

Diagrammatic Chart



- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom Dual-key
- 3-Bedroom Dual-key
- 4-Bedroom Dual-key
- Shop

BLOCK 115 (Singapore 533901)

#18-13 B3 58 sqm	#18-14 B1 51 sqm	#18-15 B1 51 sqm	#18-16 B3 58 sqm	#18-12 C3 84 sqm	#18-11 B4 60 sqm	#18-10 B4 60 sqm	#18-09 C3 84 sqm
#17-13 B3 58 sqm	#17-14 B1 51 sqm	#17-15 B1 51 sqm	#17-16 B3 58 sqm	#17-12 C3 84 sqm	#17-11 B4 60 sqm	#17-10 B4 60 sqm	#17-09 C3 84 sqm
#16-13 B3 58 sqm	#16-14 B1 51 sqm	#16-15 B1 51 sqm	#16-16 B3 58 sqm	#16-12 C3 84 sqm	#16-11 B4 60 sqm	#16-10 B4 60 sqm	#16-09 C3 84 sqm
#15-13 B3 58 sqm	#15-14 B1 51 sqm	#15-15 B1 51 sqm	#15-16 B3 58 sqm	#15-12 C3 84 sqm	#15-11 B4 60 sqm	#15-10 B4 60 sqm	#15-09 C3 84 sqm
#14-13 B3 58 sqm	#14-14 B1 51 sqm	#14-15 B1 51 sqm	#14-16 B3 58 sqm	#14-12 C3 84 sqm	#14-11 B4 60 sqm	#14-10 B4 60 sqm	#14-09 C3 84 sqm
#13-13 B3 58 sqm	#13-14 B1 51 sqm	#13-15 B1 51 sqm	#13-16 B3 58 sqm	#13-12 C3 84 sqm	#13-11 B4 60 sqm	#13-10 B4 60 sqm	#13-09 C3 84 sqm
#12-13 B3 58 sqm	#12-14 B1 51 sqm	#12-15 B1 51 sqm	#12-16 B3 58 sqm	#12-12 C3 84 sqm	#12-11 B4 60 sqm	#12-10 B4 60 sqm	#12-09 C3 84 sqm
#11-13 B3 58 sqm	#11-14 B1 51 sqm	#11-15 B1 51 sqm	#11-16 B3 58 sqm	#11-12 C3 84 sqm	#11-11 B4 60 sqm	#11-10 B4 60 sqm	#11-09 C3 84 sqm
#10-13 B3 58 sqm	#10-14 B1 51 sqm	#10-15 B1 51 sqm	#10-16 B3 58 sqm	#10-12 C3 84 sqm	#10-11 B4 60 sqm	#10-10 B4 60 sqm	#10-09 C3 84 sqm
#09-13 B3 58 sqm	#09-14 B1 51 sqm	#09-15 B1 51 sqm	#09-16 B3 58 sqm	#09-12 C3 84 sqm	#09-11 B4 60 sqm	#09-10 B4 60 sqm	#09-09 C3 84 sqm
#08-13 B3 58 sqm	#08-14 B1 51 sqm	#08-15 B1 51 sqm	#08-16 B3 58 sqm	#08-12 C3 84 sqm	#08-11 B4 60 sqm	#08-10 B4 60 sqm	#08-09 C3 84 sqm
#07-13 B3 58 sqm	#07-14 B1 51 sqm	#07-15 B1 51 sqm	#07-16 B3 58 sqm	#07-12 C3 84 sqm	#07-11 B4 60 sqm	#07-10 B4 60 sqm	#07-09 C3 84 sqm
#06-13 B3 58 sqm	#06-14 B1 51 sqm	#06-15 B1 51 sqm	#06-16 B3 58 sqm	#06-12 C3 84 sqm	#06-11 B4 60 sqm	#06-10 B4 60 sqm	#06-09 C3 84 sqm
#05-13 B3 58 sqm	#05-14 B1 51 sqm	#05-15 B1 51 sqm	#05-16 B3 58 sqm	#05-12 C3 84 sqm	#05-11 B4 60 sqm	#05-10 B4 60 sqm	#05-09 C3 84 sqm
#04-13 B3 58 sqm	#04-14 B1 51 sqm	#04-15 B1 51 sqm	#04-16 B3 58 sqm	Sky Terrace & Swimming Pool			
Multi-Storey Carpark							
Basement							

BLOCK 113 (Singapore 533902)

