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The Meyerise - Floor Plans



Free Home Estimates

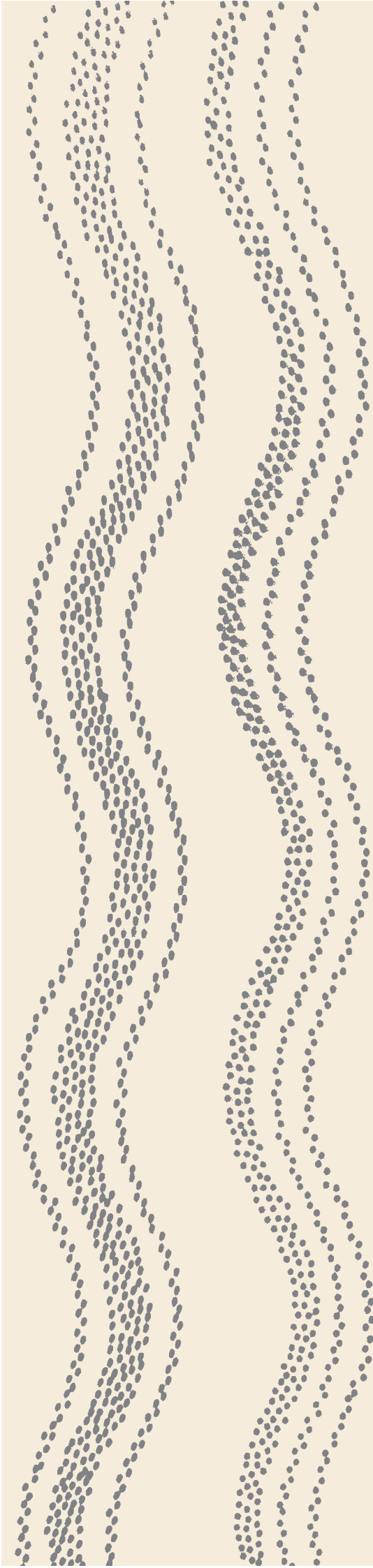
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Free Property Calculators

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The MEYERISE



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RISE *above all*



THE PERFECT *balance* OF
ASPIRATIONS IS ONLY ACHIEVED
WHEN THE RIGHT ELEMENTS,
WHILE POLARISED, STAY IN
harmony.

At The Meyerise, each element is uniquely made to compliment the other, from the outstanding architecture to the location's sights and amenities, creating a mutually beneficial balance. One that cannot be attained without each distinct element forging together to create a new and compelling whole. Discover how seemingly differing facets create the perfect harmony and unity for a residential living like no other.

SEASIDE
LIVING JUST
GOT BETTER.





Artist's Impression

NESTLED
ALONG ONE OF
SINGAPORE'S MOST
premium sea front

residential belts, the
majesty of the sea
beckons at The Meyerise.
Two stately blocks at
31-storeys tall comprise
239 units of 2, 3 and 4-
bedroom apartments,
each offering a renewed
residential living experience.





ARISING FROM THE FINEST *architecture,* SIGHTS AND LIFESTYLE,

The Meyerise brings together rare gifts for the privileged few. You know you've arrived as you are greeted with a grand drop-off point that stands out along the distinguished residential lane.

REACH
AS FAR AS
YOUR EYES
TAKE YOU



FROM THE
BOUNDARIES
OF THE SEAS TO
THE CITY





BE *connected* TO THE ISLAND'S MOST WELL LOVED

recreational, entertainment, leisure and social hot spots, from day to night. From the city sparkle to the twinkle of the stars, this prestigious coastal area converges both the serenity of seaside living with the enthrallment of city activities.







WITH BOLD
ANGULAR *structures* &
SOFT CURVED EDGES,

The Meyerise is a work of art as it creates an aesthetically pleasing environment for seamless living and playing.







Impression only

SEASIDE *living* IS NO LONGER COVETED BUT *experienced.*

Be accompanied by the peaceful soundtrack of soft breaking waves and cooling breeze, enjoyed through a curved balcony.

Further in the abode, contemporary kitchen designs are fully furnished with quality equipment to satisfy your culinary desires. And the icing on this cake is a private lift that serves all units to offer a heightened sense of security and exclusivity.





0 5 10 15 20 25M

- | | | |
|---------------------------|---|-------------------------|
| A) MAIN ENTRANCE DROP-OFF | H) CLUBHOUSE - | J) ADULT FITNESS AREA |
| B) SWIMMING POOL | • MULTI-PURPOSE ROOM / LOUNGE | K) DINING PAVILION |
| C) FUN POOL | • KITCHENETTE | L) READING PAVILION |
| D) CHAISE POOL | • GYMNASIUM | M) TABLE GAMES PAVILION |
| E) CHILDREN'S POOL | • ROOF-TOP BBQ PAVILIONS | N) TENNIS COURT |
| F) JACUZZI POOL | • MALE & FEMALE CHANGING ROOM,
EACH WITH A STEAM ROOM. | O) VISITOR'S CAR PARK |
| G) POOL DECK | I) CHILDREN'S PLAY AREA | P) PEDESTRIAN GATE |

93 MEYER ROAD (S)437986

#31-01 Type P1		31	#31-03 Type A2	#31-04 Type B4
#30-01 Type C1	#30-02 Type D2	30	#30-03 Type A2	#30-04 Type B4
#29-01 Type C1	#29-02 Type D1	29	#29-03 Type A2	#29-04 Type B4
#28-01 Type C1	#28-02 Type D1	28	#28-03 Type A2	#28-04 Type B4
#27-01 Type C1	#27-02 Type D1	27	#27-03 Type A2	#27-04 Type B4
#26-01 Type C1	#26-02 Type D1	26	#26-03 Type A2	#26-04 Type B4
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#22-01 Type C1	#22-02 Type D1	22	#22-03 Type A2	#22-04 Type B4
#21-01 Type C1	#21-02 Type D1	21	#21-03 Type A2	#21-04 Type B4
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#17-01 Type C1	#17-02 Type D1	17	#17-03 Type A2	#17-04 Type B4
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#03-01 Type C1	#03-02 Type D1	3	#03-03 Type A2	#03-04 Type B4
#02-01 Type C1	#02-02 Type D1	2	#02-03 Type A2	#02-04 Type B4
Lobby		1	Pool Deck	
Lobby		B1	Carpark	

97 MEYER ROAD (S)437918

#31-05 Type A1	#31-06 Type B2	31	#31-07 Type B1	#31-08 Type B3
#30-05 Type A1	#30-06 Type B2	30	#30-07 Type B1	#30-08 Type B3
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#26-05 Type A1	#26-06 Type B2	26	#26-07 Type B1	#26-08 Type B3
#25-05 Type A1	#25-06 Type B2	25	#25-07 Type B1	#25-08 Type B3
#24-05 Type A1	#24-06 Type B2	24	#24-07 Type B1	#24-08 Type B3
#23-05 Type A1	#23-06 Type B2	23	#23-07 Type B1	#23-08 Type B3
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#19-05 Type A1	#19-06 Type B2	19	#19-07 Type B1	#19-08 Type B3
#18-05 Type A1	#18-06 Type B2	18	#18-07 Type B1	#18-08 Type B3
#17-05 Type A1	#17-06 Type B2	17	#17-07 Type B1	#17-08 Type B3
#16-05 Type A1	#16-06 Type B2	16	#16-07 Type B1	#16-08 Type B3
#15-05 Type A1	#15-06 Type B2	15	#15-07 Type B1	#15-08 Type B3
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#13-05 Type A1	#13-06 Type B2	13	#13-07 Type B1	#13-08 Type B3
#12-05 Type A1	#12-06 Type B2	12	#12-07 Type B1	#12-08 Type B3
#11-05 Type A1	#11-06 Type B2	11	#11-07 Type B1	#11-08 Type B3
#10-05 Type A1	#10-06 Type B2	10	#10-07 Type B1	#10-08 Type B3
#09-05 Type A1	#09-06 Type B2	9	#09-07 Type B1	#09-08 Type B3
#08-05 Type A1	#08-06 Type B2	8	#08-07 Type B1	#08-08 Type B3
#07-05 Type A1	#07-06 Type B2	7	#07-07 Type B1	#07-08 Type B3
#06-05 Type A1	#06-06 Type B2	6	#06-07 Type B1	#06-08 Type B3
#05-05 Type A1	#05-06 Type B2	5	#05-07 Type B1	#05-08 Type B3
#04-05 Type A1	#04-06 Type B2	4	#04-07 Type B1	#04-08 Type B3
#03-05 Type A1	#03-06 Type B2	3	#03-07 Type B1	#03-08 Type B3
#02-05 Type A1	#02-06 Type B2	2	#02-07 Type B1	#02-08 Type B3
Lobby		1	Pool Deck	
Lobby		B1	Carpark	

