SENGKANG GRAND
RESIDENCES

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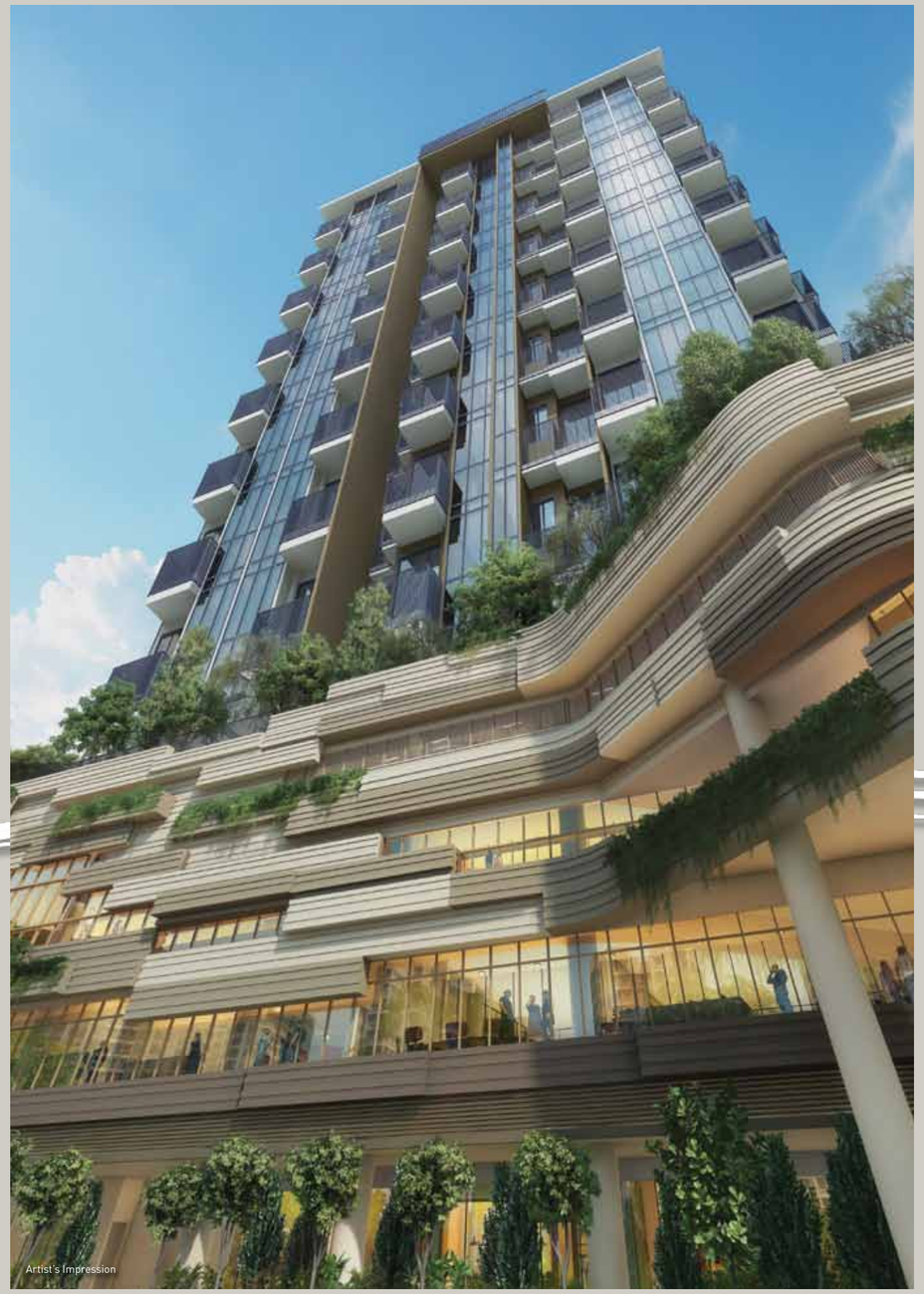
Welcome to an integrated landmark that is set to redefine the joy and convenience of living in Sengkang.

STAY ON TOP OF
THE THINGS YOU LOVE
Artist's Impression



A unique home created and
curated with all the indulgences
you'd expect.

RESIDENTIAL

2 CLUBHOUSES
Equipped with a Gymnasium and Function Rooms.

5 LIFESTYLE CLUBS
An enjoyable array of lifestyle facilities including a 50m Lap Pool.

ENCLAVES OF GREEN
Traverse the Green Highline, TreeTop Walk & Misty Garden.

1-BR+STUDY TO 4-BR PREMIUM+FLEXI UNITS
A right fit for everyone.

QUALITY FITTINGS AND FINISHES
Specially selected fittings and finishes in every unit.

INTEGRATED LIVING

COMMUNITY CLUB
Hone your passion.
Sculpt your skills.

HAWKER CENTRE
Tuck into your favourite local delights.

COMMUNITY PLAZA
A vibrant event and gathering space.

CHILDCARE CENTRE
Early childhood facilities right below you.

RETAIL MALL
Seamless access to a supermarket, shops and F&B outlets.

BUS INTERCHANGE
Reach any destination conveniently with a network of bus routes.

BUANGKOK MRT STATION
Easy connection across the island with a train station just downstairs.

OPEN UP TO A NEW FRONTIER OF LIVING

SHOPPING NECESSITIES
FROM BASEMENT 1 TO LEVEL 2

For Illustration Only

SCRUMPTIOUS HAWKER DELIGHTS
AT LEVEL 2

Artist's Impression

RETAIL THRILLS UNDER ONE ROOF

Shopping for daily essentials is even more convenient here. You'll find a good spread of retail shops, lifestyle services, and even a supermarket alongside food and beverage options, all within the integrated development just below your home.

For Illustration Only

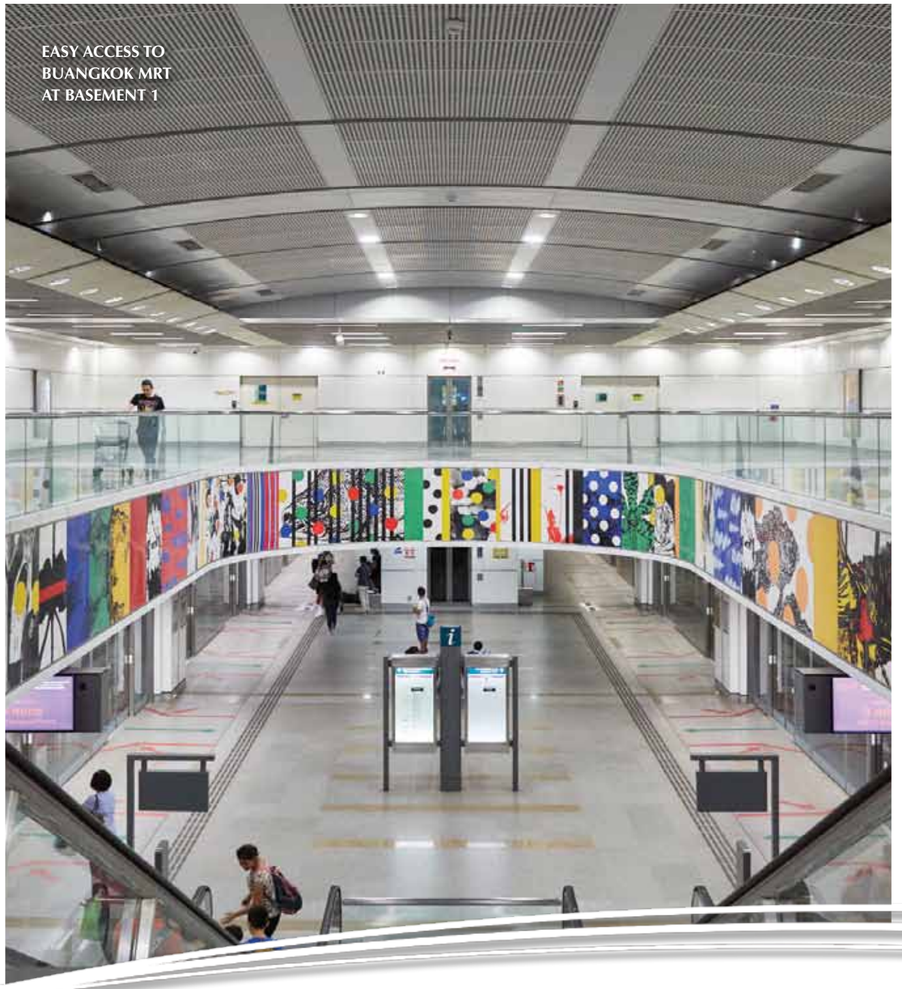
For Illustration Only

HAWKER DINING RIGHT DOWNSTAIRS

The sizzle of hawker culture; a foodie's fantasy. Whether you're craving a hearty breakfast or a scrumptious dinner, all your appetites are satiated in the delightful hawker centre just downstairs.

For Illustration Only

For Illustration Only


EASY ACCESS TO
BUANGKOK MRT
AT BASEMENT 1

DISCOVER ACTIVITIES AT
THE COMMUNITY PLAZA
AT LEVEL 1

Artist's Impression

SEAMLESS CONNECTIVITY JUST LIFT BUTTONS AWAY

Enjoy smooth accessibility to any destination with Buangkok MRT at Basement 1, just stops from Serangoon and Dhoby Ghaut MRT Stations. A bus interchange at Level 1 also opens up more options for your journey, which makes going out an effortless adventure.

FUN AND ENRICHMENT FLOURISH BELOW YOU

Brimming with creativity, the childcare centre at Level 2 is perfect for developing your children's imagination with plenty of play area. You are also above a brand new community club with a multi-purpose hall, suitable for any active lifestyles and sports activities. Learn new skills, enliven your passions and mingle with an energetic community.

For Illustration Only

Photo credit: People's Association

LIVE. PLAY. LEARN. AT THE NEW HEARTBEAT OF SENGKANG

CONVENIENCE

Serangoon MRT Interchange (NEL / CL)	3 MRT Stops
Little India MRT Interchange (NEL / DTL)	8 MRT Stops
Dhoby Ghaut MRT Interchange (NEL / NSL / CL)	9 MRT Stops
Kallang - Paya Lebar Expressway (KPE)	4-min Drive
Tampines Expressway (TPE)	5-min Drive

SCHOOLS

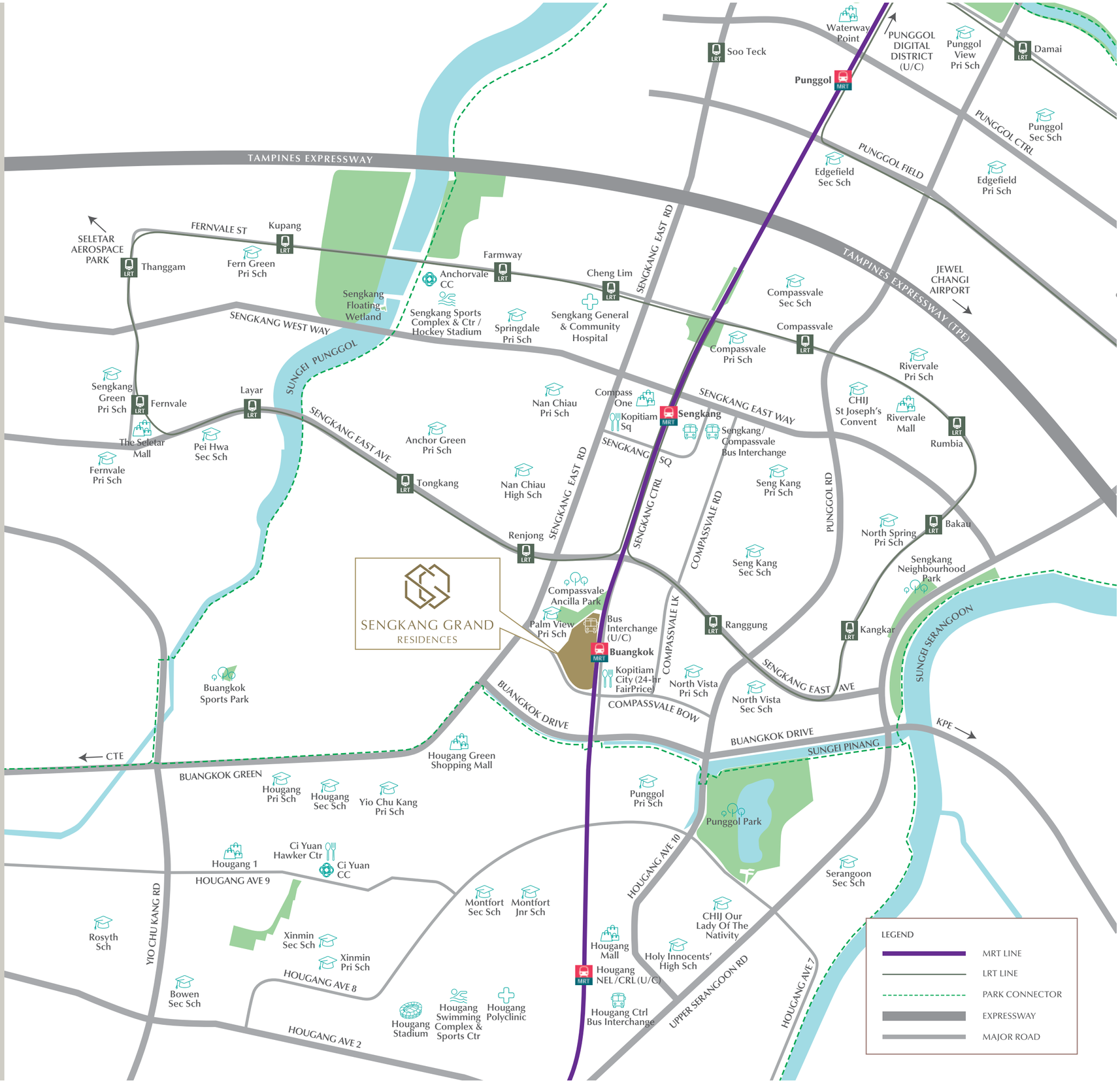
WITHIN 1KM	
Punggol Primary School	2-min Drive
Palm View Primary School	3-min Walk
North Vista Primary School	8-min Walk
1-2KM ^	
Nan Chiau Primary School	4-min Drive
Yio Chu Kang Primary School	4-min Drive
Anchor Green Primary School	4-min Drive
Montfort Junior School	5-min Drive
Seng Kang Primary School	5-min Drive
OTHERS	
Global Indian International School (Punggol Campus)	7-min Drive
Singapore Institute of Technology (Upcoming)	10-min Drive

^From selected blocks of Sengkang Grand Residences only

AMENITIES

Punggol Digital District (Upcoming)	10-min Drive
Seletar Aerospace Park	10-min Drive
Hougang Mall	1 MRT Stop
Compass One	1 MRT Stop
Waterway Point	2 MRT Stops
Nex Shopping Mall	3 MRT Stops
Sengkang Sports Complex	5-min Drive
Sengkang General Hospital	5-min Drive

Source: Onemap/URA
Every reasonable care has been taken in the preparation of the location map. The map is printed as at October 2019. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.



EXPLORE AN EVOLVING DISTRICT THAT FITS YOUR LIFESTYLE

The privilege of proximity is yours. Renowned schools like Nan Chiau Primary School and CHIJ St. Joseph's Convent are just nearby and you are also close to the working hubs of Seletar Aerospace Park. Whet your appetite with exciting F&B outlets like Wheeler's Estate and The Summerhouse, and explore lifestyle destinations like IKEA Tampines and Jewel Changi Airport, all easily reachable. For escapes into nature, the adjacent Compassvale Ancilla Park is right around the corner.

There is more on the horizon, in line with the URA North-East Region Draft Master Plan 2019. Upcoming developments include the Punggol Digital District, Lorong Halus Industrial Estate and the Singapore Institute of Technology, all of which will open a world of possibilities and job opportunities. Discover something new every day at the Punggol Promenade, a rejuvenating region home to shops and F&B hubs like The Punggol Settlement.

With the upcoming Thomson-East Coast Line (TEL) and Cross Island Line (CRL) completed, your home will be bridged to more transport hubs all around the city, while the emergence of the Round Island Route grants convenient access to the Park Connector Network for an abundance of outdoor activities like cycling and hiking.

SELETAR AEROSPACE PARK

SENGKANG RIVERSIDE PARK

JEWEL CHANGI AIRPORT

NAN CHIAU PRIMARY SCHOOL

A CASCADE OF
LIMITLESS PLEASURES
50M LAP POOL
Artist's Impression

THE GOOD LIFE BECKONS WITH A MYRIAD OF THEMED LIFESTYLE CLUBS

Welcome to a collection of delightful clubs at Sengkang Grand Residences. There are five themed clubs to explore, each with its own immersive facilities to choose from for hours of fun and excitement.

Come together at the Recreation Club, where you can dine under the stars at the Gourmet or Poolside BBQ Pavilion, and partake in community gardening at the Teepee Gardening area. Then, entertain the little ones at the Adventure Club, which features the Trampoline Thrill, the Tower Tree Slide and the Playhouse on Lawn.

Have furry friends? Keep them active too at the entertaining Pets' Play.

An adrenaline rush awaits at the Fitness Club, where you can plunge into the 50m Lap Pool and tone up at the Gymnasium overlooking the pool. Rejuvenate the mind and soul at the Wellness Club with its relaxing Aqua Hammock and colour-changing Spectrum Spa Pool. At the Sensory Club, take a stroll by the scenic TreeTop Walk or the Five Senses Garden.

There are also two Clubhouses with function rooms, perfect for all kinds of social gatherings.

TRAMPOLINE THRILL
Artist's Impression

MAIN FUNCTION ROOM
For Illustration Only

TEEPEE GARDENING
For Illustration Only

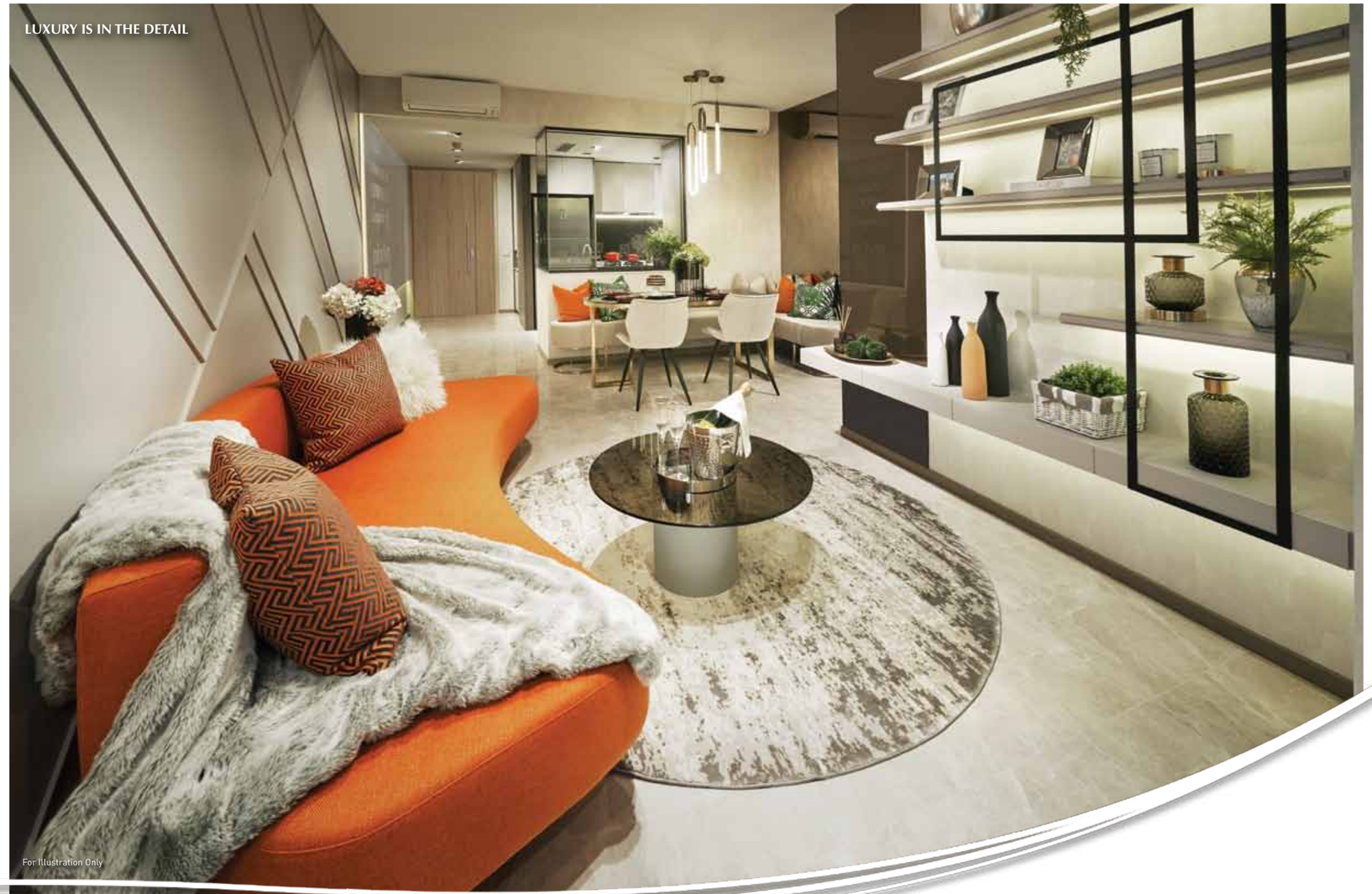
POOLSIDE BBQ PAVILION
Artist's Impression

TREETOP WALK
Artist's Impression

WATER WEIR WALL
Artist's Impression

SPLENDOUR ILLUMINATES EVERY SPACE

With 680 units spread across nine residential towers, ranging from 1-bedroom + study to 4-bedroom premium + flexi units, every home is optimally designed for you and your family. Each unit is decorated impeccably in a clean palette of pleasant tones and natural textures. Shape your home however you fancy, with expansive and adaptable living spaces that invite you to be creative with your interior design aspirations.



YOUR SANCTUARY AWAITS
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BRANDED BATHROOM WARES & FITTINGS
For Illustration Only

FULLY-EQUIPPED KITCHEN
For Illustration Only

LUXURY IS IN THE DETAIL

Cook up home-made feasts in your fully-equipped kitchen with appliances from De Dietrich such as a cooker hob, hood, oven and refrigerator. A two-in-one washer and dryer, also from De Dietrich, wrings out the hassle in doing laundry. Freshen up as you wind down in the bathroom furnished with branded fittings and wares from Hansgrohe and Duravit.

AN ECO-CONSCIOUS ARRAY OF GREEN FEATURES

Live your best life while minimising your impact on the environment. These green features will ensure you reduce your carbon footprint without reducing your comfort.

ENERGY-EFFICIENT DESIGN

- Buildings' orientation provided for good natural ventilation in the common areas and residential units.
- Building façade designed with good performance glazing to reduce solar heat gain. Balconies provide the residential units with deep recesses, providing shade.

ENVIRONMENTAL QUALITY AND PROTECTION

- Extensive use of environmentally friendly and sustainable materials certified by Singapore Green Labelling Scheme.
- Achieved Green Mark Gold^{Plus} award.
- Low volatile organic compounds paints for all internal walls to ensure healthy indoor air quality.

