

Jointly developed by:



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Luxury Executive Condominium

Vendor (Developer): Carvey Developments Pte Ltd (UEN: 201403440R) (The Brownstone is another development brought to you by City Developments Ltd (UEN 196300316Z) and TID Pte. Ltd. (UEN 196600206D)
• Developer License no.: C1151 • Tenure of Land: 99 years from 26 April 2014 • Encumbrances on the Land: Mortgage in favour of Mizuho Bank, Ltd • Lot No.: Lot 3689X MK19 • Expected Date of Vacant Possession: 28 Jan 2019 • Expected Date of Legal Completion: 28 Jan 2022

Disclaimer:

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All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of print and are subject to such changes as are required by the Vendor and/or the relevant authorities. The floor areas stated in the brochure, scale model and/or showflat will be subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Vendor and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Vendor and/or its agents.

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EXTRAORDINARY TAKES YOUR BREATH AWAY.

What is 'Extraordinary'? Extraordinary is a home right next to upcoming Canberra MRT. Extraordinary is a residence by Singapore's top developer, with the most number of developments with BCA Green Mark Platinum Awards. It is eight blocks rising up to 12 storeys, with a brown sandstone-like textured facade and unique jetty balconies inspired by New York Brownstone row houses. It is residences designed with sleek and stylish interiors, and graced with premium fittings. What is extraordinary? The Brownstone Luxury Executive Condominium is extraordinary.

EXTRAORDINARY BRINGS YOU HOME.



Well-Equipped Gymnasium Overlooking Luxurious 50m Lap Pool

Artist's Impression



Next to upcoming Canberra MRT



Sembawang Shopping Centre



Upcoming Canberra Plaza



Northpoint

A LOCATION OUT OF THE ORDINARY.

Be right next to the upcoming Canberra MRT, and be well-connected to SLE, CTE and the future North-South Expressway. For all your shopping, dining, and everyday needs, just nearby is Sembawang Shopping Centre, Chong Pang City and upcoming Northpoint City. In addition, opposite the upcoming Canberra MRT is the future Canberra Plaza, a new generation neighbourhood centre comprising food court, supermarket and shops. You are also within a 1-km radius to Sembawang Primary School and Wellington Primary School, and close to Canberra Park and Park Connector.



Sembawang Park



Wellington Primary School



SHOPPING & DINING

- 1 Sembawang Shopping Centre
- 2 Sun Plaza
- 3 Shops, Minimart and Eating House (U/C)
- 4 Canberra Plaza (U/C)
- 5 Sembawang Mart
- 6 Northpoint
- 7 Northpoint City (U/C)
- 8 Victory 8
- 9 Chong Pang City
- 10 Junction 9 (U/C)
- 11 Hawker Centre (U/C)

RECREATION & ENTERTAINMENT

- 12 Canberra Park
- 13 Sembawang Park
- 14 Sembawang Community Hub (U/C)
- 15 Sembawang Public Library
- 16 Yishun Neighbourhood Park
- 17 Sembawang Hot Spring
- 18 Chong Pang CC
- 19 Nee Soon Central CC
- 20 Yishun Pond
- 21 SAFRA Yishun Country Club

- 22 Yishun Park
- 23 Nee Soon East Park
- 24 Yishun Swimming Complex
- 25 Recreation Area
- 26 Neighbourhood Park
- 27 ORTO
- 28 Yishun Sports Hall
- 29 Sembawang Country Club
- 30 Orchard Country Club
- 31 PA Water Ventures
- 32 Lower Seletar Reservoir Park
- 33 Sungei Khatib Bongsu
- 34 Seletar Country Club

EDUCATION

- 35 Wellington Pri Sch
- 36 Sembawang Pri Sch
- 37 Endeavour Pri Sch
- 38 Canberra Pri Sch
- 39 Northoaks Pri Sch
- 40 Ahmad Ibrahim Pri Sch
- 41 Xishan Pri Sch
- 42 Yishun Pri Sch
- 43 Jiemin Pri Sch
- 44 North View Pri Sch
- 45 Huamin Pri Sch
- 46 Northland Pri Sch
- 47 Naval Base Pri Sch
- 48 Peiyang Pri Sch
- 49 Chongfu Pri Sch
- 50 Canberra Sec Sch
- 51 Sembawang Sec Sch
- 52 Ahmad Ibrahim Sec Sch
- 53 Yishun Town Sec Sch
- 54 Yishun Sec Sch
- 55 North View Sec Sch
- 56 Northbrook Sec Sch
- 57 Orchard Park Sec Sch
- 58 Naval Base Sec Sch
- 59 Chung Cheng High Sch
- 60 Yishun Jr College
- 61 Yishun Community Int'l Sch

BUSINESS

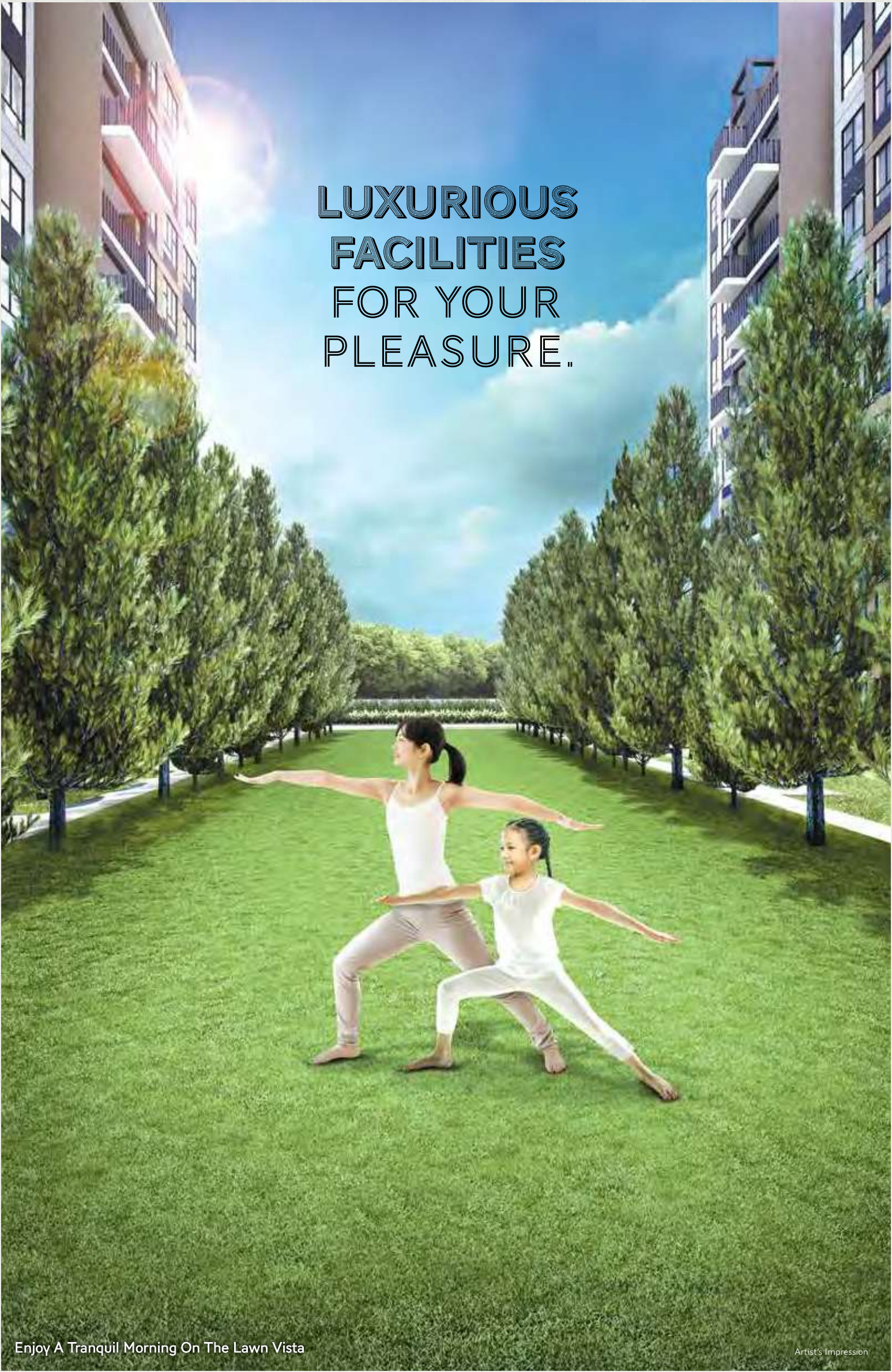
- 63 Woodlands Regional Centre (U/C)
- 64 Yishun Industrial Park
- 65 Seletar Aerospace Park

ACCESSIBILITY

- 66 Canberra MRT (U/C)
- 67 Sembawang Bus Interchange
- 68 Sembawang MRT
- 69 Yishun MRT
- 70 Northpoint City / Integrated Transport Hub (U/C)
- 71 Khatib MRT
- 72 Woodlands Checkpoint
- 73 Future North-South Expressway
- 74 Future Thomson-East Coast Line
- 75 Changi Airport

HEALTHCARE

- 76 Khoo Teck Puat Hospital
- 77 Yishun Community Hospital



ENJOYMENT FOR EVERYONE.

Explore a world of enjoyment made for the whole family. Indulge in the pool-view Clubhouse, Gymnasium, social gardens and luxurious pools. Countless hours of fun await at the Kiddie Splash Pool, Junior Skating Rink, Playground and more. Surrounding all this is a verdant landscape and a unique Lawn Vista.



MORE THAN A HOME.

Take your pick from 2- to 4- bedroom units all designed for maximum space efficiency. Enjoy beautiful views from your unique jetty balcony. Every unit comes with luxury fittings from Hansgrohe, bathroom wares from Rigel, cooker hob, hood and oven from Whirlpool and air-conditioners from Mitsubishi.



SCHEMATIC DIAGRAM

BLK 150 CANBERRA DRIVE S(768079)

UNIT LEVEL	1	2	3	4	5	6	7	8
12	B5d			B4d	B4d	B2d		D1d
11	B5b			B4b	B4b	B2b		D1
10	B5a	C4d	B2d	B4a	B4a	B2a	C4a	B5a
9	B5b	C4b	B2b	B4b	B4b	B2b	C4b	B5b
8	B5a	C4a	B2a	B4a	B4a	B2a	C4a	B5a
7	B5b	C4b	B2b	B4b	B4b	B2b	C4b	B5b
6	B5a	C4a	B2a	B4a	B4a	B2a	C4a	B5a
5	B5b	C4b	B2b	B4b	B4b	B2b	C4b	B5b
4	B5a	C4a	B2a	B4a	B4a	B2a	C4a	B5a
3	B5b	C4b	B2b	B4b	B4b	B2b	C4b	B5b
2	B5a	C4a	B2a	B4a	B4a	B2a	C4a	B5a
1	B5p	C4p	B2p	B4p	B4p	B2p	C4p	B5p

BLK 154 CANBERRA DRIVE S(768081)

UNIT LEVEL	17	18	19	20	21	22	23	24
10	B5d	C1d	C2d	B4d	B4d	B2d	A1d	B5d
9	B5b	C1b	C2b	B4b	B4b	B2b	A1b	B5b
8	B5a	C1a	C2a	B4a	B4a	B2a	A1a	B5a
7	B5b	C1b	C2b	B4b	B4b	B2b	A1b	B5b
6	B5a	C1a	C2a	B4a	B4a	B2a	A1a	B5a
5	B5b	C1b	C2b	B4b	B4b	B2b	A1b	B5b
4	B5a	C1a	C2a	B4a	B4a	B2a	A1a	B5a
3	B5b	C1b	C2b	B4b	B4b	B2b	A1b	B5b
2	B5a	C1a	C2a	B4a	B4a	B2a	A1a	B5a
1	B5p	C1p	C2p	B4p	B4p	B2p	A1p	B5p

BLK 158 CANBERRA DRIVE S(768083)

UNIT LEVEL	33	34	35	36	37	38
10	C3d	B5d	C4d	C5d	B4d	B3d
9	C3b	B5b	C4b	C5b	B4b	B3b
8	C3a	B5a	C4a	C5a	B4a	B3a
7	C3b	B5b	C4b	C5b	B4b	B3b
6	C3a	B5a	C4a	C5a	B4a	B3a
5	C3b	B5b	C4b	C5b	B4b	B3b
4	C3a	B5a	C4a	C5a	B4a	B3a
3	C3b	B5b	C4b	C5b	B4b	B3b
2	C3a	B5a	C4a	C5a	B4a	B3a
1	C3p	B5p	C4p	C5p	B4p	B3p

BLK 162 CANBERRA DRIVE S(768001)

UNIT LEVEL	47	48	49	50	51	52
10	C3d	B5d	C1d	C2d	B4d	C3d
9	C3b	B5b	C1b	C2b	B4b	C3b
8	C3a	B5a	C1a	C2a	B4a	C3a
7	C3b	B5b	C1b	C2b	B4b	C3b
6	C3a	B5a	C1a	C2a	B4a	C3a
5	C3b	B5b	C1b	C2b	B4b	C3b
4	C3a	B5a	C1a	C2a	B4a	C3a
3	C3b	B5b	C1b	C2b	B4b	C3b
2	C3a	B5a	C1a	C2a	B4a	C3a
1	C3p	B5p	C1p	C2p	B4p	C3p

BLK 152 CANBERRA DRIVE S(768080)

UNIT LEVEL	9	10	11	12	13	14	15	16
10	B5d	A1d	B2d	B4d	B4d	B2d	B1d	B5d
9	B5b	A1b	B2b	B4b	B4b	B2b	B1b	B5b
8	B5a	A1a	B2a	B4a	B4a	B2a	B1a	B5a
7	B5b	A1b	B2b	B4b	B4b	B2b	B1b	B5b
6	B5a	A1a	B2a	B4a	B4a	B2a	B1a	B5a
5	B5b	A1b	B2b	B4b	B4b	B2b	B1b	B5b
4	B5a	A1a	B2a	B4a	B4a	B2a	B1a	B5a
3	B5b	A1b	B2b	B4b	B4b	B2b	B1b	B5b
2	B5a	A1a	B2a	B4a	B4a	B2a	B1a	B5a
1	B5p	A1p	B2p	B4p	B4p1	B2p1	B1p	B5p

BLK 156 CANBERRA DRIVE S(768082)

UNIT LEVEL	25	26	27	28	29	30	31	32
12		D2d	C2d	B4d	B4d	B2d	B1d	B5d
11		D2	C2b	B4b	B4b	B2b	B1b	B5b
10	B5a	C1a	C2a	B4a	B4a	B2a	B1a	B5a
9	B5b	C1b	C2b	B4b	B4b	B2b	B1b	B5b
8	B5a	C1a	C2a	B4a	B4a	B2a	B1a	B5a
7	B5b	C1b	C2b	B4b	B4b	B2b	B1b	B5b
6	B5a	C1a	C2a	B4a	B4a	B2a	B1a	B5a
5	B5b	C1b	C2b	B4b	B4b	B2b	B1b	B5b
4	B5a	C1a	C2a	B4a	B4a	B2a	B1a	B5a
3	B5b	C1b	C2b	B4b	B4b	B2b	B1b	B5b
2	B5a	C1a	C2a	B4a	B4a	B2a	B1a	B5a
1	B5p	C1p	C2p	B4p	B4p	B2p	B1p	B5p

BLK 160 CANBERRA DRIVE S(767999)

UNIT LEVEL	39	40	41	42	43	44	45	46
12	B5d	A1d	B2d	B4d	B4d	B2d	D2d	
11	B5b	A1b	B2b	B4b	B4b	B2b	D2	
10	B5a	A1a	B2a	B4a	B4a	B2a	C1a	B5a
9	B5b	A1b	B2b	B4b	B4b	B2b	C1b	B5b
8	B5a	A1a	B2a	B4a	B4a	B2a	C1a	B5a
7	B5b	A1b	B2b	B4b	B4b	B2b	C1b	B5b
6	B5a	A1a	B2a	B4a	B4a	B2a	C1a	B5a
5	B5b	A1b	B2b	B4b	B4b	B2b	C1b	B5b
4	B5a	A1a	B2a	B4a	B4a	B2a	C1a	B5a
3	B5b	A1b	B2b	B4b	B4b	B2b	C1b	B5b
2	B5a	A1a	B2a	B4a	B4a	B2a	C1a	B5a
1	B5p	A1p	B2p	B4p	B4p	B2p	C1p	B5p

BLK 164 CANBERRA DRIVE S(768001)

