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The Morris Residences - Floor Plans



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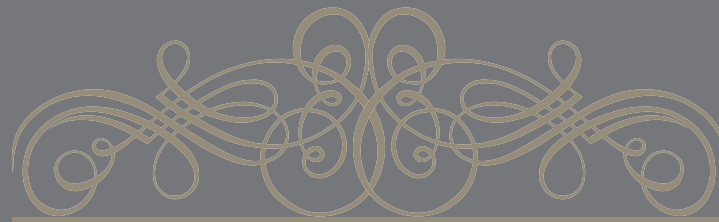
WhatsApp +65 8986 1688

The Morris

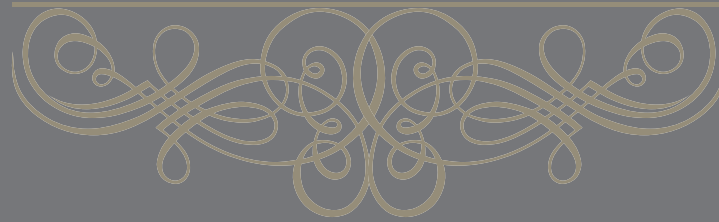
R E S I D E N C E S



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Relish the splendour of natural beauty





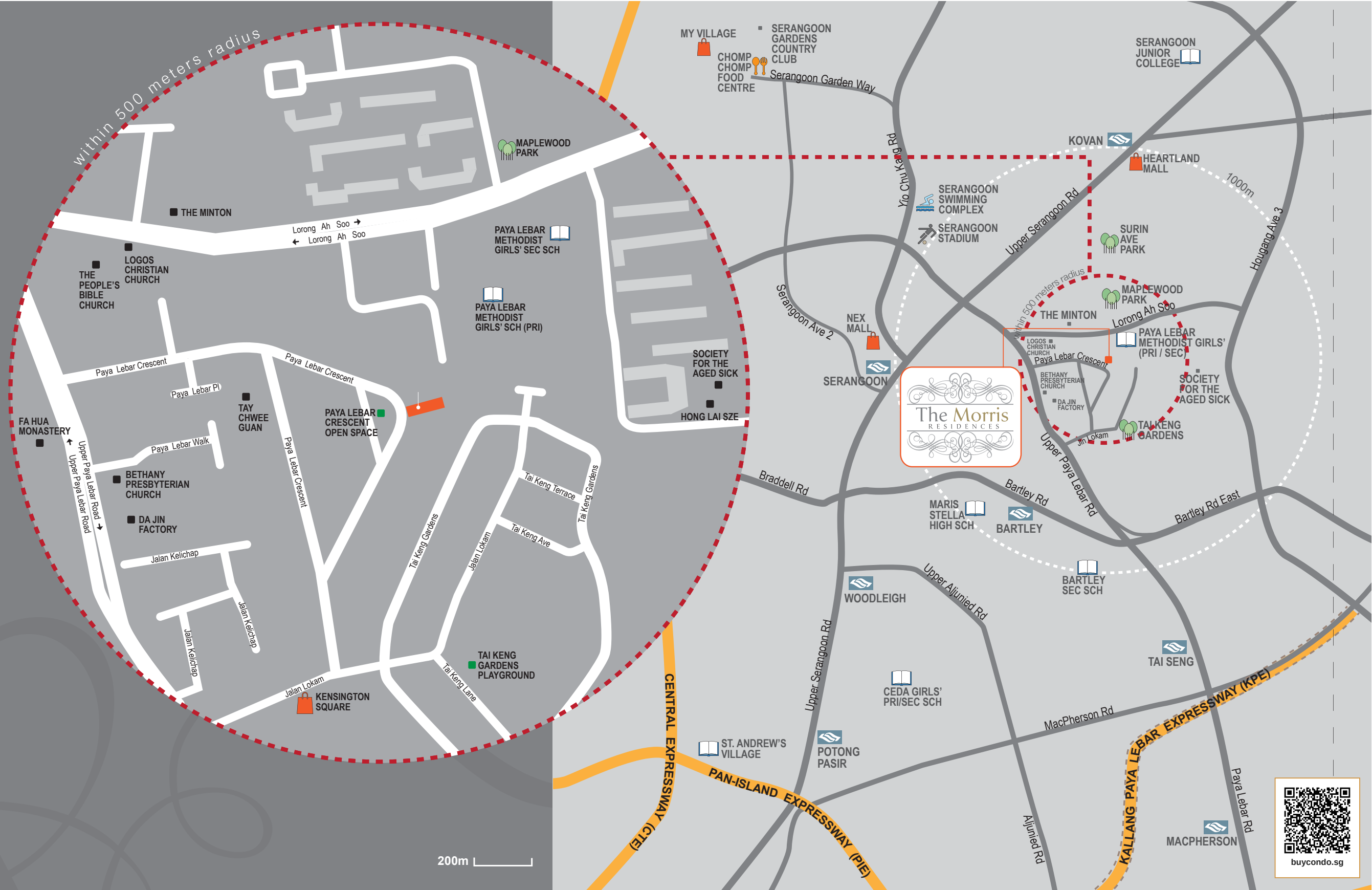
The Morris Residences - a freehold residential development for the discerning few who values modern living in a lush serenity surrounding.

Blessed with stunning architecture and spacious interiors with four levels of living area and four bedrooms, giving each member of the family ultimate privacy.

artist's



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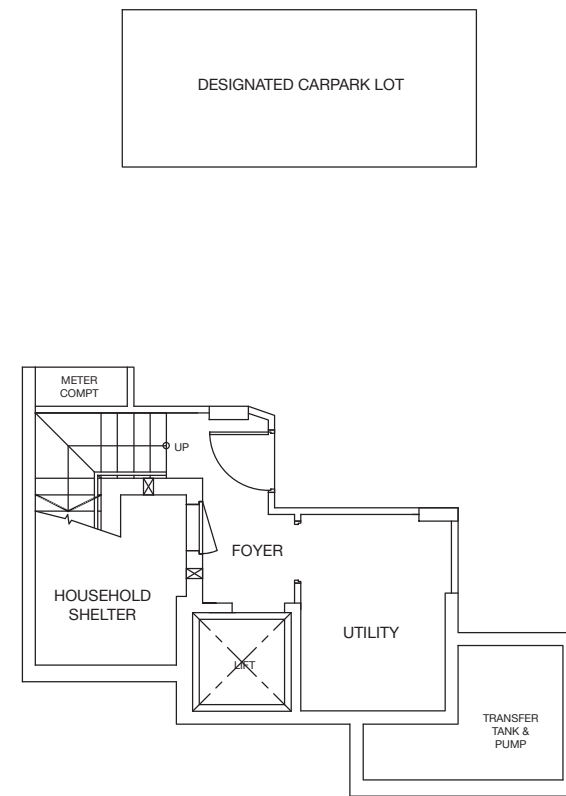
artist's impression only



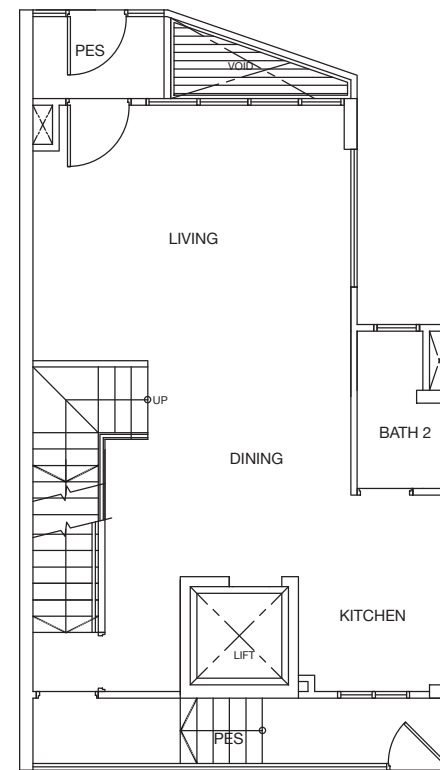
- | | | |
|----------------------------|------------------------|--------------|
| 1 Entrance Ingress/ Egress | 4 Swimming Pool | 7 Water Tank |
| 2 Side Gate | 5 Private Pool | 8 Generator |
| 3 Pool Deck | 6 Private Roof Terrace | |



