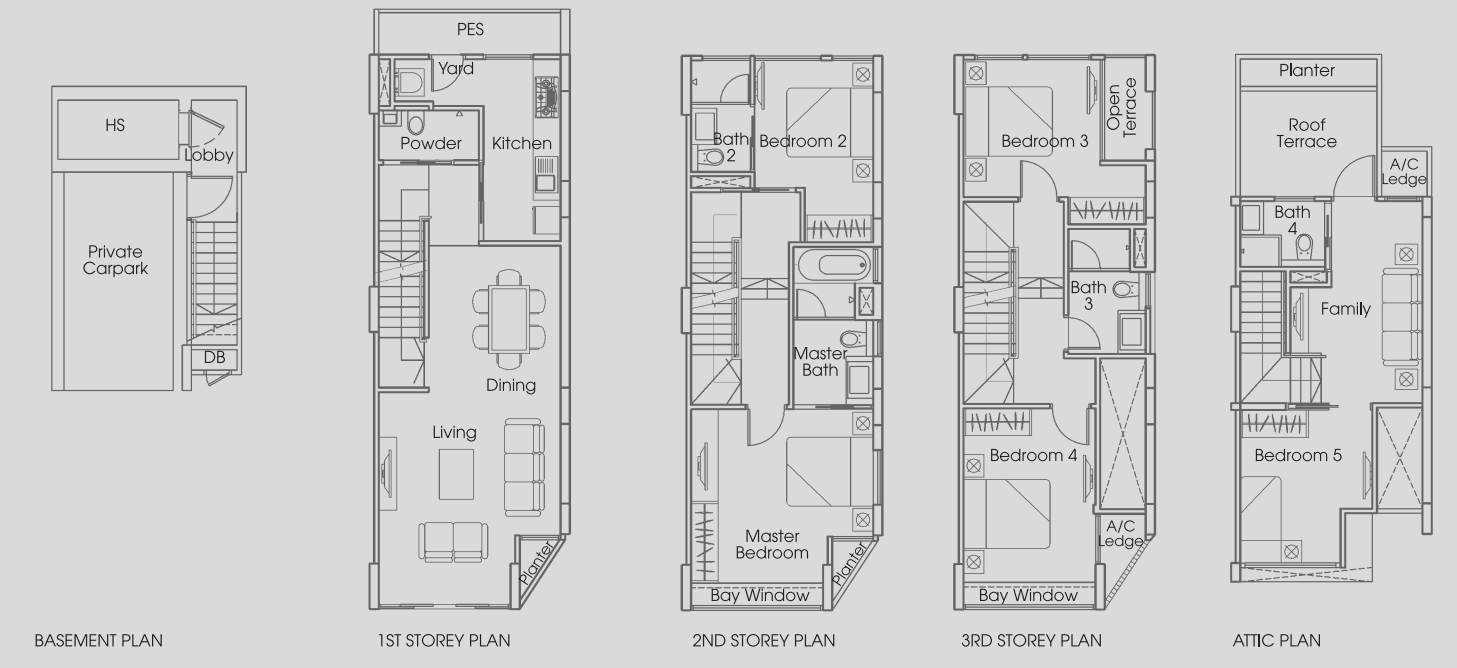




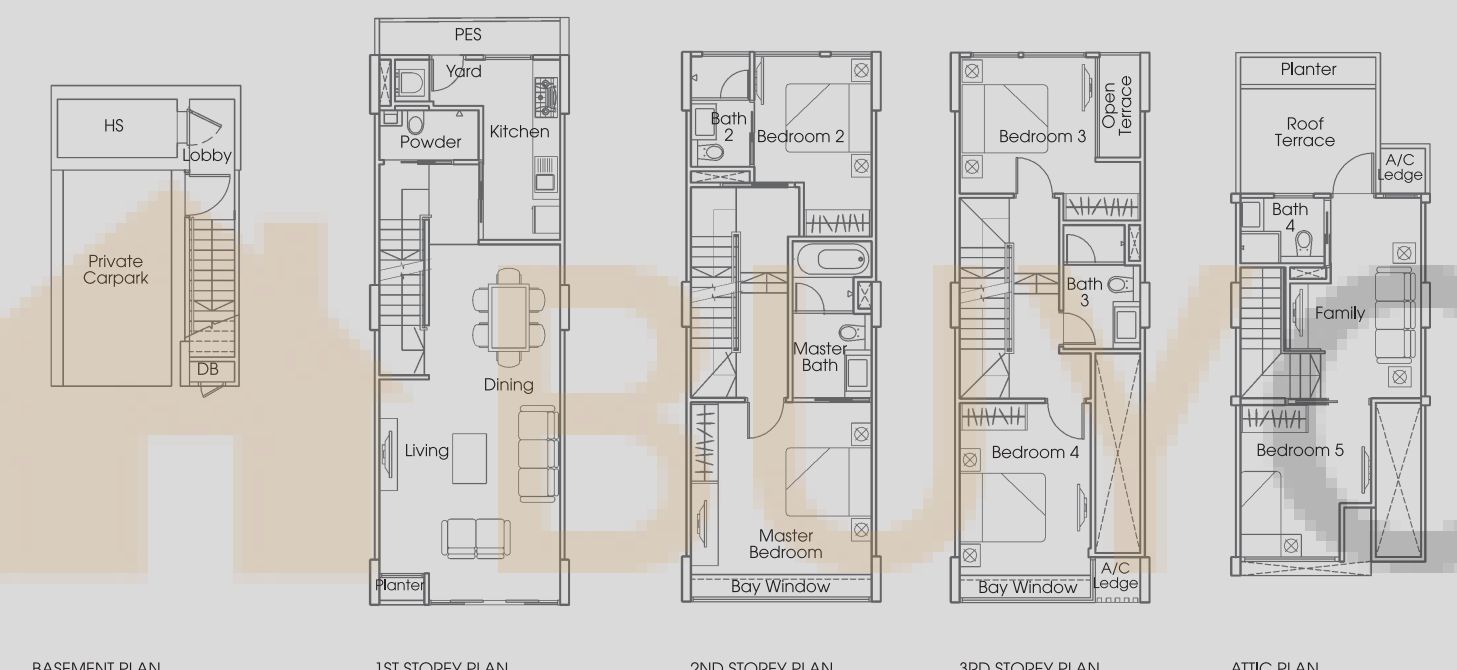
BONTEMPI
DURAVIT
GESSI
LEMA

Furnished with LEMA modular wardrobe system in the bedrooms and a BONTEMPI kitchen, everything spells the best of designs from Italy. Even the bath fittings are