





ADD A LITTLE JAZZ TO YOUR LIFESTYLE

WHERE ELEGANCE MEETS CONVENIENCE



LOCATED IN HOUGANG, AN UP-AND-COMING TOWN THAT STILL RETAINS ALL THE CHARM OF NATURE, WHILE BEING CLOSE TO CITY CONVENIENCES.

WITH KOVAN MRT STATION A STONE'S THROW AWAY, YOU CAN VENTURE THROUGHOUT SINGAPORE WITH EASE. SHOPPING MALLS, SCHOOLS, NATURE PARKS AS WELL AS DINING OPTIONS ALL WITHIN THE VICINITY. DRIVERS WILL BE DELIGHTED WITH THE CONVENIENT CONNECTIONS TO THE CENTRAL EXPRESSWAY AND KALLANG-PAYA LEBAR EXPRESSWAYS.



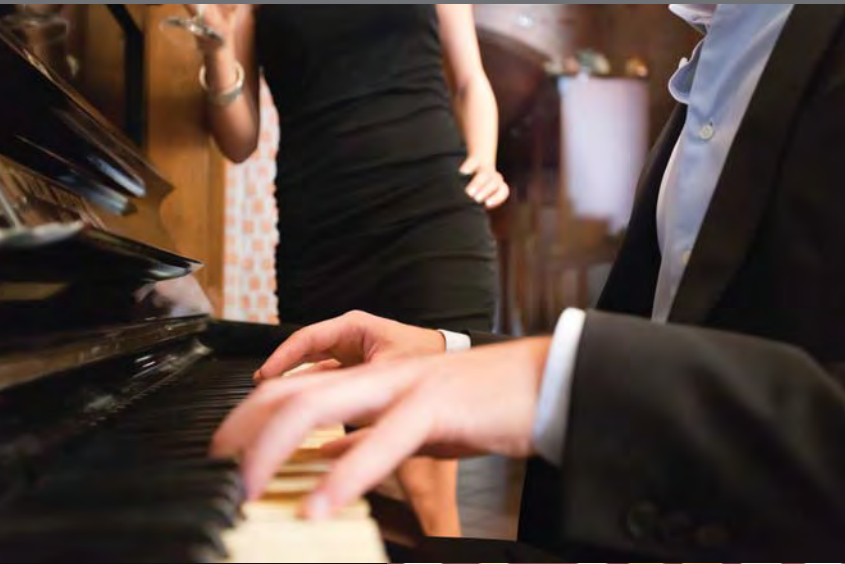
LOCATION MAP



THE BEAUTIFULLY-DESIGNED FACADE OF JAZZ RESIDENCES FORMING THE PERFECT HAVEN FOR YOUR LUXURY LIVING.

EACH HOME IS ENDOWED WITH THREE LEVELS, A BASEMENT AND AN ATTIC, PAMPER YOUR FAMILY WITH GORGEOUS DESIGN AND GENEROUS SPACE.

SAVOUR ALL THAT LIFE HAS TO OFFER.



SAVOUR STYLISH AND SOPHISTICATED LIVING

CLEAN, SIMPLE LINES COUPLED WITH TOUCHES OF BOLD DESIGN MAKE THIS A UNIQUE DEVELOPMENT THAT APPEALS TO BOTH YOUR PRACTICAL AND ARTISTIC SIDES - A TRUE REFLECTION OF YOUR DYNAMIC PERSONALITY.

THE PERFECT SYMMETRY BETWEEN STYLE AND SUBSTANCE







artist's impression

LIVE THE LIFE THAT OTHERS DREAM OF

ENJOY THE NATURE THAT SURROUNDS YOUR HOME. LIE BACK AND REJUVENATE YOUR MIND, BODY AND SOUL. LET THE COOL WATERS OF THE POOL MELT AWAY THE STRESSES OF THE DAY.



artist's impression

SITE PLAN

- 1 INGRESS / EGRESS
- 2 CHILDREN'S PLAYGROUND
- 3 LAP SWIMMING POOL
- 4 PRIVATE ENCLOSED SPACE
- 5 PRIVATE ROOF TERRACE







artist's impression



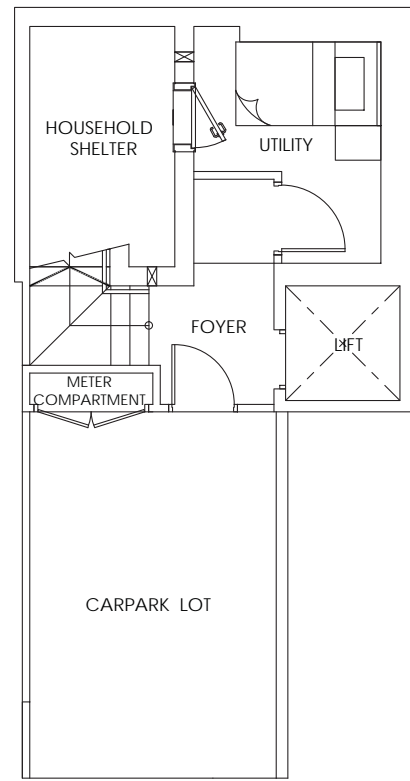
artist's impression

WHERE FORM AND FUNCTION COMBINE TO FORM THE PERFECT ABODE

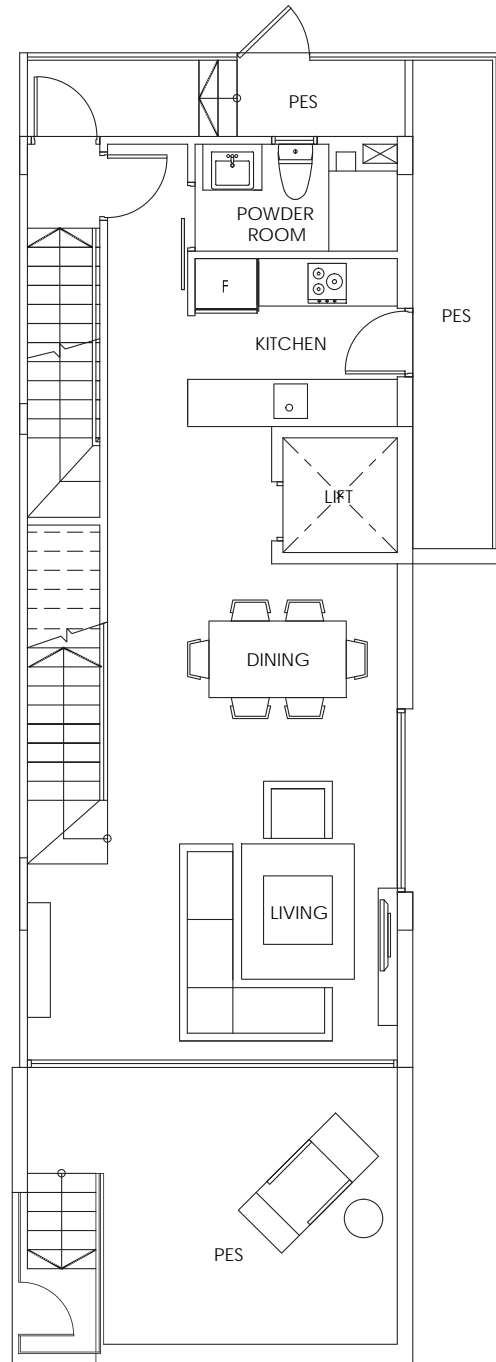
BE WOWED BY A HOME THAT IS BOTH GORGEOUS TO THE EYE AND HOME TO THE SOUL. QUALITY FITTINGS COMBINE WITH MODERN FURNISHINGS AND DECOR TO ENSURE THAT YOU LIVE IN ULTIMATE COMFORT AT JAZZ RESIDENCES.

HOUSE NO. 4

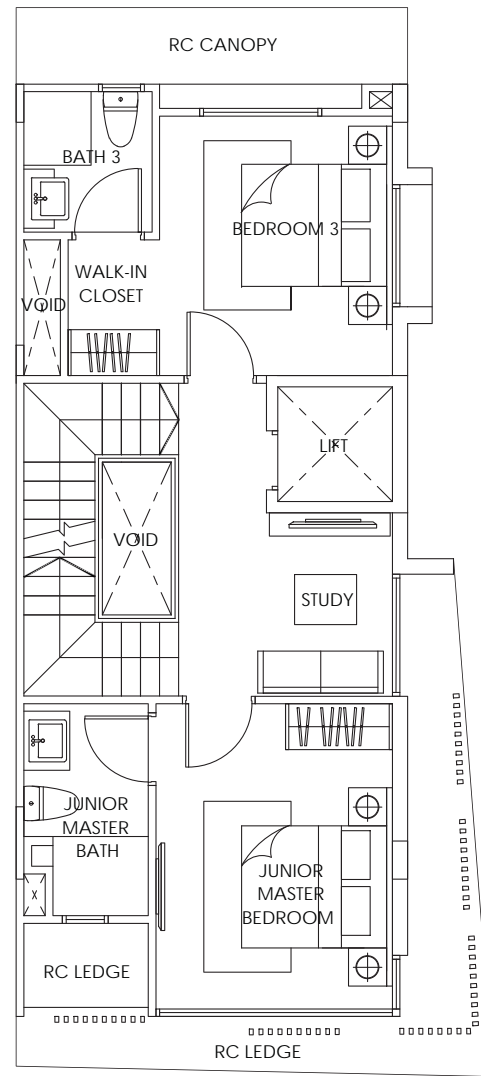
433 sq m
(4661 sq ft)