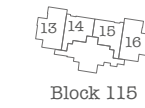
Roof Garden & Pavilion			
#13-07 D1 108 sqm	#13-08 C1 82 sqm	#13-06 C2 84 sqm	#13-05 B2 57 sqm
#12-07 D1 108 sqm	#12-08 C1 82 sqm	#12-06 C2 84 sqm	#12-05 B2 57 sqm
#11-07 D1 108 sqm	#11-08 C1 82 sqm	#11-06 C2 84 sqm	#11-05 B2 57 sqm
#10-07 D1 108 sqm	#10-08 C1 82 sqm	#10-06 C2 84 sqm	#10-05 B2 57 sqm
#09-07 D1 108 sqm	#09-08 C1 82 sqm	#09-06 C2 84 sqm	#09-05 B2 57 sqm
#08-07 D1 108 sqm	#08-08 C1 82 sqm	#08-06 C2 84 sqm	#08-05 B2 57 sqm
#07-07 D1 108 sqm	#07-08 C1 82 sqm	#07-06 C2 84 sqm	#07-05 B2 57 sqm
#06-07 D1 108 sqm	#06-08 C1 82 sqm	#06-06 C2 84 sqm	#06-05 B2 57 sqm
#05-07 D1 108 sqm	#05-08 C1 82 sqm	#05-06 C2 84 sqm	#05-05 B2 57 sqm
Sky Terrace & Swimming Pool			
Multi-Storey Carpark		#03-06 C2 84 sqm	#03-05 B2 57 sqm
		#02-06 C2 84 sqm	#02-05 B2 57 sqm
		#01-06 C2-G 85 sqm	

BLOCK 111 (Singapore 535133)

Roof Garden & Pavilion			
#14-01 C1 82 sqm	#14-02 D1 108 sqm	#14-04 B2 57 sqm	#14-03 C2 84 sqm
#13-01 C1 82 sqm	#13-02 D1 108 sqm	#13-04 B2 57 sqm	#13-03 C2 84 sqm
#12-01 C1 82 sqm	#12-02 D1 108 sqm	#12-04 B2 57 sqm	#12-03 C2 84 sqm
#11-01 C1 82 sqm	#11-02 D1 108 sqm	#11-04 B2 57 sqm	#11-03 C2 84 sqm
#10-01 C1 82 sqm	#10-02 D1 108 sqm	#10-04 B2 57 sqm	#10-03 C2 84 sqm
#09-01 C1 82 sqm	#09-02 D1 108 sqm	#09-04 B2 57 sqm	#09-03 C2 84 sqm
#08-01 C1 82 sqm	#08-02 D1 108 sqm	#08-04 B2 57 sqm	#08-03 C2 84 sqm
#07-01 C1 82 sqm	#07-02 D1 108 sqm	#07-04 B2 57 sqm	#07-03 C2 84 sqm
#06-01 C1 82 sqm	#06-02 D1 108 sqm	#06-04 B2 57 sqm	#06-03 C2 84 sqm
#05-01 A1 43 sqm	#05-02 D1 108 sqm	#05-04 B2 57 sqm	#05-03 C2 84 sqm
Multi-Storey Carpark		#04-02 D1 108 sqm	#04-03 C2 84 sqm
		#03-01 A1 43 sqm	#03-02 D1 108 sqm
		#01-01 A1-G 43 sqm	#01-02 D1-G 111 sqm
		#03-04 B2 57 sqm	#03-03 C2 84 sqm
		#02-04 B2 57 sqm	#02-03 C2 84 sqm
		#01-04 SHOP 1 23 sqm	#01-03 SHOP 2 25 sqm

Type A1-G 1-Bedroom + Study

Area 43 sqm
Unit #01-01



Block 115



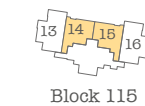
Block 113



Block 111

Type B1-G 2-Bedroom

Area 53 sqm
Unit #01-15 (Mirror)



Block 115



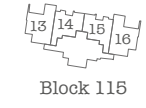
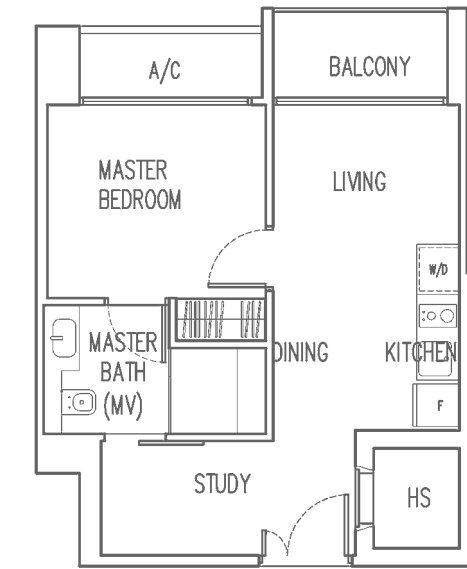
Block 113



