



HUNDRED PALMS
RESIDENCES



HUNDRED PERCENT PERFECT CHOICE

HUNDRED
PALM TREES
RESORT LIVING
CITY FRINGE
NORTH-SOUTH
FACING

AN EXTRAORDINARY EXECUTIVE CONDOMINIUM

Step into a resort home lined with at least 100 ornamental royal palms of soaring grandeur, water cascades and green roofs. Elevated on an environmental deck and basement carpark are 531 units of 3, 4, 5-bedroom spread across 9 stunning blocks. Exclusivity is uncompromised with no more than 4 units on each floor, allowing an exceptional distance to set each home apart. Every home is angled towards the North-South, allowing more than half of all units in the luxurious development to awake to a mesmerising view of the pool. Higher South-facing units will absolutely love the unblocked views of the city.

CITY FRINGE RESORT LIVING



RETAIL & EATERIES

- 5 mins walk - Hougang 1
- 4 bus stops - Hougang Village
- 3 mins drive - Greenwich V
- Ci Yuan Community Club (24 hours Hawker Centre)
- 4 mins drive - Nex
- Hougang Green Shopping Mall
- Chomp Chomp Food Centre
- 5 mins drive - myvillage at Serangoon Garden
- Seletar Mall
- Heartland Mall
- Kovan Market & Food Centre
- Hougang Mall
- 6 mins drive - Compass One
- AMK Hub
- 10 mins drive - Junction 8
- Waterway Point

LIBRARY

- 4 mins drive - Public Library@Nex
- 5 mins drive - Cheng San Library
- Sengkang Library
- 8 mins drive - Ang Mo Kio Library
- 10 mins drive - Bishan Library

NATURE

- 10 mins walk - Buangkok Park Connector
- 6 mins drive - Punggol Park
- 8 mins drive - Sengkang Riverside Park

EDUCATION

Within 1km

- Rosyth School
- Hougang Primary & Secondary School
- Xinmin Primary & Secondary School
- Bowen Secondary School

PRESCHOOL

- 8 mins walk - PCF Sparkletots Preschool
- 9 mins walk - My FirstSkool
- 10 mins walk - Discovery Planet
- Eshkol Valley Preschool
- Little Footprints
- Lucas Children Academy
- 4 mins drive - Pat's Schoolhouse
- MindChamps PreSchool
- 5 mins drive - Whiz Kids Montessori

BUSINESS

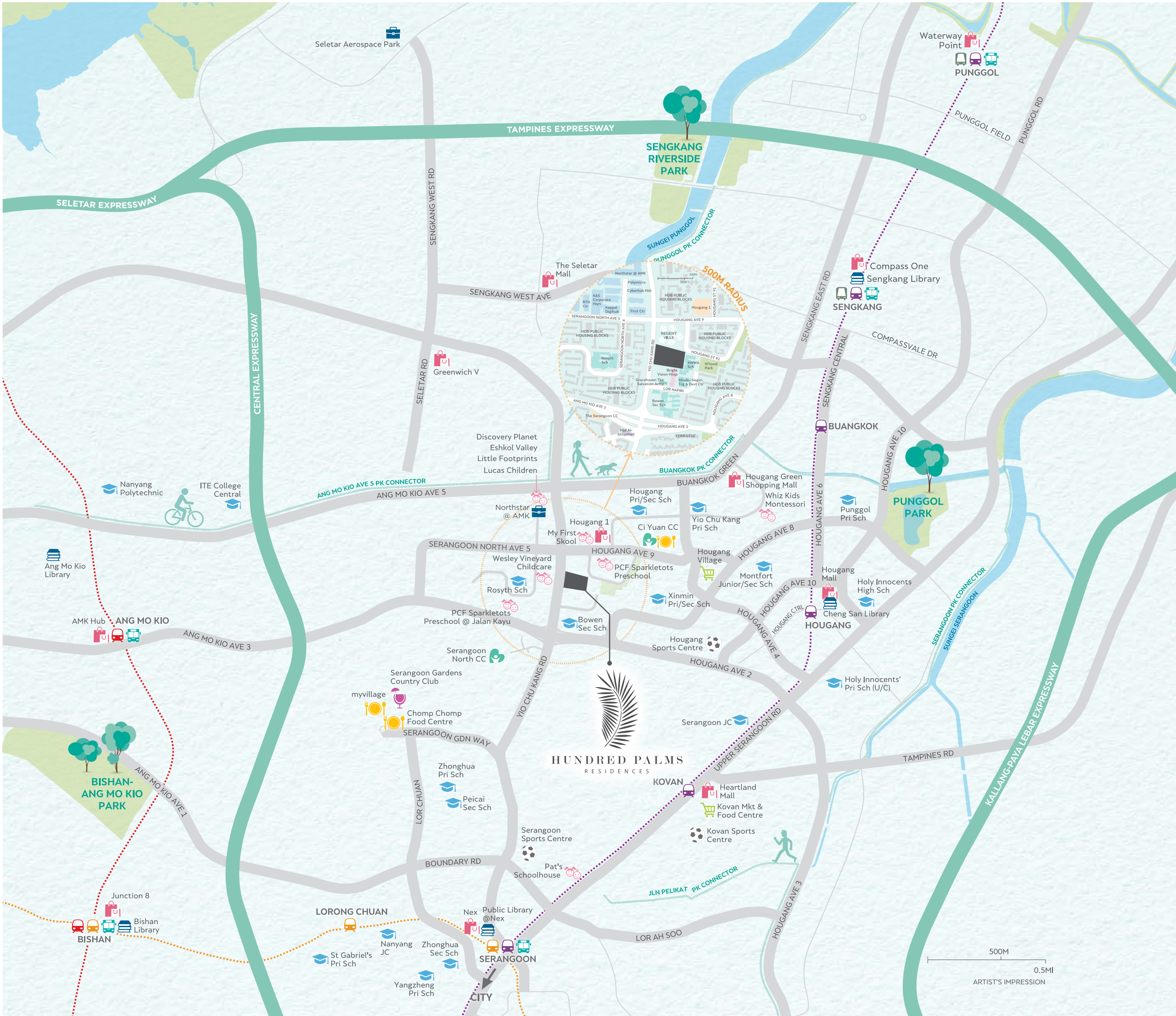
- 10 mins walk - Northstar @ AMK
- 10 mins drive - Seletar Aerospace Park

CONNECTIVITY

- 5 mins drive - Hougang MRT Station
- Buangkok MRT Station
- Kovan MRT Station
- Serangoon MRT Station & Bus Interchange

EXPRESSWAY

- 4 mins drive - Central Expressway (CTE)
- 6 mins drive - Kallang-Paya Lebar Expressway (KPE)
- 8 mins drive - Tampines Expressway (TPE)
- Seletar Expressway (SLE)



* Travelling time and distance are estimates only.



PERFECT CONNECTION IN A CLICK

Hundred Palms Residences is integrated with cutting-edge smart home technology that lets you manage your living spaces through an app on your mobile or tablet. With seamless convenience available at a touch of a button, living to the fullest can't get any easier.

Lock and unlock your door remotely

Switch on your air-con remotely to chill your home before you arrive

Pay your maintenance fees through your phone

Get your party organised with event planners

Book a swimming or tennis lesson with a certified coach

Keep abreast of what's happening at home even when at work or overseas

Brighten or dim the lights in one touch

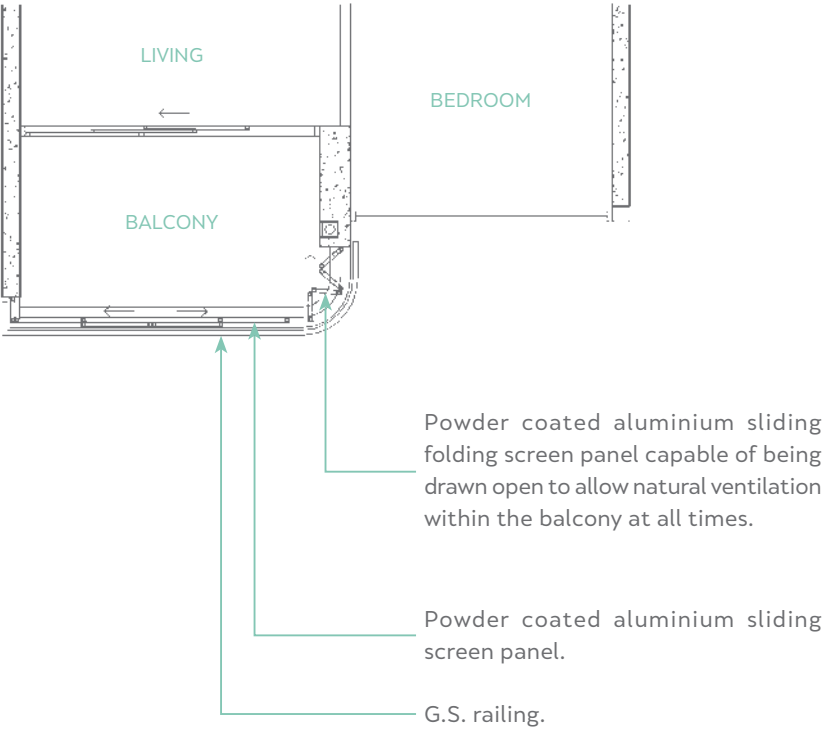
Instant facility booking 24/7

Pick a caterer and have your favourite food delivered to your door

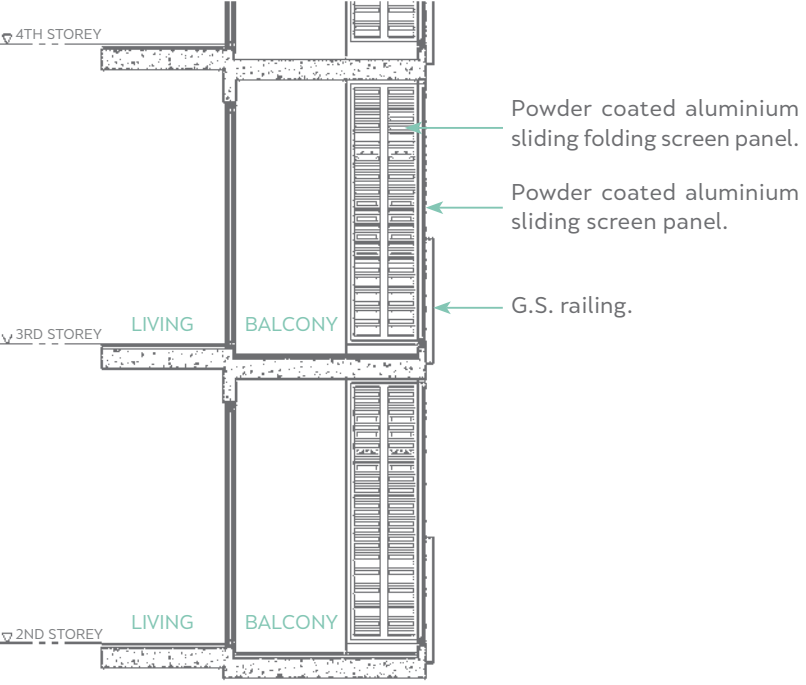
Arrange for housekeeping, plumbing, car wash, air-con maintenance and other services

