



YOUR HOME  
IN THE GARDENS



### Project Information

Located at Serangoon North View, this is a 99-year leasehold residential development. The site has a land area of 17,189.1 sq m and a permissible gross floor area of 42,973 sq m. This project consists of five 15-storey towers and will yield a total of 613 units.

The development is nestled within lush gardens, surrounded by a private landed house enclave within the established neighbourhood of Serangoon Gardens and the residential developments of Serangoon North. With its rich history, Serangoon Gardens is one of the oldest estates in Singapore. With a wide range of F&B choices including cafes, restaurants, the famous Chomp Chomp food centre and Serangoon Garden Market, along with shops and supermarkets within the nearby myVillage Shopping Mall, residents in the area benefit greatly from the convenience and access to these daily necessities.

Established transport infrastructure provides connectivity to all parts of Singapore. Major expressways like CTE and PIE are minutes' drive away from The Garden Residences. Serangoon MRT and Bus interchange are also nearby and residents are connected via a free shuttle bus service that is available for the first year. Within one kilometre are notable educational institutions such as Rosyth Primary School and Lycée Francais De Singapour. In the vicinity are also NEX shopping mall, Serangoon Community Club, Serangoon Stadium, Serangoon Gardens Country Club and Tavistock Park.

Information at a glance

Project Name: The Garden Residences 嘉和馨苑

Address: 1, 3, 5, 7, 9 Serangoon North View

District: 19

Developer: **Gardens Development Pte Ltd**  
Jointly developed by Keppel Land & Wing Tai Asia

Tenure: 99-year leasehold w.e.f. 30 Oct 2017

Land Area: Approx. 17,189.1 sq.m.

Plot Ratio: 2.5

No. of Units: 613 units

No of Storeys: Comprised of five 15-storey towers

Car Park Lots: 613 (and 5 handicap lots)

Facilities: Full Condo facilities  
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 5 TOWERS OF 15-STOREY APARTMENTS (TOTAL: 613 UNITS) WITH COMMON BASEMENT CARPARKS AND COMMUNAL FACILITIES ON LOT 18157M MK18 AT SERANGOON NORTH AVENUE 1/SERANGOON NORTH VIEW





## SITE PLAN

### RESIDENTS' FACILITIES

- |   |   |   |
|---|---|---|
| <ol style="list-style-type: none"> <li>1. Drop-Off</li> <li>2. Parcel Collection Station (At B1/Level 1)</li> <li>3. Garden Onsen</li> <li>4. Fairy Stream</li> <li>5. Fairy Lawn</li> <li>6. BBQ Pavilion</li> <li>7. Lounge Pavilion</li> <li>8. Pool Deck</li> <li>9. Wading Pool</li> <li>10. Aqua Deck</li> <li>11. 75m Swimming Pool</li> <li>12. Jacuzzi</li> <li>13. Kids Pool</li> <li>14. Splash Pad</li> <li>15. Aqua Gym</li> <li>16. Garden Grill</li> <li>17. Playscape</li> <li>18. Toddler's Playground</li> <li>19. Family Deck</li> <li>20. 3G Fitness</li> <li>21. Fun Deck</li> <li>22. Reflexology Garden</li> </ol> | <ol style="list-style-type: none"> <li>23. Tennis Court</li> <li>24. Clubhouse:                     <ul style="list-style-type: none"> <li>• 24-Hour Gym</li> <li>• Gourmet Kitchen</li> <li>• Lounge</li> <li>• Karaoke Room</li> <li>• Outdoor Gym</li> <li>• Chill Out Deck</li> <li>• Laundrette</li> </ul> </li> <li>25. Swim-Up Spa</li> <li>26. Changing Room with Steam Bath</li> <li>27. Pool Showers</li> <li>28. Reflective Pool</li> <li>29. Fitness +</li> <li>30. Party Pavilion</li> <li>31. Side Gate</li> <li>32. Teppan Grill Pavilion</li> <li>33. Fitness Lawn</li> <li>34. Community Garden</li> <li>35. Garden Deck</li> <li>36. Petscape</li> <li>37. Petscape Pavilion</li> <li>38. The Boardwalk</li> <li>39. Floating Pods</li> </ol> | <ol style="list-style-type: none"> <li>40. Lily Pond</li> <li>41. Rock Garden</li> <li>42. Leisure Alcove</li> <li>43. Leisure Pavilion</li> <li>44. Putting Green</li> <li>45. Garden Creek</li> <li>46. Hydrotherapy Pavilion</li> <li>47. Reading Pavilion</li> <li>48. Zen Pavilion</li> <li>49. Meditation Deck</li> <li>50. Water Cascade</li> <li>51. Tree Hammock</li> <li>52. Floating Yoga Pavilion</li> <li>53. Eco Pond</li> <li>54. Garden Hammock</li> <li>55. Garden@15:                     <ul style="list-style-type: none"> <li>• Light Garden</li> <li>• Stargazing Garden</li> </ul> </li> </ol> |
|---|---|---|

