

B  L Y S A

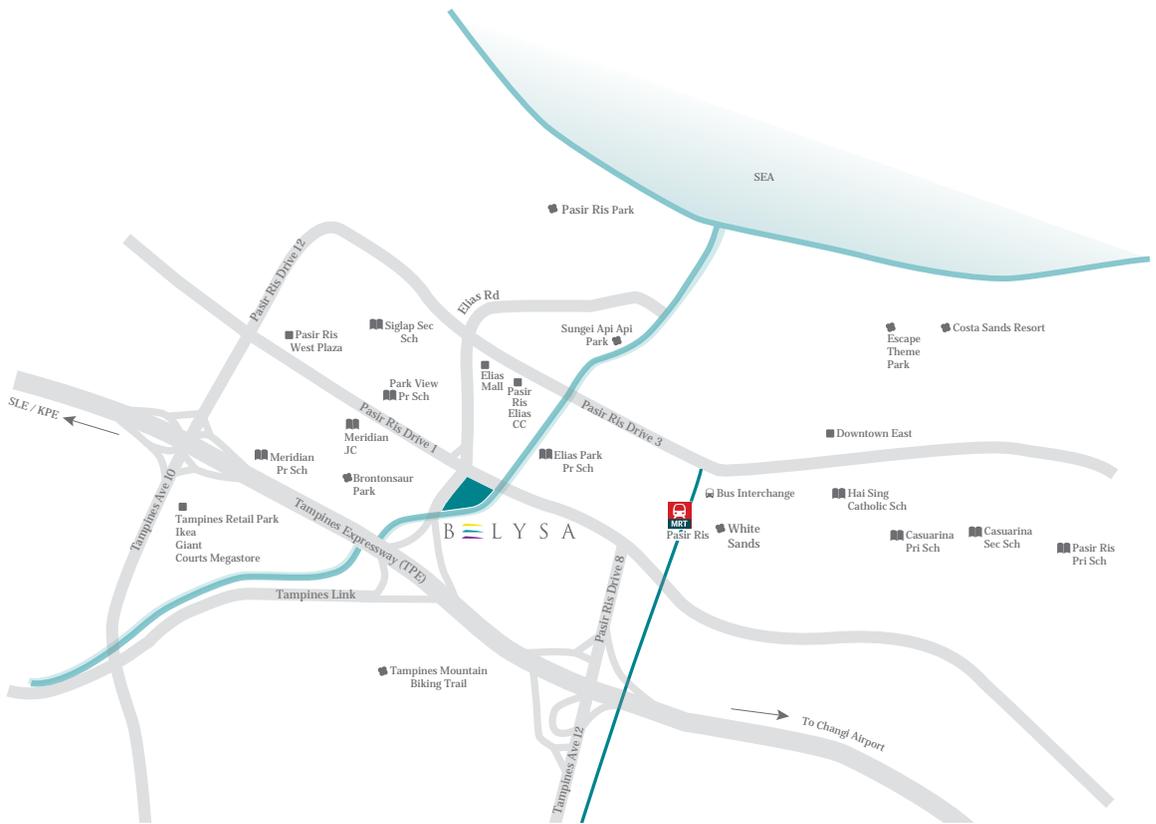




Light and water. The elements of life. Essential, and exquisite.  
At Belysa, they meet in perfect harmony and life blossoms with  
shining possibilities. In this oasis of enchanting moments, bonds  
are formed, ties are strengthened, and memories are created.



Contemplate the view before you. Slowly soak it in, and ponder the promise that the day holds. Fulfilment waits in plain sight. Slip out the gate to the Sungei Api Api Park Connector and Pasir Ris Park. Up the adrenaline, at the Tampines Mountain Biking Trail, or simply appreciate the greenery from a distance. White Sands Shopping Centre, Tampines Mall, Ikea, Courts, Giant Hypermarket, and the thrills and spills of Downtown East surround your location. Not to mention schools for students of different levels, such as Park View Primary School, Pasir Ris Primary School, Hai Sing Catholic School, Meridian Junior College, United World College, and Singapore University of Technology and Design. To venture to the rest of the island, take a few minutes' walk to the Pasir Ris MRT Station, or hop onto the TPE, PIE or ECP.







From the landscape of Belysa, it is no surprise, that a sublime harmony can

## **You** deserve nothing short of extraordinary

be felt. The gentle interaction of light and water, is manifested in its natural geometric forms. An extraordinary orchestra of waterscape and greenery, and the first executive condominium distinguished with the BCA Green Mark Platinum Award and the PUB Active, Beautiful and Clean Certification.





Infinite invigoration, will refresh your body. Experience a workout

## **Expect** only the finest

with a twist, in the Aqua Gym. Perform your personal best, at the 50m Lap Pool. Get into gorgeous shape, at the Fitness Station. Or enjoy a friendly match, at the Tennis Court. At Belysa, the finest facilities will keep you in the pink of health.

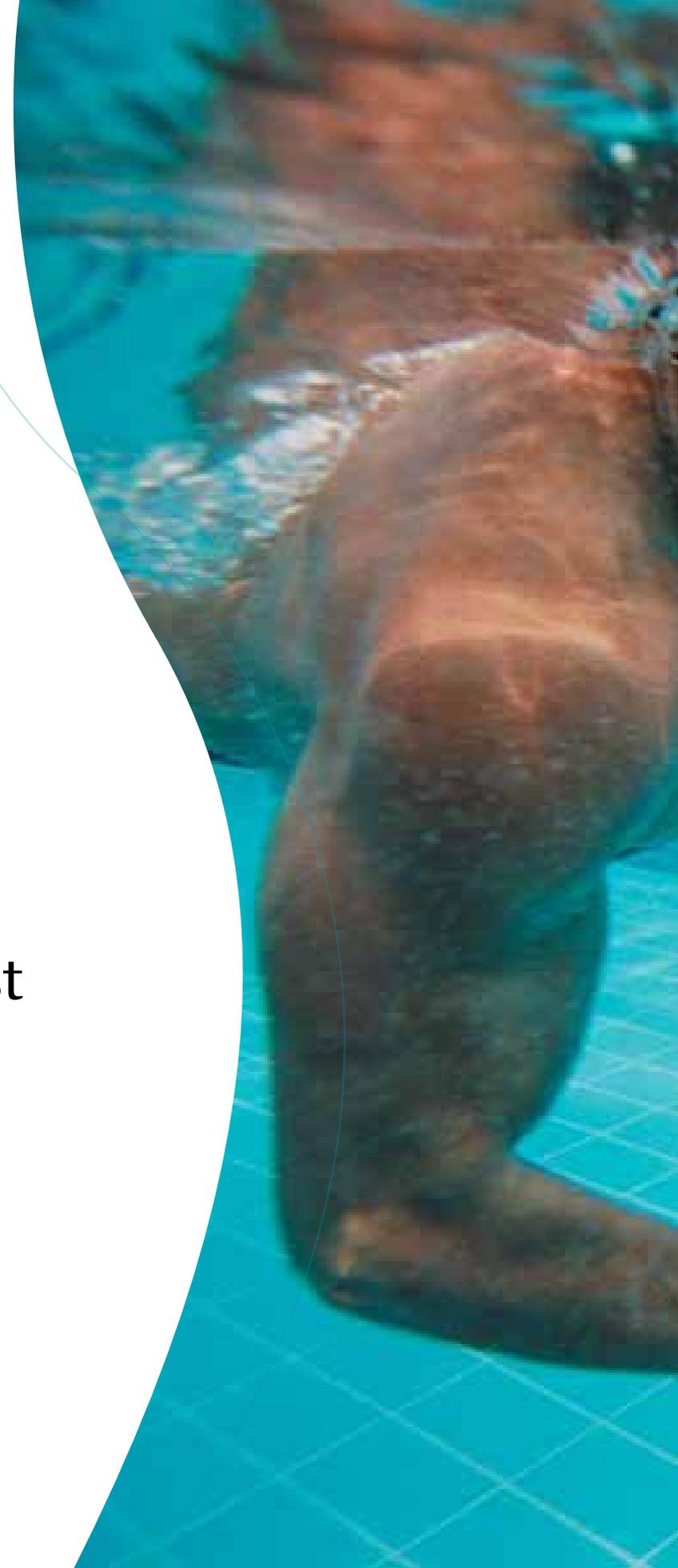






Illustration only

Elegant enchantment, will relax your mind.  
Lose your cares, and experience holistic  
restfulness in the Ylang Ylang Spa. Sway  
yourself into a sense of serenity, at the  
Hammock Cove. Rediscover childlike wonder,  
at the Fireflies Boulevard. You will reach a state  
clear as light, calm as water.





Gracious gatherings, will rejuvenate your soul. Family and friends can mingle while enjoying alfresco dining at the Island Patio. By the poolside, the Party Deck serves up scintillating soirees. Amidst charming greenery, you can have a wholesome cookout at the BBQ Pits. These are cherished moments, nourishing the soul, when all three generations of your family can bond together.



Living spaces filled in equal parts with light and life. Within, your residence is

## Everything in perfect harmony

characterised by its bright and spacious interiors. The surrounding waterscape serves as a stunning backdrop for your lifestyle. With a wide range of 3 & 4-bedroom and suite units for your selection, there is a home to call your own at Belysa.







A touch of class, graces every daily activity in your home at Belysa. From the kitchen, to the bathrooms, quality finishes and fittings adorn your luxurious abode. These are creations of fine craftsmanship, providing the standard of living you deserve.





## LEGEND

- |                                  |                              |   |   |
|----------------------------------|------------------------------|---|---|
| 1. Entrance Plaza                | 8. Recreational Tennis Court | 15. Party Deck  | 20. Eco Pond                            |
| 2. Green Roof with Water Cascade | 9. Fitness Corner            | 16. Clubhouse with Function Room, Gymnasium, Steam Rooms and Changing Rooms | 21. Sculpture Garden                    |
| 3. Hammock Cove                  | 10. BBQ Pits                 | 17. Aqua Gym  | 22. Fireflies Boulevard                 |
| 4. Hammock Lawn                  | 11. Children's Splash Pool   | 18. Ylang Ylang Spa   | 23. Secret Seats                        |
| 5. Pandanus Cove                 | 12. Lounge Pool              | 19. Island Patio  | 24. Illuma Sanctuary                    |
| 6. Aroma-peutic Garden           | 13. 50M Lap Pool             |   | 25. Jogging Track                       |
| 7. Children's Playground         | 14. Aqua Isles               |   | 26. Side Gate                           |
|                                  |                              |   | 27. Bin Centre / Electrical Sub-Station |

**BLOCK 55 PASIR RIS DRIVE 1 (S' 519530)**

FLOOR \ UNIT	01	02	03	04
16	A1		E4	E1
15	A1	A1	C1b	A1b
14	A1	A1	C1b	A1b
13	A1	A1	C1b	A1b
12	A1	A1	C1b	A1b
11	A1	A1	C1b	A1b
10	A1	A1	C1b	A1b
9	A1	A1	C1b	A1b
8	A1	A1	C1b	A1b
7	A1	A1	C1b	A1b
6	A1	A1	C1b	A1b
5	A1	A1	C1b	A1b
4	A1	A1	C1b	A1b
3	A1	A1	C1b	A1b
2	A1	A1	C1b	A1b
1	A1p-1	A1p(r)	C1p	A1p

**BLOCK 59 PASIR RIS DRIVE 1 (S' 519532)**

FLOOR \ UNIT	13	14	15	16	17	18
18	B2b	B2b	E5	A1b	E2	E2-1
17	B2b	B2b	C2b	A1b	B1b	B1b-1
16	B2b	B2b	C2b	A1b	B1b	B1b-1
15	B2b	B2b	C2b	A1b	B1b	B1b-1
14	B2b	B2b	C2b	A1b	B1b	B1b-1
13	B2b	B2b	C2b	A1b	B1b	B1b-1
12	B2b	B2b	C2b	A1b	B1b	B1b-1
11	B2	B2b	C2b	A1	B1b	B1b-1
10	B2	B2b	C2b	A1	B1b	B1b-1
9	B2	B2b	C2b	A1	B1b	B1b-1
8	B2	B2b	C2b	A1	B1b	B1b-1
7	B2	B2b	C2b	A1	B1b	B1b-1
6	B2	B2	C2b	A1	B1b	B1b-1
5	B2	B2	C2b	A1	B1b	B1b-1
4	B2	B2	C2b	A1	B1b	B1b-1
3	B2	B2	C2b	A1	B1b	B1b-1
2	B2	B2	C2b	A1	B1b	B1b-1
1	B2p(r)-1	B2p(r)	C2p	A1p(r)	B1p	B1-1p

