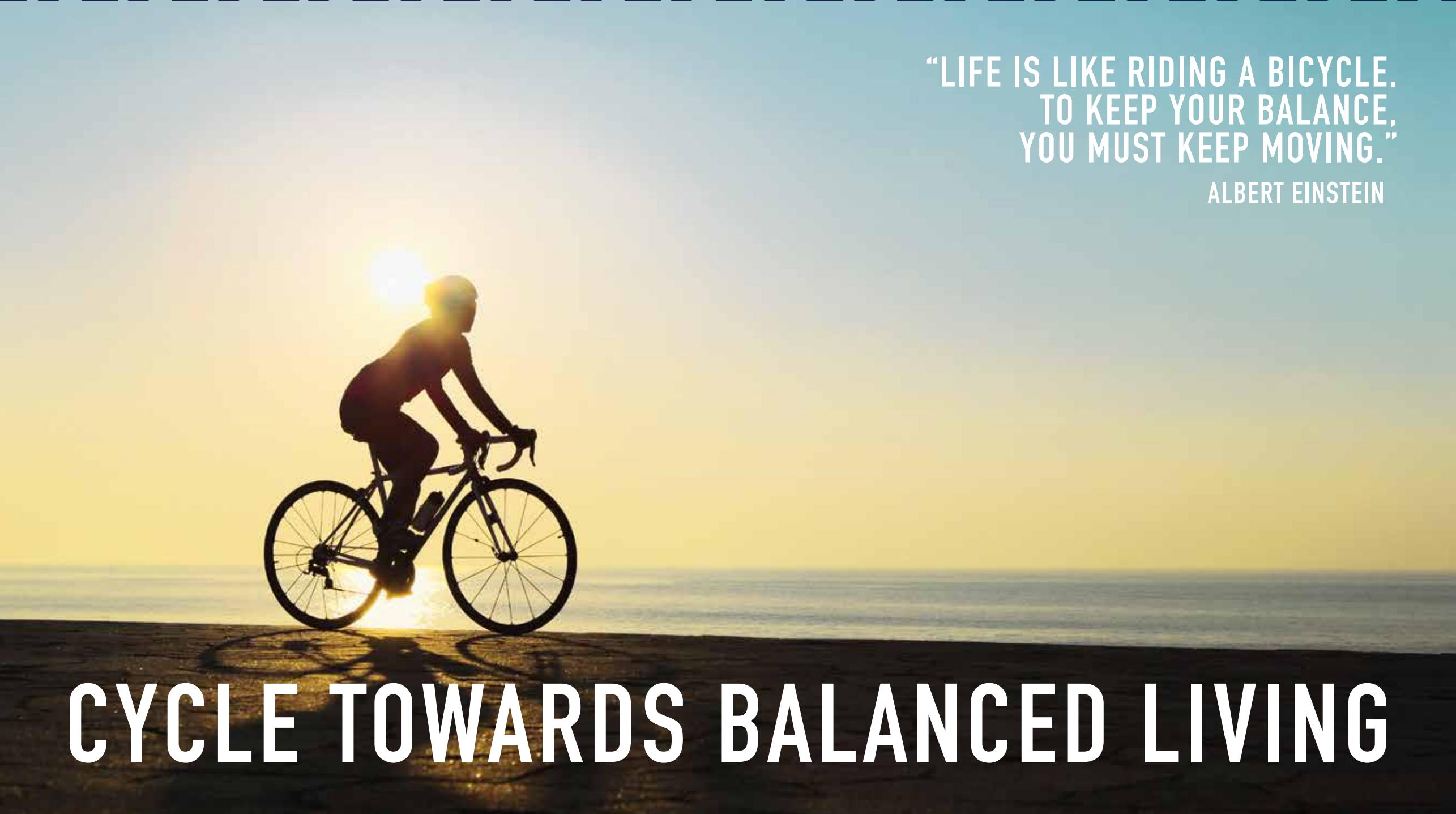


westwood  
residences





“LIFE IS LIKE RIDING A BICYCLE.  
TO KEEP YOUR BALANCE,  
YOU MUST KEEP MOVING.”  
ALBERT EINSTEIN

CYCLE TOWARDS BALANCED LIVING

# ENDLESS DISCOVERIES AWAIT

*EVERYTHING CLOSE TO HEART IS CLOSER THAN YOU THINK.*



*Jurong Bird Park*



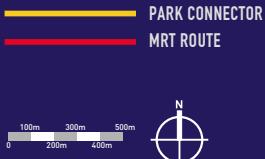
*Jurong Lake*



*Dining*

*Located near Jurong Lake District, the world is your oyster at Westwood Residences. Ride down the lake, and you will find yourself in a haven of entertainment and leisure activities. The district is envisaged to become the next major leisure destination of water activities, with a lakeside village that offers endless shopping and dining experiences. Exploration takes a whole new meaning at Westwood Residences.*

# westwood residences



# A LIFE OF EXHILARATION

*A HOME DESIGNED TO AWE AND THRILL.*

*Westwood Residences has been thoughtfully designed with you in mind. Inspired by movement and dynamism, the balconies feature an interplay of walls on alternate floors to create the privacy between units. Full-height glass façades are in place to provide natural lighting and good cross-ventilation. Embark on a course of smart living at Westwood Residences.*



Artist's Impression



# LEGEND



2 BEDROOM



3 BEDROOM



3 BEDROOM PREMIUM



4 BEDROOM



4 BEDROOM PREMIUM



5 BEDROOM

- 1 *Entrance Drop Off*
- 2 *Guard House*

## CYCLING

- 3 *Secured Covered Bike Garage*
- 4 *Bike Maintenance Area*
- 5 *Cycling Pit Stop*
- 6 *Outdoor Mini Velodrome*
- 7 *Connecting Bike Trail*
- 8 *Kid's Traffic Garden*
- 9 *Bicycle Mounds*
- 10 *Kid's BMX Adventure*

## SPORT & RECREATION

- 11 *Dining Pavilion with Hot Plate & Grill*
- 12 *Club House with Function Room*
- 13 *Indoor Gym*
- 14 *Kid's Playground*
- 15 *Tennis Court / Half Basketball Court / Futsal Court*
- 16 *Outdoor Gym*

## AQUA / WATER

- 17 *Waiting Area w/ Water Cascade*
- 18 *50m Lap Pool*
- 19 *Spa Seats*
- 20 *Aqua Gym*
- 21 *Aqua Deck*
- 22 *Sun Deck*
- 23 *Kid's Wading Pool*
- 24 *Kid's Pool Playground*
- 25 *Kid's Spray Playground*
- 26 *Lounge Deck*
- 27 *Male / Female Changing Rooms*
- 28 *Water Front Feature*

## GARDEN / RELAXATION

- 29 *Lawn*
- 30 *Alfresco Pavilion*
- 31 *Leisure Zone with Seats*
- 32 *Trellis with Seats*
- 33 *Flowering Garden*
- 34 *Secret Garden*

# SCHEMATIC DIAGRAMS

TYPE B1	2 BEDROOM
TYPE B1p	2 BEDROOM w/ P.E.S.
TYPE C1	3 BEDROOM
TYPE C1a	3 BEDROOM
TYPE C1s	3 BEDROOM (BALCONY SCREEN)
TYPE C1s1	3 BEDROOM (BALCONY SCREEN)
TYPE C1p	3 BEDROOM w/ P.E.S.
TYPE C1r	3 BEDROOM w/ PRIVATE ROOF TERRACE

TYPE C2	3 BEDROOM PREMIUM
TYPE C2a	3 BEDROOM PREMIUM
TYPE C2s	3 BEDROOM PREMIUM (BALCONY SCREEN)
TYPE C2s1	3 BEDROOM PREMIUM (BALCONY SCREEN)
TYPE C2p	3 BEDROOM PREMIUM w/ P.E.S.
TYPE C2r	3 BEDROOM PREMIUM w/ PRIVATE ROOF TERRACE
TYPE C3	3 BEDROOM PREMIUM
TYPE C3s	3 BEDROOM PREMIUM (BALCONY SCREEN)
TYPE C3r	3 BEDROOM PREMIUM w/ PRIVATE ROOF TERRACE

TYPE D1	4 BEDROOM
TYPE D1a	4 BEDROOM
TYPE D1p	4 BEDROOM w/ P.E.S.
TYPE D1p1	4 BEDROOM w/ P.E.S.
TYPE D2	4 BEDROOM PREMIUM
TYPE D2a	4 BEDROOM PREMIUM
TYPE D2a1	4 BEDROOM PREMIUM
TYPE D2p	4 BEDROOM PREMIUM w/ P.E.S.
TYPE E1	5 BEDROOM
TYPE E1a	5 BEDROOM
TYPE E1p	5 BEDROOM w/ P.E.S.