UNIT LEVEL	53	54	55	56	57	58	59	60
10	B5d	A1d	B2d	B4d	B4d	C2d	C1d	B5d
9	B5b	A1b	B2b	B4b	B4b	C2b	C1b	B5b
8	B5a	A1a	B2a	B4a	B4a	C2a	C1a	B5a
7	B5b	A1b	B2b	B4b	B4b	C2b	C1b	B5b
6	B5a	A1a	B2a	B4a	B4a	C2a	C1a	B5a
5	B5b	A1b	B2b	B4b	B4b	C2b	C1b	B5b
4	B5a	A1a	B2a	B4a	B4a	C2a	C1a	B5a
3	B5b	A1b	B2b	B4b	B4b	C2b	C1b	B5b
2	B5a	A1a	B2a	B4a	B4a	C2a	C1a	B5a
1	B5p	A1p	B2p	B4p	B4p	C2p	C1p	B5p

LEGEND

- 2-BEDROOM 3-BEDROOM 3-BEDROOM PREMIUM 4-BEDROOM 5-BEDROOM

SITE PLAN



LEGEND

ARRIVAL

- 1 Guard House
2 Arrival Plaza
3 Clubhouse Drop-off
4 Canberra Link Gate

CLUBHOUSE

- 5 Function Room
6 Pavilion
7 Male and Female Changing Rooms

KIDDIE PLAY

- 8 Kiddie Play Pool
9 Kiddie Splash Pool
10 Playground*

FEASTING

- 11 Sky Barbeque 1*
12 Sky Barbeque 2*
13 Sky Barbeque 3*

SANCTUARY

- 14 Reflexology Path
15 Jasmine Spa
16 Social Pool
17 Swing Garden

ACTIVE LIVING

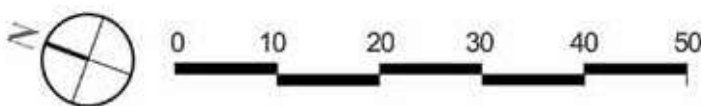
- 18 50m Lap Pool
19 30m Lap Pool
20 Sun Deck
21 Pets' Play
22 Aqua Deck
23 Tennis Court*
24 Junior Skating Rink*
25 Outdoor Fitness Station*
26 Gymnasium*
27 Basketball Half Court*
28 Male and Female Changing Rooms with Steam Rooms

NATURE

- 29 Wellness Social Garden*
30 Spice Social Garden*
31 Fruit Social Garden*
32 Cooling Herbs Social Garden*
33 Sensory Garden
34 Lawn Vista
35 Courtyard Garden
36 Lawn
37 Hanging Bosque
38 Botanicube

* Located on Sky Deck

..... Covered Walkway



Please note that the boundary lines of the units set out herein are not a representation of the boundary lines of the actual units. Unit type shading only applies to typical units.

2-BEDROOM

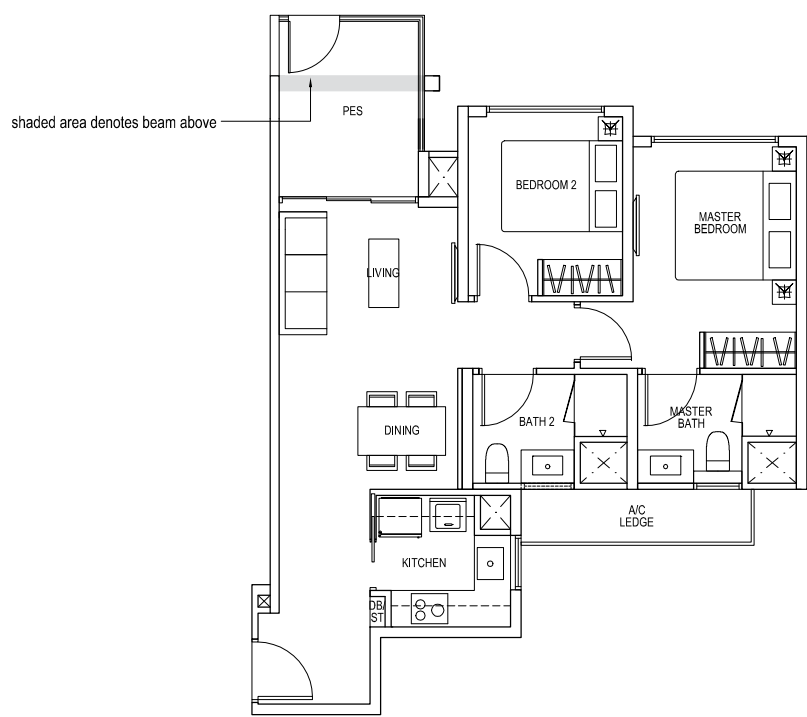
TYPE A1p
70 sq m / 753 sq ft

BLK 152
#01-10

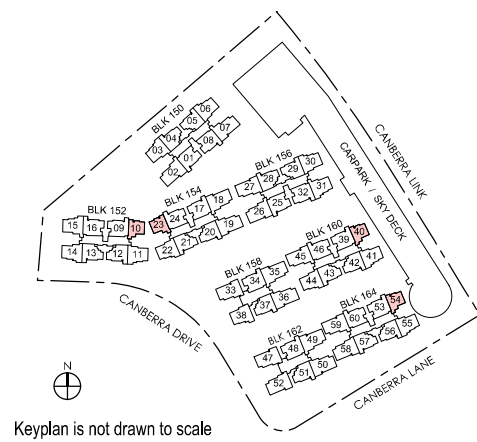
BLK 154
#01-23*

BLK 160
#01-40

BLK 164
#01-54



* Mirror Image



2-BEDROOM

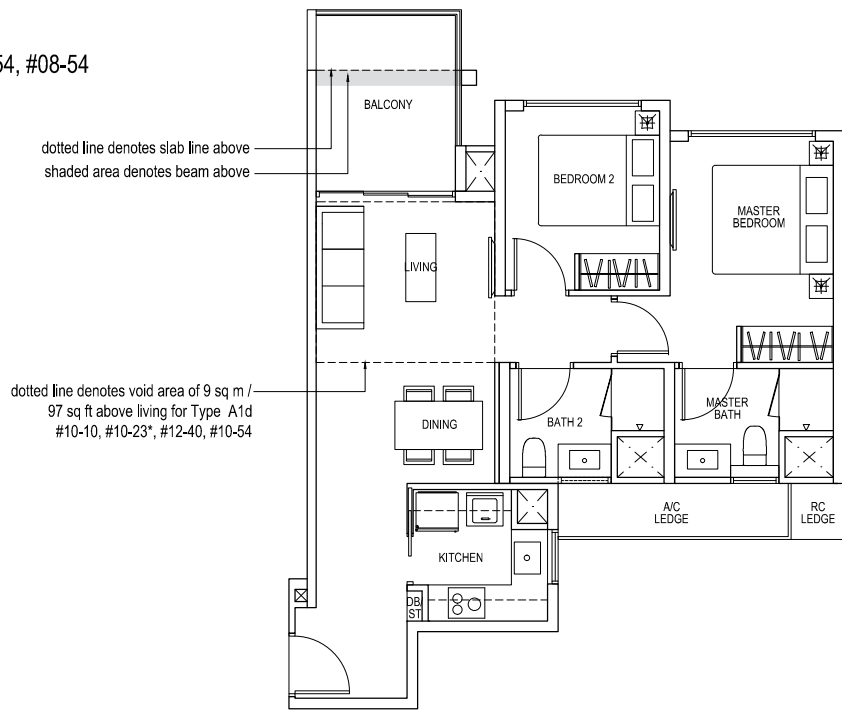
TYPE A1a
70 sq m / 753 sq ft

BLK 152
#02-10, #04-10, #06-10, #08-10

BLK 154
#02-23*, #04-23*, #06-23*, #08-23*

BLK 160
#02-40, #04-40, #06-40, #08-40, #10-40

BLK 164
#02-54, #04-54, #06-54, #08-54



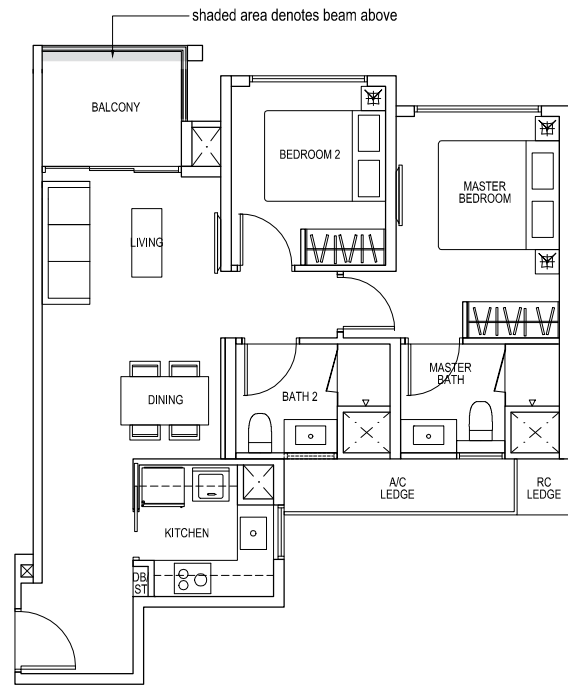
TYPE A1b
68 sq m / 732 sq ft

BLK 152
#03-10, #05-10, #07-10, #09-10

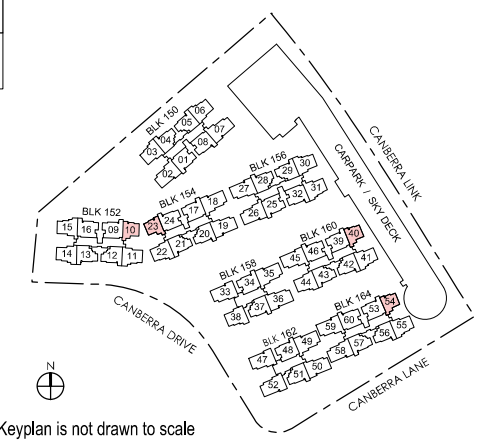
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#03-23*, #05-23*, #07-23*, #09-23*

BLK 160
#03-40, #05-40, #07-40, #09-40, #11-40

BLK 164
#03-54, #05-54, #07-54, #09-54



* Mirror Image



TYPE A1d
79 sq m / 850 sq ft

Including void area of 9 sq m / 97 sq ft above living
Approximate 4.475m floor to ceiling height at living

BLK 152
#10-10

BLK 154
#10-23*

BLK 160
#12-40

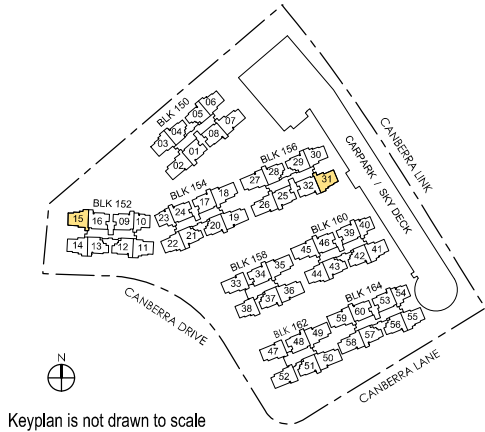
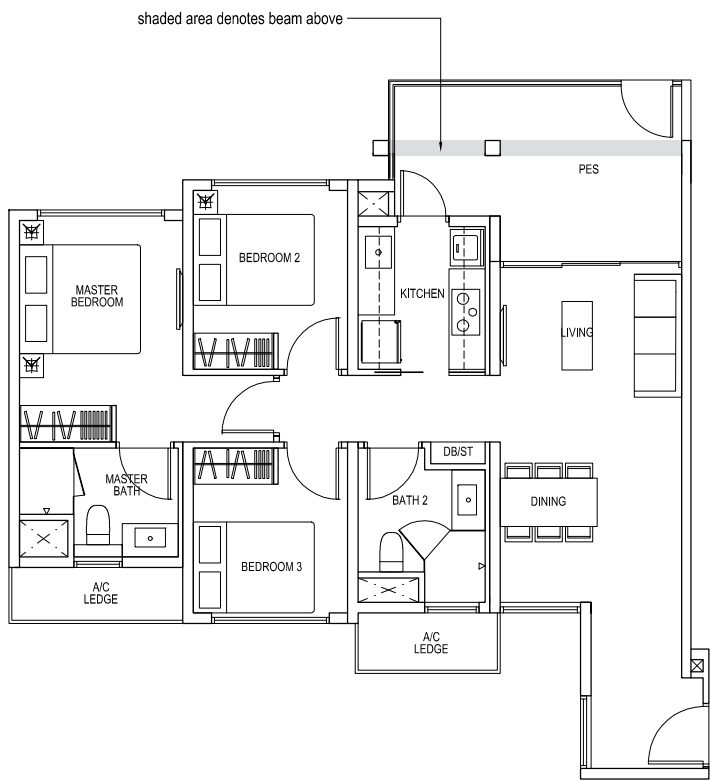
BLK 164
#10-54

3-BEDROOM

TYPE B1p
92 sq m / 990 sq ft

BLK 152
#01-15

BLK 156
#01-31

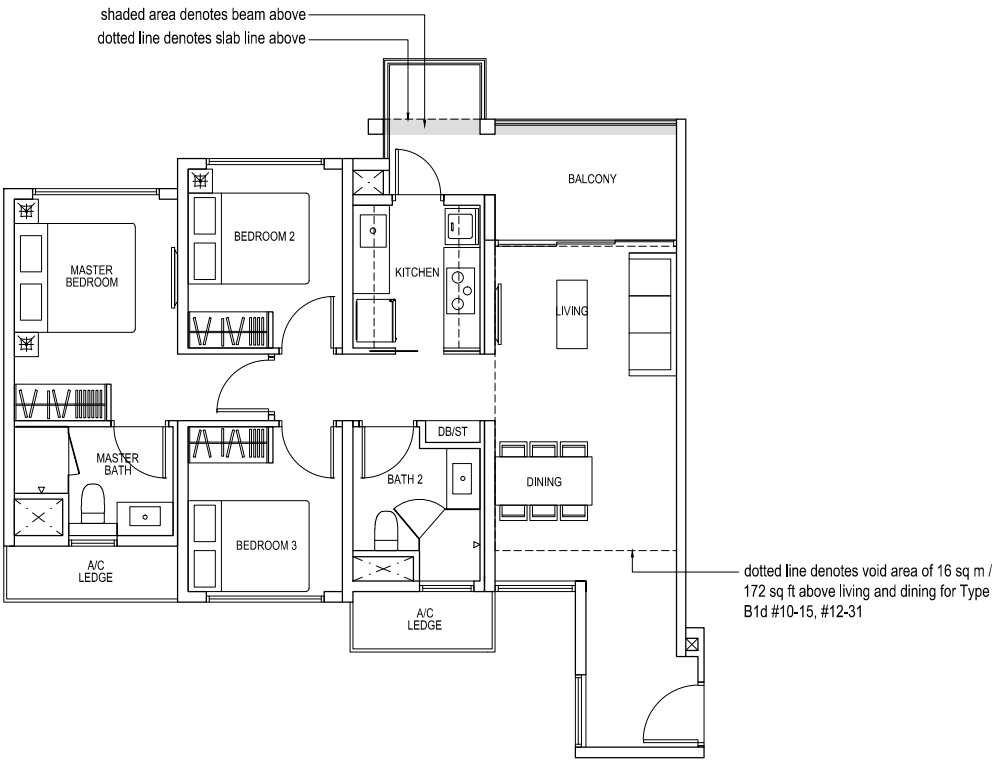


3-BEDROOM

TYPE B1a
89 sq m / 958 sq ft

BLK 152
#02-15, #04-15, #06-15, #08-15

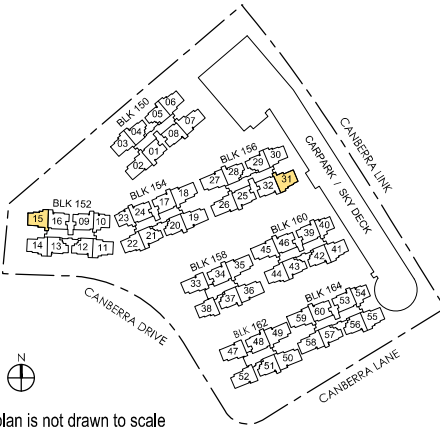
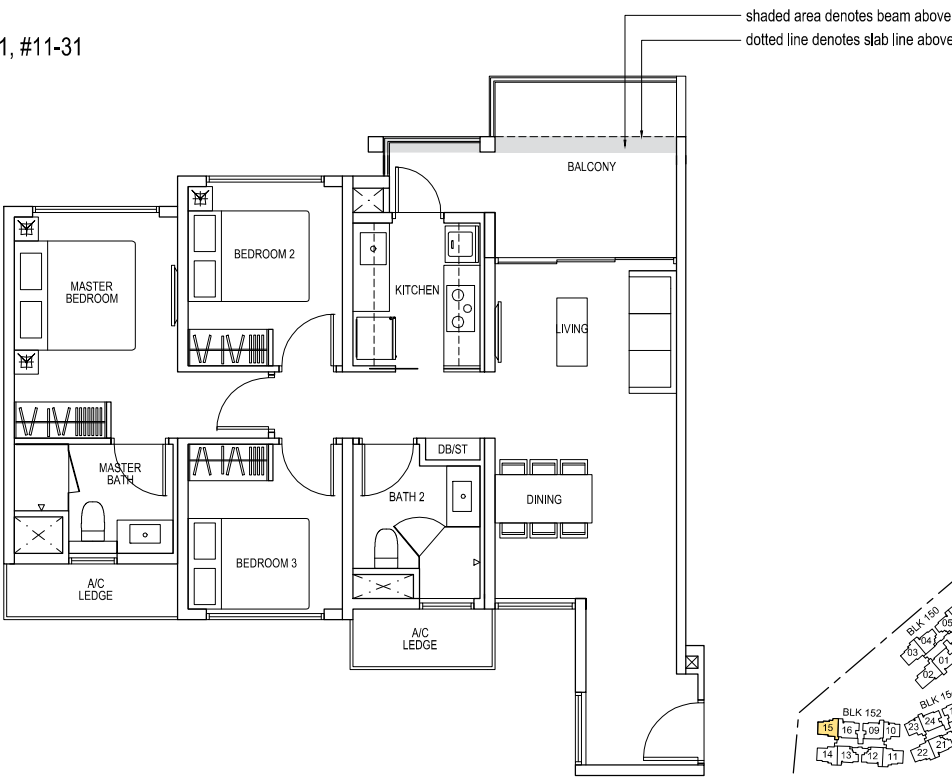
BLK 156
#02-31, #04-31, #06-31, #08-31, #10-31