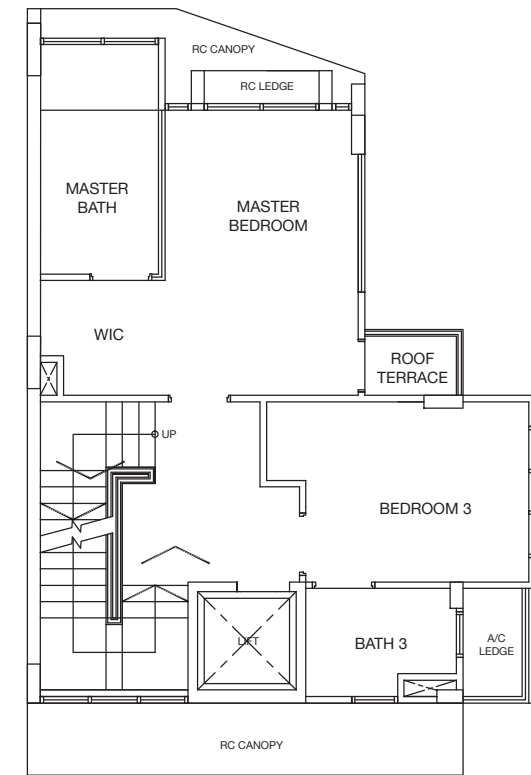
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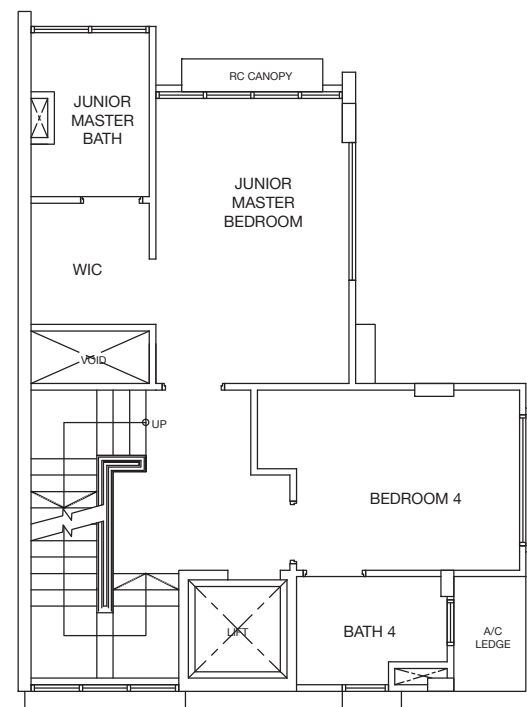
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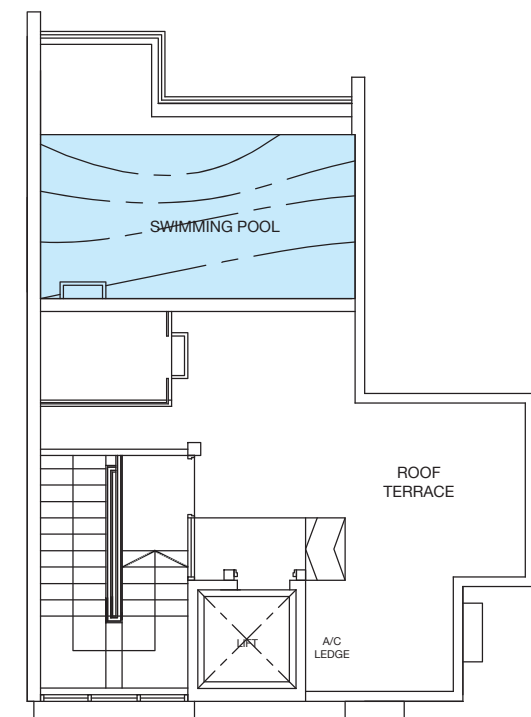
1ST STOREY PLAN



2ND STOREY PLAN



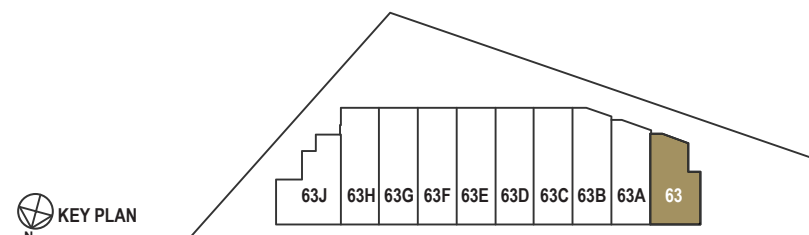
3RD STOREY PLAN



ROOF TERRACE PLAN

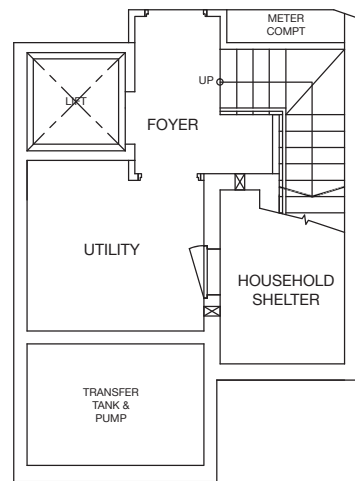
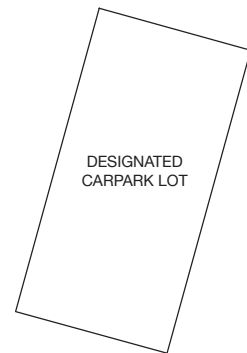
HOUSE NO. 63 • 356 sqm

AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES , WHERE APPLICABLE

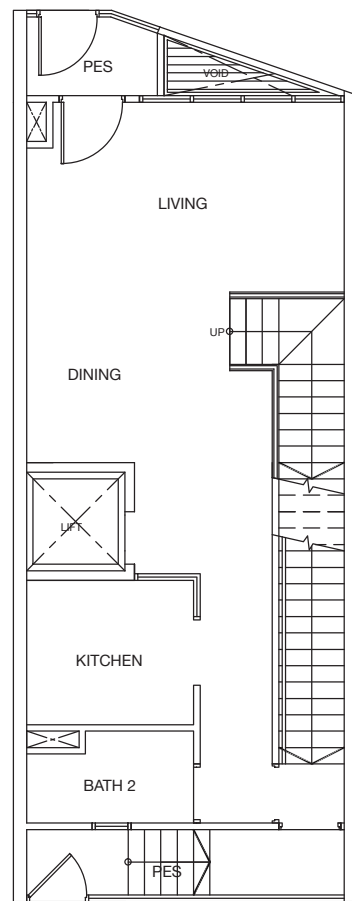


All plans are subject to amendments as approved by the relevant authorities

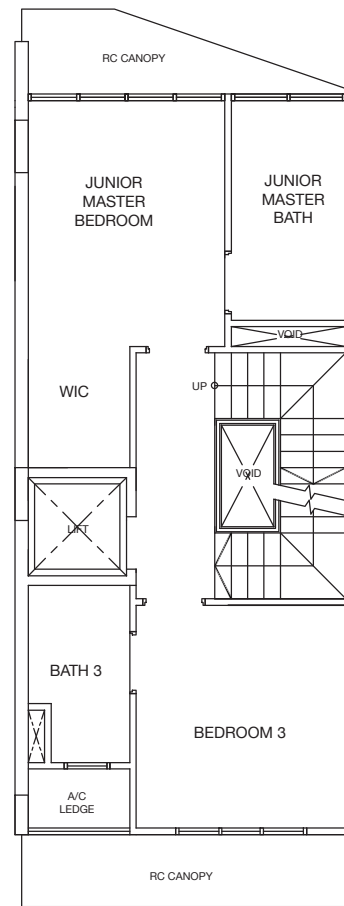




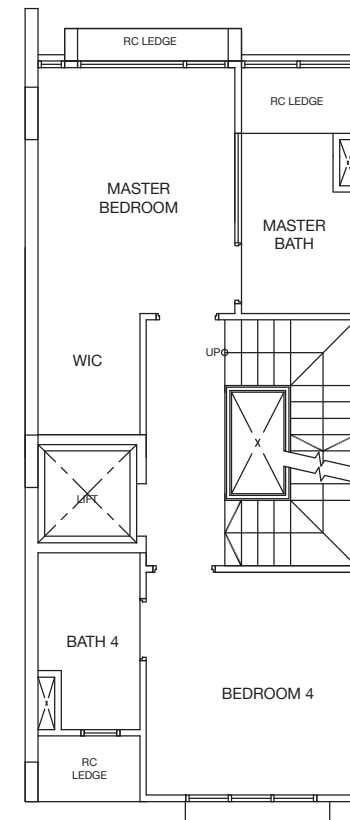
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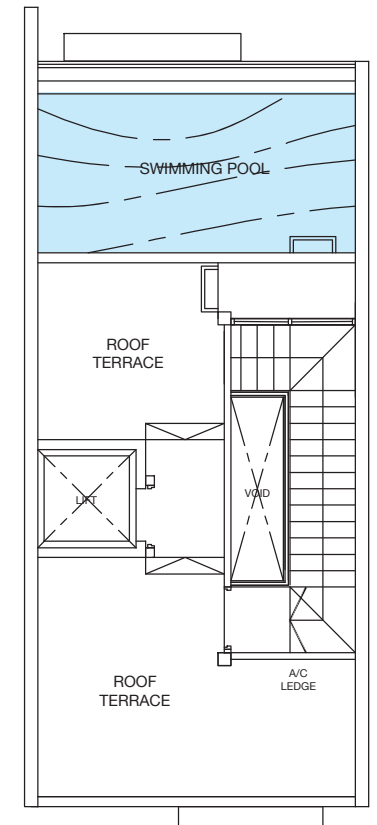
1ST STOREY PLAN



2ND STOREY PLAN



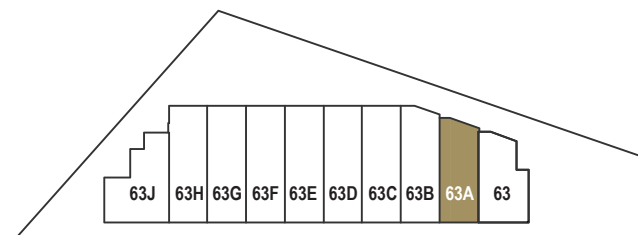
3RD STOREY PLAN



ROOF TERRACE PLAN



KEY PLAN



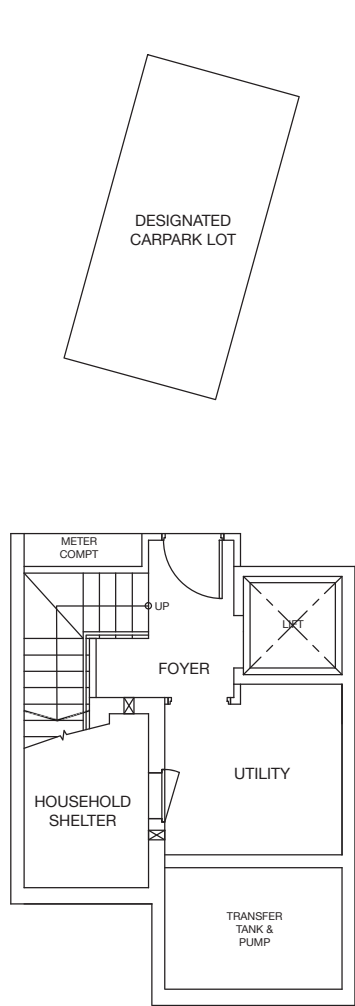
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HOUSE NO. 63A • 343 sqm