BLOCK 180				
	#1	#2	#3	#4
14th	C1s1'	C2s	C2'	B1
13th	C1s'	C2s1	C2a'	B1
12th	C1s1'	C2s	C2'	B1
11th	C1s'	C2s1	C2a'	B1
10th	C1s1'	C2s	C2'	B1
9th	C1s'	C2s1	C2a'	B1
8th	C1s1'	C2s	C2'	B1
7th	C1s'	C2s1	C2a'	B1
6th	C1s1'	C2s	C2'	B1
5th	C1s'	C2s1	C2a'	B1
4th	C1s1'	C2s	C2'	B1
3rd	C1r'	C2r	C2a'	B1
2nd			C2'	B1
1st			C2p'	B1p

BLOCK 182				
	#5	#6	#7	#8
14th	C1s1'	C2s	C2'	D1
13th	C1s'	C2s1	C2a'	D1
12th	C1s1'	C2s	C2'	D1
11th	C1s'	C2s1	C2a'	D1
10th	C1s1'	C2s	C2'	D1
9th	C1s'	C2s1	C2a'	D1
8th	C1s1'	C2s	C2'	D1
7th	C1s'	C2s1	C2a'	D1
6th	C1s1'	C2s	C2'	D1
5th	C1s'	C2s1	C2a'	D1
4th	C1s1'	C2s	C2'	D1
3rd	C1r'	C2r	C2a'	D1
2nd			C2'	D1
1st			C2p'	D1p1

BLOCK 184				
	#9	#10	#11	#12
14th	C2s'	C1s1	D1'	C2
13th	C2s1'	C1s	D1'	C2a
12th	C2s'	C1s1	D1'	C2
11th	C2s1'	C1s	D1'	C2a
10th	C2s'	C1s1	D1'	C2
9th	C2s1'	C1s	D1'	C2a
8th	C2s'	C1s1	D1'	C2
7th	C2s1'	C1s	D1'	C2a
6th	C2s'	C1s1	D1'	C2
5th	C2s1'	C1s	D1'	C2a
4th	C2s'	C1s1	D1'	C2
3rd	C2r'	C1r	D1'	C2a
2nd			D1'	C2
1st			D1p1'	C2p

BLOCK 186				
	#13	#14	#15	#16
14th	C2s'	C1s1	B1'	C2
13th	C2s1'	C1s	B1'	C2a
12th	C2s'	C1s1	B1'	C2
11th	C2s1'	C1s	B1'	C2a
10th	C2s'	C1s1	B1'	C2
9th	C2s1'	C1s	B1'	C2a
8th	C2s'	C1s1	B1'	C2
7th	C2s1'	C1s	B1'	C2a
6th	C2s'	C1s1	B1'	C2
5th	C2s1'	C1s	B1'	C2a
4th	C2s'	C1s1	B1'	C2
3rd	C2r'	C1r	B1'	C2a
2nd			B1'	C2
1st			B1p'	C2p

BLOCK 188				
	#17	#18	#19	#20
14th	D2a1'	D2	D1'	C3s
13th	D2'	D2a	D1'	C3s
12th	D2a1'	D2	D1'	C3s
11th	D2'	D2a	D1'	C3s
10th	D2a1'	D2	D1'	C3s
9th	D2'	D2a	D1'	C3s
8th	D2a1'	D2	D1'	C3s
7th	D2'	D2a	D1'	C3s
6th	D2a1'	D2	D1'	C3s
5th	D2'	D2a	D1'	C3s
4th	D2a1'	D2	D1'	C3s
3rd	D2'	D2a	D1'	C3r
2nd		D2	D1'	
1st		D2p	D1p1'	

BLOCK 190				
	#21	#22	#23	#24
14th	D2a'	D2	C3'	D1
13th	D2'	D2a1	C3'	D1
12th	D2a'	D2	C3'	D1
11th	D2'	D2a1	C3'	D1
10th	D2a'	D2	C3'	D1
9th	D2'	D2a1	C3'	D1
8th	D2a'	D2	C3'	D1
7th	D2'	D2a1	C3'	D1
6th	D2a'	D2	C3'	D1
5th	D2'	D2a1	C3'	D1
4th	D2a'	D2	C3'	D1
3rd	D2'	D2a1	C3'	D1
2nd	D2a'	D2	C3'	D1
1st	D2p'	D2p		D1p1

BLOCK 192				
	#25	#26	#27	#28
14th	D1a'	D2	C2a'	C2
13th	D1a'	D2a1	C2'	C2a
12th	D1a'	D2	C2a'	C2
11th	D1a'	D2a1	C2'	C2a
10th	D1a'	D2	C2a'	C2
9th	D1a'	D2a1	C2'	C2a
8th	D1a'	D2	C2a'	C2
7th	D1a'	D2a1	C2'	C2a
6th	D1a'	D2	C2a'	C2
5th	D1a'	D2a1	C2'	C2a
4th	D1a'	D2	C2a'	C2
3rd	D1a'	D2a1		C2a
2nd	D1a'	D2		C2
1st	D1p'	D2p		C2p

BLOCK 194				
	#29	#30	#31	#32
14th	E1'	D1	D2a1'	D2
13th	E1a'	D1	D2'	D2a1
12th	E1'	D1	D2a1'	D2
11th	E1a'	D1	D2'	D2a1
10th	E1'	D1	D2a1'	D2
9th	E1a'	D1	D2'	D2a1
8th	E1'	D1	D2a1'	D2
7th	E1a'	D1	D2'	D2a1
6th	E1'	D1	D2a1'	D2
5th	E1a'	D1	D2'	D2a1
4th	E1'	D1	D2a1'	D2
3rd	E1a'	D1	D2'	D2a1
2nd	E1'	D1	D2a1'	D2
1st	E1p'	D1p1	D2p'	D2p

BLOCK 196				
	#33	#34	#35	#36
14th	D1a'	E1	C2a'	C1
13th	D1a'	E1a	C2'	C1a
12th	D1a'	E1	C2a'	C1
11th	D1a'	E1a	C2'	C1a
10th	D1a'	E1	C2a'	C1
9th	D1a'	E1a	C2'	C1a
8th	D1a'	E1	C2a'	C1
7th	D1a'	E1a	C2'	C1a
6th	D1a'	E1	C2a'	C1
5th	D1a'	E1a	C2'	C1a
4th	D1a'	E1	C2a'	C1
3rd	D1a'	E1a	C2'	C1a
2nd	D1a'	E1	C2a'	C1
1st	D1p'	E1p	C2p'	C1p

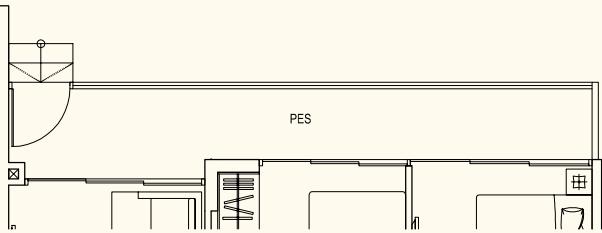
\* Mirror image

# FLOOR PLANS

## 2 BEDROOM

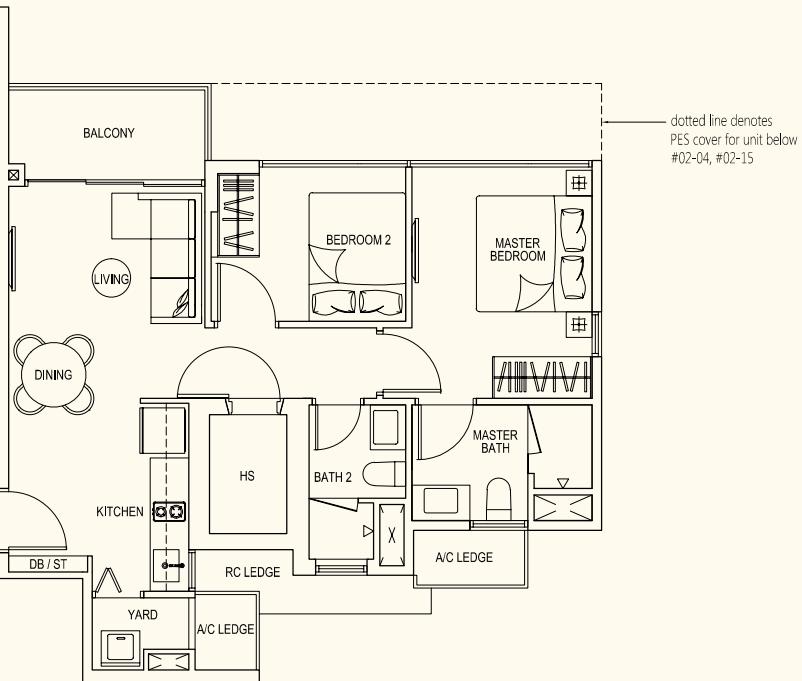
## TYPE B1p

Block 180  
Block 186\*



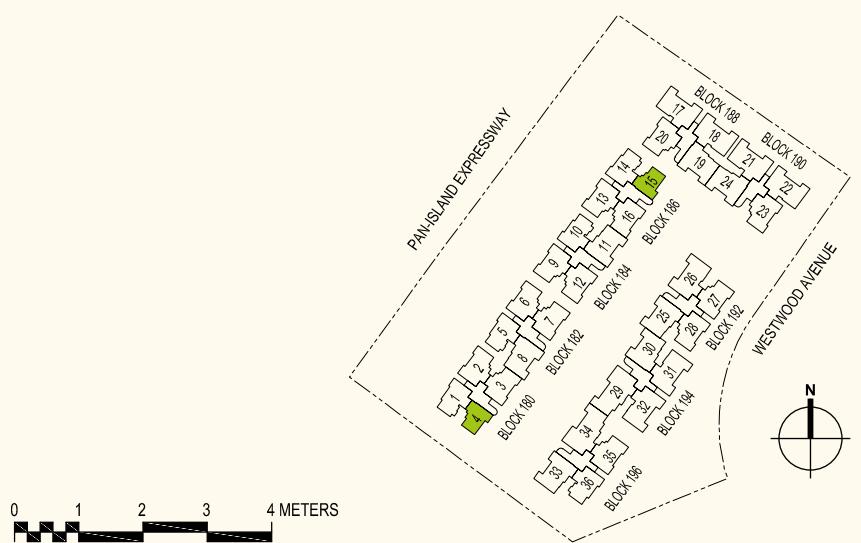
**TYPE B1**  
64 sq.m./689 sq.ft.