ENERGY-EFFICIENT FEATURES

- Energy-efficient air-conditioning system for all residential units.
- Efficient lighting design by use of LED and provision of motion sensors in common areas.
- Energy-efficient lifts with regenerative drive, VVVF (variable voltage variable frequency) drive and sleep function mode.

WATER-EFFICIENT FEATURES

- Water-efficient sanitary fittings in all residential units.
- Use of water-efficient auto-irrigation system for major landscape areas.

OTHER GREEN INITIATIVES

- Provision of bicycle parking lots to promote green transport and healthy lifestyle.
- Provision of Green Highline, connecting the residential blocks to Compassvale Ancilla Park.
- Provision of End-of-Trip facilities, providing cyclists with facilities that will encourage green transport usage.
- Siphonic rainwater discharge system on the roof.

EXPLORE YOUR PLAYGROUND

RECREATION CLUB

1. Circle Lounge
2. BBQ Pavilion
3. Aqua Pod
4. Social Pavilion
5. Poolside BBQ Pavilion
6. Dip Pool
7. Welcome Pavilion
8. Teepee Gardening
9. Gourmet Pavilion

ADVENTURE CLUB

10. Trampoline Thrill
11. Tower Tree Slide
12. Playhouse on Lawn
13. Kids' Play Pool
14. Mini Golf
15. Animal Sculpture Playground
16. Pets' Play

FITNESS CLUB

17. Reflexology Path
18. 3G Fitness
19. 50m Lap Pool
20. Yoga Lawn
21. Parkour Gym

SENSORY CLUB

22. Five Senses Garden
23. Cascading Water Feature
24. TreeTop Walk
25. Water Weir Wall
26. Misty Garden

WELLNESS CLUB

27. Spectrum Spa Pool
28. Hammock Lawn
29. Aqua Hammock
30. Floating Tea Deck
31. Wellness Spa Pool
32. Swinging Day Bed
33. Bubble Leisure Pool

MAIN CLUBHOUSE

34. Gymnasium
35. Arrival Lobby
36. Changing Rooms
37. Nursing Room
38. Main Function Room

SOCIAL CLUBHOUSE

39. Social Function Room
40. Changing Room
41. Social Lounge

OTHERS

A. Green Highline Access Gate
B. Skylight of Sengkang Grand Mall
C. Bin Centre (Level 1)
D. Substation (Level 1)
E. Genset (Level 3)
F. Guardhouse (Level 3)
G. Cooling Towers (Level 2)
H. Bus Interchange Ingress / Egress (Level 1)
I. Existing Buangkok MRT Structure (Level 1)
J. New Bus Shelter (Level 1)

Water Tank (Roof Level)
Carpark Ventilation (Level 3)

Sengkang Grand Residences is an integrated development with Hawker Centre (Level 2), Community Club (Level 1- Level 3), Childcare Centre (Level 2), Retail Mall / Shops (Basement 1 – Level 2), Bus Interchange (Level 1), Buangkok MRT Station (Basement 1). For location of these components, please refer to the architectural models or the approved building plans.

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only apply to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved building plans for the actual unit outline / boundary lines.

CHOOSE YOUR HOME

BLK 72 COMPASSVALE BOW (544693)

FLOOR \ UNIT	01	02	03	04	05	06	07	08
11	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	C3P(p)	C5PF(p)	A1S(p)

BLK 74 COMPASSVALE BOW (544567)

FLOOR \ UNIT	09	10	11	12	13	14	15	16
11	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
10	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
9	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
8	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
7	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
6	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
5	A1S	C2	C1	B5PS	B5PS	C3P	C2	A1S
4	A1S(p)	C2(p)	C1(p)	B5PS(p)	B5PS(p)	C3P(p)	C2(p)	A1S(p)

BLK 76 COMPASSVALE BOW (544568)

FLOOR \ UNIT	17	18	19	20	21	22	23	24
12	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
11	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
10	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
9	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
8	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
7	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
6	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
5	A1S	C5PF	D1PF	B5PS	B5PS	C1	C1a	B1
4	A1S(p)	C5PF(p)	D1PF(p)	B5PS(p)	B5PS(p)	C1(p)	C1a(p)	B1(p)

BLK 78 COMPASSVALE BOW (544569)

FLOOR \ UNIT	25	26	27	28	29	30	31	32
13	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
12	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
11	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
10	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
9	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
8	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
7	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
6	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
5	B6PS	B3	C3Pa	C2	B2	B2	C2	D2PF
4	B6PS(p)	B3(p)	C3Pa(p)	C2(p)	B2(p)	B2(p)	C2(p)	D2PF(p)

BLK 80 COMPASSVALE BOW (544570)

FLOOR \ UNIT	33	34	35	36	37	38	39	40
13	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
12	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
11	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
10	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
9	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
8	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
7	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
6	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
5	B4S	A4S	B2	D2PF	C3Pa	B3	A3S	A1S
4	B4S(p)	A4S(p)	B2(p)	D2PF(p)	C3Pa(p)	B3(p)	A3S(p)	A1S(p)

BLK 82 COMPASSVALE BOW (544571)

FLOOR \ UNIT	41	42	43	44	45	46	47	48
13	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
12	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
11	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	D1PF	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	D1PF(p)	C5PF(p)	A1S(p)

BLK 84 COMPASSVALE BOW (544572)

FLOOR \ UNIT	49	50	51	52	53	54	55	56
13	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
12	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
11	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C3P	C5PF	A1S
5	B1	C1a		B5PS	B5PS	C3P	C5PF	A1S
4	B1(p)	C1a(p)		B5PS(p)	B5PS(p)	C3P(p)	C5PF(p)	A1S(p)

BLK 86 COMPASSVALE BOW (544573)

FLOOR \ UNIT	58	59	60	61	62	63	64	65	66	67
13	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
12	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
11	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
10	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
9	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
8	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
7	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
6	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P	C2a	A3S	A1S
5	A1S	C5PF	D1PF	B5PS	B5PS	A2S	C4P		A3S	A1S
4	A1S(p)	C5PF(p)	D1PF(p)	B5PS(p)	B5PS(p)	A2S(p)	C4P(p)		A3S(p)	A1S(p)

BLK 88 COMPASSVALE BOW (544574)

FLOOR \ UNIT	68	69	70	71	72	73	74	75
11	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
10	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
9	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
8	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
7	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
6	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
5	B1	C1a	C1	B5PS	B5PS	C1	C5PF	A1S
4	B1(p)	C1a(p)	C1(p)	B5PS(p)	B5PS(p)	C1(p)	C5PF(p)	A1S(p)

LEGEND

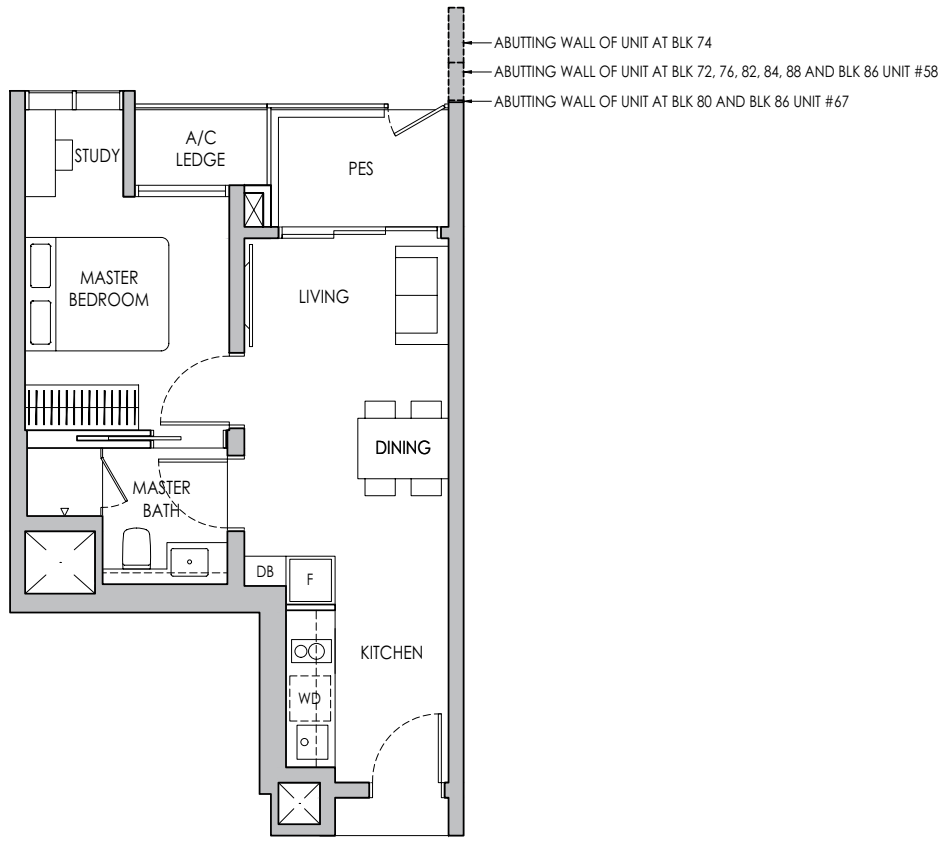
- 1-BEDROOM + STUDY
- 2-BEDROOM
- 2-BEDROOM + STUDY
- 2-BEDROOM PREMIUM + STUDY
- 3-BEDROOM
- 3-BEDROOM PREMIUM
- 3-BEDROOM PREMIUM + FLEXI
- 4-BEDROOM PREMIUM + FLEXI

1-BEDROOM + STUDY

Type A1S(p)

44 sq m / 474 sq ft

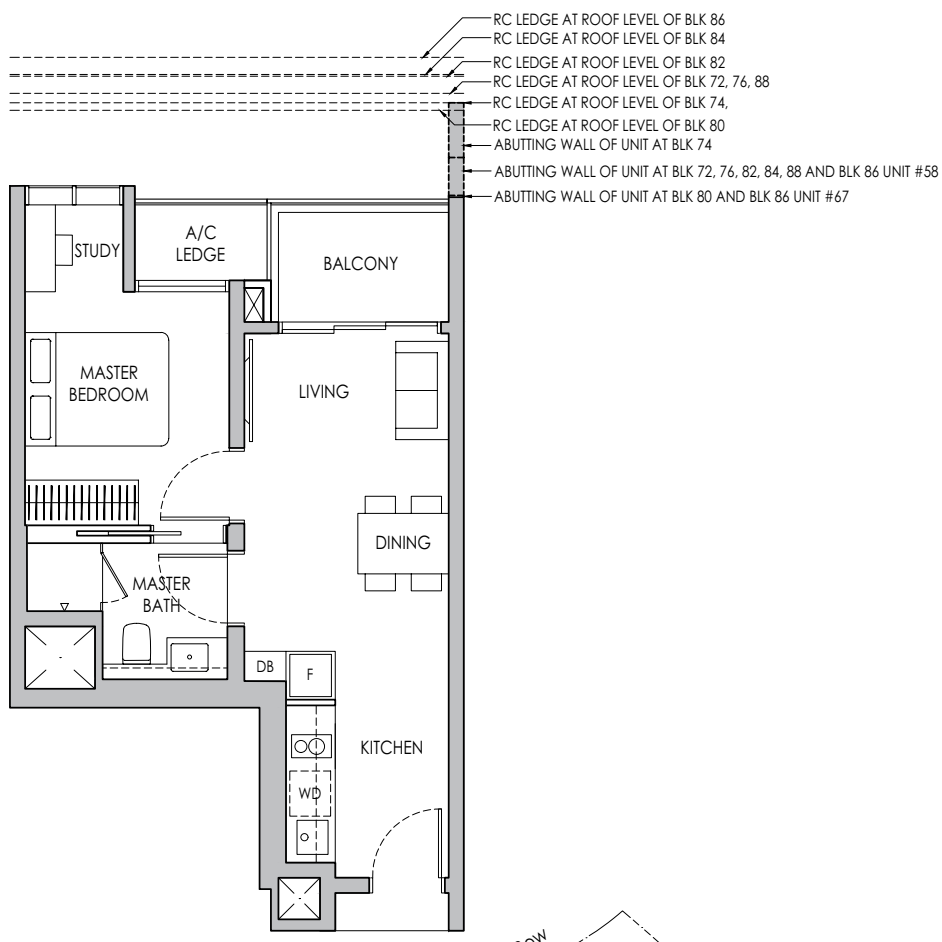
BLK 72 #04-08*
BLK 74 #04-09 / #04-16*
BLK 76 #04-17
BLK 80 #04-40*
BLK 82 #04-48*
BLK 84 #04-56*
BLK 86 #04-58 / #04-67*
BLK 88 #04-75*



Type A1S

44 sq m / 474 sq ft

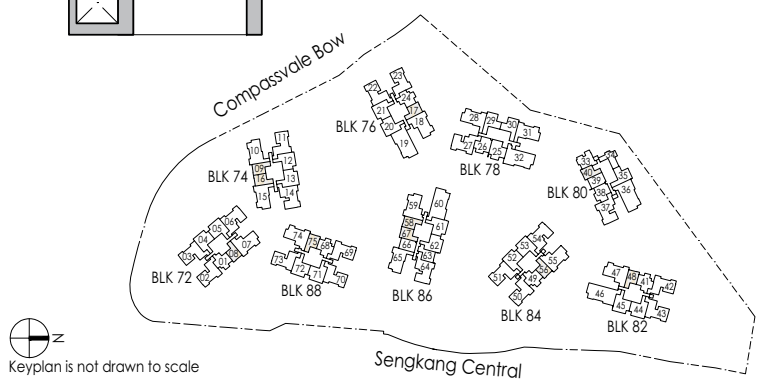
BLK 72 #05-08* - # 11-08*
BLK 74 #05-09 - #11-09 / #05-16* - #11-16*
BLK 76 #05-17 - #12-17
BLK 80 #05-40* - #13-40*
BLK 82 #05-48* - #13-48*
BLK 84 #05-56* - #13-56*
BLK 86 #05-58 - #13-58 / #05-67* - #13-67*
BLK 88 #05-75* - #11-75*



* Mirror Image

0 1 2 5m

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 keyplan 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 goverment 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 "Annexure A".



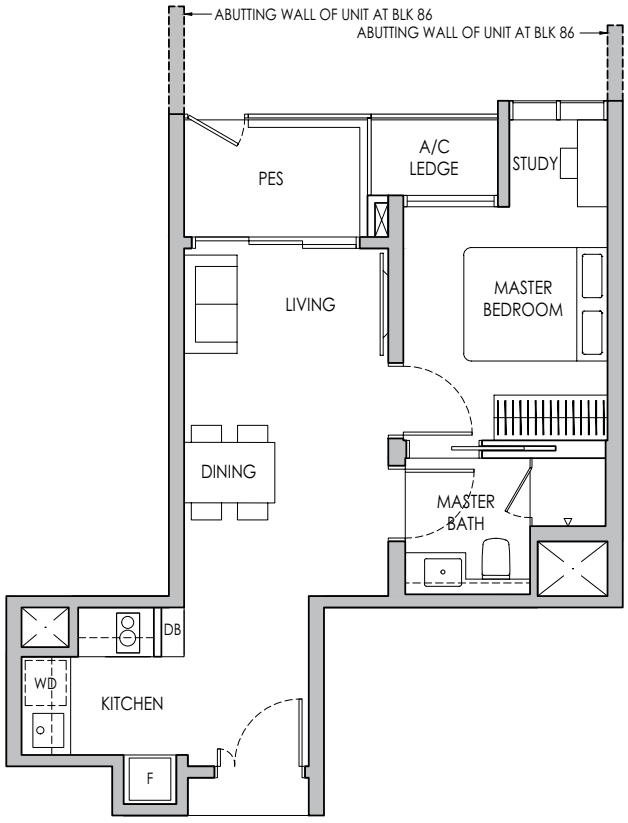
Keyplan is not drawn to scale

1-BEDROOM + STUDY

Type A2S(p)

46 sq m / 495 sq ft

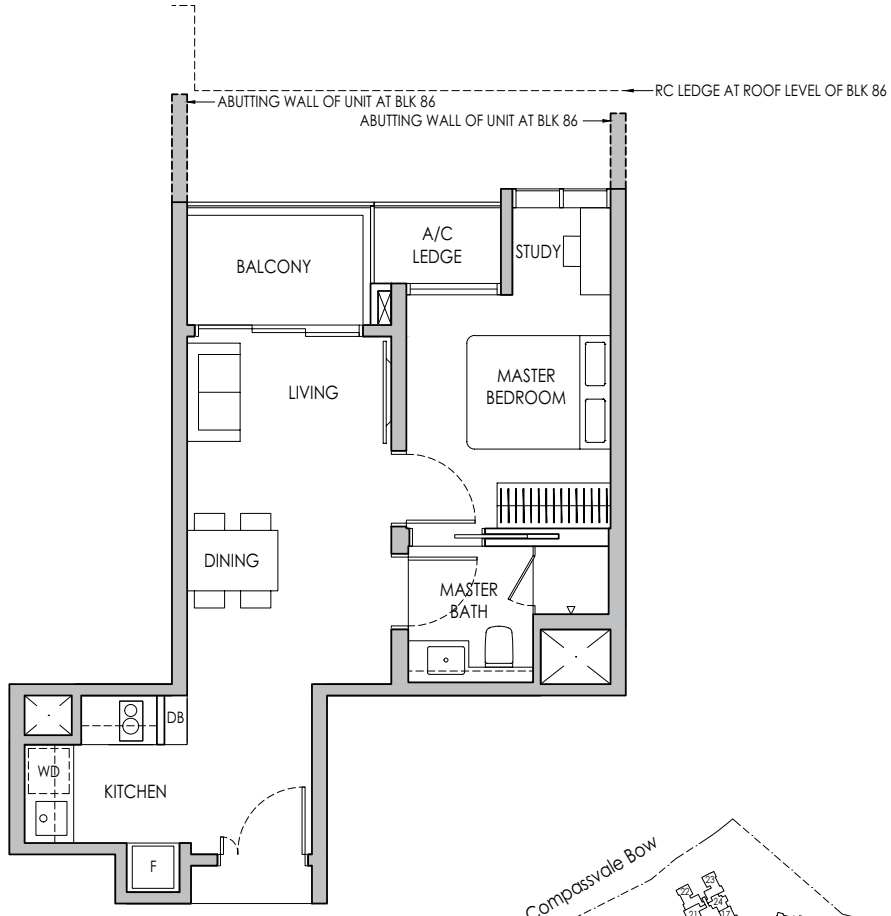
BLK 86: #04-63

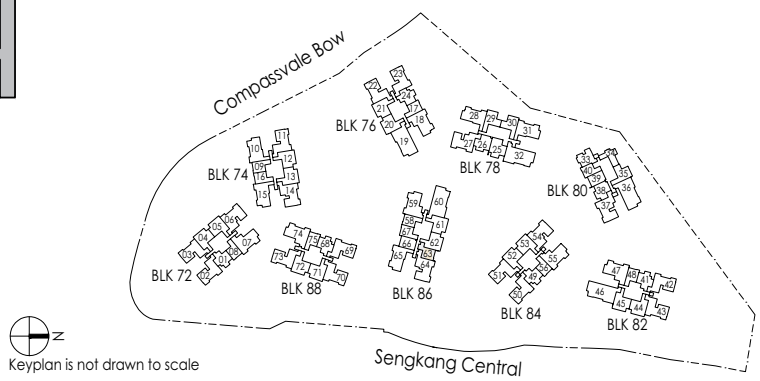


Type A2S

46 sq m / 495 sq ft

BLK 86: #05-63 - #13-63





* Mirror Image

0 1 2 5m

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 keyplan 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 goverment 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 "Annexure A".