**BLOCK 57 PASIR RIS DRIVE 1 (S' 519531)**

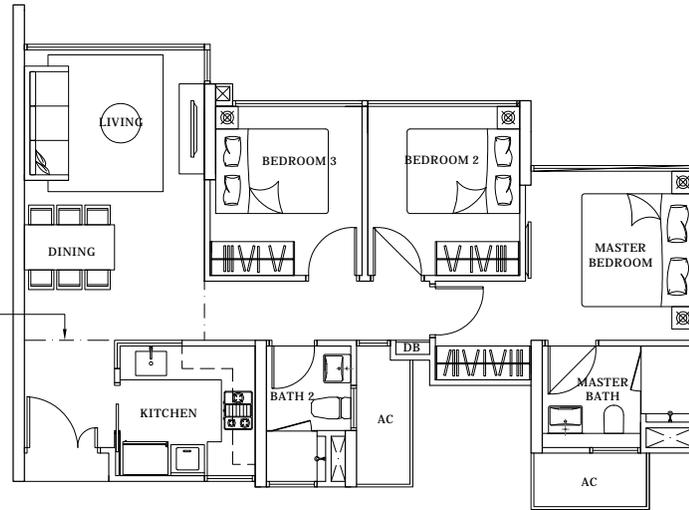
FLOOR \ UNIT	05	06	07	08	09	10	11	12
18	B2b	B2b	E6-1	E6	B1b	B1b	E7	E3
17	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
16	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
15	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
14	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
13	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
12	B2b	B2b	D1b-1	D1b	B1b	B1b	D2b	B3b
11	B2	B2b	D1b-1	D1b	B1	B1b	D2b	B3b
10	B2	B2b	D1b-1	D1b	B1	B1b	D2b	B3b
9	B2	B2b	D1b-1	D1b	B1	B1b	D2b	B3b
8	B2	B2b	D1b-1	D1b	B1	B1b	D2b	B3b
7	B2	B2b	D1b-1	D1b	B1	B1b	D2b	B3b
6	B2	B2	D1b-1	D1b	B1	B1	D2b	B3b
5	B2	B2	D1b-1	D1b	B1	B1	D2b	B3b
4	B2	B2	D1b-1	D1b	B1	B1	D2b	B3b
3	B2	B2	D1b-1	D1b	B1	B1	D2b	B3b
2	B2	B2	D1b-1	D1b	B1	B1	D2b	B3b
1	B2p	B2p(r)	D1-1p	D1p	B1p(r)	B1p(r)	D2p	B3p

**LEGEND**

-  3 BEDROOM (COMPACT)
-  3 BEDROOM
-  3 BEDROOM (SUITE)
-  3 BEDROOM + STUDY
-  4 BEDROOM
-  4 BEDROOM (SUITE)
-  PENTHOUSE



# 3 BEDROOM (COMPACT)



## TYPE A1

77 sq.m. / 829 sq.ft.

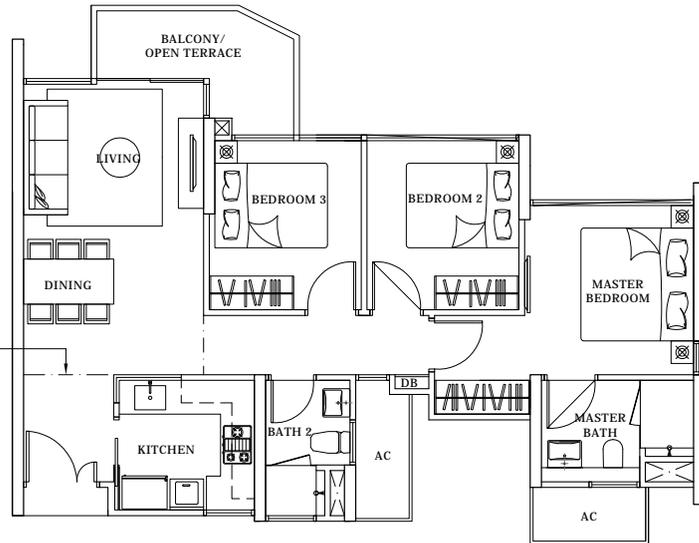
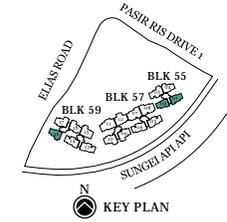
#02-01 to #15-01

#02-02 to #14-02

#02-16 to #11-16

94 sq.m. / 1012 sq.ft.  
(including void of 17 sq.m. / 183 sq.ft.)

#15-02 & #16-01



## TYPE A1b

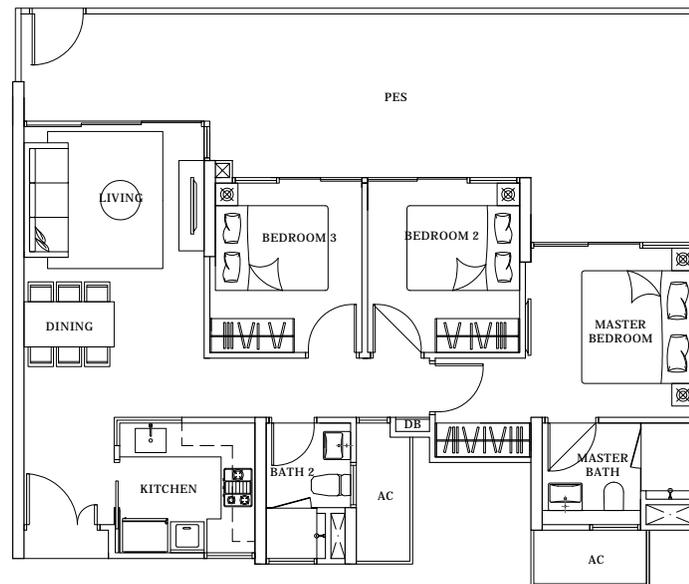
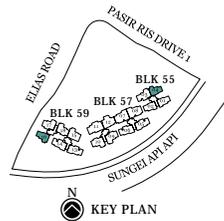
83 sq.m. / 893 sq.ft.

#02-04 to #15-04

#12-16 to #17-16

100 sq.m. / 1076 sq.ft.  
(including void of 17 sq.m. / 183 sq.ft.)

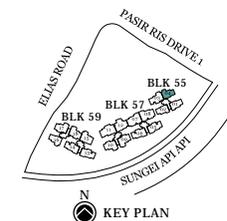
#18-16



## TYPE A1p

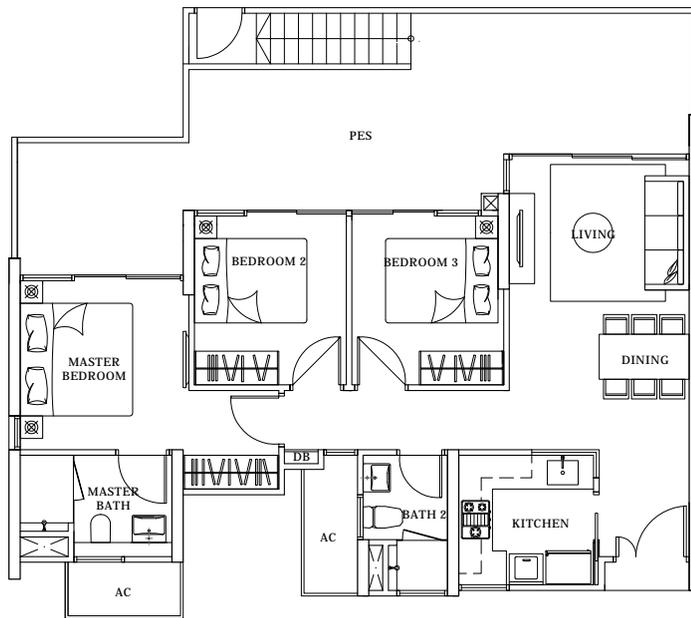
113 sq.m. / 1216 sq.ft.

#01-04



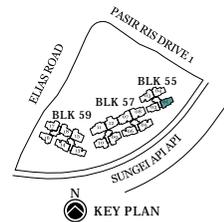


# 3 BEDROOM (COMPACT)



**TYPE A1p-1**  
114 sq.m. / 1227 sq.ft.

#01-01

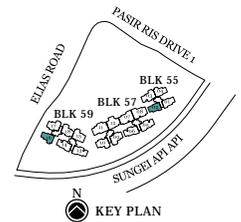


N  
KEY PLAN

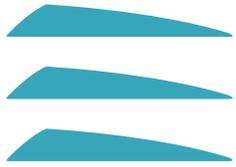


**TYPE A1p(r)**  
115 sq.m. / 1238 sq.ft.

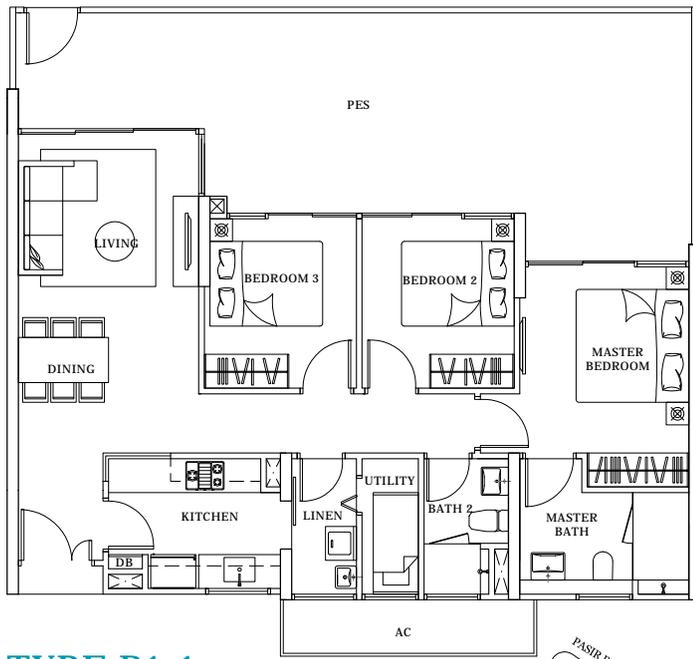
#01-02 & #01-16



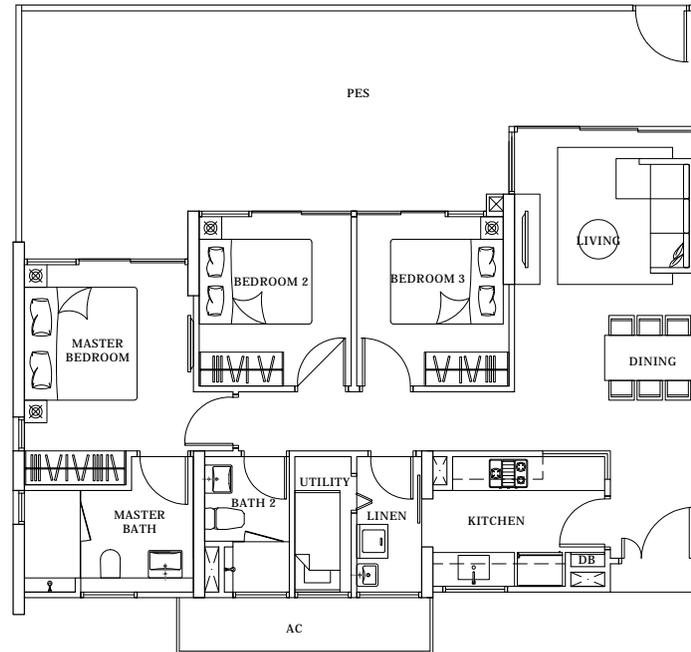
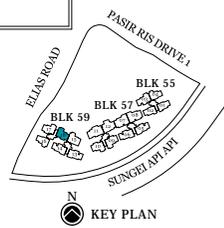
N  
KEY PLAN



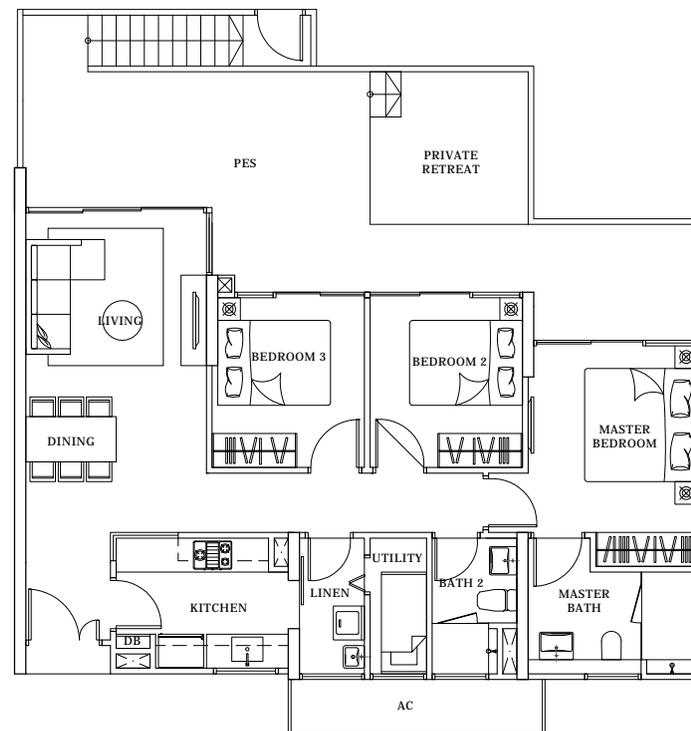
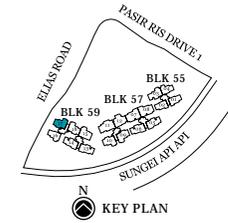
# 3 BEDROOM



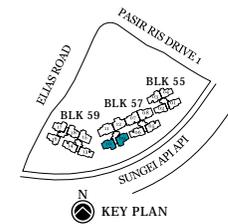
**TYPE B1-1p**  
**130 sq.m. / 1399 sq.ft.**  
 #01-18