Block 180  
Block 186\*

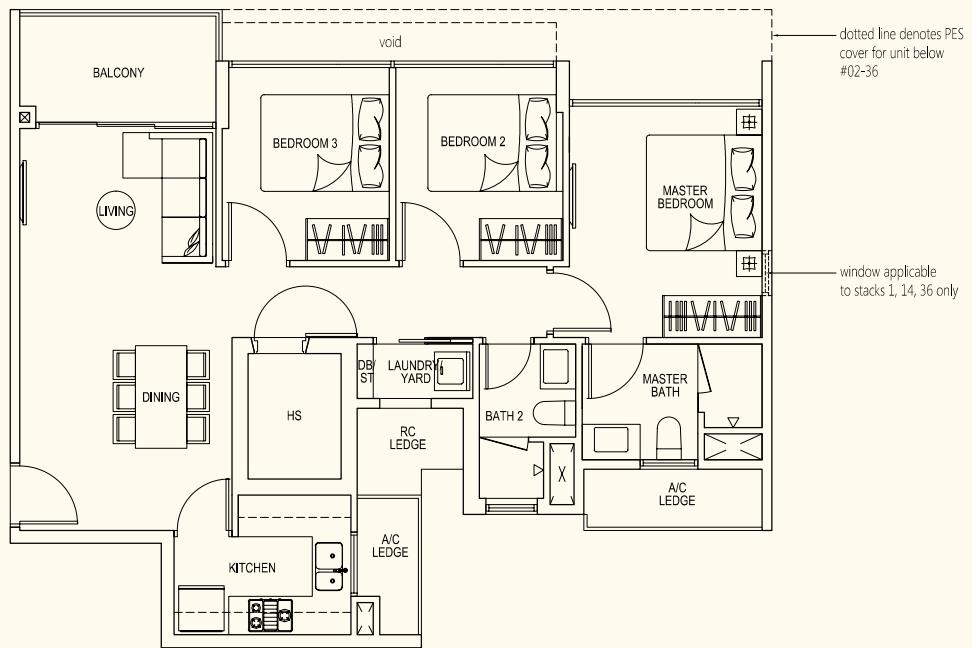


\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.



## 3 BEDROOM



**TYPE C1**  
88 sq.m./948 sq.ft.  
**Block 196**

**TYPE C1r**  
92 sq.m./991 sq.ft.

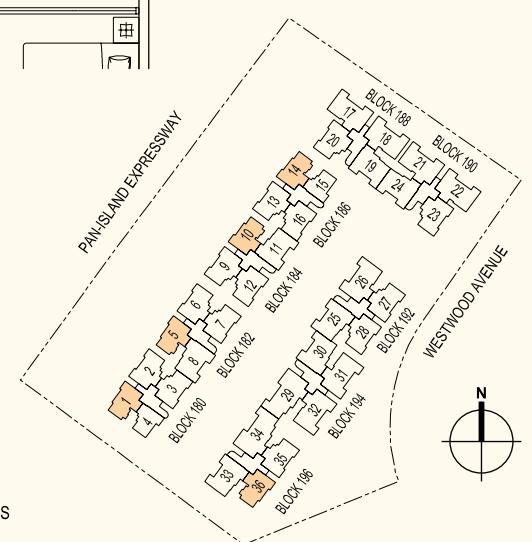
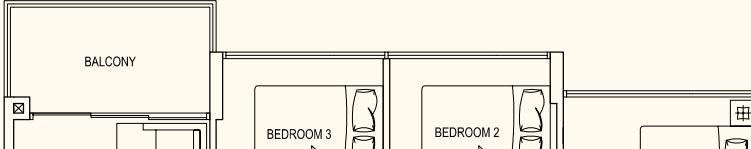
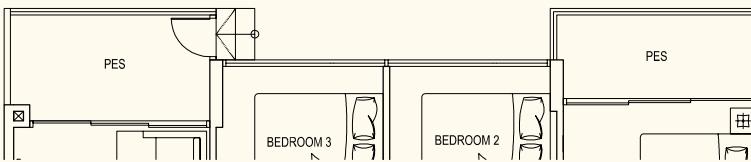
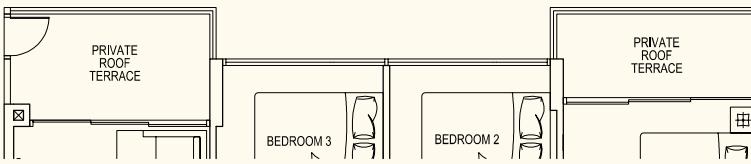
**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**

**TYPE C1p**  
92 sq.m./991 sq.ft.

**Block 196**

**TYPE C1a**  
88 sq.m./948 sq.ft.

**Block 196**



\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

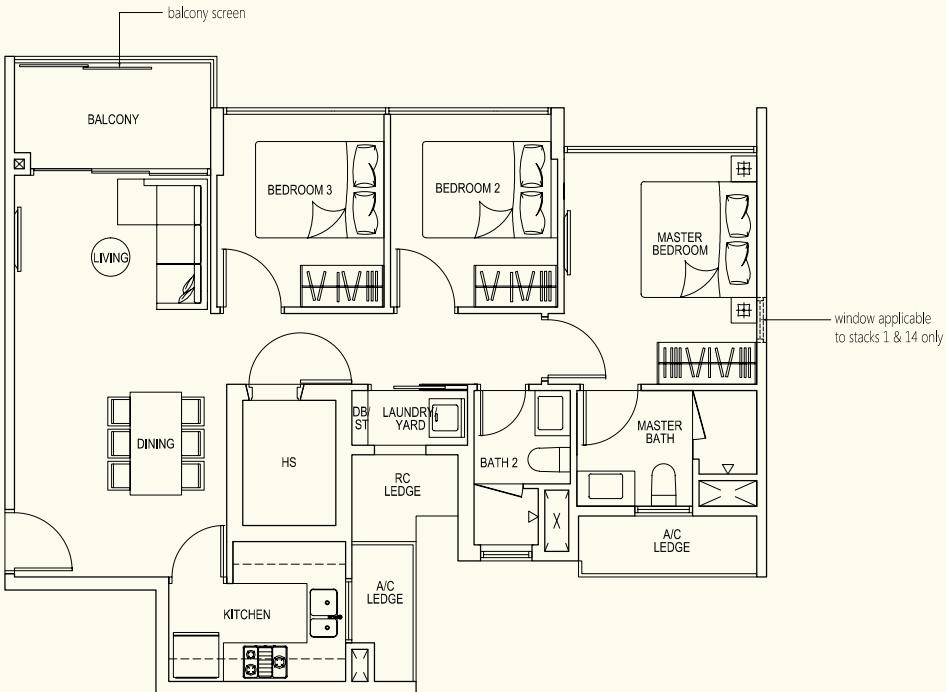
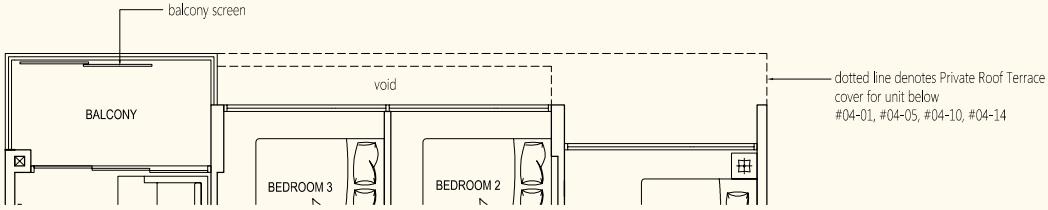
## 3 BEDROOM

**TYPE C1s1**  
88 sq.m./948 sq.ft.

**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**

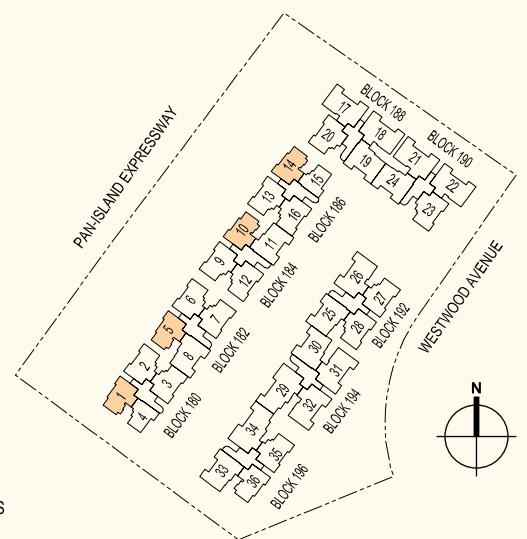
**TYPE C1s**  
88 sq.m./948 sq.ft.