N

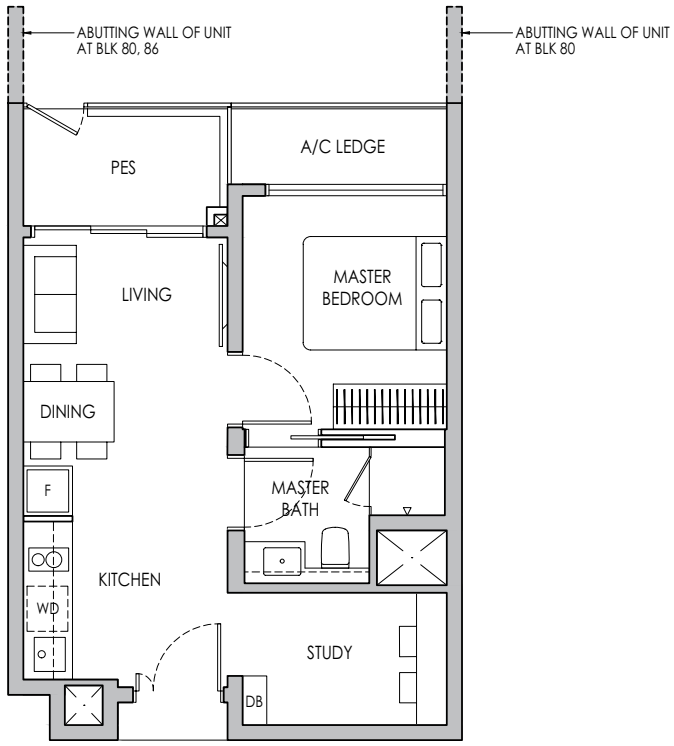
Keyplan is not drawn to scale

1-BEDROOM + STUDY

Type A3S(p)

47 sq m / 506 sq ft

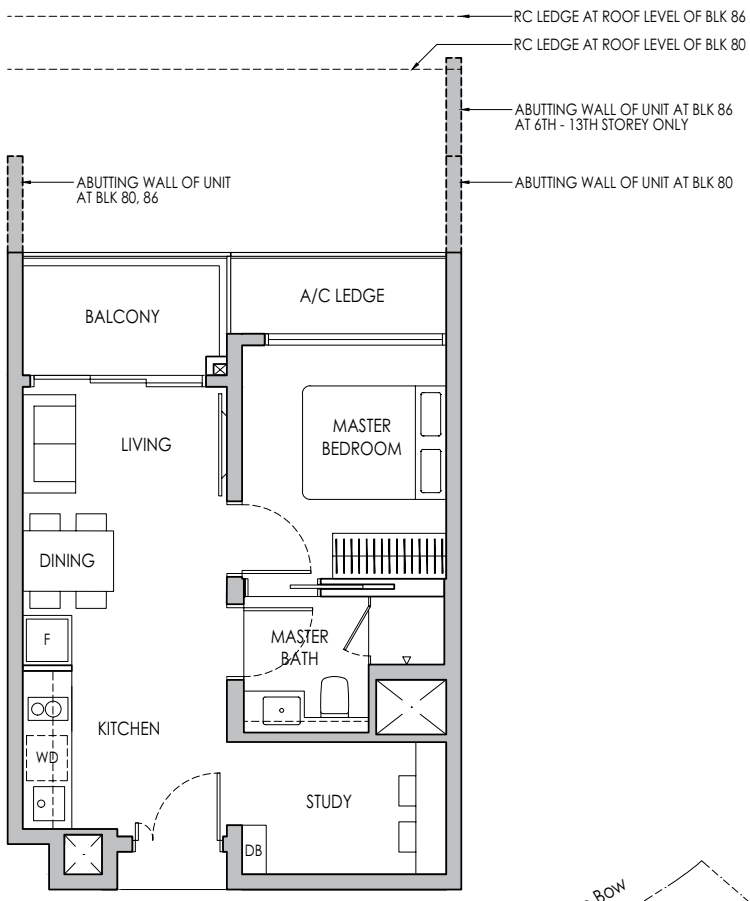
BLK 80 #04-39
BLK 86 #04-66*

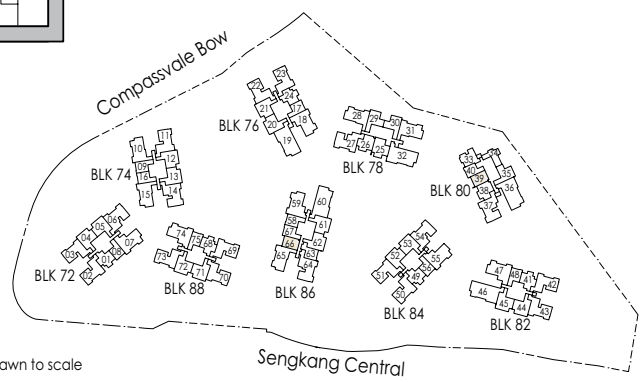


Type A3S

47 sq m / 506 sq ft

BLK 80 #05-39 - #13-39
BLK 86 #05-66* - #13-66*





* Mirror Image

0 1 2 5m

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N

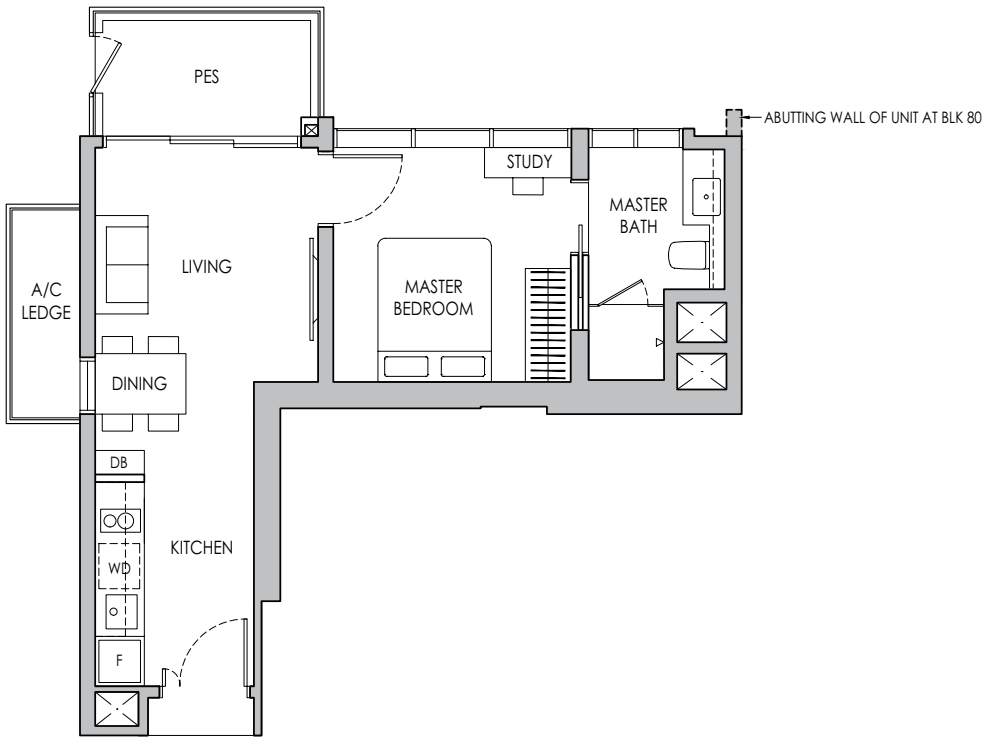
Keyplan is not drawn to scale

1-BEDROOM + STUDY

Type A4S(p)

47 sq m / 506 sq ft

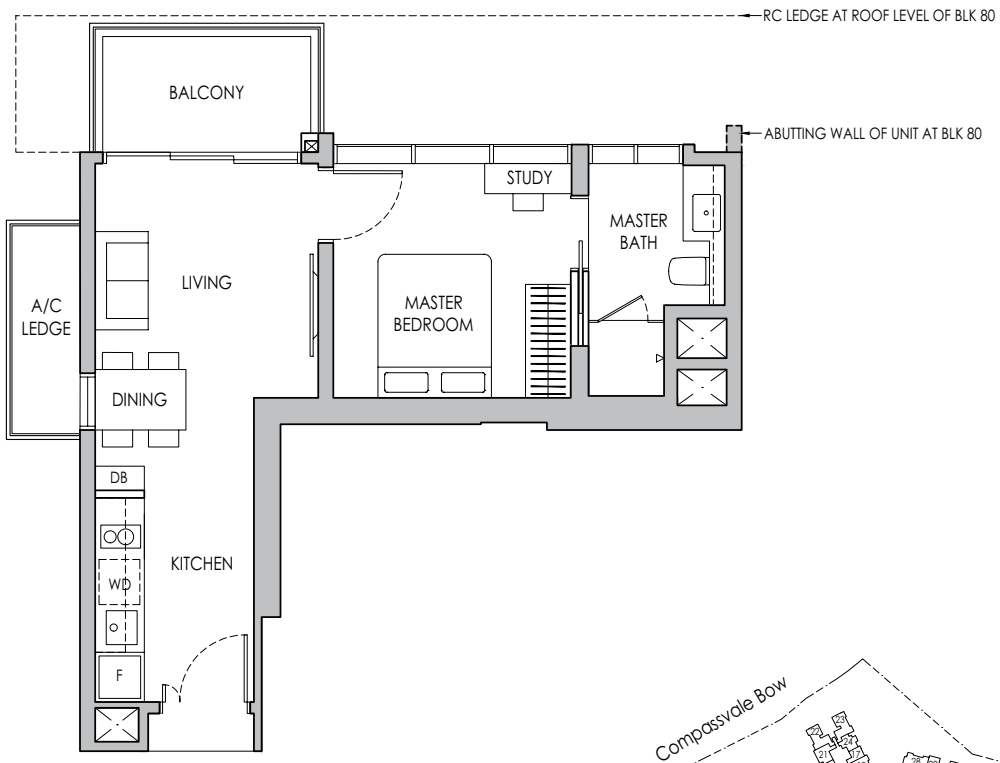
BLK 80 #04-34

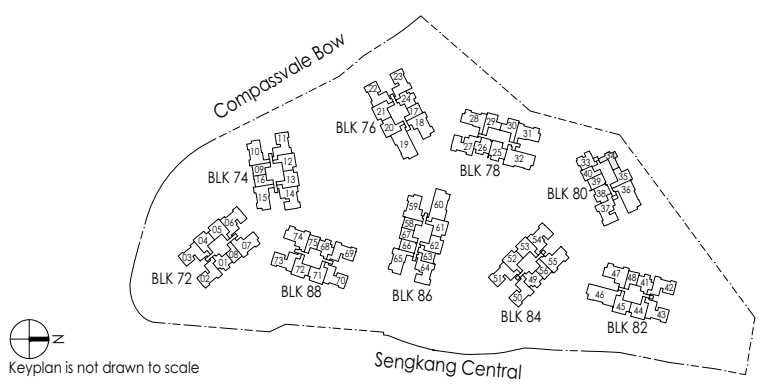


Type A4S

47 sq m / 506 sq ft

BLK 80 #05-34 - #13-34





* Mirror Image

0 1 2 5m

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N

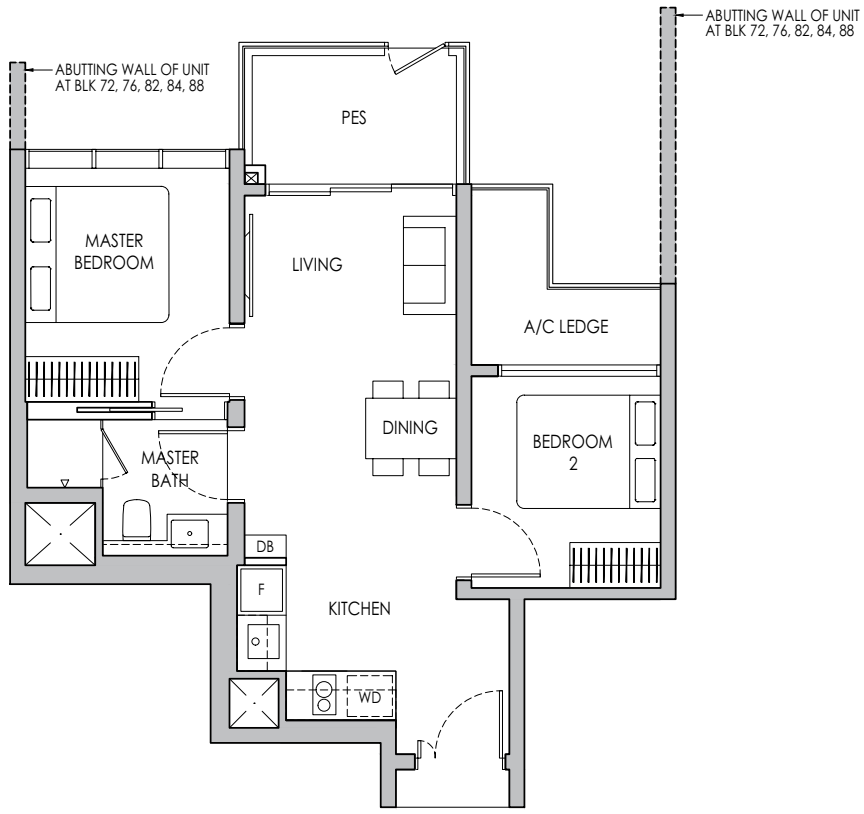
Keyplan is not drawn to scale

2-BEDROOM

Type B1(p)

58 sq m / 624 sq ft

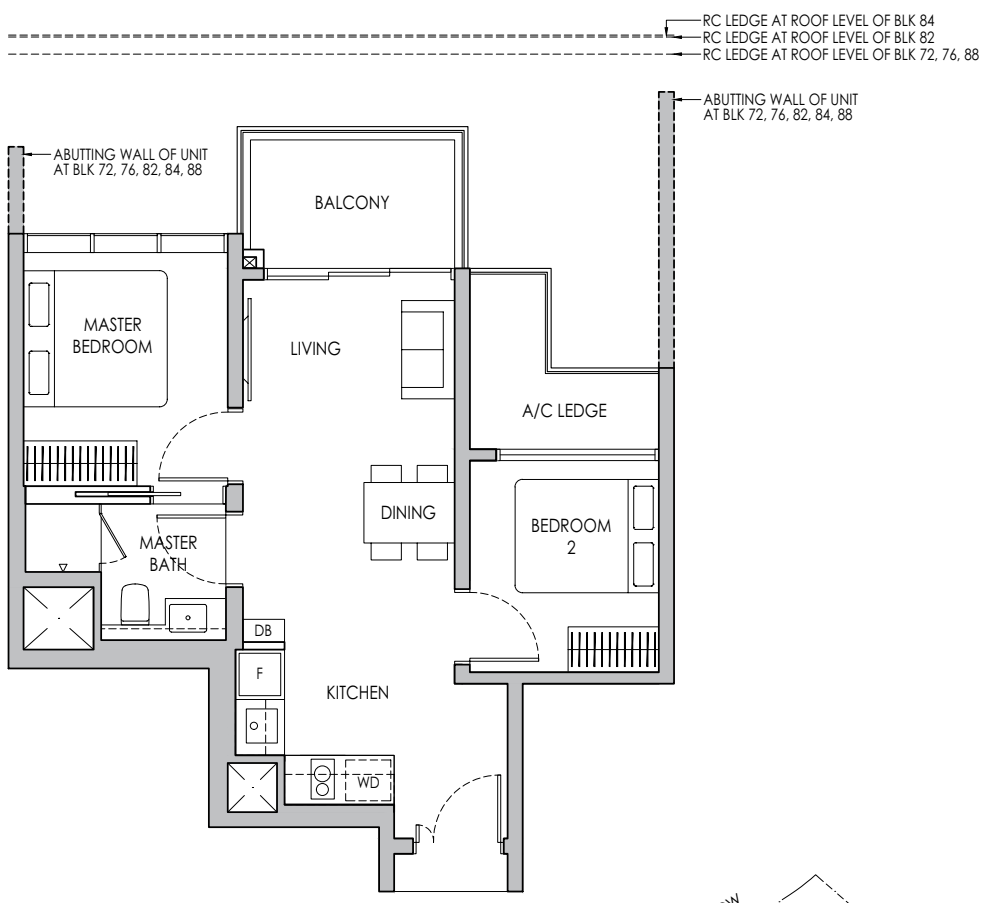
BLK 72 #04-01
BLK 76 #04-24*
BLK 82 #04-41
BLK 84 #04-49
BLK 88 #04-68



Type B1

58 sq m / 624 sq ft

BLK 72 #05-01 - #11-01
BLK 76 #05-24* - #12-24*
BLK 82 #05-41 - #13-41
BLK 84 #05-49 - #13-49
BLK 88 #05-68 - #11-68



* Mirror Image

0 1 2 5m

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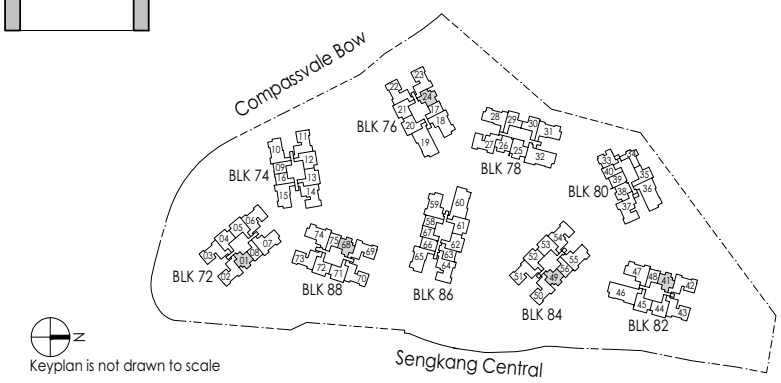


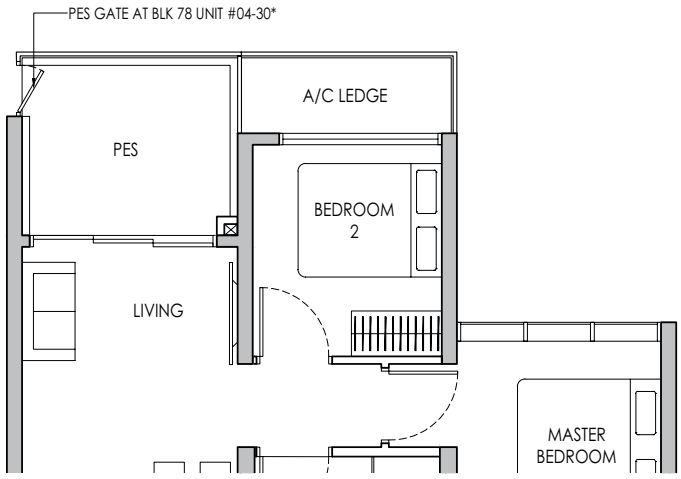
N
Keyplan is not drawn to scale

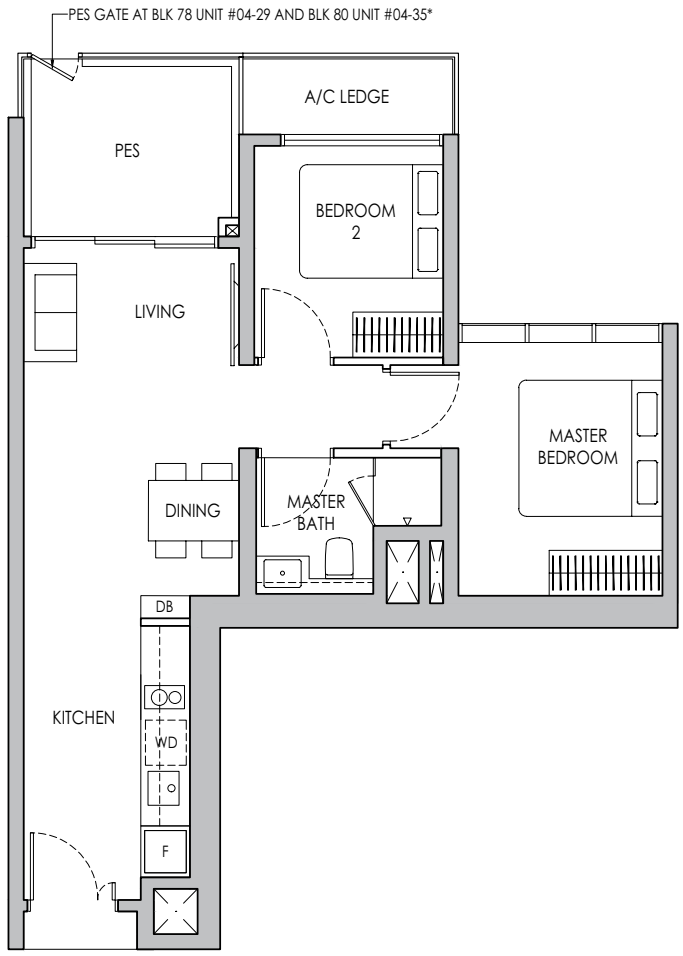
2-BEDROOM

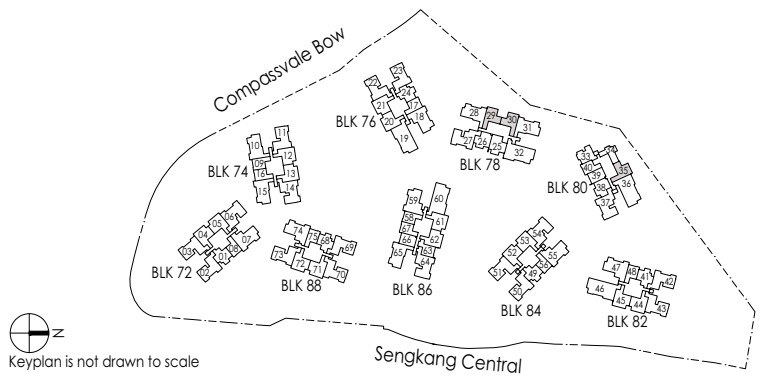
Type B2(p)

63 sq m / 678 sq ft

BLK 78 #04-29 / #04-30*
BLK 80 #04-35*







* Mirror Image

0 1 2 5m

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N

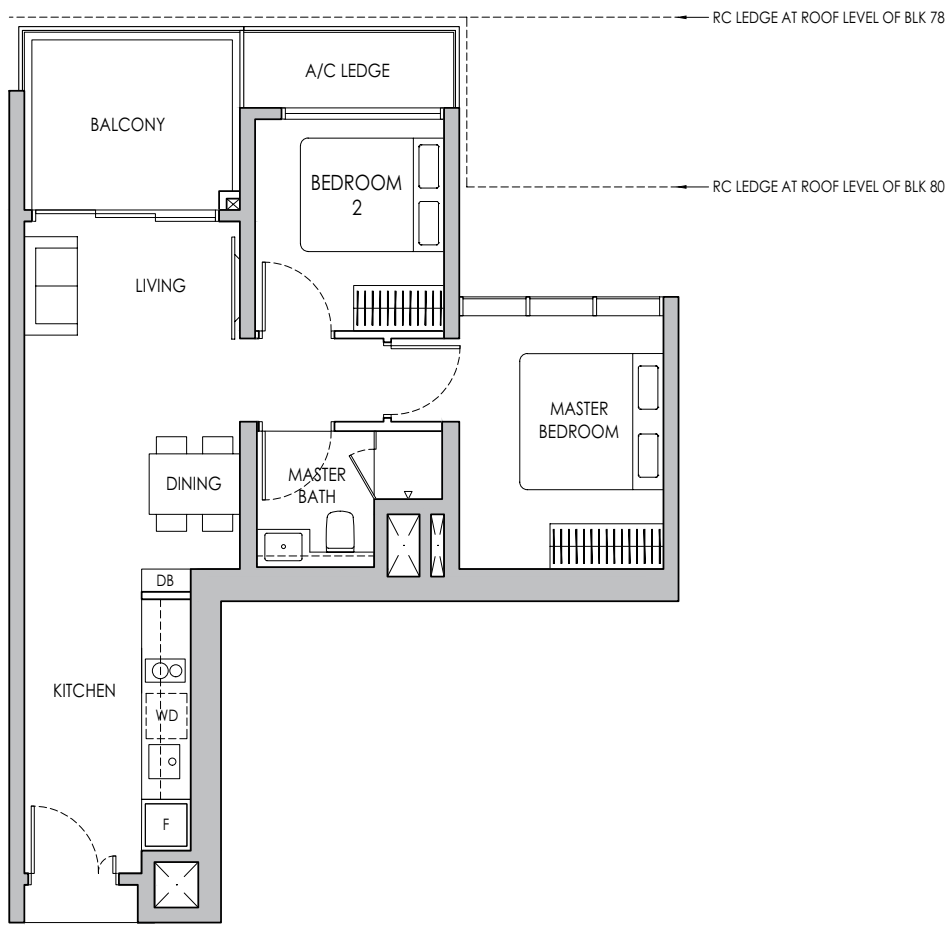
Keyplan is not drawn to scale

2-BEDROOM

Type B2

63 sq m / 678 sq ft

BLK 78 #05-29 - #13-29, #05-30* - #13-30*
BLK 80 #05-35* - #13-35*



* Mirror Image

0 1 2 5m

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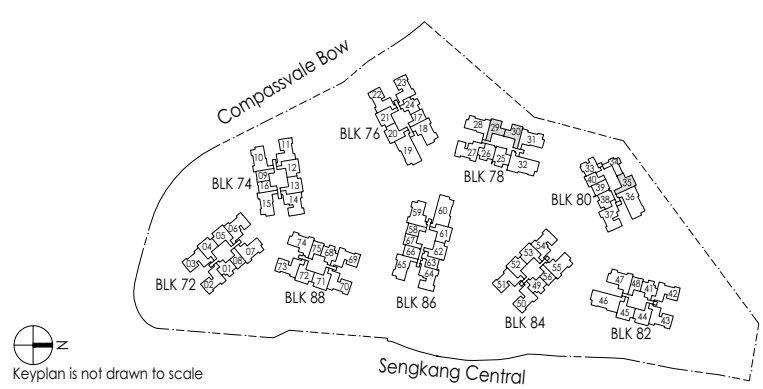


