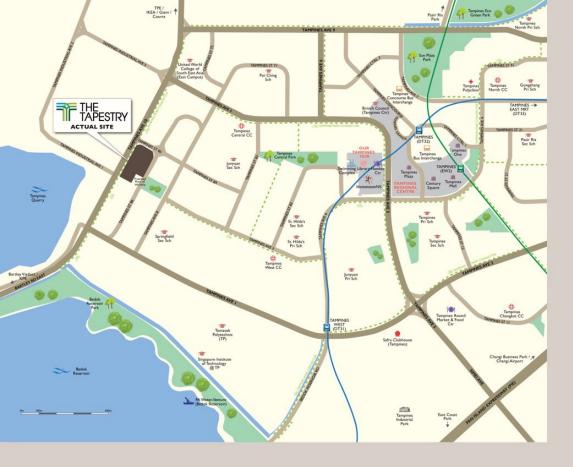




THE NEW PRIDE OF TAMPINES

Like an intricate masterpiece of undeniable beauty, The Tapestry is an astounding world which draws inspiration from the richness of life. Crafted to perfection, every inch of The Tapestry is a work of art, thoughtfully designed with you in mind, by giving you only the best that life has to offer. Its distinctive architecture uses a modern and unique curtain wall feature that is mostly seen in high-end luxury homes.

Located along Tampines St. 86, The Tapestry is close to the established Tampines Regional Centre and Pasir Ris estate where many infinite possibilities await for the entire family. At The Tapestry, prepare to indulge like never before.





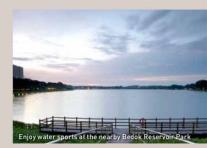
YOU NEED IS WITHIN REACH.

The Tapestry is just minutes away from the things that matter to you. Enjoy a shuttle bus service* exclusively for residents. Get to any destination fast via the connectivity of both the Tampines MRT Station [East West Line] and the Tampines Downtown MRT, as well as the Tampines Bus Interchange. The Tapestry is within close proximity to major expressways and the Bartley viaduct. It's also minutes' drive to a wide array of exciting shopping and dining choices such as Tampines Mall, IKEA, Giant Hypermarket and Courts Megastore.

For some recreational fun, head over to Our Tampines Hub with its own library and swimming complex. And for even more fun, become one with nature at Bedok Reservoir Park, which is just a short drive away.

With the Changi Business Park, The Pasir Ris Wafer Fab Park and Changi Airport also nearby, managing your business and traveling overseas is now made easy. Live close to many prestigious schools such as Poi Ching School, St. Hilda's Primary and Secondary School, Temasek Polytechnic and United World College of South East Asia [East Campus]. Experience convenience at the heart of it all, only here at The Tapestry.

*The shuttle bus service will be provided to the residents free of charge to Tampines MRT station IDowntown Linel and Tampines MRT Station [East West Linel for a period of 1 year, commencing within 6 months from IOP. Terms and conditions apply.











10 EXCITING ZONES WITH OVER 50 FACILITIES

ARRIVAL COURT

Be greeted by an extraordinary Arrival Court that exudes a sense of luxury fronted by a signature sculpture.

CLUB TAPESTRY

Organise parties and gatherings at the function rooms with a gourmet kitchen.

CENTRAL PARK

Take a leisurely stroll within the impressive Central Lawn as you take in views of the swimming pool.

AQUA ZONE

Immerse yourself in pools of tranquility. Swim in a refreshing 100-metre Infinity Pool and 50-metre Lap Pool.

HYDRO VERANDA

Soak in a Hydrotherapy Pool designed to soothe every part of your body from head to toe.

SOCIAL PATIO

Entertain guests at the Lounge Deck and Social Pavilion with its very own Teppanyaki and BBQ Grill.

ENCHANTED GARDEN

At the community culinary garden, grow and cultivate herbs and vegetables.

FITNESS COURT

You will find a Sunken Tennis Court, Jogging Trail and Fitness Station that caters to your body's every need.

KIDS EXPLORER

Let your kids imagination run free at the Adventure Playground and Adventure Play Pool.

PETS CABIN

Comes complete with a Pets Play and Pavilion, especially created for your pets' enjoyment.

A PERFECT BALANCE OF INDULGENCE AND WELLNESS.

At The Tapestry, indulge in 10 exhilarating zones, which are designed with you in mind. Strategically spread out through the development, every zone was carefully laid out to enhance your pleasure to the fullest.

From facilities that help you relax, unwind and stay fit each day, to child-friendly facilities that let your kids have as much fun as possible, down to those that create the perfect setting for gatherings, The Tapestry has it all.



SETTING NEW
STANDARDS OF
LIVING.



Arrive in style everyday. Be greeted by a welcoming Arrival Court that exudes a sense of luxury fronted by a signature sculpture.

Enjoy family gatherings and parties at Club Tapestry that comes with an extended alfresco area by the lawn and gourmet kitchen facilities. The Tapestry is designed for you and your family to enjoy.

At Central Park, take a leisurely stroll amidst the impressive Central Lawn. To stay fit, make use of the well-equipped floating gymnasium overlooking the scenic pool. This is a home where a sense of perfect bliss is yours to enjoy.



DESIGNED FOR YOUR INFINITE ENJOYMENT.





No luxury was spared to make sure that every space at The Tapestry lets you indulge in life's many pleasures. It is a world that lets you escape from it all without having to leave home.

At the Aqua Zone, immerse yourself in pools of tranquility and relaxation. This is your chance to take a dip in a 100-metre Infinity Pool and 50-metre Lap Pool. With two luxurious pools to choose from, think of all the many possibilities that await you.

Relax and re-energise your body at the Hydro Veranda where you can enjoy a soothing Hydrotherapy Pool designed to soothe your body.

At the Social Patio, you can entertain guests at the Lounge Deck and Social Pavilion with its very own Teppanyaki and BBQ Grill. The Social Patio is the place that's never short of ways for constant interaction.

A WORLD RICH IN DELIGHTFUL POSSIBILITIES.

Let your love for gardening grow at the community culinary garden, where you can grow and cultivate herbs and vegetables. There's also a Garden Pavilion where you can have BBQ parties.