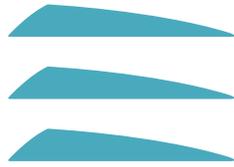


**TYPE B1p**  
**130 sq.m. / 1399 sq.ft.**  
 #01-17

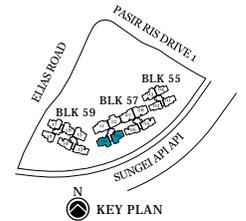
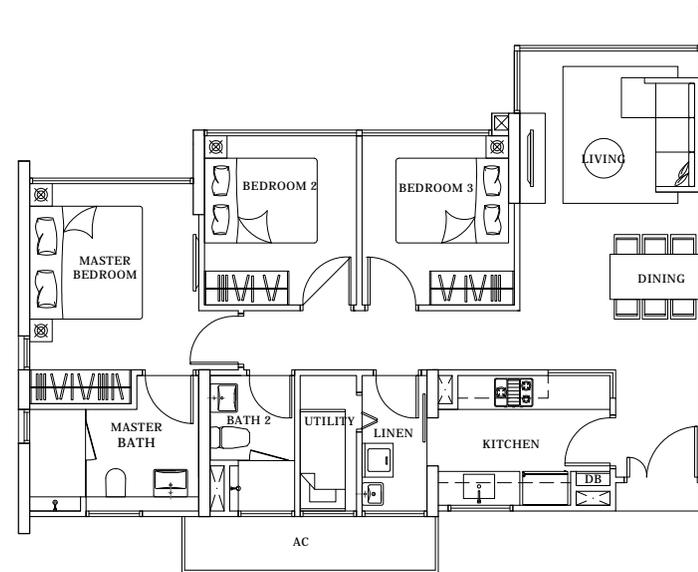


**TYPE B1p(r)**  
**131 sq.m. / 1410 sq.ft.**  
 #01-09 & #01-10





# 3 BEDROOM

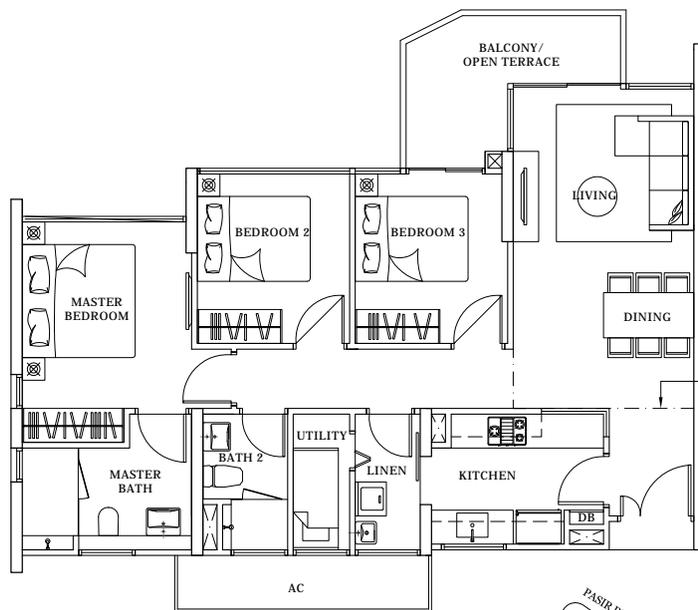


## TYPE B1

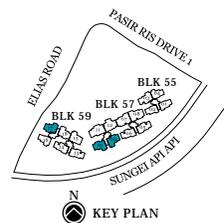
**88 sq.m. / 947 sq.ft.**

#02-09 to #11-09

#02-10 to #06-10



high ceiling  
at #18-09 &  
#18-10



## TYPE B1b

**96 sq.m. / 1033 sq.ft.**

#12-09 to #17-09

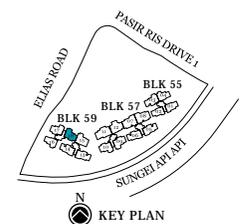
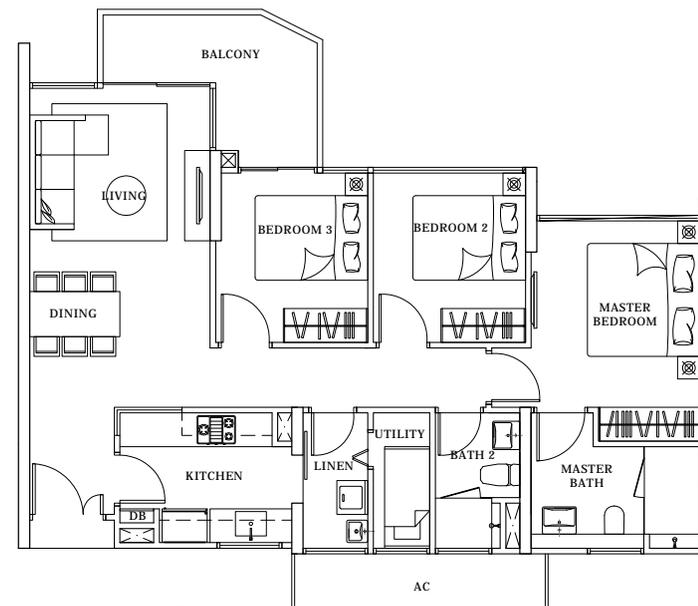
#07-10 to #17-10

#02-17 to #17-17

**114 sq.m. / 1227 sq.ft.**

(including void of 18 sq.m. / 194 sq.ft.)

#18-09 & #18-10



## TYPE B1b-1

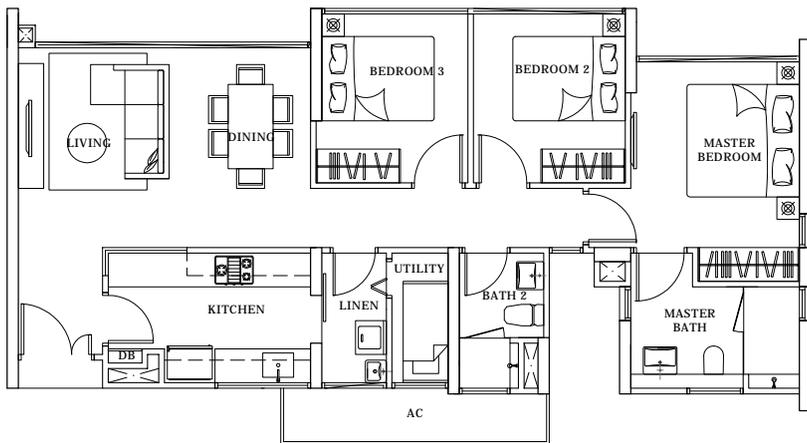
**96 sq.m. / 1033 sq.ft.**

#02-18 to #17-18





# 3 BEDROOM



## TYPE B2

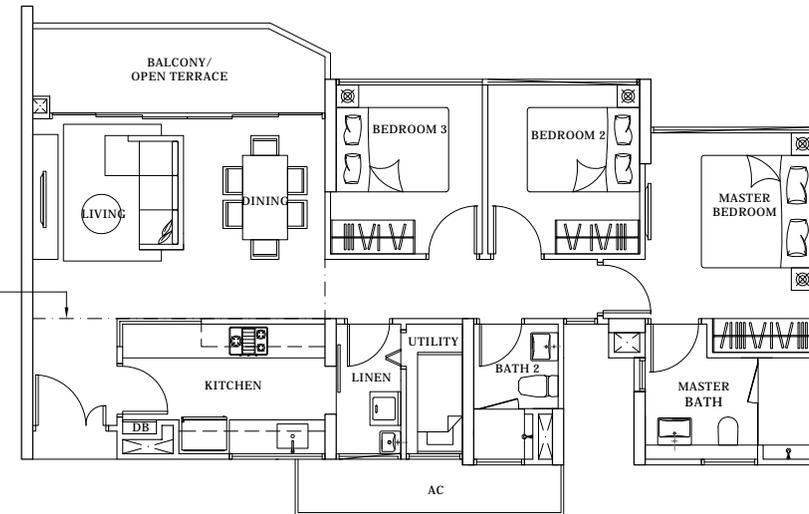
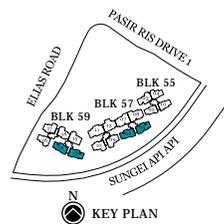
**90 sq.m. / 969 sq.ft.**

#02-05 to #11-05

#02-06 to #06-06

#02-13 to #11-13

#02-14 to #06-14



high ceiling at #18-05, #18-06, #18-13 & #18-14

## TYPE B2b

**98 sq.m. / 1055 sq.ft.**

#12-05 to #17-05

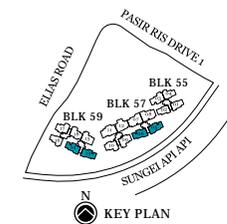
#07-06 to #17-06

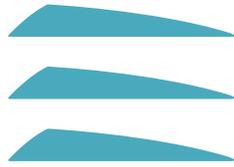
#12-13 to #17-13

#07-14 to #17-14

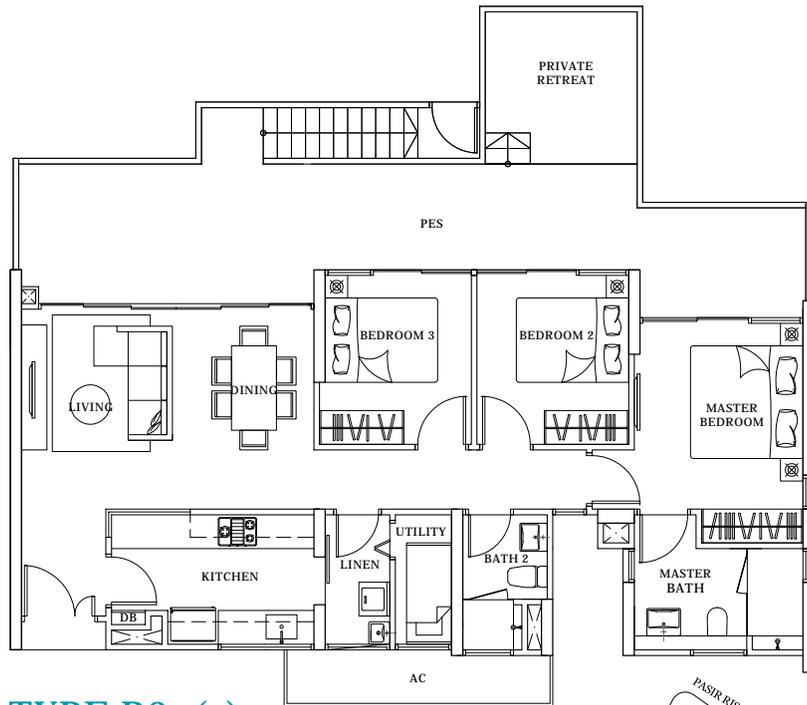
**116 sq.m. / 1249 sq.ft.**  
(including void of 18 sq.m. / 194 sq.ft.)

#18-05, #18-06, #18-13 & #18-14

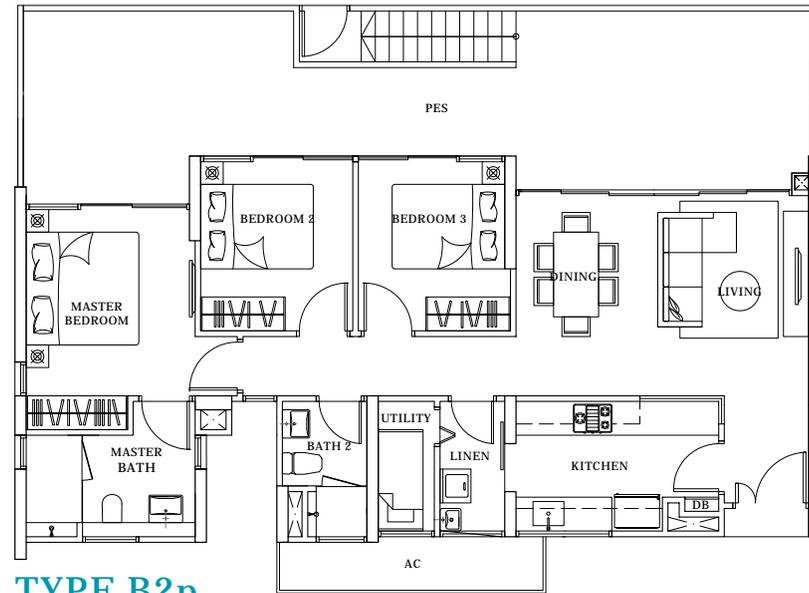
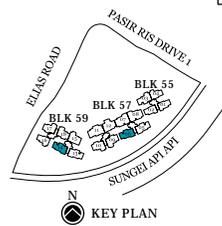




