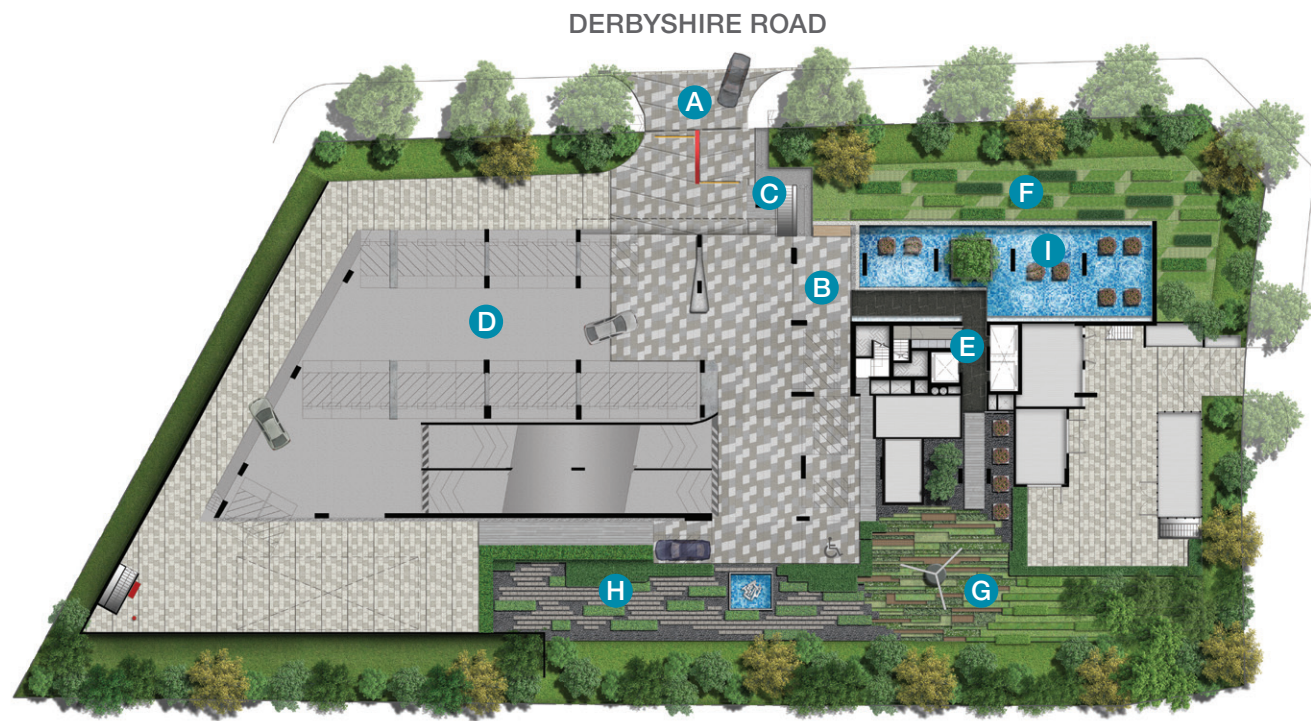




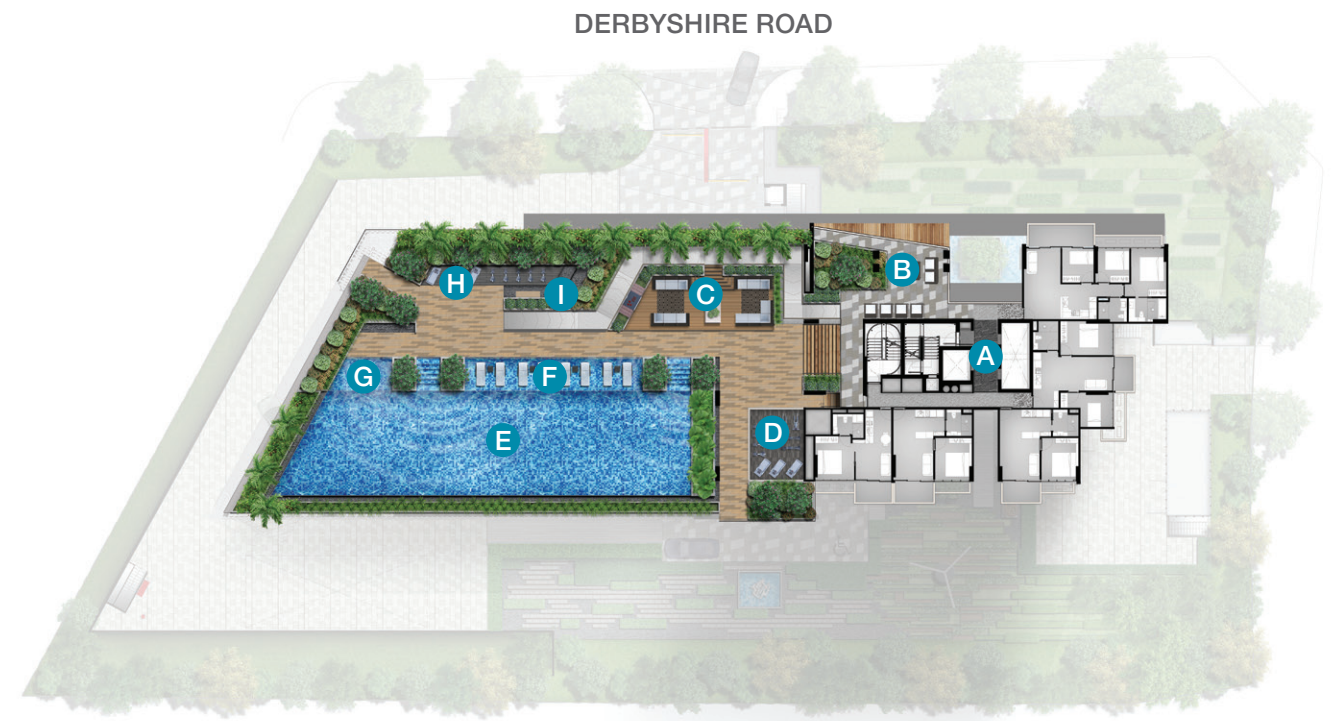
A Prestigious Project
at
6 Derbyshire Road

