

THE
Garden
RESIDENCES

THEGARDENRESIDENCES.SG

YOUR HOME
IN THE GARDENS

JOINTLY DEVELOPED BY





TO PLANT
A GARDEN,
IS TO BELIEVE
IN TOMORROW

Audrey Hepburn —

THE
Garden
RESIDENCES

Home is where your story begins. Where you choose to live, is equally as important as what your lifestyle will be when you are living there.

The Garden Residences, overlooking one of Singapore's best known and much-loved neighbourhoods, Serangoon Gardens, presents a life that has been built on these fundamentals.

Location, one that surrounds you with lifestyle, shopping and F&B establishments. ***Connections***, with a transport network that takes you anywhere you need to be in minutes. ***Education***, because the pursuit of learning at any age should never be undervalued. ***Architecture***, in creating a home that stands the test of time and draws inspiration from the gardens outside, to create a life that's well-lived inside.

A home is more than just a roof over your head, it holds a lifetime of memories. Where growth and wellness are integrated to create an energised, holistic environment for you and your loved ones.

There is no better investment than in your family or yourself, and no better place to put down your roots.

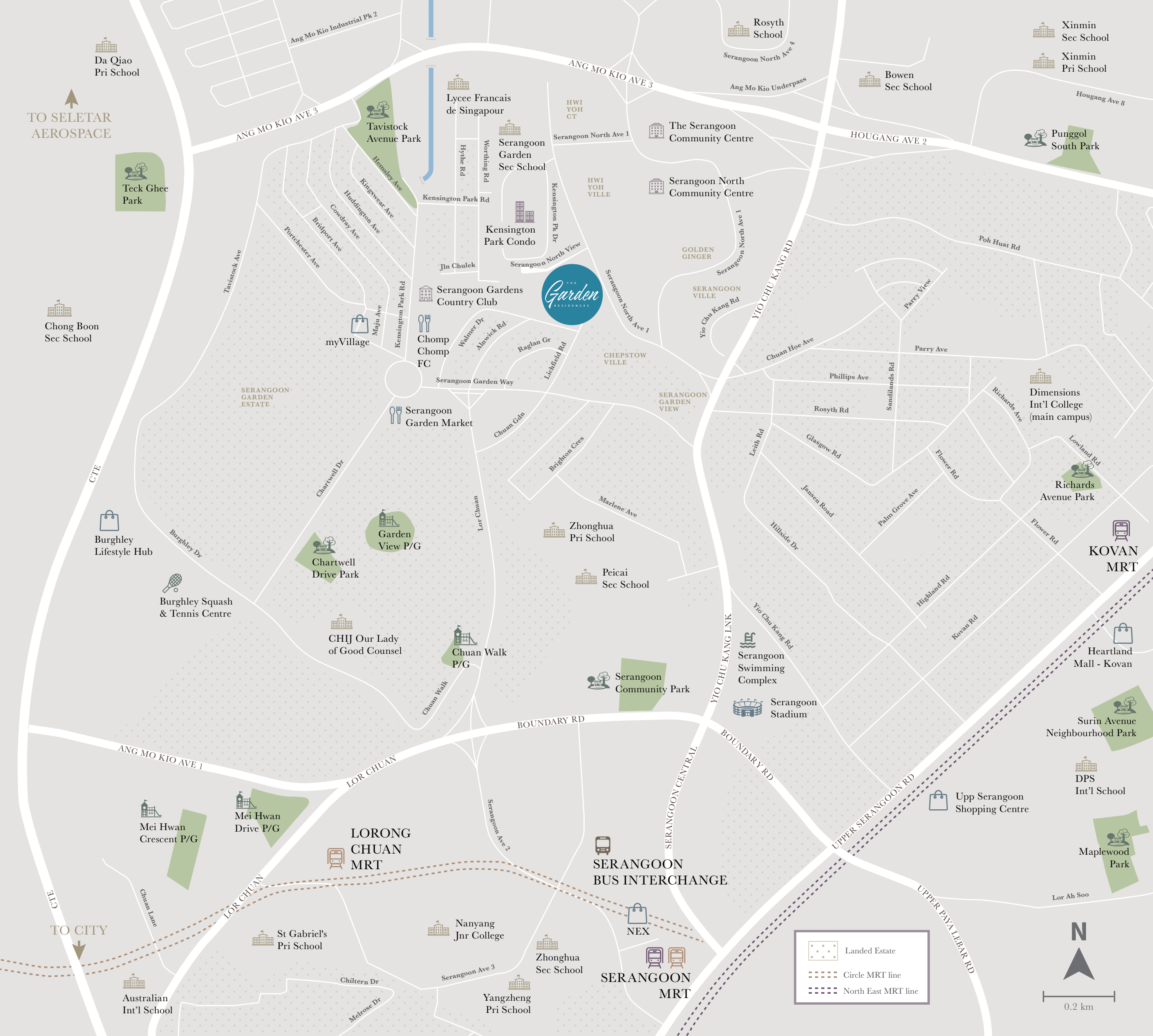
THE GARDEN RESIDENCES.



*Inspired by the gardens,
designed for your
wellness and wellbeing*



Artist's Impression



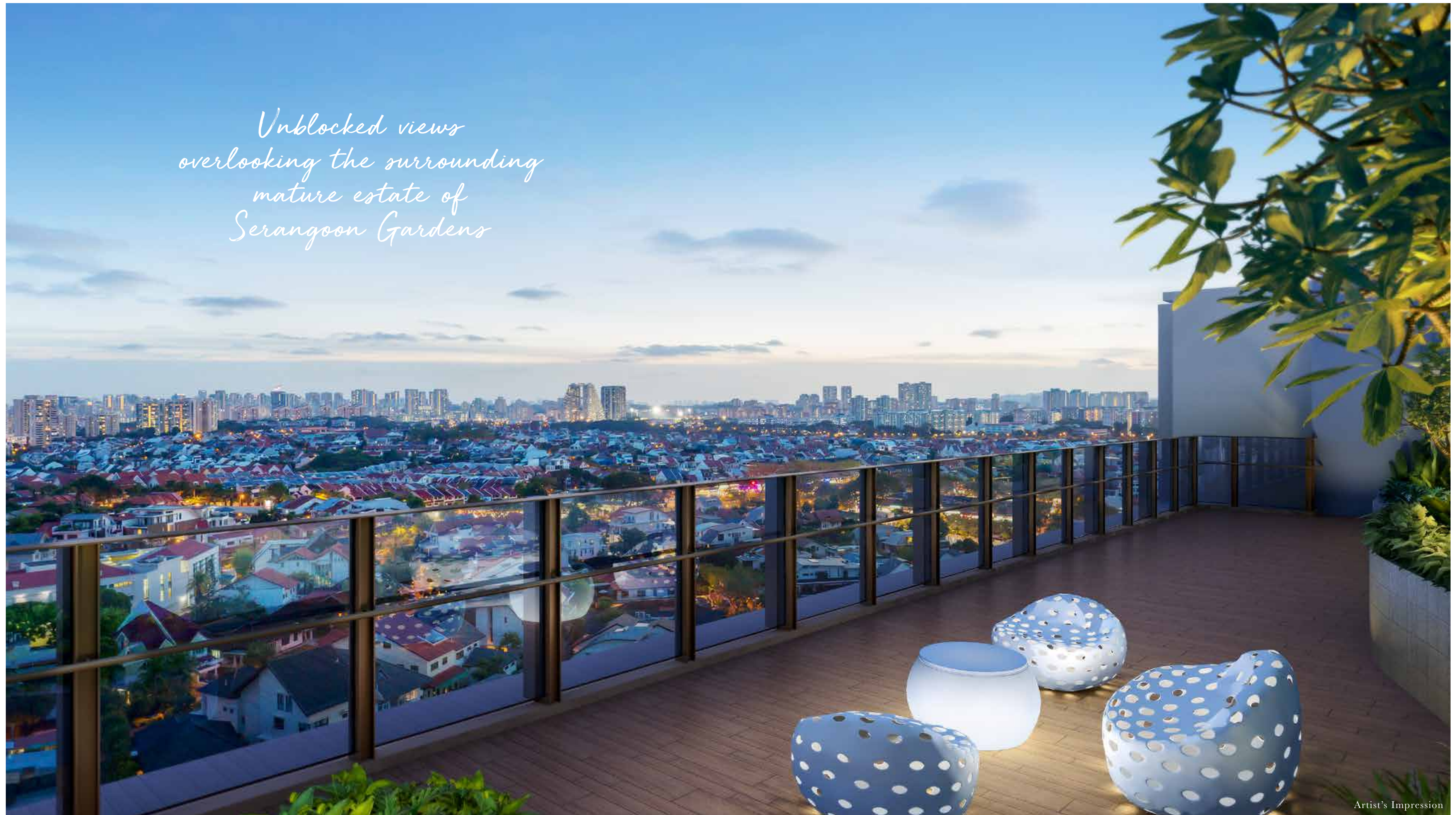
CONNECTING YOU TO ALL THE ESSENTIALS OF LIFE



A short stroll to Serangoon Gardens, you can also connect and travel seamlessly with the CTE and PIE mere minutes away. And with a free* shuttle service to and from Serangoon MRT Station, the downtown and city are all easily within reach.

*Available for the first year

*Unblocked views
overlooking the surrounding
mature estate of
Serangoon Gardens*



Artist's Impression

AN F&B HAVEN AT YOUR DOORSTEP

At The Garden Residences,
it will be a matter of what,
and not where to eat.

From Singapore's famous
Chomp Chomp Food Centre and
the Serangoon Garden Market
and Food Centre, to the many
cafés, restaurants and pubs nearby,
your whole family will be spoilt
for choice when you reside in
one of Singapore's most
diverse dining spots.

SERANGOON GARDENS – A NEIGHBOURHOOD OF SURPRISES

Diverse and unique, Serangoon Gardens is
a treat for the senses with an eclectic selection
of dining options in the neighbourhood.



CAFÉS

- Get your caffeine fix at Insta-worthy cafes such as One Man Coffee and The Coffee Daily
- Have brunch with friends and family at Arbite, which serves up a delectable all-day breakfast menu and fusion cuisine
- There's always room for dessert! Choose from a wide range of ice creams and pastries at Oblong

INTERNATIONAL FARE

- Feast on authentic Italian fare over at Ravello by Cesare Cantarella
- Satisfy your Japanese Ramen cravings at Hajime Tonkatsu & Ramen

RK EATING HOUSE

Deserving of its own mention,
the 24-hour RK Eating House is
a landmark eatery in the area.

Highlights they are known for include:

- The ever-popular 5-litre Teh Tarik or Milo Tower – a fixture on every table, any day
- The enormous Tissue Prata, best tackled with a group of hungry friends

SERANGOON MARKET AND FOOD CENTRE

- Enjoy British-inspired comfort food with a local twist at Lad & Dad
- Using only basmati rice and freshly-squeezed coconut milk and spices, Aliff Nasi Lemak is sure to have you back for more

CHOMP CHOMP FOOD CENTRE, AN INSTITUTION IN ITSELF

- Go for a perennial local favourite, the fried oyster omelette, at Ang Mo Kio 409 Carrot Cake
- Satisfy your greatest supper cravings with Ah Hock Fried Hokkien Mee

LIVE, LEARN, WORK AND PLAY

There's no better location to raise your family. Educational institutions such as Rosyth School and Lycee Francais De Singapour are all within 1km.

Spend quality time together on the weekends at Serangoon Gardens with a variety lifestyle establishments, or indulge in some retail therapy at the nearby NEX shopping mall. Work up a sweat at the Serangoon Stadium and Tavistock Avenue Park nearby or head to the Serangoon Gardens Country Club for a weekend brunch with family and friends.

It's no wonder that Serangoon Gardens has always been a popular residential enclave with its reputation for being a neighbourhood that offers connectivity, convenience and a strong community culture.



FAMILY FUN FOR WEEKEND WARRIORS

Ease up and unwind on the weekends with exciting creative outlets for family fun.



SERANGOON GARDENS

- Grab a canvas and paint what inspires you, or channel your child's creative energy with art lessons at the Art Speaks Studio
- Enjoy free movie screenings, film house festivals, local artistes' concerts and farmers' market events at myVillage.

FOR PET LOVERS

Your fur kids will be well-taken care of, with a wide range of pet stores a short walk away.

