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Harbour Suites - Floor Plans



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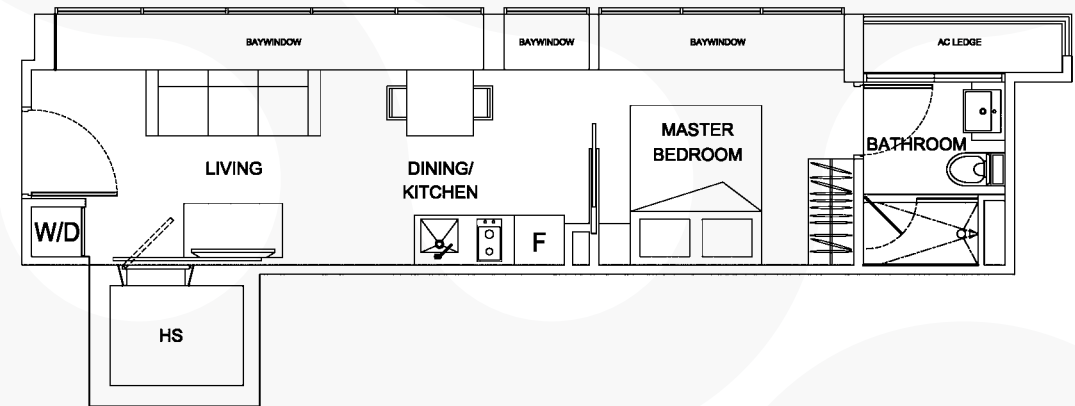


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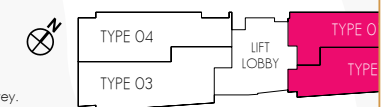
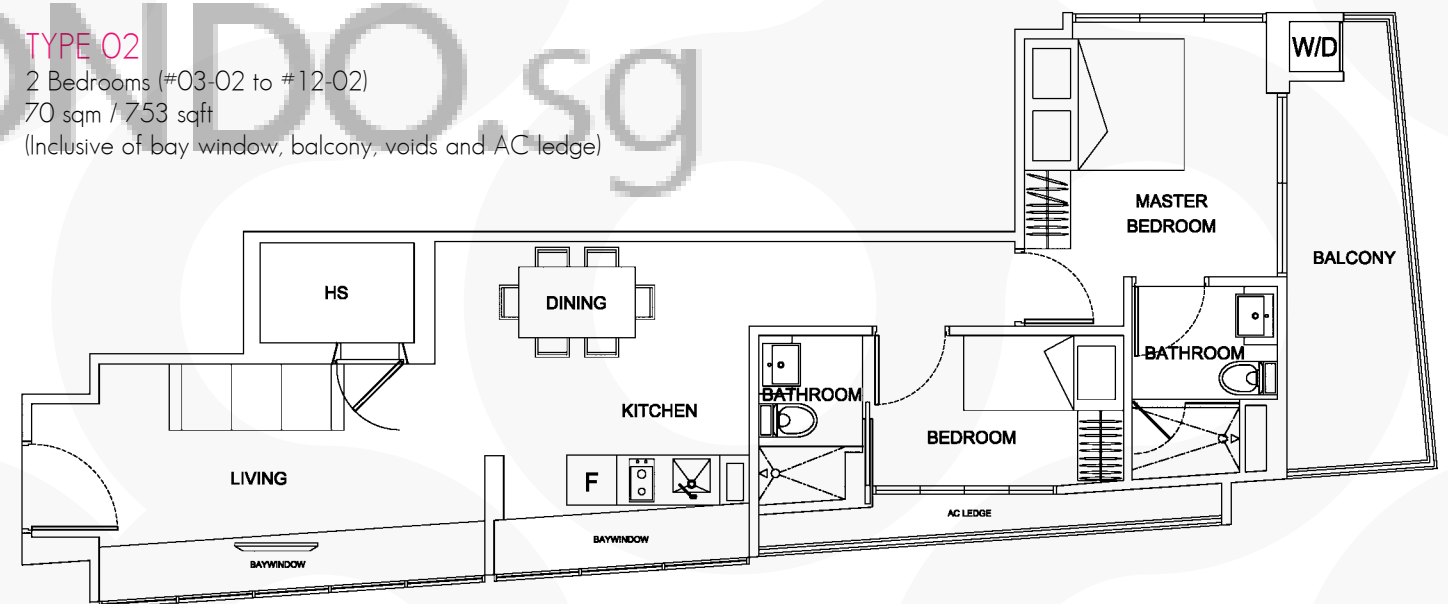
hansgrohe **DURAVIT** **BOSCH**

The opulent interior of the establishment boasts high-end finishes and fittings from renowned, top brands. Possessing refined texture, as well as smart function, the details exude contemporary class. Harbour Suites exhibits an exquisite touch, designed meticulously with the finest details.

