

DIAGRAMMATIC CHART

ATTIC STOREY	PH C1 #05-04	PH A3 #05-03	PH A2 #05-02
5TH STOREY			
4TH STOREY	C1 #04-04	A3 #04-03	A2 #04-02
3RD STOREY	C1 #03-04	A3 #03-03	A2 #03-02
2ND STOREY	C1 #02-04	A3 #02-03	A2 #02-02
1ST STOREY	DRIVEWAY/DROP OFF		

SING JOO WALK

ATTIC STOREY	SWIMMING POOL		PH A4 #05-05
5TH STOREY	PH A6 #04-07	A5 #05-06	
4TH STOREY		A5 #04-06	A4 #04-05
3RD STOREY	A6 #03-07	A5 #03-06	A4 #03-05
2ND STOREY	A6 #02-07	A5 #02-06	A4 #02-05
1ST STOREY	B3 #01-07	B2 #01-06	B1 #01-05

SING AVENUE

ATTIC STOREY	M&E AREA	PH A1 #05-01
5TH STOREY	C2 #05-08	
4TH STOREY	C2 #04-08	A1 #04-01
3RD STOREY	C2 #03-08	A1 #03-01
2ND STOREY	C2 #02-08	A1 #02-01
1ST STOREY	DRIVEWAY	

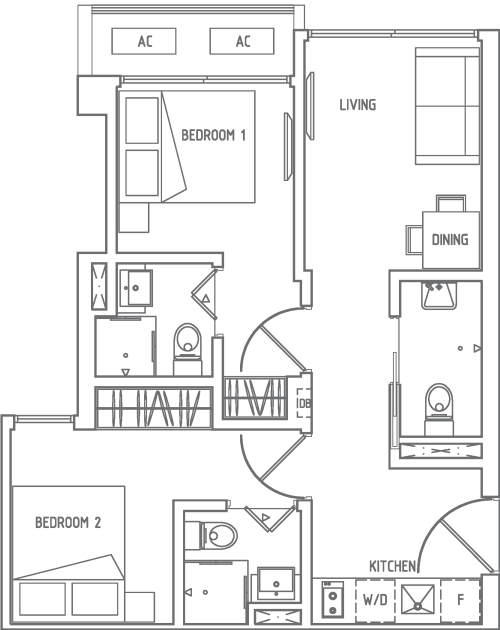
NORTH-EAST FACING



- 2-BEDROOM
- 3-BEDROOM
- 2-BEDROOM PENTHOUSE
- 3-BEDROOM PENTHOUSE

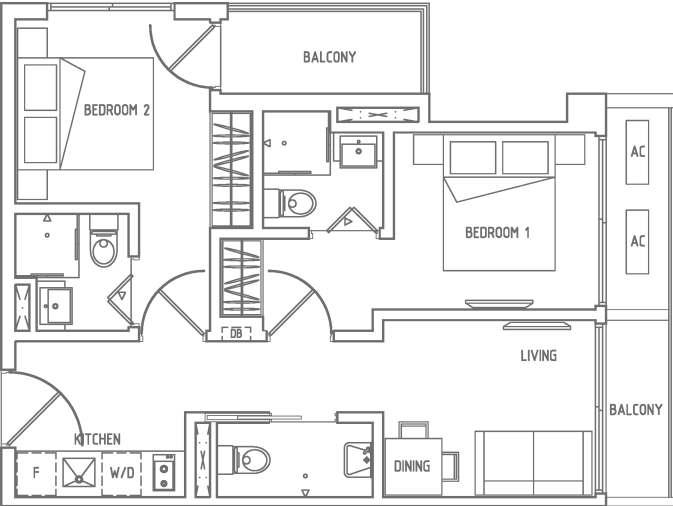
TYPE A1 (2-Bedroom)

Unit #02-01 to #04-01
Area 52 sqm / 560 sqft
(inclusive of A/C ledge)



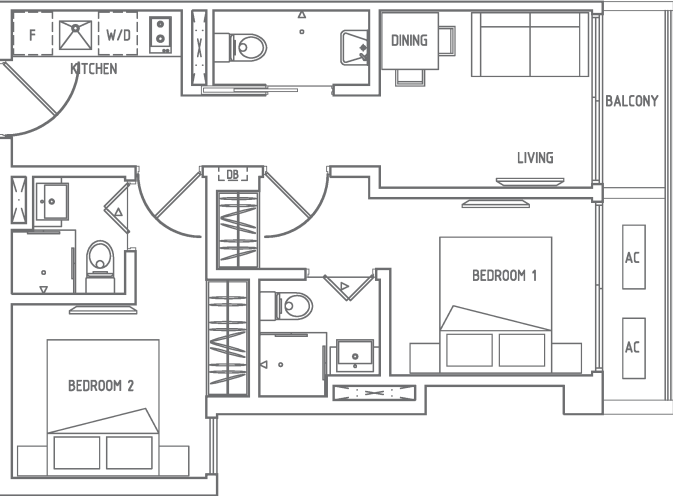
TYPE A2 (2-Bedroom)