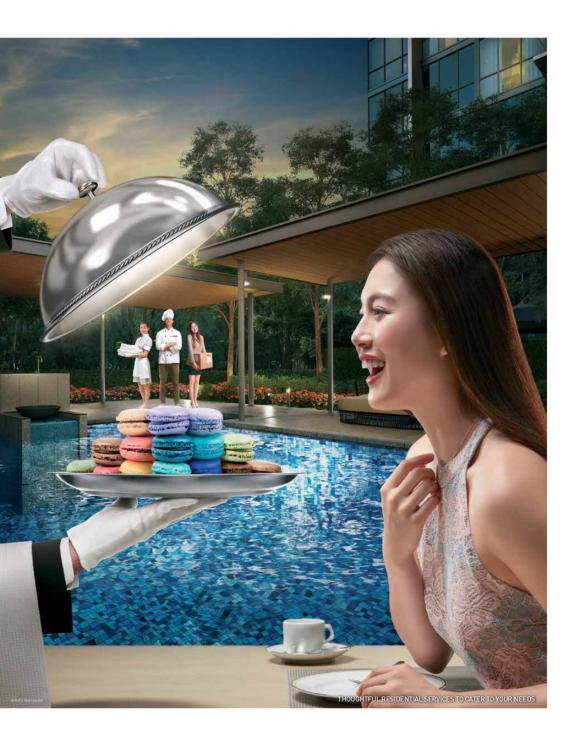
Achieve your wellness at the Fitness Court. This is where you can find a Sunken Tennis Court, Jogging Trail and even a Fitness Station that answer your body's every need. Exercising has never been more rewarding.

Welcome to a place where your kids imagination can run free. The Kids Explorer comes complete with an Adventure Playground and Adventure Play Pool. Designed for kids and adults alike, get ready for endless playtime and fun moments.

A paradise for your pets, the Pets Cabin is designed with a Pets Play and Pavilion especially created for your pets' enjoyment. It is also a meeting place for all pet lovers to share their love and passion for their pets.







WHERE FUN IS ALWAYS PART OF THE CURRICULUM.



The Tapestry offers you a world of comfort and ease with a childcare centre* at your doorstep. From now on, indulge in convenience like never before.

THOUGHTFUL SERVICES FOR YOUR PLEASURE.

Enjoy thoughtful residential services, exclusively for all residents at The Tapestry. From private chef services, housekeeping services, down to transport arrangements and more, our Residential Services host will assist in fulfilling requests to cater to your lifestyle needs.

FEE-BASED SERVICES+

Dry Cleaning and Laundry Services

Personal Trainer

Housekeeping Services

Handyman Services, Pest Control

Private Car and Driver Services

and IT Services

Party and Event Management

Transport Arrangements

Private Chef Services

Restaurant, Hotel and Attraction

Pet Care Services

Arrangements

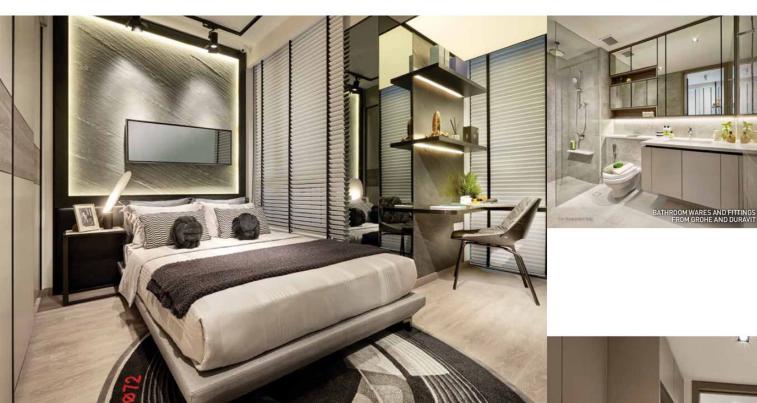
Auto Detailing Services

Mail and Courier Service Arrangements

*Please note that the use of these services and facilities are chargeable as they are provided by third party service providers." Enroice Providers." While our residential concienge will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations or the actual provision.

Irram and conditions apply.

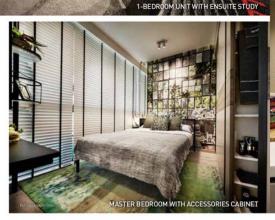




Make use of a fully-equipped kitchen with Teka cooker hood, hob, oven, refrigerator and washer cum dryer. An additional Teka combi steam oven is also provided in 4-bedroom, 4-bedroom dual key and 5-bedroom dual key + study units. Kitchen and bathroom wares and fittings come from brands like Grohe and Duravit. This is the home you've always wanted and more.



When it comes to space, The Tapestry is an impressive masterpiece worthy of your distinctive taste. Indulge in interiors with an efficient layout that offer unmatched luxury and modern comfort. Each apartment is adorned with sleek designer fittings including a Haiku ceiling fan and finishes known for their quality and style. Find an accessories cabinet fitted with mirror in the master bedroom and a pelmet to conceal blinds or curtain fixtures. Enjoy an exclusive private lift for 4-bedroom, 4-bedroom dual key and 5-bedroom dual key + study units.





A SMART HOME THAT TAKES CARE OF YOU.

users to communicate remotely Speaker siren for unauthorised

Smart Home Gateway

· 2-way audio function allows

· Video recording function

1 unit provided

door opening

· Remote surveillance

with Pan & Tilt Camera

Smart Voice Assistant

- 1 unit provided
- · Control smart home devices
- Provide information such as news and weather forecast
- Calendar reminder
- · Play music



Smart Digital Lockset

- 1 unit provided
- · Lock and unlock door remotely



Smart Air Conditioner Control

- 2 units provided
- Power on and off air conditioner and control temperature remotely



Smart Lighting Control

- 1 unit provided
- · Control, automate and monitor your light remotely



Smart Door Sensor 1 unit provided

Monitor the opening of door for added security

More than just a home, but a smart home. With smart home technology, life is so much more enjoyable. Now you can monitor and control your home remotely, so you and your family can always enjoy peace of mind. The Tapestry is definitely the smarter choice when it comes to a home.

The unit will be supplied and installed with the following items ["Wireless SMART Home System"]:

the unit will be supplied and installed with the following items ['Wireless SMART Herne System']:
(ii) I smart home gateway with built-in IP camera, [iii] I smart voic a assistant, [iii] I digital lockset, [iv] I main door sensor, [v] I lighting control, and [iv] 2 air conditioner controls.

