

THE
Criterion
LUXURY EXECUTIVE CONDOMINIUM

Sales Enquiries

6877 1818

36 Robinson Road #20-01 City House Singapore 068877

www.cdlhome.com.sg/thecriterion

Jointly developed by:



Vendor (Developer): Island Glades Developments Pte Ltd (UEN No. 201415547W) [joint venture project between City Developments Ltd (UEN No. 196300316Z) and TID Pte Ltd (UEN No. 196600206D)]
• Tenure of Land: 99 years commencing from 25 August 2014 • Lot No.: 3710V MK 19 • Developer License No.: C1165 • Encumbrances: Mortgage IE/21762D in favour of United Overseas Bank Limited
• Expected Date of Vacant Possession: 31 Dec 2018 • Expected Date of Legal Completion: 14 Jan 2022

While every reasonable care has been taken in the preparation of this brochure, the construction of the scale model and the showflat (collectively, the "Collaterals"), the statements, information and depictions in the Collaterals are not to be regarded as statements or representations of fact and are not intended to form any part of the offer or the contract for the sale of the housing units. In particular, visual representations such as pictures, art renderings, depictions, illustrations and drawings are artistic impressions only and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Vendor's architect's selection, market availability and the sole discretion of the Vendor. 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.

Every reasonable care has been taken in the preparation of the location map. The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities. While reasonable care has been taken in providing this information, the Vendor shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on this said information or as a result of any error or omission therein.

The map is accurate as at 8 September 2015. For more information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg

This brochure is printed on eco-friendly paper.

FLOOR PLANS

NOT JUST A STANDARD HOME

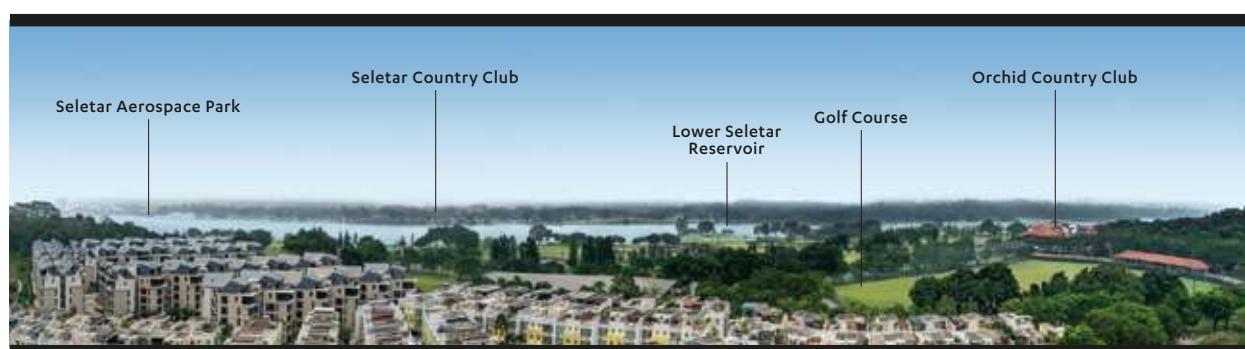


Tasteful architecture and extensive landscaping create a refined environment

BUT THE STANDARD FOR A HOME

Every home by City Developments Limited (CDL) is built with luxury living in mind, and The Criterion Executive Condominium is built accordingly so. Discover a dream home designed to give you and your loved ones a life of comfort and pleasure. From the tasteful architecture, extensive landscaping and comprehensive facilities, to the refined interiors and premium fittings, you will find that The Criterion has indeed raised the bar in every respect.

Overlooking golf greens and Lower Seletar Reservoir, savour a setting that matches the beauty of your home. In addition, select units enjoy serene views of both the reservoir as well as the pool. Like a shimmering oasis, the expansive central pool is ringed by the residential blocks, an inventive orientation that maximises privacy. Most blocks have a sun deck that opens directly onto the swimming pools.



Panoramic view from actual site (estimated Level 13)

THE ONE HOME THAT COMES WITH ANOTHER SIX HAUS-ES



Artist's impression

Club Haus

Designed to look like it's floating on the pool, this comprises a gym and a function room complete with gourmet kitchen.



Artist's impression

Spa Haus

Relax in the microbubble spa pool, a pampering treatment originated from Japan found only in exclusive spa establishments.



Artist's impression

Bike Haus

Cycling enthusiasts can hose down your bike here. Don't own one? Electric bikes are provided free to use for residents.*

*Conditions apply. Refer to www.onemotoring.com.sg



Artist's impression

Canoe Haus

Gather round the low campfire-style barbecue pit, and regale one another with songs and stories.



For illustration only

Play Haus

The playgrounds right next to it let you catch up with friends over the barbecue while letting the kids run free.



For illustration only

Green Haus

Take going green to another level by growing your own produce at the communal farming plots and planters.

COME HOME TO LUXURY AND QUALITY



For illustration only

Unique balcony entrance for select units (balcony sliding doors not shown in image)

At the end of the day, you can always look forward to a warm welcome home with a maximum of just four apartments per storey. Bask in a sense of exclusivity that is further heightened by a clever layout that slides the units out in opposite directions. This not only enhances natural ventilation, it also maximises your views all around.

For select apartments, a unique balcony entrance recreates the homecoming experience of a landed property. Take your pick from a range of well-appointed two- to five-bedroom units and penthouses with quality fittings and finishes, hallmarks of a CDL home.



ROOMS CUSTOMISED TO YOUR LIFESTYLE

Recognising that different families and lifestyles have different living requirements, select units offer the option of customisable rooms with flexi layout. Simply pick a preferred layout and the unit will be built to your chosen configuration.



LIFE'S PLEASURES ALL JUST MINUTES AWAY



For illustration only
Try your luck at the fishing jetty over at Lower Seletar Reservoir Park



For illustration only
Enjoy a breath of fresh air at the many parks and nature reserves



For illustration only
Road or off-road, cycling enthusiasts will have a field day with the integrated cycling routes



For illustration only
Explore the many parks and nature reserves close by or spend the day at the golf courses. Up for even more adventure? Try your hand at rock climbing and abseiling at Yishun Park which is also home to an aerial obstacle course. Or take to the air! Seletar Flying Club offers courses for amateurs as well.



For illustration only
Get around easily with an extensive network of public transport and new links



For illustration only
Walking distance to preschool, and within 1 km of Northland and Naval Base Primary Schools



For illustration only
Minutes to Northpoint, Sembawang Shopping Centre and Sun Plaza



For illustration only
Orchid Golf and Country Club is just next door



For illustration only
Dining choices and retail outlets just across the road

SCHEMATIC DIAGRAM

BLK 1 YISHUN STREET 51 S767996				
UNIT/ LEVEL	1	2	3	4
ROOF	PH1			
13	B9	B4	B8	
12	C3	B9	B4	B8
11	C3	B9	B4	B8
10	C3	B9	B4	B8
9	C3	B9	B4	B8
8	C3	B9	B4	B8
7	C3	B9	B4	B8
6	C3	B9	B4	B8
5	C3	B9	B4	B8
4	C3	B9	B4	B8
3	C3	B9	B4	B8
2	C3	B9	B4	B8-2
1	C3-1P	B9P	C2P	B7P
	DROP OFF			

BLK 9 YISHUN STREET 51 S767970				
UNIT/ LEVEL	17	18	19	20
ROOF			PH1	B8
13	C2-2	B10	C3	B8
12	C2-2	B10	C3	B8
11	C2-2	B10	C3	B8
10	C2-2	B10	C3	B8
9	C2-2	B10	C3	B8
8	C2-2	B10	C3	B8
7	C2-2	B10	C3	B8
6	C2-2	B10	C3	B8
5	C2-2	B10	C3	B8
4	C2-2	B10	C3	B8
3	C2-2	B10	C3	B8
2	C2-2	B10	C3	B8
1	C2-2P	B10P	C3P	B8P
	PH1			

BLK 17 YISHUN STREET 51 S767974				
UNIT/ LEVEL	32	33	34	35
13	B1	B5	B5	B3
12	B1	B5	B5	B3
11	B1	B5	B5	B3
10	B1	B5	B5	B3
9	B1	B5	B5	B3
8	B1	B5	B5	B3
7	B1	B5	B5	B3
6	B1	B5	B5	B3
5	B1	B5	B5	B3
4	B1	B5	B5	B3
3	B1	B5	B5	B3
2	B1	B5	B5	B3
1	B1P	B2P	B5P	B3P

BLK 3 YISHUN STREET 51 S767997				
UNIT/ LEVEL	5	6	7	8
13	D1	B9	C2	B7
12	D1	B9	C2	B7
11	D1	B9	C2	B7
10	D1	B9	C2	B7
9	D1	B9	C2	B7
8	D1	B9	C2	B7
7	D1	B9	C2	B7
6	D1	B9	C2	B7
5	D1	B9	C2	B7
4	D1	B9	C2	B7
3	D1	B9	C2	B7
2	D1	B9	C2	B7
1	D1P	B9P	C2P	B7P

BLK 5 YISHUN STREET 51 S767998				
UNIT/ LEVEL	9	10	11	12
13	A2	B5	B5	C1
12	A2	B5	B5	C1
11	A2	B5	B5	A1
10	A2	B5	B5	C1
9	A2	B5	B5	C1
8	A2	B5	B5	C1
7	A2	B5	B5	A1
6	A2	B5	B5	C1
5	A2	B5	B5	C1
4	A2	B5	B5	A1
3	A2	B5	B5	C1
2	A2	B5	B5	C1
1	A2P	B2P	B5P	C1P

BLK 7 YISHUN STREET 51 S767999				
UNIT/ LEVEL	13	14	15	16
13	A2	B5	B5	C1
12	A2	B5	B5	C1
11	A2	B5	B5	A1
10	A2	B5	B5	C1
9	A2	B5	B5	C1
8	A2	B5	B5	C1
7	A2	B5	B5	C1
6	A2	B5	B5	C1
5	A2	B5	B5	C1
4	A2	B5	B5	C1
3	A2	B5	B5	C1
2	A2	B5	B5	C1
1	A2P	B2P	B5P	C1P

BLK 11 YISHUN STREET 51 S767971				
UNIT/ LEVEL	21	22	23	24
ROOF			PH1	B8
13	C2	B8	C3	B8
12	C2	B8	C3	B8
11	C2	B8	C3	B8
10	C2	B8	C3	B8
9	C2	B8	C3	B8
8	C2	B8	C3	B8
7	C2	B8	C3	B8
6	C2	B8	C3	B8
5	C2	B8	C3	B8
4	C2	B8	C3	B8
3	C2	B8	C3	B8
2	C2	B8	C3	B8
1	C2-1P	B8-1P	C3P	B7P

BLK 13 YISHUN STREET 51 S767972				
UNIT/ LEVEL	25	26	27	28
ROOF			PH1	B7
13	C2	B8	C3	B7
12	C2	B8	C3	B7
11	C2	B8	C3	B7
10	C2	B8	C3	B7
9	C2	B8	C3	B7
8	C2	B8	C3	B7
7	C2	B8	C3	B7
6	C2	B8	C3	B7
5	C2	B8	C3	B7
4	C2	B8	C3	B7
3	C2	B8	C3	B7
2	C2	B8	C3	B7
1	C2-1P	B8-1P	C3P	B7P

BLK 19 YISHUN STREET 51 S767975				
UNIT/ LEVEL	36	37	38	39
13	B6	B10	B4	B8
12	B6	B10	B4	B8
11	B6	B10	B4	B8
10	B6	B10	B4	B8
9				

TYPE A1P

2-BEDROOM

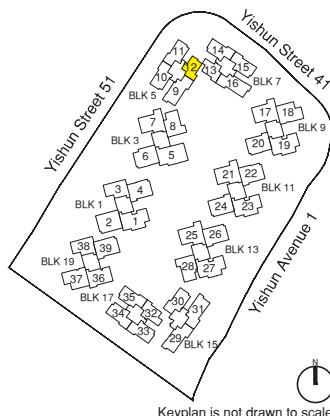
66sq m (710sq ft)

BLK 5
#01-12



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

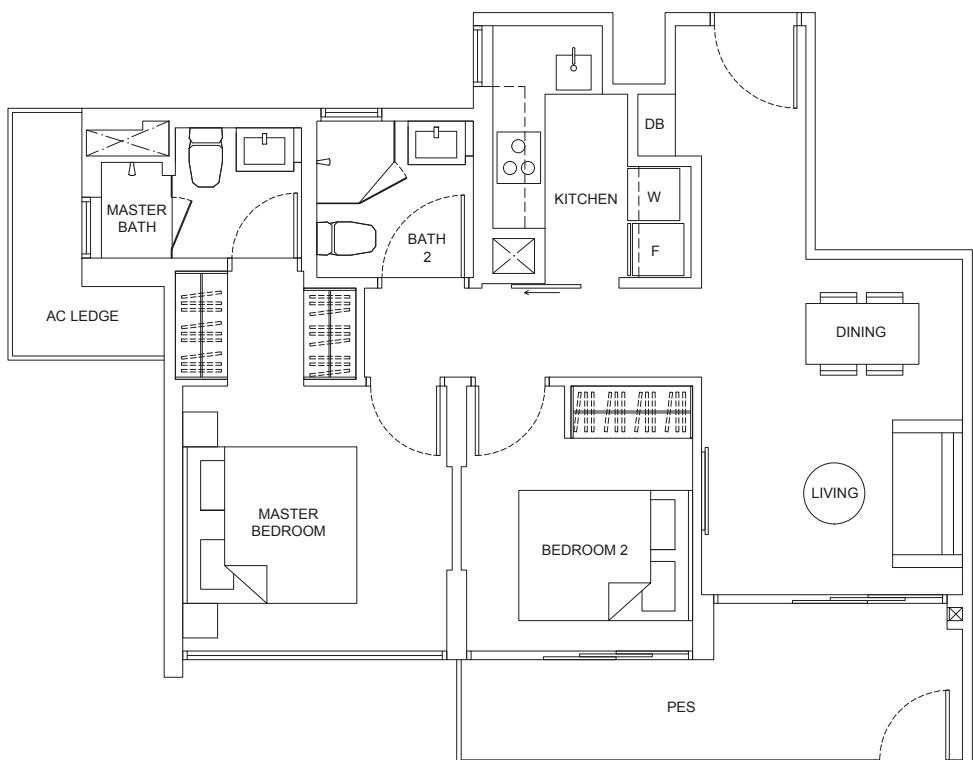


TYPE A2P

2-BEDROOM

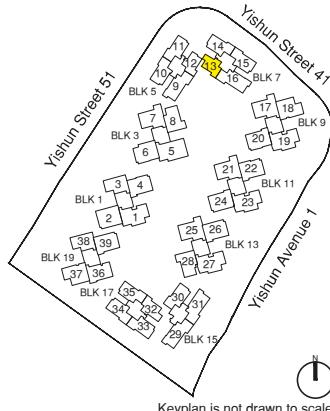
70sq m (753sq ft)

BLK 7
#01-13



0 0.5 1 2 3 5M

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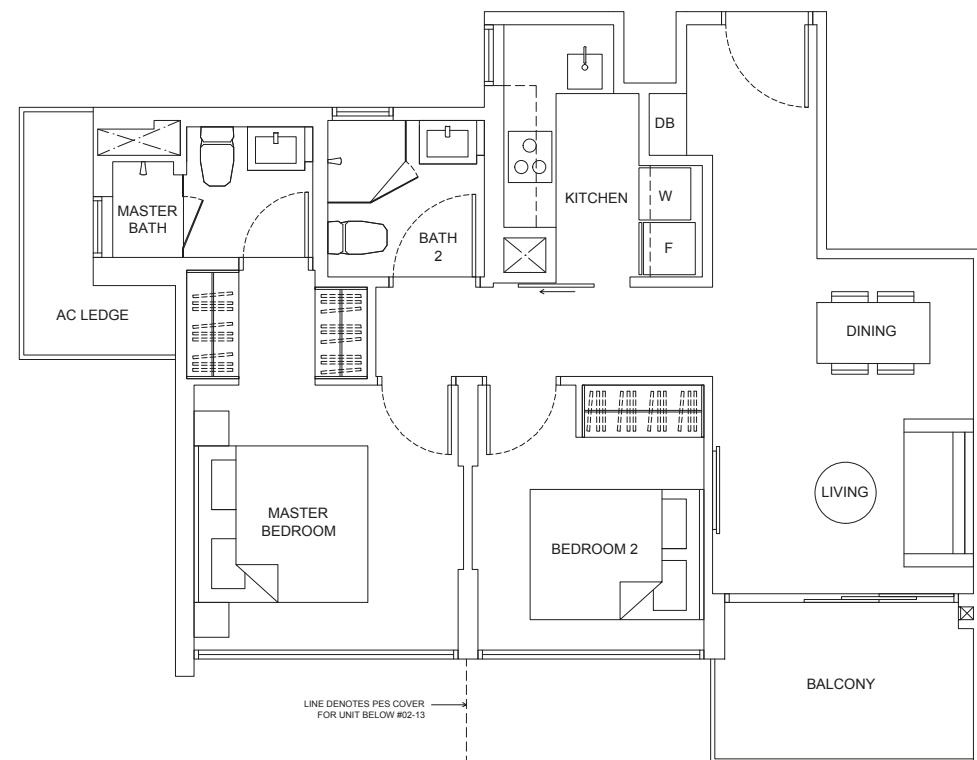


TYPE A2

2-BEDROOM

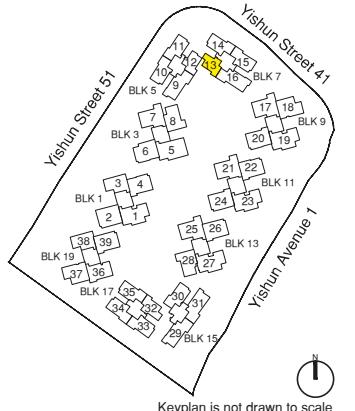
67sq m (721sq ft)

BLK 7
#02-13 to #13-13



0 0.5 1 2 3 5M

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TYPE B1P

3-BEDROOM

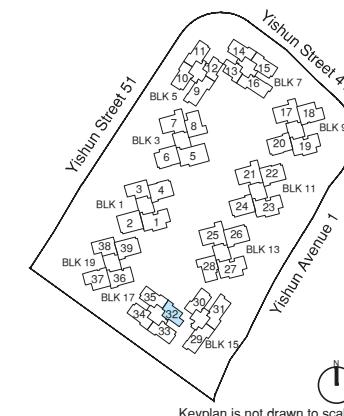
76sq m (818sq ft)

BLK 17
#01-32



0 0.5 1 2 3 5M

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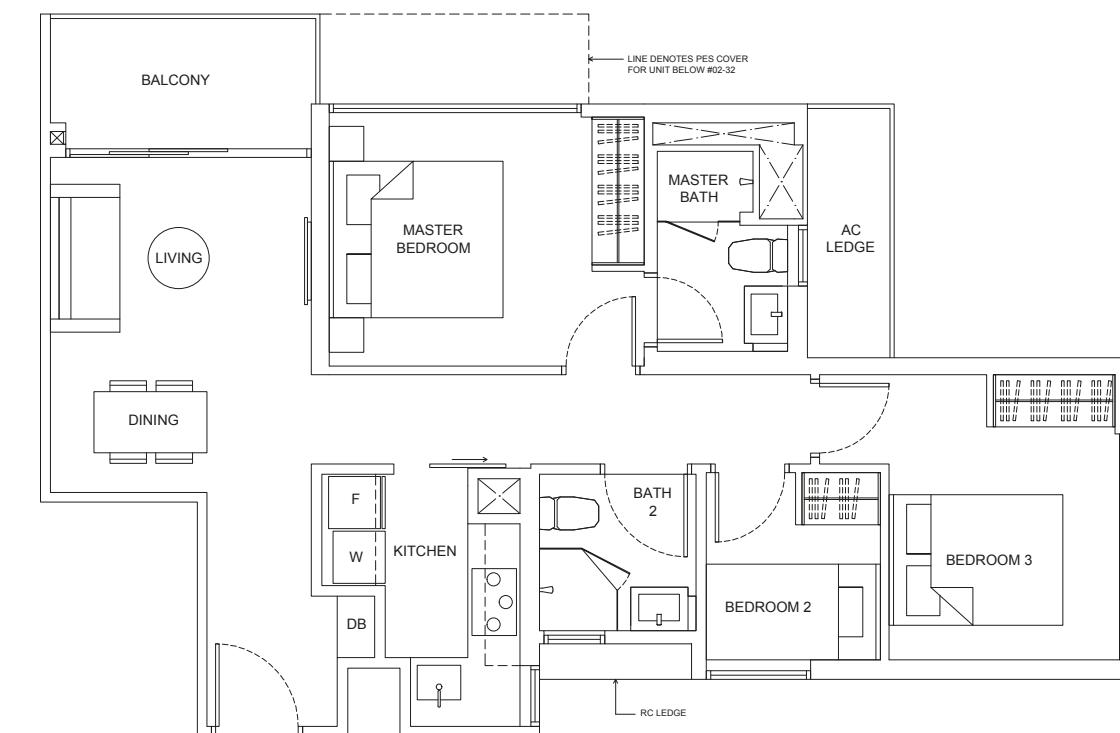
Keyplan is not drawn to scale

