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Primedge - Floor Plans



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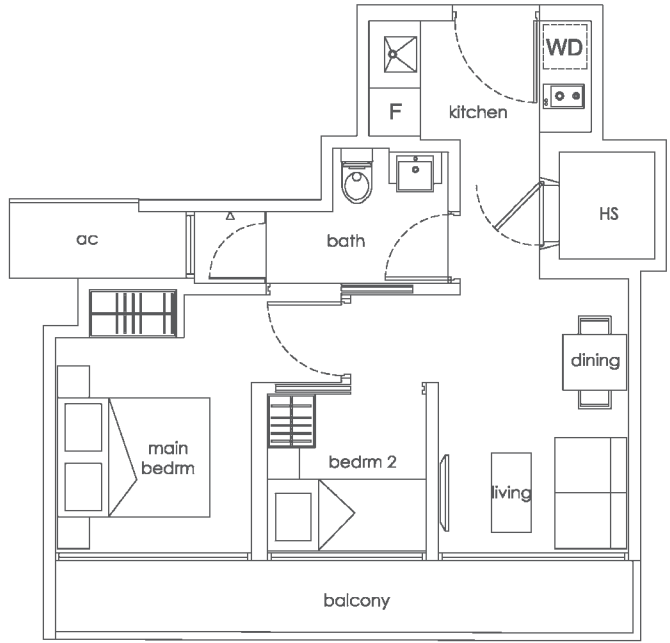
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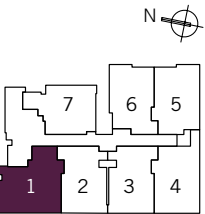
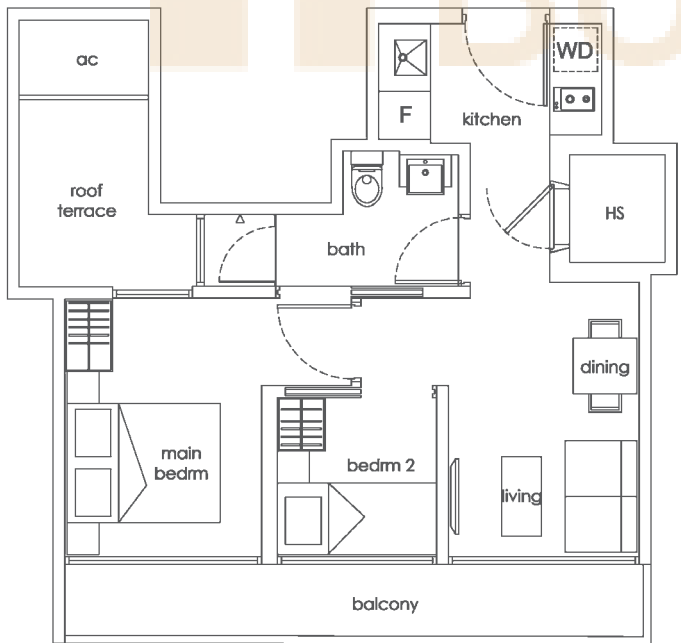
TYPE A
2-BEDROOM

Unit #02-01 to #07-01
Area 527 sqft / 49 sqm



TYPE A1
2-BEDROOM

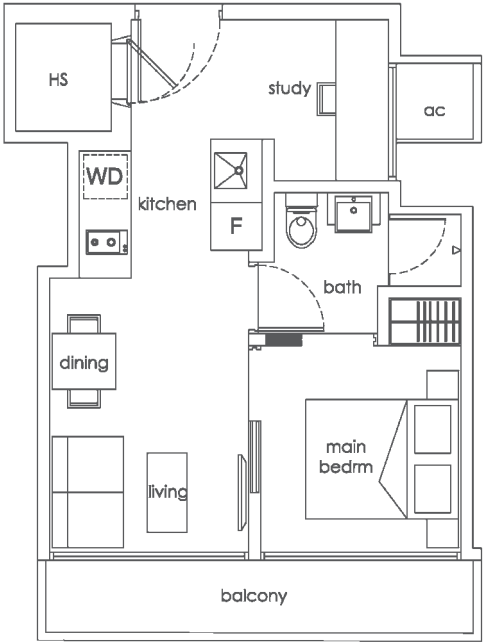
Unit #08-01
Area 581 sqft / 54 sqm



All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided.
All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