The make, model, format, design and technology of the Wireless SMART Herne System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply, Buyer shall liste with the smart home vendor intered of the developer to make all arrangements for the set up and configuration of up, and for an queries, detects, nantersance andfor upgrade issues with the Wireless SMART Home System shall use where Classes IT shed and Purchase Agreement applies items/devices which are not island above are not included in Wireless SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handower of the unit.



A CDL ECO FRIENDLY QUALITY HOME. THE TAPESTRY HAS BEEN AWARDED THE BCA GREEN MARK PLATINUM AWARD.



Passive Cool Design Architecture

- · Designed to minimise direct West-facing units
- · Units are designed with balconies and/or other sunshading elements such as horizontal ledges and tinted window glass to minimise direct sunlight penetration into unit interior



Water Efficiency

Energy Efficiency

- . Energy efficient air-conditioners provided for all units
- · Provision of ceiling fan in living room for all units
- · Provision of motion sensors at staircases
- . Energy efficient lighting at communal facilities
- . Energy efficient lifts with Variable Voltage Variable Frequency (WWF) drive, sleep mode and regenerative power feature



Environmental Quality And Protection

- · Use of environmentally friendly products certified by approved local certification bodies
- . Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution



Other Green Features

- · Use of Prefabricated Prefinished Volumetric Construction (PPVC) technology to significantly improve construction productivity, reduce noise and dust pollution
- · Extensive greenery and landscape
- · Pneumatic waste collection and disposal system
- . Double refuse chutes for recyclable and non recyclable
- · Siphonic rainwater discharge system at roof
- · Provision of bicycle parking lots at basement level
- · Good access to bus stops



LEADING EDGE CONSTRUCTION METHOD.

Enjoy extraordinary construction for your home, with the advanced technology of Prefabricated Prefinished Volumetric Construction (PPVC). PPVC increases productivity compared to conventional construction methods, ensures good quality through stringent quality control and generate less waste for a cleaner and safer worksite.





SINGAPORE'S TRUSTED **PROPERTY** PIONEER **SINCE 1963.**

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 100 locations in 28 countries. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls.

With a proven track record of over 50 years in real estate development, investment and management, CDL has developed over 40,000 homes and owns over 18 million square feet of lettable floor area globally. Its diversified land bank offers a solid development pipeline in Singapore as well as its key overseas markets of China, UK, Japan and Australia.

The Group's London-listed subsidiary, Millennium & Copthorne Hotels plc (M&C), is one of the world's largest hotel chains, with over 135 hotels worldwide, many in key gateway cities.

Leveraging its deep expertise in developing and managing a diversified asset base, the Group is focused on enhancing the performance of its portfolio and strengthening its recurring income streams to deliver long-term sustainable value to shareholders. The Group is also developing a fund management business and targets to achieve US\$5 billion in Assets Under Management (AUM) by 2023.





New Futura







One Shenton

The Residences at W Singapore Sentosa Cove

Site Plan

ARRIVAL COURT

- 1. Guardhouse
- 2. Welcome Lobby
- Waiting Lounge
- 4. Sculpture
- 5. Reflective Pool
- 6. Garden Niche with
- 7. Covered Walkway
- 8. Entrance Feature
- 9. Side Gate

CLUB TAPESTRY

- 10. Gathering Place
- 11. Dining with Gourmet Kitchen
- 12. The Alfresco
- 13. Restrooms

CENTRAL PARK

- 14. Central Lawn
- 15. Arbour Walk
- 16. Palm Garden
- 17. Cosy Lounge
- 18. Hammock Lounge
- 19. Gourmet Pavilion with BBQ Grill
- 20. Poolside Lounge
- 21. Changing Rooms with Steam Bath
- 22. Gymnasium

AQUA ZONE

- 23. 100m Infinity Pool
- 24. 50m Lap Pool
- 25. Pool Deck 26. Poolside Cabana

SOCIAL PATIO

- 27. Jets Pool
- 28. Lounge Deck
- 29. Social Pavilion with Teppanyaki and BBQ Grill

HYDRO VERANDA

- 30. Hydrotherapy Pool
- 31. Cosy Cabana
- 32. Scented Garden

ENCHANTED GARDEN

- 33. Community Culinary Garden
- 34. Garden Pavilion with BBQ Grill
- 35. Viewing Deck
- 36. Eco-Pond
- 37. Boardwalk

KIDS EXPLORER

- 38. Adventure Playground 39. Adventure Play Pool
- 40. Sun Deck
- 41. Leisure Cabin
- 42. Changing Room
- 43. Palm Alcove

FITNESS COURT

- 44. Jogging Trail
- 45. Sunken Tennis Court (Access via Basement Level)
- 46. Fitness Station
- 47. Multi-Purpose Court
- 48. Fitness Pavilion with Gourmet Cooking Station

PETS CABIN

- 49. Pets Washing Bay
- 50. Pets Play
- 51. Pets Pavilion

BASEMENT LEVEL

52. Childcare Centre

Water Tank Location



Please note that the boundary lines of the units set out herein are not a representation of the boundary lines of the actual units on the first storey. Unit type shading only applies to typical units and does not apply to first storey units and one on tapply to first storey units.

TAMPINES AVE 10



TAMPINES STREET 86

C1(d) D1(d) [

C1 D1

C1 D1

C1 D1

Schematic Diagram

BLK 51 TAMPINES STREET 86 SINGAPORE 528539

BLK 55 TAMPINES STREET 86 SINGAPORE 528541

	APURE	528541		
FLOOR	22	23	24	25
15	C1(d)	E1DKS(d)	D2DK(d)	C1(d)
14	C1	E1DKS	D2DK	C1
13	C1	E1DKS	D2DK	C1
12	C1	E1DKS	D2DK	C1
11	C1	E1DKS	D2DK	C1
10	C1	E1DKS	D2DK	C1
9	C1	E1DKS	D2DK	C1
8	C1	E1DKS	D2DK	C1
7	C1	E1DKS	D2DK	C1
6	C1	E1DKS	D2DK	C1
5	C1	E1DKS	D2DK	C1
4	C1	E1DKS	D2DK	C1
3	C1	E1DKS	D2DK	C1
2	C1	E1DKS	D2DK	C1
1	C1(p)	E1DKS(p)	D2DK(p)	C1(p)

BLK 57 TAMPINES STREET 86 SINGAPORE 528542 26 27 28 29 30 31 32 33 34 35 36

28	29		30	31	32	33	34	35	36	37
1(d)	C1(d)		B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2[d]	C2(d)	B1(d)
D1	C1	9	B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1	2	B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
D1	C1		B1	C3P	C3P	B4P	B4P	C2	C2	B1
1(p)	C1(p)		B1(p)	C3P(p)	C3P(p)		B4P(p)	C2(p)	C2(p)	B1(p)
the state of		3				B4P				