Unit #02-02 to #04-02
Area 60 sqm / 646 sqft
(inclusive of A/C ledge & balcony)



TYPE A3 (2-Bedroom)

Unit #02-03 to #04-03
Area 55 sqm / 592 sqft
(inclusive of A/C ledge & balcony)



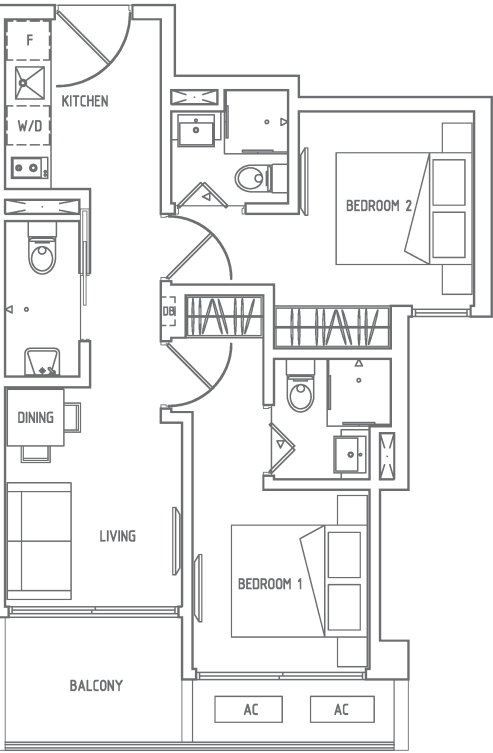
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Furniture are indicative only and not provided.

Scale 1:100mts
0 1 2 5



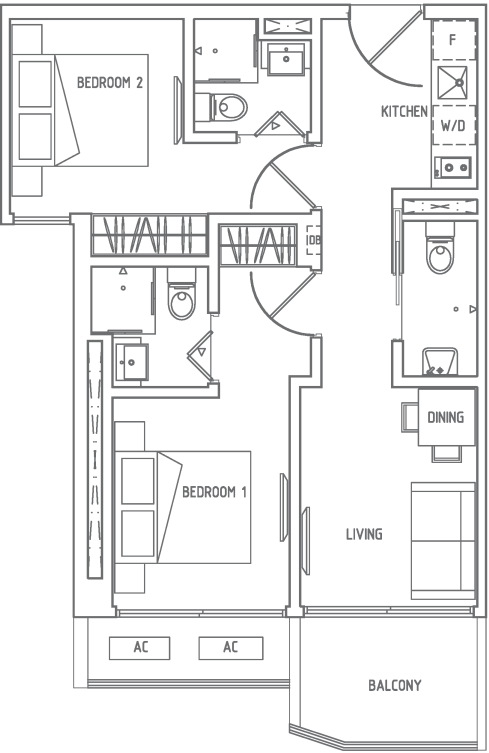
TYPE A4 (2-Bedroom)

Unit #02-05 to #04-05
Area 58 sqm / 624 sqft
(inclusive of A/C ledge & balcony)



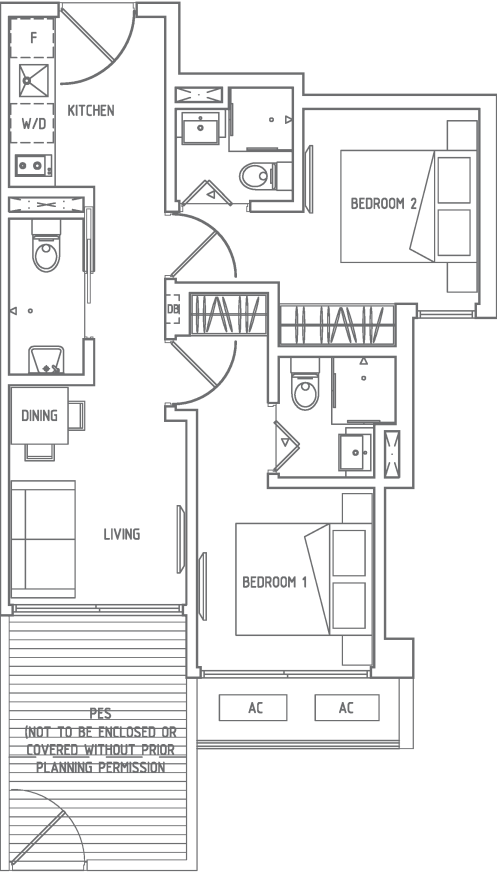
TYPE A5 (2-Bedroom)