N

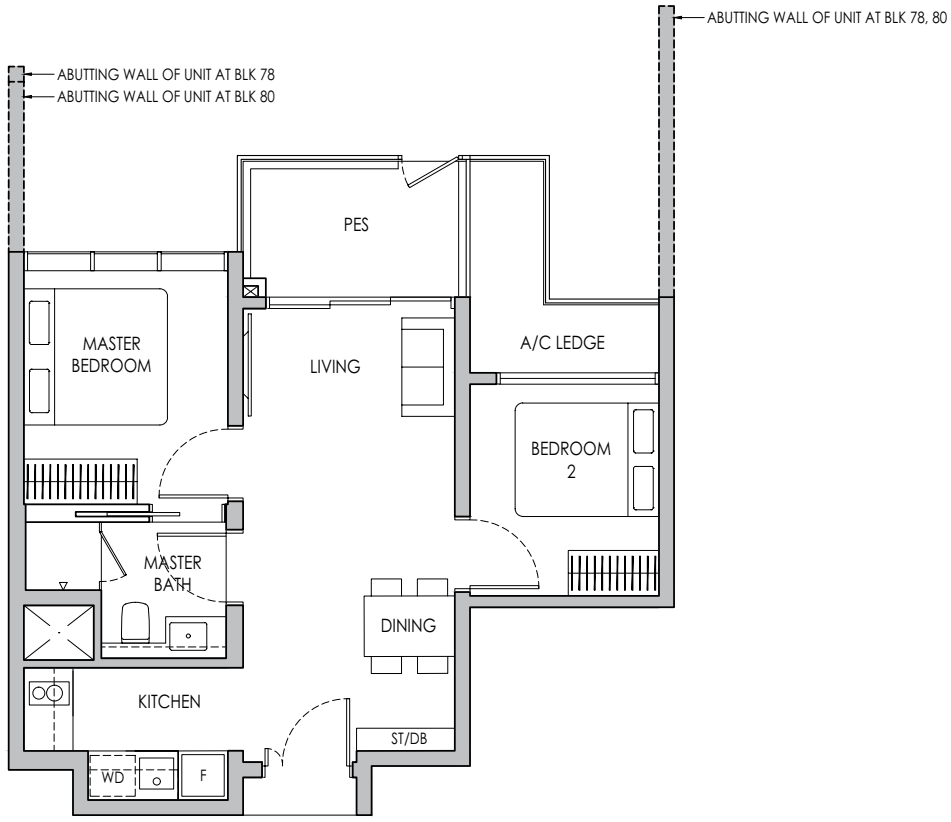
Keyplan is not drawn to scale

2-BEDROOM

Type B3(p)

58 sq m / 624 sq ft

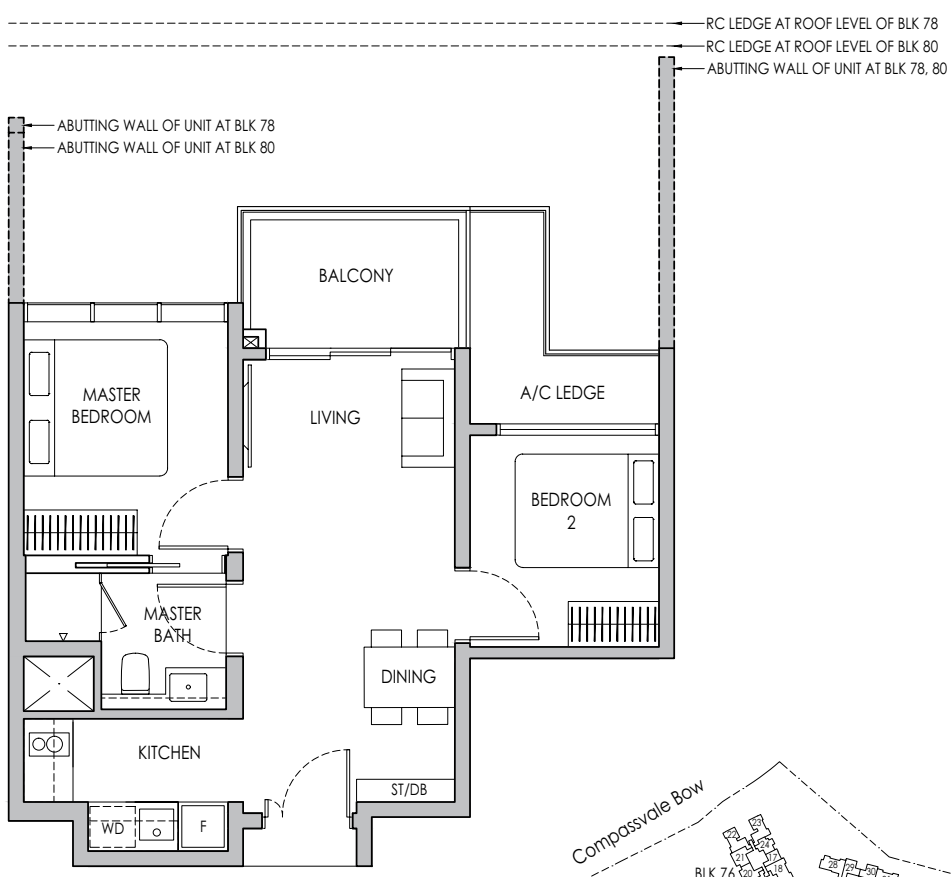
BLK 78 #04-26
BLK 80 #04-38*

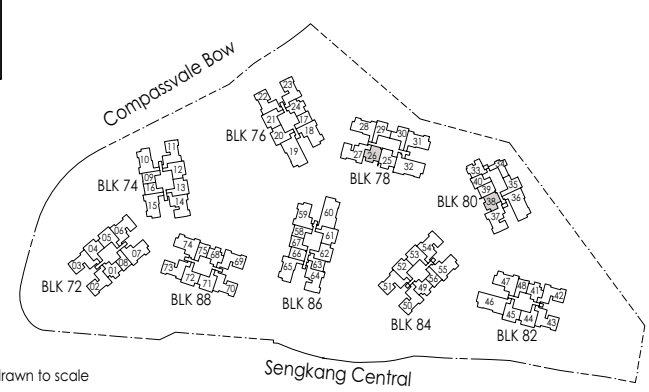


Type B3

58 sq m / 624 sq ft

BLK 78 #05-26 - #13-26
BLK 80 #05-38* - #13-38*





* Mirror Image

0 1 2 5m

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N

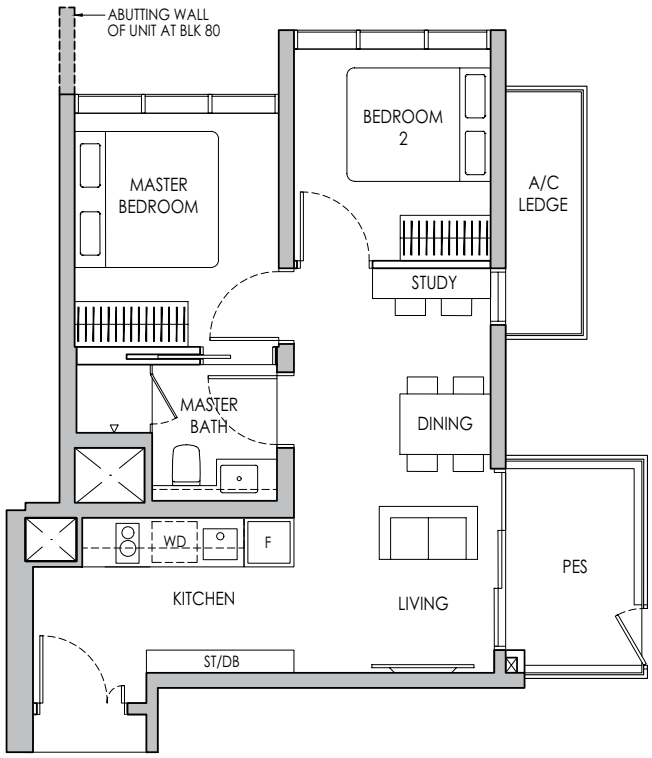
Keyplan is not drawn to scale

2-BEDROOM + STUDY

Type B4S(p)

58 sq m / 624 sq ft

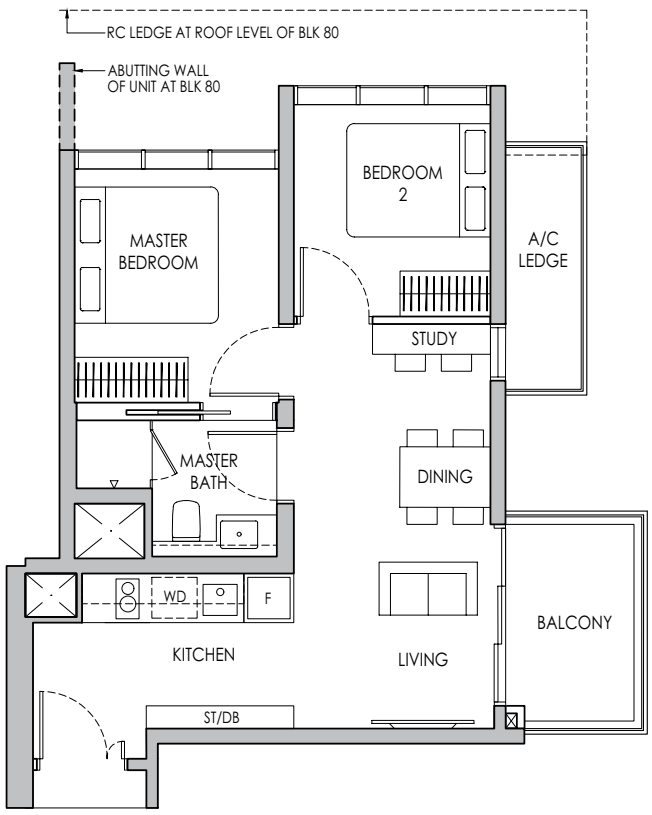
BLK 80 #04-33

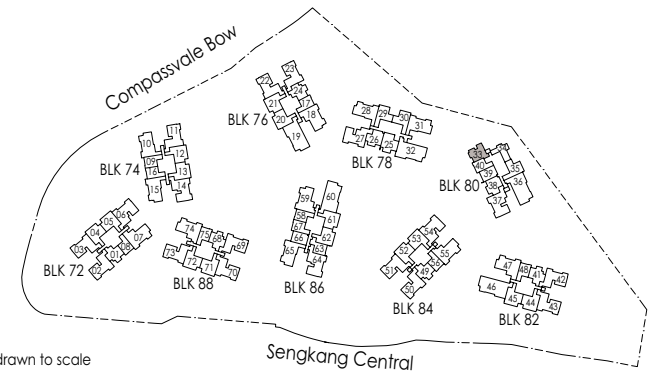


Type B4S

58 sq m / 624 sq ft

BLK 80 #05-33 - #13-33





* Mirror Image

0 1 2 5m

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N

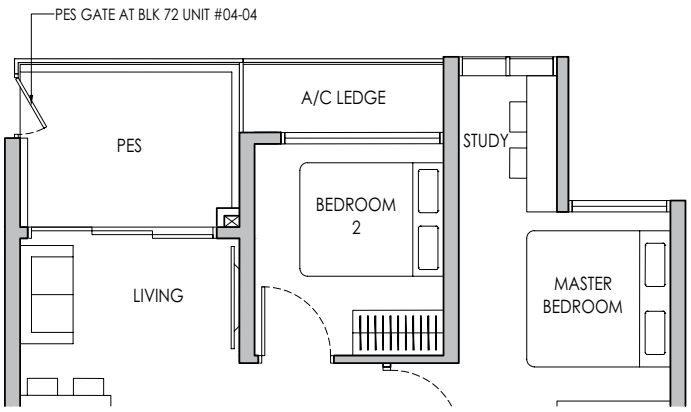
Keyplan is not drawn to scale

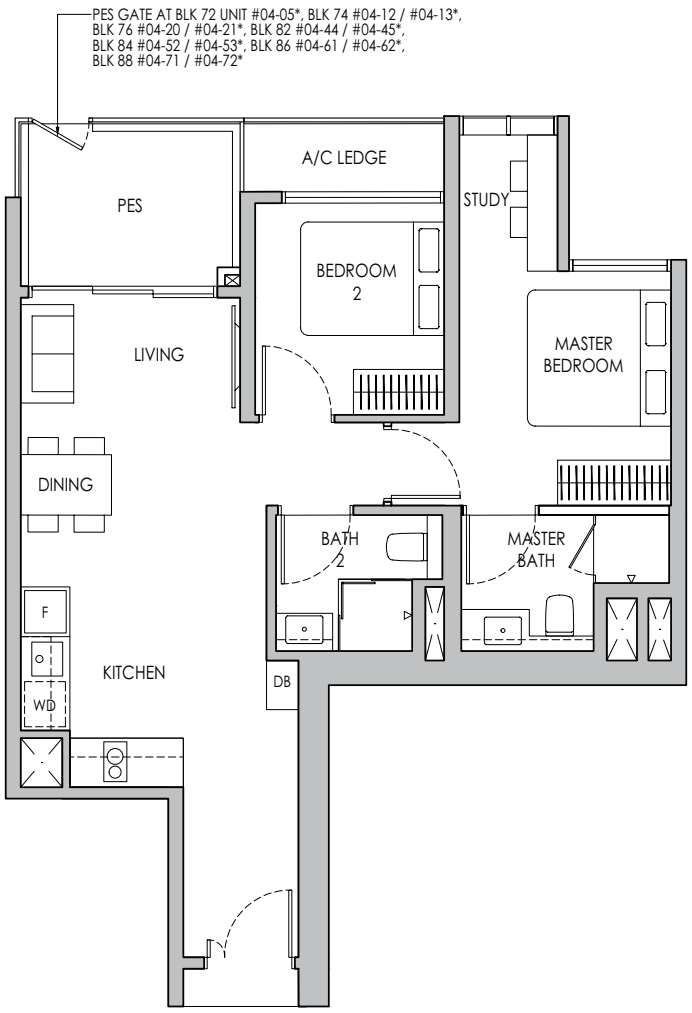
2-BEDROOM PREMIUM + STUDY

Type B5PS(p)

71 sq m / 764 sq ft

BLK 72 #04-04, #04-05*
BLK 74 #04-12, #04-13*
BLK 76 #04-20, #04-21*
BLK 82 #04-44, #04-45*
BLK 84 #04-52, #04-53*
BLK 86 #04-61, #04-62*
BLK 88 #04-71, #04-72*





* Mirror Image

0 1 2 5m

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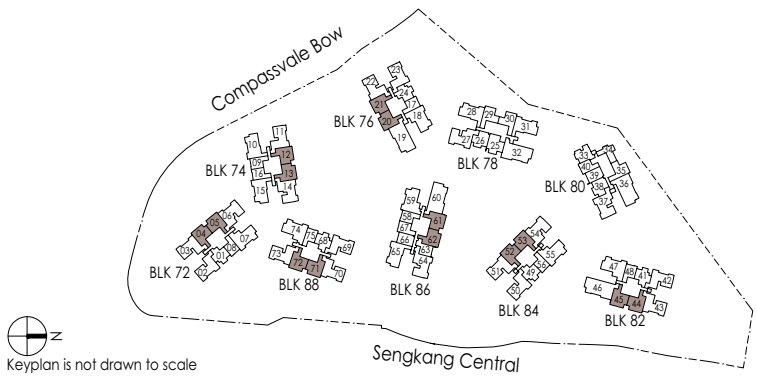


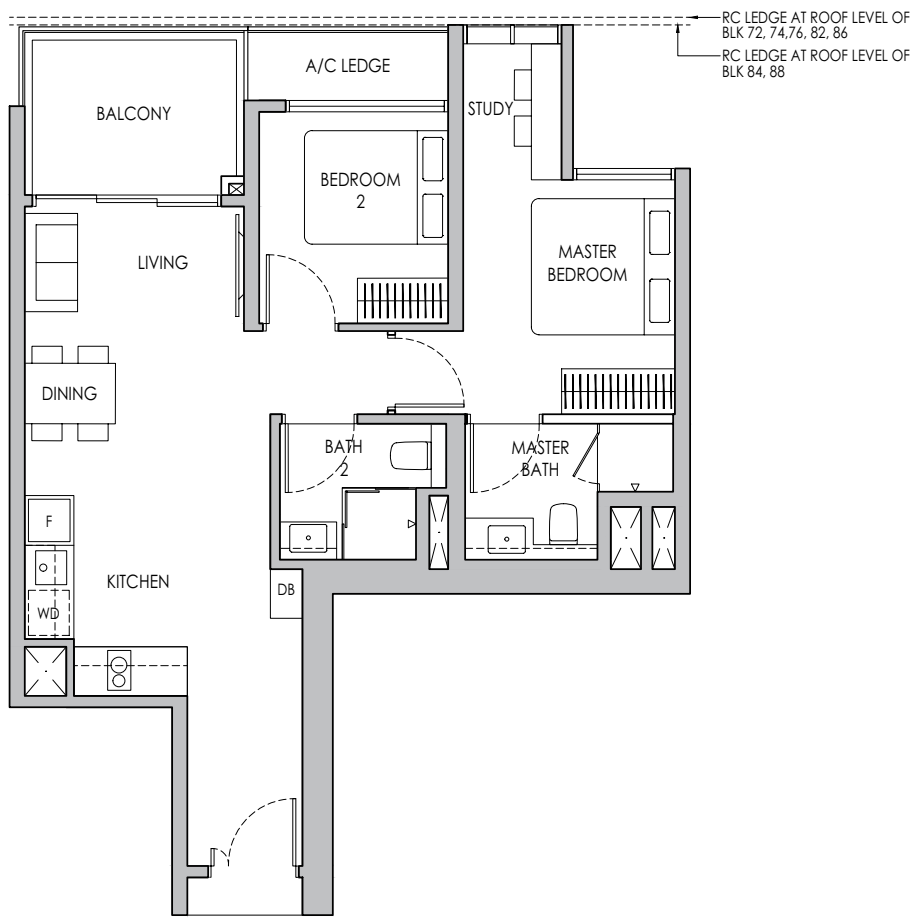
Keyplan is not drawn to scale

2-BEDROOM PREMIUM + STUDY

Type B5PS

71 sq m / 764 sq ft

BLK 72 #05-04 - #11-04, #05-05* - #11-05*
BLK 74 #05-12 - #11-12, #05-13* - #11-13*
BLK 76 #05-20 - #12-20, #05-21* - #12-21*
BLK 82 #05-44 - #13-44, #05-45* - #13-45*
BLK 84 #05-52 - #13-52, #05-53* - #13-53*
BLK 86 #05-61 - #13-61, #05-62* - #13-62*
BLK 88 #05-71 - #11-71, #05-72* - #11-72*



* Mirror Image

0 1 2 5m

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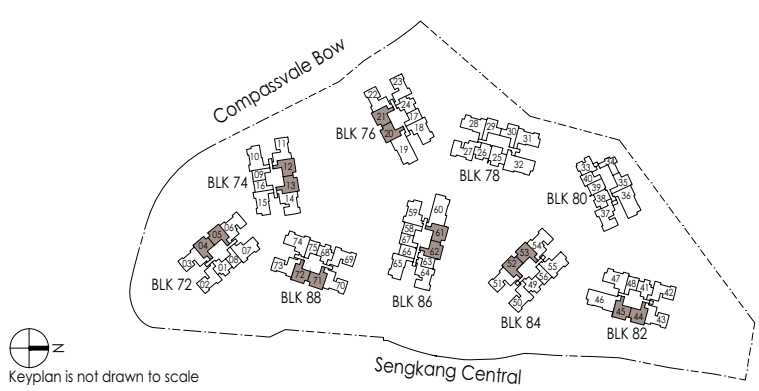


N

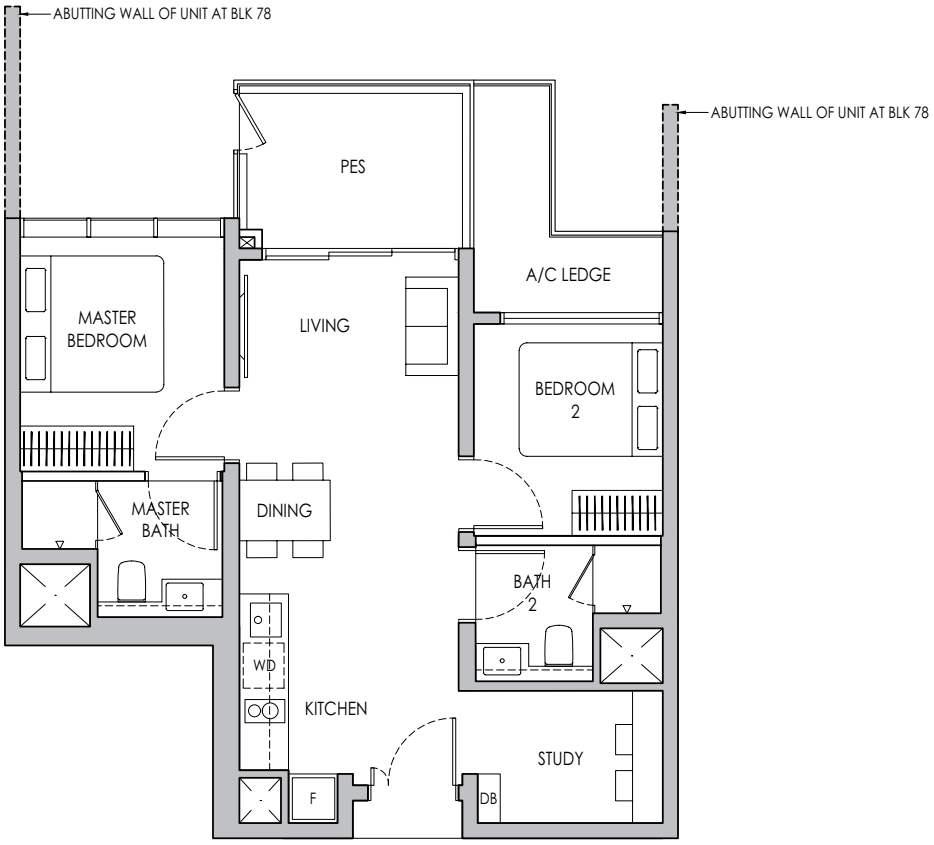
Keyplan is not drawn to scale

2-BEDROOM PREMIUM + STUDY

Type B6PS(p)

