

NORTH *WAVE*  
EXECUTIVE CONDOMINIUM







# Welcome to your chic abode

Dreams can come true when style and substance meet. Be greeted by visionary and contemporary designs. Where every line and every curve combine to exude a quiet air of designer luxury. You can't help but feel special every time you come home.





# Where the future metropolis takes shape

## Woodlands Regional Centre, the future metropolis of the North

The growth of Woodlands Regional Centre will include 700,000 sq m of new commercial space and over 100 ha of land that is ready to be developed. It is envisioned to be a vibrant live-work-play environment with excellent accessibility to the city centre. Woodlands Regional Centre will also anchor the North Coast Innovation Corridor. Stretching from Woodlands all the way to Punggol, this corridor will attract new businesses, foster creativity and innovation. Ultimately, this will bring more employment opportunities closer to home so you would not have to travel far for work. And serving this new Regional Centre will be the upcoming Woodlands integrated healthcare development.

## Better, faster, easier connectivity

A new, integrated transport hub for seamless connectivity will be developed at Woodlands Central. Bringing together the Woodlands MRT station and bus interchange, this will also serve as the interchange for the North-South Line, the new Thomson-East Coast Line and the planned Rapid Transit Line to Johor Bahru. With the Thomson-East Coast Line, you can enjoy a direct connection right to the city centre. You can also enjoy a shorter travelling time from Woodlands to the city centre, via the upcoming North-South Corridor.

**Kampong Admiralty** is an upcoming one-stop neighbourhood hub located east of Woodlands Central and served by Admiralty MRT station on the North-South Line.





#### LEGEND

	Woodlands North Coast		Business 1 Factory (Future & Present)		Shopping Centre
	Woodlands Regional Centre		Commercial & Residential		Eatery
	Future North-South Corridor		Future Commercial Space		School
	Future Thomson Line		Business Space		Country Club
	Seletar Expressway		Future Health & Medical Care		Hospital
	Park Connector		Woodlands Food Industrial Cluster		
	North-South Line		Future Residential Space		
	Integrated Transport Hub		Future Education Institution		
	Bus Interchange		Business Park		
	MRT				
	Cross Border Rail Link to Johor Bahru				



# Legend

## Welcome

- 1. Scent Garden
- 2. Side Gate
- 3. Arrival Lounge
- 4. Function Room
- 5. Waterfall

## Wet

- 6. Wading Pool
- 7. Sun Deck
- 8. Gazebo
- 9. Sun Lounge
- 10. Jacuzzi
- 11. 50m Swimming Pool
- 12. Changing Room

## Wild

- 13. Barbecue Pavilion
- 14. Open Deck
- 15. Kids Play Deck
- 16. Recreational Skate Area/Park
- 17. Recreational Basketball/Futsal Court
- 18. Fitness Garden
- 19. Forest Adventure
- 20. Pool Lounge

## Wellness

- 21. Hydro-Spa Pool
- 22. Rosy Trumpet Tree "Sakura Walk"/  
Reflexology Park
- 23. Open Lawn
- 24. Aroma Corridor
- 25. Gym (2nd Storey)
- 26. Badminton Court (2nd Storey)
- 27. Communal Garden (2nd Storey)

## Others

- Guardhouse
- Drop-off Porch
- Bin Centre
- Outdoor Genset (Above Bin Centre)
- Substation





# Site/facilities plan

3rd to 11th storey and landscape at E-deck level





# Live in vogue

Indulge in the luxury of choice, where the versatility of layout enables you to find one that's perfect your lifestyle needs. Enjoy the luxury of space, where interiors are maximised to make life more comfortable. It's also about design, where most units enjoy direct access into the home via the balcony for an impressive sense of arrival. So go on, live it up at NORTHWAVE.









# Unit Distribution

## BLOCK 101 (737708)

Unit Floor	01	02	03	04
16	D1	C6	C2A	B2
15	D1	C6	C2A	B2
14	D1	C6	C2A	B2
13	D1	C6	C2A	B2
12	D1	C6	C2A	B2
11	D1	C6	C2A	B2
10	D1	C6	C2A	B2
9	D1	C6	C2A	B2
8	D1	C6	C2A	B2
7	D1	C6	C2A	B2
6	D1	C6	C2A	B2
5	D1	C6	C2A	B2
4	D1	C6	C2A	B2
3	D1	C6	C2A	B2
2	D1	OFFICE	C2A	B2
1	D1-P	C6-P	FUNC.RM	B2-P

## BLOCK 103 (737709)

Unit Floor	05	06	07	08
16	C1	PH2(M) (#16-07)		C5a
15	C1	VOID	C6(M)	C5a
14	C1		C6(M)	C5a
13	C1		C6(M)	C5a
12	C1		C6(M)	C5a
11	C1	C2(M)	C6(M)	C5a
10	C1	C2(M)	C6(M)	C5a
9	C1	C2(M)	C6(M)	C5a
8	C1	C2(M)	C6(M)	C5a
7	C1	C2(M)	C6(M)	C5a
6	C1	C2(M)	C6(M)	C5a
5	C1	C2(M)	C6(M)	C5a
4	C1	C2(M)	C6(M)	C5a
3	C1	C2(M)	C6(M)	C5a
2	C1	C2(M)	C6(M)	C5a
1	C1a	C2(M)-P	C6(M)-P	C5a-P

Note: DSTA screening / frosted glass may be provided for Block 103 unit no: #12-05, #13-05, #14-05, #15-05, #16-05, #12-07, #13-07, #14-07, #15-07, #16-07, #12-08, #13-08, #14-08, #15-08, #16-08.

## BLOCK 107 (737711)

Unit Floor	16	13	14	15
16	PH4 (#16-16)		PH1 (#16-15)	
15	E1	VOID	VOID	C5
14	E1			C5
13	E1	C2	C3	C5
12	E1	C2	C3	C5
11	E1	C2	C3	C5
10	E1	C2	C3	C5
9	E1	C2	C3	C5
8	E1	C2	C3	C5
7	E1	C2	C3	C5
6	E1	C2	C3	C5
5	E1	C2	C3	C5
4	E1	C2	C3	C5
3	E1	C2	C3	C5
2	E1	C2	C3	C5
1	E1-P	C2-P	C3-P	C5-P

Note: DSTA screening / frosted glass may be provided for Block 107 unit no: #14-15, #15-15, #16-15, #14-16, #15-16, #16-16.

## BLOCK 109 (737712)

Unit Floor	20	17	18	19
16	PH2 (#16-20)		C4	C5a(M)
15	C6	VOID	C4	C5a(M)
14	C6		C4	C5a(M)
13	C6	C2	C4	C5a(M)
12	C6	C2	C4	C5a(M)
11	C6	C2	C4	C5a(M)
10	C6	C2	C4	C5a(M)
9	C6	C2	C4	C5a(M)
8	C6	C2	C4	C5a(M)
7	C6	C2	C4	C5a(M)
6	C6	C2	C4	C5a(M)
5	C6	C2	C4	C5a(M)
4	C6	C2	C4	C5a(M)
3	C6	C2	C4	C5a(M)
2	C6	C2	C4	C5a(M)
1	C6-P	C2-P	C4-P	C5a(M)-P

Note: DSTA screening / frosted glass may be provided for Block 109 unit no: #14-18, #15-18, #16-18, #14-19, #15-19, #16-19, #14-20, #15-20, #16-20.



BLOCK 105 (737710)

Unit Floor	11	10	09	12
16	PH3 (#16-11)		PH2 (#16-12)	
15	D1	VOID	VOID	C6
14	D1			C6
13	D1			C6
12	D1			C6
11	D1	C3	C2	C6
10	D1	C3	C2	C6
9	D1	C3	C2	C6
8	D1	C3	C2	C6
7	D1	C3	C2	C6
6	D1	C3	C2	C6
5	D1	C3	C2	C6
4	D1	C3	C2	C6
3	D1	C3	C2	C6
2	D1	C3	C2	C6
1	D1-P	C3-P	C2-P	C6-P

Note: DSTA screening / frosted glass may be provided for Block 105 unit no:  
#14-11, #15-11, #16-11,  
#12-12, #13-12, #14-12, #15-12, #16-12.

LEGEND

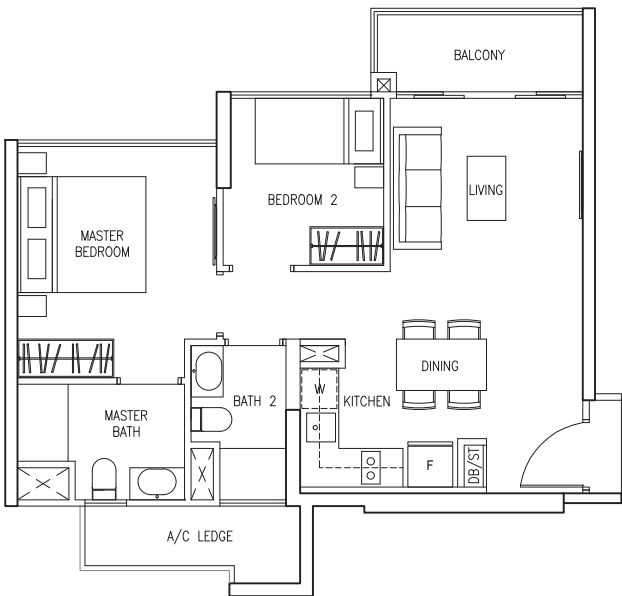
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- 4+1 / 5 BEDROOM  
(PENTHOUSE)

BLOCK 111 (737703)

Unit Floor	21	22	23	24
16	C5	C6a	B1	B2
15	C5	C6a	B1	B2
14	C5	C6a	B1	B2
13	C5	C6a	B1	B2
12	C5	C6a	B1	B2
11	C5	C6a	B1	B2
10	C5	C6a	B1	B2
9	C5	C6a	B1	B2
8	C5	C6a	B1	B2
7	C5	C6a	B1	B2
6	C5	C6a	B1	B2
5	C5	C6a	B1	B2
4	C5	C6a	B1	B2
3	C5	C6a	B1	B2
2	VOID	C6a	B1	B2
1	C5-P	C6a-P	B1-P	VOID