- With over five stores within the vicinity, pampering your pet is easy. Simply take a short stroll to Animal Arts Academy, which offers grooming and spa services
- Or make new two- and four-legged friends over drinks at the pet-friendly Happy Daze Café

NEX SHOPPING MALL

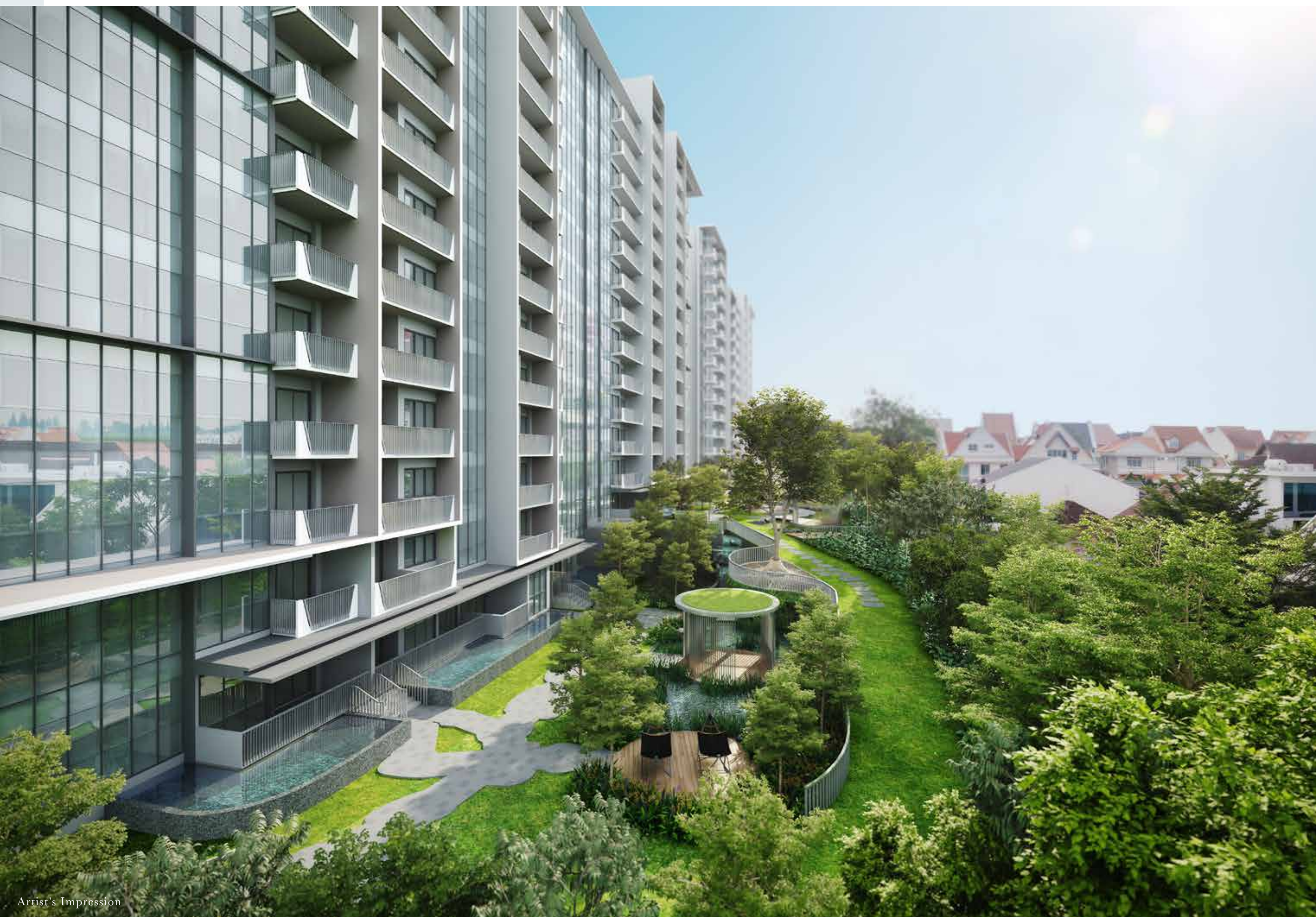
A short drive away, NEX Shopping Mall has something for the entire family.

- Have an exciting day out with your children at Kidzplay @ Skygarden, a rooftop playground with interactive equipment and even a water-themed section
- Even your four-legged friends will have a ball of a time, with the K9 Park @ Skygarden that's full of pet-friendly play equipment

*Be enveloped
by gardens,
from the moment
you arrive*



Artist's Impression



IF YOU TRULY
LOVE NATURE,
YOU WILL FIND
BEAUTY EVERYWHERE

– *Vincent van Gogh* –



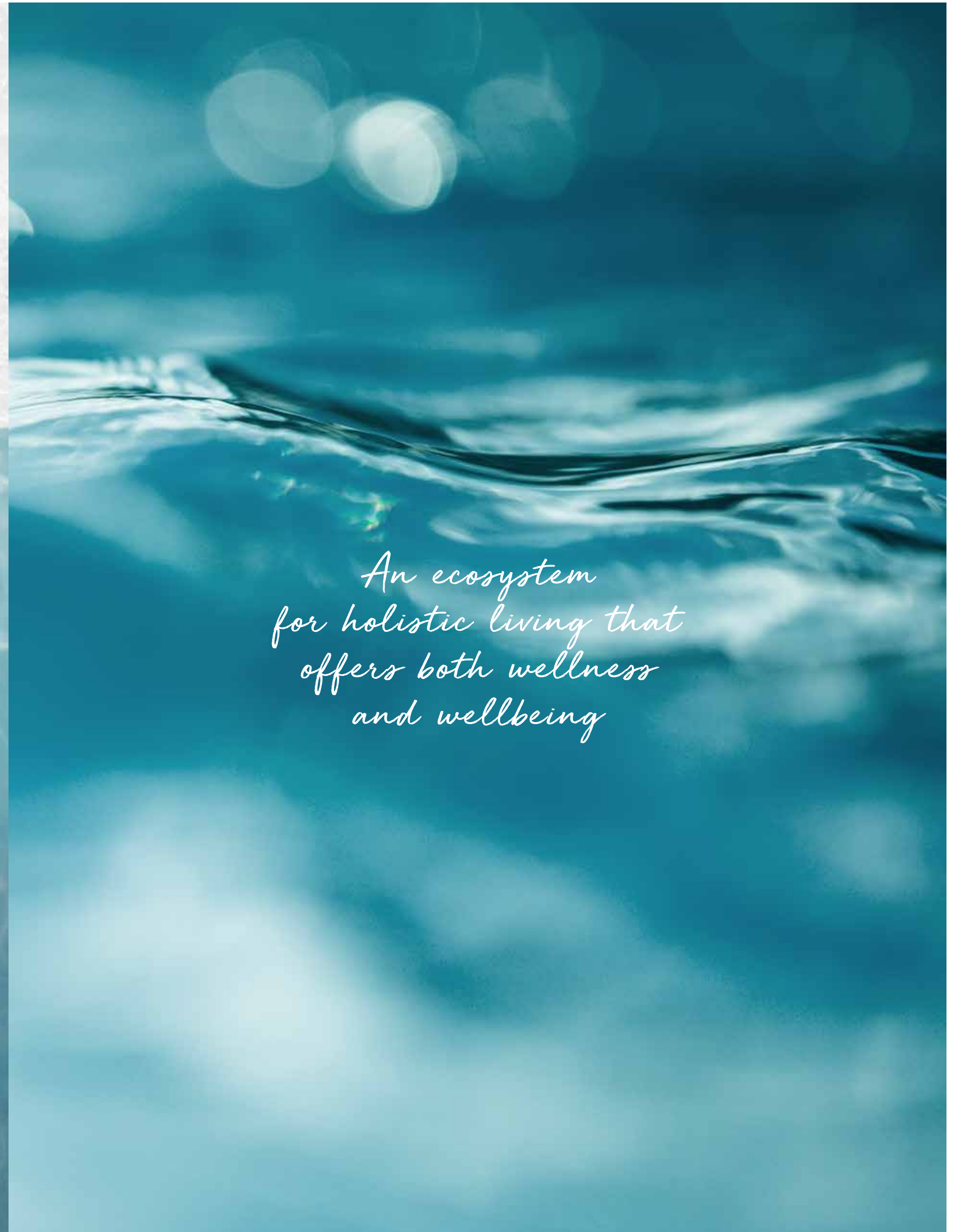
Inspired by the rustic charm of Serangoon Gardens, and borne from the vision to create homes set amidst beautiful gardens, The Garden Residences have been designed to give you a life in balance with nature and wellness.

Take a stroll on the scenic Boardwalk that showcases over 100 species of trees and plants, or spend time in the many themed pavilions that provide an idyllic, calming ambience that encourages relaxation.

From skylights that emulate sun rays seeping through forest canopies, planters and vertical posts that mimic trees in a lush garden, to sculpted landscaping and water features, every element here has been carefully selected to create garden homes without equal.

Artist's Impression





*An ecosystem
for holistic living that
offers both wellness
and wellbeing*



At The Garden Residences, living well comes naturally. With a weighted mix of 55 exclusive facilities specially designed for physical invigoration and total relaxation, unwinding has never been easier.

Start your day on the right foot. Rejuvenate your senses in the Hydrotherapy Pavilion, or relax in our Floating Pods and Swim-Up Spa. Be transported to an idyllic resort as you soak stress away in our Garden Onsen, or experience total relaxation in the Tree Hammock.

With many unique themed facilities, even a simple stroll is a treat for the senses. Give your feet a refreshing massage at the Reflexology Garden, or enjoy a moment of centredness in the Meditation Deck – as you allow the sound of trickling streams to sooth your senses. Families will also enjoy the al-fresco facilities and Gourmet Kitchen for an inclusive, memorable time together.



WHERE HEALTH IS TRULY WEALTH



Everything you need to keep fit is right at your doorstep. Take a dip in the 75m Swimming Pool, work out in the Aqua Gym, or enjoy the 24-Hour Gym overlooking the pool.

You can also work up a sweat at the outdoor 3G Fitness area, or take a jog along the scenic Boardwalk

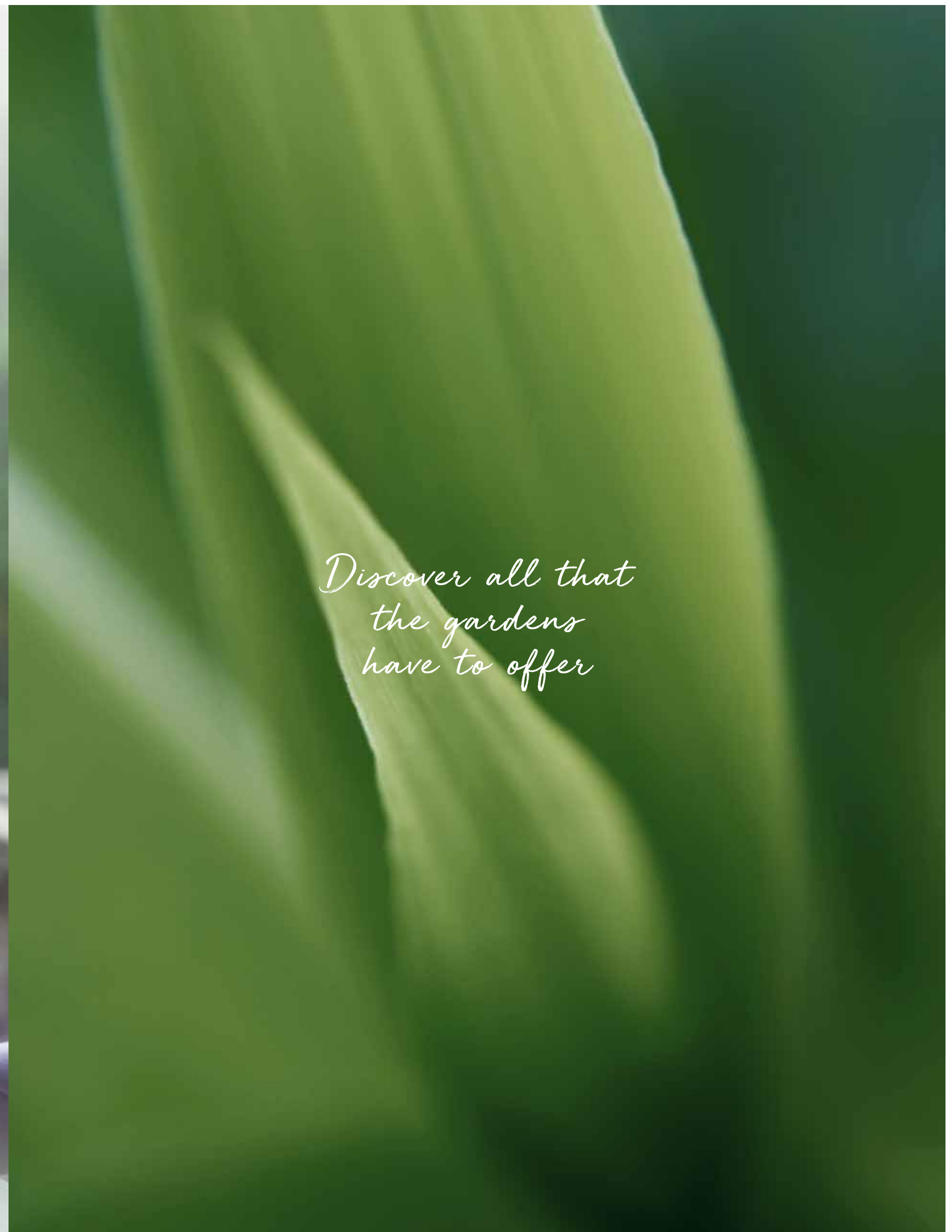
– Health is after all wealth and The Garden Residences provides a truly holistic environment for all its residents.