68 sq m / 732 sq ft

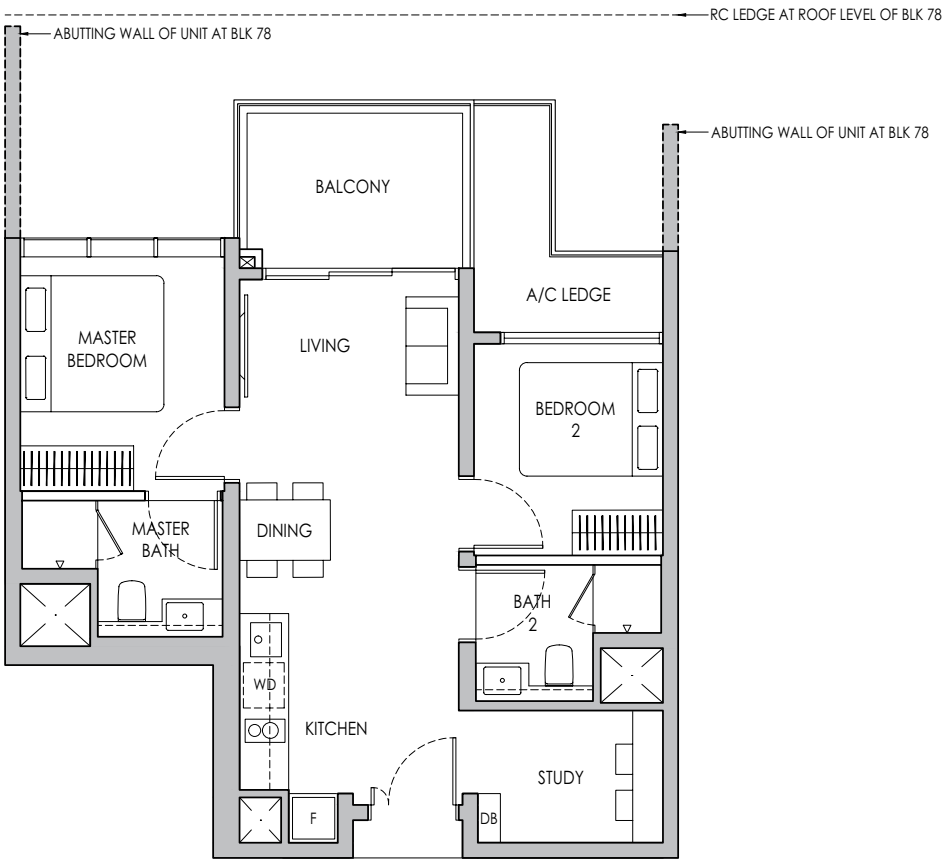
BLK 78 #04-25

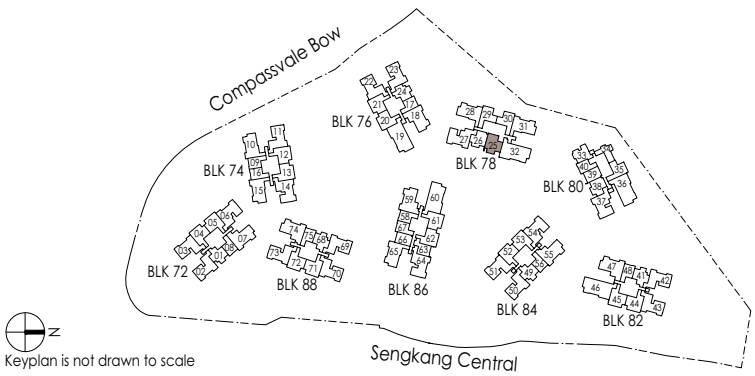


Type B6PS

68 sq m / 732 sq ft

BLK 78 #05-25 - #13-25





* Mirror Image

0 1 2 5m

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N

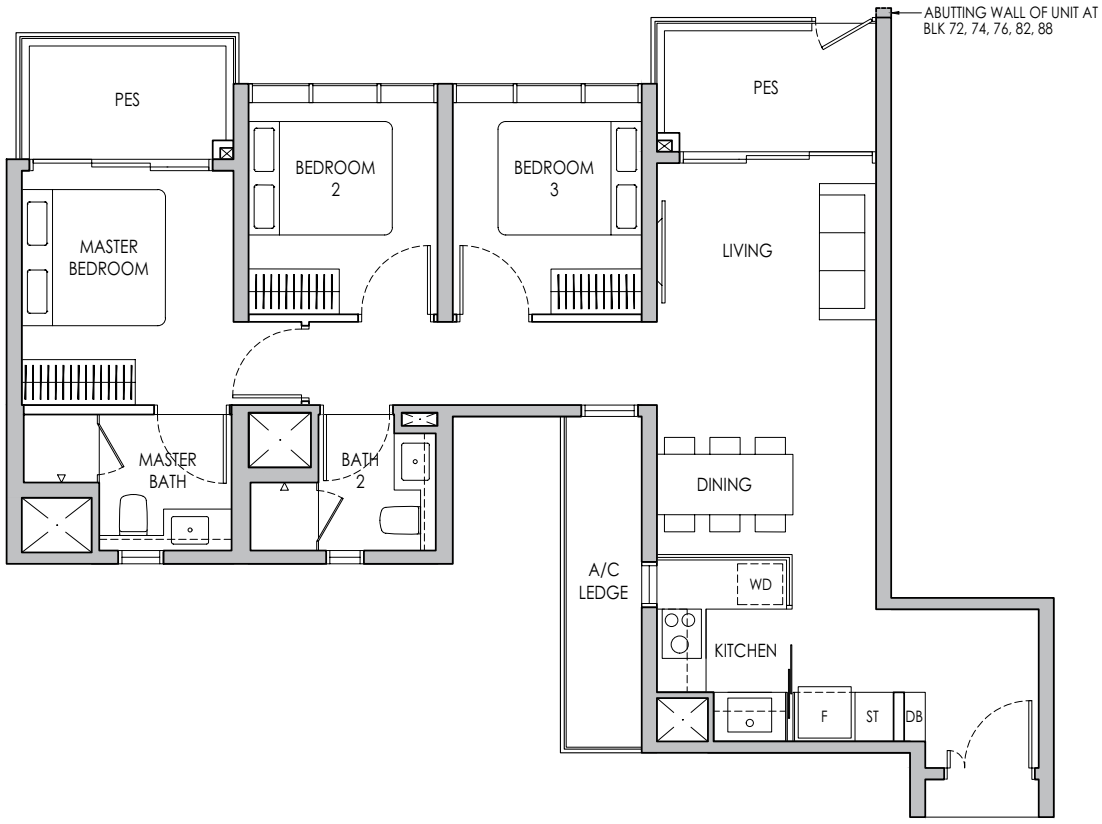
Keyplan is not drawn to scale

3-BEDROOM

Type C1(p)

87 sq m / 936 sq ft

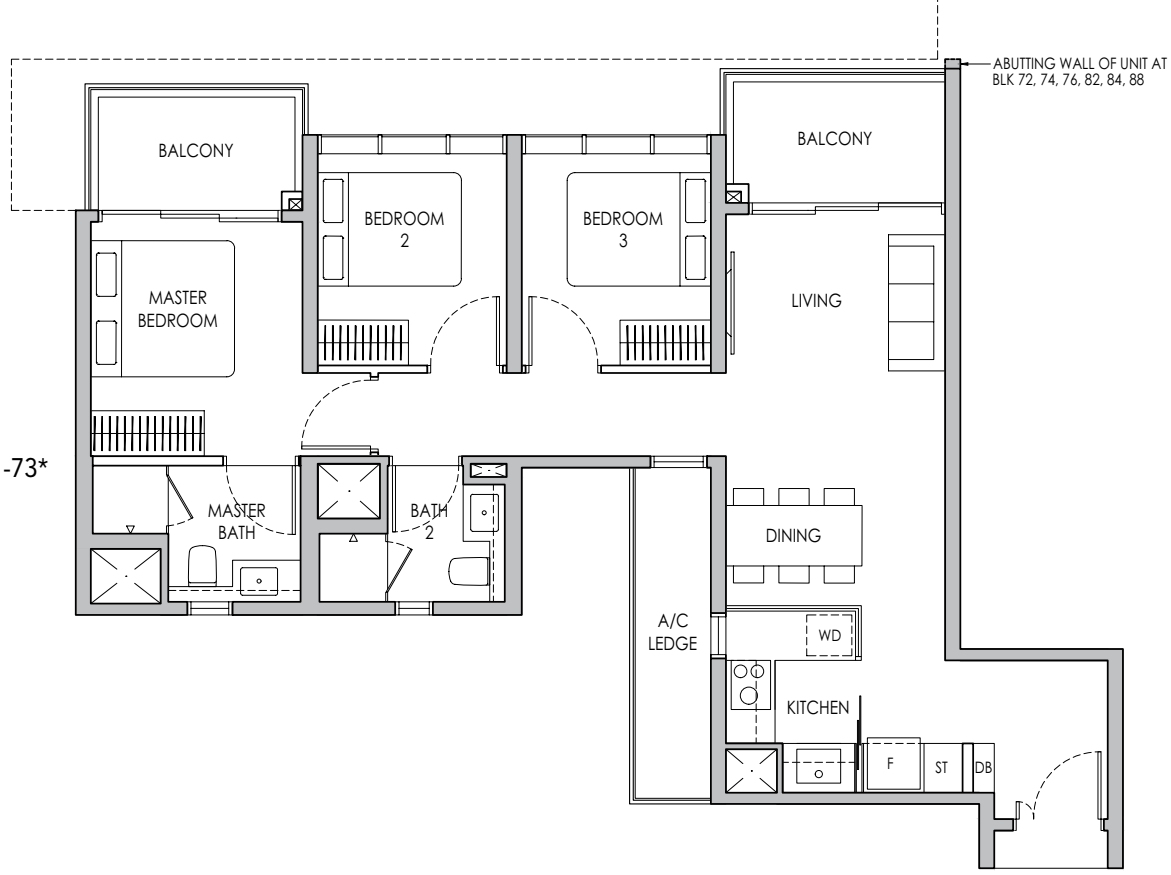
BLK 72 #04-03
BLK 74 #04-11
BLK 76 #04-22*
BLK 82 #04-43
BLK 88 #04-70, #04-73*



Type C1

87 sq m / 936 sq ft

BLK 72 #05-03 - #11-03
BLK 74 #05-11 - #11-11
BLK 76 #05-22* - #12-22*
BLK 82 #05-43 - #13-43
BLK 84 #06-51 - #13-51
BLK 88 #05-70 - #11-70, #05-73* - #11-73*



* Mirror Image

0 1 2 5m

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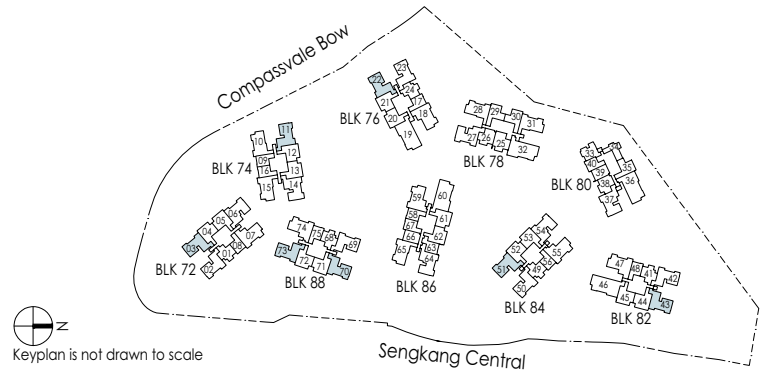


Keyplan is not drawn to scale

3-BEDROOM

Type C1a(p)

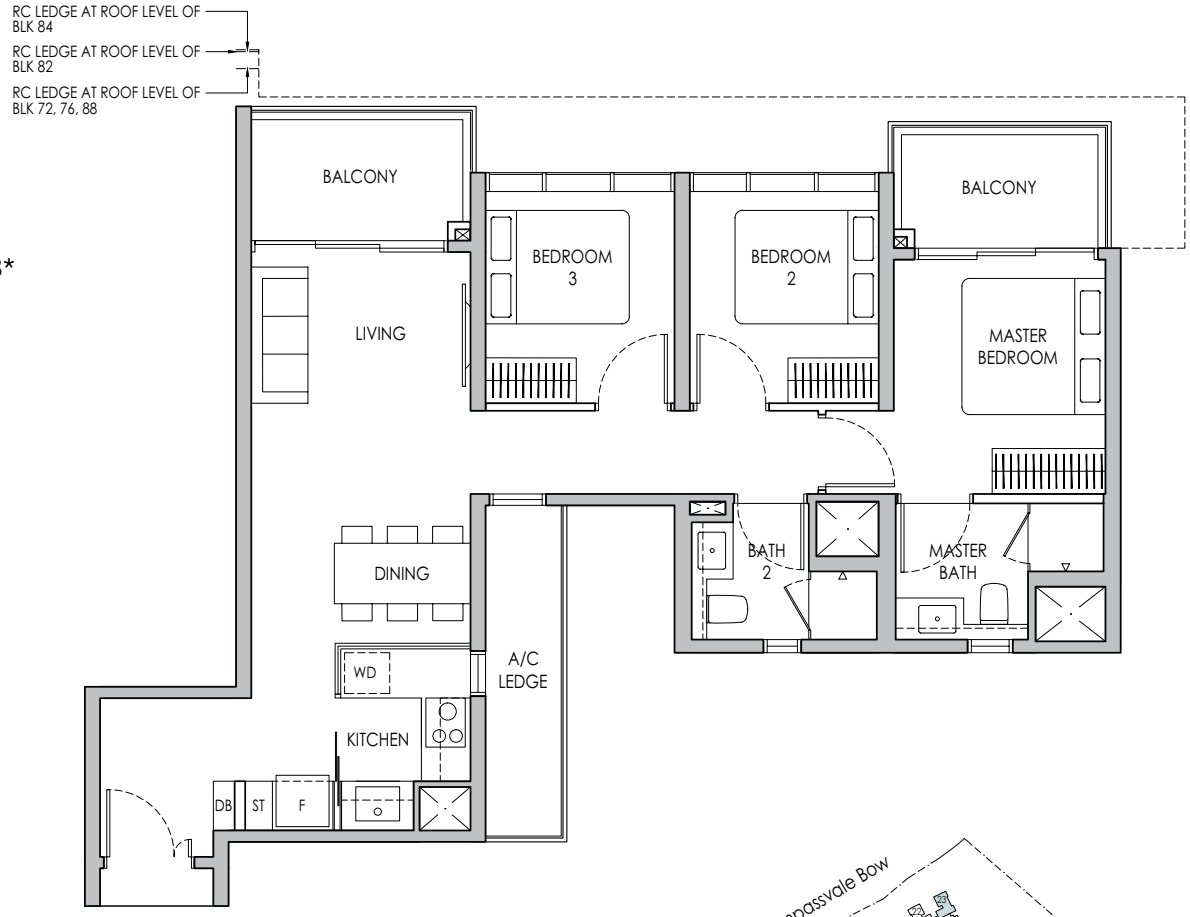
87 sq m / 936 sq ft

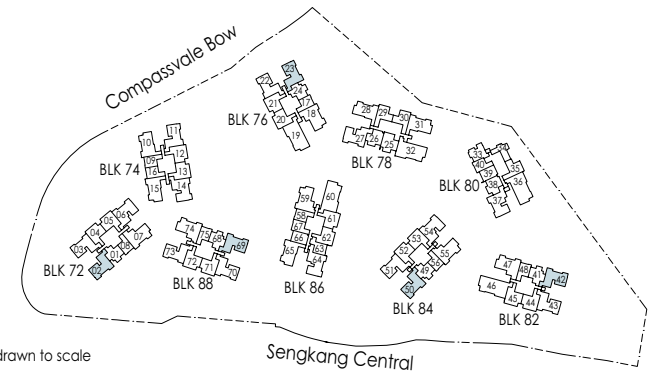
BLK 72 #04-02
BLK 76 #04-23*
BLK 82 #04-42
BLK 84 #04-50
BLK 88 #04-69

Type C1a

87 sq m / 936 sq ft

BLK 72 #05-02 - #11-02
BLK 76 #05-23* - #12-23*
BLK 82 #05-42 - #13-42
BLK 84 #05-50 - #13-50
BLK 88 #05-69 - #11-69





* Mirror Image

0 1 2 5m

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 keyplan 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 goverment 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 "Annexure A".

N

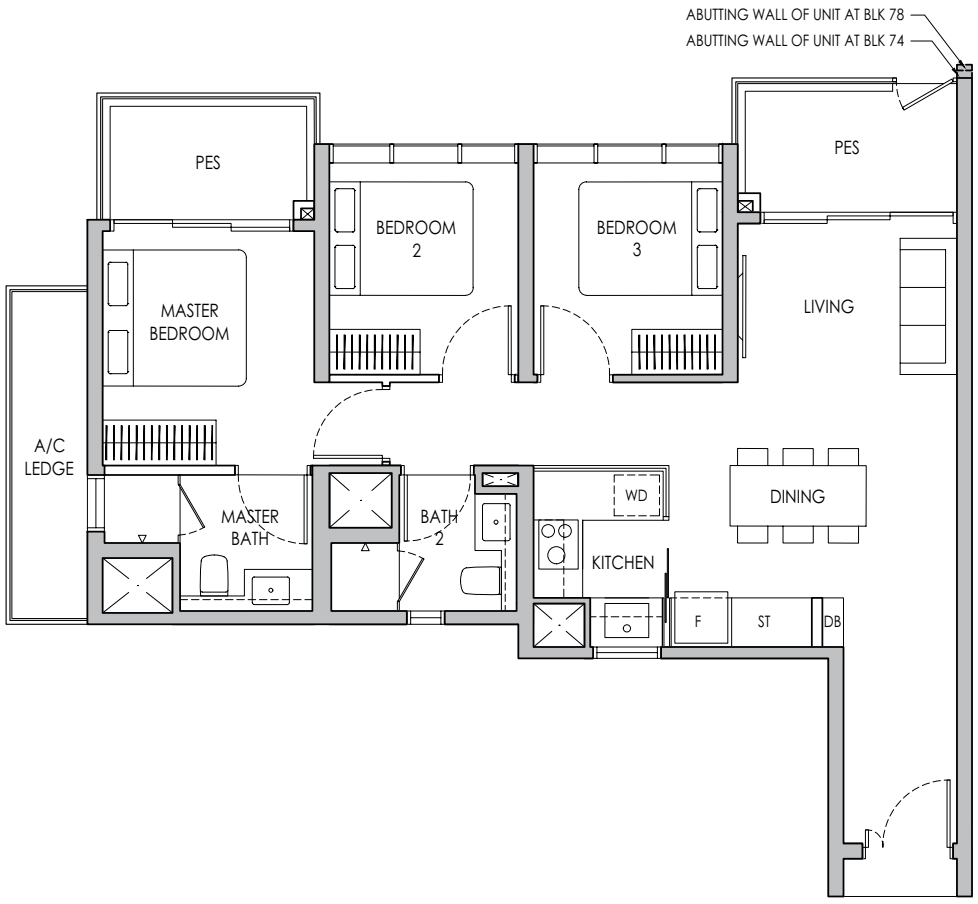
Keyplan is not drawn to scale

3-BEDROOM

Type C2(p)

87 sq m / 936 sq ft

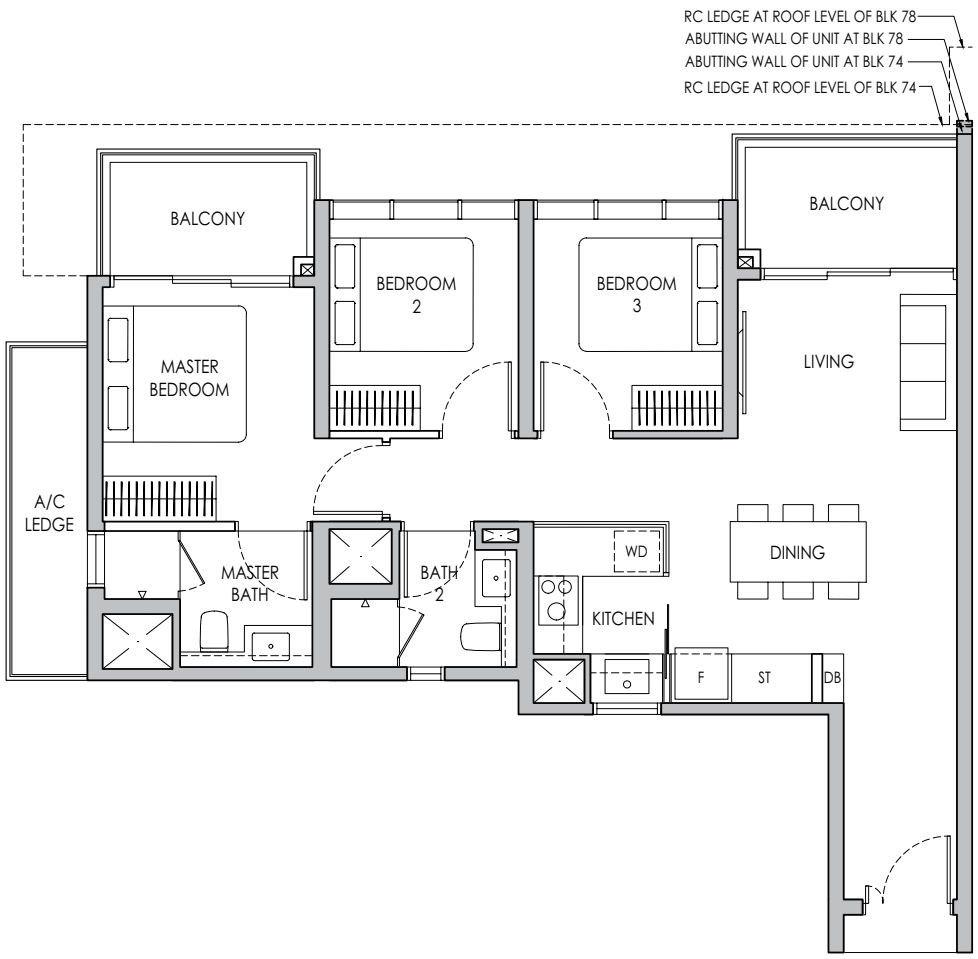
BLK 74 #04-10*, #04-15
BLK 78 #04-28, #04-31*

