



TEDEGE

*A Home that Grows with You*

328 CHANGI ROAD

*Freehold in the Heart of the East*

1 Design Concept

2 The Location

3 The Development

4 Plans & Details

# A Home that Grows with You

Inspired by nature, Tedge is a home that is living and will continue to do so as it is passed down from generation to generation. This is a freehold sanctuary where you can grow your family in the heart of the east.

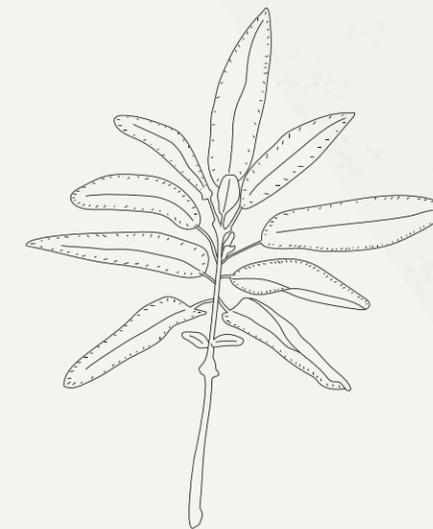
## Essential Oils for your Mind, Body & Health

Customising your own blend of essential oils can be both enriching and therapeutic. You'll discover the fascinating nature of plants, and experience their restorative power for yourself. To create a calming atmosphere at home, try blending 2 drops of sage oil, 1 drop of ylang ylang oil and 20 drops of neroli oil into a diffuser.



Ylang Ylang

Scent: Sweet, bright, delicate  
Benefits: Soothing, comforting, romantic



Sage

Scent: Warm, camphoraceous  
Benefits: Uplifting, balancing, purifying



Neroli

Scent: Deep, floral, honeyed  
Benefits: Calming, soothing, centering

# A Home that Grows with You

Inspired by nature, Tedge is a home that is living and will continue to do so as it is passed down from generation to generation. This is a freehold sanctuary where you can grow your family in the heart of the east.

## Design Ethos

Bespoke hand-drawn illustrations by local artist Ying, inspired by the natural beauty and elegance of Tedge.

*Raw, & undefined.  
But it is me, the  
very reason I'm  
alive, to discover  
my identity in an  
unforgettable journey  
the clear slate  
Ying*



*A thousand leaves;  
it all started with one.  
Let it grow, into each  
unique soul, imperfect,  
yet astonishingly  
beautiful.*

*The Journey  
Ying*

*A home built on the  
simplicity of nature.*





*A legacy filled with  
milestones and meaning.*



In a neighbourhood  
with charm, colour and flavour.

# Best of the East

Located in the heart of an exclusive residential district, surrounded by low-rise private housing, Tedge brings together the best of the east — the exciting lifestyle enclave of Joo Chiat and Katong to its left, East Coast Park to its south, and Changi Airport a short drive eastwards.



Kembangan MRT	0.8km / 9mins		Rosemount Int'l School	2.5km / 6mins	
Pan Island Expressway	1.1km / 3mins		Canadian Int'l School	3.1km / 6mins	
East Coast Parkway	2.4km / 4mins		Parkway Parade	2.7km / 5mins	
OSAC International College	0.9km / 11mins		112 Katong	2.1km / 4 mins	
Tao Nan School	1.9 km / 5mins		East Coast Park	2.8 km / 5mins	
St. Patrick's School	1.9 km / 5mins		Parkway East Hospital	0.6km / 6mins	
Tanjong Katong Girls' School	2.7 km / 5mins		Dunman Food Centre	1.7km / 4mins	
Victoria Junior College	2.5 km / 6mins		Marine Parade Central Market & Food Centre	2.8km / 6mins	
Global Indian Int'l School	2.4 km / 5mins		Marine Parade Community Centre	2.8km / 6mins	

All travelling time is approximate only and is taken from Tedge to respective destination.



## 2 The Location



Explore the trendy shops, cafes and restaurants in the surrounding lifestyle enclaves. There is something for everyone, all day, all week.

Birds of Paradise

63 East Coast Road

Micro Bakery & Kitchen

63 East Coast Road

Sinpopo

458 Joo Chiat Road

Tumbleweed

33 Tembeling Road

Rumah Kim Choo

111 East Coast Road

Super Farmers

406 Joo Chiat Place



## An Iconic & Green Facade

Welcome to Tedge. The first thing that catches your eye is the iconic and green facade. It is lush and living, growing as you grow your home at Tedge. 42 beautiful freehold homes consisting of 2 to 4 bedroom units and skylit penthouses, as well as 4 commercial shops make up the freehold development.







## Residences

Arrive home to the heart of the east. It is an oasis of green, surrounded by low-rise private homes.

## The Lifestyle

Swathed in light and greenery, the rooftop pool and teppanyaki grill are perfect spots to enjoy nature. The gym is also fitted for a high energy callisthenics workout.





# Mindful Living

We can practice mindfulness by being aware of our surroundings. The texture of the table, the glow of the soft morning sun, the simple pleasures of a home-cooked meal.





## The Living Experience

The living room is a flexible space that can be purposed according to your needs. The layout of each unit is practical, so there's no awkward angles or wasted corners. The material palette, inspired by nature, makes for a modern and minimalist aesthetic.







## The Kitchen

Elegant glass-to-ceiling sliding doors let in generous amounts of light and air, for an overall uplifting quality of life. Savour a calming cup of tea as you take in the tranquility of the beautiful surroundings.

## A Personal Space

The bedrooms are your inner sanctuary to be truly and comfortably you. Use them as a personal place of respite and rest. Or as a study or hobby room where you can take the time and space to indulge in what you love.









Artist's Impression

## The Penthouse

An exclusive collection of exquisite penthouses elevates the living experience at Tedge. The skylight in the bathroom lets in abundant light, so the space is bright and airy. With plants and nature all around, even the most ordinary activities can feel intimate and luxurious.



## Tedge: Commercial Units

A world of convenience is literally at your doorstep. Look forward to enjoying chic cafes, restaurants and shops on the ground floor, offering the perfect trendy, modern lifestyle.

For Commercial Investors: 2 shops and 2 restaurant units are for sale on the first floor.



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# Site Plan

## 1st Storey

- 1 Vehicular Ingress/Egress    2 Bicycle Lot    3 Water Bulk Meter
- 4 Bin Centre    5 Consumer Switch Room    6 Electrical Sub-station

## 2nd Storey

- 7 Roof Garden  
(Access for Maintenance only)

## Attic

- 8 Swimming Pool    9 Jacuzzi    10 Pool Deck
- 11 Gym    12 Accessible Toilet    13 Teppanyaki Grill
- 14 Communal Planter

## Roof

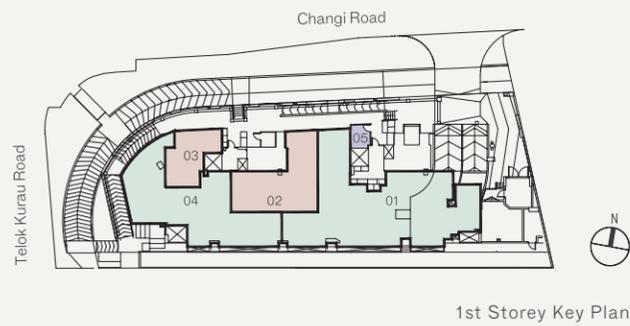
- 15 M&E Space    16 Water Pump  
(Access for Maintenance only)    17 Water Tank  
(Access for Maintenance only)
- 18 Generator Set    19 Open-to-Sky Roof Planter  
(Access for Maintenance only)

Building Plan Approval Number(s): AI404-00461-2018-BP01

Building Plan Approval Date(s): 05 December 2019

# Unit Distribution

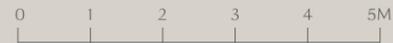
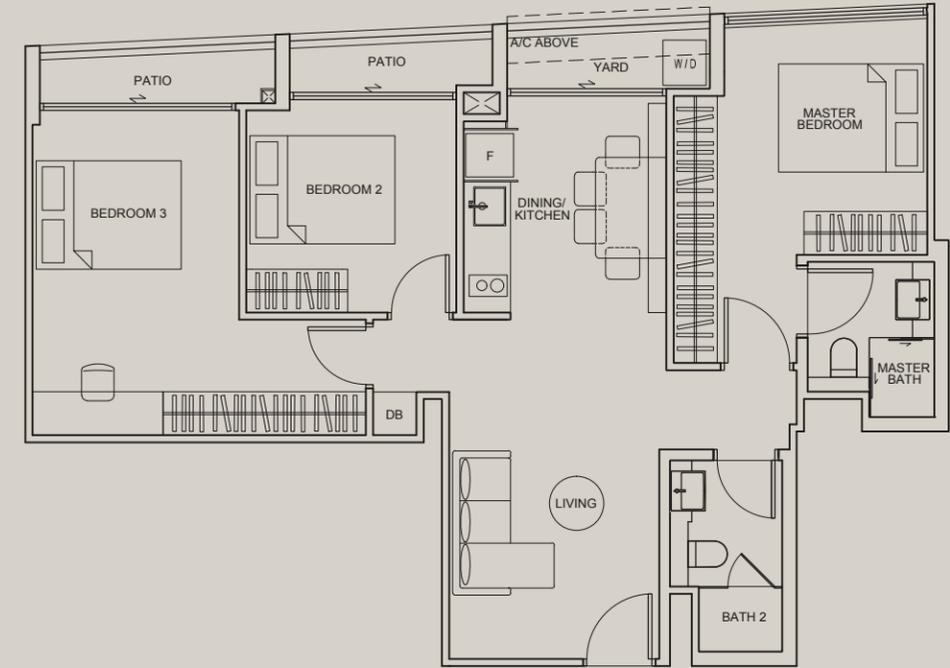
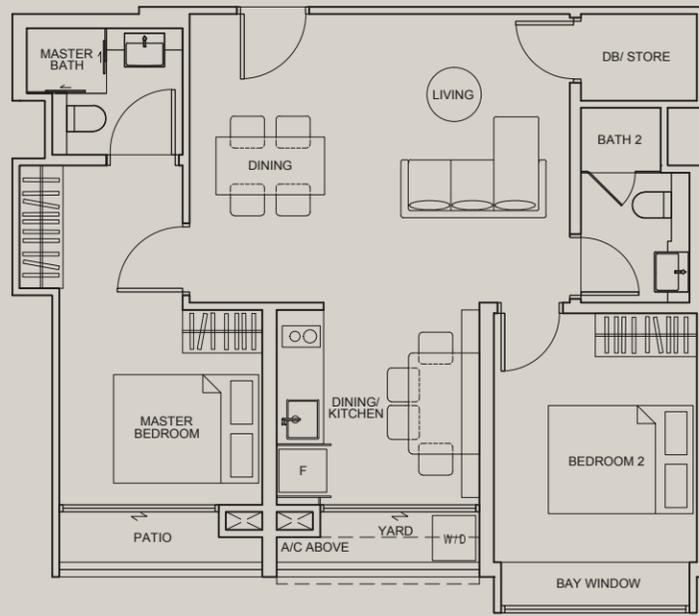
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Penthouse 3 Bedroom
- Penthouse 4 Bedroom
- Shop
- Restaurant
- MCST



Roof	M&E Services														
Attic	PH C5	PH C4	PH C3	PH C2	PH B2	PH B1	PH C1	Communal Facilities		PH B6	PH B5	PH B4	PH C7	PH C6	PH B3
5 <sup>th</sup>	99 sqm 11	103 sqm 10	102 sqm 09	95 sqm 08	93 sqm 07	96 sqm 06	104 sqm 05	B2 76 sqm 04	B1 86 sqm 03	89 sqm 02	85 sqm 01	91 sqm 15	96 sqm 14	100 sqm 13	85 sqm 12
4 <sup>th</sup>	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01	B5 88 sqm 09		A1 72 sqm 08			
3 <sup>th</sup>	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01	B5 88 sqm 09		A1 72 sqm 08			
2 <sup>th</sup>	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01	B5 88 sqm 09		A1 72 sqm 08			
1 <sup>th</sup>	Restaurant 01 155 sqm 04				Shop 02 86 sqm 02		MCST 05	Shop 01 42 sqm 03		Restaurant 02 235 sqm 01					
B1	Car Park														
B2	Car Park														
B3	Car Park														

# 2 Bedroom

# 3 Bedroom



Note: Exclusive of suspended A/C ledge.