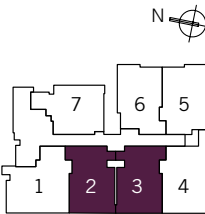
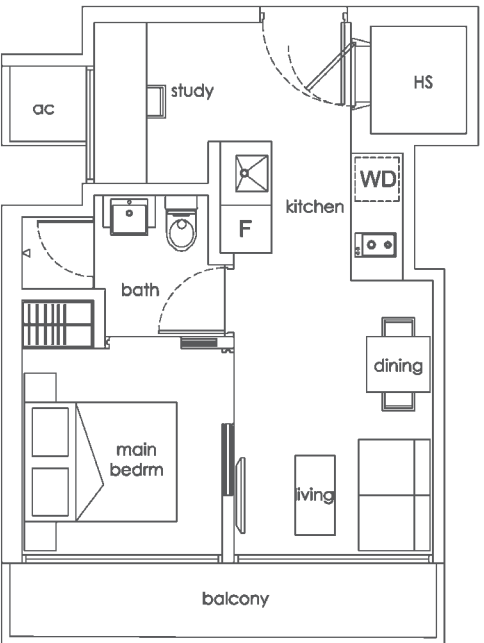
TYPE B
1+1-BEDROOM

Unit #02-02 to #07-02
Area 452 sqft / 42 sqm



TYPE B1
1+1-BEDROOM

Unit #02-03 to #06-03
Area 452 sqft / 42 sqm



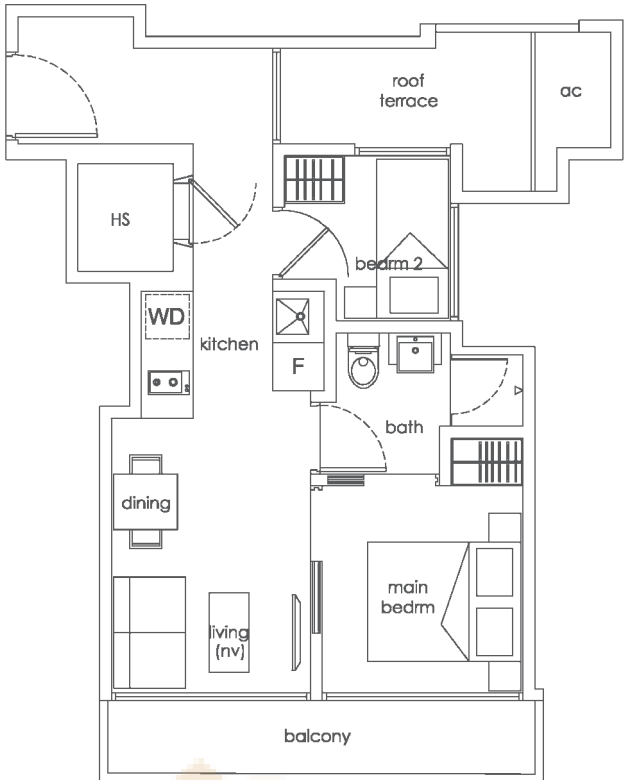
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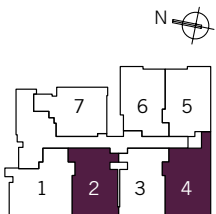
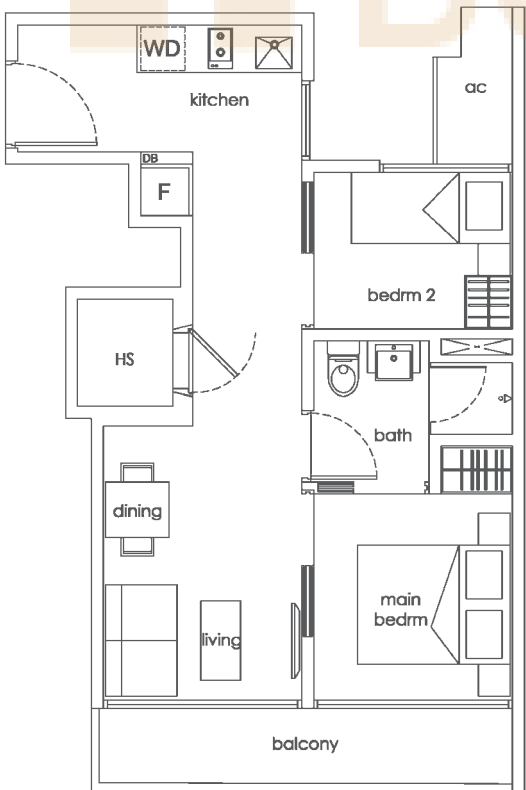
TYPE B2
2-BEDROOM