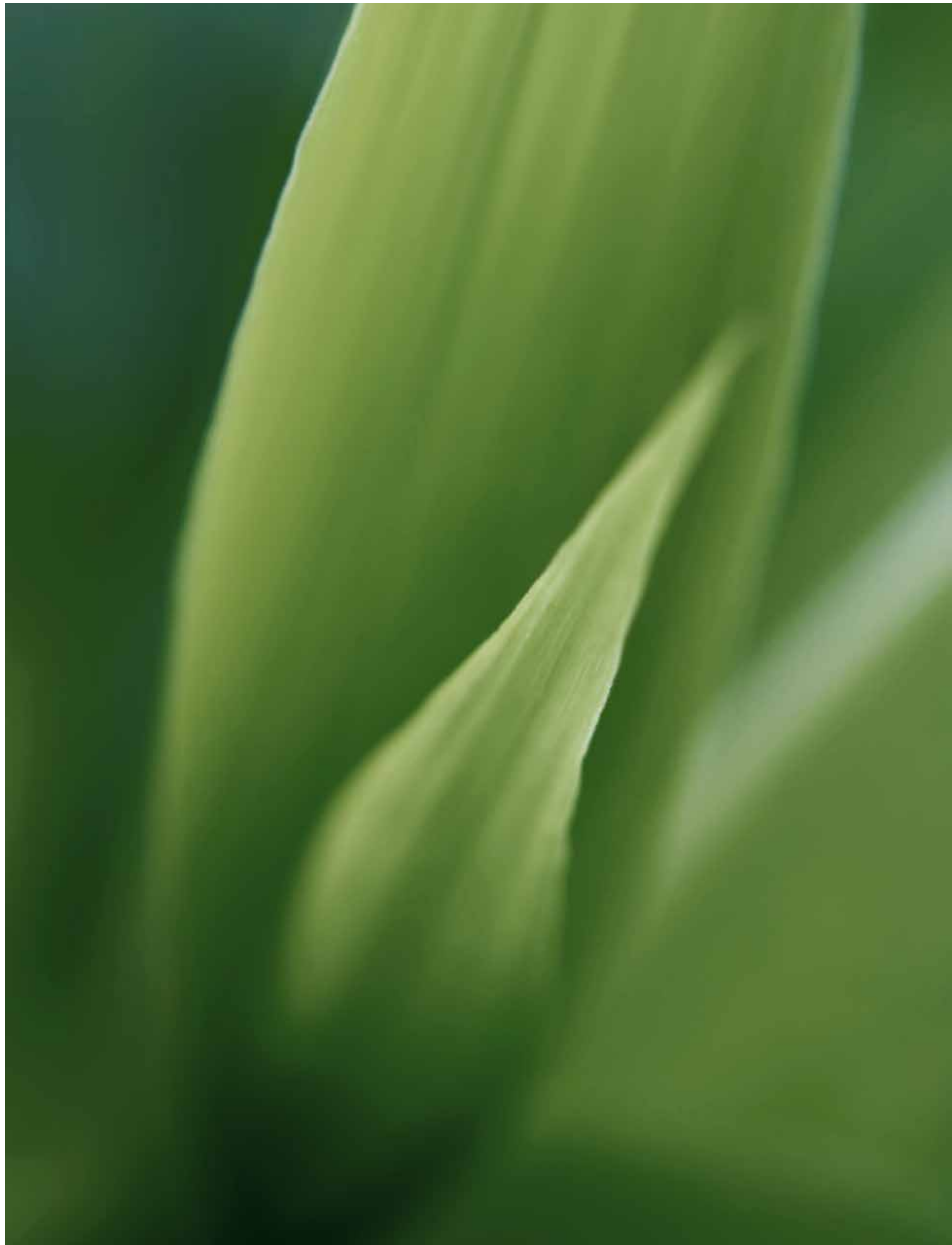


Artist's Impression



*Discover all that
the gardens
have to offer*





Attune your spirit with nature and oneself from the scenic Boardwalk. Stretching along the development, this walkway gives you perfect views of lush greenery inspired by the concept of hanging gardens, along with the many themed facilities within.

From Community Garden, Petscape and unique gardens, to the many pavilions designed for relaxation, and water features that fill the landscape with vibrancy, your family can bond over meaningful moment of shared activities.

WHERE THE MOST IMPORTANT RELATIONSHIPS TAKE ROOT



There is something about a garden that reminds us about the gift of life.

Within it, we find self-renewal, the simple joys of time with family and loved ones and the appreciation of an environment that allows us to truly be ourselves.

Whether it's spending the day in the Community Garden with your family, or bonding with your best friend at the Petscape— it's truly a home where relationships are best nurtured.



Artist's Impression

A GARDEN WITH PURPOSE

Every element has been hand-selected with your wellbeing in mind. Over 100 species of plants, shrubs, trees and flowers have been specially cultivated to purify and nourish the air and enrich the air and environment around you, fortifying your body and mind.



Cymbopogon citratus

Treats cuts and wounds, reduces swelling and improves blood circulation.



Jasminum multiflorum

Produces fragrant oils that enriches and enhances the air around it.



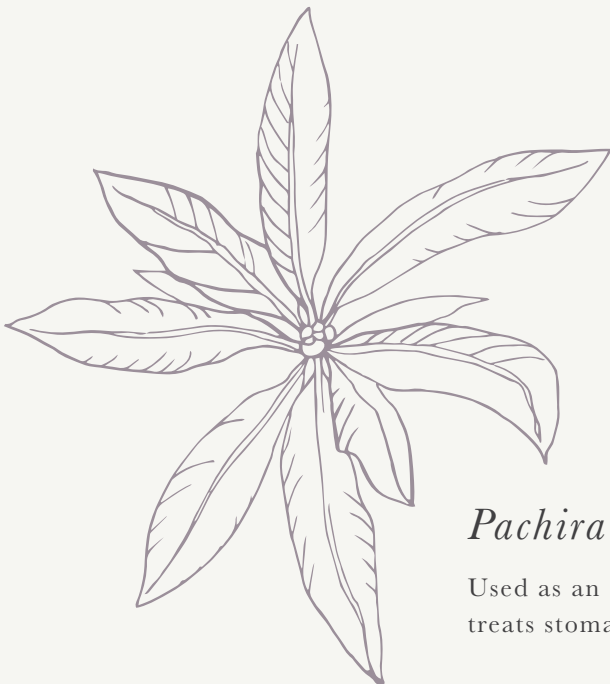
Murraya koenigii

Essential oils have anti-bacterial and anti-fungal properties.



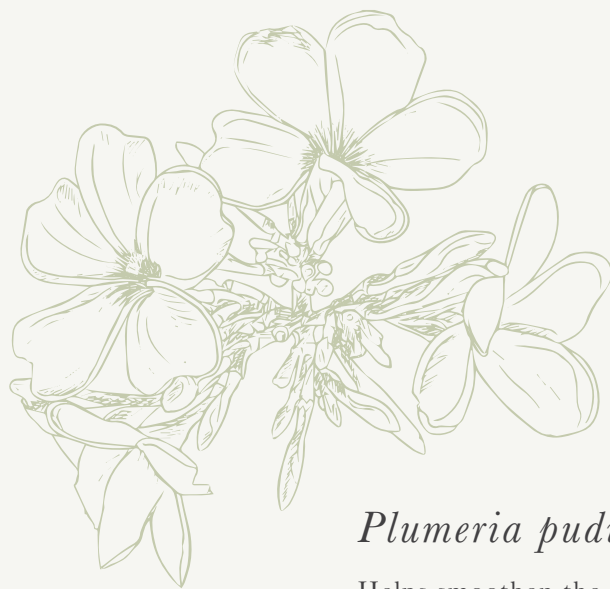
Osmanthus fragrans

Used as a protection against coughs, and its flowers are used to create scented teas.



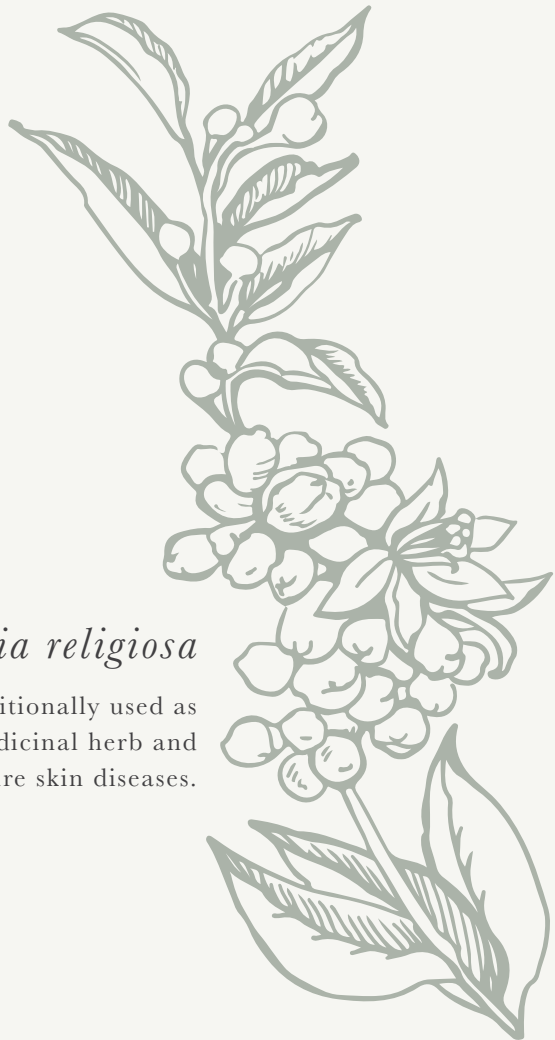
Pachira aquatica

Used as an anaesthetic and treats stomach complaints.



Plumeria pudica

Helps smoothen the skin, and used to treat ulcers, warts and calluses.



Wrightia religiosa

Traditionally used as a medicinal herb and to cure skin diseases.



Aloe vera

Renowned for its healing and soothing abilities, it also has powerful air filtering properties.



Gardenia jaminoides

Produces essential oils that enhances and enriches the air around it.



Philodendron selloum

Filters toxins from the air.



Myristica fragrans

Commonly known as the Nutmeg, its seeds help scent soaps and lotions.



Syzygium polyanthum

Used to treat diabetes, digestion, and improve cardiovascular function.