TYPE 01
1 Bedroom (#03-01 to #12-01)
39 sqm / 419 sqft
(Inclusive of bay window, voids and AC ledge)



TYPE 02
2 Bedrooms (#03-02 to #12-02)
70 sqm / 753 sqft
(Inclusive of bay window, balcony, voids and AC ledge)



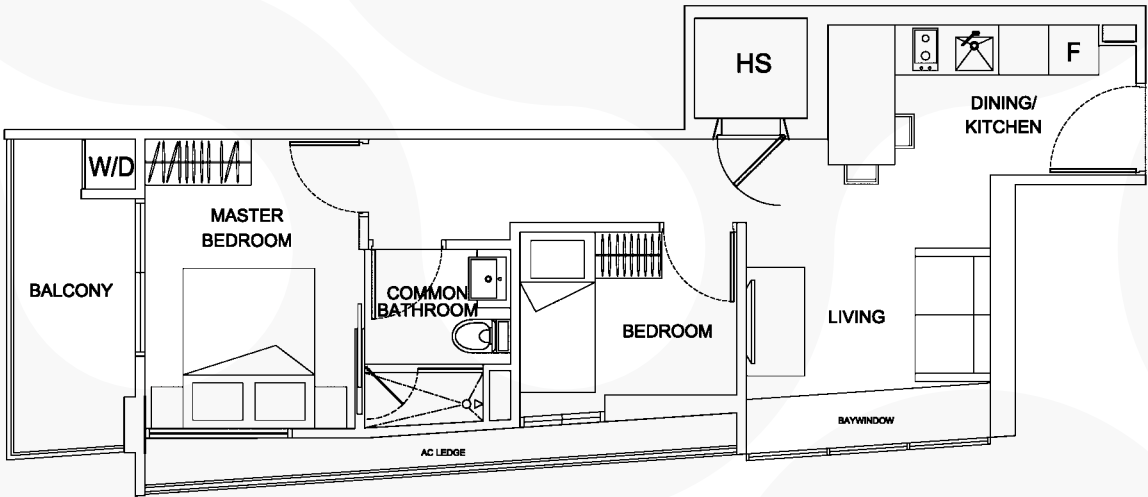
All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



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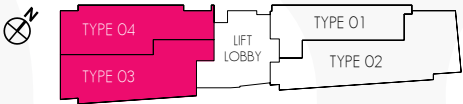
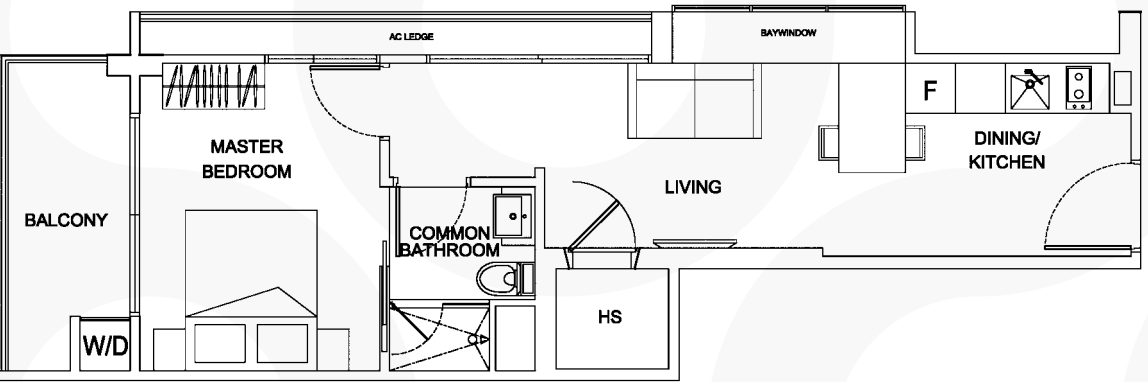
TYPE 03