BALCONY SCREEN DETAILS

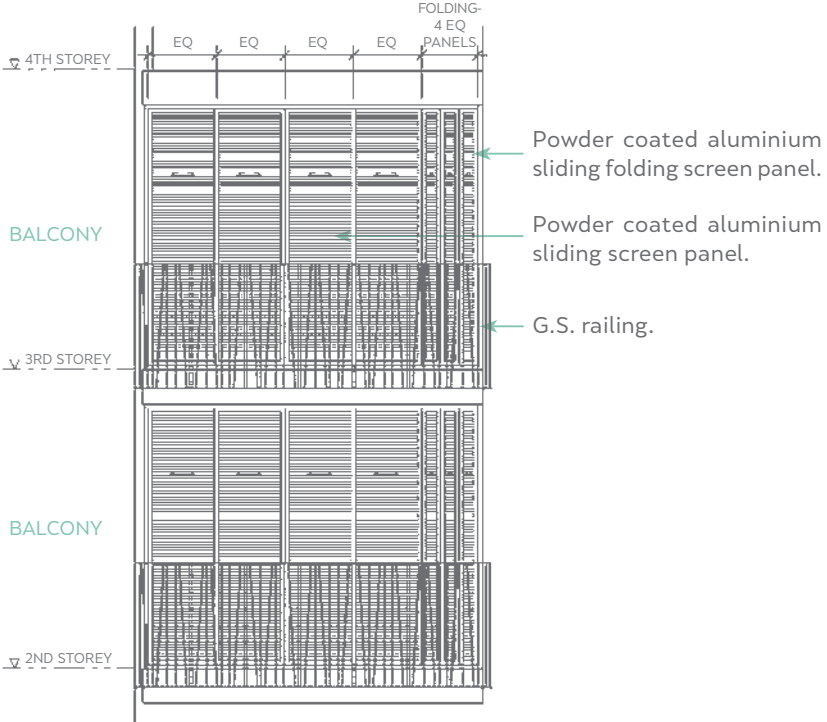
PLAN VIEW



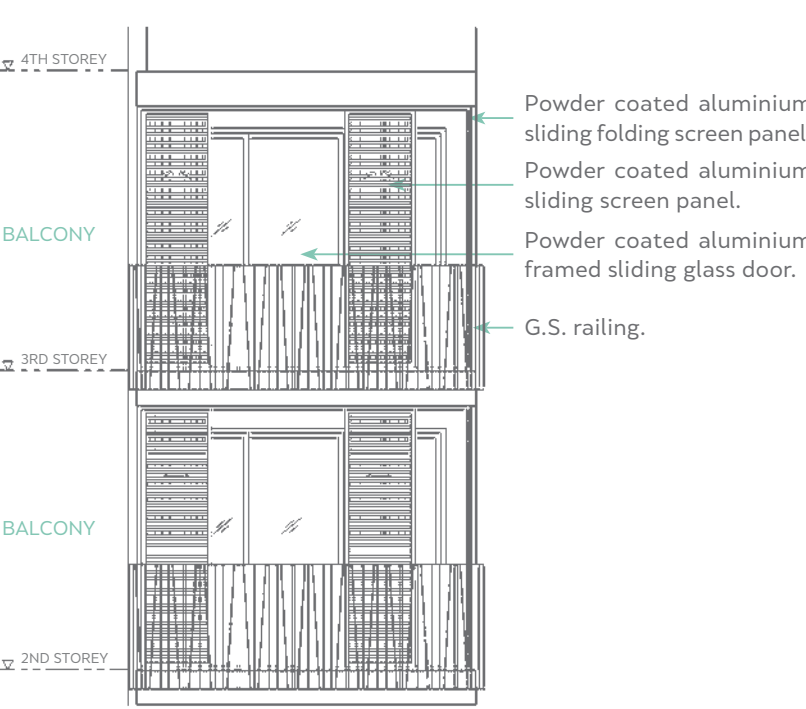
SECTIONAL VIEW



ELEVATION, CLOSE POSITION



ELEVATION, OPEN POSITION



- Notes:
1. Balcony screen for the topmost floor units shall be higher.
 2. Approval from MCST is required before installation.
 3. Owner to engage their own contractor to install the screen.
 4. Owner to seek approval from relevant authorities prior to installation.
 5. All plans are subject to changes by the authorities.
 6. Measurements are approximate only and subject to final survey.



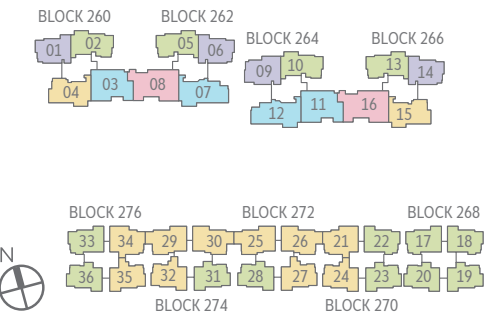
- A** Arrival Plaza
- B** Resident's Side Gate
- C** Guard House
- D** Entrance Reflective Pool With Palms
- E** Welcome Plaza
- F** Tier Planters And Seatwalls
- G** Water Cascades And Grand Steps
- H** Palms Clubhouse With (1st Storey)
- H1** Media Room
- H2** Steam Room
- H3** Male & Female Changing Room
- H4** Function Room
- (2nd Storey)
- H5** Gymnasium
- H6** Star Gazing Deck
- I** 50m Lap Pool
- J** Sunning Lawn
- K** Cabana Deck
- L** Palm Deck
- M** Jacuzzi
- N** Wellness Pool
- O** Meditation Deck
- P** Aqua Gym Pool
- Q** Family Pool
- R** Picnic Lawn
- S** Hedges Garden
- T** Kid's Party Room
- U** Bubbles Pool
- V** Teppanyaki Deck
- W** Lounger Deck
- X** Lazy River
- Y** Kid's Waterplay
- Z** Kid's Pool
- AA** Kid's Playhouse
- BB** Fitness Area
- CC** Kid's Playground
- DD** BBQ Deck
- EE** Multi-Purpose Recreational Court
- FF** Outdoor Shower
- GG** Rain Gardens
- HH** Yoga Deck
- II** Pet's Corner
- JJ** Reflexology Path
- KK** Rain Garden Pavilion
- LL** Timber Boardwalk
- MM** Bicycle Parking Area (1st Storey)
- NN** Bicycle Wash Area (1st Storey)
- OO** Green Fingers Corners
- Managing Agent Office (1st Storey)
- Main Distribution Frame Room (1st Storey)
- Electrical Substation
- Bin Centre
- Generator Set

YIO CHU KANG ROAD



DIAGRAMMATIC
 CHART

- 3-BEDROOM + YARD
- 3-BEDROOM + UTILITY + YARD
- 3-BEDROOM + STUDY + YARD
- 4-BEDROOM + UTILITY + YARD
- 5-BEDROOM + UTILITY + YARD



BLOCK 260 Yio Chu Kang Road, S(545681)				
	01	02	03	04
15	C4-PH 1,066 sqft		D2-PH 1,432 sqft	C9-PH 1,227 sqft
14	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
13	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
12	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
11	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
10	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
09	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
08	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
07	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
06	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
05	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
04	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
03	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
02	C4 969 sqft	C7 1,055 sqft	D2 1,324 sqft	C9 1,130 sqft
01	C4-G 969 sqft	C7-G 1,055 sqft	D2-G 1,324 sqft	C9-G 1,130 sqft

BLOCK 262 Yio Chu Kang Road, S(545682)			
	05	06	07
15	C7-PH 1,152 sqft	C4-PH 1,066 sqft	D1-PH 1,378 sqft
14	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
13	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
12	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
11	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
10	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
09	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
08	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
07	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
06	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
05	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
04	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
03	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
02	C7 1,055 sqft	C4 969 sqft	D1 1,270 sqft
01	C7-G 1,055 sqft	C4-G 969 sqft	D1-G 1,270 sqft

BLOCK 264 Yio Chu Kang Road, S(545683)			
	09	10	11
15	C6-PH 1,109 sqft	C7-PH 1,152 sqft	D2-PH 1,432 sqft
14	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
13	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
12	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
11	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
10	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
09	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
08	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
07	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
06	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
05	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
04	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
03	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
02	C6 1,012 sqft	C7 1,055 sqft	D2 1,324 sqft
01	C6-G 1,012 sqft	C7-G 1,055 sqft	D2-G 1,324 sqft

BLOCK 266 Yio Chu Kang Road, S(545684)			
	13	14	15
15		C4-PH 1,066 sqft	C9-PH 1,227 sqft
14	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
13	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
12	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
11	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
10	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
09	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
08	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
07	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
06	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
05	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
04	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
03	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
02	C7 1,055 sqft	C4 969 sqft	C9 1,130 sqft
01	C7-G 1,055 sqft	C4-G 969 sqft	C9-G 1,130 sqft

BLOCK 268 Yio Chu Kang Road, S(545685)			
	17	18	19
15	C2-PH 1,012 sqft	C2-PH 1,012 sqft	
14	C2 915 sqft	C2 915 sqft	C1 883 sqft
13	C2 915 sqft	C2 915 sqft	C1 883 sqft
12	C2 915 sqft	C2 915 sqft	C1 883 sqft
11	C2 915 sqft	C2 915 sqft	C1 883 sqft
10	C2 915 sqft	C2 915 sqft	C1 883 sqft
09	C2 915 sqft	C2 915 sqft	C1 883 sqft
08	C2 915 sqft	C2 915 sqft	C1 883 sqft
07	C2 915 sqft	C2 915 sqft	C1 883 sqft
06	C2 915 sqft	C2 915 sqft	C1 883 sqft
05	C2 915 sqft	C2 915 sqft	C1 883 sqft
04	C2 915 sqft	C2 915 sqft	C1 883 sqft
03	C2 915 sqft	C2 915 sqft	C1 883 sqft
02	C2 915 sqft	C2 915 sqft	C1 883 sqft
01	C2-G 915 sqft	C2-G 915 sqft	C1-G 883 sqft

BLOCK 270 Yio Chu Kang Road, S(545686)			
	21	22	23
15	C5-PH 1,098 sqft	C2-PH 1,012 sqft	C1-PH 980 sqft
14	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
13	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
12	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
11	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
10	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
09	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
08	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
07	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
06	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
05	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
04	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
03	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
02	C5 1,001 sqft	C2 915 sqft	C1 883 sqft
01	C5-G 1,001 sqft	C2-G 915 sqft	C1-G 883 sqft

BLOCK 272 Yio Chu Kang Road, S(545687)			
	25	26	27
15	C8-PH 1,216 sqft	C8-PH 1,216 sqft	C3-PH 1,055 sqft
14	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
13	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
12	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
11	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
10	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
09	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
08	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
07	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
06	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
05	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
04	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
03	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
02	C8 1,055 sqft	C8 1,055 sqft	C3 958 sqft
01	C8-G 1,044 sqft	C8-G 1,044 sqft	C3-G 958 sqft

BLOCK 274 Yio Chu Kang Road, S(545688)			
	29	30	31
15	C8-PH 1,216 sqft	C8-PH 1,216 sqft	C1-PH 980 sqft
14	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
13	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
12	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
11	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
10	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
09	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
08	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
07	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
06	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
05	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
04	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
03	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
02	C8 1,055 sqft	C8 1,055 sqft	C1 883 sqft
01	C8-G 1,044 sqft	C8-G 1,044 sqft	C1-G 883 sqft

BLOCK 276 Yio Chu Kang Road, S(544604)			
	33	34	35
15	C2-PH 1,012 sqft	C5-PH 1,098 sqft	
14	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
13	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
12	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
11	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
10	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
09	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
08	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
07	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
06	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
05	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
04	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
03	C2 915 sqft	C5 1,001 sqft	C1 883 sqft
02		C5 1,001 sqft	C3 958 sqft
01		C5-G 1,001 sqft	C3-G 958 sqft

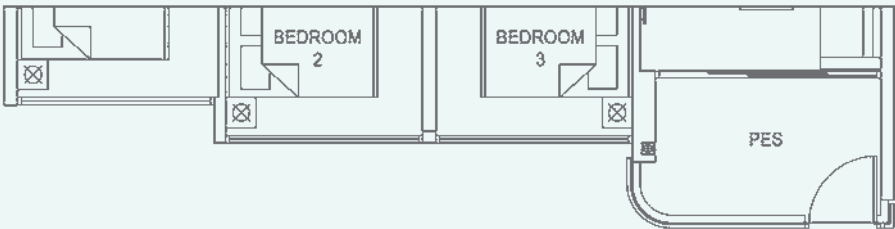
3-BEDROOM + YARD

TYPE C1-G
883 sqft / 82 sqm

(Inclusive of 6 sqm PES
& 5 sqm A/C Ledge)

- Block 268 #01-19*
#01-20
- Block 270 #01-23*
- Block 272 #01-28
- Block 274 #01-31*

TYPE C1-G



TYPE C1
883 sqft / 82 sqm

(Inclusive of 6 sqm Balcony
& 5 sqm A/C Ledge)

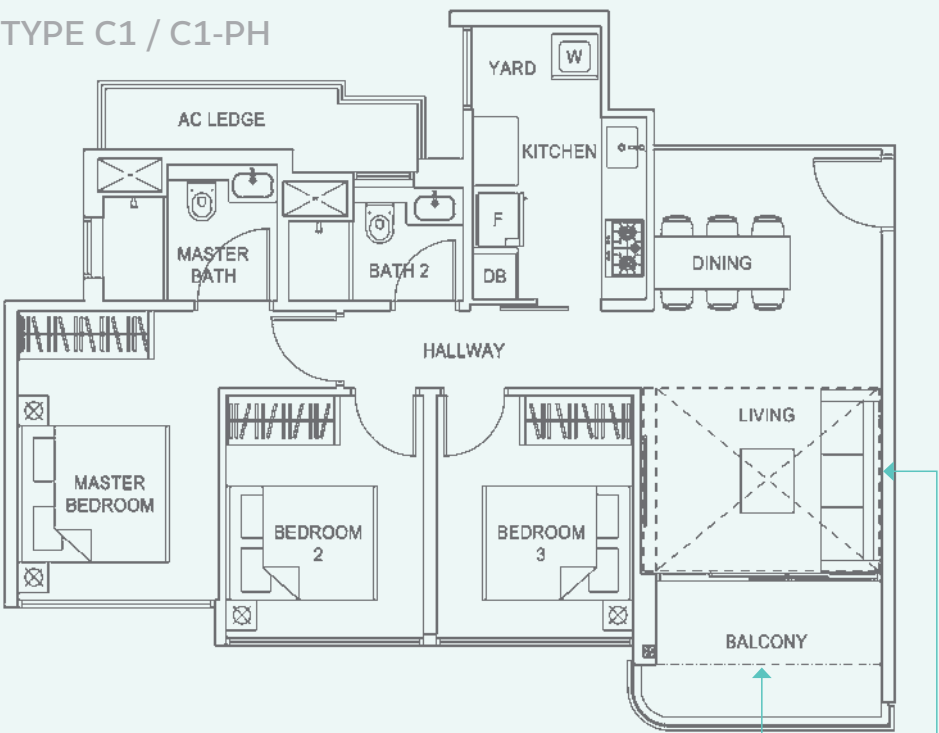
- Block 268 #02-19* to #14-19*
#02-20 to #14-20
- Block 270 #02-23* to #14-23*
- Block 272 #02-28 to #14-28
- Block 274 #02-31* to #14-31*
- Block 276 #03-36 to #14-36