Block 111

Type A1 1-Bedroom + Study

Area 43 sqm
Unit #02-01, #03-01, #05-01



Block 115



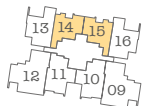
Block 113



Block 111

Type B1 2-Bedroom

Area 51 sqm
Unit #02-14 to #18-14
#02-15 to #18-15 (Mirror)



Block 115



Block 113

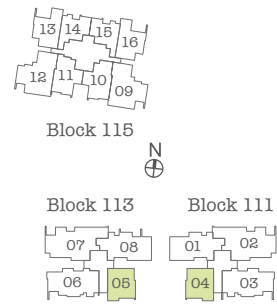
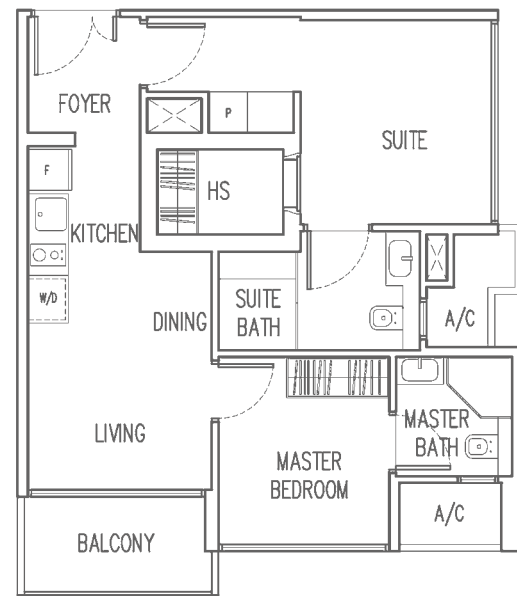


Block 111

Type B2

2-Bedroom Dual-key

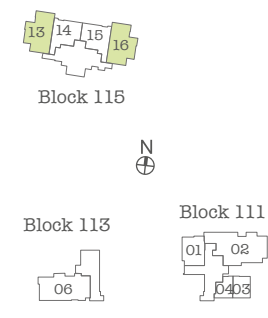
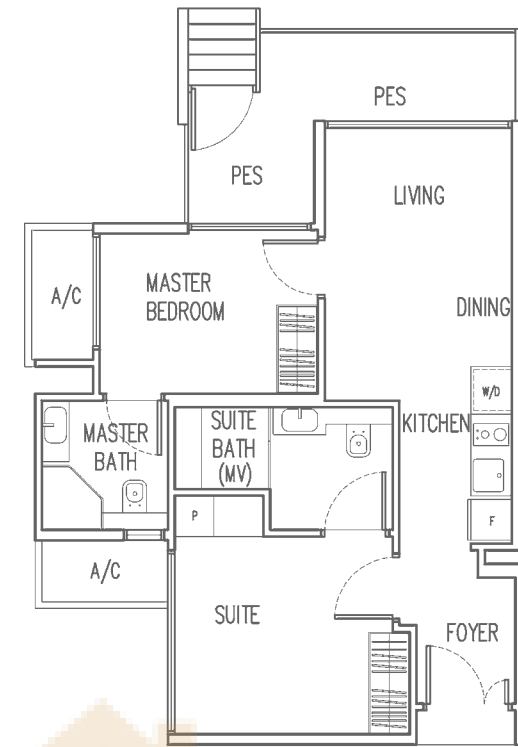
Area 57 sqm
Unit #02-05, #03-05,
#05-05 to #13-05
#02-04 to #14-04 (Mirror)