TYPE B1b
91 sq m / 980 sq ft

BLK 152
#03-15, #05-15, #07-15, #09-15

BLK 156
#03-31, #05-31, #07-31, #09-31, #11-31



TYPE B1d
105 sq m / 1130 sq ft

Including void area of 16 sq m / 172 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living and dining

BLK 152
#10-15

BLK 156
#12-31

3-BEDROOM

TYPE B2p

90 sq m / 969 sq ft

BLK 150
#01-03*, #01-06

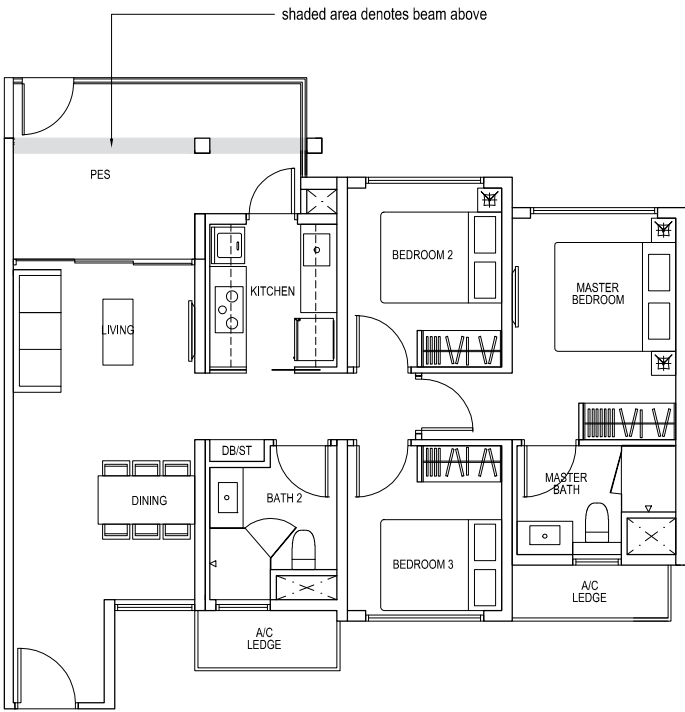
BLK 152
#01-11*

BLK 154
#01-22

BLK 156
#01-30

BLK 160
#01-41*, #01-44

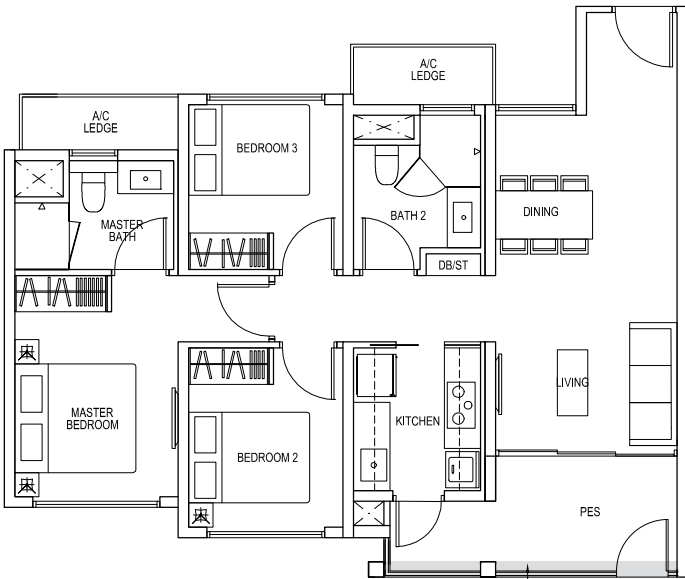
BLK 164
#01-55*



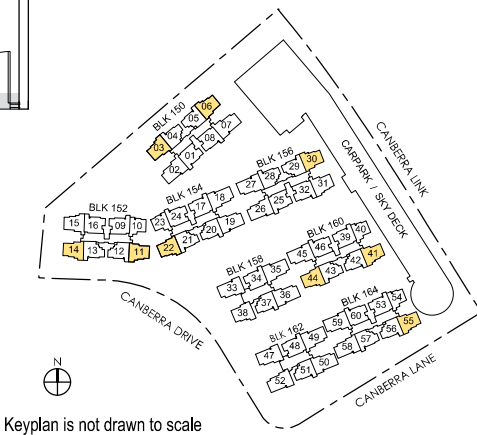
TYPE B2p1

85 sq m / 915 sq ft

BLK 152
#01-14



* Mirror Image



3-BEDROOM

TYPE B2a

87 sq m / 936 sq ft

BLK 150
#02-03*, #04-03*, #06-03*, #08-03*,
#02-06, #04-06, #06-06, #08-06, #10-06

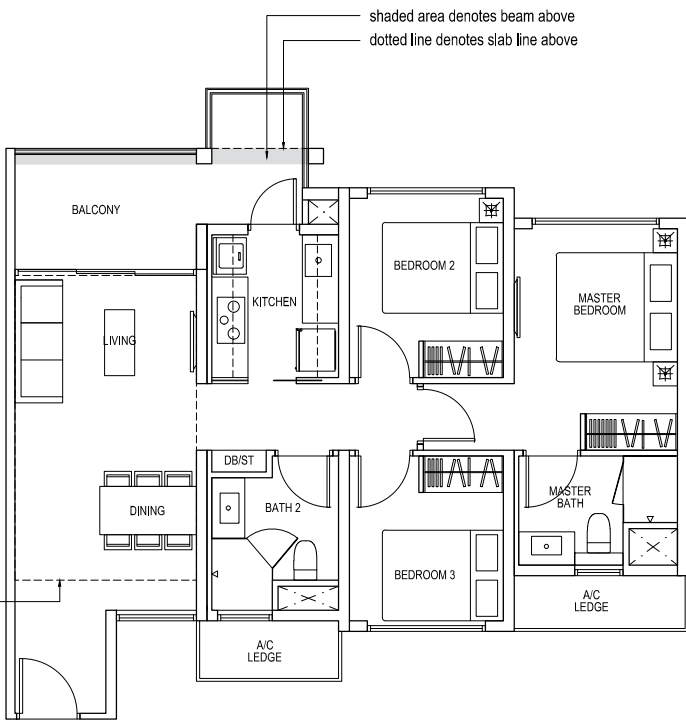
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BLK 154
#02-22, #04-22, #06-22, #08-22

BLK 156
#02-30, #04-30, #06-30, #08-30, #10-30

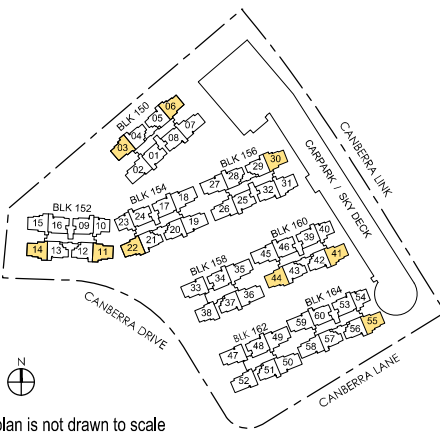
BLK 160
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#02-44, #04-44, #06-44, #08-44, #10-44

BLK 164
#02-55*, #04-55*, #06-55*, #08-55*



dotted line denotes void area of 16 sq m /
172 sq ft above living and dining for Type B2d
#10-03*, #12-06, #10-11*, #10-14, #10-22,
#12-30, #12-41*, #12-44, #10-55*

* Mirror Image



TYPE B2d

103 sq m / 1109 sq ft

Including void area of 16 sq m / 172 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living and dining

BLK 150
#10-03*, #12-06

BLK 152
#10-11*, #10-14

BLK 154
#10-22

BLK 156
#12-30

BLK 160
#12-41*, #12-44

BLK 164
#10-55*

3-BEDROOM

TYPE B2b

88 sq m / 947 sq ft

BLK 150
#03-03*, #05-03*, #07-03*, #09-03*,
#03-06, #05-06, #07-06, #09-06, #11-06

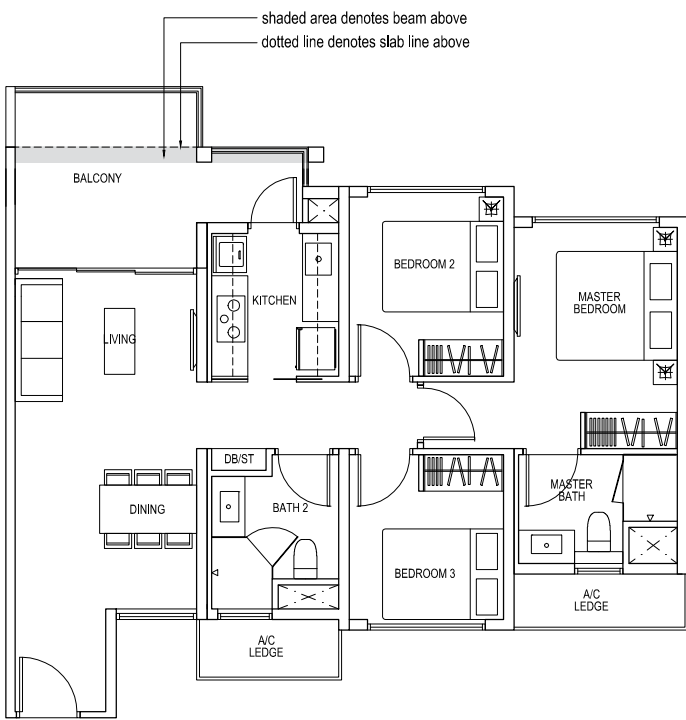
BLK 152
#03-11*, #05-11*, #07-11*, #09-11*,
#03-14, #05-14, #07-14, #09-14

BLK 154
#03-22, #05-22, #07-22, #09-22

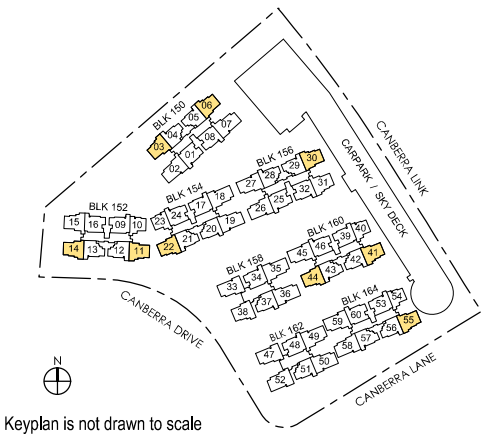
BLK 156
#03-30, #05-30, #07-30, #09-30, #11-30

BLK 160
#03-41*, #05-41*, #07-41*, #09-41*, #11-41*,
#03-44, #05-44, #07-44, #09-44, #11-44

BLK 164
#03-55*, #05-55*, #07-55*, #09-55*



* Mirror Image

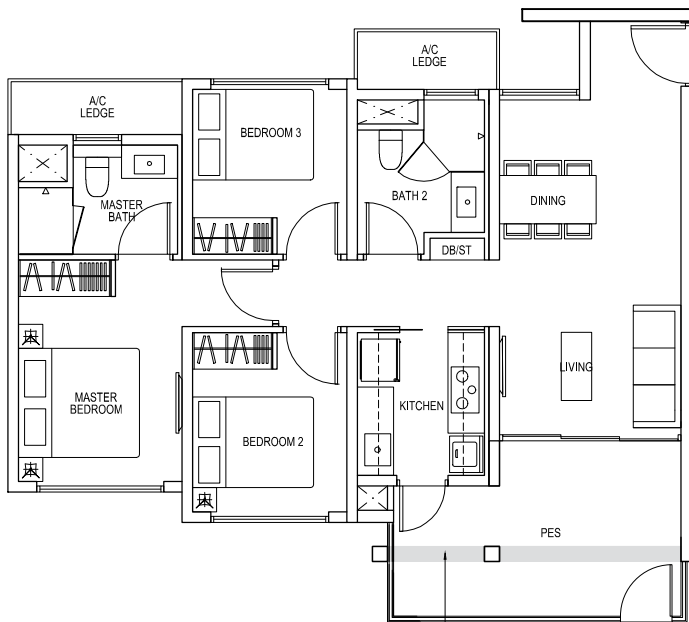


3-BEDROOM

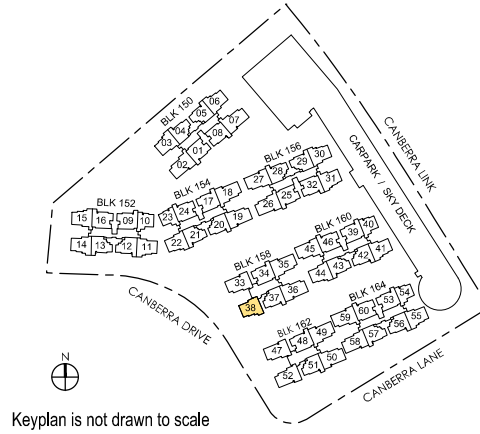
TYPE B3p

89 sq m / 958 sq ft

BLK 158
#01-38



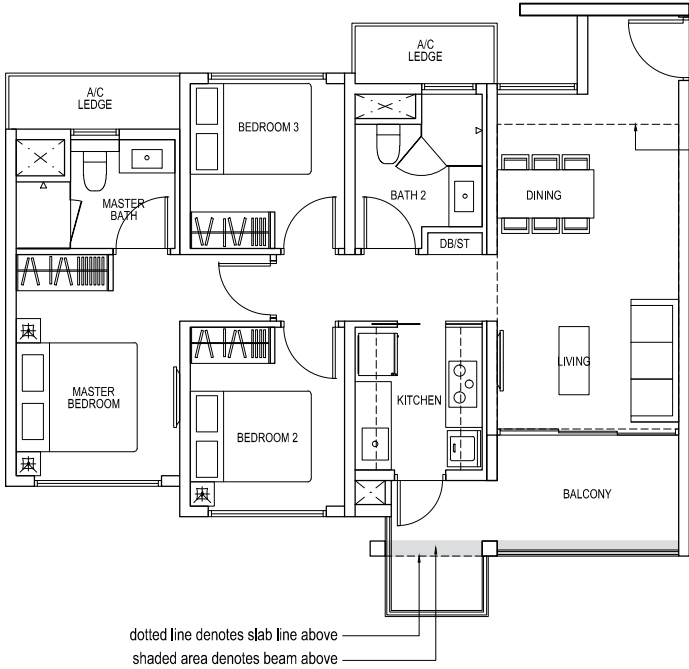
shaded area denotes beam above



3-BEDROOM

TYPE B3a
86 sq m / 926 sq ft

BLK 158
#02-38, #04-38, #06-38, #08-38



TYPE B3d
102 sq m / 1098 sq ft

Including void area of 16 sq m / 172 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living and dining

