



R E S I D E N C E S



D W E L L I N T H E R A R I T Y O F A N U R B A N U T O P I A .



Tree is urban resort living at its finest.

A unique botanical retreat where the elements of nature – water, earth and sky – are landscaped in a layered vista of lush greenery, water gardens and sky terraces. Taking you to levels of sublime escapes inspired by some of the world's natural wonders.

Nowhere else brings you the great outdoor experience closer to home.

TRE Residences.

An aesthetic synonymous with the life surrounding you.

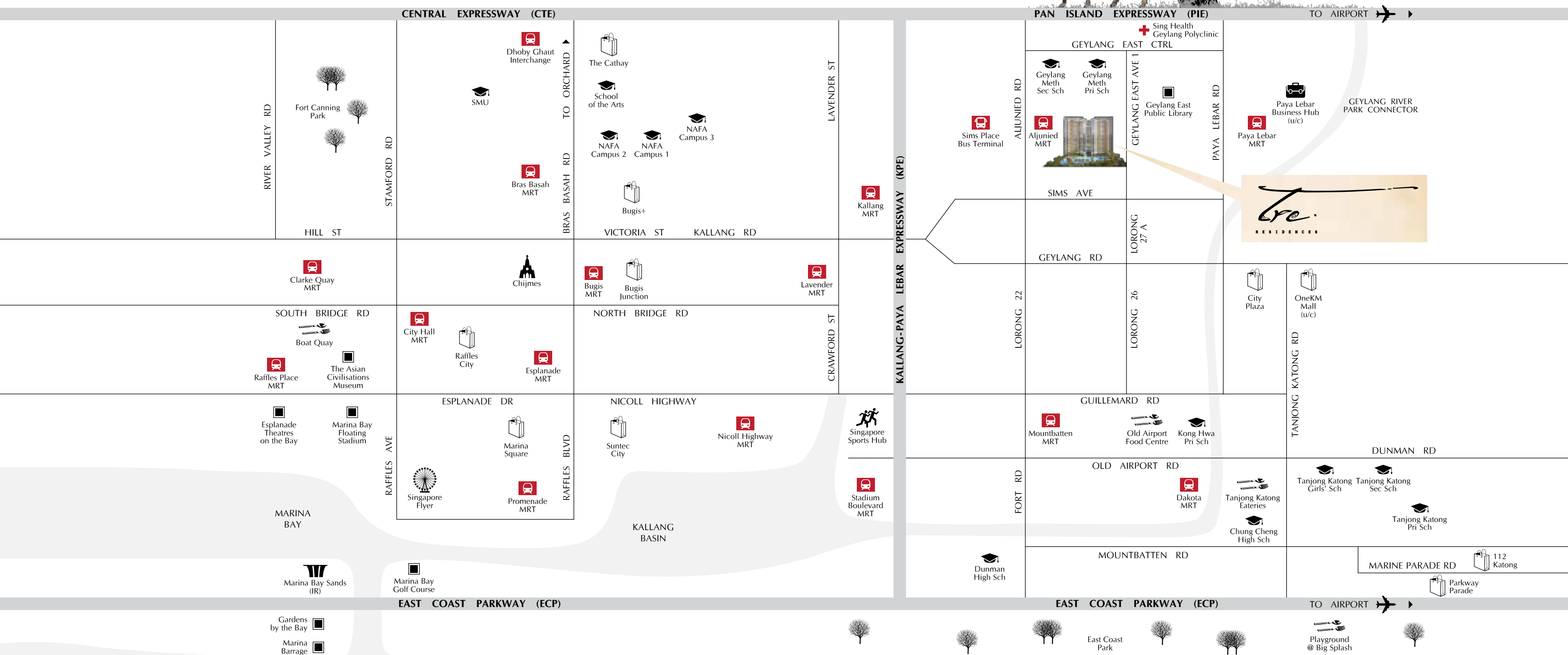
Rising 17 storeys high and comprising 250 units across 2 blocks, you can take your pick from a wide choice of one-, two-, and three-bedroom apartments or four-bedroom dual-key units as well as dual-key penthouses at TRE Residences.

A home where you can live the dream of an inspired life – all you have to do is step out.



A black and white illustration of a large, leafy tree with a thick trunk. A deer with large antlers stands in the foreground, facing left. Several small birds are perched on the tree's branches and the ground.

Parents will be pleased to know that good schools are in close proximity. These include the Geylang Methodist Primary and Secondary Schools as well as Kong Hwa Primary, Dunman High and Chung Cheng High Schools in the neighbourhood. While easy MRT connectivity provides access to CBD in the civic district.



Embrace a life of connected living.

Only a 3-minute walk on sheltered walkways to the Aljunied MRT station.

At the heart of all that matters, TRE Residences place the best of both worlds at your embrace. Only a 3-minute walk to the Aljunied MRT station connects you seamlessly to a day of sun, sand and sea at the East Coast Park or waterfront activities at the Marina Barrage. Thinking of somewhere indoor? Shop at The Marina Bay Sands Integrated Resort; smell the roses at Marina Gardens by the Bay; or take leisure to a new high at the Singapore Flyer. Feeling hungry? Connect to the food havens of Katong, Old Airport Road Food Centre or experience the new at Singapore Sports Hub.



Marina Bay



Artist's Impression



East Coast Park



Localicious dining temptations abound



Seamlessly convenient at where you live.

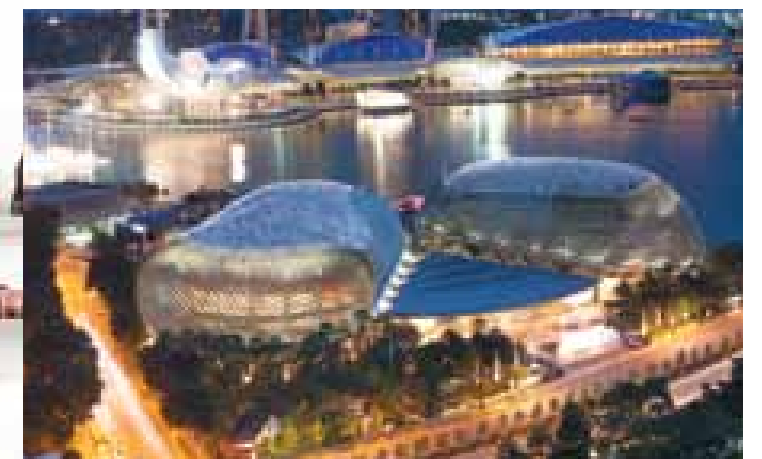
Live, work, play in close proximity.

Accessibility is never in question when you have seamless connectivity. Getting to work in the Central Business District is a breeze, ensuring a swift journey to the office every day.

The cosmopolitan shopper in you will also enjoy unparalleled choice and convenience. Whether it's big-name boutiques, niche dining or entertainment options, the entire Orchard Road shopping belt is at your disposal. Here, your playground is all around.



Near to offices in the Central Business District



Esplanade Theatres on the Bay



Nature finds its way into tropical luxury.

Seldom has indoor and outdoor spaces been more successfully integrated to offer different landscapes of serenity. Even the entrance courtyard is designed to welcome a new way to live, infused with the distinctive scent of energy and picturesque calm.





Water

Source of life.

Fluid, flowing, liberating,
it rejuvenates your senses
and renews your spirit.
Rediscover well-being.



Rejoice in tranquility,, luxuriate in your Serengeti.

In this place, **water and sun**, main amndl matuuure cooxexiist iim pperffexctt balance, **a vision of days long gone when life itself was art.** For the ultimate sensation in relaxation, **bask in the shimmering** azure pool; soothe your tired muscles in the invigorating wave pool or delight in the mesmeric sound of trickling water at the Infinity Fall. While you indulge yourself in the lush surround of a 'Serengeti' landscape that frames the environment, **The Alfresco** dining and BBQ Bay, **Gymnasium, Floating Lounge and Sun Lounge.** Artfully creating an ambience of seclusion, **a sensational** back-to-nature experience.