TYPE B1

3-BEDROOM

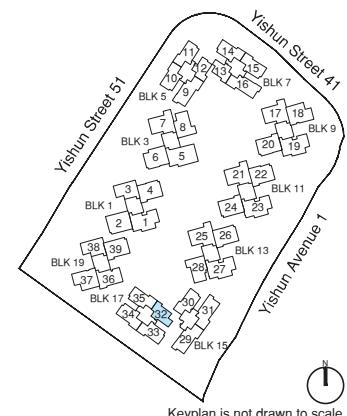
73sq m (786sq ft)

BLK 17
#02-32 to #13-32



0 0.5 1 2 3 5M

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Keyplan is not drawn to scale

TYPE B2P

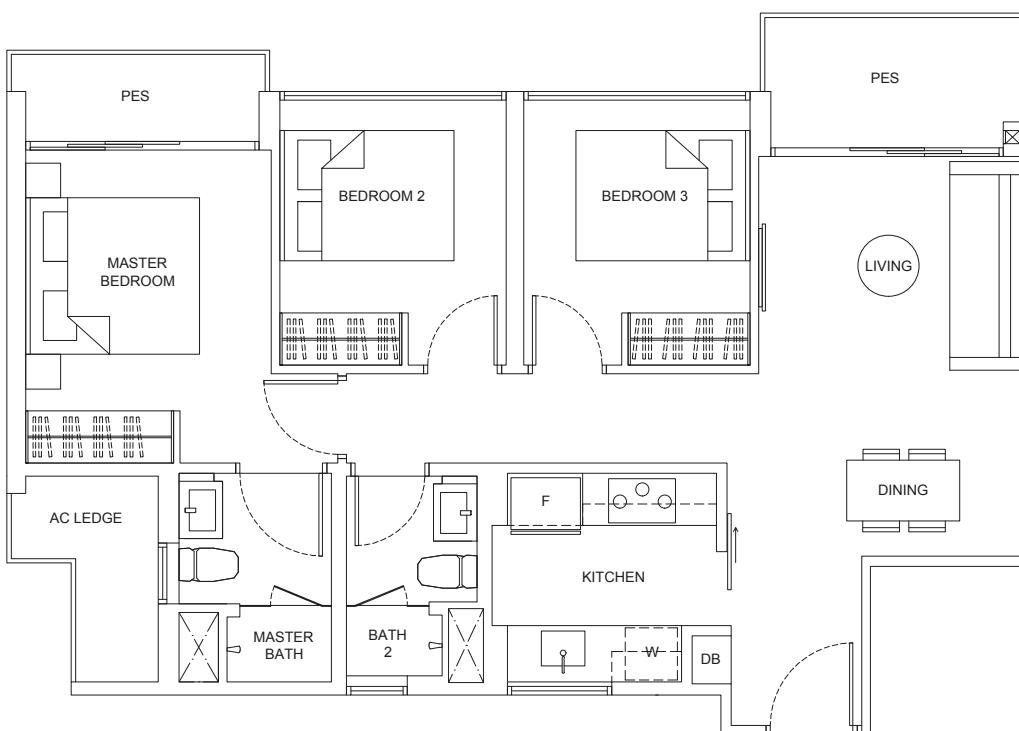
3-BEDROOM

81sq m (872sq ft)

BLK 5
#01-11*

BLK 7
#01-14

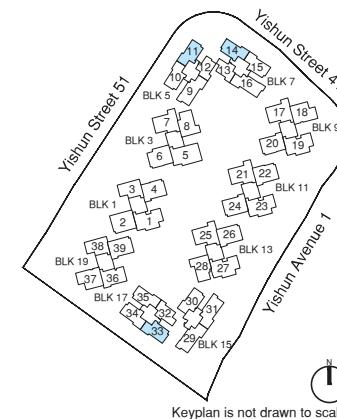
BLK 17
#01-33



* Mirror Unit



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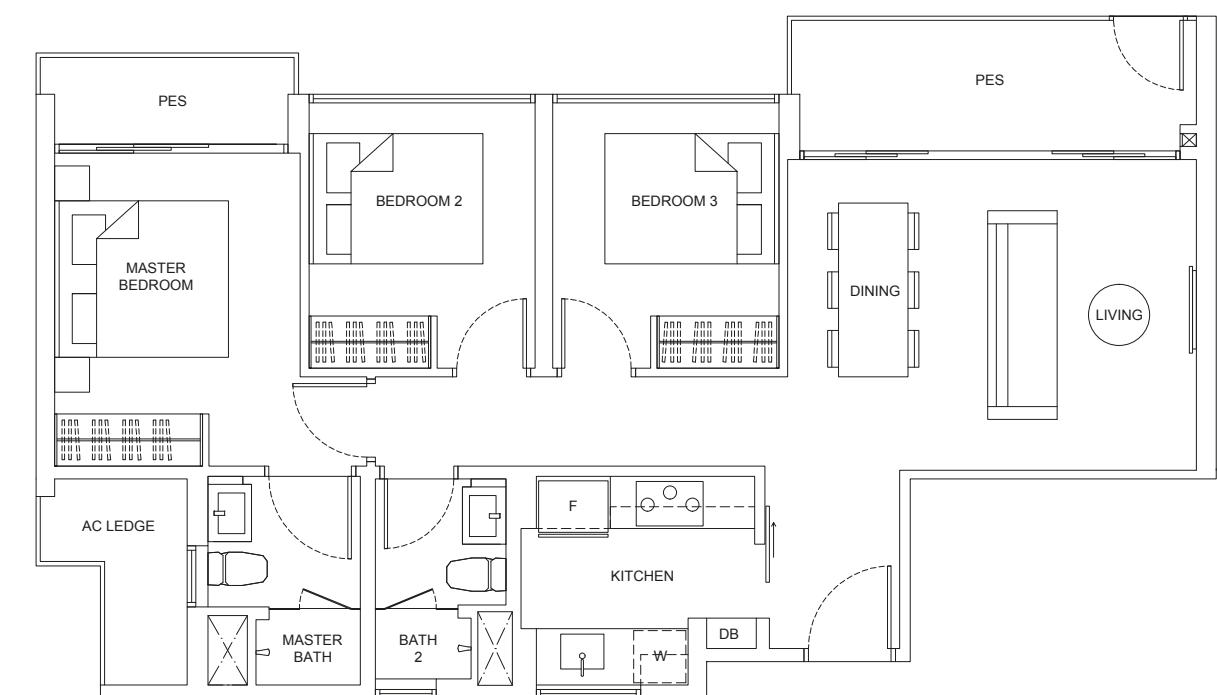


TYPE B3P

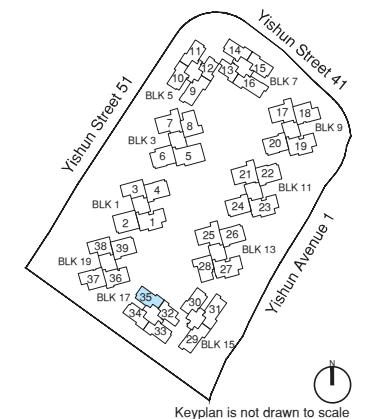
3-BEDROOM

86sq m (926sq ft)

BLK 17
#01-35



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

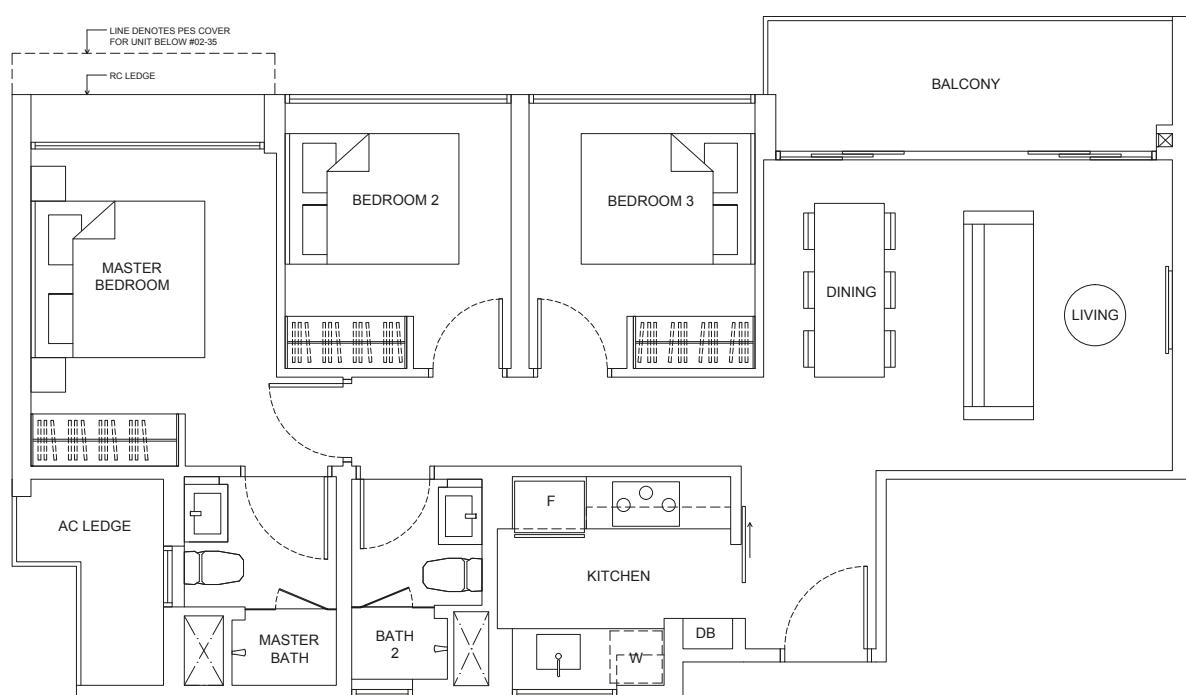


TYPE B3

3-BEDROOM

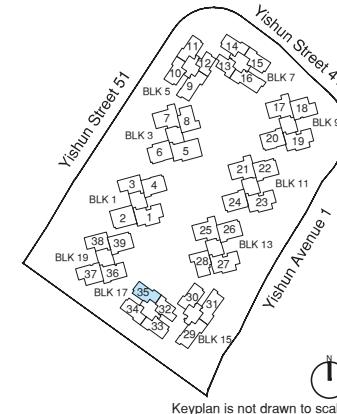
83sq m (893sq ft)

BLK 17
#02-35 to #13-35



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

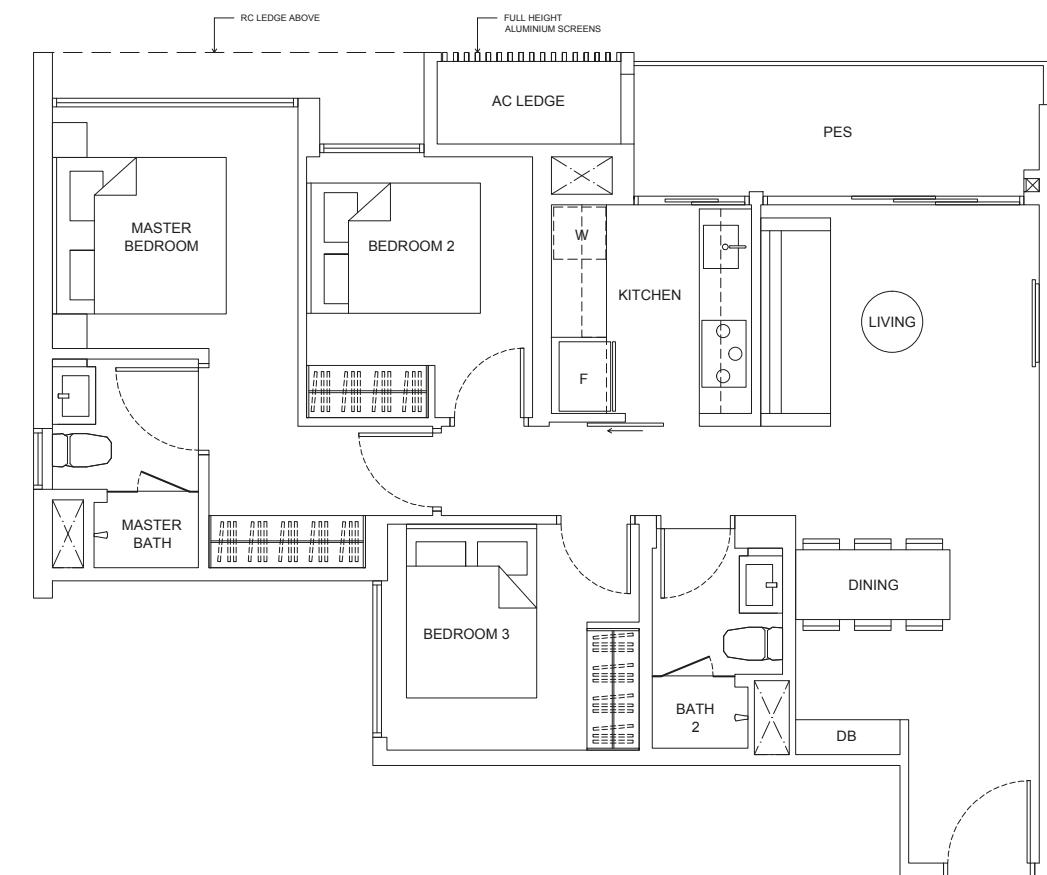


TYPE B4P

3-BEDROOM

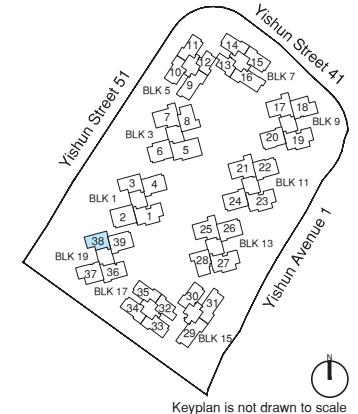
83sqm (893sq ft)

BLK 19
#01-38



0 0.5 1 2 3 5M

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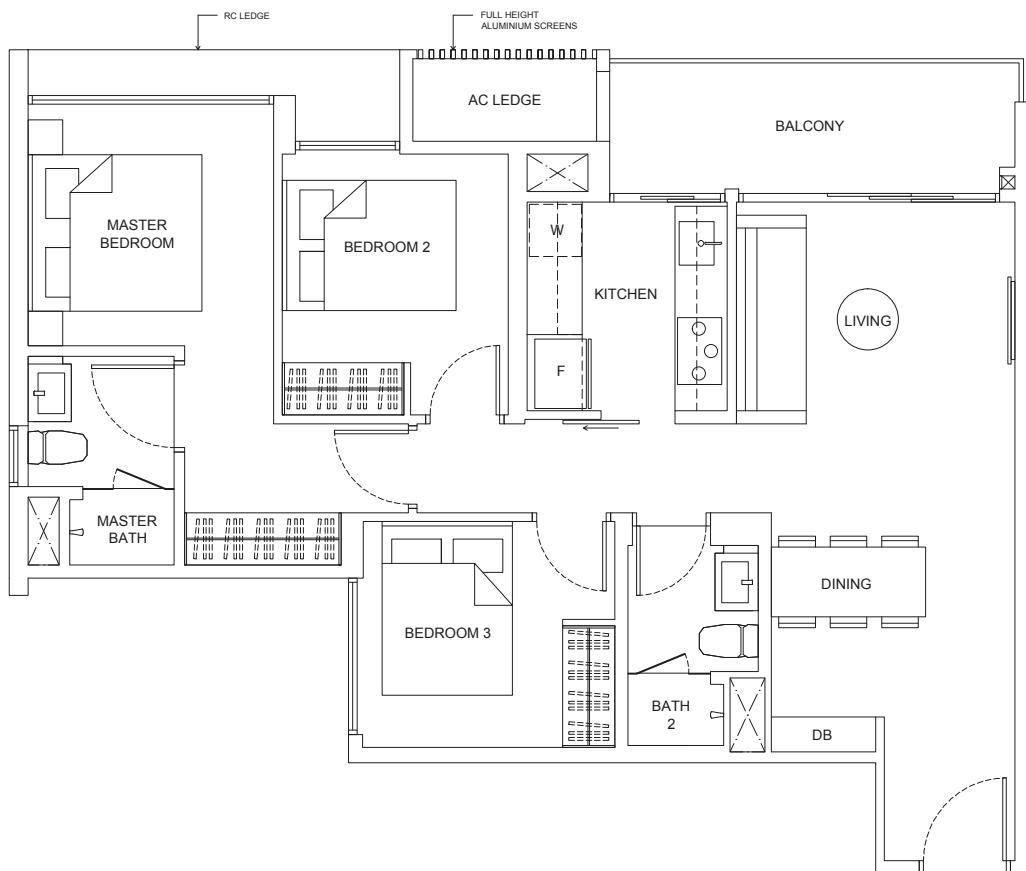
TYPE B4

3-BEDROOM

83sq m (893sq ft)

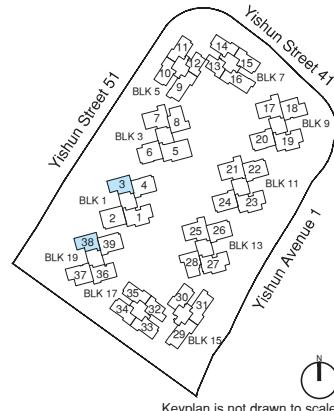
BLK 1
#02-03 to #13-03

BLK 19
#02-38 to #13-38



0 0.5 1 2 3 5M

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TYPE B5P

3-BEDROOM

88sq m (947sq ft)

BLK 5
#01-10*

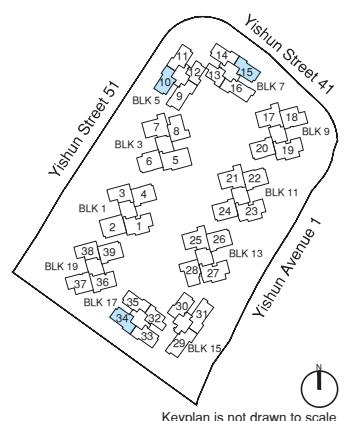
BLK 7
#01-15

BLK 17
#01-34



0 0.5 1 2 3 5M

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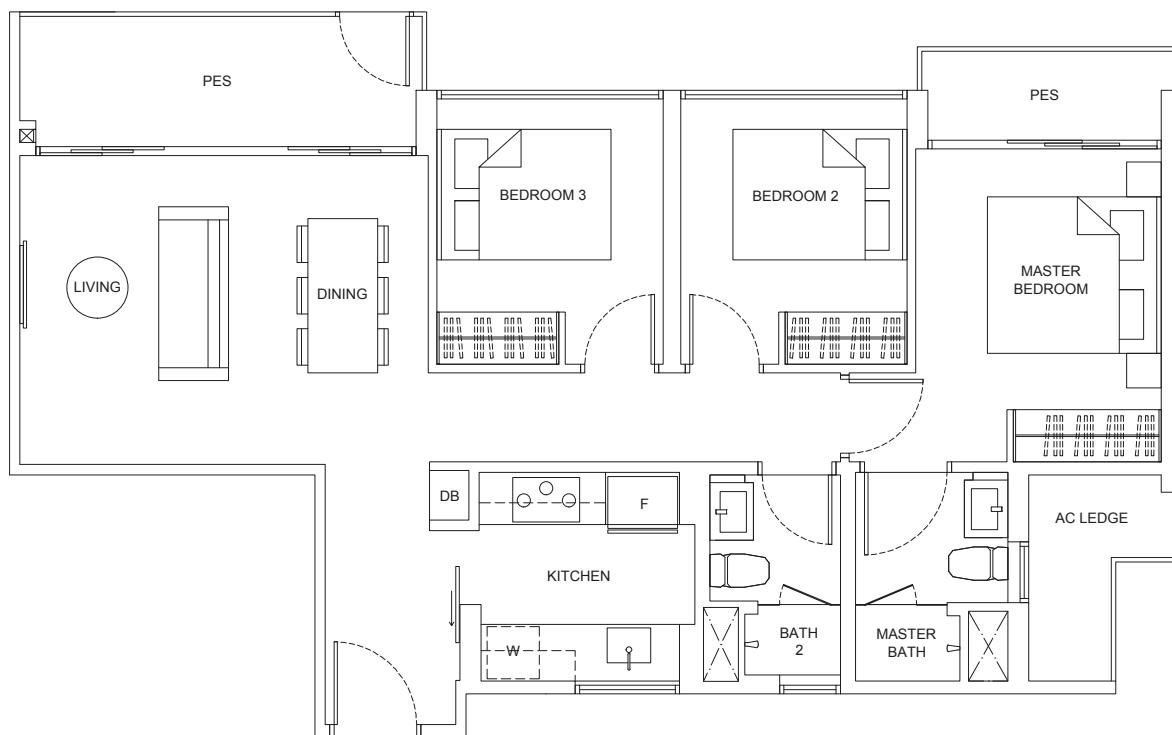