Type B3-G

2-Bedroom Dual-key

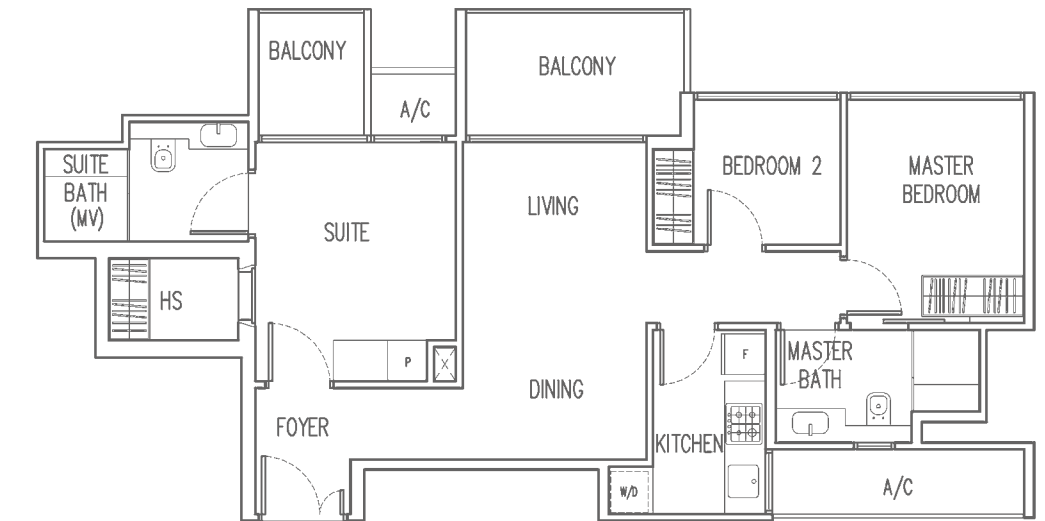
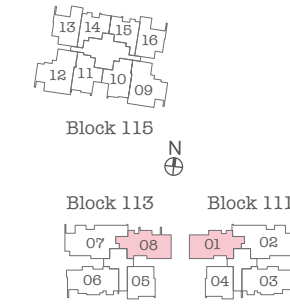
Area 64 sqm
Unit #01-13
#01-16 (Mirror)



Type C1

3-Bedroom Dual-key

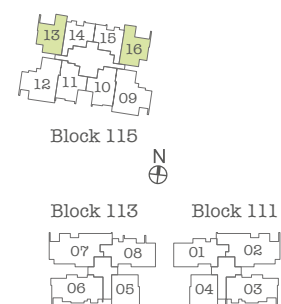
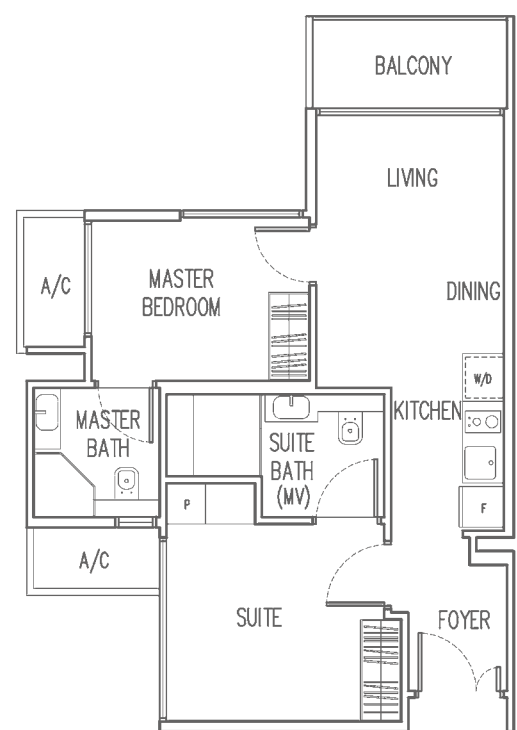
Area 82 sqm
Unit #05-08 to #13-08
#06-01 to #14-01 (Mirror)



Type B3

2-Bedroom Dual-key

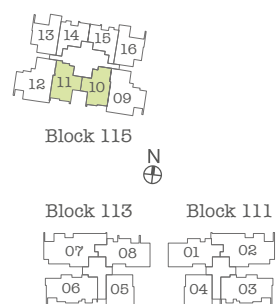
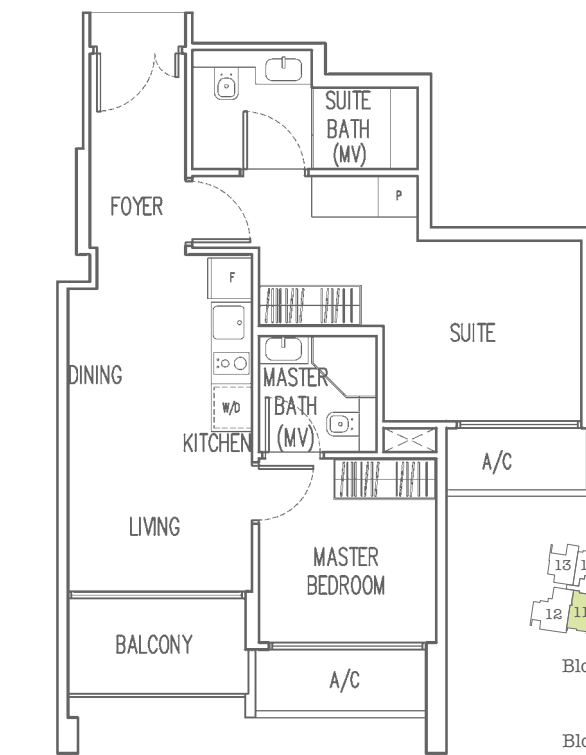
Area 58 sqm
Unit #02-13 to #18-13
#02-16 to #18-16 (Mirror)