**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**

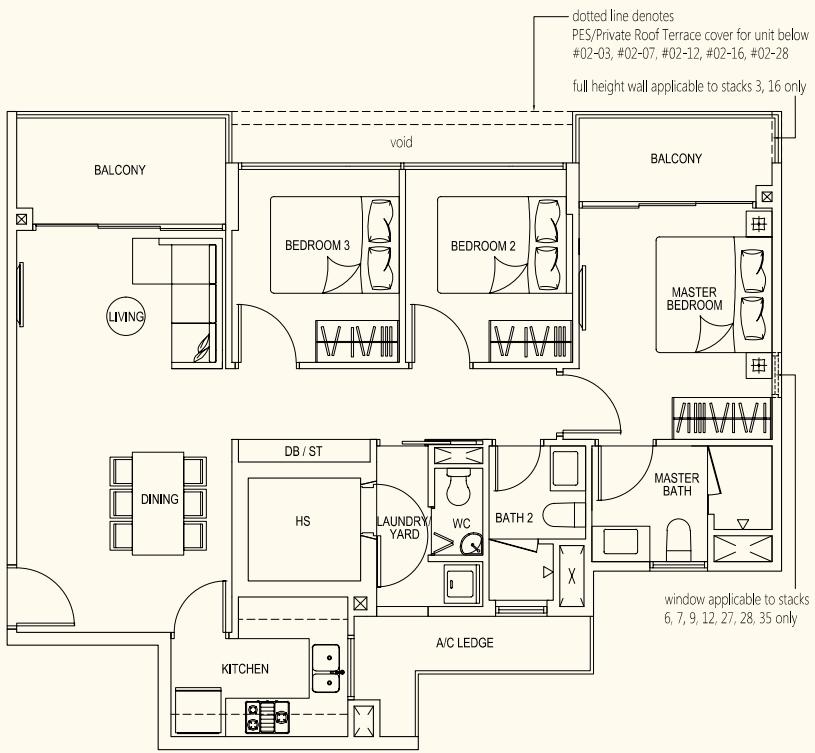


\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.



## 3 BEDROOM PREMIUM



**TYPE C2**  
96 sq.m./1034 sq.ft.

**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**  
**Block 192\***  
**Block 192**  
**Block 196\***

**TYPE C2r**  
96 sq.m./1034 sq.ft.

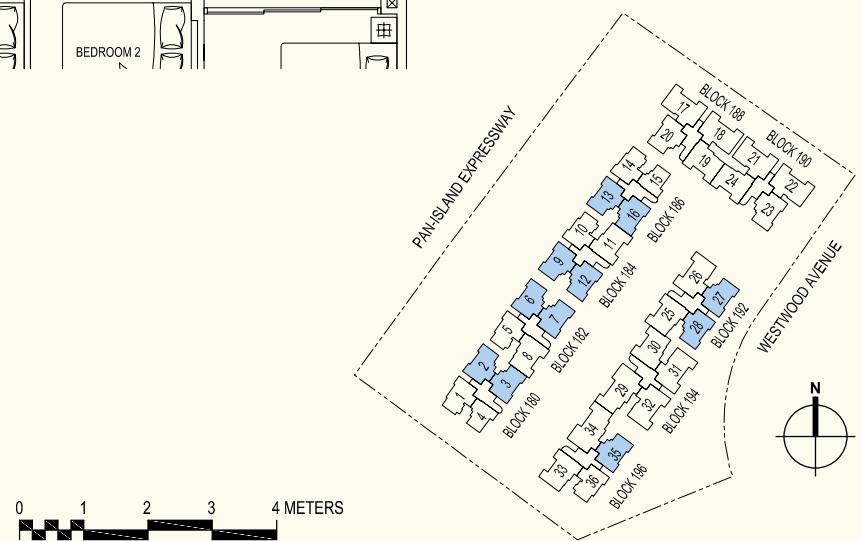
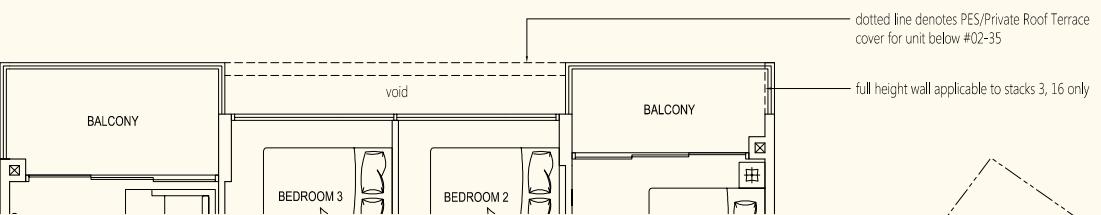
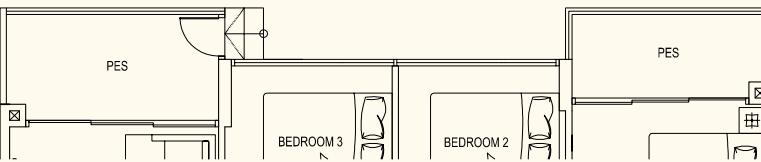
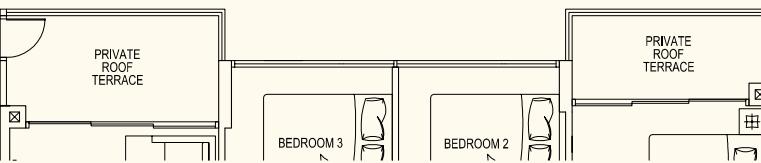
**Block 180**  
**Block 182**  
**Block 184\***  
**Block 186\***

**TYPE C2p**  
96 sq.m./1034 sq.ft.

**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**  
**Block 192**  
**Block 196\***

**TYPE C2a**  
96 sq.m./1034 sq.ft.

**Block 180\***  
**Block 182\***  
**Block 184**  
**Block 186**  
**Block 192\***  
**Block 192**  
**Block 196\***



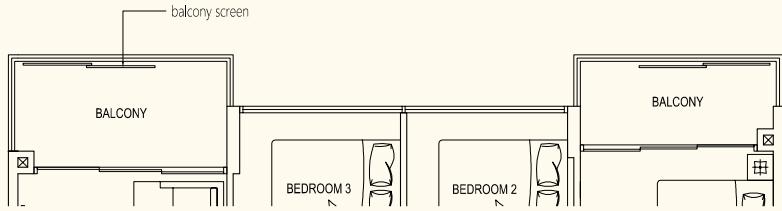
\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

## 3 BEDROOM PREMIUM

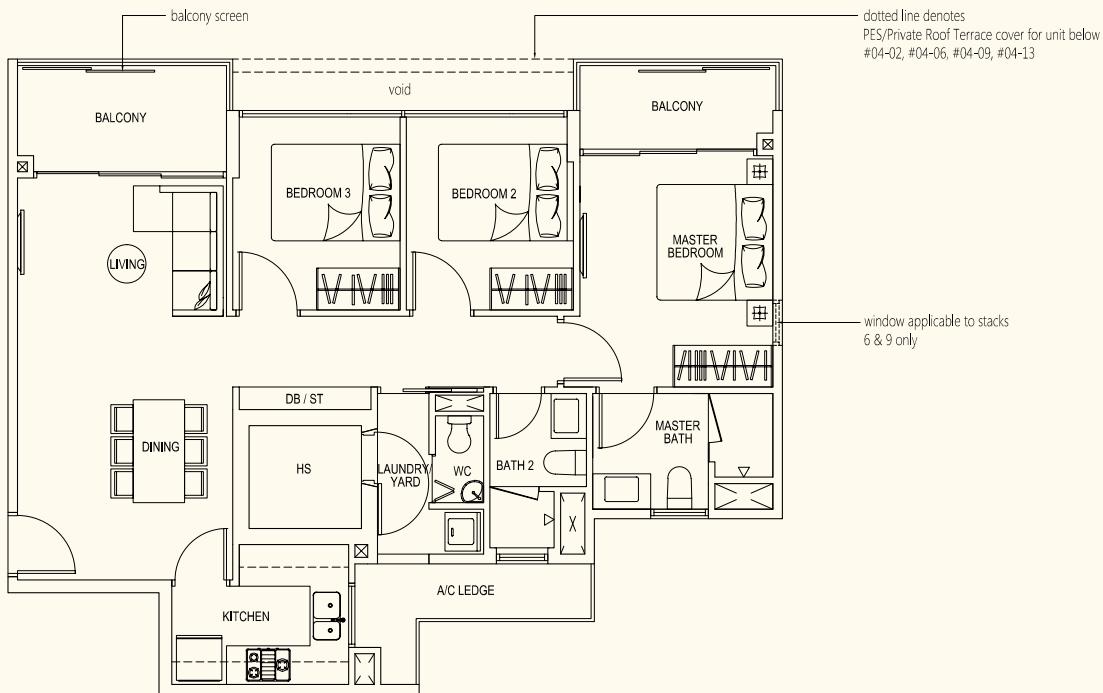
**TYPE C2s1**  
96 sq.m./1034 sq.ft.