THE *Garden* RESIDENCES

AT A GLANCE



613 spacious 1- to 5-BR residences from 452 sq ft to 1,981 sq ft, located across five 15-storey towers



Unblocked views of the Serangoon Gardens estate from many units



Over 100 carefully selected plants purify and oxygenate the air around you



55 exclusive residents' facilities



Within 1km of educational institutions such as Rosyth School and Lycée Français de Singapour



Minutes to the city via PIE and CTE



Near to Chomp Chomp, Serangoon Garden Market and Food Centre, and myVillage



Near Serangoon MRT Station and NEX shopping mall



Artist's Impression



SITE PLAN

RESIDENTS' FACILITIES

1. Drop-Off

2. Parcel Collection Station (At B1/Level 1)

3. Garden Onsen

4. Fairy Stream

5. Fairy Lawn

6. BBQ Pavilion

7. Lounge Pavilion

8. Pool Deck

9. Wading Pool

10. Aqua Deck

11. 75m Swimming Pool

12. Jacuzzi

13. Kids Pool

14. Splash Pad

15. Aqua Gym

16. Garden Grill

17. Playscape

18. Toddler's Playground

19. Family Deck

20. 3G Fitness
21. Fun Deck

22. Reflexology Garden

23. Tennis Court

24. Clubhouse:
 - 24-Hour Gym
 - Gourmet Kitchen
 - Lounge
 - Karaoke Room
 - Outdoor Gym
 - Chill Out Deck
 - Laundrette

25. Swim-Up Spa

26. Changing Room with Steam Bath

27. Pool Showers

28. Reflective Pool

29. Fitness+

30. Party Pavilion

31. Side Gate

32. Teppan Grill Pavilion

33. Fitness Lawn

34. Community Garden

35. Garden Deck
36. Petscape

37. Petscape Pavilion

38. The Boardwalk

39. Floating Pods

40. Lily Pond

41. Rock Garden

42. Leisure Alcove

43. Leisure Pavilion

44. Putting Green

45. Garden Creek

46. Hydrotherapy Pavilion

47. Reading Pavilion

48. Zen Pavilion

49. Meditation Deck

50. Water Cascade

51. Tree Hammock
52. Floating Yoga Pavilion

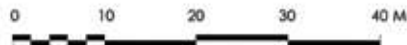
53. Eco Pond

54. Garden Hammock

55. Garden@15:
 - Light Garden
 - Stargazing Garden

- A. Guard House
- B. Bin Centre
- C. Substation

Water Tank Location



UNIT DISTRIBUTION

BLOCK 1																
Unit Flr	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
15	A1-R	C2-R	C2-R	A1-R	A1-R	A3S-R	A3S-R	A3S-R	A1-R	A1-R	C2-R	C2-R	B1-R	A3S-R	A3S-R	A1-R
14	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
13	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
12	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
11	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
10	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
9	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
8	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
7	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
6	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
5	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
4	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
3	A1	C2	C2	A1	A1	A3S		A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
2	A1-P	C2-P	C2-P	A1-P	A1-P	A3S-P		A3S-P	A1-P	A1-P	C2-P	C2-P	B1-P	A3S-P	A3S-P	
1																

BLOCK 3								
Unit Flr	17	18	19	20	21	22	23	24
15	B2S-R	C3-R	C4S-R	B1-R	B1-R1	GARDENB1S	C1-R	B2S-R
14	B2S	C3	C4S	B1	B1	D1S	C1	B2S
13	B2S	C3	C4S	B1	B1	D1S	C1	B2S
12	B2S	C3	C4S	B1	B1	D1S	C1	B2S
11	B2S	C3	C4S	B1	B1	D1S	C1	B2S
10	B2S	C3	C4S	B1	B1	D1S	C1	B2S
9	B2S	C3	C4S	B1	B1	D1S	C1	B2S
8	B2S	C3	C4S	B1	B1	D1S	C1	B2S
7	B2S	C3	C4S	B1	B1	D1S	C1	B2S
6	B2S	C3	C4S	B1	B1	D1S	C1	B2S
5	B2S	C3	C4S	B1	B1	D1S	C1	B2S
4	B2S	C3	C4S	B1	B1	D1S	C1	B2S
3	B2S	C3	C4S	B1	B1	D1S	C1	B2S
2	B2S-P	C3-P	C4S-P	A2-P	B1-P	D1S-P	C1-P	B2S-P
1								

BLOCK 5					LEGEND	
Unit Flr	25	26	27	28		
15	D2-R	GARDENB1S	E1-R	E1-R		1-Bedroom
14	D2	D2	E1	E1		1-Bedroom + Study
13	D2	D2	E1	E1		
12	D2	D2	E1	E1		2-Bedroom
11	D2	D2	E1	E1		2-Bedroom + Study
10	D2	D2	E1	E1		
9	D2	D2	E1	E1		3-Bedroom
8	D2	D2	E1	E1		3-Bedroom + Study
7	D2	D2	E1	E1		
6	D2	D2	E1	E1		4-Bedroom + Study
5	D2	D2	E1	E1		4-Bedroom Deluxe
4	D2	D2	E1	E1		
3	D2	D2	E1	E1		5-Bedroom
2	C5S-P	C5S-P	D3-P	E1-P		
1						

BLOCK 7								
Unit Flr	29	30	31	32	33	34	35	36
15	B2S-R	D1S-R	D1S-R	B1-R	B1-R1	GARDENB1S	C1-R	B2S-R
14	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
13	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
12	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
11	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
10	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
9	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
8	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
7	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
6	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
5	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
4	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
3	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
2	B2S-P	D1S-P	D1S-P	A2-P	B1-P	D1S-P	C1-P	B2S-P
1								

BLOCK 9								
Unit Flr	37	38	39	40	41	42	43	44
15	B2S-R	C4S-R	GARDENB1S	B1-R1	B1-R	C1-R	C1-R	B2S-R
14	B2S	C4S	C4S	B1	B1	C1	C1	B2S
13	B2S	C4S	C4S	B1	B1	C1	C1	B2S
12	B2S	C4S	C4S	B1	B1	C1	C1	B2S
11	B2S	C4S	C4S	B1	B1	C1	C1	B2S
10	B2S	C4S	C4S	B1	B1	C1	C1	B2S
9	B2S	C4S	C4S	B1	B1	C1	C1	B2S
8	B2S	C4S	C4S	B1	B1	C1	C1	B2S
7	B2S	C4S	C4S	B1	B1	C1	C1	B2S
6	B2S	C4S	C4S	B1	B1	C1	C1	B2S
5	B2S	C4S	C4S	B1	B1	C1	C1	B2S
4	B2S	C4S	C4S	B1	B1	C1	C1	B2S
3	B2S	C4S	C4S	B1	B1	C1	C1	B2S
2	B2S-P	C4S-P	C4S	B1	B1	C1	C1-P	B2S-P
1			C4S-P	A2-P	B1-P	C1-P		



*Location,
connectivity
and quality
of life*

*Your home in
the gardens*



INTELLIGENT BY DESIGN



COMMUNITY CAMERAS

Check which facilities are in use, or keep an eye on your children from the comfort of your home.



SMART COMMUNITY APP

Book facilities • Control the lights and air-conditioners • Apply for payments and permits online • Receive notifications from Management



SMART AUDIO VIDEO INTERCOM

Connects directly to your smartphone, allowing you to give visitors access even when you're out and about.



VISITOR MANAGEMENT SYSTEM

Provide your visitors with e-invites with QR codes allowing them to scan their way in.

SMART COMMUNITY FEATURES



24-HOUR GYM

Automatic lights and air-conditioning for residents to work out at their convenience.



SMART AIRCON CONTROL

Control your entire air-conditioning system. Set up multiple schedules to ensure you always come home to a cool environment.



SMART HUB

Enjoy connectivity and compatibility with an array of smart devices.



SMART HOME FEATURES



SMART SMOKE DETECTOR

Alerts you through a smartphone app, so that you can inform guards or neighbours if no one is at home to investigate.



SMART LOCK

Issue temporary access codes to visitors or unlock your door remotely.



Artist's Impression

Artist's Impression



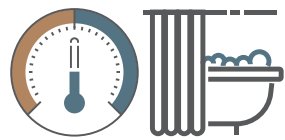
INTEGRATED SMART PARCEL COLLECTION SYSTEM

An easier way to receive your parcels even when you're not home.



KEYLESS LETTER BOXES

Enjoy the convenience of never reaching for your keys.



WATER HEATER CONTROL

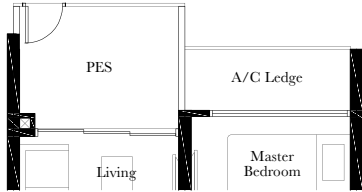
Enjoy having hot water ready for a relaxing bath. Automatic schedules turn your water heaters on and off to suit your lifestyle and save electricity.

1-BEDROOM

TYPE A1-P

44 SQ M / 474 SQ FT

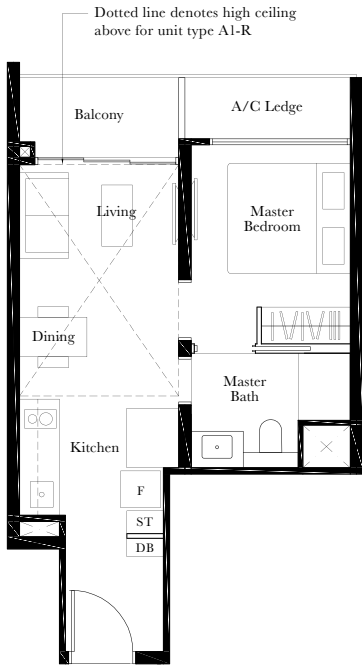
BLK 1
#02-01*, #02-04,
#02-05*, #02-09, #02-10*



TYPE A1

42 SQ M / 452 SQ FT

BLK 1
#03-01* to #14-01*
#03-04 to #14-04
#03-05* to #14-05*
#03-09 to #14-09
#03-10* to #14-10*
#03-16 to #14-16

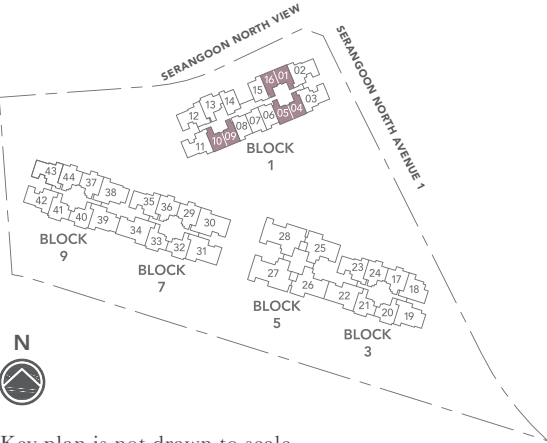


TYPE A1-R

53 SQ M / 570 SQ FT

Including strata void area of 11 sq m / 118 sq ft
above living and dining
Approximate 4.5 m floor to ceiling
height at living and dining

BLK 1
#15-01*, #15-04, #15-05*,
#15-09, #15-10*, #15-16



Key plan is not drawn to scale

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

1-BEDROOM

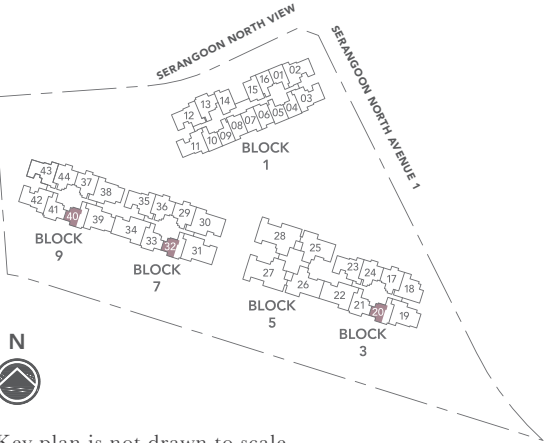
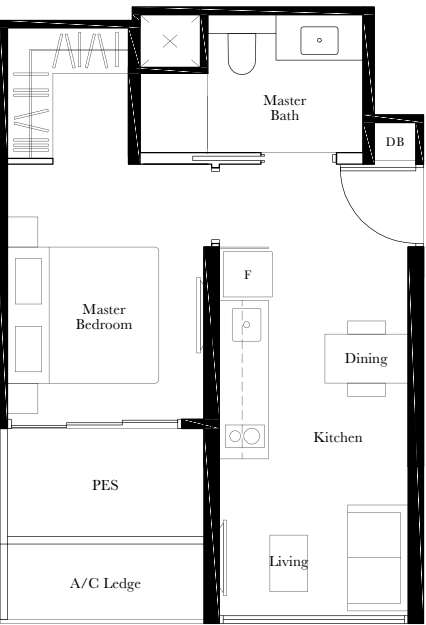
TYPE A2-P

43 SQ M / 463 SQ FT

BLK 3
#02-20

BLK 7
#02-32

BLK 9
#01-40



Key plan is not drawn to scale

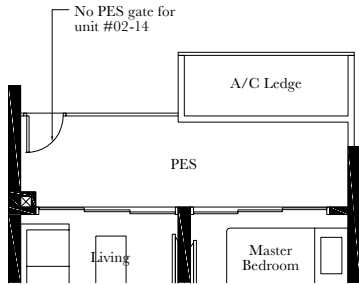
AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE 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 ANNEXED HERETO AS "BALCONY SCREEN".