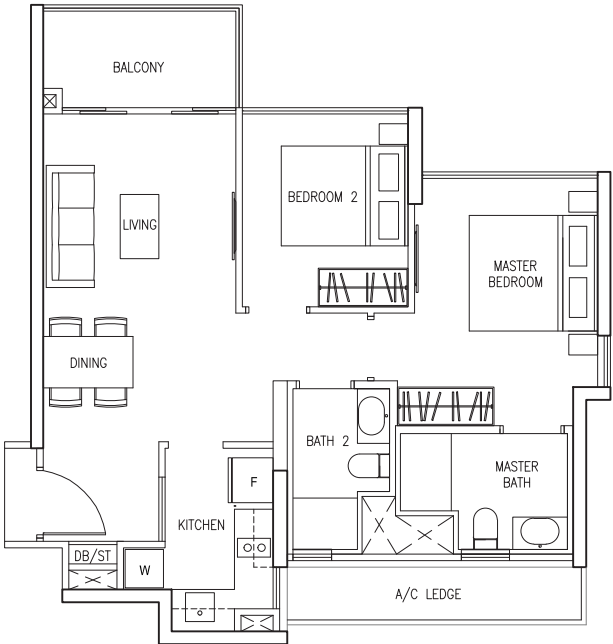


# 2 BEDROOM



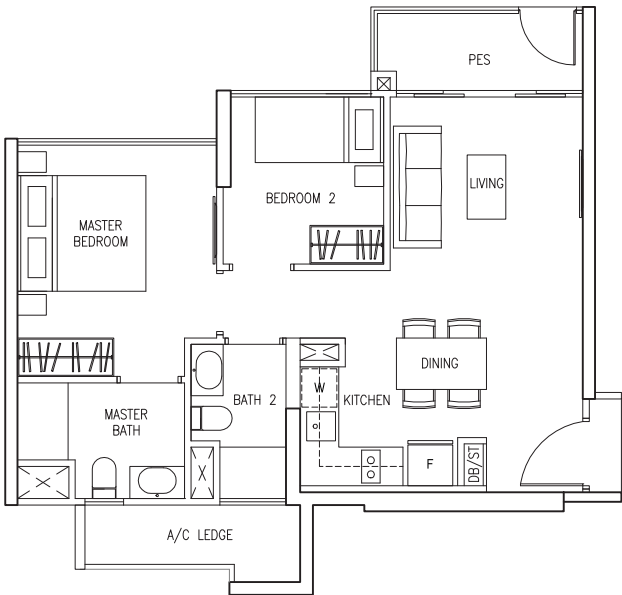
## TYPE B1

63 sq m/ 678 sq ft  
#02-23 to #16-23



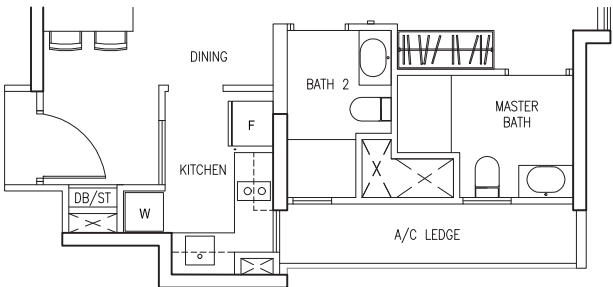
## TYPE B2

70 sq m/ 753 sq ft  
#02-04 to #16-04  
#02-24 to #16-24



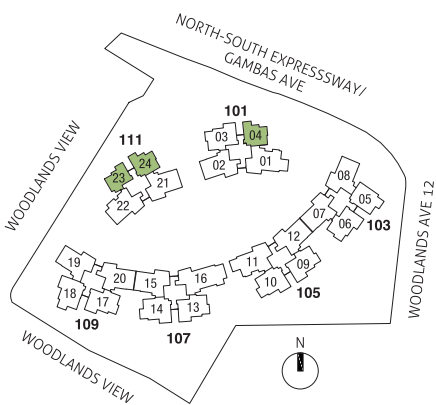
## TYPE B1-P

63 sq m/ 678 sq ft  
#01-23



## TYPE B2-P

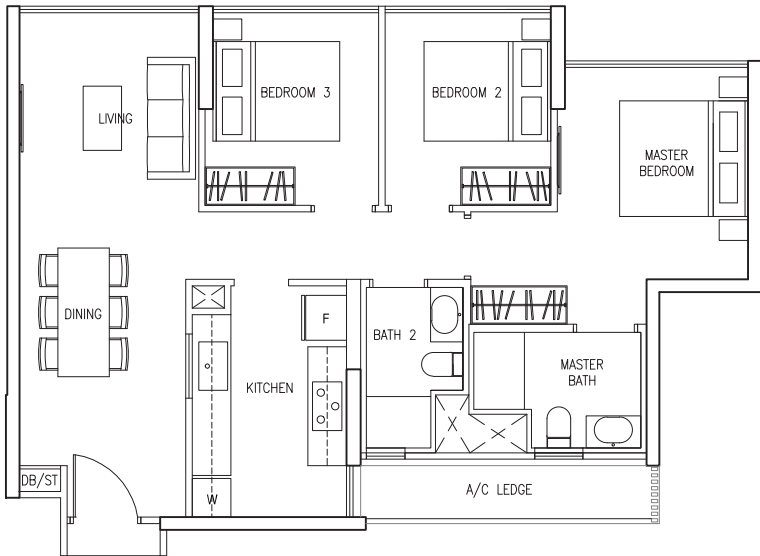
70 sq m/ 753 sq ft  
#01-04



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

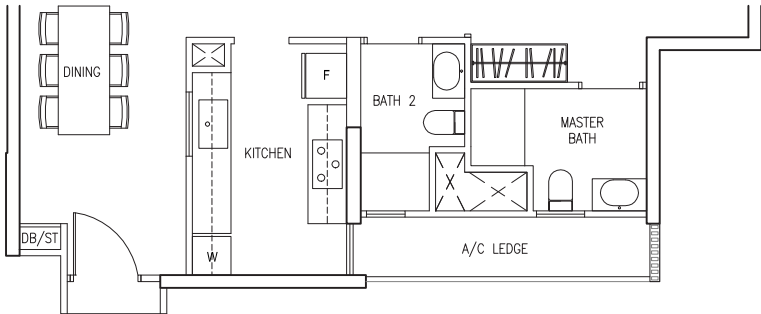


# 3 BEDROOM



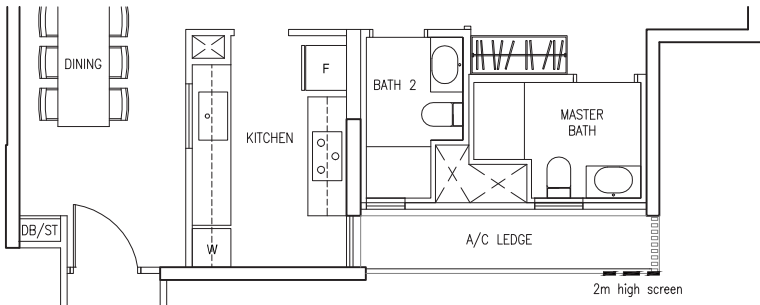
## TYPE C1

83 sq m/ 893 sq ft  
#02-05 to #16-05, #11-05

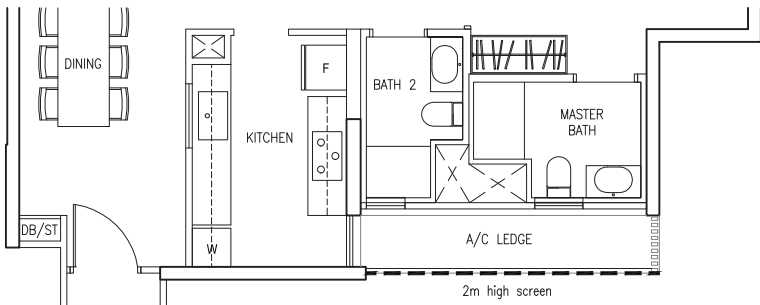


## TYPE C1a

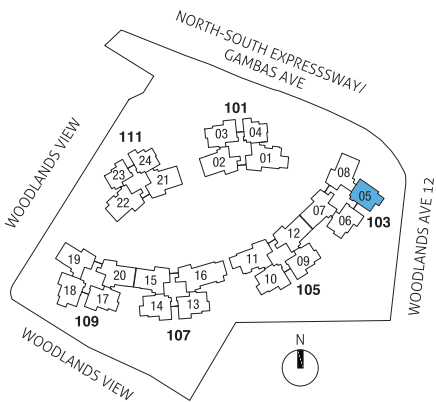
83 sq m/ 893 sq ft  
#01-05



#12-05 to #15-05\*



#16-05\*



\* DSTA screening / frosted glass may be provided for these units



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# 3 BEDROOM