#### LEGEND

- 1-Bedroom
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom + Study
- 4-Bedroom + Study
- 4-Bedroom Deluxe
- 5-Bedroom

Water Tank Location

0 10 20 30 40 M

**Unit Distribution & Maintenance Fees:**

***\*Estimate \$50-60 per share value (excluding GST)***

Type Description	Unit Type	Area Range (sq ft)	No of units	Estimated Share Value	*Estimate Maintenance Fees/month
1-bedroom	A	452 – 570	86	5	\$250 - \$300
1-bedroom+study	As	517 – 614	68	5-6	\$250 - \$360
2-bedroom	B	614 – 732	97	6	\$300 - \$360
2-bedroom+study	Bs	689 – 829	84	6	\$300 - \$360
3-bedroom	C	786 – 1,066	127	6	\$300 - \$360
3-bedroom+study	Cs	904 – 1,163	44	6	\$300 - \$360
4-bedroom+study	Ds	1,119 – 1,442	54	7	\$350 - \$420
4-bedroom Deluxe	D	1,195 – 1,561	26	7	\$350 - \$420
5-bedroom	E	1,539 – 1,981	27	7	\$350 - \$420
			613		

**Expected Date of Vacant Possession:** 1 August 2021

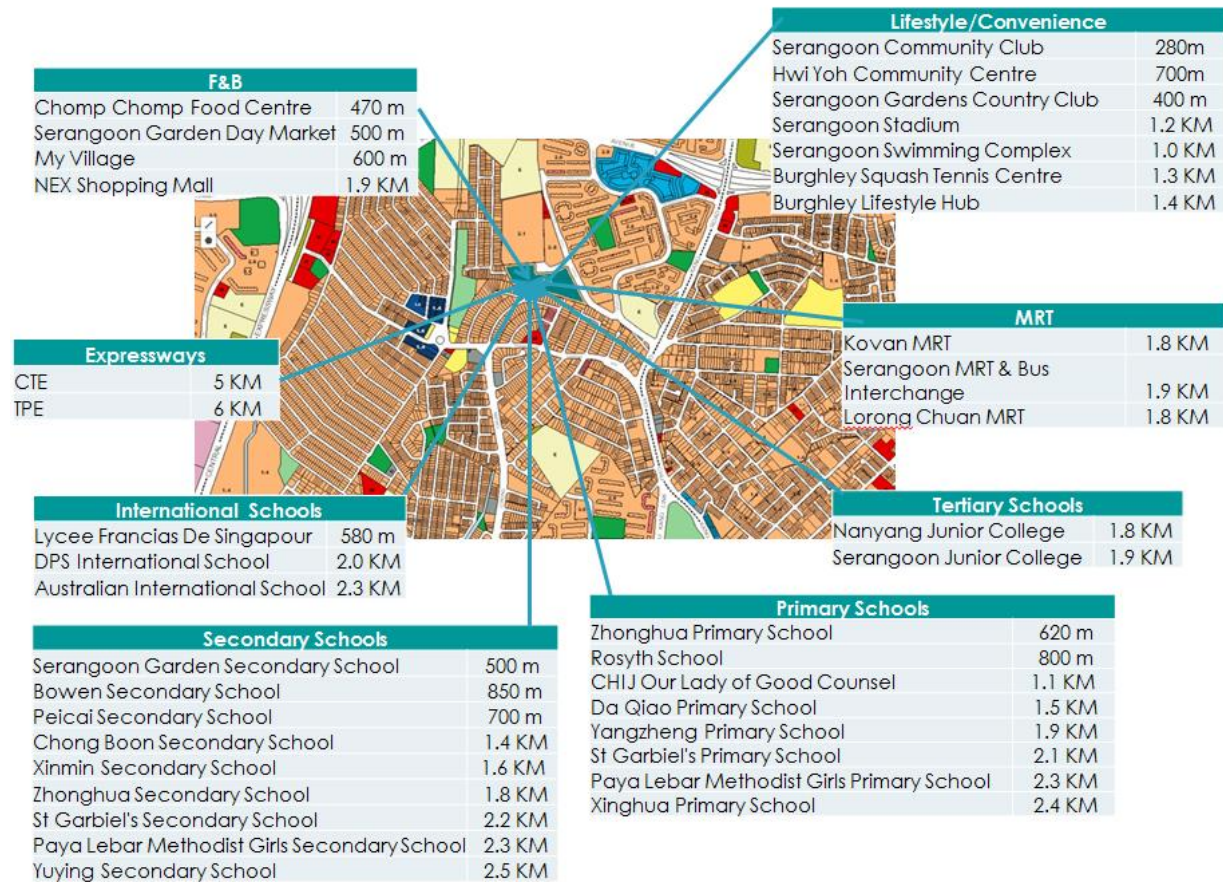
**Expected Date of Legal Completion:** 1 August 2024