**Block 180**  
**Block 182**  
**Block 184\***  
**Block 186\***

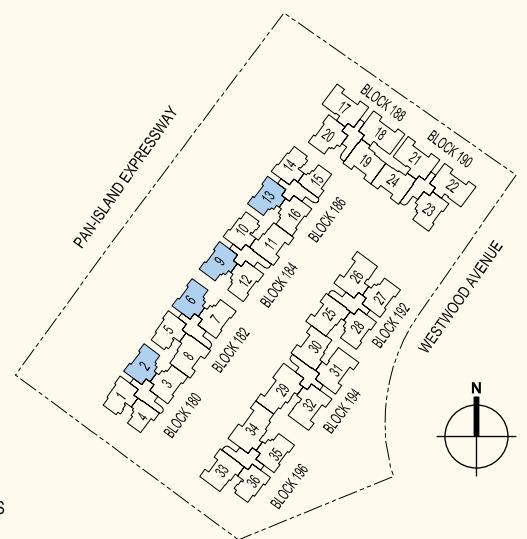


**TYPE C2s**  
96 sq.m./1034 sq.ft.

**Block 180**  
**Block 182**  
**Block 184\***  
**Block 186\***



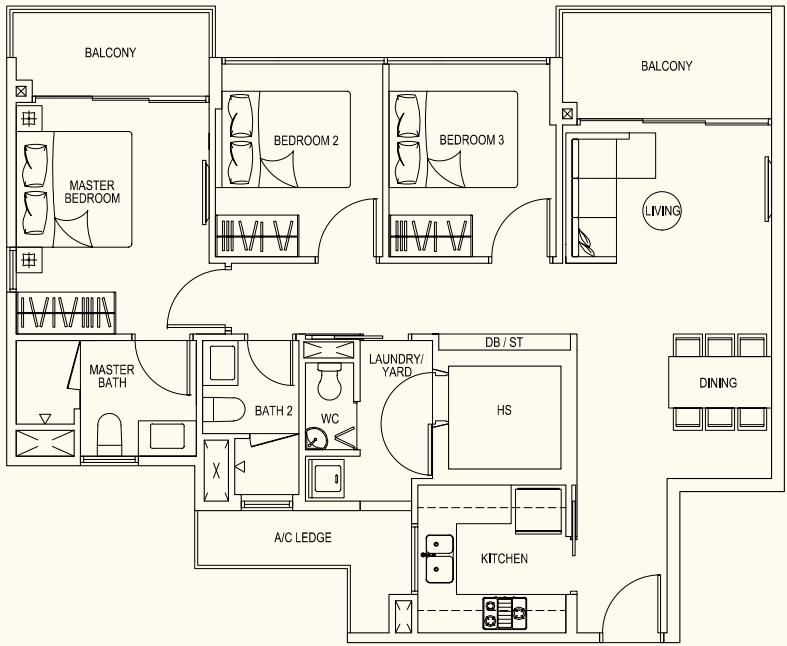
0 1 2 3 4 METERS



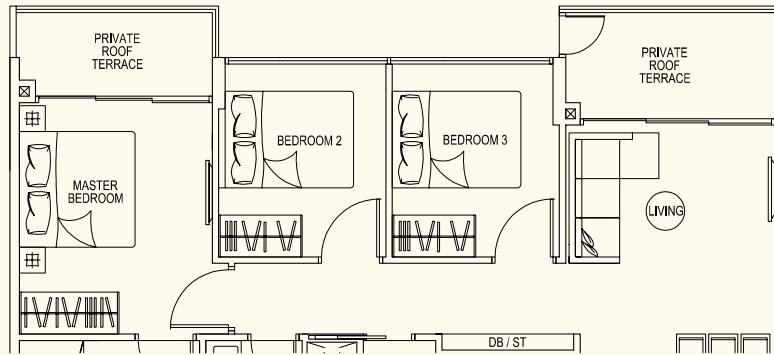
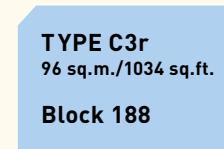
\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

## 3 BEDROOM PREMIUM

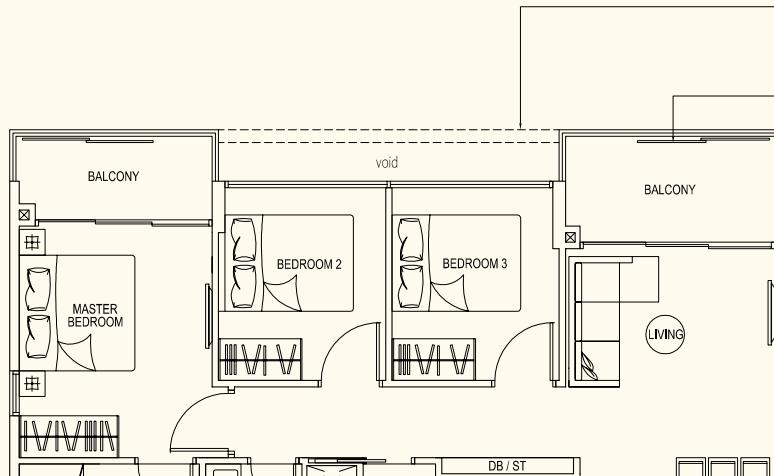


**TYPE C3**  
96 sq.m./1034 sq.ft.  
**Block 190\***

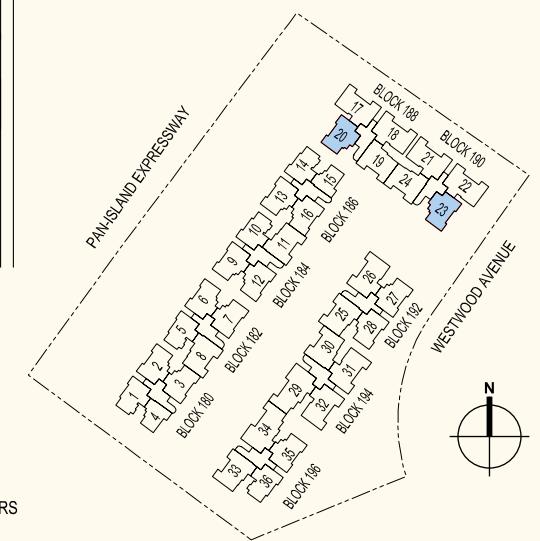


— dotted line denotes  
Private Roof Terrace  
cover for unit below  
#04-20

— balcony screen



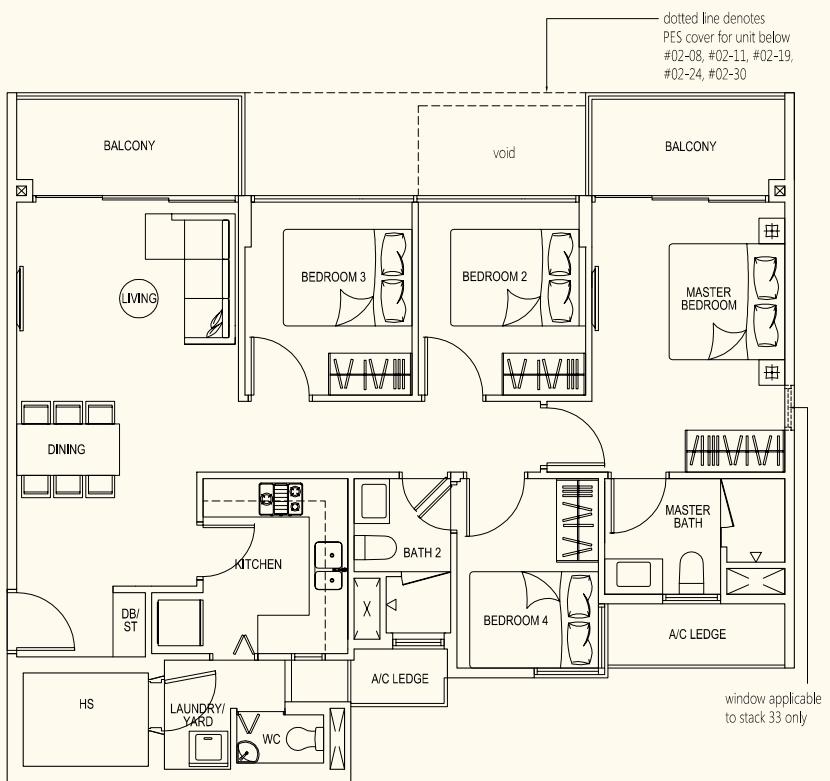
A diagram showing a sawtooth wave on a horizontal axis labeled "4 METERS". The axis is marked with numerical labels 0, 1, 2, 3, and 4 METERS. The wave starts at 0, rises to 1, drops to 2, rises to 3, and drops to 4. A dashed line extends the wave beyond the 4-meter mark.