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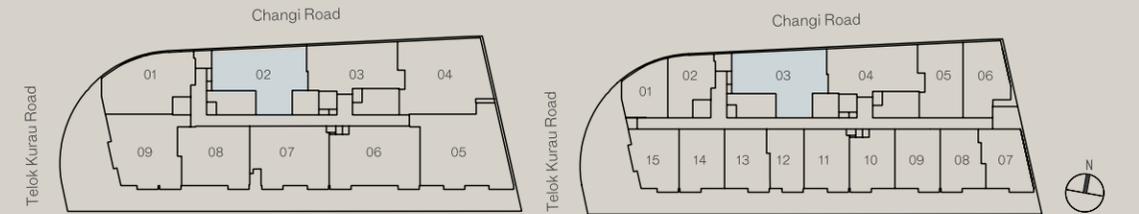
TYPE A1  
AREA 72 Sqm / 775 Sqft



Typical Storey Key Plan

#02-08 to #04-08

TYPE B1  
AREA 86 Sqm / 926 Sqft



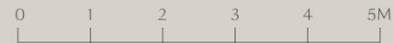
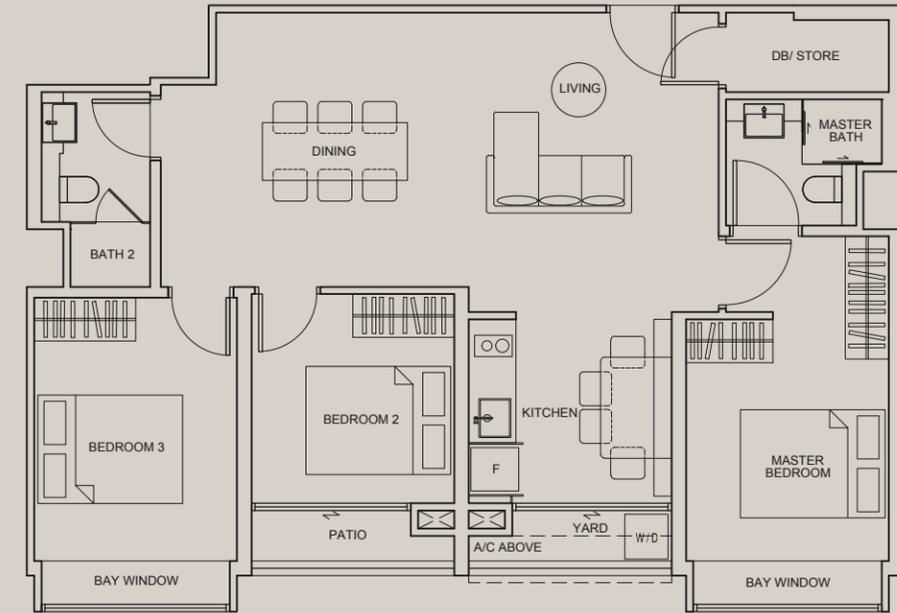
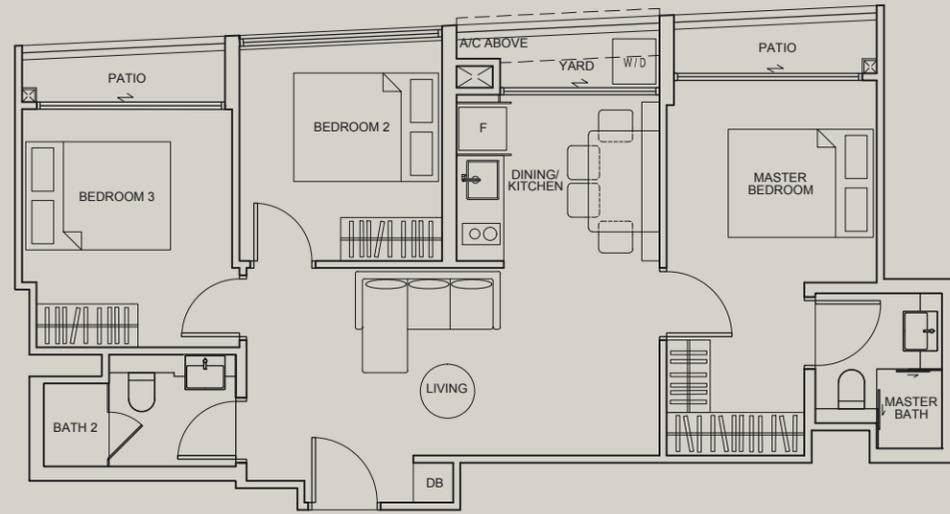
Typical Storey Key Plan

5th Storey Key Plan

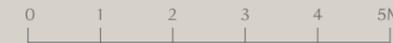
#02-02 to #04-02,  
#05-03

# 3 Bedroom

# 3 Bedroom



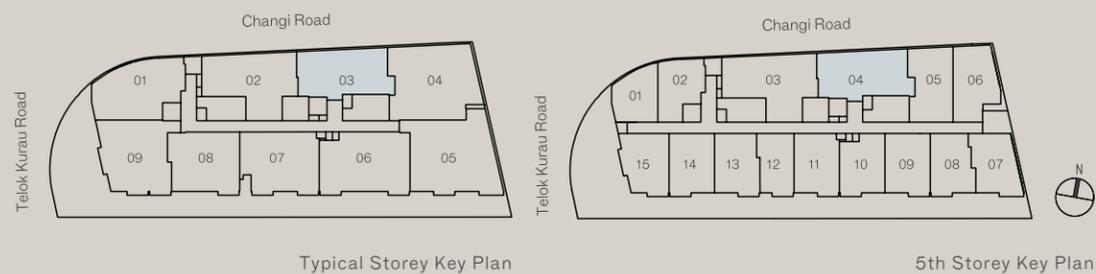
Note: Exclusive of suspended A/C ledge.



Note: Exclusive of suspended A/C ledge.

TYPE B2  
AREA 76 sqm / 818 sqft

#02-03 to #04-03  
#05-04

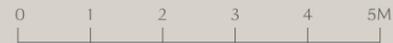
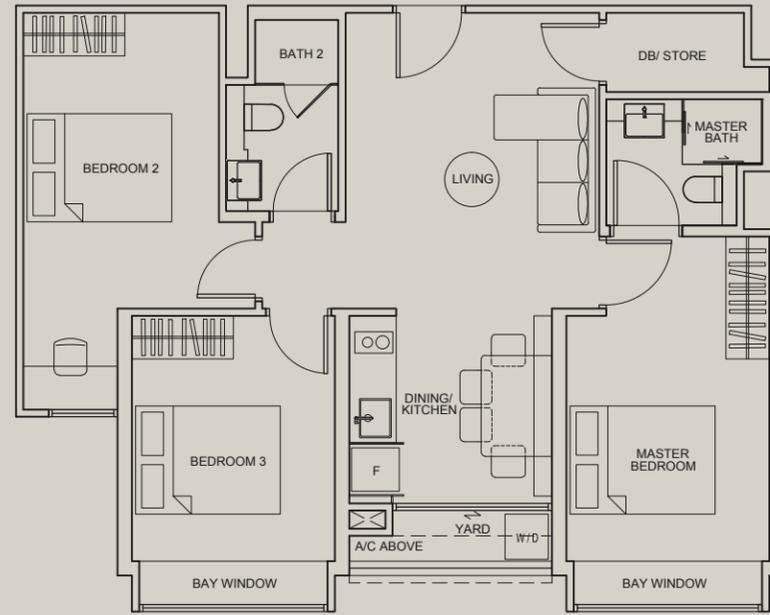


TYPE B3  
AREA 92 sqm / 990 sqft

#02-06 to #04-06



# 3 Bedroom



Note: Exclusive of suspended A/C ledge.

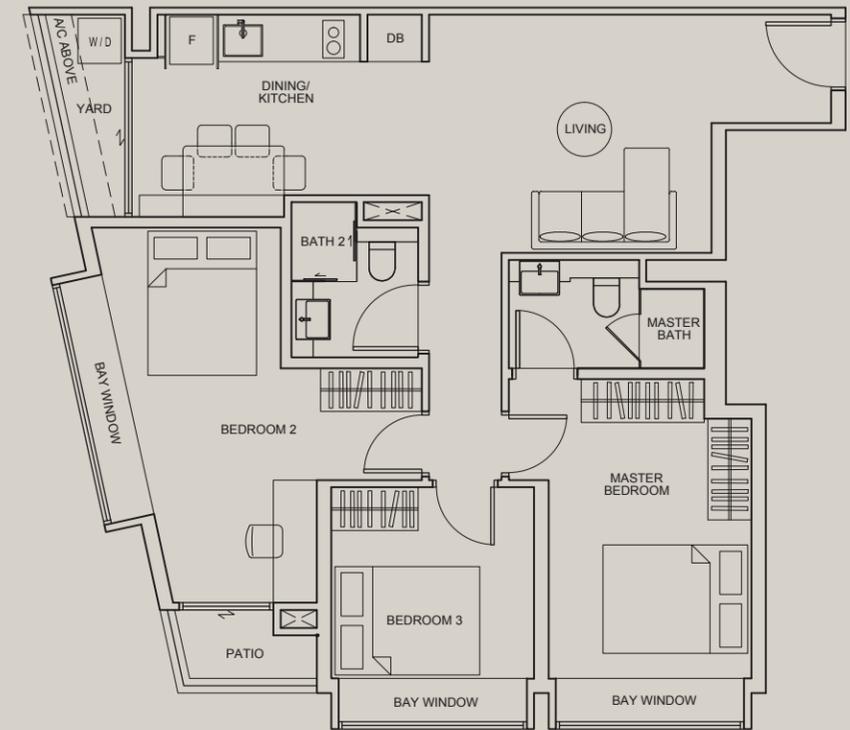
TYPE B4  
AREA 80 sqm / 861 sqft



Typical Storey Key Plan

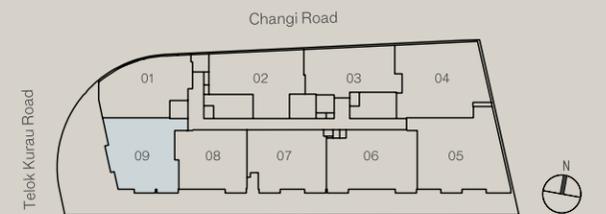
#02-07 to #04-07

# 3 Bedroom



Note: Exclusive of suspended A/C ledge.