2 Bedrooms (#03-03 to #12-03)
56 sqm / 602 sqft
(Inclusive of bay window, balcony, voids and AC ledge)



TYPE 04

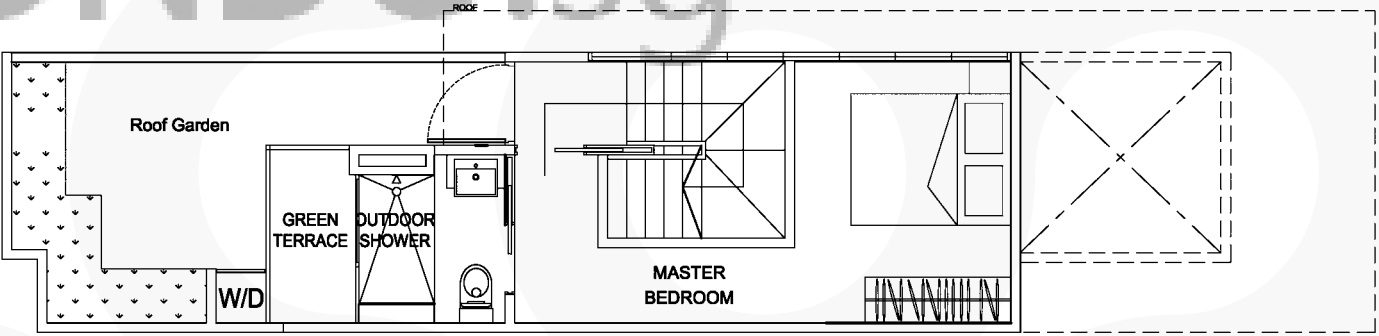
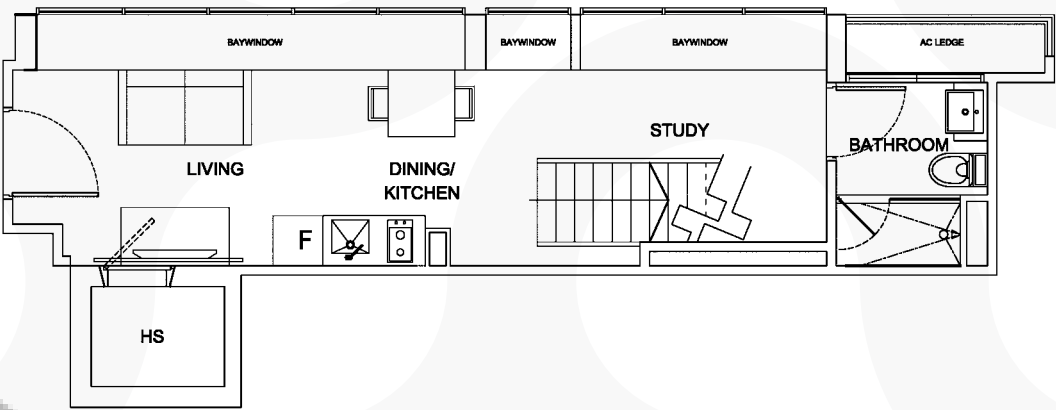
1 Bedroom (#03-04 to #12-04)
49 sqm / 527 sqft
(Inclusive of bay window, balcony, voids and AC ledge)



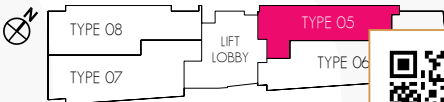
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TYPE 05