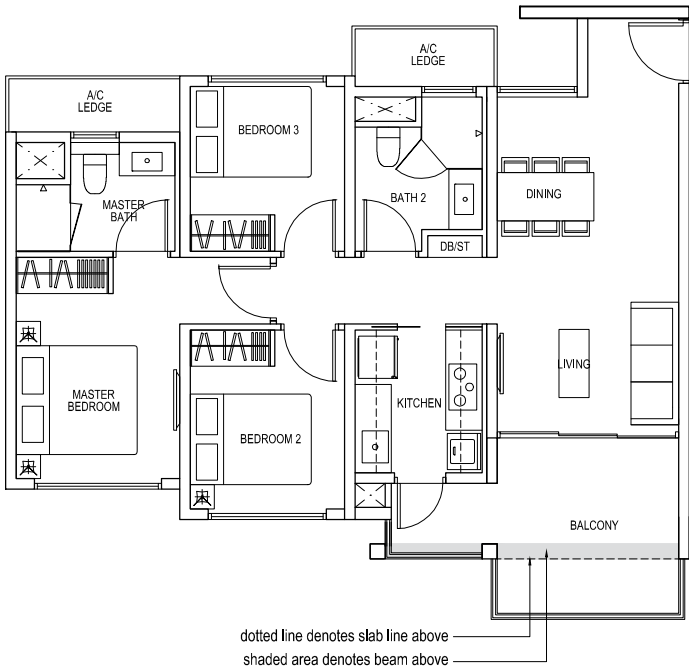
BLK 158
#10-38

dotted line denotes void area of 16 sq m /
172 sq ft above living and dining for Type B3d
#10-38

dotted line denotes slab line above
shaded area denotes beam above

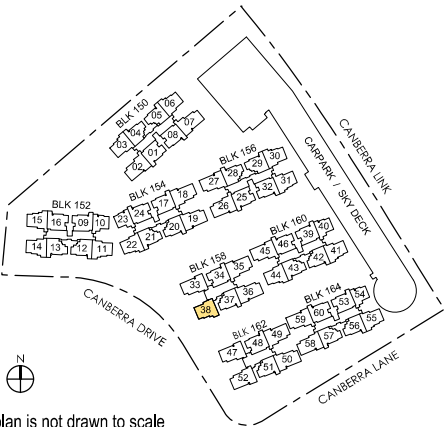
TYPE B3b
88 sq m / 947 sq ft

BLK 158
#03-38, #05-38, #07-38, #09-38



dotted line denotes slab line above
shaded area denotes beam above

0 1 2 3 4 5 METRES



Keyplan is not drawn to scale

3-BEDROOM

TYPE B4p
85 sq m / 915 sq ft

BLK 150
#01-04, #01-05*

BLK 152
#01-12

BLK 154
#01-20, #01-21*

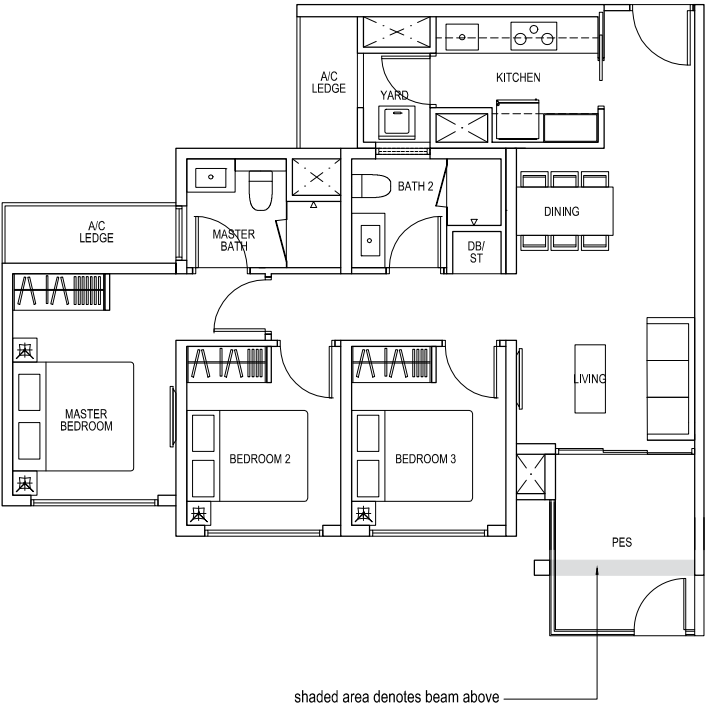
BLK 156
#01-28, #01-29*

BLK 158
#01-37

BLK 160
#01-42, #01-43*

BLK 162
#01-51

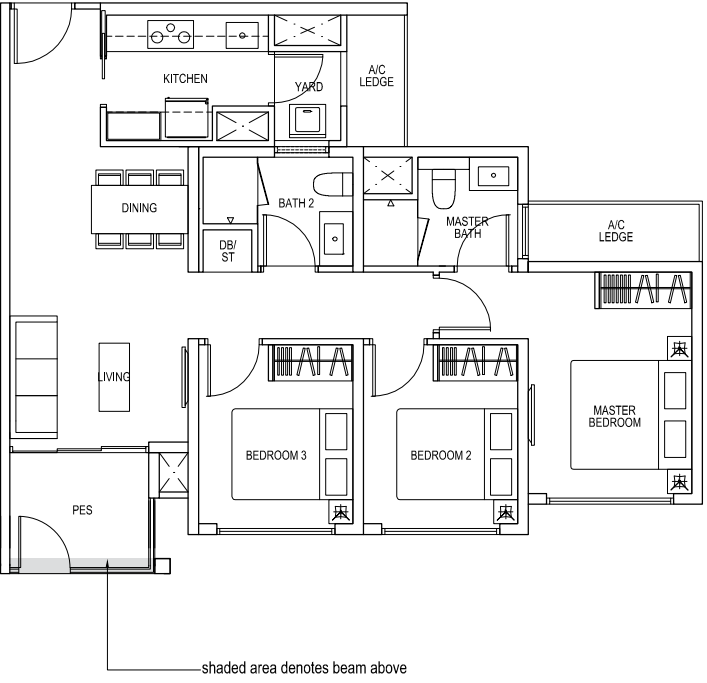
BLK 164
#01-56, #01-57*



shaded area denotes beam above

TYPE B4p1
82 sq m / 883 sq ft

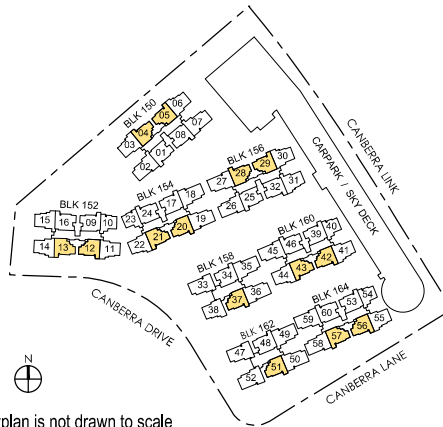
BLK 152
#01-13



shaded area denotes beam above

* Mirror Image

0 1 2 3 4 5 METRES



Keyplan is not drawn to scale

3-BEDROOM

TYPE B4a

82 sq m / 883 sq ft

BLK 150
#02-04, #04-04, #06-04, #08-04, #10-04,
#02-05*, #04-05*, #06-05*, #08-05*, #10-05*

BLK 152
#02-12, #04-12, #06-12, #08-12,
#02-13*, #04-13*, #06-13*, #08-13*

BLK 154
#02-20, #04-20, #06-20, #08-20,
#02-21*, #04-21*, #06-21*, #08-21*

BLK 156
#02-28, #04-28, #06-28, #08-28, #10-28,
#02-29*, #04-29*, #06-29*, #08-29*, #10-29*

BLK 158
#02-37, #04-37, #06-37, #08-37

BLK 160
#02-42, #04-42, #06-42, #08-42, #10-42,
#02-43*, #04-43*, #06-43*, #08-43*, #10-43*

BLK 162
#02-51, #04-51, #06-51, #08-51

BLK 164
#02-56, #04-56, #06-56, #08-56,
#02-57*, #04-57*, #06-57*, #08-57*

TYPE B4d

98 sqm / 1055 sqft

Including void area of 16 sq m / 172 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living and dining

BLK 150
#12-04, #12-05*

BLK 152
#10-12, #10-13*

BLK 154
#10-20, #10-21*

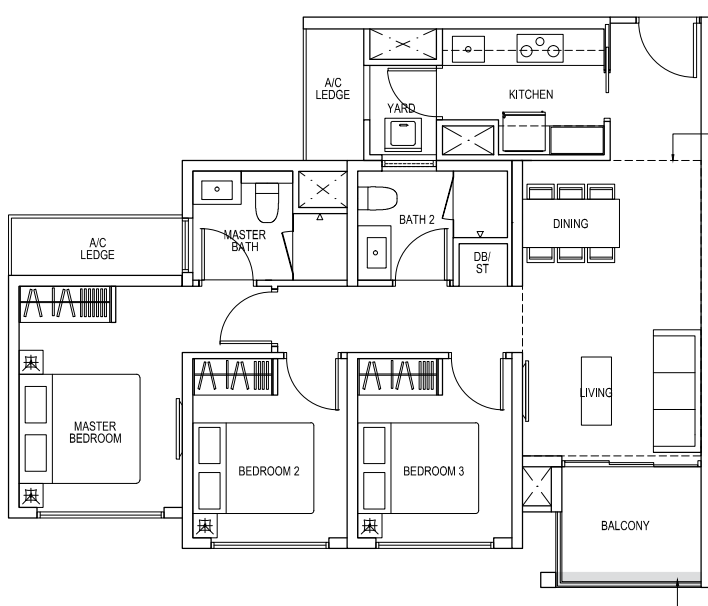
BLK 156
#12-28, #12-29*

BLK 158
#10-37

BLK 160
#12-42, #12-43*

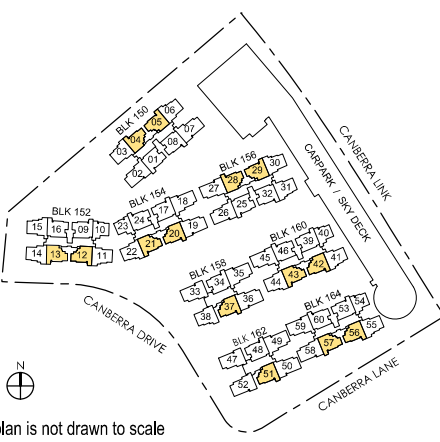
BLK 162
#10-51

BLK 164
#10-56, #10-57*



dotted line denotes void area of 16 sq m / 172 sq ft above living and dining for Type B4d #12-04, #12-05*, #10-12, #10-13*, #10-20, #10-21*, #12-28, #12-29*, #10-37, #12-42, #12-43*, #10-51, #10-56, #10-57*

shaded area denotes beam above



Keyplan is not drawn to scale

* Mirror Image



3-BEDROOM

TYPE B4b

85 sq m / 915 sq ft

BLK 150
#03-04, #05-04, #07-04, #09-04, #11-04,
#03-05*, #05-05*, #07-05*, #09-05*, #11-05*

BLK 152
#03-12, #05-12, #07-12, #09-12,
#03-13*, #05-13*, #07-13*, #09-13*

BLK 154
#03-20, #05-20, #07-20, #09-20,
#03-21*, #05-21*, #07-21*, #09-21*

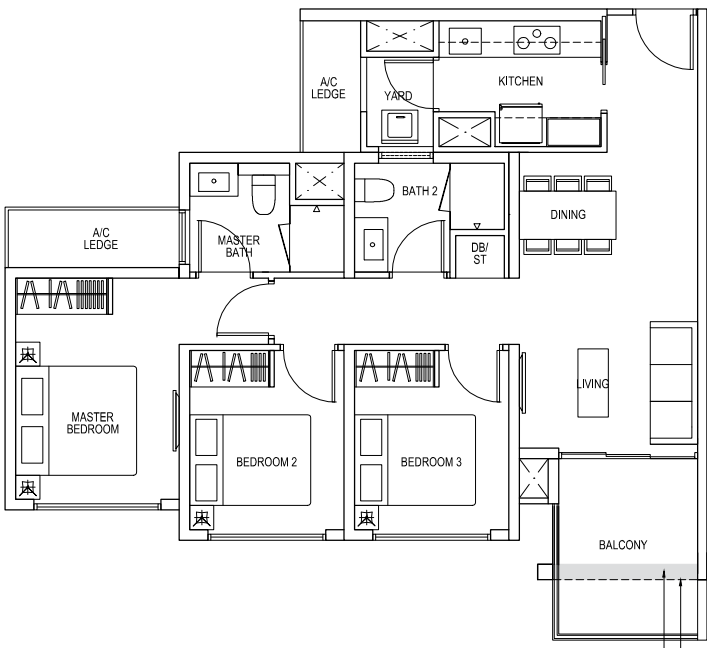
BLK 156
#03-28, #05-28, #07-28, #09-28, #11-28,
#03-29*, #05-29*, #07-29*, #09-29*, #11-29*

BLK 158
#03-37, #05-37, #07-37, #09-37

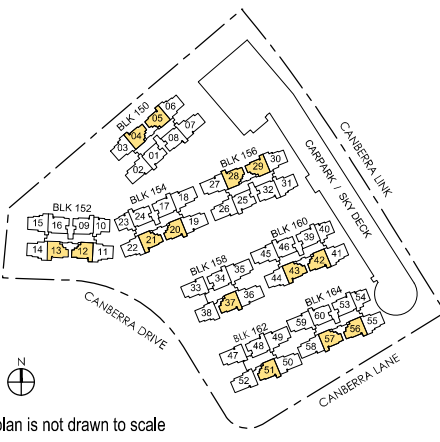
BLK 160
#03-42, #05-42, #07-42, #09-42, #11-42,
#03-43*, #05-43*, #07-43*, #09-43*, #11-43*

BLK 162
#03-51, #05-51, #07-51, #09-51

BLK 164
#03-56, #05-56, #07-56, #09-56,
#03-57*, #05-57*, #07-57*, #09-57*

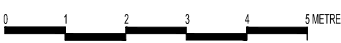


dotted line denotes slab line above
shaded area denotes beam above



Keyplan is not drawn to scale

* Mirror Image



3-BEDROOM PREMIUM

TYPE B5p
92 sq m / 990 sq ft

BLK 150
#01-01, #01-08*

BLK 152
#01-09, #01-16*

BLK 154
#01-17, #01-24*

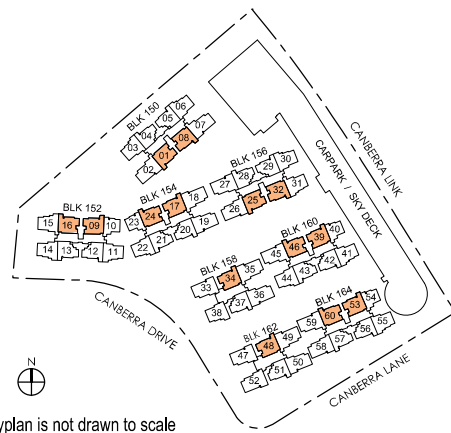
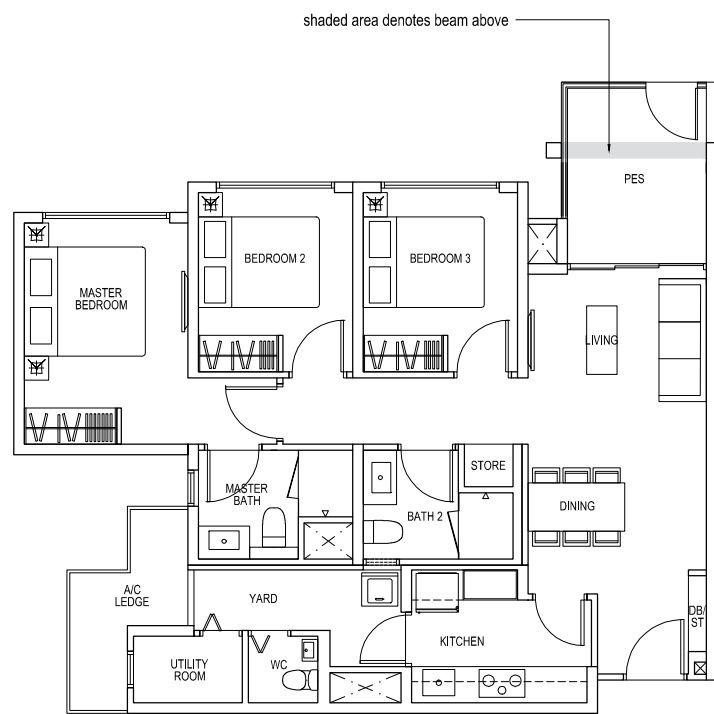
BLK 156
#01-25, #01-32*