BLK 61 TAMPINES STREET 86 SINGAPORE 528510

UNIT	38	39	40	41	42	43	44	45	46	47	48	49	50
15	A2S(d)	A25(d)	A3S(d)	B2(d)	B2(d)	A1	A1	A1	A1	B2(d)	B2(d)	A3S(d)	A2S(d)
14	A25	A2S	A35	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A25
13	A2S	A2S	A35	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
12	A2S	A2S	A35	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
11	A25	A25	A35	B2	B2	A1	A1	A1	A1	B2	B2	A35	A25
10	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
9	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
8	A25	A2S	A35	B2	B2	A1	A1	A1	A1	B2	B2	A35	A25
7	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
6	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
5	A25	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A35	A2S
4	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
3	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
2	A25	A25	A35	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
1	A2S(p)	A2S(p)	A3S(p)	B2(p)	B2(p)	A1(p)	A1(p)	A1(p)	A1(p)	B2(p)	B2(p)	A3S(p)	

BIK 43	TAMPINES	STREET 84	SINGAPORE	528511

51	52 C3P(d)	53 C3P(d)	54	55 B4P(d)	56	57	58
B1(d)			B4P(d)	The state of the s	C2(d)	C2(d)	B1(d)
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1	C3P	C3P	B4P	B4P	C2	C2	B1
B1(p)	C3P(p)	C3P(p)	B4P(p)	B4P(p)			B1(p)

LEGEND



TYPE A1(p)

41 sq m / 441 sq ft

BLK 51 #01-06, #01-07*, #01-08, #01-09*

BLK 61 #01-43, #01-44*, #01-45, #01-46*



TYPE A1

41 sq m / 441 sq ft

#02-06 to #15-06, #02-07* to #15-07*, #02-08 to #15-08, #02-09* to #15-09*

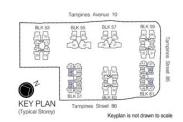
BLK 61

#02-43 to #15-43, #02-44* to #15-44*, #02-45 to #15-45, #02-46* to #15-46*





Area include an incru (AC) listing, private included space, PEGS, businery and strate work area where applicable. Some units an mirror images of the quantiment planes where in the borchure. Perse ender for the way being for contribution. The prima are subject to change a may be approximately authorities. All four plans are approximate measurements only and are subject to government re-usivey. The backory shall not be enclosed unless with the approved abodrony screen. For all missters of the approximate arrier for the disparament where the strategies of the primary and area of the primary and are pri



TYPE A2S(p)

44 sq m / 474 sq ft

BLK 51 #01-01, #01-02*, #01-13

BLK 61 #01-38, #01-39*



TYPE A2S

*Mirror Image

44 sq m / 474 sq ft

#02-01 to #14-01, #02-02* to #14-02*, #02-13 to #14-13

BLK 61 #02-38 to #14-38, #02-39* to #14-39*, #02-50 to #14-50

TYPE A2S(d) 56 sq m / 603 sq ft

including strata void area of 12 sq m / 129 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

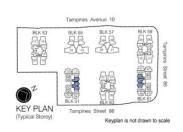
BLK 51 #15-01, #15-02*, #15-13

BLK 61 #15-38, #15-39*, #15-50





Area includes air-corr (A/C) ledge, private enclosed space (PES), balcony and strata 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 subject to povernment me-survey. The balcony shall not the enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, For an illustration of the approved balcony screen, For an illustration of the approved balcony screen. For an illustration of the approved balcony screen, For an illustration of the approved balcony screen.



TYPE A3S(p)

44 sq m / 474 sq ft

BLK 51 #01-03*, #01-12

BLK 61 #01-40*, #01-49



TYPE A3S

44 sq m / 474 sq ft

#02-03* to #14-03*, #02-12 to #14-12

BLK 61 #02-40* to #14-40*, #02-49 to #14-49



*Mirror Image

Area includes an incru (AC) listing, private included space, PEGS, businery and strate work area where applicable. Some units an immer images of the quantiment planes show in the borchure. Perse ender for the way being for contribution. The prima are subject to change a may be approximately authorities. All four plans are expected in the private private interest authorities. All four plans are approximate measurements only and are subject to government re-usivey. The backory shall not be enclosed unless with the approved backory screen. For all multistorn of the approved backory screen, For all multistorn of the approved backory screen, For all managements where the "Arnesuse A".

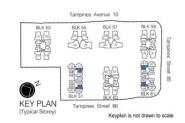
TYPE A3S(d)

56 sq m / 603 sq ft

including strata void area of 12 sq m / 129 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 51 #15-03*, #15-12

BLK 61 #15-40*, #15-49



TYPE B1(p)

56 sq m / 603 sq ft

BLK 53 #01-14*, #01-21

BLK 59 #01-30*, #01-37

BLK 63 #01-51*, #01-58



TYPE B1

56 sq m / 603 sq ft

#02-14* to #14-14*, #02-21 to #14-21

BLK 59

#02-30* to #14-30*, #02-37 to #14-37

BLK 63

*Mirror Image

#02-51* to #14-51*, #02-58 to #14-58



Area includes air-con (AIC) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brockner. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All foor plans are authorities as a floor plans are subject to povernment re-survey. The balcony shall not the enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, and illustration of the approved balcony screen. For an illustration of the approved balcony screen, and illustration of the approved balcony screen.