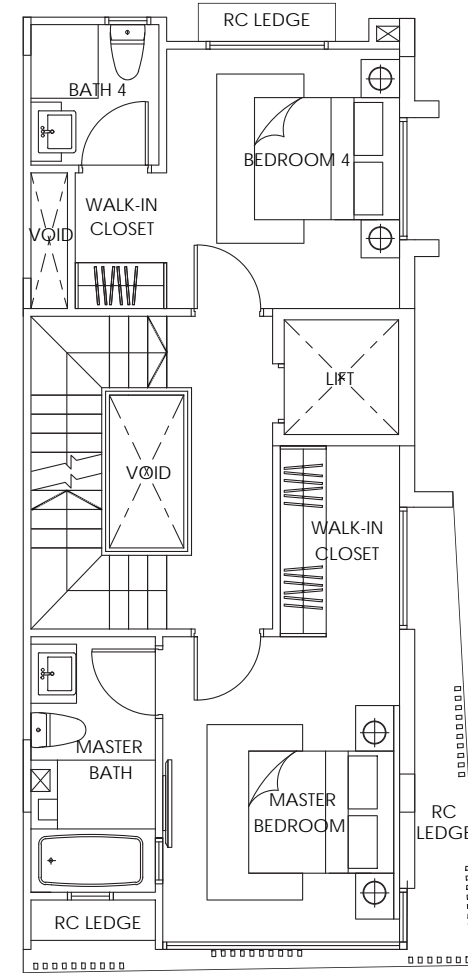
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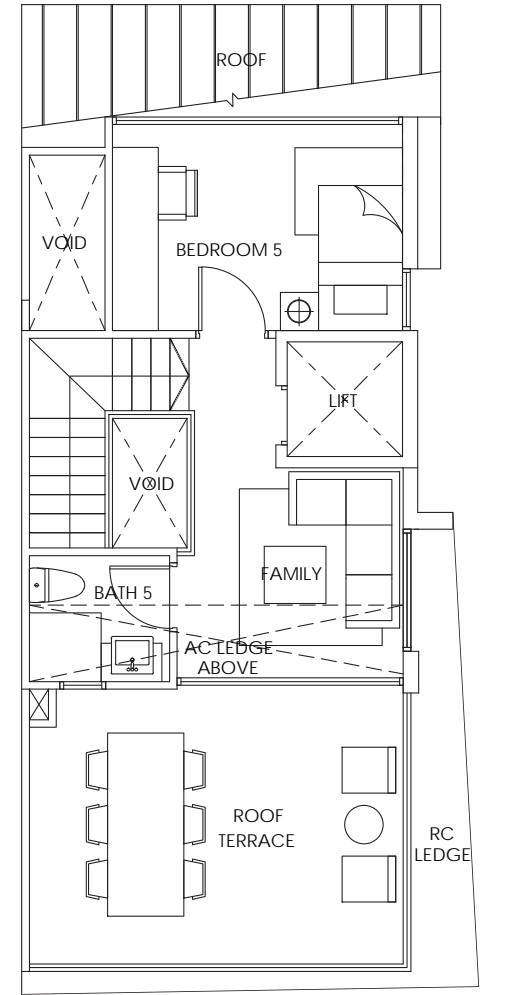
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2ND STOREY



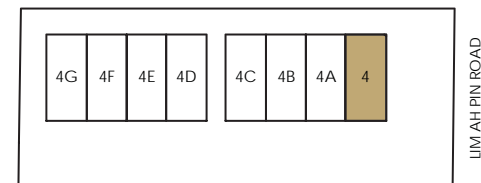
3RD STOREY



ATTIC



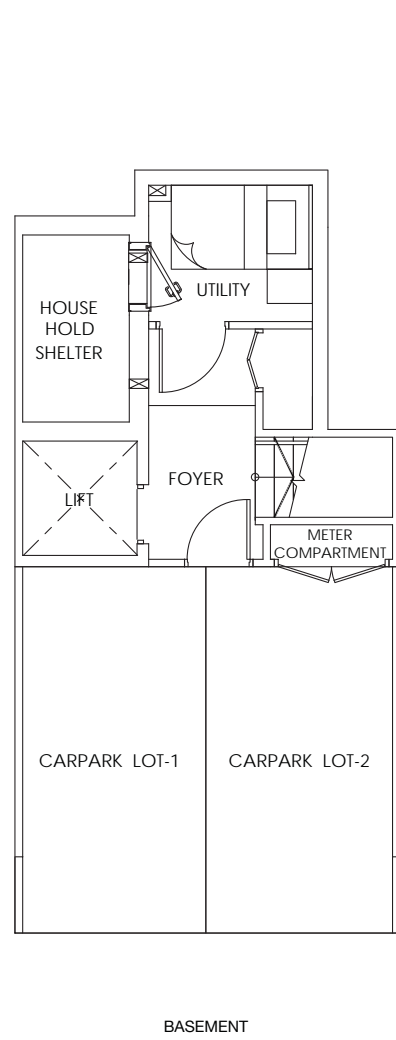
(AREA INCLUDES FOYER, VOIDS, PES, AC LEDGES, RC LEDGES, STAIRS, METER COMPARTMENTS, RC CANOPY, ROOF TERRACE, M&E SERVICES, CARPARK LOT)



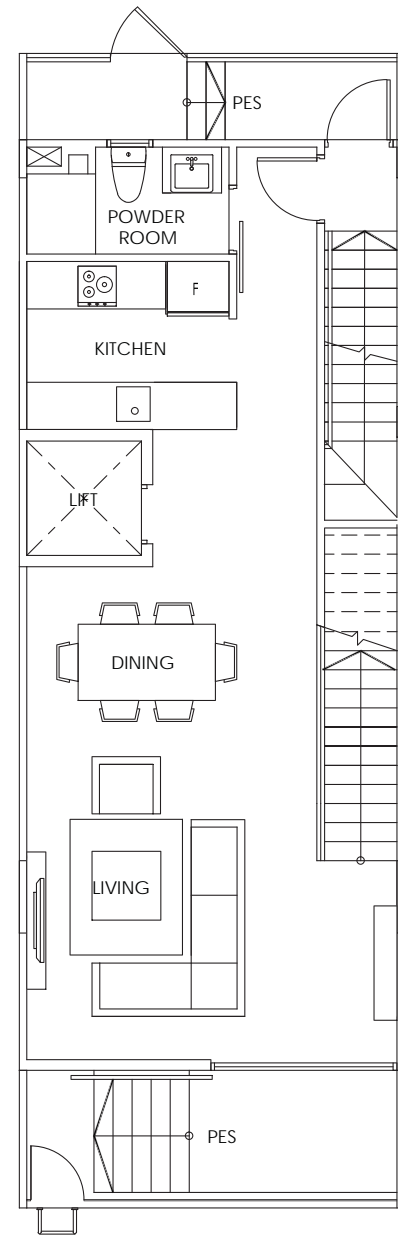
UMAH PIN ROAD

HOUSE NO. 4A

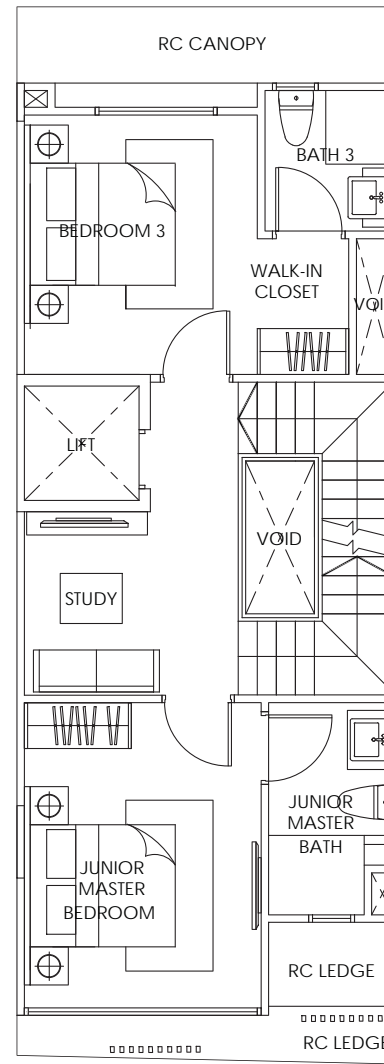
342 sq m
(3681 sq ft)



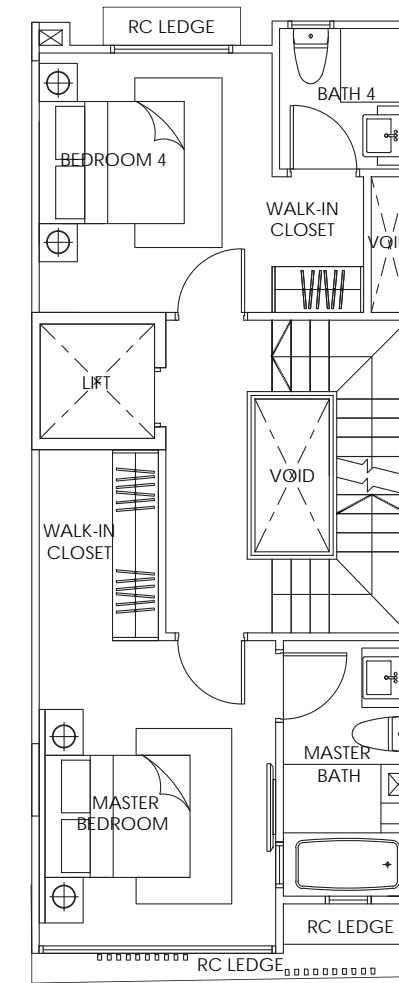
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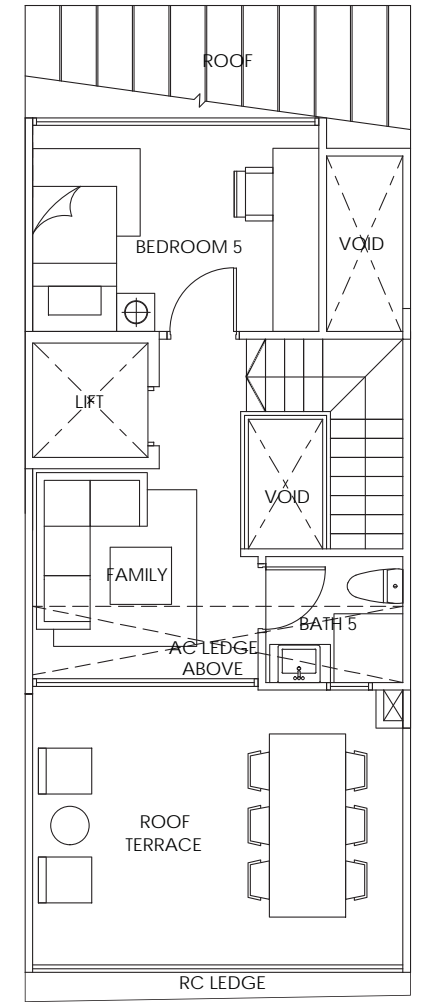
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2ND STOREY