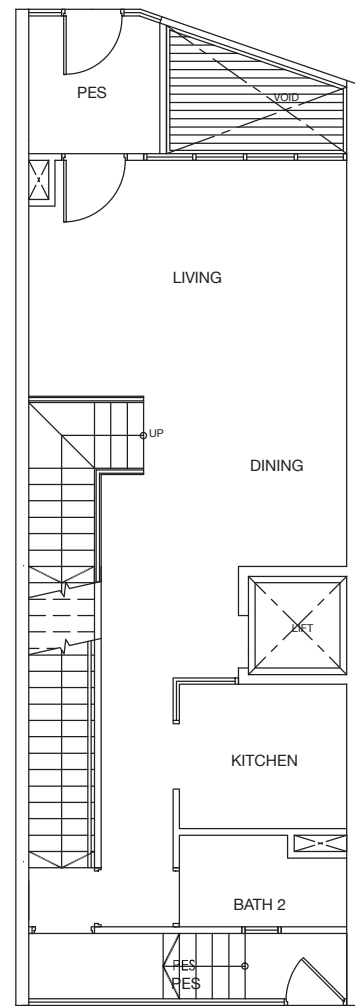
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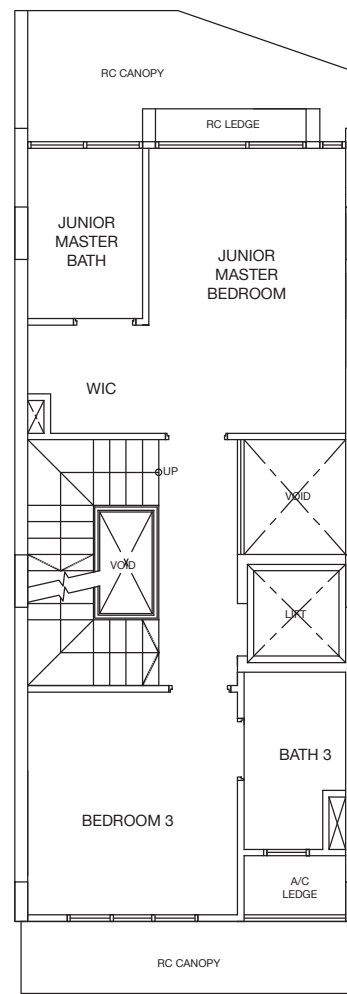
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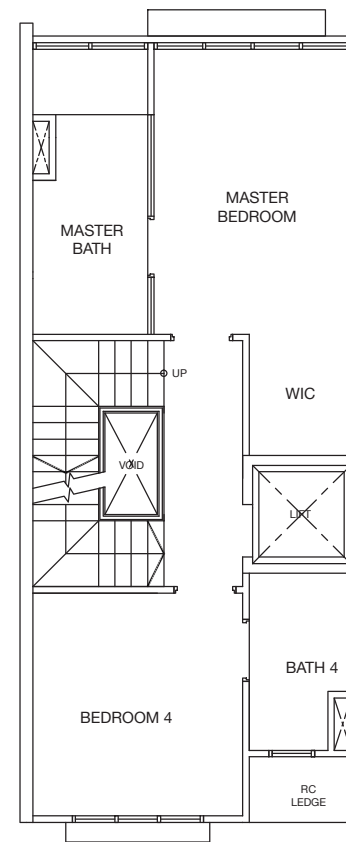
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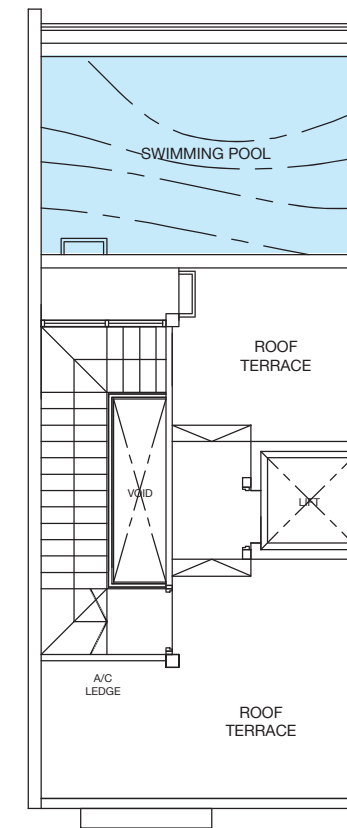
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

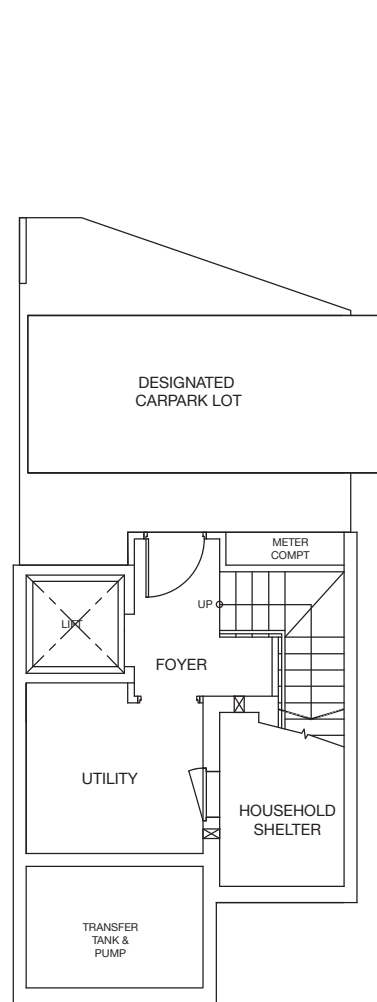


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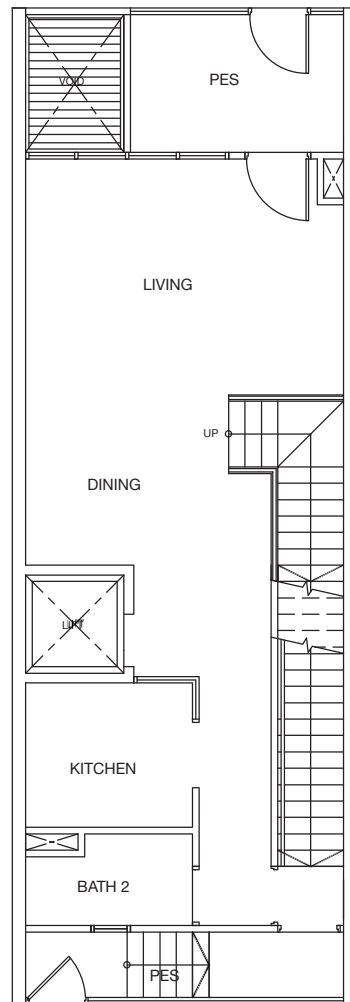
HOUSE NO. 63B • 375 sqm

AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES, WHERE APPLICABLE

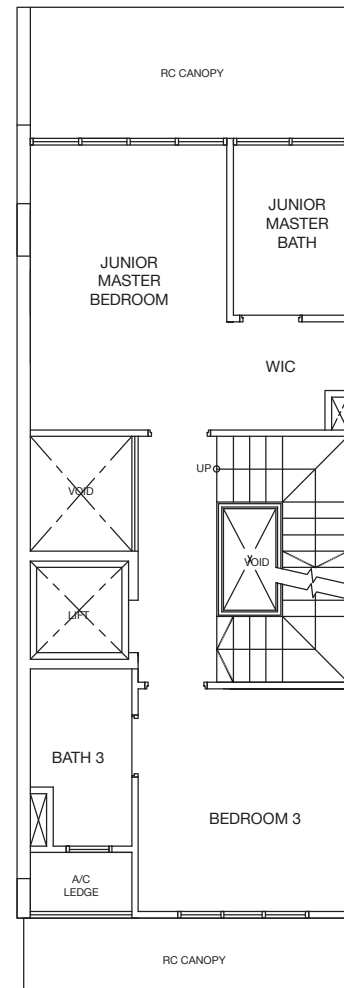




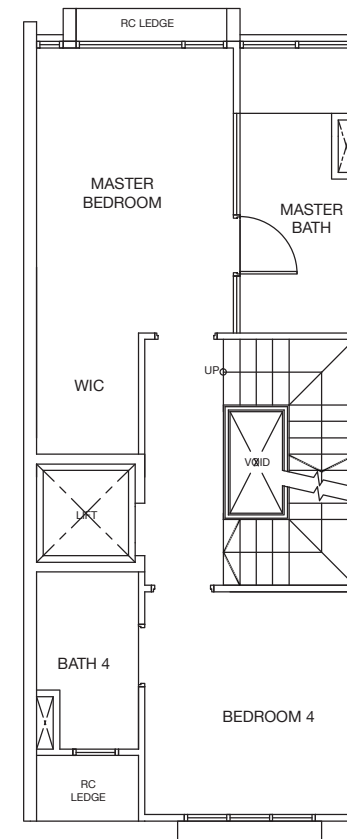
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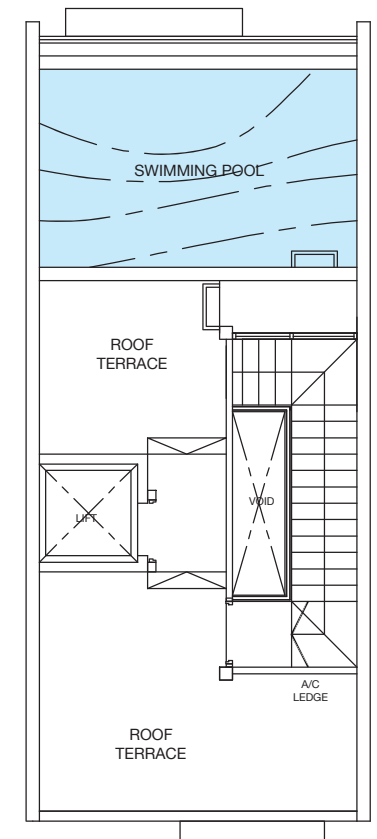
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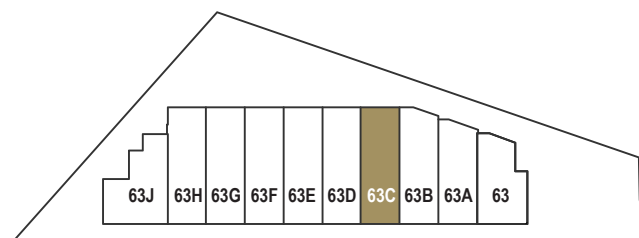
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