TYPE B1(d)

69 sq m / 743 sq ft

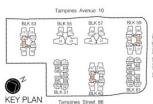
including strata void area of 13 sq m / 140 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 53 #15-14*, #15-21

BLK 59

#15-30*, #15-37

#15-51*, #15-58



Tampines Street 86 Keyplan is not drawn to scale

TYPE B2(p)

56 sq m / 603 sq ft

BLK 51 #01-10, #01-11*

BLK 61 #01-41, #01-42*, #01-47, #01-48*



TYPE B2

*Mirror Image

56 sq m / 603 sq ft

#03-04 to #14-04, #03-05* to #14-05*. #02-10 to #14-10, #02-11* to #14-11*

BLK 61 #02-41 to #14-41, #02-42* to #14-42*, #02-47 to #14-47, #02-48* to #14-48*

TYPE B2(d)

69 sq m / 743 sq ft

including strata void area of 13 sq m / 140 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 51

#15-04, #15-05*, #15-10, #15-11*

BLK 61

#15-41, #15-42*, #15-47, #15-48*



TYPE B3S(p)

64 sq m / 689 sq ft

BLK 53 #01-18



TYPE B3S

64 sq m / 689 sq ft

#02-17* to #14-17*, #02-18 to #14-18

TYPE B3S(d)

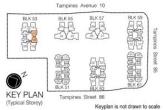
75 sq m / 807 sq ft

including strata void area of 11 sq m / 118 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 53

#15-17*, #15-18





Area includes air-con (AIC) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brothure. 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 suspiced to though a subject to preminent me-survey. The balcony shall not be enclosed unless with the approved balcony sorters. For an illustration of the approved balcony sorters. For an illustration of the approved balcony sorters, for an illustration of the approved balcony sorters. For an illustration of the approved balcony sorters, for an illustration of the approved balcony sorters.

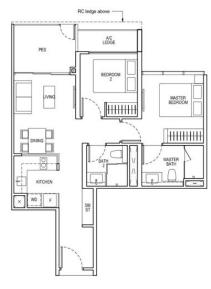
2-Bedroom Premium 3-Bedroom

TYPE B4P(p)

65 sq m / 700 sq ft

BLK 59 #01-34*

BLK 63 #01-54, #01-55*



TYPE B4P

*Mirror Image

65 sq m / 700 sq ft

BLK 59 #02-33 to #14-33, #02-34* to #14-34*

BLK 63

#02-54 to #14-54, #02-55* to #14-55*



Area include an incru (AC) listing, private included space, PEGS, businery and strate work area where applicable. Some units an mirror images of the quantiment planes where in the borchure. Perse ender for the way being for contribution. The prima are subject to change a may be approximately authorities. All four plans are appointment areassurements only and are subject to government re-survey. The backory shall not be enclosed unless with the approved backory screen. For all mulations of the approximate arrivers from the displane arrivers are for the thick approximate management and area.

TYPE B4P(d)

76 sq m / 818 sq ft

including strata void area of 11 sq m / 118 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 59

#15-33, #15-34*

#15-54, #15-55*

KEY PLAN

(Typical Storey)

Tampines Street 86



TYPE C1(p)

86 sq m / 926 sq ft

BLK 55 #01-22*, #01-25

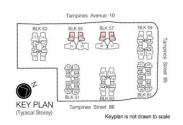
BLK 57

#01-26*, #01-29





Area includes air-con (AIC) ledge, private enclosed space (PES), balcony and strata 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 authorities as a floor plans are subject to povernment re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, and illustration of the approved balcony screen. For an illustration of the approved balcony screen, and illustration of the approved balcony screen.



3-Bedroom 3-Bedroom

TYPE C1

86 sq m / 926 sq ft

BLK 55 #02-22* to #14-22*, #02-25 to #14-25

BLK 57 #02-26* to #14-26*, #02-29 to #14-29

BALCONY RC ledge at 2nd, 4th, 6th, 8th, 10th, 12th 6 14th storay MASTER BEDROOM BEDROOM MASTER BERTOOM MASTER BATH M

TYPE C1(d)

102 sq m / 1098 sq ft

including strata void area of 16 sq m / 172 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 55 #15-22*, #15-25

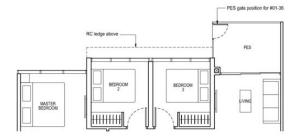
BLK 57 #15-26*, #15-29

TYPE C2(p)

92 sq m / 990 sq ft

BLK 53 #01-19*, #01-20

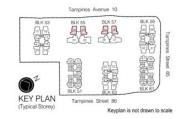
BLK 59 #01-35*, #01-36





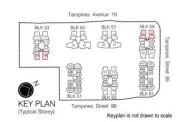


Area include an arcon (AC) lodge, private inclosed spoor, PEGS, ballowy and state soid area where applicable. Some with an mirror images of the cambring plant shows in the burchure. Persiented for the key before orientation. The lamb are subject to lamps a may be approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved before yourself re-survey. The balcony shall not be enclosed unless with the approved ballowy screen. For all shallows present for in the diagram amendatheries or X-inchesure AT.





Area includes air-com (AIC) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans above in the brochuse. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All fixor plans are approximate measurements only and are subject to government re-survey. 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 amenand hereto as *Annexuse X.



TYPE C2

92 sq m / 990 sq ft

BLK 53 #02-19* to #14-19*, #02-20 to #14-20

BLK 59 #02-35* to #14-35*, #02-36 to #14-36

BLK 63 #02-56* to #14-56*, #02-57 to #14-57

TYPE C2(d)

109 sq m / 1173 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

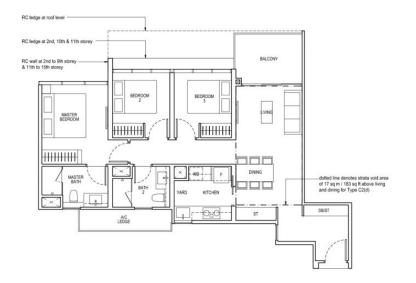
BLK 53

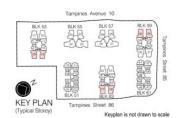
#15-19*, #15-20

BLK 59 #15-35*, #15-36

BLK 63

#15-56*, #15-57





TYPE C3P(p)

105 sq m / 1130 sq ft

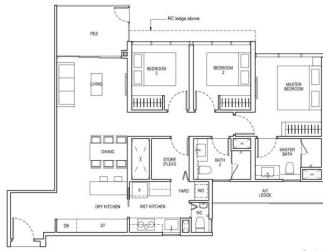
BLK 53 #01-15*, #01-16

BLK 59 #01-32

BLK 63 #01-52*, #01-53

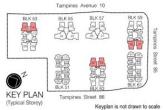


BLK 59 #01-31





Area includes air-con (AC) lodge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brockure. Please refer to the key plan for orientation. The plans are subject to change as may be approxed by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. 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 amende hereto as "Amenure A."



*Mirror Image 0 0.5 1 2 3 5M

Area include an incru (AC) lodge, private included space, PEGS, businery and strate sold area where applicable. Some units an immer images of the quantiment planes show in the borchure. Perse enfer for the vey buff for orientation. The plane are subject to change a may be approximately authorities. All four planes are good proximate measurements only and are subject to government re-usivey. The backory shall not be enclosed unless with the approved abodroy screen. For all instalts on of the approximate arries for the displane are refer to the displane arries of the proximate.