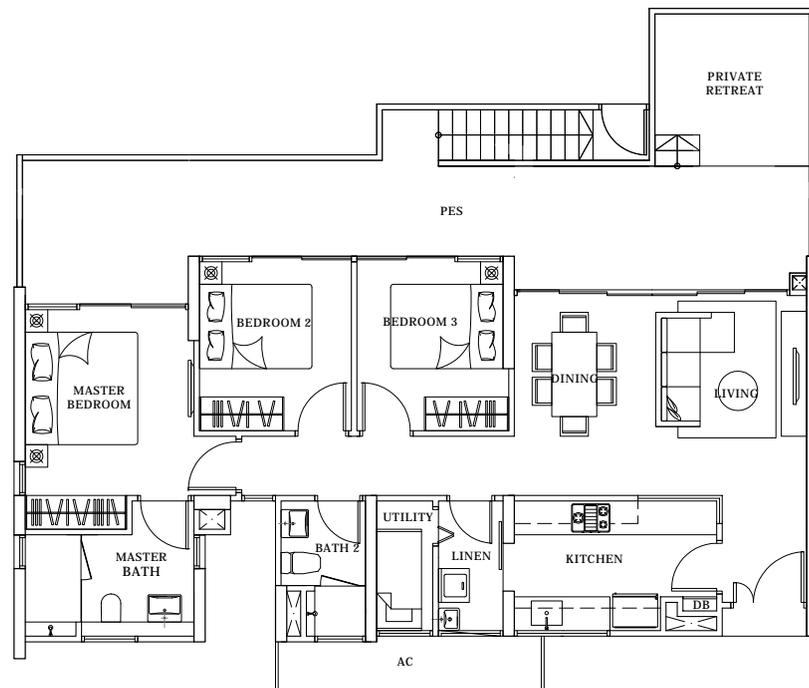
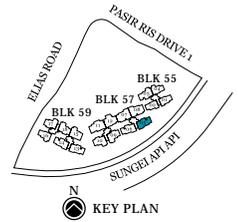
# 3 BEDROOM



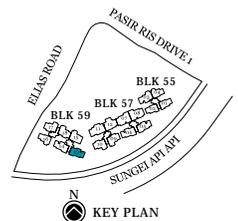
**TYPE B2p(r)**  
134 sq.m. / 1442 sq.ft.  
#01-06 & #01-14

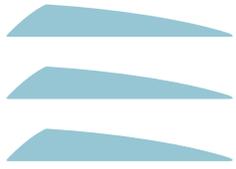


**TYPE B2p**  
133 sq.m. / 1432 sq.ft.  
#01-05

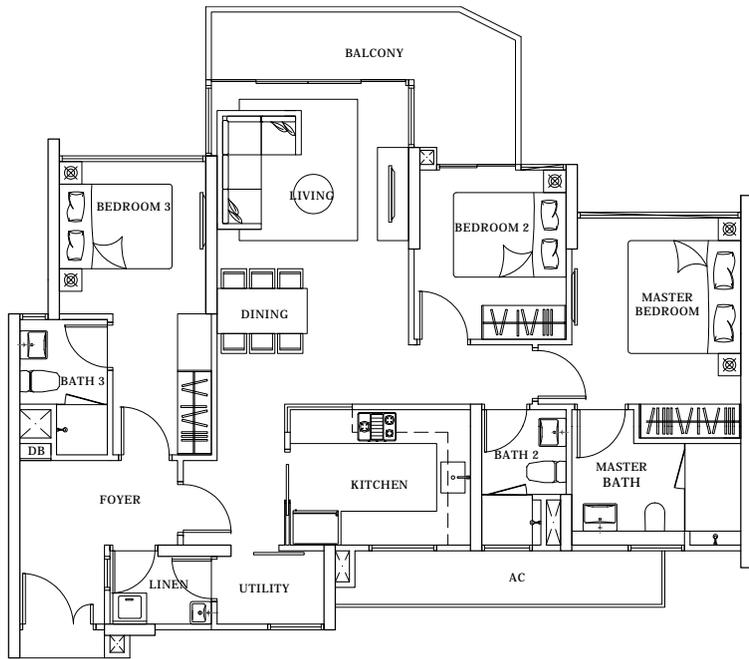


**TYPE B2p(r)-1**  
133 sq.m. / 1432 sq.ft.  
#01-13





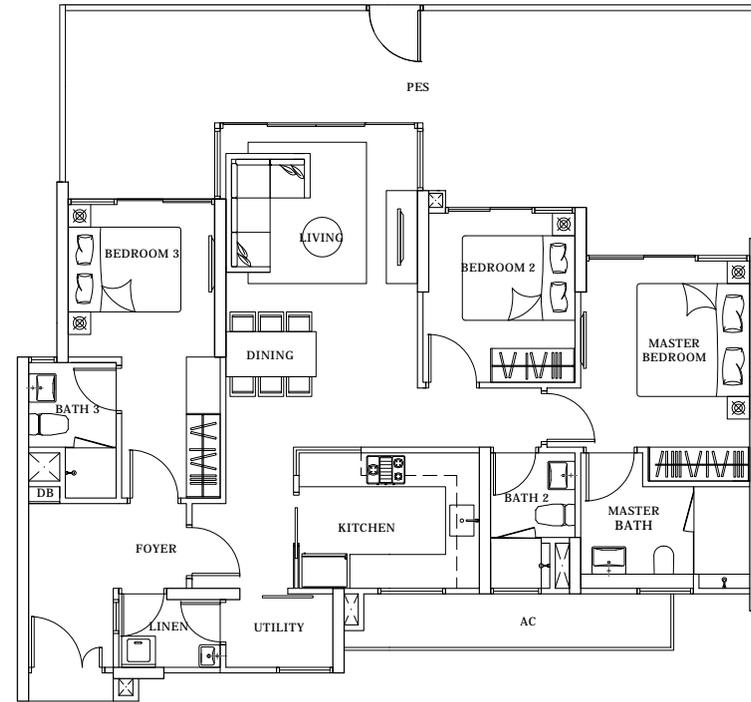
# 3 BEDROOM (SUITE)



## TYPE B3b

113 sq.m. / 1216 sq.ft.

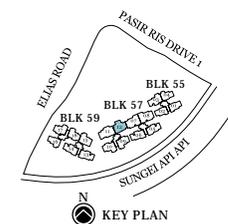
#02-12 to #17-12

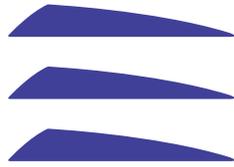


## TYPE B3p

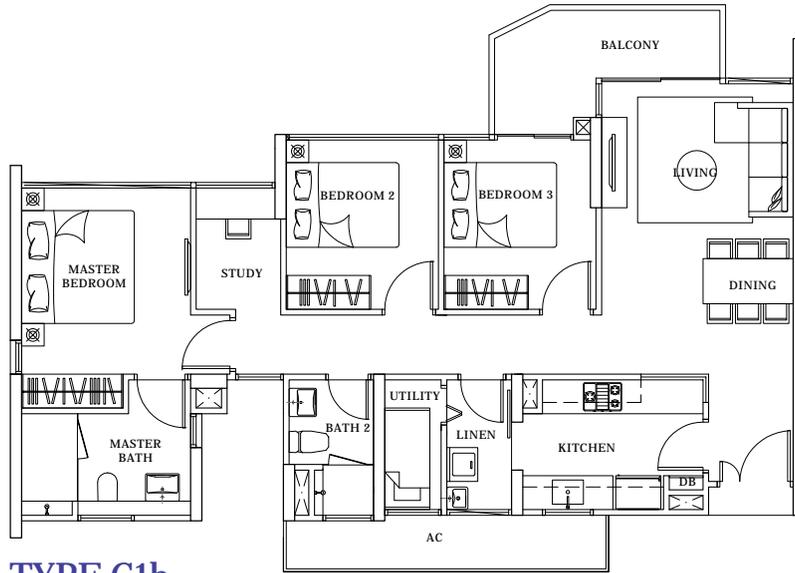
144 sq.m. / 1550 sq.ft.

#01-12





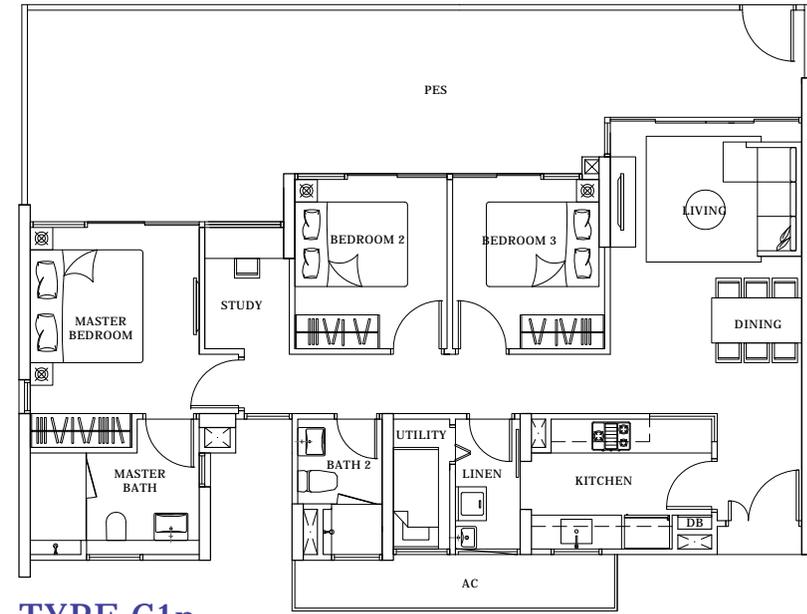
# 3 BEDROOM + STUDY



**TYPE C1b**

**101 sq.m. / 1087 sq.ft.**

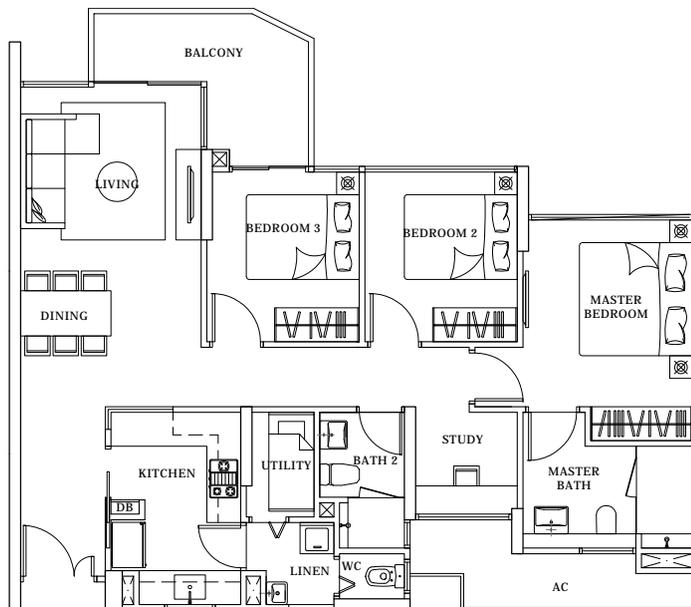
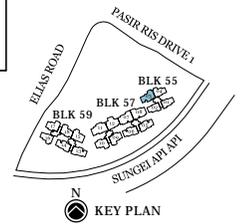
#02-03 to #15-03