TYPE C1-PH
980 sqft / 91 sqm

(Inclusive of 9 sqm Strata Void,
6 sqm Balcony & 5 sqm A/C Ledge)

- Block 268 #15-20
- Block 270 #15-23*
- Block 272 #15-28
- Block 274 #15-31*
- Block 276 #15-36

TYPE C1 / C1-PH



Denotes change in balcony ceiling height at unit #14-19*

Dotted line denotes high ceiling complete with bulkhead at units #15-20, #15-23*, #15-28, #15-31* & #15-36

TYPE C2-G

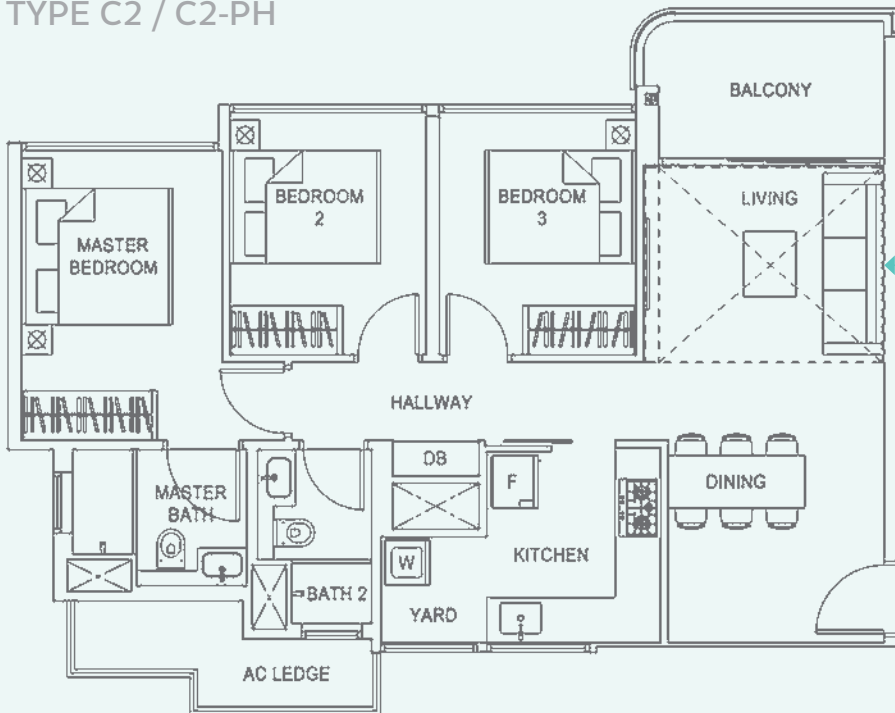


TYPE C2-G
915 sqft / 85 sqm

(Inclusive of 6 sqm PES
& 5 sqm A/C Ledge)

- Block 268 #01-17
#01-18*
- Block 270 #01-22*

TYPE C2 / C2-PH



Dotted line denotes high ceiling complete with bulkhead at units #15-17, #15-18*, #15-22* & #15-33

TYPE C2
915 sqft / 85 sqm

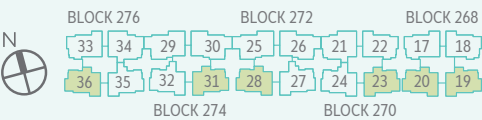
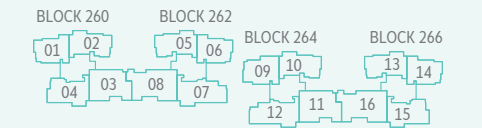
(Inclusive of 6 sqm Balcony
& 5 sqm A/C Ledge)

- Block 268 #02-17 to #14-17
#02-18* to #14-18*
- Block 270 #02-22* to #14-22*
- Block 276 #03-33 to #14-33

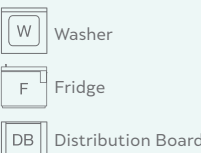
TYPE C2-PH
1,012 sqft / 94 sqm

(Inclusive of 9 sqm Strata Void,
6 sqm Balcony & 5 sqm A/C Ledge)

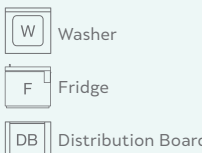
- Block 268 #15-17
#15-18*
- Block 270 #15-22*
- Block 276 #15-33



All plans are subject to changes by the authorities. Measurements are approximate only and subject to final survey.
BP No.: A2325-01161-2016-BP01 Dated 15 May 2017

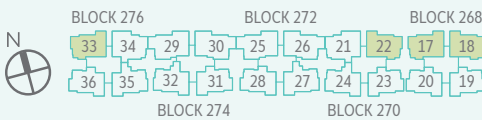
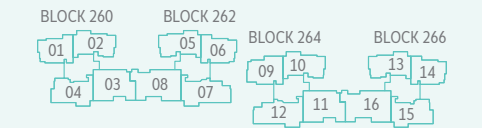


* Mirror Unit



* Mirror Unit

All plans are subject to changes by the authorities. Measurements are approximate only and subject to final survey.
BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



3-BEDROOM + UTILITY + YARD

3-BEDROOM + STUDY + YARD

TYPE C3-G
958 sqft / 89 sqm

(Inclusive of 6 sqm PES
& 5 sqm A/C Ledge)

- Block 270 #01-24*
- Block 272 #01-27
- Block 274 #01-32*
- Block 276 #01-35

TYPE C3-G



TYPE C3
958 sqft / 89 sqm

(Inclusive of 6 sqm Balcony
& 5 sqm A/C Ledge)

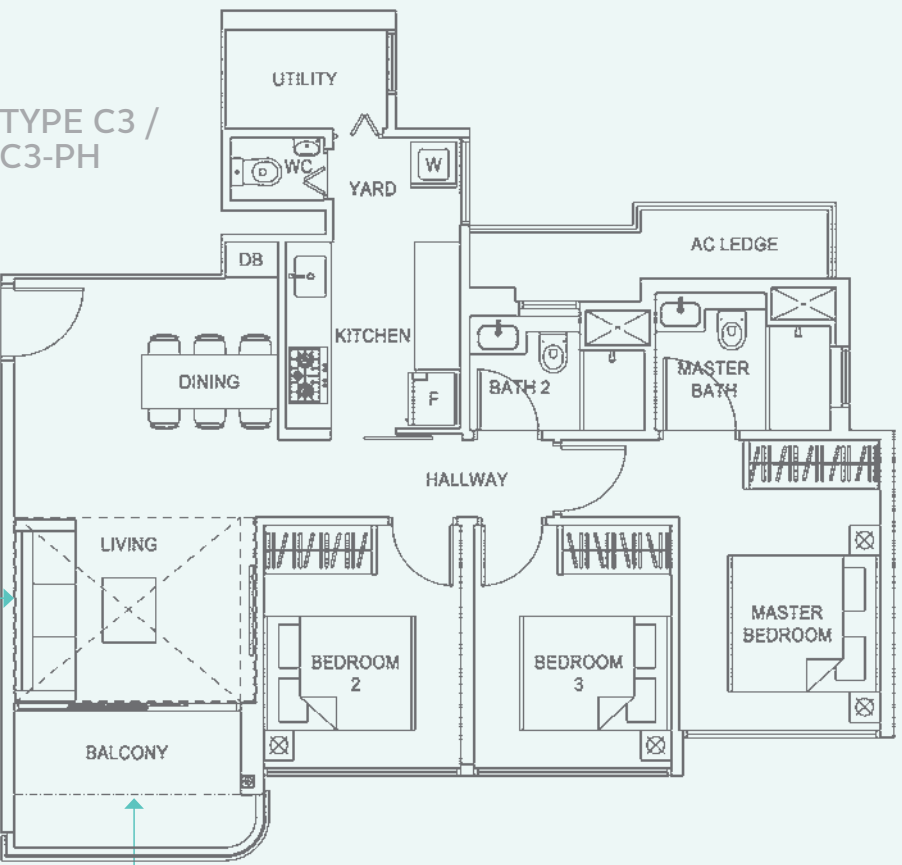
- Block 270 #02-24* to #14-24*
- Block 272 #02-27 to #14-27
- Block 274 #02-32* to #14-32*
- Block 276 #02-35 to #14-35

TYPE C3-PH
1,055 sqft / 98 sqm

(Inclusive of 9 sqm Strata Void,
6 sqm Balcony & 5 sqm A/C Ledge)

- Block 272 #15-27
- Block 274 #15-32*

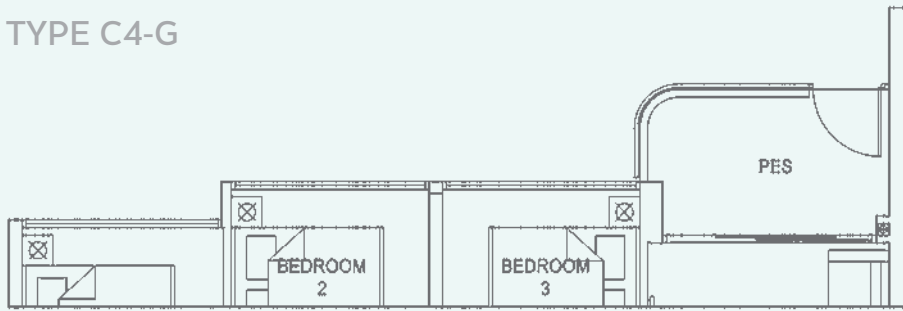
TYPE C3 /
C3-PH



Denotes change in balcony
ceiling height at units #14-24*
& #14-35

Dotted line denotes high ceiling
complete with bulkhead at units
#15-27 & #15-32*

TYPE C4-G

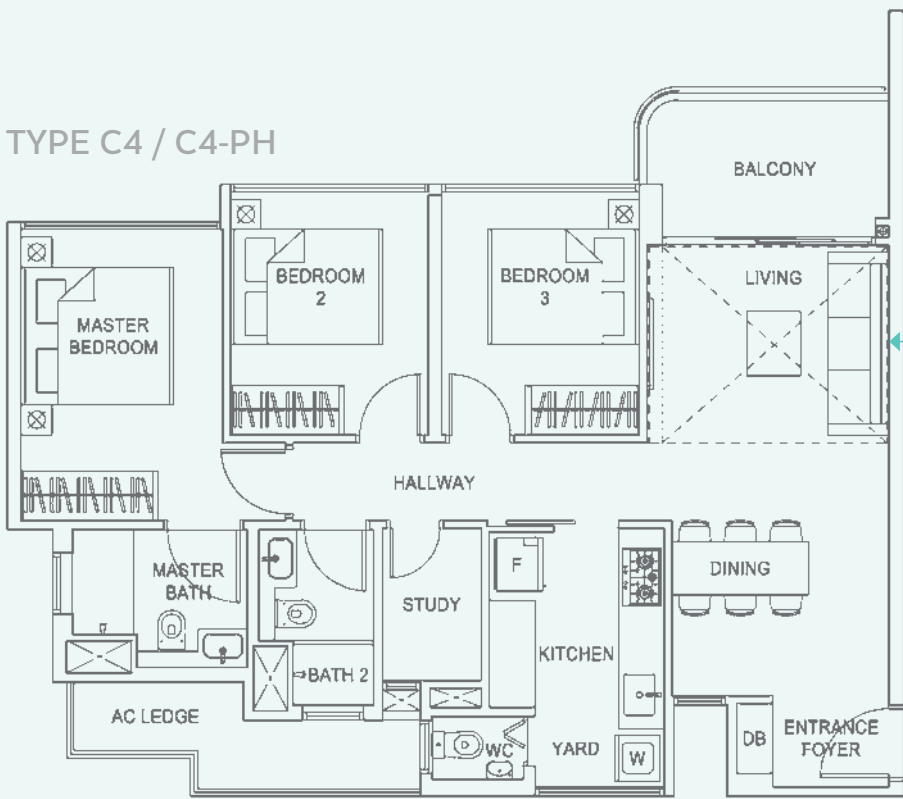


TYPE C4-G
969 sqft / 90 sqm

(Inclusive of 6 sqm PES
& 5 sqm A/C Ledge)