TYPE B5  
AREA 88 sqm / 947 sqft

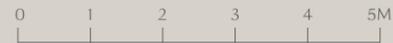
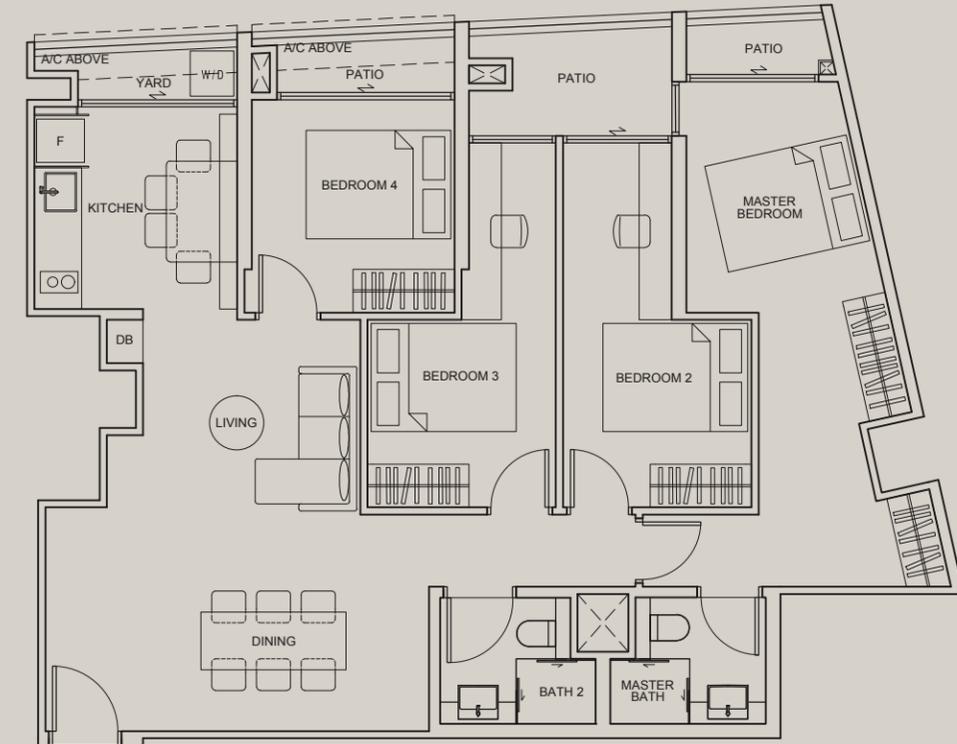
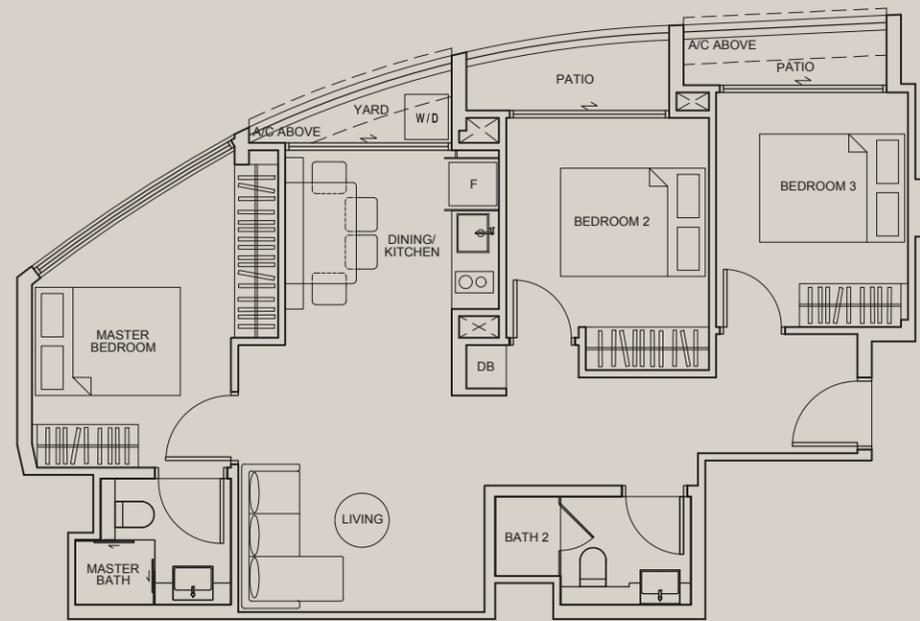


Typical Storey Key Plan

#02-09 to #04-09

# 3 Bedroom

# 4 Bedroom



Note: Exclusive of suspended A/C ledge.



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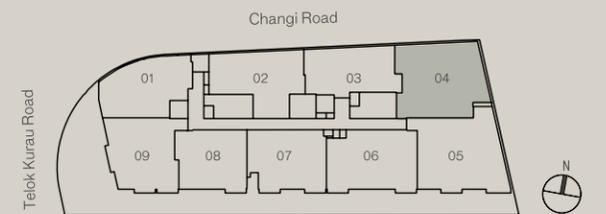
TYPE B6  
 AREA 80 sqm / 861 sqft



Typical Storey Key Plan

#02-01 to #04-01

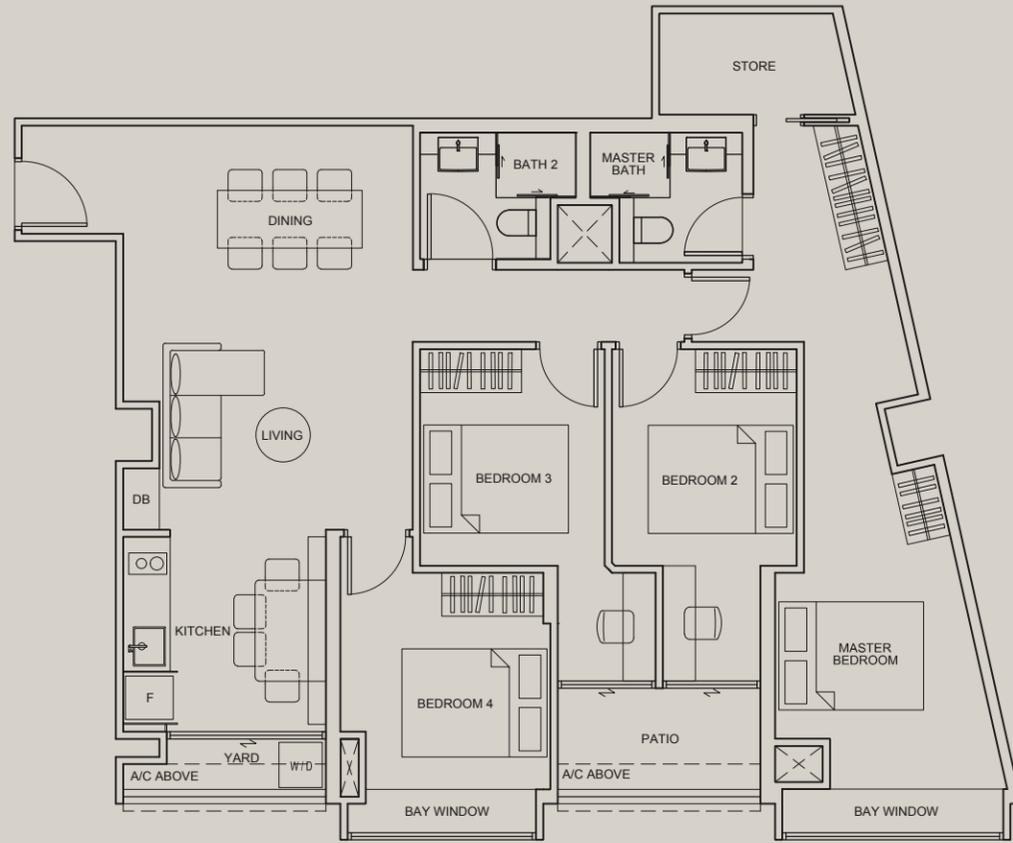
TYPE C1  
 AREA 110 sqm / 1184 sqft



Typical Storey Key Plan

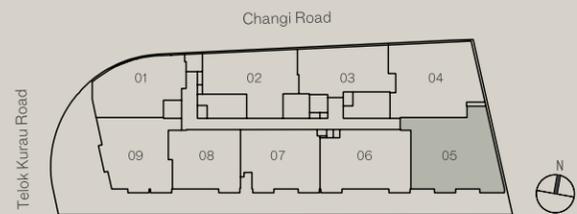
#02-04 to #04-04

# 4 Bedroom



Note: Exclusive of suspended A/C ledge.