1-BEDROOM + STUDY

TYPE A3S-P

51 SQ M / 549 SQ FT

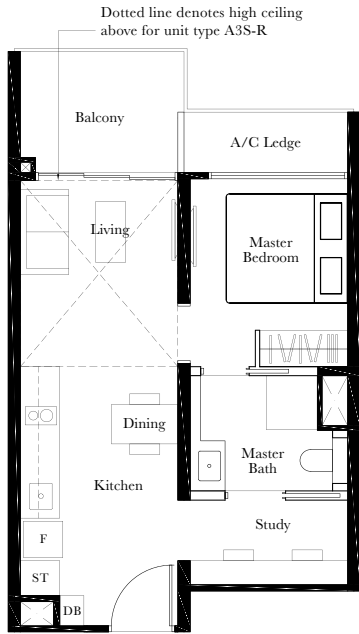
BLK 1
#02-06*, #02-08*, #02-14, #02-15*



TYPE A3S

48 SQ M / 517 SQ FT

BLK 1
#03-06* to #14-06*
#04-07 to #14-07
#03-08* to #14-08*
#03-14 to #14-14
#03-15* to #14-15*



TYPE A3S-R

57 SQ M / 614 SQ FT

Including strata void area of 9 sq m / 97 sq ft above living
Approximate 4.5 m floor to ceiling height at living

BLK 1
#15-06*
#15-07
#15-08*
#15-14
#15-15*



Key plan is not drawn to scale

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

2-BEDROOM

TYPE B1-P

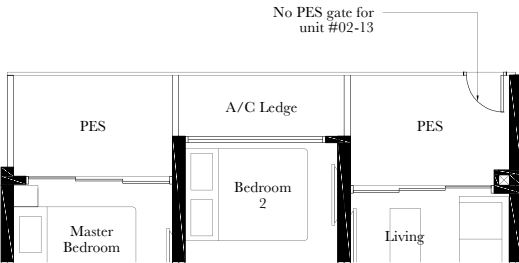
62 SQ M / 667 SQ FT

BLK 1
#02-13*

BLK 3
#02-21

BLK 7
#02-33

BLK 9
#01-41



TYPE B1

57 SQ M / 614 SQ FT

BLK 1
#03-13* to #14-13*

BLK 3
#03-20* to #14-20*, #03-21 to #14-21

BLK 7
#03-32* to #14-32*, #03-33 to #14-33

BLK 9
#02-40* to #14-40*, #02-41 to #14-41

TYPE B1-R

68 SQ M / 732 SQ FT

Including strata void area of 11 sq m / 118 sq ft above living and dining
Approximate 4.5 m floor to ceiling height at living and dining

BLK 1
#15-13*

BLK 3
#15-20*

BLK 7
#15-32*

BLK 9
#15-41



Key plan is not drawn to scale

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

2-BEDROOM

TYPE B1-R1

68 SQ M / 732 SQ FT

Including strata void area of 11 sq m / 118 sq ft above living and dining
Approximate 4.5 m floor to ceiling height at living and dining

BLK 3
#15-21

BLK 7
#15-33

BLK 9
#15-40*



2-BEDROOM + STUDY

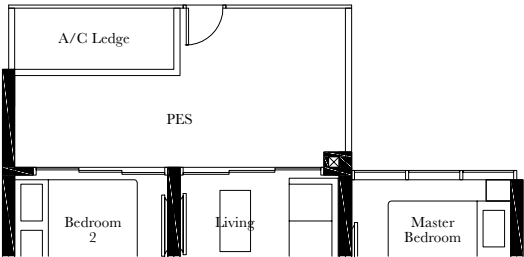
TYPE B2S-P

70 SQ M / 753 SQ FT

BLK 3
#02-17*, #02-24

BLK 7
#02-29*, #02-36

BLK 9
#02-37*, #02-44



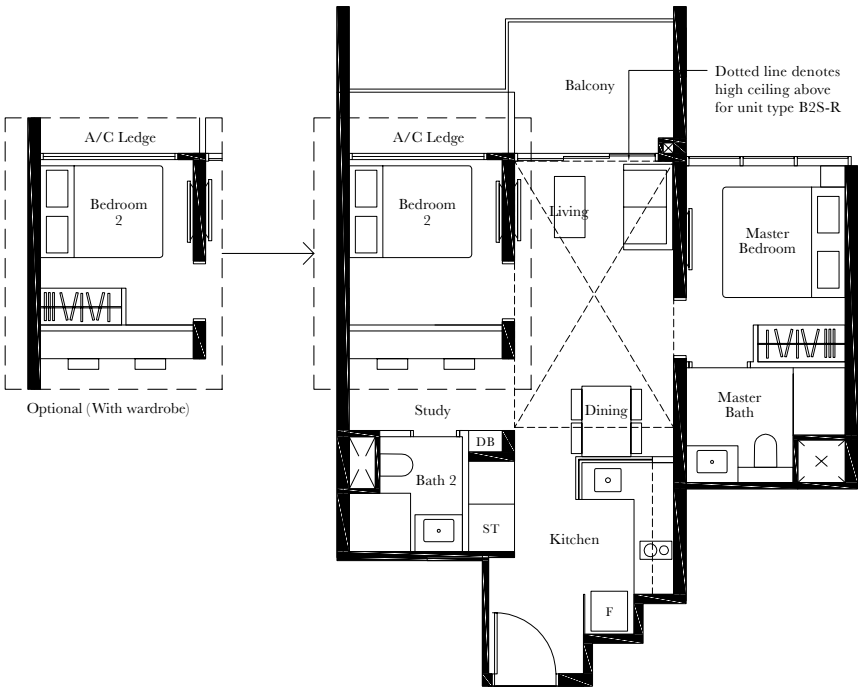
TYPE B2S

64 SQ M / 689 SQ FT

BLK 3
#03-17* to #14-17*
#03-24 to #14-24

BLK 7
#03-29* to #14-29*
#03-36 to #14-36

BLK 9
#03-37* to #14-37*
#03-44 to #14-44



TYPE B2S-R

77 SQ M / 829 SQ FT

Including strata void area of 13 sq m / 140 sq ft above living and dining
Approximate 4.5 m floor to ceiling height at living and dining

BLK 3
#15-17*, #15-24

BLK 7
#15-29*, #15-36

BLK 9
#15-37*, #15-44



AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

3-BEDROOM

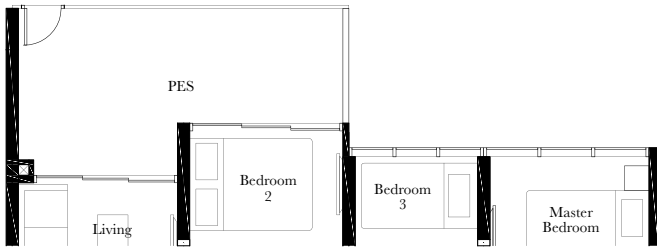
TYPE C1-P

81 SQ M / 872 SQ FT

BLK 3
#02-23*

BLK 7
#02-35*

BLK 9
#01-42
#02-43*



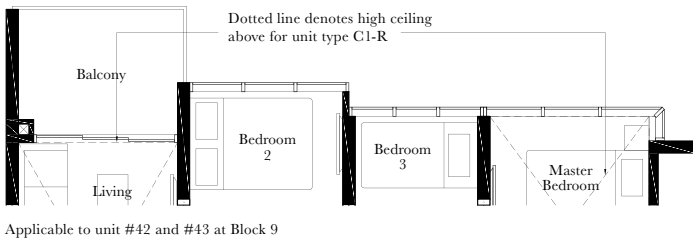
TYPE C1

74 SQ M / 797 SQ FT

BLK 3
#03-23* to #14-23*

BLK 7
#03-35* to #14-35*

BLK 9
#02-42 to #14-42
#03-43* to #14-43*



TYPE C1-R

97 SQ M / 1044 SQ FT

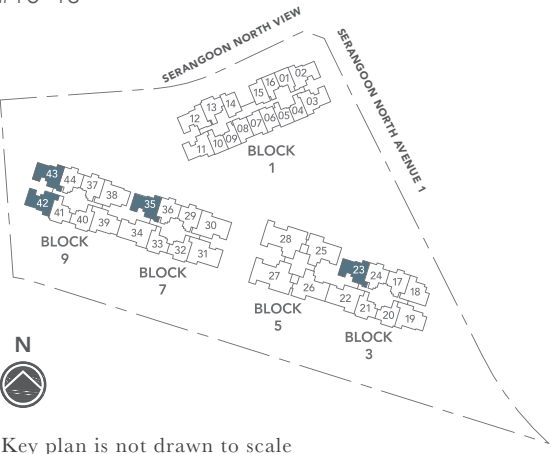
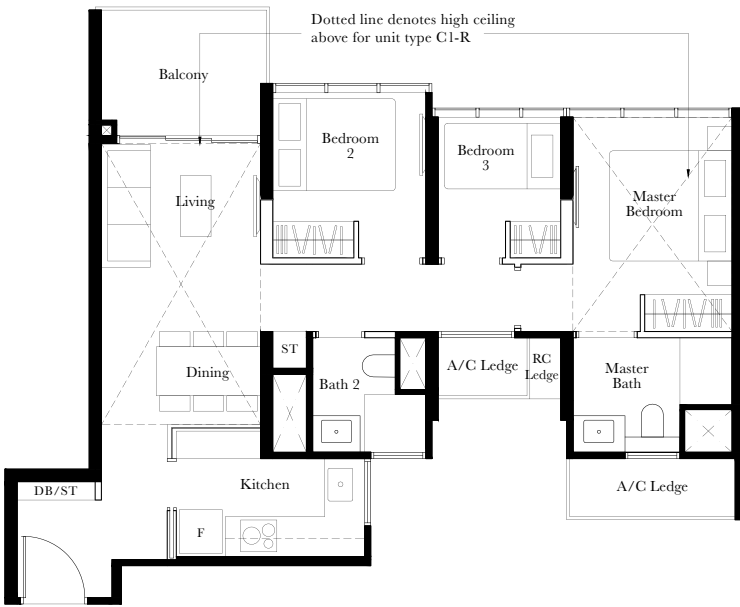
Including strata void area of 23 sq m / 248 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

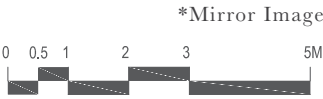
BLK 3
#15-23*

BLK 7
#15-35*

BLK 9
#15-42
#15-43*



Key plan is not drawn to scale



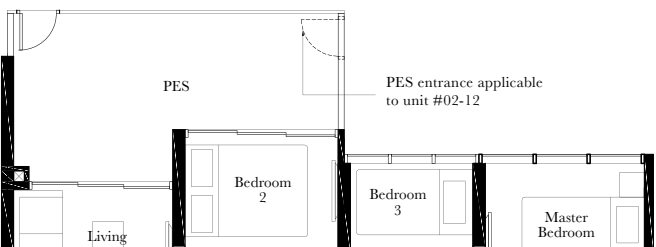
*Mirror Image

3-BEDROOM

TYPE C2-P

80 SQ M / 861 SQ FT

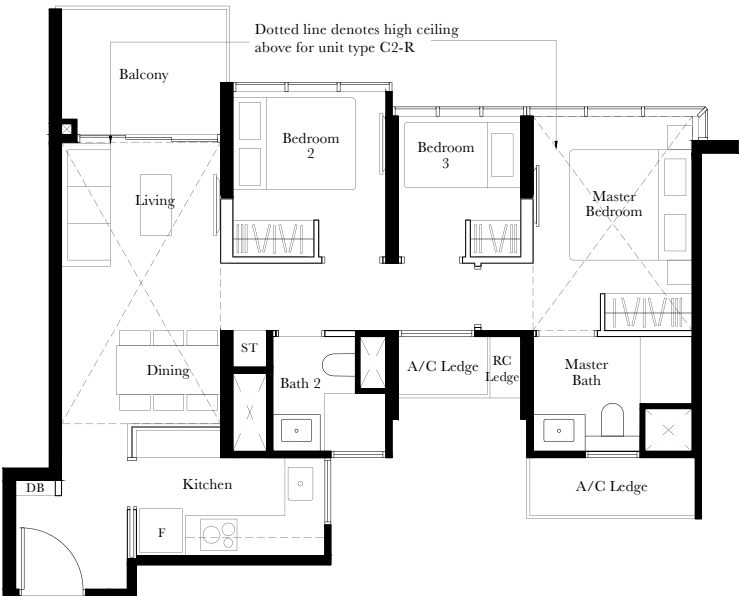
BLK 1
#02-02
#02-03*
#02-11
#02-12*



TYPE C2

73 SQ M / 786 SQ FT

BLK 1
#03-02 to #14-02
#03-03* to #14-03*
#03-11 to #14-11
#03-12* to #14-12*



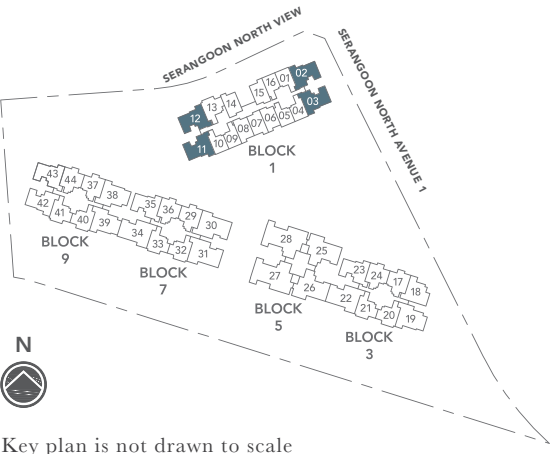
TYPE C2-R

96 SQ M / 1033 SQ FT

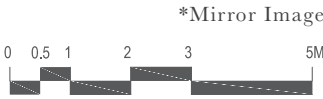
Including strata void area of 23 sq m / 248 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 1
#15-02
#15-03*
#15-11
#15-12*



Key plan is not drawn to scale



*Mirror Image

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

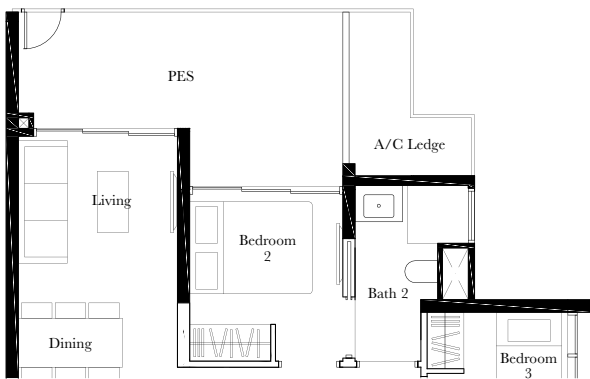
AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE 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 ANNEXED HERETO AS "BALCONY SCREEN".