Unit #08-02
Area 570 sqft / 53 sqm



TYPE C
2-BEDROOM

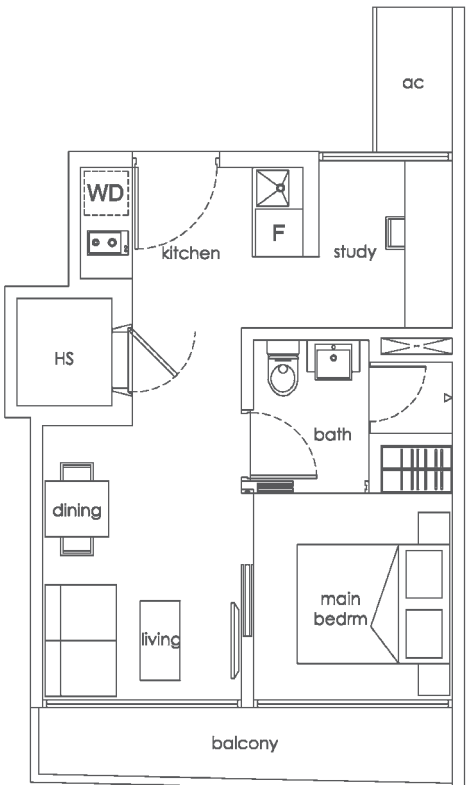
Unit #02-04 to #03-04
Area 538 sqft / 50 sqm



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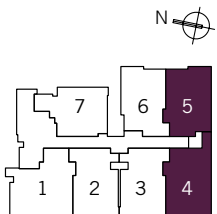
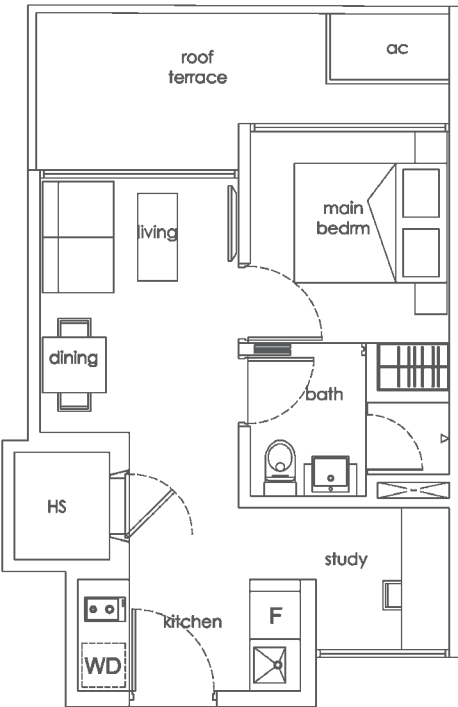
TYPE C1
1+1-BEDROOM

Unit #04-04 to #06-04
Area 474 sqft / 44 sqm



TYPE D
1+1-BEDROOM

Unit #04-05
Area 484 sqft / 45 sqm

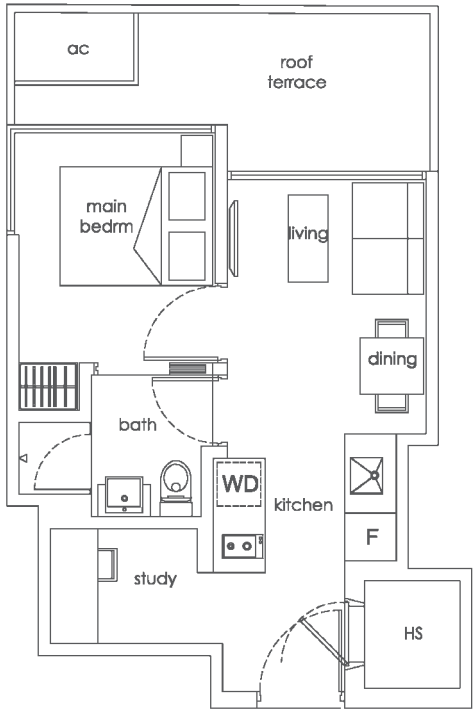


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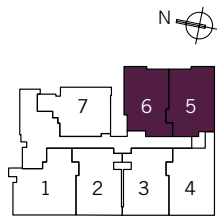
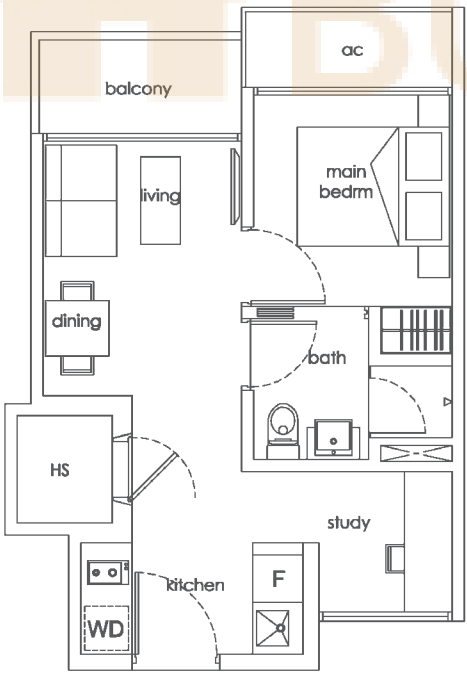
TYPE D1
1+1-BEDROOM