- Block 260 #01-01
- Block 262 #01-06*
- Block 266 #01-14*

TYPE C4 / C4-PH



Dotted line denotes high
ceiling complete with
bulkhead at units #15-01,
#15-06* & #15-14*

TYPE C4
969 sqft / 90 sqm

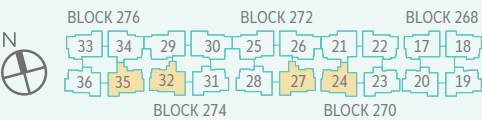
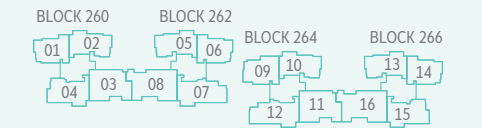
(Inclusive of 6 sqm Balcony
& 5 sqm A/C Ledge)

- Block 260 #02-01 to #14-01
- Block 262 #02-06* to #14-06*
- Block 266 #02-14* to #14-14*

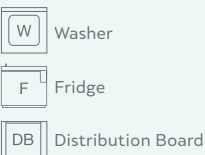
TYPE C4-PH
1,066 sqft / 99 sqm

(Inclusive of 9 sqm Strata Void,
6 sqm Balcony & 5 sqm A/C Ledge)

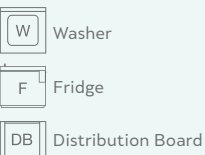
- Block 260 #15-01
- Block 262 #15-06*
- Block 266 #15-14*



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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



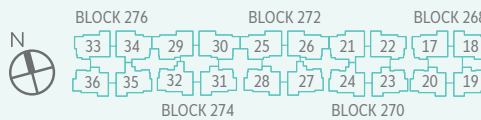
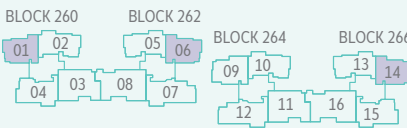
WC Water Closet
* Mirror Unit



WC Water Closet
* Mirror Unit



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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



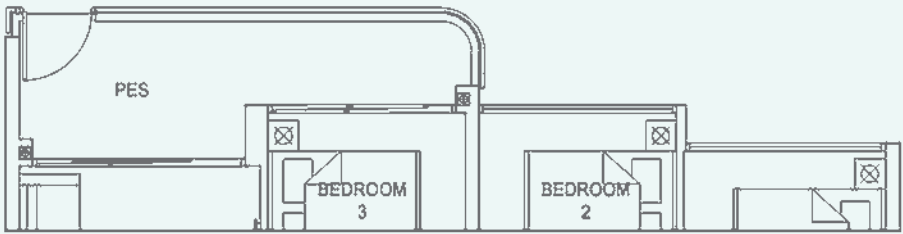
3-BEDROOM + UTILITY + YARD

TYPE C5-G
1,001 sqft / 93 sqm

(Inclusive of 10 sqm PES
& 5 sqm A/C Ledge)

Block 270 #01-21*
Block 276 #01-34

TYPE C5-G



TYPE C5
1,001 sqft / 93 sqm

(Inclusive of 10 sqm Balcony
& 5 sqm A/C Ledge)

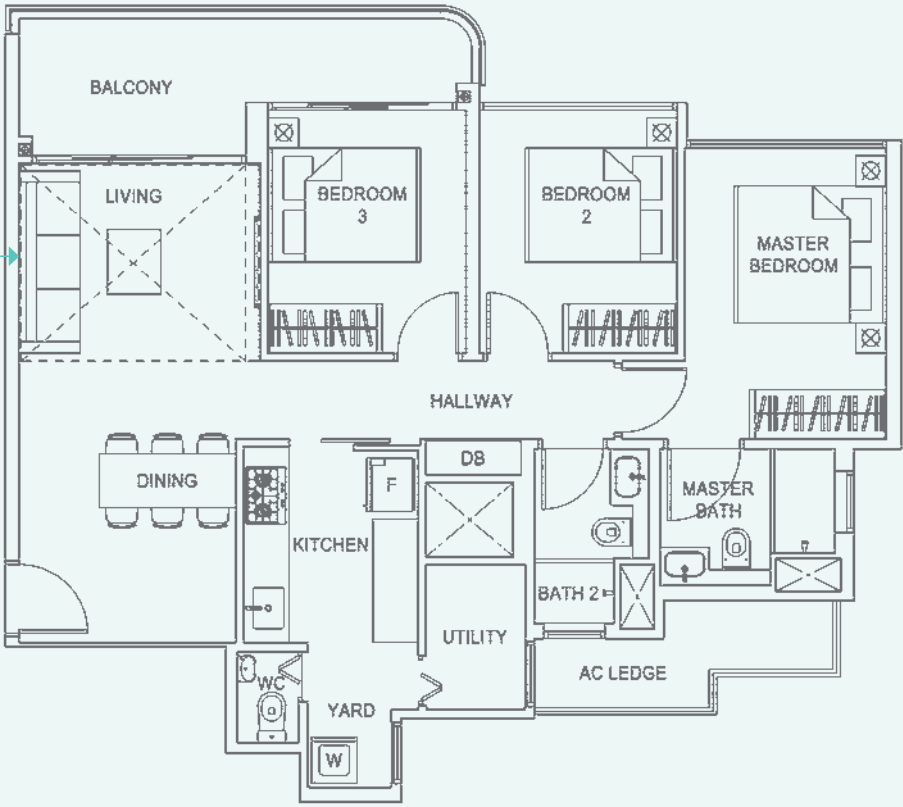
Block 270 #02-21* to #14-21*
Block 276 #02-34 to #14-34

TYPE C5-PH
1,098 sqft / 102 sqm

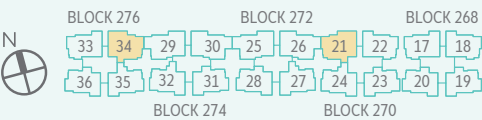
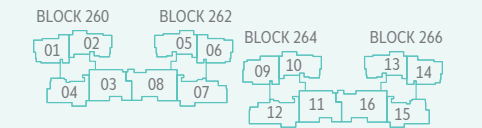
(Inclusive of 9 sqm Strata Void,
10 sqm Balcony & 5 sqm A/C Ledge)

Block 270 #15-21*
Block 276 #15-34

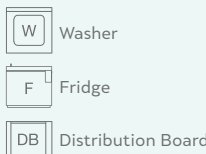
TYPE C5 / C5-PH



Dotted line denotes high ceiling complete with bulkhead at units #15-21* & #15-34



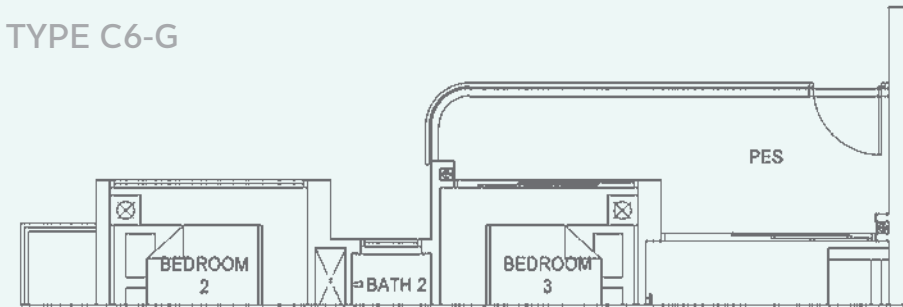
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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



WC Water Closet
★ Mirror Unit

3-BEDROOM + STUDY + YARD

TYPE C6-G

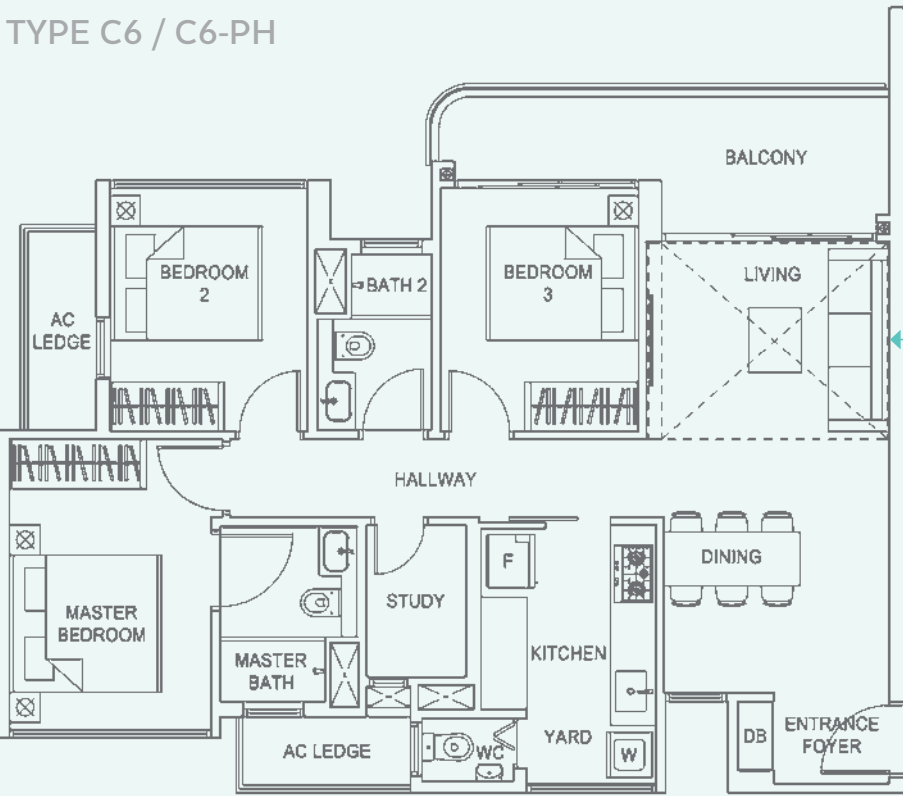


TYPE C6-G
1,012 sqft / 94 sqm

(Inclusive of 10 sqm PES
& 6 sqm A/C Ledge)

Block 264 #01-09

TYPE C6 / C6-PH



Dotted line denotes high ceiling complete with bulkhead at unit #15-09

TYPE C6
1,012 sqft / 94 sqm

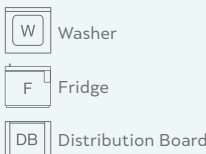
(Inclusive of 10 sqm Balcony
& 6 sqm A/C Ledge)

Block 264 #02-09 to #14-09

TYPE C6-PH
1,109 sqft / 103 sqm

(Inclusive of 9 sqm Strata Void,
10 sqm Balcony & 6 sqm A/C Ledge)

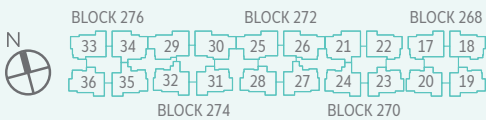
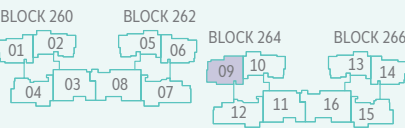
Block 264 #15-09



WC Water Closet



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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



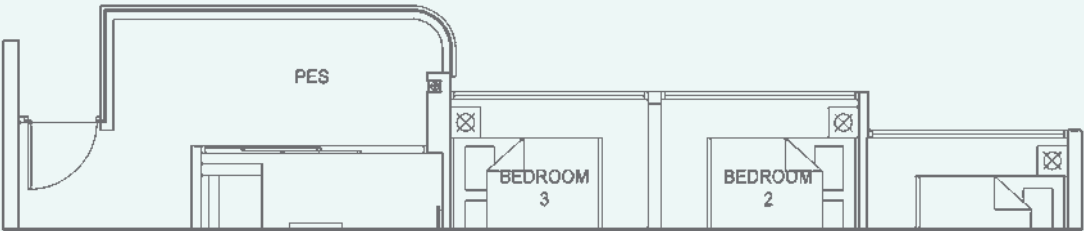
3-BEDROOM + YARD

TYPE C7-G
1,055 sqft / 98 sqm

(Inclusive of 12 sqm PES
& 6 sqm A/C Ledge)

- Block 260 #01-02
- Block 262 #01-05*
- Block 264 #01-10
- Block 266 #01-13*

TYPE C7-G



TYPE C7
1,055 sqft / 98 sqm

(Inclusive of 12 sqm Balcony
& 6 sqm A/C Ledge)