1 Bedroom (#13-01)
78 sqm / 839 sqft
(Inclusive of attic, bay window, voids, AC ledge and roof garden)



Attic

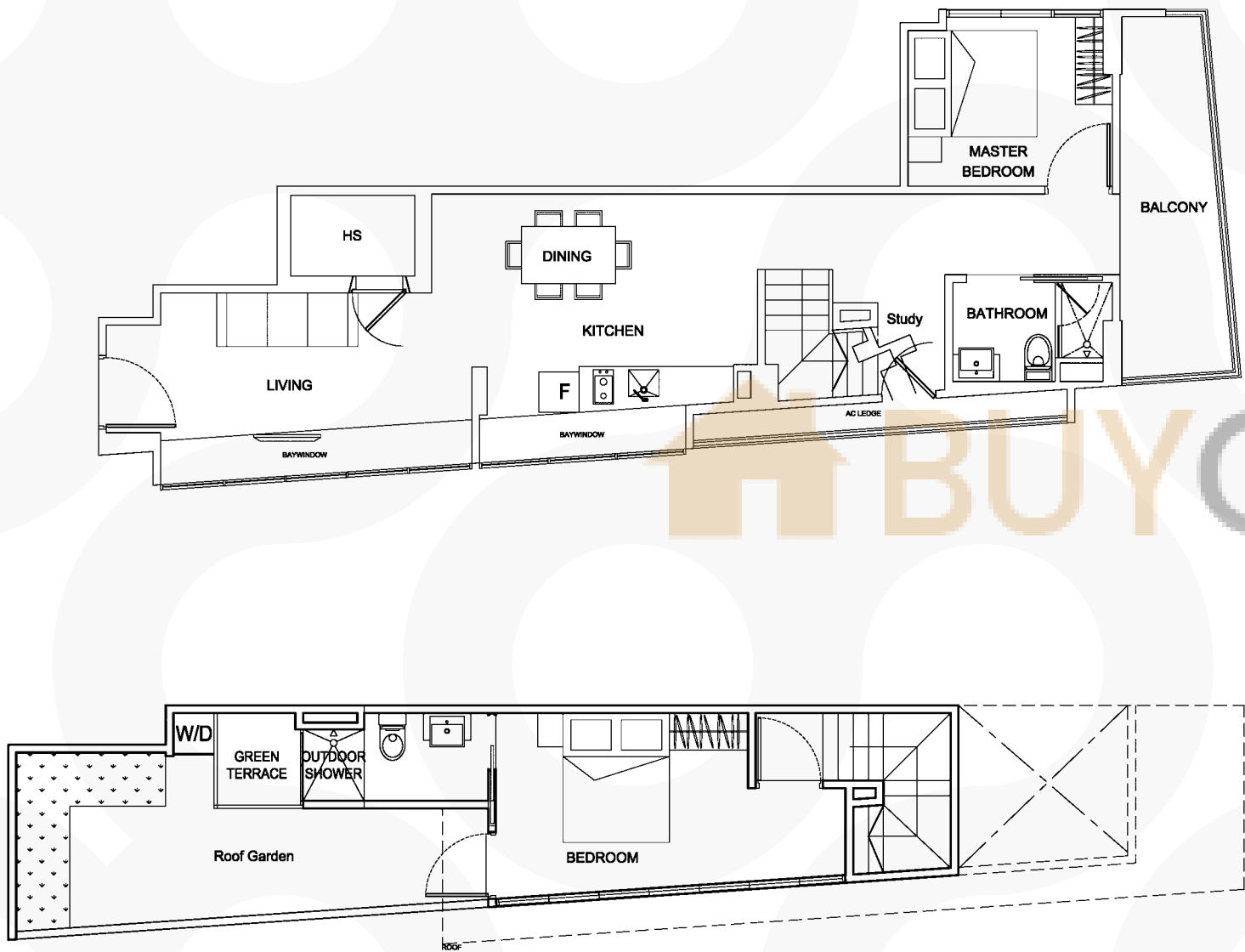


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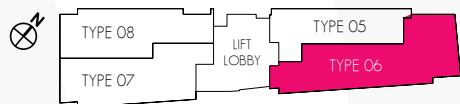
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TYPE 06
2 Bedrooms (#13-02)
124 sqm / 1334 sqft
(Inclusive of attic, bay window, balcony, voids, AC ledge and roof garden)