BLK 158
#01-34

BLK 160
#01-39, #01-46*

BLK 162
#01-48

BLK 164
#01-53, #01-60*



* Mirror Image



3-BEDROOM PREMIUM

TYPE B5a
89 sq m / 958 sq ft

BLK 150
#02-01, #04-01, #06-01, #08-01, #10-01,
#02-08*, #04-08*, #06-08*, #08-08*, #10-08*

BLK 152
#02-09, #04-09, #06-09, #08-09,
#02-16*, #04-16*, #06-16*, #08-16*

BLK 154
#02-17, #04-17, #06-17, #08-17,
#02-24*, #04-24*, #06-24*, #08-24*

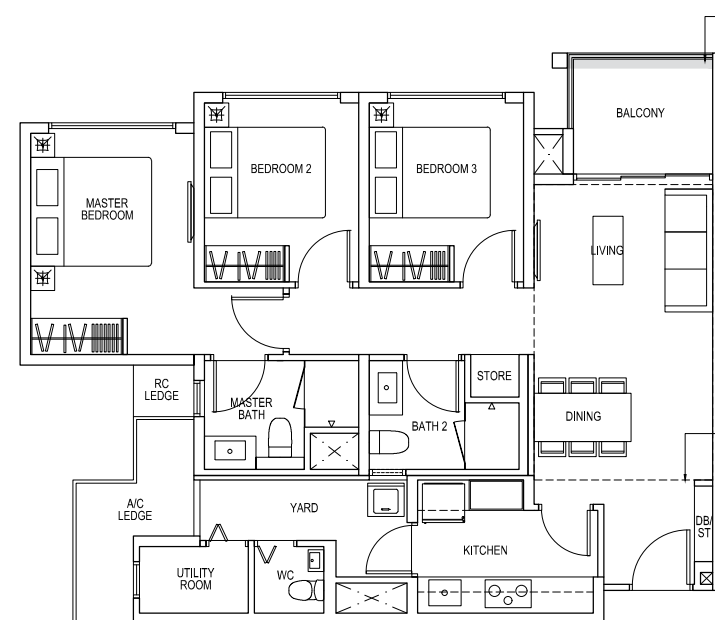
BLK 156
#02-25, #04-25, #06-25, #08-25, #10-25,
#02-32*, #04-32*, #06-32*, #08-32*, #10-32*

BLK 158
#02-34, #04-34, #06-34, #08-34

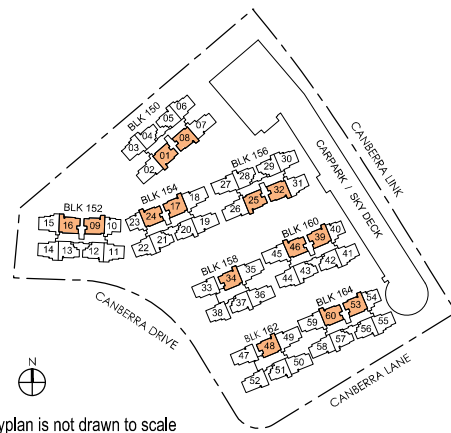
BLK 160
#02-39, #04-39, #06-39, #08-39, #10-39,
#02-46*, #04-46*, #06-46*, #08-46*, #10-46*

BLK 162
#02-48, #04-48, #06-48, #08-48

BLK 164
#02-53, #04-53, #06-53, #08-53,
#02-60*, #04-60*, #06-60*, #08-60*



dotted line denotes void area of 16 sq m / 172 sq ft
above living and dining for Type B5d #12-01, #10-09,
#10-16*, #10-17, #10-24*, #12-32*, #10-34, #12-39,
#10-48, #10-53, #10-60*



* Mirror Image



3-BEDROOM PREMIUM

TYPE B5b

92 sq m / 990 sq ft

BLK 150
#03-01, #05-01, #07-01, #09-01, #11-01,
#03-08*, #05-08*, #07-08*, #09-08*

BLK 152
#03-09, #05-09, #07-09, #09-09,
#03-16*, #05-16*, #07-16*, #09-16*

BLK 154
#03-17, #05-17, #07-17, #09-17,
#03-24*, #05-24*, #07-24*, #09-24*

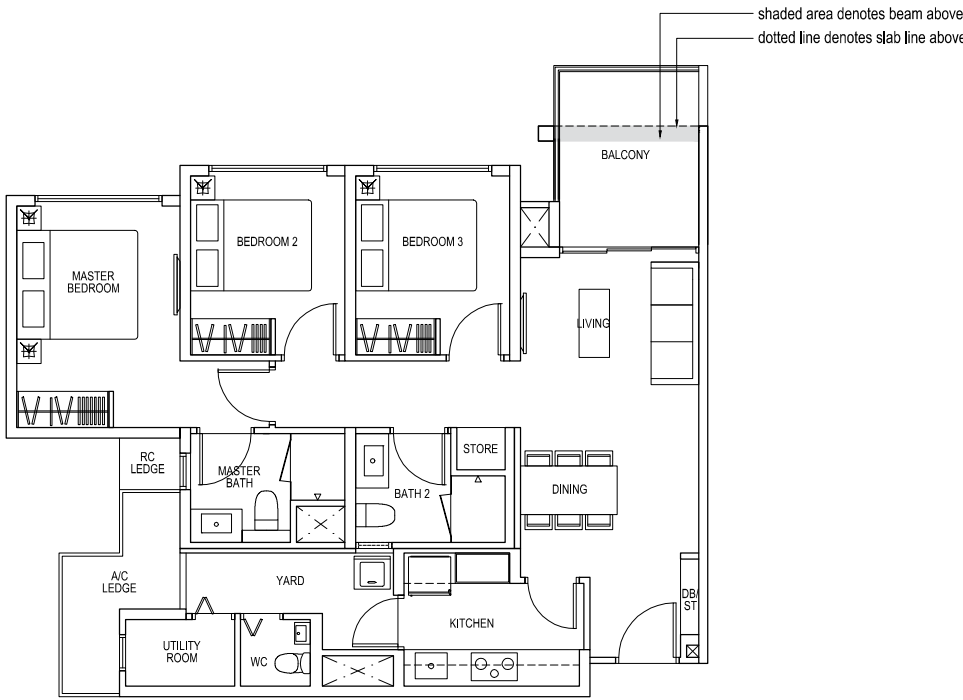
BLK 156
#03-25, #05-25, #07-25, #09-25,
#03-32*, #05-32*, #07-32*, #09-32*, #11-32*

BLK 158
#03-34, #05-34, #07-34, #09-34

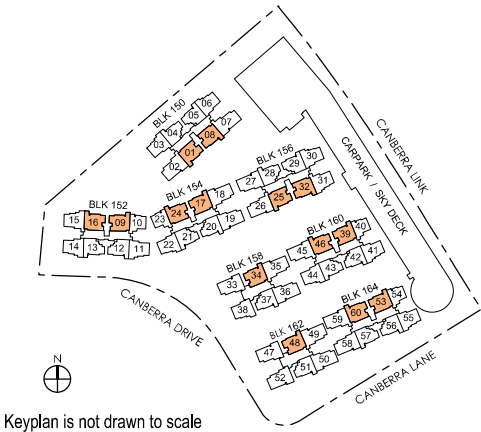
BLK 160
#03-39, #05-39, #07-39, #09-39, #11-39,
#03-46*, #05-46*, #07-46*, #09-46*