TYPE B5-1P

3-BEDROOM

88sq m (947sq ft)

BLK 15
#01-30



TYPE B5

3-BEDROOM

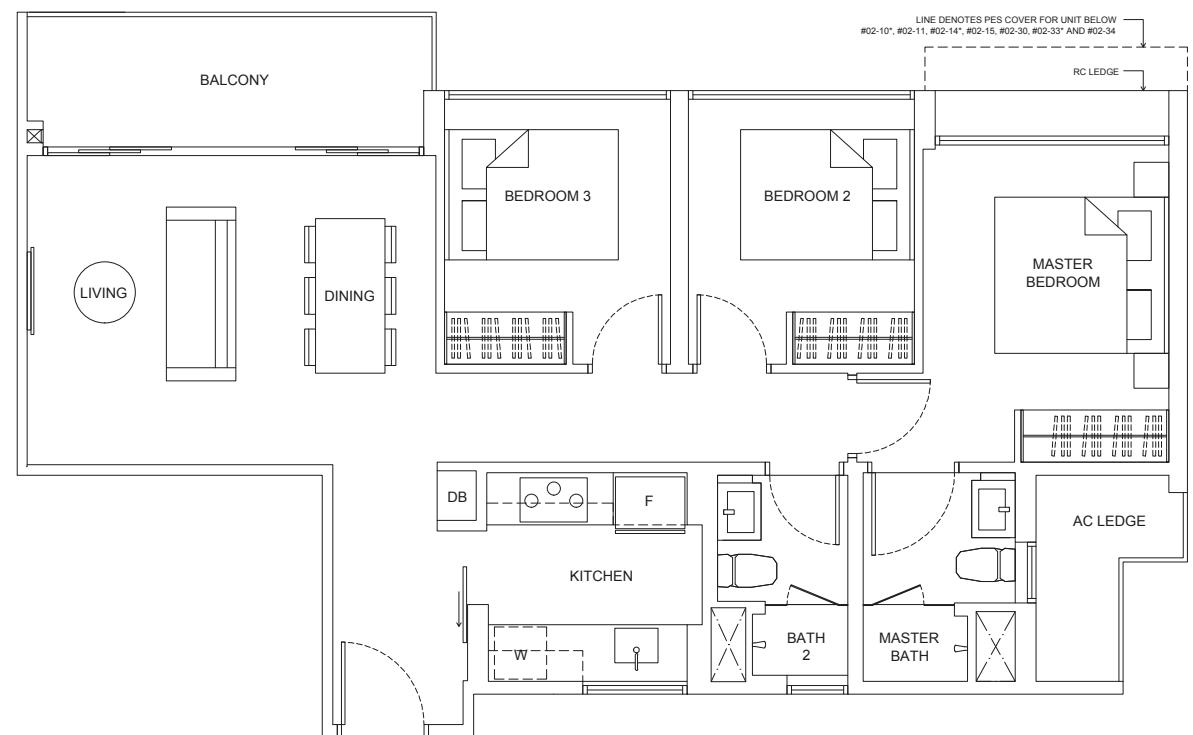
85sq m (915sq ft)

BLK 5
#02-10* to #13-10*
#02-11 to #13-11

BLK 7
#02-14* to #13-14*
#02-15 to #13-15

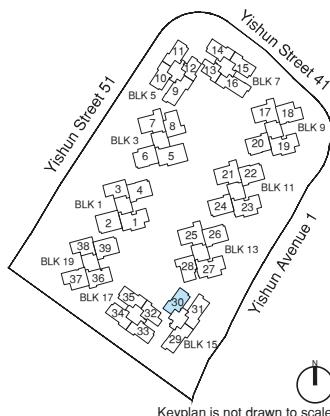
BLK 15
#02-30 to #13-30

BLK 17
#02-33* to #13-33*
#02-34 to #13-34



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

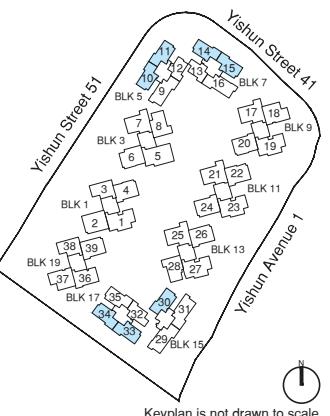
0 0.5 1 2 3 5M



* Mirror Unit

0 0.5 1 2 3 5M

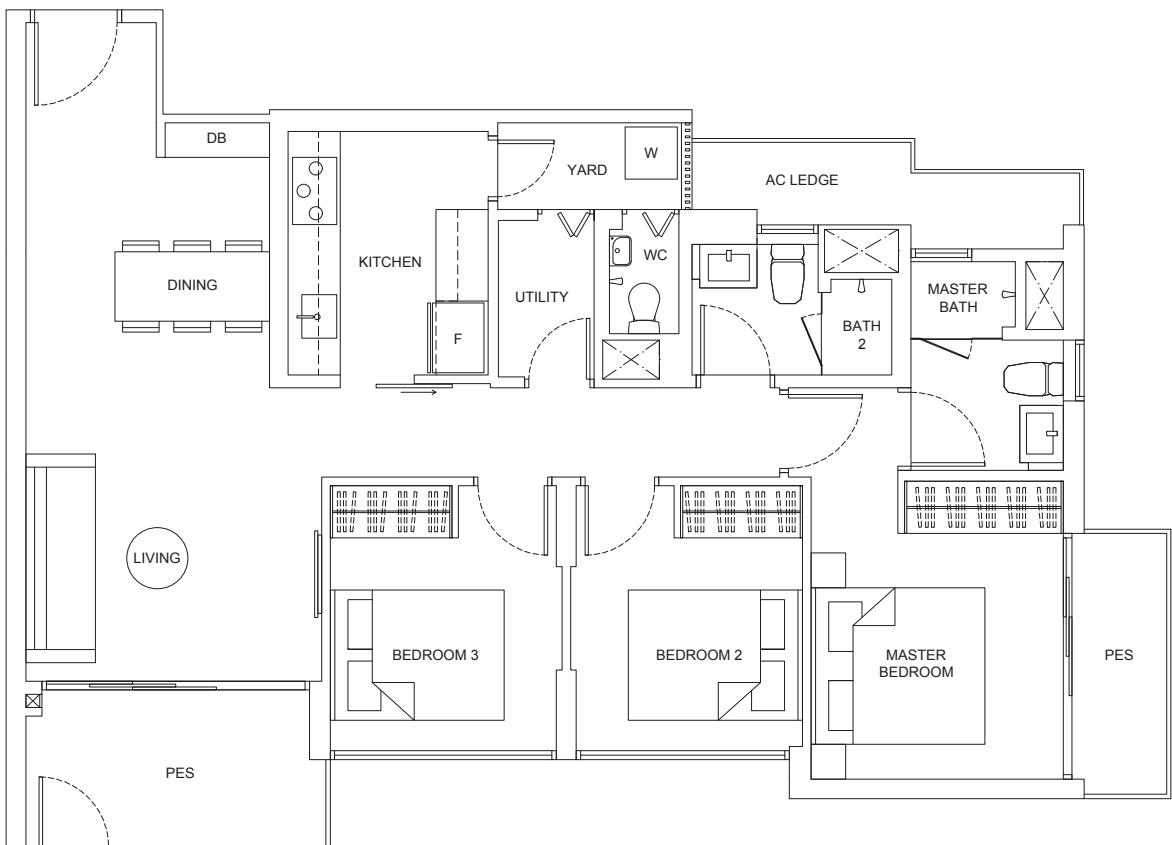
Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



TYPE B6P

3-BEDROOM
PREMIUM
98sq m (1055sq ft)

BLK 19
#01-36

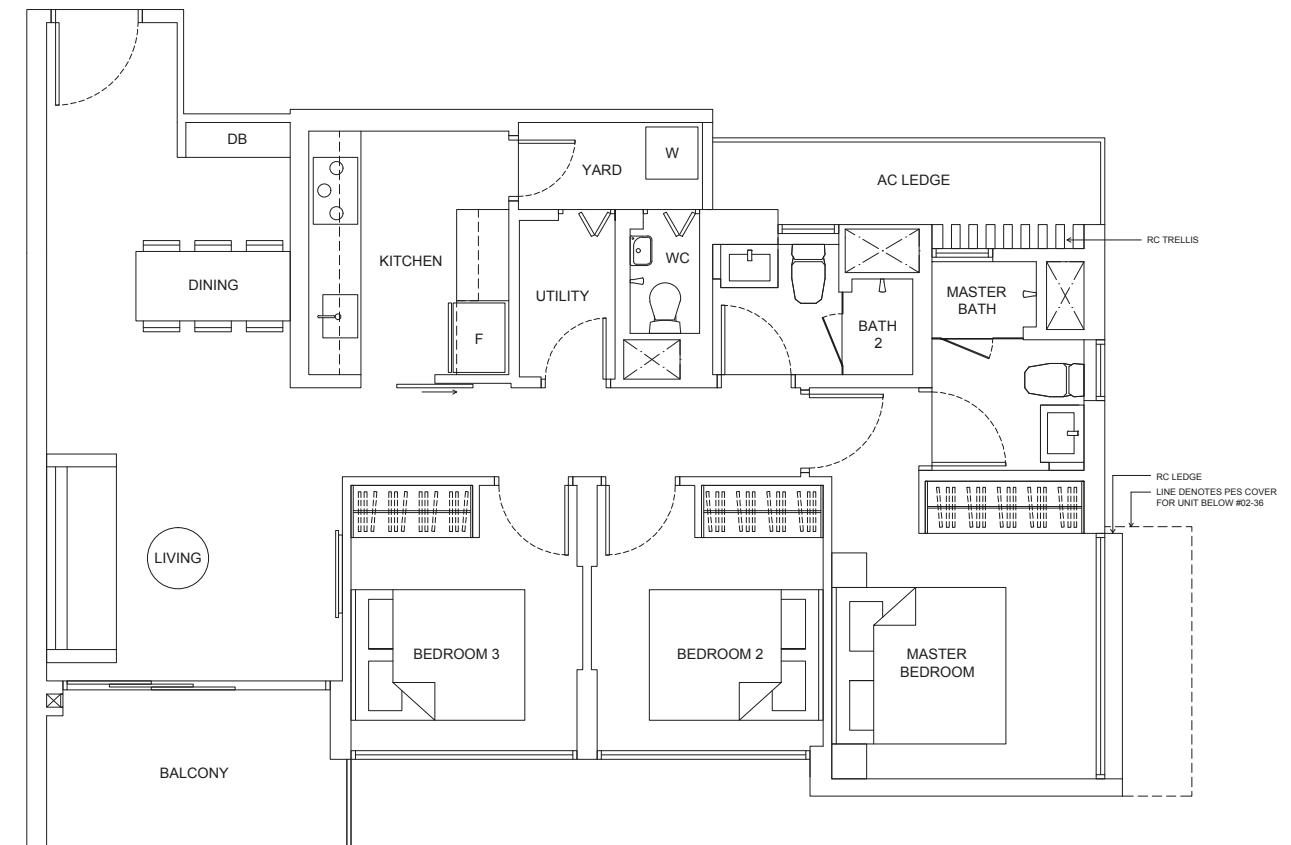


Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

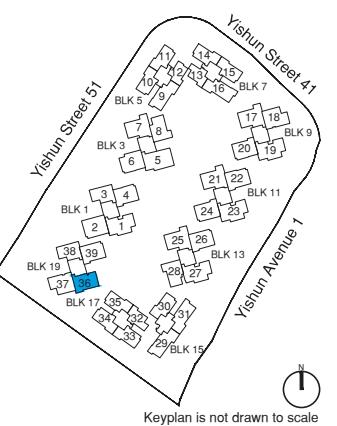
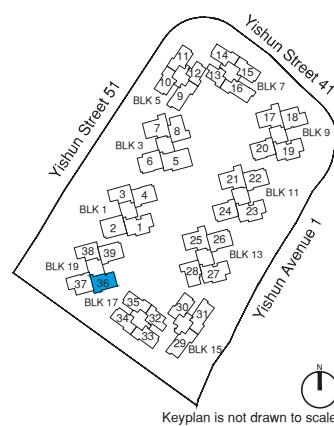
TYPE B6

3-BEDROOM
PREMIUM
94sq m (1012sq ft)

BLK 19
#02-36 to #13-36



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

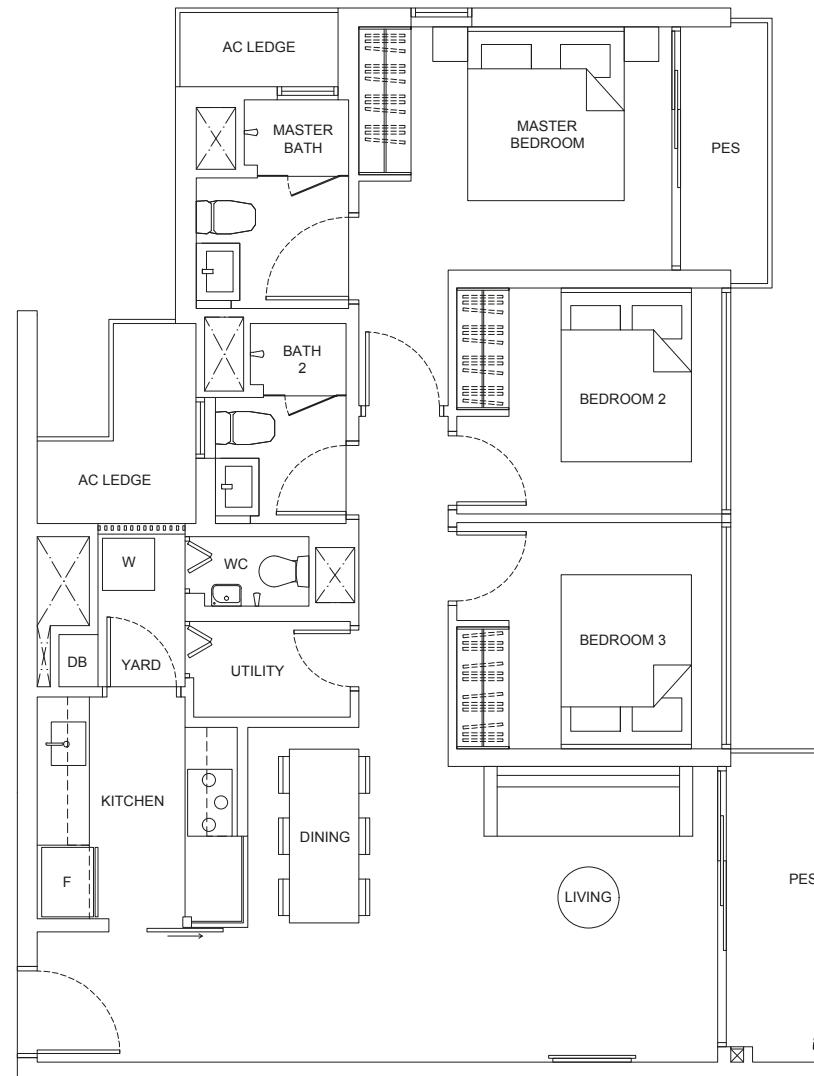


TYPE B7P

3-BEDROOM
PREMIUM
96sq m (1033sq ft)

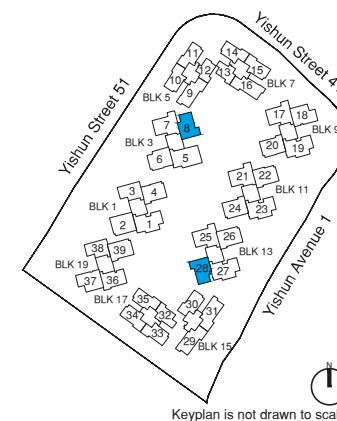
BLK 3
#01-08

BLK 13
#01-28



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

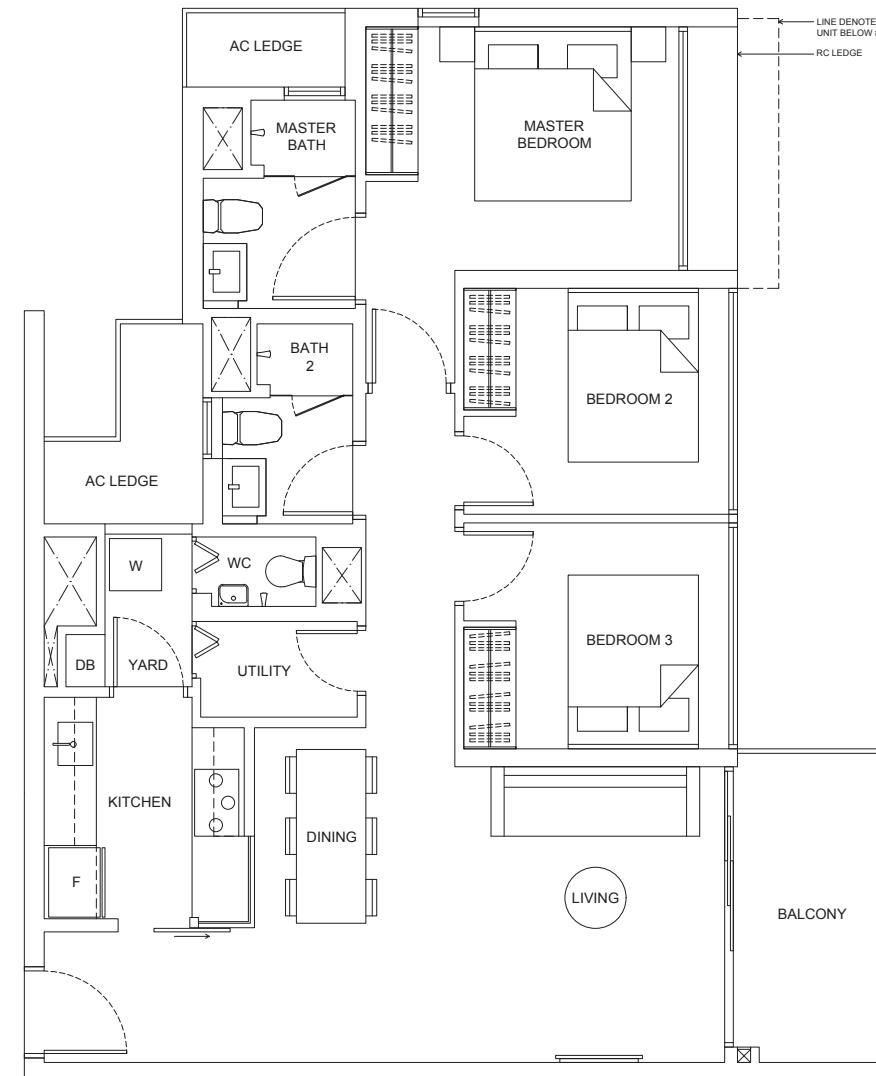


TYPE B7

3-BEDROOM
PREMIUM
93sq m (1001sq ft)