Unit #04-06
Area 474 sqft / 44 sqm



TYPE D2
1+1-BEDROOM

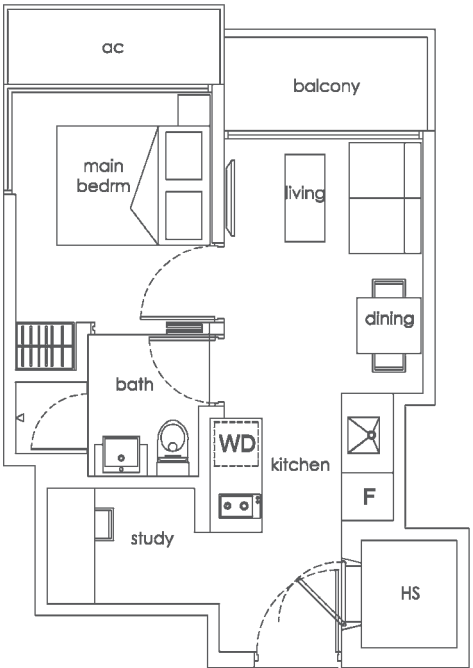
Unit #05-05 to #06-05
Area 452 sqft / 42 sqm



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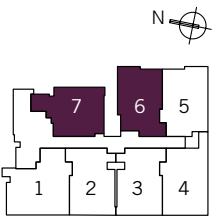
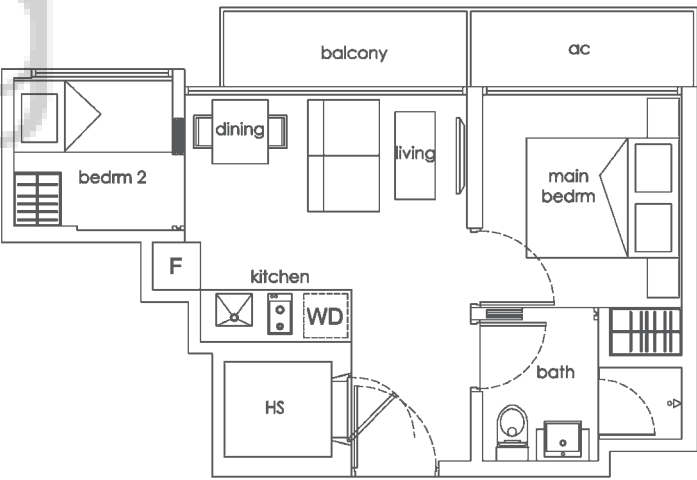
TYPE D3
1+1-BEDROOM

Unit #05-06 to #06-06
Area 441 sqft / 41 sqm



TYPE E
2-BEDROOM

Unit #06-07
Area 431 sqft / 40 sqm



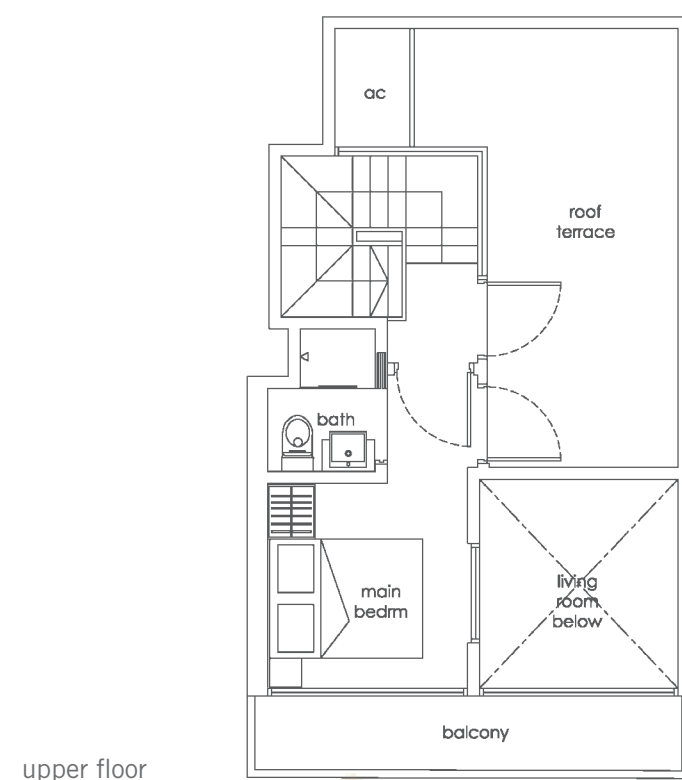
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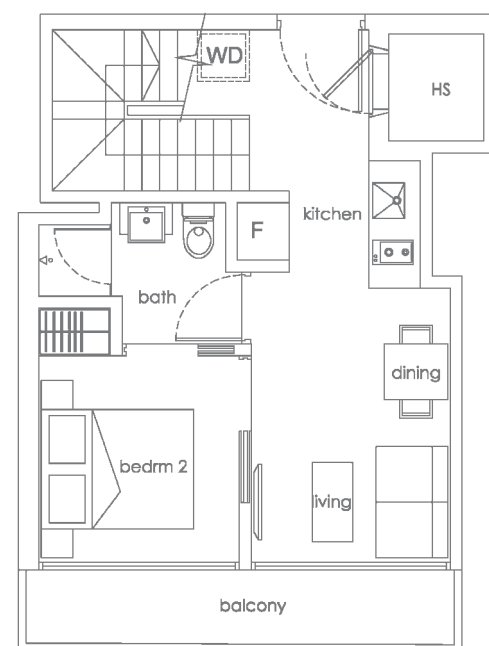
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TYPE PHB
2-BEDROOM PENTHOUSE