3-BEDROOM

TYPE C3-P

82 SQ M / 883 SQ FT

BLK 3
#02-18



TYPE C3

75 SQ M / 807 SQ FT

BLK 3
#03-18 to #14-18

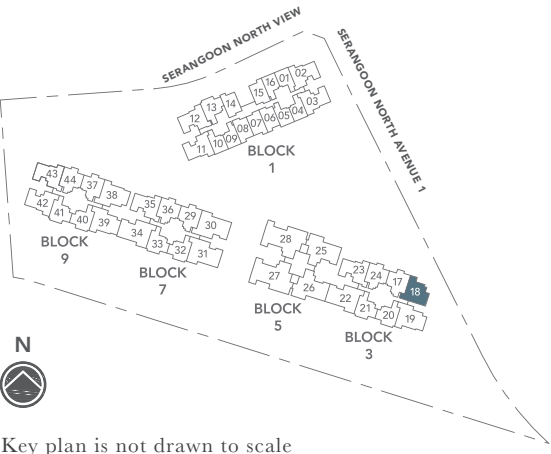
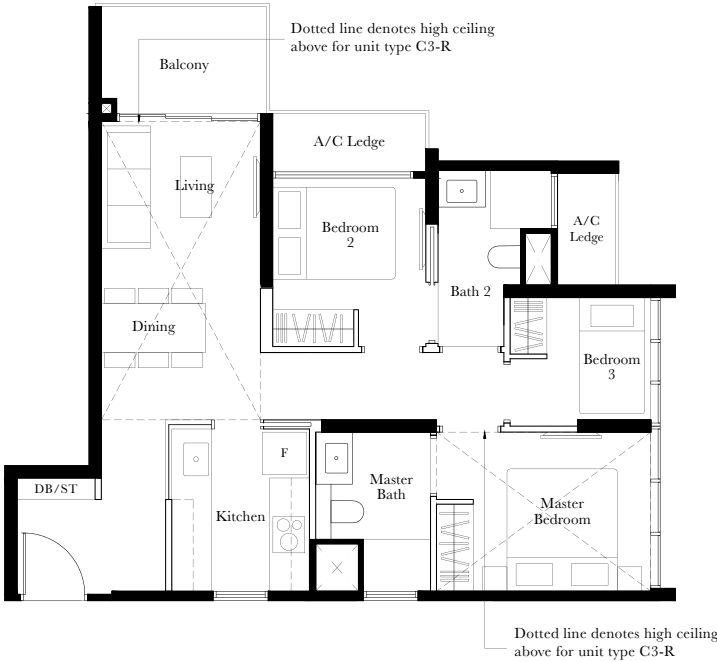
TYPE C3-R

99 SQ M / 1066 SQ FT

Including strata void area of 24 sq m / 258 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 3
#15-18



Key plan is not drawn to scale

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

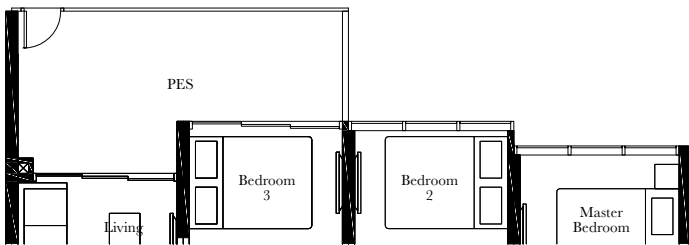
3-BEDROOM + STUDY

TYPE C4S-P

90 SQ M / 969 SQ FT

BLK 3
#02-19*

BLK 9
#02-38
#01-39*

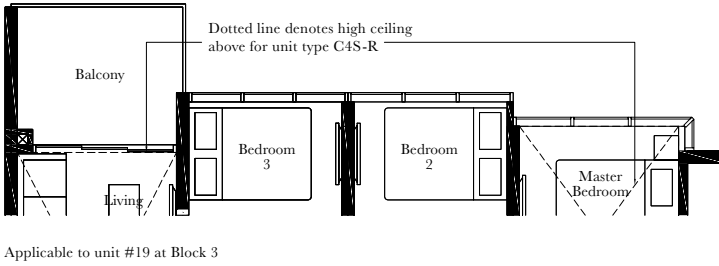


TYPE C4S

84 SQ M / 904 SQ FT

BLK 3
#03-19* to #14-19*

BLK 9
#03-38 to #14-38
#02-39* to #14-39*



Applicable to unit #19 at Block 3

TYPE C4S-R

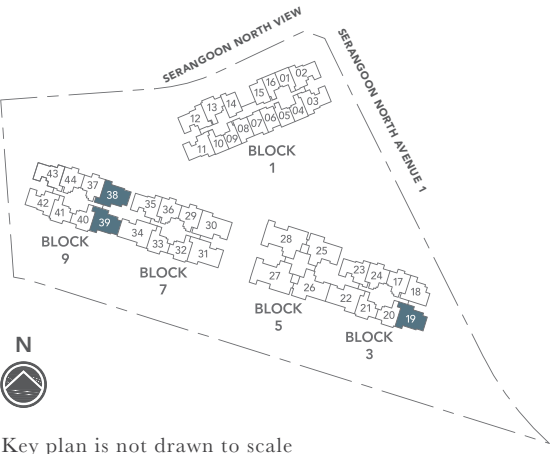
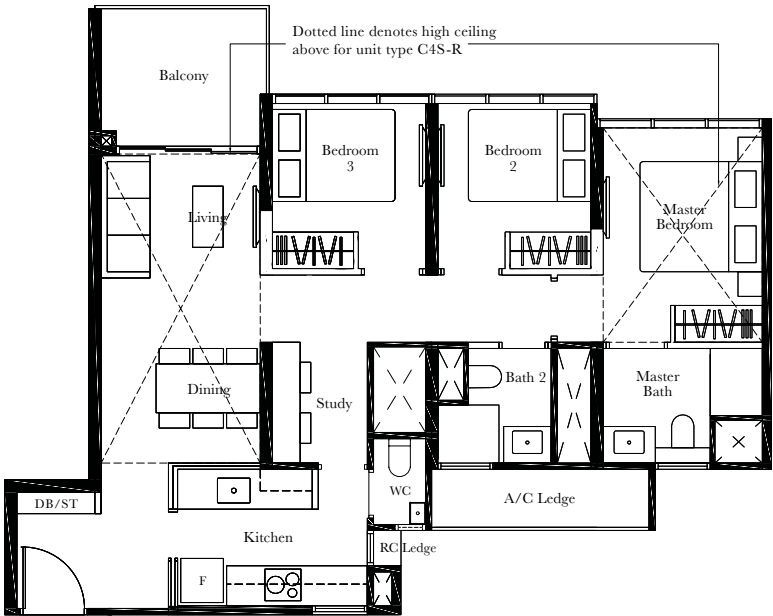
108 SQ M / 1163 SQ FT

Including strata void area of 24 sq m / 258 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 3
#15-19*

BLK 9
#15-38



Key plan is not drawn to scale

AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

3-BEDROOM + STUDY

TYPE C5S-P

93 SQ M / 1001 SQ FT

BLK 5

#02-25*

#02-26



4-BEDROOM + STUDY

TYPE D1S-P

108 SQ M / 1163 SQ FT

BLK 3

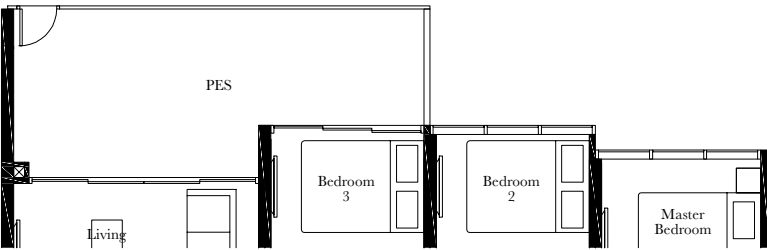
#02-22

BLK 7

#02-30

#02-31*

#02-34



TYPE D1S

104 SQ M / 1119 SQ FT

BLK 3

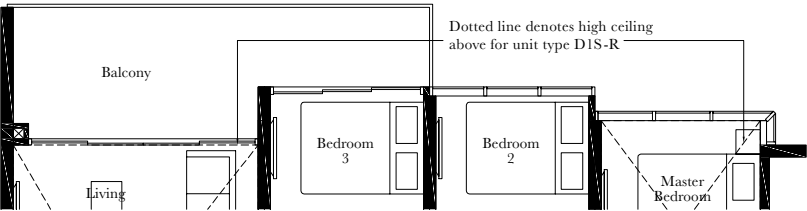
#03-22 to #14-22

BLK 7

#03-30 to #14-30

#03-31* to #14-31*

#03-34 to #14-34



Applicable to unit #30 and #31 at Block 7

TYPE D1S-R

134 SQ M / 1442 SQ FT

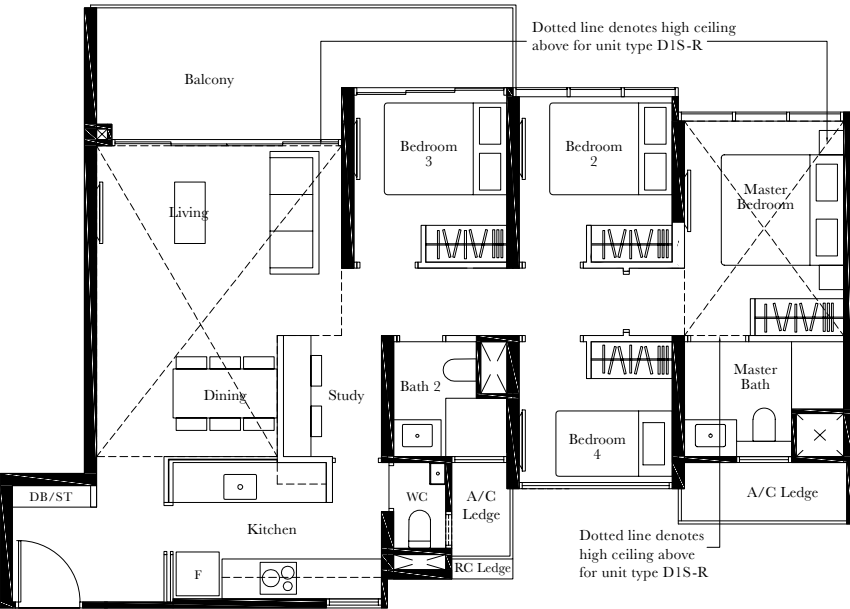
Including strata void area of 30 sq m / 323 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

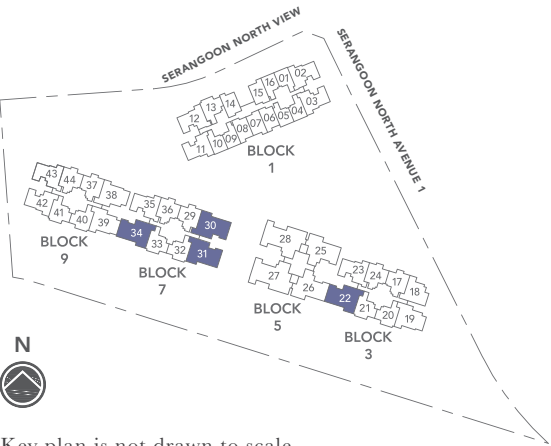
BLK 7

#15-30

#15-31*



AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".