**TYPE C1p**

**136 sq.m. / 1464 sq.ft.**

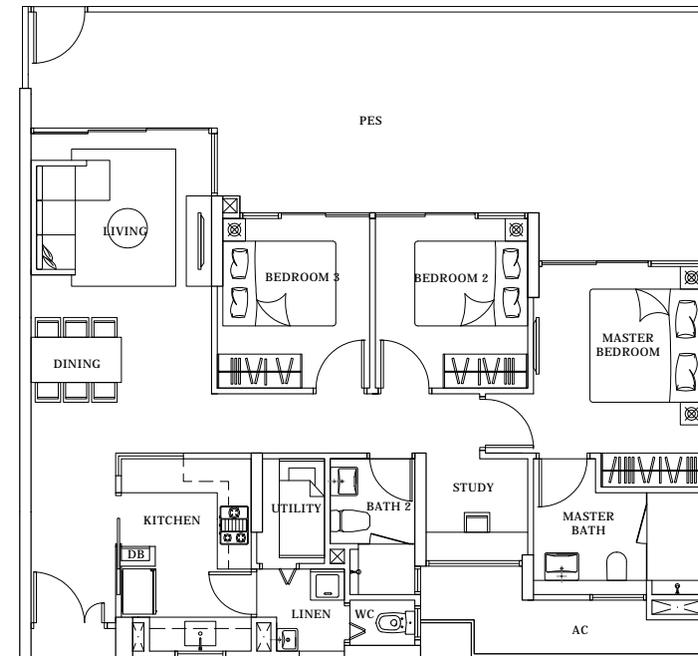
#01-03



**TYPE C2b**

**103 sq.m. / 1109 sq.ft.**

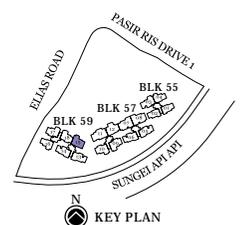
#02-15 to #17-15

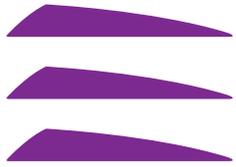


**TYPE C2p**

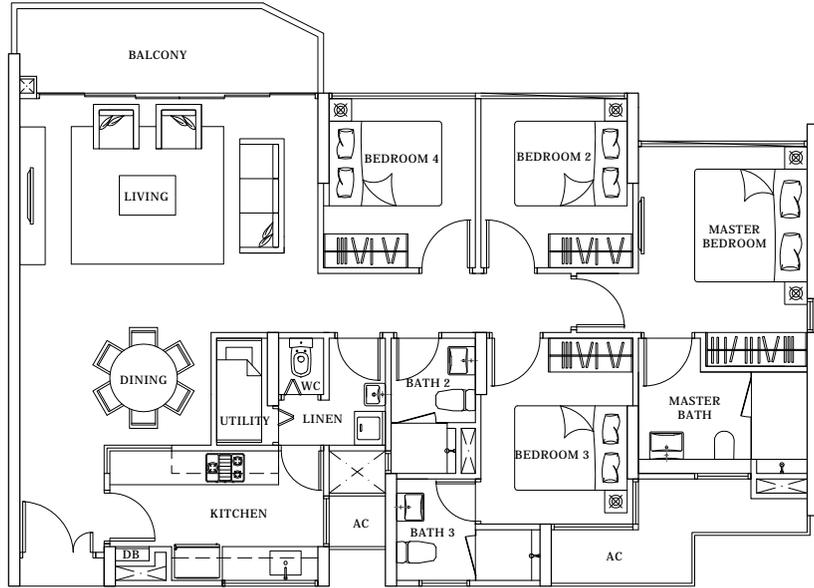
**137 sq.m. / 1475 sq.ft.**

#01-15

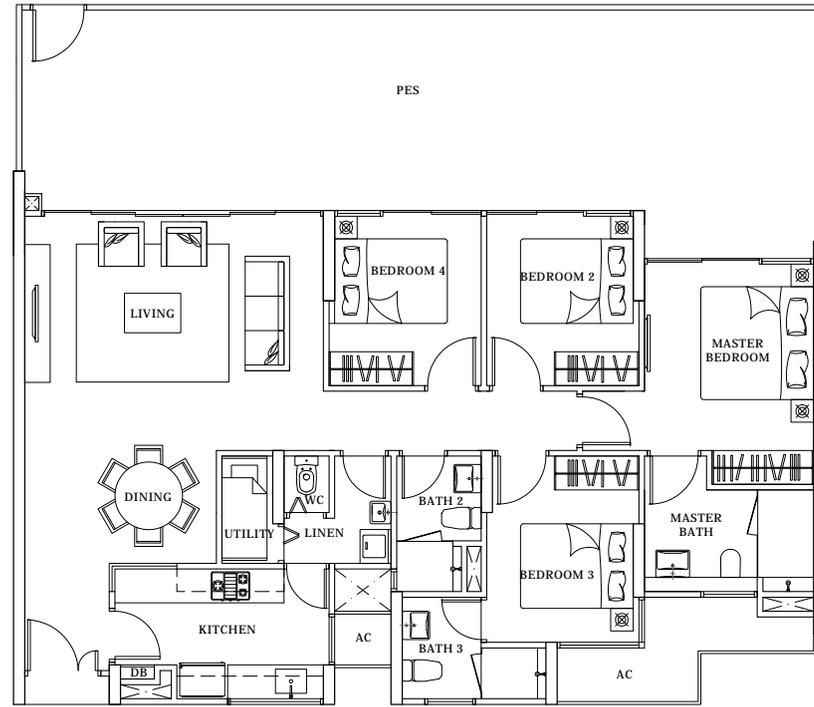




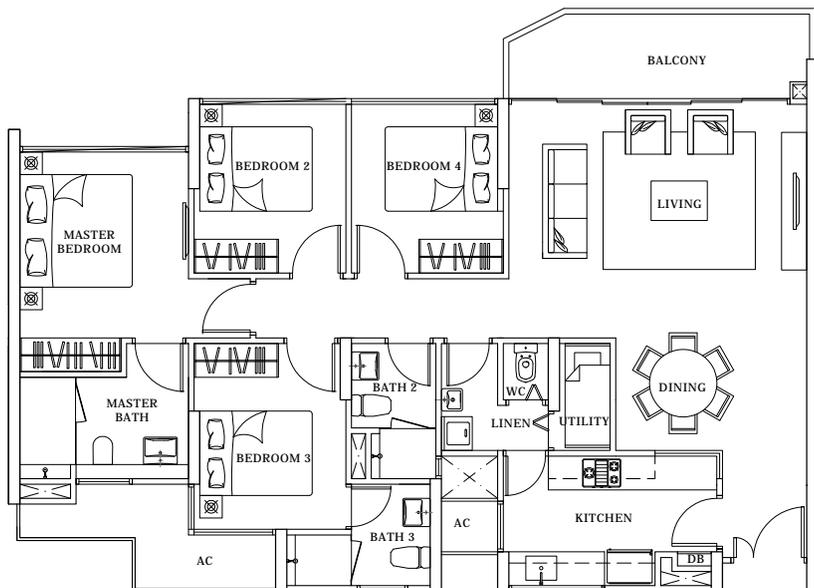
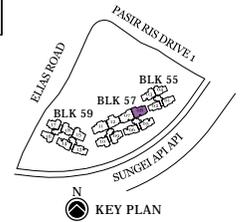
# 4 BEDROOM



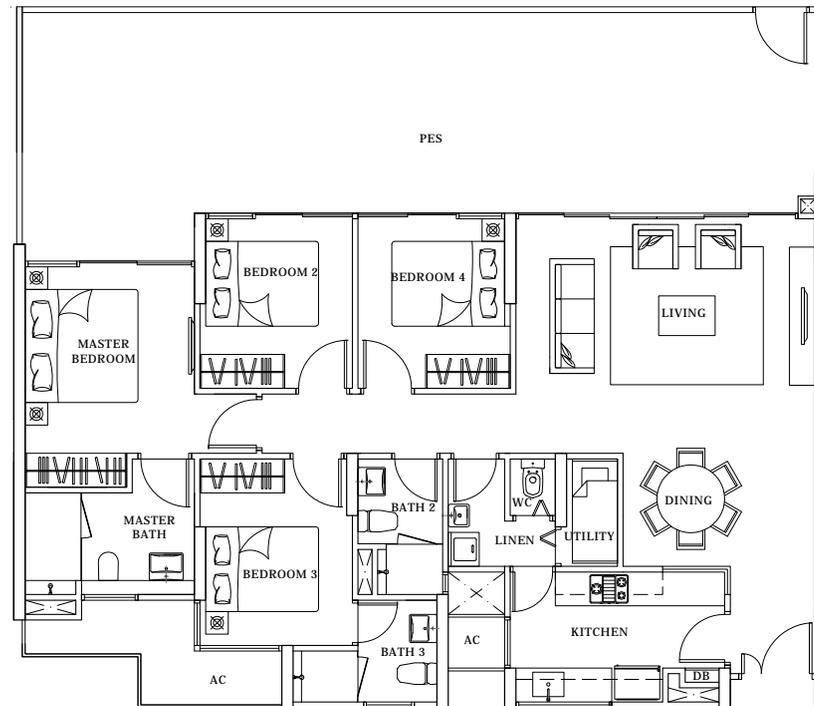
**TYPE D1b**  
 124 sq.m. / 1335 sq.ft.  
 #02-08 to #17-08



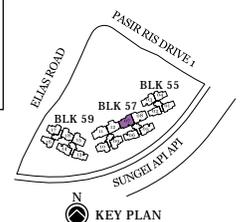
**TYPE D1p**  
 171 sq.m. / 1841 sq.ft.  
 #01-08

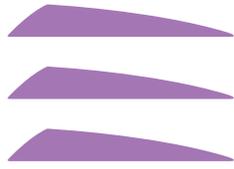


**TYPE D1b-1**  
 124 sq.m. / 1335 sq.ft.  
 #02-07 to #17-07

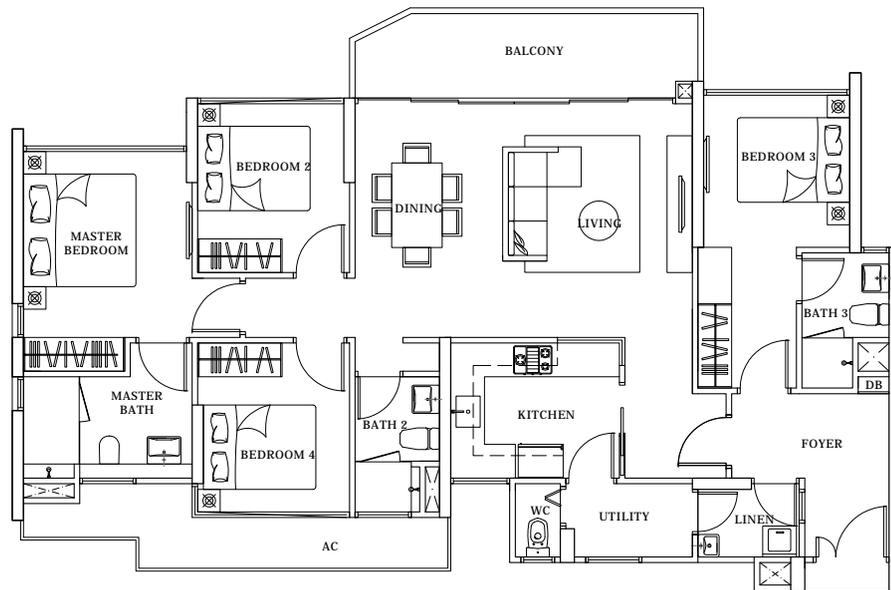


**TYPE D1-1p**  
 171 sq.m. / 1841 sq.ft.  
 #01-07

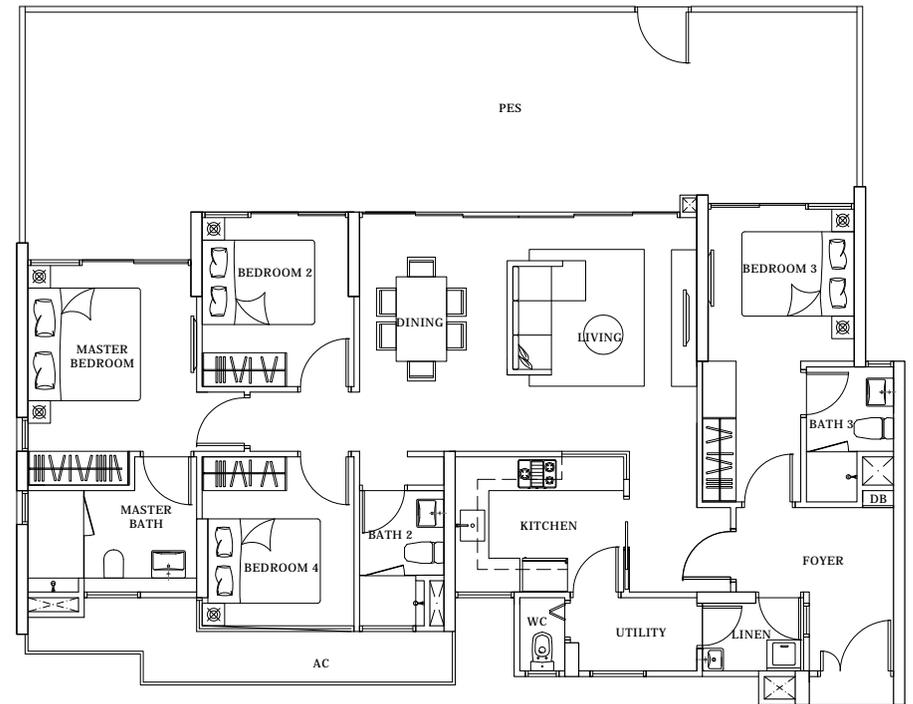




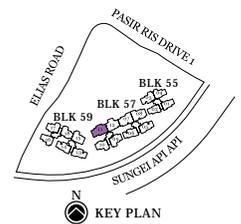
# 4 BEDROOM (SUITE)



**TYPE D2b**  
**132 sq.m. / 1421 sq.ft.**  
#02-11 to #17-11

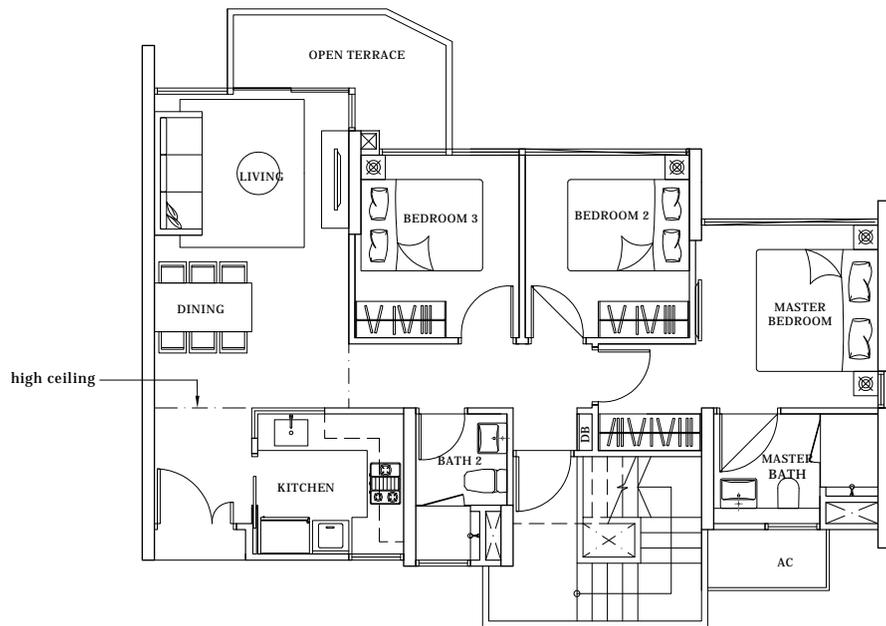


**TYPE D2p**  
**179 sq.m. / 1927 sq.ft.**  
#01-11





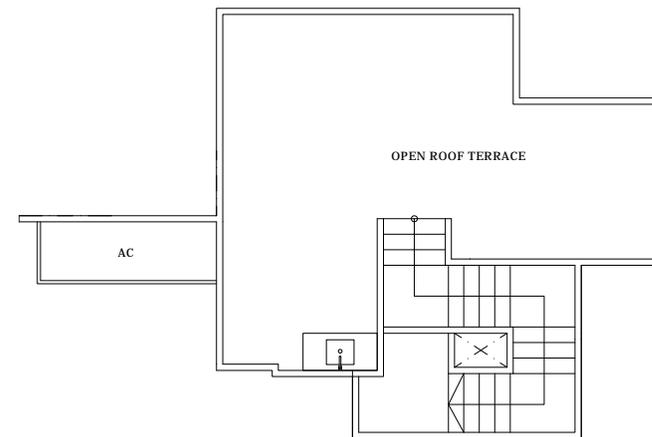
# PENTHOUSE (3 BEDROOM COMPACT)



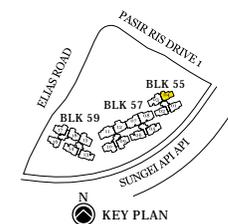
## TYPE E1 (LOWER)

140 sq.m. / 1507 sq.ft.  
(including void of 17 sq.m. / void of 183 sq.ft.)