1ST STOREY SITE PLAN



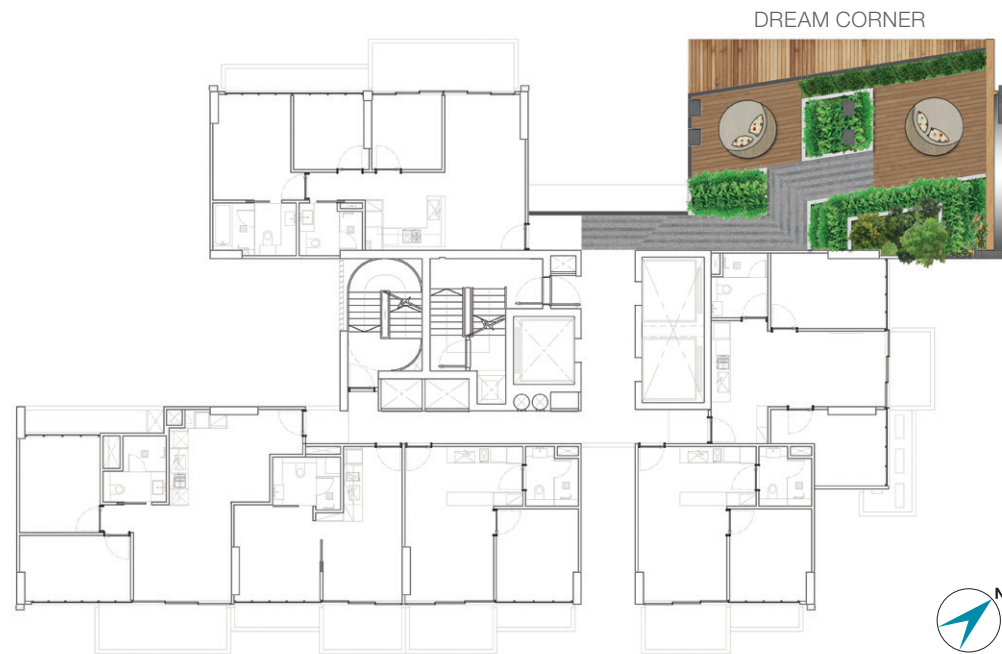
- | | | |
|-------------------------|------------------------|--------------------------|
| A Entrance | D Carpark | G Nest Swing |
| B Drop Off Point | E Lobby | H Hedge Garden |
| C Guard House | F Linear Garden | I Reflective Pond |

5TH STOREY SITE PLAN

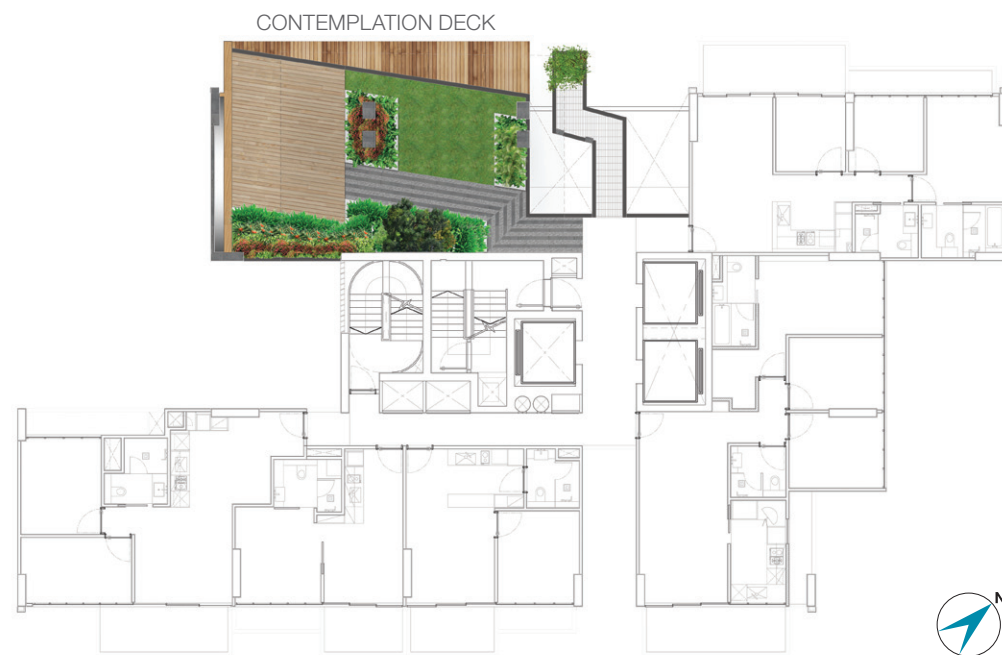


- | | | |
|-----------------------|-----------------------|-----------------------------|
| A Lift Lobby | D Gym | G Spa Pool |
| B Sky Lounge | E 30m Lap Pool | H Fitness Station |
| C BBQ Pavilion | F Aqua Deck | I Reflexology Corner |

