



eight  
courtyards  
*Intimate Outdoor Spaces*



# Live the moments

## Rise & Shine

Nothing is surer than the promise of every dawn's caress - a fresh new day. Awaken your senses at the intimate outdoor spaces of Eight Courtyards with the crisp aroma of morning's breath and revel in the vivacity of life.



Embrace the *beauty and glory* of the day, and live your life to the fullest.



## Great Outdoors

**P**ump up your adrenaline to the next level. Hit the running and cycling tracks of Yishun Neighbourhood Park and Yishun Park Connector, or discover the fitness buff in you at Eight Courtyards' state-of-the-art gym and Yishun Stadium. You can even take on the fun-filled paintball at Bottle Tree Park, exhilarating toy car racing at Yishun Town Garden or trek through the Simpang grasslands.

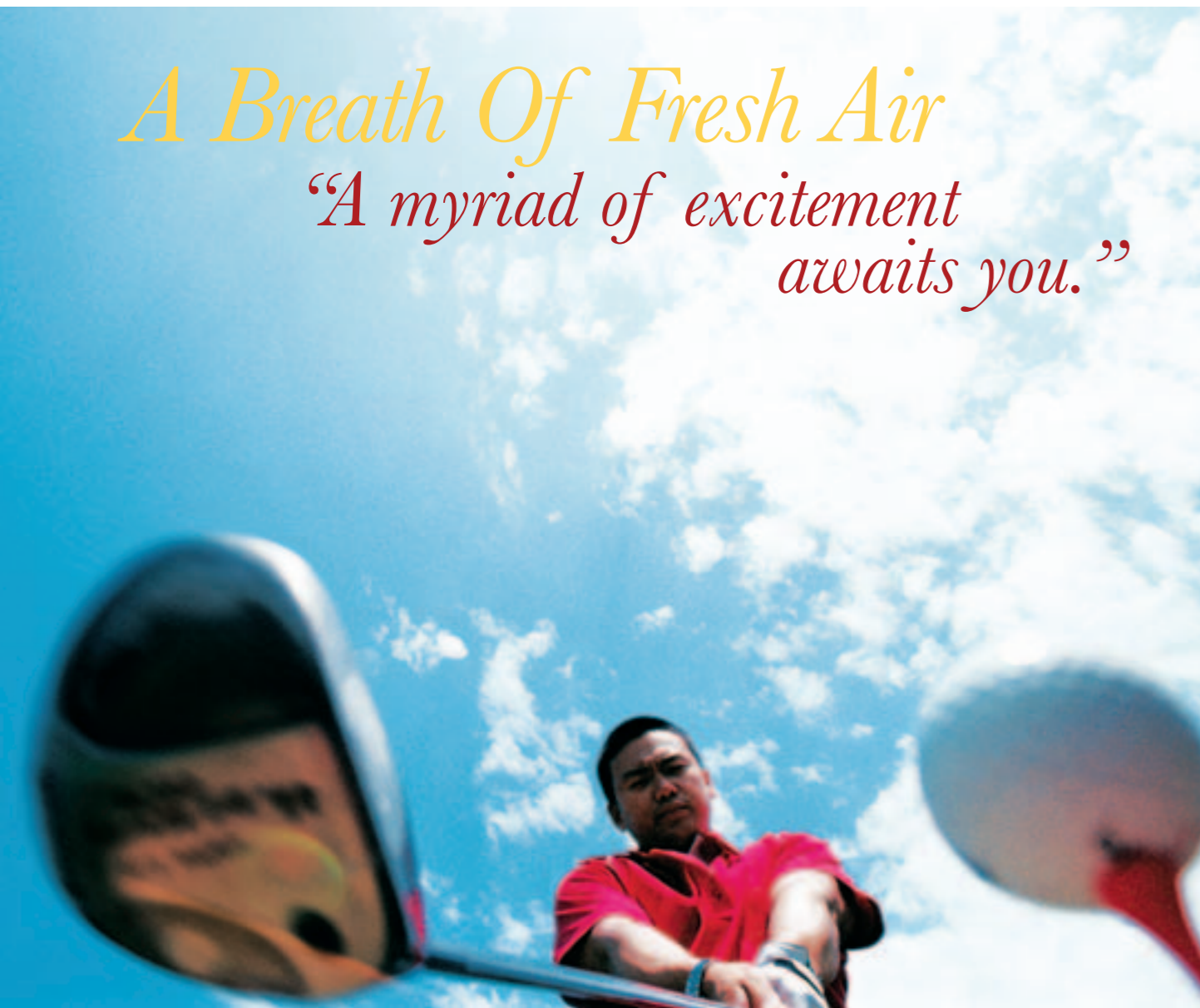
Great escapades also await at SAFRA Yishun Country Club, Orchid Country Club, Seletar Country Club Golf Course, Sembawang Golf Course and Sembawang Country Club. Whether you are aspiring to be a golf sensation, indoor rock climbing ace or indoor air weapons range marksman, simply swing, rise and triumph.