#16-04

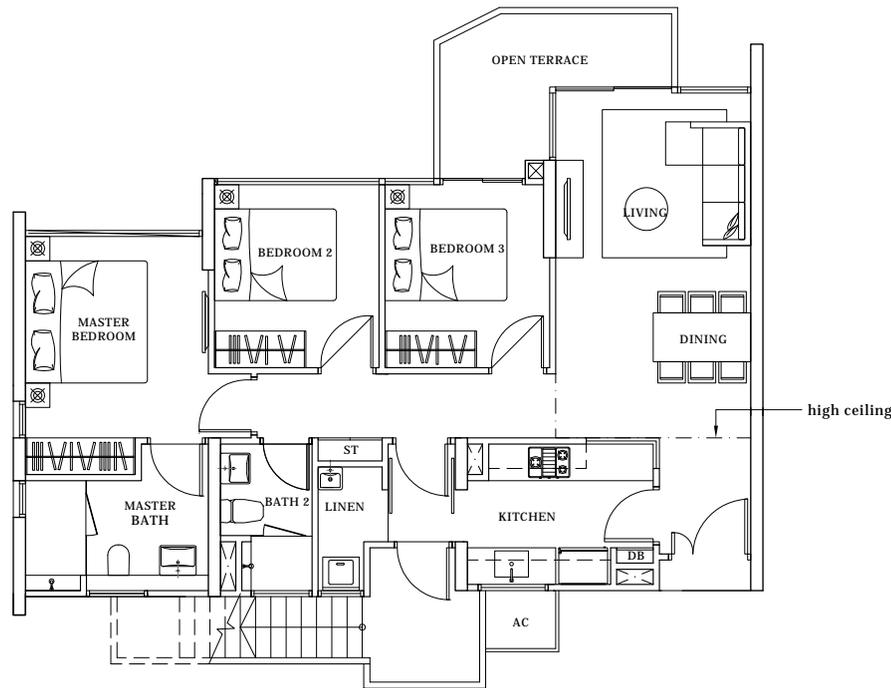


## TYPE E1 (UPPER)





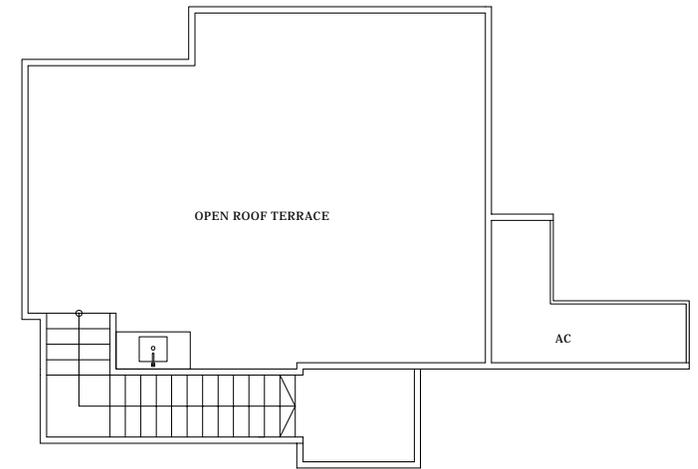
# PENTHOUSE (3 BEDROOM)



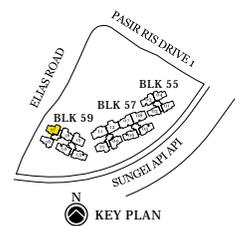
## TYPE E2 (LOWER)

163 sq.m. / 1755 sq.ft.  
(including void of 18 sq.m. / void of 194 sq.ft.)

#18-17

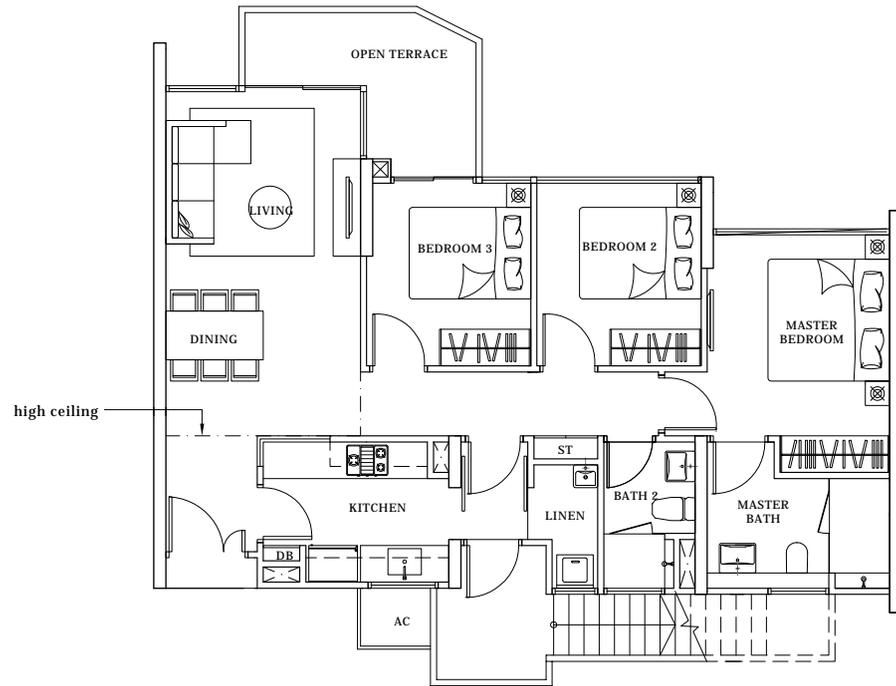


## TYPE E2 (UPPER)





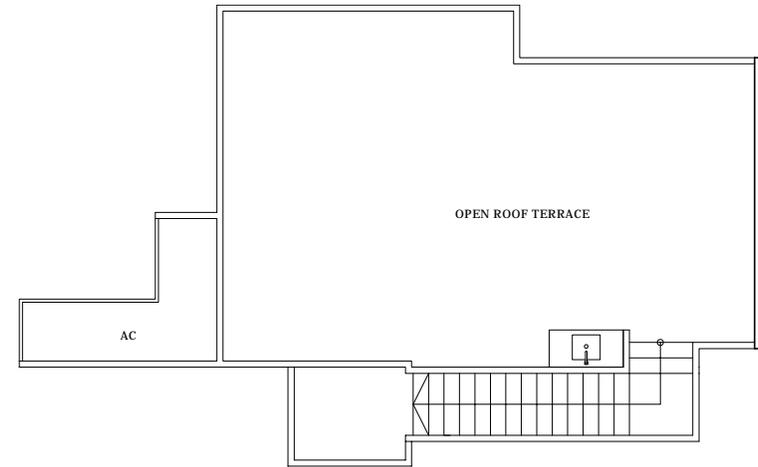
# PENTHOUSE (3 BEDROOM)



## TYPE E2-1 (LOWER)

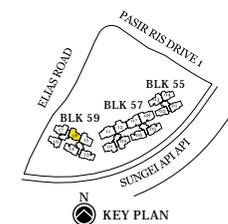
170 sq.m. / 1830 sq.ft.  
(including void of 18 sq.m. / void of 194 sq.ft.)

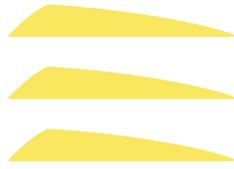
#18-18



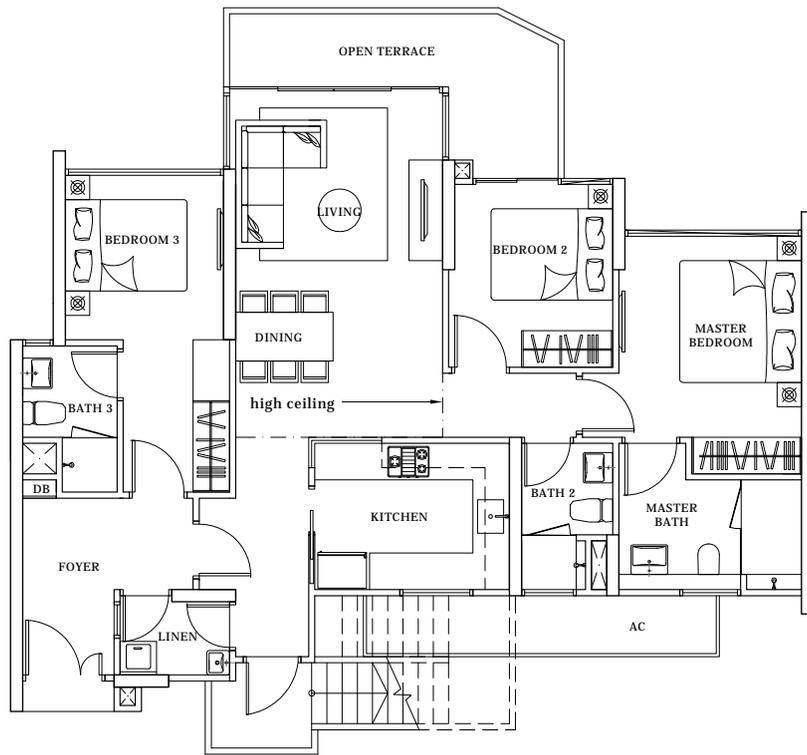
## TYPE E2-1 (UPPER)

0 25 50 75 METERS





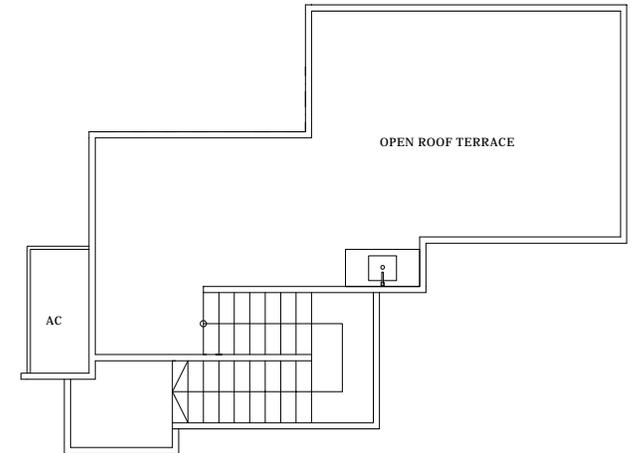
# PENTHOUSE (3 BEDROOM (SUITE))



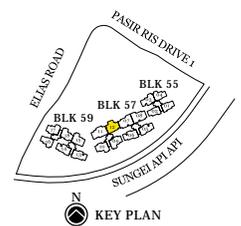
## TYPE E3 (LOWER)

172 sq.m. / 1851 sq.ft.  
(including void of 19 sq.m. / void of 205 sq.ft.)