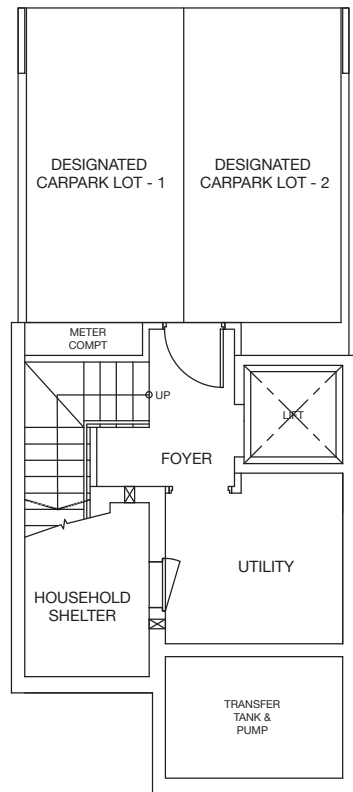


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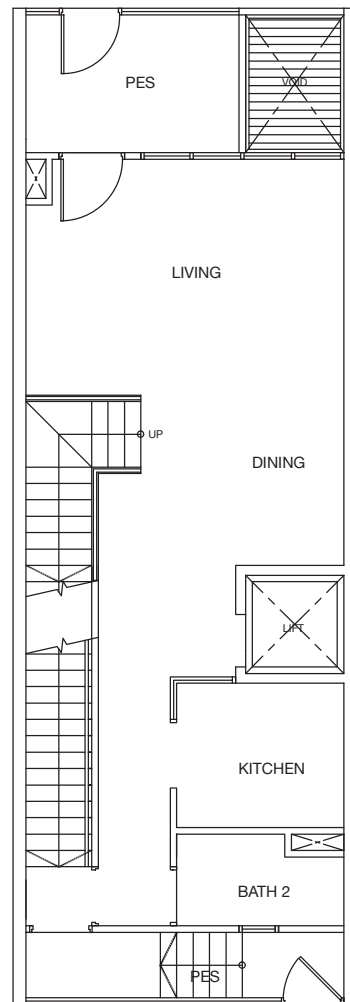
HOUSE NO. 63C • 394 sqm

AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES, WHERE APPLICABLE

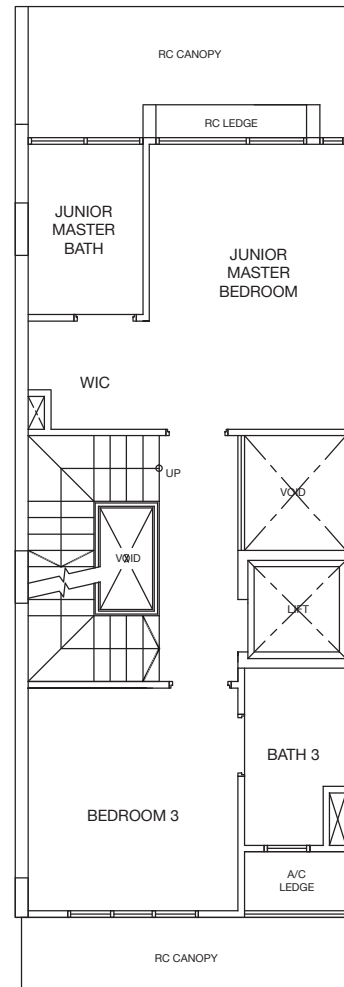




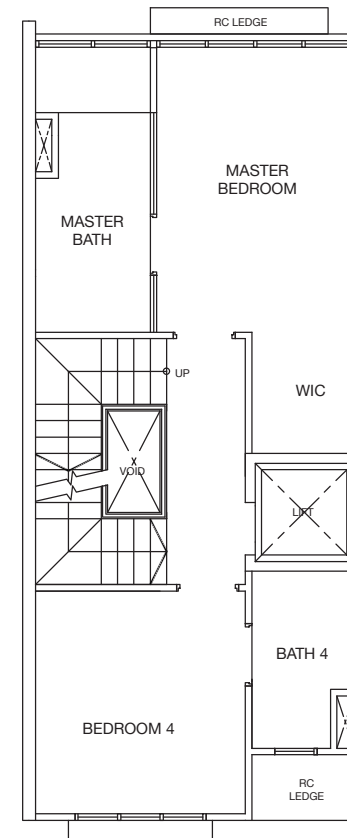
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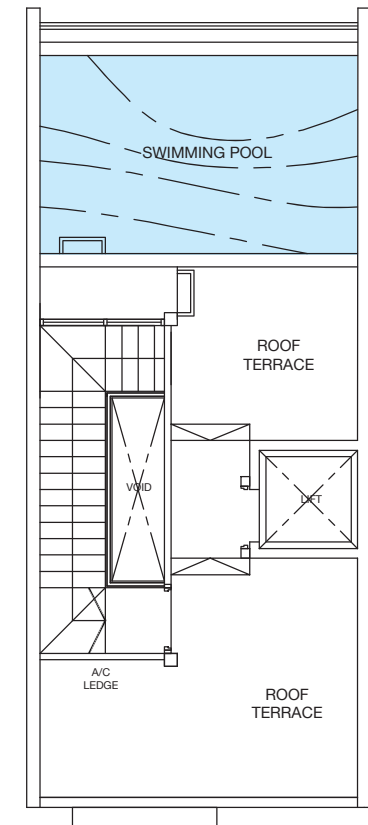
1ST STOREY PLAN



2ND STOREY PLAN



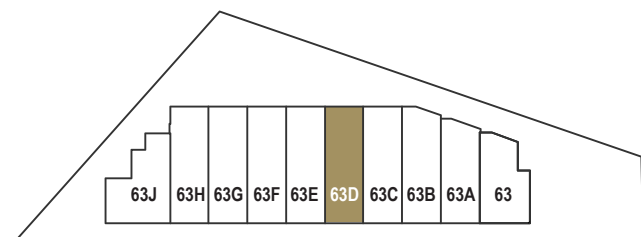
3RD STOREY PLAN



ROOF TERRACE PLAN



KEY PLAN



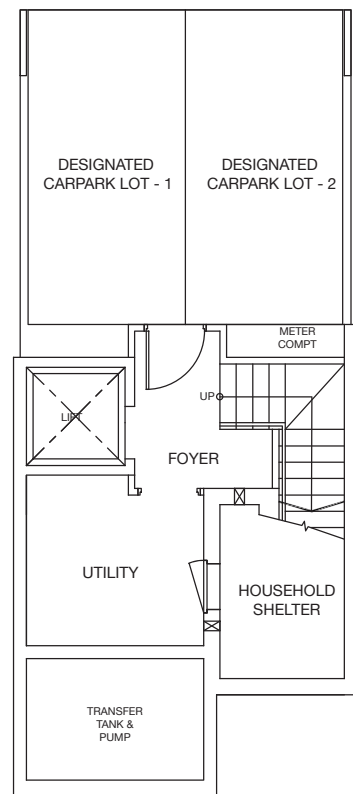
All plans are subject to amendments as approved by the relevant authorities

HOUSE NO. 63D • 396 sqm

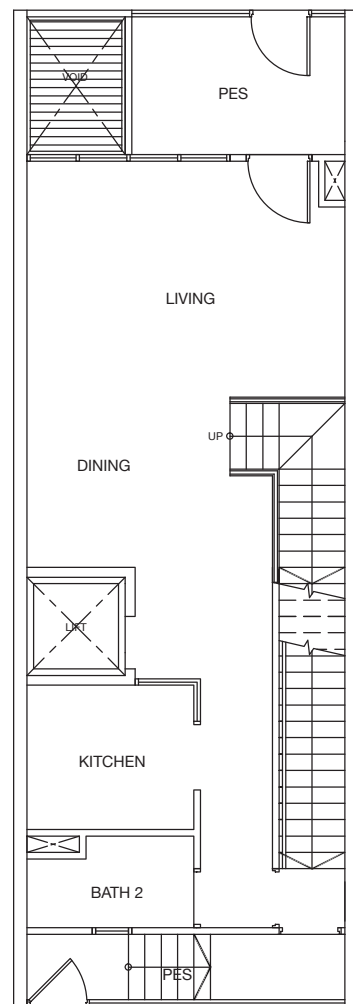
AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES, WHERE APPLICABLE