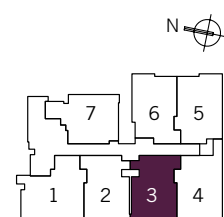
Unit #07-03
Area 980 sqft / 91 sqm



upper floor



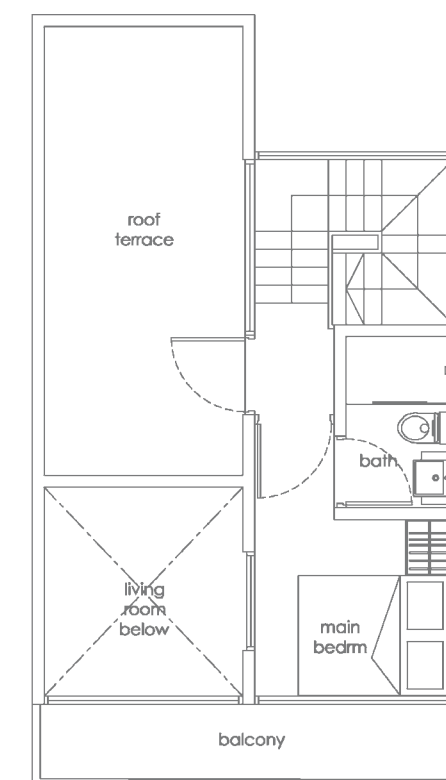
lower floor



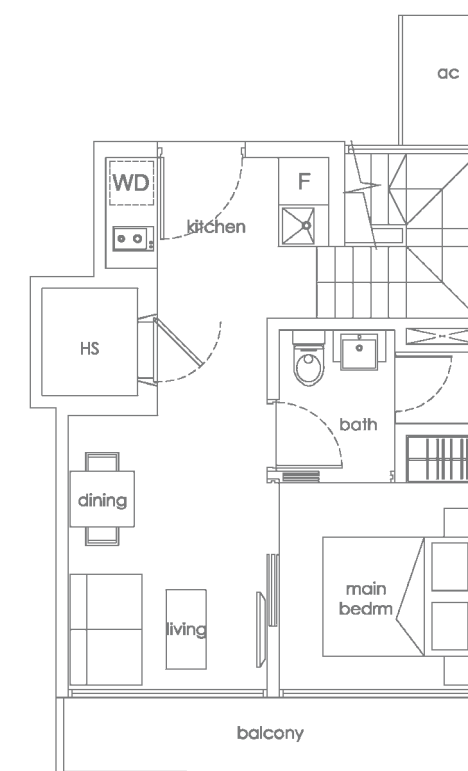
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TYPE PHC
2-BEDROOM PENTHOUSE

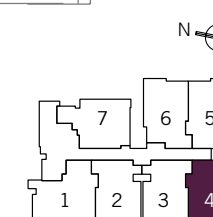
Unit #07-04
Area 980 sqft / 91 sqm



upper floor



lower floor



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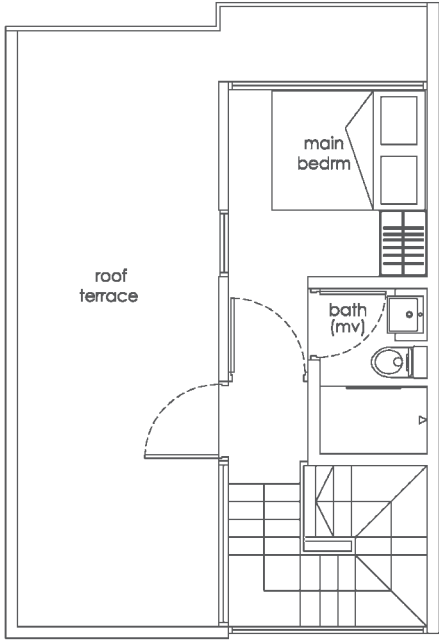