Unit #02-06 to #05-06
Area 58 sqm / 624 sqft
(inclusive of A/C ledge & balcony)



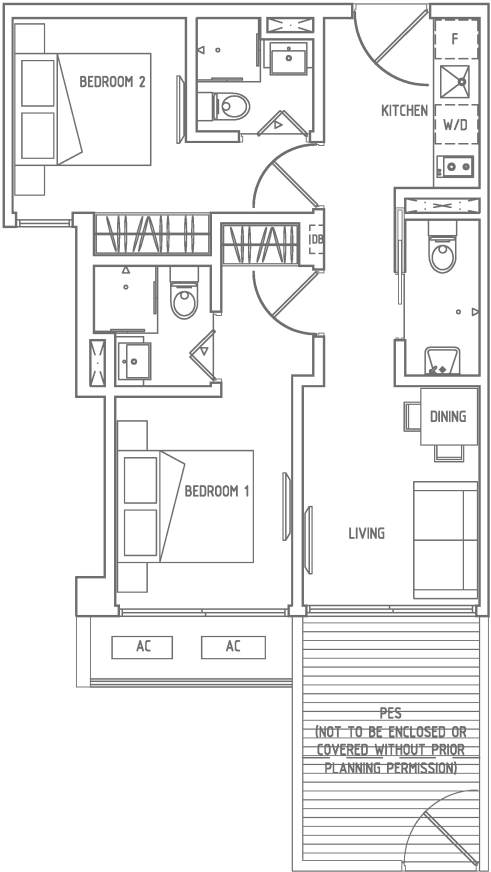
TYPE B1 (2-Bedroom)

Unit #01-05
Area 62 sqm / 667 sqft
(inclusive of A/C ledge & PES)



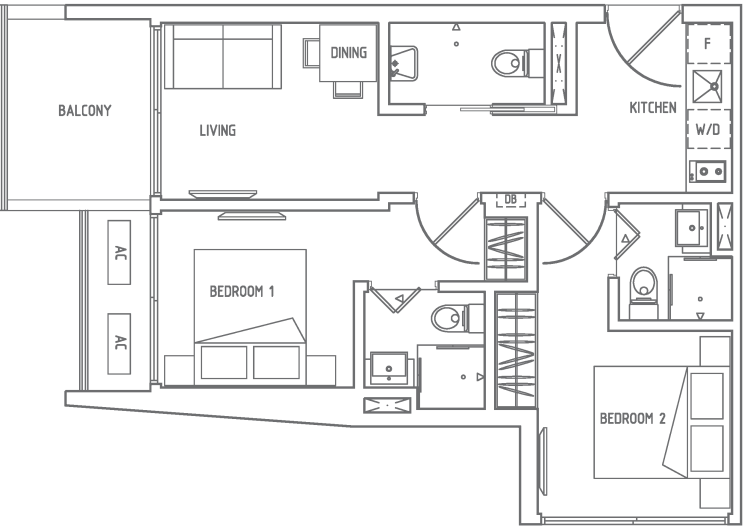
TYPE B2 (2-Bedroom)

Unit #01-06
Area 63 sqm / 678 sqft
(inclusive of A/C ledge & PES)



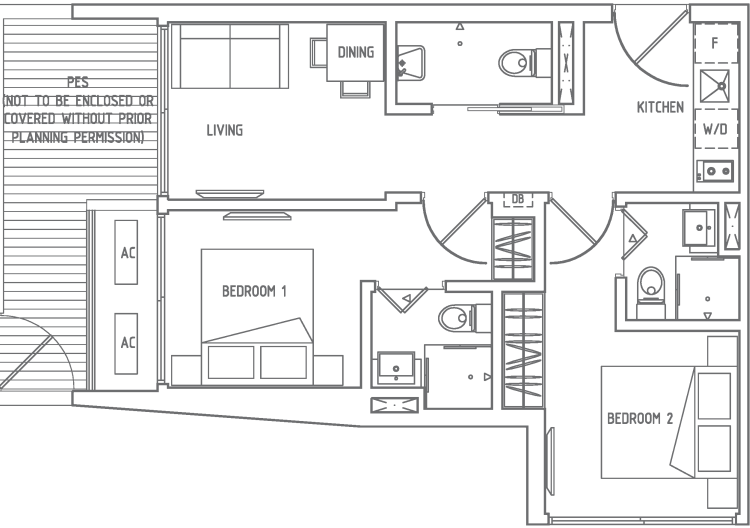
TYPE A6 (2-Bedroom)

Unit #02-07 & #03-07
Area 59 sqm / 635 sqft
(inclusive of A/C ledge & balcony)



TYPE B3 (2-Bedroom)