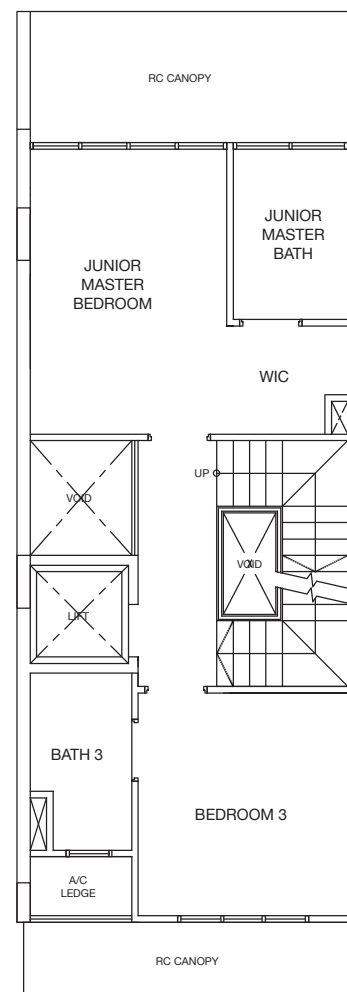
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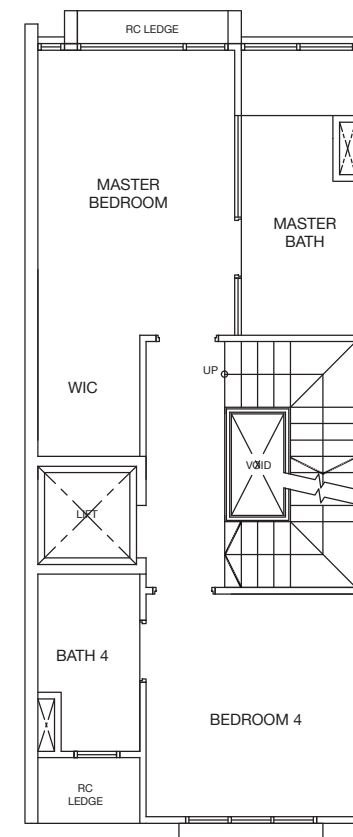
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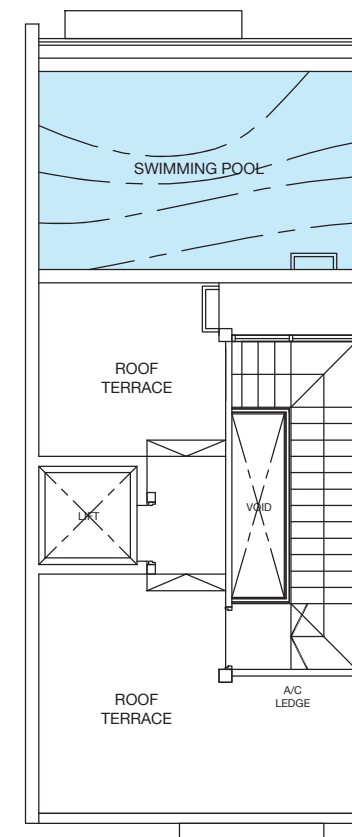
1ST STOREY PLAN



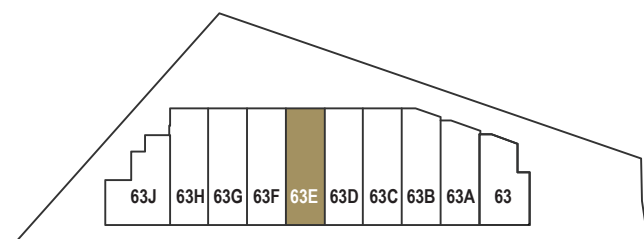
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

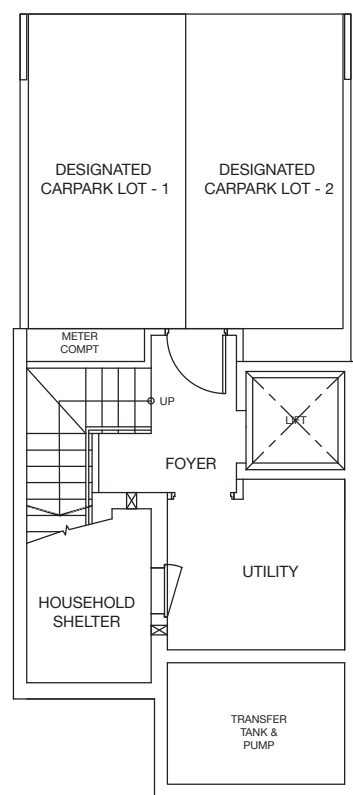


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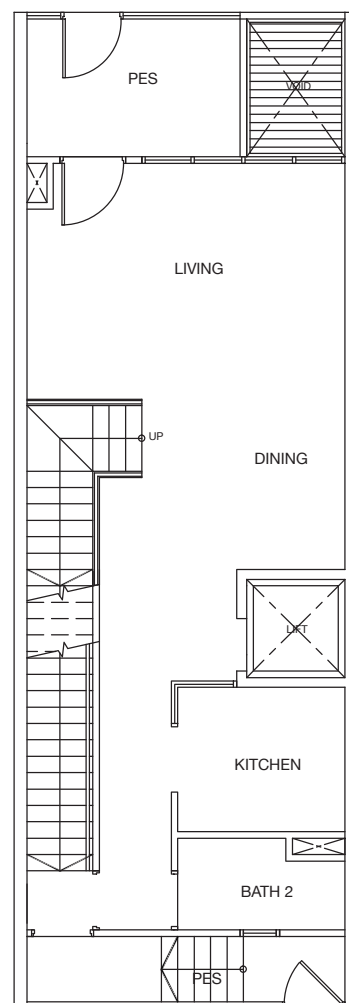
HOUSE NO. 63E • 396 sqm

AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES, WHERE APPLICABLE

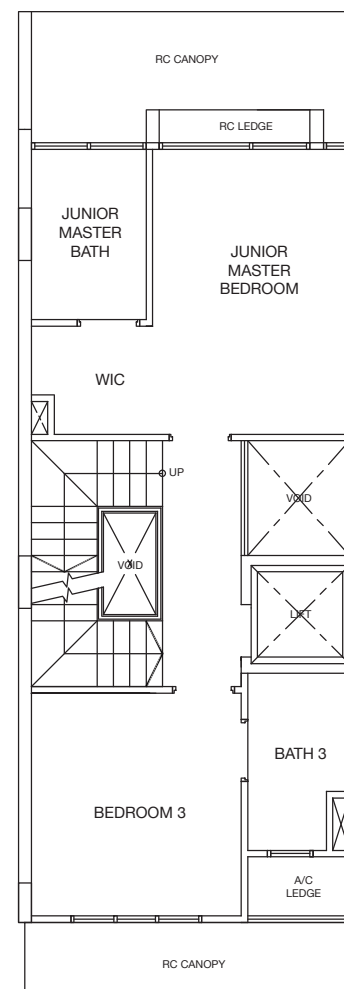




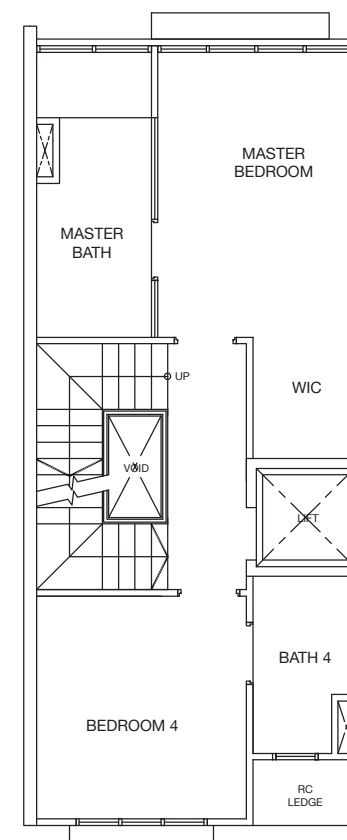
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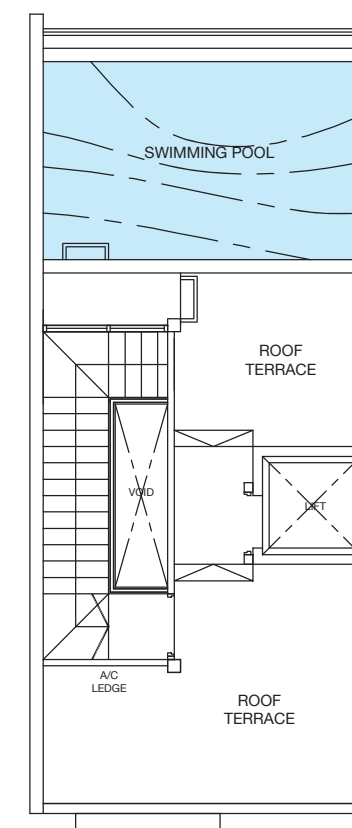
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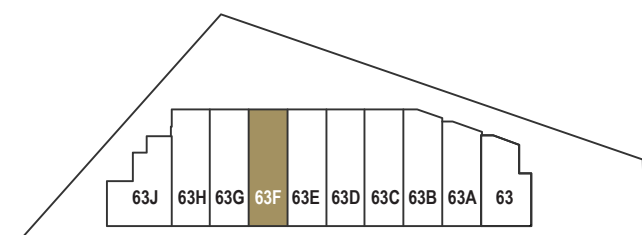
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3RD STOREY PLAN



ROOF TERRACE PLAN



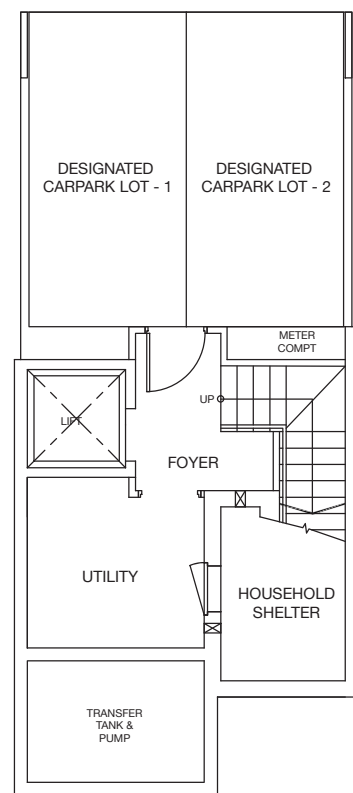
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HOUSE NO. 63F • 396 sqm