fashioned by the famous Italian brand - GESSI. Not forgetting tasteful sanitary wares designed by Philippe Starck for the German brand -DURAVIT.

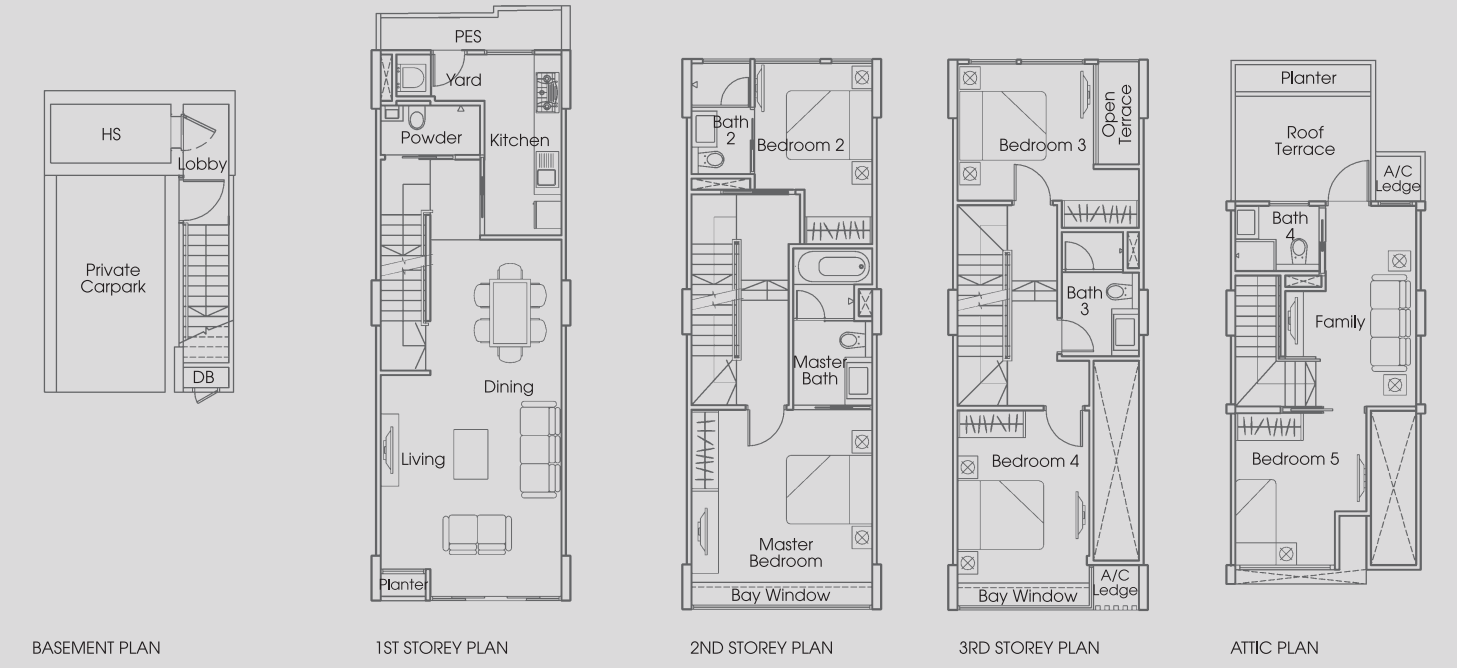
115 Jalan Kembangan
Area 2486 sqft / 231 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