\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

## 4 BEDROOM



**TYPE D1**  
107 sq.m./1152 sq.ft.

**Block 182**  
**Block 184\***  
**Block 188\***  
**Block 190**  
**Block 194**

**TYPE D1p**  
111 sq.m./1195 sq.ft.

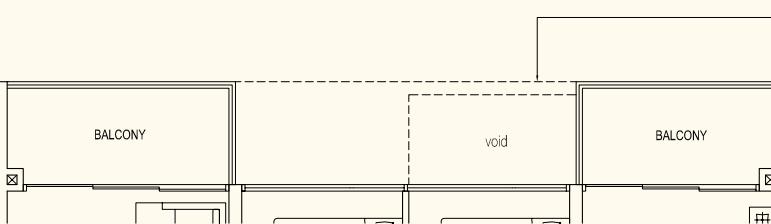
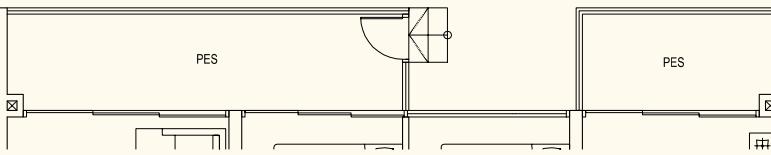
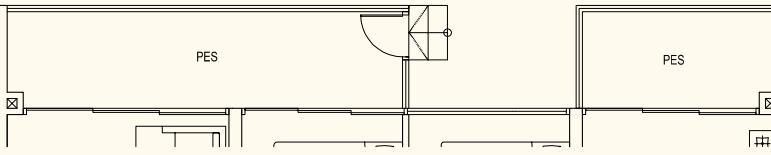
**Block 192\***  
**Block 196\***

**TYPE D1p1**  
111 sq.m./1195 sq.ft.

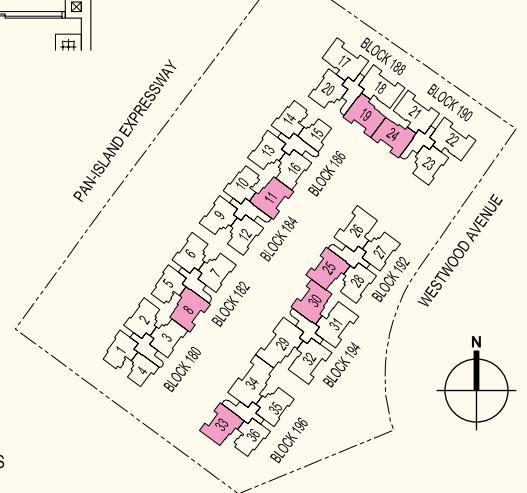
**Block 182**  
**Block 184\***  
**Block 188\***  
**Block 190**  
**Block 194**

**TYPE D1a**  
107 sq.m./1152 sq.ft.

**Block 192\***  
**Block 196\***



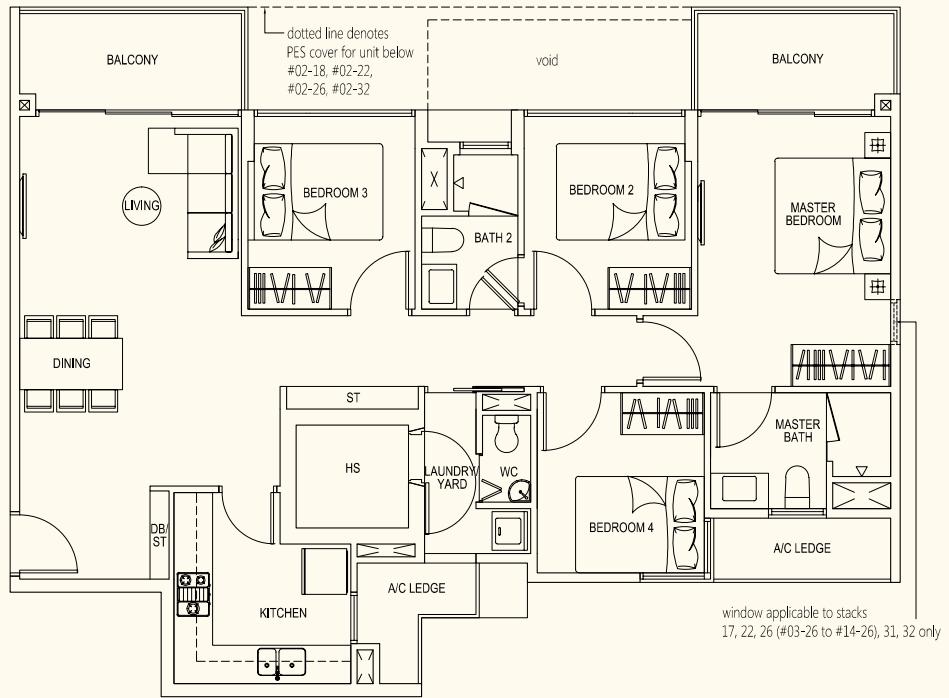
0 1 2 3 4 METERS



\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

## 4 BEDROOM PREMIUM



**TYPE D2**  
115 sq.m./1238 sq.ft.

**Block 188\***  
**Block 188**  
**Block 190\***  
**Block 190**  
**Block 192**  
**Block 194\***  
**Block 194**

**TYPE D2p**  
119 sq.m./1281 sq.ft.

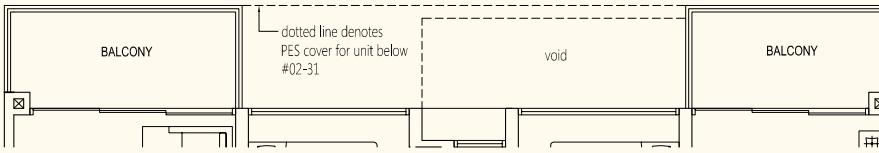
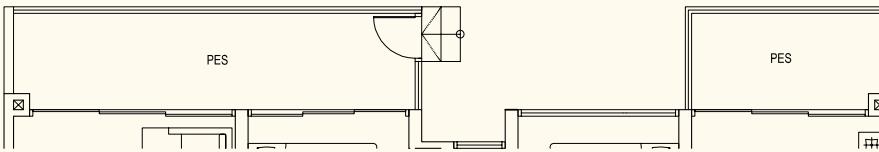
**Block 188**  
**Block 190\***  
**Block 190**  
**Block 192**  
**Block 194\***  
**Block 194**

**TYPE D2a1**  
115 sq.m./1238 sq.ft.

**Block 188\***  
**Block 190**  
**Block 192**  
**Block 194\***  
**Block 194**

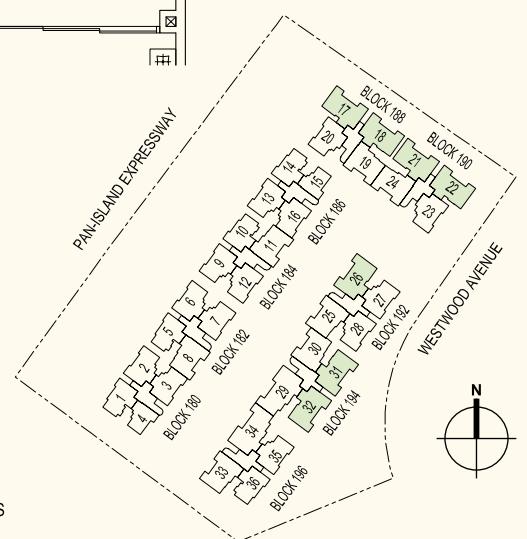
**TYPE D2a**  
115 sq.m./1238 sq.ft.

**Block 188**  
**Block 190\***

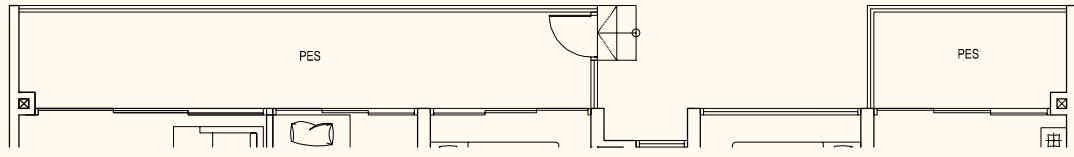
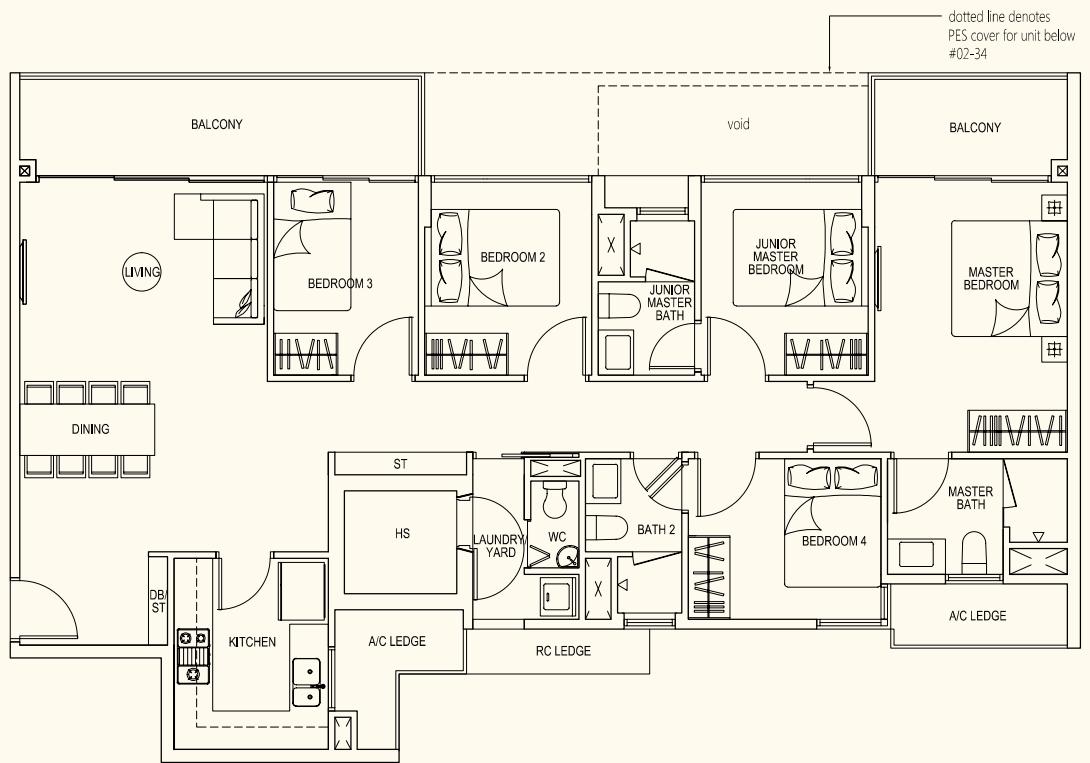


\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.