Claim your moment in the sun



The image is a full-page architectural rendering of a modern high-rise residential complex. Two tall, slender apartment buildings dominate the scene. The building on the left features a dark, textured facade with vertical gold-colored accents and a series of balconies with glass railings. The building on the right has a lighter, more uniform facade with similar balcony designs. In the foreground, a large, rectangular swimming pool with clear blue water reflects the sky and the buildings. To the left of the pool, there is a wooden pergola structure and some landscaping with palm trees and other tropical plants. The sky is a clear, bright blue, suggesting a sunny day. The overall aesthetic is clean, modern, and luxurious.

A flower for every
resident, a garden for
perfect contentment.

Here you'll appreciate a level of planning capturing the tranquility of the surround. Enjoy leisurely strolls at the E-deck amidst a paradise of blue and green. An intermixture of verdant manicured gardens – Garden Oasis, Green Terrace and Canopy Garden – complete with captivating water features that thrills and rejuvenates your senses in a rich horticultural parkland of plants, flowers, trees.





Earth

Connect with life.

It evokes a sense of place,
of belonging to its natural
habitat. Live the moment.

Yield yourself to nature's caress in the Amazon.

Need to recharge? Let the vibrant colours of the Amazon Terrace ignite your senses in a botanical urban retreat. A tropical bliss nestled on the 4th level where the sights, sounds, and scents of nature come together in playful wonder like a perfect secret garden in the sky. Live where nature and architecture blend seamlessly.

Unwind in your secret Savanna escape.

Open up to a new point of view on the 9th level where the privacy and relaxation you need to wind down your day is a unique Savanna sunset amidst a grassy ground layer of shrubs and trees. This is green living redefined – an integrated experience for living in harmony with the natural world where you could almost feel the presence of a zebra grazing. When the sun goes down, the city lights set the mood for romantic alfresco gourmet dining under a canopy of stars.



Artist's Impression



Wind down to a Savanna sunset



Refresh your senses with the touch of Zen.

Tucked on the 14th level is a beautiful landscape crafted from nature's most superb palette. A Zen Terrace that is alive to the cycles of the sun, the drifting play of shadows and the very rocks themselves. Where the colours and patterns of natural objects unclutter the mind and soothe the soul for quiet contemplation.



Artist's Impression

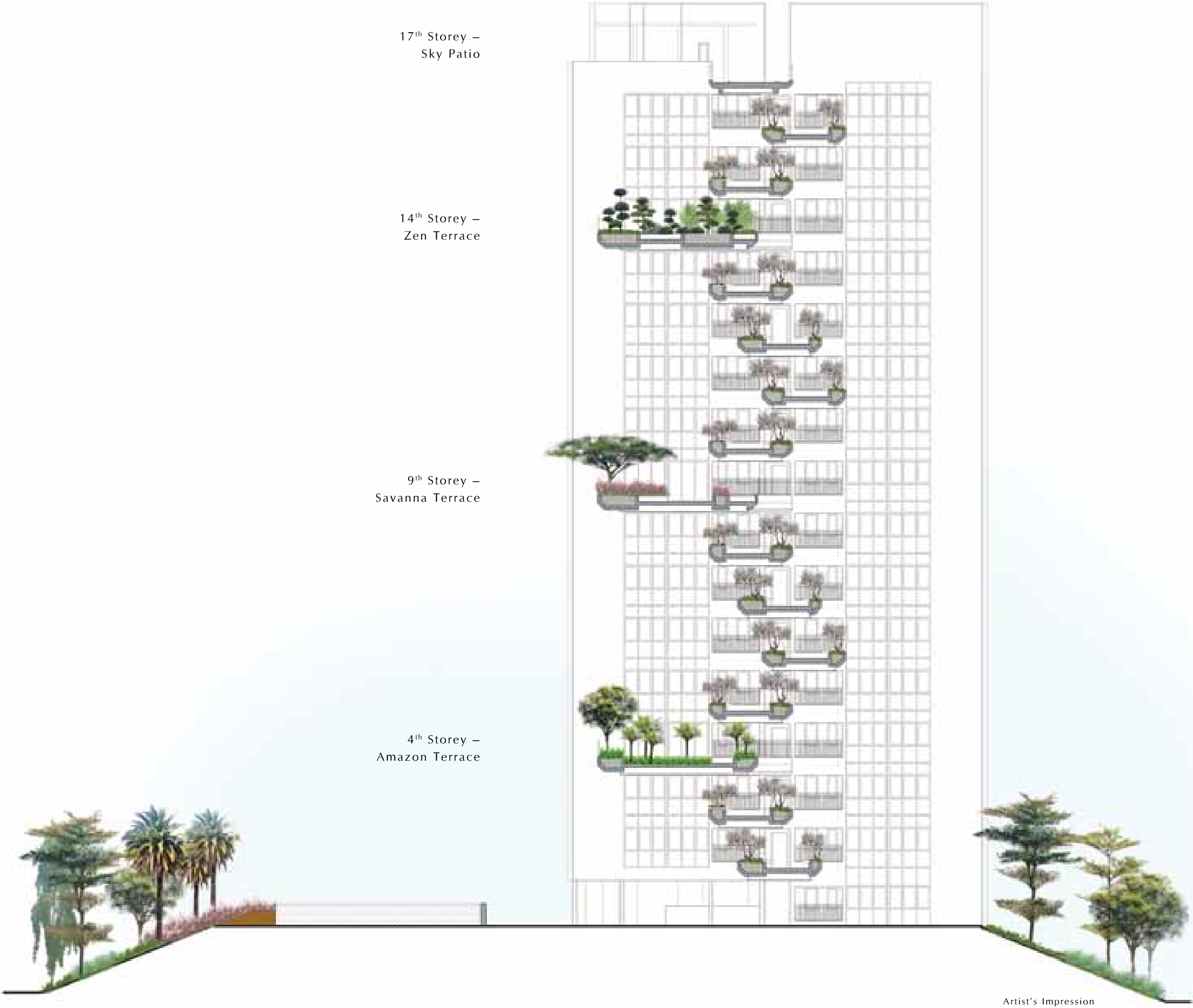


The spirit of simplicity



A sanctuary on every level.

TRE Residences is an integrated experience for living in harmony with the natural world. Where themed gardens are landscaped and worked into the design of the two tower blocks to create pockets of recreational breathing spaces on various levels, amidst the residences. A home poised between the heights of luxurious style, and a yearning for privacy.







Sky

Get high on life.

A rarefied world that
inspires nothing less
than awe. A dimension
of distinction awaits.

Nothing inspires quite like Cloud 10.

An elevated lifestyle awaits, where day is meant for relaxing and night is for celebrating. Immerse yourself in the dramatic views unveiled by the Sky Patio, the rooftop terrace on the 17th level. Take in the luxuriant landscaping and the reflective moats that add interest to the surround for entertainment.



Designed to enhance the luxury of space.

Truly a home after your own heart, your personal living space is in harmony with your personal style. Designed to let life flow, living large comes naturally. Take your pick from one-to three-bedroom units, dual keys and penthouses. Whichever home you choose, well-appointed interiors and quality finishes come standard.



Room for individuality, space for everything.

Suite dreams are made of these. A space that speaks volume for a goodnight's rest and an interior layout that allows more room for individuality. Within your private sanctuary, 'cross-ventilation' architectural design thoughtfully opens up an uninterrupted passage of airiness.

Every conceivable space is exquisitely designed. Satiated with creativity, the spacious bathroom offer maximum warmth and comfort with sophisticated fittings that elevate the merely functional to an elegant oasis.



Flawless in taste and quality for the perfect family dinner.

As you settle in, you'll discover more exquisite touches of attentive detail, the hallmarks of a fulfilling life at TRE Residences. All the fixtures and built-in appliances reflect a refined taste and your preferred lifestyle.