**Solicitor:** Dentons Rodyk & Davidson LLP (Ms Melanie Lim)

**Project Consultants:**

Architect	ADDP Architects LLP
Main Contractor	Dragages Singapore Pte Ltd
ID Consultant	Index Design Pte Ltd
Landscape Consultant	COEN Design International Pte Ltd
M&E Engineer	WSP Consultancy Pte Ltd
C&S Engineer	Tham & Wong LLP

**Nearby Amenities:**



**Unique Selling Points**

1. Jointly developed by 2 established developers – Keppel Land and Wing Tai Asia
2. Located next to the mature Serangoon Gardens Estate with well-established amenities
3. Within 1 km to educational institutions like Rosyth School, Lycée Francais De Singapour
4. Minutes' drive to NEX Shopping Mall and Serangoon MRT station (North-East and Circle Line)
5. Well connected to expressways – PIE and CTE
6. Near to Chomp Chomp Food Centre, Serangoon Garden Day Market, myVillage and many F&B establishments

7. Gardens + Water Features + Architecture - integrated seamlessly within the development
8. Enjoy unblocked views the Serangoon Gardens landed Estate from many units
9. All of the units are of North-South orientation
10. 55 facilities including 75m Swimming Pool, Tennis Court, The Boardwalk, 24-hour gym and Gourmet Kitchen
11. More than 100 species of plants have been carefully selected to purify the air
12. Well-designed spaces with practical layouts, with master bedrooms that allow for a King- sized bed
13. Each unit comes with flexi-storage (except for A2-P which has no storage cabinet)
  - Adjustable shelves to fit your storage items
  - Practical design, easy DIY
  - Hooks and door clips for your brooms and mops
14. Each unit comes with versatile wardrobe
  - Full height wardrobe at 2.8m to maximize usable space
  - Well-equipped with rods, shelves and drawers that are adjustable based on owner's wardrobe requirements
  - Owners can add on shelves, rods and drawers easily by purchasing additional parts from the vendor after handover
15. Each unit comes with well-equipped kitchen
  - LED light strip and drying rack are provided for kitchen cabinet
  - Efficient use of space with magic corners (for selected units) for dead corners (Type B1, B2S, D3-P & E1) Note – C1, C2 do not have Magic Corner
  - Washing machine cabinet door hinges can swing 180 deg to be fully open (for 1 & 2 Bedroom Types)(3, 4 & 5 Bedroom washing machine is not housed in a cabinet)
  - Induction hobs helps to cook more efficiently, cook in comfort (kitchen does not become as hot), easier to maintain & clean.
16. Enjoy the convenience of living in a Smart Home and a Smart Community with a myriad of Intelligent Features
  - Each unit is provided with smart air conditioner and smart water heater controls (all air-con units and water heaters), a smart smoke detector, a smart home hub and smart door lock
  - Live in a Smart Community – with remote security and access, keyless letter boxes, integrated smart parcel collection and more
17. Free residents' shuttle bus service to the Serangoon MRT station for the first year

**Smart Home, Smart Community**



**SMART HOME FEATURES**



**SMART AIRCON CONTROL**

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



**WATER HEATER CONTROL**

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



**SMART SMOKE DETECTOR**

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



**SMART HUB**

Enjoy connectivity and compatibility with an array of smart devices.