Type B4

2-Bedroom Dual-key

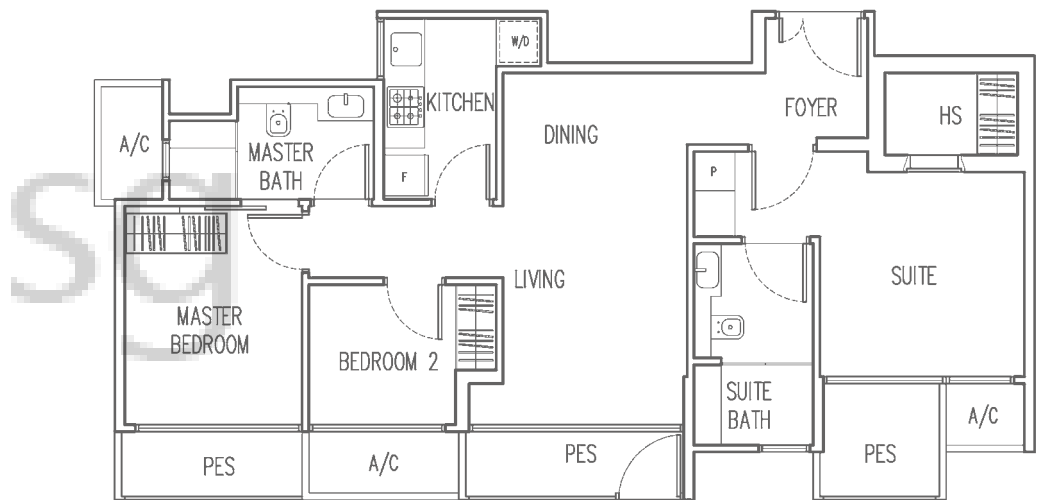
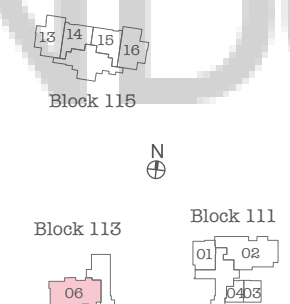
Area 60 sqm
Unit #05-11 to #18-11
#05-10 to #18-10 (Mirror)



Type C2-G

3-Bedroom Dual-key

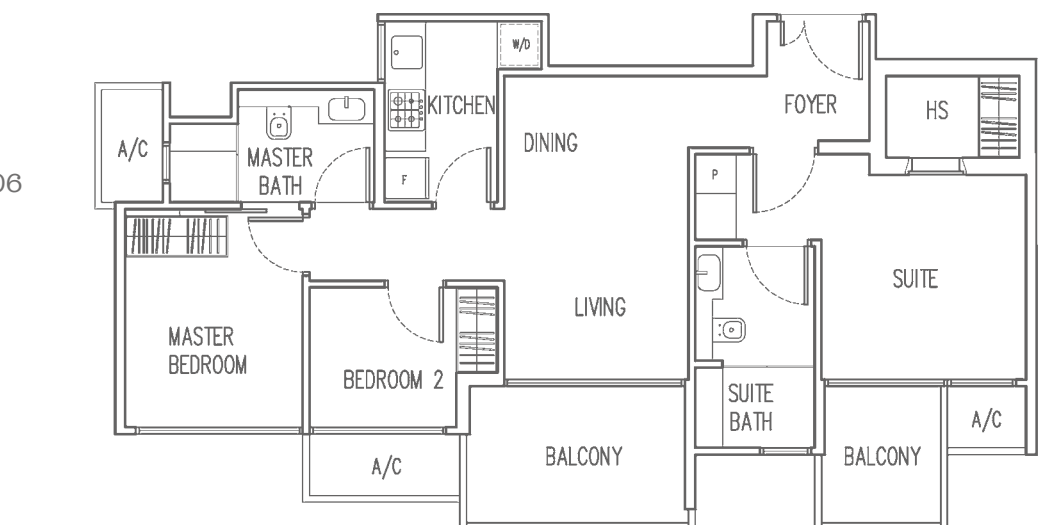
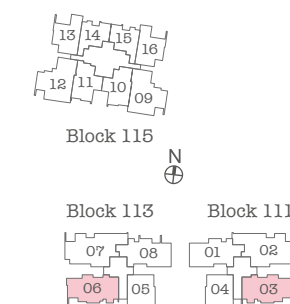
Area 85 sqm
Unit #01-06