Revel in user-friendly designs that are stacked with space-saving features that are perfect for the contemporary kitchen with modern flair.



Site Plan



LEGEND

- A ARRIVAL**

 - 1 Entrance Porch (with drop-off)
 - 2 Guard House
- B BY THE WATERS**

 - 3 Oasis Lobby
 - 4 Oasis Boulevard
 - 5 Oasis Cove
 - 6 Floating Lounge
 - 7 Sun Lounge
- C THE WATERS**

 - 8 Swimming Pool
 - 9 Wave Pool (Spas)
 - 10 Infinity Fall
- D THE ALFRESCO**

 - 11 Dining Pod
 - 12 BBQ Bay
- E THE GARDENS**

 - 13 Garden Oasis
 - 14 Green Terrace
 - 15 Canopy Garden
- F THE FACILITIES**

 - 16 Gym
 - 17 Changing Room
 - 18 Playground
 - 19 Shower Bays
- G SKY TERRACES**

 - 20 Amazon Terrace (4th Storey)
 - 21 Savanna Terrace (9th Storey)
 - 22 Zen Terrace (14th Storey)
 - 23 Sky Patio (17th Storey)
 - 24 Sky Link (2nd, 3rd, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 13th, 15th, 16th Storeys)

Unit Distribution Chart

		BLOCK 7							
Storey	Unit	01	02	03	04	05	06	07	08
17							PH2-DK	PH1-DK	
16		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
15		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
14		B2	C2	C2a	A1	C1	D1-DK	D1-DK	B1
13		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
12		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
11		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
10		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
9		B2	C2	C2a	A1	C1	D1-DK	D1-DK	B1
8		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
7		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
6		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
5		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
4		B2	C2	C2a	A1	C1	D1-DK	D1-DK	B1
3		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
2		B2	C2	C2	A1	C1	D1-DK	D1-DK	B1
1		B2(P)	C2(P)					D1-DK(P)	B1(P)

		BLOCK 9							
Storey	Unit	09	10	11	12	13	14	15	16
17		B1	D3	PH3-DK					B2
16		B1	D3	D2-DK	C1	A1	C2	C2	B2
15		B1	D3	D2-DK	C1	A1	C2	C2	B2
14		B1	D3	D2-DK	C1	A1	C2a	C2	B2
13		B1	D3	D2-DK	C1	A1	C2	C2	B2
12		B1	D3	D2-DK	C1	A1	C2	C2	B2
11		B1	D3	D2-DK	C1	A1	C2	C2	B2
10		B1	D3	D2-DK	C1	A1	C2	C2	B2
9		B1	D3	D2-DK	C1	A1	C2a	C2	B2
8		B1	D3	D2-DK	C1	A1	C2	C2	B2
7		B1	D3	D2-DK	C1	A1	C2	C2	B2
6		B1	D3	D2-DK	C1	A1	C2	C2	B2
5		B1	D3	D2-DK	C1	A1	C2	C2	B2
4		B1	D3	D2-DK	C1	A1	C2a	C2	B2
3		B1	D3	D2-DK	C1	A1	C2	C2	B2
2		B1	D3	D2-DK	C1	A1	C2	C2	B2
1									

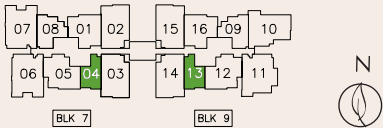
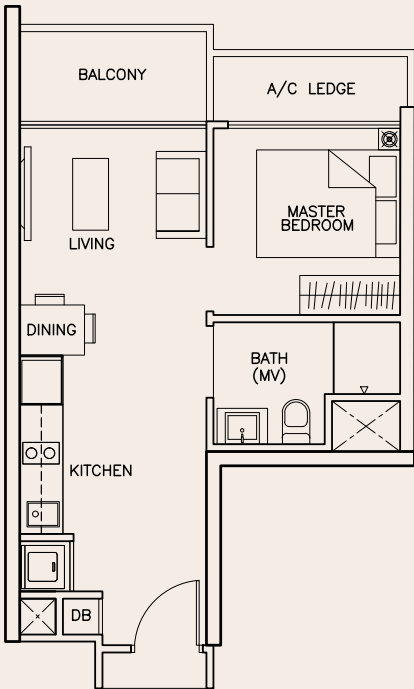
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- Penthouse

Floor Plan

1-Bedroom

Type A1

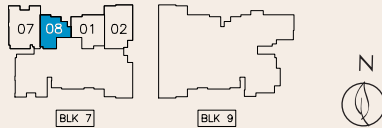
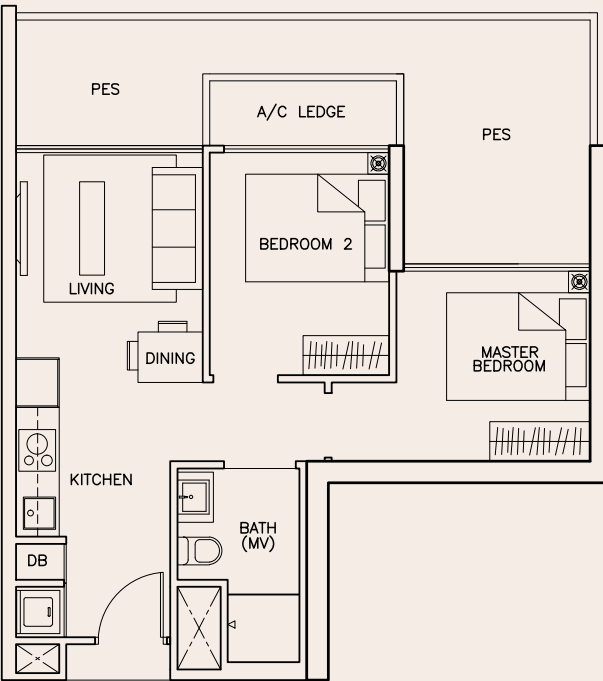
#02-04 to #16-04
#02-13 to #16-13 (Mirror Units)
39 sqm



2-Bedroom

Type B1(P)

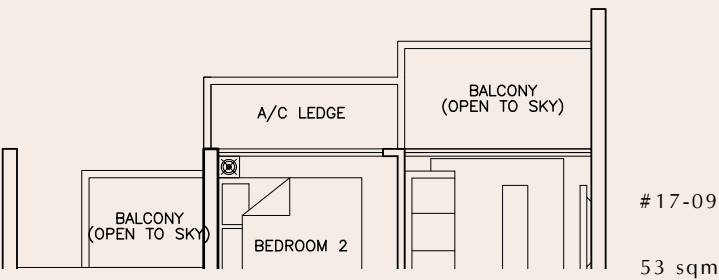
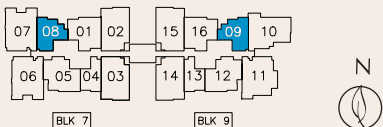
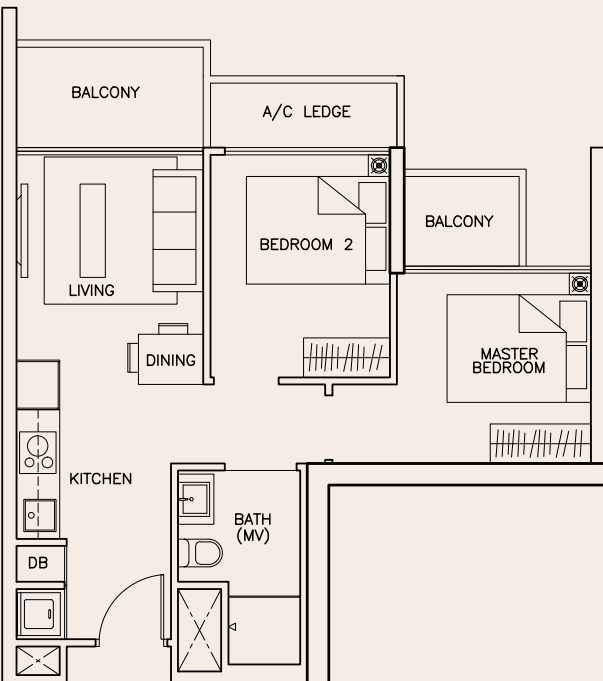
#01-08
63 sqm