17TH STOREY SKY TERRACE



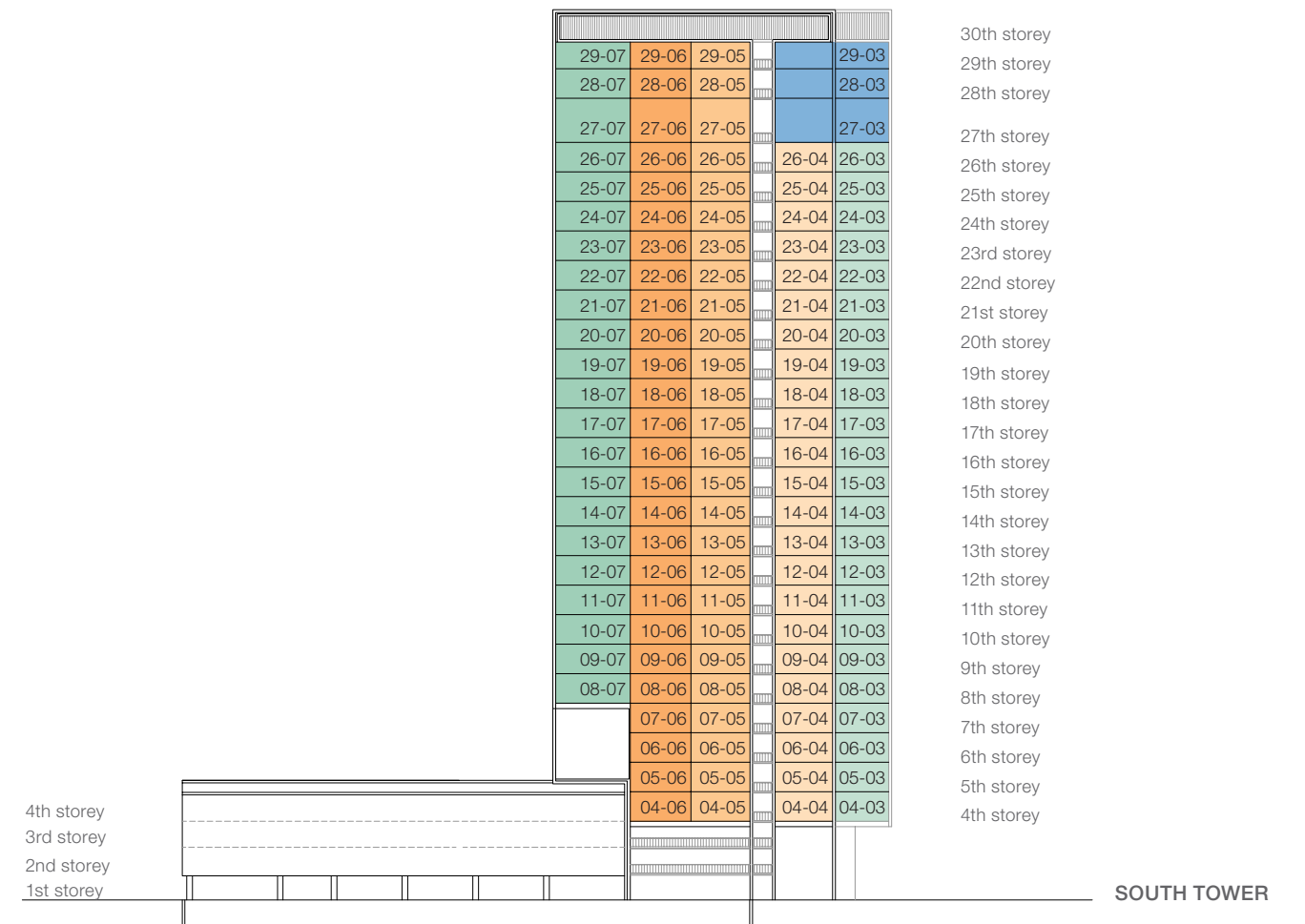
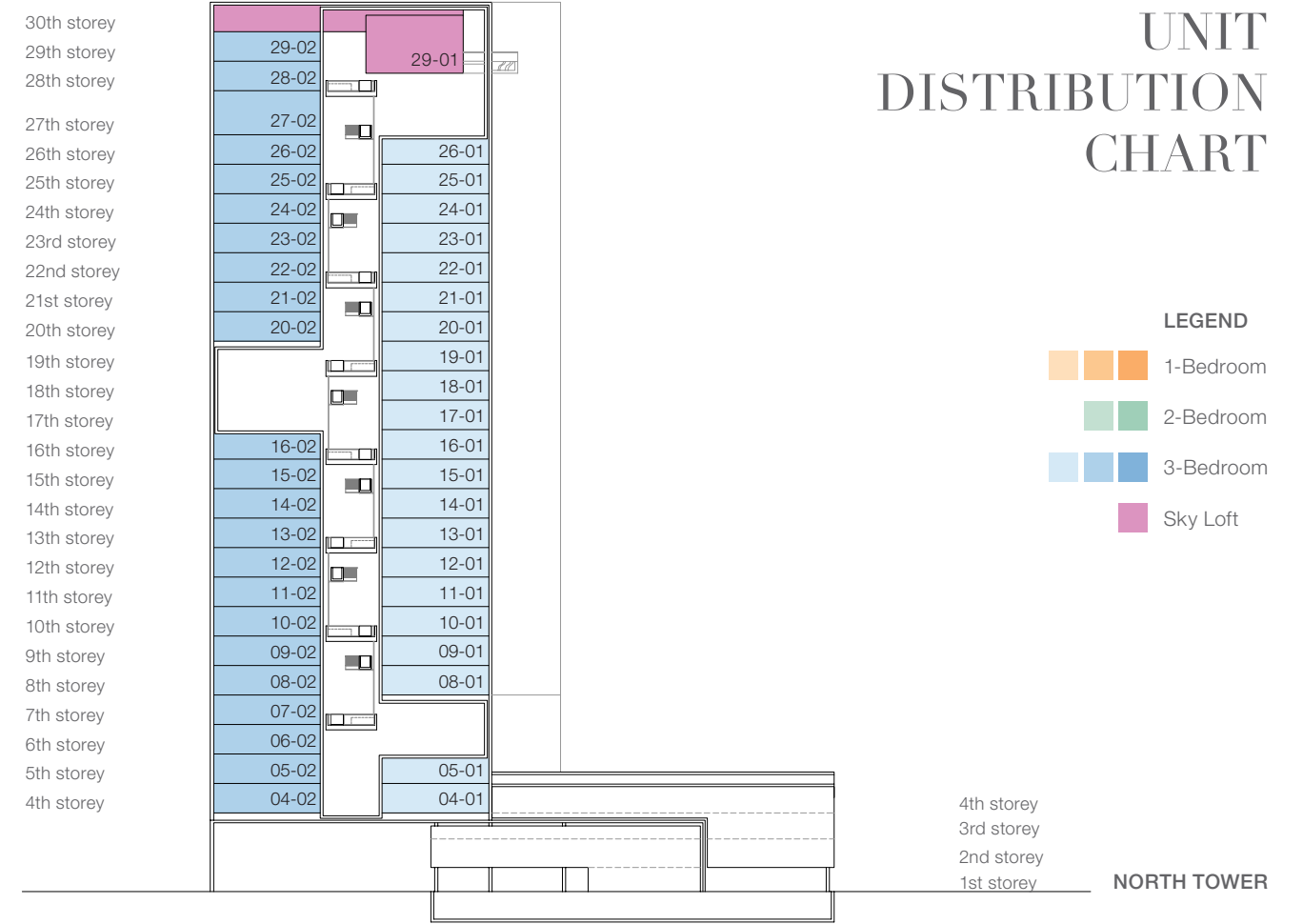
27TH STOREY SKY TERRACE