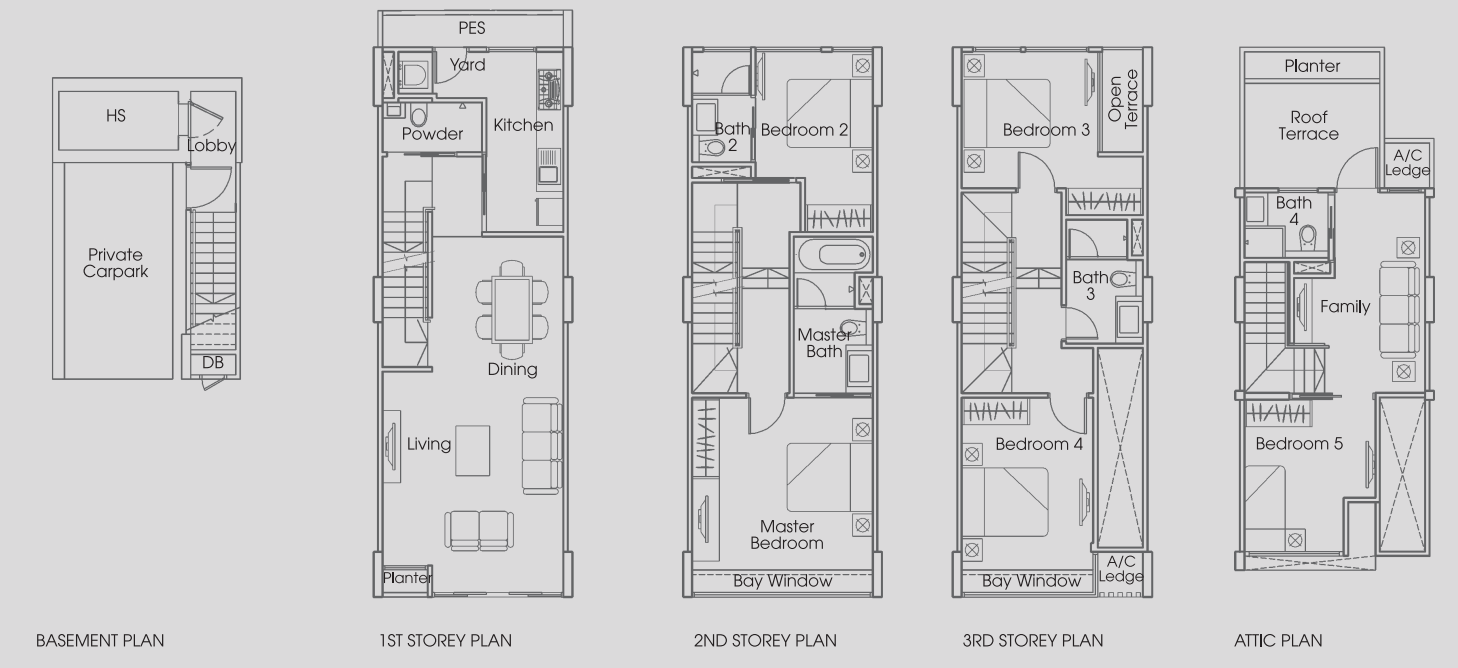
115A Jalan Kembangan
Area 2529 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