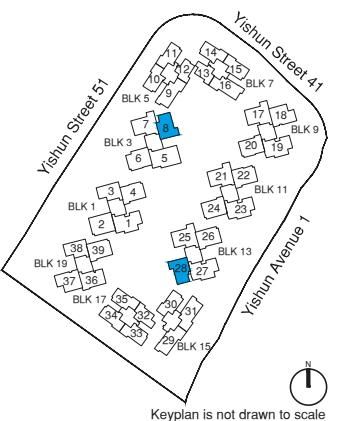
BLK 3
#02-08 to #13-08

BLK 13
#02-28 to #13-28



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



TYPE B8P

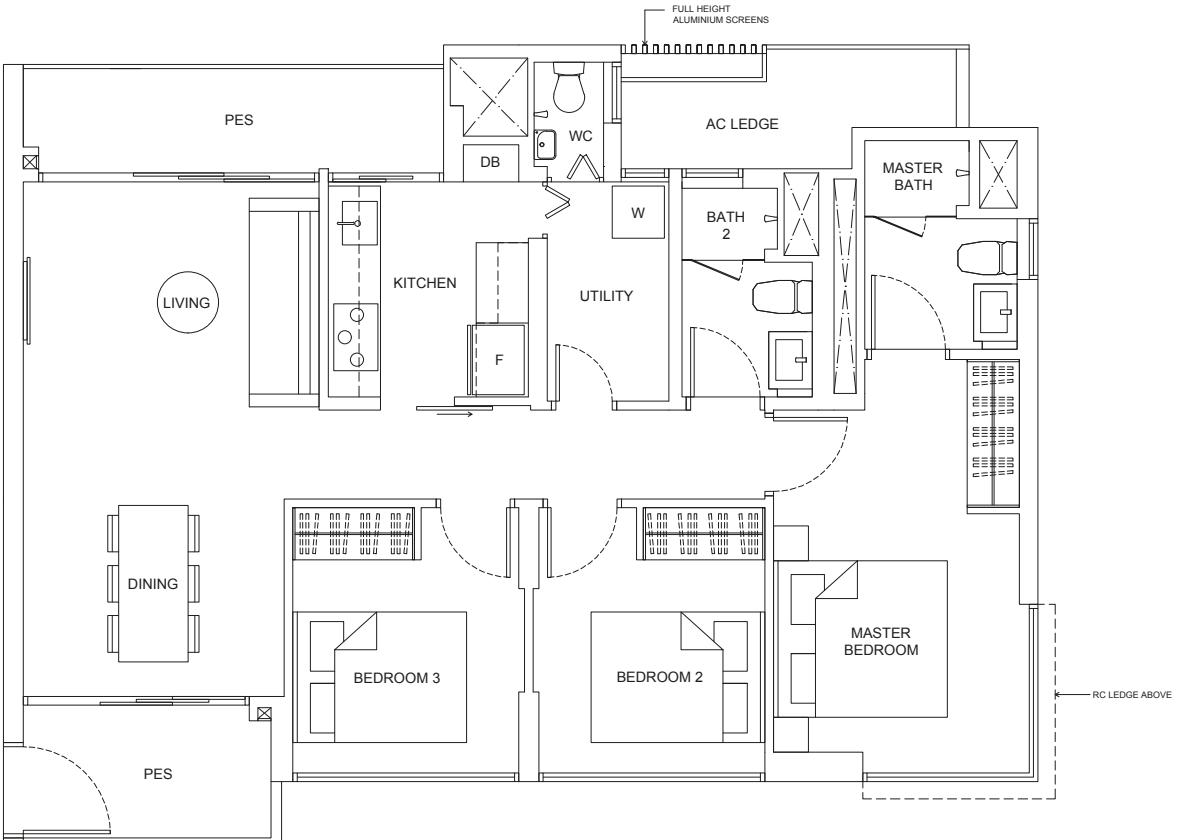
3-BEDROOM PREMIUM

95sq m (1023sq ft)

BLK 9
#01-20

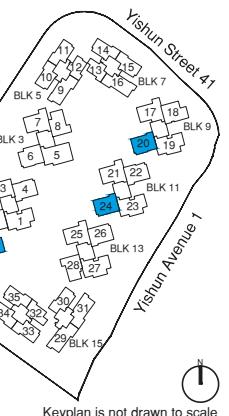
BLK 11
#01-24

BLK 19
#01-39



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



Keyplan is not drawn to scale

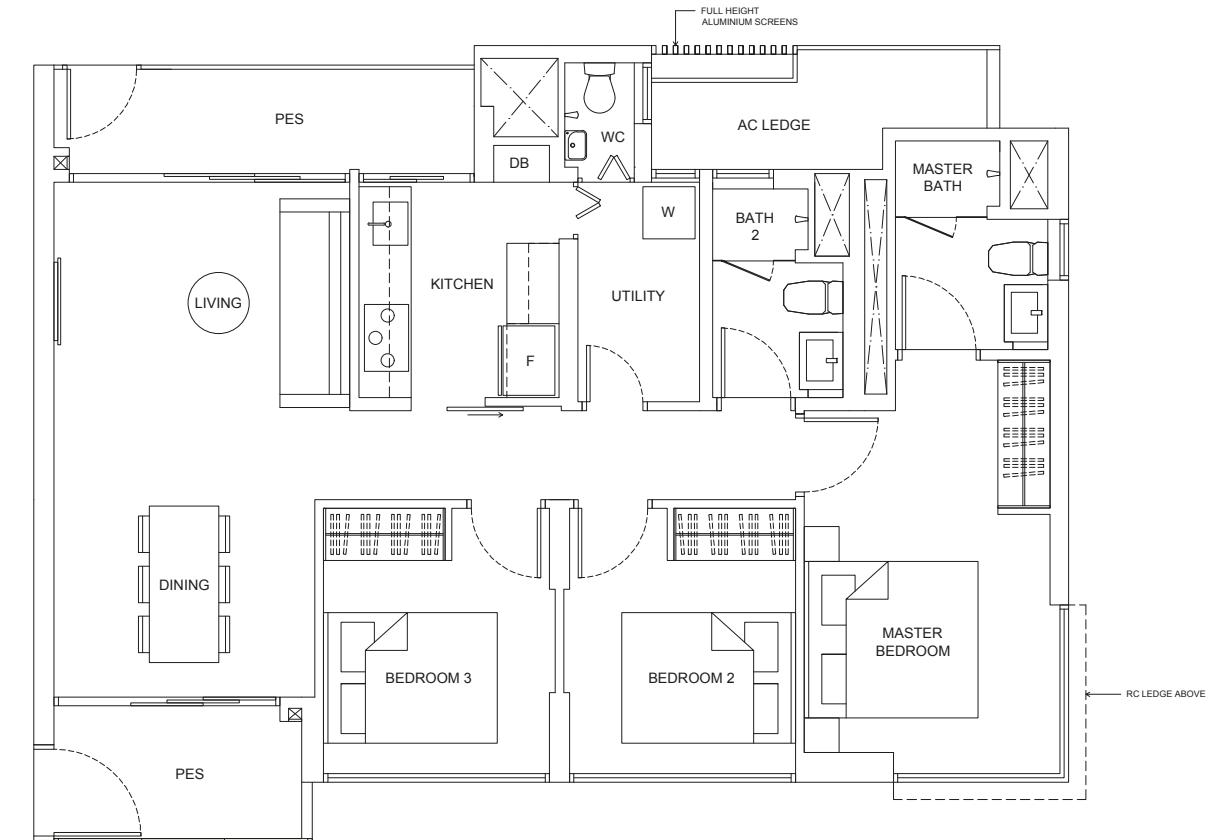
TYPE B8-1P

3-BEDROOM PREMIUM

95sq m (1023sq ft)

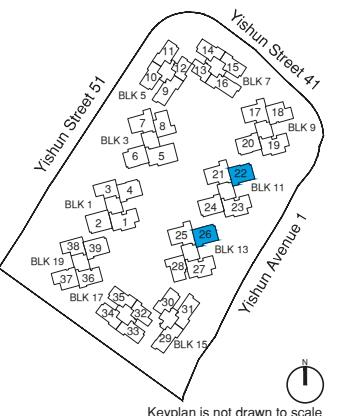
BLK 11
#01-22

BLK 13
#01-26



0 0.5 1 2 3 5M

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Keyplan is not drawn to scale

TYPE B8

3-BEDROOM PREMIUM

95sq m (1023sq ft)

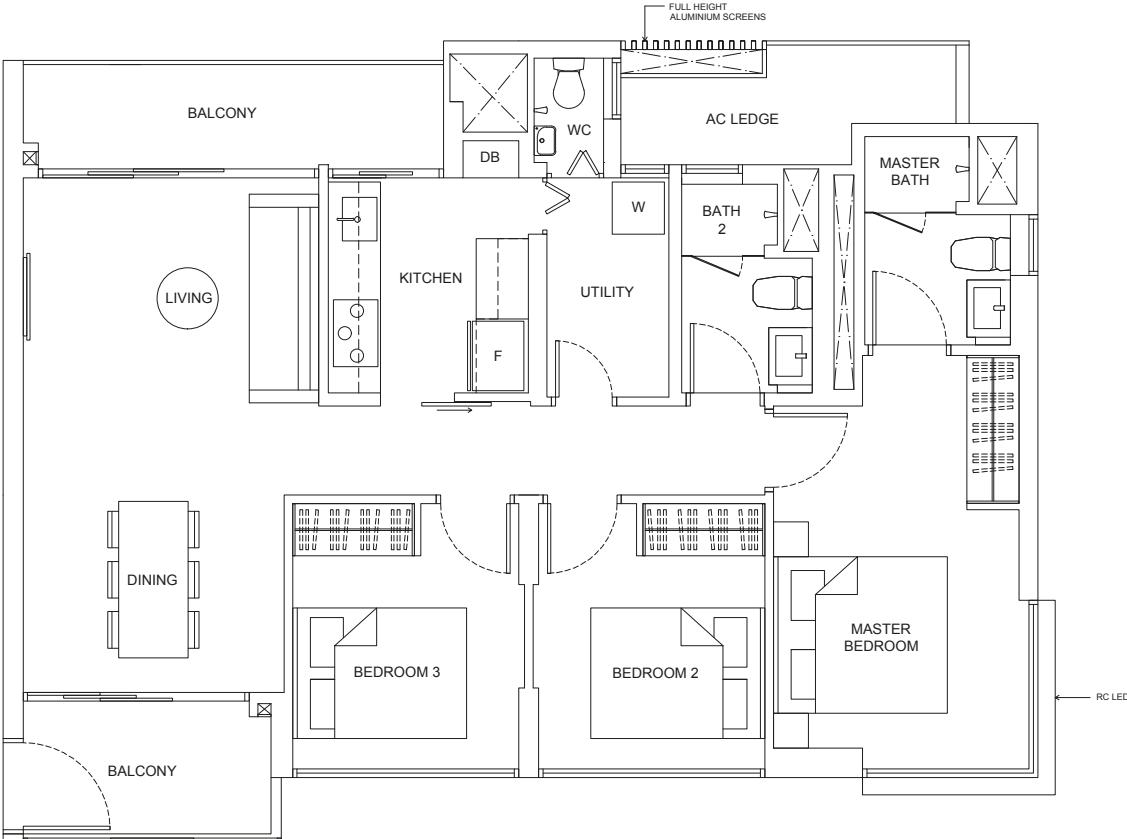
BLK 1
#03-04 to #13-04

BLK 9
#02-20 to #13-20

BLK 11
#02-22 to #13-22
#02-24 to #13-24

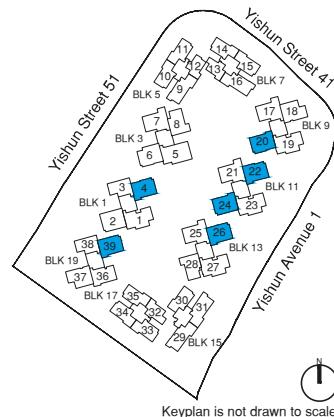
BLK 13
#02-26 to #13-26

BLK 19
#02-39 to #13-39



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



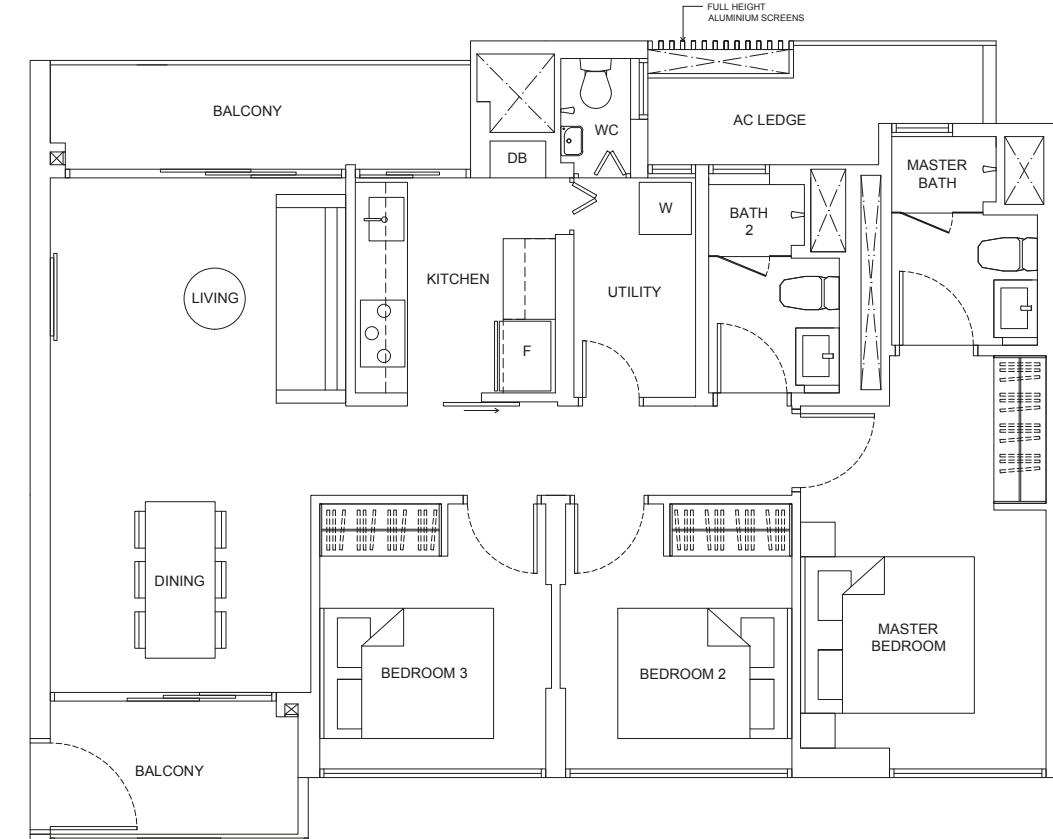
Keyplan is not drawn to scale

TYPE B8-2

3-BEDROOM PREMIUM

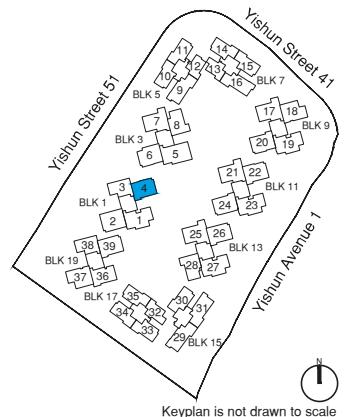
95sq m (1023sq ft)

BLK 1
#02-04



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



Keyplan is not drawn to scale

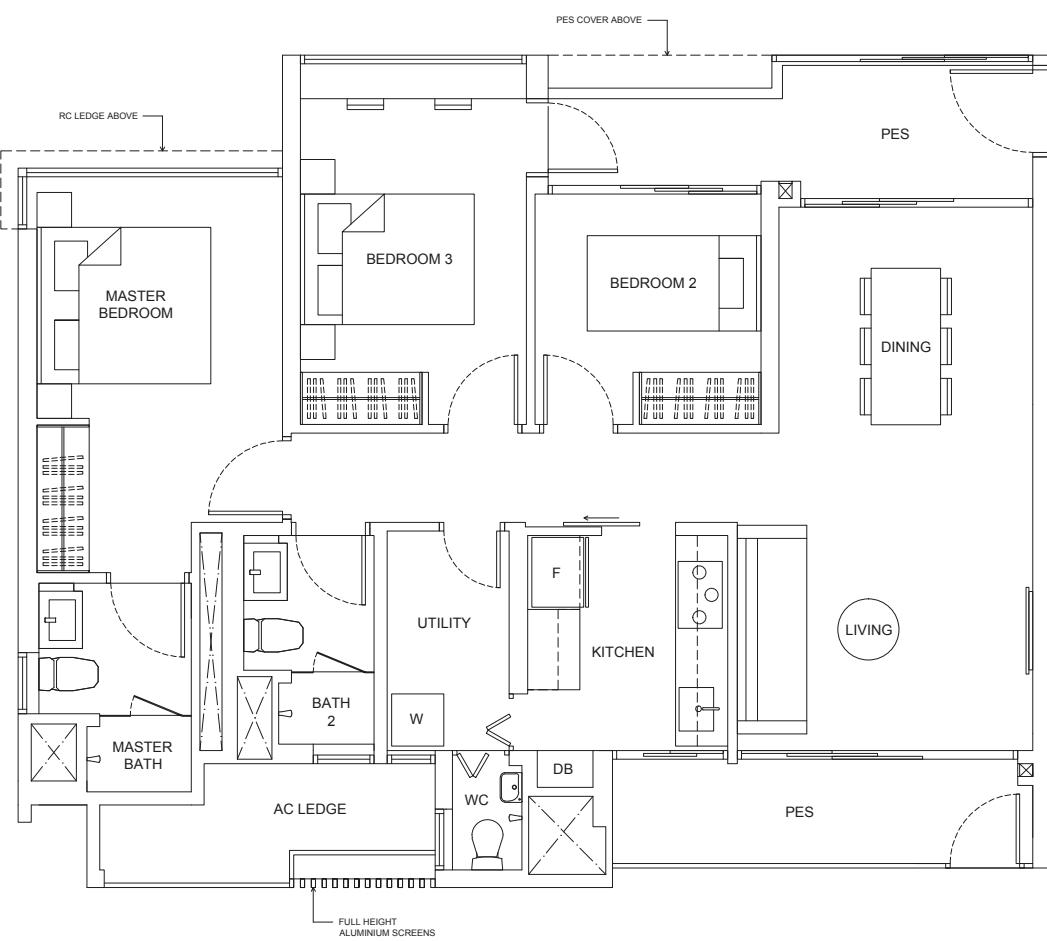
TYPE B9P

3-BEDROOM PREMIUM

100sq m (1076sq ft)

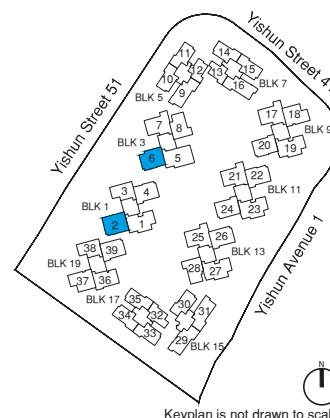
BLK 1
#01-02

BLK 3
#01-06



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



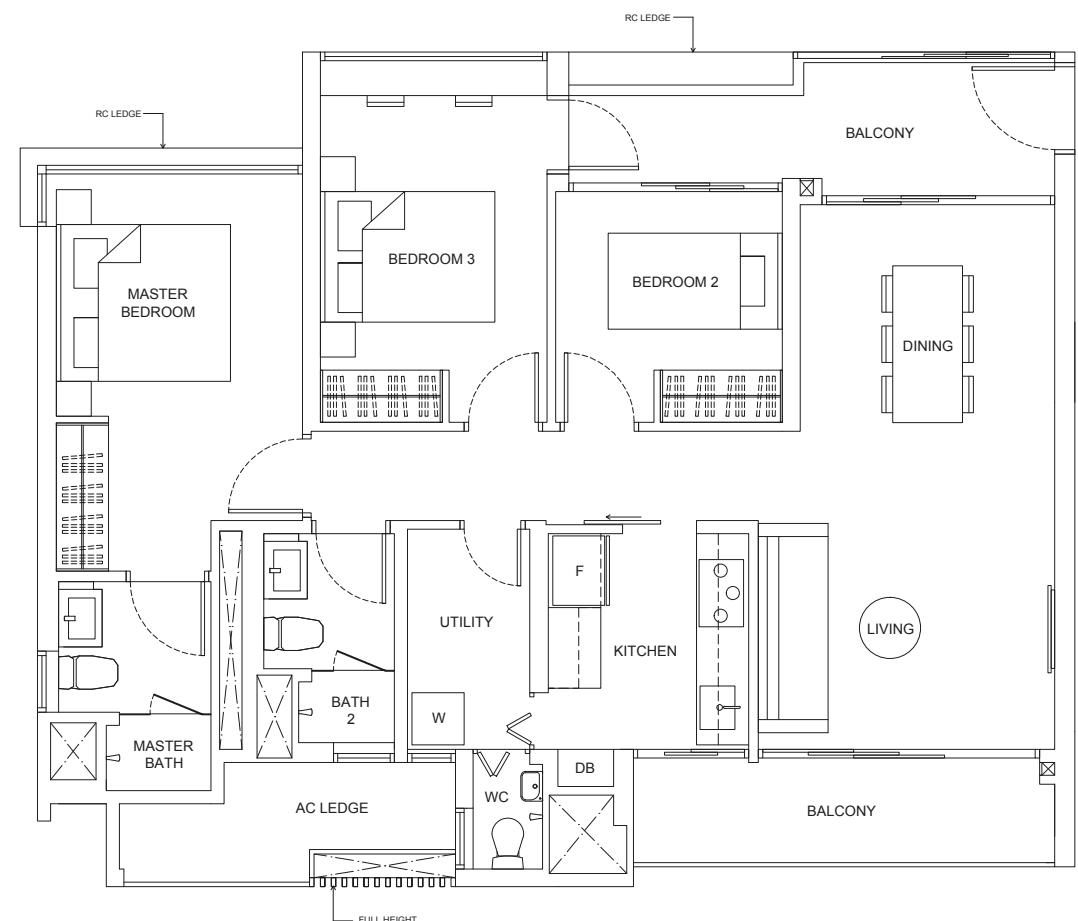
TYPE B9

3-BEDROOM PREMIUM

100sq m (1076sq ft)