TYPE C3P

105 sq m / 1130 sq ft

BLK 53 #02-15* to #14-15*, #02-16 to #14-16

BLK 59 #02-31* to #14-31*, #02-32 to #14-32

BLK 63 #02-52* to #14-52*, #02-53 to #14-53

TYPE C3P(d)

125 sq m / 1346 sq ft

including strata void area of 20 sq m / 215 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 53 #15-15*, #15-16

BLK 59 #15-31*, #15-32

BLK 63 #15-52*, #15-53

RC ledge at 2nd, 10th & 11th storey RC wall at 2nd, 10th & 11th storey BEDROOM BE

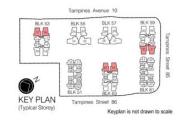
TYPE D1(p) 133 sq m / 1432 sq ft

BLK 57 #01-27*, #01-28

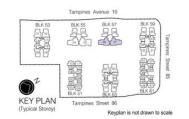




Area include an incru (AC) listing, private included space, PEGS, businery and strate work area where applicable. Some units an mirror images of the quantiment planes where in the borchure. Perse ender for the way being for contribution. The prima are subject to change a may be approximately authorities. All four plans are expected to the private private authorities. All four plans are expected in the private private authorities. All four plans are expected in the private p







TYPE D1

133 sq m / 1432 sq ft

BLK 57 #02-27* to #14-27*, #02-28 to #14-28

TYPE D1(d)

150 sq m / 1615 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 57 #15-27*, #15-28

TYPE D2DK(p)

138 sq m / 1485 sq ft

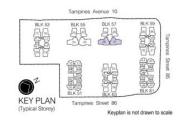
BLK 55 #01-24



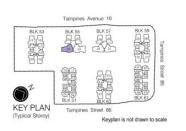




Area include air-con (AC) lodge, private enclosed spoor (PES), belony and strats void sear where applicable. Some units are mirror images of the appartment plans indices in the become refer to the vegla for for detention. The plans are subject to change as may be approved by relevant authorities. All floor plans are supported by relevant authorities. All floor plans are supported measurements only and are subject to government re-survey. The backory shall not be enclosed unless with the approved bloody screen. For an illustration of the approved backory screen, For all screen infect to the displant anneaed better of x-freeze.







TYPE D2DK

138 sq m / 1485 sq ft

BLK 55 #02-24 to #14-24

TYPE D2DK(d)

155 sq m / 1668 sq ft

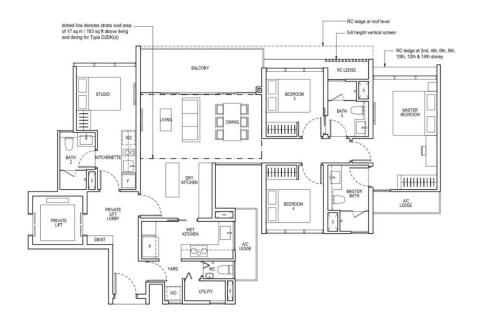
including strata void area of 17 sq m / 183 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

BLK 55 #15-24

TYPE E1DKS(p)

164 sq m / 1765 sq ft

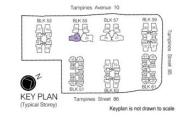
BLK 55 #01-23



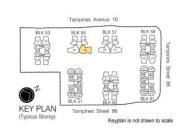












TYPE E1DKS

164 sq m / 1765 sq ft

BLK 55 #02-23 to #14-23

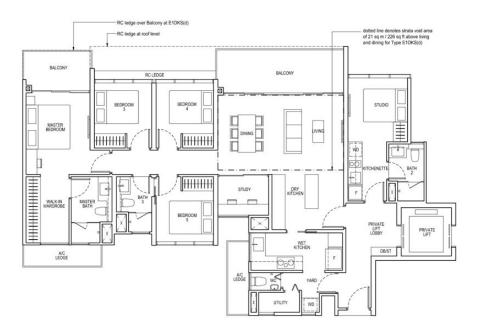
TYPE E1DKS(d)

185 sq m / 1991 sq ft

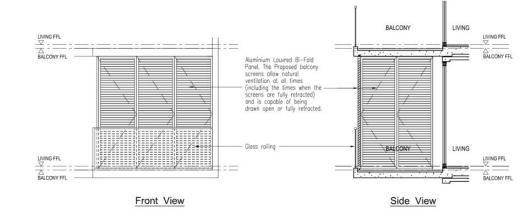
including strata void area of 21 sq m / 226 sq ft above living and dining Approximate 4.4 m floor to ceiling height at living and dining

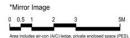
BLK 55 #15-23

ANNEXURE A

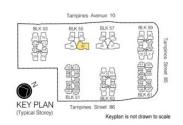


Approved Typical Balcony Screen





Area include an incru (AC) listing, private included space, PEGS, businery and strate soid area where applicable. Some units an mirror images of the quantiment planes show in the borchure. Perse ender for the way being for contribution. The prima are subject to change a may be approximately authorities. All four plans are expected to the private private authorities. All four plans are expected in the private private authorities. All four plans are expected in the private pr



Specifications

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and steel structures.

a. External Walls:

Reinforced concrete wall and/or lightweight precision blockwall and/or precast panels.

b. Internal Walls:

Reinforced concrete wall and/or lightweight precision blockwall and/or drywall partition and/or precast panels and/or aggregate wall and/or lightweight concrete panel/ drywall.

4. ROOF

Reinforced concrete roof with waterproofing and insulation.

a. Apartment Ceiling Height

Bedrooms, Studio, Walk-in Wardrobe, Store(Flexi), Study [Type A2S[p], A2S, A2S[d], A3S[p], A3S, A3S[d], E1DKS[p], E1DKS, E1DKS[d]): 2.75m

 Living, Dining (Type A1[p], A1, A2S[p], A2S, A3S[p], A3S, B1[p], B1, B2[p], B2, B3S[p], B3S, B4P[p], B4P, C1[p], C1. C2(pl, C2, C3P(pl, C3P, D1(pl, D1, D2DK(pl, D2DK, E1DKS(pl, E1DKSl: 2.75m

iii. Living, Dining (Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d), E1DKS(d)): 4.4m

iv. Private Lift Lobby, Study (Type B3S(p), B3S, B3S(d)), Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette, Yard, Utility: 2.4m.

v. Bathmoms, WC: 2.42m

vi. PES, Balcony [Type A1, A2S, A3S, B1, B2, B3S, B4P, C1, C2, C3P, D1, D2DK, E1DKS] and Balcony at Master Bedroom of F1DKS(d): 2.88m

vii. Balcony (Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d)) and Balcony at Living/ Dining of E1DKS(d): 4.45m

Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m) Bulkheads at 2.4m and/ or 2.3m where applicable.