2-Bedroom

Type B1

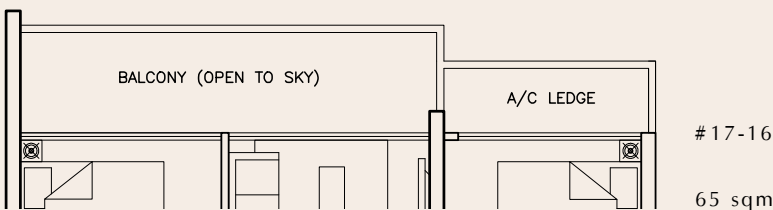
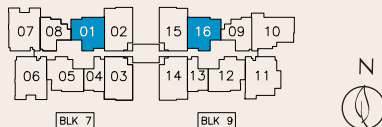
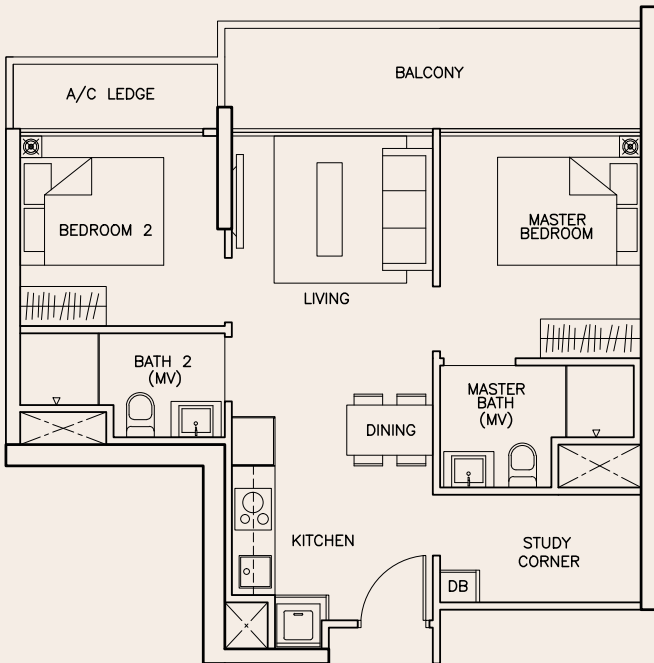
#02-08 to #16-08
#02-09 to #16-09 (Mirror Units)
53 sqm



2-Bedroom Premium

Type B2

#02-01 to #16-01
#02-16 to #16-16 (Mirror Units)
65 sqm



Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

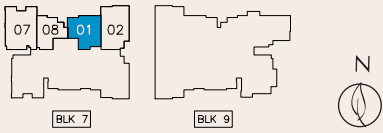
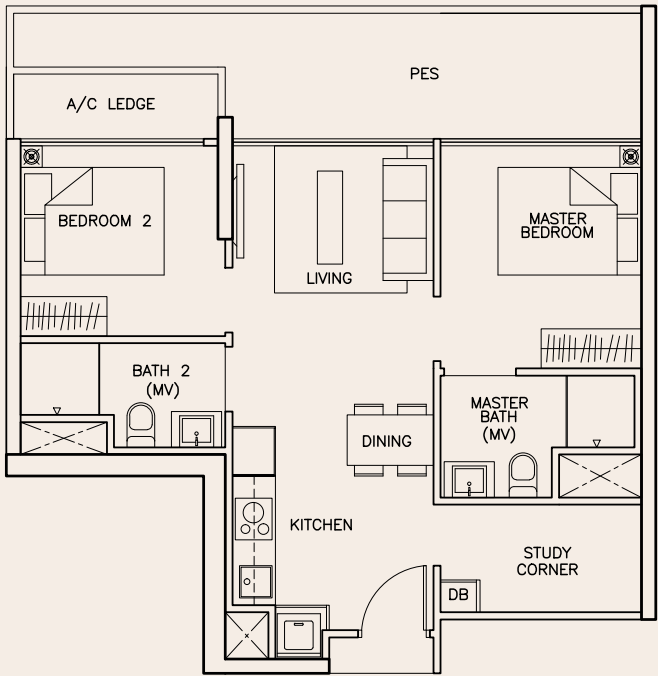
Floor Plan

2-Bedroom Premium

Type B2(P)

#01-01

69 sqm



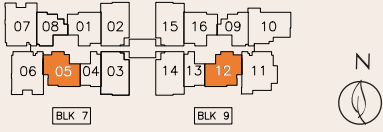
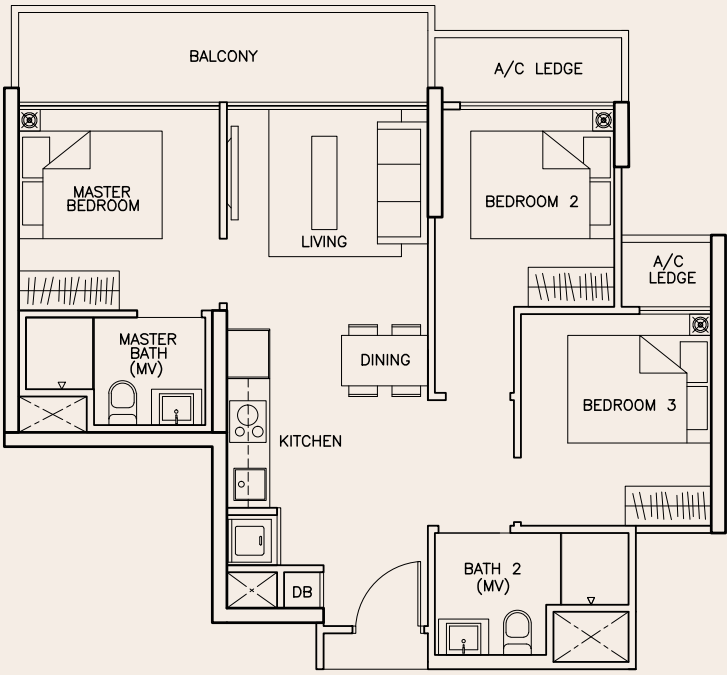
3-Bedroom

Type C1

#02-05 to #16-05

#02-12 to #16-12 (Mirror Units)

71 sqm



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3-Bedroom

Type C2

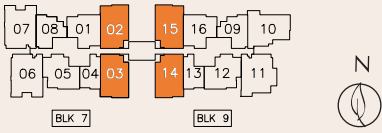
#02-02 to #16-02

#02-03, #03-03, #05-03 to #08-03, #10-03 to #13-03, #15-03, #16-03 (Mirror Units)

#02-14, #03-14, #05-14 to #08-14, #10-14 to #13-14, #15-14, #16-14

#02-15 to #16-15 (Mirror Units)