BLK 162
#03-48, #05-48, #07-48, #09-48

BLK 164
#03-53, #05-53, #07-53, #09-53,
#03-60*, #05-60*, #07-60*, #09-60*



* Mirror Image



4-BEDROOM

TYPE C1p

106 sq m / 1141 sq ft

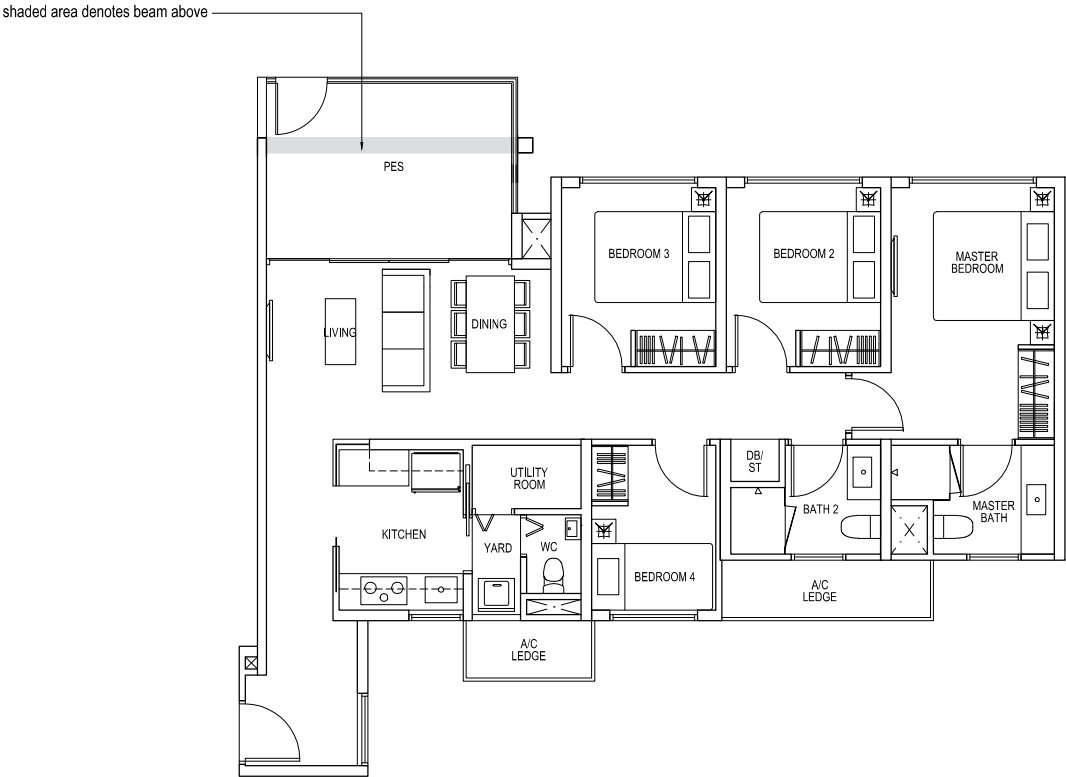
BLK 154
#01-18

BLK 156
#01-26

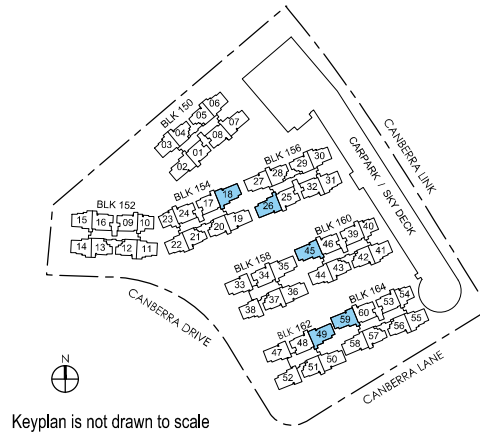
BLK 160
#01-45*

BLK 162
#01-49

BLK 164
#01-59*



* Mirror Image



4-BEDROOM

TYPE C1a

106 sq m / 1141 sq ft

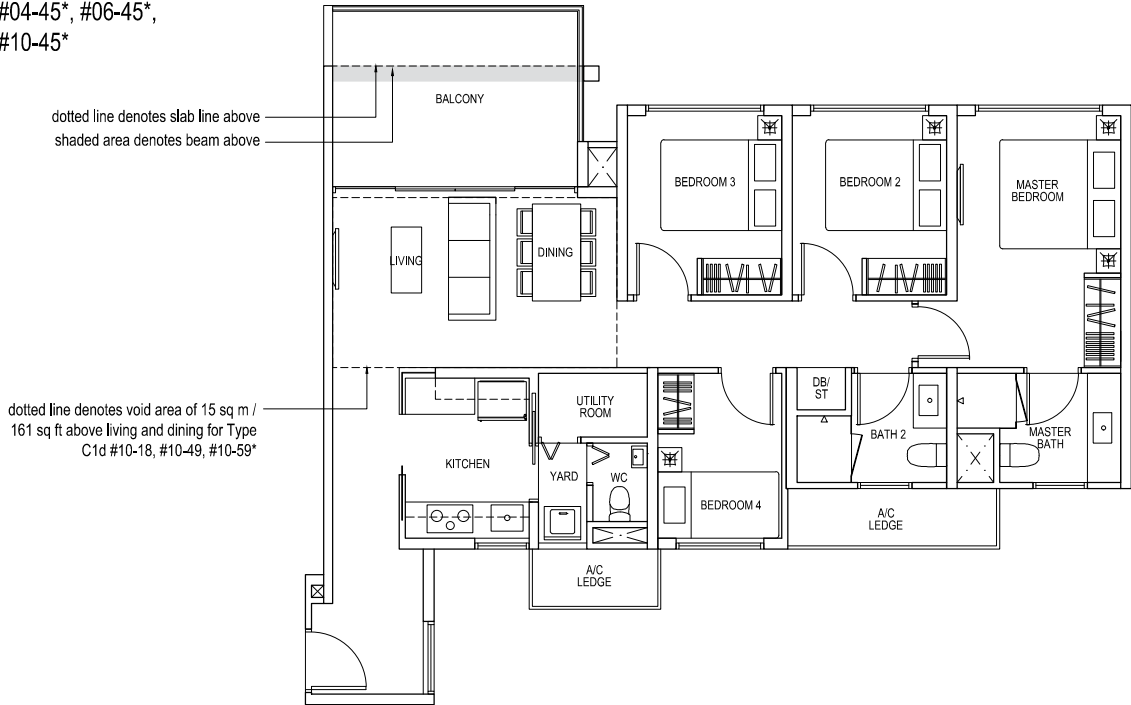
BLK 154
#02-18, #04-18, #06-18, #08-18

BLK 156
#02-26, #04-26, #06-26, #08-26,
#10-26

BLK 160
#02-45*, #04-45*, #06-45*,
#08-45*, #10-45*

BLK 162
#02-49, #04-49, #06-49, #08-49

BLK 164
#02-59*, #04-59*, #06-59*, #08-59*



TYPE C1b

101 sq m / 1087 sq ft

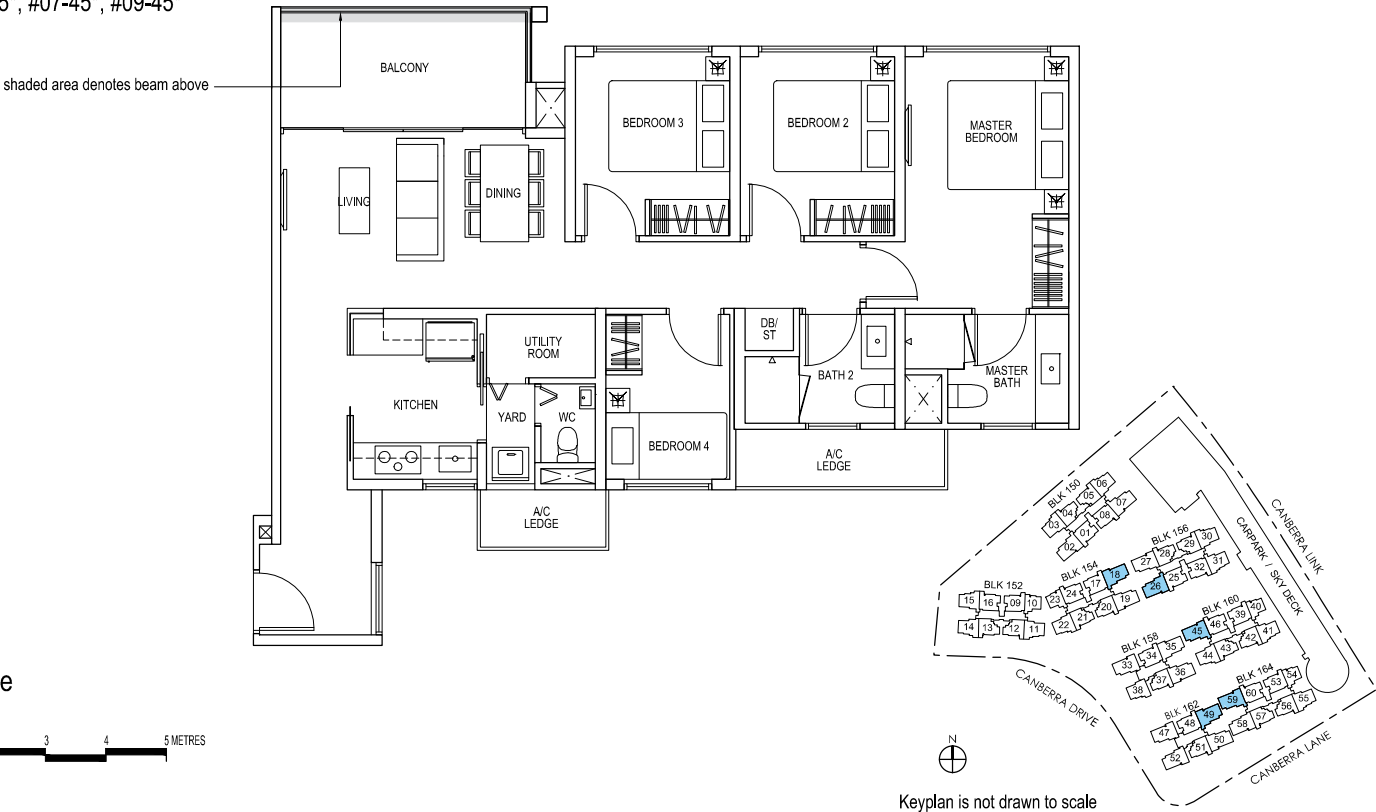
BLK 154
#03-18, #05-18, #07-18, #09-18

BLK 156
#03-26, #05-26, #07-26, #09-26

BLK 160
#03-45*, #05-45*, #07-45*, #09-45*

BLK 162
#03-49, #05-49, #07-49, #09-49

BLK 164
#03-59*, #05-59*, #07-59*, #09-59*



* Mirror Image

4-BEDROOM

TYPE C2p

103 sq m / 1109 sq ft

BLK 154
#01-19

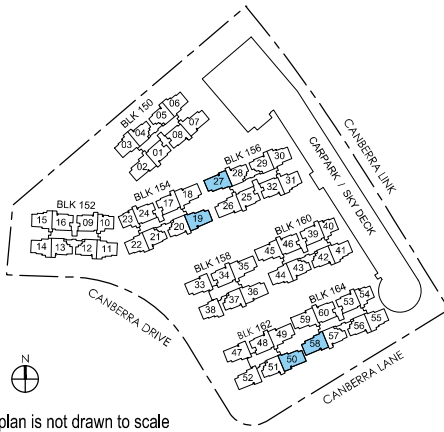
BLK 156
#01-27

BLK 162
#01-50

BLK 164
#01-58*



* Mirror Image



4-BEDROOM

4-BEDROOM

TYPE C2a
103 sq m / 1109 sq ft

BLK 154
#02-19, #04-19, #06-19, #08-19

BLK 156
#02-27, #04-27, #06-27, #08-27, #10-27

BLK 162
#02-50, #04-50, #06-50, #08-50

BLK 164
#02-58*, #04-58*, #06-58*, #08-58*

TYPE C2d
118 sq m / 1270 sq ft

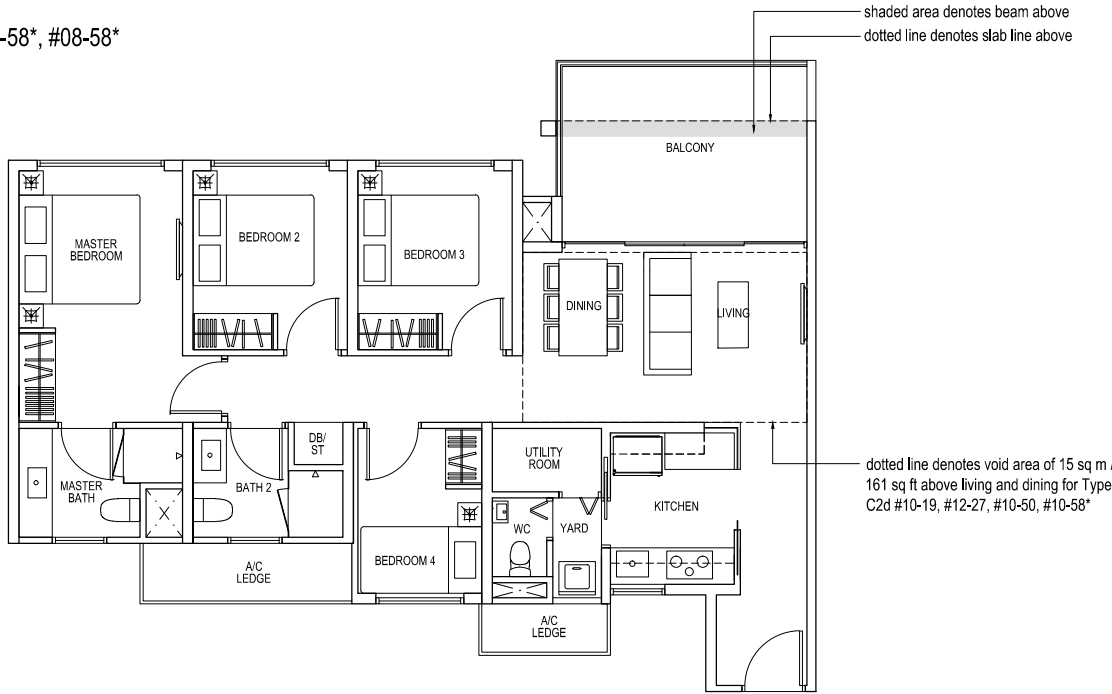
Including void area of 15 sq m / 161 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living

BLK 154
#10-19

BLK 162
#10-50

BLK 156
#12-27

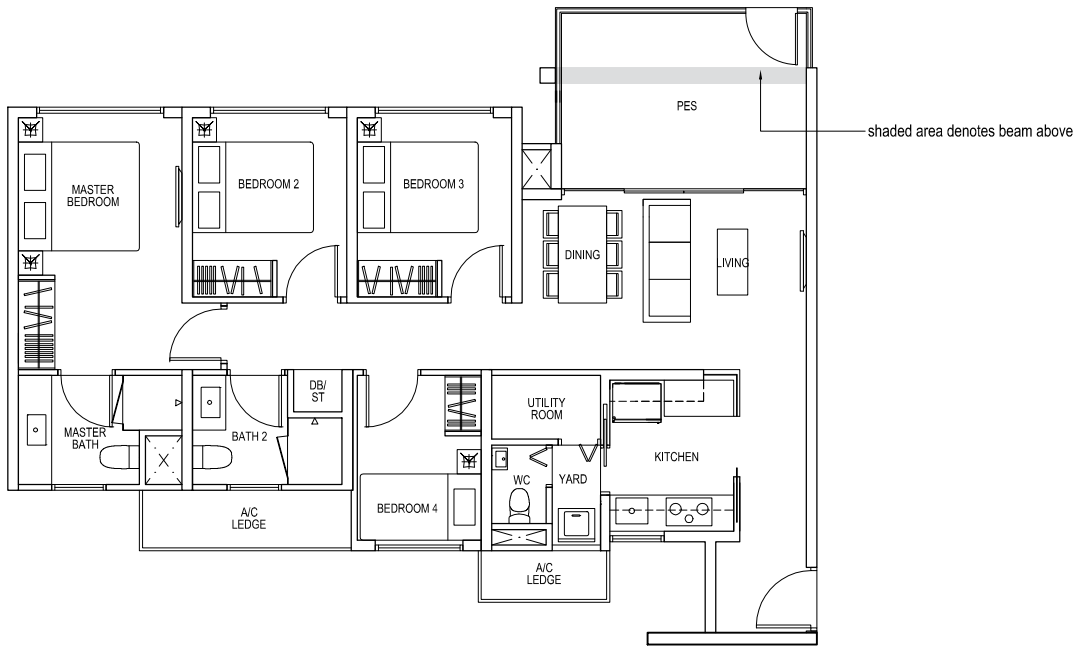
BLK 164
#10-58*



TYPE C3p
103 sq m / 1109 sq ft

BLK 158
#01-33

BLK 162
#01-47, #01-52*



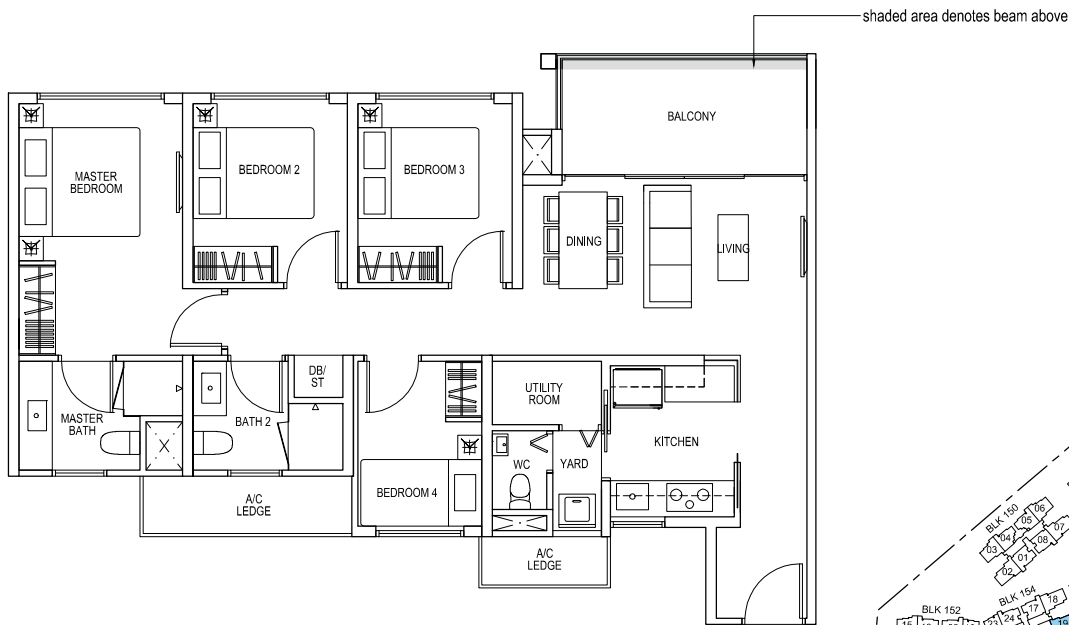
TYPE C2b
98 sq m / 1055 sq ft

BLK 154
#03-19, #05-19, #07-19, #09-19

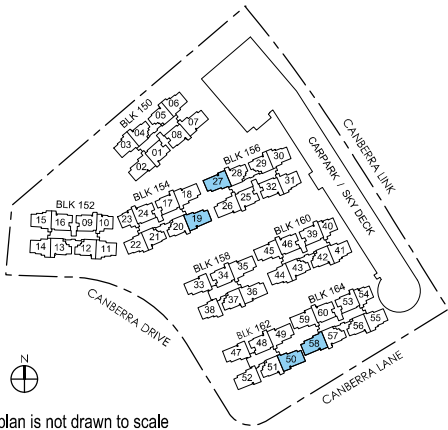
BLK 162
#03-50, #05-50, #07-50, #09-50

BLK 156
#03-27, #05-27, #07-27, #09-27, #11-27

BLK 164
#03-58*, #05-58*, #07-58*, #09-58*

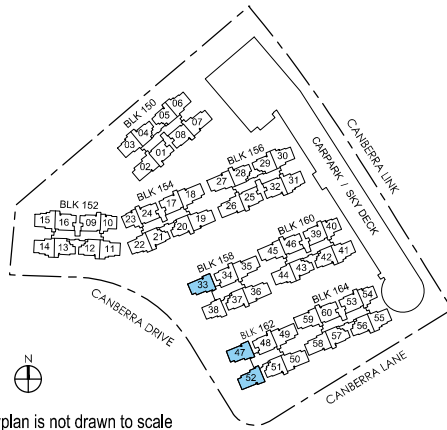


* Mirror Image



Keyplan is not drawn to scale

* Mirror Image



Keyplan is not drawn to scale

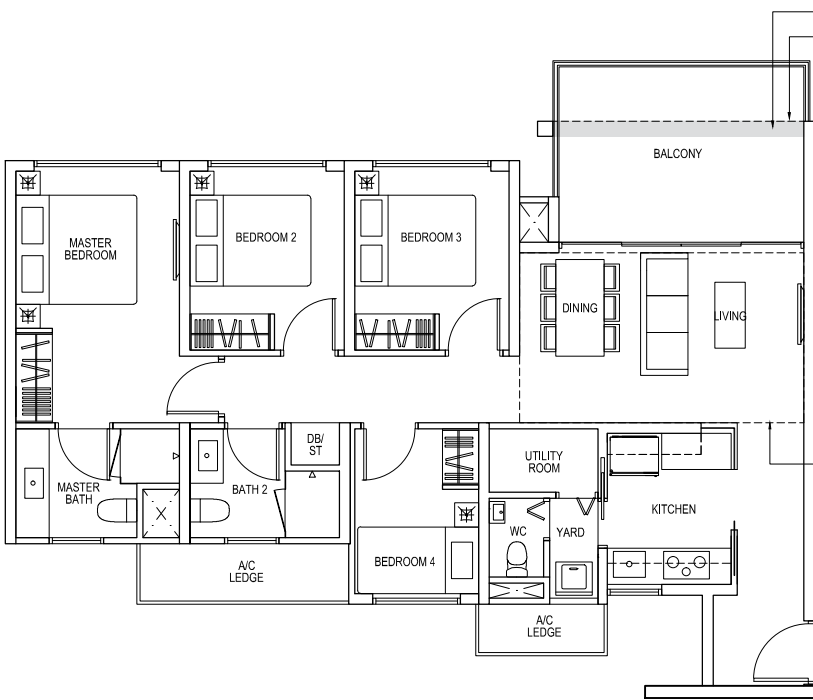
4-BEDROOM

TYPE C3a

103 sq m / 1109 sq ft

BLK 158
#02-33, #04-33, #06-33, #08-33

BLK 162
#02-47, #04-47, #06-47, #08-47,
#02-52*, #04-52*, #06-52*, #08-52*



shaded area denotes beam above
dotted line denotes slab line above

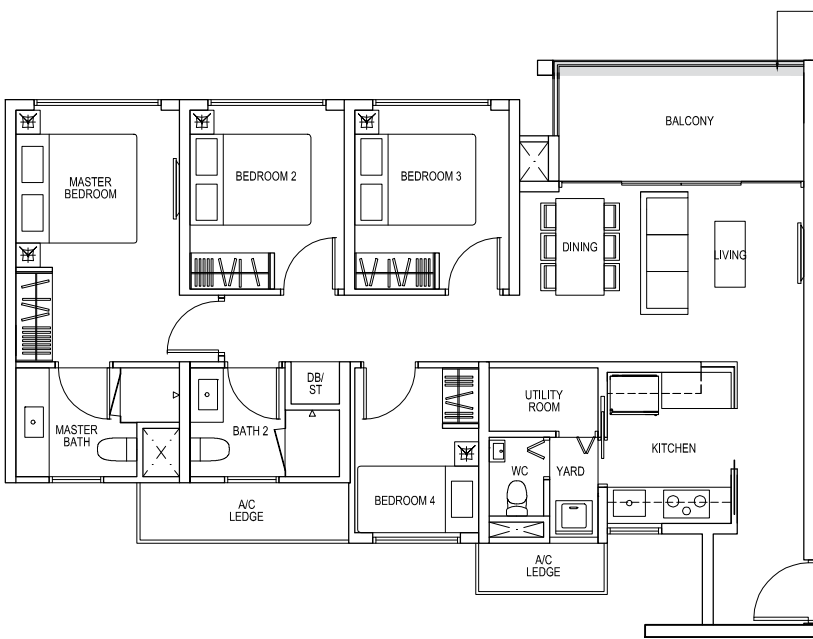
dotted line denotes void area of 15 sq m /
161 sq ft above living and dining for Type
C3d #10-33, #10-47, #10-52*