 Private Lift Lobby, Living, Dining, Bedrooms, Studio, Store(Flexi), Walk-in Wardrobe, Study, Bathrooms, WC, Utility, Kitchen, Wet Kitchen, Dry Kitchen, Kitchenette, Yard, Private Enclosed Space (PES), Balcony: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/ or box-ups with emulsion paint at designated areas (where

6 FINISHES

a. Wall (Apartment Units)

Private Lift Lobby, Living, Dining, Bedrooms, Studio, Study, Walk-in Wardrobe, Utility, Yard, Store(Flexi): Paint finish

ii. Bathrooms, WC: Tiles

iii, Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette: Paint finish and/or solid surface finish

iv. Private Enclosed Space (PES), Balcony: Exterior paint finish

b. Wall (For Common Area - Internal)

 Basement Lift Lobbies and 1st Storey Lift Lobbies: Stone and/or tiles and/or laminate finish on appropriate backing material and/or paint finish

ii. Typical Storey Lift Lobbies: Tiles and/or paint finish and/or

iii. Common Corridors, Staircases, and Staircase Storey Shelters: Tiles and/or paint finish

iv. Changing Rooms and Handicap/Family Toilet: Tiles and/or paint finish

c. Wall [Common Areas - External]

i. All External Walls: Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

All wall finishes are provided up to false ceiling level and on exposed areas only No tiles behind all cabinets, kitchen cabinets, vanity/mirror

cabinets, mirror or above false ceiling Wall surface above false ceiling level will be left in its original

d. Floor (Apartment Units)

i. Bedrooms, Studio, Walk-in Wardrobe, Kitchenette, Study [Type A25(p), A25, A25(d) only): Vinyl flooring

ii. Private Lit Lobby, Living, Dining, Kitchen, Dry Kitchen, Wet Kitchen, Bathrooms, Yard, Utility, WC, Study (Type A3S(p), A3S, A3S(d), B3S(p), B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only), Storefflexi), Private Enclosed Space (PES), Balcony: Tiles

e. Floor (for common areas)

i All Lift Lobbins: Tiles

ii. Staircases and Staircase Storey Shelter: Stones and/or Tiles and/or Cement sand screed with nosing tiles

- All floor finishes are to exposed surface area only.

7. WINDOWS

Aluminium-framed windows tinted glass and/or clear glass and/or laminated glass.

Minimum thickness of glass: 6mm

 Unit Main Entrance to Common Lobby, Private Lift Lobby (Type D2DK(pl, D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)) to Common Lobby and Yard [Type D1[p], D1, D1(d)] to Common Lobby: Approved fire-rated timber swing door

b. Kitchenette, Dry Kitchen, and Yard to Private Lift Lobby: Hollow core timber swing door

c. Living, Dining, Master Bedroom (Type E1DKS(p), E1DKS, E1DKS(d)) to Private Enclosed Space (PES)/Balcony: Aluminium-framed sliding glass door and/or swing glass

d. Bedrooms, Bathrooms: Hollow core timber swing door and/ or sliding door

e. Study (Type E1DKS(p), E1DKS, E1DKS(d)): Hollow core timber sliding door and/or timber-framed with glass infill sliding door and/or aluminium-framed with glass infill

f. Kitchen (Type C1(p), C1, C1(d), C2(p), C2, C2(d)), Wet Kitchen: Timber-framed with glass infill sliding door

g. Store(Flexi) (Type C3P(p), C3P, C3P(d) to Yard, Utility, WC, where applicable: Aluminium-framed slide and fold door

h. Private Enclosed Space (PES), where applicable: Aluminiumframed swing glass and/or metal low gate

Good quality locksets and ironmongery to be provided to all

All glass doors to be of tinted and/or clear glass (where

Minimum thickness of glass: 6mm 9. SANITARY WARES, FITTINGS AND ACCESSORIES

a) Master Bath

- 1 shower cubicle and 1 shower mixer set complete with

overhead shower 1 vanity cabinet complete with basin and mixer

1 wall-mounted water closet 1 toilet paper roll holder

- 1 robe hook

- 1 bidet spray bl Common Bath

1 shower cubicle and 1 shower mixer set 1 vanity cabinet complete with basin and mixer

1 wall-mounted water closet 1 toilet paper roll holder

1 towel rail

- 1 mirror cabinet

1 wash hand basin with tap

1 handheld shower set

1 pedestal water closet

1 toilet paper roll holder - 1 robe hook

10. ELECTRICAL INSTALLATION

1 bib tap for washer cum dryer at designed area

al All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.

bl Refer to item 18 for Electrical schedule.

11. TV/TELEPHONE POINTS/DATA POINTS Refer to item 18 for Electrical schedule

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2010.

a. Internal Walls: Emulsion paint

External Walls: Spray textured coating paint and/or other approved exterior paint to exposed area only.

14 WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, Wet Kitchen, Kitchenette, Yard, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat Roof, where applicable.

15 DRIVEWAY AND CAR PARK

a. Surface Driveway/Ramp: Stone and/or tiles and/or interlocking pavers and/or concrete finishes, where

b. Basement Car Park/Driveway: Reinforced concrete floor with hardener

16. RECREATION FACILITIES Arrival Court

Welcome Lobby

3. Waiting Lounge

Sculpture Reflective Pool

Garden Niche with Bench

Covered Walkway

Entrance Feature 9 Side Gate

Club Tapestry

10. Gathering Place 11. Dining with Gourmet Kitchen

12. The Alfresco

Central Park

15. Arbour Walk

16. Palm Garden 17. Cosy Lounge 18. Hammock Lounge

19. Gourmet Pavilion with BBQ Grill 20. Poolside Lounge

21. Changing Rooms with Steam Bath

23, 100m Infinity Pool 24. 50m Lap Pool

26. Poolside Cabana

Social Patio 27 Jets Pool

29. Social Pavilion with Teppanyaki & BBQ Grill

Hydro Veranda

30. Hydrotherapy Pool 31. Cosy Cabana

32. Scented Garden

33. Community Culinary Garden 34. Garden Pavilion with BBQ Grill

35. Viewing Deck

34 Fco-Pond

37. Boardwalk

Kids Explorer 38. Adventure Playground

39. Adventure Play Pool

41. Leisure Cabin

42. Changing Room 43. Palm Alcove

Fitness Court

44. Jogging Trail

45. Sunken Tennis Court

47. Multi-Purpose Court 48. Fitness Pavilion with Gourmet Cooking Station

Pets Cabin

49. Pets Washing Bay 50. Pets Play

51. Pets Pavilion

Basement Level

52. Childcare Centre 17 ADDITIONAL ITEMS

a) Kitchen Cabinets High and/or low level kitchen cabinets/shelves complete

with solid surface counter top. 1 stainless steel sink with mixer is provided for Kitchen,