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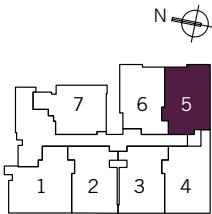
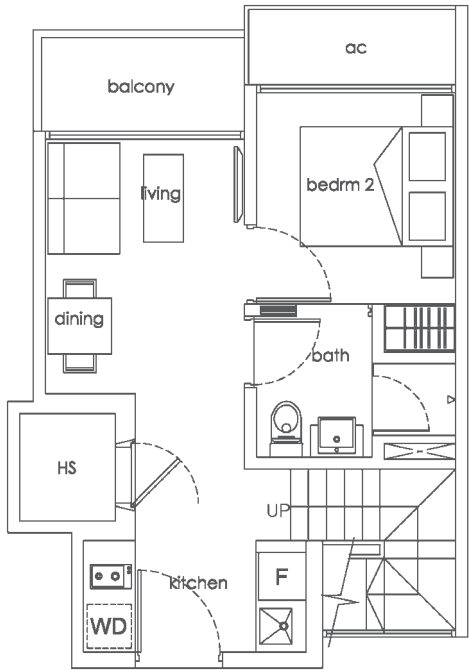
TYPE PHD
2-BEDROOM PENTHOUSE

Unit #07-05
Area 904 sqft / 84 sqm

upper floor



lower floor

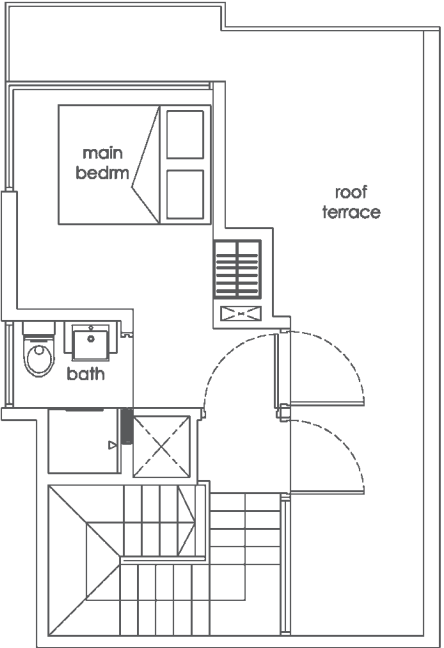


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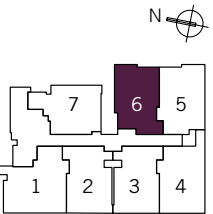
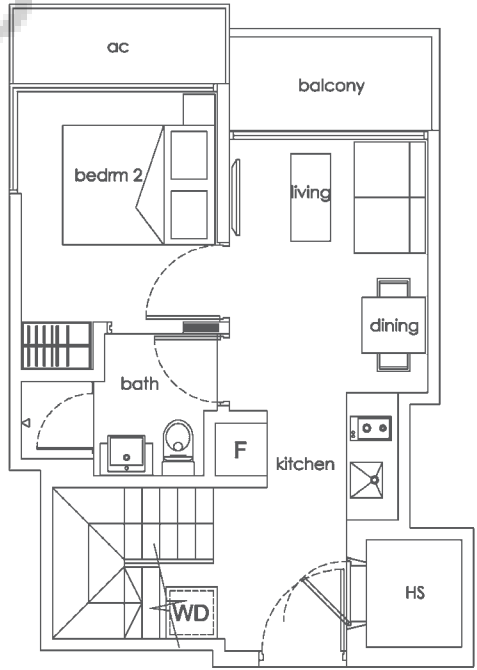
TYPE PHD1
2-BEDROOM PENTHOUSE