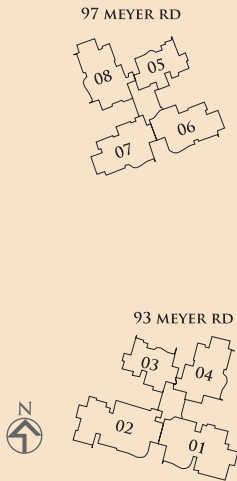
2-Bedroom

3-Bedroom

4-Bedroom

4+1-Bedroom

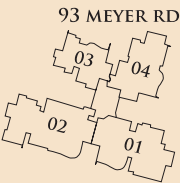
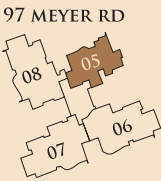
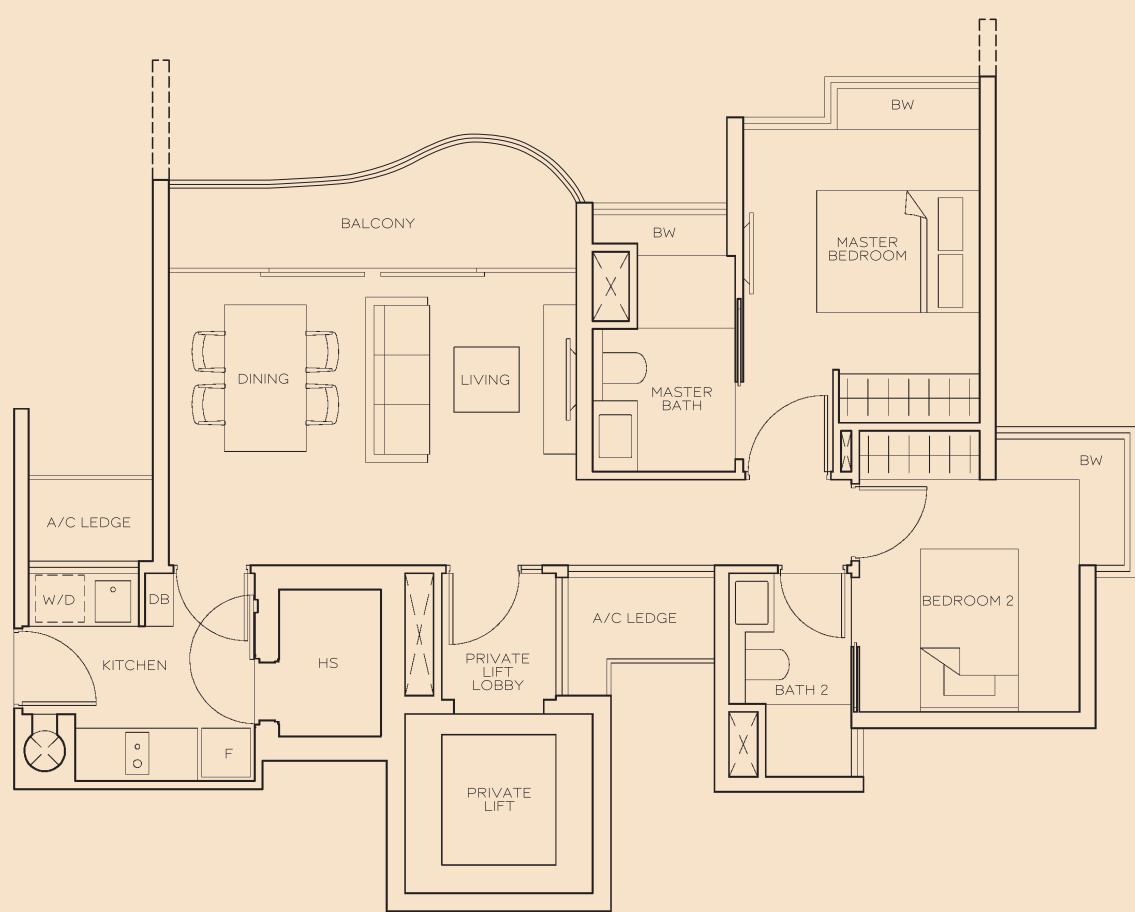
Penthouse



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TYPE A1
(2-BEDROOM)

UNIT #02-05 to #31-05
AREA 81 Sqm (incl a/c ledge - 4 sqm, balcony - 6 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

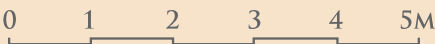
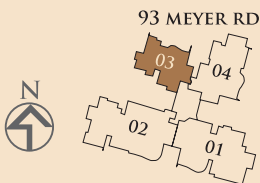
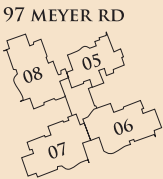
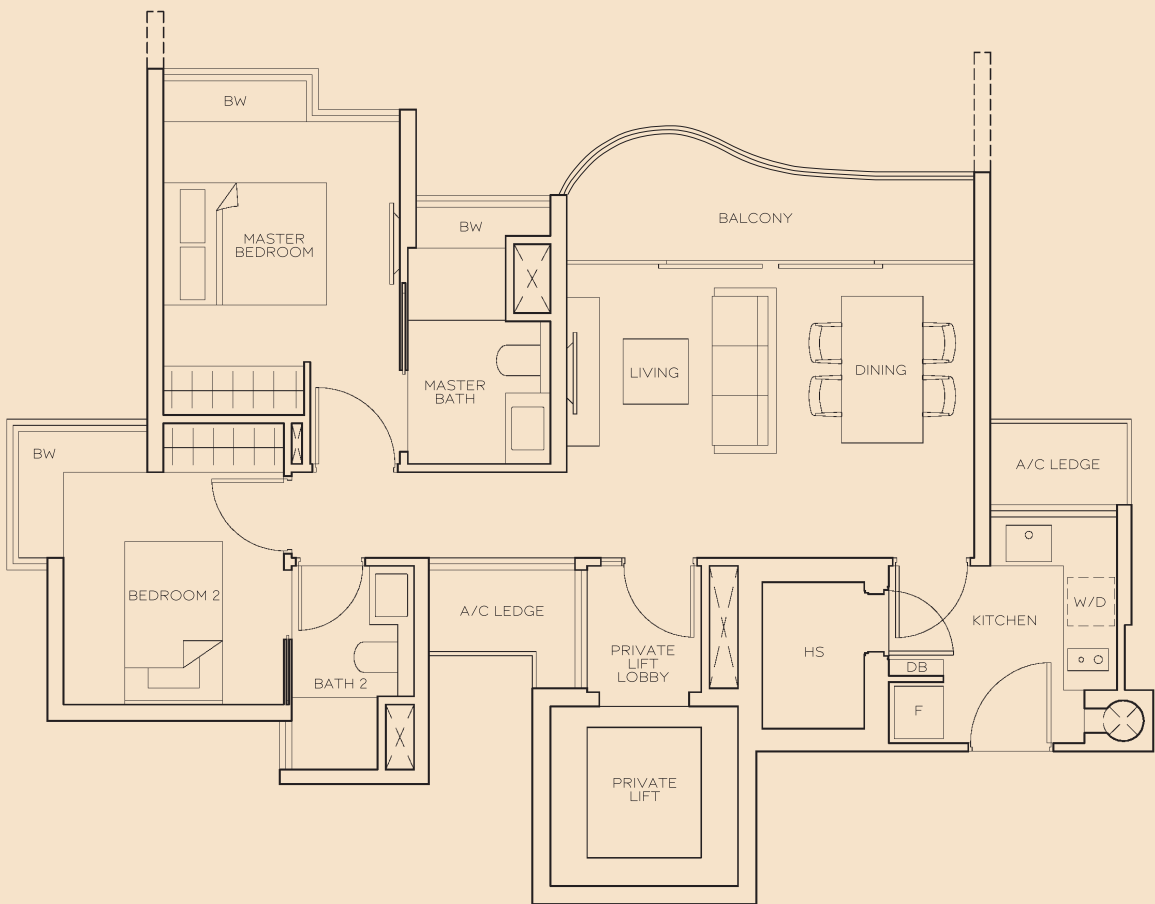
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final su