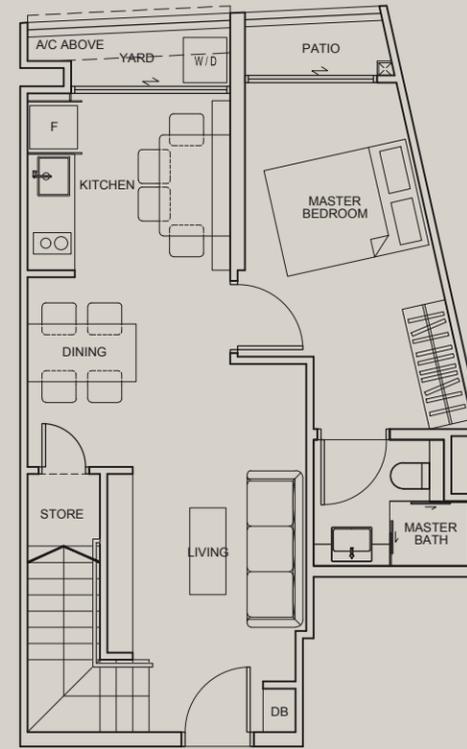
TYPE C2  
 AREA 115 sqm / 1238 sqft



Typical Storey Key Plan

#02-05 to #04-05

# Penthouse 3 Bedroom

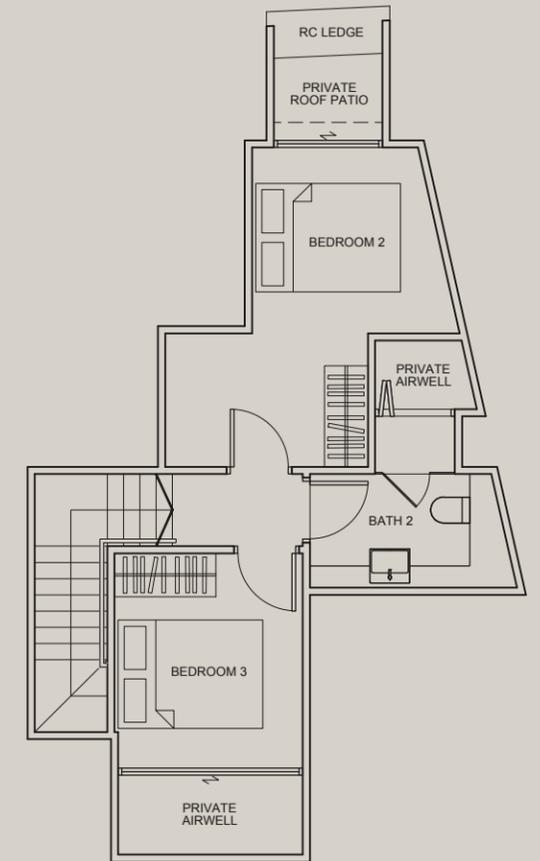


Lower level



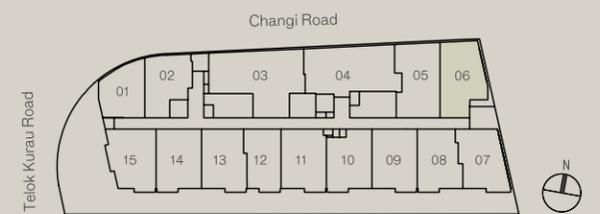
TYPE PH B1  
 AREA 96 sqm / 1033 sqft

#05-06



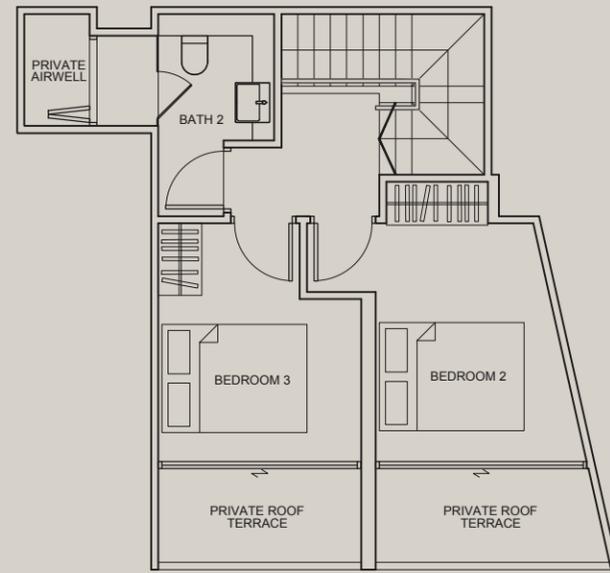
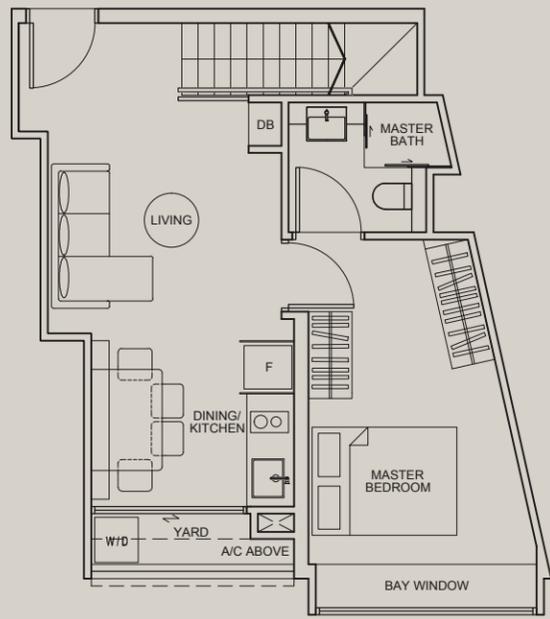
Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.



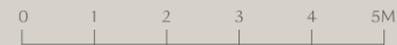
5th Storey Key Plan

# Penthouse 3 Bedroom



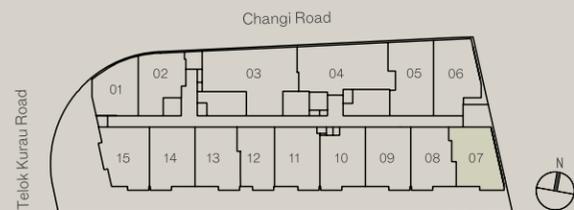
Lower level

Upper level



Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

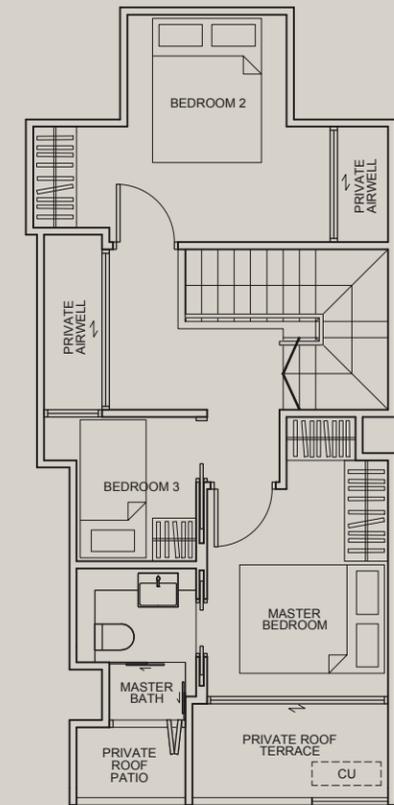
TYPE PH B2  
AREA 93 sqm / 1001 sqft



5th Storey Key Plan

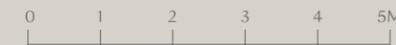
#05-07

# Penthouse 3 Bedroom



Lower level

Upper level



Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

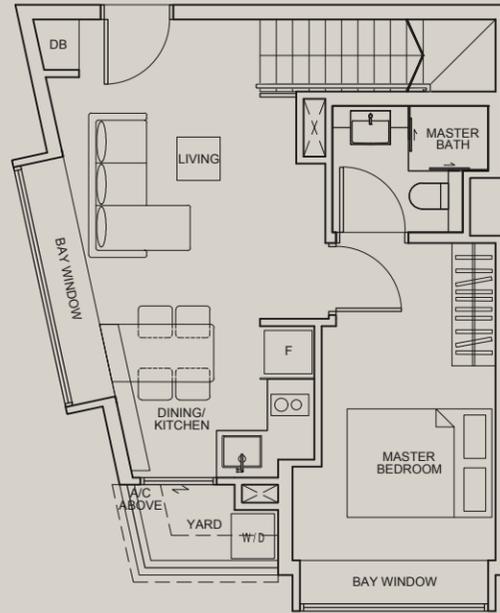
TYPE PH B3  
AREA 85 sqm / 915 sqft



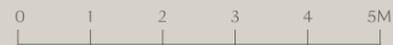
5th Storey Key Plan

#05-12

# Penthouse 3 Bedroom

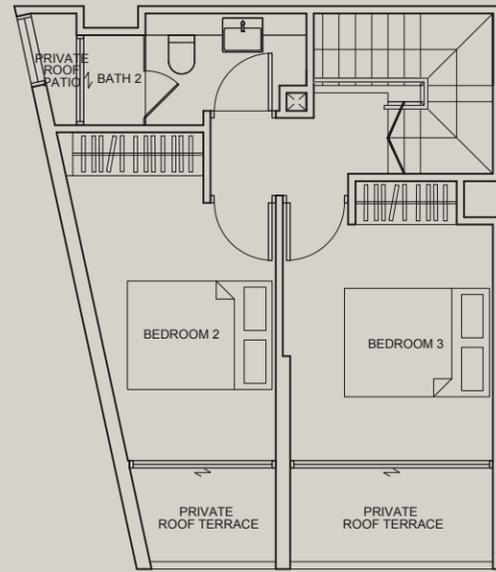


Lower level



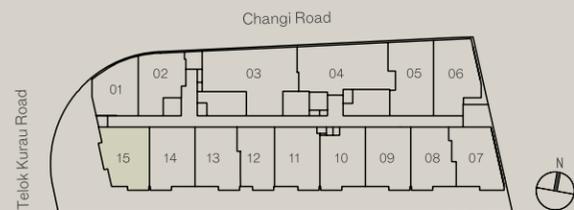
TYPE PH B4  
 AREA 91 sqm / 980 sqft

#05-15



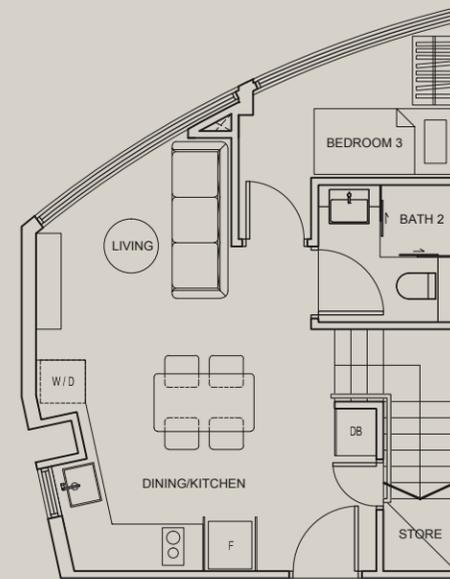
Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.



5th Storey Key Plan

# Penthouse 3 Bedroom

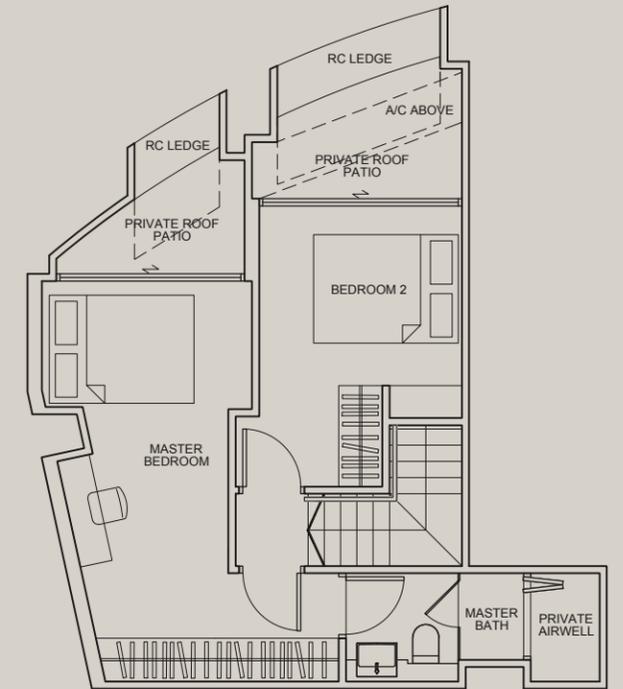


Lower level



TYPE PH B5  
 AREA 85 sqm / 915 sqft

#05-01



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.