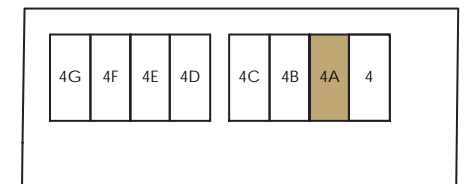
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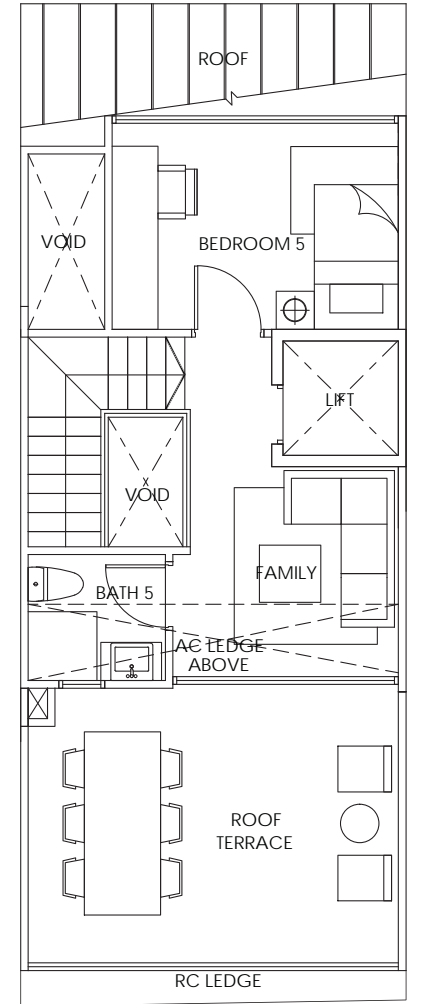
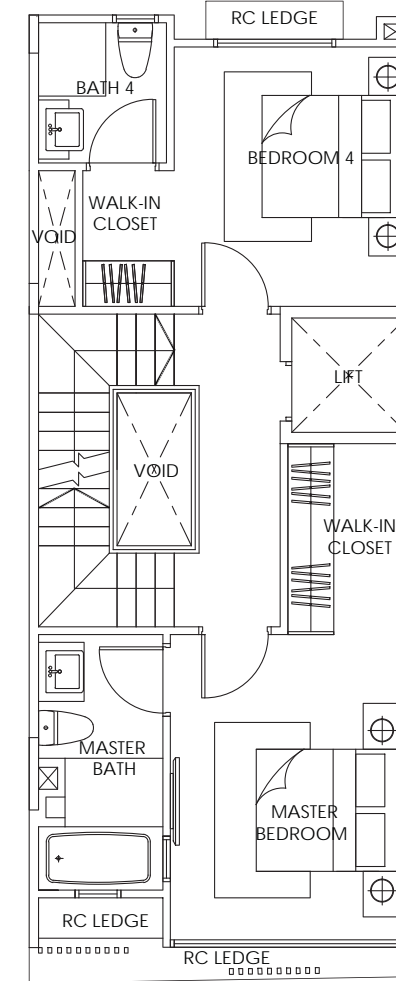
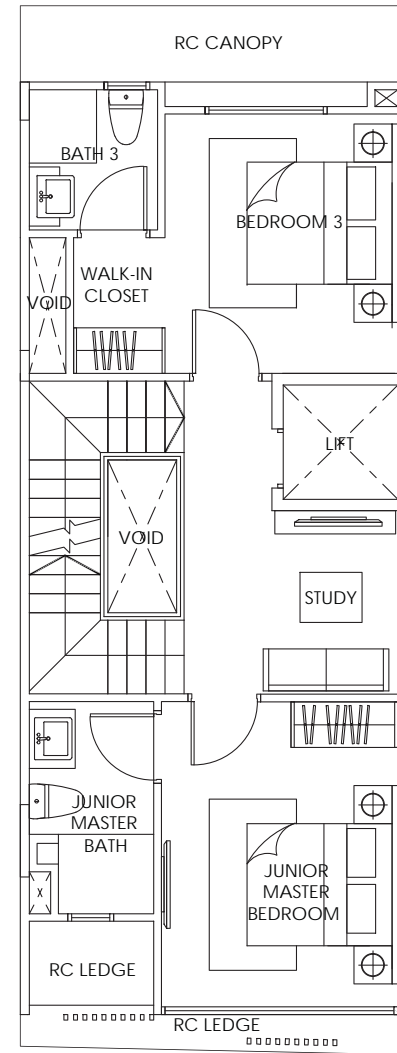
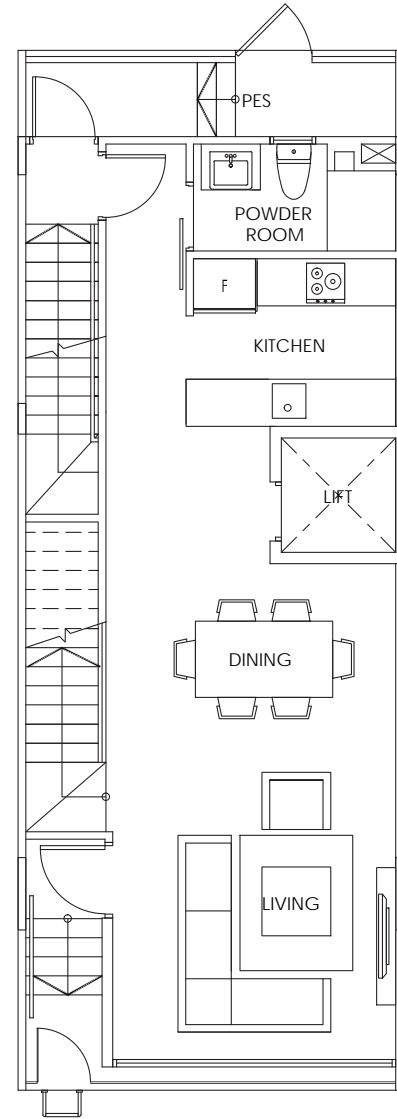
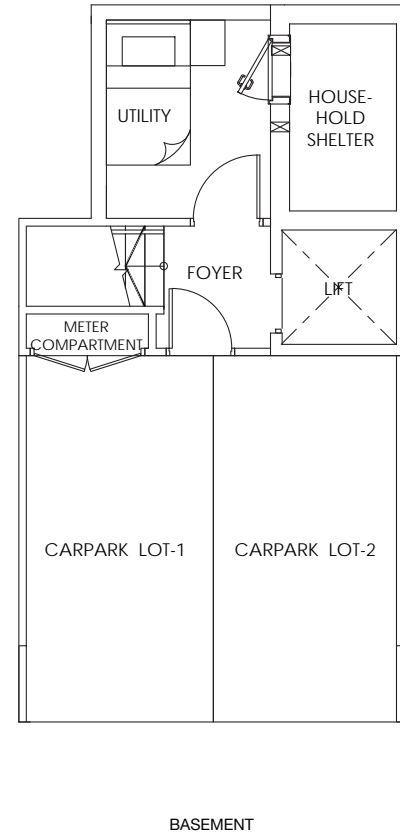
(AREA INCLUDES FOYER, VOIDS, PES, AC LEDGES, RC LEDGES, STAIRS, METER COMPARTMENTS, RC CANOPY, ROOF TERRACE, M&E SERVICES, CARPARK LOT)



UMAH PIN ROAD

HOUSE NO. 4B

312 sq m
(3358 sq ft)