UNIT DISTRIBUTION CHART

LEGEND

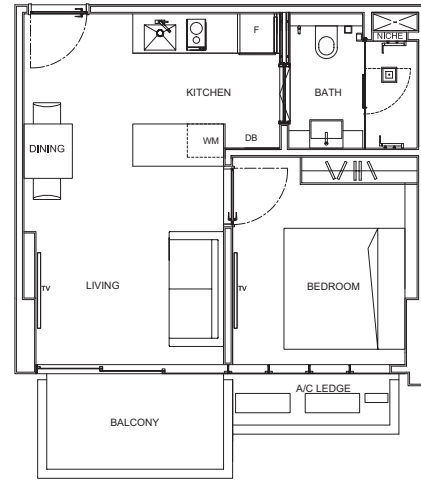
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- Sky Loft



1-BEDROOM

1-BEDROOM TYPE A 48 SQM

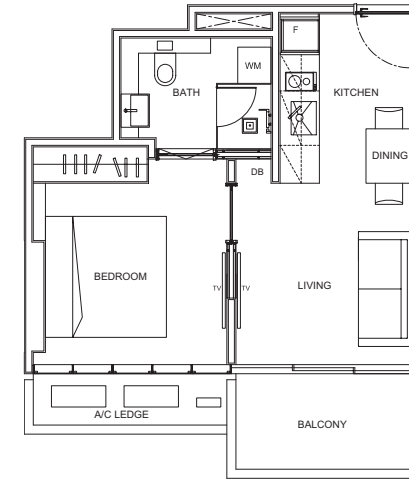
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1-BEDROOM