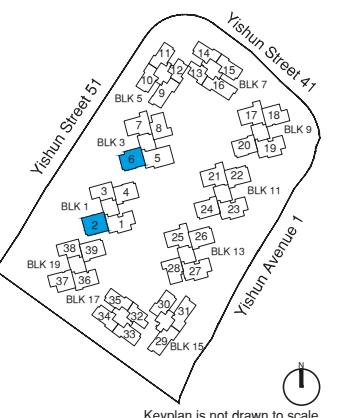
BLK 1
#02-02 to #13-02

BLK 3
#02-06 to #13-06



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

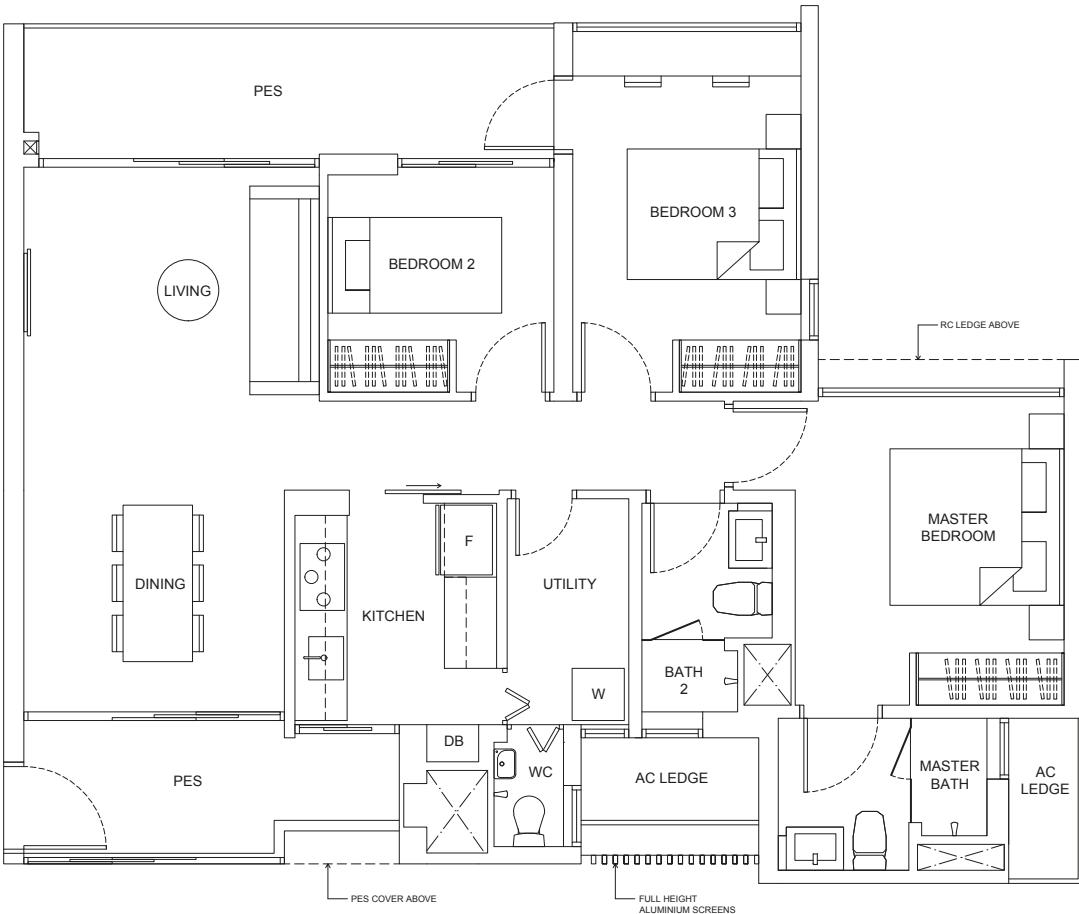


TYPE B10P

3-BEDROOM
PREMIUM
102sq m (1098sq ft)

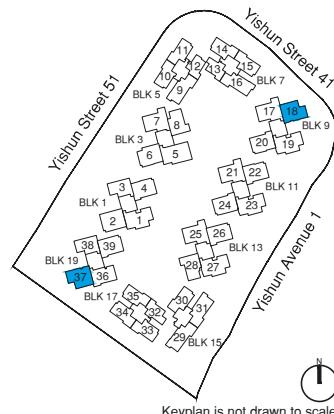
BLK 9
#01-18

BLK 19
#01-37



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

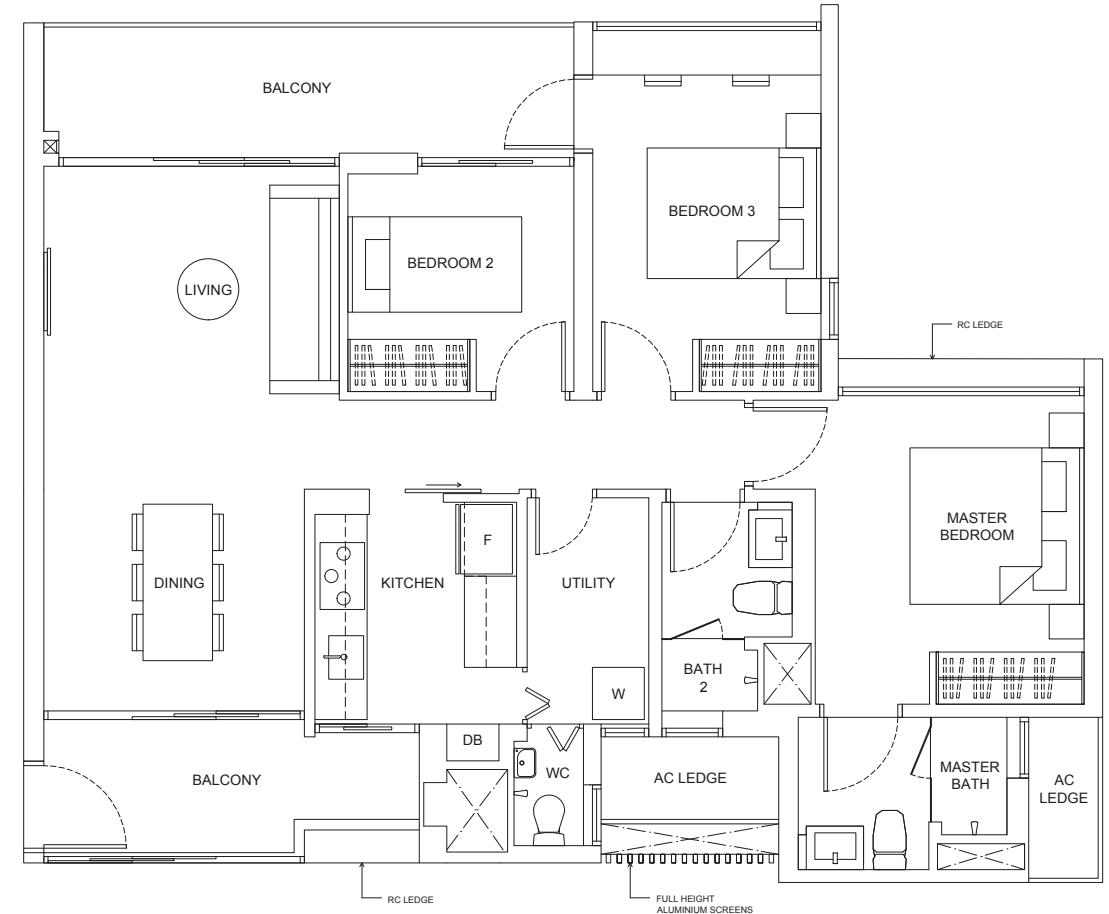


TYPE B10

3-BEDROOM
PREMIUM
102sq m (1098sq ft)

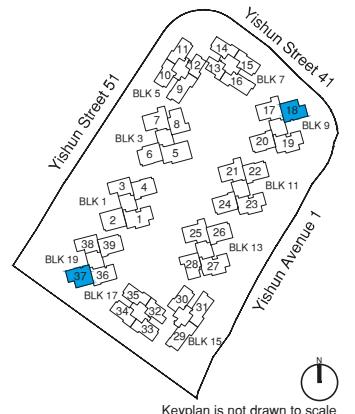
BLK 9
#02-18 to #13-18

BLK 19
#02-37 to #13-37



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

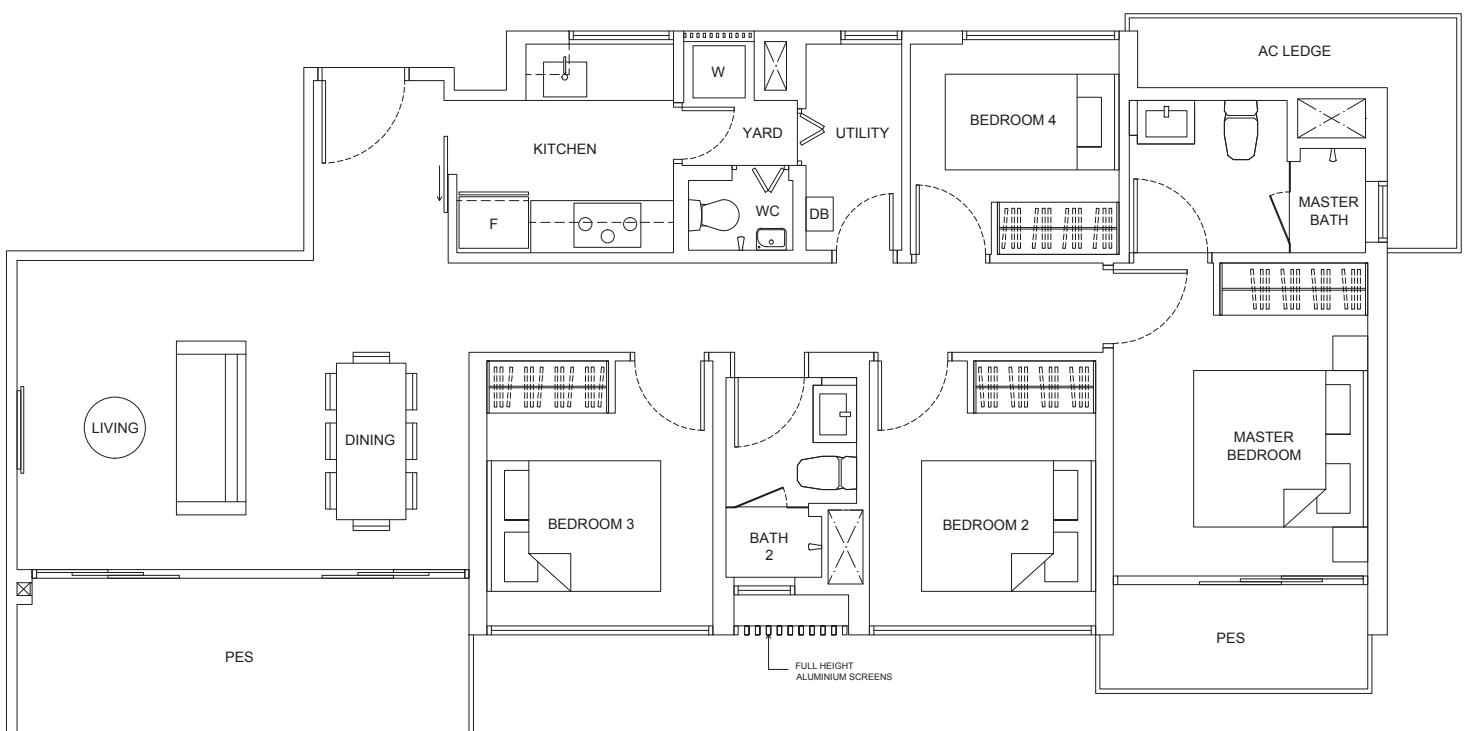


TYPE C1P

4-BEDROOM

108sq m (1163sq ft)

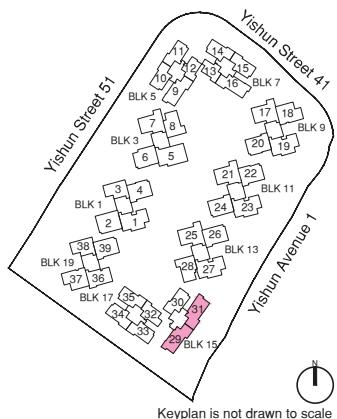
BLK 15
#01-29*
#01-31



* Mirror Unit



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

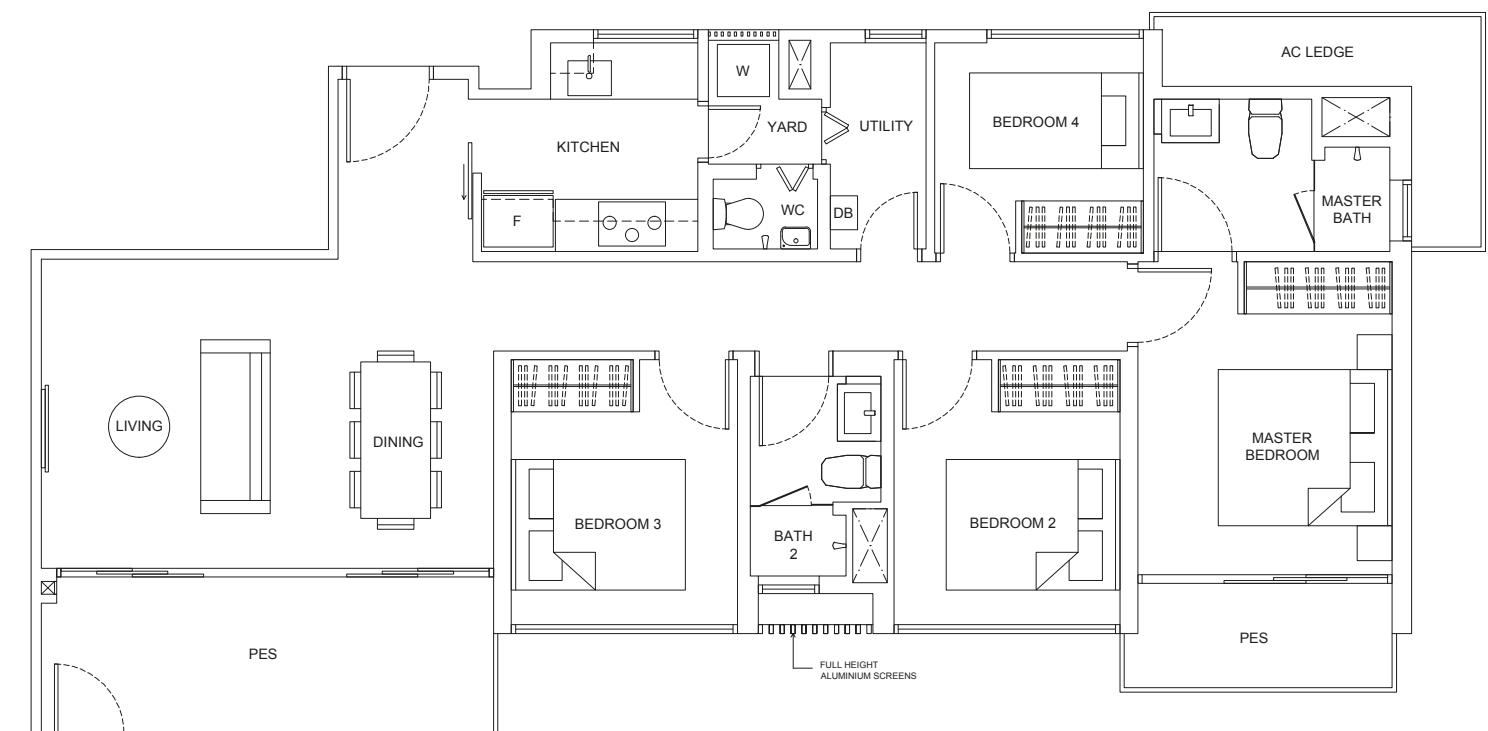


TYPE C1-1P

4-BEDROOM

108sq m (1163sq ft)

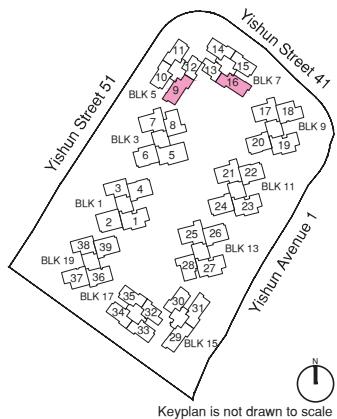
BLK 5
#01-09*
BLK 7
#01-16



* Mirror Unit



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



4-BEDROOM

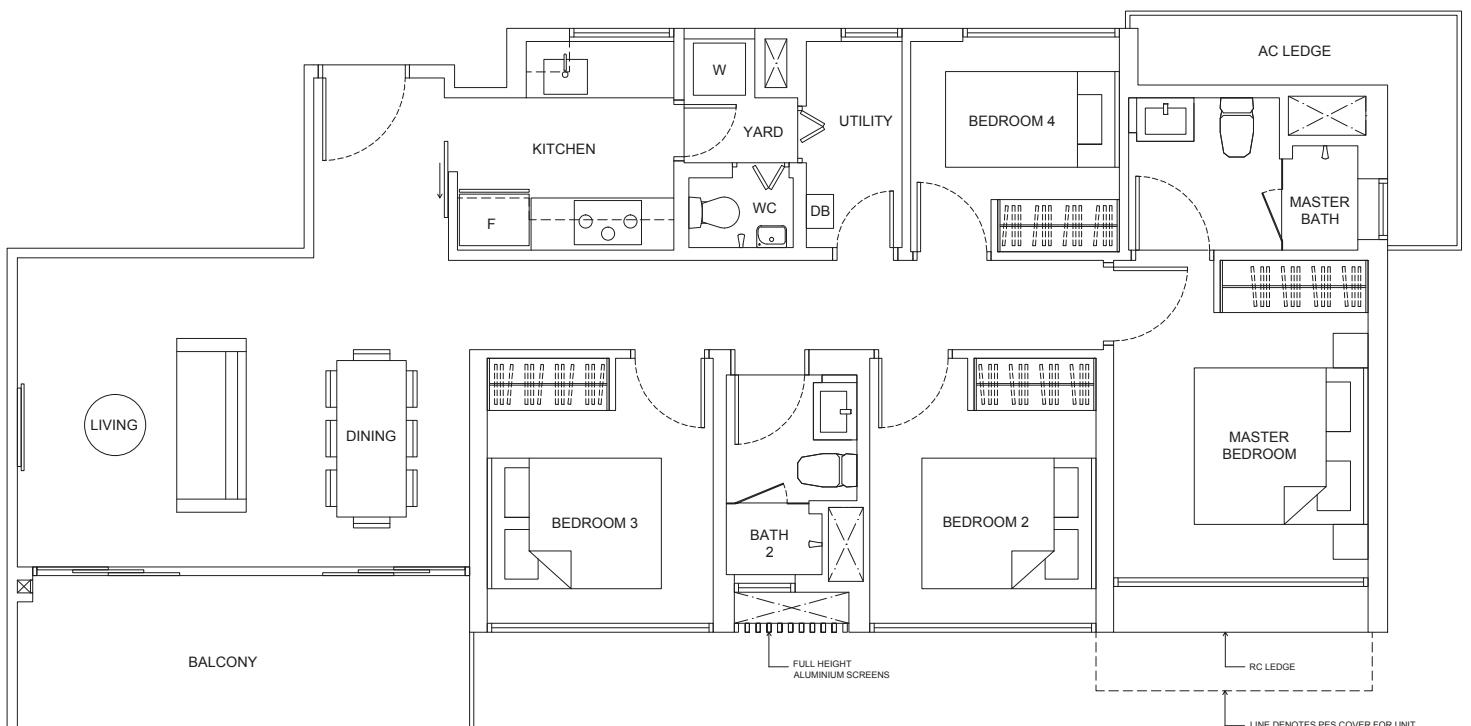
104sq m (1119sq ft)