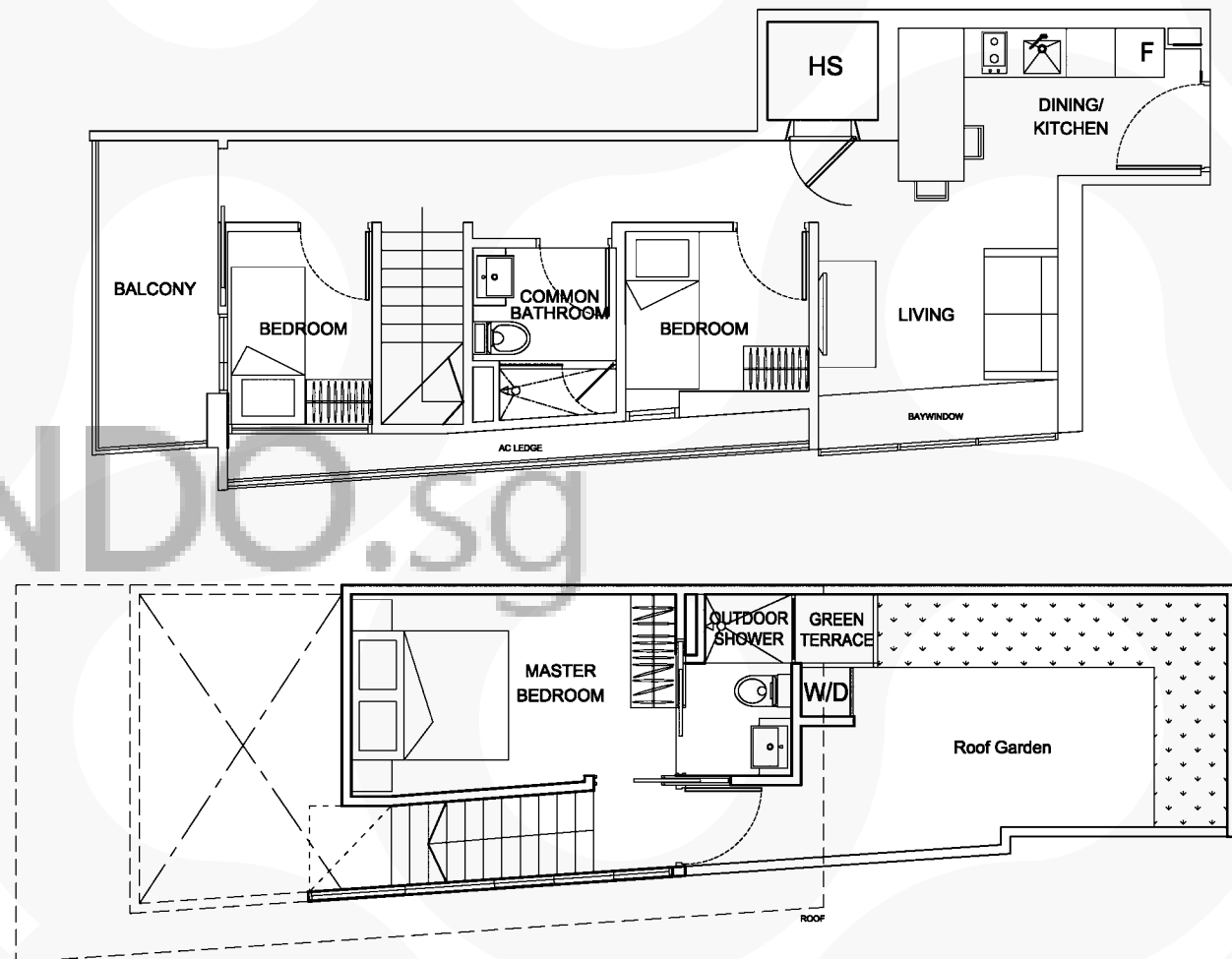


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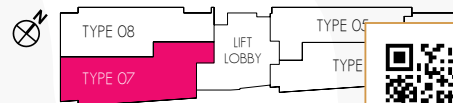


TYPE 07
3 Bedrooms (#13-03)
102 sqm / 1097 sqft
(Inclusive of attic, bay window, balcony, voids, AC ledge and roof garden)