TYPE C3b

99 sq m / 1066 sq ft

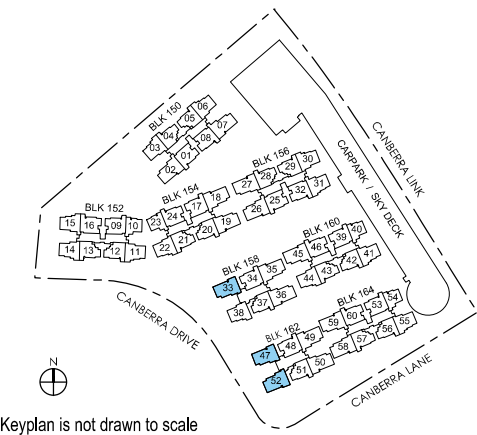
BLK 158
#03-33, #05-33, #07-33, #09-33

BLK 162
#03-47, #05-47, #07-47, #09-47,
#03-52*, #05-52*, #07-52*, #09-52*



shaded area denotes beam above

* Mirror Image



Keyplan is not drawn to scale

4-BEDROOM

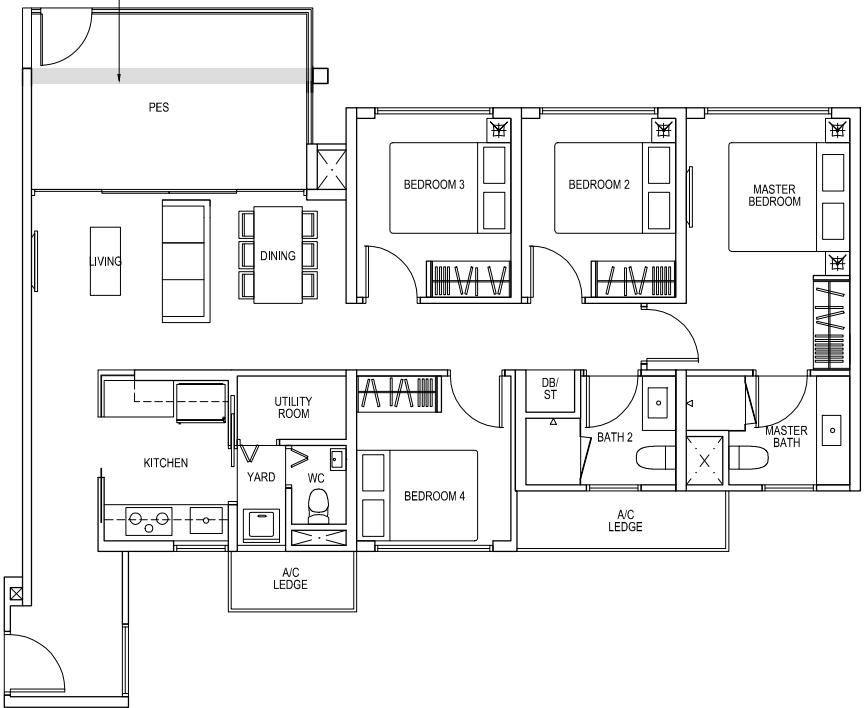
TYPE C4p

110 sq m / 1184 sq ft

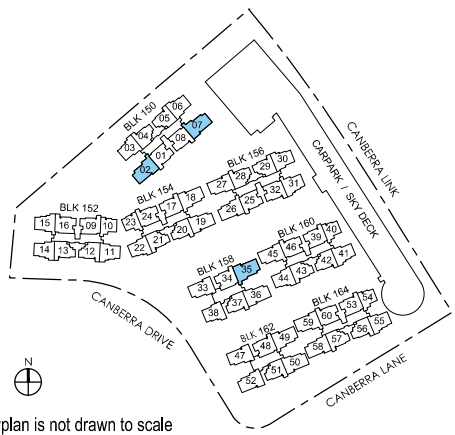
BLK 150
#01-02, #01-07*

BLK 158
#01-35

shaded area denotes beam above



* Mirror Image



Keyplan is not drawn to scale

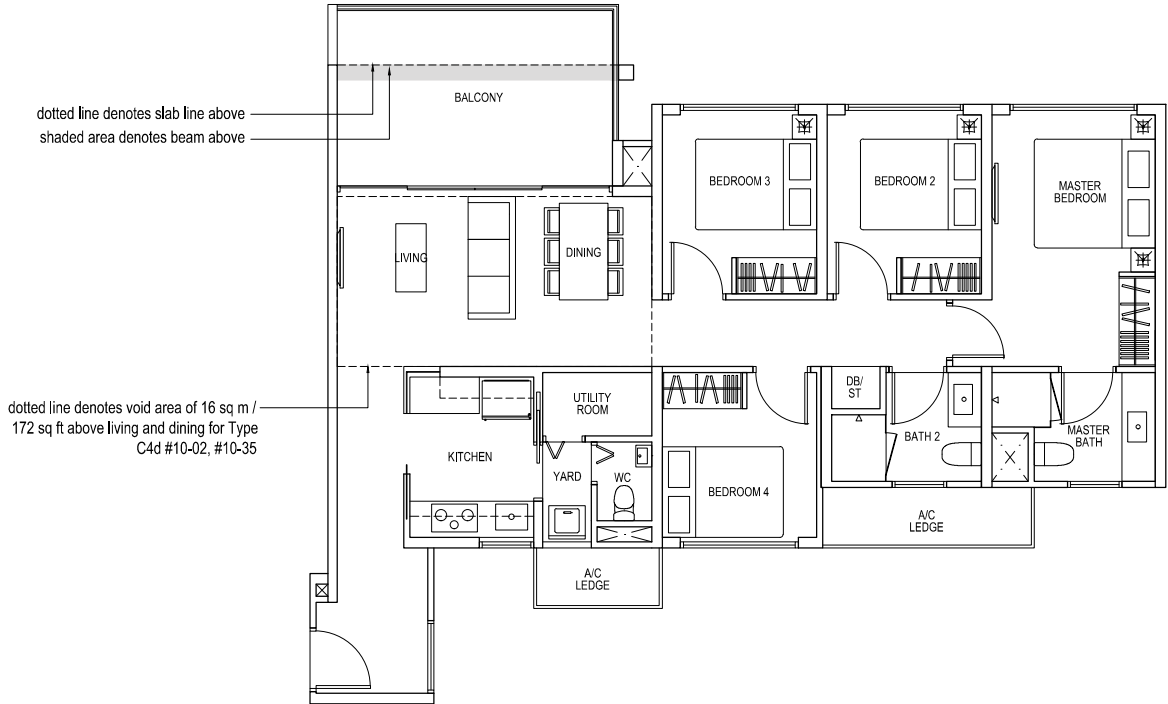
4-BEDROOM

TYPE C4a

110 sq m / 1184 sq ft

BLK 150
#02-02, #04-02, #06-02, #08-02,
#02-07*, #04-07*, #06-07*, #08-07*, #10-07*

BLK 158
#02-35, #04-35, #06-35, #08-35

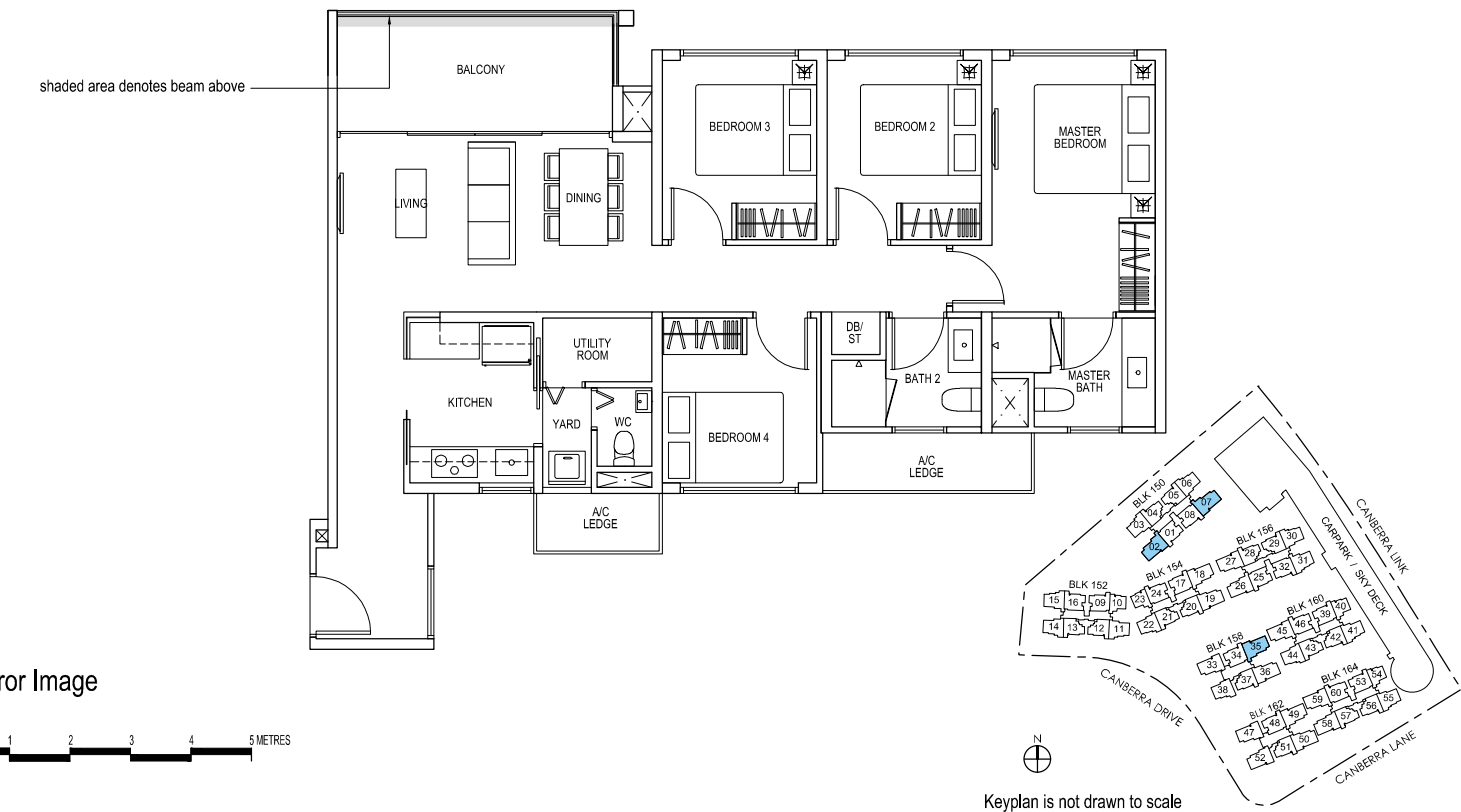


TYPE C4b

105 sq m / 1130 sq ft

BLK 150
#03-02, #05-02, #07-02, #09-02,
#03-07*, #05-07*, #07-07*, #09-07*

BLK 158
#03-35, #05-35, #07-35, #09-35

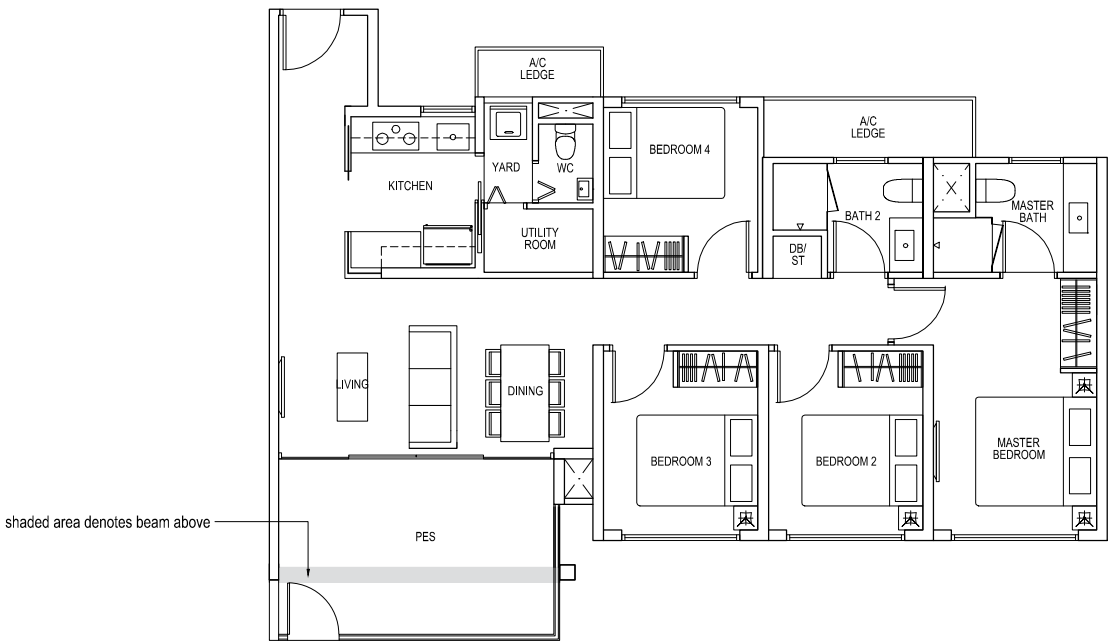


4-BEDROOM

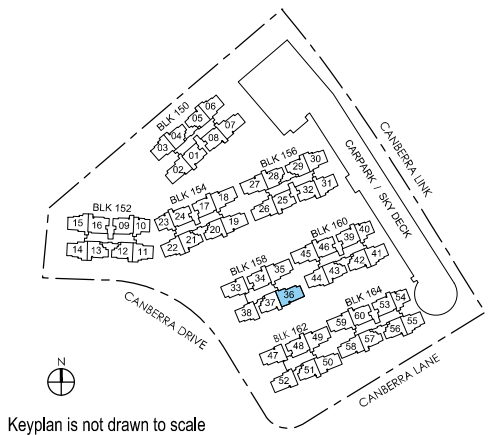
TYPE C5p

107 sq m / 1152 sq ft

BLK 158
#01-36



0 1 2 3 4 5 METRES



4-BEDROOM

TYPE C5a

107 sq m / 1152 sq ft

BLK 158

#02-36, #04-36, #06-36, #08-36

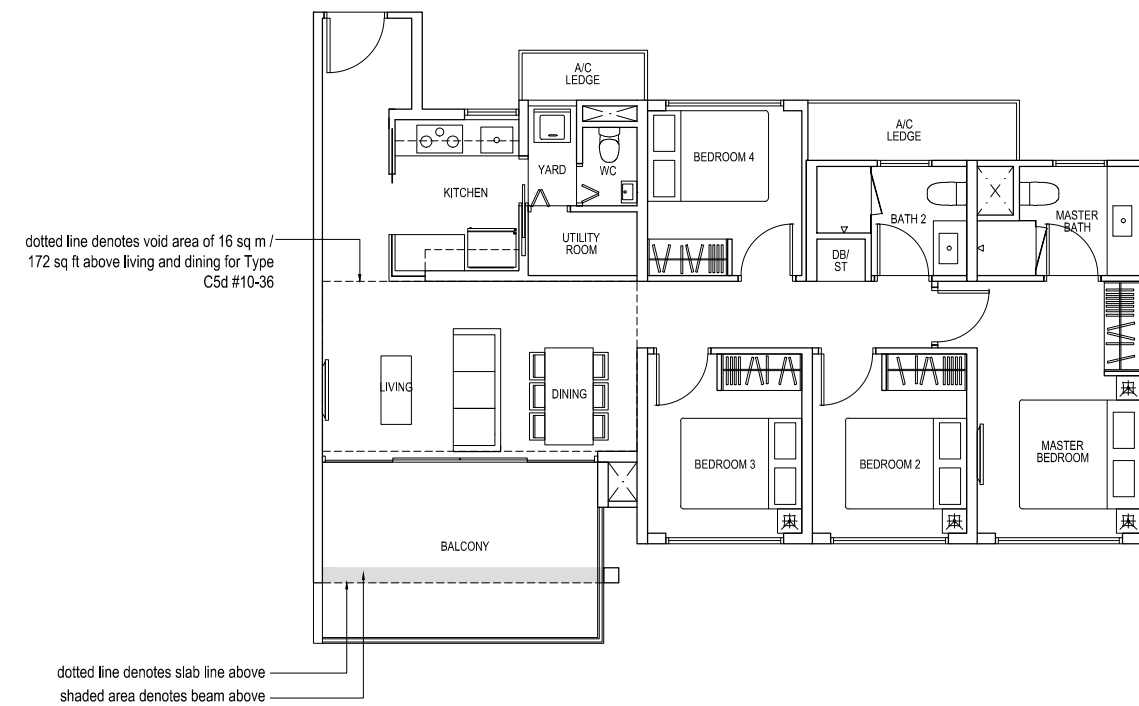
TYPE C5d

123 sq m / 1324 sq ft

Including void area of 16 sq m / 172 sq ft above living and dining
Approximate 4.475m floor to ceiling height at living and dining

