a) the Housing Developers (Control & Licensing) Act 1965;
   b) the Housing Developers Rules; and
   c) the Housing Developers (Prevention of Money Laundering, Proliferation Financing and Terrorism Financing) Rules 2023.

2. In respect of any unit in the housing development, the housing developer shall not:
   a) grant any option to purchase; or
   b) enter into any sale and purchase agreement; or
   c) dispose of it, in any way
   without first obtaining the approval of the Controller in writing.

3. The housing developer shall inform the Controller, in writing, of any changes to the persons holding responsible positions in the housing developer within 14 days of the effective date of the change.

4. The housing developer shall inform the Controller of any changes to the particulars relating to the housing developer and/or the building project as set out in this licence within 14 days of the effective date of the change.

5. The housing developer shall inform the Controller, in writing, of any changes to the following, within 14 days of the effective date of change:
   a) shareholding of the housing developer; and
   b) ultimate holding company of the housing developer.

6. In respect of the housing development, to submit an application to the Building and Construction Authority for assessment of the construction quality of the building works under the Construction Quality Assessment System (CONQUAS) and complete the assessment.

7. The housing developer shall inform the Controller, of any change to the substantial shareholder(s) or the person(s) holding a responsible position in the substantial shareholder(s), in writing within 14 days of the effective date of the change

8. The housing developer shall inform the Controller, in writing within 14 days from the date when:

   a) the housing developer or any person holding a responsible position in the housing developer is convicted of any money laundering, proliferation financing or terrorism financing offence (whether in Singapore or elsewhere) or any offence overseas involving money laundering, proliferation financing or terrorism financing; and

   b) where the housing developer is a company, any substantial shareholder(s) or any person holding a responsible position in the substantial shareholder(s) of the housing developer is convicted of any money laundering, proliferation financing or terrorism financing offence (whether in Singapore or elsewhere) or any offence overseas involving money laundering, proliferation financing or terrorism financing.

9. The housing developer shall inform the Controller, in writing within 14 days from the date when:

   a) the housing developer or any person holding a responsible position in the housing developer, becomes an undischarged bankrupt (whether in Singapore or elsewhere); and

   b) the housing developer or any person holding a responsible position in the housing developer, is convicted of any offence involving fraud or dishonesty or has served any sentence of imprisonment (whether in Singapore or elsewhere) in respect of an offence involving fraud or dishonesty.

10. The housing developer shall inform the Controller, in writing within 14 days from the date when the housing developer or, where the housing developer is a company, the housing developer or any of its shareholders or related corporations of the shareholders, is adjudged by any court of law (whether in Singapore or elsewhere) that it/they are responsible for defects in any other housing project.

Important Notes

1. "Responsible position" has the same meaning as defined in Section 2 of the Housing Developers (Control and Licensing) Act 1965.
2. "Ultimate holding company" of the housing developer has the same meaning as defined in the Companies Act 1967.
3. "Substantial shareholders" has the same meaning as defined in the Companies Act 1967.
4. "Money laundering, proliferation financing or terrorism financing offence" has the same meaning as defined in Section 2 of the Housing Developers (Control and Licensing) Act 1965.
5. "An offence overseas involving money laundering, proliferation financing or terrorism financing has the same or similar meaning as that defined in Section 2 of the Housing Developers (Control and Licensing) Act 1965.
6. "Related corporations" of the shareholders has the same meaning as defined in the Companies Act 1967.

This licence incorporates amendments made to and therefore supersedes the Developer's Licence No C1381 issued on 28 June 2023.

This licence shall continue in force until the housing developer is notified in writing by the Controller that a licence under the Act is no longer required for the housing project or unless otherwise earlier revoked under the Act.

LING HUI LIN (MS)
CONTROLLER OF HOUSING
SINGAPORE

Date of Issue: 26 August 2025

This is a computer generated letter. No signature is required.

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