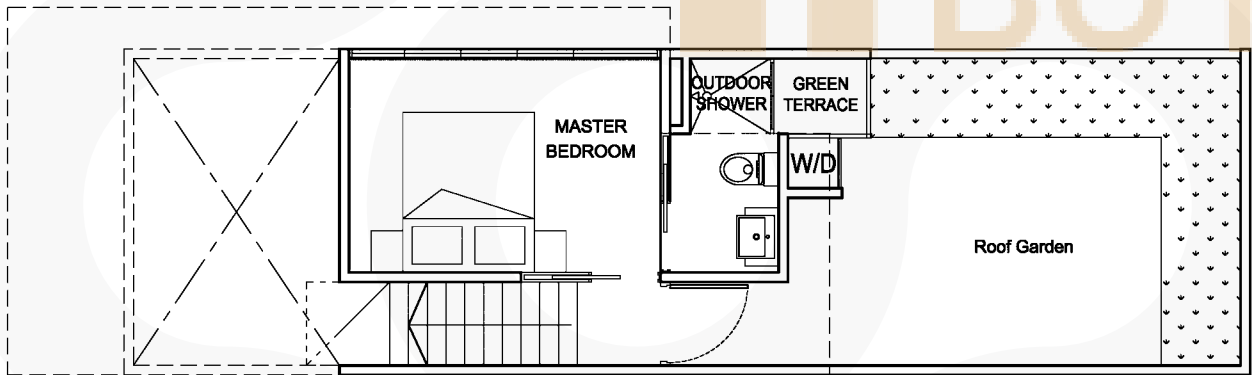
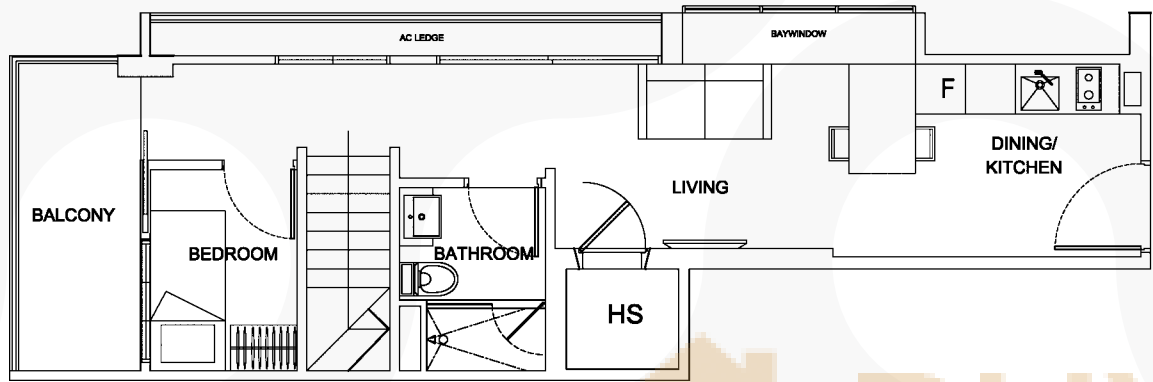
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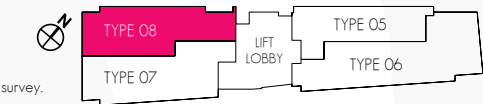


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TYPE 08
2 Bedrooms (#13-04)
100 sqm / 1076 sqft
(Inclusive of attic, bay window, balcony, voids, AC ledge and roof garden)



Attic



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SPECIFICATIONS

1. FOUNDATION
Reinforced concrete foundation to engineer's requirements.
2. SUPERSTRUCTURE
Reinforced concrete structure to engineer's requirements.
3. WALLS
External Wall/Internal Wall
Precast concrete panels and/or common clay bricks to architect's/engineer's requirements.
4. ROOF
Metal pitch roof and/or reinforced concrete flat roof.
Roof structure of reinforced concrete and/or tanalised timber and/or mild steel to architect's/engineer's requirements.
5. CEILING
For Apartments
A. Living/Dining/Bedrooms/Study: Skim coat and/or ceiling board with emulsion paint finish to architect's selection.
B. Bathrooms and Kitchen: Skim coat and/or water resistant ceiling board with emulsion paint finish to architect's selection.
C. Household Shelter: Skim coat with emulsion paint finish to architect's selection.
For Common Areas
D. Lift lobbies: Skim coat and/or ceiling board with emulsion paint finish to architect's selection.
E. Carpark: Skim coat with emulsion paint finish to architect's selection.
F. Staircases: Skim coat with emulsion paint finish to architect's selection.
6. FINISHES
Wall
For Apartments
A. Living/Dining/Bedrooms/Study/Household Shelter: Plaster and/or skim coat with emulsion paint finish to architect's selection.
B. Master Bath/Common Bathroom: Marble or Ceramic tiles and/or homogenous tiles finish to architect's selection.
C. Balcony: plaster and/or skim coat with emulsion paint finish to architect's selection.
Floor
For Apartments
D. Living/Dining: Marble or Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or matching skirting finish to architect's selection.
E. Balcony: Ceramic tiles and/or homogenous tiles and/or stone tiles finish to architect's selection.
F. Kitchen: Marble or Compressed marble and/or ceramic tiles and/or homogenous tiles finish to architect's selection.
G. Household Shelter: Ceramic tiles and/or homogenous tiles finish to architect's selection.
H. Bathroom: Marble or Ceramic tiles and/or homogenous tiles and/or stone tiles finish to architect's selection.
I. Bedrooms, Study: Random timber strips flooring and/or compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or matching skirting finish to architect's selection.
J. A/C Ledges: Cement screed.
7. WINDOWS
Powder coated/natural anodized aluminium frame with plain float and/or tinted glass to architect's selection.
8. DOORS
Aluminium with glass/acrylic or timber or decorative timber with or without glass panel to architect's selection. Steel door for house shelter and fire-rated timber door to main entrance door as per requirement of authority.
9. SANITARY FITTINGS
Master Bathroom
A. 1 shower bath with shower mixer and shower set
B. 1 basin and mixer tap
C. 1 pedestal water closet
Common Bathroom
D. 1 shower bath with shower mixer and shower set
E. 1 basin and mixer tap
F. 1 pedestal water closet
10. TV/TELEPHONE
Refer to electrical schedule.
11. LIGHTNING PROTECTION
Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.
12. PAINTING
A) External Walls - Spray textured coating and/or Weather-resistant emulsion paint to architect's selection.
B) Internal Walls - Emulsion paint to architect's selection.
13. WATER PROOFING
A) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof and where required.
14. DRIVEWAY AND CAR PARK
A) Surface Driveway - Concrete finishes with hardener or interlocking pavement and/or concrete imprint to architect's selection.
B) Mechanical Carpark Systems - According to specialist's specifications.
15. RECREATION FACILITIES
The followings are provided:
A. Swimming Pool
B. Barbecue Area
C. Outdoor Fitness Area
D. Water-Therapy Seats