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TYPE A2
(2-BEDROOM)

UNIT #02-03 to #31-03
AREA 82 sqm (Incl a/c ledge - 4 sqm, balcony - 6 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

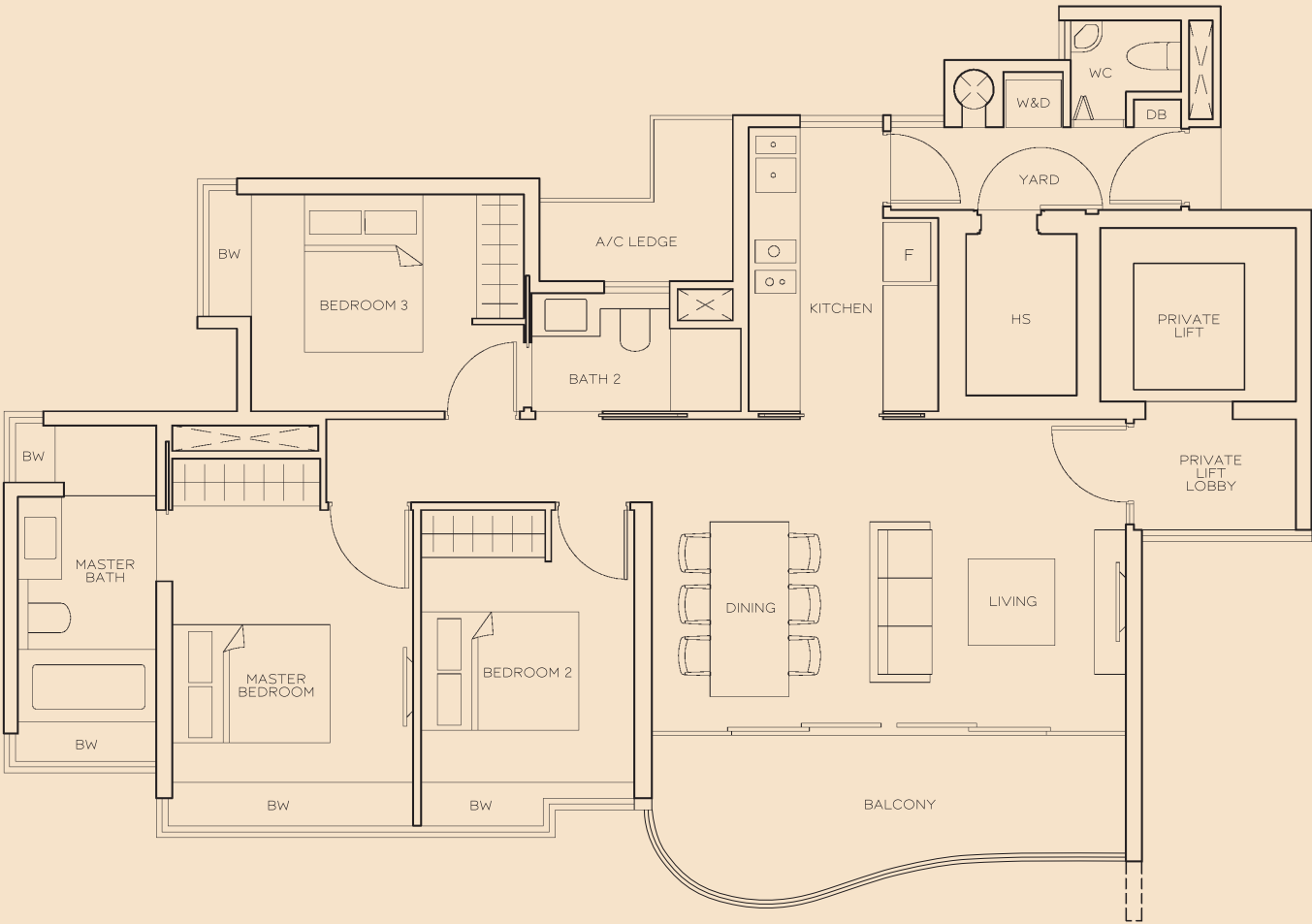
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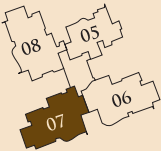
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TYPE B1
(3-BEDROOM)

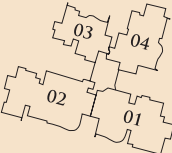
UNIT #02-07 to #31-07
AREA 119 sqm (Incl a/c ledge - 4 sqm, balcony - 11 sqm)



97 MEYER RD



93 MEYER RD



0 1 2 3 4 5M

LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

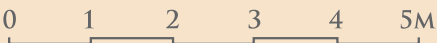
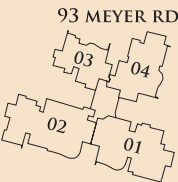
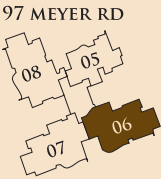
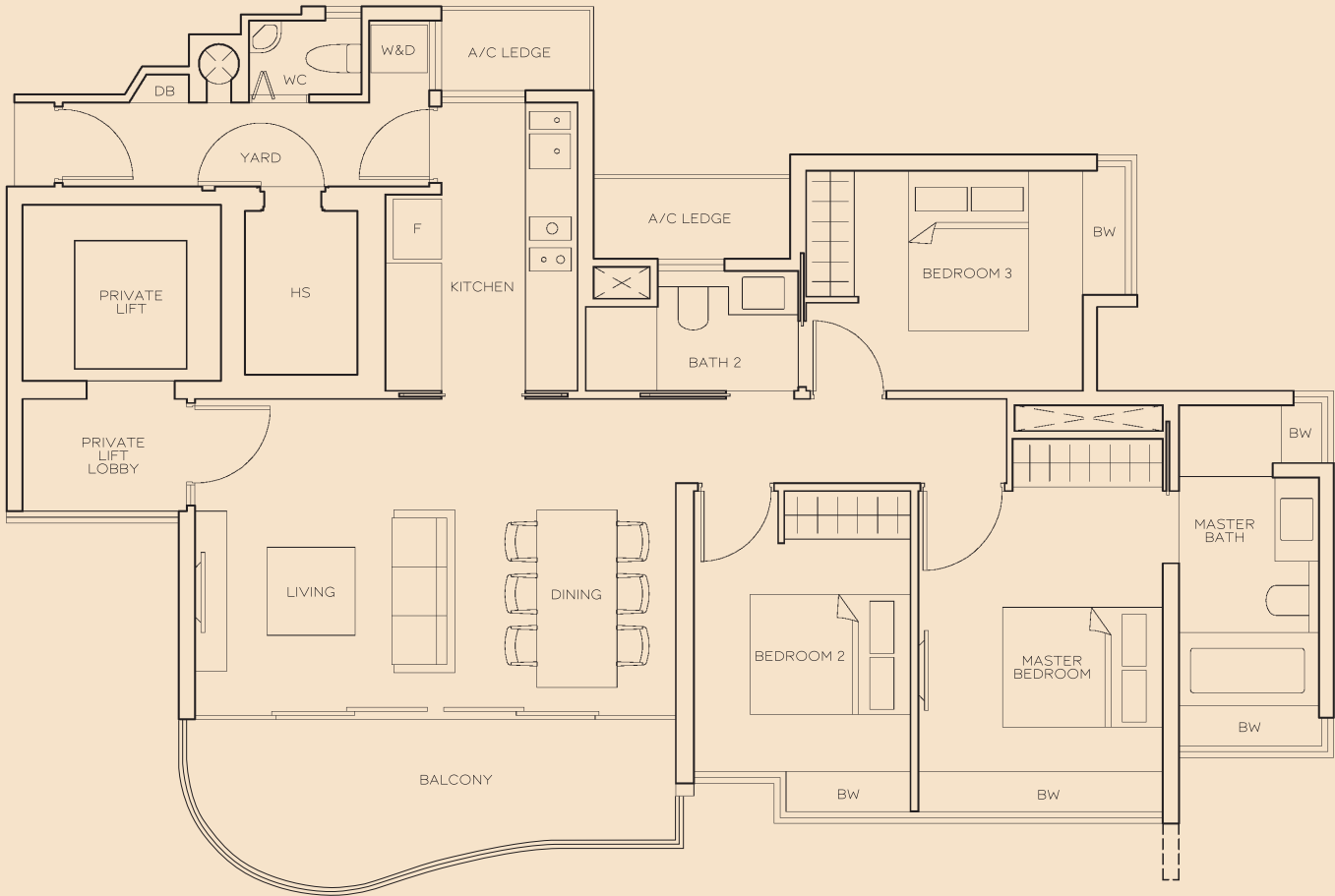
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TYPE B2
(3-BEDROOM)