80 sqm

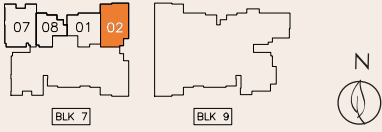


3-Bedroom

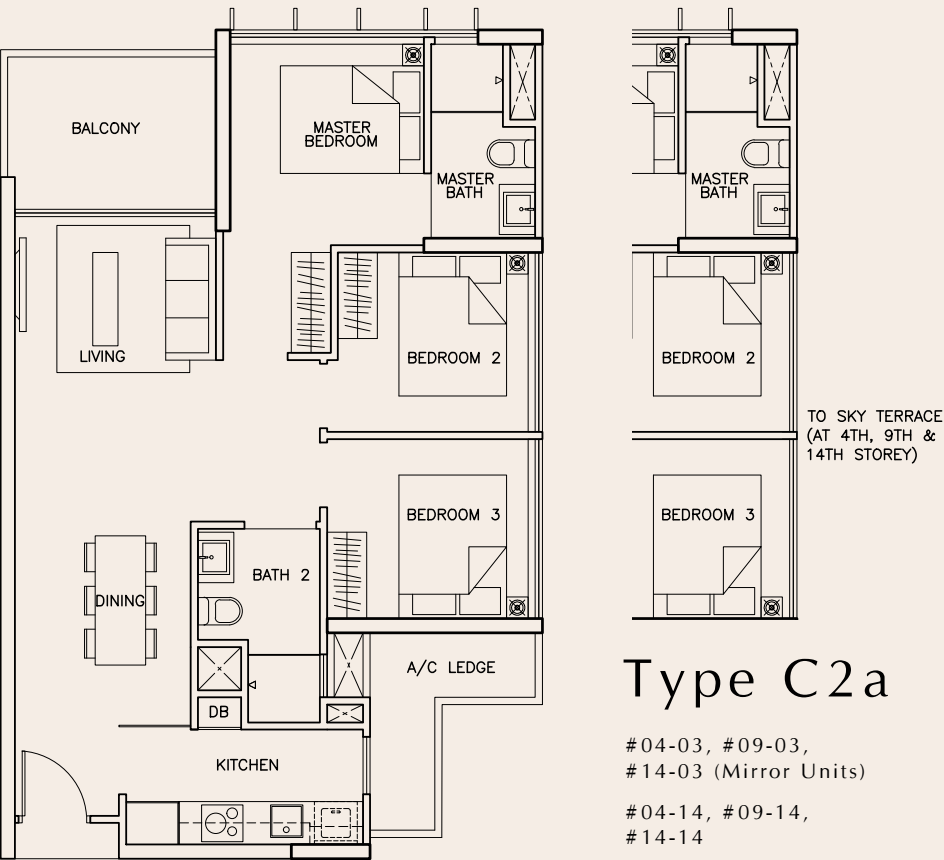
Type C2(P)

#01-02

80 sqm



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Type C2a

#04-03, #09-03, #14-03 (Mirror Units)

#04-14, #09-14, #14-14

79 sqm

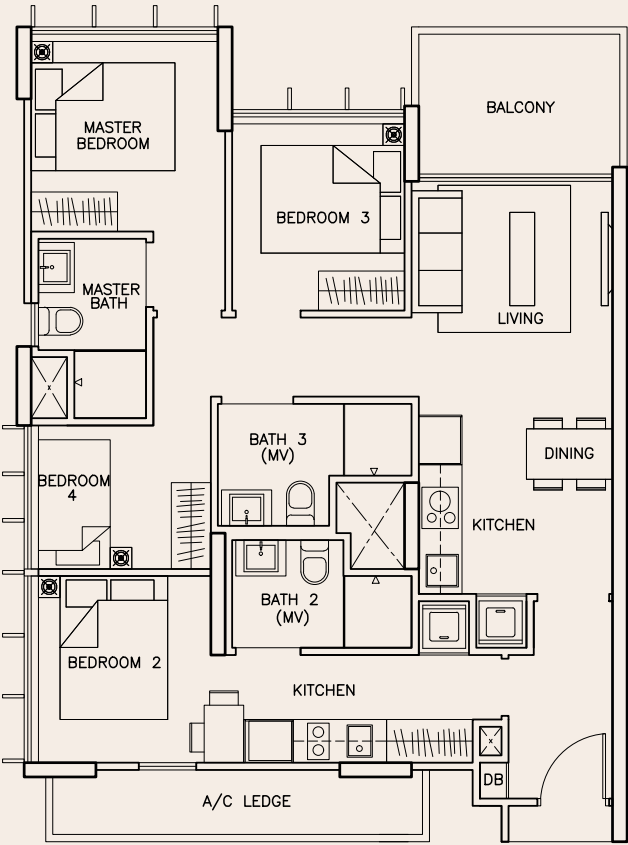
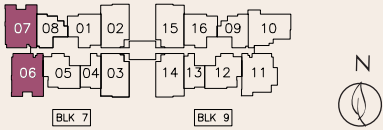
Floor Plan

4-Bedroom

Type D1-DK

#02-06 to #16-06 (Mirror Units)
#02-07 to #16-07

88 sqm

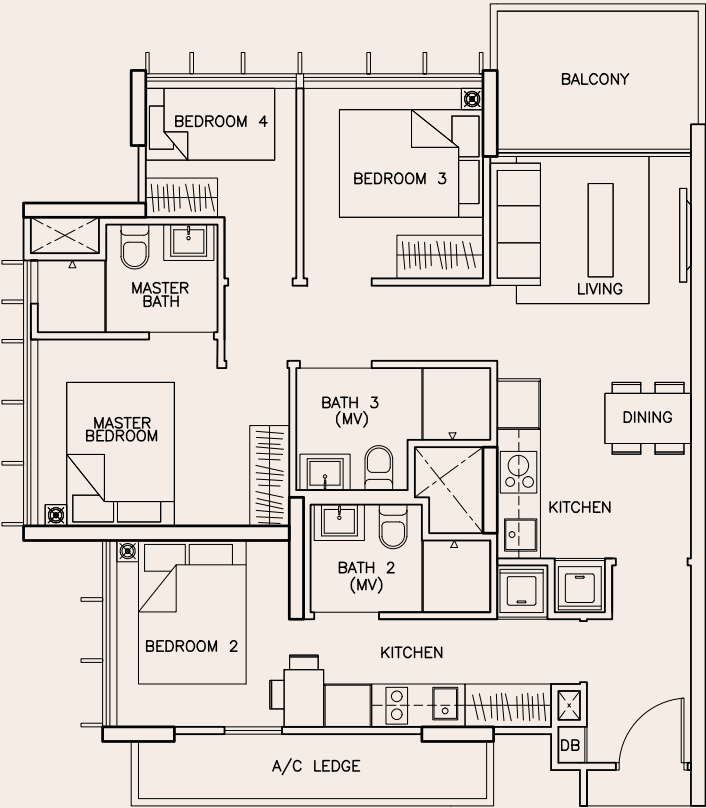
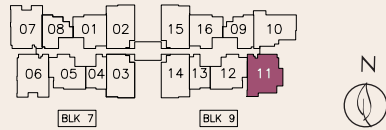


4-Bedroom Superior

Type D2-DK

#02-11 to #16-11

88 sqm

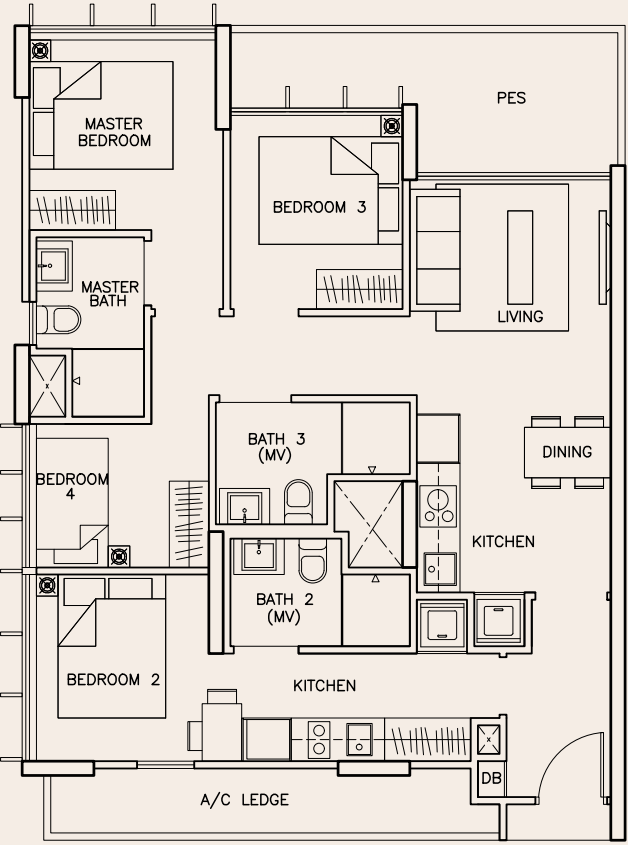
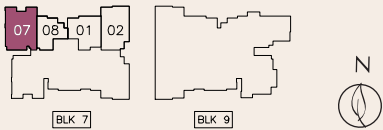