16. ADDITIONAL ITEMS
A. Kitchen Cabinets
i. Kitchen cabinets with solid surface countertop complete with electric hob and cooker hood to architect's selection.
ii. One stainless steel sink complete with tap to architect's selection.
iii. Integrated fridge to architect's selection.
iv. Built-in microwave oven to architect's selection.
B. Air-conditioning
Multi-split air-conditioning to all Bedrooms and Living/Dining to M&E engineer's requirements.
C. Mechanical Ventilation
Toilets may be mechanically ventilated, where applicable to M&E engineer's requirements.
D. Water Heater
Hot water supply to all Bathrooms and Kitchen to M&E engineer's requirements.
E. Railing
i. Mild steel for common stair railing to architect's selection.
ii. Mild steel and/or glass for other railings to architect's selection.
F. Security
Audio/Intercom System - Audio intercom to apartment units to M&E engineer's selection.
G. Lift
i. 1 passenger lifts (Kone' or equivalent) from first to thirteenth floor.
H. Fencing
i. Brickwall and/or steel railing on brickwall and/or BRC Fence.

ELECTRICAL SCHEDULE

Unit Type	Lighting Points	Power-point	Water Heater Point	Connector Unit	SCV/TV Outlet	Tel Outlet	Intercom	Bell-point	Isolator
01	5	11	1	2	2	3	1	1	1
02	9	14	2	2	3	4	1	1	1
03	7	14	1	2	3	4	1	1	1
04	6	11	1	2	2	3	1	1	1
05	9	15	2	2	3	4	1	1	2
06	11	16	2	2	4	5	1	1	2
07	11	16	2	2	4	5	1	1	2
08	10	14	2	2	3	4	1	1	2

Note:
A. Stone: Stone is a natural material 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 cannot be totally avoided.
B. 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.
C. 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.
D. 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 Services 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.
E. 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.
F. 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.
G. 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.
H. Description of Common Property
Common Facilities such as, swimming pool, sky terrace/sun deck, outdoor fitness station, BBQ area and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.
I. Common Area
Sentry Post is provided and Management Room is not provided.
J. Purpose of Building Project and Restriction as to Use
The building project is zoned 'Residential with commercial on the 1st storey only'. Thus, the units on the upper storeys are strictly for residential occupation only. Private mechanical car parks system is provided. 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 the 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 amendments 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 modified by any statements, representations or promise made by the developer or the Marketing agents.

Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed

DEVELOPER

GOLDHILL LAND PTE LTD
371 Upper Paya Lebar Road, Yikai Court #01-01 S(534969)
Tel: (65) 6282 7726 Fax: (65) 6284 6960

Developer: Goldhill Land Pte Ltd Land Developer's Licence No.: C0686 Tenure: Freehold Building Plan No.: A1276-00504-2010BP01 Lot No.: 2573M Mk 01 at Kampong Kembangan
Expected Date of TOP: June 2015 Expected Date of Legal Completion: June 2018



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