







- 13 minutes' drive to City Centre
- 90 minutes to Kuala Lumpur via Singapore-KL High Speed Rail
- Close to Ayer Rajah Expressway, West Coast Highway and Commonwealth Ave West
 - Minutes' drive to Pan Island Expressway



Short walk via footpath to bus stop on AYE





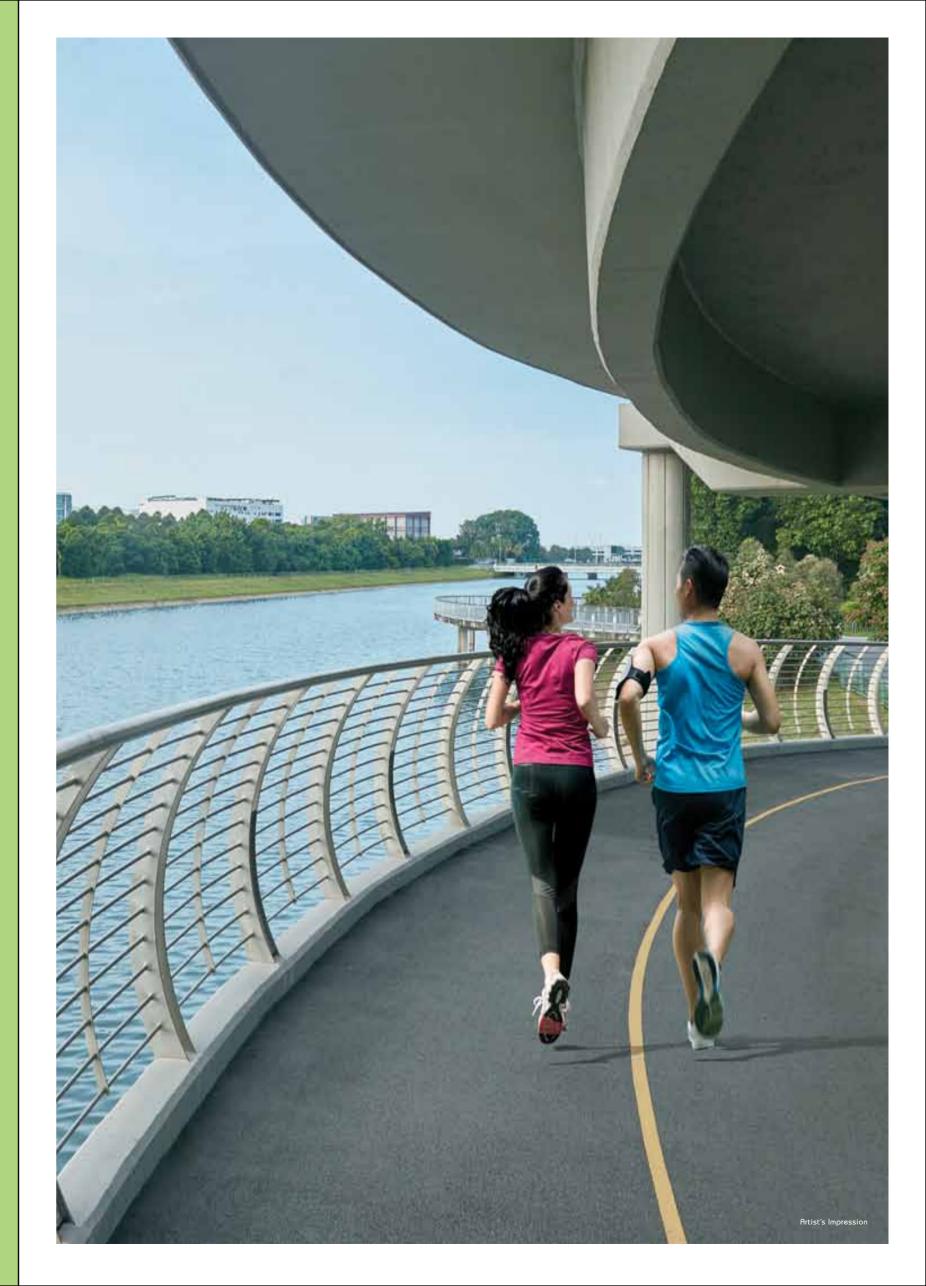
Slow down and EAN EVERY Weekend EVERY Weekend

A short jog to Pandan Reservoir

Looking for a quiet and scenic running route near Parc Riviera?

Popular with runners, Pandan Reservoir offers a gravel track around the 6km loop, suited for a medium or long run. Runners will delight in the openness and space. The reservoir is also a favourite spot for avid hobbyist fishermen and enthusiastic rowers.





Indulge Yourself ENDLESSLY Like excited kids ...

Savour abundant opportunities to shop, dine and entertain at Westgate Mall, JEM, IMM, JCube and West Coast Plaza while your kids have their share of fun at the Snow City and a new Science Centre Singapore.

Nearby education institutions: Qifa Pri School & Nan Hua Pri School (within 1km), Clementi Town Sec School, Tanglin Sec School, NUS, Singapore Poly, Ngee Ann Poly, Japanese Kindegarten & Japanese Sec School







Unblocked views of Sungei Ulu Pandan and Pandan Reservoir

Towering amidst the greenery in West Coast Vale, Parc Riviera enjoys an unimpeded view of the picturesque river, park connector and reservoir.







Bicycle Hub: 126 parking lots, storage, private lockers and self-maintenance bay

It's easier for families to adopt a healthy and active lifestyle at Parc Riviera. Featuring a bicycle hub that promotes convenience and ease, cyclists will be able to integrate cycling into their daily regimen, be it for the purpose of commuting, competitive or leisure.