UNIT #02-06 to #31-06
AREA 122 sqm (Incl a/c ledge - 5 sqm, balcony - 11 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

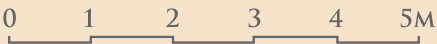
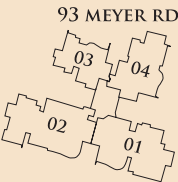
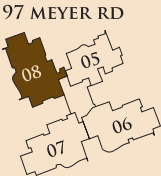
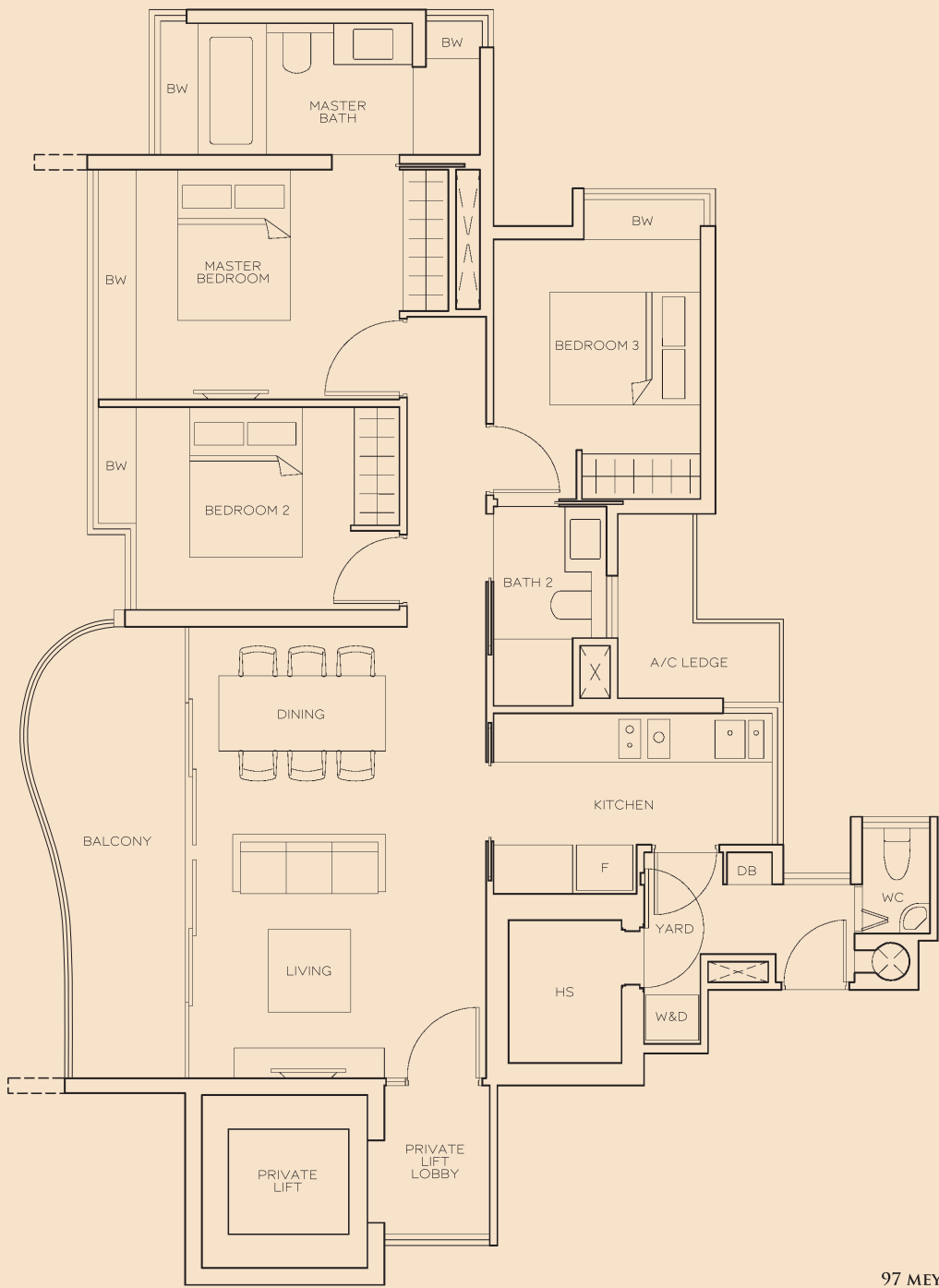
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TYPE B3
(3-BEDROOM)

UNIT #02-08 to #31-08
AREA 118 sqm (Incl a/c ledge - 4 sqm, balcony - 11 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

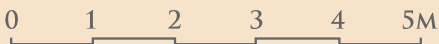
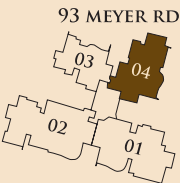
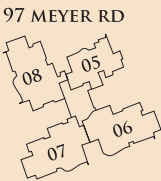
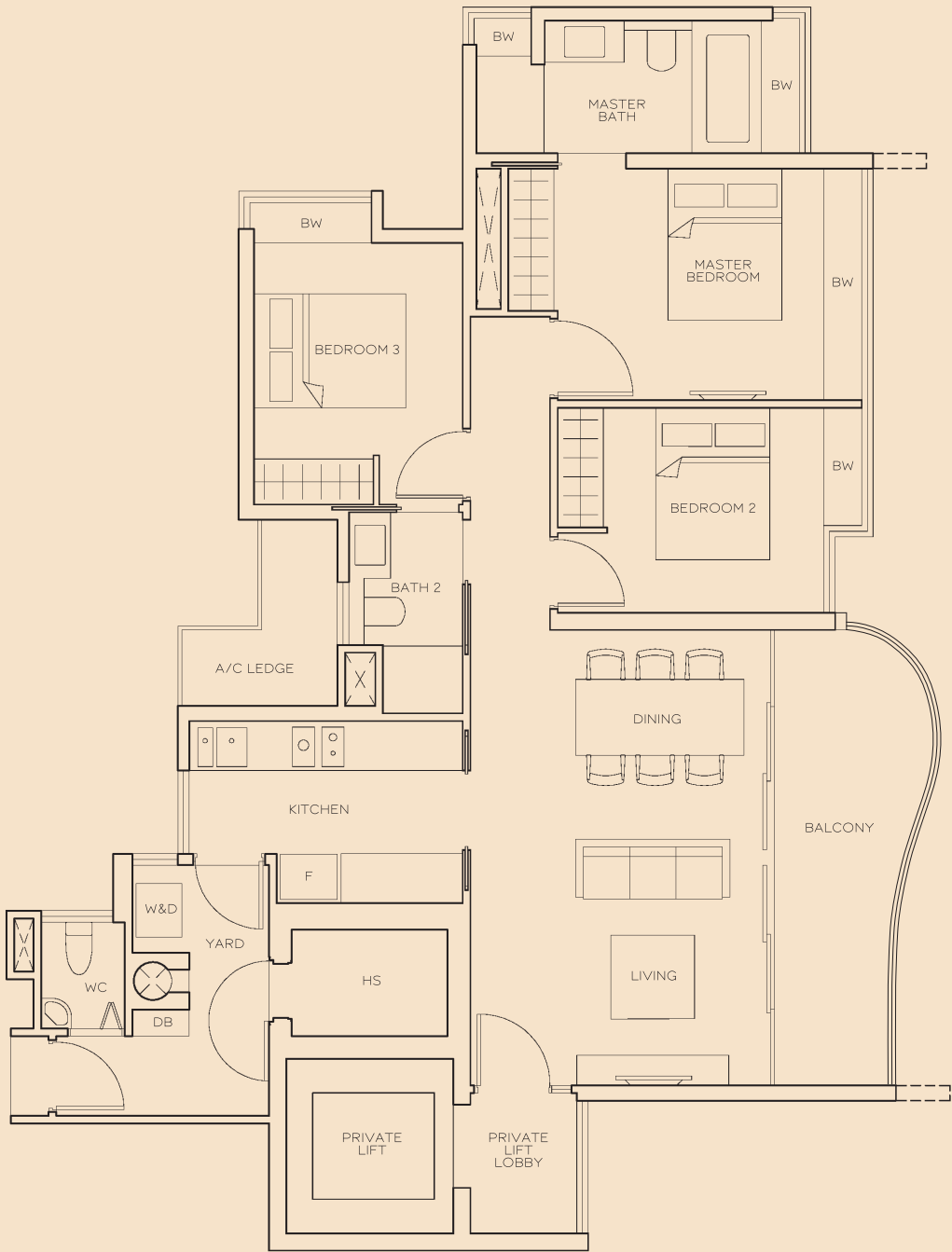
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TYPE B4
(3-BEDROOM)