Unit #01-07
Area 62 sqm / 667 sqft
(inclusive of A/C ledge & PES)



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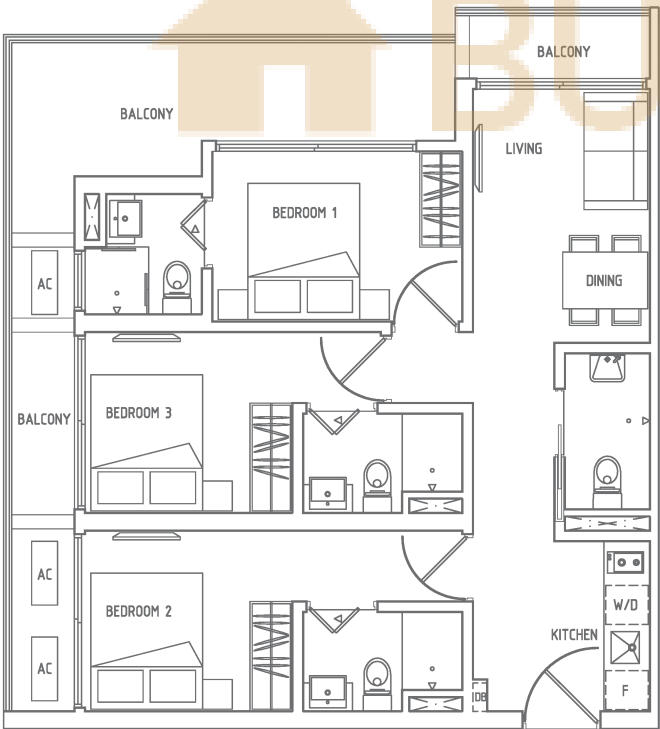
TYPE C1 (3-Bedroom)

Unit #02-04 to #04-04
Area 90 sqm / 969 sqft
(inclusive of A/C ledge & balcony)



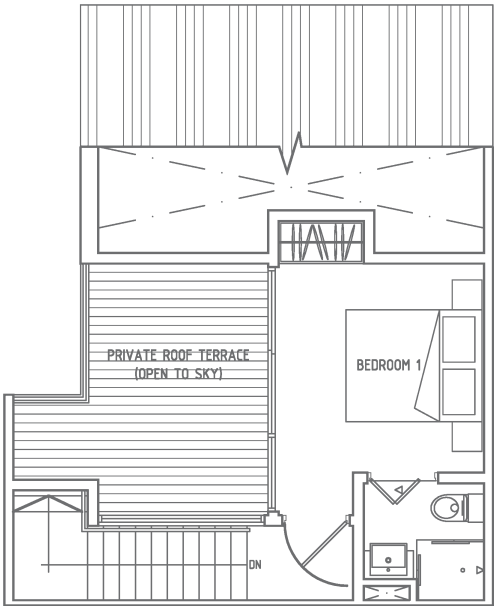
TYPE C2 (3-Bedroom)

Unit #02-08 to #05-08
Area 90 sqm / 969 sqft
(inclusive of A/C ledge & balcony)



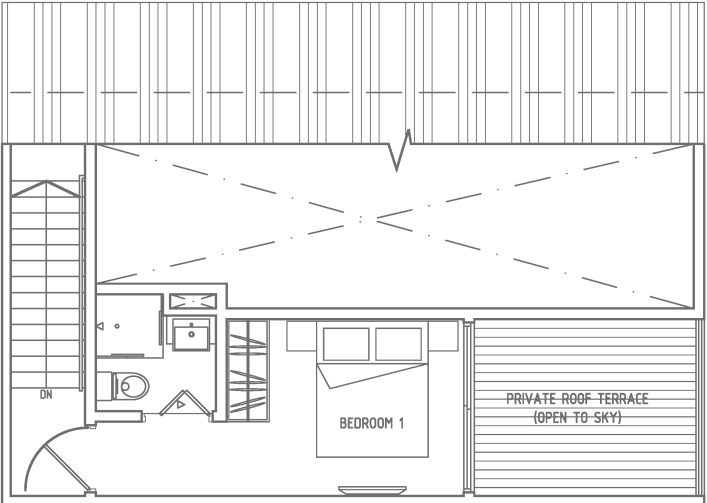
TYPE PH A1 (2-Bedroom Penthouse)

Unit #05-01
Area 76 sqm / 818 sqft
(inclusive of A/C ledge & roof terrace)