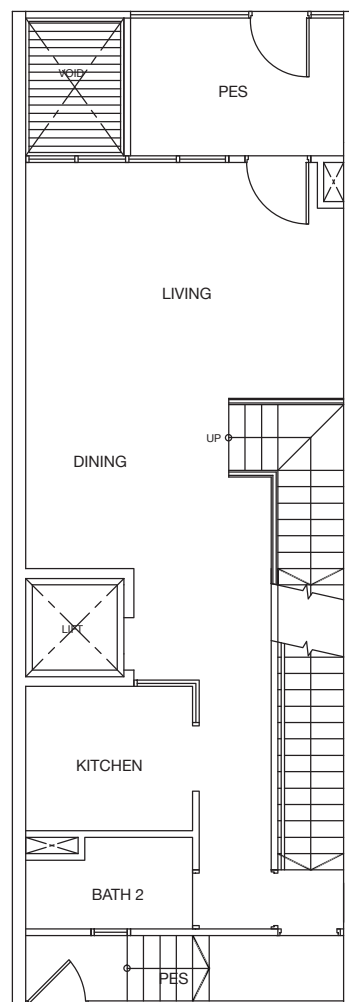
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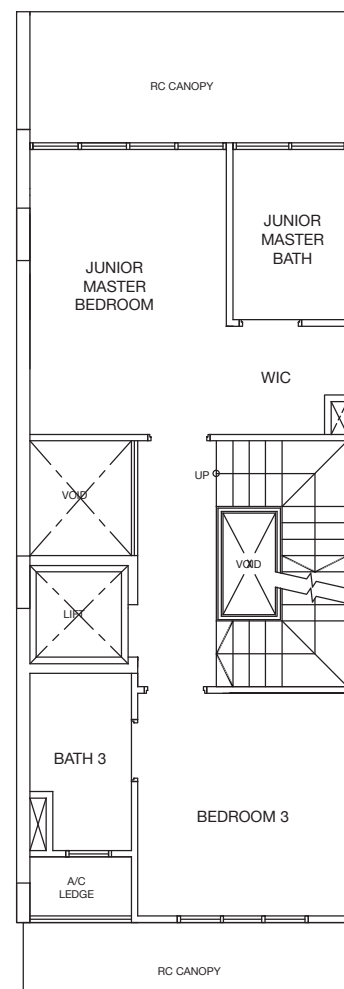
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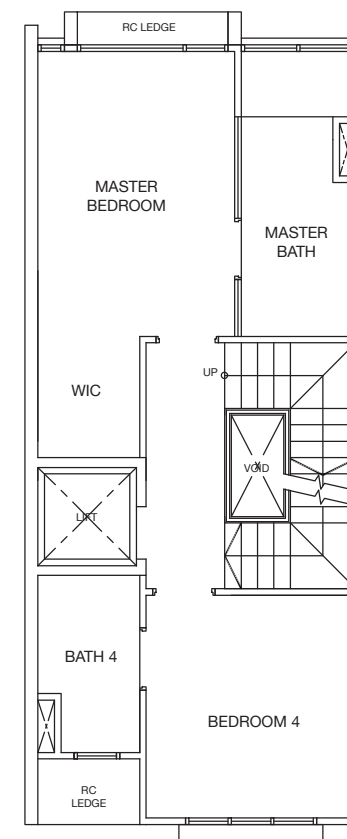
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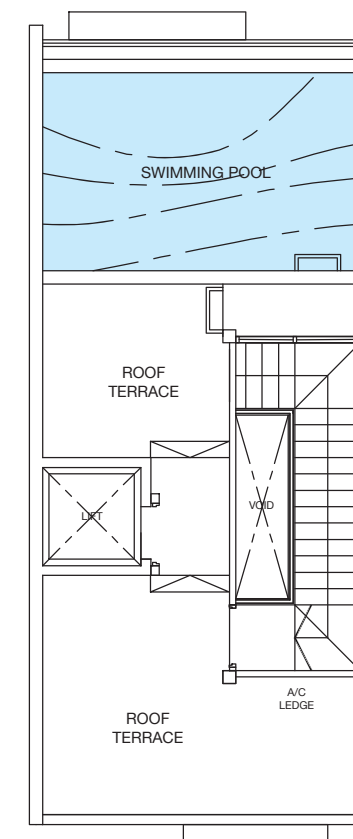
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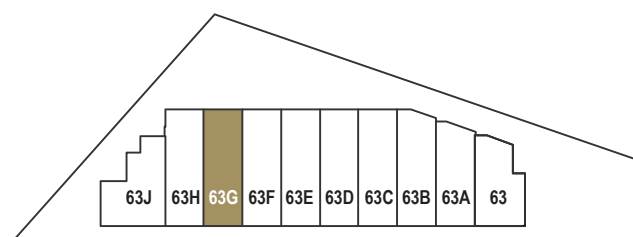
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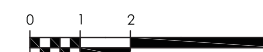
ROOF TERRACE PLAN



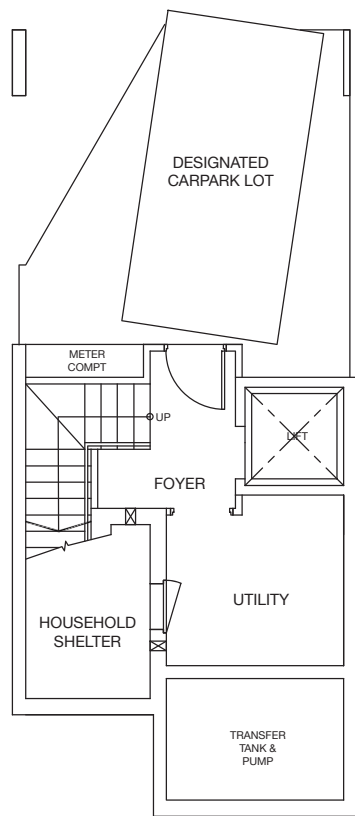
All plans are subject to amendments as approved by the relevant authorities

HOUSE NO. 63G • 396 sqm

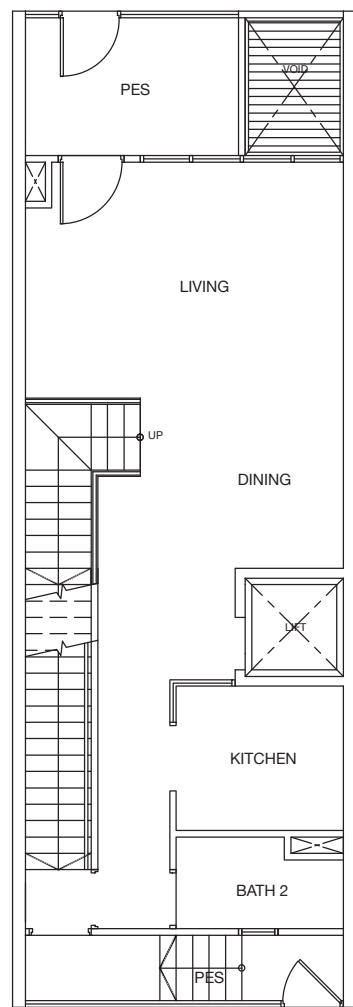
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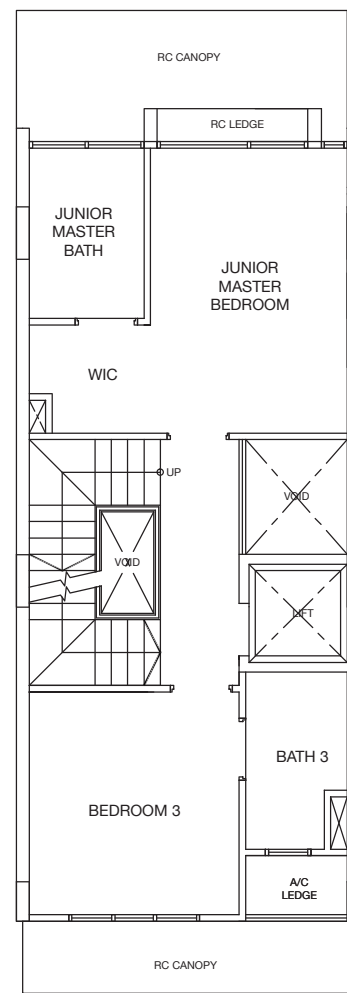
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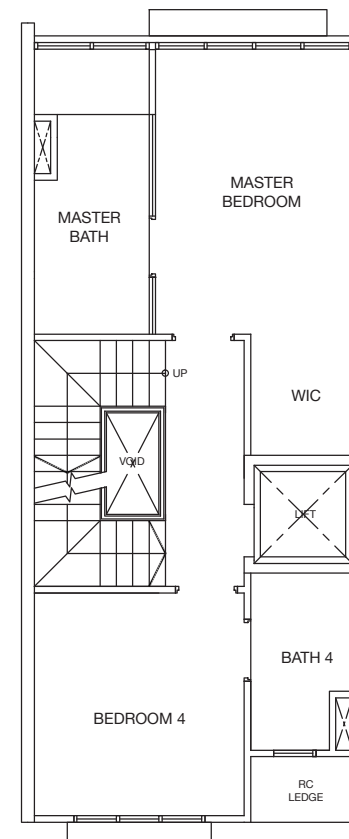
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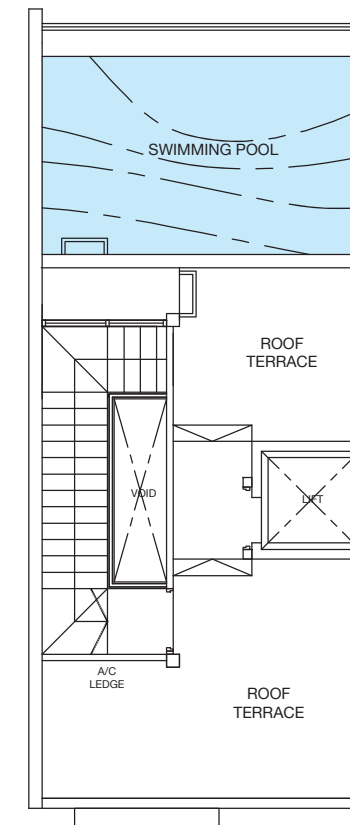
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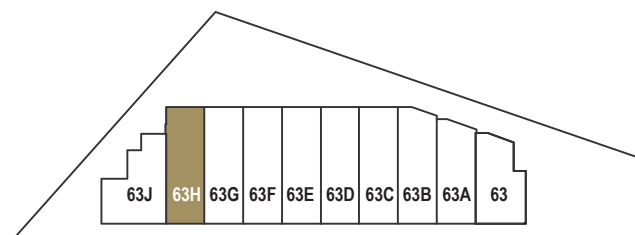
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3RD STOREY PLAN