UNIT #02-04 to #31-04
AREA 121 sqm (Incl a/c ledge - 4 sqm, balcony - 11 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

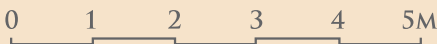
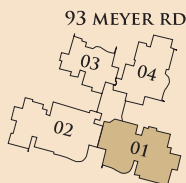
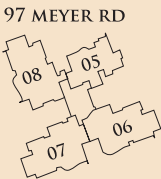
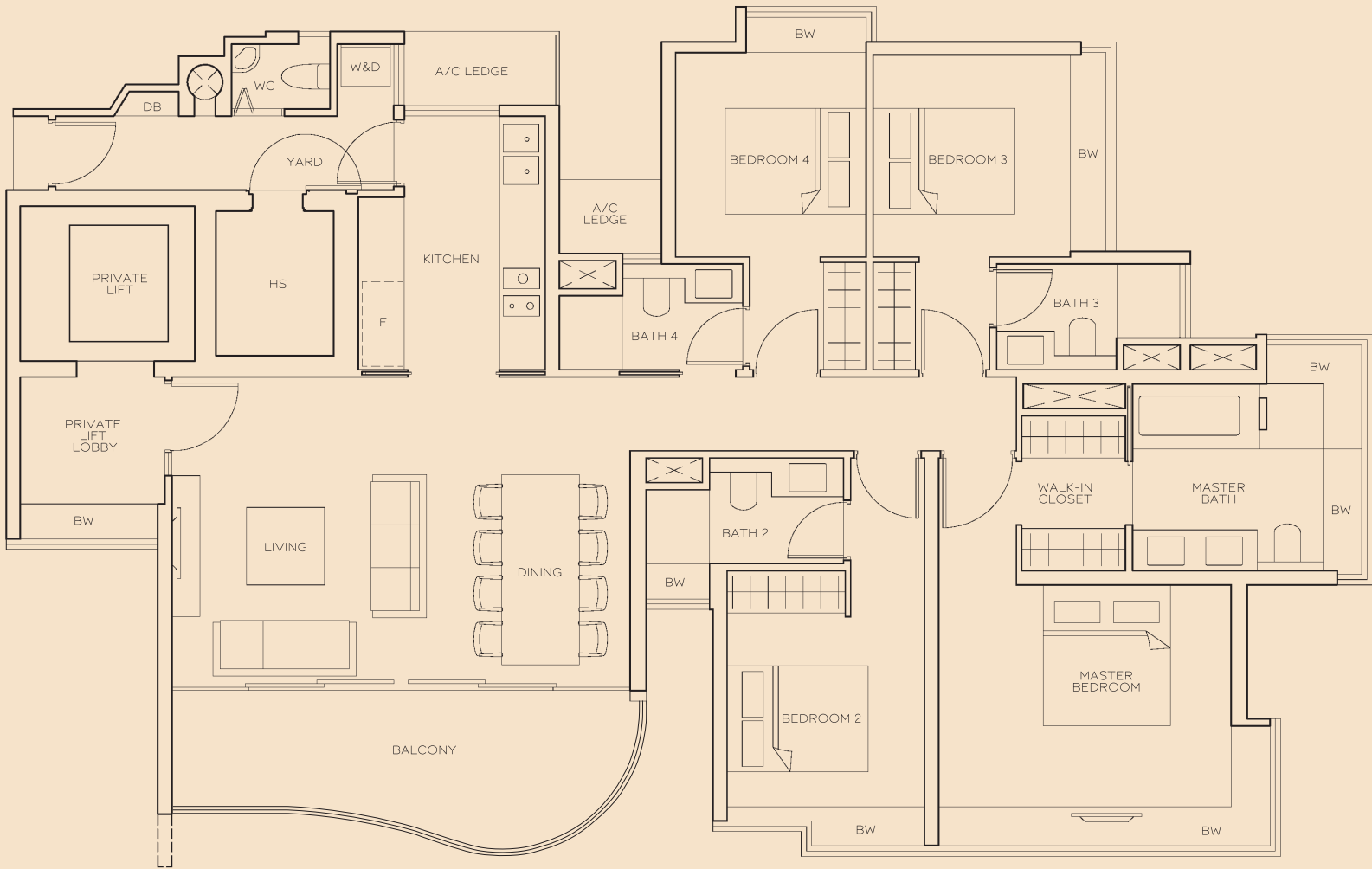
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TYPE C1
(4-BEDROOM)
UNIT
AREA

#02-01 to #30-01
169 sqm (Incl a/c ledge - 4 sqm, balcony - 13 sqm)



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

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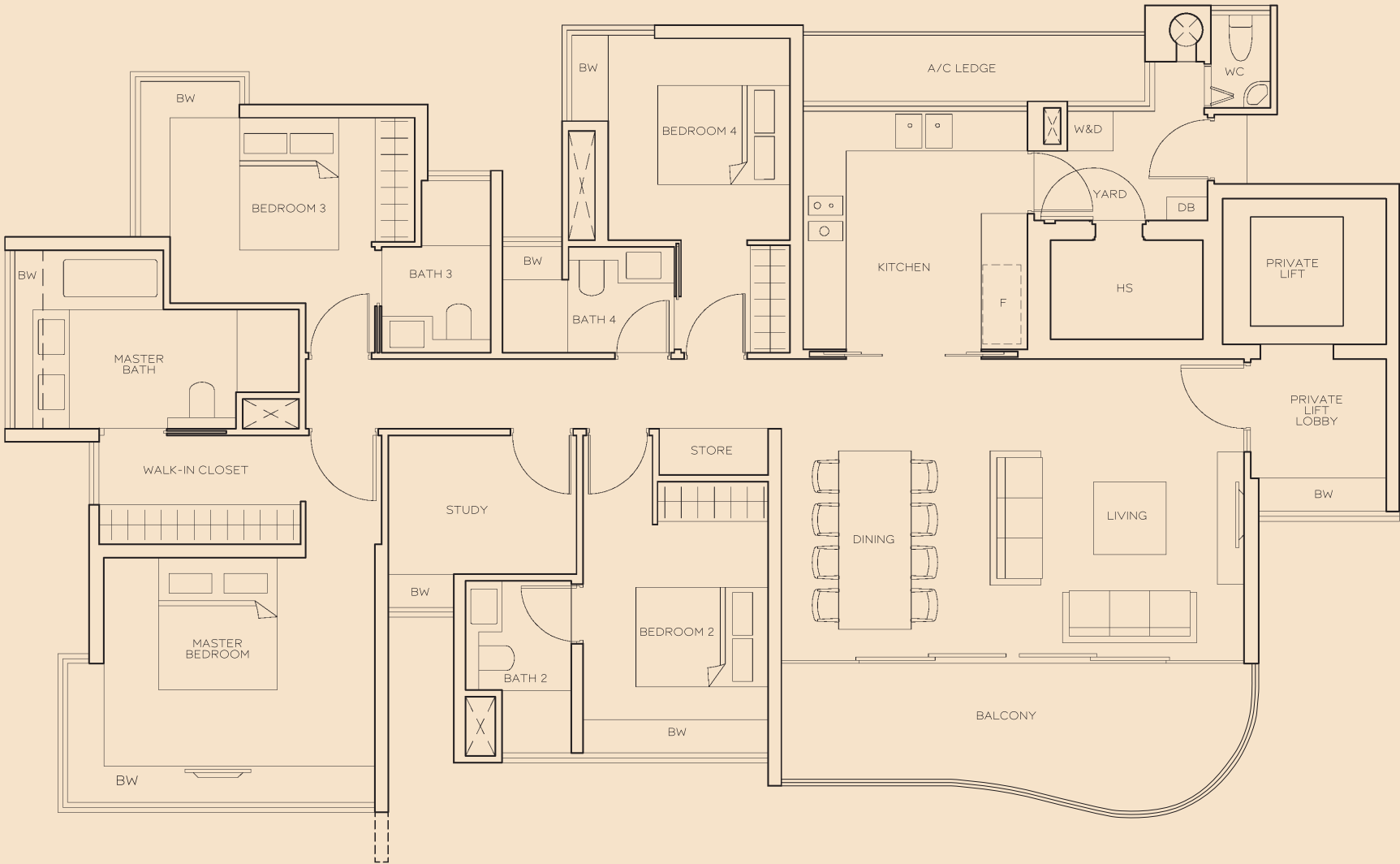
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TYPE D1
(4+1-BEDROOM)