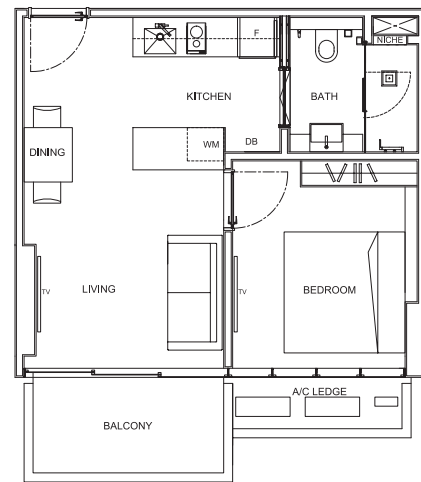
1-BEDROOM TYPE B 44 SQM

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#28-06, #29-06



1-BEDROOM TYPE A1 49 SQM

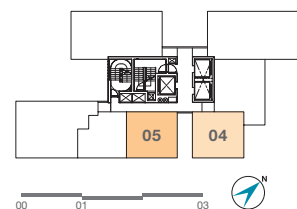
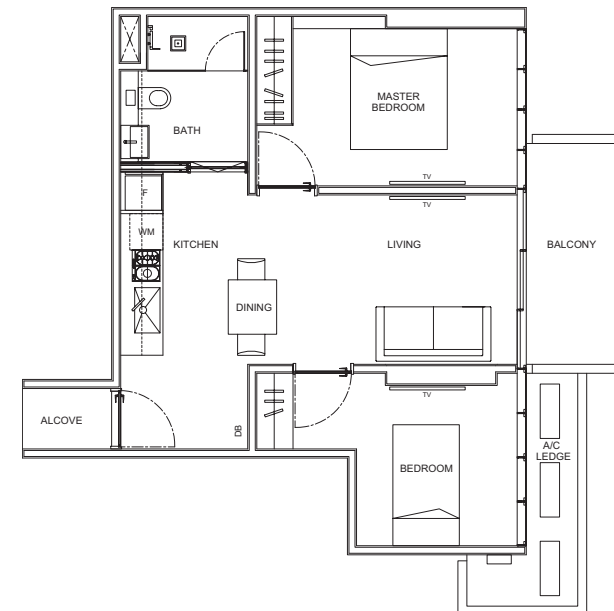
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2-BEDROOM

2-BEDROOM TYPE A 68 SQM

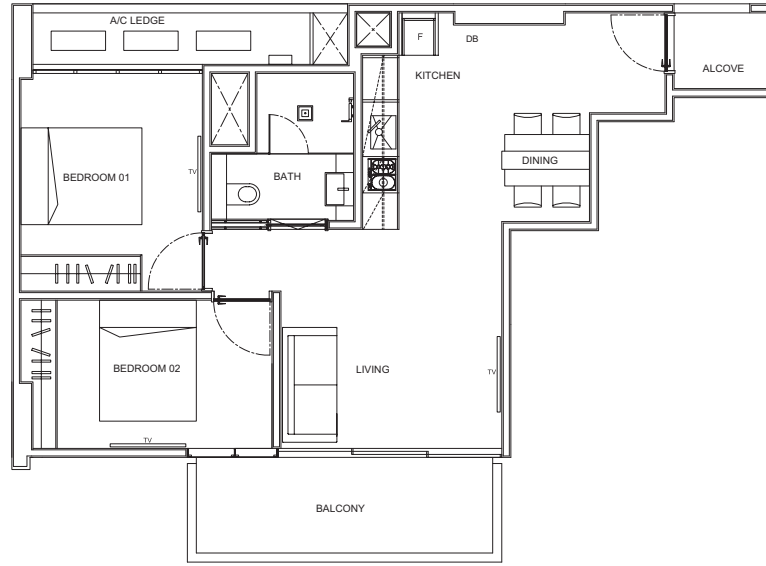
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2-BEDROOM

2-BEDROOM TYPE B 77 SQM

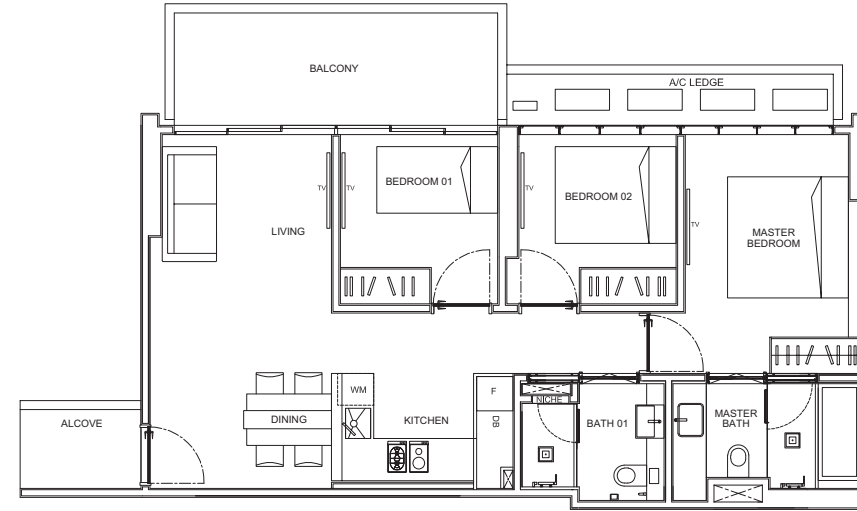
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3-BEDROOM

3-BEDROOM TYPE A1 94 SQM

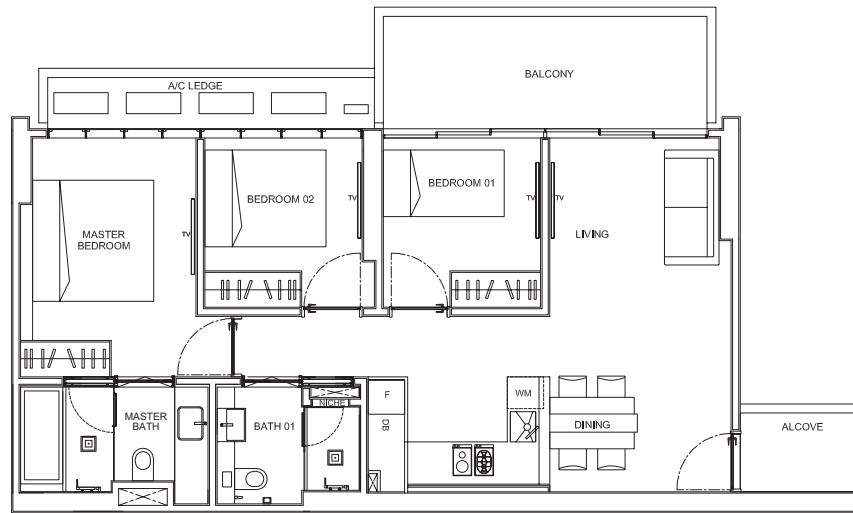
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3-BEDROOM