**SMART LOCK**

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

**SMART COMMUNITY FEATURES**



**KEYLESS LETTER BOXES**

Enjoy the convenience of never reaching for your keys.



**24-HOUR GYM**

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



**SMART AUDIO VIDEO INTERCOM**

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



**COMMUNITY CAMERAS**

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



**SMART COMMUNITY APP**

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



**INTEGRATED SMART PARCEL COLLECTION SYSTEM**

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



**VISITOR MANAGEMENT SYSTEM**

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

Pictures shown are for illustration purposes only

**International Designer Brands for Sanitary Ware & Fittings**

<b><u>Kitchen Appliances</u></b>	<b><u>Unit Types</u></b>	<b><u>Brand</u></b>
Built-in oven, free-standing refrigerator, washer-dryer, induction hob and cooker hood	All Types (Except C5S-P, D3-P, D2, D2-R, E1, E1-P, E1-R)	Electrolux
Built-in oven, induction hob and cooker hood	<b>Type C5S-P</b>	Miele
Free-standing refrigerator, washer-dryer		Electrolux
Built-in oven, built-in microwave oven, induction hob and cooker hood	<b>Type D2, D2-R</b>	Miele
Free-standing refrigerator, washer-dryer		Electrolux
Built-in oven, built-in microwave oven, induction hob and cooker hood	<b>Type D3-P, E1, E1-P, E1-R</b>	Miele
Free-standing refrigerator (2-door), washer-dryer		Electrolux

Bathroom sanitaryware & fittings (excluding maid's toilet) are Duravit and Hansgrohe

\*Premium Block (Block 5)

**Lift Lobby Plan & Proximity Distance between the blocks**





Please note:

- 1) Door / Wall is not provided for all Study (Type A3S, B2S, C4S, C5S-P, D1S)
- 2) Door is not provided for Utility (Type E1, D2, C5S-P, D3-P)
- 3) No card access is required at Lvl1/B1 and 2<sup>nd</sup> Storey for all - Only Lift Access is controlled; there will be private lift lobbies for Blk 5 units (lvl 3 and above). Type C5S-P & D3-P at Block 5 (3 units at Lvl 2) do not have private lift lobby
- 4) Lvl2 is the E-Deck (effectively ground floor)
- 5) Block 9 Lvl 1 has 4 units (#02-39, 02-40, 02-41, 02-42) which is about the same level as Basement 1 (on lower ground) and overlooking the nice facilities such as Eco Pond, Garden Hammock and etc from the unit's PES
- 6) All balconies / PES is fully covered from the elements and killer litter
- 7) Unit types B1-R1 has direct access to Garden@15
- 8) Residents at Blk 5 can only access Garden@15 via the service lift in the block
- 9) Door mounted waste bins with cover in the show units are not part of the provisions

## THE FIRST SCHEDULE

### SPECIFICATIONS OF THE BUILDING

**1. FOUNDATION**

Reinforced concrete piles and/or footings

**2. SUPERSTRUCTURE**

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

**3. WALLS**

a. External Wall : Reinforced concrete wall and/or precast panels.

b. Internal Wall : Reinforced concrete wall and/or lightweight precision blockwall and/or drywall partition and/or precast panels

**4. ROOF**

Flat roof : Reinforced concrete roof with waterproofing and insulation system

**5. CEILING**

a) **Floor to Ceiling Height**

i Bedrooms, Walk-in Wardrobe, Study : 2.8m

ii Junior Master Bedrooms (Type D2-R, E1-R ), : 4.5m for areas with void above and  
Master Bedroom (Type C1-R, C2-R, C3-R, 2.4m for areas without void above  
C4S-R, D1S-R, D2-R, E1-R ) , Walk-in  
Wardrobe ( Type E1-R )

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

Note:

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

- b) Ceiling (Units) : Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable) and/or aluminium panel
  
- c) Ceiling (Common Areas - Internal) : Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable) and/or aluminium panel

## 6. FINISHES

### a. Wall (Units)

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

### b. Wall (Common Areas - Internal)

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

### c. Wall (Common Areas - External)

- i. All External Walls : External paint finish

#### Notes:

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

### d. Floor (Units)

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

- iii Private Lift Lobby, Living/ Dining : Natural marble with skirting (where applicable)  
(Type C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R only), Dry Kitchen, Study (Type C5S-P only)

**e. Floor (Common Areas)**

- i All Lift Lobbies : Tiles and/or Natural Marble and/or Granite
  
- ii Staircases and Staircase Storey Shelter : Tiles and/or Cement sand screed with nosing tiles

Notes:

- All floor finishes are on exposed surface areas only.