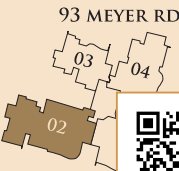
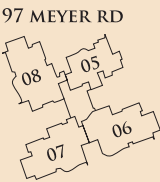
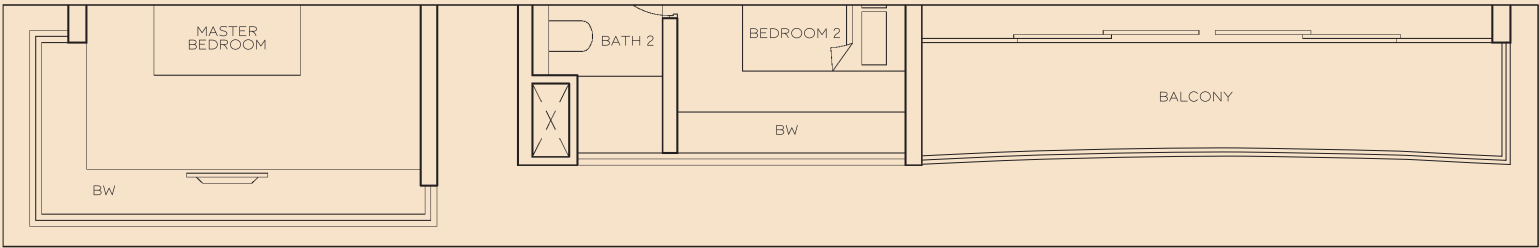
UNIT #02-02 to #29-02
AREA 191 sqm (Incl a/c ledge - 6 sqm, balcony - 14 sqm)

TYPE D2
(4+1-BEDROOM)

UNIT #30-02
AREA 187 sqm (Incl a/c ledge - 6 sqm, balcony - 10 sqm)



Applicable to Type D2 only



LEGEND:
BW - Bay Window F- Fridge DB - Distribution Board W - Washer D - Dryer

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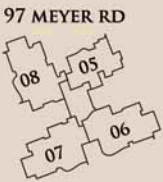
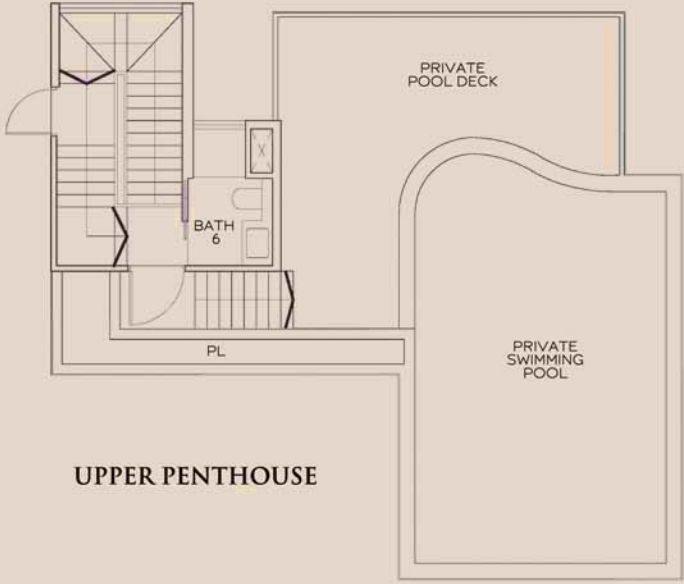
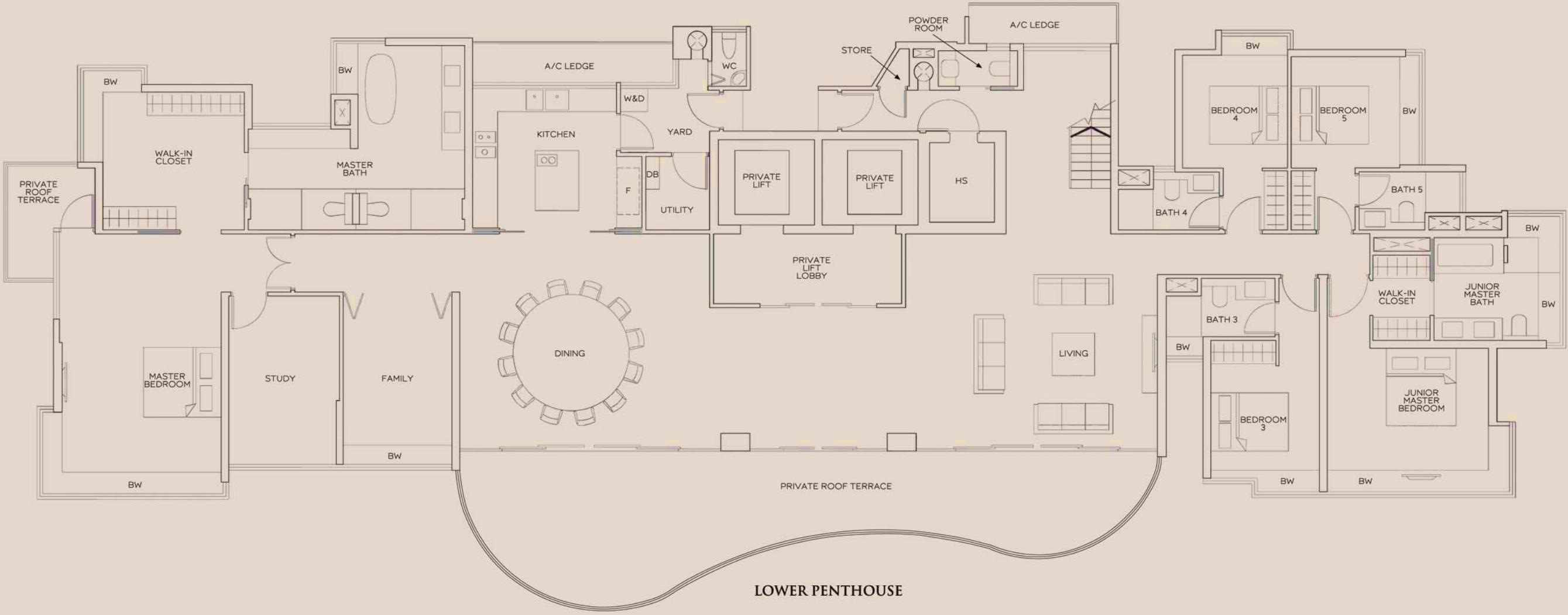
penthouse



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TYPE P1
(PENTHOUSE)

UNIT #31-01
AREA 510 sqm (Incl a/c ledge - 10 sqm, roof terrace - 55 sqm, swimming pool - 39 sqm, pool deck - 25 sqm, planter - 7 sqm, void - 10 sqm)



0 1 2 3 4 5M

LEGEND:
BW - Bay Window F - Fridge DB - Distribution Board W - Washer D - Dryer PL - Planter

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SPECIFICATIONS

1) FOUNDATION

Cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance to Code of Practice for Foundations - Singapore Standard CP 4 : 2003.

2) SUPERSTRUCTURE

Reinforced concrete floors, beams, columns and shear walls in accordance to Code of Practice for Structural Use of Concrete - Singapore Standard CP 65 : 1999 and Design Guide for High Strength Concrete - Singapore Standard CP 65 - BC 2 : 2008.

3) WALLS

- (a) External wall - In-situ and/or pre-cast reinforced concrete wall and/or masonry wall.
- (b) Internal wall - Masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system.

4) ROOF

Reinforced concrete roof with heat insulation and waterproofing system.