Type C2

3-Bedroom Dual-key

Area 84 sqm
Unit #02-06, #03-06, #05-06 to #13-06
#02-03 to #14-03 (Mirror)



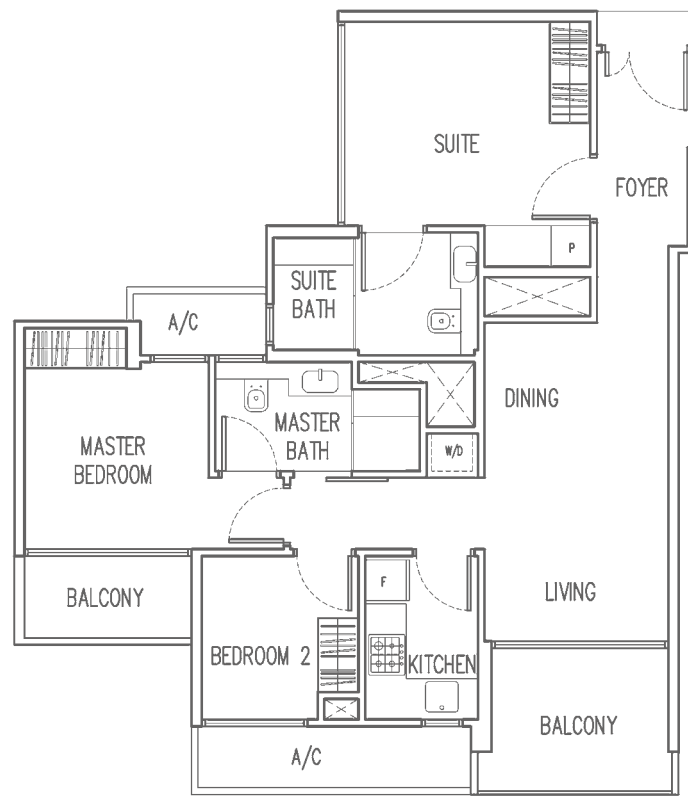
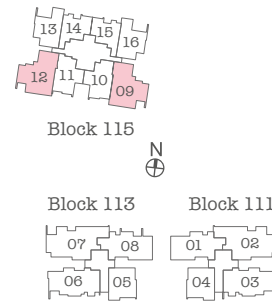
Type C3

3-Bedroom Dual-key

Area 84 sqm

Unit #05-12 to #18-12

#05-09 to #18-09 (Mirror)

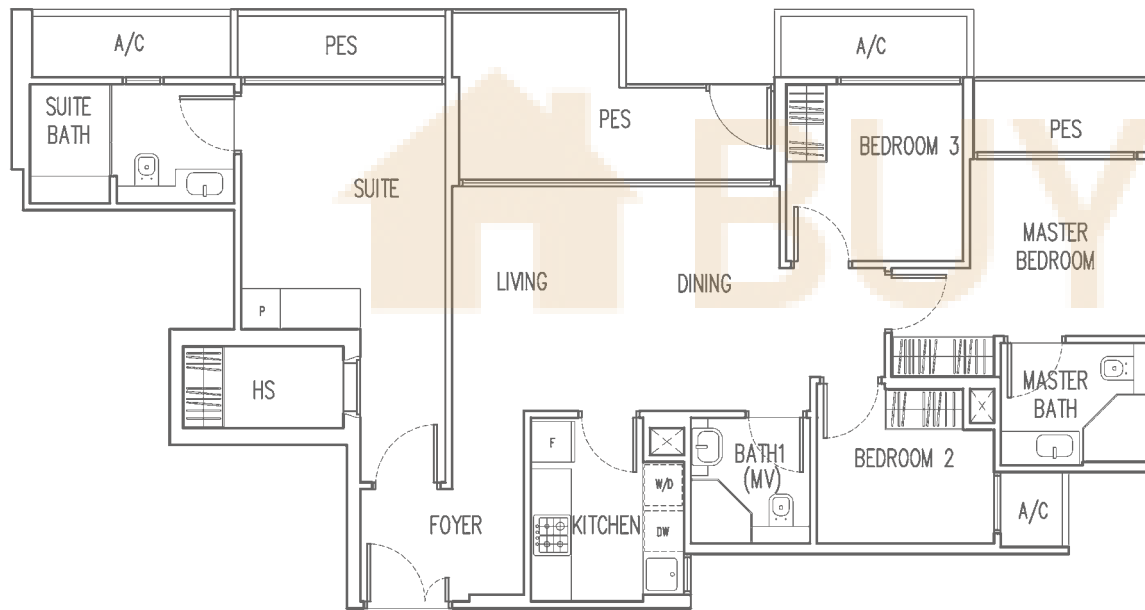
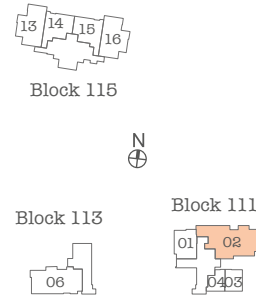