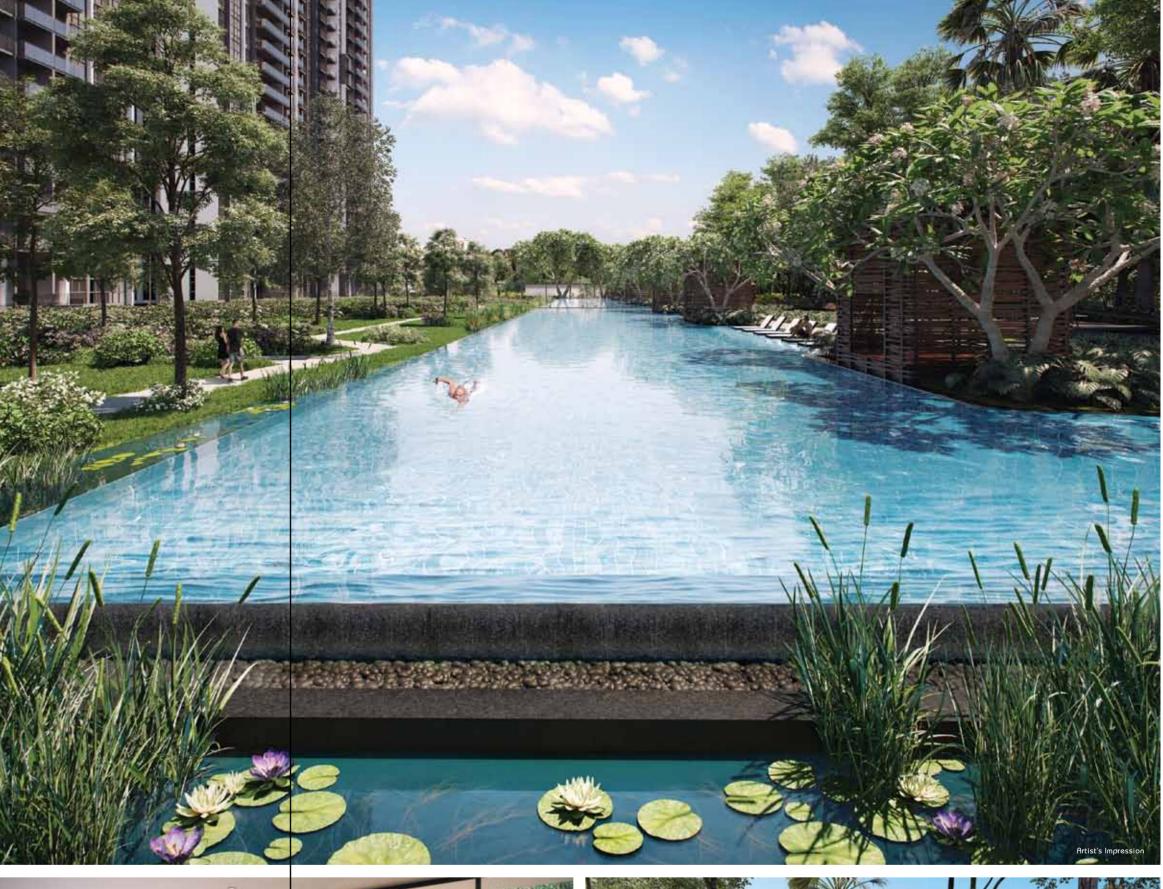




Be spoilt by a LUXURGOUS Spread of facilities

Facilities: clubhouse, gymnasium, multi-game court, basketball half-court and adventure trail

With facilities aplenty, there is something for every age and lifestyle. From private 'me' moments to relationship bonding, Parc Riviera has prepared a fun-filled landscape deck of activities.