You and your family can also soak up more fun at the great outdoors at Lower Seletar Reservoir with the new Family Bay and Rowers' Bay. Cycling tracks, a waterfront promenade and canoeing fun will spell boundless glee for your whole family. For more family recreation activities, drop by the Woodlands Waterfront promenade. Indulge in a gentle stroll on the nature trails, brave the two-storey high Sky Walk or sit back to enjoy the sea view. Even your kids will rejoice in a world of their own at the adventure playground.



# A Breath Of Fresh Air

“A myriad of excitement awaits you.”



Bottle Tree Park

Source: www.hdb.gov.sg

Live it up with the rejuvenation of Yishun under the Remaking Our Heartland programme. Enjoy energetic facelifts to your living environment with new facilities like the heritage garden, an integrated Yishun town central, redeveloped Yishun Pond and more<sup>1</sup>.

Extension of Northpoint Shopping Centre with stylish stores and F&B choices will definitely put you in the mood for more shopping and dining pleasures. For a finer culinary experience, look no further than the restaurants and eateries at the nearby Andrews Avenue and Sembawang Road.

More exciting sprees at Causeway Point, Sun Plaza and Sembawang Shopping Centre are also sure to delight and pamper.

Right at the pulse of thrilling activities, Eight Courtyards also benefits from the nurturing Yishun community with good academic institutions such as Chongfu Primary School, Jiemin Primary School, Northland Primary School, Chung Cheng High School (Yishun), Yishun Town Secondary School, Yishun Junior College and Republic Polytechnic.



Chung Cheng High School (Yishun)



## Northern Gems

Residing within the vicinity of Eight Courtyards are the Seletar Aerospace Park and Khoo Teck Puat Hospital, among a host of other stellar amenities.

Expected to be fully operational in 2018<sup>2</sup>, Seletar Aerospace Park is Singapore's leading edge, world-class aerospace facility. It will create 10,000<sup>3</sup> new jobs which will translate to rental demand for nearby residential units. This places Eight Courtyards, conveniently within an 11-minute drive, in good stead to make the best of available investment opportunities.

A beacon of comforting peace of mind, Khoo Teck Puat Hospital offers high quality healthcare services to the northern residents. Designed to be patient-friendly and environmentally conscious, the modern hospital sits conveniently in a healing environment by the revitalising Yishun Pond, which patients, visitors and the public can access and enjoy.

## Intimate Outdoor Spaces

Dance with the evening hues and bask in serenity, far away from the hustle and bustle of the city lights. Let the private comforts replenish your spirit with complete lifestyle facilities where you and your family can share quality time together.

Wash your worries away in the hydro-vitality gym pool or enjoy an invigorating dip in the Olympic length swimming pool. The tennis court, children's treehouse, rainforest fitness trail, mediterranean grove and spa dining pavilion are just some of the rejuvenating touches available at Eight Courtyards to reward you and your family after a long day at school and the office.

Source<sup>2,3</sup>: www.jtc.gov.sg



## Nature's Courtyards

Adorning the intimate outdoor spaces are 8 lush courtyards of nature's best that will pamper even the weariest of hearts. Escape to secret gardens where 8 unique verdant environments revolve around a lush central courtyard caressing a 50m lap pool and children's pool. The magical courtyards offer soothing quietude under the stars, idyllic moments in an uplifting dip pool and reviving wellness spas, a meditating sanctuary for peace of mind, calming ambience revolving a classical fountain, a delicate repose with carefree hammocks and more.

Experience all the wonders of the intimate outdoor spaces and rejoice with the refined living luxury of Eight Courtyards from dawn to dusk.

“A comforting duvet of amenities and peace of mind.”