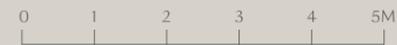


5th Storey Key Plan

# Penthouse 3 Bedroom



Lower level



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

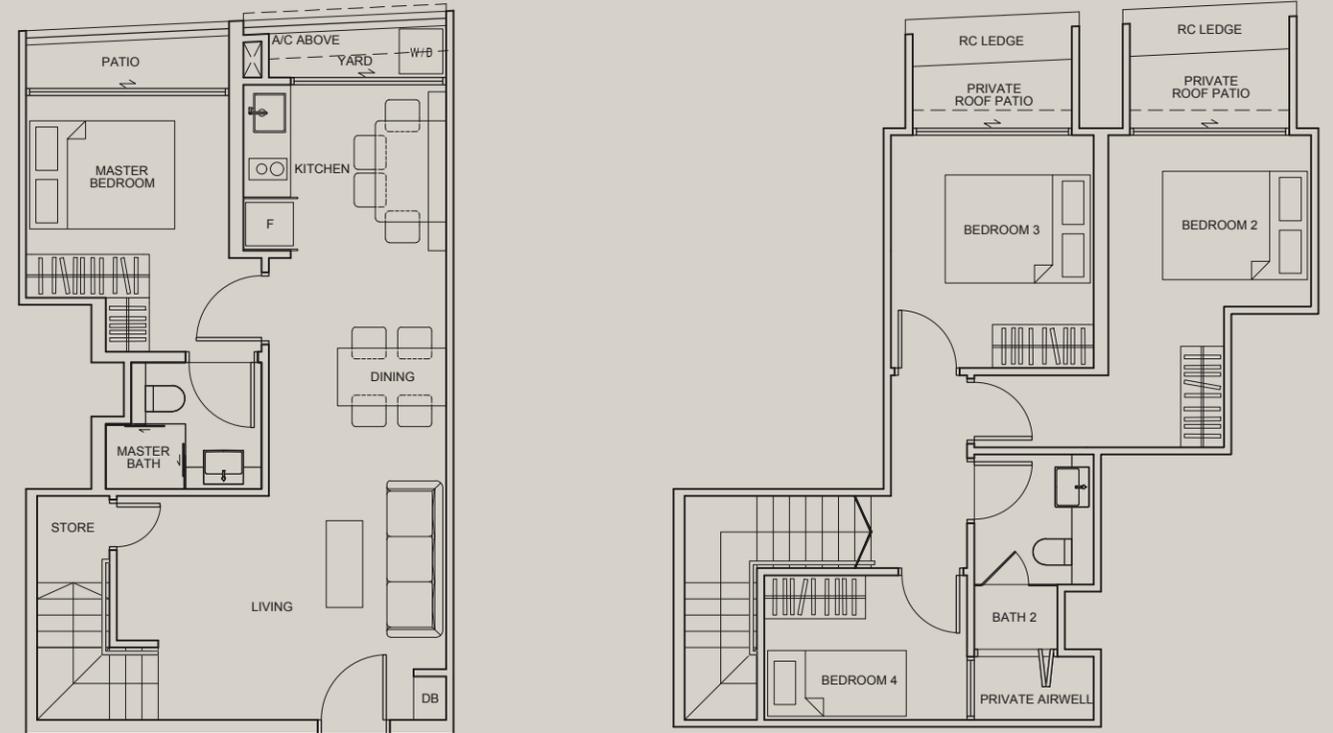
TYPE PH B6  
AREA 89 sqm / 958 sqft

#05-02

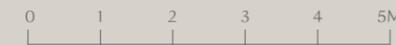


5th Storey Key Plan

# Penthouse 4 Bedroom



Lower level



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

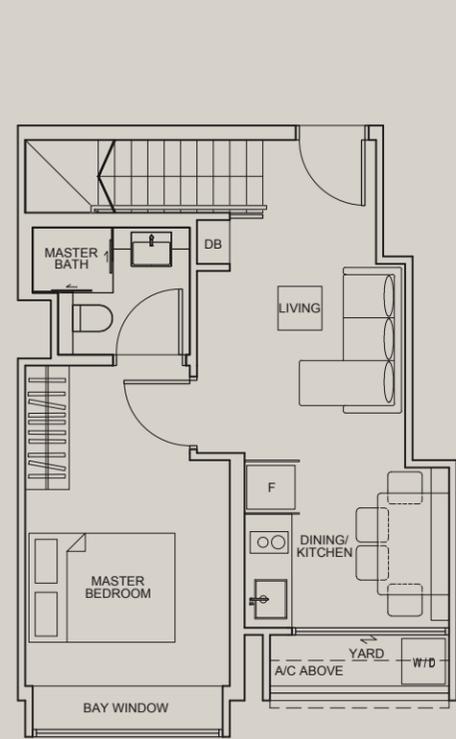
TYPE PH C1  
AREA 104 sqm / 1119 sqft

#05-05

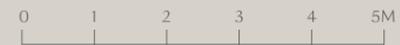


5th Storey Key Plan

# Penthouse 4 Bedroom

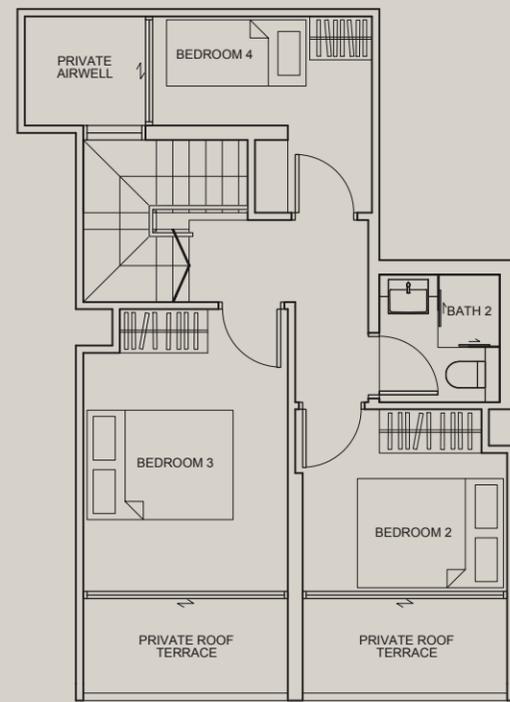


Lower level



TYPE PH C2  
 AREA 95 sqm / 1023 sqft

#05-08



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.

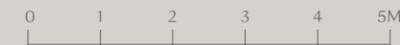


5th Storey Key Plan

# Penthouse 4 Bedroom

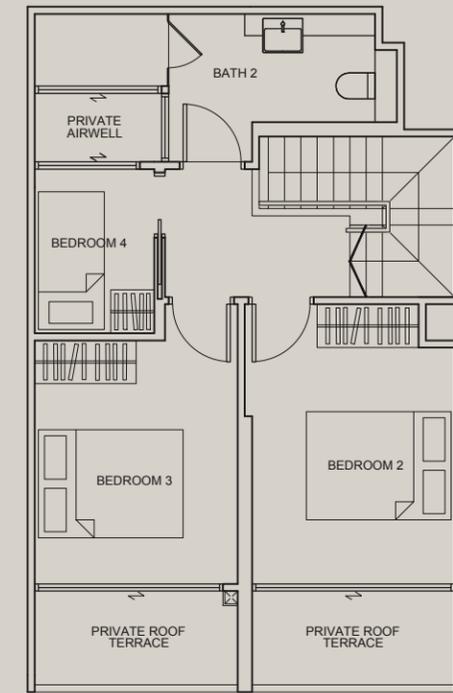


Lower level



TYPE PH C3  
 AREA 102 sqm / 1098 sqft

#05-09



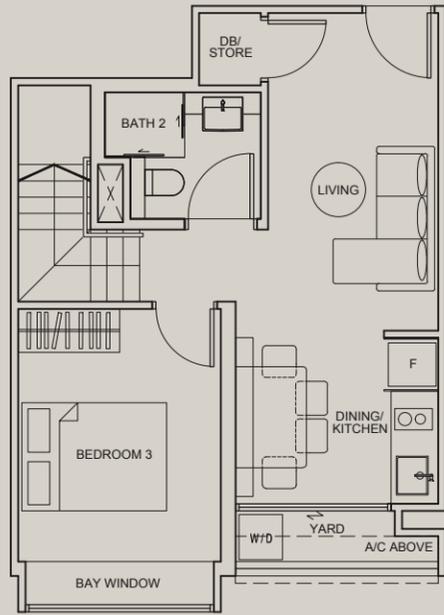
Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.

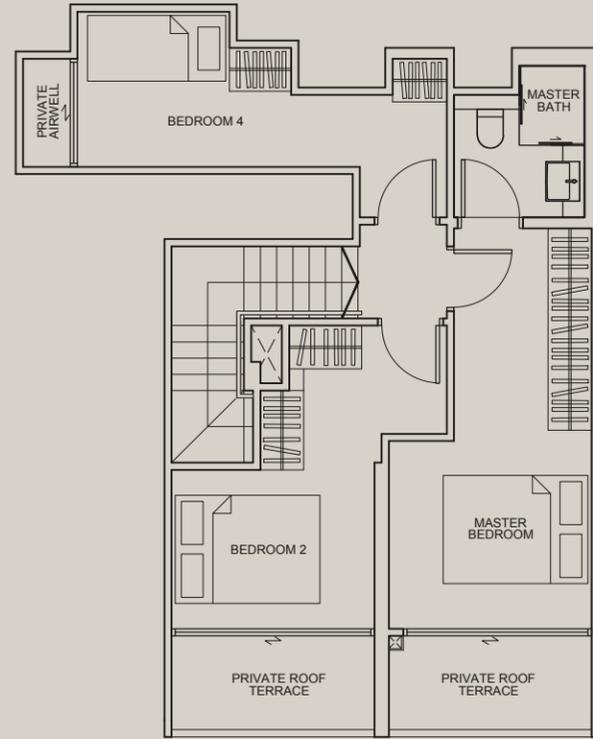
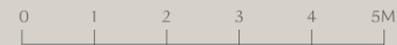


5th Storey Key Plan

# Penthouse 4 Bedroom



Lower level



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

TYPE PH C4  
AREA 103 sqm / 1109 sqft

#05-10

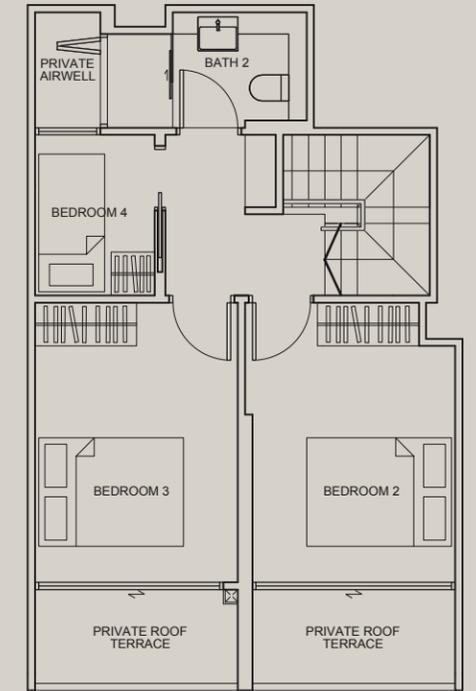
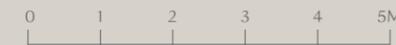


5th Storey Key Plan

# Penthouse 4 Bedroom



Lower level



Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
Exclusive of suspended A/C ledge.