BLK 158

#10-36

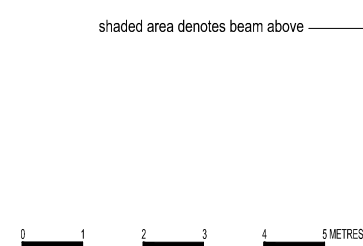
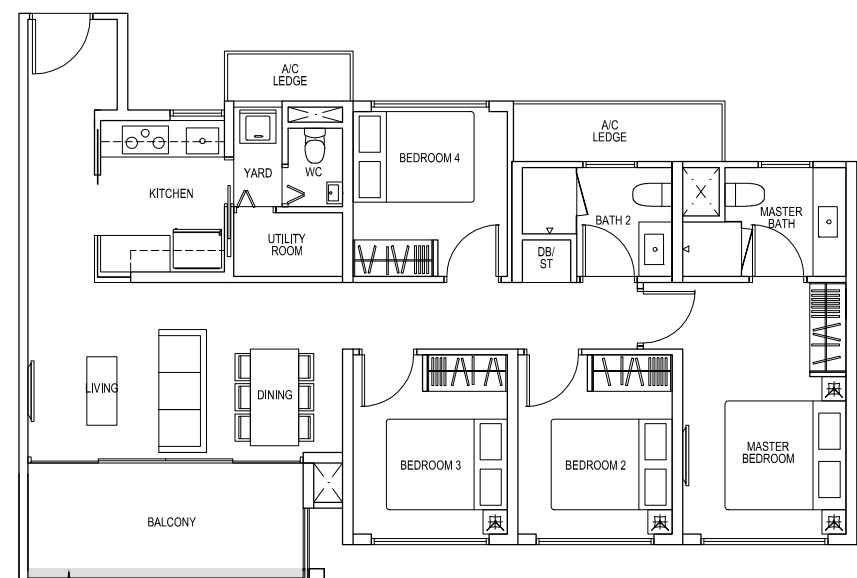


TYPE C5b

102 sq m / 1098 sq ft

BLK 158

#03-36, #05-36, #07-36, #09-36



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- Enjoy extraordinary construction for your home, with the superior method of PPVC

INCREASED PRODUCTIVITY

- More than 40% increase in productivity, as compared to conventional construction methods, for faster construction time.

STRINGENT QUALITY CONTROL

- Our high quality is maintained through stringent quality control as components are fabricated in factory conditions offsite and assembled onsite.

ENHANCED SAFETY

- Enhanced worksite safety and increase in worksite cleanliness because most of the building is done in factories rather than onsite.



A CDL eco -FRIENDLY QUALITY HOME.

As a socially responsible corporation, City Developments Limited (CDL) is fully committed to environmental sustainability. CDL is the winner of the Green Mark Platinum Champion Award, and the first developer honoured with the President's Award for the Environment in Singapore. Sustaining its efforts in green building, CDL is pleased to bring you yet another of its eco masterpieces.



Passive Architectural Design

- Passive design with majority of the blocks orientated along north-south direction to minimise direct west facing units.



Energy & Water Efficiency

- All lift lobbies are naturally ventilated with natural day-lighting.
- Use of environmentally friendly gas water heaters in all units.
- Energy-efficient lifts with VVVF (Variable Voltage Variable Frequency) drive and sleep function mode.
- Water-efficient fittings with "very good" to "excellent" ratings provided for all units.



Environmental Quality and Protection

- Managed by environmentally conscious professionals.
- Provision of electrical vehicle power points.



Indoor Environmental Quality

- Use of low Volatile Organic Compounds (VOC) paint for all internal walls to improve indoor air quality.
- 100% naturally ventilated wet areas such as bathrooms, yards and kitchens.
- Use of non-chemical termite treatment system.
- Provision of compost bins to collect organic waste for recycling.



Other Green Features and Innovations

- Use of pneumatic waste collection and disposal system at open ventilation areas.



City House Grand Copthorne Waterfront Hotel Singapore The Oceanfront @ Sentosa Cove One Shenton The Sail @ Marina Bay Republic Plaza The St. Regis, Singapore Cliveden at Grange Echelon W Singapore - Sentosa Cove South Beach



SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

Since its inception in 1963, City Developments Limited (CDL) has been Singapore's property pioneer. Building on its legacy of sustained growth and accomplishment, CDL is today a Singapore-listed international real estate operating company with a global presence spanning 94 locations in 26 countries.

As one of Singapore's largest companies by market capitalisation, its income-stable and geographically-diversified portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls, totalling over 18 million square feet of floor area globally.

In Singapore, CDL has developed over 36,000 luxurious and quality homes across diverse market segments,

and numerous award-winning architectural icons which include One Shenton, the distinctive landmark residence at the heart of the Central Business District; The Sail @ Marina Bay, one of Singapore's tallest residences; and St. Regis Residences, Singapore, a world-class branded residence offering the ultimate luxury lifestyle. CDL is also one of Singapore's largest commercial landlords, with one of the biggest landbanks amongst Singapore private-sector developers.

Leveraging its deep capabilities in real estate development, investment and management, CDL has developed growth platforms in five key international markets – China, UK, US, Japan and Australia, and currently has S\$2.6 billion in funds under management.



Established in 1972, TID Pte. Ltd. is a joint venture between two multinational corporations: Hong Leong Group from Singapore, and Mitsui Fudosan Co., Ltd. from Japan.

Hong Leong Group Singapore is a globally diversified company and is one of Asia's largest and most successful conglomerates. The Group's core businesses are property development, hospitality, financial services, and trade & industry.

Mitsui Fudosan Co., Ltd. is one of Japan's largest real estate and a market leader in almost every aspect of real estate activities.

TID Pte. Ltd. is led by a strong Japanese management team and has been very active in property development in Singapore for the past 40 years. Its portfolio of successful quality projects include Optima@Tanah Merah, a project that was immediately sold out due to overwhelming response, and Nathan Suites, a luxurious condominium in a prestigious residential enclave.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete cast-in-situ bored piles

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete structure using Grade 40 concrete manufactured from Portland Cement complying with SS26 and Steel reinforcement bars complying with BS4449 and/or/ steel structure

3. WALLS

(a) External Walls:

Concrete and/or masonry walls

(b) Internal Walls:

Masonry and/or lightweight concrete panels and/or in-situ and/or pre-cast RC wall and/ or drywall partition system and/or glass partition

4. ROOF

(a) Flat roof:

Reinforced concrete roof with insulation and waterproofing system

5. CEILING

a) Apartment

- (i) Corridors leading to Bedrooms, Bathrooms, Kitchen, Wet Kitchen, Dry Kitchen, Yard, W.C.
- False ceiling and/or box-ups to designated area
- (ii) Living, Dining, Bedrooms, Walk-In Wardrobe/Study, Utility
- Concrete slab with skim coat and/or Ceiling box-ups to designated area
- (iii) Balcony, Private Enclosed Space
- Concrete slab with skim coat and/or Ceiling box-up and/or cement sand plaster to designated area

b) Apartment Estimated Ceiling Height

- (i) Corridors leading to Bedrooms Bathrooms, Kitchen, Wet Kitchen, Dry Kitchen, Yard, W.C.
- 2.35m
- (ii) Living, Dining (Typical and PES units), Bedrooms, Walk-In Wardrobe/ Study, Utility,
- 2.7m
- (iii) Living, Dining (Type D1d, D2d)
- 3.9m
- (iv) Living, Dining (Type A1d, B1d, B2d, B3d, B4d, B5d, C1d, C2d, C3d, C4d, C5d)
- 4.475m
- (v) Balcony, Private Enclosed Space
- 2.6m

c) Common Area

- (i) Lift Lobbies at 1st storey and typical lobbies
- Ceiling board with paint and/or cement sand plaster with paint
- (ii) Generally
- Cement sand plaster with paint

6. FINISHES

a) Walls

- (i) External
- Balcony, Private Enclosed Space
- Exterior paint finish on exposed surface only
- (ii) Internal
- Living, Dining, Bedrooms, Walk-In Wardrobe/Study, Corridor leading to Bedrooms, Utility, Yard
- Paint finish to exposed surface only
- Bathrooms, W.C.
- Tiles up to false ceiling height and on exposed surfaces only
- Kitchen, Wet Kitchen, Dry Kitchen
- Paint finish and/or tiles to exposed areas only

b) Floor (For Apartment)

- (i) Living, Dining, Kitchen, Wet Kitchen, Dry Kitchen, Bathrooms, Utility, W.C., Yard, Private Enclosed Space, Balcony
- Tiles
- (ii) Bedrooms and Walk-In Wardrobe/ Study
- Vinyl flooring

c) Floor (Common Areas)

- (i) Lift Lobbies at 1st Storey
- Tiles and/or cement sand screed
- (ii) Lift Lobbies at Typical Storey
- Tiles and/or cement sand screed

Note: All floor finishes are to exposed surface area only.

7. WINDOWS

- Aluminium framed windows with minimum 6mm thick tinted and/or frosted glass, where applicable.
- (a) Casement window and/or top-hung window and/or fixed panel to all bedrooms, bathrooms, walk-in wardrobe/study where applicable
- (b) Casement window to dining, utility room where applicable
- (c) Casement window and/or sliding window and/or top hung window to kitchen where applicable
- (d) Top-hung window with fixed panel and/or fixed glass louvers to wc where applicable

8. DOORS

- (a) Main Entrance
- Approved fire-rated timber door
- (b) Living/ Dining/ Kitchen to Private Enclosed Space/ Balcony
- Aluminium framed sliding and/ or swing door with glass and/or fixed glass panel with tinted glazing
- (c) Bedrooms, Bathrooms
- PVC sliding and/or swing door
- (d) Kitchen, Wet Kitchen
- PVC framed with glass and/or glass sliding and/or swing door
- (e) W.C., Utility
- Aluminum and/or PVC bi-fold sliding and/ or swing door
- (f) Yard
- PVC framed with glass sliding and/or swing door
- (g) Private Enclosed Space
- Metal gate

Good quality locksets and ironmongery to be provided to all doors

9. SANITARY WARES, FITTINGS AND ACCESSORIES

- (a) **Bathrooms**
- 1 shower cubicle with 1 shower mixer set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or towel hook
- 1 toilet paper holder
- 1 mirror
- (b) **W.C.**
- 1 hand shower set (cold inlet only)
- 1 wash basin and tap
- 1 water closet
- 1 toilet paper holder
- (c) **Private Enclosed Space**
- 1 water tap (per unit)
- (d) **Kitchen/ Yard (where applicable)**
- 1 bib tap (for washing machine)

10. ELECTRICAL INSTALLATION

- (a) Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling entrance to DB/ST closet shall be in exposed conduits or trunking.

(b) Electrical Schedule:

Refer to Electrical Schedule for details.

11. TV/DATA/VOICE OUTLET

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS555:2010

13. PAINTING

- (a) Internal Walls
- Emulsion paint
- (b) External Walls
- Textured coating paint and/or other approved exterior paint

14. WATER PROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, W.C, Kitchen, Yard, Balcony, Private Enclosed Space, Swimming Pool and Reinforced Concrete Flat Roof.

15. DRIVEWAY AND CAR PARK

- (a) Surface Driveway/Ramp
- Pavers and/or tarmac and/or concrete
- (b) Multi-Storey Car Park/ Driveway/1st Storey Open Car Park
- Pre-cast and/or reinforced concrete slab and/or pavers and/or tarmac

16. RECREATION FACILITIES

- a. Guard House
- b. Arrival Plaza
- c. Clubhouse Drop-off
- d. Canberra Link Gate
- e. Clubhouse
 - i. Function Room
 - ii. Pavilion
 - iii. Male and Female Changing Rooms
- f. Kiddie Play Pool (estimated 5m x 4 m)
- g. Kiddie Splash Pool (estimated 7m x 3 m)
- h. Playground
- i. Reflexology Path
- j. Jasmine Spa (estimated 4m x 4 m)
- k. Social Pool (estimated 10m x 5 m)
- l. Swing Garden
- m. 50m Lap Pool (estimated 50m x 8 m)
- n. 30m Lap Pool (estimated 30m x 6 m)
- o. Sun Deck
- p. Pets' Play
- q. Aqua Deck
- r. Tennis Court with acrylic based coating system
- s. Junior Skating Rink
- t. Outdoor Fitness Station
- u. Gymnasium
- v. Basketball Half Court
- w. Male and Female Changing Rooms with Steam Rooms
- x. Social Garden
 - i. Wellness Social Garden
 - ii. Spice Social Garden
 - iii. Fruit Social Garden
 - iv. Cooling Herbs Social Garden
- y. Lawn Vista
- z. Sensory Garden
- aa. Courtyard Garden
- ab. Lawn
- ac. Hanging Bosque
- ad. Botanicube
- ae. Sky Barbeques

17. ADDITIONAL ITEMS

(a) Kitchen Cabinets

- Kitchen cabinets with solid surface worktop for all Kitchen, Wet Kitchen & Dry Kitchen

- Stainless steel sink with mixer is provided for Kitchen & Wet Kitchen only

(b) Kitchen Appliances

Cooker hood, cooker hob and built-in oven for Kitchen & Wet Kitchen only

(c) Wardrobe

Quality built-in-wardrobe with doors in laminate finish (external surface only) provided to all bedrooms.

(d) Air Conditioning

Wall-mounted air-conditioning system to Living, Dining, Bedrooms where applicable

(e) Mechanical Ventilation System

Mechanical ventilation system is provided for Bathroom/WC, where applicable

(f) Hot Water

Hot water supply provided to all Bathrooms and Kitchen except W.C and Yard

(g) Town Gas

Town Gas supplied to all units

(h) Security System

- Telephony between first storey Lift Lobbies to Apartment Units, where applicable, based on a telephone line system

- Automatic car barrier access system

- Proximity card access system to lift cars and side gates where applicable. (No proximity card access at first storey Lift Lobbies)

- Closed circuit television system at designated common areas

(i) IT Feature

All apartments equipped with wiring and cable ready for internet connection

(j) Waste Disposal System

Pneumatic waste conveyance system

ELECTRICAL SCHEDULE

DESCRIPTION	TYPE				
	A1a/ A1b/ A1p/ A1d	B1a/ B1b/ B1p/ B1d/ B2a/ B2b/ B2p/ B2p1/B2d/ B3a/ B3b/ B3p/ B3d/ B4a/ B4b/ B4p/ B4p1/B4d	B5a/ B5b/ B5p/ B5d	C1a/ C1b/ C1p/ C1d/ C2a/ C2b/ C2p/ C2d/ C3a/ C3b/ C3p/ C3d/ C4a/ C4b/ C4p/ C4d/ C5a/ C5b/ C5p/ C5d	D1/ D1d/ D2/ D2d
	2-BR	3-BR	3-BR Premium	4-BR	5-BR
Lighting Point	9	10	14	16	21
13A Switch Socket Outlet	16	19	20	23	29
TV Point	3	4	4	5	6
Data/Voice Outlet	4	5	5	6	7
Bell Point	1	1	1	1	1

NOTES:

(A) Marble/Limestone/Granite

Marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/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.

(B) 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 builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

(C) Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

(D) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

(E) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

(F) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

(G) Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the 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.

(H) Web Portal of the Housing Project

The Purchaser will have to pay 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.

(I) 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.

(J) 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.

(K) 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.

(L) Prefabricated Toilet

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.

(M) Planters

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

(N) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind/below kitchen cabinets/vanity cabinet/mirror.

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

(P) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

(Q) Vinyl Flooring

Vinyl Flooring is a 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. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor.

(R) Prefabricated Pre-finished Volumetric Construction

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with completed and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or sanitation services construction. All walls, penetrations, openings, electrical services, plumbing services and sanitation services are pre-designed and/or conceal and/or pre-route prior to installation on site.

(S) Ceiling Height

The Apartment ceiling heights specified in this Agreement are estimated and are subject to such changes as may be required and/or approved by the Commissioner of Building Control and/or other relevant authorities and clause 14 shall not apply to any such changes. The Purchaser shall not have the right to any adjustment in the Purchase Price as a result of such changes.