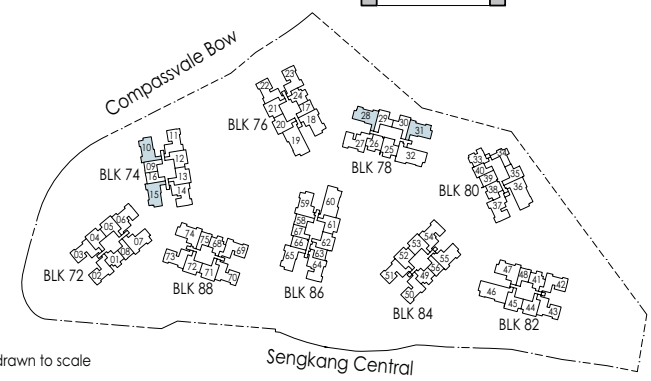


Type C2

87 sq m / 936 sq ft

BLK 74 #05-10* - #11-10*, #05-15 - #11-15
BLK 78 #05-28 - #13-28, #05-31* - #13-31*





* Mirror Image

0 1 2 5m

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N

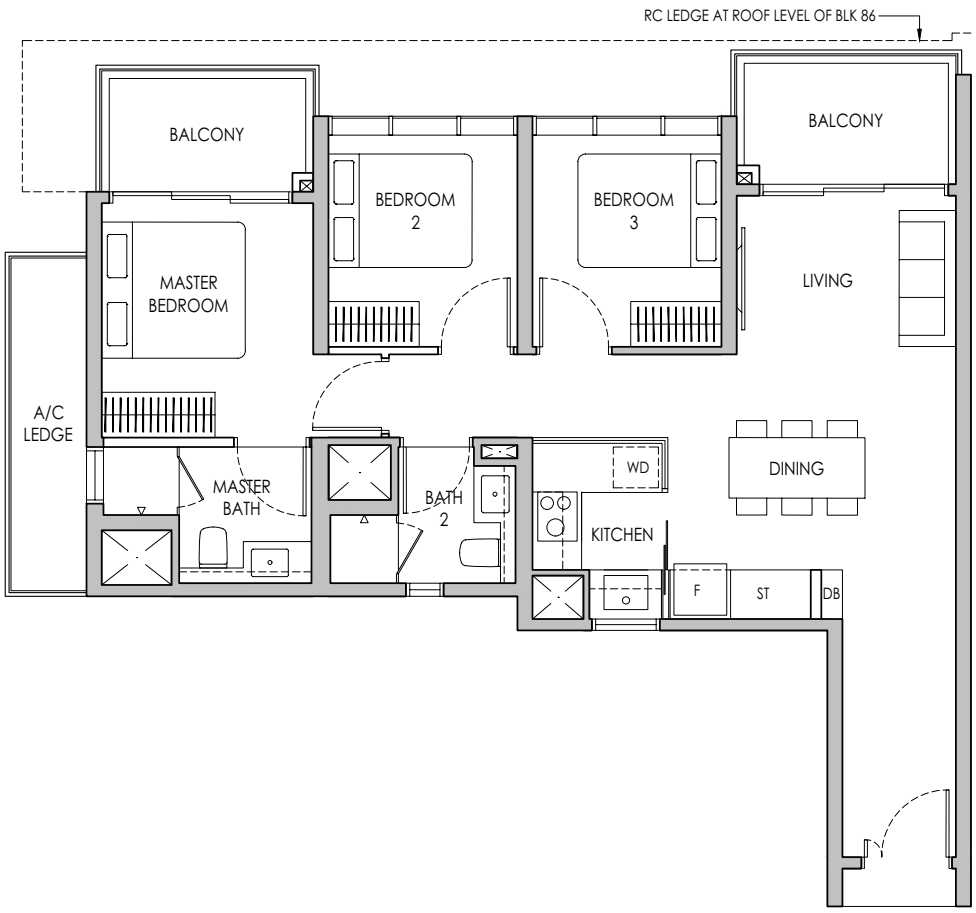
Keyplan is not drawn to scale

3-BEDROOM

Type C2a

88 sq m / 947 sq ft

BLK 86 #06-65 - #13-65



* Mirror Image

0 1 2 5m

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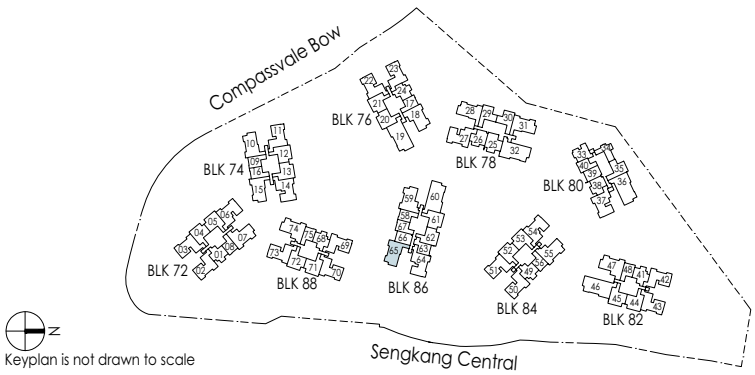


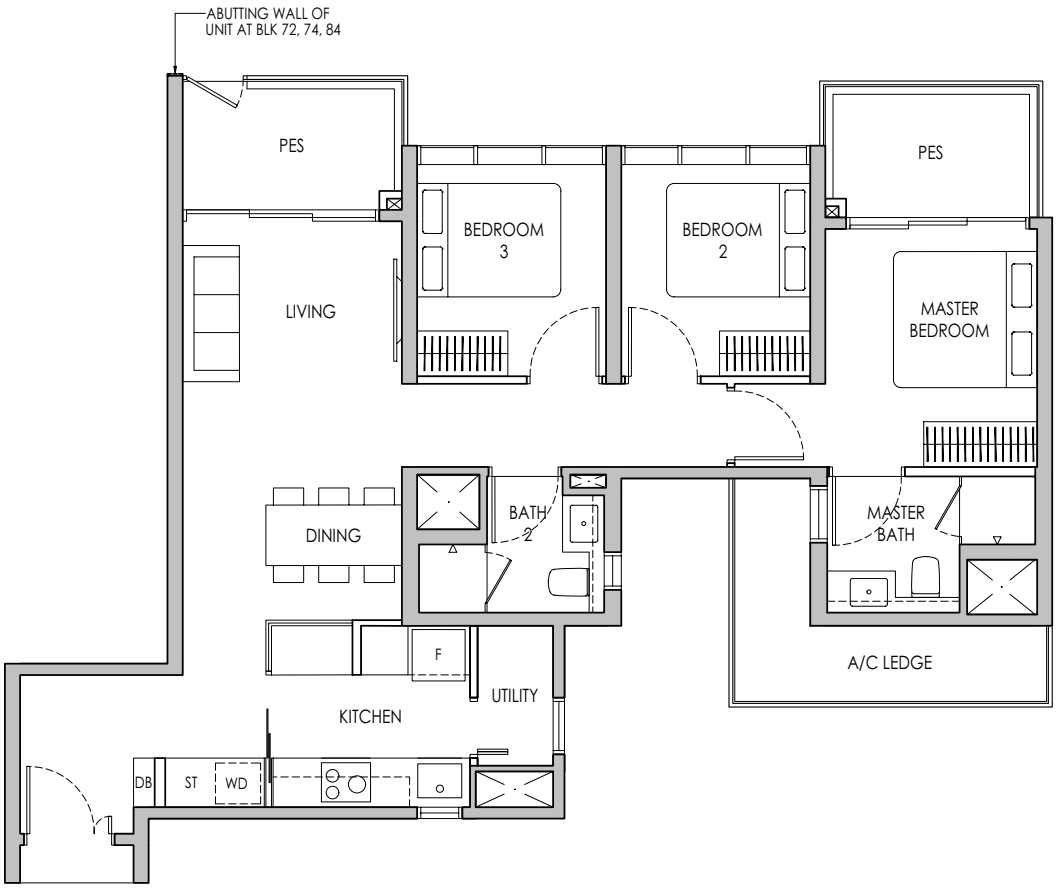
Keyplan is not drawn to scale

3-BEDROOM PREMIUM

Type C3P(p)

95 sq m / 1023 sq ft

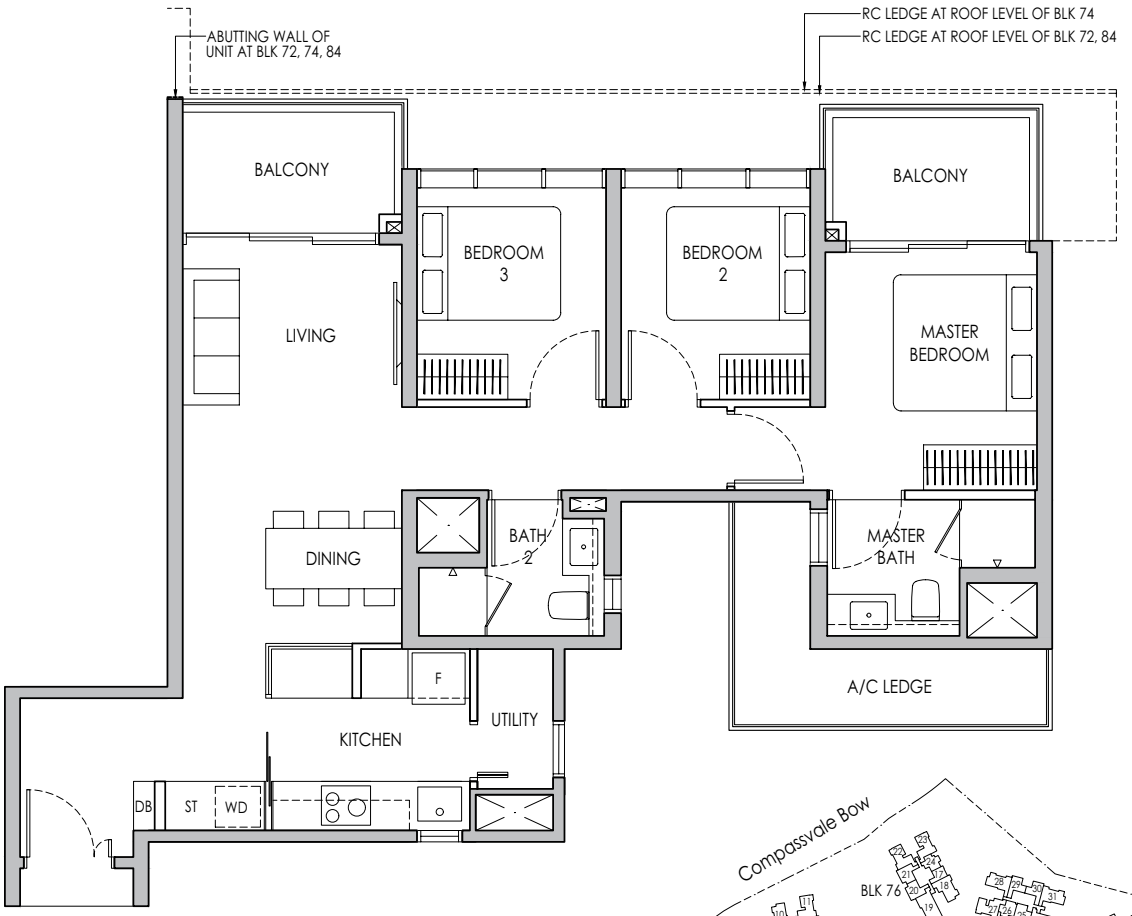
BLK 72 #04-06
BLK 74 #04-14
BLK 84 #04-54

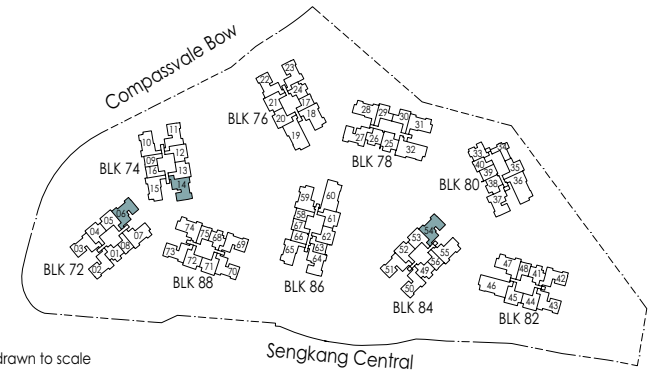


Type C3P

95 sq m / 1023 sq ft

BLK 72 #05-06 - #11-06
BLK 74 #05-14 - #11-14
BLK 84 #05-54 - #13-54





* Mirror Image

0 1 2 5m

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N

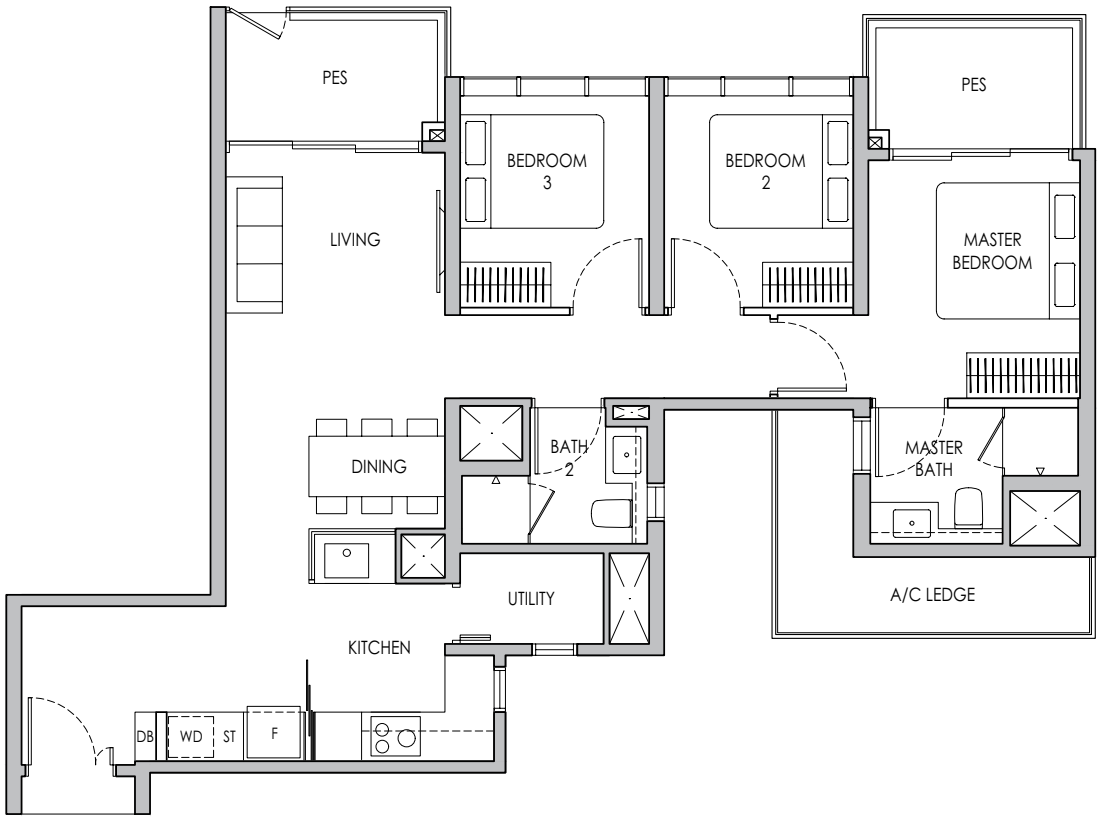
Keyplan is not drawn to scale

3-BEDROOM PREMIUM

Type C3Pa(p)

96 sq m / 1033 sq ft

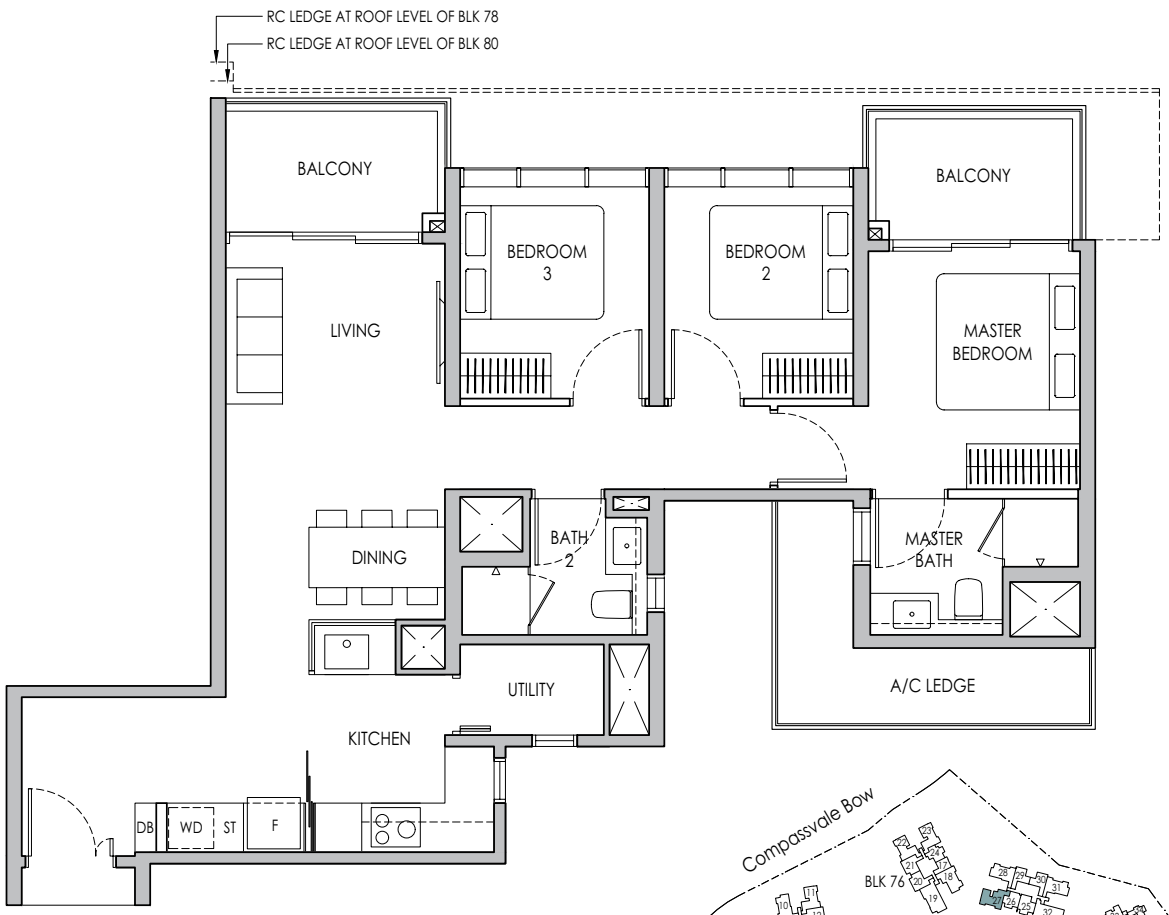
BLK 78 #04-27
BLK 80 #04-37*

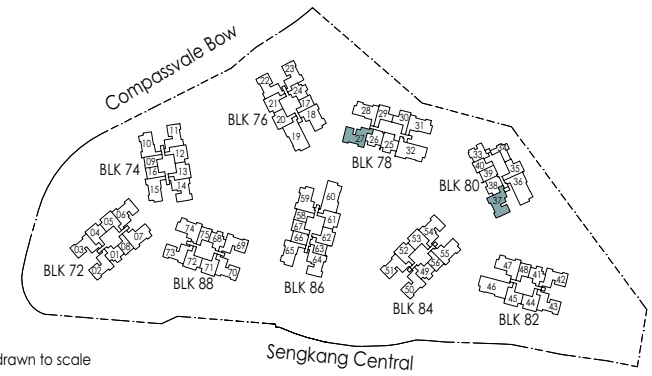


Type C3Pa

96 sq m / 1033 sq ft

BLK 78 #05-27 - #13-27
BLK 80 #05-37* - #13-37*





* Mirror Image

0 1 2 5m

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N

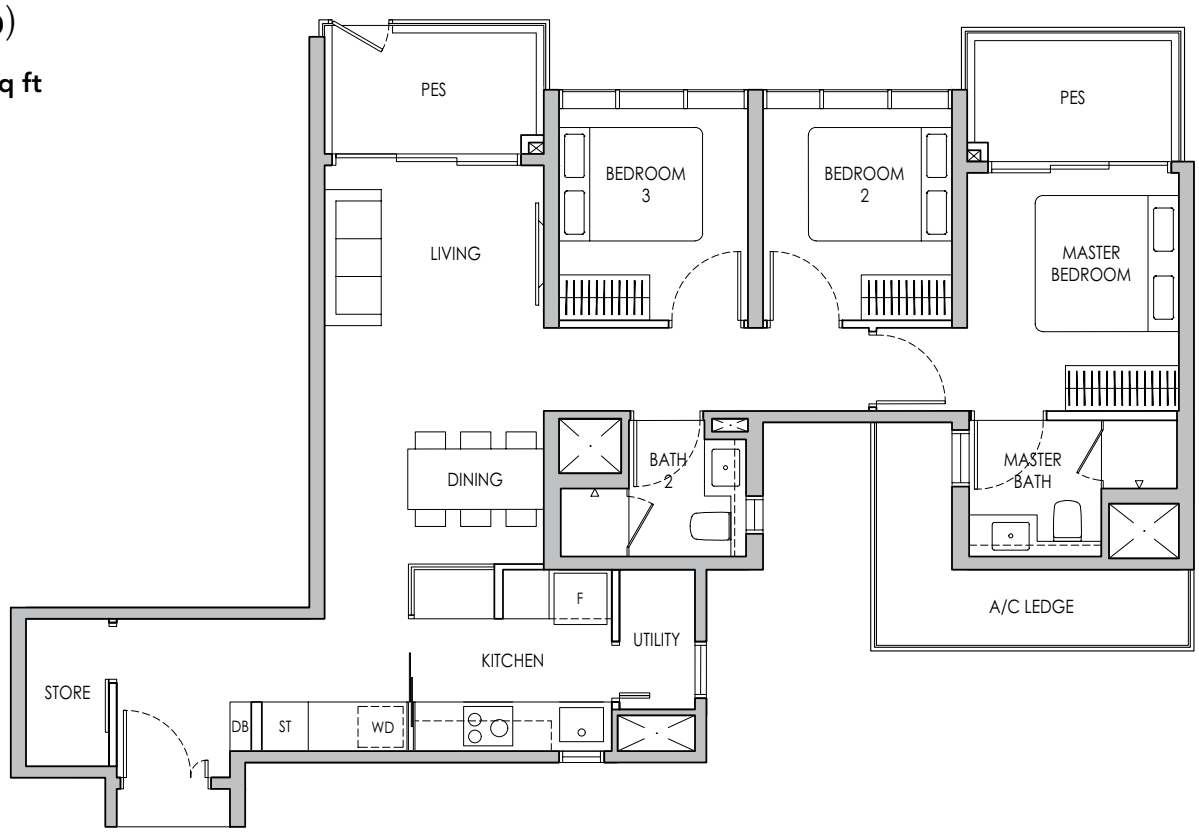
Keyplan is not drawn to scale

3-BEDROOM PREMIUM

Type C4P(p)