BLK 5
#02-09* to #13-09*

BLK 7
#02-16 to #13-16

BLK 15
#02-29* to #13-29*
#02-31 to #13-31

TYPE C1

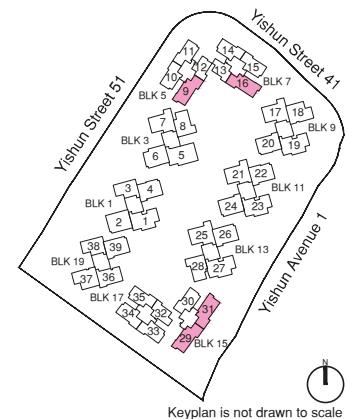


* Mirror Unit



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

Keyplan is not drawn to scale

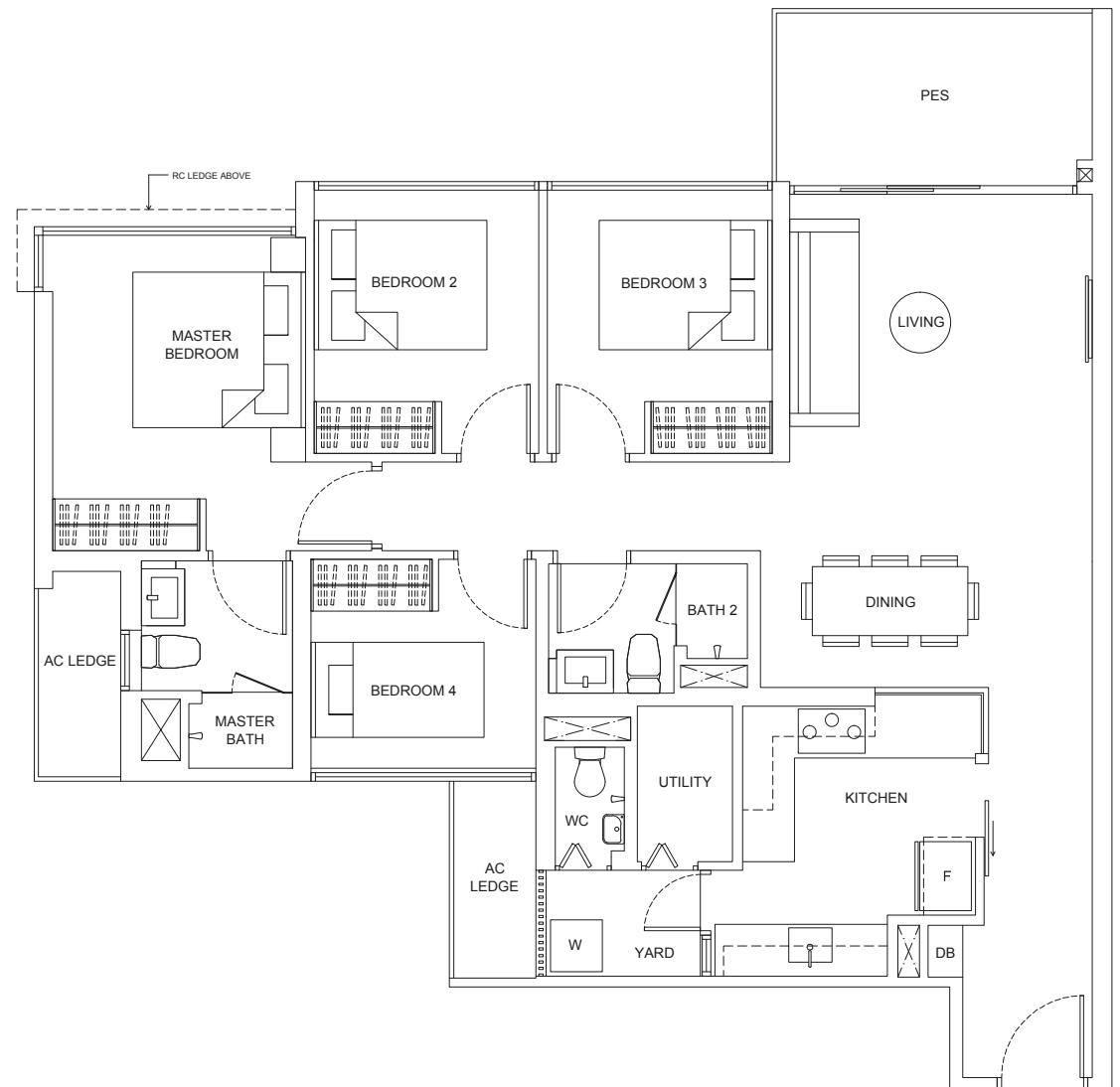


4-BEDROOM

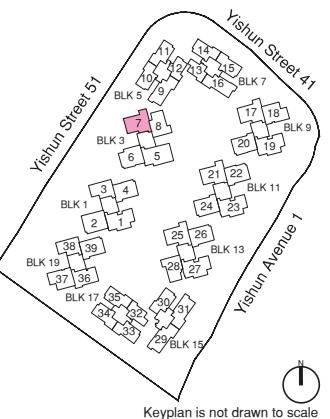
109sq m (1173sq ft)

BLK 3
#01-07

TYPE C2P



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



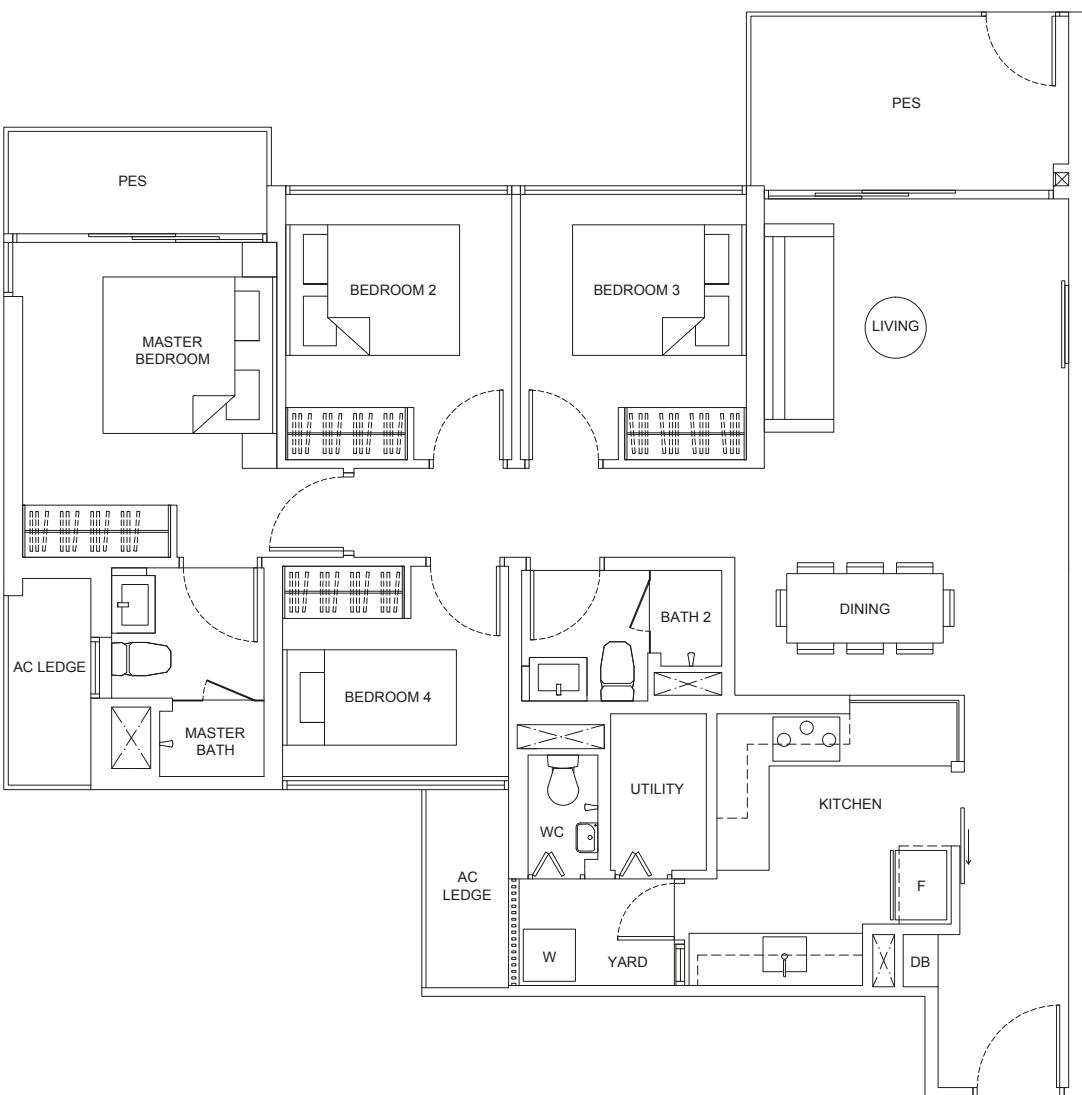
TYPE C2-1P

4-BEDROOM

113sq m (1216sq ft)

BLK 11
#01-21

BLK 13
#01-25



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

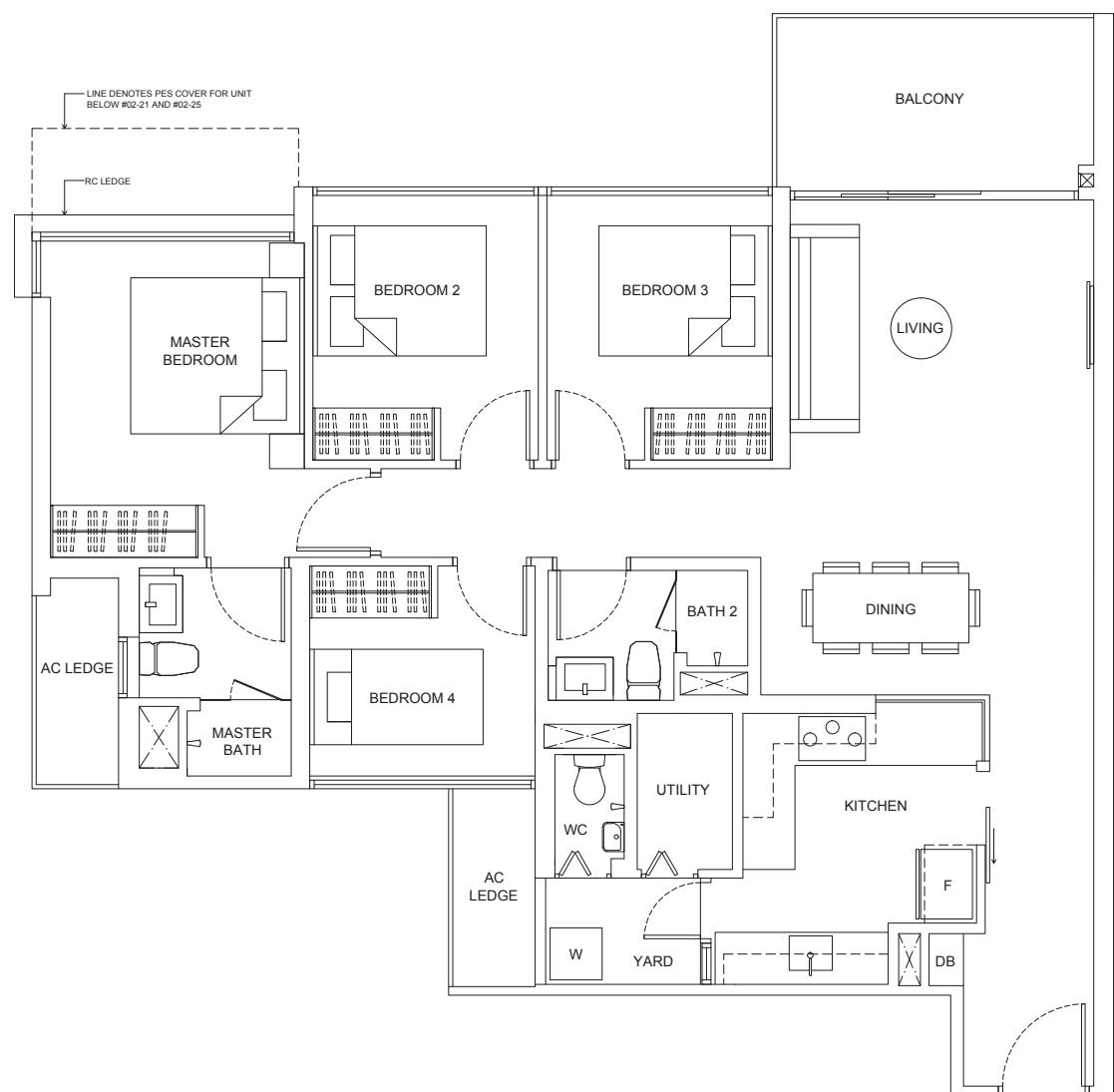
TYPE C2

4-BEDROOM

109sq m (1173sq ft)

BLK 3
#02-07 to #13-07

BLK 11
#02-21 to #13-21



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government reservey.

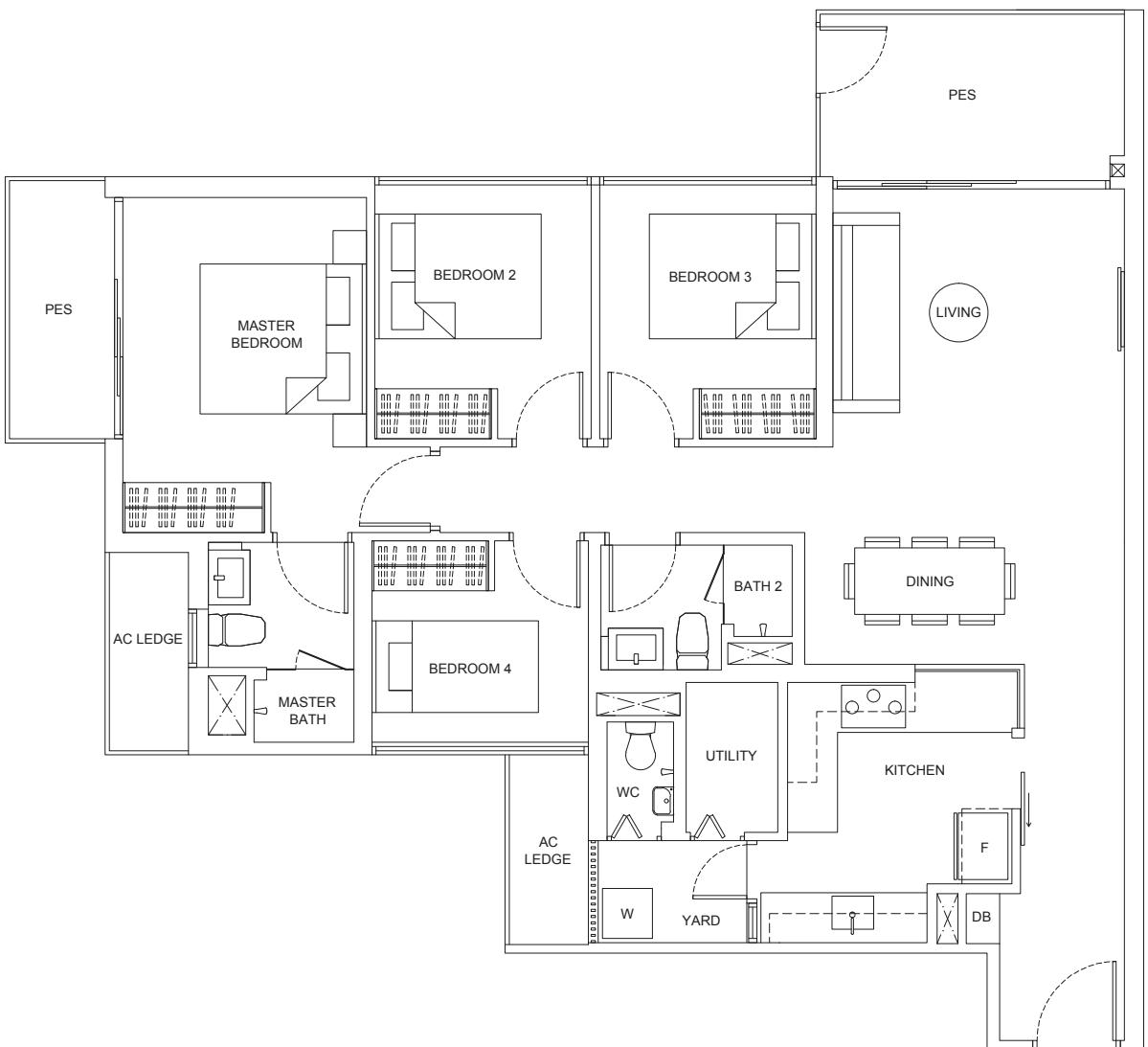
Keyplan is not drawn to scale

TYPE C2-2P

4-BEDROOM

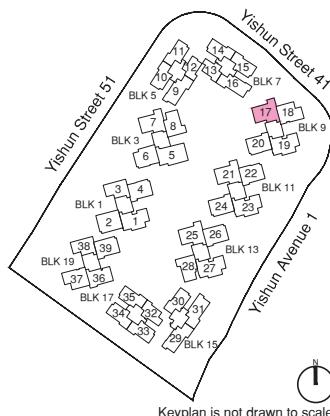
115sq m (1238sq ft)