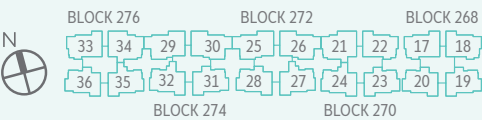
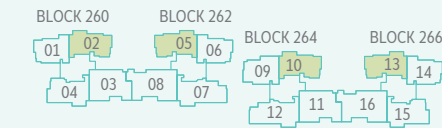
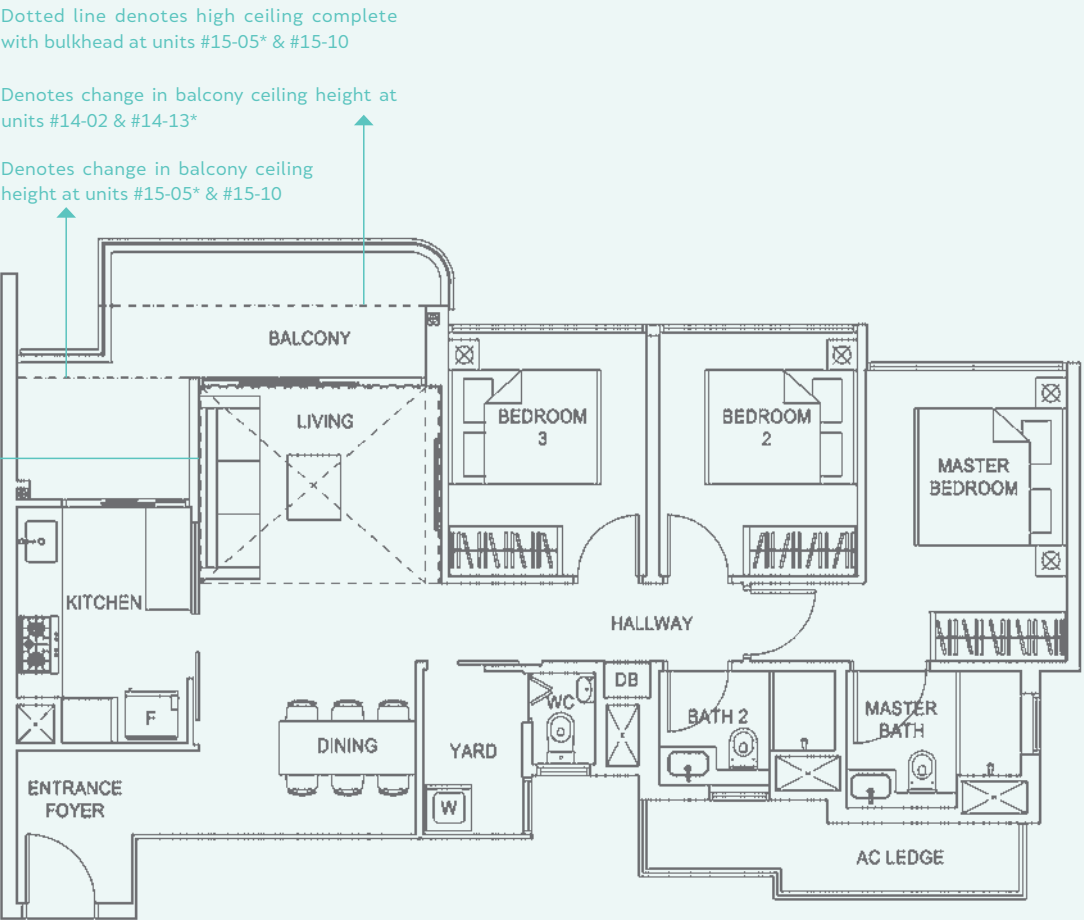
- Block 260 #02-02 to #14-02
- Block 262 #02-05* to #14-05*
- Block 264 #02-10 to #14-10
- Block 266 #02-13* to #14-13*

TYPE C7-PH
1,152 sqft / 107 sqm

(Inclusive of 9 sqm Strata Void,
12 sqm Balcony & 6 sqm A/C Ledge)

- Block 262 #15-05*
- Block 264 #15-10

TYPE C7 / C7-PH

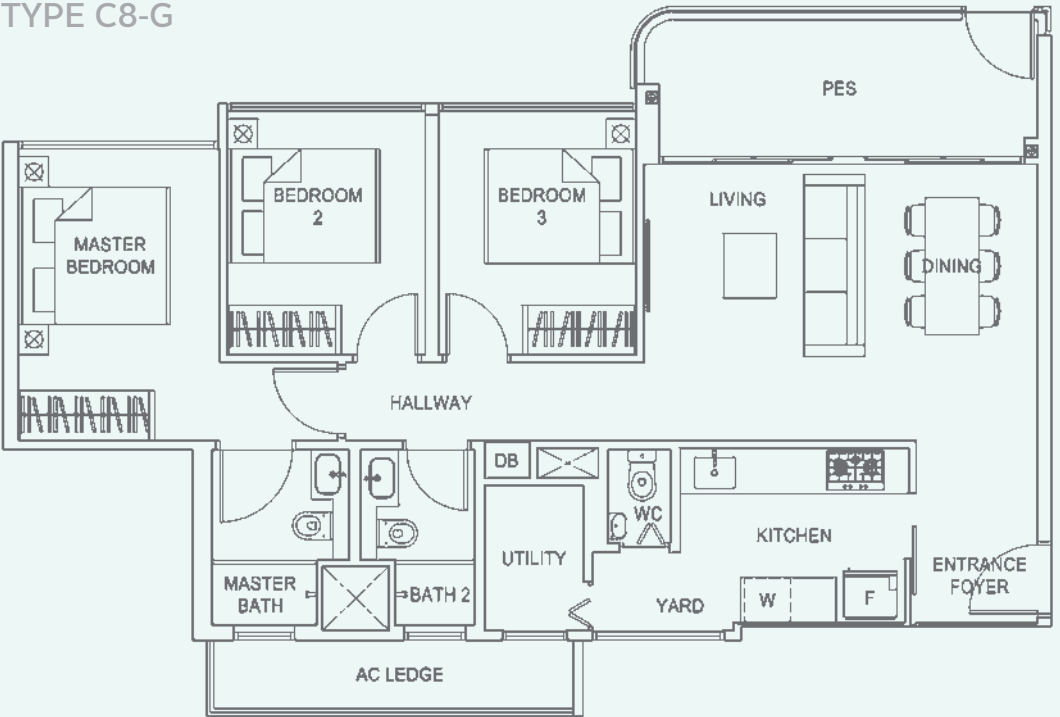


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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017

- W Washer
- F Fridge
- DB Distribution Board
- WC Water Closet
- * Mirror Unit

3-BEDROOM + UTILITY + YARD

TYPE C8-G

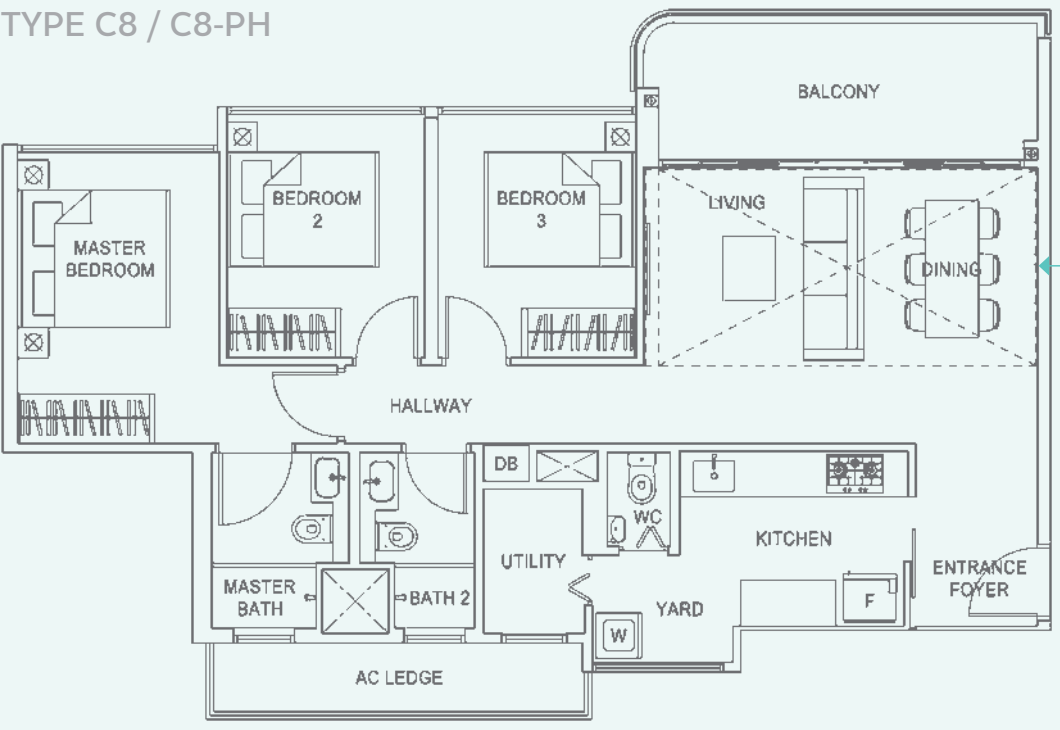


TYPE C8-G
1,044 sqft / 97 sqm

(Inclusive of 10 sqm PES
& 5 sqm A/C Ledge)

- Block 272 #01-25
- #01-26*
- Block 274 #01-29
- #01-30*

TYPE C8 / C8-PH



TYPE C8
1,055 sqft / 98 sqm

(Inclusive of 10 sqm Balcony
& 5 sqm A/C Ledge)

- Block 272 #02-25 to #14-25
- #02-26* to #14-26*
- Block 274 #02-29 to #14-29
- #02-30* to #14-30*

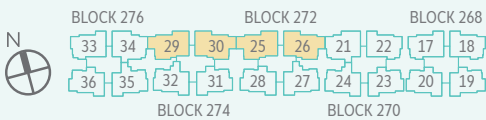
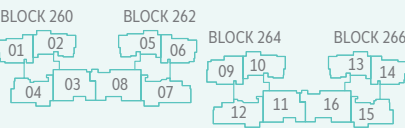
TYPE C8-PH
1,216 sqft / 113 sqm

(Inclusive of 15 sqm Strata Void,
10 sqm Balcony & 5 sqm A/C Ledge)

- Block 272 #15-25
- #15-26*
- Block 274 #15-29
- #15-30*

- W Undercounter Washer
- W Washer
- F Fridge
- DB Distribution Board
- WC Water Closet
- * Mirror Unit

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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017



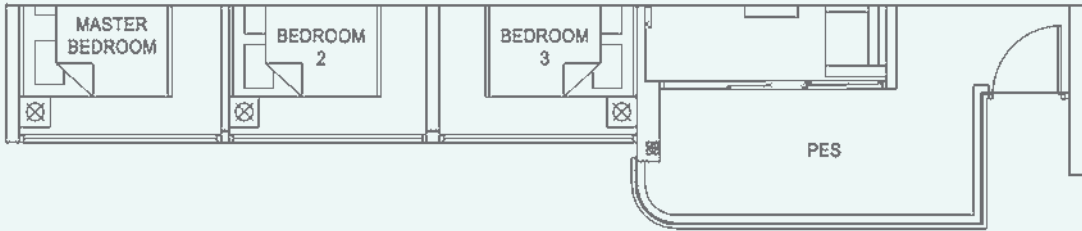
3-BEDROOM + UTILITY + YARD

TYPE C9-G
1,130 sqft / 105 sqm

(Inclusive of 13 sqm PES
& 6 sqm A/C Ledge)

Block 260 #01-04
Block 266 #01-15*

TYPE C9-G



TYPE C9
1,130 sqft / 105 sqm

(Inclusive of 13 sqm Balcony
& 6 sqm A/C Ledge)