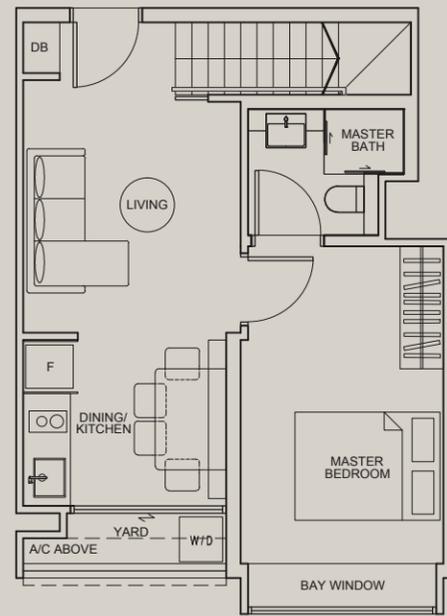
TYPE PH C5  
AREA 99 sqm / 1066 sqft

#05-11

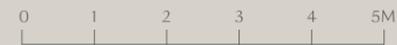


5th Storey Key Plan

# Penthouse 4 Bedroom

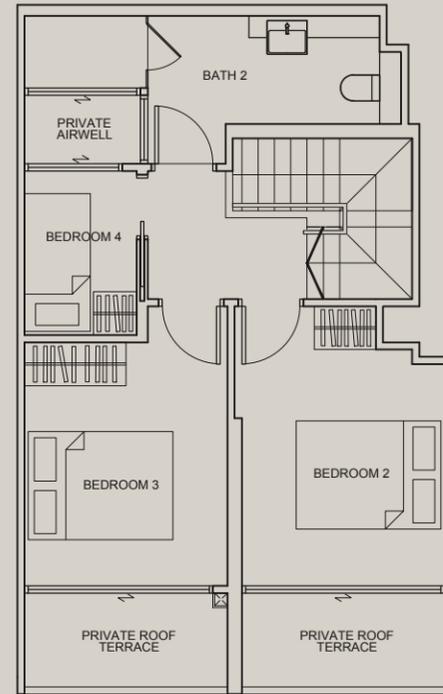


Lower level



TYPE PH C6  
 AREA 100 sqm / 1076 sqft

#05-13



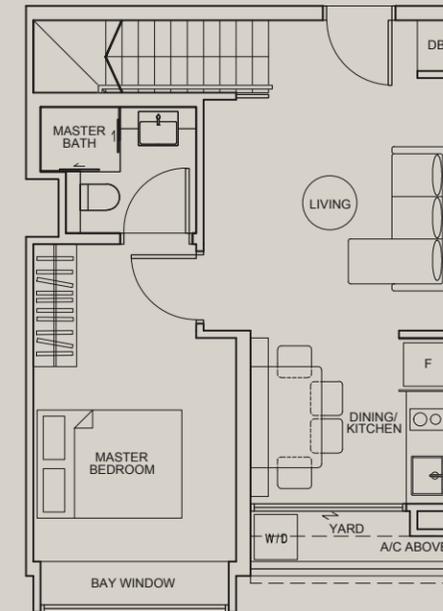
Upper level

Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.



5th Storey Key Plan

# Penthouse 4 Bedroom

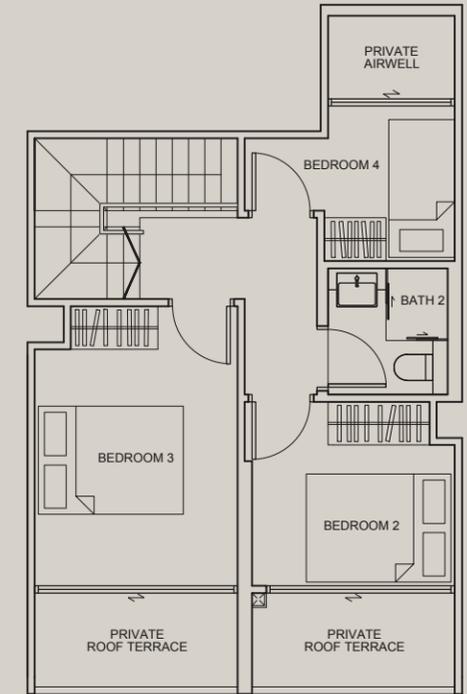


Lower level



TYPE PH C7  
 AREA 96 sqm / 1033 sqft

#05-14



Upper level

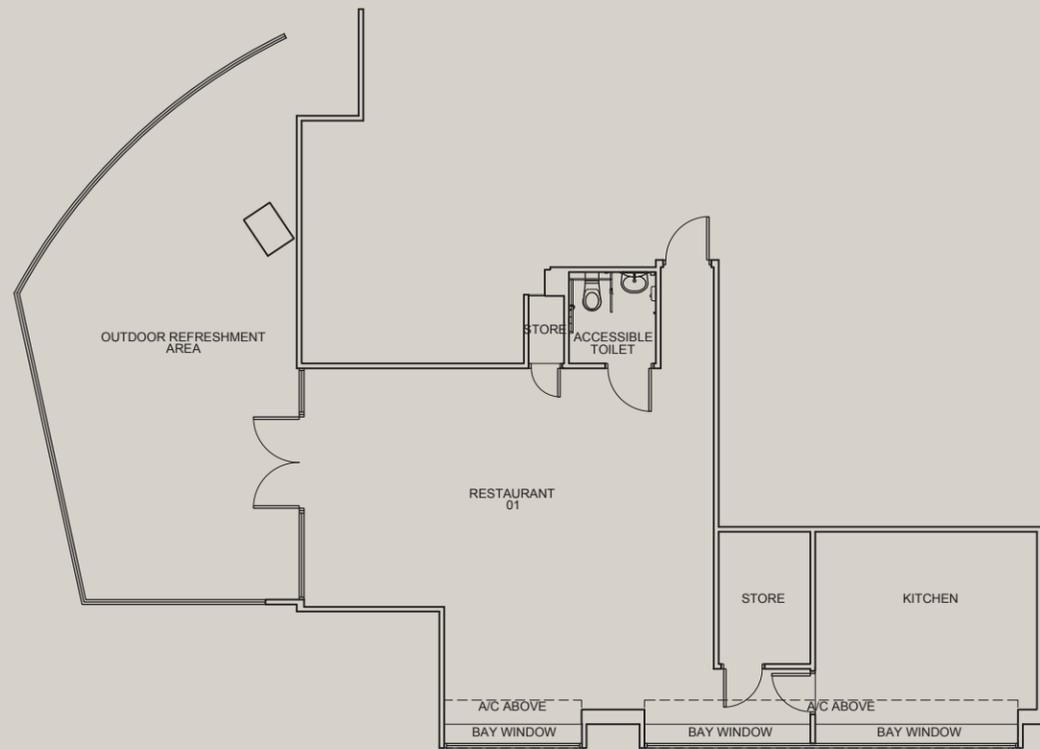
Note: The private roof terrace / private roof patio / private airwell shall not be enclosed.  
 Exclusive of suspended A/C ledge.



5th Storey Key Plan

# Restaurant 01

# Restaurant 02

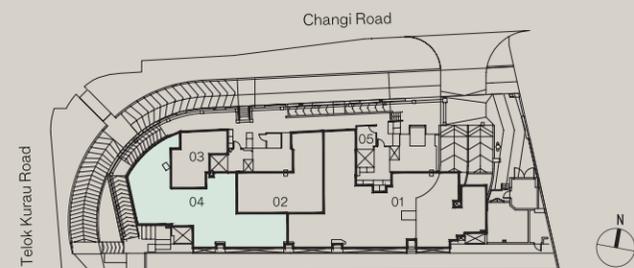


Note: Exclusive of A/C ledge.

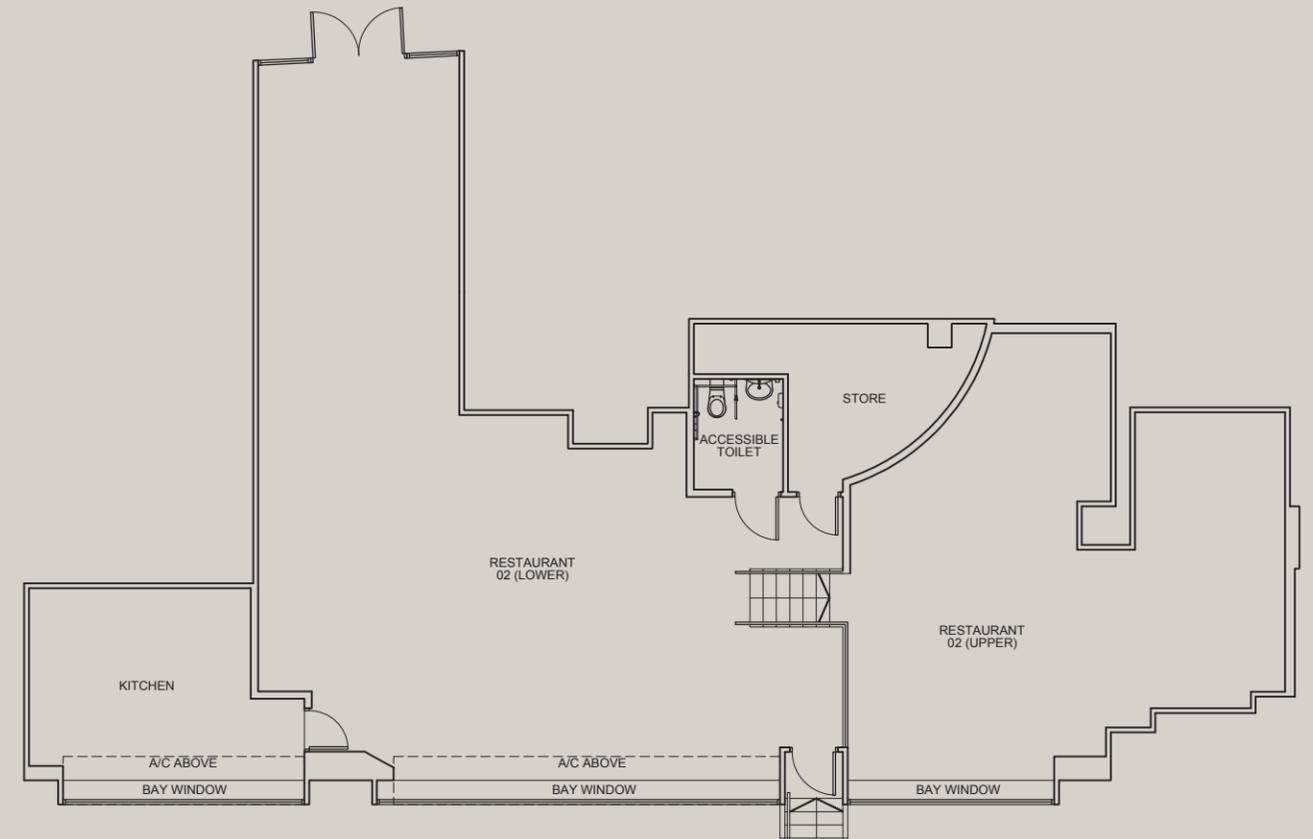


AREA 155 sqm / 1668 sqft

#01-04



1st Storey Key Plan

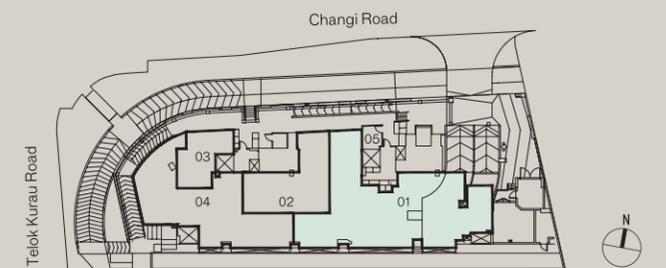


Note: Exclusive of A/C ledge.