4-Bedroom

Type D1-DK(P)

#01-07

92 sqm

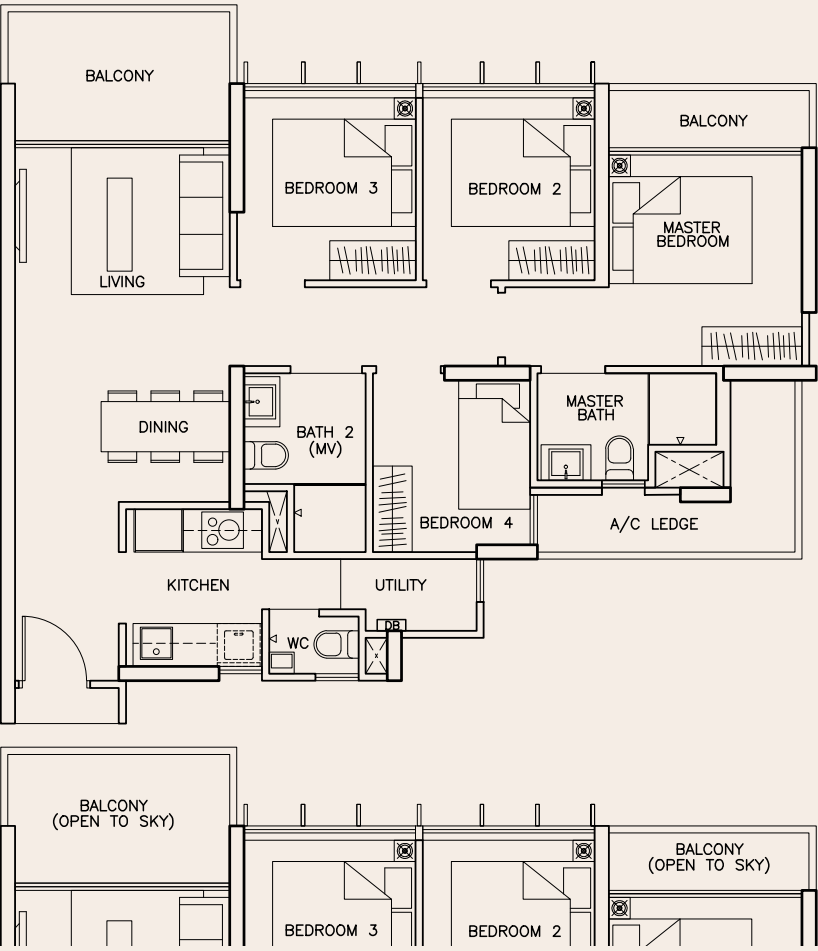
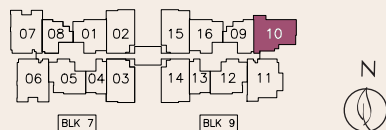


4-Bedroom Superior

Type D3

#02-10 to #16-10

88 sqm



#17-10

88 sqm

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.



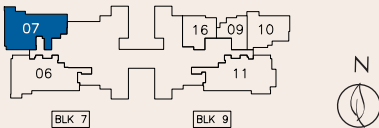
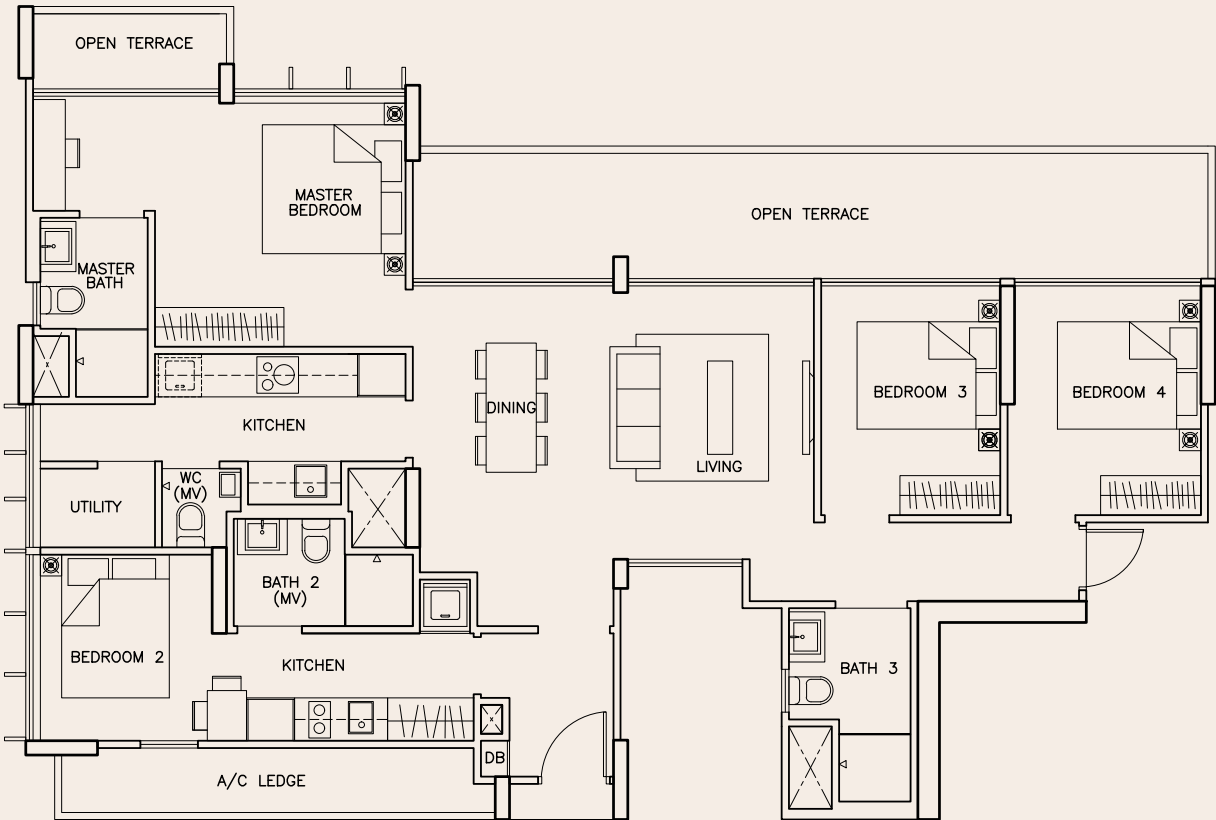
Floor Plan