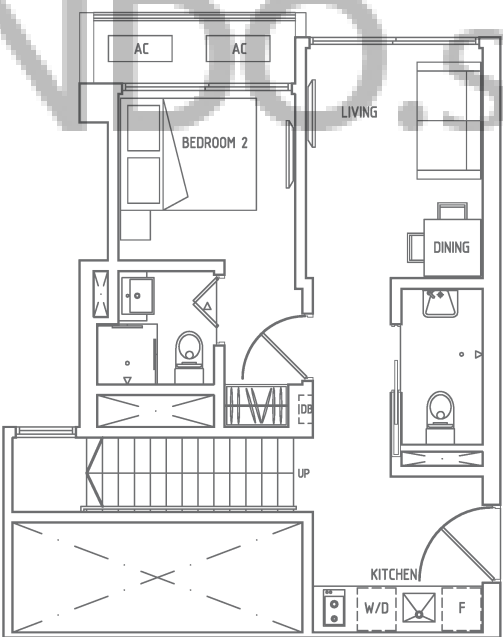
TYPE PH A2 (2-Bedroom Penthouse)

Unit #05-02
Area 77 sqm / 829 sqft
(inclusive of A/C ledge, balcony & roof terrace)

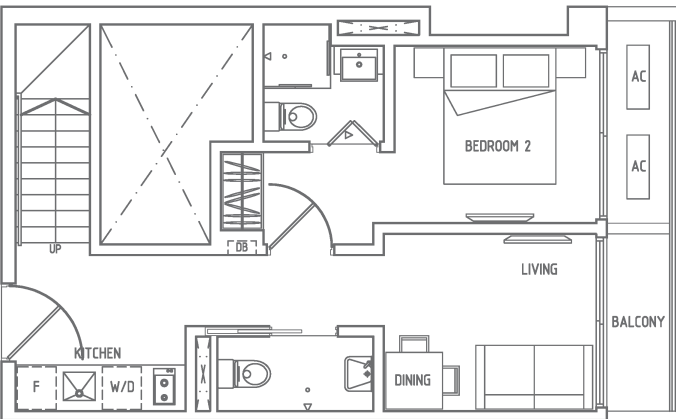


UPPER STOREY

UPPER STOREY



LOWER STOREY



LOWER STOREY

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0 1 2 5



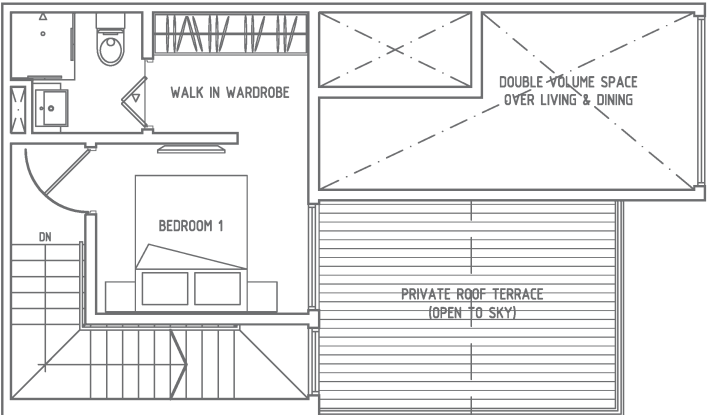
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0 1 2 5



TYPE PH A3 (2-Bedroom Penthouse)

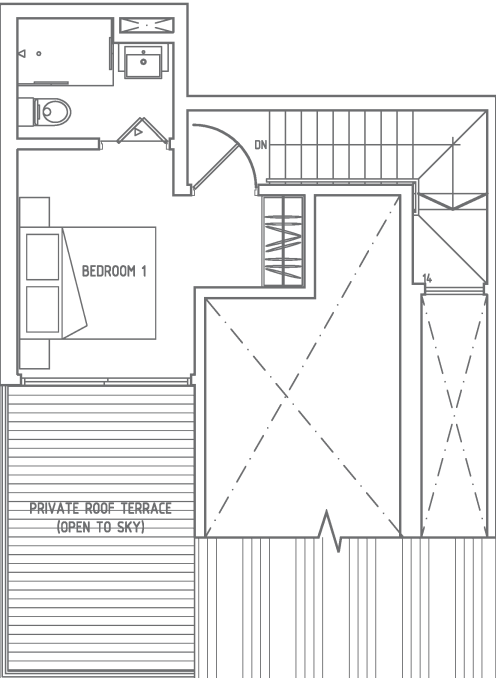
Unit #05-03
Area 101 sqm / 1087 sqft
(inclusive of A/C ledge, balcony,
roof terrace & double volume)



UPPER STOREY

TYPE PH A4 (2-Bedroom Penthouse)