1ST STOREY

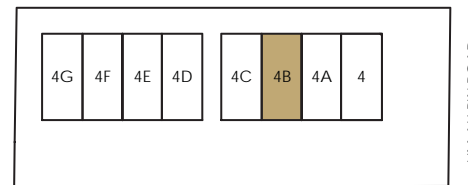
2ND STOREY

3RD STOREY

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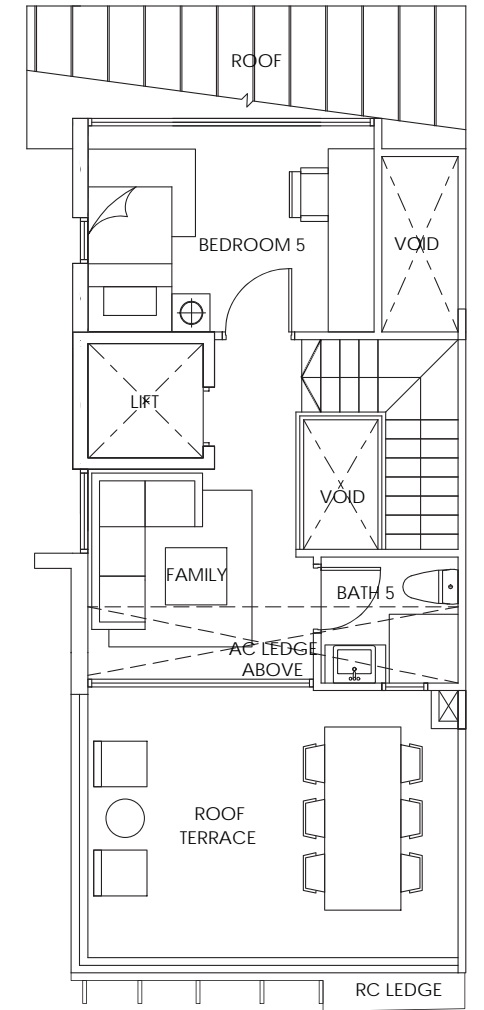
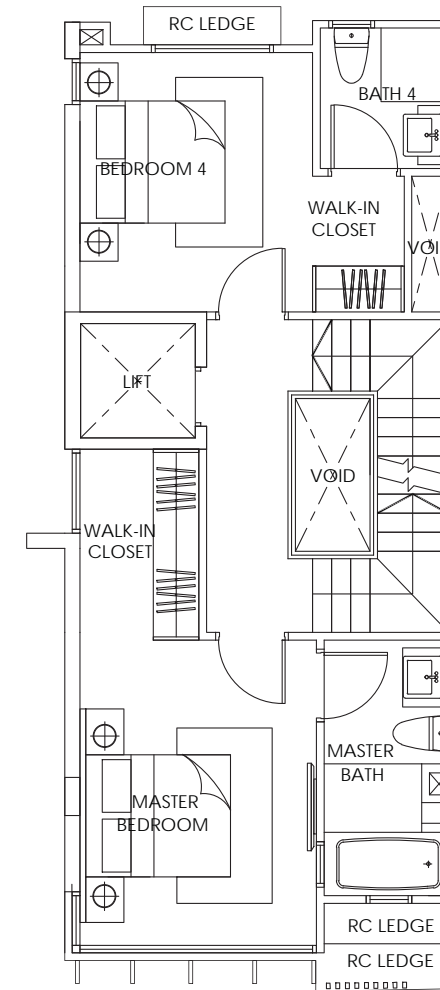
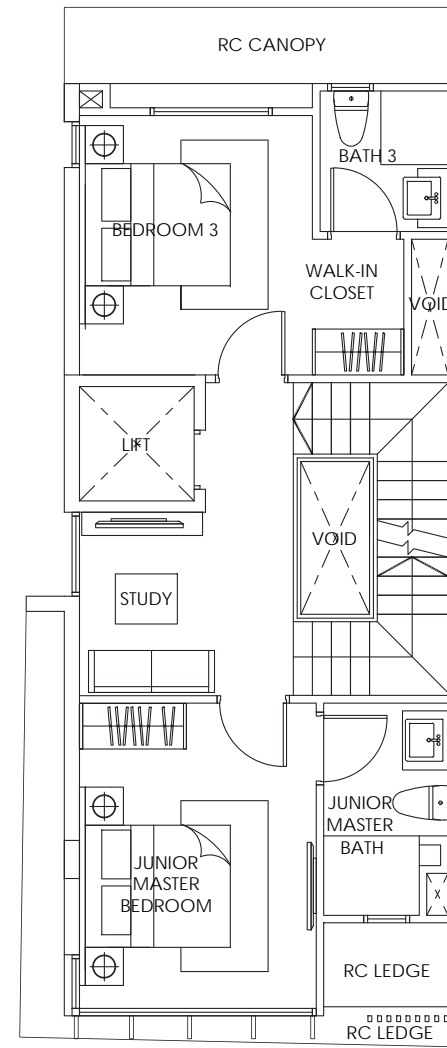
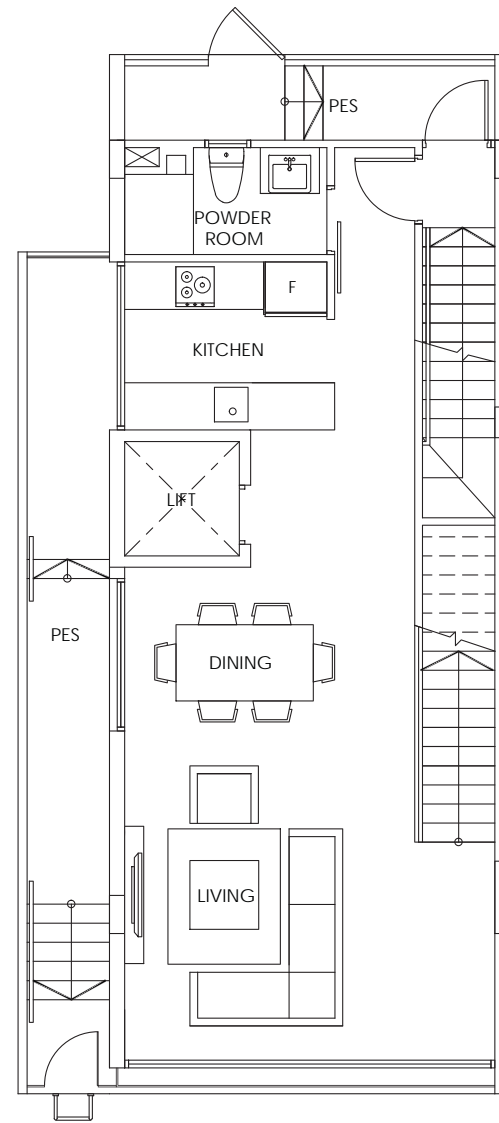
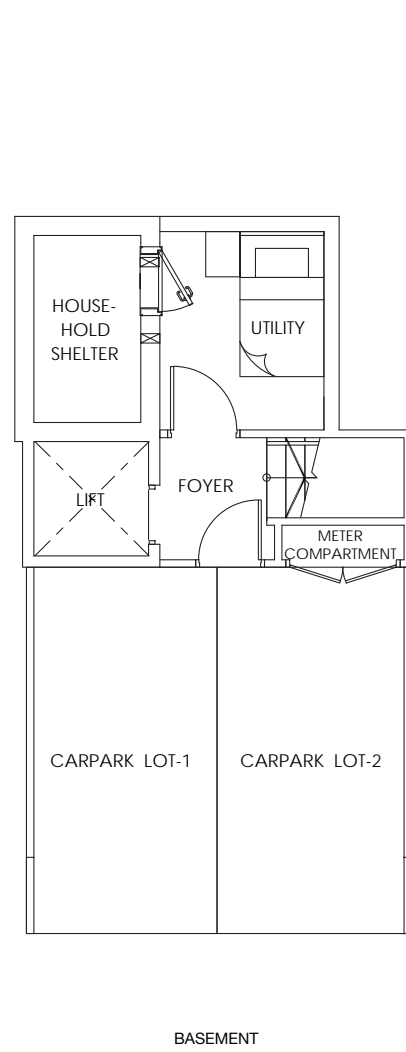
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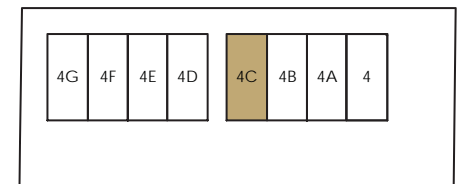
LIM AH PIN ROAD

HOUSE NO. 4C

369 sq m
(3972 sq ft)



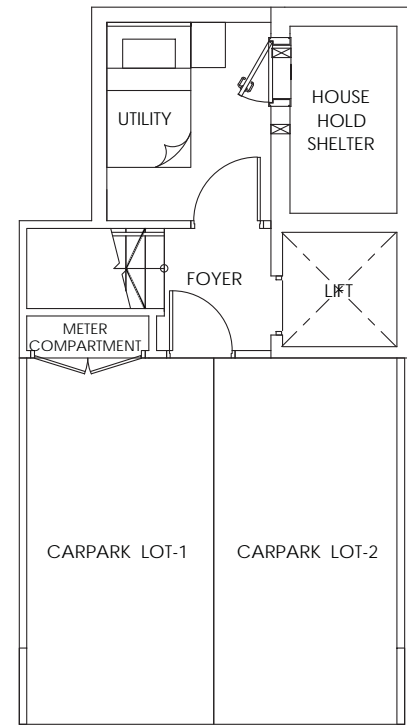
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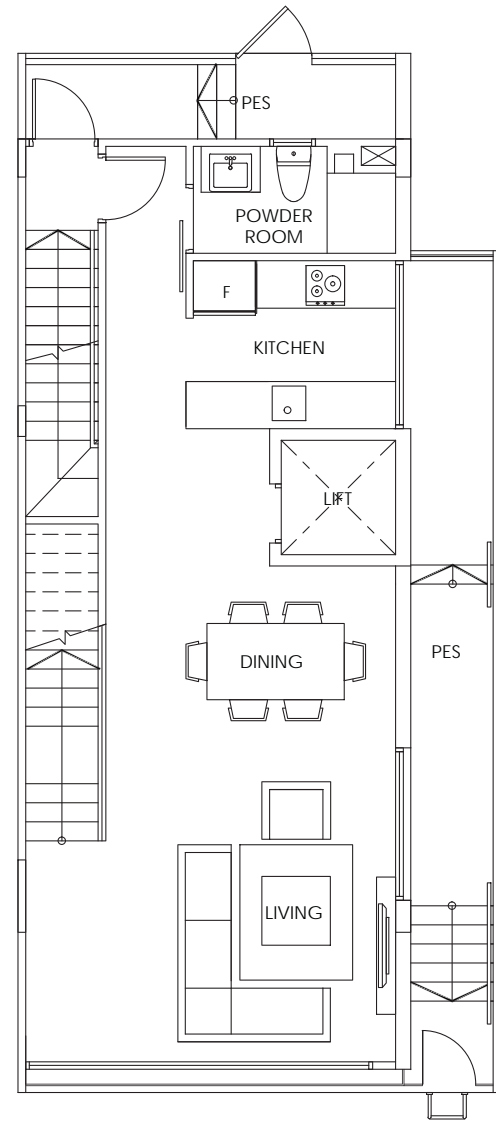
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HOUSE NO. 4D