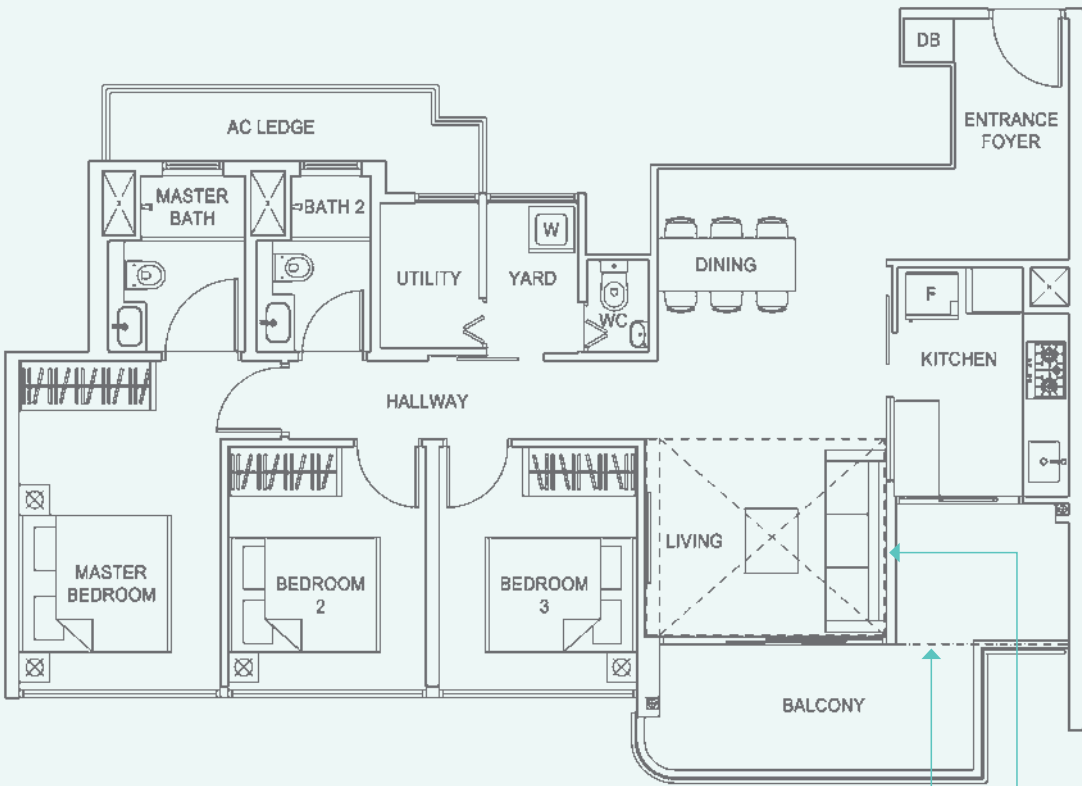
Block 260 #02-04 to #14-04
Block 266 #02-15* to #14-15*

TYPE C9-PH
1,227 sqft / 114 sqm

(Inclusive of 9 sqm Strata Void,
13 sqm Balcony & 6 sqm A/C Ledge)

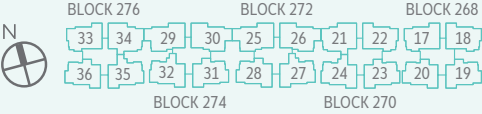
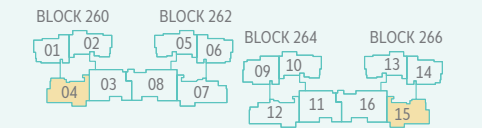
Block 260 #15-04
Block 266 #15-15*

TYPE C9 / C9-PH



Denotes change in balcony ceiling height at units #15-04 & #15-15*

Dotted line denotes high ceiling complete with bulkhead at units #15-04 & #15-15*



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- W Washer
- F Fridge
- DB Distribution Board
- WC Water Closet
- * Mirror Unit

4-BEDROOM + UTILITY + YARD

TYPE D1-G

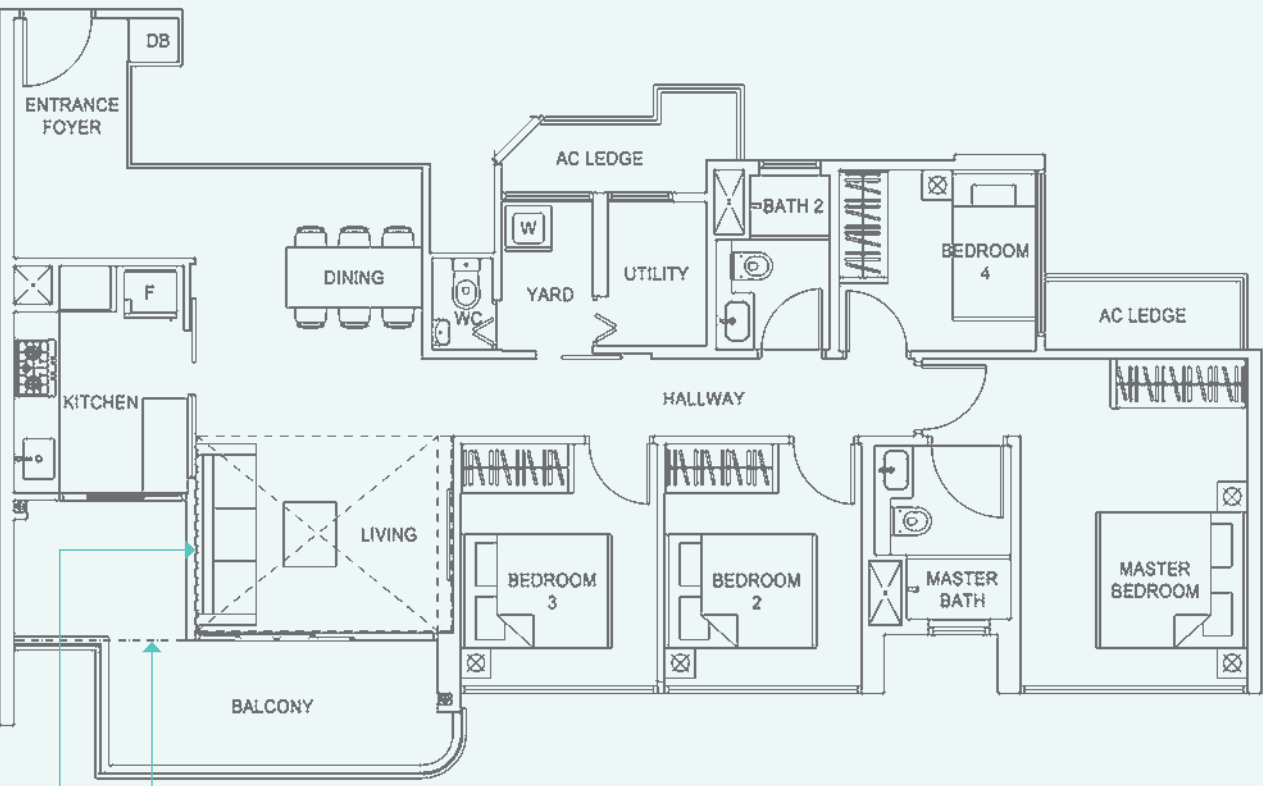


TYPE D1-G
1,270 sqft / 118 sqm

(Inclusive of 13 sqm PES
& 6 sqm A/C Ledge)

Block 262 #01-07
Block 264 #01-12*

TYPE D1 / D1-PH



Denotes change in balcony ceiling height at units #15-07 & #15-12*

Dotted line denotes high ceiling complete with bulkhead at units #15-07 & #15-12*

TYPE D1
1,270 sqft / 118 sqm

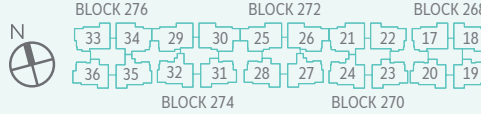
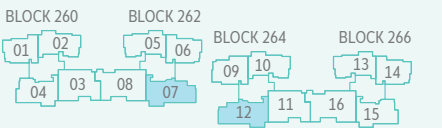
(Inclusive of 13 sqm Balcony
& 6 sqm A/C Ledge)

Block 262 #02-07 to #14-07
Block 264 #02-12* to #14-12*

TYPE D1-PH
1,378 sqft / 128 sqm

(Inclusive of 10 sqm Strata Void,
13 sqm Balcony & 6 sqm A/C Ledge)

Block 262 #15-07
Block 264 #15-12*



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BP No.: A2325-01161-2016-BP01 Dated 15 May 2017

- W Washer
- F Fridge
- DB Distribution Board
- WC Water Closet
- * Mirror Unit

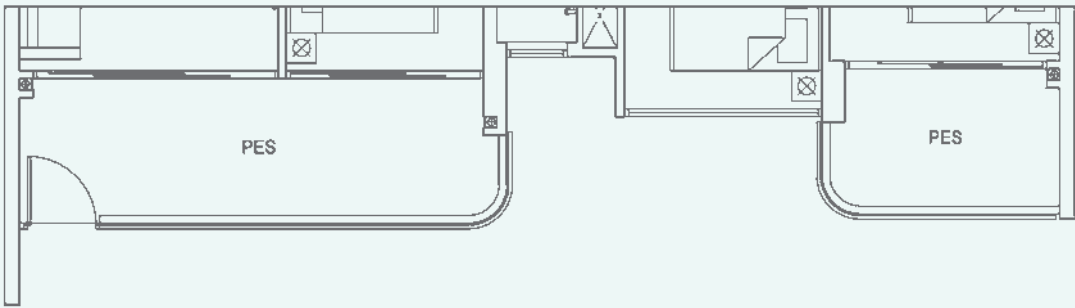
4-BEDROOM + UTILITY + YARD

TYPE D2-G
1,324 sqft / 123 sqm

(Inclusive of 19 sqm PES
& 6 sqm A/C Ledge)

Block 260 #01-03
Block 264 #01-11

TYPE D2-G



TYPE D2
1,324 sqft / 123 sqm

(Inclusive of 19 sqm Balcony
& 6 sqm A/C Ledge)

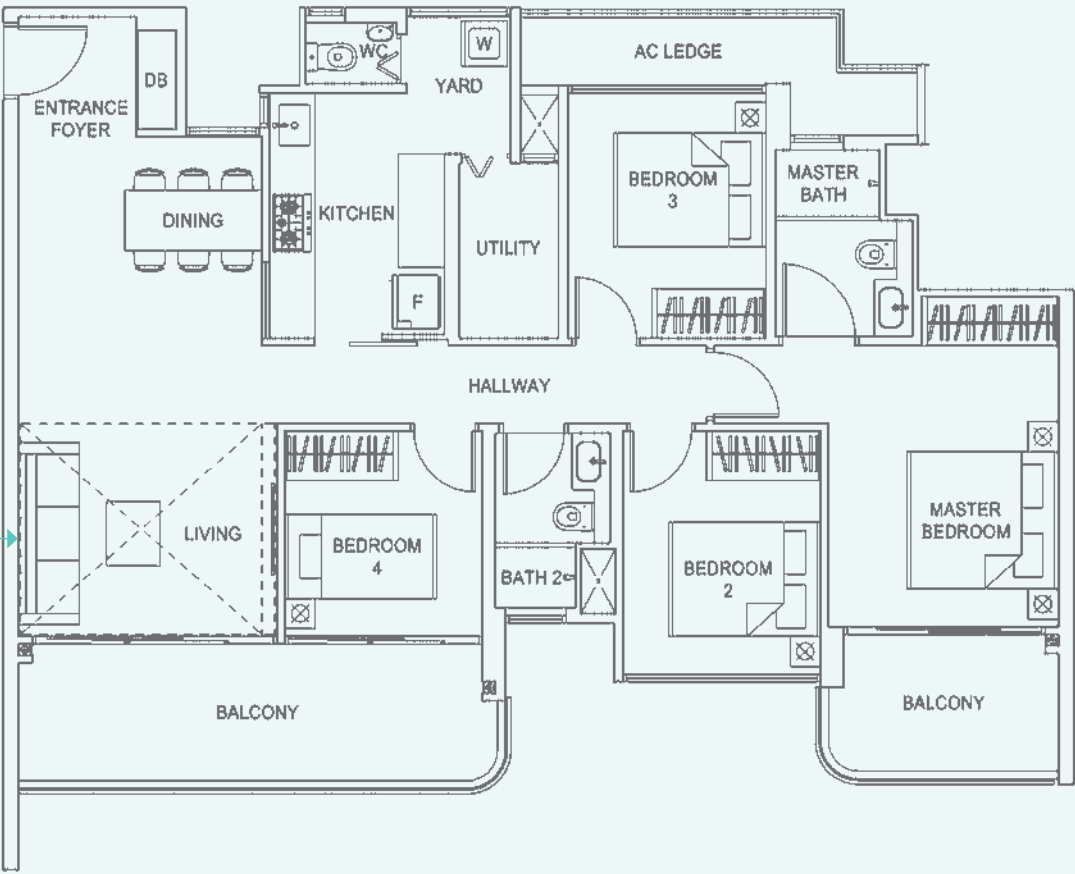
Block 260 #02-03 to #14-03
Block 264 #02-11 to #14-11

TYPE D2-PH
1,432 sqft / 133 sqm

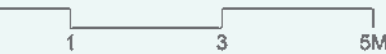
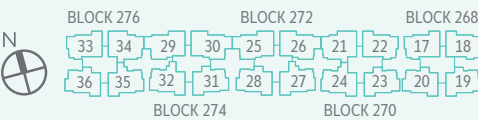
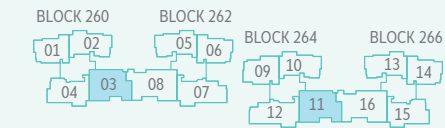
(Inclusive of 10 sqm Strata Void,
19 sqm Balcony & 6 sqm A/C Ledge)