Unit #07-06
Area 883 sqft / 82 sqm

upper floor



lower floor



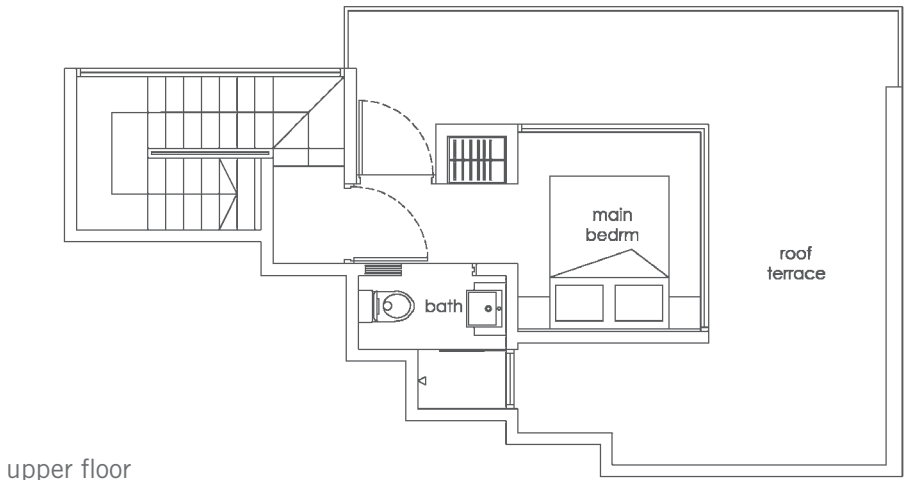
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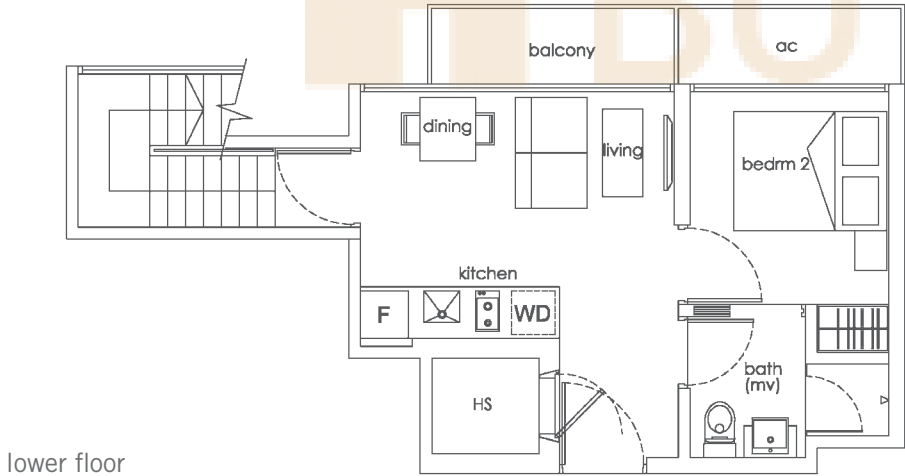
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TYPE PHE
2-BEDROOM PENTHOUSE

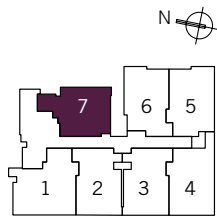
Unit #07-07
Area 958 sqft / 89 sqm



upper floor



lower floor



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SPECIFICATIONS

- FOUNDATION**
Pile foundation to Engineer's requirements
- SUPERSTRUCTURE**
Reinforced concrete structure to Engineer's requirements
- WALLS**
External - Pre-cast concrete panels and/or common clay brick to Architect's selection or Engineer's requirements
Internal - Dry wall partition and/or common clay brick and/or pre-cast concrete panels to Architect & Engineer's requirements
- ROOF**
Reinforced concrete flat roof
- CEILING**
Living / Dining / Bedrooms / Study / Household Shelter / Balcony / Private Terrace - Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection

Bathroom / Kitchen - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- FINISHES**
Wall (For Apartments)
Living / Dining / Bedrooms / Study / Household Shelter / Balcony / Private Terrace - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
Bathroom / Kitchen - Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design

Wall (For Common Areas)
1st Storey Lift Lobbies / Typical Lift Lobbies / Staircases / Sky Terrace / Pool Area / Swimming Pool / Walkway / Pavement - Homogenous and/or ceramic tiles and/or cement and sand plaster and/or skim coat with emulsion paint to Architect's selection

Floor (For Apartments)
Living / Dining / Kitchen / Bedroom / Study - Homogenous tiles to Architect's selection
Bathroom - Ceramic and/or homogenous tiles to Architect's selection
Household Shelter / Balcony / Private Terrace - Ceramic and/or homogenous tiles to Architect's selection
A/C Ledge - Cement & sand screeding