98 sq m / 1055 sq ft

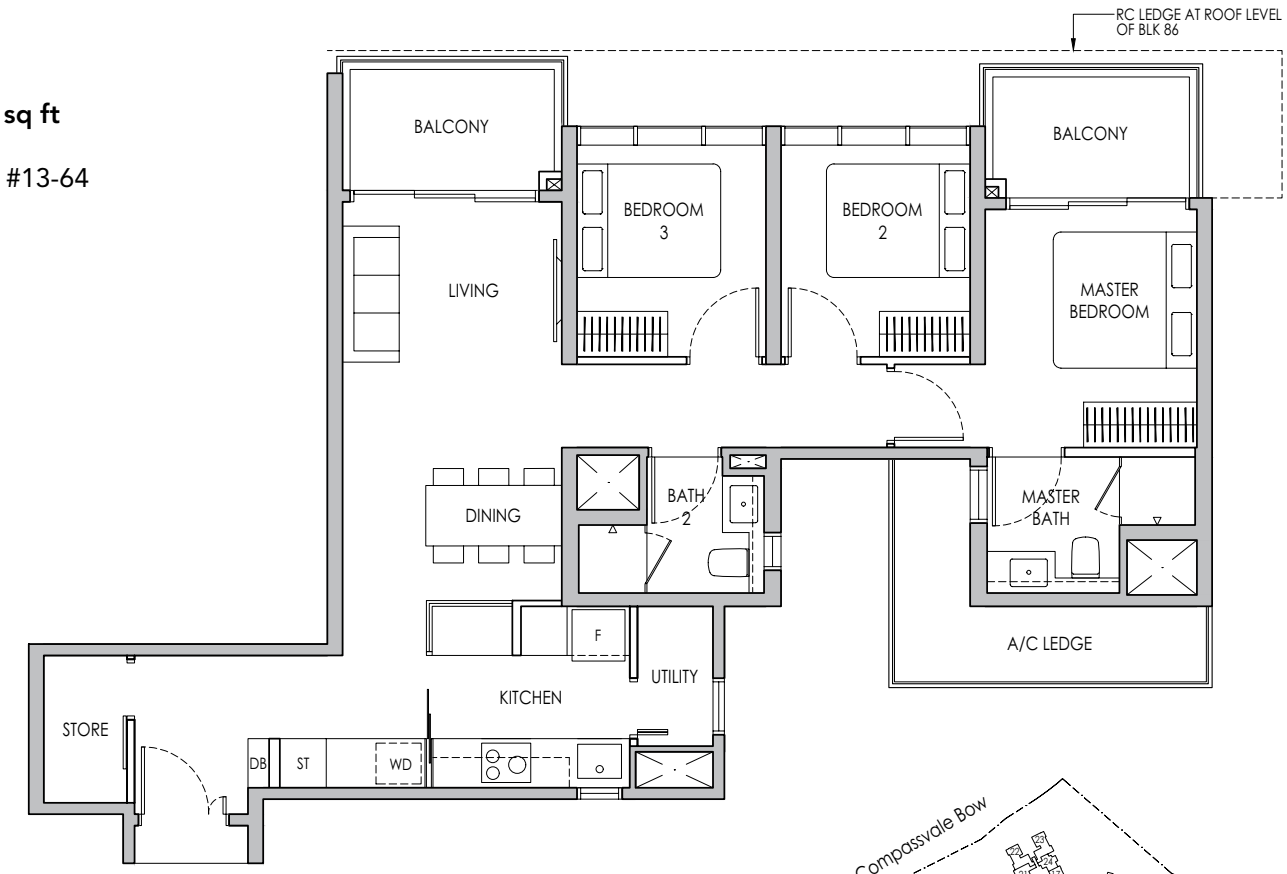
BLK 86 #04-64



Type C4P

98 sq m / 1055 sq ft

BLK 86 #05-64 - #13-64



* Mirror Image

0 1 2 5m

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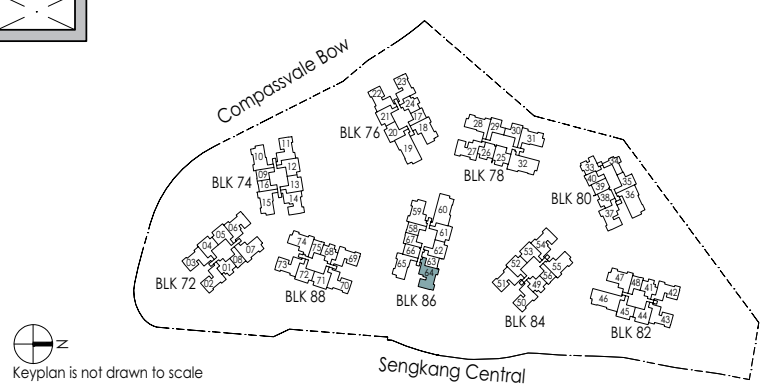


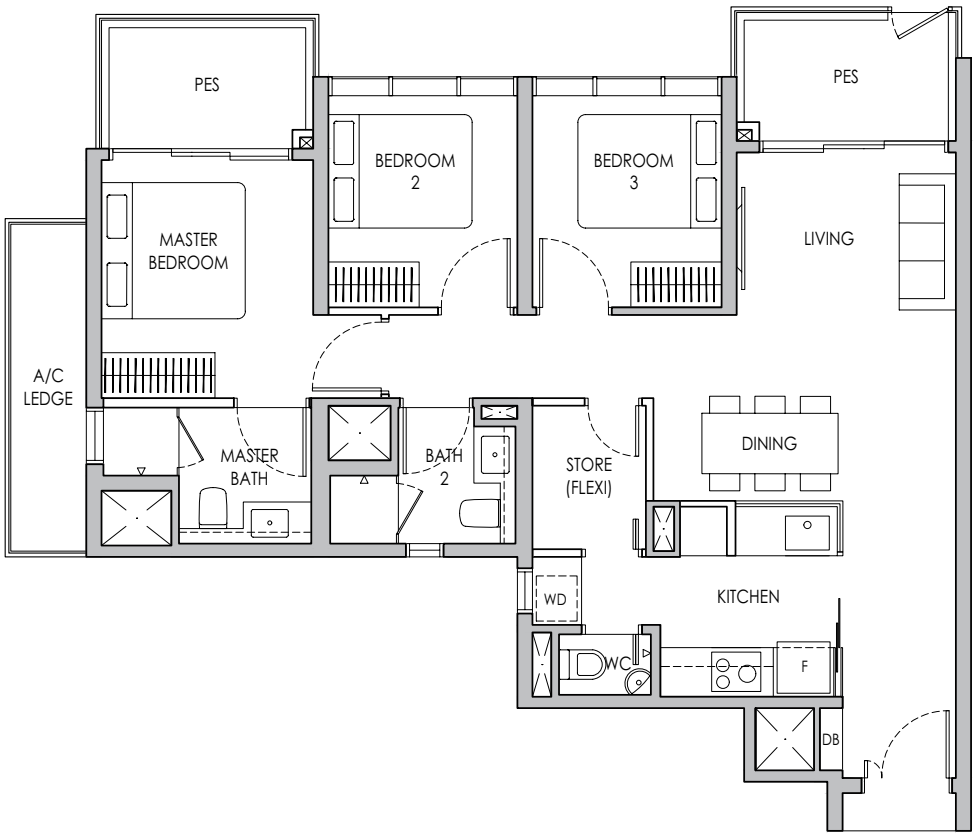
Keyplan is not drawn to scale

3-BEDROOM PREMIUM + FLEXI

Type C5PF(p)

94 sq m / 1012 sq ft

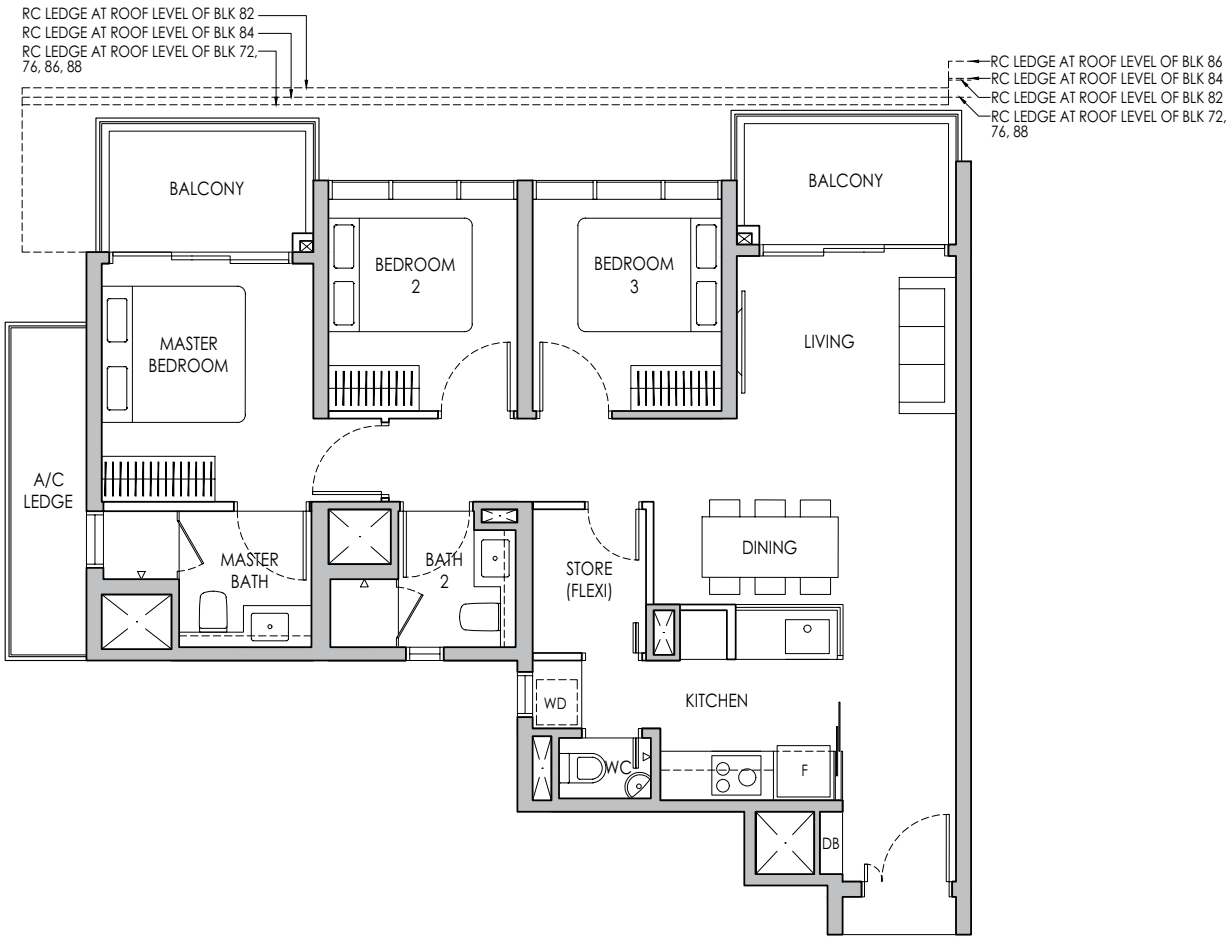
BLK 72 #04-07
BLK 76 #04-18*
BLK 82 #04-47
BLK 84 #04-55
BLK 86 #04-59*
BLK 88 #04-74

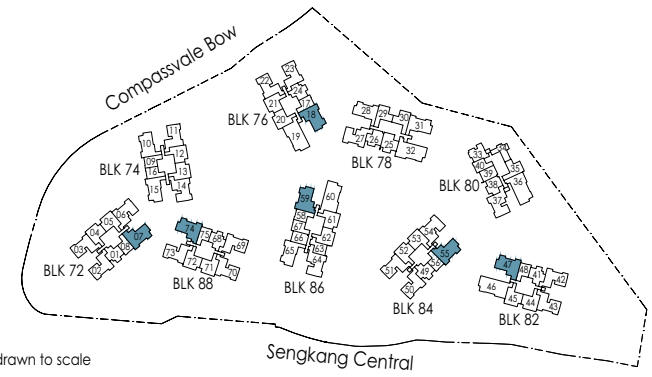


Type C5PF

94 sq m / 1012 sq ft

BLK 72 #05-07 - #11-07
BLK 76 #05-18* - #12-18*
BLK 82 #05-47 - #13-47
BLK 84 #05-55 - #13-55
BLK 86 #05-59* - #13-59*
BLK 88 #05-74 - #11-74





* Mirror Image

0 1 2 5m

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N

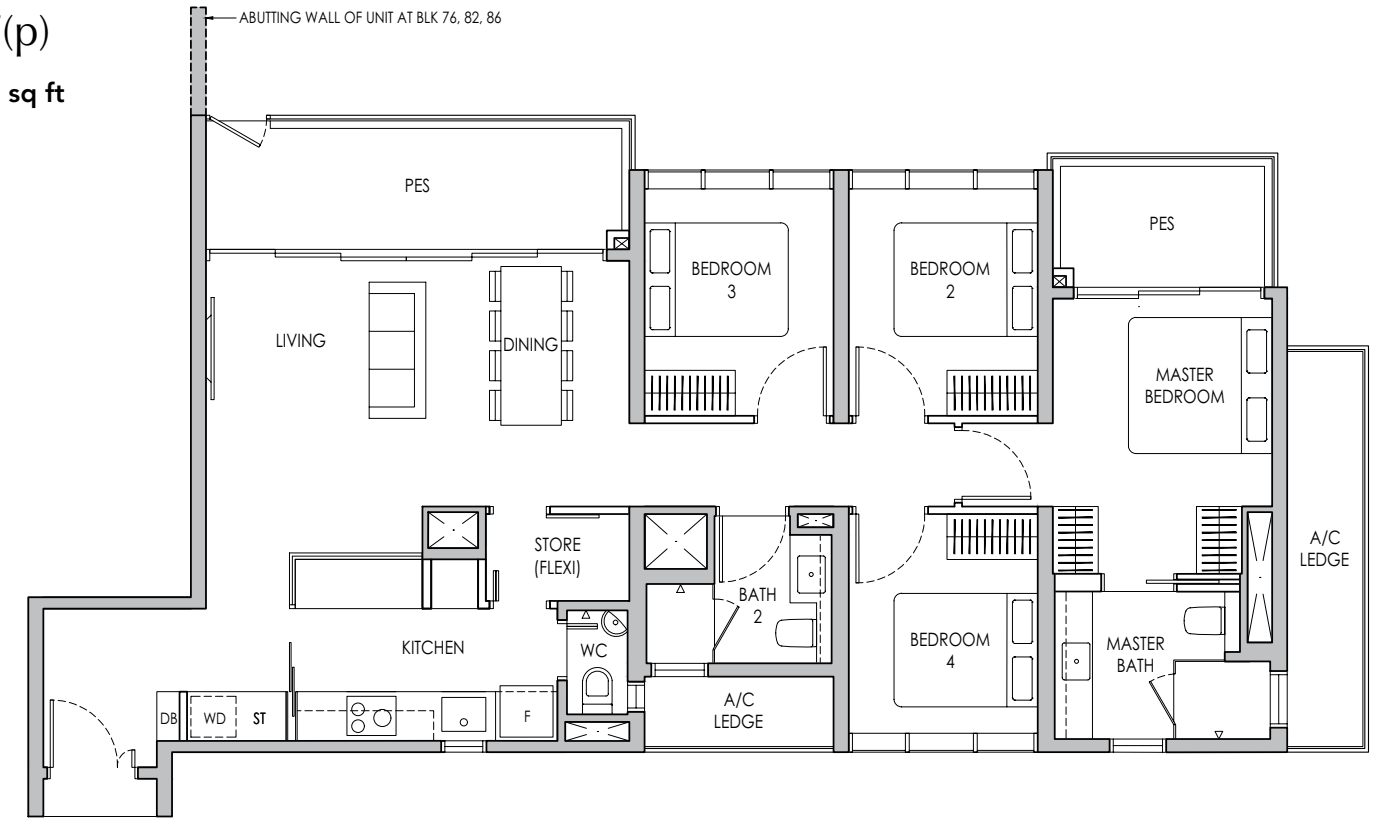
Keyplan is not drawn to scale

4-BEDROOM PREMIUM + FLEXI

Type D1PF(p)

123 sq m / 1324 sq ft

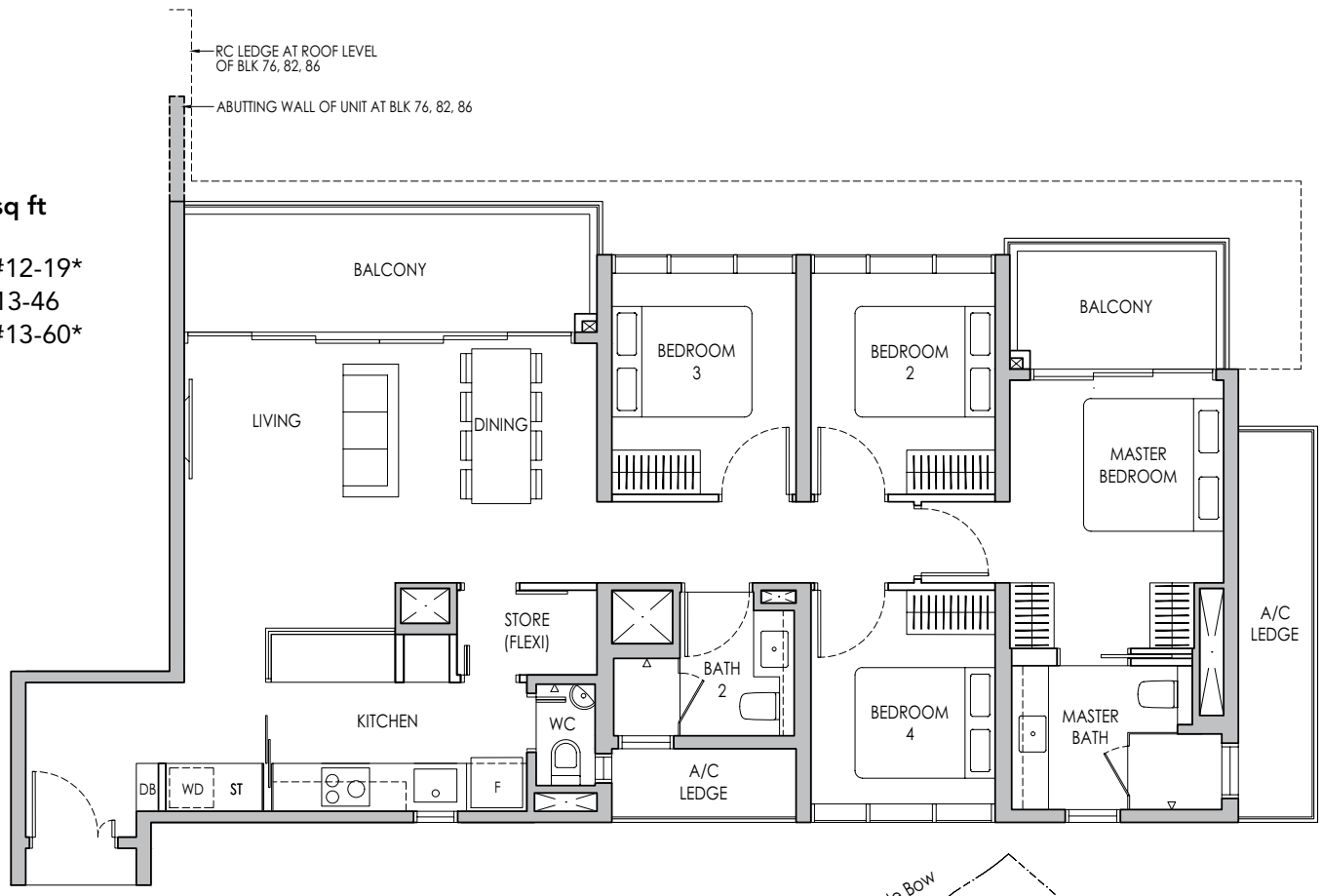
BLK 76 #04-19*
BLK 82 #04-46
BLK 86 #04-60*

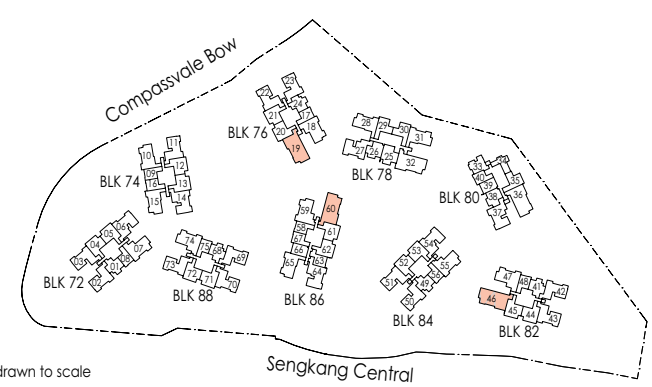


Type D1PF

123 sq m / 1324 sq ft

BLK 76 #05-19* - #12-19*
BLK 82 #05-46 - #13-46
BLK 86 #05-60* - #13-60*





* Mirror Image

0 1 2 5m

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N

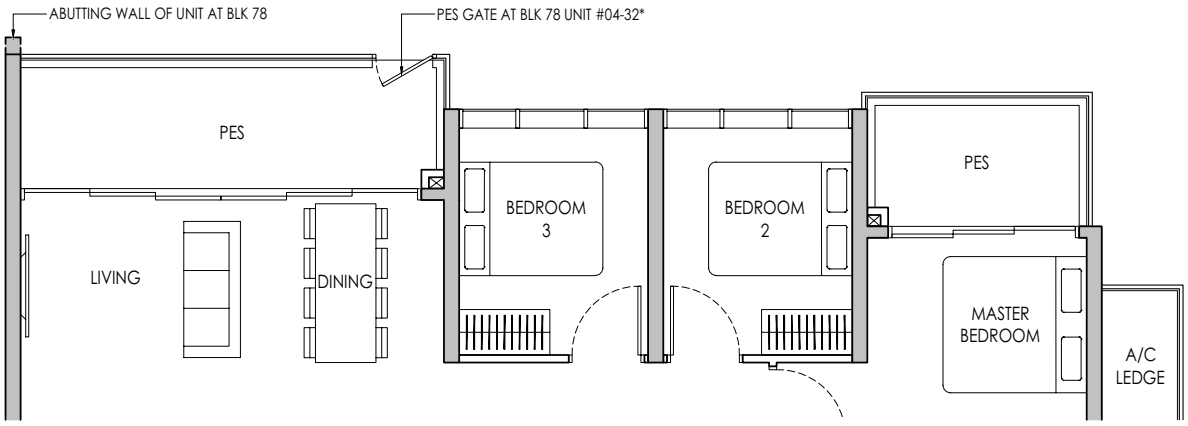
Keyplan is not drawn to scale

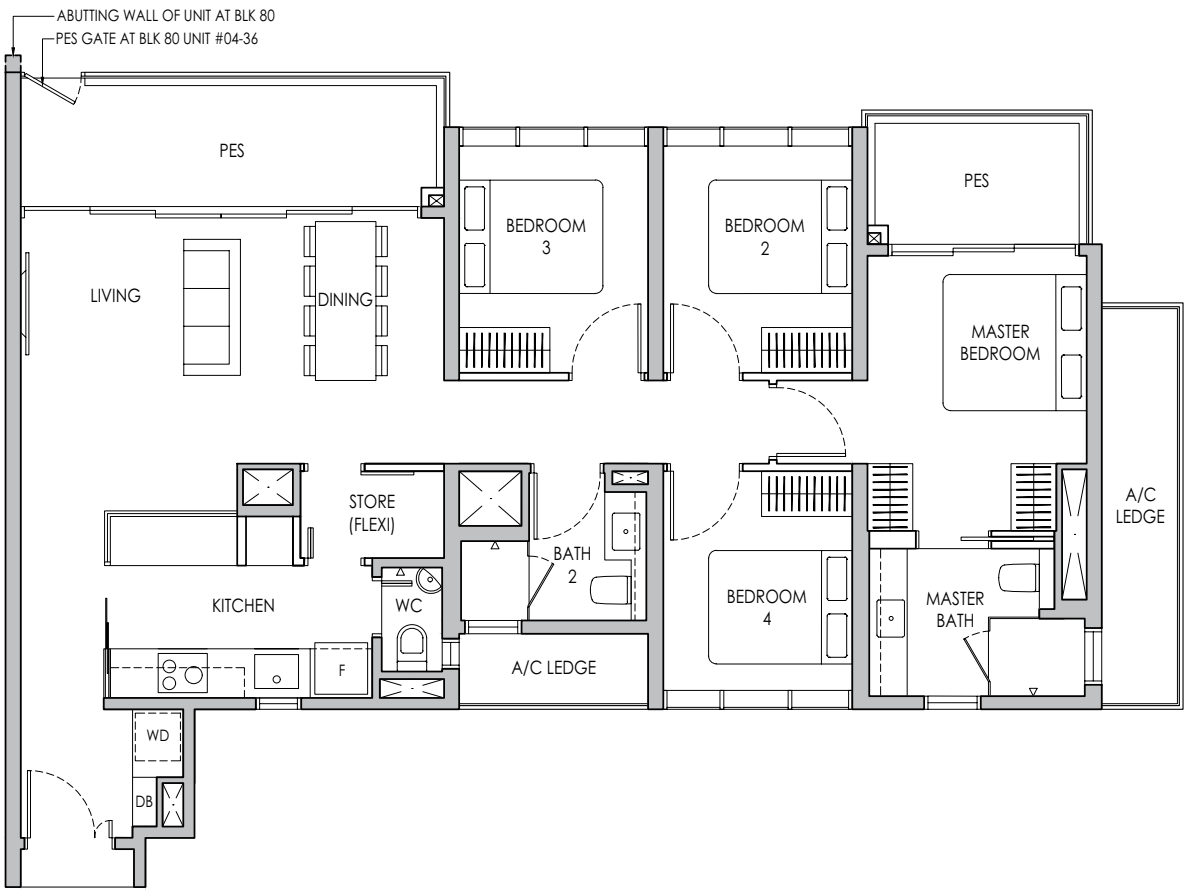
4-BEDROOM PREMIUM + FLEXI

Type D2PF(p)