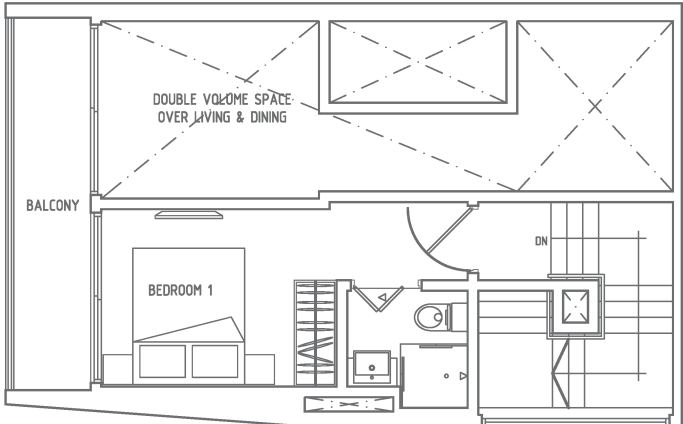
Unit #05-05
Area 83 sqm / 893 sqft
(inclusive of A/C ledge, balcony &
roof terrace)



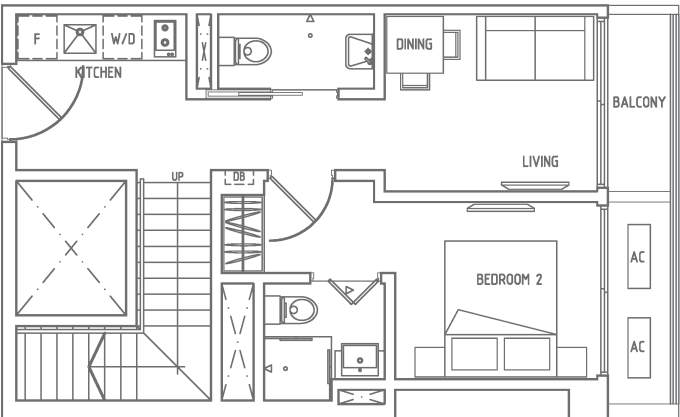
UPPER STOREY

TYPE PH A6 (2-Bedroom Penthouse)

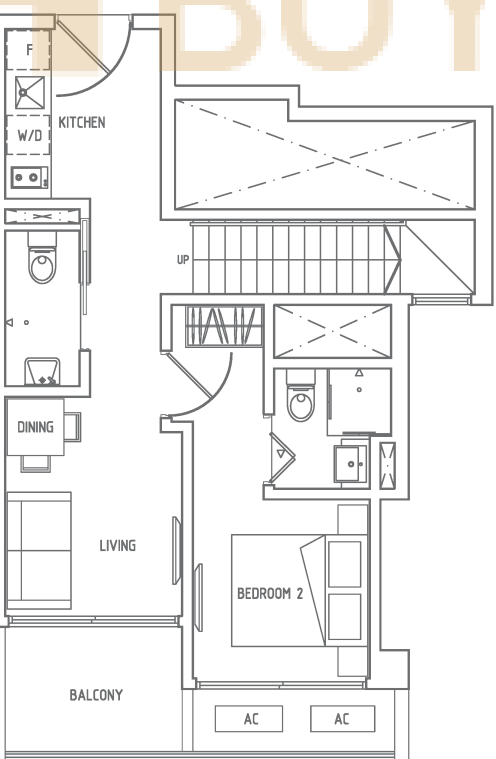
Unit #04-07
Area 97 sqm / 1044 sqft
(inclusive of A/C ledge, balcony &
double volume)