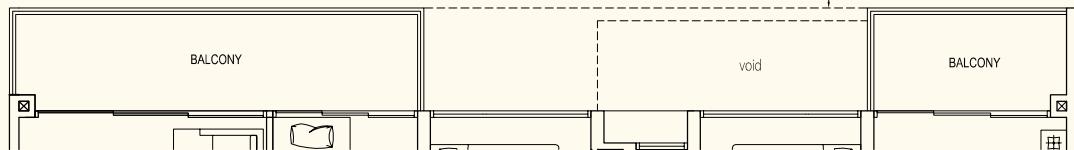


## 5 BEDROOM



**TYPE E1p**  
141 sq.m./1518 sq.ft.

**Block 194\***  
**Block 196**

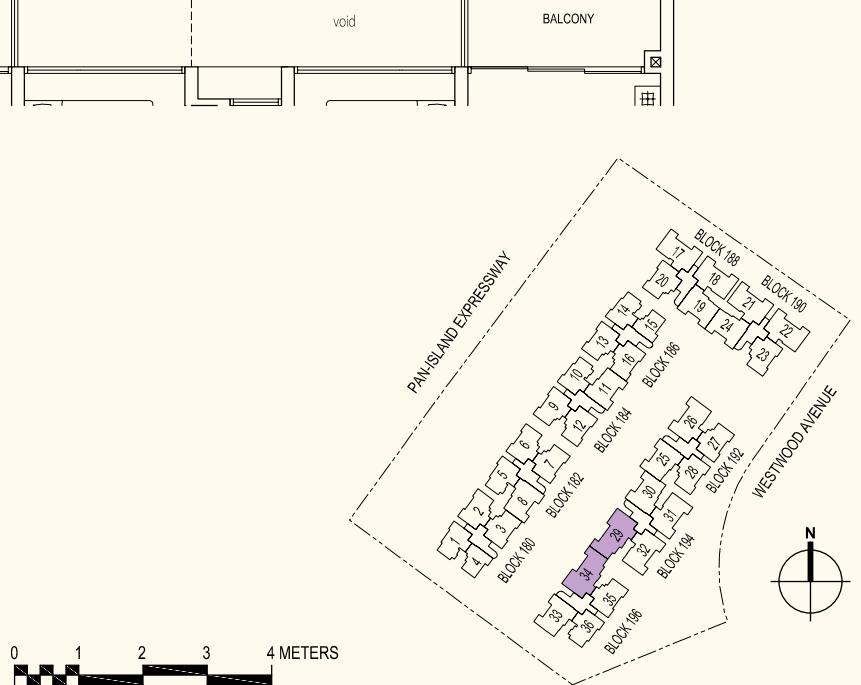


**TYPE E1a**  
137 sq.m./1475 sq.ft.

**Block 194\***  
**Block 196**

\*Mirror image

Note: Plans are subject to any amendments as may be approved by the relevant authorities.



## SPECIFICATIONS OF THE BUILDING

### 1. FOUNDATION

Bored piles and/or Pre-cast piles and/or reinforced concrete raft or footing

### 2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete structure, 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 water proofing system

### 5. CEILING

a. Apartment

i. Corridors leading to Bedrooms, Bathrooms, Kitchen, W.C., Laundry/Yard

ii. Living, Dining, Bedrooms, HS : Concrete slab with skim coat and/or Ceiling box-ups to designated area

iii. Balcony, Private Enclosed Space (PES), Private Roof Terraces : Concrete slab with skim coat and/or Ceiling box-up and/or cement sand plaster and/or aluminium ceiling to designated area

b. Common Area

i. Lift Lobbies at Basement, 1st storey, 2nd storey, 3rd storey and typical lobbies

ii. Generally : Cement sand plaster with paint

### 6. FINISHES

#### a. Walls

i. External Balcony, Private Enclosed Space (PES), Private Roof Terraces : Exterior paint finish on exposed surface only

#### ii. Internal

Living, Dining, Bedrooms, Corridor leading to Bedrooms, HS, Laundry/Yard

Bathrooms, W.C. Kitchen : Tiles up to false ceiling height and on exposed surfaces only

#### b. Floor (For Apartment)

i. Living, Dining, Kitchen, Bathrooms, HS, W.C., Laundry/Yard, Balcony, Private Enclosed Space (PES), Private Roof Terraces : Tiles

ii. Bedrooms : Laminated Floor Board

### c. Floor (Common Areas)

i. Lift Lobbies at Basement, 1st storey, 2nd storey, 3rd storey : Tiles

ii. Lift Lobbies at Typical Storey : Tiles and/or cement sand screed

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

### 7. WINDOWS

All windows of the apartments will be aluminum-framed window with tinted and/or clear glass and/or frosted glass and/or laminated glass.

### 8. DOORS

a. Main Entrance : Approved fire-rated timber door

b. Living/Dining/Bedroom to Balcony/Private Enclosed Space/Private Roof Terraces : Aluminium sliding door with glass

c. Bedrooms, Bathrooms : Timber swing door.

d. Kitchen : Aluminium and/or timber glass sliding and/or glass swing door

e. W.C. : Aluminum and/or PVC folding door

f. Laundry/Yard : Aluminum and/or timber sliding door and/or timber swing door and/or aluminium bi-fold door

g. Private Enclosed Space/Private Roof Terraces : Metal gate

h. Household Shelter : Approved steel door

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

### 9. SANITARY FITTINGS

#### (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/Private Roof Terraces

- 1 water tap (per unit)

#### (d) Laundry/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 and entrance to DB closet shall be in exposed conduits or trunking.

b. Electrical Schedule: Refer to Electrical Schedule for details.

### 11. SCV/TELEPHONE 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, Private Roof Terraces, Swimming Pool and Reinforced Concrete Flat Roof.

### 15. DRIVEWAY AND CAR PARK

a. Surface Driveway/Ramp : Pavers and/or tarmac and/or concrete

b. Basement Car Park/Driveway/1st Storey/2nd Storey Covered Car Park : Reinforced concrete slab

### 16. RECREATION FACILITIES

a. Entrance Drop Off

b. Club House with Function Room

c. Indoor Gym

d. Covered Bicycle Garage

e. Bike Maintenance Area

f. Cycling Pit Stop

g. 50m Lap Pool

h. Aqua Deck

i. Spa Seats

j. Kid's Pool

k. Lounge Deck

l. Alfresco Pavilion

m. Pavilion with Hot Plate and Grill

n. Outdoor Gym

o. Aqua Gym

p. Kid's Playground

q. Traffic Garden

r. Multi-Purpose Court

s. Connecting Bike Trail

t. Kid's BMX Adventure

u. Outdoor Mini Velodrome

v. Male/Female Changing Rooms

w. Water Feature

### 17. ADDITIONAL ITEMS

a. Kitchen Cabinets

Kitchen cabinets with solid surface worktop and stainless steel sink with mixer.

b. Kitchen Appliances

Cooker hood, cooker hob and built-in oven for all kitchens.

c. Wardrobe  
Quality built-in-wardrobe 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 and gas heater.

h. Security System  
- Audio/video intercom between Basement, 1st Storey lift lobbies and apartment units where applicable.

- Automatic car barrier access system  
- Proximity card access system to Basement, 1st, 2nd (carpark lift lobby), 3rd Storey [Roof garden] lift lobbies and side gates where applicable.  
- 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  
Centralised waste disposal provided at common area.

#### ELECTRICAL SCHEDULE

DESCRIPTION	TYPE					
	B1/ B1p	C1/ C1a/ C1s/ C1s1/ C1p/ C1r	C2/ C2a/ C2s/ C2s1/ C2p/ C2r/ C3/ C3s/ C3r	D1/ D1a/ D1p/ D1p1	D2/ D2a/ D2a1/ D2p	E1/ E1a/ E1p
	2-BR	3-BR	3-BR Premium	4-BR	4-BR Premium	5-BR
Lighting Point	10	12	14	15	16	19
13A Switch Socket Outlet	19	25	26	28	28	30
TV Point	3	4	4	5	5	6
Telephone Outlet	3	4	4	5	5	6
Data/Voice Outlet	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1

#### Notes:

a. Wall  
No tiles behind kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.  
Wall surface above the false ceiling level will be left in its original bare condition.

b. Marble, Limestone and Granite  
Marble, limestone and granite are natural stone materials containing veins with tonality

differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### c. Cable Television and/or Internet Access

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

#### d. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings, Door Swing Positions, Wares and Plaster Ceiling Boards.