Penthouse

Type PH1-DK

#17-07

137 sqm



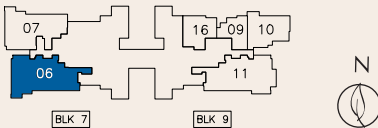
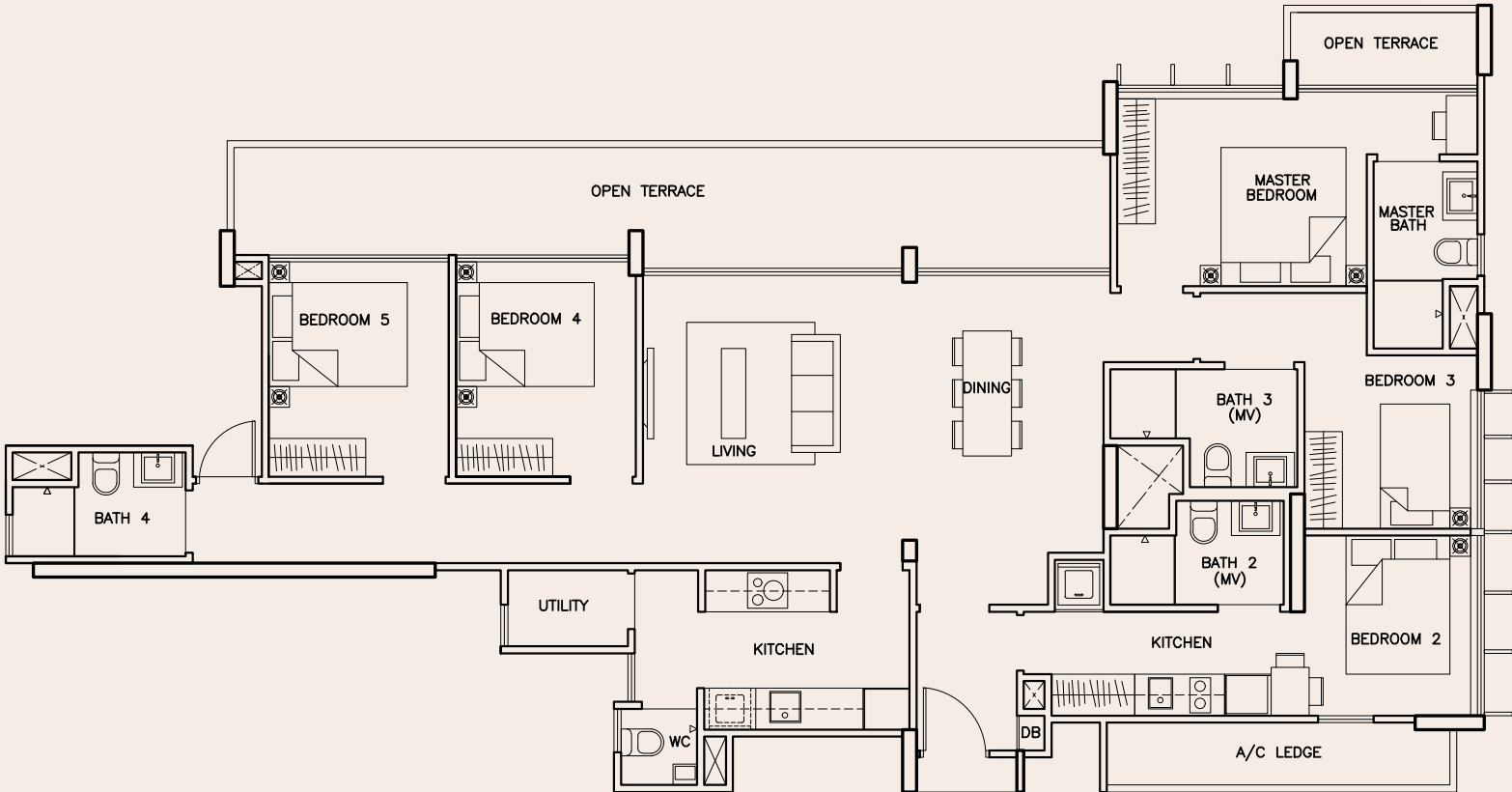
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Penthouse

Type PH2-DK

#17-06

158 sqm



Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

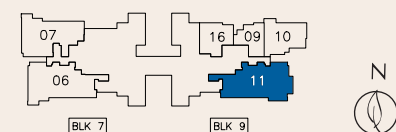
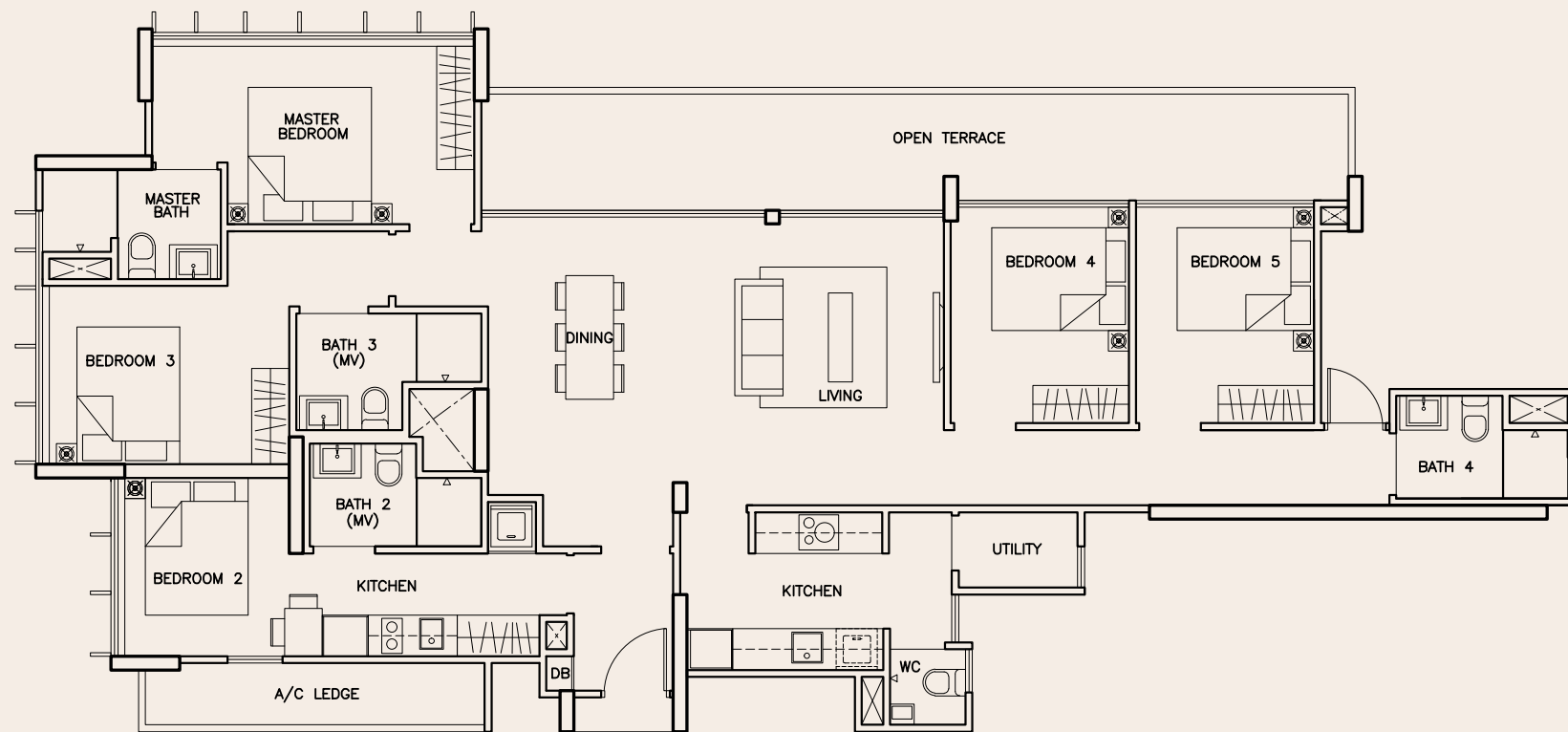
Floor Plan

Penthouse

Type PH3-DK

#17-11

159 sqm



Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

Specifications

1) FOUNDATION

Reinforced concrete bored piles and/or Reinforced concrete footings and/or Driven piles.

2) SUPERSTRUCTURE

Reinforced concrete and/or Pre-Stress concrete and/or Precast reinforced concrete and/or Structural steel to Engineer's design and specification

3) WALLS

- 3.1) External wall: Reinforced concrete and/or light weight concrete panel and/or masonry walls and/or curtain wall system
- 3.2) Internal wall: Reinforced concrete wall and/or light weight concrete panel / blocks and/or pre-cast reinforced concrete wall and/or masonry walls and/or drywall partition system.

4) ROOF

Reinforced concrete roof and/or metal roof with appropriate insulation and roofing system.