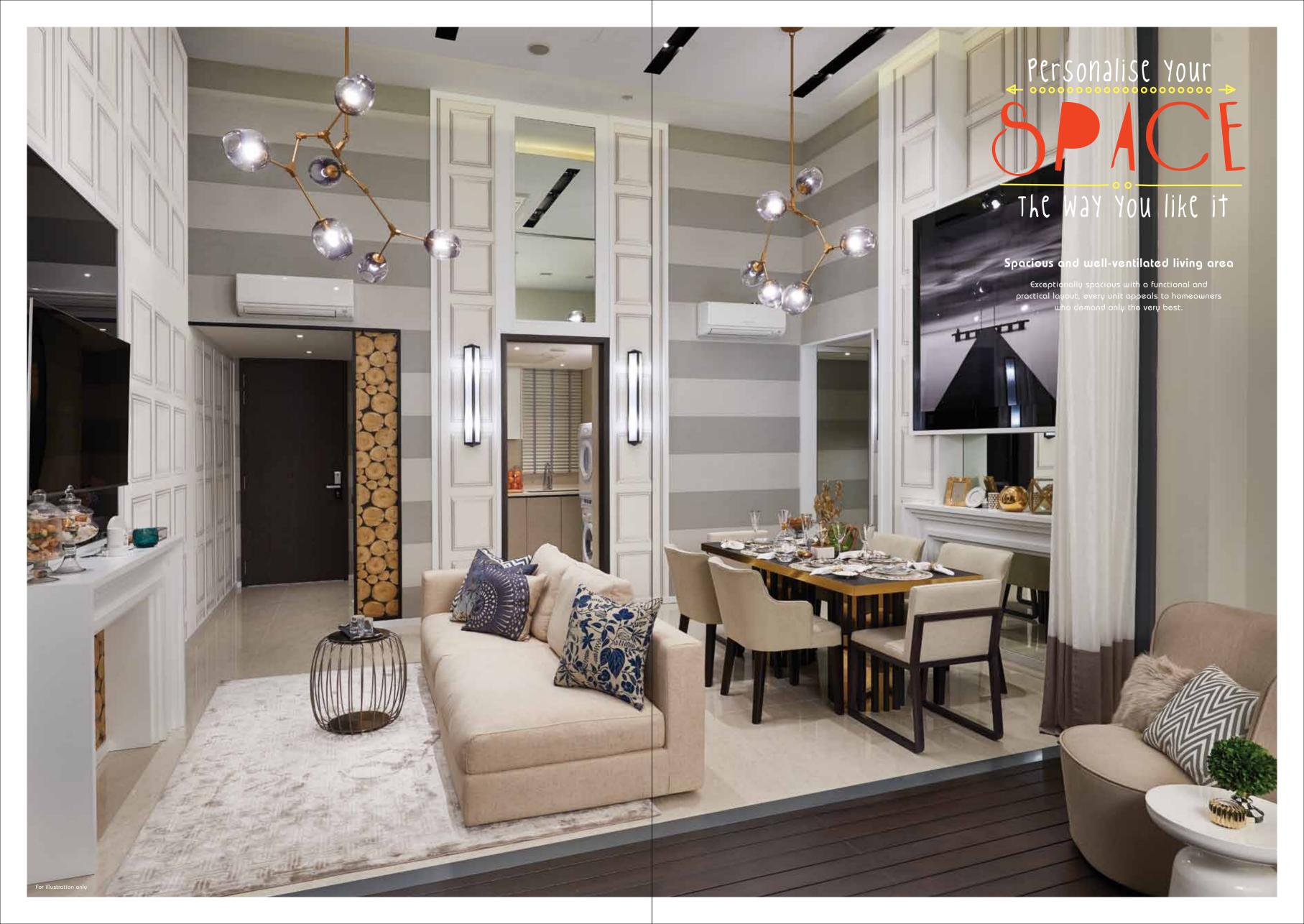










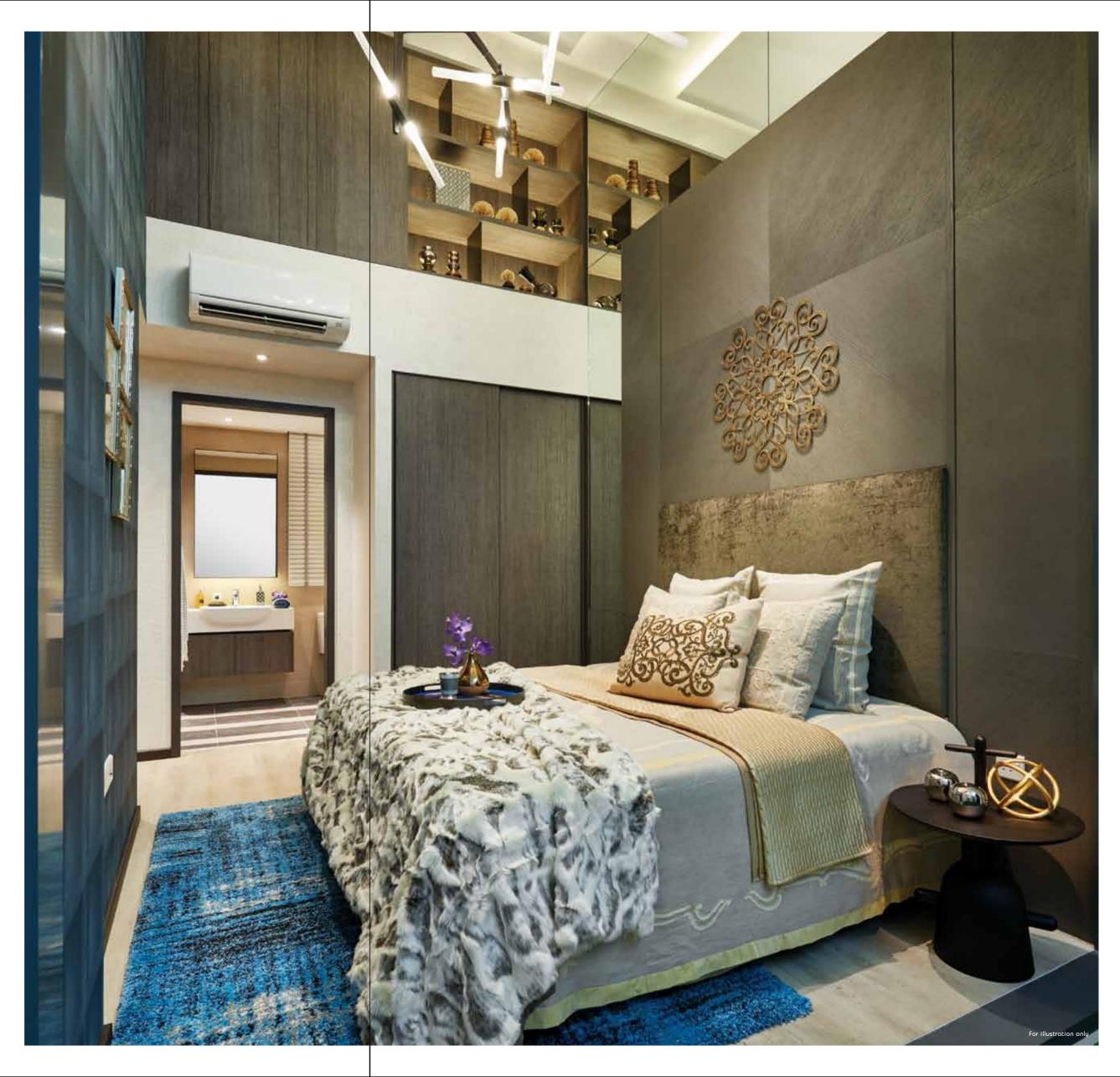


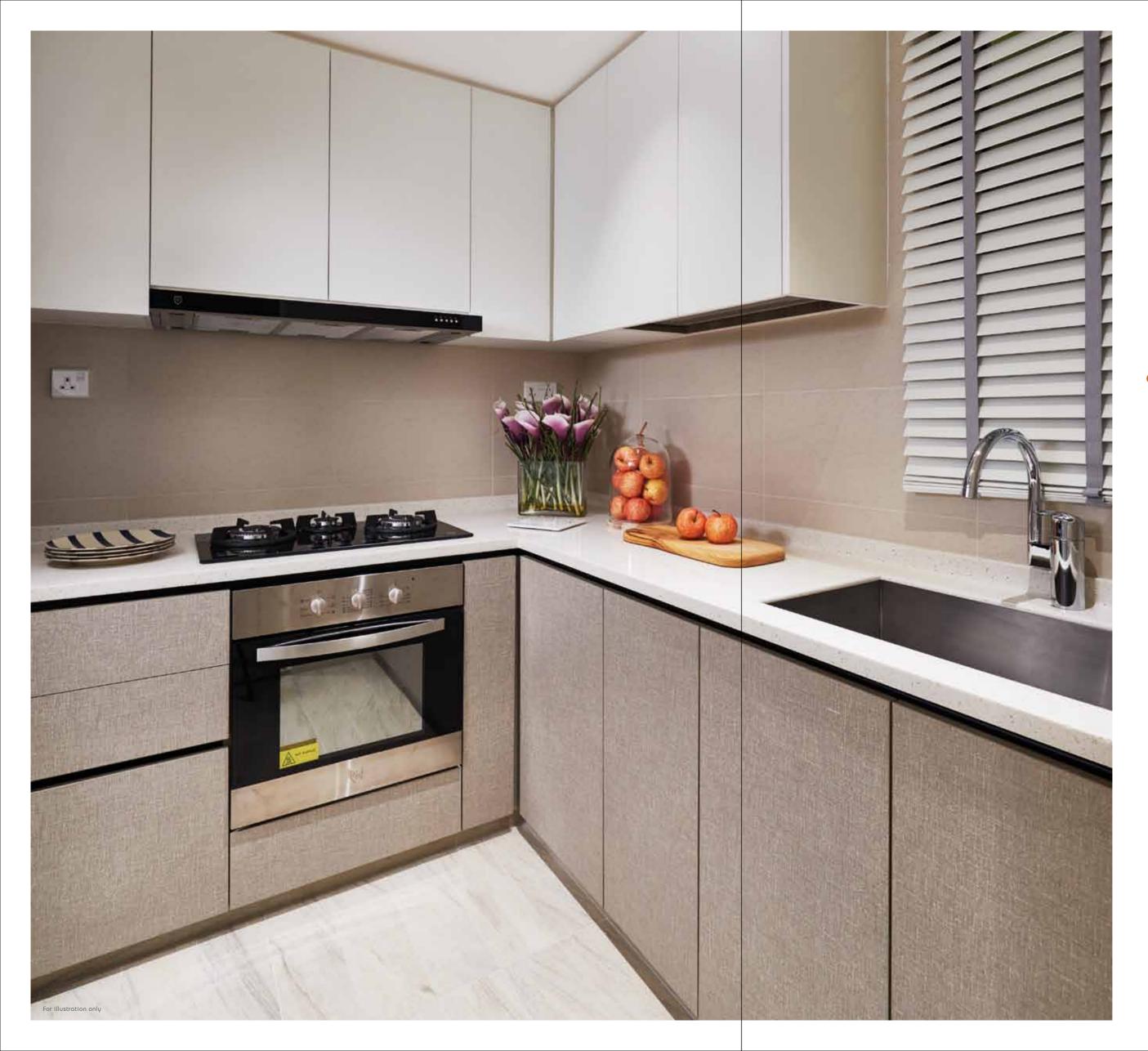


Attractive designer fittings

Designer fittings are used in your abode to ensure maximum comfort and an ultra-luxurious experience.