## TYPE C2 / C2(M)

92 sq m/ 990 sq ft

### C2

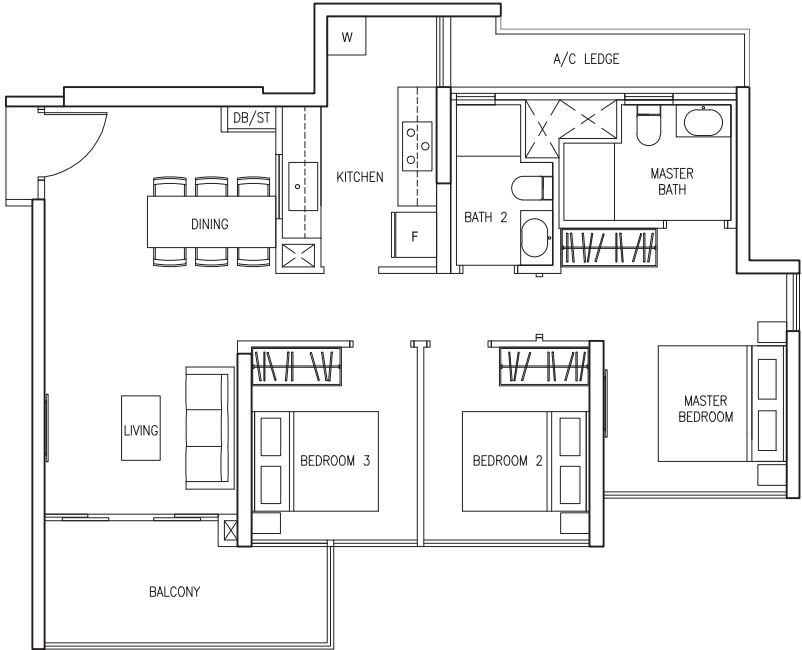
#02-09 to #11-09

#02-13 to #13-13

#02-17 to #13-17

### C2(M) - Mirror Units

#02-06 to #11-06



## TYPE C2a

92 sq m/ 990 sq ft

#02-03 to #16-03



## TYPE C2-P / C2(M)-P

92 sq m/ 990 sq ft

### C2-P

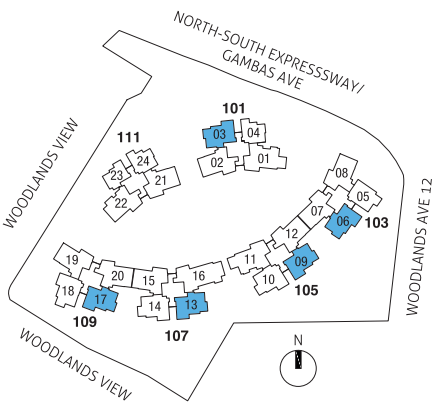
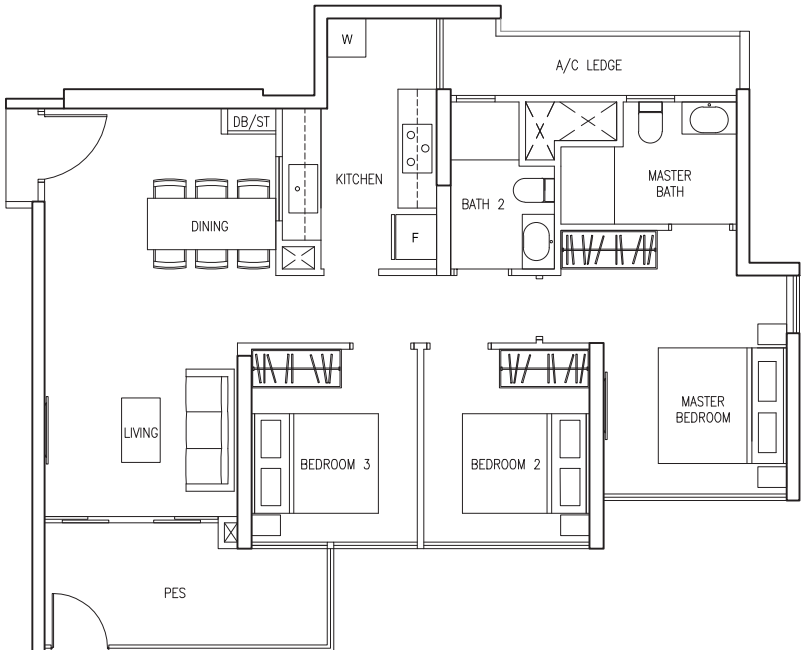
#01-09

#01-13

#01-17

### C2(M) P - Mirror Unit

#01-06



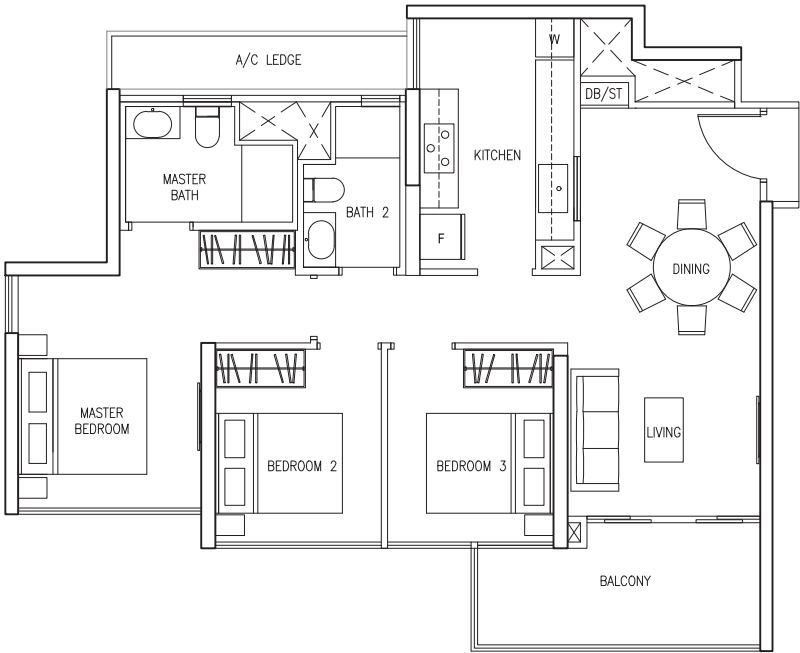
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3 BEDROOM

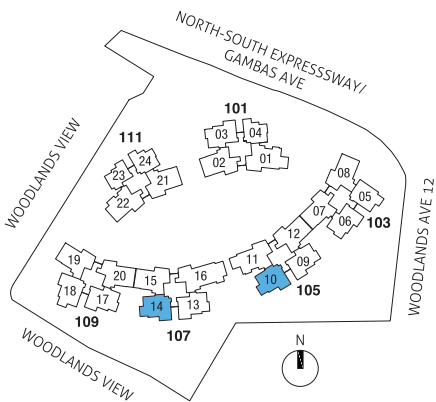
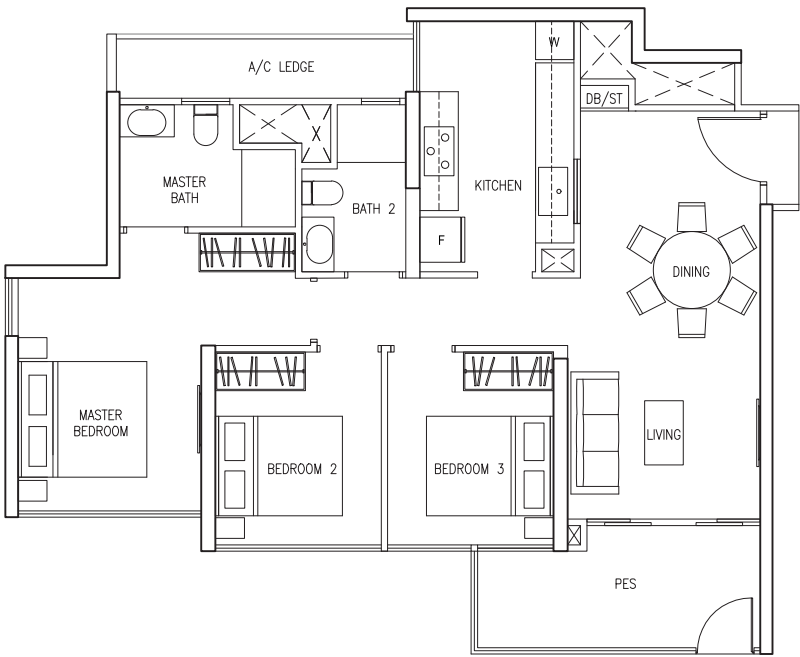
TYPE C3

91 sq m/ 979 sq ft  
#02-10 to #13-10  
#02-14 to #13-14



TYPE C3-P

91 sq m/ 979 sq ft  
#01-10  
#01-14

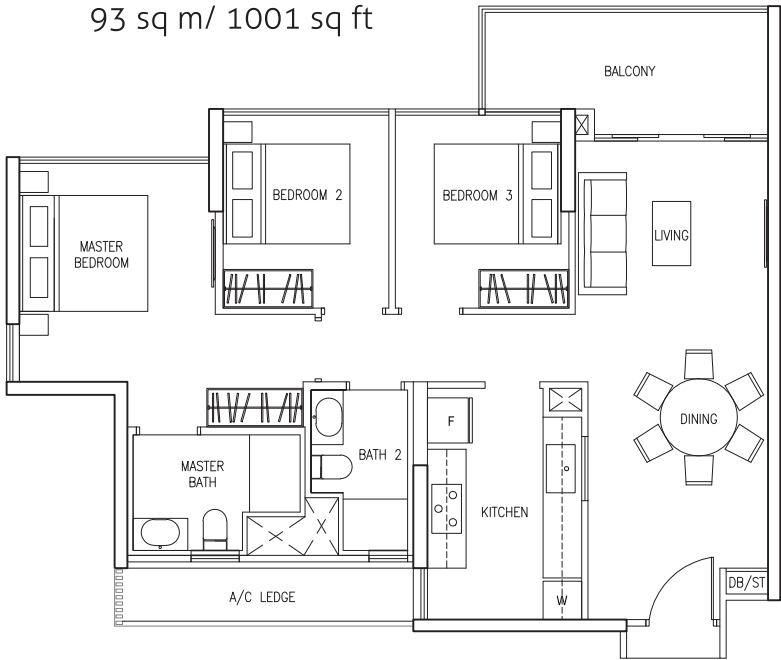


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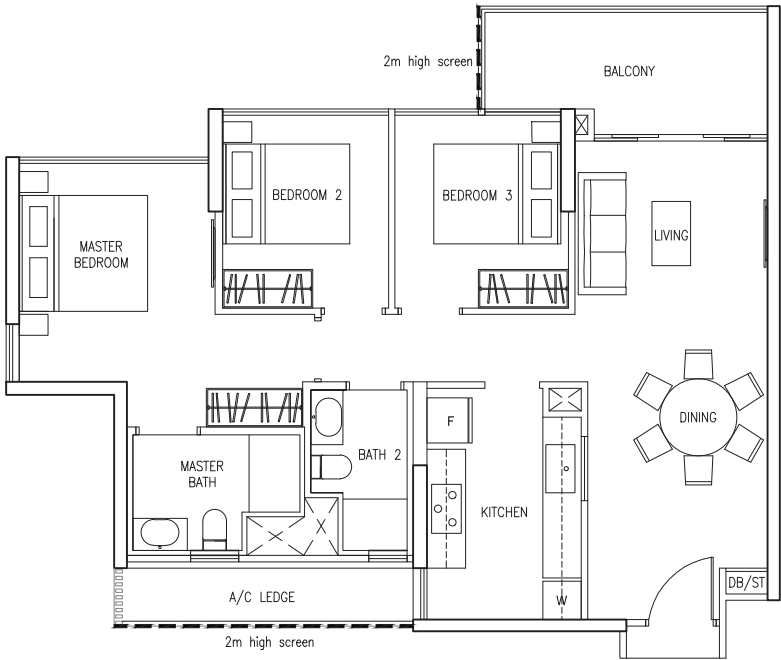
3 BEDROOM