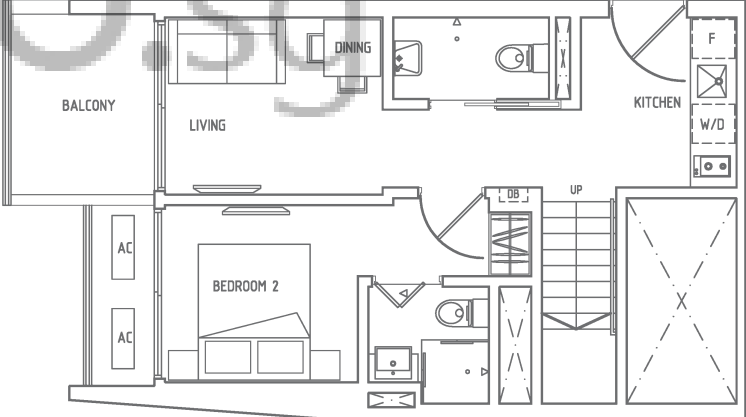
UPPER STOREY



LOWER STOREY



LOWER STOREY



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0 1 2 5



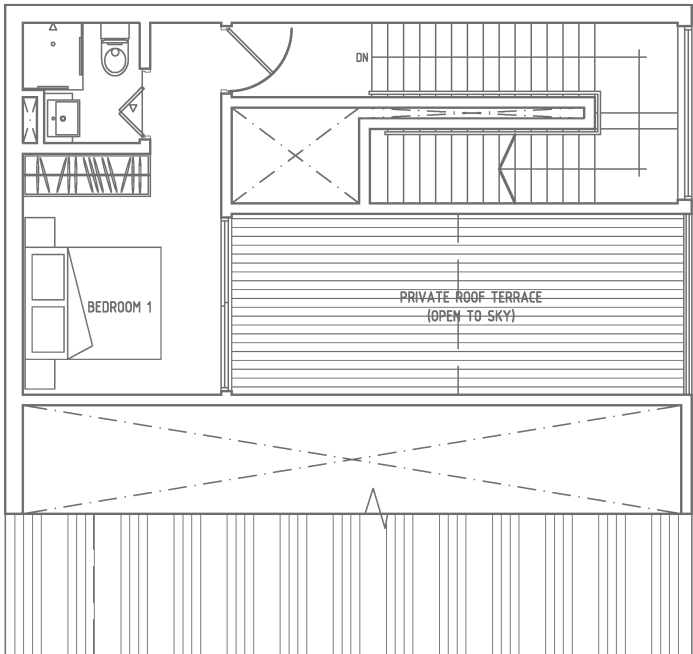
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Scale 1:100mts
0 1 2 5



TYPE PH C1 (3-Bedroom Penthouse)

Unit #05-04
Area 130 sqm / 1399 sqft
(inclusive of A/C ledge, balcony & roof terrace)



UPPER STOREY



LOWER STOREY



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Scale 1:100mts
0 1 2 3 4 5

SPECIFICATIONS

- FOUNDATION**
Foundation to Engineer's requirements
- SUPER-STRUCTURE**
Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26. Steel reinforcement bar complying with SS2 to Engineer's requirements
- WALLS**
 - External**
Pre-cast concrete panels and/or common clay brick to Architect & Engineer's requirements
 - Internal**
Pre-cast concrete panels and/or common clay brick and/or light weight partition to Architect & Engineer's requirements
- ROOF**
 - Reinforced concrete flat roof with appropriate water-proofing and insulation where provided
 - Metal roof with appropriate water-proofing and insulation where provided
- CEILING**
 - Living/Dining/Bedrooms**
Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection
 - Staircase Shelter, Balcony & Private Terrace**
Skim coat with emulsion paint to Architect's selection
 - Bathroom/Kitchen**
Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- FINISHES**
 - Wall (For Apartments)**
 - Living/Dining/Bedrooms/ Kitchen/Balcony : Concrete feature/cement and sand plaster and/or skim coat and/or texture coating with emulsion paint to Architect's selection
 - Bathroom : Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design
 - Wall (For Common Areas)**
 - Staircases/ Staircase Shelter : Cement and sand plaster with textured coating and/or skim coat with emulsion paint to Architect's selection
 - 1st Storey Lift Lobbies/ Typical Lift Lobbies : Compressed marble and/or homogenous tiles and/or cement and sand plaster with textured coating and/or skim coat with emulsion paint to Architect's selection
 - Wall (For Common Areas)**
External Wall
Cement and sand plaster with textured coating and/or skim coat with weather resistant paint to Architect's selection
 - Floor (For Apartments)**
 - Living/Dining/Kitchen : Homogenous tiles to Architect's selection
 - Bedroom 1, Bedroom 2 & Bedroom 3 : Homogenous tiles to Architect's selection
 - Bathrooms : Ceramic and/or homogenous tiles to Architect's selection
 - Balcony/Private Terrace/ Rooftop Terrace : Ceramic and/or homogenous tiles to Architect's selection
 - A/C Ledge : Cement & sand screeding
 - Floor (Common Areas)**
 - 1st Storey Lift Lobbies : Compressed marble and/or homogenous and/or ceramic tiles to Architect's selection
 - Typical Lift Lobbies : Homogenous and/or ceramic tiles to Architect's selection
 - Staircase Shelter : Cement & sand screed with nosing tiles to Architect's selection
 - Pool Area : Natural timber and/or composite timber deck to Architect's selection
 - Swimming Pool : Mosaic and/or ceramic tiles to Architect's selection
 - Walkway/Pavement : Pebbles wash and/or homogenous and/or ceramic tiles to Architect's selection
- WINDOWS**
Powder coated aluminium framed casement and/or sliding windows with tinted float glass to Architect's selection
- DOORS**
 - Main Entrance : Fire-rated timber door to Architect's design
 - Bedrooms : Semi-hollow core timber door to Architect's design
 - Bathrooms : Aluminium framed glass and/or acrylic door to Architect's design
 - Rooftop Terrace : Semi-hollow core timber door to Architect's design
 - Staircase Shelter : PSB approved blast door
 - Ironmongery : Good quality locksets and hinges to Architect's selection
- RAILINGS**
 - Balcony/Rooft Terrace : Mild steel and/or aluminium perforated railing and/or reinforced concrete parapet wall
 - Common Staircase/ AC Ledges : Stainless steel and/or mild steel and/or aluminium with paint to Architect's selection
- SANITARY WARES AND FITTINGS**
Bathroom
 - 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
 - 1 wash basin and mixer tap to Architect's selection
 - 1 water closet to Architect's selection
 - 1 toilet paper holder and towel rail to Architect's selection
- ELECTRICAL INSTALLATION/TELEPHONE/TV**
All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling and DB cabinet will be exposed in trunking and/or conduits. Refer to Electrical Schedule for details