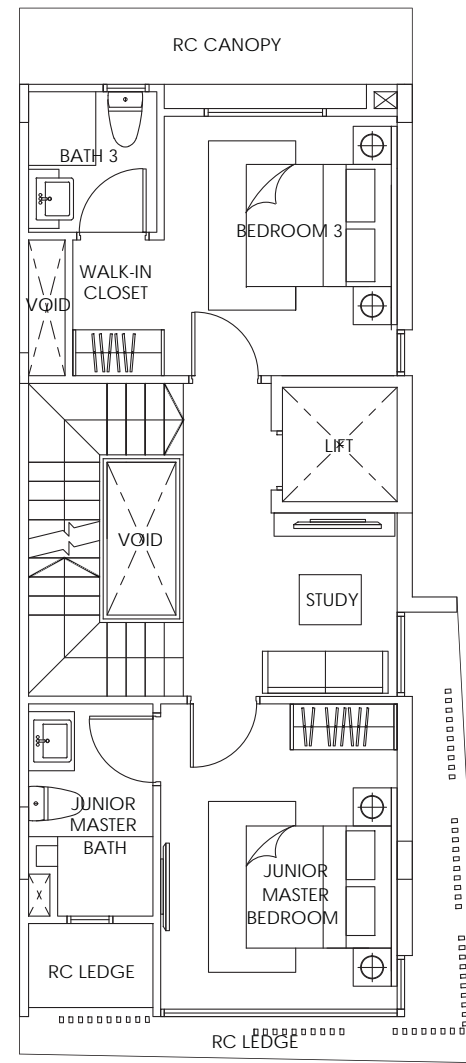
372 sq m
(4004 sq ft)



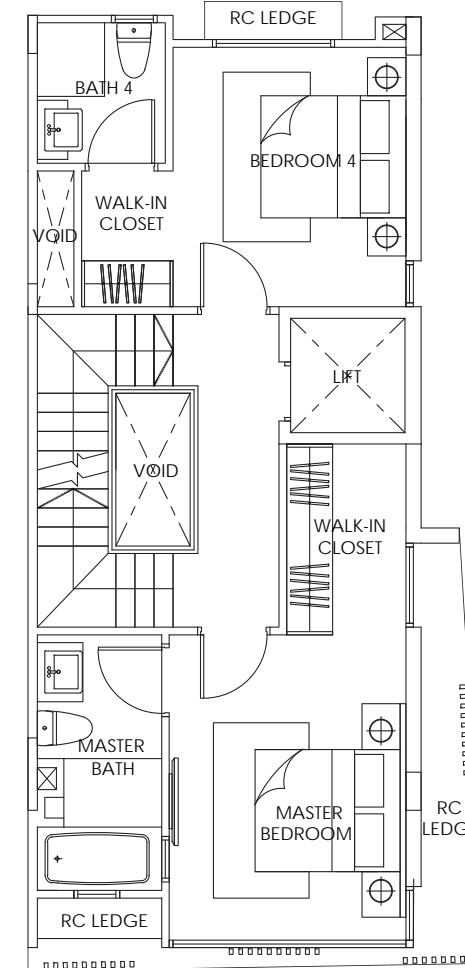
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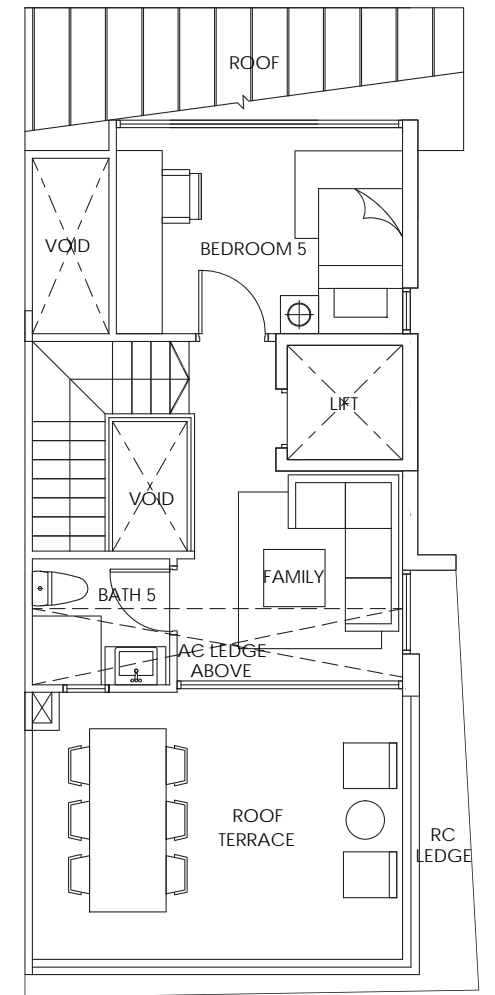
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2ND STOREY



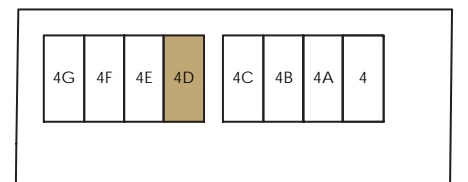
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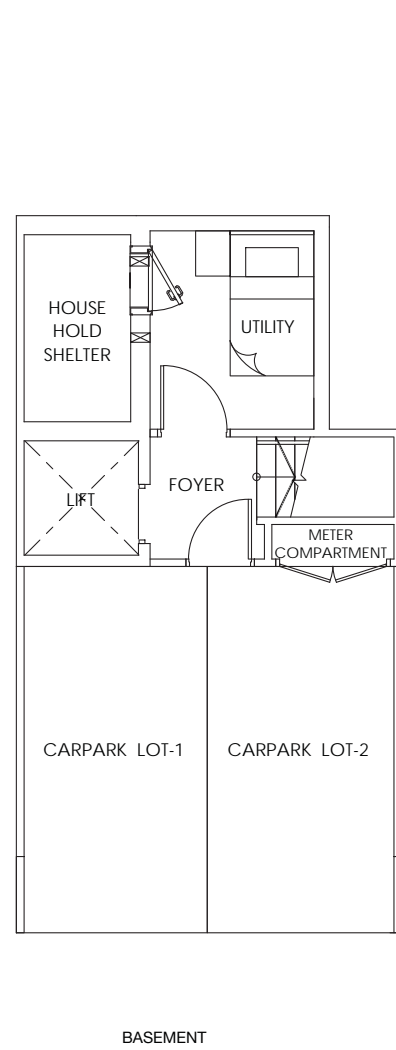
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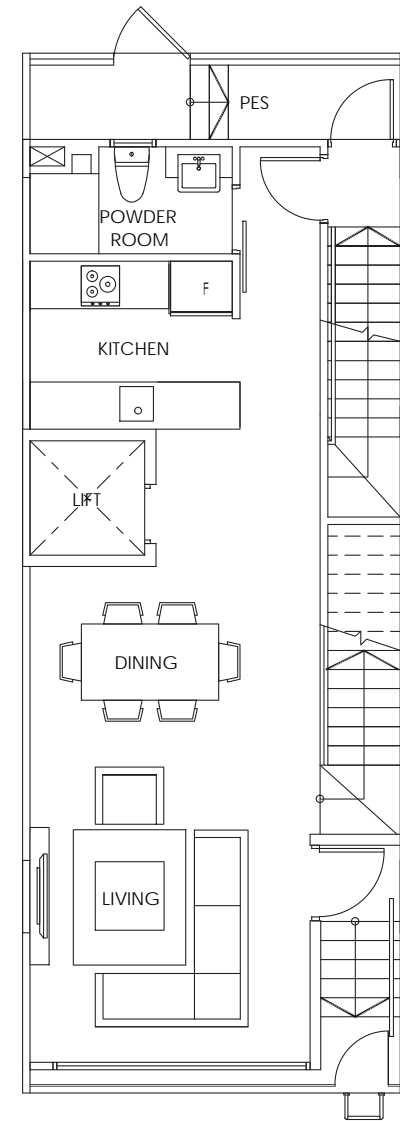
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HOUSE NO. 4E

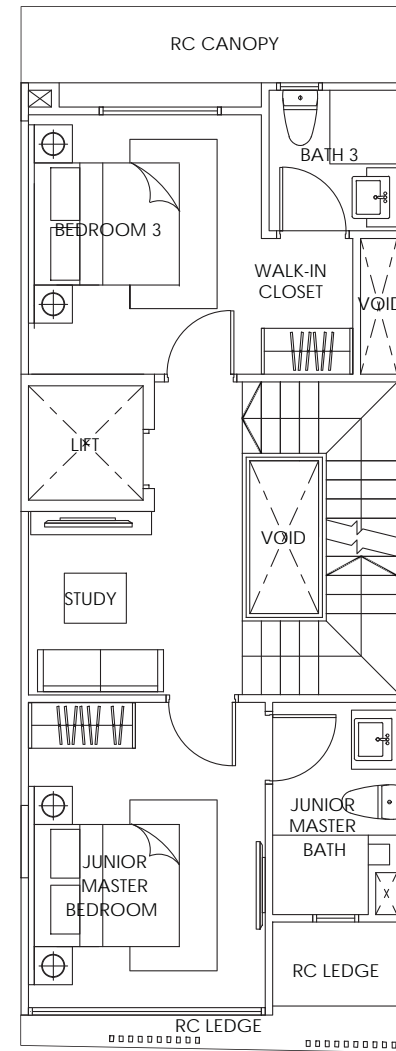
312 sq m
(3358 sq ft)