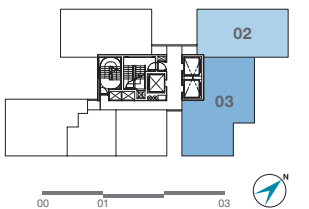
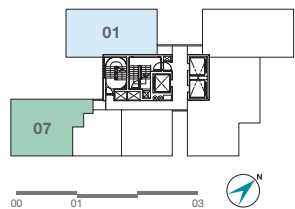
3-BEDROOM TYPE A 94 SQM

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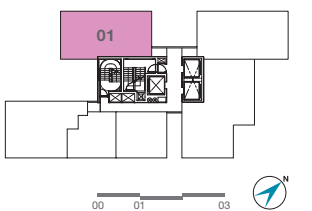
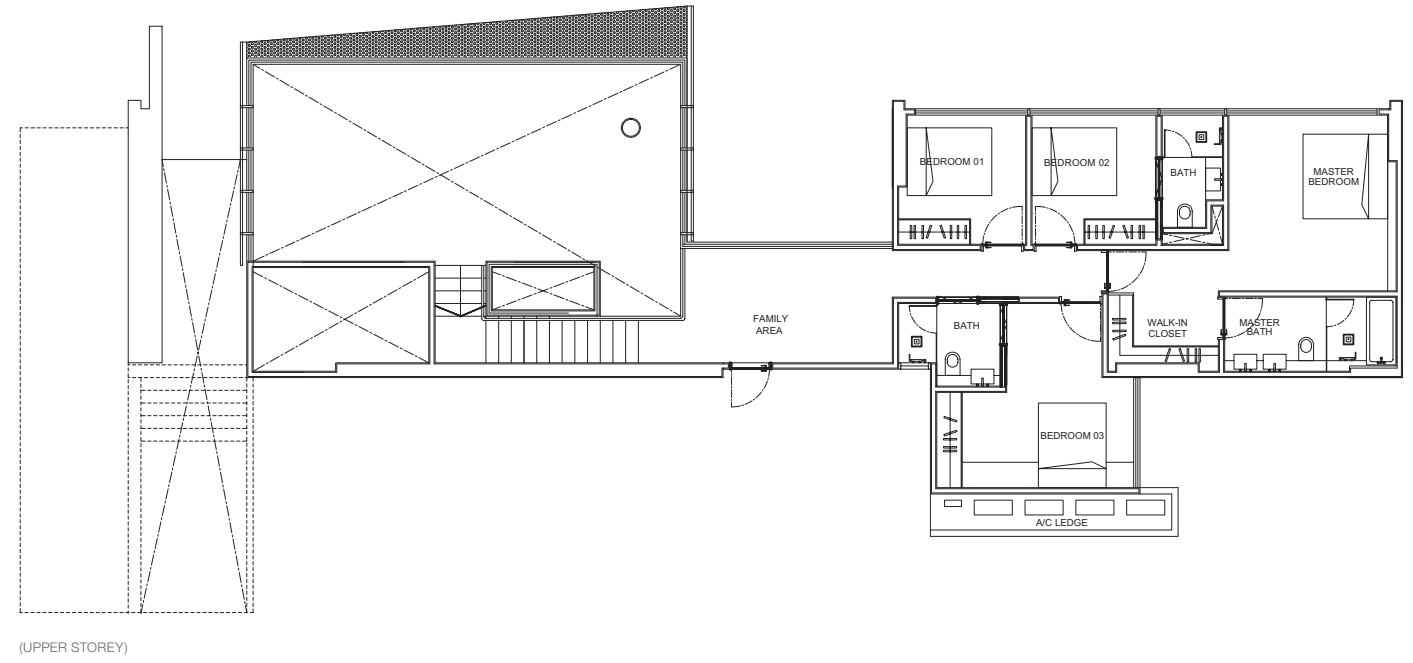
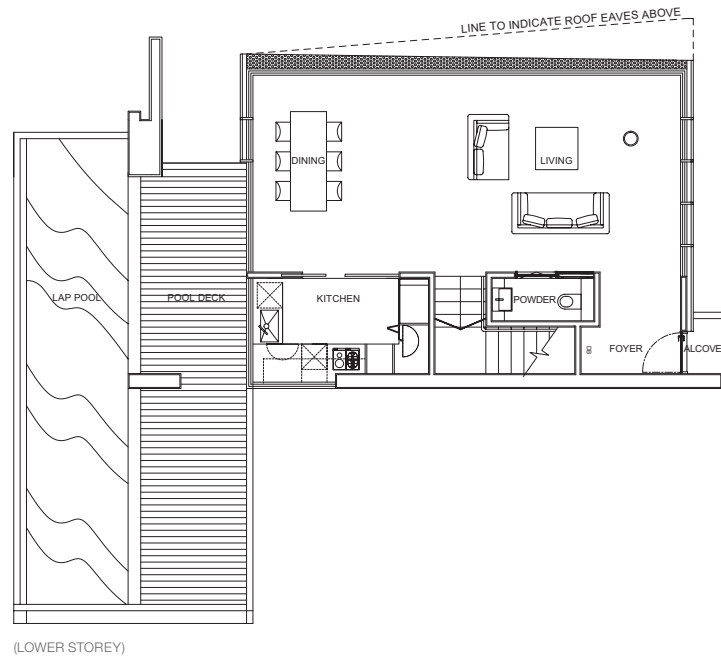
3-BEDROOM TYPE B 105 SQM