**7. WINDOWS**

Aluminium-framed windows with tinted glass and/or clear glass and/or laminated glass and/or frosted glass (where applicable)

Minimum thickness of glass: 6mm

**8. DOORS**

- a. Unit Entrance to Common Lobby : Approved fire-rated timber swing door
  
- b. Living, Dining, Bedrooms to Private Enclosed Space (PES) / Balcony : Aluminium-framed sliding glass door
  
- c. Dining to Garden@15 (Type B1-R1) : Aluminium-framed swing glass door
  
- d. Private Lift Lobby, Bedrooms, Bathrooms : Laminated PVC swing and/or sliding door
  
- e. Kitchen (Type C1, C1-P, C1-R, C2, C2-P, C2-R, C3, C3-P, C3-R, C4S, C4S-P, C4S-R, D1S, D1S-P, D1S-R, C5S-P), Wet Kitchen (Type D2, D2-R, D3-P, E1, E1-P, E1-R) : Laminated PVC sliding door with glass infill

- f. Kitchen to Study (Type C4S, : Aluminium-framed PVC slide and swing  
C4S-P, C4S-R, D1S, D1S-P, door  
D1S-R), WC, where applicable
  
- g. Private Enclosed Space (PES), : Metal swing grille gate  
where applicable

Good quality locksets and ironmongery to be provided

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

Minimum thickness of glass: 6mm

## **9. SANITARY FITTINGS**

### a) Master Bath

1 shower cubicle

1 shower mixer set (All Types Except C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R)

1 shower mixer set with overhead shower (Type C5S-P, D2, D2-R, D3-P, E1, E1-P, E1-R)

1 vanity cabinet complete with basin and mixer

1 wall-mounted water closet

1 toilet paper roll holder

1 towel rail and/or robe hook

1 mirror cabinet

1 bathtub (for Type E1, E1-P, E1-R, D3-P)

### b) Common Bath / Junior Master Bath

1 shower cubicle and 1 shower mixer set

1 vanity cabinet complete with basin and mixer

1 wall-mounted water closet

1 toilet paper roll holder

1 towel rail and/or robe hook

1 mirror cabinet

c) WC

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

d) PES

- 1 bib tap

**10. ELECTRICAL INSTALLATION**

- a) All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet will be in exposed conduits and/or concealed conduits and/or trunking
- b) Refer to item 18 for Electrical Schedule

**11. TV/TELEPHONE/DATA POINTS**

Refer to item 18 for Electrical Schedule

**12. LIGHTNING PROTECTION**

Lightning Protection System is in accordance with Singapore Standard SS555

**13. PAINTING**

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

**14. WATERPROOFING**

Waterproofing shall be provided to floor slabs of Bathrooms, All Kitchens except Dry Kitchen, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat Roof, where applicable

**15. DRIVEWAY AND CAR PARK**

- a. Surface Driveway/Ramp : Stone and/or tiles and/or concrete finishes, where applicable
- b. Basement Car Park/Driveway : Reinforced concrete floor with hardener

**16. RECREATION FACILITIES/AMENITIES**

- 1 Drop-off
- 2 Parcel Collection Station (at B1/Level1)
- 3 Garden Onsen
- 4 Fairy Stream (estimated area 40sqm)
- 5 Fairy Lawn
- 6 BBQ Pavilion
- 7 Lounge Pavilion
- 8 Pool Deck
- 9 Wading Pool (estimated area 55 sqm)
- 10 Aqua Deck
- 11 75m Swimming Pool
- 12 Jacuzzi
- 13 Kids Pool (estimated area 15 sqm)
- 14 Splash Pad (estimated area 20 sqm)
- 15 Aqua Gym
- 16 Garden Grill
- 17 Playscape
- 18 Toddler's Playground
- 19 Family Deck