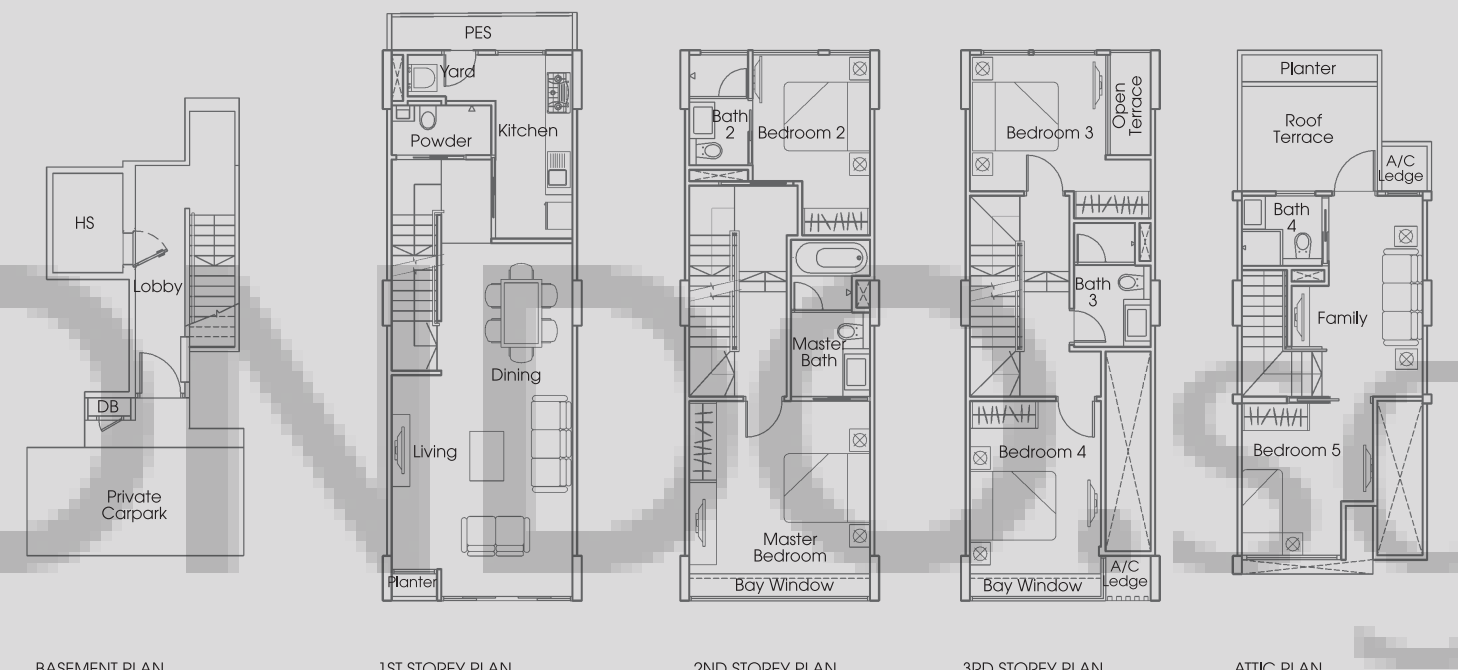
115B Jalan Kembangan
Area 2529 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