5) CEILING

- 5.1) Apartment Unit
 - i) Living / Dining / Bedrooms / Hallway to Bedrooms / Balcony / Study Corner (where applicable)
 - Skim coat and/or plaster ceiling board and/or bulkhead to designated area with paint finish (where applicable)
 - ii) Kitchen / Master and Common Bathroom / WC
 - Plaster ceiling board /or bulkhead to designated area (where applicable)
- 5.2) Common Areas
 - i) Lift Lobbies / Corridors / Gymnasium / Changing Room
 - Plaster ceiling board and/or skim coat and/or bulkhead to designated area with paint finish (where applicable)
 - ii) Car park / Ramp / Staircase and Landing
 - Skim coat and/or bulkhead to designated area with paint finish (where applicable)

6) FINISHES

- a) Wall
 - i) Apartment Unit
 - Living / Dining / Bedrooms / Hallway to Bedrooms / Study Corner (where applicable)
Cement and sand plaster and/or skim coat with paint finish and on exposed surface only
 - Master / Common Bathrooms
Tiles up to false ceiling height and on exposed surface only
 - Kitchen
Tiles and/or cement and sand plaster finish and/or skim coat with paint finish up to false ceiling height only
 - WC (where applicable)
Tiles and/or cement and sand plaster finish and/or skim coat with paint finish up to false ceiling height only
 - Private Enclosed Space (PES), Balcony, Planter and Open Terrace (where applicable)
Cement and sand plaster and/or skim coat with paint finish
 - Utility room (where applicable)
Cement and sand plaster and/or skim coat with paint finish
 - ii) Common Area
 - Internal Wall
 - Main Lift lobby (Basement Mezzanine and 1st storey)
Stone and/or Tiles and/or cement and sand plaster and/or skim coat with paint finish
 - Typical Floor Lift lobby (2nd to 17th storey)
Cement and sand plaster and/or skim coat with paint finish
 - Common Corridor / Staircase and Carpark
Cement and sand plaster and/or skim coat with paint finish
 - External Wall
 - All external walls including Open Terrace, Balcony and Private Enclosed Space (PES)
Cement and sand plaster with spray textured and/or paint finishes

- b) Floor
 - i) Apartment Unit
 - Living / Dining / Kitchen / Hallway to Bedrooms / Study Corner (where applicable)
Compressed marble tiles with skirting
 - Master / Common Bathrooms / WC
Imported tiles
 - Bedrooms (except dual key units – studio bedrooms)
Timber and/or Engineered timber-strips with skirting
 - Studio bedroom for Dual Keys units
Compressed marble tiles with skirting
 - Private Enclosed Space (PES), Balcony, Open Terrace (where applicable)
Imported tiles and/or Engineered timber-strips and/or cement and sand screed
 - Utility room (where applicable)
Imported tiles with skirting
 - A/C Ledge
Cement and sand screed
 - ii) Common Area
 - Main Lift lobby (Basement, Mezzanine and 1st storey)
Granite and/or Stone and/or Tiles
 - Typical Floor Lift lobby (2nd to 17th storey)
Imported tiles
 - Common Corridor
Imported tiles and/or cement and sand screed
 - Staircase
Cement and sand screed

7) WINDOWS

All windows of the units shall be powder coated finish aluminum frame with tinted and/or clear glass and/or frosted glass where appropriate

8) DOORS

- Main Entrance
Approved fire-rated timber door
- Bedrooms / Bathrooms
Hollow core timber swing door and/or sliding door
- Kitchen
Timber and/or aluminum framed / frameless sliding door and/or swing door and/or slide and fold door to Architect's design (where applicable)
- WC
Swing door and/or slide and fold door to Architect's design (where applicable)
- Balcony / Open Terrace / Private Enclosed Space (PES)
Aluminum framed sliding and/or swing door and/or slide and fold door

9) SANITARY FITTINGS

- 9.1) Master Baths
 - One shower compartment complete with shower mixer set and shower set
 - One water closet
 - One vanity cabinet complete with countertop basin and one basin mixer
 - One mirror
 - One towel rail
 - One toilet paper holder
- 9.2) Common Baths (where applicable)
 - One shower compartment complete with shower mixer and shower set
 - One water closet
 - One vanity cabinet complete with countertop basin and one basin mixer
 - One mirror
 - One towel rail
 - One toilet paper holder
- 9.3) WC (where applicable)
 - One water closet
 - One wash basin complete with tap
 - One shower set
 - One toilet paper holder
 - One mirror
- 9.4) Kitchen
 - One stainless steel sink with mixer
- 9.5) Private Enclosed Space (PES) and Open Terrace (where applicable)
 - One cold water bib tap

10. ELECTRICAL INSTALLATION

- 10.1) Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking
- 10.2) Refer to Electrical Schedule for details

11) TV / TELEPHONE POINTS

Refer to Electrical Schedule.

12) LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with SS555:2010.

13) PAINTING

- a) External Wall
 - Spray Textured paint finish and/or emulsion paint to designated area
- b) Internal Wall
 - Emulsion paint finish

14) WATERPROOFING

Waterproofing shall be provided to floor of Bathroom, Kitchen, WC, Private Enclosed Space (PES), Balcony, Open Terrace, Reinforced Concrete (RC) Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Landscape Deck, Basement Carparks (where applicable)

15) DRIVEWAY AND CAR PARK

- a) Surface driveway
 - Concrete / stone paver and/or tile and/or pre-mix and/or concrete floor and/or Grass-cell pavers
- b) Car park and ramp to Basement Car park
 - Reinforced concrete with hardener

16) RECREATIONAL FACILITIES

- a) Swimming pool (Approx. 40m length swimming pool)
- b) Wave pool
- c) Oasis cove
- d) Floating lounge
- e) Sun lounge
- f) Infinity falls
- g) Changing room
- h) Dining pod
- i) Barbecue bay
- j) Gym
- k) Playground
- l) Sky terraces
- m) Sky links
- n) Landscape berms
- o) Management office
- p) Guard house

17) ADDITIONAL ITEMS

- a) Kitchen
 - Built-in kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob (for all units and dual key studio)
 - Built-in oven (for all units, excluding dual key studio)
 - Built-in integrated fridge or free standing fridge (for all units and dual key studio)
- b) Bedroom Wardrobe
 - Built-in Wardrobe
- c) Water Heater
 - Hot water supply shall be provided to all Bathrooms and Kitchen
- d) Security System
 - Audio Intercom System to Units
 - Card Access to Lift access and pedestrian gate
 - Carpark Barrier System at main entrance will be provided
 - Closed Circuit Television System (CCTV) surveillance to 1st storey lift lobby and designated common areas
- e) Air-Conditioning
 - Wall mounted fan coil unit air-conditioning system to Living / Dining and Bedrooms

NOTE:

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. Subject to clause 14.3 of the Sale & Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

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 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

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.

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3 of the Sale & Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.

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.

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.

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 of the Sale & Purchase Agreement.

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.

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 of the Sale & Purchase Agreement.

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.

Wall

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

ELECTRICAL SCHEDULE

ITEM	UNIT TYPE						
	1 BR	2BR	3BR	4BR (DK)	4BR	4BR PH (DK)	5 BR PH (DK)
LIGHTING POINT	4	7	9	11	14	21	25
13A SWITCHED SOCKET OUTLET	12	16	18	25	23	29	29
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	2	1	2	2
STORAGE HEATER	1	1	2	3	2	3	4
TV OUTLET	2	3	4	5	5	6	6
TELEPHONE OUTLET	2	3	4	5	5	6	6
DATA OUTLET	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1	1	1

NOTE :

1) All isolators for cu are subjected to a/c equipment configuration.

Recreational Facilities

All recreational facilities are subject to change / approval by the relevant authorities and/or technical requirements / compliance.

Brochure

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

Specification

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs / pictures and artists’ renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.

Sales & Purchase Agreement

The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.