Block 260 #15-03
Block 264 #15-11

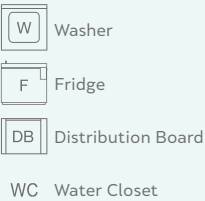
TYPE D2 / D2-PH



Dotted line denotes high ceiling complete with bulkhead
at units #15-03 & #15-11

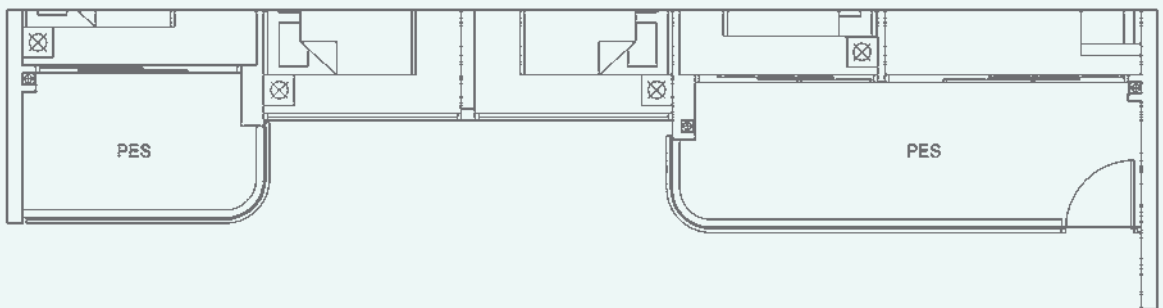


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5-BEDROOM + UTILITY + YARD

TYPE E1-G

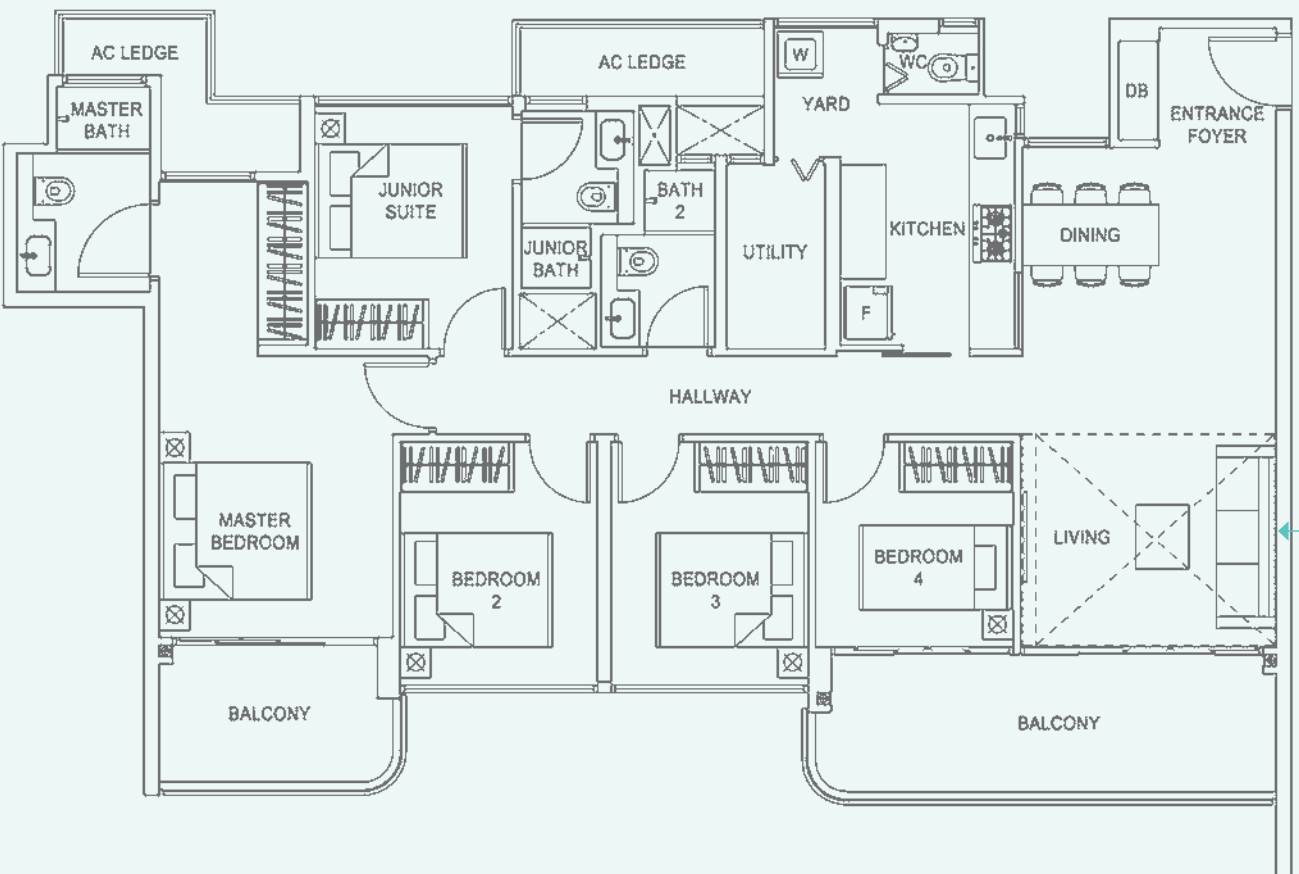


TYPE E1-G
1,528 sqft / 142 sqm

(Inclusive of 18 sqm PES
& 8 sqm A/C Ledge)

Block 262 #01-08
Block 266 #01-16

TYPE E1 / E1-PH



Dotted line denotes high ceiling complete with bulkhead
at units #15-08 & #15-16

TYPE E1
1,528 sqft / 142 sqm

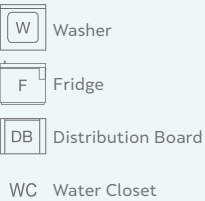
(Inclusive of 18 sqm Balcony
& 8 sqm A/C Ledge)

Block 262 #02-08 to #14-08
Block 266 #02-16 to #14-16

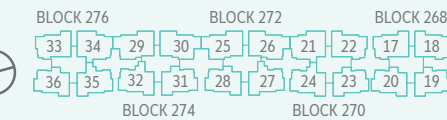
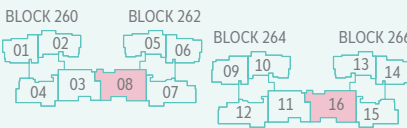
TYPE E1-PH
1,636 sqft / 152 sqm

(Inclusive of 10 sqm Strata Void,
18 sqm Balcony & 8 sqm A/C Ledge)

Block 262 #15-08
Block 266 #15-16



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SPECIFICATIONS

1. FOUNDATION Reinforced concrete cast in-situ bored piles and/or footings	
2. SUPERSTRUCTURE Cast in-situ reinforced concrete structure and/or precast reinforced concrete structure	
3. WALLS a. External Wall : Precast reinforced concrete walls and/or cast in-situ reinforced concrete walls b. Internal Wall : Lightweight concrete panels/blocks and/or drywall partition system	
4. ROOF Reinforced concrete flat roof with appropriate insulation and waterproofing system	
5. CEILING a. Refer to ceiling height schedule b. Ceiling finishes: i. Living, Dining, Bedroom, Study, Entrance Foyer, Hallway, Kitchen, Utility, Yard and DB ii. Bathroom and WC iii. Balcony, PES and AC ledge	: Concrete slab with skim coat and/or fibrous plasterboard and/or bulkhead to designated areas with paint finish : Concrete slab with skim coat and/or moisture resistant fibrous plasterboard ceiling and/or bulkhead to designated areas with paint finish : Concrete slab with skim coat with paint finish and/or plasterboard bulkhead to designated areas with paint finish
6. FINISHES a. Wall: i. Entrance Foyer, Living, Dining, Bedroom, Study, Hallway, Yard, Utility and DB ii. Bathroom and WC iii. PES, Balcony and AC Ledge iv. Kitchen (For all types except C7-G, C7, C7-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, E1-G, E1 & E1-PH) v. Kitchen (For types C7-G, C7, C7-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, E1-G, E1 & E1-PH) b. Floor: i. Entrance Foyer, Living, Dining, Hallway, Yard, Utility, PES and Balcony ii. Kitchen, Bathroom, WC and DB iii. Bedroom and Study iv. AC Ledge c. Floor: For Common Areas (external): i. Walkway, Reflective Pool, Water Cascade, Driveway at Arrival Plaza & Deck ii. Pool iii. Fitness and Play Area iv. Reflexology Path	: Cement and sand plaster and/or skim coat with paint finish : Ceramic tiles : Cement and sand plaster and/or skim coat with paint finish : Ceramic tiles : Ceramic tiles and/or fixed glass panel : Porcelain tiles with skirting : Porcelain tiles : Vinyl flooring with skirting : Cement screed finish : Homogeneous and/or Porcelain tiles : Mosaic tiles : EPDM : Embedded pebbles
Note: All tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed surface areas only. No tiles behind kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.	
7. WINDOWS a. Bedroom and Dining* (*For types C4-G, C4, C4-PH, C6-G, C6, C6-PH, D2-G, D2, D2-PH, E1-G, E1 & E1-PH) b. Kitchen and Yard c. Study and Utility d. Bathroom and WC e. Glazing	: Powder coated aluminium framed casement and/or sliding window and/or fixed glass panel : Powder coated aluminium framed casement and/or sliding window : Powder coated aluminium framed casement and/or sliding and/or top-hung window and/or fixed glass panel : Powder coated aluminium framed casement window and/or top-hung window : Tinted/clear glass to Professional Engineer's specifications
8. DOORS a. i. Main Entrance ii. Living/Dining leading to Balcony (For types C1-PH, C2-PH, C3-PH, C4-PH, C5-PH, C6-PH, C7-PH, C8-PH, C9-PH, D1-PH, D2-PH & E1-PH) iii. Living/Dining/Bedroom leading to Balcony/PES iv. Kitchen leading to Balcony/PES (For types C7-G, C7, C7-PH, C9-G, C9, C9-PH, D1-G, D1 & D1-PH) v. Bedroom, Study and Bathroom vi. Kitchen vii. Yard (For types C7-G, C7, C7-PH, C9-G, C9, C9-PH, D1-G, D1 & D1-PH) viii. DB Cabinet ix. Utility and WC b. Ironmongery	: Approved fire-rated timber swing door in laminate finish : Powder coated aluminium framed sliding glass door with fixed glass panel : Powder coated aluminium framed sliding glass door : Powder coated aluminium framed sliding glass door with top hung window : Hollow core timber swing door in laminate finish : Hollow core timber sliding door in laminate finish with in-fill glass panel : Hollow core timber sliding door in laminate finish with in-fill glass panel : Timber swing door in laminate finish : PVC bi-fold and/or aluminium framed acrylic door : Selected quality lockset : Digital lockset for main entrance door
9. SANITARY WARES AND FITTINGS a. Master Bath (For all unit types except E1-G, E1 & E1-PH) - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror with cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail b. Master Bath (For types E1-G, E1 & E1-PH) - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror with cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail - 1 overhead rain shower	