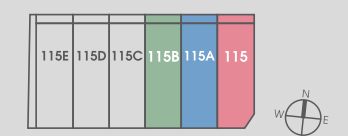
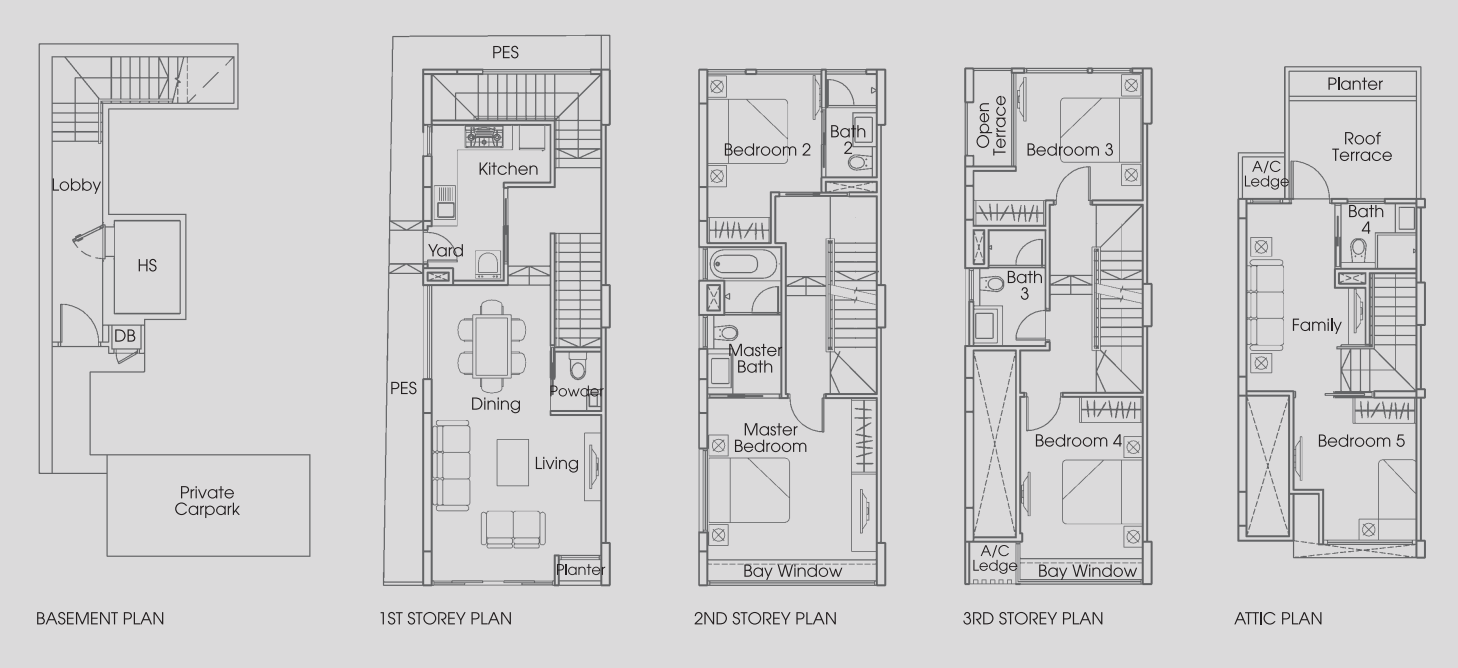
115C Jalan Kembangan
Area 2529 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



115D Jalan Kembangan
Area 2583 sqft / 240 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



115E Jalan Kembangan
Area 2766 sqft / 257 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Specifications