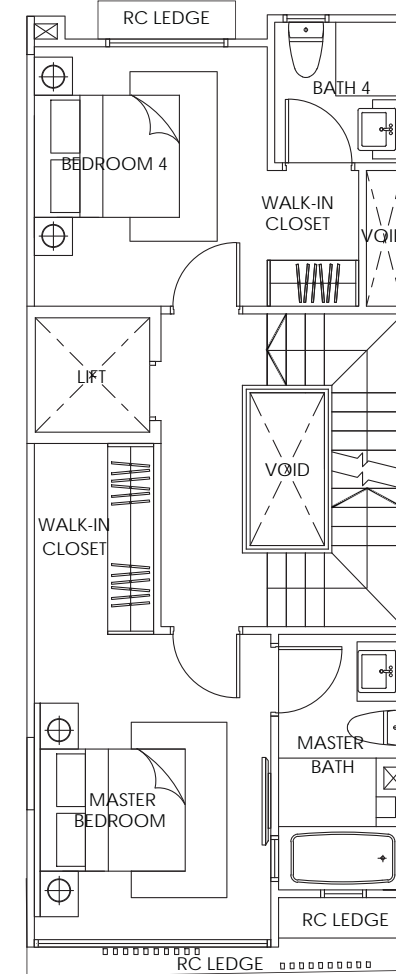
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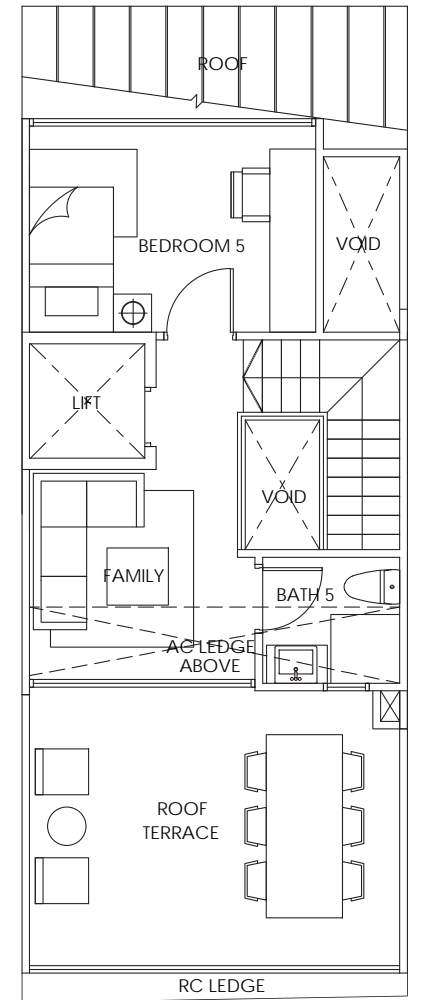
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2ND STOREY



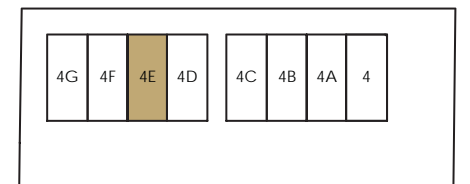
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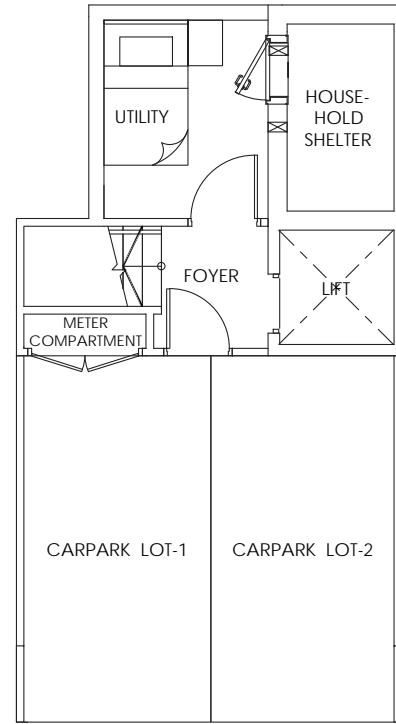
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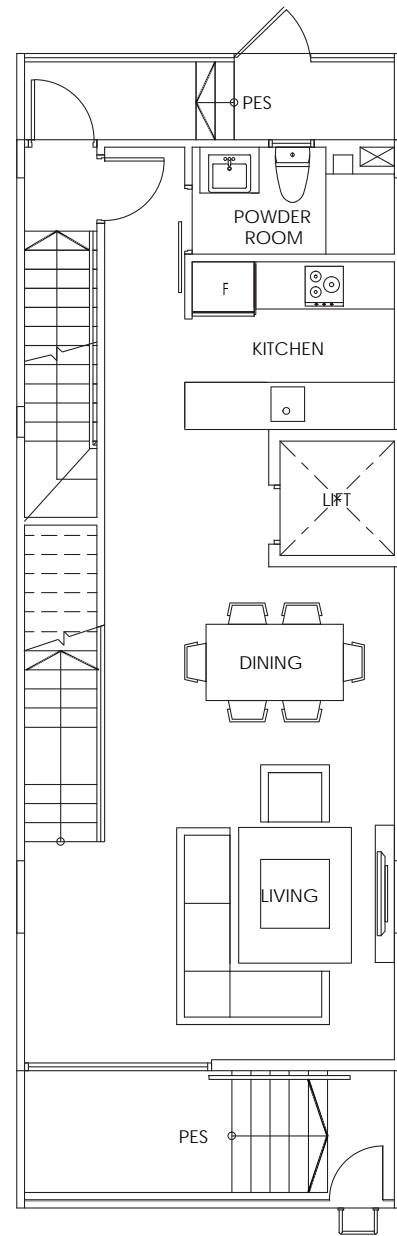
LIM AH PIN ROAD

HOUSE NO. 4F

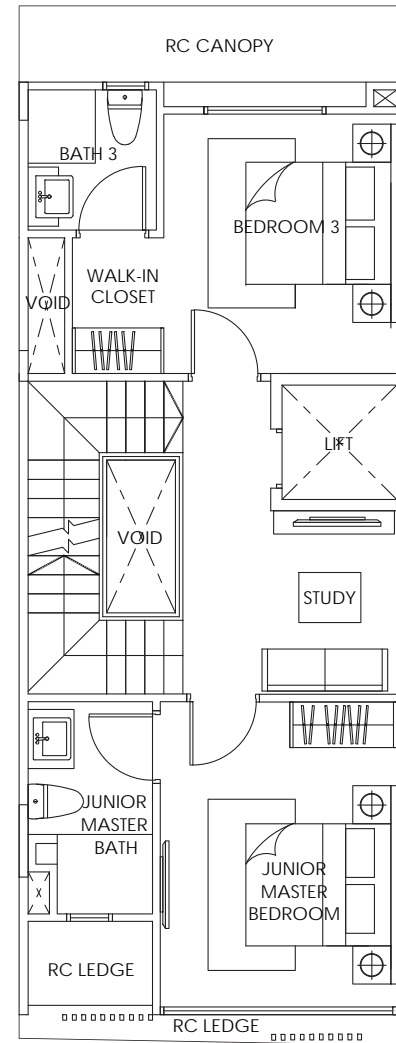
340 sq m
(3660 sq ft)



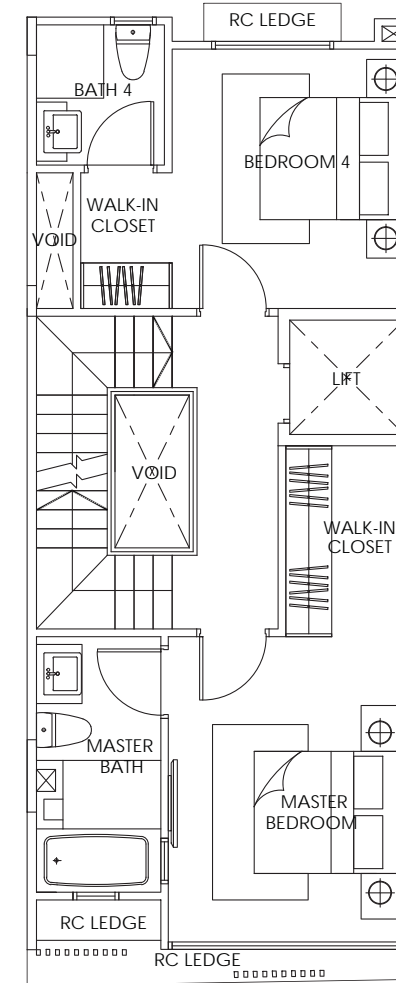
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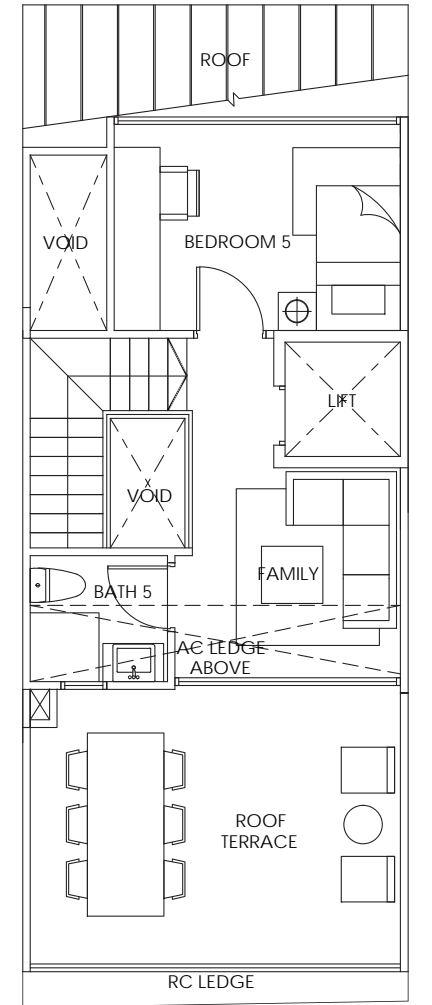
1ST STOREY