Wet Kitchen and Kitchenette (where applicable)

bl Kitchen Appliances il For Type A1(p), A1, A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S,

B3S(d), B4P(p), B4P, B4P(d):

- built in oven, free standing fridge, washer cum dryer, induction hob and cooker hood ii) For Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P,

built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood.

iii) For Type D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d): - Dry Kitchen: built in oven, built in combi steam oven.

Dry Atchen: but in over, but in comin seam over, wet kitchen i free standing fridge, washer cum dryer, gas hob and cooker hood.

Kitchenette (except for Type D1[p], D1, D1(d)]: induction hob, cooker hood, free standing fridge, built

in oven, washer cum dryer. cl Wardrobes

Built-in Wardrobes with laminate and/or melamine finish for all bedrooms.

dl Air-conditioning

Wall-mounted split-unit air-conditioning system to Living Dining, Bedrooms, Studio (Type D2DK(p), D2DK, D2DK(d) E1DKS(p), E1DKS, E1DKS(d)) and Study (Type B3S(p) B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only), where applicable.

bathroom, where applicable.

f) Audio Video Telephony System

Audio Video Telephony System, which is to be connected to Purchaser's personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor

g) Hot Water

Electric storage water heater (for Type A1(p), A1, A2S(p) A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S, B3S(d), B4P(p), B4P, B4P(d)): Hot water supply to Bathrooms and Kitchen

Gas water heater (for Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)]: Hot water supply to Bathrooms, Kitchen, Wet Kitchen and Kitchenette

h) Security System
Security Card Access Control System will be provided at Basement 2, Basement 1 and 1st Storey Lift Lobbies for all blocks and Private Lift [for Type D1(p], D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)).

il Digital lockset

One digital lockset to each apartment unit. il Ceiling Fan

Ceiling fan will be provided for all Living room in apartment

k) Smart Home System 1x Smart home gateway with built-in IP camera, 1 x smart voice assistant, 1 x main door sensor, 1 x lighting control and 2 x air conditioner controls will be provided for all

() Town Gas Provision of Town Gas to kitchen gas hob to Type C1[p], C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS,

F1DKS(d) except for Kitchenette m) Gondola System

Gondola supports/brackets/platforms/tracks will either be floor, wall or soffit mounted (top/side/below) on RC flat oof/external wall/RC ledge/trellis/canopy of tower blocks.

n) Waste Disposal System

Pneumatic waste conveyance system provided at common area at every residential lift lobby level ol Wireless Internet Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant

internet service provider.

18. ELECTRICAL SCHEDULE

13A POWER POINT

WASHER CUM DRYER POI

COOKER HOR POINT

nl IT Feature All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider

NOTES

al Marble/Compressed Marble/Limestone/Granite Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be preselected before installation, this nonconformity in the marble/compressed marble/limestone/ granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laving and care has been taken for their installation. However, granite being a much harder material than marble, cannot be repolished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of sale and purchase agreement, the tonality and pattern of the marble, limestone

or granite selected and installed shall be subject to availability.

A25[pl. A25, A25[dl. A35[pl. A35, A35(d)

B2(p), B2, B2(d) B3S(p), B3S, B3S(d)

A1(p),

b) Timber Strips

Timber strips are natural materials containing veins and tonal ifferences. 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 clauses 9 and 17 of sale and purchase agreement.

c) Air-Conditioning System

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

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

el Materials, Fittings, Equipment, Finishes, Installations and

respective channels and/or internet access.

Subject to clause 14.3 of sale and purchase agreement 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

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

clauses 9 and 17 of sale and purchase agreement

g) 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 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

UNIT TYPE

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

D1[p], D1, D1(d)

Notwithstanding this note the Vendor shall remain fully

C2(p), C2, C2(d) C3P(p), C3P, C3P(d) clauses 9 and 17 of sale and purchase agreement

il 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 instal 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 clauses 9 and 17 of sale & purchase agreement.

responsible for the performance of its obligations under

k) Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis

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

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

n) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and

Plaster Ceiling Boards Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final

decision and design. o) Prefabricated Bathroom Units

n) Mobile Phone Reception

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book

Telephone recention on mobile phones within the Housing

providers and is not within the purview/control of the Vendor.

Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service

Vinyl Flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction eyond the control of the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

40

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

s) Prefabricated Pre-finished Volumetric Construction (PPVC)

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation ["ACMV") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services and sanitary services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

t) Window Limiters

Standards SS483:2000.

For compliance with authorities' requirements, all units will be

Vender Developer Edellowur Properties Pte. Ltd. (UEN No. 2012/38/38/E) Subsidiary of City Developments. Ltd (UEN No. 1933/08/14/2). *Fourter of Land: *Pyears commencing from 31 July 2017 - Ltd No. 1017/37/EN NRZ8 *Developer Licence No. 2012/8 *Expected Date of Vacard Peassession 31 October 2025 of a System at the date of delivery of vacard present Reacouble care has been taken in the preparation of this brothure, but the Developer does not warrant the accuracy of this brothure. To the extent permissable by law, the attenment, information and depotition in this brothure may not be refined upon as statements or representations of fact, and institutions and applicates supplied shall be prevised subject to the Developer and accurate the prevision of the Developer and accurate the Developer an

This brochure is printed on eco-friendly paper, 16 March 2018

Note: 1. isolator's shall be provided according to the no. of condensing units for each apartment. 2. isolator/connection unit shall be provided according to the no. of heaters for each apartment. 3. Twin power points will be counted as 2 number of 13A power points.

e) Mechanical Ventilation System fechanical ventilation system is provided to internal