**“The city lights are coming to you.”**

**Life without limits**

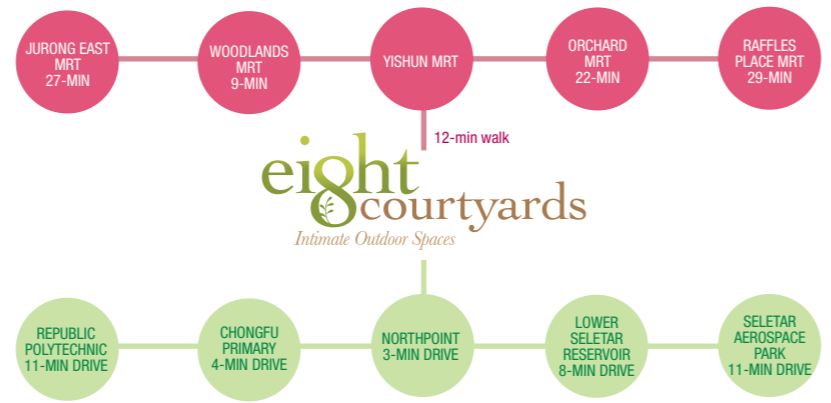
Check out the season’s latest trends at home and mull over colours and sizes in Orchard’s spanking new shopping malls. Then reward yourself with a full-bodied brew and a sumptuous meal to celebrate your conquest of the day. With the upcoming North-South Expressway (NSE), the famed shopping boulevard just got closer.

New travel routes offered by the NSE, which will be built parallel to the Central Expressway (CTE), will fast track your drive to town as commuting time is expected to be reduced by a third<sup>4</sup>.

Accessing the other precincts in Singapore is easy with the nearby Seletar Expressway (SLE), Bukit Timah Expressway (BKE), Central Expressway (CTE), Tampines Expressway (TPE), Yishun MRT Station and Bus Interchange. Accompanied by the future Thomson Line<sup>5</sup>, a new North-South rail line, you can take your pick from wherever you desire to be and get whisked off in a jiffy.



Source<sup>4</sup>: The Straits Times, 20th January 2011  
Source<sup>5</sup>: www.lta.gov.sg



\* Estimated travel time.  
Source: www.smr.com.sg, www.maps.google.com.sg





# Blissful Comforts

Relish the perfect getaway at Eight Courtyards and stroll with nature's best. With 12 towers comprising 5 blocks of 14 storeys and 7 blocks of 15 storeys, the serene haven offers 654 residential units of enchanting rapture.

Sitting in the luxurious comforts of 8 rejuvenating courtyards and full condominium facilities, the intimate outdoor spaces provide a wide choice of unit types from 1-bedroom to 4-bedroom, dual key units and penthouses. The modern architectural design also includes 2 convenient shop units to suit the needs of all families.

*For a sheer indulgence of everything life can offer, live the moments at Eight Courtyards.*

eight  
courtyards  
*Intimate Outdoor Spaces*

Artist's Impression





# When nature's tranquility meets cosmopolitan comforts, it's a dream come true.

*Enjoy the best of both worlds at Eight Courtyards with full condominium facilities and 8 enchanting gardens.*

Whatever you desire, there's always a courtyard for you. Find solace at the inviting dip pool at the Wellness Courtyard or retreat to an inner peace at the Harmony Courtyard. Over at the Olympic length swimming pool, take a plunge and set an all-new personal best. For everything that life can offer, realise it all at Eight Courtyards.

Nothing will stop you from being at the top of your game with the tennis court, a fully-equipped gym and jogging track conveniently at your beck and call. Keep your mind sharp and focused, and tick off your fitness goals for a healthier lifestyle. Eight Courtyards also offers more than just cardio and resistance training with the therapeutic aqua gymnasium for a totally holistic experience.

Blissful surprises are never too far away as well. At the Spa Courtyard, you can step into the tender touch of hydro-therapy dip pools and bid farewell to the fast-paced rhythm of the day. Refreshing wonders also await as you wander down the vitality path of foot reflexology at the Vigour Courtyard or lull on the wet deck.

Sanctuaries at the Inspiration Courtyard, Discovery Courtyard and Serenity Courtyard will immerse you in the mood for love or even spark your creativity to life. You can also share and spread your joy with friends and guests at the clubhouse or cook up a storm at the BBQ pavilion with them. Endless hours of fun will keep your kids entertained and happy from the outdoor fun pods in Play Courtyard to the Merry Treehouse. So follow your heart and let Eight Courtyards complete your life.