- 20 3G Fitness
- 21 Fun Deck
- 22 Reflexology Garden
- 23 Tennis Court (1 number tennis hard court)
- 24 Clubhouse
  - 24 Hour Gym
  - Gourmet Kitchen
  - Lounge
  - Karaoke Room
  - Outdoor Gym
  - Chill out Deck
  - Launderette
- 25 Swim-up Spa
- 26 Changing Room with Steam Bath
- 27 Pool Showers
- 28 Reflective Pool (Water Feature)
- 29 Fitness +
- 30 Party Pavilion
- 31 Side Gate (to Serangoon North Avenue 1)
- 32 Teppan Grill Pavilion
- 33 Fitness Lawn
- 34 Community Garden
- 35 Garden Deck
- 36 Petscape
- 37 Petscape Pavilion
- 38 The Boardwalk
- 39 Floating Pods

- 40 Lily Pond
- 41 Rock Garden
- 42 Leisure Alcove
- 43 Leisure Pavilion
- 44 Putting Green
- 45 Garden Creek
- 46 Hydrotherapy Pavilion
- 47 Reading Pavilion
- 48 Zen Pavilion
- 49 Meditation Deck
- 50 Water Cascade
- 51 Tree Hammock
- 52 Floating Yoga Pavilion
- 53 Eco Pond
- 54 Garden Hammock
- 55 Garden@15 (Sky Park)
  - Light Garden
  - Stargazing Garden

\*Estimated areas are subject to changes during detailed design coordination or as per required by the Commissioner of Building Control or other relevant authorities.

## **17. ADDITIONAL ITEMS**

### **a) Kitchen Cabinets**

- High and/or low level kitchen cabinets/shelves complete with solid surface counter top and stainless steel sink with mixer

**b) Kitchen Appliances**

i) For All Types (Except D3-P, D2, D2-R, E1, E1-P, E1-R)

- built in oven, free standing fridge, washer cum dryer, induction hob and cooker hood

ii) For Type D2, D2-R

- Dry Kitchen: built in oven, built in microwave oven

- Wet Kitchen: free standing fridge, washer cum dryer, induction hob and cooker hood

iii) For Type D3-P, E1, E1-P, E1-R

- Dry Kitchen: built in oven, built in microwave oven, free standing fridge

- Wet Kitchen: washer cum dryer, induction hob and cooker hood

**c) Bedroom Wardrobes**

Built-in wardrobes with laminate and/or melamine finish for all bedrooms (except Bedroom 2 of Type B2S, B2S-P and B2S-R)

**d) Air-conditioners**

Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Study

**e) Mechanical Ventilation System**

Mechanical ventilation system is provided to internal bathroom which are not naturally ventilated, where applicable

**f) Audio Video Intercom System**

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

**g) Hot Water Supply**

Electric storage water heater for all unit types

Hot water supply to all Bathrooms, Kitchen, WC

**h) Security System**

(i) Card Access Control System

- Lift Access
- Private Lift Lobbies at Block 5 (Type D2, D2-R, E1, E1-P, E1-R)
- Pedestrian Side Gate

(ii) Automatic vehicular access system is provided for vehicular entrances

(iii) CCTV cameras to Basement 2, Basement 1/1<sup>st</sup> Storey and 2<sup>nd</sup> Storey lift lobbies and designated common areas

**i) Digital Lockset**

One digital lockset to each apartment unit main door

**j) Smart Home System**

Air conditioner control, water heater control, 1 smoke detector and 1 smart home hub is provided for all units

**k) Waste Disposal System**

Pneumatic waste conveyance system provided at common area at every residential lift lobby level

**l) IT Feature**

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

**18. ELECTRICAL SCHEDULE**

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

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

## **Notes to Specifications**

### **A Marble/Compressed Marble/Limestone/Granite/Quartz**

Marble/compressed marble/limestone/granite/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/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 own contractor to service the air-conditioning system regularly.

### **C Television and/or Internet Access**

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

### **D Materials, Fittings, Equipment, Finishes, Installations and Appliances**

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

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

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

**F      Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

**G      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.

**H      Mechanical Ventilation System**

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

**I      Cable Services**

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in

the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.