Type D1-G

4-Bedroom Dual-key

Area 111 sqm

Unit #01-02



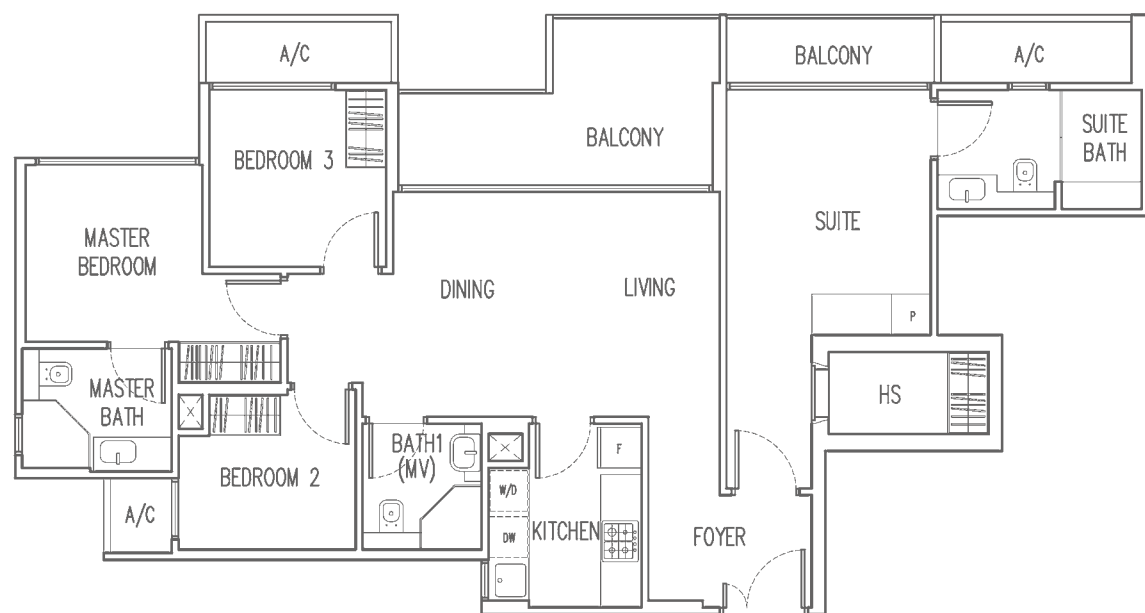
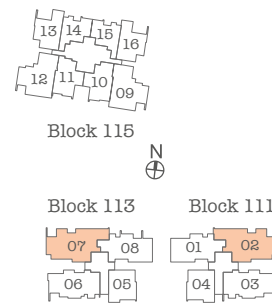
Type D1

4-Bedroom Dual-key

Area 108 sqm

Unit #05-07 to #13-07

#02-02 to #14-02 (Mirror)



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

Specifications

FOUNDATION

Raft foundation and/or bored piles and/or concrete piles and/or steel H piles.

SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or precast concrete member and/or steel frame.

WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

ROOF

- Flat Roof : Reinforced concrete roof with waterproofing and insulation.

CEILING

For Apartments

- a) Living/Dining, Master Bedroom, Bedroom, Study, Suite, Foyer, Balcony & PES: Skim coat with emulsion paint generally and/or plaster board ceiling with emulsion paint and/or localize box-up where applicable.
- b) Master Bathroom, Suite Bathroom, Bathroom & Kitchen: Plaster board ceiling with emulsion paint and/or localize box-up where applicable.
- c) Household Shelter (where applicable): Skim coat with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Bedroom, Study, Suite, HS, Foyer, Balcony & PES: Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom, Suite Bathroom, Bathroom, Kitchen & Pantry (for Suite only): Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

Internal Floor Finishes (For Apartments)

- a) Living/Dining, Study, Suite, Kitchen & Foyer: Compressed marble with compressed marble skirting.
- b) Master Bedroom & Bedroom: Timber parquet and/or timber strip with timber skirting.
- c) Master Bathroom, Suite Bathroom & Bathroom: Ceramic and/or homogenous tiles.
- d) Balcony, PES & HS: Ceramic and/or homogenous tiles.
- e) A/C Ledge: Cement and sand screed finish.