TYPE C4

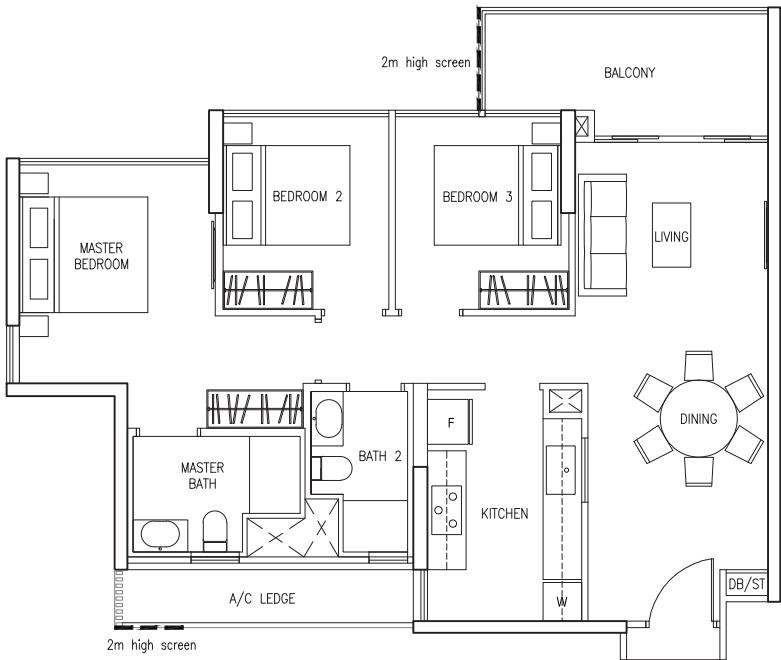
93 sq m/ 1001 sq ft



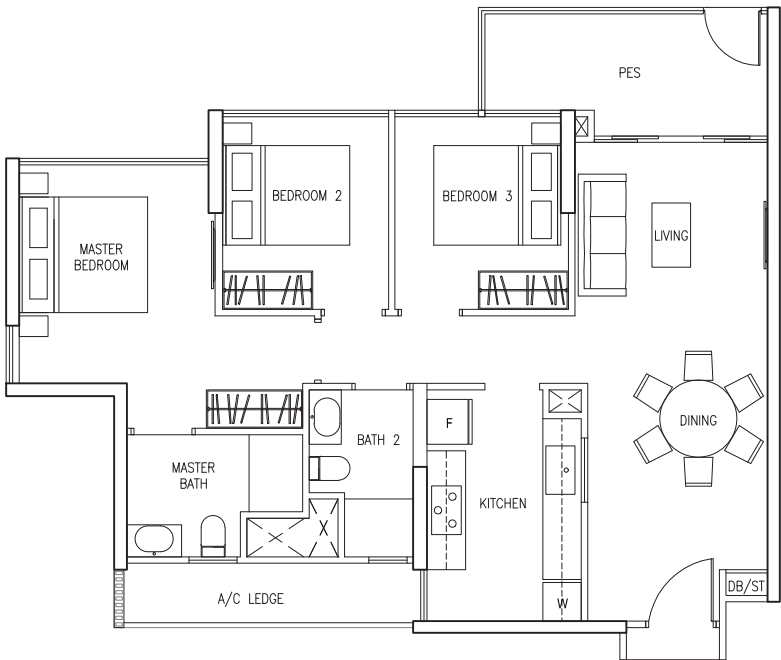
#02-18 to #13-18



#16-18\*

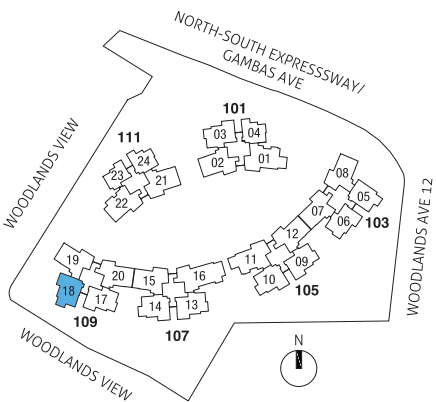


#14-18 to #15-18\*



TYPE C4-P

93 sq m/ 1001 sq ft  
#01-18



\* DSTA screening/ frosted glass may be provided for these units



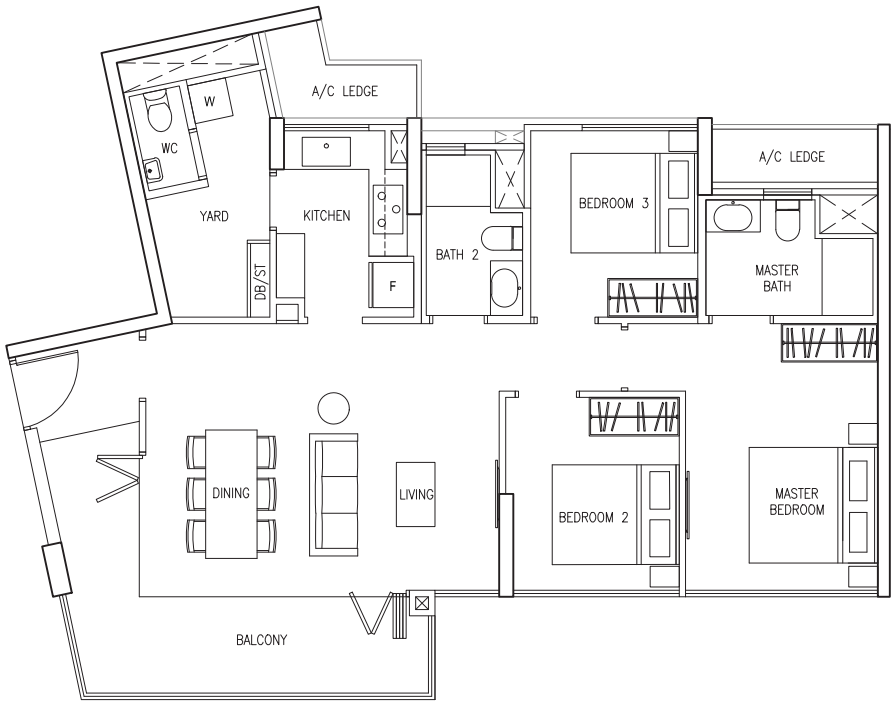
Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



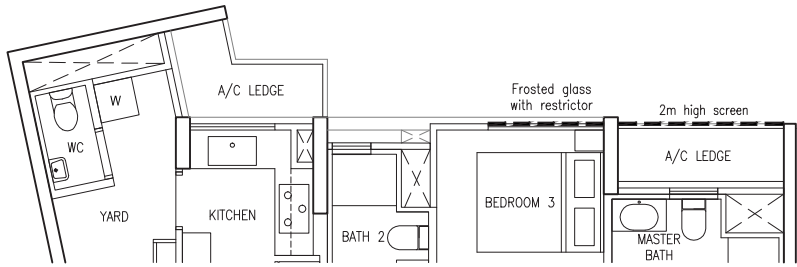
# 3 BEDROOM PATIO HOME

## TYPE C5

102 sq m/ 1097 sq ft  
#02-15 to #13-15  
#03-21 to #16-21

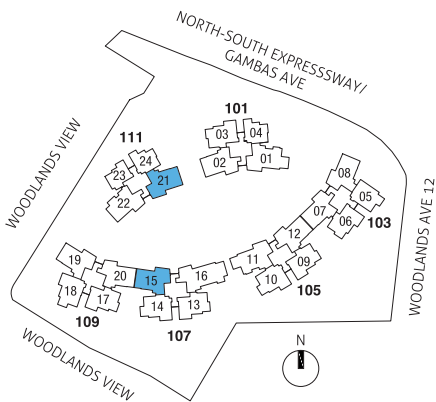
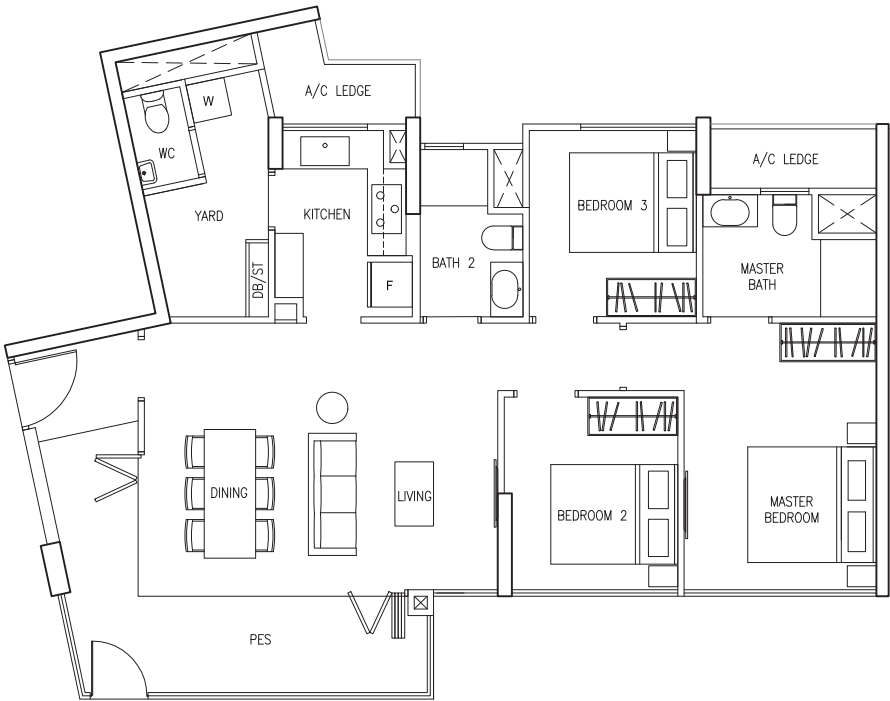


#14-15 to #15-15\*



## TYPE C5-P

102 sq m/ 1097 sq ft  
#01-15  
#01-21



\* DSTA screening / frosted glass may be provided for these units



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3 BEDROOM  
PATIO HOME

TYPE C5a / C5a(M)