## What's Around You.

### Thematic Courtyards

1. Vigour Courtyard
2. Serenity Courtyard
3. Discovery Courtyard
4. Inspiration Courtyard
5. Play Courtyard
6. Spa Courtyard
7. Wellness Courtyard
8. Harmony Courtyard

### Central Court

- A. Forecourt Plaza
- B. Clubhouse
- C. Promenade
- D. Palm Oasis
- E. Spa Dining Pavilion
- F. Hydro-vitality Gym
- G. Gym
- H. 50m Lap Pool
- I. Splash Cove

### Leisure & Entertainment

- J. Children's Playground
- K. BBQ Pavilion
- L. Rainforest Fitness Trail
- M. Merry Treehouse
- N. Multi-purpose Court
- O. Kid's Corner
- P. Tennis Court
- Q. Bliss Spa Pavilion
- R. Rest Pavilion

### Thematic Gardens

- S. Zen Garden
- T. Mediterranean Grove
- U. Tropical Paradise

### Others

- V. Side Gate
- W. Guardhouse
- X. Drop-off Porch







Artist's Impression

## *Stroll in the Nature Park at the Serenity Courtyard*

*“Take a quiet walk alongside the Koi pond and enjoy the serenity – a perfect setting for solitary reflection or intimate conversations.”*

## *Rejuvenate at the Vitality Path in the Vigour Courtyard*

*“Slip off your socks and give your feet a good rubdown on the foot reflexology pebble path. Revitalise your circulatory system amongst the glorious palm trees and soak in the positive energy to mark the start of a day.”*



Artist's Impression



“For a fun-sized adventure, take a walk through this mini-labyrinth. *Discover little wonders* as you put your navigation skills to the test, and who knows what marvels you might find?”



Artist's Impression

*Muse at the Serene Grove*  
**in the Inspiration Courtyard**



Artist's Impression



“Kick back and relax in the comfort of hammocks and find *an enclave of peace* you can call your own. Set amongst vibrant flora, you are bound to find the inspiration you need.”

*Explore the Evergreen Maze*  
**at the Discovery Courtyard**





## Let loose at the Fun Plaza in the Play Courtyard

“Come out and play! The Aussie-styled playground with its collection of fun slides, swings and toys will surely keep the kids (or the kid in you) happy for hours.”



Have some splashing good fun, or just sit back, *relax* and let the water wash your worries away.

To get some time in the sun, or for a break at any time of the day, the water at the dip pool will help you unwind.



Luxuriate in the Spa Springs  
at the Spa Courtyard



“Soak in the hot bath as you let your body lay off its exhaustion, and then rejuvenate with a cold dip.”

*Immerse yourself in luxury* and pamper yourself with a treat at the spa.”

*Soak in the Purity Pool  
at the Wellness Courtyard*



“Find your inner sanctum in this courtyard built for *balance and calm*. Surrounded with lush bamboo greenery, this courtyard is perfect to pull yourself away from the hustle of the world for some quiet meditation.”

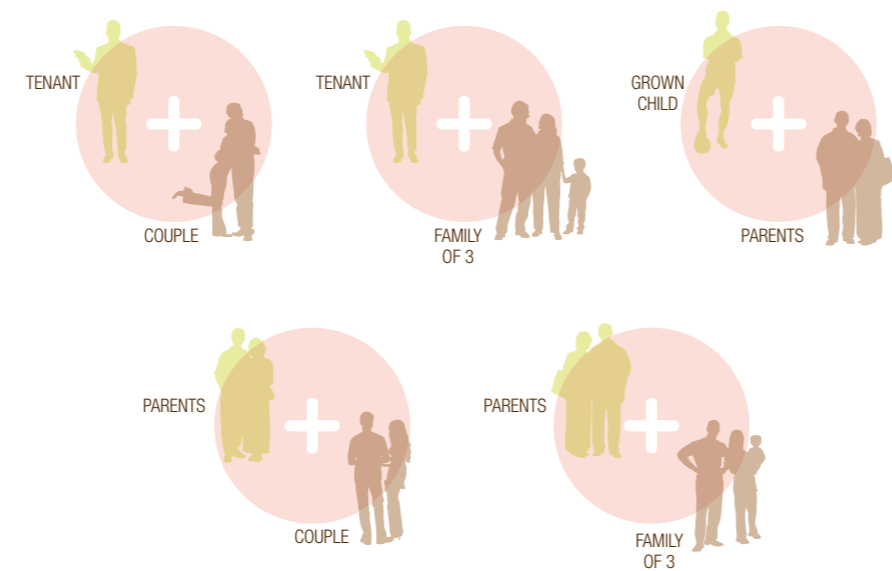
*Meditate at the Zen Garden  
in the Harmony Courtyard*