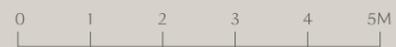
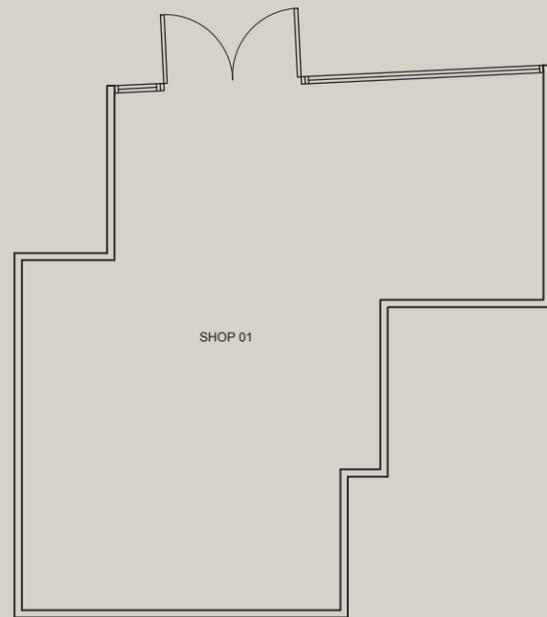
AREA 235 sqm / 2530 sqft

#01-01



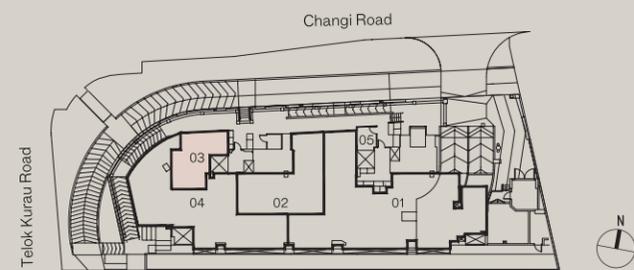
1st Storey Key Plan

# Shop 01



Note: Exclusive of A/C ledge.

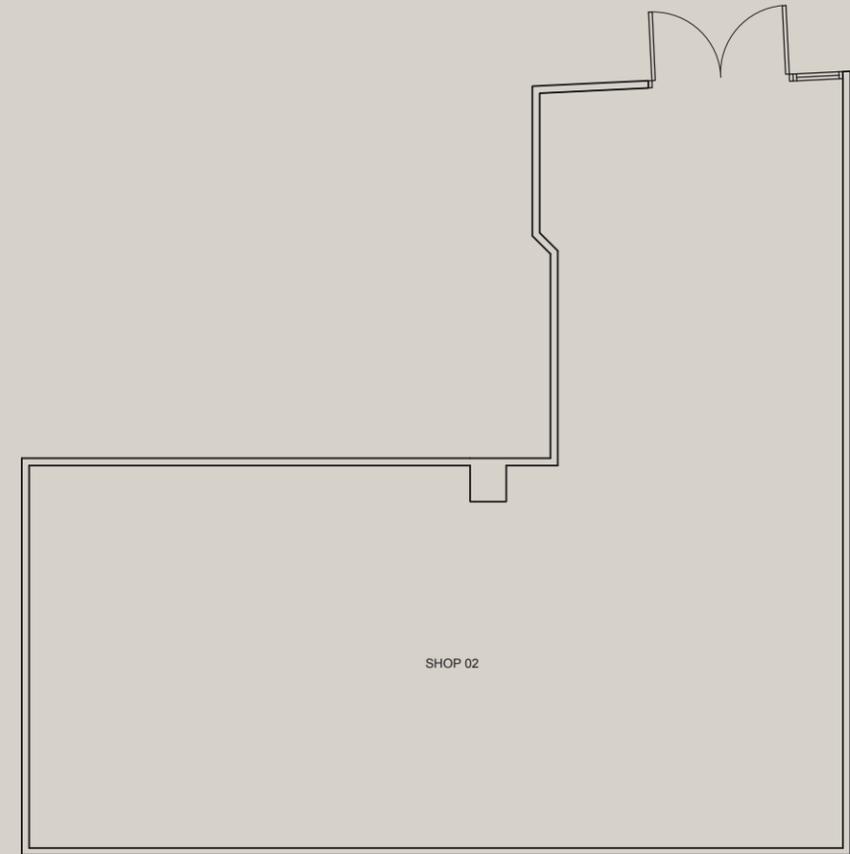
AREA 42 sqm / 452 sqft



1st Storey Key Plan

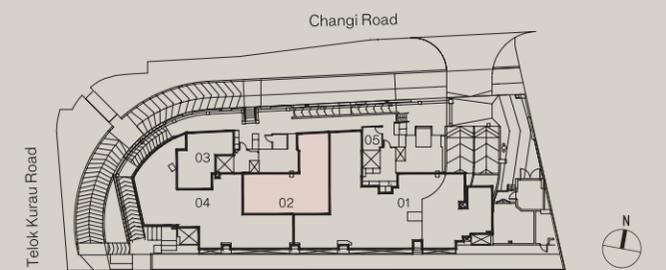
#01-03

# Shop 02



Note: Exclusive of A/C ledge.

AREA 86 sqm / 926 sqft



1st Storey Key Plan

#01-02

# Specifications (Residential)

## 1. Foundation

Reinforced concrete piles foundation and/or raft foundation and/or reinforced concrete footing and/or driven piles to structural engineer's design.

## 2. Superstructure

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

## 3. Walls

- 3.1 External Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall (where applicable).
- 3.2 Internal Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall and/or dry wall (where applicable).

## 4. Roof

- 4.1 Reinforced concrete flat roof and/or metal roof: Roof structure of reinforced concrete and/or timber and/or mild steel with waterproofing and insulation (where applicable).

## 5. Ceiling

5.1 Residential Units

(a) Floor to Ceiling Height

- (i) Living  
2.80m (min) \*1 (except for 5<sup>th</sup> Storey, Type B2 2.50m min)\*3
- (ii) Bedrooms  
2.80m (min)\*1 \*2 (except for 5<sup>th</sup> Storey Type B1, B2 and PH C1, ceiling height shall be 2.50m min) \*3
- (iii) Bathrooms  
2.30m (except for 5<sup>th</sup> Storey Type PH B2, PH B3, PH B4, PH B6, PH C2, PH C3, PH C4, PH C5, PH C6 and PH C7)\*4
- (iv) Dining/ Kitchen  
2.40m (min)
- (v) Yard/ Patio  
2.85m (min)\*2 (except for Type B1, B2, PH B1, PH B6 and PH C1, ceiling height shall be 2.75m min)\*4
- (vi) DB/ Store  
2.40m (min) (except for Type PH B1, PH B5 and PH C1)\*5
- (vii) Private Roof Terrace  
Open to sky (except for Type PH B5)\*4

Note:

\*1 At localised areas, 2.20m (min)

\*2 At localised areas, 2.15m (min)

\*3 At localised areas, 2.10m (min)

\*4 At localised areas, 2.05m (min)

\*5 Varies according to staircase risers

- (b) Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surface for Living, Dining, Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Master Bath, Bath 2, DB, Store, Patio, Yard and Internal Staircases (Penthouse units only). (where applicable)

5.2 Common Areas

- (a) Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surface for Lift Lobbies, Corridors, Walkway, Basement Car Park, Driveway, Accessible Toilet and communal facilities (where applicable).
- (b) Skim coat with emulsion paint finish to staircases and landings.

## 6. Finishes

6.1 Wall

(a) Internal Wall Finishes

- (i) Homogenous tiles to ceiling height for Bathrooms (visible area only).
- (ii) Homogenous tiles and/or wall paneling and/or plaster and paint with emulsion paint and/or skim coat with emulsion paint to ceiling height for Dining/ Kitchen (visible area only).
- (iii) Cement and sand plaster and/or skim coat with emulsion paint (visible area only) for Living, Bedrooms, DB, Store, Bay Windows (for Type A1, B3, B4, B5, C2, PH B2, PH B3, PH B4, PH C2, PH C3, PH C4, PH C5, PH C6, PH C7 only) and Internal Staircases (Penthouse Type only).
- (iv) Cement and sand plaster and/or skim coat with emulsion paint and/or spray textured paint (visible area only) on Patio, Yard, Private Roof Terrace, Private Air-well and Private Roof Patio (where applicable).

(b) External Wall Finishes

- (i) Cement and sand plaster and/or skim coat with emulsion paint finish and/or spray textured paint finish.
- (ii) Selected area with Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.

6.2 Floor

(a) Internal Floor Finishes

- (i) Homogenous tiles for Living, Dining/ Kitchen, Bathrooms, DB, Store.
- (ii) Cement and sand screed and/or Timber finish for Internal Staircases (Penthouse units only).
- (iii) Vinyl flooring for Bedrooms.
- (iv) Timber skirting for Living, DB and Store.
- (v) 10mm shadow gap for Dining/Kitchen (only at areas with exposed wall paneling) and Bedrooms

(b) External Floor Finishes

- (i) Homogenous tiles with tiles skirting for Patio, Yard, Private Roof Terrace, Private Air-well and Private Roof Patio.

(c) Common Areas

- (i) Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Swimming Pool, Jacuzzi, Pool Deck, Teppanyaki Grill, Gym, Accessible Toilet, Driveway, Car park, Corridor and Lobby.
- (ii) Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

## 7. Windows

For all residential units – aluminium framed windows

- 7.1 Aluminium framed windows and/or bay windows with tinted and/or clear glass and/or frosted to all areas. (where applicable)
- 7.2 Opening restrictors to top hung windows at Type B1, B2, B6, PH B5 and PH B6.
- 7.3 All aluminium frames shall be powder coated.
- 7.4 All glazing shall be minimum 6mm thick.

## 8. Doors

For all residential units.

- 8.1 Approved fire-rated timber main entrance door.
- 8.2 Hollow core timber door to Bedrooms, Bathrooms, DB and Store (where applicable).
- 8.3 Aluminium framed glass door to Patio, Yard, Private Roof Terrace, Private Air-well and Private Roof Patio. (where applicable)
- 8.4 All aluminium frames shall be powder coated.
- 8.5 All glazing (if any) shall be tinted and/or clear and/or frosted. (where applicable)
- 8.6 All glazing shall be minimum 6mm thick.
- 8.7 Good quality lockset and ironmongery shall be provided.

## 9. Sanitary Fittings

For all residential units.

### 9.1 Master Bath

- (a) 1 tempered glass shower compartment with shower mixer (“Grohe”) and handheld shower set (“Grohe”)
- (b) 1 rain shower (“Grohe”) (except Type PH B2, PH B3, PH B4, PH C2, PH C3, PH C4, PH C5, PH C6, PH C7)
- (c) 1 wash basin (“Duravit”)
- (d) 1 mixer (“Grohe”)
- (e) 1 wall hung water closet (“Duravit”)
- (f) 1 mirror with ledge and open vanity cabinet
- (g) 1 toilet roll holder

### 9.2 Bath 2

- (a) 1 tempered glass shower compartment with shower mixer (“Grohe”) and handheld shower set (“Grohe”)
- (b) 1 rain shower (“Grohe”) (except Type PH B3, PH C4)
- (c) 1 wash basin (“Duravit”)
- (d) 1 mixer (“Grohe”)
- (e) 1 wall hung water closet (“Duravit”)
- (f) 1 mirror with ledge and open vanity cabinet
- (g) 1 toilet roll holder

### 9.3 Kitchen

- (a) 1 sink (“Grohe”) with mixer (“Grohe”)

## 10. Electrical Installation

- 10.1 All electrical wiring to be in concealed conduits whenever possible except for electrical wiring above false ceiling. If required, mechanical ventilation provided in bathroom. Refer to Electrical Schedule for details.