#18-12

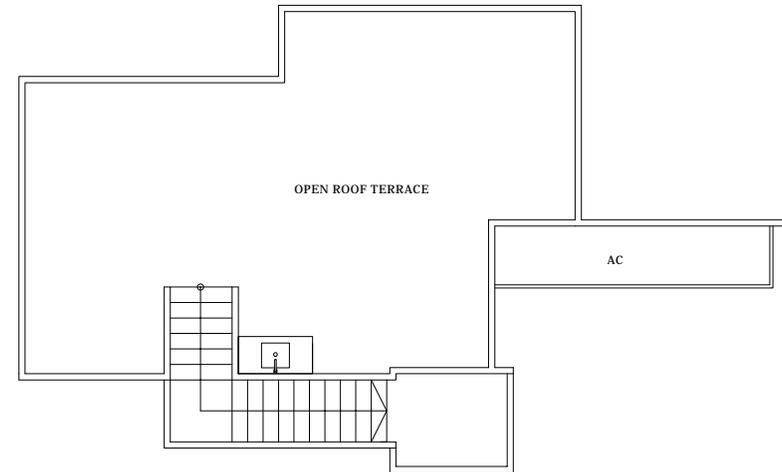
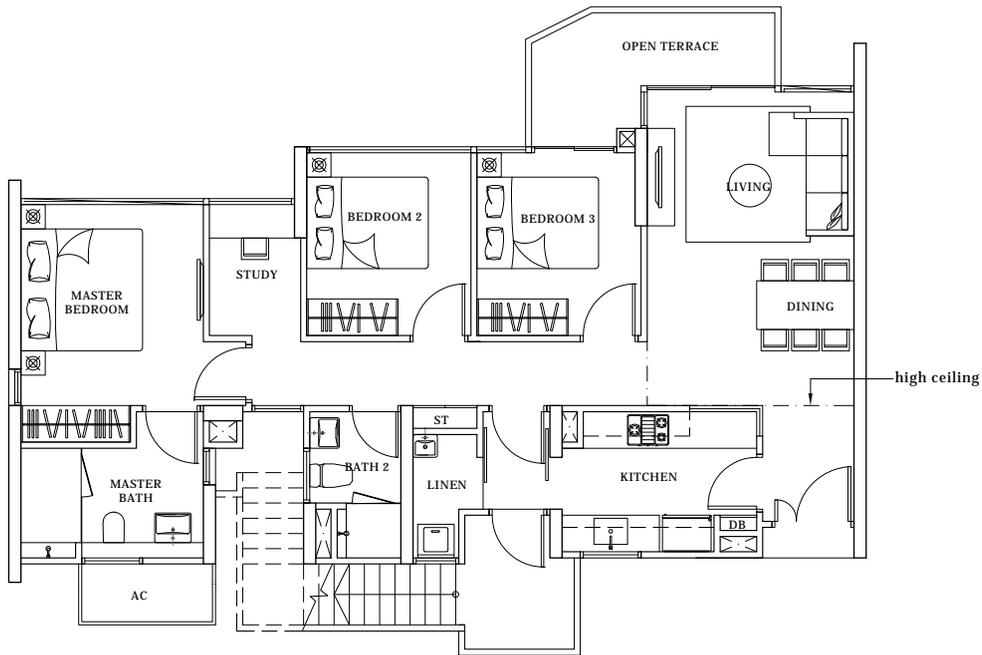


## TYPE E3 (UPPER)





# PENTHOUSE (3 BEDROOM + STUDY)

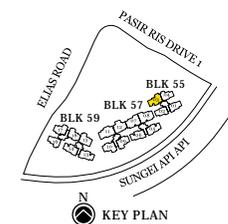


## TYPE E4 (LOWER)

174 sq.m. / 1873 sq.ft.  
(including void of 18 sq.m. / void of 194 sq.ft.)

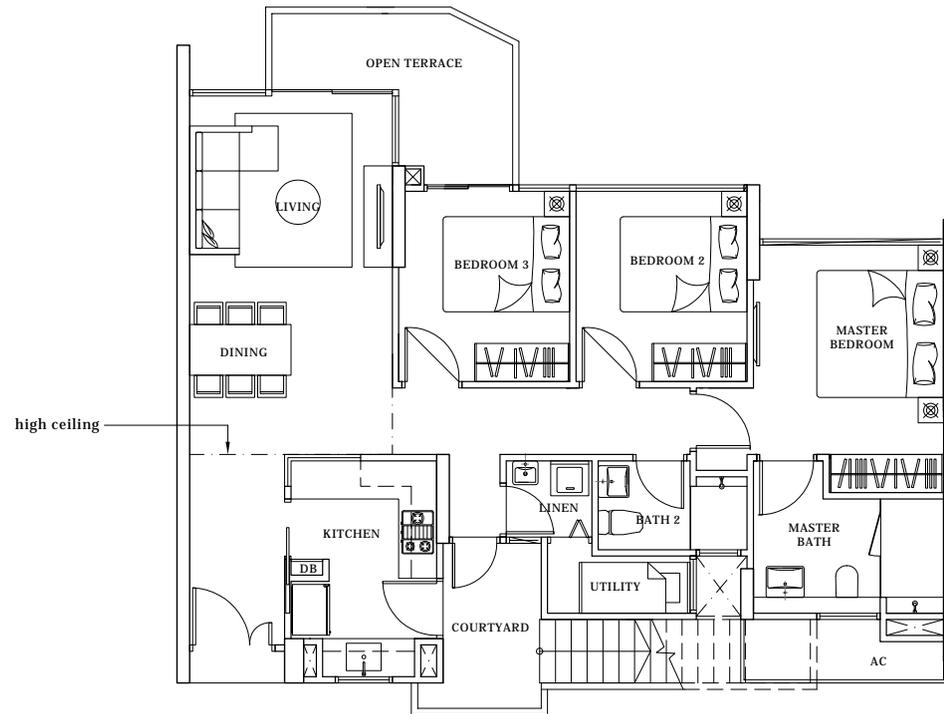
#18-03

## TYPE E4 (UPPER)





# PENTHOUSE (3 BEDROOM)

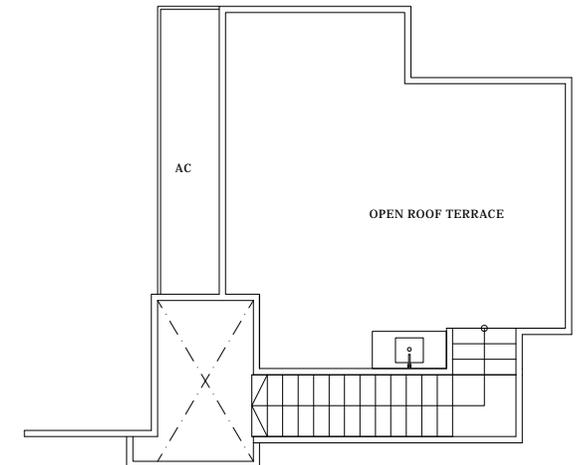


high ceiling

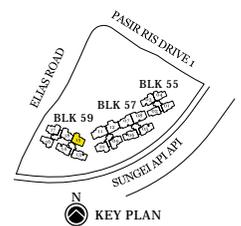
## TYPE E5 (LOWER)

155 sq.m. / 1668 sq.ft.  
(including void of 18 sq.m. / void of 194 sq.ft.)

#18-15

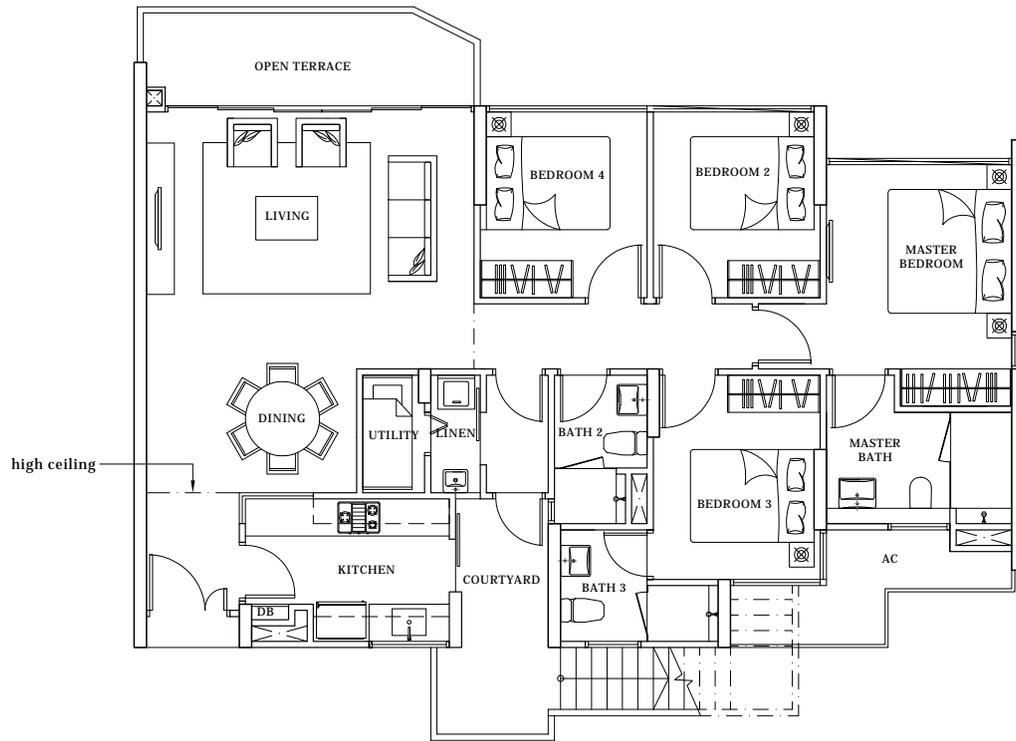


## TYPE E5 (UPPER)





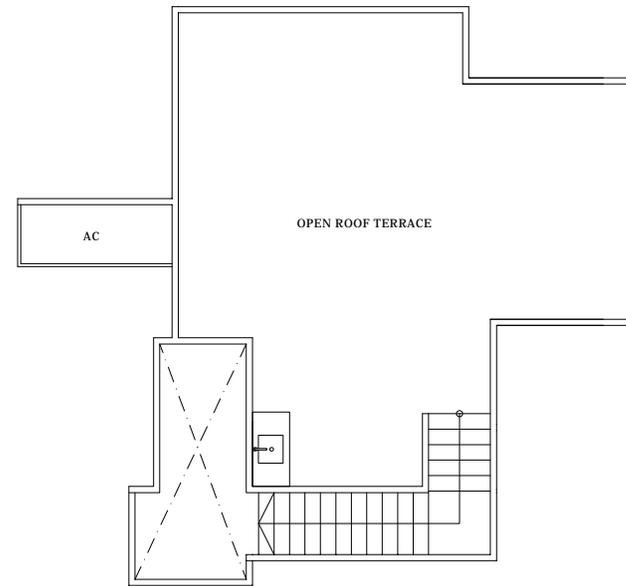
# PENTHOUSE (4 BEDROOM)



## TYPE E6 (LOWER)

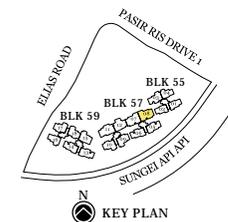
201 sq.m. / 2164 sq.ft.  
(including void of 21 sq.m. / void of 226 sq.ft.)

#18-08



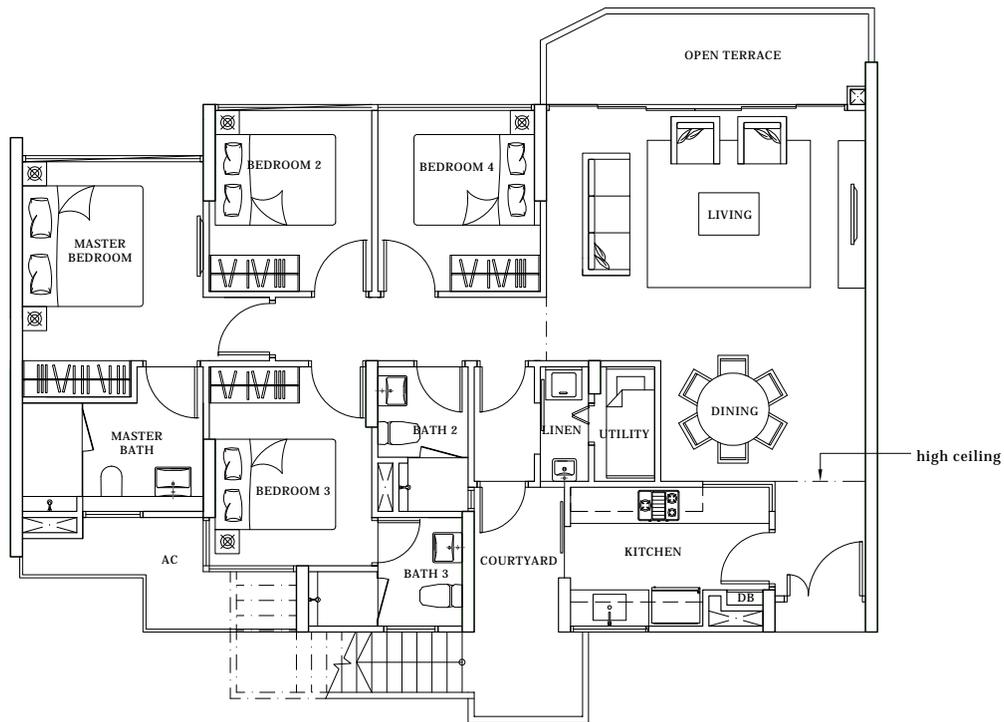
## TYPE E6 (UPPER)

0 25 50 75 METERS





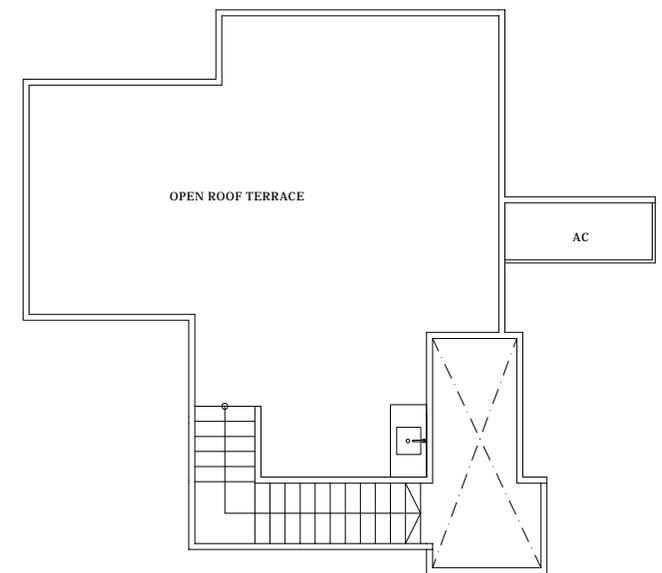
# PENTHOUSE (4 BEDROOM)



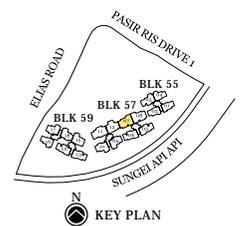
## TYPE E6-1 (LOWER)

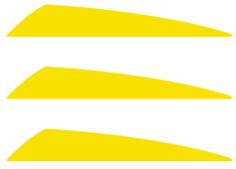
203 sq.m. / 2185 sq.ft.  
(including void of 21 sq.m. / void of 226 sq.ft.)