# Experience all the wonders of dual space.

Staying together with your loved ones is the key essence of what you call 'home'. That's why the exclusive dual key unit is designed for families to stay with their parents for double the joy and double the love.



## INTER-GENERATION HOMES "2 HOMES, 1 FAMILY."

Keeping two homes under one roof while retaining the privacy of both, there will be one common foyer before each reaches their own living space, kitchen and bathroom. Perfect for a versatile living arrangement, it is also suitable for renting out.







Artist's Impression  
Courtesy of Cynosure Design

*Live and redefine  
the luxuries of life.*



Artist's Impression  
Courtesy of Cynosure Design

*Intimately Yours*

## ***Courtyard Home***

**D**esigned for a life uncompromised, this is an apartment of ultimate indulgence. Slide open the kitchen windows to reveal a kitchen bar counter and your unique lifestyle balcony with a courtyard view. Connected to the living and dining area, your lifestyle balcony is always ready to entertain your delighted guests or redefine your home dining experience. The versatile balcony also extends to your master bedroom for a bigger intimate space. The sublime innovation is also made to improve air ventilation with minimal obstruction to wind flow for a cooler living space. So get ready for life because it's ready for you.



TYPE C8





## About Frasers Centrepoint Limited

Top-selling developer offering quality & innovative homes

Frasers Centrepoint Limited (FCL), a fully-owned subsidiary of Fraser and Neave, Limited, is one of Singapore's leading property companies. Spanning 14 countries across Asia, Australasia, Europe and the Middle East, FCL has close to \$10 billion worth of assets. To date, it has a combined global land bank in excess of 30 million square feet. It is a fully-integrated real estate company involved in residential and commercial development, and property management. It owns two real estate investment trusts, and also has an award-winning gold-standard serviced management company, Frasers Hospitality, in 21 gateway cities across the globe. Its international property arm, Frasers Property, develops world-class projects in UK, Australia, New Zealand, Thailand, China and Vietnam.

Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence.

Central Park Sydney, Australia



Waterfront Waves



Waterfront Gold



Waterfront Isle



Waterfront Key

## About Far East Organization

For over 50 years, Far East Organization has contributed significantly to shaping the Singapore skyline.

Far East Organization is the largest private property developer in Singapore with a growing reputation for building innovative and functional spaces, and providing high quality experiences and value for its customers. Far East Organization has been contributing to the transformation of Singapore's urban landscape. It has built more than 700 developments across the full spectrum of real estate in the residential, hospitality, commercial and industrial sectors. Far East Organization owns and operates the largest corporate leasing and hospitality portfolio in Singapore, including seven hotels and 12 serviced residences with about 1300 apartments. In addition to its private development and investment arm, Far East Organization also has two public-listed companies, Orchard Parade Holdings Limited, a hotel and property group, and Yeo Hiap Seng Limited, a 111-year-old industry pioneer of food and beverage products in Southeast Asia.

Far East Organization holds the world record as the only developer to be bestowed six internationally acclaimed FIABCI Prix d'Excellence Awards, underscoring its unique achievements in the international real estate arena. Led by its driving belief that the places we live, work and play are important factors that inspire progress and success, Far East Organization is committed to constantly innovating and creating effective use of space that improves our way of life. We inspire better lives.

Orchard Scotts - Orchard, Singapore



## Distinctive Brilliance

*The Waterfront Collection comprises four stellar developments jointly launched by Frasers Centrepoint Homes and Far East Organization. With a panoramic view of the scenic Bedok Reservoir, the glistening quartet offers waterfront living at its best.*

Well received by discerning buyers, the 1,764 units of the Waterfront Collection are already more than 86 per cent sold\*. This first joint venture of two highly-regarded and award-winning developers has also successfully transformed the Waterfront Collection into one of Singapore's most desired addresses.