122 sq m / 1313 sq ft

BLK 78 #04-32*
BLK 80 #04-36





* Mirror Image

0 1 2 5m

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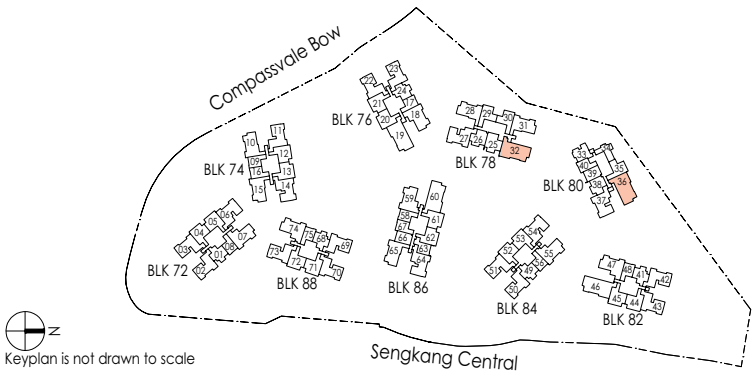


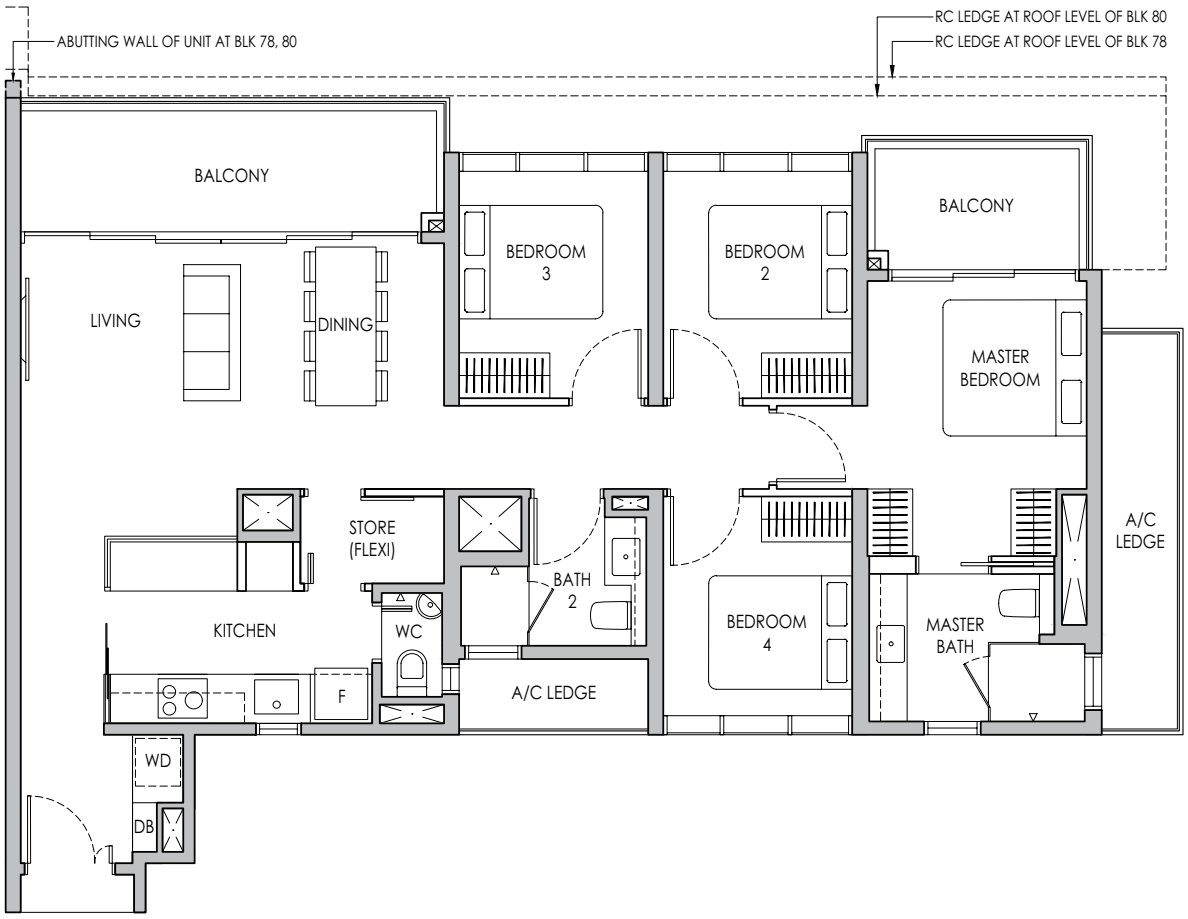
N
Keyplan is not drawn to scale

4-BEDROOM PREMIUM + FLEXI

Type D2PF

122 sq m / 1313 sq ft

BLK 78 #05-32* - #13-32*
BLK 80 #05-36 - #13-36



* Mirror Image

0 1 2 5m

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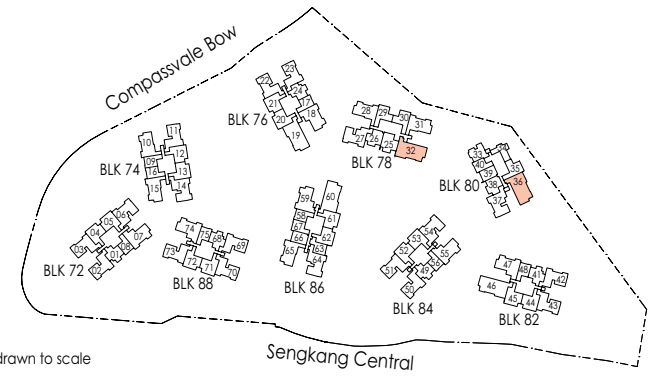
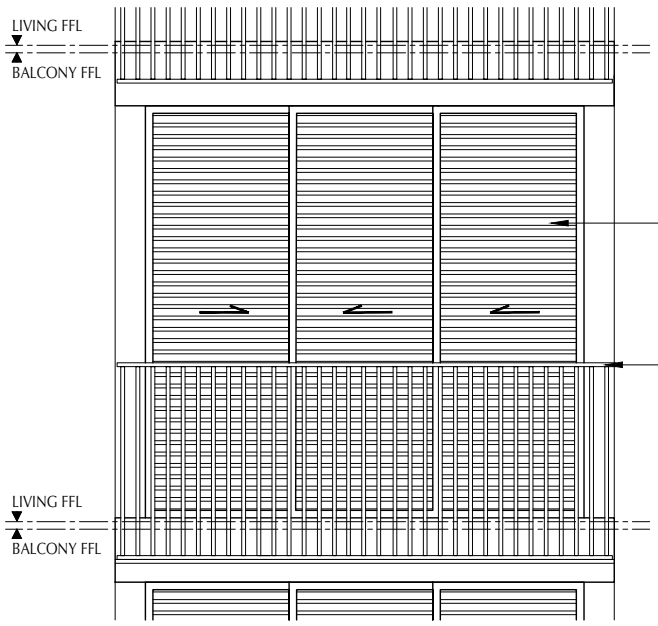


N

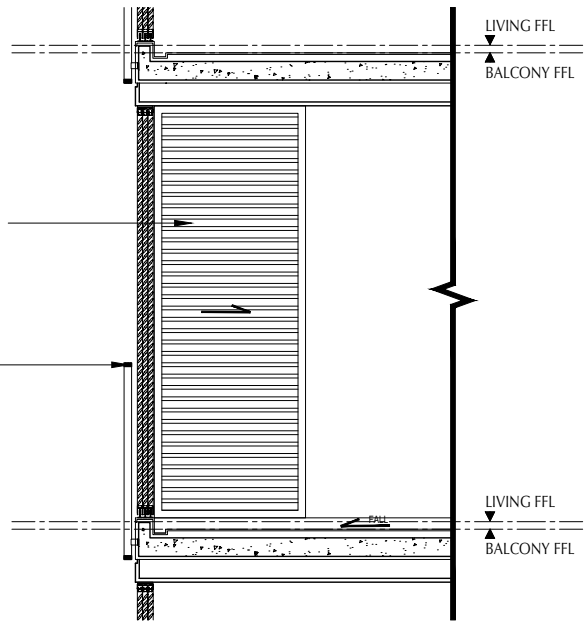
Keyplan is not drawn to scale

ANNEXURE A

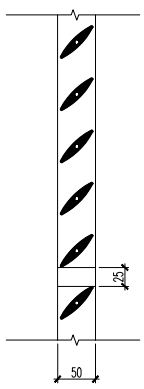
Approved Typical Balcony Screen



Front View



Side View



Aluminium Screen Profile

Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete bored piles and/or footings and/or micro piles.

2. SUPERSTRUCTURE
Reinforced concrete with prefabricated prefinished volumetric construction (PPVC) and/or post-tension and/or steel structure.

3. WALLS
(a) External Walls:
Reinforced concrete wall and/or masonry wall.

(b) Internal Walls:
Reinforced concrete wall and/or dry wall partition and/or masonry wall.

4. ROOF
(a) Flat roof:
Reinforced concrete roof with appropriate waterproofing and insulation.

(b) Metal roof and/or glass roof and/or reinforced concrete trellis and/or metal trellis over pavilions and common facilities where applicable.

5. CEILING
Residential Units
(a) Refer to item 18 for Apartment Ceiling Height schedule

(b) Living, Dining, Bedrooms, Study, Store, Bathrooms, WC, Utility, Kitchen, Balcony, PES:
Skim coat and/or ceiling board with paint finish

6. FINISHES
(a) Wall (Apartment Units)

i. Living, Dining, Bedrooms, Study, Store, Utility:
Plaster and/or skim coat with paint finish

ii. Bathrooms, WC:
Homogenous tiles and/or porcelain tiles

iii. Kitchen:
Plaster and/or skim coat with paint finish and/or glass

iv. Balcony, PES:
Plaster and/or skim coat with paint finish

(b) Wall (For Common Area - Internal)

i. 1st Storey Residential Lift Lobbies, Residential Car Park Lift Lobbies and Clubhouse Lift Lobbies:
Plaster and/or skim coat with paint finish and/or homogenous tiles and/or porcelain tiles and/or laminate finish

ii. Typical Storey Lift Lobbies:
Plaster and/or skim coat with paint finish and/or homogenous tiles and/or porcelain tiles

iii. Common Corridors, Staircases, Staircase Storey Shelters, Car Park Driveway and Car Parking Area:
Plaster and/or skim coat with paint finish

iv. Changing Rooms, Accessible Toilets, and Nursing Room:
Plaster and/or skim coat with paint finish and/or homogenous tiles and/or porcelain tiles

Notes:
- All wall finishes are provided up to false ceiling level and on exposed areas only
- No tiles behind all cabinets, kitchen cabinets, combi washer dryer, fridge, vanity/mirror cabinets, mirror or above false ceiling
- Wall surface above false ceiling level will be left in its original bare condition

(c) Floor (Apartment Units)

i. Bedrooms, Study (for Types A1S(p), A1S, A2S(p), A2S, A4S(p), A4S, B5PS(p) and B5PS only):
Vinyl flooring with PVC skirting

ii. Living, Dining, Foyer, Corridor, Store (for Types C4P(p), C4P, C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p), and D2PF only), Utility (for types C3P(p), C3P, C3Pa(p), C3Pa, C4P(p) and C4P only), Kitchen, Study (for Types A3S(p), A3S, B4S(p), B4S, B6PS(p), B6PS), PES and Balcony:
Homogenous tiles and/or porcelain tiles with PVC skirting and/or matching skirting

iii. Bathrooms and WC, where applicable:
Homogenous tiles and/or porcelain tiles

(d) Floor (For Common Area - Internal)

i. Lift Lobbies and Corridors:
Homogenous tiles and /or porcelain tiles with matching skirting

ii. Staircases and Staircase Storey Shelters:
Cement and sand screed with nosing tiles

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

7. WINDOWS
Aluminium powder coated framed windows and/or curtain wall with tinted and/or clear and/or frosted glass

8. DOORS
(a) Residential Unit Main Entrance:
Fire-rated timber door

(b) Balcony:
Aluminium-framed glass door

(c) Bedrooms, Bathrooms, Store to Corridor (for Types C4P(p), C4P, C5PF, C5PF(p), D1PF(p), D1PF, D2PF(p) and D2PF only):
Hollow core timber swing door and/or sliding door

(d) Kitchen (for Types C1(p), C1, C1a(p), C1a, C2(p), C2, C2a, C3P(p), C3P, C3Pa(p), C3Pa, C4P(p), C4P, C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p) and D2PF only):
Frameless glass door and/or aluminium framed glass door and/or timber-framed glass door

(e) Store to Kitchen (for Types C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p) and D2PF only), Utility (for Types C3P(p), C3P, C3Pa(p), C3Pa, C4P(p), C4P), WC (for Types C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p), D2PF):
Aluminium-framed slide and fold door and/or bi-fold door

(f) Private Enclosed Space (PES), where applicable:
Low aluminium and/or metal swing gate

Notes:
- Locksets and/or ironmongery shall be provided to all doors
- Glazing shall be tinted and/or clear and/or frosted glass where applicable
- All aluminium frames shall be in powder-coated finish

9. SANITARY WARES, FITTINGS AND ACCESSORIES
(a) Master Bath
- 1 shower cubicle and 1 shower mixer set with overhead rain shower
- 1 solid surface vanity top complete with 1 basin and 1 mixer
- 1 water closet
- 1 paper roll holder
- 2 robe hooks
- 1 mirror cabinet

(b) Common Bath
- 1 shower cubicle and 1 shower mixer set
- 1 solid surface vanity top complete with 1 basin and 1 mixer
- 1 water closet
- 1 paper roll holder
- 2 robe hooks
- 1 mirror cabinet

(c) WC
- 1 wash basin with 1 tap
- 1 shower set
- 1 water closet
- 1 paper roll holder

(d) Kitchen
- 1 sink with mixer tap
- 1 bib tap for combi washer dryer at designated area

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 shall be in exposed conduits or trunking.

(b) Refer to item 19 for Electrical schedule.

11. TV/TELEPHONE POINTS/DATA POINTS
Refer to item 19 for Electrical schedule.

12. LIGHTNING PROTECTION
Lightning Protection System shall be in accordance with Singapore Standards SS555:2018

13. PAINTING

(a) Internal Walls:
Paint finish

(b) External Walls:
Textured paint finish and/or paint finish to designated areas

14. WATERPROOFING

Waterproofing shall be provided to Bathrooms, Kitchen, WC, Balcony, PES and Reinforced Concrete Flat Roof, where applicable.

15. DRIVEWAY AND CAR PARK

(a) Surface Driveway/ Ramp:
Asphalt premix and/or pavers and/or reinforced concrete finish with hardener, where applicable

(b) Car Park/Driveway:
Reinforced concrete finish with hardener

16. RECREATION FACILITIES

Recreation Club
1. Circle Lounge
2. BBQ Pavilion
3. Aqua Pod
4. Social Pavilion
5. Poolside BBQ Pavilion
6. Dip Pool
7. Welcome Pavilion
8. Teepee Gardening
9. Gourmet Pavilion

Adventure Club
10. Trampoline Thrill
11. Tower Tree Slide
12. Playhouse on Lawn
13. Kids' Play Pool
14. Mini Golf
15. Animal Sculpture Playground
16. Pets' Play

Fitness Club
17. Reflexology Path
18. 3G Fitness
19. 50m Lap Pool
20. Yoga Lawn
21. Parkour Gym

Sensory Club
22. Five Senses Garden
23. Cascading Water Feature
24. TreeTop Walk
25. Water Weir Wall
26. Misty Garden

Wellness Club
27. Spectrum Spa Pool
28. Hammock Lawn
29. Aqua Hammock
30. Floating Tea Deck
31. Wellness Spa Pool
32. Swinging Day Bed
33. Bubble Leisure Pool

Main Clubhouse
34. Gymnasium
35. Arrival Lobby
36. Changing Rooms
37. Nursing Room
38. Main Function Room

Social Clubhouse
39. Social Function Room
40. Changing Room
41. Social Lounge

Others
42. Green Highline Access Gate
43. Skylight of Sengkang Grand Mall

17. ADDITIONAL ITEMS

(a) Kitchen Cabinets
High and/or low level kitchen cabinets complete with solid surface counter top and stainless steel and/or engineered tile backsplash, where applicable.

(b) Kitchen Appliances

i. For Types A1S(p), A1S, A2S(p), A2S, A3S(p), A3S, A4S(p), A4S, B1(p), B1, B2(p), B2, B3(p), B3, B4S(p), B4S, B5PS(p), B5PS, B6PS(p), B6PS:
- built-in oven, built-in fridge, combi washer dryer, electric hob and cooker hood

ii. For Types C1(p), C1, C1a(p), C1a, C2(p), C2, C2a, C3P(p), C3P, C3Pa(p), C3Pa, C4P(p), C4P, C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p), D2PF
- built-in oven, free-standing fridge, combi washer dryer, gas hob and cooker hood

(c) Wardrobes
Built-in Wardrobes with laminate and/or melamine finish for all bedrooms

(d) Air-conditioning
Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Study (for Types A3S(p), A3S, B6PS(p) and B6PS only), where applicable

(e) Mechanical Ventilation System
Mechanical ventilation system is provided to internal Bathrooms and/or WCs where applicable

(f) Hot Water
Hot water supply to Kitchen and all Bathrooms except for WC.

(g) Security System
- Security Card Access Control System will be provided at 3rd and 4th Storey Lift Lobbies for all Blocks, 1st Storey Residential Lift Lobbies and side gates

- Automatic Car Park Barrier Systems

- General Security Surveillance Cameras to designated common areas

- One electronic door lockset to each Apartment Unit main entrance door

- Telephony System to each apartment unit. Telephony system is provided for communication with Visitor Call Panels and is to be connected to Purchaser's personal devices such as handsets

(h) Town Gas
Town Gas supply to Kitchen gas hob for Types C1(p), C1, C1a(p), C1a, C2(p), C2, C2a, C3P(p), C3P, C3Pa(p), C3Pa, C4P(p), C4P, C5PF(p), C5PF, D1PF(p), D1PF, D2PF(p) and D2PF

(i) Gondola System
Gondola supports/brackets/platforms/tracks will either be floor or wall mounted on RC flat roof/ external wall/ RC ledge/ trellis/ canopy of tower blocks and/or e-deck

(j) Waste Disposal System
Pneumatic waste conveyance system provided at common corridor at every Residential Typical Storey

18. APARTMENT CEILING HEIGHT SCHEDULE

	4th Storey to 13th Storey (Typical)
Living	2.75
Dining	2.75
Kitchen	2.40
Bedrooms / Study / Store / Utility	2.75
Bathrooms	2.40
WC	2.425
Balcony / PES	2.75

General Notes:
- Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m)
- Bulkhead of 2.40m, where applicable

19. ELECTRICAL SCHEDULE

Unit Type	Light Point	Power Point	Fridge Point	Hood Point	Hob Point	Oven Point	Combi Washer Dryer Point	TV Point	Data Point	Bell Point
A1S(p), A1S, A2S(p), A2S, A3S(p), A3S, A4S(p), A4S	11	16	1	1	1	1	1	2	7	1
B1(p), B1, B3(p), B3	11	18	1	1	1	1	1	3	8	1
B2(p), B2	12	19	1	1	1	1	1	3	8	1
B4S(p), B4S	12	20	1	1	1	1	1	3	9	1
B5PS(p), B5PS	15	21	1	1	1	1	1	3	9	1
B6PS(p), B6PS	14	20	1	1	1	1	1	3	9	1
C1(p), C1, C1a(p), C1a, C2(p), C2, C2a	17	25	1	1	1	1	1	4	10	1
C3P(p), C3P, C3Pa(p), C3Pa	18	29	1	1	1	1	1	4	11	1
C4P(p), C4P	19	30	1	1	1	1	1	4	11	1
C5PF(p), C5PF	19	29	1	1	1	1	1	4	11	1
D1PF(p), D1PF, D2PF(p), D2PF	24	32	1	1	1	1	1	5	13	1

Note *1. Isolators shall be provided according to the no. of condensing units for each apartment.*
2. Isolator/connection unit shall be provided according to the no. of heaters for each apartment.

Notes to Specifications

A. **Marble/Compressed Marble/Limestone/Granite (where applicable)**
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 of sale and purchase agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. **Timber Strips (where applicable)**
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 of sale and purchase agreement.

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

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

E. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3 of sale and purchase agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

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 of sale and purchase agreement.

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

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 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 of sale and purchase agreement.

J. **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 Bathrooms and/or WCs (where applicable) is to be maintained by the Purchaser on a regular basis.

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

L. **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, sliding door positions and plaster ceiling boards are subject to the Architect's final decision and design.

M. **Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

N. **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 of sale and purchase agreement.

O. **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.

P. **Digital TV Service / Reception**
Digital TV Service is provided with necessary cablings or connections from its network to the Building. The purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels.

The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.

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. **Prefabricated Bathroom Unit**
Certain Bathrooms 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. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

S. **Home Fire Alarm Device (HFAD)**
Home Fire Alarm Device is provided to each residential unit as per compliance to the local authority requirement. To ensure good working condition, the HFAD has to be maintained by the Purchaser.

JOINTLY DEVELOPED BY:

CapitaLand | City Developments Limited

Developer: Siena Residential Development Pte. Ltd. (Registration No. 201820720R) and Siena Trustee Pte. Ltd. (as Trustee Manager of Siena Commercial Trust) (Registration No. 201820736N) • Housing Developer's Licence No.: C1322 • Vendor: Siena Residential Development Pte. Ltd. • Tenure of Land: Leasehold tenure of 99 years commencing from 13 November 2018 • Encumbrances: Caveat registered in favour of DBS Bank Ltd. • Lot No.: Lot 3103M MK 21 (excluding Lot 70015N MK 21, part of Lot 80003L MK 21, Community Club lot, Hawker Centre lot and Bus Interchange lot) • Expected Date of Vacant Possession: 30 November 2023 • Expected Date of Legal Completion: 30 November 2026

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This brochure is printed on eco-friendly paper, October 2019