Unit Type	Lighting Point	13A Single Socket	13A Double Socket	RJ45 Outlet	TV Point	Water Heater Switch	Bell Point	Cooker Hood	Fridge Point	Washing Machine Point	Oven Point	Isolator Point
A1	7	3	5	6	3	2	1	1	1	1	1	2
B1	7	3	6	7	4	2	1	1	1	1	1	2
B2	7	3	6	7	4	2	1	1	1	1	1	2
B3	7	3	6	7	4	2	1	1	1	1	1	2
B4	7	3	6	7	4	2	1	1	1	1	1	2
B5	7	3	6	7	4	2	1	1	1	1	1	2
B6	7	3	6	7	4	2	1	1	1	1	1	2
C1	8	3	7	8	5	2	1	1	1	1	1	3
C2	8	3	7	8	5	2	1	1	1	1	1	3
PH B1	6	3	6	7	4	2	1	1	1	1	1	2
PH B2	6	3	6	7	4	2	1	1	1	1	1	2
PH B3	6	3	6	7	4	2	1	1	1	1	1	2
PH B4	6	3	6	7	4	2	1	1	1	1	1	2
PH B5	6	3	6	7	4	2	1	1	1	1	1	2
PH B6	6	3	6	7	4	2	1	1	1	1	1	2
PH C1	7	3	7	8	5	2	1	1	1	1	1	3
PH C2	7	3	7	8	5	2	1	1	1	1	1	2
PH C3	7	3	7	8	5	2	1	1	1	1	1	2
PH C4	7	3	7	8	5	2	1	1	1	1	1	2
PH C5	7	3	7	8	5	2	1	1	1	1	1	2
PH C6	7	3	7	8	5	2	1	1	1	1	1	2
PH C7	7	3	7	8	5	2	1	1	1	1	1	2

## 11. TV / Cable Services / Rj45 Outlets

- 11.1 Refer to attached Electrical Schedule.

## 12. Lighting Protection

- 12.1 Lightning Protection System shall be provided in accordance with the Singapore Standard (SS 555:2018).

## 13. Painting

- 13.1 Internal Walls: Emulsion paint.
- 13.2 External Walls: Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint.

## 14. Waterproofing

- 14.1 Waterproofing in residential units shall be provided to the floors of Dining/ Kitchen, Bathrooms, Patio, Yard, Private Roof Terrace, Private Air-well and Private Roof Patio (where applicable).

## 15. Driveway and Car Park

- 15.1 Basement Car parking and/or Automated Guided Vehicle Parking.
- 15.2 Material of the driveway & car park lot: Concrete floor and/or tiles and/or pavers and/or floor hardener and/or epoxy coating and/or cement and sand screed.

## 16. Recreation Facilities

- 16.1 Attic
  - (a) Swimming Pool (approximately 52sqm)
  - (b) Jacuzzi (approximately 1.5sqm)
  - (c) Pool Deck
  - (d) Teppanyaki Grill
  - (e) Gym

## 17. Additional Items

- 17.1 Air-Conditioners
  - (a) Split type air conditioner (“Mitsubishi”) provided in Living and Bedrooms.
  - (b) Each residential unit type provided with;
    - (i) 4 fan coil units: Type A1, B1, B2, B4, PH B2, PH B4, PH B5, PH B6
    - (ii) 5 fan coil units: Type B3, B5, B6, PH B1, PH B3, PH C2, PH C3, PH C4, PH C5, PH C6, PH C7
    - (iii) 6 fan coil units: Type C1, C2 and PH C1
- 17.2 Kitchen Cabinet
  - (a) Built-in kitchen cabinet in laminate and/or polykem finish and/or stainless steel with engineered stone counter top.
  - (b) Built-in dining table with Marble top and powder coated metal legs.
  - (c) Kitchen Appliances: Electrical hob (“Bosch”) and cooker hood (“Bosch”), oven (“Bosch”), sink (“Grohe”) and mixer (“Grohe”)
- 17.3 Wardrobes
  - (a) Built-in wardrobes in laminate and/or polykem finish and/or glass and/or powder coated aluminium provided in all Bedrooms.
- 17.4 Locks
  - (a) Digital lockset (“Samsung”) for main door for all residential units. All other doors lockset shall be “Kawajun” or equivalent.
- 17.5 Railing
  - (a) Steel for common area staircase railing. Mild steel and/or Steel and/or aluminium and/or glass for other railings.
- 17.6 Lift
  - (a) 2 passenger lifts (“Kone” or equivalent) from Basement 3 to Attic. Basement 3 access is only for Maintenance Personnel.
- 17.7 Intercom
  - (a) Audio intercom to residential units.
- 17.8 Parcel Locker System
  - (a) 1 Parcel Locker System at Basement

## Notes to Specifications

### **A Marble/Limestone/Granite**

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/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 Timber strips**

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### **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 respective channels and/or internet access.

### **E Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, 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 Cable Services**

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 (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.

### **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 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.

### **J Glass**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### **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.

### **L Wall**

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

### **M Prefabricated Bathroom Units**

Certain bathroom and WC 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.

### **N Automated Guided Vehicle Parking**

The maintenance of the AGV parking system will be managed by the Property Management Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of AGV parking system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the AGV parking system.

# Specifications (Commercial)

## 1. Foundation

Reinforced concrete piles foundation and/or raft foundation and/or reinforced concrete footing and/or driven piles to structural engineer's design.

## 2. Superstructure

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

## 3. Walls

- 3.1 External Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall (where applicable).
- 3.2 Internal Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall and/or dry wall (where applicable).

## 4. Roof

- 4.1 Reinforced concrete flat roof and/or metal roof: Roof structure of reinforced concrete and/or timber and/or mild steel with waterproofing and insulation (where applicable).

## 5. Ceiling

- 5.1 Commercial Units
  - (a) Concrete soffit with skim coat in emulsion paint finish on exposed surfaces (where applicable) and ceiling board and/or moisture resistant ceiling board and/or calcium silicate board at Accessible Toilet only.
- 5.2 Common Areas
  - (a) Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surface for Lift Lobbies, Corridors, Walkway, Basement Car Park, Driveway, Accessible Toilet and communal facilities (where applicable).
  - (b) Skim coat with emulsion paint finish to staircases and landings.

## 6. Finishes

- 6.1 Wall
  - (a) Internal Wall Finishes
    - (i) Cement and sand plaster with emulsion paint where applicable.
    - (ii) Homogenous tiles for Accessible toilets (visible area only).
  - (b) External/ Common Areas
    - (i) Cement and sand plaster and/or skim coat with emulsion paint finish and/or spray textured paint and/or any other materials specified by the Architect.
    - (ii) Selected area with Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.
- 6.2 Floor
  - (a) Internal Floor Finishes
    - (i) Cement and sand screed where applicable.
    - (ii) Homogenous tiles for Accessible toilets (visible area only).
  - (b) External Floor Finishes
    - (i) Cement and sand screed for Restaurant 01 Outdoor Refreshment Area (ORA)
  - (c) Common Areas
    - (i) Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Swimming Pool, Jacuzzi, Pool Deck, Teppanyaki Grill, Gym, Accessible Toilet, Driveway, Car park, Corridor and Lobby.
    - (ii) Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

## 7. Shop Front

- 7.1 Fixed glass panel with door and lockset.

## 8. Windows

- 8.1 For Restaurant 01 and 02;
  - (a) Aluminium framed windows and/or bay windows with tinted and/or clear glass and/or frosted to all areas. (where applicable)
  - (b) All aluminium frames shall be powder coated.

## 9. Sanitary Fittings

- 9.1 For restaurant unit accessible toilets
  - (a) 1 wall hung water closet
  - (b) 1 toilet roll holder
  - (c) 1 wall hung wash basin with tap
  - (d) 1 mirror

## 10. Mechanical/ Electrical and Plumbing

Unit Type	Power tap-off point	Tube patch panel	Floor Trap	Exhaust Fan
Shop 01	60A DP	1	1	-
Shop 02	40A TPN	1	1	-
Restaurant 01	100A TPN	1	1	5000 CMH
Restaurant 02	150A TPN	1	1	5000 CMH

\* Exhaust fan at roof and ductwork shall be maintained by tenant.

Power supply for exhaust fan shall be connected to the restaurant power supply by the tenant.

## 11. Lightning Protection

- 11.1 Lightning Protection System shall be provided in accordance with the Singapore Standard (SS 555:2018).

## 12. Painting

- 12.1 Internal Walls: Emulsion paint finish.
- 12.2 External Walls: Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint finish.

## 13. Waterproofing

- 13.1 Waterproofing shall be provided to the floors of all shops and restaurants.
- 13.2 Waterproofing shall be provided to accessible toilet and kitchen.

## 14. Driveway and Carpark

- 14.1 Basement Car parking at Basement 1 – 7 lots and 1 accessible lot
- 14.2 Material of the driveway & car park lot: Concrete floor and/or tiles and/or pavers and/or floor hardener and/or epoxy coating and/or cement and sand screed.

## 15. Recreation Facilities

- 15.1 Swimming Pool (approximately 52sqm), Jacuzzi (approximately 1.5sqm), Pool deck, Teppanyaki Grill and Gym.

## 16. Additional Items

### 16.1 Air-conditioner

- (a) Split type air conditioner ("Mitsubishi") provided.

### 16.2 Railing

- (a) Steel for common area staircase railing. Mild steel and/or Steel and/or aluminium and/or glass for other railings.

### 16.3 Lift

- (a) 2 passenger lifts ("Kone" or equivalent) from Basement 3 to Attic. Basement 3 access is only for Maintenance Personnel.

### 16.4 Water Supply

- (a) Incoming water supply provided with individual metering.

### 16.5 Parcel Locker System

- (a) 1 Parcel Locker System at Basement

## Notes to Specifications

### A Marble/Limestone/Granite

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/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 Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### 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 respective channels and/or internet access.

### E Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, 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 Cable Services

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 (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.

### 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 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.

### J Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### 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.

### L Wall

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

# Fittings

Form meets function in the selection of branded fittings to offer you and your family a finer quality of life. Trusted and well-known brands such as Duravit, Grohe, Bosch, and Samsung make the home a pleasure to dwell in, day after day.



# A Premium Development by Macly Group

Macly Group (est. 1987) is an established property developer based in Singapore with a track record of developing landed properties, apartments, condominiums, mixed developments, commercial and cluster housing projects. Between 2004 to 2018, the Group developed and launched more than 30 residential and commercial developments in Singapore.



1 The Iveria  
by The Ove Collection  
Kim Yam, Singapore

2 FiveNine  
Telok Kurau, Singapore

3 NottingHill Suites  
Toh Tuck, Singapore

4 NEU at Novena  
Novena, Singapore

# TEDEGE

## Developer

Developer: Maclay 18 Pte Ltd  
(UEN: 201732212Z)

## Developer License No.

C1323

## Tenure of Land

Freehold

## Lot & Mukim No.

Lots 01054T, 01067P, 01113A, 01114K,  
95748A & 95750T MK 26

## Expected Date of Vacant Possession

30 Dec 2022

## Expected Date of Legal Completion

30 Dec 2025

## BP No.

A1404-00461-2018-BP01



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