ROOF TERRACE PLAN

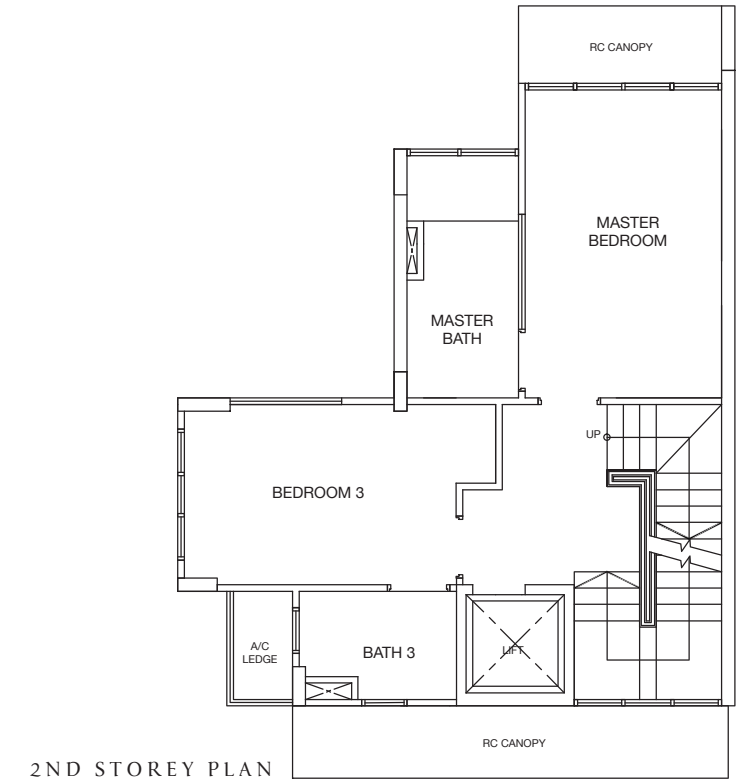
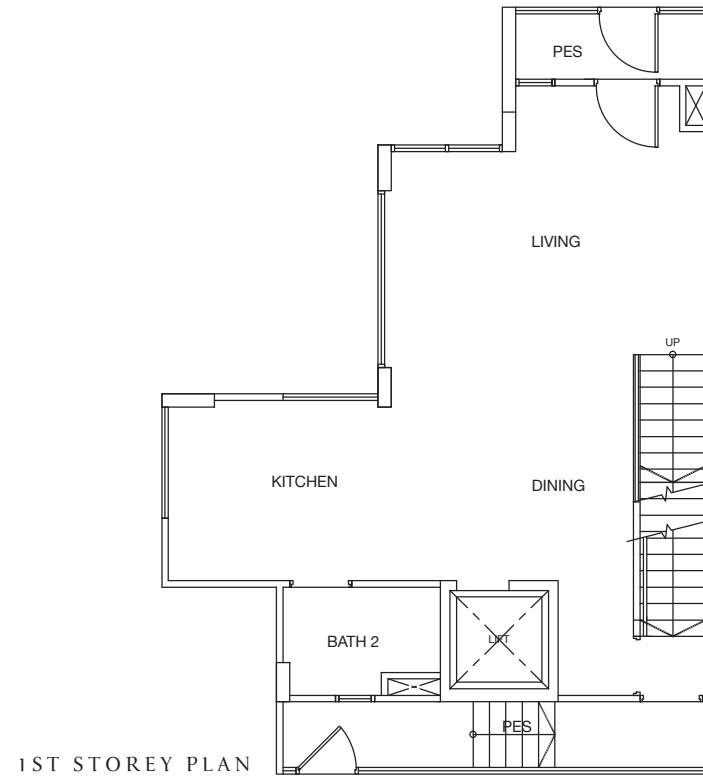
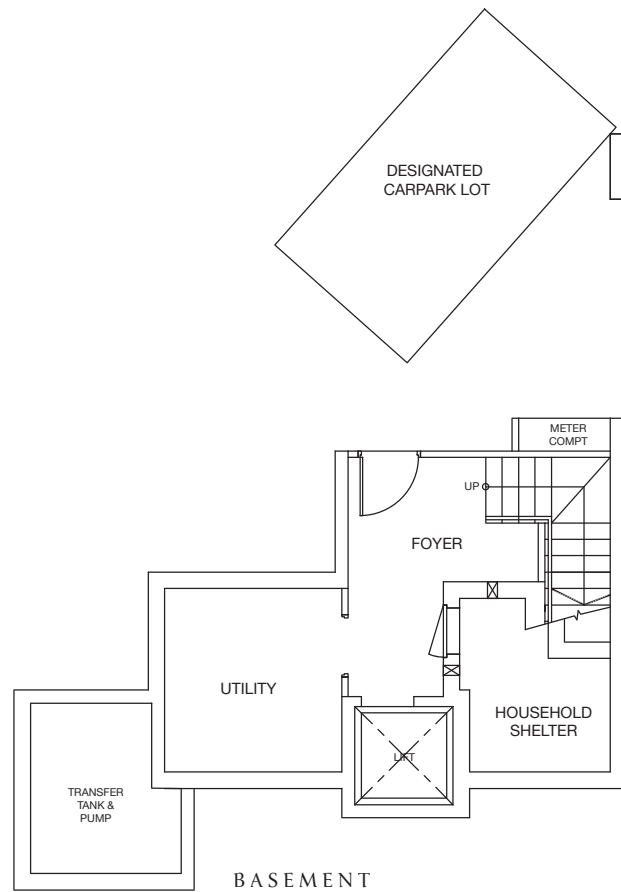


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HOUSE NO. 63H • 393 sqm

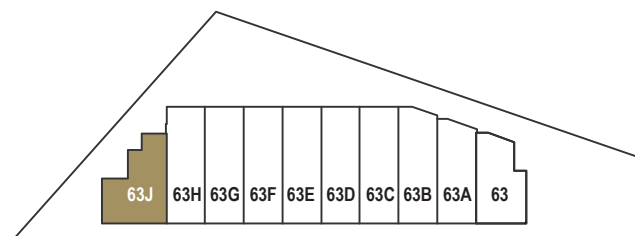
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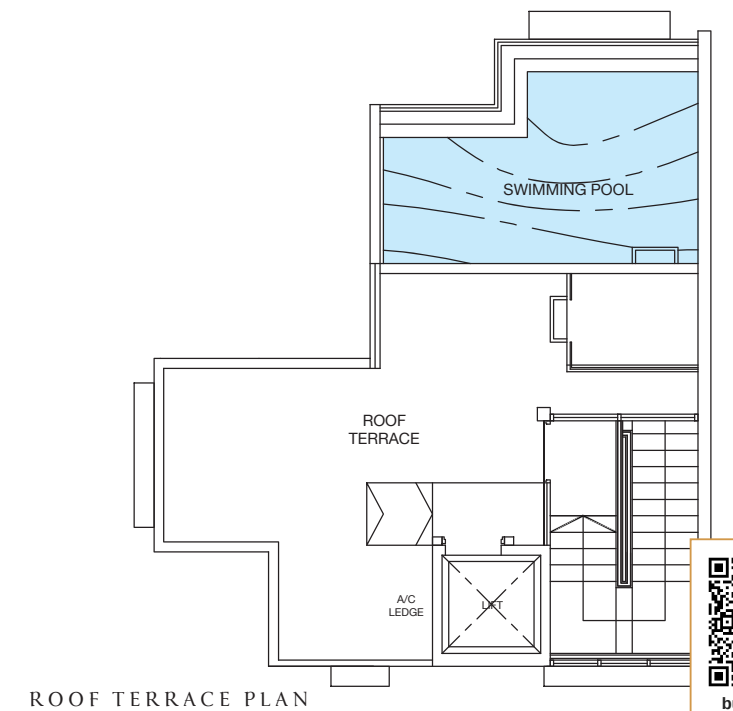
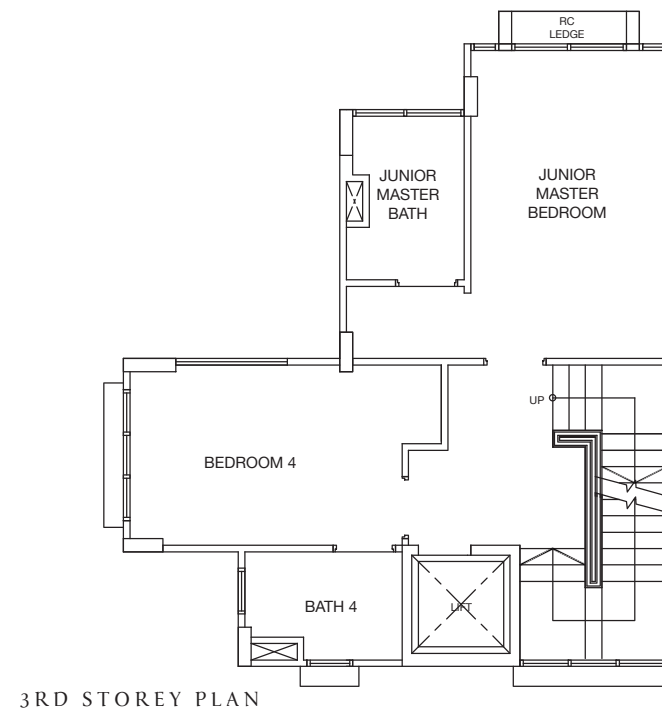