BLK 9
#01-17



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



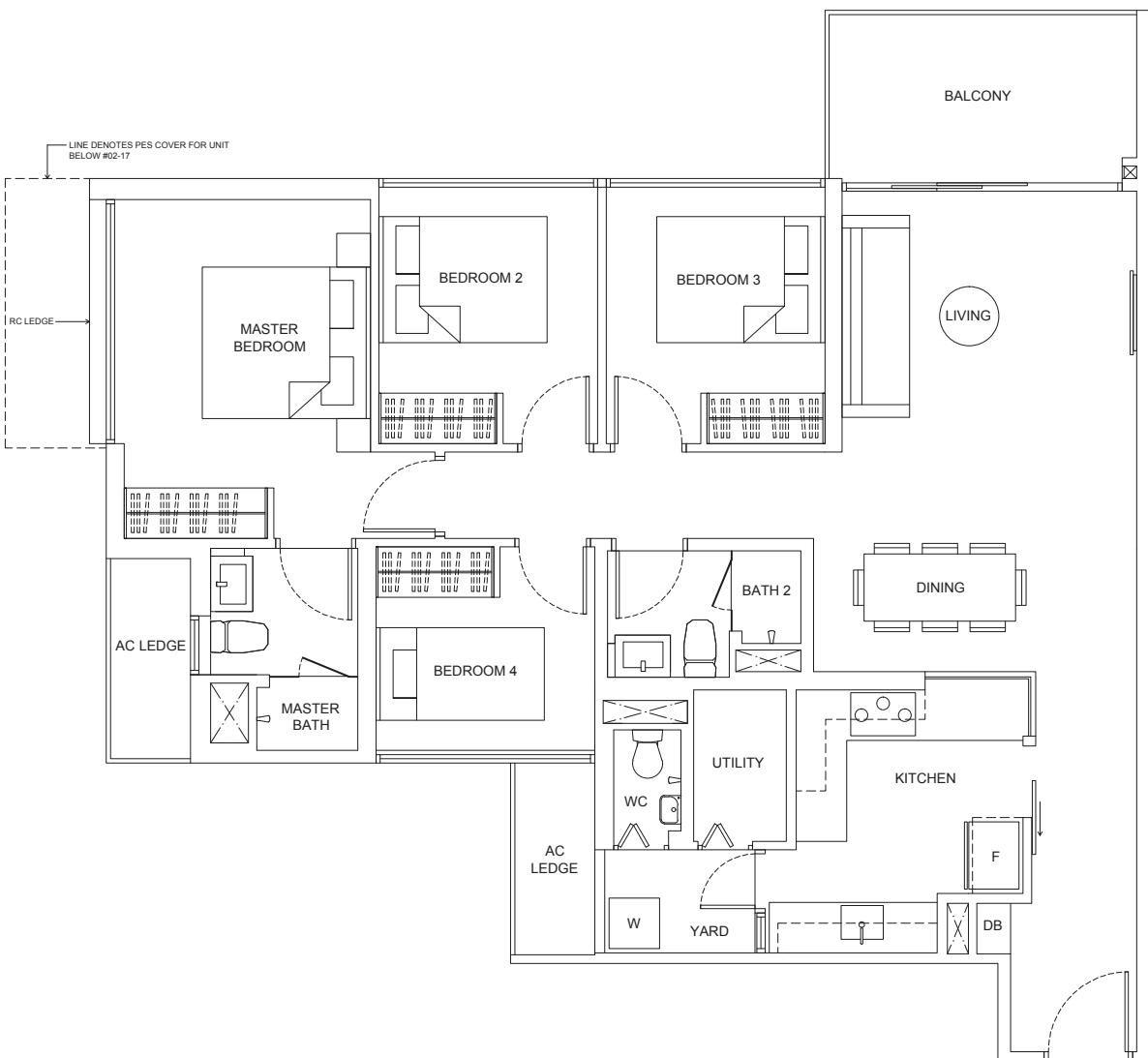
Keyplan is not drawn to scale

TYPE C2-2

4-BEDROOM

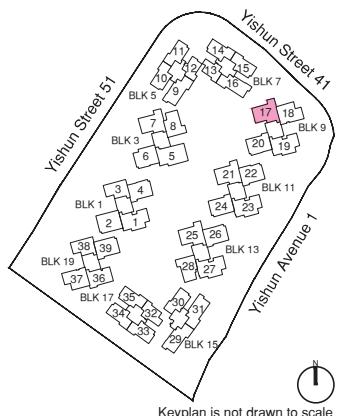
111sq m (1195sq ft)

BLK 9
#02-17 to #13-17



0 0.5 1 2 3 5M

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Keyplan is not drawn to scale

TYPE C3P

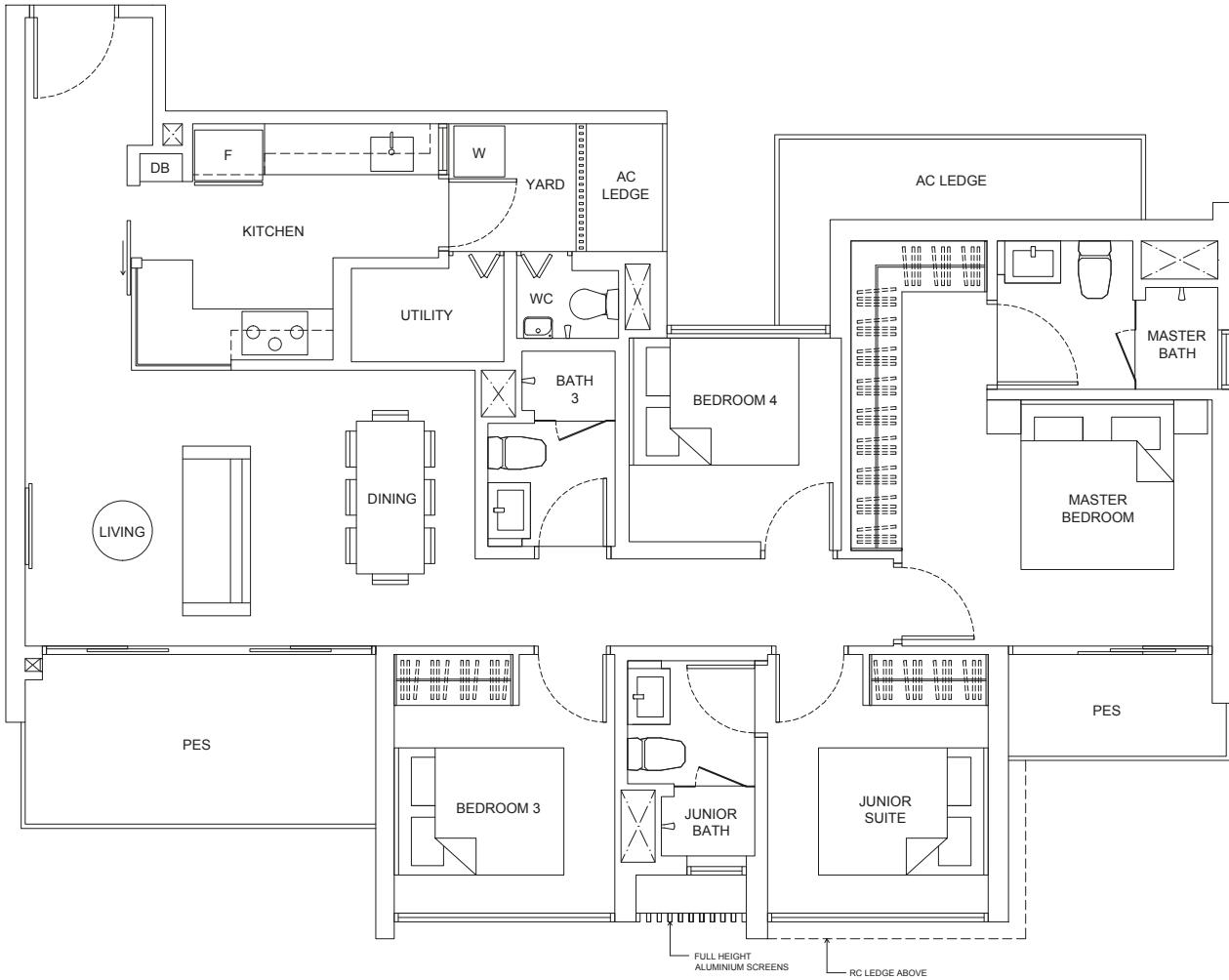
4-BEDROOM PREMIUM

119sq m (1281sq ft)

BLK 9
#01-19

BLK 11
#01-23

BLK 13
#01-27



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.

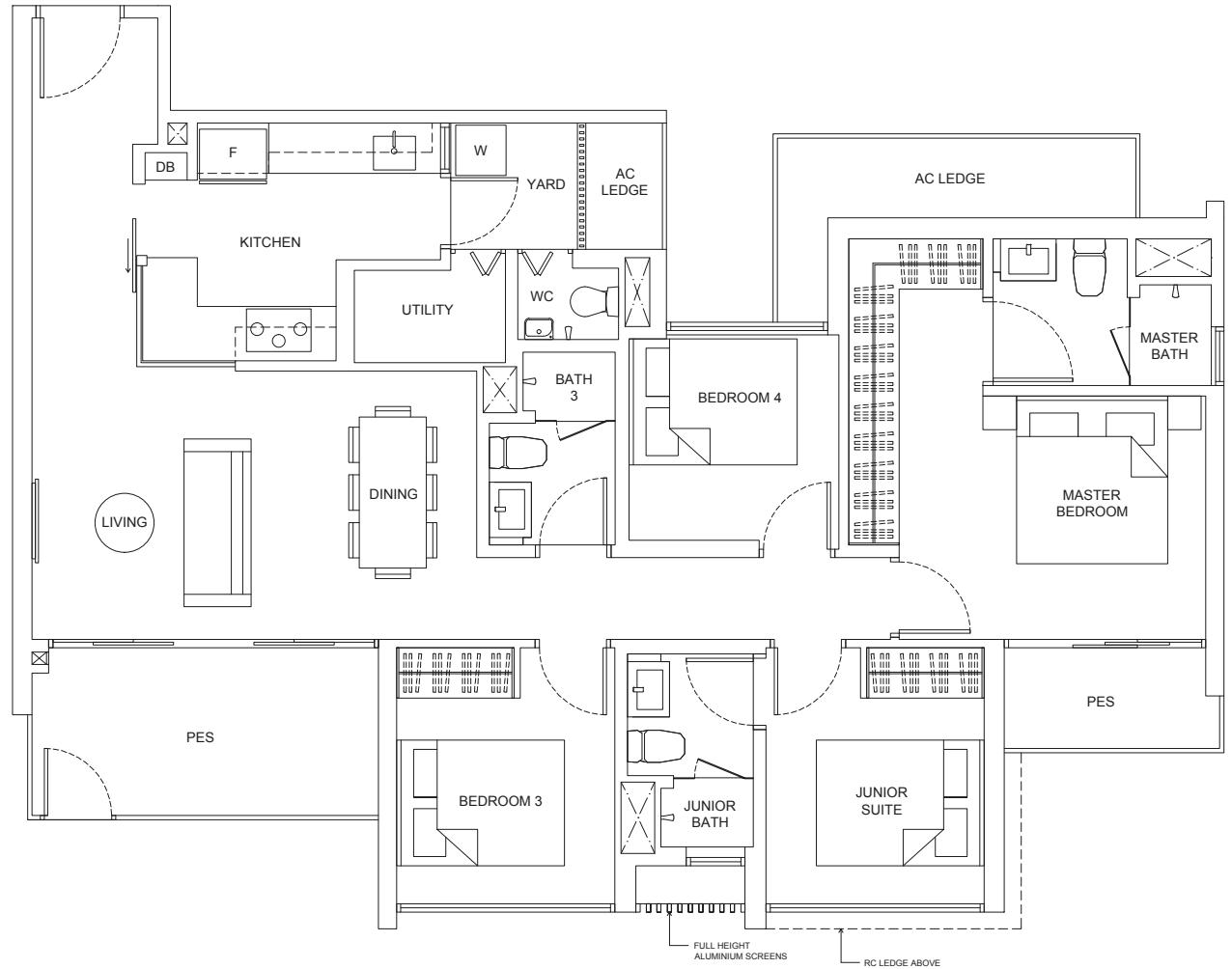
Keyplan is not drawn to scale

TYPE C3-1P

4-BEDROOM PREMIUM

119sq m (1281sq ft)

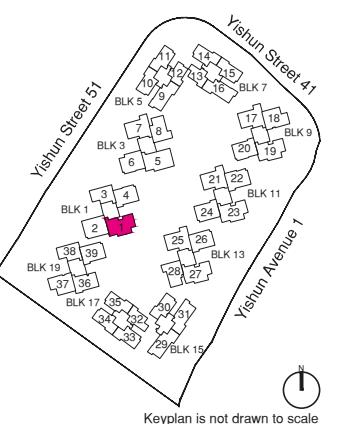
BLK 1
#01-01



0 0.5 1 2 3 5M

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Keyplan is not drawn to scale



TYPE C3

4-BEDROOM PREMIUM

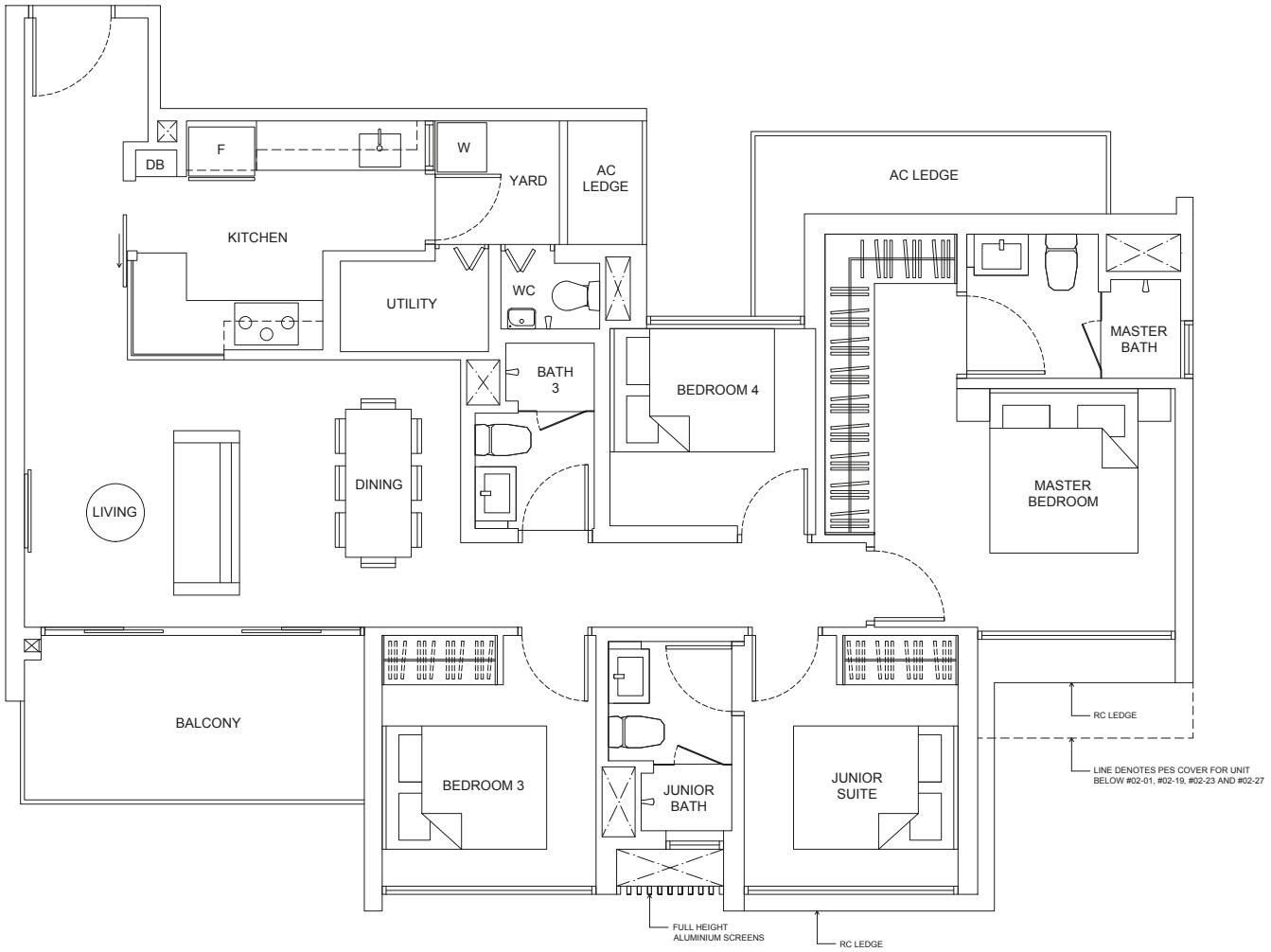
116sq m (1249sq ft)

BLK 1
#02-01 to #12-01

BLK 9
#02-19 to #12-19

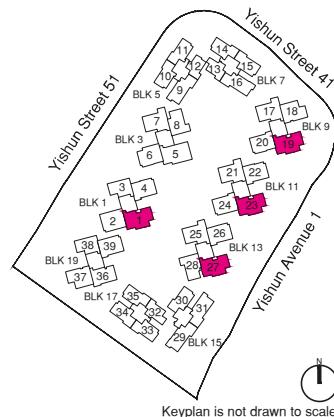
BLK 11
#02-23 to #12-23

BLK 13
#02-27 to #12-27



0 0.5 1 2 3 5M

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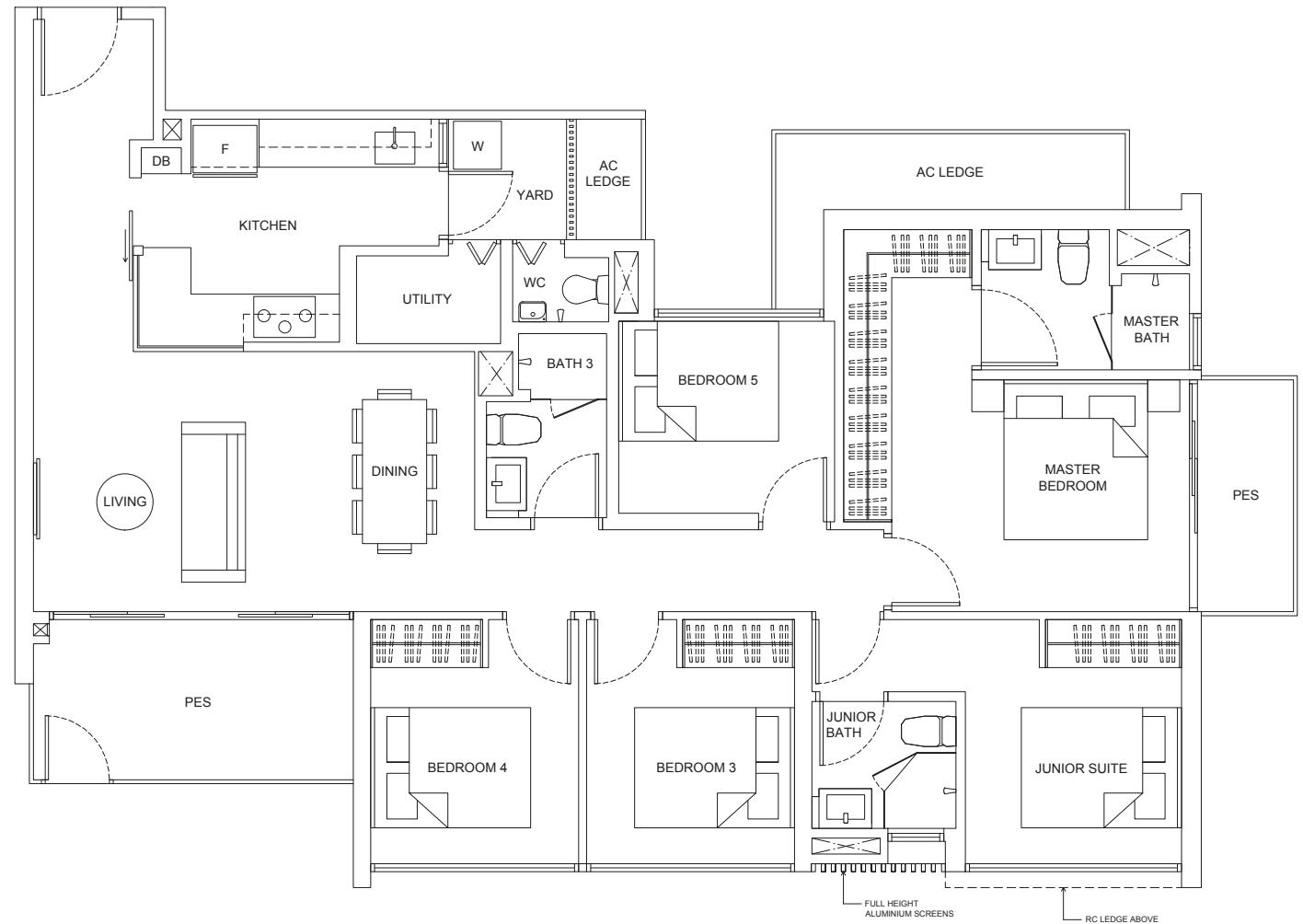
Keyplan is not drawn to scale

TYPE D1P

5-BEDROOM

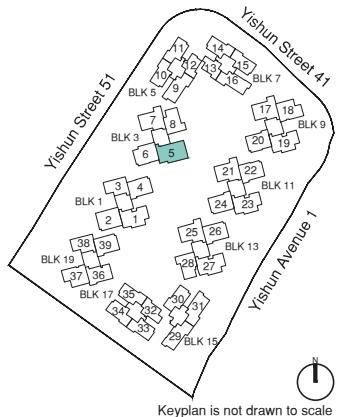
131sq m (1410sq ft)