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4-BEDROOM DELUXE

TYPE D2

111 SQ M / 1195 SQ FT

BLK 5

#03-25* to #14-25*

#03-26 to #14-26

TYPE D2-R

145 SQ M / 1561 SQ FT

Including strata void area of 34 sq m / 366 sq ft above living, dining, master bedroom and junior master bedroom

Approximate 4.5 m floor to ceiling height at living, dining, master bedroom and junior master bedroom

BLK 5

#15-25*



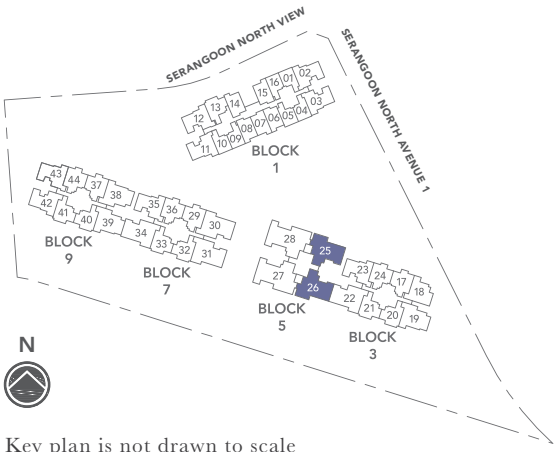
4-BEDROOM DELUXE

TYPE D3-P

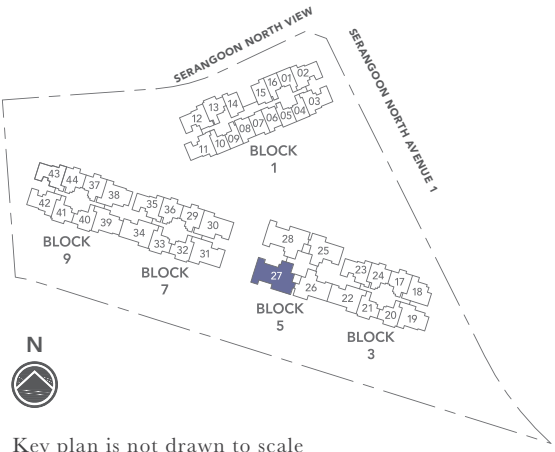
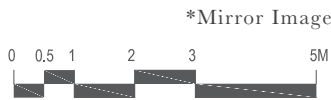
132 SQ M / 1421 SQ FT

BLK 5

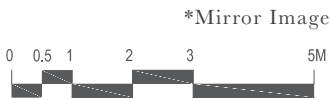
#02-27



Key plan is not drawn to scale



Key plan is not drawn to scale



AREA INCLUDES AIR-CON (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 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 ANNEXED HERETO AS "BALCONY SCREEN".

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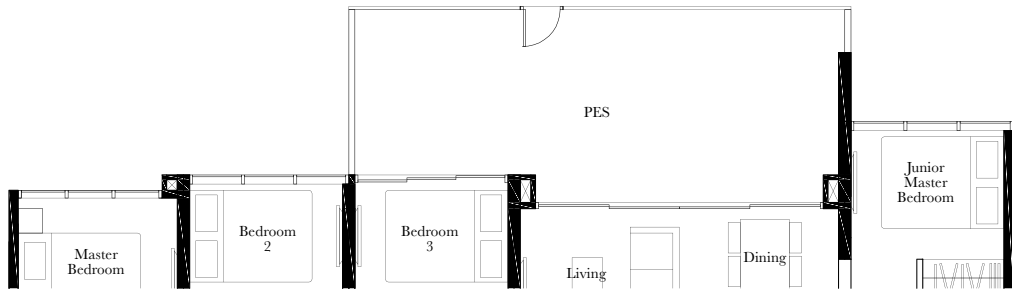
5-BEDROOM

TYPE E1-P

150 SQ M / 1615 SQ FT

BLK 5

#02-28



TYPE E1

143 SQ M / 1539 SQ FT

BLK 5

#03-27* to #14-27*

#03-28 to #14-28



TYPE E1-R

184 SQ M / 1981 SQ FT

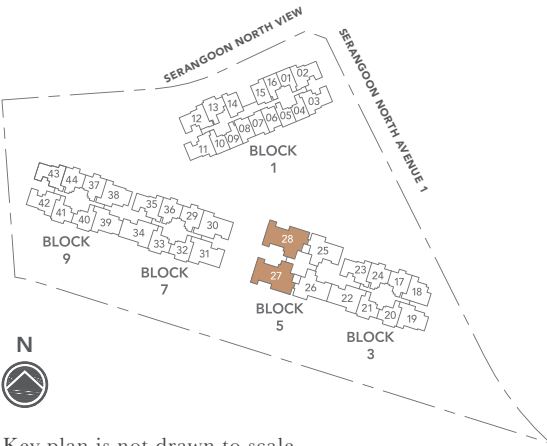
Including strata void area of 41 sq m / 441 sq ft above living, dining, master bedroom, walk-in-closet, and junior master bedroom

Approximate 4.5 m floor to ceiling height at living, dining, master bedroom, walk-in-closet, and junior master bedroom

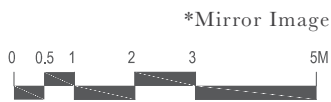
BLK 5

#15-27*

#15-28



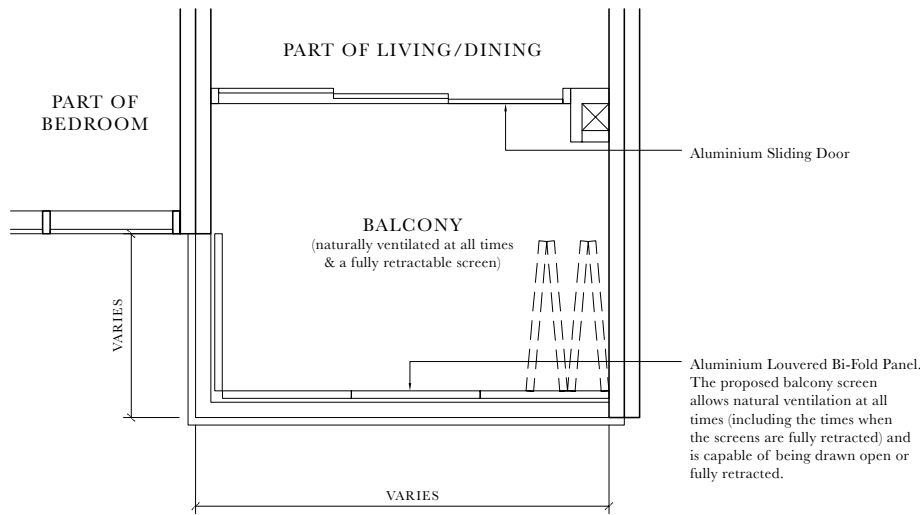
Key plan is not drawn to scale



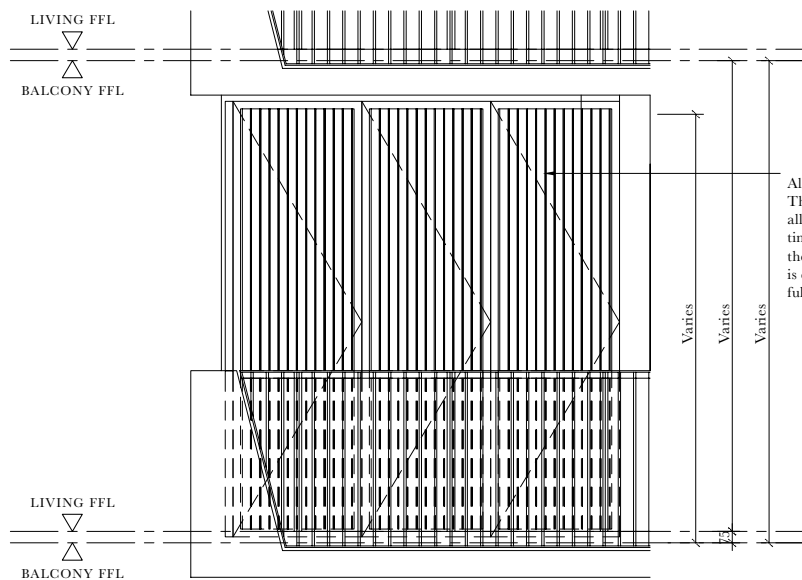
AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE 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 ANNEXED HERETO AS "BALCONY SCREEN".

BALCONY SCREEN

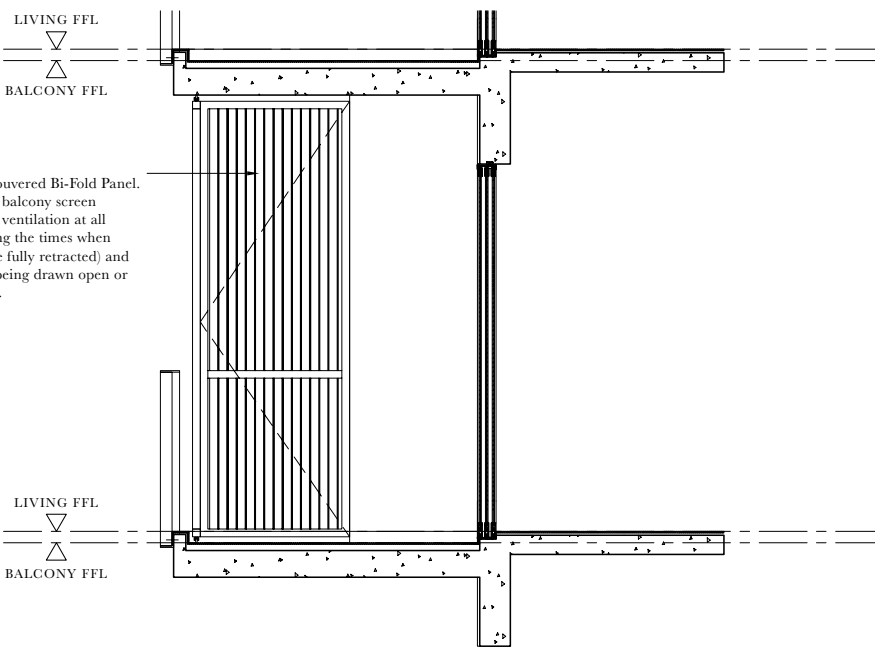
TYPICAL RETRACTABLE BALCONY SCREEN



TYPICAL RETRACTABLE BALCONY SCREEN-ELEVATION



TYPICAL BALCONY SCREEN SECTION



SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Reinforced concrete piles and/or footings

2. SUPERSTRUCTURE

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

3. WALLS

- a. External wall: Reinforced concrete wall and/or precast panels
- b. Internal wall: Reinforced concrete wall and/or lightweight precision block wall and/or drywall partition and/or precast panels

4. ROOF

Flat roof: Reinforced concrete roof with waterproofing and insulation system

5. CEILING

a) Floor to Ceiling Height

- i Bedrooms, Walk-in Wardrobe, Study: 2.8m
- ii Junior Master Bedrooms (Type D2-R, E1-R), Master Bedroom (Type C1-R, C2-R, C3-R, C4S-R, D1S-R, D2-R, E1-R), Walk-in Wardrobe (Type E1- R): 4.5m for areas with void above and 2.4m for areas without void above
- iii Living, Dining (Type A1 , A1-P, A2-P, A3S, A3S-P, B1, B1-P, B2S, B2S-P, C1, C1-P, C2, C2-P, C3, C3-P, C4S, C4S-P, C5S-P, D1S, D1S-P, D2, D3-P, E1,E1-P) : 2.8m
- iv Living, Dining (Type A1-R, B1-R, B1-R1, B2S-R, C1-R, C2-R, C3-R, C4S-R, D1S-R, D2-R, E1-R), Living (Type A3S-R): 4.5m for areas with void above and 2.4m for areas without void above
- v Kitchen, Dry Kitchen, Wet Kitchen, Dining (Type A3S-R), Utility (Type C5S-P), Store/DB: 2.4m
- vi Utility (Type D2, D2-R, D3-P, E1, E1-P, E1-R): 2.8m
- vii Bathrooms, WC : 2.37m
- viii PES, Private Lift Lobby : 2.7m
- ix Balcony : 2.95m

Note:

- 1) Floor to ceiling height - floor finish level to underside of slab/ceiling where applicable (in m)
- 2) Bulkheads at 2.4m (or higher) where applicable
- 3) The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination

b) Ceiling (Units)

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 applicable) and/or aluminium panel

c) Ceiling (Common Area - Internal)