With more exciting joint venture developments lined up, Singapore can look forward to a new advent of quality and innovative homes.

\* As of April, 2011



## SPECIFICATIONS

- Foundation**
  - Pile Foundation
- Superstructure**
  - Reinforced concrete structure
- Walls**
  - External Walls  
Reinforced concrete and/or masonry walls
  - Internal Walls  
Reinforced concrete and/or masonry walls and/or drywall system
- Roof**
  - Reinforced concrete roof with appropriate waterproofing and insulation system
- Ceiling**
  - For Units
    - Living/Dining, Bedroom, Bathroom, Kitchen, Foyer, Corridor, Balcony, Utility, WC, Yard, Linen Store (LS) and Private Enclosed Space (PES):  
Plasterboard and/or bulk head with paint and/or cement sand plaster with paint and/or skim coat with paint finish
  - For Common Areas
    - Lift Lobbies and Car Park:  
Skim coat and/or plasterboard with paint finish
    - Staircases and Storey Shelters:  
Skim coat with paint finish
- Finishes - Wall**
  - For Units
    - Living/Dining, Bedrooms, Foyer, Corridor, Linen Store(LS), Utility, Yard, Balcony, Private Enclosed Space (PES) and Open Terrace  
Cement sand plaster and/or skim coat with paint (up to false ceiling and at exposed areas only)
    - All Bathrooms  
Ceramic and/or homogeneous tiles and/or stone finish feature wall (up to false ceiling and at exposed areas only)
    - Kitchen and WC  
Ceramic and/or homogeneous tiles (up to false ceiling and at exposed areas only) and/or cement/sand plaster and/or skim coat with paint finish
  - For Common Areas – Internal Wall
    - Basement and 1st Storey Lift Lobbies  
Stone finish and/or ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed areas only)
    - Typical Lift Lobbies:  
Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed areas only)
    - Staircases, Storey Shelters, Car Park and Ramps:  
Cement sand plaster and/or skim coat with paint finish
  - For Common Areas – External Wall
    - All External Walls including Balcony, Private Enclosed Space (PES), Open Terrace:  
Cement and plaster and/or skim coat with exterior paint finish

- Finishes – Floor**
- For Units
    - Living/Dining  
Homogeneous and/or ceramic tiles with skirting except for Type A1, A1P, A2, A2P and studio units of C(DK), C(DK)P, D(DK) and D(DK)P shall be timber
    - Foyer, Corridor, Linen Store (LS):  
Homogeneous and/or ceramic tiles with skirting
    - Bathrooms, Kitchen, Utility, Yard and WC:  
Homogeneous and/or ceramic tiles and/or paint finish
    - Bedrooms:  
Timber flooring with skirting
    - Open Terrace, Yard, Balcony and Private Enclosed Space (PES):  
Homogeneous and/or ceramic tiles
  - For Common Areas – Internal Floor
    - Basement and 1st Storey Lift Lobbies:  
Stone finish and/or tiles
    - Typical Lift Lobbies:  
Homogeneous and/or ceramic tiles
    - Staircases, Storey Shelters:  
Cement and sand finish with nosing tiles
  - For Common Areas – External Floor
    - Pool Deck Areas:  
Stone and/or homogeneous tiles and/or pebble wash and/or timber deck
    - Swimming Pools and Spa Pools:  
Porcelain and/or mosaic and/or ceramic tiles
- 7. Windows**  
Aluminium frame with tinted glass/clear glass/frosted glass/translucent glazing
- 8. Doors**
- Main Entrance  
Approved fire-rated timber door
  - Bedrooms and Bathrooms  
Timber swing door and/or sliding door
  - Kitchen  
Aluminium and/or timber and/or glass sliding and/or double sliding door and/or swing door
  - WC and Utility  
PVC folding door
  - Open Terrace, Balcony and Private Enclosed Space (PES)  
Aluminium frame sliding door and/or fixed glass panel with tinted glazing
- Note: Selected good quality locksets and ironmongery shall be provided to all doors
- 9. Sanitary Fittings**
- Master Bath
    - long bath complete with bath mixer set (only for Unit Type D1, D1P & PH)
    - shower cubicle complete with shower mixer set
    - pedestal water closet