HOUSE NO. 63J • 373 sqm

AREA INCLUDES CARPARKING, FOYER, VOIDS, PES, AC LEDGE, RC LEDGE, RC CANOPY, ROOF TERRACE, RC ROOF, POOL, M&E SERVICES, WHERE APPLICABLE



All plans are subject to amendments as approved by the relevant authorities



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete raft foundation system to Structural Engineer design

2. SUPER-STRUCTURE

Reinforced concrete structure system to Structural Engineer design

3. WALLS

External

- Reinforced concrete wall and/or Common clay brick and/or steel mesh fence and/or precast panel wall

Internal

- Common clay brick and/or Dry partition boards and/or precast panel wall

4. ROOF

Flat roof: Reinforced concrete flat roof with appropriate waterproofing system

5. CEILING

Ceiling Height

- Reer to Ceiling Height Schedule for details

Living, Dining, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Foyer, Utility and Household Shelter

- 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 Boards

Master Bath, Junior Master Bath and Baths

- Moisture resistant ceiling boards

6. FINISHES

Wall (Unit)

Living, Dining, 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 and Bath

- 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, Kitchen

- Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirting

Master Bedroom, Junior Master Bedroom and Bedrooms

- Timber Parquet and/or Timber strip flooring and/or Homogenous tiles with similar skirting

Master Bath, Junior Master Bath and Bath

- Homogeneous tiles and/or Ceramic tiles and/or mosaic tiles

Foyer, PES and Utility

- Homogeneous Tiles and/or Ceramic Tiles

Staircase

- Timber Parquet and/or Timber Strip Flooring and/or Homogeneous Tiles to Treads & Risers

Private Swimming Pool

- Mosaic Tiles and/or Homogeneous Tiles and/or Ceramic Tiles

Roof Terrace/ Pool Deck

- Homogeneous Tiles and/or Ceramic Tiles

A/C Ledge

- Ceramic and Sand Screed finish

Household Shelter

- Homogeneous Tiles and/or Ceramic Tiles

Wall (Common Area)

External

Staircases

- Cement and Sand Plaster and/or Skim Coat with Emulsion paint finish

External 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 Screed

Swimming Pool

- Mosaic Tiles and/or Homogeneous Tiles and/or Ceramic Tiles

Driveway and Car park

- Tarmac and/or Reinforced Concrete and/or Stamp Concrete and/or Homogeneous Tiles

7. WINDOWS

uPVC and/or 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)

8. DOORS

a) 1st Storey Entrance Door

- Timber Decorative Door

b) Basement Doors

- Approved Fire-Rated Timber Door

c) Master Bedroom /Bedrooms

- Timber Decorative Door

d) Master Bath/Junior Master Bath/Bath

- Timber Decorative Door/PVC and/or Aluminum Bi-Fold Door/or Timber Bi-Fold Door/Glass Door

e) Household Shelter

- PSB Approved Blast Door

f) Ironmongery

- Quality locksets and hinges

9. RAILINGS

Stainless steel and/ or Glass and/or Galvanized mild steel in paint finish

10. SANITARY WARES AND FITTINGS

a) For Units 63/63A/63J

i. Master Bath

- 1 Wash basin
- 1 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand and/or rain shower
- 1 Long Bath with shower mixer and hand shower
- 1 Paper Holder

ii. Junior Master Bath

- 1 Wash basin
- 1 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand shower
- 1 Paper Holder

iii. Bath, Bath 3 & 4

- 1 Wash basin
- 1 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand shower
- 1 Paper Holder

b) For Units 63B/63C/63D/63E/63F/63G/63H

i. Master Bathroom

- 2 Wash basin
- 2 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand and/or rain shower
- 1 Long Bath with shower mixer and hand shower
- 1 Paper Holder

ii. Junior Master Bath

- 1 Wash basin
- 1 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand shower
- 1 Paper Holder

iii. Bath, Bath 3 & 4

- 1 Wash basin
- 1 Wash basin mixer
- 1 Pedestal Water Closet
- 1 Shower mixer with hand shower
- 1 Paper Holder

(Note: The type and colour of the sanitary wares and fittings and other accessories (if any) are subject to Architect's selection and discretion.)

11. ELECTRICAL INSTALLATION

All electrical wiring below suspended ceiling within the units shall generally be in concealed conduits where possible. Where there is a suspended ceiling, the electrical wiring above suspended ceiling shall be in exposed conduits/trays/trunkings.

Refer to Electrical schedule for details

12. TV/CABLE SERVICES/FM/TELEPHONE POINTS

Refer to Electrical schedule for details

13. LIGHTNING PROTECTION SYSTEM

Lightning protection system shall be provided in accordance with Singapore Standard SS.555.2010

14. PAINTING

a. External walls

- Emulsion paint

b. Internal walls

- Emulsion paint

15. WATERPROOFING

Waterproofing to reinforced concrete flat roof, master bath, junior master bath, common baths, balcony, roof terrace, swimming pool/ pool deck/Common walk way/ AC Ledge and other appropriate areas

16. DRIVEWAY & CARPARK

a. Driveway

- Reinforced concrete finished with homogeneous tiles and/or cement and sand screed

b. Carpark

- Reinforced concrete finished with homogeneous tiles and/or cement and sand screed

17. RECREATIONAL FACILITIES

a) Swimming pool (Common) – Approximately 12m(Length) x 3m (Wide) x 0.9m (Depth)

b) Pool deck

c) Swimming pool (Private)

- (i) Unit 63 – Approximately 4.695m (Length) x 2.44m (Wide) x 0.9m (Depth)
- (ii) Unit 63A – Approximately 4.8m (Length) x 2.285m (Wide) x 0.9m (Depth)
- (iii) Unit 63B to 63H – Approximately 4.8m (Length) x 2.9m (Wide) x 0.9m (Depth)
- (iv) Unit 63J – Approximately 4.74m (Length) x 2.8m (Wide) x 0.9m (Depth)

18. ADDITIONAL ITEMS

a) Kitchen Cabinets

- Built-in high and low kitchen cabinets complete with solid surface worktop, single bowl with mixer, electric cooker hob, cooker hood and oven.

b) Solar Water Heater

- Hot water supply to kitchen and bathrooms

c) Air-conditioning

- i) Ceiling cassette air conditioning system to Living/Dining, ii) Wall mounted Multi-split air conditioning system to master bedroom, junior master bedroom, Bedrooms and Utility Room

d) Intercom System

- Audio intercom to individual units at basement, 1st, 2nd & 3rd storey

e) Main Auto Gate System

- Auto swing gate for vehicular access with wireless remote control

f) Card Access Control

- For pedestrian access from side gate only

g) Private Home Lift

- 1 no. of private home lift

h) Private Swimming Pool

- Private swimming pool at unit roof terrace

i) Transfer Water Tank & Pump System - Transfer water tank & pump system at unit basement



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. Subject to clause 14.3, the tonality' and pattern of the 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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. 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 other relevant party' 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.

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, 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 vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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 Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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. Cable Services

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

M. Private Home Lift

The Purchaser is liable to maintain the lift within the unit on a regular basis by engage a maintenance firm from the open market to ensure that the lift is in good working condition and comply to the relevant authorities requirement by renewing the license annually at their own cost.

N. Private Swimming Pool Skimmer System

The Purchaser is liable to maintain and clean the swimming pool skimmer system within the unit on a regular basis by engage a maintenance firm from the open market to ensure good working condition of the system at their own cost.

O. Water Transfer Tank & Pumping System

The Purchaser is liable to maintain and cleaned the water transfer tank and pump within the unit on a regular basis by engage a maintenance firm from the open market to ensure the system in good working condition at their own cost.

ELECTRICAL SCHEDULE

TYPE/HOUSE NO.	Unit 63	Unit 63A	Unit 63B	Unit 63C	Unit 63D	Unit 63E	Unit 63F	Unit 63G	Unit 63H	Unit 63J
LIGHTING POINT	35	35	35	35	35	35	35	35	35	35
13A SWITCH SOCKET OUTLET	34	36	36	36	36	36	36	36	36	34
TELEPHONE POINT	6	6	6	6	6	6	6	6	6	6
TV POINT	5	5	5	5	5	5	5	5	5	5
DATA POINT	5	5	5	5	5	5	5	5	5	5
BELL POINT	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1
COOKED HOB POINT	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1
ISOLATOR FOR AIR-CONDITIONING	3	3	3	3	3	3	3	3	3	3

Developer :



GOODLAND HARVEST PTE LTD

(Wholly-owned by Goodland Group Limited)

Name of Project

: THE MORRIS RESIDENCES

Address of Project

: No. 63/63A/63B/63C/63D/63E/63F/63G/63H/63J Paya Lebar Crescent

Legal Description

: MK23 Lot 3792V

Developer's License No

: C1089

Tenure of Land

: Estate in Fee Simple (FREEHOLD)

Encumbrance

: Paramount mortgage in favour of OCBC

Building Plan No

: A1694-00240-2013-BP01 dated 23 May 2014
A1694-00240-2013-BP02 dated 01 August 2014
A1694-00240-2013-BP03 dated 24 July 2015
A1694-00240-2013-BP04 dated 01 Feb 2016
A1694-00240-2013-BP05 dated 23 May 2016

Expected Date of TOP No later than

: 31 December 2017

Expected Date of Legal Completion no later than

: 31 December 2020



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The Citron & The Citron Residences



The Bently Residences@Kovan



One Robey



Shoreline Residences I



Shoreline Residences II



Royce Residences



Suites@Topaz



The Silver Spurz



Le Royce@Leith Park



Windsor Park Road



Andrews Avenue



Ponggol 17th Ave



Poh Huat Road



Poh Huat Road



Jalan Tanjong



Pennefather Road



Surin Ave

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