c. Bath 2 & Junior Bath* (*where applicable) - 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror with cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail d. WC (where applicable) - 2 way tap with hand shower set - 1 basin with tap - 1 water closet - 1 mirror - 1 toilet paper holder e. - 1 bib tap for washing machine area		
10. ELECTRICAL INSTALLATION a. All electrical wiring shall be concealed except electrical wirings in conduits exposed and/or trunking above false ceiling and DB/DB closet b. Refer to Electrical Schedule for details		
11. TV/CABLE SERVICES/FM/TELEPHONE POINTS Refer to Electrical Schedule for details		
12. LIGHTNING PROTECTION Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010		
13. PAINTING a. External Wall b. Internal Wall	: Textured coating and/or weather shield paint finish to designated areas : Water-based paint finish	
14. WATERPROOFING Waterproofing shall be provided to floors of Bathrooms, Kitchen, Yard, WC, Balcony and Private Enclosed Space (PES)		
15. DRIVEWAY AND CARPARK a. Surface Driveway b. Basement Carpark/Driveway	: Tiles and/or pavers and/or tarmac and/or reinforced concrete finish : Reinforced concrete finish	
16. RECREATIONAL FACILITIES a. Arrival Plaza b. Resident's Side Gate c. Guard House d. Entrance Reflective Pool with Palms e. Welcome Plaza f. Tier Planters and Seatwalls g. Water Cascades and Grand Steps h. Palms Clubhouse with h1. Media Room (1st storey) h2. Steam Room (1st storey) h3. Male & Female Changing Room (1st storey) h4. Function Room (1st storey) h5. Gymnasium (2nd storey) h6. Star Gazing Deck (2nd storey) 50m Lap Pool (approximately 500 sqm) i. Sunning Lawn j. Cabana Deck k. Palm Deck l. Jacuzzi m. Wellness Pool n. Meditation Deck o. Aqua Gym Pool p. Family Pool q. Picnic Lawn r. Hedges Garden s. Kid's Party Room t. Bubbles Pool u. Teppanyaki Deck	w. Lounger Deck x. Lazy River y. Kid's Waterplay z. Kid's Pool (approximately 70 sqm) aa. Kid's Playhouse bb. Fitness Area cc. Kid's Playground dd. BBQ Deck ee. Multi-Purpose Recreational Court (approximately 485 sqm) ff. Outdoor Shower gg. Rain Gardens hh. Yoga Deck ii. Pet's Corner jj. Reflexology Path kk. Rain Garden Pavilion ll. Timber Boardwalk mm. Bicycle Parking Area (1st storey) nn. Bicycle Wash Area (1st storey) oo. Green Fingers Corners Other facilities 1. Managing Agent Office (1st storey) 2. Main Distribution Frame Room (1st storey) 3. Electrical Substation 4. Bin Centre 5. Generator Set	
17.ADDITIONAL ITEMS a. Kitchen Cabinets/Appliances b. Wardrobes c. Air-Conditioning d. Wireless SMART home system e. Intercom f. Hot Water Supply (gas water heater): g. Wireless Internet Connectivity h. Mechanical Ventilation System i. Security System i. Card Access System ii. Car Access System iii. Closed Circuit Television j. Railings i. PES ii. Balcony and AC Ledge k. Prefabricated Bathroom Units i. Master Bath & Bath 2 ii. Bath 2 & Junior Bath iii. WC l. Soil Treatment Anti-termite soil treatment by Specialist, where applicable m. Building Facade Access Gondola support in cast-in pipe sleeve and/or floor mounted steel bracket and/or wall mounted steel brackets may be provided at roof and common area for the operation of gondolas, where applicable	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, mixer, cooker hood, gas hob and built-in oven : To all bedrooms in melamine finish : Refer to Air-Conditioning schedule for details : - 1 no. SMART home centre lite - 1 no. IP camera 1 no. Lighting control and 1 no. Air-con control (to be installed in Living/Dining or any other location specified by the developer) - 1 no. Zwave module for digital lockset control for all units : Audio intercom system is provided for communications to Visitor Call Panel at Lift Lobbies, Guard House and Residents' Side Gate : To Kitchen and Bathroom for all units (<i>excluding WC</i>) : To Clubhouse : To WC (For types C3-G, C3, C3-PH, C5-G, C5, C5-PH, C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH) : To Lift Lobbies at Basement, 1st Storey, Gymnasium and Residents' Side Gate : Automatic Car Barrier System : Surveillance cameras to Lift Lobbies at Basement, 1st Storey and Residents' Side Gate : Metal railing and/or metal gate : Metal railing : Type C1-G, C1, C1-PH, C2-G, C2, C2-PH, C3-G, C3, C3-PH, C4-G, C4, C4-PH, C5-G, C5, C5-PH, C6-G, C6, C6-PH, C7-G, C7, C7-PH, C8-G, C8, C8-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH : Type E1-G, E1, E1-PH : Type C5-G, C5, C5-PH, C9-G, C9, C9-PH, D1-G, D1, D1-PH, D2-G, D2, D2-PH, E1-G, E1, E1-PH : Soil Treatment Anti-termite soil treatment by Specialist, where applicable : Building Facade Access Gondola support in cast-in pipe sleeve and/or floor mounted steel bracket and/or wall mounted steel brackets may be provided at roof and common area for the operation of gondolas, where applicable	

Room	Ceiling Height (m)		
	Floor to underside of Slab	Floor to underside of False Ceiling	Floor to underside of Bulkhead
Type C1-G, C1, C2-G, C2, C3-G, C3, C4-G, C4, C5-G, C5, C6-G, C6, C7-G, C7, C8-G, C8, C9-G, C9 Type D1-G, D1, D2-G, D2 Type E1-G, E1			
Living & Dining	2.7	-	2.3 / 2.5 (where applicable)
Entrance Foyer (where applicable)	2.7	-	2.5
Master Bedroom	2.7	-	2.3
Junior Suite (where applicable)	2.7	-	2.3
Bedroom 2/3/4 (where applicable)	2.7	-	2.3
Kitchen	-	2.4	2.3
Master Bath/Junior Bath/Bath 2 (where applicable)	2.4	-	-
Master Bath (for types E1-G & E1 only)	-	2.4	-
Hallway	-	2.5	2.3
Balcony	2.7	-	-
Balcony (lower/higher)	2.8 / 3.4	-	-
<i>(Change in ceiling height for units #14-02, #14-13, #14-19, #14-24 & #14-35)</i>			
Study (where applicable)	2.7	-	-
Utility (where applicable)	2.7	-	2.5
Yard	2.7	-	2.3 / 2.4 (where applicable)
WC (where applicable)	-	2.3	-
PES (where applicable)	2.7	-	-
DB	-	2.4	-
AC ledge	2.7	-	-
Type C1-PH, C2-PH, C3-PH, C4-PH, C5-PH, C6-PH, C8-PH			
Living	4.0	-	2.3
Dining	2.7	-	2.3 / 2.5 (where applicable)
Living & Dining (for units #15-25, #15-26, #15-29 & #15-30 only)	4.0 / 2.7	-	2.3
Entrance Foyer (where applicable)	2.7	-	2.5
Master Bedroom	2.7	-	2.3
Bedroom 2/3 (where applicable)	2.7	-	2.3
Kitchen	-	2.4	2.3
Master Bath/Bath 2 (where applicable)	2.4	-	-
Hallway	-	2.5	2.3
Balcony	3.5	-	-
Study (where applicable)	2.7	-	-
Utility (where applicable)	2.7	-	2.5
Yard	2.7	-	2.3 / 2.4 (where applicable)
WC (where applicable)	-	2.3	-
DB	-	2.4	-
AC Ledge	2.7	-	-
Type C7-PH, C9-PH, D1-PH, D2-PH, E1-PH			
Living	4.0	-	2.3
Dining	2.7	-	2.3 / 2.5 (where applicable)
Entrance Foyer	2.7	-	2.5
Master Bedroom	2.7	-	2.3
Junior Suite (where applicable)	2.7	-	2.3
Bedroom 2/3/4 (where applicable)	2.7	-	2.3
Kitchen	-	2.4	2.3
Master Bath/Junior Bath/Bath 2 (where applicable)	2.4	-	-
Master Bath (for type E1-PH only)	-	2.4	-
Hallway	-	2.5	2.3
Balcony (lower/higher)	2.8 / 3.5	-	-
<i>(Change in ceiling height for units #15-04, #15-05, #15-07, #15-10, #15-12 & #15-15)</i>			
Balcony (Living & Bedroom 4) (for units #15-03, #15-08, #15-11 & #15-16 only)	3.5	-	-
Balcony (Master Bedroom) (for units #15-03, #15-08, #15-11 & #15-16 only)	2.8	-	-
Study (where applicable)	2.7	-	-
Utility (where applicable)	2.7	-	2.5
Yard	2.7	-	2.3 / 2.4 (where applicable)
WC (where applicable)	-	2.3	-
DB	-	2.4	-
AC Ledge	2.7	-	-

Description	Unit Types				
	C1-G, C1, C1-PH, C2-G, C2, C2-PH	C3-G, C3, C3-PH, C5-G, C5, C5-PH, C7-G, C7, C7-PH, C8-G, C8, C8-PH, C9-G, C9, C9-PH	C4-G, C4, C4-PH, C6-G, C6, C6-PH	D1-G, D1, D1-PH, D2-G, D2, D2-PH	E1-G, E1, E1-PH
Lighting Point	12	14	14	17	20
Switched Socket Outlet	16	17	17	19	23
TV Outlet	4	4	4	5	6
Telephone Outlet	4	4	4	5	6
Data Outlet	2	2	2	2	2
Door Bell Point	1	1	1	1	1
Audio Intercom	1	1	1	1	1
Cooker Hood	1	1	1	1	1
Cooker Hob (Gas)	1	1	1	1	1
Oven Point	1	1	1	1	1
Washing Machine Point	1	1	1	1	1
Refrigerator Point	1	1	1	1	1
Gas Heater	1	1	1	1	1
A/C Isolator	3	3	3	4	5

Description	Unit Types				
	C1-G, C1, C1-PH, C2-G, C2, C2-PH	C3-G, C3, C3-PH, C5-G, C5, C5-PH, C7-G, C7, C7-PH, C8-G, C8, C8-PH, C9-G, C9, C9-PH	C4-G, C4, C4-PH, C6-G, C6, C6-PH	D1-G, D1, D1-PH, D2-G, D2, D2-PH	E1-G, E1, E1-PH
Living/Dining	2	2	2	2	2
Master Bedroom	1	1	1	1	1
Study (where applicable)	-	-	1	-	-
Bedroom 2	1	1	1	1	1
Bedroom 3	1	1	1	1	1
Bedroom 4	-	-	-	1	1
Junior Suite	-	-	-	-	1
Condenser Unit (CU)	3	3	3	4	5

NOTES TO SPECIFICATIONS
A. Marble/Compressed Marble/Limestone/Granite/Compressed Quartz
Marble/compressed marble/limestone/granite/compressed quartz 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/compressed quartz as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

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

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

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

E Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to 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 clause 9 and clause 17.

G Web Portal of the Housing Project
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal 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 clause 9 and clause 17.

J. Mechanical Ventilation System
Mechanical Ventilation fans and ductings are provided to WC 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 WC (where applicable) is to be maintained by the Purchaser on a regular basis.

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

L. 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.

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

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

HOI HUP HOUGANG DEVELOPMENT PTE LTD

Hoi Hup Hougang Development Pte Ltd is a joint venture amongst Hoi Hup Realty Pte Ltd, Azuki Investment Private Ltd and Oriental Worldwide Investments Inc.

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HOI HUP REALTY PTE LTD

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore. Hoi Hup is dedicated to creating living space of the highest quality, comfort, functionality and style. As a result, numerous accolades were achieved including BCA Quality Excellence Award 2017 Quality Champion Gold^{PLUS}, BCI Asia Top 10 Developers 2017, BCA Quality Excellence Award 2016 Quality Champion Gold^{PLUS}, BCI Asia Top 10 Developers 2013, BCA Construction Excellence Award 2013, BCI Asia Top 10 Developers 2012 and Singapore 100 and Fast Growing 50 in 2011.

Recently, we have clinched the BCA Construction Excellence Award 2017 for Kovan Regency, BCA Construction Award (Merit) 2017 for Sea Esta, BCA Construction Excellence Award 2016 for Lake Vista @ Yuan Ching, BCA Construction Award (Merit) 2016 for Vacanza @ East, BCA Green Mark Award 2015 Gold^{PLUS} for Kovan Regency and BCA Green Mark Award 2014 Platinum for Royal Square At Novena. Our prominent past projects include The Foresta @ Mount Faber, Questa @ Dunman, Residences @ Killiney, Versilia on Haig, Waterford Residence, Suites @ Cairnhill, Charlton Villas, De Royale, ARC at Tampines, The Miltonia Residences, The Peak @ Toa Payoh and City View @ Boon Keng.

Our current projects include Sophia Hills, Royal Square At Novena and The Whitley Residences.



SOPHIA HILLS

A 493 units condominium at Mount Sophia, with 3 conservation buildings to be converted into a residents' clubhouse, an integrated childcare / kindergarten and integrated restaurant.



ROYAL SQUARE AT NOVENA

A 33-storey mixed-use commercial building with shopping, dining and medical suites near Health City Novena. Sitting on top of the development is the 250-room hotel, Courtyard By Marriott, Singapore Novena.



THE WHITLEY RESIDENCES

A freehold strata landed housing that comprises of 58 units of 2-storey semi detached houses and 3 units of 2-storey terrace houses with attic and home lift, ensconced in a good class bungalow enclave along Whitley Road. T.O.P. was obtained in year 2016.



KOVAN REGENCY

6 blocks of 15-storey condominium comprising of 393 units including 15 strata terraces along Kovan Rise. T.O.P. was obtained in year 2016.



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Developer: **Hoi Hup Hougang Development Pte Ltd** • Co Registration No.: **201605324Z** • Developer License No.: **C1214** • Tenure Of Land: **99 years from 30 May 2016** • Lot & Mukim No.: **9798K MK 22 at Yio Chu Kang Road** • Legal TOP/Legal Completion: **28 February 2020/28 February 2023** • BP Approval No.: **A2325-01161-2016-BP01 dated 15 May 2017** • Encumbrances on the land: **Mortgage in favour of Oversea-Chinese Banking Corporation Limited**

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