WINDOWS

Aluminum framed glass windows.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or louvered or fixed or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered and/or laminated glass.
- d) All glazing to be clear float and/or tinted and/or frosted glass.
- e) Number of glass panels for windows is subject to Architect's final design and decision.

DOORS

- a) Main Entrance: Approved fire-rated timber door.
- b) Master Bedroom, Bedroom, Suite, Master Bathroom, Suite Bathroom & Bathroom: Hollow-core timber door and/or PVC door.
- c) Kitchen (for enclosed Kitchen only): Aluminum framed glass door and/or hollow-core timber door with viewing glass panel.
- d) Balcony & PES: Aluminum framed glass door.
- e) Household Shelter (where applicable): Approved fire rated metal door.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be clear float and/or tinted glass.
- d) Gate from PES to external area shall be metal gate.
- e) Number of glass panels for doors is subject to Architect's final design and decision.

IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminum framed glass door shall be provided with locksets.

SANITARY FITTINGS

- a) **Master Bathroom**
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.

- b) **Suite Bathroom**
 - 1 x Glass shower screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.

- c) **Bathroom**
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.

- d) **Kitchen**
 - 1 x Sink c/w sink mixer.

ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- The routing and location of service points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in Bathroom (where applicable).

NETWORK

- a) Cable network provided.
- b) Provision for OpenNet is provided.

Lighting Protection

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Suite Bathroom, Bathroom, Balcony, PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- a) Internal Walls: Emulsion Paint.
- b) External Walls: Weather shield paint and/or spray textured coating at selected areas only.

DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or heavy duty homogenous tiles and/or granite tiles (where applicable).

Description of Common Property

Garden Living @ Level 1:

- The Green Garden
- Pet Run
- Forest Jogging Trail
- 3-Gen Deck
- Forest BBQ
- Forest Pavillion
- Adventure Putting Green
- Garden Court
- Garden of Light
- Energy Garden
- Family Forest Treillis
- Wellness Garden
- Forest Adventure Playground
- Side Gate

Cove Living @ Level 4:

- Lighting Cove
- Tea Cove
- Pool Deck
- The Cove Lobby
- Cove Bar
- Family Deck
- Kid's Pool
- Cove Living
- Grill Cove
- Dining Pod
- Dining Cove
- Flower Cove
- Lifestyle Gym
- Aquatic Gym
- 30m Sky Pool
- Family Lounge Pool
- Spa Cove
- Water Feature

Sky Living @ Roof Terrace:

- Sky Lounge
- Sky BBQ
- Pebble Bar
- Chillout Lounge
- Chess Garden
- Sky Garden
- Bamboo Meditation Garden
- Herb Garden
- Sky Suite

Additional Items

- a) Wardrobes: Built-in wardrobe to all bedrooms and Suite.
 - b) Kitchen Cabinets:
 - i) Built-in kitchen cabinets with solid surface counter top, cooker hob and cooker hood.
 - ii) One stainless steel sink c/w sink mixer.
 - iii) One washer dryer.
 - iv) One free standing refrigerator.
- For 1 & 2 Bedroom units:
- Electrical hob.
 - Built-in microwave oven.
 - Gas hob.
- For 3 & 4 Bedroom units:
- Built-in conventional oven.
 - Built-in dish washer. (For 4 Bedroom units only)
 - Built-in microwave oven.
- c) Pantry (for Suite only):
 - i) Built-in kitchen cabinet with solid surface counter top.
 - ii) Built-in microwave oven.
 - iii) Undercounter refrigerator.
- d) Air-conditioning to Living/Dining, Study, Master Bedroom, Bedroom & Suite.
 - e) Hot Water Supply to Master Bathroom, Suite Bathroom, Bathroom & Kitchen.
 - f) Security: Audio intercom system from Apartment to Guard House & Side Gate only.

Note:

Marble/Compressed Marble/Granite

Marble/compressed 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, the non-conformity in the marble/compressed 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.

Timber Strips

Timber strips 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 builder and 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.

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/her own contractor to service the air-conditioning system regularly.

Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

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 Architect's selection and market availability.

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

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

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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

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.

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.

Mechanical Ventilation Fans

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.

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

Door Panels, Kitchen Cabinet and Wardrobes

Number of door panels, kitchen cabinet and wardrobes are subject to the Architect's final design and decision.

Glass Panels

Number of glass panels for windows, doors, etc is subject to Architect's final design and decision.

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