103 sq m/ 1108 sq ft

C5a

#02-08 to #11-08

C5a(M) - Mirror Units

#02-19 to #13-19

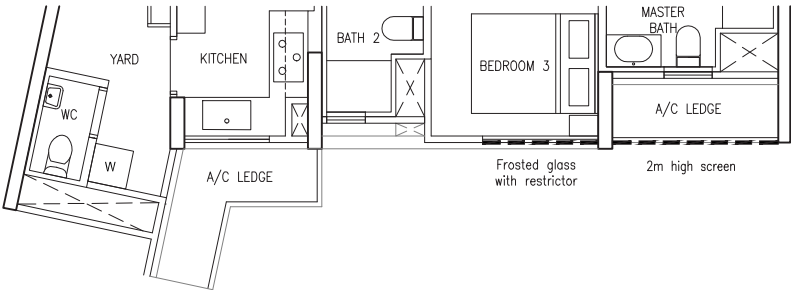


C5a

#12-08 to #16-08\*

C5a(M) - Mirror Units

#14-19 to #16-19\*



TYPE C5a-P / C5a(M)-P

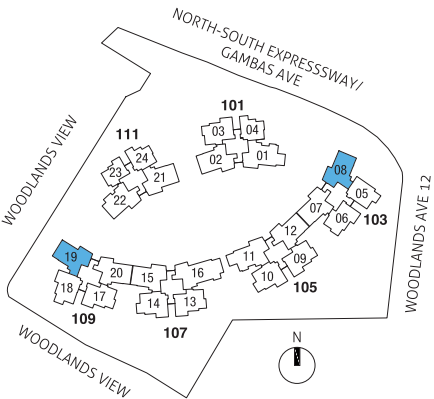
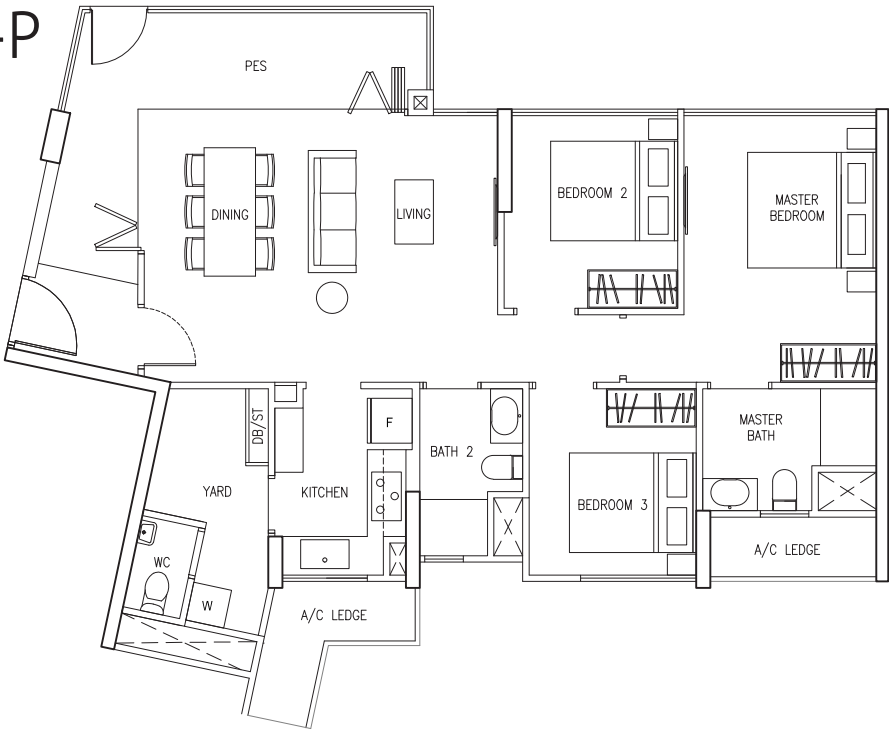
103 sq m/ 1108 sq ft

C5a-P

#01-08

C5a(M)-P - Mirror Unit

#01-19



\* DSTA screening / frosted glass may be provided for these units



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# 3 BEDROOM PATIO HOME

## TYPE C6 / C6(M)

104 sq m/ 1119 sq ft

### C6

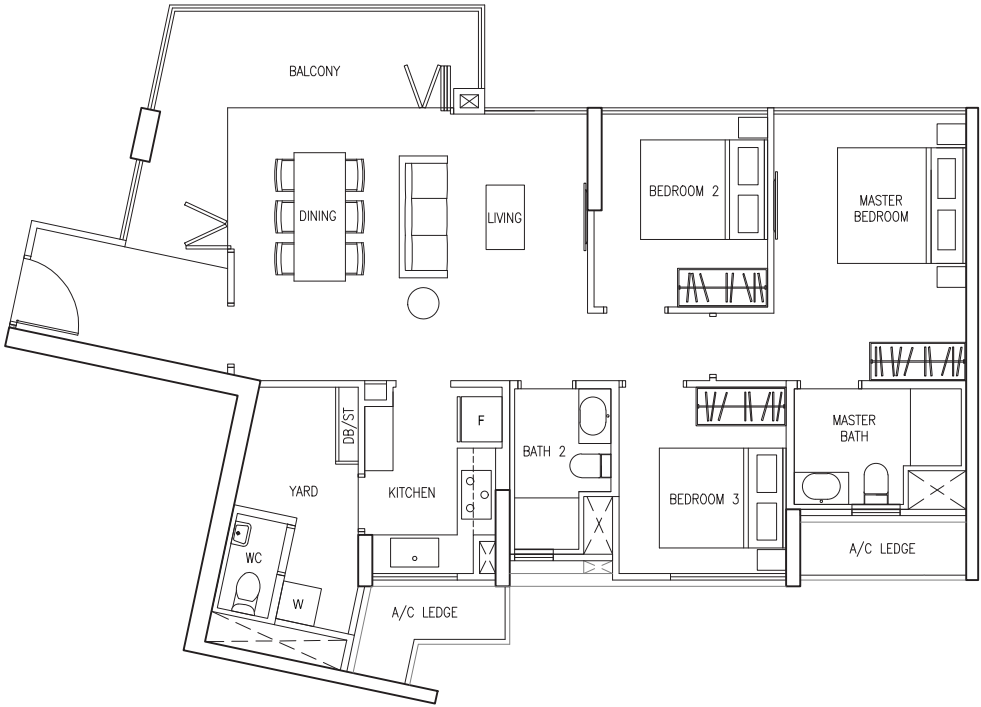
#03-02 to #16-02

#02-12 to #11-12

#02-20 to #13-20

### C6(M) - Mirror Units

#02-07 to #11-07



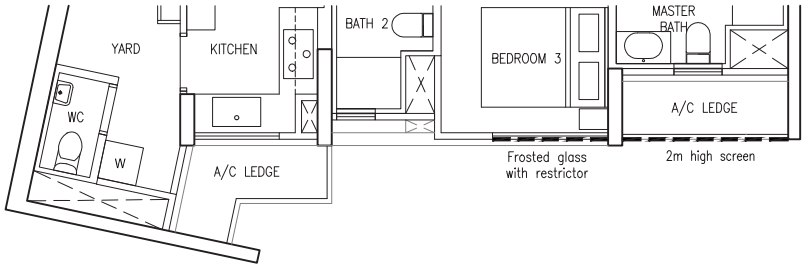
### C6

#12-12 to #15-12\*

#14-20 to #15-20\*

### C6(M) - Mirror Units

#12-07 to #15-07\*



## TYPE C6-P / C6(M)-P

104 sq m/ 1119 sq ft

### C6-P

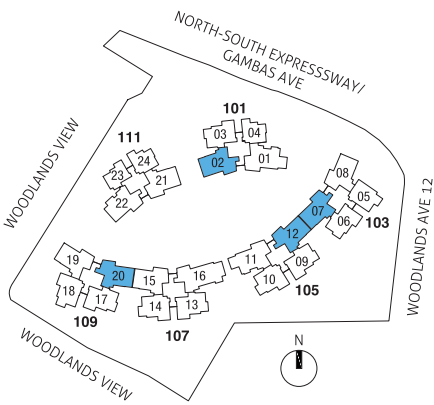
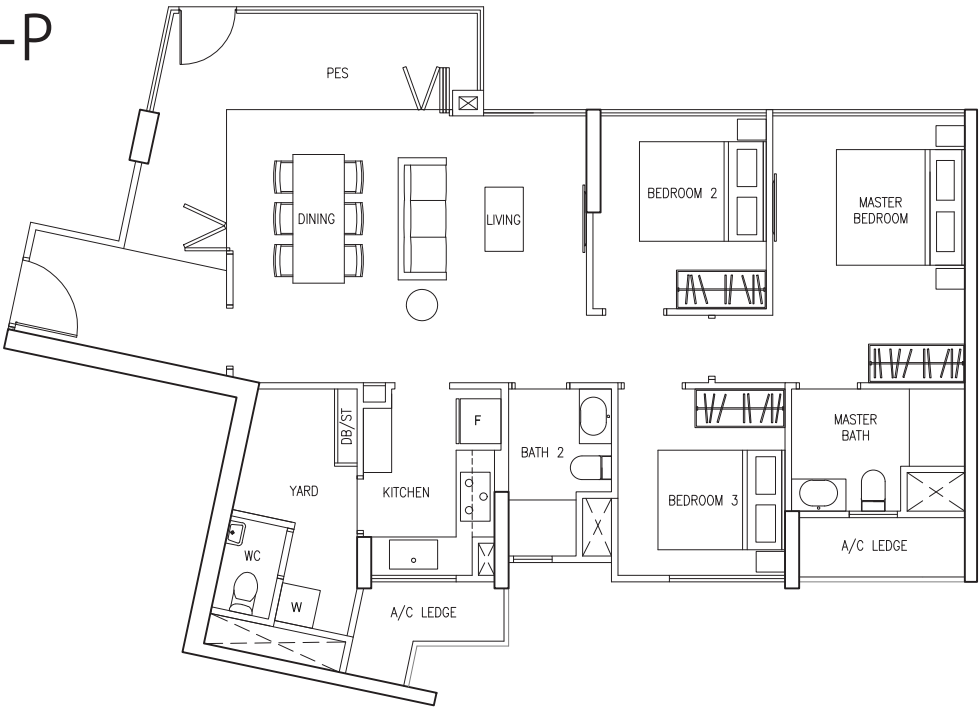
#01-02

#01-12

#01-20

### C6(M)-P - Mirror Unit

#01-07



\* DSTA screening/ frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 BEDROOM  
PATIO HOME