Savour a dream ~ PLATTER 000f kitchen delights00

Contemporary elegance

With ample storage space and premium fixtures, the designer kitchen showcases impeccable touches of quality, which translates to satisfying homemade meals.



Site Plan

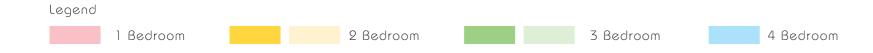
Facilities Deck (1st Storey): Sport Court (4th Storey): Sky Park Deck (Above 36th Storey): Sky Park Deck (Above 36th Storey): 1 Guard House 34 Recreational Tennis Court 2 Drop Off Garden Deck (5th Storey): 3 Welcome Garden 35 Eco Garden **BLK 101 BLK 103** 4 Clubhouse 36 Spa Pavilion A. Steam Room & 37 Outdoor Fitness Station Changing Room B. Gymnasium 38 Lantern Pavilion C. Function Room 39 Forest Walk 5 Dining Pavilion 40 Water Wall 6 Spill Out Lawn 41 Fun Zone 7 Pool Deck 42 Community Garden 8 Kids' Pool 43 Edible Garden 9 Splash Pad 44 Tundra Garden 10 Leisure Pool 45 Orchids Garden 11 Aqua Gym 46 Lollipop Lane 12 50m Lap Pool 47 Perfume Garden 13 Spa Pool 48 Bamboo Court 14 Pool Cabana 49 Aroma Garden 15 Submerged Deck 50 Cove Pavilion 16 Adventure Trail A. Giant Hammock Sky Park Deck B. Tree Houses (Above 36th Storey): C. Swings 51 Sky Jacuzzi 17 Exploration Garden 52 Panoramic Pavilion 18 Tent Pavilion 03 04 14 15 53 Play Mounds 02 12 16 19 Palm Grove 54 Seating Area **BLK 101 BLK 103** 20 Lily Pond 55 Observation Deck 21 Hammock Alcove 08 20 19 09 07 22 18 11 21 10 17 22 Picnic Lawn Others (Below Tennis Court): 23 Yoga Deck 56 Electrical Substation 24 Pastel Garden 57 Bin Centre 25 Hanging Garden 58 Cable Chamber Room 26 Central Plaza 59 Fire Pump Room 27 Musical Garden 28 Bicycle Hub 29 Side Gate 30 Green Lounge 31 Multi-game Court 32 Basketball Half-court 33 Meadow

50 M

unit distribution chart

101 West Coast Vale Singapore 126753

	1	2	3	4	5	6	7	8	9	10	11
36	D1-R	B2-R	A1-R	A2-R	C1-R	C2-R	B3-R	B1-R	B1-R	B3-R	D2-R
35	D1	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
34	D1	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
33	D1	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
32	Dl	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
31	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
30	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
29	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
28	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
27	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
26	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
25	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
24	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
23	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
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6	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
5	D1-P	В2-Р	A1-P	A2-P	C1-P	C2	В3	В1	В1	В3	D2
4	Carpark					C2	В3	В1	В1	В3	D2
3	Carpark					C2	В3	В1	В1	В3	D2
2	Carpark					C2	В3	В1	В1	В3	D2
1	Carpark					C2-P	В3-Р	В1-Р	В1-Р	В3-Р	D2-P



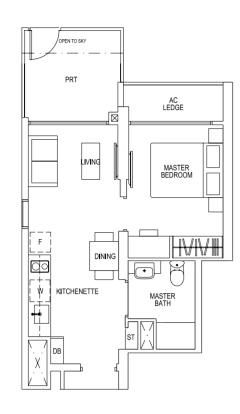
103 West Coast Vale Singapoe 126754

	12	13	14	15	16	17	18	19	20	21	22
36	D1-R	B2-R	A1-R	A2-R	C1-R	C2-R	B3-R	B1-R	B1-R	B3-R	D2-R
35	Dl	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
34	Dl	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
33	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
32	Dl	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
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26	Dl	В2	Al	A2	C1	C2	В3	В1	В1	В3	D2
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18	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
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16	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
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14	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
13	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
12	D1	В2	A1	A2	C1	(2	В3	В1	В1	В3	D2
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10	Dl	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
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7	D1	В2	A1	A2	C1	C2	В3	В1	В1	В3	D2
6	D1	В2	A1	A2 A2-P	C1	C2	В3	B1	В1	В3	D2
5	D1-P	В2-Р	A1-P	C1-P	(2	В3	В1	В1	В3	D2	
4	Carpark					(2	В3	В1	В1	В3	D2
3	Carpark					(2	В3	В1	В1	В3	D2
2	Carpark					(2	В3	В1	В1	В3	D2
1	Carpark					C2-P	В3-Р	В1-Р	B1-P	В3-Р	D2-P

≈ I BEDROOM ≈

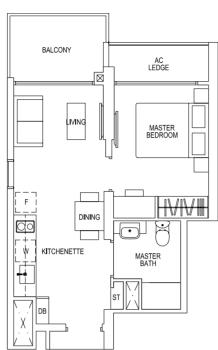
Type Al-P 45 sq m | 484 sq ft

#05-03. #05-14



Type A1

43 sq m | 463 sq ft #06-03 TO #35-03, #06-14 TO #35-14

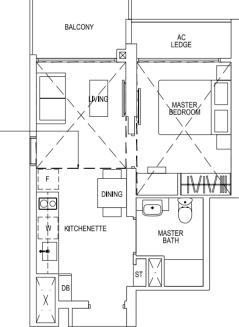


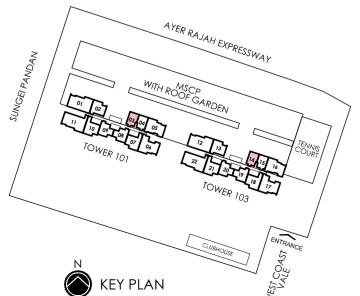
Type A1-R

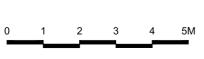
62 sq m | 667 sq ft Incl. of 19 sq m / 204 sq ft of void area (high ceiling) above living & master bedroom

#36-03, #36-14

dotted line denotes high ceiling above living & master bedroom







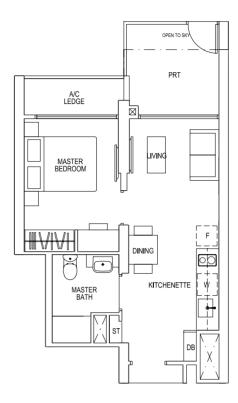
Area includes pes, prt, a/c ledge, balcony and void area. The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract

≈ I BEDROOM ≈

Type A2-P

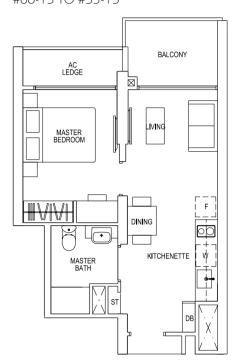
45 sq m | 484 sq ft

#05-04, #05-15



Type A2 43 sq m | 463 sq ft

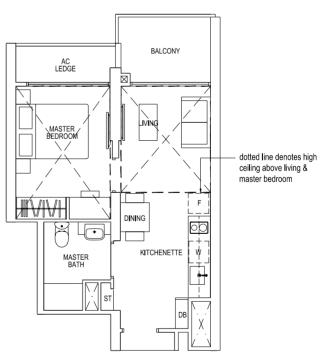
#06-04 TO #35-04, #06-15 TO #35-15

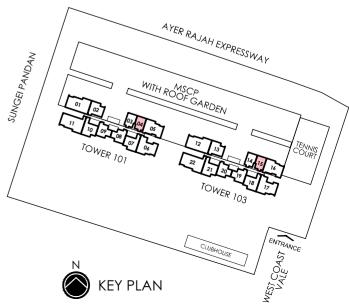


Type A2-R

62 sq m | 667 sq ft Incl. of 19 sq m / 204 sq ft of void area (high ceiling) above living & master bedroom

#36-04, #36-15





≈ 2 BEDROOMS ≈

Type B1-P

58 sq m | 624 sq ft

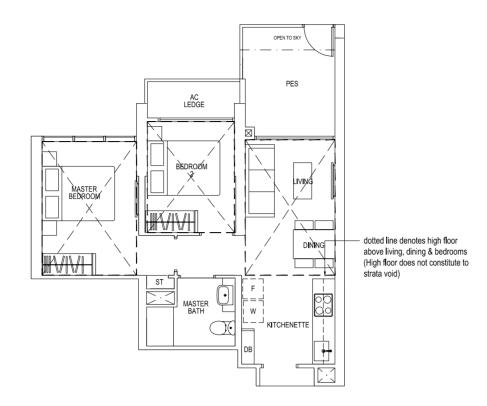
#01-08*,

#01-09,

#01-19*

#01-20

* Mirror Image



Τγρε Β1

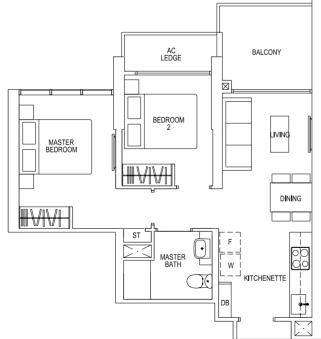
56 sq m | 603 sq ft

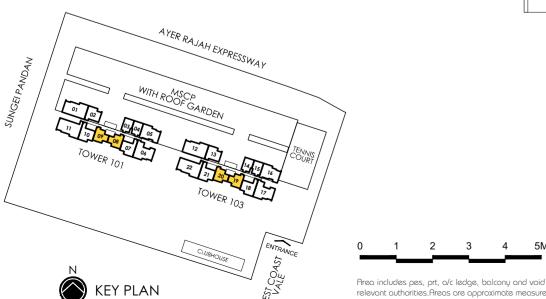
#02-08* TO #35-08*, #02-09 TO #35-09,

#02-19* TO #35-19*

#02-20 TO #35-20

* Mirror Image





Area includes pes, prt, a/c ledge, balcony and void area. The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract

≈ 2 BEDROOMS ≈

Type B1-R

86 sq m | 926 sq ft

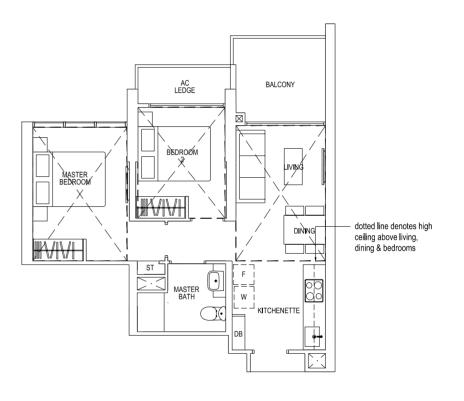
Incl. of 30 sq m / 322 sq ft of void area (high ceiling) above living, dining & bedrooms

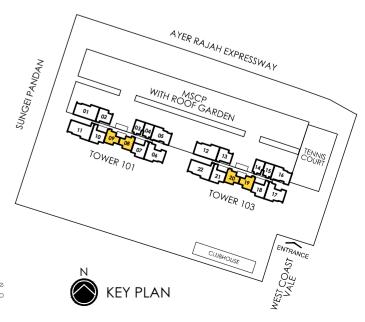
#36-08*

#36-09, #36-19*,

#36-20

* Mirror Image





0 1 2 3 4 5M

≈ 2 BEDROOMS ≈

Type B2-P
62 sq m | 667 sq ft

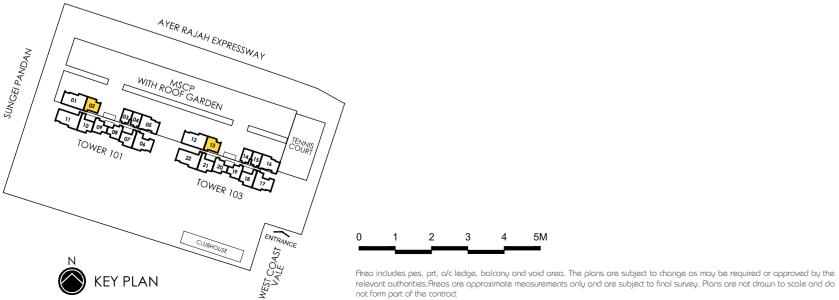
62 sq m | 667 sq f #05-02, #05-13



Туре В2

60 sq m | 646 sq ft #06-02 TO #35-02, #06-13 TO #35-13



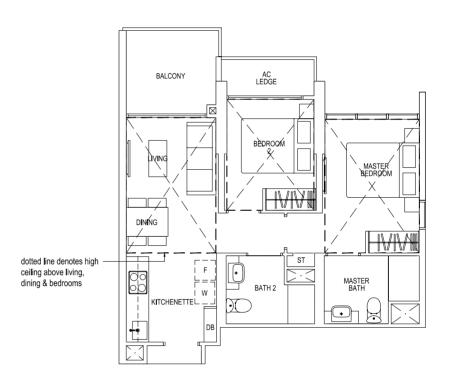


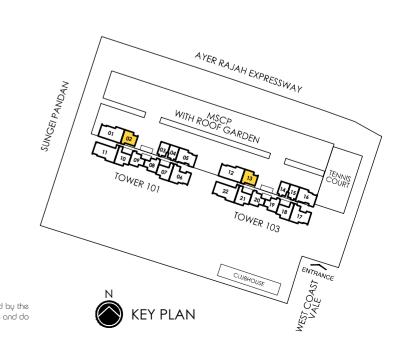
≈ 2 BEDROOMS ≈

Type B2-R

90 sq m 1 969 sq ft
Incl. of 30 sq m / 322 sq ft of
void area (high ceiling) above
living, dining & bedrooms