#27-03, #28-03, #29-03



SKY LOFT
320 SQM

#29-01



SPECIFICATIONS

1. Foundation

Reinforced concrete piles

2. Sub-Structure/Superstructure

Reinforced concrete structures and/or steel structures

3. Walls

- External Wall:
Reinforced concrete wall and/or common clay brick
- Internal Wall:
Reinforced concrete wall and/common clay bricks and/or concrete blocks and/or lightweight and/or drywall

4. Roof

Reinforced concrete flat roof with appropriate water proofing system

5. Ceiling

For units:

- Living/Dining, Master Bedroom, Bedroom, Balcony:
Cement & Sand plaster and/or skim coating with box-ups to designated area
- Master Bathroom, Bathroom, Powder room, Kitchen, Corridor to bedroom and Entrance Alcove:
Plaster ceiling boards

For Common Areas:

- Drop off, Lift Lobby, Common Corridor, Sky Terrace, Gym, Handicapped toilet and Pavillion:
Cement & Sand plaster and/or skim coating with or without plaster ceiling and/or box up to designated area
- Carpark, Driveway, M&E rooms, Guard House, Staircase, Staircase shelter and Bin Center:
Cement & Sand plaster and/or skim coating with or without box-ups to designated area

6. Finishes

a) Walls

For units:

- Living/Dining, Master Bedroom, Bedroom, Corridor to bedrooms, Entrance Alcove:
Cement & Sand plaster and/or Skim coating
- Master Bathroom, Bathroom, Powder room:
Granite and/or marble tiles and/or tiles laid up to designated height and on exposed surfaces only, and cement & sand plaster to other areas
- Kitchen:
Cement & Sand plaster and/or Skim coating and/or tiles to designated height and on exposed surfaces only and glass back splash to designated area

Note: No tile/stone work behind/below kitchen cabinet, long bath or mirror

For Common Areas:

- Lift lobby (Basement, 1st storey) and Car park decks:
Cement & Sand plaster and/or Skim coating and granite and/marble and/tiles to designated area
- Upper storey lift lobby:
Cement & Sand plaster and/or Skim coating and granite and/marble and/tiles to designated area
- Common corridors:
Cement & Sand plaster and/or Skim coating to designated height and on exposed surfaces only
- Gym:
Cement & Sand plaster and/or Skim coating to designated height and on exposed surfaces only. Mirror panels to designated area
- Staircase, Staircase shelter, Carparks and M&E rooms:
Cement & Sand plaster and/or skim coating.

vi) Sky Terrace and Pool deck:

Spray texture coating or cement & sand plaster and/or granite and/or marble and/tiles to designated area only

vii) External Wall:

Cement & Sand plaster and/ or spray texture coating, aluminium panels in fluorocarbon to designated area

b) Floor

For units:

- Living/Dining, Corridor to bedrooms, Kitchen:
Marble tiles and/or tiles
- Master Bathroom, Bathroom, Powder room:
Granite and/or marble tiles and/or tiles
- Bedroom for 1BR only:
Marble tiles and/or tiles
- Bedroom for 2BR, 3BR and Penthouse:
Timber flooring
- Balcony:
Porcelain tiles and/or homogenous tiles
- Penthouse pool deck:
Granite and/or tiles and/timber decking
- Penthouse pool:
Granite and/Mosaic and/or tiles

Note: No tile/stone work behind/ below kitchen cabinet, long bath or mirror

For Common Areas:

- Lift lobby (Basement and car park decks)
Granite and/or tiles
- Upper storey lift lobby:
Granite and/or tiles
- Common corridors:
Homogenous tiles and/or ceramic tiles
- Gym:
Carpet
- Staircase, staircase shelter, Carparks and M&E rooms:
Cement sand screed and/or concrete finish and with nosing tiles to staircase only
- Sky Terrace:
Granite and/or tiles and/timber decking to designated area
- Pool deck:
Granite and/or tiles and/timber decking to designated area

7. Windows

- Living/Dining:
Aluminum framed sliding glass door and aluminum casement window and/or sliding windows with or without fixed glass panels in powder coating finish
- Bedrooms, Bathroom:
Aluminum framed casement and/or sliding windows with or without fixed glass panels in powder coating finish
- All glazing shall be in tinted glass and/or clear glass.
- All casement windows are hung, top hung, bottom hung or any combination thereof.
- All glazing up to 1m from the floor level shall be laminated and/or tempered glass.
- Where window is not provided in bathroom, mechanical ventilation shall be provided.

8. Doors

- Main Entrance:
Fire rated timber door with veneer finish
- Bedrooms:
Hollow core timber door with veneer finish
- Master Bathrooms, Bathrooms and Powder rooms:
Timber and/or glass sliding door
- Kitchen (applicable for Penthouse and 3BR Type B):
Aluminum sliding door glass door and/or timber sliding door
- All aluminum frames shall be powder coated
- All glazing shall be in clear glass and/or frosted glass and/or tinted glass according to Architect's design.