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 applicable) and/or aluminium panel

6. FINISHES

a. Wall (Units)

- i. Private Lift Lobby, Living, Dining, Bedrooms, Study, Walk-in Wardrobe, Utility, Store/DB: Emulsion paint finish
- ii. Bathrooms, WC: Tiles
- iii Kitchen, Dry Kitchen, Wet Kitchen: Emulsion paint finish and/or tiles

b. Wall (Common Area - Internal)

- i All Lift Lobbies: Tiles and/or Emulsion paint finish and or laminate finish
- ii Common Corridors, Staircases, and Staircase Storey Shelters: Emulsion paint finish

c. Wall (Common Area - External)

- i All External Walls: External paint finish

Notes:

- 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, long bath or above false ceiling
- Wall surface above false ceiling level will be left in its original bare condition

d. Floor (Units)

- i Bedrooms, Walk-in Wardrobe: Vinyl flooring with skirting (where applicable)
- ii Living/ Dining/ Kitchen (Except Type C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R), Wet Kitchen, Bathrooms, Utility, WC, Store, Private Enclosed Space (PES), Balcony, Study (Except Type C5S-P): Tiles with skirting (where applicable)
- iii Private Lift Lobby, Living/ Dining (Type C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R only), Dry Kitchen, Study (Type C5SP only): Natural marble with skirting (where applicable)

e. Floor (Common Areas)

- i All Lift Lobbies: Tiles and/or Natural Marble and/or Granite

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

Notes: All floor finishes are on exposed surface areas only

7. WINDOWS

Aluminium-framed windows with tinted glass and/or clear glass and/ or laminated glass and/or frosted glass (where applicable) Minimum thickness of glass: 6mm

8. DOORS

- a. Unit Entrance to Common Lobby: Approved fire-rated timber swing door
- b. Living, Dining, Bedrooms to Private Enclosed Space (PES)/Balcony: Aluminium-framed sliding glass door
- c. Dining to Garden@15 (Type B1-R1): Aluminium-framed swing glass door
- d. Private Lift Lobby, Bedrooms, Bathrooms: Laminated PVC swing and/or sliding door

- e. Kitchen (Type C1, C1-P, C1-R, C2, C2-P, C2-R, C3, C3-P, C3-R, C4S, C4S-P, C4S-R, D1S, D1S-P, D1S-R, C5S-P), Wet Kitchen (Type D2, D2-R, D3-P, E1, E1-P, E1-R): Laminated PVC sliding door with glass infill

- f. Kitchen to Study (Type C4S, C4S-P, C4S-R, D1S, D1S-P, D1S-R), WC, where applicable: Aluminium-framed PVC slide and swing door

- g. Private Enclosed Space (PES), where applicable: Metal swing grille gate

Good quality locksets and ironmongery to be provided

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

Minimum thickness of glass: 6mm

9. SANITARY FITTINGS

a) Master Bath

- 1 shower cubicle
- 1 shower mixer set (All Types Except C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R)
- 1 shower mixer set with overhead shower (Type C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R)
- 1 vanity cabinet complete with basin and mixer
- 1 wall-mounted water closet
- 1 toilet paper roll holder
- 1 towel rail and/or robe hook
- 1 mirror cabinet
- 1 bathtub (for Type E1, E1-P, E1-R, D3-P)

b) Common Bath/Junior Master 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 and/or robe hook
- 1 mirror cabinet

c) WC

- 1 wash basin with tap
- 1 handheld shower set
- 1 pedestal water closet
- 1 toilet paper roll holder

d) PES

- 1 bib tap

10. ELECTRICAL INSTALLATION

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

b) Refer to item 18 for Electrical Schedule

11. TV/TELEPHONE/DATA POINTS

Refer to item 18 for Electrical Schedule

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555

13. PAINTING

- a. Internal Walls: Emulsion paint
- b. External Walls: Approved external paint to exposed area only

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, All Kitchens except Dry Kitchen, 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 concrete finishes, where applicable

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

16. RECREATION FACILITIES/ AMENITIES

- 1 Drop-off
- 2 Parcel Collection Station (at B1/Level1)
- 3 Garden Onsen
- 4 Fairy Stream (estimated area 40 sq m)
- 5 Fairy Lawn
- 6 BBQ Pavilion
- 7 Lounge Pavilion
- 8 Pool Deck
- 9 Wading Pool (estimated area 55 sq m)
- 10 Aqua Deck
- 11 75m Swimming Pool
- 12 Jacuzzi
- 13 Kids Pool (estimated area 15 sq m)
- 14 Splash Pad (estimated area 20 sq m)
- 15 Aqua Gym
- 16 Garden Grill
- 17 Playscape
- 18 Toddler's Playground
- 19 Family Deck
- 20 3G Fitness
- 21 Fun Deck
- 22 Reflexology Garden
- 23 Tennis Court (1 number tennis hard court)
- 24 Clubhouse: 24-Hour Gym, Gourmet Kitchen, Lounge, Karaoke Room, Outdoor Gym, Chill Out Deck, Launderette
- 25 Swim-up Spa
- 26 Changing Room with Steam Bath
- 27 Pool Showers
- 28 Reflective Pool (Water Feature)
- 29 Fitness +
- 30 Party Pavilion
- 31 Side Gate
- 32 Teppan Grill Pavilion
- 33 Fitness Lawn
- 34 Community Garden
- 35 Garden Deck
- 36 Petscape
- 37 Petscape Pavillion
- 38 The Boardwalk
- 39 Floating Pods
- 40 Lily Pond
- 41 Rock Garden
- 42 Leisure Alcove
- 43 Leisure Pavilion
- 44 Putting Green
- 45 Garden Creek
- 46 Hydrotherapy Pavilion
- 47 Reading Pavilion
- 48 Zen Pavilion
- 49 Meditation Deck
- 50 Water Cascade
- 51 Tree Hammock
- 52 Floating Yoga Pavilion
- 53 Eco Pond
- 54 Garden Hammock
- 55 Garden@15: Light Garden, Stargazing Garden

17. ADDITIONAL ITEMS

a) Kitchen Cabinets - High and/or low-level kitchen cabinets/shelves complete with solid surface counter top and stainless steel sink with mixer	g) Hot Water Supply Electric storage water heater for all unit types Hot water supply to all Bathrooms, Kitchen, WC
b) Kitchen Appliances i) For All Types (Except D3-P, D2, D2-R, E1, E1-P, E1-R) - Built-in oven, free standing fridge, washer cum dryer, induction hob and cooker hood ii) For Type D2, D2-R - Dry Kitchen: built-in oven, built-in microwave oven - Wet Kitchen: free standing fridge, washer cum dryer, induction hob and cooker hood iii) For Type D3-P, E1, E1-P, E1-R - Dry Kitchen: built-in oven, built-in microwave oven, free standing fridge - Wet Kitchen: washer cum dryer, induction hob and cooker hood	h) Security System (i) Card Access Control System - Lift Access - Private Lift Lobbies at Block 5 (Type D2, D2-R, E1, E1-P, E1-R) - Pedestrian Side Gate (ii) Automatic vehicular access system is provided for vehicular entrances (iii) CCTV cameras to Basement 2, Basement 1, 1st Storey and 2nd Storey lift lobbies and designated common areas
c) Bedroom Wardrobes Built-in wardrobes with laminate and/or melamine finish for all bedrooms (except Bedroom 2 of Type B2S, B2S-P and B2S-R)	i) Digital Lockset One digital lockset to each apartment unit’s main door
d) Air-conditioners Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Study	j) Smart Home System Air-conditioner control, water heater control, 1 smoke detector and 1 smart home hub is provided for all units
e) Mechanical Ventilation System Mechanical ventilation system is provided to internal bathroom which are not naturally ventilated, where applicable	l) Waste Disposal System Pneumatic waste conveyance system provided at common area at every residential lift lobby level
f) Audio Video Telephony System Audio Video Intercom System, which is to be connected to Purchaser’s personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor Call Panels	m) IT Feature All apartments are equipped with wiring and are cable-ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider

18. ELECTRICAL SCHEDULE

	UNIT TYPE									
	A1, A1-P, A2-P, A1-R	A3S, A3S-P, A3S-R	B1, B1-P, B1-R, B1-R1	B2S, B2S-P, B2S-R	C1,C2,C3 C1-P,C2-P, C3-P,C1-R, C2-R,C3-R,	C4S, C4S-P, C4S-R	C5S-P	D1S, D1S-P, D1S-R	D2, D2-P, D2-R, D3-P	E1, E1-P, E1-R
Lighting Point	7	8	9	10	12	14	15	17	21	25
13A Power Point	12	14	16	18	22	22	23	27	28	31
Data/Telephone Point	3	4	4	5	5	6	6	7	6	7
TV Point	2	2	3	3	4	4	4	5	5	6
Water Heater Point	1	1	1	2	2	3	3	3	4	5
Washer Dryer Point	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1
Microwave Point	0	0	0	0	0	0	0	0	2	1
Aircon Condensing Unit Point	2	2	2	2	3	3	3	3	3	4

Note: Twin power points will be counted as 2 number of 13A power points.

NOTES TO SPECIFICATIONS

- a. 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 pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- b. 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.
- c. Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- d. Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.
- e. 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.
- f. Warranties**
Where warranties are given by the manufacturers and/or contractors and/ or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.
- 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 and mobile smart app of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- h. False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.
- i. 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.
- j. Mechanical Ventilation System**
Mechanical ventilation fans and ducts 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.
- k. Prefabricated Bathroom Units**
Certain bathroom and W.C. may be of prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer’s manual book.
- l. Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind all cabinets/kitchen cabinets/vanity mirror cabinet/ mirror/long bath.
- m. Cable Services**
The Vendor shall endeavour to procure a service provider for cable television and internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/ or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or 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. Mobile Phone Reception**
Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.
- o. Vinyl Flooring**
Vinyl Flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.
- p. Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- q. 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.
- r. Window Limiters**
For compliance with authorities’ requirements, some units will be provided with window limiters at designated location for compliance.
- s. Tennis Court**
The tennis court is not designed for competition purposes and is for leisure play only.
- t. Low-e Glass**
Low emissivity (low-e Glass) coatings may be provided to glass at certain areas to improve the energy efficiency of the Unit/Building. This glass has different cleaning requirements and manufacturer’s guidelines for cleaning the low-e glass should be followed.

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We see property development as a life-touching, life-transforming business. We want to help build lives, realise dreams, and shape landscapes; and in doing so, set a new standard of quality living within Asia – one that is sustainable and answers modern urban needs.

Driven by our commitment to shape a better future, we challenge ourselves to constantly think and see things from a different angle. It is this unwavering approach that has helped us establish a portfolio of award-winning properties across Asia.

Our track record speaks for itself. We brought waterfront living to a whole new level with the iconic residences at Keppel Bay and Marina Bay. We redefined Singapore’s skyline and changed the face of business with landmark developments such as Marina Bay Financial Centre and Ocean Financial Centre.

As we look towards the future, we remain focused on providing urban living solutions, all while continuing to create live-work-play environments of enduring value for the community.

At Keppel Land, we call this ‘Thinking Unboxed’.

The development objectives of Wing Tai Asia are directed by quality and progressive design, with a consciousness for the environment. Principles of sustainability are articulated in our design and development approaches for enrichment of living environments, integrating developments into surrounding greenery and locale, transforming living spaces into cherished homes.

Challenging convention while embracing heritage and tradition, exciting yet functional, our projects invite people to appreciate the beauty of timeless design. We have a steadfast commitment to quality in every aspect of our developments, from immaculate craftsmanship to impeccable service. This finesse is manifested in our pairing of world-renowned architects and designers for collaborations, bringing together contrasting approaches and cultures to create projects that break new ground.

With an attractive portfolio of residential properties that are globally sought after by a discerning clientele, like Le Nouvel Ardmore, The Crest, The Tembusu, Belle Vue Residences and Draycott Eight, we constantly seek to create lasting value for our customers.



Reflections at Keppel Bay



Corals at Keppel Bay



The Crest



Le Nouvel Ardmore

THE
Garden
RESIDENCES

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**JUNCTION OF SERANGOON NORTH AVENUE 1
AND YIO CHU KANG ROAD**

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AT SERANGOON NORTH AVENUE 1 / SERANGOON NORTH VIEW • TENURE OF LAND: 99 YEARS LEASEHOLD COMMENCING
FROM 30 OCT 2017 • EXPECTED DATE OF VACANT POSSESSION: 1 AUG 2021 • EXPECTED DATE OF LEGAL COMPLETION:
1 AUG 2024 • ENCUMBRANCES: MORTGAGE REGISTERED IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED



Artist's Impression