2ND STOREY



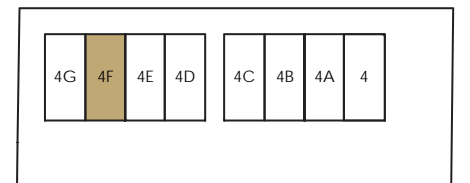
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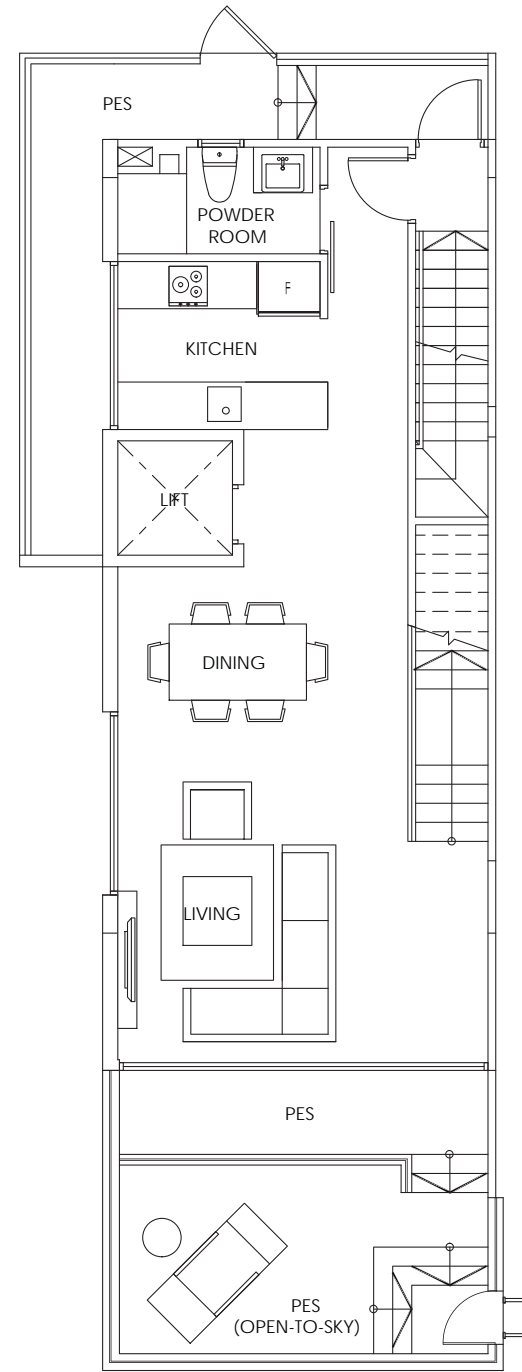
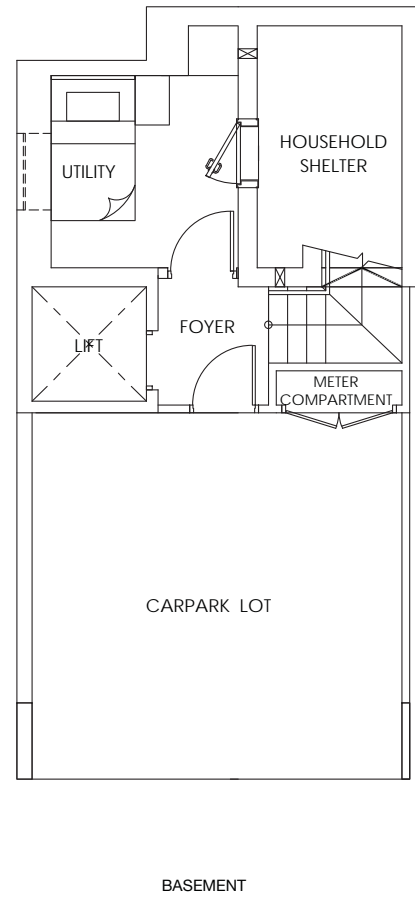
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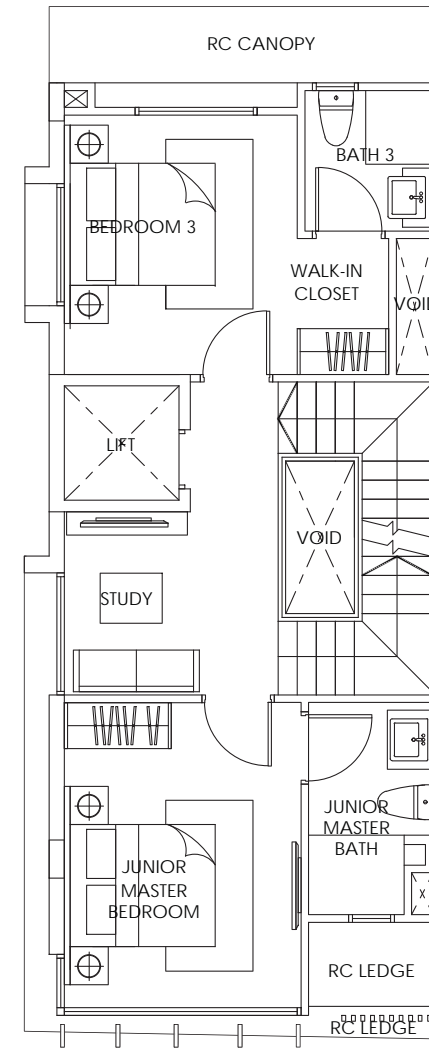
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HOUSE NO. 4G

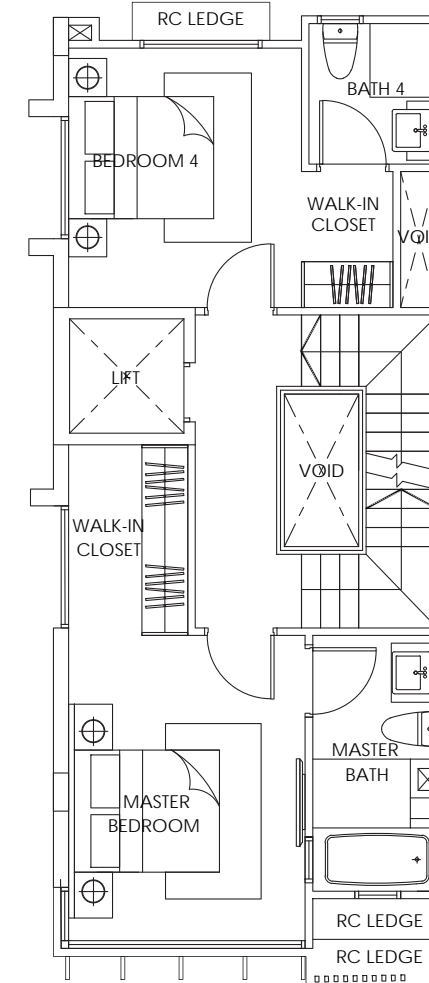
429 sq m
(4618 sq ft)



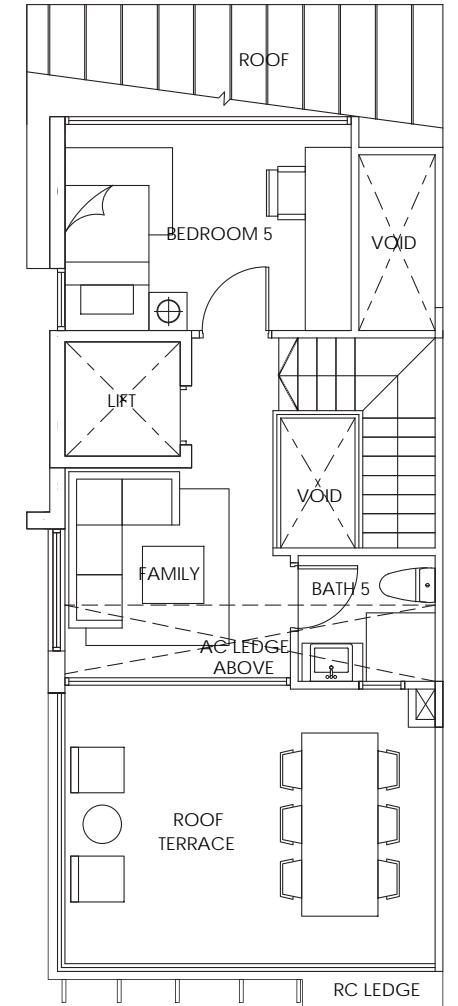
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2ND STOREY



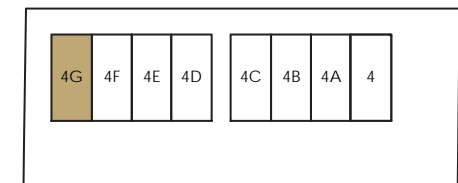
3RD STOREY



ATTIC



(AREA INCLUDES FOYER, VOIDS, PES, AC LEDGES, RC LEDGES, STAIRS, METER COMPARTMENTS, RC CANOPY, ROOF TERRACE, M&E SERVICES, CARPARK LOT)