9. Sanitary Fittings

Item	Unit Type	Vanity Basin c/w mixer tap	Water Closet	Long Bath with Mixer	Rain Shower Set with Hand Shower & Mixer	Towel Rail	Toilet Paper Holder	Robe Hook	Bid tap w/ spray hose
1	1BR TYPE A	Bathroom	1	1	-	1	1	1	1
2	1BR TYPE A1	Bathroom	1	1	-	1	1	1	1
3	1BR TYPE B	Bathroom	1	1	-	1	1	1	1
4	2BR TYPE A	Bathroom	1	1	-	1	1	1	1
5	2BR TYPE B	Bathroom	1	1	-	1	1	1	1
6	3BR TYPE A	Master Bathroom	1	1	1	1	1	1	1
		Bathroom	1	1	-	1	1	1	1
7	3BR TYPE A1	Master Bathroom	1	1	1	1	1	1	1
		Bathroom	1	1	-	1	1	1	1
8	3BR TYPE B	Master Bathroom	1	1	1	1	1	1	1
		Bathroom	1	1	-	1	1	1	1
9	SKY LOFT	Master Bathroom	2	1	1	1	1	1	1
		Bathroom	1	1	-	1	1	1	1
		Powder Room	1	1	-	-	-	1	1

10. Electrical Installation

- All electrical wirings except for those above false ceiling are concealed in conduits whenever possible.
- Refer to attached Electrical Schedule for provision of lighting points/power points/telephone points/TV points for apartment units.

11. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555 Part 1 to 4.

12. Painting

- Internal Walls:
Emulsion paint
- External Walls:
Emulsion paint and/or textured coating finish to designated area

13. Water Proofing

Water proofing shall be provided for bathroom, powder room, balcony, AC ledge, Kitchen, Sky terrace, swimming pools, planters, pool deck and RC flat roof.

14. Driveway and Car Park

- Entrance Driveway & Drop Off:
Premix finish to concrete and/or clay paving blocks and/or imprinted concrete finish and/or granite tiles to designated area only
- Driveway & Car Park:
Reinforcement concrete slab

15. Recreation facilities

- Swimming Pool - 1 no, Estimated 30m long
- Gym - 1 no
- Spa pool - 1 no
- Community Sky Garden - 3 no
- Reflective Pool - 1 no
- Children Playground - 1 no
- Pavilion - 1 no
- BBQ - 1 no

16. Additional Items

- Kitchen Cabinet
Kitchen cabinets with solid surface counter top, c/w stainless steel sink
- Bedroom Wardrobe
Wardrobe with sliding door Melamine Finish

SPECIFICATIONS

c) Kitchen Appliances

S/N	Description	1 Bedroom			2 Bedroom		3 Bedroom			Penthouse
		A	A1	B	A	B	A	A1	B	SKY LOFT
1	Hood - 60cm	1	1	1	1	1	1	1	-	-
2	Hood - 90cm	-	-	-	-	-	-	-	1	1
3	Charcoal Filter	1	1	1	1	1	1	1	1	1
4	Recirculation Kit	1	1	1	1	1	1	1	1	1
5	Induction Hob	1	1	1	1	1	1	1	1	1
6	2 Ring Gas Burner	-	-	-	1	1	1	1	1	1
7	Integrated Fridge	1	1	1	1	1	1	1	-	-
8	Fridge	-	-	-	-	-	-	-	1	1
9	Full Oven	1	1	1	1	1	1	1	1	1
10	Steamer	1	1	1	1	1	1	1	1	1
11	Dish Washer	-	-	-	-	-	-	-	1	1
12	Washing Machine	1	1	1	1	1	1	1	1	1
13	Wine Cellar	-	-	-	-	-	-	-	-	1

- Air-conditioners – single/multi-split air cooled system with exposed wall mounted fan coil units to living/dining and bedrooms.
- Audio-video Intercom System for communication between Guard House/Lift Lobbies (Basement to 4th storey).
- Gas Storage Water Heater – hot water supply to all Bathrooms & Kitchen.
- Provision of town gas to kitchen in all apartment units (except 1BR).

SCHEDULE OF ELECTRICAL PROVISION

Item	Description	Unit Types								
		1 Bedroom			2 Bedroom		3 Bedroom			Penthouse
		A	A1	B	A	B	A	A1	B	SKY LOFT
1	Lighting Point	7	7	6	8	9	12	12	14	22
2	Switch Socket Outlet	11	11	11	15	15	20	20	20	26
3	Telephone Outlet	2	2	2	3	3	4	4	4	5
4	Data Outlet	3	3	3	4	4	5	5	5	6
5	TV Outlet	2	2	2	3	3	4	4	4	5
6	Audio-Video Intercom	1	1	1	1	1	1	1	1	1
7	Hood Point	1	1	1	1	1	1	1	1	1
8	Induction Hob Point	1	1	1	1	1	1	1	1	1
9	Fridge Point	1	1	1	1	1	1	1	1	1
10	Oven Point	1	1	1	1	1	1	1	1	1
11	Steamer Point	1	1	1	1	1	1	1	1	1
12	Washing Machine Point	1	1	1	1	1	1	1	1	1
13	Dishwasher Point	-	-	-	-	-	-	-	1	1
14	Wine Chiller Point	-	-	-	-	-	-	-	-	1
15	Bell Point complete With Bell Push	1	1	1	1	1	1	1	1	1

Note: The number of isolators to be provided for the air-conditioning system will be based on the number of condensing units required for each unit

SPECIFICATIONS

Notes to Specifications

A) Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B) Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

C) Air-conditioning system

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

D) Television and/or Internet Access

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

E) Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

F) 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.

G) 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.

H) 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.

I) 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.

J) Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

K) Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

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

L) Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

M) Wall

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

DISCLAIMER

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Material"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