BLK 3
#01-05



0 0.5 1 2 3 5M

Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



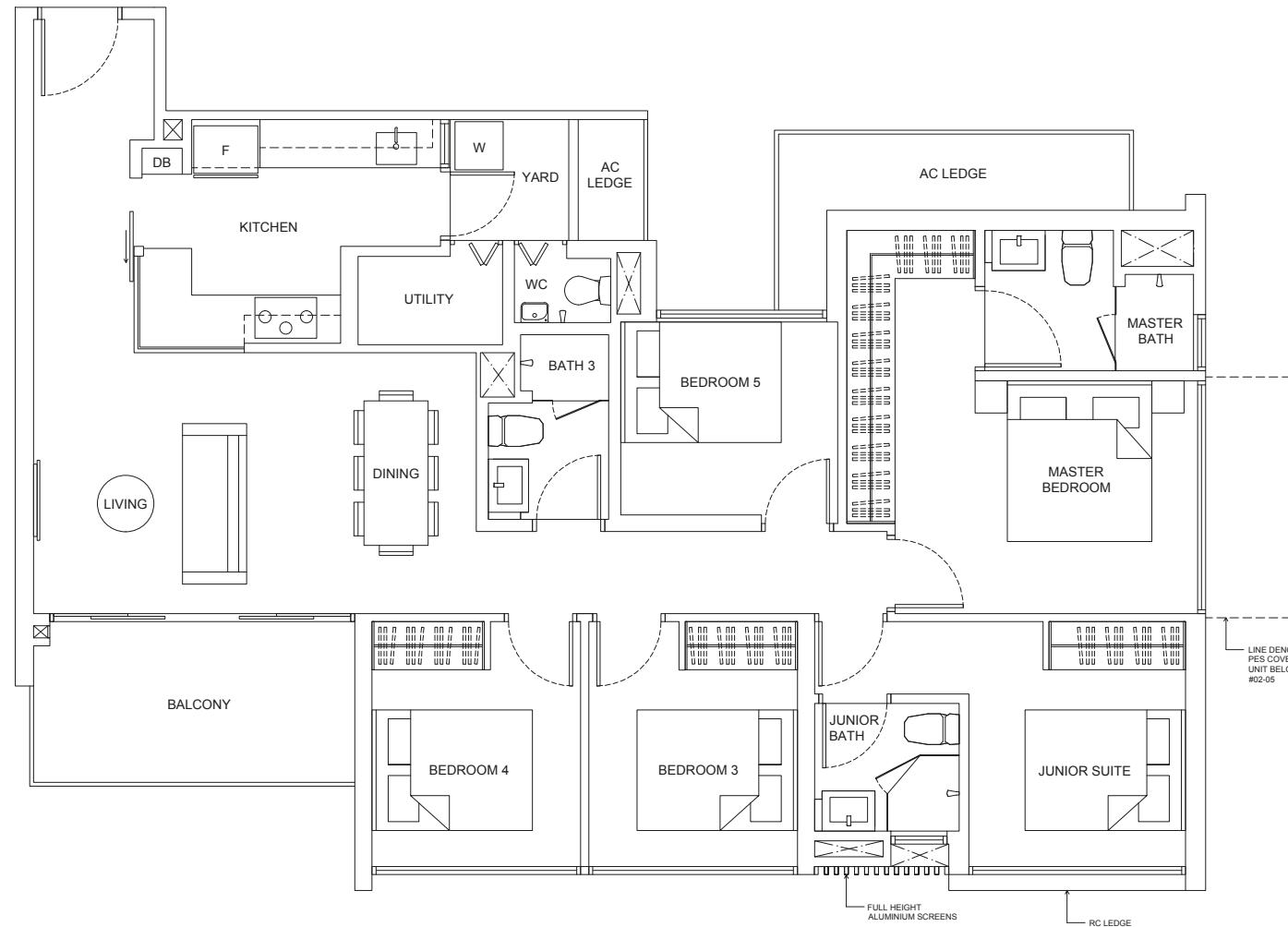
Keyplan is not drawn to scale

TYPE D1

5-BEDROOM

128sq m (1378sq ft)

BLK 3
#02-05 to #13-05



Yishun Street 51

Yishun Street 41

Yishun Avenue 1

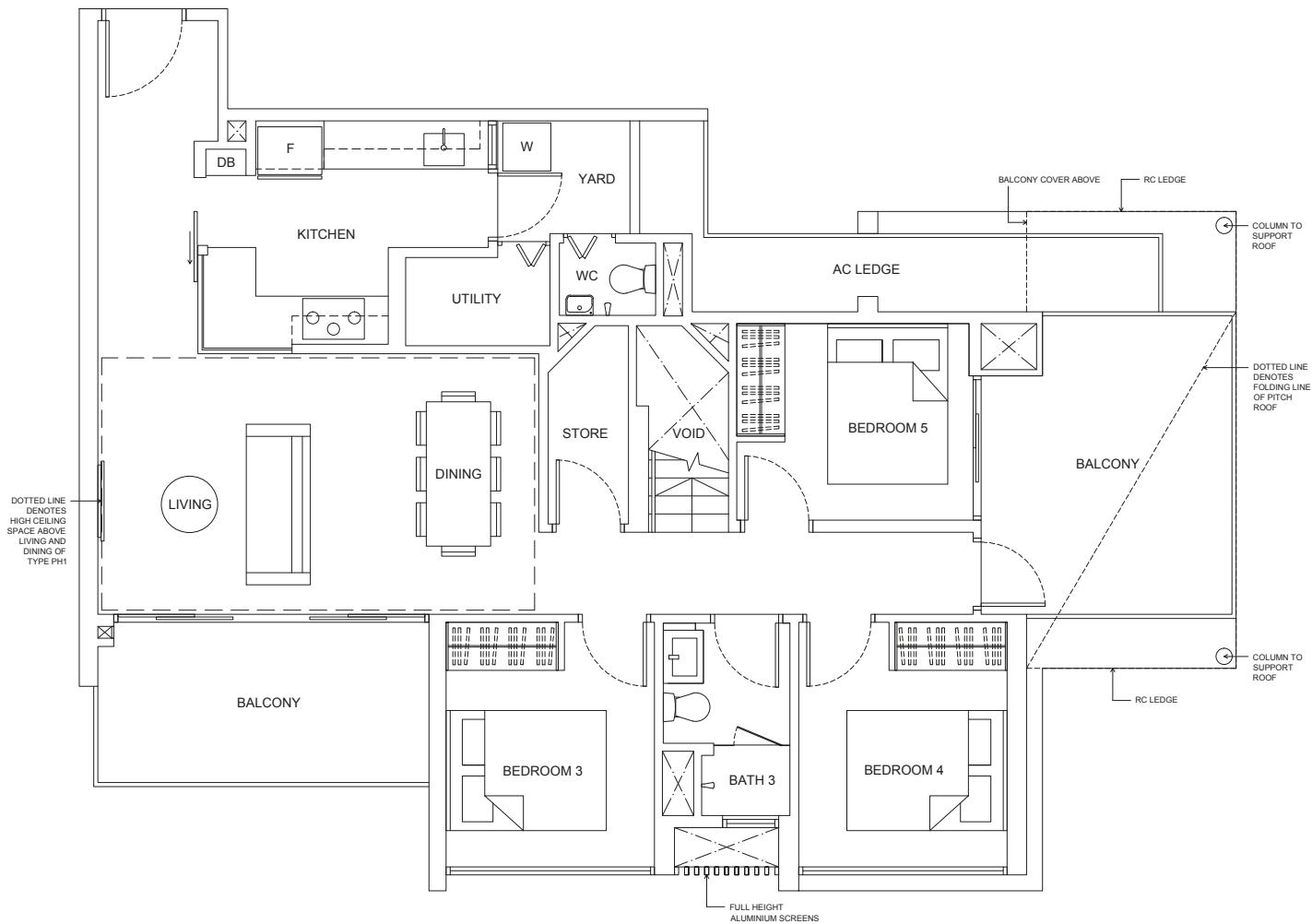
Keyplan is not drawn to scale

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PENTHOUSE

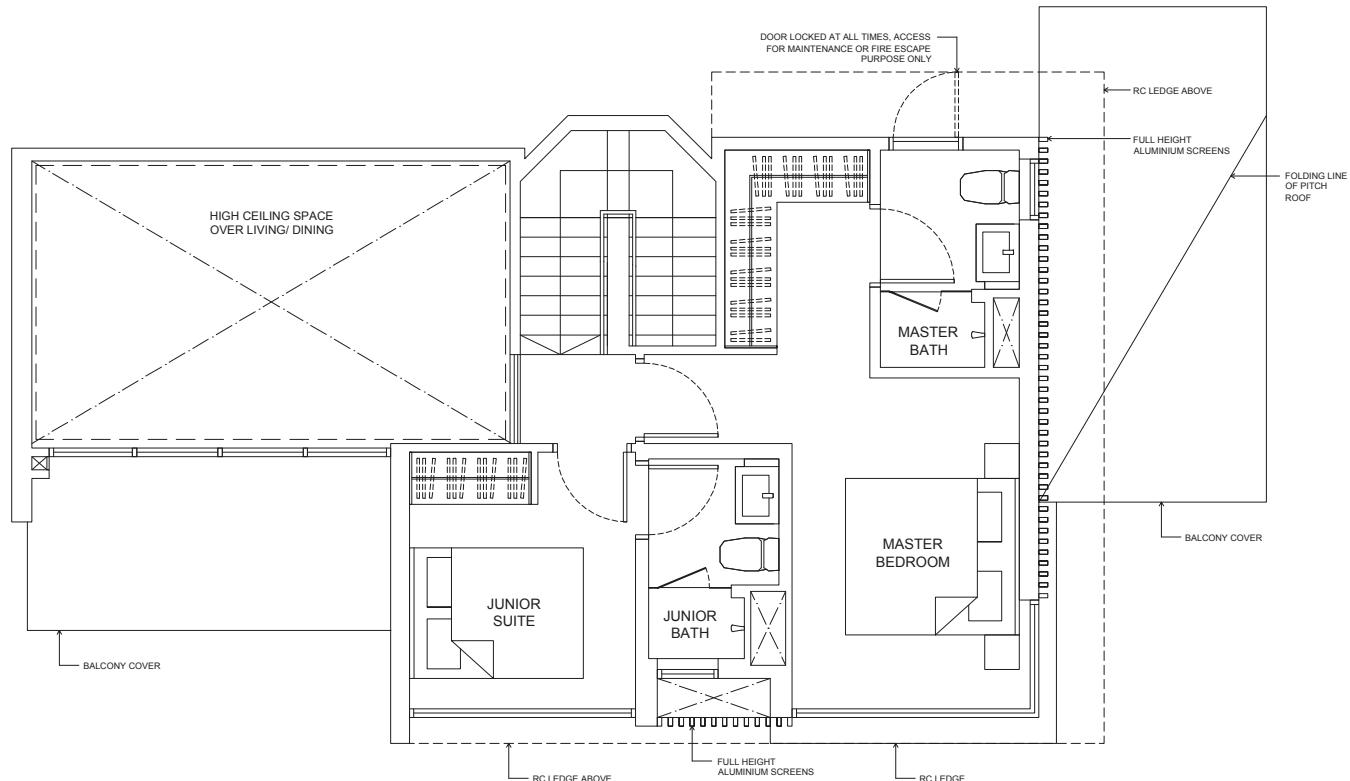
TYPE PH1

LOWER LEVEL

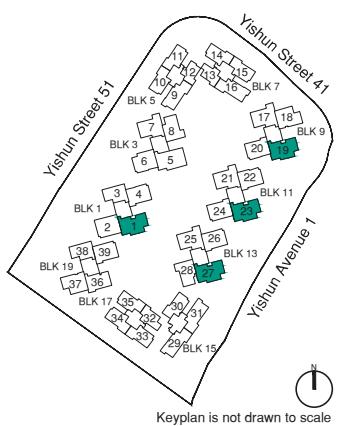


TYPE PH1

UPPER LEVEL



Area includes air-con (AC) ledge, private enclosed space (PES) and void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government resurvey.



Keyplan is not drawn to scale

5-BEDROOM PENTHOUSE

152sq m (1636sq ft)
(Including 3sq m/32 sq ft of void above staircase)

BLK 1
#13-01

BLK 9
#13-19

BLK 11
#13-23

BLK 13
#13-27

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete jack-in piles and/or Piled Raft and/or Raft.

2. SUPERSTRUCTURE

Cast in-situ reinforced concrete structure and/or precast reinforced concrete structure.

3. WALLS

a. External Wall – Precast reinforced concrete walls and/or cast in-situ reinforced concrete walls.

b. Internal Wall – Lightweight concrete panels/blocks and/or drywall partition system.

4. ROOF

a. Pitched roof:
Roof covering material: Metal Bondek with RC slab and/or RC slab.

Type of insulation: Polystyrene insulation board when applicable.

b. Flat roof:
Reinforced concrete roof with appropriate insulation and waterproofing system.

5. CEILING

a. Floor-to-ceiling height: Refer to Floor-to-ceiling height table for details.

b. Units:
i. Foyer, Corridor leading to Bedrooms, Kitchen, Bathrooms, Utility, Balcony (at main entrance), Water Closet (WC) and Yard: Plaster ceiling board with emulsion paint finish.

ii. Living, Dining, Bedrooms, Balcony, Private Enclosed Space (PES) and Air-Con (AC) ledge:
Concrete slab with skim coat and emulsion paint finish and/or plasterboard box-up to designated areas.

c. Common Area:
i. Lift Lobbies:
Skim coat and/or plaster ceiling board with emulsion paint finish.

ii. Carpark areas, Staircases, Storey Shelters:
Skim coat with emulsion paint finish.

6. FINISHES

a. Wall:
i. Units – Skim coat with emulsion paint finish for Foyer, Living/Dining, Bedrooms, Corridor, Kitchen, Yard and Utility. Glazed homogeneous tiles and/or homogeneous tiles for all Bathrooms and WC. Cement sand plaster and/or skim coat with exterior paint finish for Balcony and Private Enclosed Space (PES).

ii. Common Areas (Internal) – Ceramic tiles and/or cement sand plaster and/or skim coat with paint finish. Cement sand plaster and/or skim coat with emulsion paint finish for Common Corridors, Staircases and Staircase Storey Shelters. Cement sand plaster and/or skim coat with emulsion paint finish for Carpark and Ramps.

iii. Cement sand plaster and/or skim coat with exterior paint finish for all external walls.

7. FLOORING

i. Units – Homogeneous and/or porcelain tiles with skirting for Foyer, Living/Dining and Corridor. Laminated flooring with matching skirting for Bedrooms. Homogeneous tiles with matching skirting for Kitchens, Yard and Utility room. Homogeneous tiles for all Bathrooms and WC. Homogeneous tiles with matching skirting for Balcony, Private Enclosed Space (PES).

ii. Common Areas (Internal) – Homogeneous and/or ceramic tiles for Lift Lobbies. Cement sand screed finish for Staircases and Staircase Storey Shelters. Concrete floor with hardener for Carpark and Ramps.

iii. Common Areas (External) – Stone and/or homogeneous tiles and/or pebble wash finish for Walkway and Drop-off. Ceramic tiles for Pools. Composite timber for Pool Deck.

Note:
All homogeneous tiles, ceramic tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed surface areas only. No tiles behind kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

7. WINDOWS

a. Aluminium framed windows with tinted glass and/or clear glass and/or laminated glass.

b. Grey tinted glass. Minimum 6mm thick.

8. DOORS

a. i. Approved fire-rated swing door to Main Entrance.

ii. Timber swing door to all Bedrooms and Bathrooms.

iii. Timber door with glass infill to Kitchen.

iv. Aluminium framed PVC slide and fold door with louvres to WC.

v. Aluminium framed PVC slide and fold door with louvres and/or timber swing door (where applicable) to Utility.

vi. Aluminium framed glass sliding and/or swing door to Private Enclosed Space (PES), Balcony and Yard.

b. Clear/grey tinted glass. Minimum 8mm thick.

c. Good quality locksets and ironmongery shall be provided to all doors.

9. SANITARY FITTINGS

Bathrooms

1 shower compartment with 1 shower mixer set
1 wash basin and basin mixer
1 water closet
1 mirror
1 towel rail
1 toilet paper holder

WC

1 shower set with tap (cold inlet only)
1 water closet
1 basin with tap
1 toilet paper holder

Kitchen

1 stainless steel sink with mixer

Yard/Utility (where applicable)

1 bib tap (for washing machine)

Private Enclosed Space

1 bib tap (per unit)

10. ELECTRICAL INSTALLATION

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.
Refer to Electrical Schedule for details on lighting and power points.

11. TV/DATA/TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

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

13. PAINTING

Spray textured coating and/or selected exterior paint for External Walls. Emulsion paint for internal walls.

14. WATERPROOFING

Waterproofing shall be provided to floors of Kitchen, Bathrooms, WC, Yard, Private Enclosed Space (PES), Balcony and Reinforced Concrete Flat Roof.

15. DRIVEWAY AND CARPARK

Stone and/or pavers and/or tarmac and/or concrete for Surface Driveway/Ramp. Concrete floor with hardener for Basement Carpark/Driveway.

16. RECREATION FACILITIES

Green Gateway

1. Guard House
2. Arrival Plaza
3. Arrival Water Feature
4. Green Courtyard
5. Side Gate

Club Haus

6. Function Hall
7. Gourmet Kitchen
8. Screening Room
9. Club Lounge
10. Palm Court
11. Alfresco Dining
12. Vista Gym (2nd Storey)
13. Roof Top Garden (2nd Storey)

Aqua Facilities

14. 50m Lap Pool (est. 900 sqm)
15. Kids' Waterplay
16. Kids' Pool (Including Kids' Waterplay, Shaded Wading Pool, Aqua Lounger and Water Deck - est. 400 sqm)

Canoe Haus

17. Shaded Wading Pool
18. Sun Deck
19. Aqua Lounger
20. Water Deck
21. Outdoor Rain Shower

Active Facilities

22. Tennis Court
23. Courtside
24. Fitness Station
25. 350m Jogging Track
26. Yoga Lawn

Play Haus

27. Teppanyaki BBQ
28. Outdoor Dining

17. ADDITIONAL ITEMS

a. Kitchen Cabinets: Kitchen cabinets with compressed quartz worktop and stainless steel sink with mixer.

b. Wardrobe: Built-in wardrobes to all bedrooms except for Unit Types C3P, C3-1P, C3, D1P and D1.

c. Air-Conditioners: Wall-mounted air-conditioning system to Living, Dining and Bedrooms where applicable.

d. **Mechanical Ventilation System:** Mechanical ventilation system is provided for Bathroom/WC, where applicable.

e. **Hot Water:** Hot water supply provided to all Bathrooms and Kitchens.

f. **Town Gas:** Town Gas is supplied to all units.
Note: Turn-on and utilities charges shall be borne by the Purchaser.

g. **Security System:**
- Telephony between basement and 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 basement lift lobbies, first storey lift lobbies and side gates where applicable. (No proximity card access at lift cars.)
- Closed circuit television system at designated common areas.

h. **IT Feature:** All apartments equipped with wiring and cable ready for internet connection.

i. **Waste Disposal System:** Pneumatic waste conveyance system.

Notes to Specifications

1. Marble/Compressed Marble/Limestone/Granite/Compressed Quartz

Marble/compressed marble/limestone/granite/compressed quartz 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/compressed quartz 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. 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 re-charging of refrigerant. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

4. 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 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.

5. 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.

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

Layout/location of fan coil units, electrical points, television points, gas heater control, telecommunication points, telephony system, door swing positions and plaster ceiling boards and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and are subject to the Architect's final decision and 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 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.

Disclaimers:

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

Colour Scheme and Treatment
The colour scheme and treatment of façade, roof, balcony and private enclosed space are subject to Architect's sole discretion and final design.

Electrical Schedule

DESCRIPTION	A1P/A1/A2P/A2	B1P/B1/B2P/B3P/B3/4P/B4/B5P/B5-1P/B5	B6P/B6/B7P/B7/B8P/B8-1P/B8/B8-2/B9P/B9/B10P/B10	C1P/C1-1P/C1/C2P/C2-1P/C2/C2-2P/C2-2	C3P/C3-1P/C3	D1P/D1	PH1
	2-BR	3-BR	3-BR PREMIUM	4-BR	4-BR PREMIUM	5-BR	5-BR DUPLEX PENTHOUSE
Lighting Point	8	9	12	14	17	19	23
13A Switch Socket Outlet	16	19	20	23	23	26	28
TV Point	3	4	4	5	5	6	6
Data/Voice Outlet	4	5	5	6	6	7	7
Bell Point	1	1	1	1	1	1	1

8. 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.

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

12. Mechanical Ventilation System

To ensure good