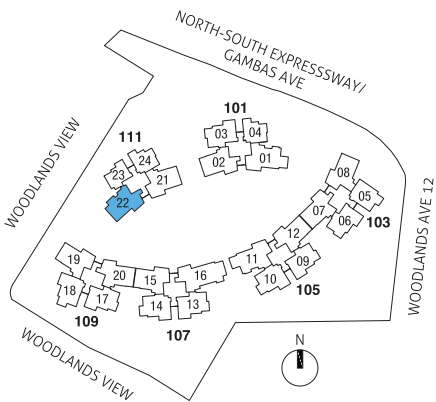
TYPE C6a

105 sq m/ 1130 sq ft  
#02-22 to #16-22



TYPE C6a-P

105 sq m/ 1130 sq ft  
#01-22



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



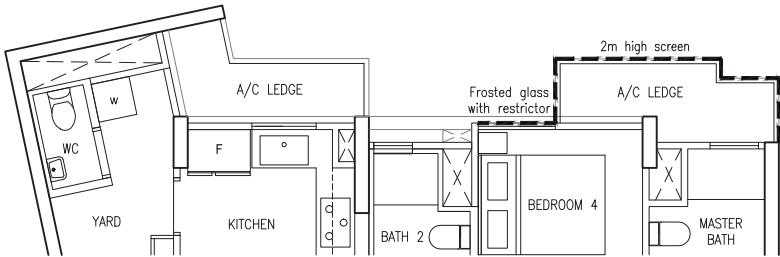
# 4 BEDROOM PATIO HOME

## TYPE D1

118 sq m/ 1270 sq ft  
#02-01 to #16-01  
#02-11 to #13-11

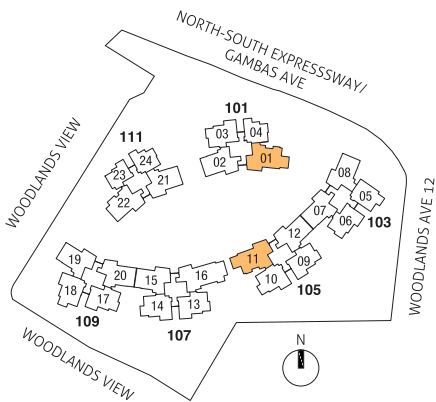


#14-11 to #15-11\*



## TYPE D1-P

118 sq m/ 1270 sq ft  
#01-01  
#01-11



\* DSTA screening / frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

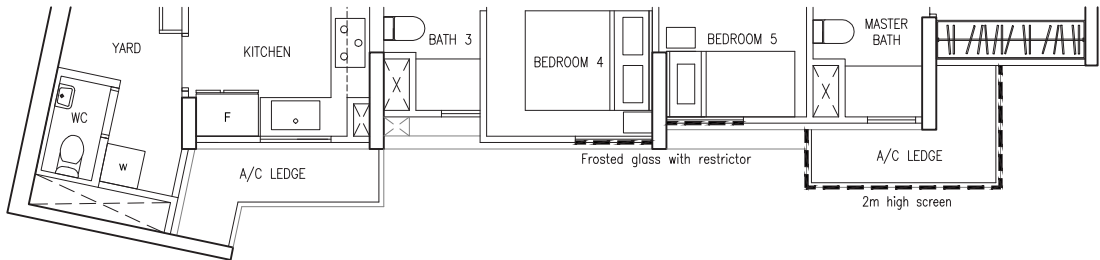
# 5 BEDROOM PATIO HOME

## TYPE E1

136 sq m/ 1463 sq ft  
#02-16 to #13-16

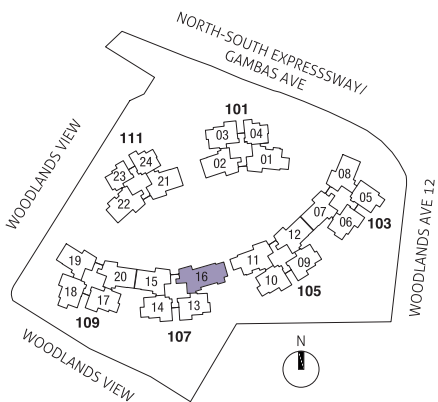


#14-16 to #15-16\*



## TYPE E1-P

136 sq m/ 1463 sq ft  
#01-16



\* DSTA screening / frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



PENTHOUSE

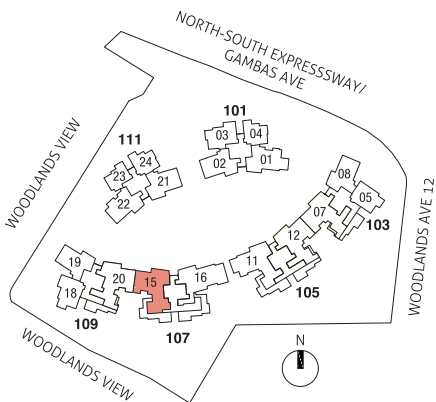
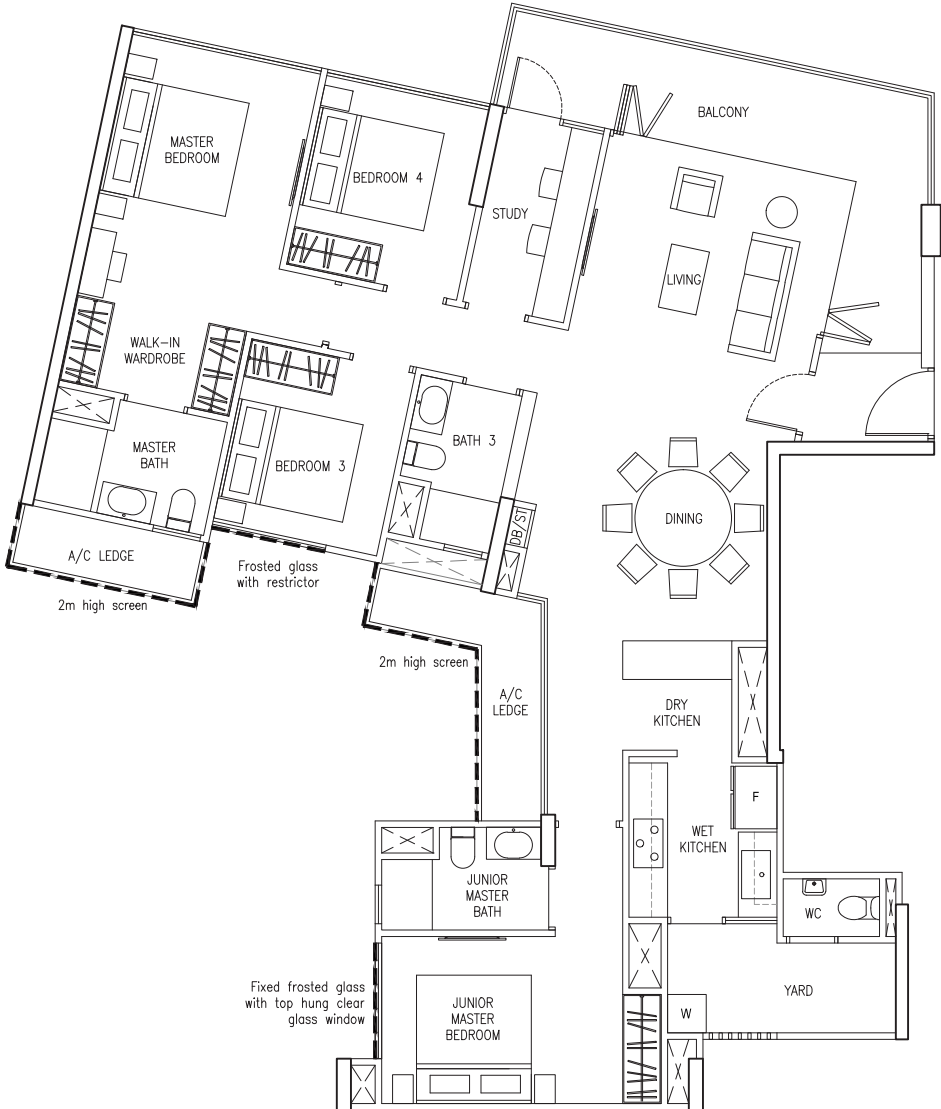
4+1 BEDROOM

PATIO HOME

TYPE PH1

148 sq m/ 1593 sq ft

#16-15\*



\* DSTA screening / frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

PENTHOUSE  
4+1 BEDROOM  
PATIO HOME

TYPE PH2

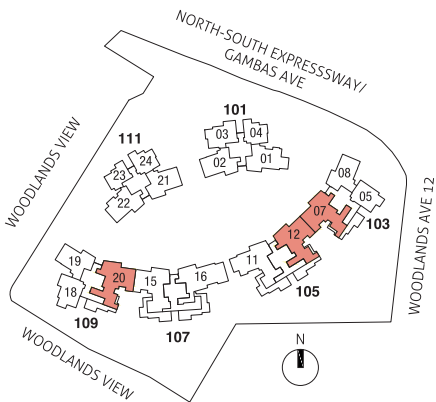
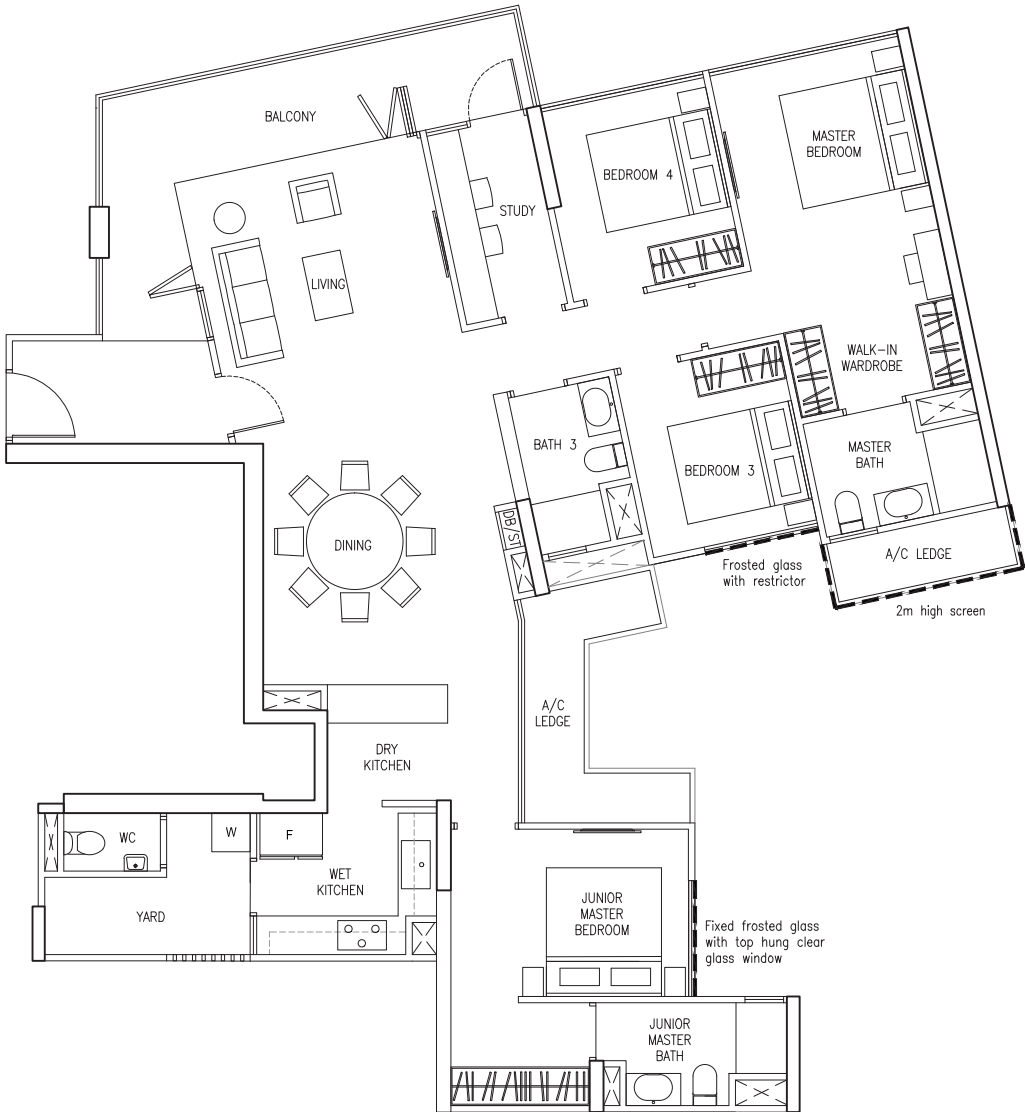
157 sq m/ 1689 sq ft