- Foundation**
Piled Foundation
 - Substructure & Superstructure**
Reinforced Concrete Framework
 - Wall**
External : Common clay bricks
Internal : Common clay bricks or cement blocks
 - Roof**
Cover Roof - Metal deck roof
 - Ceiling**
a) Basement Lobby, Living, Dining, Master Bathroom, Bathrooms, Powder Room, Kitchen, Master Bedroom, Bedrooms, Yard
Skim coat or false ceiling with emulsion paint
b) Household Shelter & Private Car Park
Skim coat with emulsion paint
 - Finishes**
a) **Internal Wall**
i) Basement Lobby, Living, Dining, Master Bedroom, Bedrooms, Kitchen, Yard, Private car park, Common/Private Staircases & Landings
Cement and sand plaster with emulsion paint
ii) Master bathroom, bathrooms & Powder Room
Imported ceramic tiles laid up to false ceiling height and on exposed surface only
iii) Household Shelter
Skim coat with emulsion paint
b) **External Wall**
Cement and sand plaster with textured coating or emulsion painting
c) **Floor**
i) Basement Lobby
Imported ceramic tiles with skirting
ii) Living & Dining
Compressed marble tiles with skirting
iii) Bedrooms, Master Bedroom
Timber strips with timber skirting
iv) Powder Room, Master Bathroom, Bathrooms, Kitchen, Yard, Household Shelter, Open Terrace, PES, Roof Terrace
Imported ceramic tiles
v) Common Staircase at Basement to 1st Storey Unit
Imported ceramic tiles with skirting
vi) Private Staircase
1st to Attic Storey and Landings
Timber strips with timber skirting
Basement to 1st Storey
Imported ceramic tiles with skirting
vii) Private Car Park
Concrete finish
viii) Planter & A/C Ledge
Cement & Sand screed
- Note: No wall tiles behind mirrors, Wall surface above false ceiling will be left in its original bare condition.
- Sanitary Fittings**
a) Master Bathroom
- 1 long bath with bath shower mixer/rose
- 1 shower screen with shower mixer/rose
- 1 vanity top complete with basin and mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
b) Bathrooms
- 1 shower screen with shower mixer/rose
- 1 vanity top complete with basin and mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 towel rail
- 1 paper holder
c) Powder Room (115E Jalan Kembangan)
- 1 vanity top complete with basin, mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
d) Powder Room (115A to 115D Jalan Kembangan)
- 1 vanity top complete with basin, mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
- 1 shower with mixer/rose
e) Kitchen/Yard
- 1 single lever sink mixer tap
- 1 kitchen sink
 - Electrical Installation**
a) Concealed electrical wiring in conduits
b) Refer to Electrical Schedule for details
 - TV/Telephone**
Refer to electrical schedule for details
 - Lighting Protection**
Lighting Protection System shall be provided in accordance with the Singapore Standard CP33
 - Waterproofing**
Waterproofing to floors of Powder Room, Master Bathroom, Bathrooms, Kitchen, Yard, Planter, Open Terrace and Roof Terrace
 - Recreational Facilities**
a) Swimming Pool
 - TV System**
SHCV TV points provided
 - Other Items**
a) Wardrobes
Bulk-in wardrobes to all Bedrooms
b) Kitchen
Bulk-in high and low level kitchen cabinets with cooker hood, cooker hobs and built-in oven
c) Air-conditioning to Living, Dining and all Bedrooms
d) Hot Water Supply to all Bathrooms & Kitchen
e) Staircase railing
Basement to 1st Storey
Timber handrail
1st to Attic Storey
Glass parapet with timber handrail
- Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joint.
- Windows**
a) Living, Dining, Master Bedroom, Bedrooms, Master Bathroom, Bathrooms, Kitchen
Aluminum framed windows with or without fixed glass panel
- Note: -
a) All aluminum frames shall be powder coated finish
b) All glazing shall be approximately 6mm thick
c) All windows are side hung, top hung, bottom hung or sliding or any combination of the above-mentioned
d) All glazing below 1m shall be of tempered or laminated glass
- Doors**
a) Basement Main Entrance Door
Approved fire-rated timber door
b) 1st storey Main Entrance Door, Living and Dining
Aluminum framed glass door
c) Master Bedroom, Bedrooms, Master bathroom, Bathrooms, Powder room
Hollow core timber door
d) Yard, Roof Terrace & Open Terrace
Aluminum framed glass door
e) Household Shelter
Metal door as approved by relevant authority
f) Kitchen
Timber frame with glass sliding door
- Note: -
a) All glazing shall be approximately 6mm thick
b) All aluminum frames shall be powder coated finish
c) Doors can either be of swing or sliding type with or without fixed glass panel
- Nonmasonry**
Basement/1st storey main entrance door and hollow core timber doors shall be provided with good quality imported lockset

- Note: -
1. The brand and model of all equipment and appliances supplied will be provided subject to availability
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser, that includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system
4. Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation where constituted will be paid by the Purchaser
5. Equipment for SHCV will be paid and installed by Purchaser
6. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation
7. Powder Room, Master Bath and Bath 3 (115A to 115D Jalan Kembangan) are mechanically ventilated

Description of Common Property
Common Facility: Swimming Pool is to hold as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap. 158

Purpose of Building Project and Restrictions as to Use
The building project is strictly for residential occupation only. Private car parks are provided. The Open Terrace/PES are not to be enclosed or roofed over.

Common Area
1. Management room is not provided

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NOVELY KEMBANGAN
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