#36-02, #36-13





≈ 2 BEDROOMS ≈

Туре ВЗ-Р

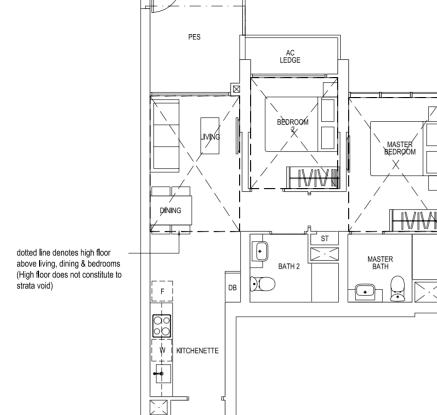
68 sq m | 732 sq ft

#01-07,

#01-10*,

#01-18, #01-21*

* Mirror Image



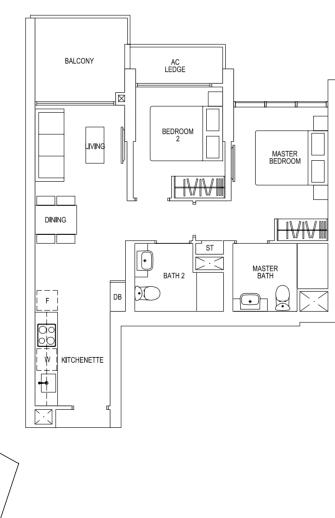
Түре ВЗ

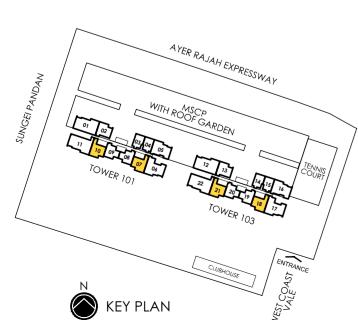
66 sq m | 710 sq ft

#02-07 TO #35-07, #02-10* TO #35-10*,

#02-18 TO #35-18, #02-21*TO #35-21*

* Mirror Image





) 1 2 3 4 5M

Area includes pes, prt, a/c ledge, balcony and void area. The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract

≈ 2 BEDROOMS ≈

Type B3-R

96 sq m | 1033 sq ft

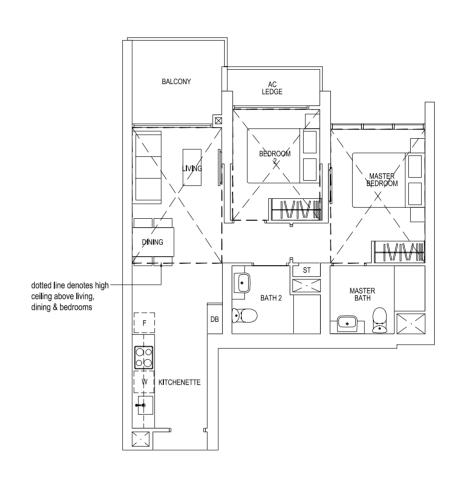
Incl. of 30 sq m / 322 sq ft of void area (high ceiling) above living, dining & bedrooms

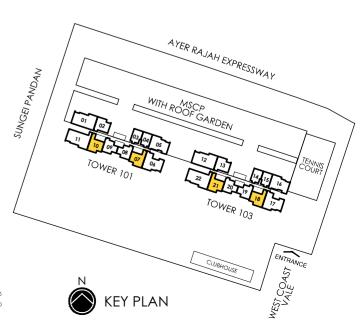
#36-07,

#36-10*, #36-18,

#36-21*

* Mirror Image

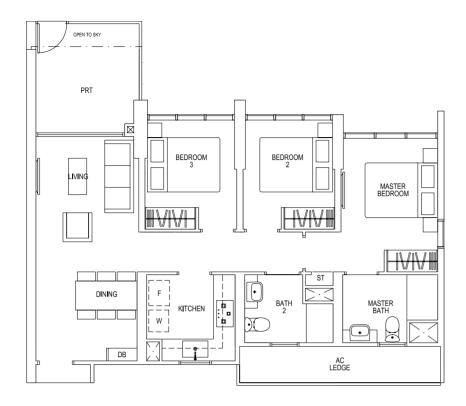




≈ 3 BEDROOMS ≈

Type C1-P 86 sq m 1 926 sq ft

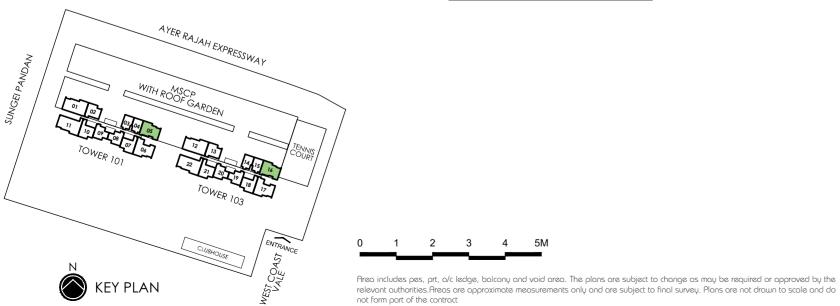
#05-05, #05-16



Type (1

84 sq m | 904 sq ft #06-05 TO #35-05, #06-16 TO #35-16



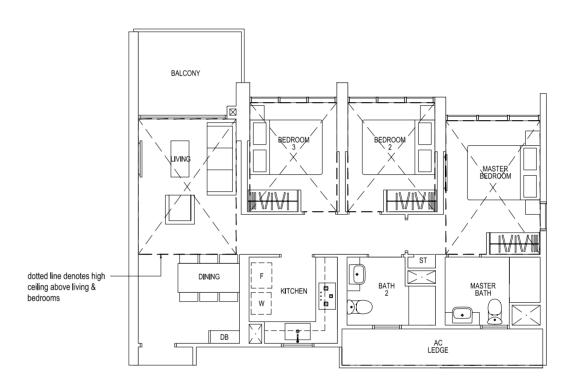


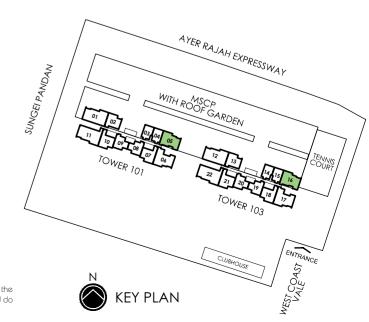
≈ 3 BEDROOMS ≈

Type C1-R

124 sq m | 1335 sq ft Incl. of 40 sq m / 430 sq ft of void area (high ceiling) above living & bedrooms