- For Units
  - Living/Dining  
Homogeneous and/or ceramic tiles with skirting except for Type A1, A1P, A2, A2P and studio units of C(DK), C(DK)P, D(DK) and D(DK)P shall be timber
  - Other Bathrooms
    - shower cubicle complete with shower mixer set
    - pedestal water closet
    - wash basin and 1 basin mixer
    - toilet paper holder
    - towel rail
    - wall hung cabinet with mirror
  - WC (where applicable)
    - shower set with tap
    - pedestal water closet
    - wall hung basin with tap
    - toilet paper holder

- Kitchen
  - stainless steel sink with tap
- Open Terrace/Private Enclosed Space (PES)/Yard (where applicable)
  - bib tap

- 10. Electrical Installation**  
- Wiring for lighting and power shall be in concealed conduits except for spaces within the DB's closet and areas above false ceiling, which will be in exposed conduits and/or trunking  
- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

- 11. Cable TV/ Telephone**  
Refer to Electrical Schedule for details

- 12. Lightning Protection**  
Lightning protection system shall be provided in accordance with Singapore Standard CP 33:1996

- 13. Painting**
- Internal wall : Emulsion paint
  - External wall : Spray textured coating and/or selected exterior paint

- 14. Waterproofing**  
Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Yard, Open Terrace, Balcony, Private Enclosed Space (PES) and reinforced concrete flat roof

- 15. Driveway and Car Park**  
Surface Driveway
- Selected tiles and/or natural stone to designated areas/ reinforced concrete slab with floor hardener and/or tarmac
  - Car Park
  - Reinforced concrete slab with floor hardener to Car Parks and ramps

- 16. Recreation Facilities**
- 1st and 7th storey
  - Swimming Pool/ Aqua Gym Pool
  - Splash Pool
  - Dip Pool
  - Sun Deck
  - Spa Dining Pavilion

- Children's Play Area
- Themed Garden
- Thematic Landscaped Courtyard
- Outdoor Fitness Area
- Multi-purpose Court
- Rest Pavilion
- BBQ Pavilion
- Jogging Track
- Water Feature
- Tennis Court
- Gymnasium
- Function Room
- Male and female changing rooms with steam room

- 17. Others**  
Management Office

- 18. Additional Items**
- Kitchen Cabinet  
High and/or low level kitchen cabinets complete with solid surface worktop, stainless steel sink with tap

- Kitchen Appliances to be provided  
Cooker hob, cooker hood and oven

- Wardrobes  
Built-in wardrobe to all Bedrooms

- Air-Conditioning  
Split-unit air-conditioning system to Living/Dining and all Bedrooms

- Gas  
Provision of town gas supply to Kitchen (Except for Unit Types A1, A1P, A2, A2P, B2, B2P, B3, B3P & B3P-1)

- Water Heater  
Hot water supply to all Bathrooms

- Security
  - Security card access control system for Basement and 1st Storey Lift Lobbies and pedestrian gate
  - Car Park barrier system at main entrance

Notes :

**a. Wall**  
No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

Wall surface above the false ceiling level will be left in its original bare condition.

**b. Marble, Limestone and Granite**  
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-conformity 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. The tonality and pattern of the marble, limestone or granite selected and

installed shall be subject to availability.

**c. Cable Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

**d. Wardrobes, Kitchen Cabinets, Fan Coil Units, Gas Pipes and Heaters, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of wardrobes, kitchen cabinets, fan coil units, gas pipes and heaters, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

**e. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

**f. Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

**g. Air-conditioning system**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

**h. Timber**  
Timber is a natural material containing grain/vein and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

**i. Internet Access**  
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

**j. 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.

**k. Glass**  
Glass is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage.

**l. False Ceiling**  
The 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 purpose. Where removal of equipment is needed, ceiling works would be required.

**m. Mechanical Ventilation System**  
The mechanical ventilation system for the toilet, foyer and any other areas within the Unit's exhaust system is to be maintained by the Purchaser on a regular basis.

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

Developer	: Yishun Gold Pte Ltd (Company UEN No. 201016945R)
Lot No.	: Lot 3149K Mukim 19
Tenure	: Leasehold estate of 99 years commencing from 20th September 2010
Developer's License No.	: C0748
Building Plan No.	: A1987-00081-2010-BP01 dated 4th April 2011
Expected Date of TOP	: 30th September 2015
Expected Date of Legal Completion	: 30th September 2018

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Jointly Developed By:



Far East Organization  
INSPIRING BETTER LIVES

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