#16-12\*

#16-20\*

PH2(M) - Mirror Unit

#16-07



\* DSTA screening / frosted glass may be provided for these units

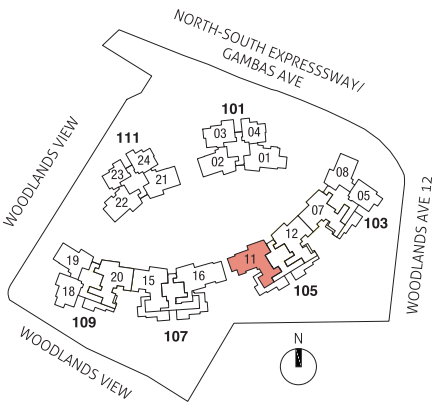
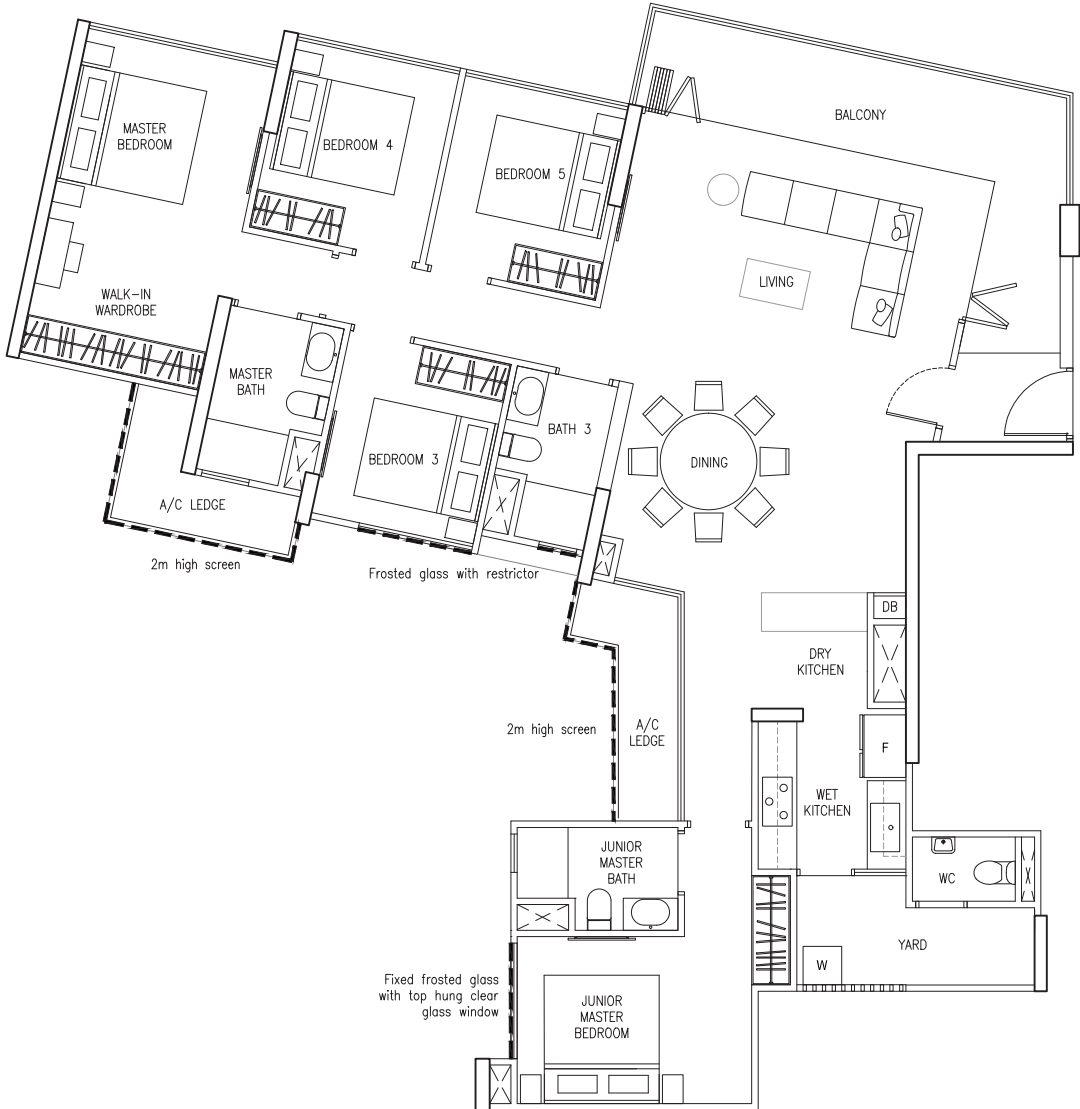


Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

PENTHOUSE  
5 BEDROOM  
PATIO HOME

TYPE PH3

160 sq m/ 1722 sq ft  
#16-11\*



\* DSTA screening/ frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



PENTHOUSE

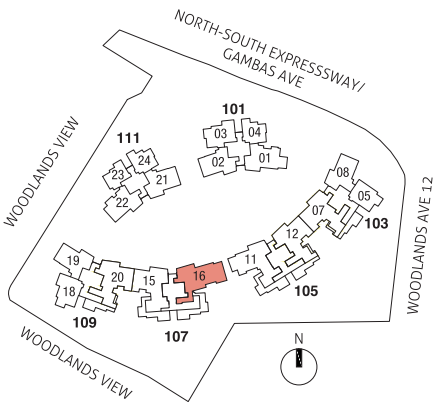
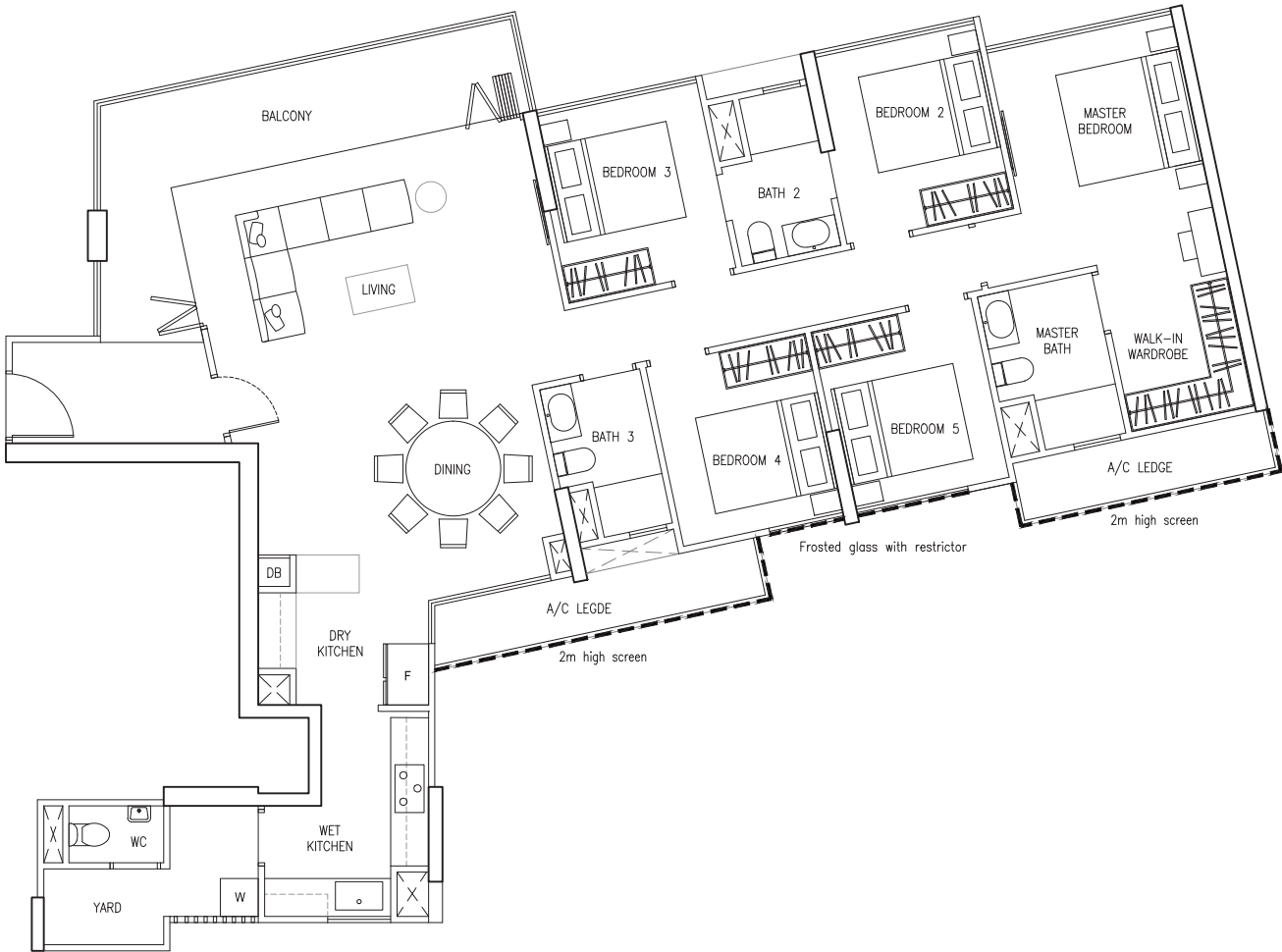
5 BEDROOM

PATIO HOME

TYPE PH4

160 sq m/ 1722 sq ft

#16-16\*



# SPECIFICATIONS OF THE BUILDING

**1. FOUNDATION**

Reinforced concrete spun piles and/or reinforced concrete footings and/or driven piles

**2. SUPERSTRUCTURE**

Pre-cast and/or cast-in-situ reinforced concrete framed structure, and/or steel structure.

**3. WALLS**

- a) External Wall : Cast-in-situ reinforced concrete and/or pre-cast reinforced concrete and/or masonry (where applicable).
- b) Internal Wall : Masonry and/or cast in-situ reinforced concrete wall and/or pre-cast reinforced concrete wall and/or light weight concrete block and/or drywall partition (where applicable).

**4. ROOF**

Reinforced concrete roof and/or structural steel metal roofing system with appropriate insulation and waterproofing system (where applicable).