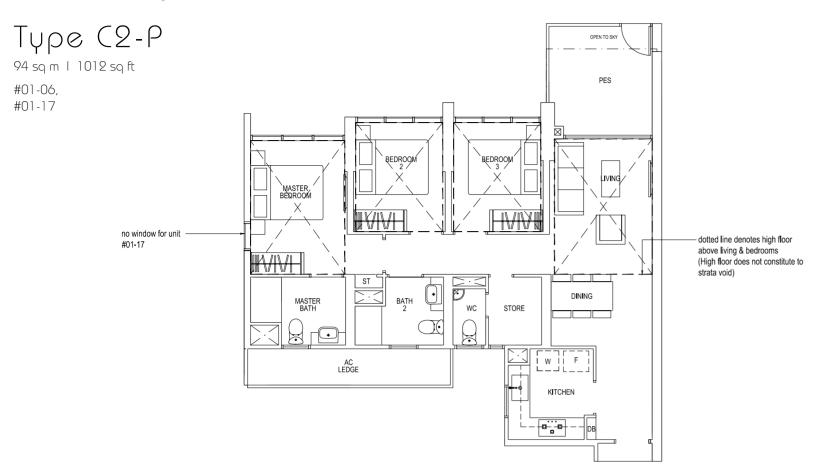
#36-05, #36-16

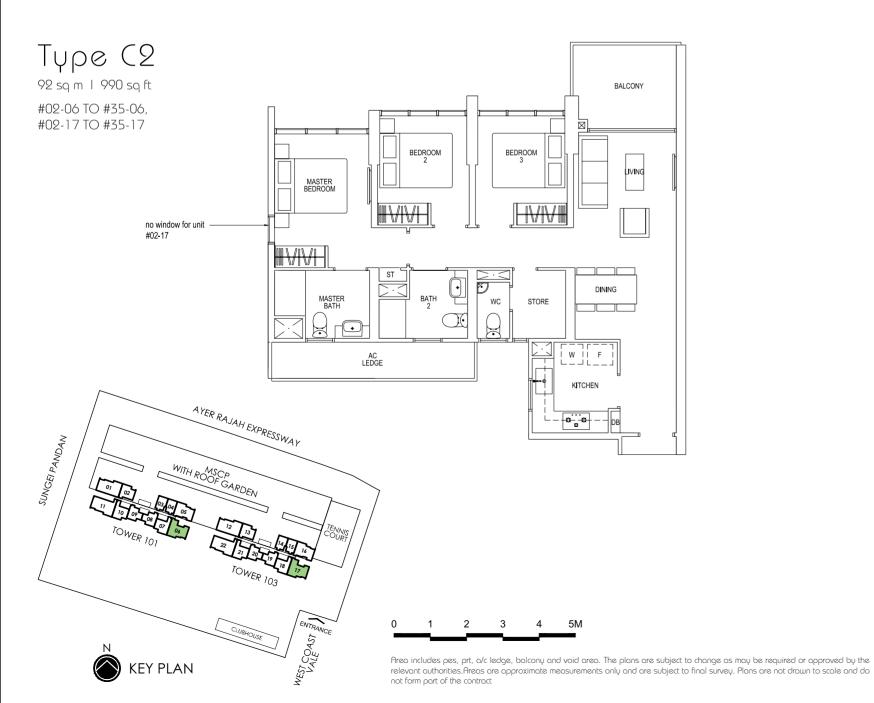




0 1 2 3 4 5M

≈ 3 BEDROOMS ≈



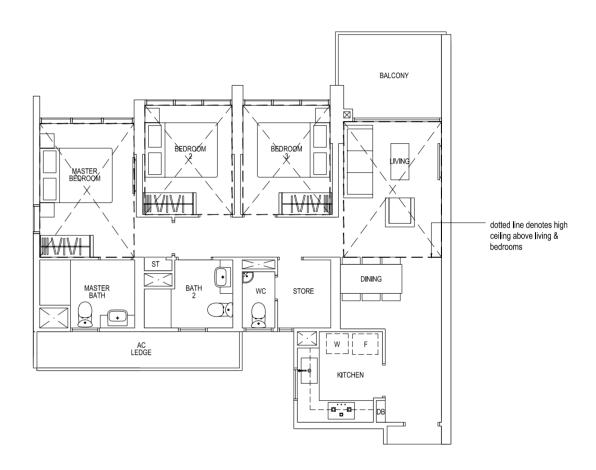


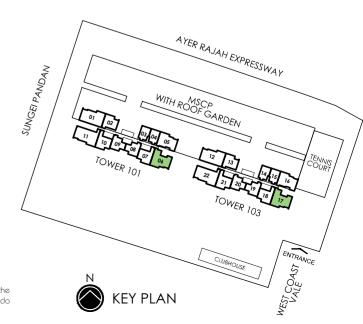
≈ 3 BEDROOMS ≈

Type C2-R

134 sq m | 1421 sq ft Incl. of 40 sq m / 430 sq ft of void area (high ceiling) above living & bedrooms

#36-06, #36-17





0 1 2 3 4 5M

≈ 4 BEDROOMS ≈

Type D1-P

#05-01, #05-12 BEDROOM

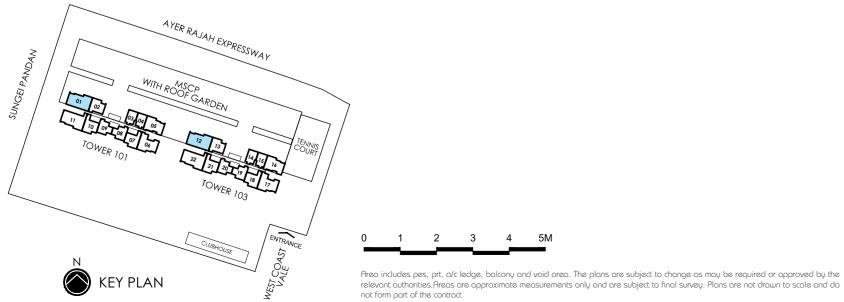
BED

) (W)

Type D] 107 sq m | 1152 sq ft #06-01 TO #35-01,

#06-12 TO #35-12



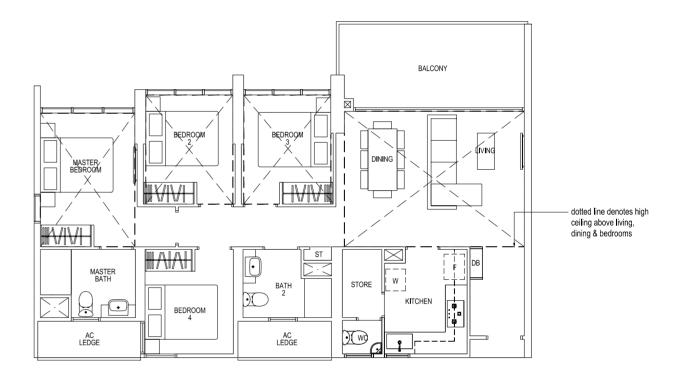


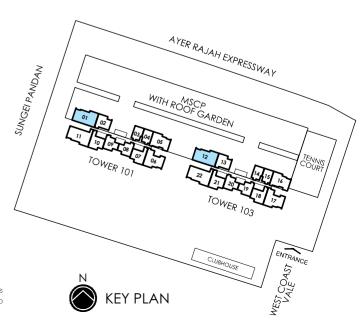
≈ 4 BEDROOMS ≈

Type D1-R

156 sq m | 1679 sq ft Incl. of 49 sq m / 526 sq ft of void area (high ceiling) above living, dining & bedrooms