LIM AH PIN ROAD

SPECIFICATIONS

- FOUNDATION**
Reinforced Concrete Raft Foundation System to Structural Engineer design
- SUPER-STRUCTURE**
Reinforced Concrete Structure System to Structural Engineer design
- WALLS**
External
 - Reinforced Concrete Wall and/or Common clay Brick wall and/or steel mesh fence and/or precast panel wallInternal
 - Common clay brick and/or Dry Partition boards and or precast panel wall
- ROOF**
Metal Roof and Reinforced Concrete Flat Roof with appropriate Waterproofing System
- CEILING**
Living, Dining, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Study, Family, Foyer, Household Shelter and Utility
 - Cement and Sand Plaster and/or Skim Coat Plaster to underside of Slab Soffit /Beam and/or Fibrous Gypsum Plasterboard and/or Moisture Resistant Ceiling BoardsMaster Bath, Junior Master Bath, Baths and Powder Room
 - Moisture resistant ceiling boards
- FINISHES**
Wall Unit
Living, Dining, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Foyer, Utility and Household Shelter
 - Cement and sand plaster and/or Skim coat plaster with emulsion paint.Master Bath, Junior Master Bath, Baths And Powder Room
 - Ceramic tiles and/or Homogeneous tiles laid up to exposed ceiling height.Kitchen
 - Ceramic tiles and/or Tempered glass and/or Cement and sand plaster finished with emulsion paint**Floor Unit**
Living, Dining
 - Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirtingKitchen
 - Homogeneous tiles and/or Ceramic tilesMaster Bedroom, Junior Master Bedroom, Bedrooms, Family and Study
 - Timber Parquet and/or Timber strip flooring and/or Homogenous tiles with similar skirtingMaster Bath, Junior Master Bath, Baths And Powder Room
 - Homogeneous tiles and/or Ceramic tiles and/or mosaic tilesFoyer, PES, Utility and Deck
 - Homogeneous Tiles and/or Ceramic TilesStaircase
 - Timber Parquet and/or Timber Strip Flooring and/or Homogeneous Tiles to Treads & RisersRoof Terrace
 - Homogeneous Tiles and/or Ceramic TilesA/C Ledge
 - Cement and Sand Screed finishHousehold Shelter
 - Homogeneous Tiles and/or Ceramic Tiles with similar Skirting**Wall (Common Area)**
External
Staircases
 - Cement and Sand Plaster and/or Skim Coat with Emulsion paint finishExternal Wall
 - Cement and Sand Plaster and/or Skim Coat with Emulsion paint finish**Floor (Common Area)**
Staircases
 - Homogenous Tiles and/or Ceramic Tiles and/or Cement and Sand ScreedSwimming Pool
 - Mosaic Tiles and/or Homogeneous Tiles and/or Ceramic TilesDriveway and Car park
 - Reinforced Concrete and/or Homogeneous Tiles and/or Ceramic tiles
- WINDOWS**
Powder Coated Aluminum Framed with approximate 6mm thick Tinted/ Clear/ Frosted Glass to be provided to Living and Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Master Bath, Junior Master Bath, Baths, Kitchen
Note: All Windows are either Side-Hung, Top-Hung, Sliding, Fixed, Louvered or any Combination of the mentioned)

- DOORS**
Basement Door
 - Approved Fire-Rated Timber DoorMaster Bedroom/Junior Bedroom/Bedrooms
 - Timber Decorative DoorMaster Bath/Junior Master Bath/Bath/Utility/Powder Room
 - Timber Decorative Door/PVC and/or Aluminum Bi-Fold Door and/or Timber Bi-Fold DoorHousehold Shelter
 - PSB Approved Blast DoorIronmongery
 - Quality locksets and hinges
- RAILINGS**
Stainless steel and/ or Glass and/or Galvanized mild steel in paint finish
- SANITARY WARES AND FITTINGS**
Master Bath
1 Wash basin
1 Wash basin mixer
1 Mirror
1 Pedestal Water Closet
1 Shower mixer with hand and/or rain shower
1 Long Bath with complete shower mixer and hand shower
Junior Master Bath
1 Wash basin
1 Wash basin mixer
1 Mirror
1 Pedestal Water Closet
1 Shower mixer with hand shower and rain shower
Bath
1 Wash basin
1 Wash basin mixer
1 Mirror
1 Pedestal Water Closet
1 Shower mixer with hand shower and rain shower
Powder Room
1 Wash basin
1 Wash basin mixer
1 Mirror
1 Pedestal Water Closet
1 Shower mixer with hand shower and rain shower
(Note: The type and colour of the sanitary wares, fittings and other accessories (if any) are subject to Architect's selection and discretion.
- ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**
Refer to Electrical schedule
- LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard
- PAINTING**
a. External walls
 - Emulsion paintb. Internal walls
 - Emulsion paint
- WATERPROOFING**
Waterproofing to Reinforced Concrete Flat Roof, Master Bath, Junior Master Bath, Common Baths, Powder Room, Balcony, Roof Terrace, PES, Pool Deck, AC Ledge and appropriate areas
- DRIVEWAY & CARPARK**
Driveway - Reinforced concrete finished with homogeneous tiles and/or cement and sand screed
Carpark - Reinforced concrete finished with homogeneous tiles and/or cement and sand screed
- RECREATIONAL FACILITIES**
Swimming Pool
Children Playground
- ADDITIONAL ITEMS**
Electrical Water Heater
 - Hot water supply to Kitchen and BathroomsAir-conditioning
 - (i) Cassette air-conditioning system to Living and Dining
 - (ii) Wall mounted Multi-split system to Master Bedroom, Junior Master Bedroom and Bedrooms, Family, and StudyIntercom System
 - Audio Intercom to Individual Units at Basement, 1st, 2nd & 3rd StoreyMain Auto Gate System
 - Auto Sliding Gate for Vehicular access with wireless Remote controlCard Access Control
 - For pedestrian access from Side Gate onlyPrivate Home Lift
 - 1 no. of Private Home Lift

Notes to Specifications

A Marble/ Granite
Marble/Granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation this non-conformity in the marble/granite as well as non-uniformity between pieces 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 may be felt at the joints. The tonality and pattern of such marble, limestone or granite selected and installed shall be subject to availability.

B Timber strips
Timber Strips/Parquet are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

C Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

D Service Provider
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the service providers or any other relevant party' or any relevant authorities. The Vendor is not responsible to make arrangements with the service provider for the service connection to the Property.

E Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

F Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

G 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 Property, the Vendor will assign to the Purchaser such warranties at the time when possession of the Property is delivered to the Purchaser.

H False Ceiling
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

I Glass
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

J Mechanical Ventilation System
Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

K Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles works behind Kitchen Cabinets/Long Bath/Vanity Cabinet/Mirror.

L Private Home Lift
The Purchaser is liable to maintain the Lift within their unit on a regular basis by engaging a maintenance firm from the Industry to ensure that the Lift is in good working condition and comply to the Relevant Authorities' Requirement by renewing the Licence annually at their own cost.

ELECTRICAL SCHEDULE

TYPE/HOUSE NO.	HOUSE 4	HOUSE 4A	HOUSE 4B	HOUSE 4C	HOUSE 4D	HOUSE 4E	HOUSE 4F	HOUSE 4G
LIGHTING POINT	43	42	42	42	42	42	42	42
13A SWITCH SOCKET OUTLET	46	45	45	45	45	45	45	45
TELEPHONE POINT	10	10	10	10	10	10	10	10
TV POINT	9	9	9	9	9	9	9	9
DATA POINT	9	9	9	9	9	9	9	9
SHAVER UNIT POINT	1	1	1	1	1	1	1	1
WATER HEATER POINT	6	6	6	6	6	6	6	6
COOKER HOOD POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1
ISOLATOR FOR AIR-CONDITIONING	5	5	5	5	5	5	5	5
HAIR DRYER POINT	1	1	1	1	1	1	1	1

Developer/Vendor :

KOVAN GRANDEUR PTE LTD

Name of Project	:	Jazz Residences
Address of Project	:	No. 4 / 4A / 4B / 4C / 4D / 4E / 4F / 4G Lim Ah Pin Road
Legal Description	:	Mk 22 Lots 2776T, 2777A, 09723N
Developer's License No	:	C1166
Tenure of Land	:	Estate in Fee Simple (Freehold)
Encumbrance	:	Paramount mortgage in favour of Hong Leong Finance Limited
Building Plan No	:	A1694-00244-2013-BP01 dated 27 Apr 2014 A1694-00244-2013-BP02 dated 20 May 2016
Expected Date of Top No Later Than	:	28 February 2017
Expected Date of Legal Completion No Later Than	:	28 February 2020

Disclaimer:
While every reasonable care has been taken in the preparation of this brochure, no warranty is given as to the contents of this brochure and interested parties should rely on the Sale and Purchase Agreement.

In particular, visual representations such as pictures, models, drawings, illustrations and photographs and renderings, not limited to landscape and furniture, (the "Visual Representations") are artistic impressions only and do not necessarily represent as built standard specifications. The vendor reserves the right to modify features, any unit, plans, the development or any part thereof at the vendor's sole discretion.

All information, contained herein and in the show unit(s), or elsewhere, including but not limited to the brand, colour and model of all materials, fittings, finishes, equipment, installations, features, plans, specifications, appliances and other display in the show unit(s) or elsewhere (the "Materials"), which are for general guidance only, are current at the time of printing and are subject to such changes as are required by the vendor and/or the relevant authorities, and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements only and are subject to final survey.

The Visual Representations and the Materials shall not constitute a warranty or representation of fact and cannot form part of an offer or contract in respect of any unit in the development. The vendor shall not be bound by any statement, representation, or promise (whether written or oral) by the vendor and/or the vendor's agent(s) or otherwise with respect to the development and/or any unit, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statement, representation or promise (whether or not contained in the Visual Representations, and/or the Materials and/or by the Vendor and/or the Vendor's agent(s) or otherwise) made prior to or after the signing of the Sale and Purchase Agreement.