**5. CEILING**

**a) Apartment**

Floor to ceiling height:

**Typical Units**

Living, Dining, Bedrooms : Approx. 2750mm  
Entry to Living, Kitchen,  
Hallway to Bedrooms, Yard : Approx. 2750mm  
Bathrooms, WC : Approx. 2200mm

**Penthouse Units**

Living, Dining, All Bedrooms,  
Study (PH1, PH2, PH2(M)) : Approx. 2750mm  
Dry / Wet Kitchen,  
Walk-in-wardrobe,  
Hallway to Bedrooms, Yard : Approx. 2750mm  
Bathrooms, WC : Approx. 2300mm

*Type and material of ceiling:*

Living, Dining, Study, Bedrooms, Living/Hallway to Bedrooms, Walk-in-wardrobe,  
Dry Kitchen, Wet kitchen, Yard, Bathrooms, WC, Balcony/PES (where applicable).  
• Cement and sand plaster and/or skim coating with or without plaster ceiling boards and/or with plaster ceiling board box up to designated areas (where applicable).

**b) Common area**

Type and material of ceiling:  
Lift Lobbies, car park, ramp and staircases  
• Skim coat and/or cement/sand plaster ceiling with paint finish and/or ceiling board with paint finish and/or plaster ceiling box up to designated areas.

**6. FINISHES**

**a) Wall**

i. Apartment

- Living, Dining, Dry Kitchen, Study, Hallway to Bedrooms, Bedrooms, Walk-in-wardrobe, Yard  
– Paint finish to exposed surface only.
- Bathroom, WC  
– Tile to designated exposed surface below false ceiling.
- Kitchen, Wet kitchen  
– Tile and/or skim coat and/or cement/sand plaster with paint finish (up to false ceiling and at designated exposed areas only).
- Balcony / PES  
– Cement/sand plaster and/or skim coat with paint finish.

ii. Common Area

Internal Wall  
• Lift Lobbies, Common Corridor, Staircase and Carpark  
– Tile and/or cement /sand plaster and/or skim coat with paint finish.

External Wall

- Cement/Sand plaster with emulsion paint and/or spray textured paint finish.

**b) Floor**

i. Apartment

- Living, Dining, Study, Hallway to Bedrooms  
– Homogeneous and/or ceramic and/or porcelain tiles with timber skirting (where applicable)
- Kitchen, Wet Kitchen, Yard  
– Homogeneous and/or ceramic and/or porcelain tiles with tile skirting (where applicable)
- Bathrooms, WC  
– Homogeneous and/or ceramic and/or porcelain tiles (where applicable)
- Bedrooms, Walk-in-wardrobe  
– Laminated timber flooring with timber skirting
- Balcony / PES  
– Homogeneous and/or ceramic and/or porcelain tiles and/or cement/sand screed
- A/C Ledge  
– Cement/sand screed.

ii. Common Area

- Basement and 1st storey Lift Lobbies  
– Stone and/or compressed marble and/or homogeneous and/or ceramic and/or porcelain tiles and/or cement /sand plaster and/or skim coat with paint finish.
- 2nd to 16th storey Common Lift Lobbies  
– Homogeneous and/or ceramic and/or porcelain tiles and/or cement/sand plaster and/or skim coat with paint finish.

**7. WINDOWS**

All windows of the apartment shall be powder coated aluminium-framed casement and/or sliding and/or top hung window with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable).

**8. DOORS**

- Main Entrance  
– Approved fire-rated timber door with digital lockset.
- Bedrooms, Bathrooms  
– Timber hollow core swing and/or sliding door.
- Kitchen  
– Timber and/or aluminium-framed and/or frameless glass sliding and/or swing door with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable)
- WC  
– PVC door
- Balcony / PES
- Powder coated aluminium-framed sliding and/or folding glass door and/or fixed glass panel with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable)

**9. SANITARY FITTINGS**

a) Master Bath

- 1 shower cubicle complete with 1 shower mixer set
- 1 water closet
- 1 vanity top complete with 1 basin and 1 basin mixer
- 1 mirror
- 1 towel rail and/or 1 robe hook
- 1 toilet paper holder

b) Common Baths (where applicable)

- 1 shower cubicle with 1 shower mixer set
- 1 water closet
- 1 vanity top complete with 1 basin and 1 basin mixer
- 1 mirror
- 1 towel rail and/or 1 robe hook
- 1 toilet paper holder

c) WC (where applicable)

- 1 shower set
- 1 water closet
- 1 basin complete with tap
- 1 toilet paper holder

d) Kitchen and/or Yard (where applicable)

- 1 bib tap (for washing machine)
- 1 kitchen sink with tap

**10. ELECTRICAL INSTALLATION**

- a) Wiring for lighting and power shall be concealed conduit except for spaces within DB closet and area above false ceiling, which shall be exposed conduit and/or trunking.
- b) See Electrical Schedule for details.

**11. TV / DATA / CABLE SERVICES / TELEPHONE POINTS**

TV/telephone points shall be provided in accordance with the Electrical Schedule.

**12. LIGHTNING PROTECTION**

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

**13. PAINTING**

- a) External Wall  
• Weather-proof and/or external emulsion paint and/or spray-textured paint coating (where applicable).
- b) Internal Wall  
• Emulsion paint and/or textured coating.

**14. WATERPROOFING**

Waterproofing shall be provided to floors of Bathroom, Kitchen, Wet Kitchen, Utility/ Yard, WC, Balcony/PES, Reinforced Concrete (RC) Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Landscape Deck (where applicable).

**15. DRIVEWAY AND CAR PARK**

- a) Surface driveway  
• Concrete and/or stone paver and/or tile and/or tarmac and/or concrete floor and/or wash pebbles to External Driveway at designated areas.
- b) Basement Carpark and Ramp to Carpark  
• Reinforced concrete slab with floor hardener.

**16. FACILITIES & RECREATIONAL AMENITIES**

- 1) Guard House
- 2) Drop-off Porch
- 3) Scent Garden
- 4) Side Gate
- 5) Arrival Lounge
- 6) Function Room
- 7) Waterfall
- 8) Wading pool (approximately 120sqm)
- 9) Sun Deck
- 10) Gazebo
- 11) Sun Lounge
- 12) Jacuzzi
- 13) Swimming Pool (approximately 675sqm)
- 14) Changing Room
- 15) Barbeque Pavilion / Outdoor Dining
- 16) Open Deck
- 17) Kids’ Play Deck
- 18) Recreational Skate Area / Park
- 19) Recreational Basketball / Futsal Court
- 20) Fitness Garden
- 21) Forest Adventure
- 22) Pool Lounge
- 23) Hydro-spa Pool (approximately 55sqm)
- 24) Rosy Trumpet Tree “Sakura Walk” / Reflexology Park
- 25) Open Lawn

- ## 17. OTHER SUPPORT FACILITIES

- ## 18. ADDITIONAL ITEMS

- Built-in wardrobes are provided to bedrooms. External finish would be in laminate and/or gypsum board with paint finish. Wardrobes shall be with plywood backing in melamine finish, installed with drawer unit in melamine finish.

- Card Access system to the side gates, basement and 1st storey lift lobbies
- Carpark Barrier System at main entrance near Guardhouse.
- Closed Circuit Television System (CCTV) general surveillance to Basement and first storey lift lobby and designated common areas.

- Wall mounted fan coil unit air-conditioning system to Living/Dining, Family, Study and Bedrooms.

UNIT TYPE	B1, B1p, B2, B2p	C1, C1a, C2, C2p, C2(m), C2(m)p C3, C3p, C4, C4p, C5, C5p C5a, C5a-p, C5a(m), C5a(m)p C6,C6p, C6(m) C6(m)p, C6a, C6a-p	D1, D1p	E1, E1p	PH1, PH2, PH2(m)	PH3	PH4
	(2BR)	(3BR)	(4BR)	(5BR)	(4BR + 1)	(5BR)	(5BR)
Living	1	1	1	1	1	1	1
Dining	NA	1	1	1	1	1	1
Dry Kitchen	NA	NA	NA	NA	1	1	1
Master Bedroom	1	1	1	1	1	1	1
Jnr Master Bedroom	NA	NA	NA	NA	1	1	1
Bedroom 2	1	1	1	1	NA	NA	NA
Bedroom 3	NA	1	1	1	1	1	1
Bedroom 4	NA	NA	1	1	1	1	1
Bedroom 5	NA	NA	NA	1	NA	1	1
Study	NA	NA	NA	NA	1	NA	NA
Total FCU	3	5	6	7	8	8	8

[illegible]



Notes to Specifications:

- 1) 

Marble/ Compressed Marble/ Limestone/ Granite/ Stone

Marble/ compressed marble/ limestone/ granite/ stone 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/ compressed marble/ limestone/ 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.
- 2) 

Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of 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.
- 3) 

Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- 4) 

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.
- 5) 

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.
- 6) 

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.
- 7) 

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

Layout/Location of fan coil units, electrical points, television points, telecommunication points, telephony system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- 8) 

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- 9) 

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.
- 10) 

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.
- 11) 

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.
- 12) 

Pre-Fabricated Toilets

Certain bathroom and W.C may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
- 13) 

Planters

Planters are designed to take the loading of potted plants only. No soil material or turf / plants will be provided in the planters.

- 14) 

Wall

All wall finishes shall be terminated at the false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinets/mirrors.
- 15) 

Cable Services

The Vendor shall endeavour 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 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 the Housing Project.
- 16) 

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in the relevant Singapore Standards.

GENERAL DESCRIPTION OF HOUSING PROJECT

Details of building specifications:

Refer to specifications given.

PROPOSED ERECTION OF 6 BLOCKS OF 16-STOREY EXECUTIVE CONDOMINIUM (TOTAL 358 UNITS) WITH LANDSCAPE DECK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 06166A MK13 AT WOODLANDS AVENUE 12 /WOODLANDS VIEW (WOODLANDS PLANNING AREA)

358 residential units

Total number of units in each class:

No. of Rooms	Unit Type	Units
2 BR	B1, B1p B2, B2p	47
3 BR	C1, C1a C2, C2p, C2(m), C2(m)p, C2a C3, C3p C4, C4p C5, C5p, C5a, C5a-p, C5a(m), C5a(m)p C6, C6p, C6(m), C6(m)p, C6a, C6a-p	259
4 BR	D1, D1p	31
5 BR	E1, E1p	15
4 BR+1 (PH)	PH 1, PH 2, PH 2(m)	4
5 BR (PH)	PH 3, PH 4	2
	TOTAL	358

Description of common property:

Basement car park, swimming pool, external landscape, communal facilities, lift lobbies, common corridor spaces and all other areas outside the units which are not part of the strata area.

Total number of Parking spaces:

362 Car park lots and 60 Bicycle lots

Description of Car Parking spaces:

Basement car park  
- 362 car park lots including 4 handicap lots and 60 bicycle lots will be provided

Purpose of Housing Project and restrictions as to use:

Residential development

Developer:



HAO YUAN (WOODLANDS) PTE LTD