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, fittings, door swing positions, wares and plaster ceiling boards are subject to Architect's sole discretion and final design.

#### e. 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser.

#### f. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

#### g. Air-conditioning system

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

#### h. Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and Vendor.

#### i. Tiles

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

#### j. Position and provision of power points, switches, TV and SCV outlets and other items

The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultants' design.

#### k. Web Portal

The Purchaser will have to pay the annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

#### l. Laminate Floorings

Laminate Floorings 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. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor.

#### m. Glass

Glass is a 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.

#### n. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

#### o. False Ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Ceiling works would be required if removal of equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.

#### p. Prefabricated Bathrooms

Certain Bathrooms and W.C. may be of 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.

#### q. Balconies

The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen please refer to the diagram annexed hereto as "Annexure A".

#### Disclaimer

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflat, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the same time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer 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 of promises made us or the Marketing agent(s).

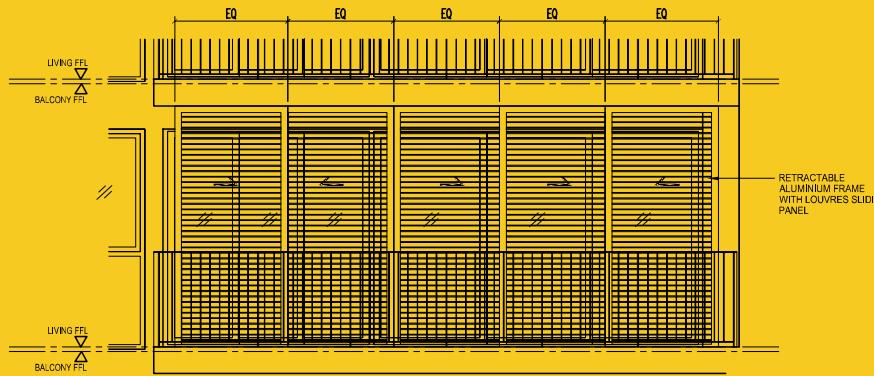
## ANNEXURE A



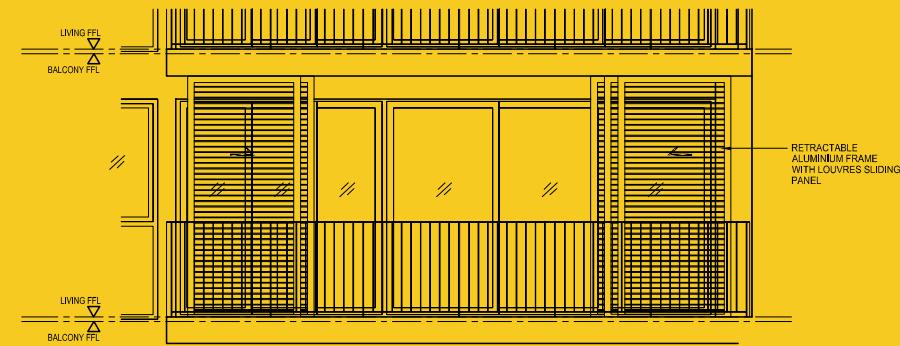
TYPE E1 RETRACTABLE BALCONY  
SCREEN - PLAN (CLOSED)



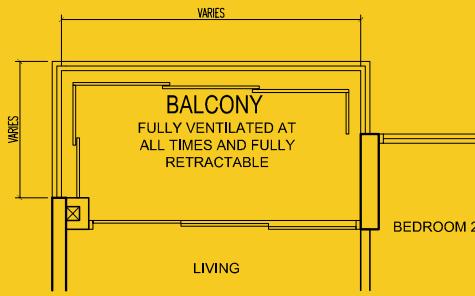
TYPE E1 RETRACTABLE BALCONY  
SCREEN - PLAN (OPEN)



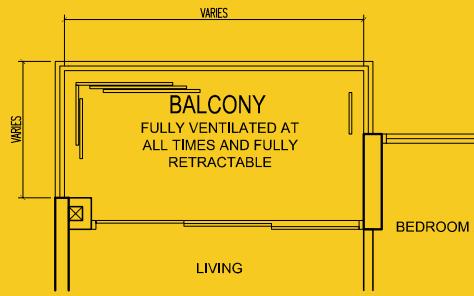
TYPE E1 RETRACTABLE BALCONY  
SCREEN - ELEVATION (CLOSED)



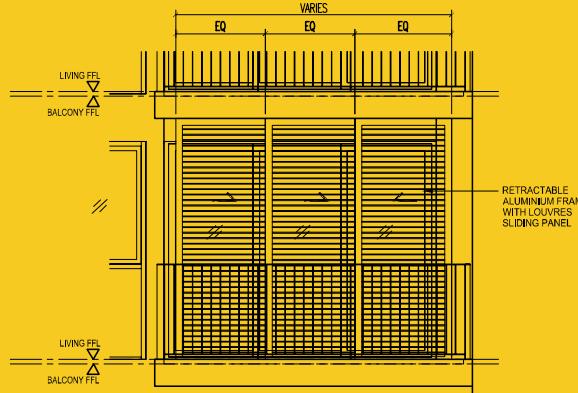
TYPE E1 RETRACTABLE BALCONY  
SCREEN - ELEVATION (OPEN)



TYPICAL RETRACTABLE BALCONY  
SCREEN - PLAN (CLOSED)



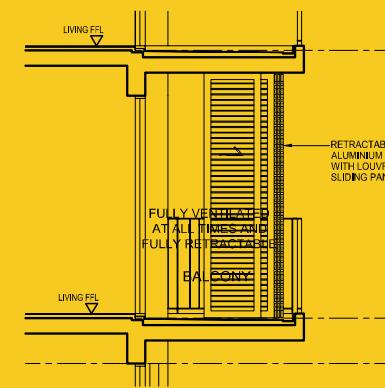
TYPICAL RETRACTABLE BALCONY  
SCREEN - PLAN (OPEN)



TYPICAL RETRACTABLE BALCONY  
SCREEN - ELEVATION (CLOSED)



TYPICAL RETRACTABLE BALCONY  
SCREEN - ELEVATION (OPEN)



TYPICAL RETRACTABLE BALCONY  
SCREEN - SECTION

# OUR TRACK RECORD

## KOH BROTHERS DEVELOPMENT

Listed on SGX Mainboard in August 1994, Koh Brothers Group is a well-established construction, property development and specialist engineering solutions provider, which was started as a sole proprietorship in 1966 by Mr Koh Tiat Meng. Today, the Group has more than 40 subsidiaries, joint-venture companies and associated companies spread over Singapore, PRC, Indonesia and Malaysia. Koh Brothers Development Pte Ltd ("KBD"), established in 1993, a wholly-owned subsidiary of Koh Brothers Group, is our flagship company for the Group's Real Estate division. KBD is noted for its quality 'lifestyle-and-theme' developments at choice locations. The Montana launched in 1999 marked KBD as the first developer to introduce state-of-the-art home automation features, broadband cable and an infinity pool. Launched in 2003, Starville was the first to introduce a star-gazing observatory complete with an astronomy theme. Recent joint-venture developments include The Lumos located in the prime freehold Leonie Hill area, and Lincoln Suites at Khiang Guan Avenue, off Newton Road in District 11. Fiorenza, another prized freehold development launched in April 2009 was inspired by passionate Italian culture with its bold artistic tastes, unrestrained luxury and a free-spirited lifestyle. Parc Olympia, a sporting-themed condominium launched in July 2012 offers over 60,000 sq ft of wide-range sporting areas and facilities, with special facilities including a synthetic jogging track, a rock climbing wall, an air-conditioned badminton court, a skate park and even a putting green for golf-lovers. KBD continues to push the envelope in redefining urban living and maximising living comfort with innovative technologies in upcoming projects.

## HEETON HOMES PTE LTD

Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every development it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Mostly located in prime districts, Heeton's developments in Singapore exude this devotion to style, distinction and character. Its recent developments of note in Singapore include 121 Collection On Whitley, Onze@Tanjong Pagar, Sky Green, The Boutiq, iLiv@Grange, Lincoln Suites and The Lumos.

Heeton's long-term strategy is aimed at identifying and solidifying future opportunities, whether at home or abroad. An impressive portfolio of sophisticated, upmarket developments spans across the region, as well as Europe. These include Twins@Damansara in Kuala Lumpur, DLV 20, Haus23, Click Denim and Click Condo Sukhumvit 65 in Bangkok, Mercure Hotel in Pattaya and Britton, Earlington and Enterprise Hotel in London.



PARC OLYMPIA  
2014



FIORENZA  
2011



LINCOLN SUITES  
2014



THE LUMOS  
2011



THE BOUTIQ  
2014



ONZE@TANJONG PAGAR  
2019

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