Type	Lighting Point	Power Point	TV Point	Telephone Point	Data Point	Water Heater	Cooker/ Hob	Hood	Intercom Point	Isol.	Bell
TYPE A1	7	6	3	3	1	2	1	1	1	1	1
TYPE A2	9	6	3	3	1	2	1	1	1	1	1
TYPE A3	8	6	3	3	1	2	1	1	1	1	1
TYPE A4	8	6	3	3	1	2	1	1	1	1	1
TYPE A5	8	6	3	3	1	2	1	1	1	1	1
TYPE A6	8	6	3	3	1	2	1	1	1	1	1
TYPE B1	8	6	3	3	1	2	1	1	1	1	1
TYPE B2	8	6	3	3	1	2	1	1	1	1	1
TYPE B3	8	6	3	3	1	2	1	1	1	1	1
TYPE C1	11	8	4	4	1	3	1	1	1	2	1
TYPE C2	10	8	4	4	1	3	1	1	1	2	1
TYPE PH A1	9	6	3	3	1	2	1	1	1	1	1
TYPE PH A2	9	6	3	3	1	2	1	1	1	1	1
TYPE PH A3	9	6	3	3	1	2	1	1	1	1	1
TYPE PH A4	9	6	3	3	1	2	1	1	1	1	1
TYPE PH A6	10	6	3	3	1	2	1	1	1	1	1
TYPE PH C1	13	8	4	4	1	3	1	1	1	2	1

- LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard 555
- PAINTING**
 - External Walls : Spray textured coating and/or weather-resistant emulsion paint to Architect's selection
 - Internal Walls : Emulsion paint to Architect's selection
- WATERPROOFING**
Waterproofing is provided to reinforced concrete flat roof, floors of Rooftop Terrace, Swimming Pool, Bathrooms, Kitchen, Balcony and where required
- DRIVEWAY AND CARPARK**
Heavy duty homogenous tiles and/or cement screed and/or concrete imprint to Architect's selection. Surface and basement parking will be provided for car parking
- GATE AND FENCING**
Galvanized mild steel 1800mm high entrance gate and reinforced concrete wall boundary fencing and/or BRC fencing
- RECREATIONAL FACILITIES**
 - Swimming Pool
 - Gymnasium
 - BBQ Pit
- OTHER ITEMS (For apartments)**
 - Kitchen Cabinets : High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design & selection
 - Kitchen Appliances : Electric cooker hob and cooker hood, integrated fridge, built-in microwave and washer-cum-dryer to Architect's selection
 - Bedroom Wardrobes : Built-in wardrobes to all bedrooms to Architect's design & selection
 - Air-conditioning : Multi-split air-conditioning to all Bedrooms and Living/ Dining to M&E Engineer's requirements
 - Mechanical Ventilation : Toilets may be mechanically ventilated, where applicable to M&E Engineer's requirements
 - Electric Water Heater : Hot water supply to all bathrooms and kitchen except W.C. to M&E Engineer's requirements
 - Soil Treatment : Anti-termite soil treatment by specialist's specifications
 - Cable Vision : Provision of outlet only

Notes:
Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or Internet access.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Air-conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, cleaning the condensate pipes and charging of gas.

Internet Access
If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Description of Common Property
Car park lots, driveway, common lift/stair lobbies, pool, refuse chamber, lifts, staircase, turf area, fencing gates, switch room, pump room, water tanks, external walls and other elements and fixtures/fitings which are not included in the Subsidiary Strata Certificate of Title for each individual housing unit and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158).

Common Area
Guard Post is provided.

Description of Parking Spaces
Surface and/or basement parking will be provided for car parking.
Numbers of carpark lots:
Surface Carparks : 10
Basement Carparks : 18
Handicap Carpark : 1
Total Carparks : 28 carparks with 1 additional handicap carpark

Purpose of Building Project and Restriction as to Use
The building project is zoned as "Residential", strictly for residential occupation only. The open Roof Terrace/PES is not to be enclosed or roofed over.

Additional Notes
While every reasonable care has been taken in preparation of this brochure, the Developer and its agent cannot be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation and Appliances
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendment as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the Developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promise made by the Developer or the marketing agents.