#18-07

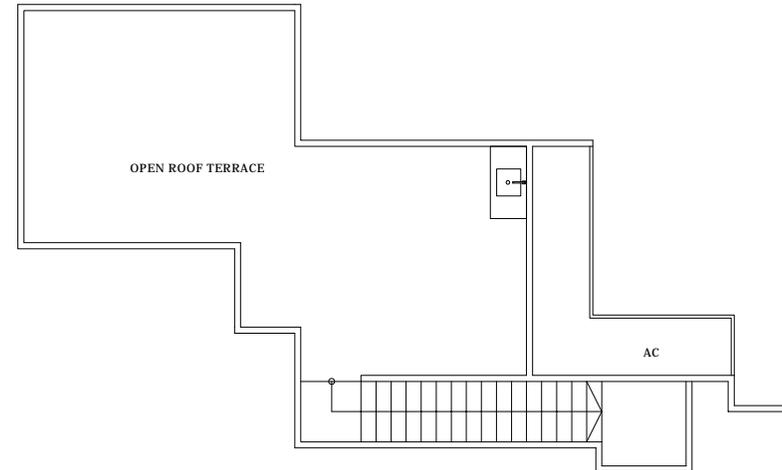
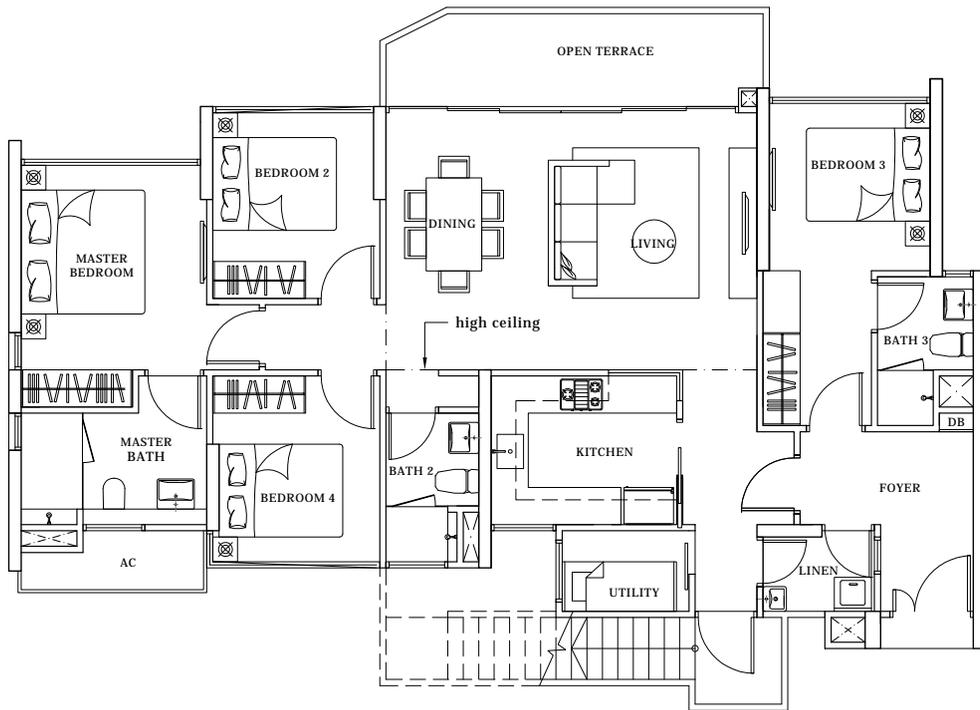


## TYPE E6-1 (UPPER)





# PENTHOUSE (4 BEDROOM (SUITE))

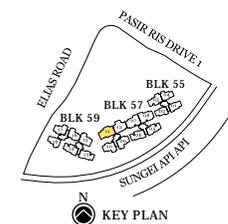


## TYPE E7 (LOWER)

202 sq.m. / 2174 sq.ft.  
(including void of 25 sq.m. / void of 269 sq.ft.)

#18-11

## TYPE E7 (UPPER)



# SPECIFICATIONS OF THE BUILDING

## 1. FOUNDATION

Piled Foundation and/or other approved foundation system

## 2. SUPERSTRUCTURE

Reinforced concrete

## 3. WALLS

- a. External Walls : Reinforced concrete and/or pre-cast Reinforced concrete and/or masonry
- b. Internal Walls : Masonry and/or cast in-situ Reinforced concrete wall and/or pre-cast Reinforced concrete wall and/or drywall partitions

## 4. ROOF

- a. Flat Roof : Reinforced concrete slab with waterproofing system

## 5. CEILING

### a. Apartment

- i. Bathrooms, Kitchen, Foyer and WC : Ceiling board and/or ceiling box-up and/or cement/sand plaster to designated area
- ii. Living, Dining, Bedrooms, Study, WC, Utility, Linen, Balcony and Private Enclosed Space (PES) : Reinforced concrete slab with skim coat and/or ceiling box-up and/or cement/sand plaster to designated area

### b. Common Area

- i. Lift Lobbies at basement, 1<sup>st</sup> storey and typical lobbies : Ceiling board with paint and/or cement/sand plaster with paint
- ii. Generally : Cement/sand plaster with paint

## 6. FINISHES

### a. Walls ( For Apartments )

- i. Living, Dining, Bedrooms, Study, Foyer and Corridor leading to Bedrooms : Paint finish to exposed surface only
- ii. Bathrooms and WC : Tiles to designated exposed surface below the false ceiling
- iii. Kitchen : Paint finish and/or tiles to designated exposed surface below the false ceiling
- iv. Utility and Linen : Paint finish to exposed surface only

### b. Walls ( For Common Area )

- i. Lift Lobbies at Basement and 1<sup>st</sup> storey : Stones and/or tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish
- ii. Lift Lobbies at Typical Storey : Tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish
- iii. External Wall Finishes : Cement/sand plaster and/or skim coat with paint finish

### c. Floor ( For Apartment )

- i. Living, Dining, Kitchen, Bathrooms and Foyer : Tiles
- ii. Bedrooms and Study : Laminated flooring
- iii. Utility, WC and Linen : Tiles
- iv. Balcony, Private Enclosed Space, Private Retreat, Open Terrace, Open Roof Terrace and Courtyard : Tiles

### d. Floor ( For Common Areas )

- i. Lift Lobbies at Basement and 1<sup>st</sup> storey : Stones and/or tiles
- ii. Lift Lobbies at Typical Storey : Tiles and/or cement/sand screed

## 7. WINDOWS

All windows of the apartments will be aluminum framed window with glass

## 8. DOORS

- a. Main Entrance : Approved fire-rated timber door
- b. Living/Dining and Bedrooms to Private Enclosed Space/Balcony/Open Terrace : Aluminum sliding door
- c. Bedrooms, Bathrooms and Foyer : Hollow core timber swing door
- d. Kitchen : Timber frame glass sliding door and/or timber frame glass swing door
- e. Linen : Hollow core timber sliding door and/or hollow core timber swing door
- f. Utility : PVC bi-fold door and/or PVC slide & swing door and/or hollow core timber sliding door and/or hollow core timber swing door

- g. WC : PVC bi-fold door and/or PVC slide & swing door
- h. Private Enclosed Space : Metal gate
- i. Open Roof Terrace / Courtyard : Aluminium frame glass swing door and/or aluminium frame glass sliding door

## 9. SANITARY FITTINGS

- a. Master Bath
- 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
- c. WC
- 1 water closet
  - 1 toilet paper holder
- e. Open Roof Terrace
- 1 sink with water tap (cold inlet only)
- b. Bath 2 and Bath 3
- 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
- d. Linen
- 1 laundry sink with single lever tap (cold inlet only)

## 10. ELECTRICAL INSTALLATION

- a. All electrical wirings are concealed except for electrical wiring in conduits or trunking exposed above false ceiling and within DB closet
- b. Refer to Electrical Schedule for details

## 11. TV/TELEPHONE POINTS

Refer to Electrical Schedule for details

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996

## 13. PAINTING

- a. Internal Walls : Emulsion paint
- b. External Walls : Spray textured paint finish and/or selected external paint

## 14. WATER PROOFING

Waterproofing shall be provided to floor of Bathrooms, WC, Kitchen, Linen, Balcony, Private Enclosed Space, Private Retreat, Open Terrace, Open Roof Terrace, Courtyard and Reinforced concrete flat roof

## 15. DRIVEWAY AND CAR PARK

- a. Surface Driveway : Stone and/or Concrete pavers and/or tarmac and/or concrete
- b. Basement Car Park/Driveway : Reinforced concrete floor with hardener

## 16. RECREATION FACILITIES

- |                                  |   |                           |
|----------------------------------|---|---------------------------|
| 1. Entrance Plaza                | 9. Recreational Tennis Court  | 17. Aqua Gym              |
| 2. Green Roof with Water Cascade | 10. Lounge Pool   | 18. Ylang Ylang Spa       |
| 3. Hammock Cove                  | 11. 50M Lap Pool  | 19. Island Patio          |
| 4. Pandanus Cove                 | 12. Children's Splash Pool  | 20. Eco Pond              |
| 5. Hammock Lawn                  | 13. Children's Playground   | 21. Sculpture Garden      |
| 6. Aroma-peutic Garden           | 14. Aqua Isles  | 22. 'Fireflies' Boulevard |
| 7. Fitness Corner                | 15. Party Deck  | 23. Secret Seats          |
| 8. BBQ Pits                      | 16. Clubhouse with Function Room, Gymnasium, Steam Rooms and Changing Rooms | 24. Illuma Sanctuary      |
|                                  |   | 25. Jogging Track         |

## 17. ADDITIONAL ITEMS

### a. Kitchen Cabinets

Kitchen cabinets with solid surface worktop complete with stainless steel sink with mixer, hood, hob and conventional oven

### b. Wardrobes

Built in wardrobes provided to all bedrooms

### c. Air Conditioning

Wall-mounted air-conditioning system to Living, Dining and Bedrooms

### d. Hot Water

Hot water supply provided to all Bathrooms and Kitchen except WC and Linen

### e. Town Gas

Town Gas supplied to all units and gas water heater

### f. Security System

- Audio Intercom between respective Basement/1st Storey Lift Lobbies and Apartment units, where applicable
- Automatic car barrier access system
- Proximity card access system to Basement and 1st storey Lift Lobbies and side gate where applicable
- Closed circuit television system at designated common areas

**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 cable television service providers 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, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions 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, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit 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 cleaning of filters, clearing the condensate pipes and charging of refrigerant gas.
- 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. Internet Access**  
If the purchaser requires internet access, the purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- j. Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- k. False Ceiling / Box-up**  
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 purposes. Where the removal of equipment is needed, ceiling works would be required. Position of false ceiling / box-up is subject to our Consultants' design.
- l. Position and provision of power points, lighting points, switches, telephone points, TV outlets, data outlet and other items**  
The position and provision of all power points, lighting points, switches, telephone points, TV outlets, data outlet 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.
- m. Web Portal**  
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.
- n. Laminated Flooring**  
Laminated flooring is a manufactured material which contains tonality difference to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated flooring is installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and Vendor. Regular maintenance of the flooring should be limited to dry mopping or vacuuming supplemented by an occasional wiping using recommended laminate floor cleaner.
- o. 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.

**ELECTRICAL SCHEDULE**

		APARTMENT UNIT TYPE					
	DESCRIPTION	TYPE A1/A1b/A1p/ A1p-1/ A1p(r)/E1  (3-BEDROOM COMPACT)	TYPE B1/B1b/B1p/B1p(r)/ E2/ B1b-1/B1-1p/E2-1/ B2/B2b/B2p/ B2p(r)/ B2p(r)-1/E5  (3-BEDROOM)	TYPE B3b/B3p/E3  (3-BEDROOM SUITE)	TYPE C1b/C1p/E4/C2b/ C2p  (3-BEDROOM + STUDY)	TYPE D1b/D1p/E6/ D1b-1/D1-1p/E6-1  (4-BEDROOM)	TYPE D2b/D2p/E7  (4-BEDROOM SUITE)
1	Lighting Point	10	12	15	14	17	17
2	13A SSO	18	20	23	23	26	26
3	Washing Machine Point	1	1	1	1	1	1
4	Telephone Point	4	4	4	5	5	5
5	TV Point	4	4	4	5	5	5
6	Bell Point	1	1	1	1	1	1
7	Audio Intercom	1	1	1	1	1	1
8	Hob Point	1	1	1	1	1	1
9	Hood Point	1	1	1	1	1	1
10	Oven Point	1	1	1	1	1	1

A prestigious development by:



**Developer:** Pasir Ris EC Pte Ltd (Co. Reg No 200709853D) • **Tenure:** 99 years wef 24 Jan 2011 • **Lot no:** Lot 2826K MK 29 at Pasir Ris Drive 1/Elias Road • **Developer's Licence No:** C0744 • **BP Approval No and Date:** A0781-00033-2010-BP01 dated: 29 April 2011 • **Expected Date of TOP:** 15 Oct 2014 • **Expected Date of Legal Completion:** 15 Oct 2017

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