5) CEILING

(a) Apartment Unit

Skim coat and/or ceiling boards with emulsion paint to private lift lobby, living, dining, passageway, bedroom, study, family, walk-in-closet, kitchen, utility room, yard, household shelter, bath, store, powder room and internal staircase, where applicable.

(b) Common Areas

- (i) Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridor, gym, multi-purpose room/lounge, kitchenette, handicapped toilet and changing room.
- (ii) Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

6) FINISHES

(A) WALL FINISHES

a) Apartment Unit - Internal (finishes applied up to false ceiling level and exposed areas only)

- (i) Plaster and/or skim coat with emulsion paint to living, dining, passageway, bedrooms, store (for Unit Types D1, D2 & P1 only), study (for Unit Types D1, D2 & P1 only), yard (except for Unit Types A1 & A2 only), internal staircase and family (for Unit Type P1 only).
- (ii) Skim coat with emulsion paint to household shelter (for all Unit Types).
- (iii) Stone tiles to baths (for all Unit Types).
- (iv) Homogeneous and/or ceramic and/or porcelain tiles to kitchen (for all Unit Types).
- (v) Stone tiles to powder room (for Unit Type P1 only).
- (vi) Homogeneous and/or ceramic and/or porcelain tiles to wc (except for Unit Types A1 & A2 only).
- (vii) Plaster and/or skim coat with emulsion paint to private lift lobby (for all Unit Types).
- (viii) Plaster and/or skim coat with emulsion paint to utility room (for Unit Type P1 only).

b) Apartment Unit - External

- (i) Plaster and/or skim coat with emulsion and/or spray textured paint to balcony (except for Unit Type P1 only) and private roof terrace & private pool deck (for Unit Type P1 only).
- (ii) Laminated glass parapet with stainless steel and/or aluminium railing to balcony (except for Unit Type P1 only) and private roof terrace & private pool deck (for Unit Type P1 only).

c) Common Areas - Internal

- (i) Stone and/or homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion / textured paint to common lift lobbies.
- (ii) Plaster and/or skim coat with emulsion and/or textured paint to gym, multi-purpose room/lounge and kitchenette.
- (iii) Homogenous and/or ceramic and/or porcelain tiles to changing rooms and handicapped toilet.
- (iv) Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.

d) Common Area - External

- (i) Stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion and/or spray textured paint to wall.

(B) FLOOR FINISHES

a) Apartment Unit - Internal

- (i) Stone tiles with matching skirting to private lift lobby, living, dining, store (for Unit Types D1 & D2 only) and passageway.
- (ii) Stone tiles with matching skirting to staircase and family (for Unit Type P1 only)
- (iii) Stone tiles to kitchen.
- (iv) Homogeneous and/or ceramic and/or porcelain tiles with matching skirting to household shelter, yard (except for Unit Types A1 & A2 only), wc (except for Unit Types A1 & A2 only), store and utility (for Unit Type P1 only).

- (v) Stone tiles to all baths and powder room (for Unit Type P1 only).

- (vi) Solid timber flooring with matching skirting to all bedrooms, walk-in closet (for Unit Types C1, D1, D2 & P1 only) and study (for Unit Types D1, D2 & P1 only)

b) Apartment Unit - External

- (i) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to balcony (except for Unit Type P1 only) and private roof terrace (for Unit Type P1 only)
- (ii) Reconstituted timber strip and/or pebble washed and/or stone and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to private pool deck (for Unit Type P1 only)

c) Common Areas - Internal

- (i) Stone tiles and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to common lift lobbies at basement and 1st storey (except for service lift lobbies).
- (ii) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to service lift lobbies.
- (iii) Reconstituted timber flooring and/or vinyl flooring and/or carpet to gym.
- (iv) Carpet and/or stone and/or homogenous and/or ceramic and/or porcelain tiles to multi-purpose room/lounge and kitchenette.
- (v) Homogenous and/or ceramic and/or porcelain tiles to changing rooms and handicapped toilet.

d) Common Areas - External

- (i) Reconstituted timber strip and/or stone tiles and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, open deck, walkway, linkway and footpath.
- (ii) Ceramic tiles and/or mosaic to swimming pool, children's pool, fun pool, chaise pool and Jacuzzi.
- (iii) Stone and/or ceramic tiles and/or mosaic and/or pebble wash finishes to all water features.
- (iv) Stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or reconstituted timber strip to communal outdoor pavilions.

7) WINDOWS

Aluminium framed windows with minimum 6mm thick clear and/or tinted and/or obscured glass where applicable.

- i) Top-hung window and/or fixed panel to all baths and wc (except for Unit Types A1 & A2).
- ii) Casement window and/or fixed panel to all bedrooms, study (for Unit Types D1, D2 & P1 only), family (for Unit Type P1 only), walk-in closet (for Unit Types D1, D2 & master bedroom for Type P1 only) and yard (except for Unit Types A1 & A2).
- iii) Casement window and/or fixed panel to kitchen (except for Unit Types D1, D2 & P1 only) and sliding window and/or fixed panel to kitchen (for Unit Types D1, D2 & P1 only)
- iv) Casement window and/or fixed panel to internal staircase (for Unit Type P1 only).

8) DOORS

- i) Fire-rated solid timber swing doors to unit service entrance.
- ii) Hollow core timber swing door with fixed glass panel to private lift lobby (except Unit Type P1 only).
- iii) Hollow core timber sliding door with fixed glass panel to private lift lobby (for Unit Type P1 only).
- iv) Hollow core timber swing door to all bedrooms.
- v) Hollow core timber swing door to utility (for Unit Type P1 only), study and store (for Unit Types D1, D2 & P1 only).
- vi) Hollow core timber sliding folding glazed door to family (for Unit Type P1 only).
- vii) Hollow core timber sliding door to all baths, except :
 - (a) Hollow core timber swing door and sliding doors to bath 2 (for Unit Types A1 & A2 only) & bath 4 (for Unit Types C1, D1 & D2 only).
 - (b) Hollow core timber swing door to bath 2 (for Unit Types C1, D1 & D2 only)
 - (c) Hollow core timber swing door to bath 3 (for Unit Types C1 and P1 only)
 - (d) Hollow core timber swing door to bath 4 & bath 5 (for Unit Type P1 only)
- viii) Slide-and-fold door panel to wc (except for Unit Types A1 & A2 only).
- ix) Timber framed sliding glass door to kitchen (except for Unit Types A1 & A2 only).
- x) Timber frame swing glass door to kitchen (for Unit types A1 & A2 only).
- xi) Aluminium framed glass sliding door to balcony.
- xii) Aluminium framed glass sliding and/or swing door to private roof terraces and private pool deck (for Unit Type P1 only).
- xiii) Metal cladded (external face only) hollow core timber swing door to intermediate staircase landing (for Unit Type P1 only).
- xiv) Approved metal door for household shelter.
- xv) Good quality locksets and ironmongery to be provided.



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9) SANITARY FITTINGS

	See Description Below							
	1	2	3	4	5	6	7	8
Master Bath (for Types A1, A2)	√	√	√	-	-	-	-	-
Master Bath (for Types B1, B2, B3, B4)	√	√	√	√	-	-	-	-
Master Bath (for Types C1, D1, D2)	-	√	√	√	√	-	-	-
Master Bath (for Type P1)	-	-	-	-	√	√	-	-
Junior Master Bath (for Unit Type P1 only)	-	√	√	√	√	-	-	-
Bath 2, 3, 4, 5 & 6 (where applicable)	√	√	-	-	-	-	-	-
Powder Room (for Unit Type P1 only)	√	-	-	-	-	-	-	-
WC (except for Unit Types A1 & A2)	-	-	-	-	-	-	√	-
Balcony, Yard, Private Roof Terrace (where applicable)	-	-	-	-	-	-	-	√
Description : 1. 1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 water closet and 1 toilet paper holder. 2. 1 towel rail, 1 shower compartment with 1 shower mixer and 1 hand shower. 3. 1 overhead shower rose. 4. 1 long bath with bath mixer and hand shower. 5. 1 natural stone vanity top with 2 wash basins, 2 basin mixers, 1 mirror, 1 water closet, 1 toilet paper holder. 6. 2 towel rails, 1 free standing bathtub with bath mixer and hand shower, 2 shower compartments with 2 shower mixer, 2 hand shower, 2 overhead shower rose, 2 water closet and 2 toilet paper holder. 7. 1 pedestal water closet, 1 basin with tap, 1 shower set with bib tap, 1 towel hook and 1 toilet paper holder. 8. 1 bib tap.								