Floor (Common Areas)
a) 1st Storey Lift Lobby - Homogenous and/or ceramic tiles to Architect's selection
b) Typical Lift Lobbies - Homogenous and/or ceramic tiles to Architect's selection
c) Staircases - Homogenous and/or ceramic tiles and/or cement & sand screed with nosing tiles to Architect's selection
d) Sky Terrace / Pool Area - Homogenous and/or ceramic tiles and/or timber deck and/or pebble wash to Architect's selection
e) Swimming Pool - Mosaic and/or ceramic tiles to Architect's selection
f) Walkway / Pavement - Homogenous and/or ceramic tiles to Architect's selection
- WINDOWS**
Powder coated aluminium framed windows with approx. 6mm thick float glass to Architect's selection
- DOORS**
a) Main Entrance - Fire-rated timber door to Architect's design
b) Bedrooms / Bathrooms - Hollow core timber door to Architect's design
c) Household Shelter - Approved blast door
d) Ironmongery - Locksets and hinges to Architect's selection
- RAILINGS**
Mild steel for common stair railings. Aluminum and/or steel and/or tempered laminated glass for other railings
- SANITARY WARES AND FITTINGS**
Bathroom
a) 1 shower cubicle with shower mixer and shower set to Architect's selection
b) 1 wash basin and mixer tap to Architect's selection
c) 1 water closet to Architect's selection
d) 1 mirror to Architect's design
e) 1 toilet paper holder to Architect's selection
- ELECTRICAL INSTALLATION / TELEPHONE / TV / FM**
Refer to Electrical Schedule for details
- LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard SS555 2010
- PAINTING**
a) External Walls - Weather resistant emulsion paint and/or textured coating and paint to Architect's selection
b) Internal walls - Emulsion paint to Architect's selection
- WATERPROOFING**
Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, Private Terrace, W.C., R.C. Flat Roof and where required
- DRIVEWAY & CAR PARK**
a) Surface Driveway - Heavy duty homogenous tiles and/or concrete imprint to Architect's selection
b) Mechanical Car Park Systems - According to specialist's specifications
- RECREATIONAL FACILITIES**
a) Swimming Pool
b) Gym
c) Landscaping
- OTHER ITEMS**
a) Kitchen Cabinets - High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
b) Kitchen Appliances - Cooker hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
c) Bedroom Wardrobes - Built-in wardrobes to all bedrooms to Architect's design & selection
d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living / Dining to M&E Engineer's selection
e) Audio Intercom System - Gate post with audio intercom to apartment units to M&E Engineer's selection
f) Electric Water Heater - Hot water supply to all bathrooms and kitchen to M&E Engineer's requirements
g) Soil Treatment - Anti-termite soil treatment by specialists' specifications
h) Cable Vision - Provision of cable and outlet only

Note:
Marble, Limestone and Granite
Marble, limestone and 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 material can be pre-selected before installation, this non-conformity in the marble, limestone or 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.

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.

Warranties
Where warranties are given by the manufacturers and/or contractors and/or supplies 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.

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 the respective subscription channel and/or Internet access.

Wardrobes, 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.

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.

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.

Description of Common Property
Common facilities such as swimming pool 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.

Common Area
Management Room and Sentry Post are not provided.

Description of Parking Spaces
36 car parking lots consisting of fully automated mechanized car parking system and 1 handicapped car parking lot.

Purpose of Building Project and Restriction as to Use
The building project is strictly for residential occupation only. The open roof terrace 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 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, models, 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 be modified by any statements, representations or promise made by the Developer or the Marketing Agents.

ELECTRICAL SCHEDULE

TYPE	LIGHTING POINT	13A S/S/O	2X13A S/S/O	TV POINT	TELEPHONE POINT	WATER HEATER SWITCH	HOB	HOOD	INTERCOM POINT	ISOL.	BELL
TYPE A	7	3	3	3	3	1	1	1	1	1	1
TYPE A1	8	3	3	3	3	1	1	1	1	1	1
TYPE B	7	2	3	2	2	1	1	1	1	1	1
TYPE B1	7	2	3	2	2	1	1	1	1	1	1
TYPE B2	8	3	3	3	3	1	1	1	1	1	1
TYPE C	8	3	3	3	3	1	1	1	1	1	1
TYPE C1	7	2	3	2	2	1	1	1	1	1	1
TYPE D	7	2	3	2	2	1	1	1	1	1	1
TYPE D1	7	1	3	2	2	1	1	1	1	1	1
TYPE D2	7	2	3	2	2	1	1	1	1	1	1
TYPE D3	7	1	3	2	2	1	1	1	1	1	1
TYPE E	7	3	3	3	3	1	1	1	1	1	1
TYPE PHB	11	3	3	3	3	2	1	1	1	2	1
TYPE PHC	11	3	3	3	3	2	1	1	1	2	1
TYPE PHD	10	3	3	3	3	2	1	1	1	2	1
TYPE PHD1	10	3	3	3	3	2	1	1	1	2	1
TYPE PHE	10	3	3	3	3	2	1	1	1	2	1



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