10) ELECTRICAL INSTALLATION

- i) All units shall be cable TV ready.
- ii) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
- iii) Electrical wiring above false ceiling shall be in exposed tray, conduits and trunking.

Unit Types	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
A1, A2	10	16	1
B1, B2, B3, B4	13	20	1
C1	24	24	1
D1, D2	25	28	1
P1	55	45	1

11) TV AND TELEPHONE

Unit Types	Telephone Outlet	TV Outlet (cable TV ready)
A1, A2	3	3
B1, B2, B3, B4	4	4
C1	5	5
D1, D2	6	6
P1	9	9

12) LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard 555.

13) PAINTING

- i) External Wall : External emulsion and/or silicon and/or thermal paint and/or textured coating.
- ii) Internal Wall : Emulsion paint to internal walls and ceiling.

14) WATERPROOFING

a) Apartment Unit

- (i) Waterproofing to floors of bath, balcony, kitchen, wc, yard, planter, powder room, private roof terrace and private pool deck, where applicable.
- (ii) Waterproofing to walls of long bath and shower compartment up to 1800mm.

b) Common Area

- (i) Waterproofing to RC flat roof, swimming pool, children's pool, fun pool, chaise pool, Jacuzzi, water features, changing room, handicapped toilet and landscape areas.

15) DRIVEWAY AND CARPARK

- i) Reinforced concrete slab with floor hardener and/or epoxy coating at basement driveway, ramp and carpark.
- ii) Reinforced concrete slab with granite and/or interlocking concrete paving to surface driveway and drop-off areas.

16) RECREATION FACILITIES

- a) Swimming pool (surface area approx. 480 m²)
- b) Fun pool (surface area approx. 75 m²)
- c) Children's pool (surface area approx. 50 m²)
- d) Chaise pool (surface area approx. 55 m²)
- e) Jacuzzi pool (surface area approx. 50 m²)
- f) Pool deck
- g) Dining pavilion
- h) Tennis court
- i) Clubhouse
- Multi-purpose room / lounge
 - Kitchenette
 - Gym
 - Roof top BBQ pavilions (2 nos)
 - Changing rooms (male and female changing room, each with steam room)
- j) Children's play area
- k) Adult fitness area
- l) Reading pavilion
- m) Tables games pavilion

17) ADDITIONAL ITEMS

		Unit Type									
		A1	A2	B1	B2	B3	B4	C1	D1	D2	P1
a)	Kitchen cabinets with counter top c/w stainless steel sink, cooker hob, hood with:	√	√	√	√	√	√	√	√	√	√
i	Free standing fridge	√	√	√	√	√	√	-	-	-	-
ii	Integrated fridge	-	-	-	-	-	-	√	√	√	√
iii	Wine fridge	-	-	√	√	√	√	√	√	√	√
iv	Built-in combi microwave oven	√	√	√	√	√	√	√	√	√	√
v	Built-in steam oven, coffee machine and dishwasher	-	-	-	-	-	-	-	-	-	√
vi	Built-in washing machine cum dryer	√	√	-	-	-	-	-	-	-	-
b)	Washing machine and dryer	-	-	√	√	√	√	√	√	√	√
c)	i Built-in wardrobe provided for all bedrooms (except item c(ii) below)	√	√	√	√	√	√	√	√	√	√
ii	Walk-in closet provided for:										
	a. master bedroom	-	-	-	-	-	-	√	√	√	√
	b. junior master bedroom	-	-	-	-	-	-	-	-	-	√
d)	i Ducted air-conditioning system to:										
	a. living, dining and private lift lobby	√	√	√	√	√	√	√	√	√	√
	b. master bedroom	-	-	-	-	-	-	√	√	√	√
	c. junior master bedroom	-	-	-	-	-	-	-	-	-	√
ii	Wall mounted fan coil air-conditioning system to:										
	a. all bedrooms (except item d(i) b & c above),	√	√	√	√	√	√	√	√	√	√
	b. study	-	-	-	-	-	-	-	√	√	√
	c. family	-	-	-	-	-	-	-	-	-	√
e)	Hot water supply to all baths, kitchen and wc (where applicable)	√	√	√	√	√	√	√	√	√	√
f)	Provision of town gas to kitchen	√	√	√	√	√	√	√	√	√	√
g)	Audio / video intercom system between each unit and guardhouse and common lift lobbies on basement and 1st storey.										
h)	Automatic car barrier with proximity transponder card access.										
i)	Wireless broadband coverage to common swimming pool deck and clubhouse.										
j)	Proximity card access system and security surveillance camera (CCTV) for 1st storey, basement lift lobbies and designated common area.										



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Notes

1. 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, clearing the condensate pipes and charging of gas. The Purchaser is advised to engage his / her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
2. 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 service 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.
3. Materials, Fitting, Equipment, Finishes, Installations 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.
4. 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 the internet services to the Property / Unit and to make all necessary payments to the Internet Service Provider and/or the relevant Entities / Authorities.
5. Marble, Limestone and Granite
Marble, limestone and granite are natural stones 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 marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite is pre-polished before laying and care has been taken for their installation. However, granite, being 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.
6. Wardrobes/Walk-in Closets, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes/walk-in closets, kitchen cabinets, fan coil units, fittings and electrical appliances electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
7. 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 the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
8. Web Portal of the Housing Project
The Purchaser will have to pay the 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.
9. Timber
Timber strips are natural materials containing grain / vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder. Natural timber that is used for outdoor will become bleached due to sunlight and rain. Thus, cycle of maintenance on staining will need to be increased as required.
10. Tiles
Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.
11. False Ceiling
The 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 purpose. Ceiling works would be required if removal of the equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.
12. Planters
Planters are designed for potted plants only. No soil material or turf / plants will be provided to planters.
13. Glass
Glass is a manufactured material that is not 100% pure. 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.
14. Balconies, Roof Top, Reinforced Concrete Ledge and Planter Box
The Purchaser acknowledges that he is aware that:
i. the balconies (if any) in the Unit cannot be converted to any other uses for any reason whatsoever unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained;
ii. no structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained;
iii. access to all reinforced concrete flat roofs in the Housing Projects is prohibited save for maintenance purposes by the Vendor or the Management Corporation (when formed) or in times of emergency, and the approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained.
15. Car Parking Lots
The Purchaser shall at all times use the car parking lots in the housing project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained.

16. Landscaped Deck
The Purchaser acknowledges that he is aware that the landscaped deck shall be landscaped and kept for the use shown in the approved plans and shall not be converted to other uses unless the prior written approval is obtained from the relevant competent authorities.

17. Landscaped Communal Area
The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed).

18. Roof Terrace
The Purchaser will not erect or construct or cause to be erected or constructed enclosure, shelter, roof, cover or any structure whatsoever over the open roof terraces and other roof terrace within the Housing Project.

19. Roofing Over Balcony
The Purchaser acknowledges that he is aware that the open-air balconies (if any) in the Unit (collectively the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained, nor shall he be entitled to raise objections to the fact that the Open Air Spaces (if any) is/are open to the sky (if any). In addition, the Purchaser shall also at all times observe the rules, regulations and by-laws of the Management Corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

20. Cable Services
The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit 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 and/or 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 and/or Housing Project.

21. Access
i. Gondola supports / brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.
ii. The purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in sub-clause (i) for the purpose of carrying out cyclical maintenance repair upkeep and cleaning work of the building facade of the Housing Project.

Developed by:



Developer: Hong Leong Holdings Limited (Reg No. 1968002902) • Developer's Licence No. C0808
• Tenure of Land: Estate in Fee Simple (Freehold) • Lot No. Lot 9699IV MK 25 of Meyer Road
• Approved BP No./Date: A0814-00009-2007-BP01 dated 21 Jan 2009, A0814-00009-2007-BP02 dated 11 Nov 2010, A0814-00009-2007-BP03 dated 16 May 2011, A0814-00009-2007-BP04 dated 01 June 2011 • Date of Notice of Vacant Possession under the S&P Agreement: No later than 1 Oct 2016 • Expected Date of Legal Completion: No later than 1 Oct 2019 or 3 years after the date of delivery of vacant possession, whichever is earlier

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.



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