#36-01, #36-12

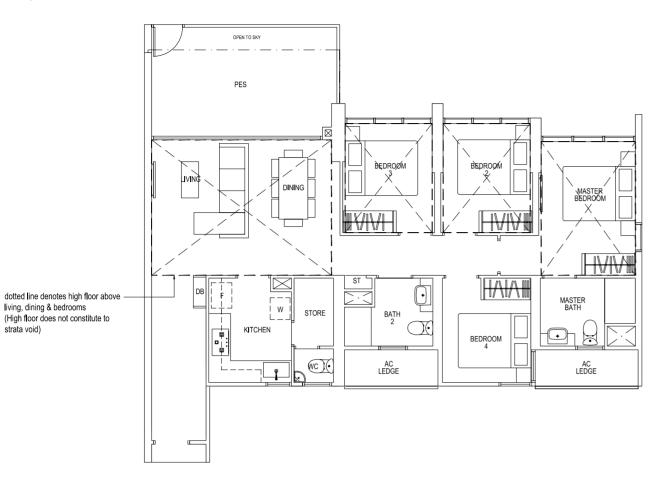




0 1 2 3 4 5M

≈ 4 BEDROOMS ≈

Type D2-P
114 sq m | 1227 sq ft
#01-11,
#01-22



Type D2
110 sq m 1 1184 sq ft
#02-11 TO #35-11,
#02-22 TO #35-22



AYER RAJAH EXPRESSWAY

WITH ROOF GARDEN

TOWER 101

KEY PLAN

KEY PLAN

0 1 2 3 4 5M

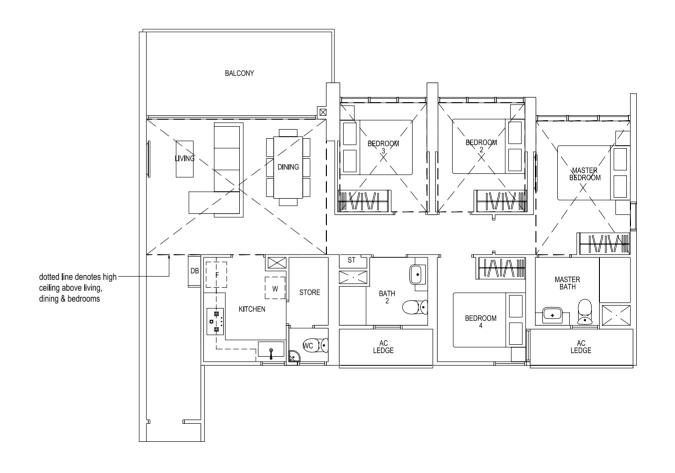
Area includes pes, prt, a/c ledge, balcony and void area. The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract

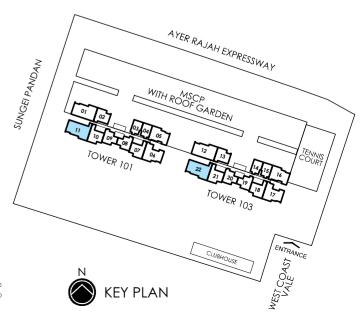
≈ 4 BEDROOMS ≈

Type D2-R

159 sq m | 1711 sq ft Incl. of 49 sq m / 526 sq ft of void area (high ceiling) above living, dining & bedrooms

#36-11, #36-22





0 1 2 3 4 5M

Specifications

Reinforced concrete bore piles and/or precast RC piles and/or pad footings and/or and

2. SUPERSTRUCTURE

Pre-cost concrete structure and/or cost-in-situ reinforced concrete structure and/or steel structure

3. WALLS

- External Reinforced concrete and/or precast reinforced concrete and/or common clay bricks and/or light weight concrete walls
- Internal Reinforced concrete and/or precast reinforced concrete and/or common clay bricks and/or light weight concrete walls and/or dry wall partition

4. ROOF

Reinforced concrete or precast concrete elements with appropriate insulation and waterproofing system

5. CEILING

a. Floor to Ceiling Height

Approximate Ceiling Height (mm)								
	Typical	1st Storey	36 th Storey					
Living	2950	4650	4400					
Dining	2950	4650	4400					
All Bedrooms (Except Bedroom 4)	2950	4650	4400					
Bedroom 4	2950	4650	2950					
Kitchen	2400	2400	2400					
Kitchenette	2400	2400	2400					
All Bathrooms	2400	2400	2400					
DB	2400	2400	2400					
Store	2400	2400	2400					
wc	2400	2400	2400					
Corridor to Bedrooms	2400	2400	2400					
Balcony / Private Roof Terrace (PRT) / Private Enclosed Space (PES)	2850	2850	2850					

1. Ceiling height is from floor level to underside of slab/false ceiling whichever is lower 2. Ceiling height for localised bulkheads (where applicable) at minimum 2400mm

Living, Dining, Bedrooms, Kitchen, Kitchenette, Bathrooms, WC, Corridor to Bedrooms, Private Enclosed Space (PES), Private Roof Terrace (PRT), Balconu.

Skim coat with emulsion paint and/or fibrous ceiling board with emulsion paint and/or moisture resistant fibrous ceiling with emulsion paint and/or box ups with emulsion paint where applicable

Common Areas

Skim coat with emulsion paint and/or fibrous ceiling board with emulsion paint and/or moisture resistant fibrous ceiling with emulsion paint and/or box ups with emulsion paint where applicable

Multi-Storey Car park

Skim coat with emulsion paint and/or fibrous ceiling board with emulsion paint and/ or box ups with emulsion paint where applicable

Staircase and Staircase Storeu Shelters

Skim coat with emulsion paint and/or fibrous ceiling board with emulsion paint and/ or box ups with emulsion paint where applicable

6. FINISHES

lloll

Living, Dining, Bedrooms, Store, DB and Corridor to Bedrooms

nent sand plaster with emulsion paint and/or skim coat with emulsion paint

Kitchen, Kitchenette and Bathrooms and WC

Homogenous tiles and/or ceramic tiles and/or porcelain tiles and/or cement sand plaster with emulsion paint and/or skim coat with emulsion paint

Private Enclosed Space (PES), Private Roof Terrace (PRT), and Balcony

Homogenous tiles and/or ceramic tiles and/or porcelain tiles and/or cement sand plaster with emulsion point and/or skim coat with emulsion point.

Living & Dining

Homogenous and/or porcelain tiles and/or ceramic tiles with skirting where

Bedrooms and corridor to bedrooms

Vinyl flooring with skirting where applicable

Kitchen, Kitchenette, Bathrooms, WC, Private Enclosed Space (PES), Balcony, Private Roof Terrace (PRT) and Store

Homogenous tiles and/or porcelain tiles and/or ceramic tiles and/or cement sand screed with skirting where applicable

Note: All natural stone and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles and/or cement sand plaster with emulsion paint and/or skim coat cement sand plaster with emulsion paint are provided up to false ceiling level and at exposed areas only. No tiles behind and below kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

WINDOWS

Powder coated aluminum framed windows with clear and/or tinted and/or sand blasted and/or acid etched and/or frosted glass where applicable.

a. Bedrooms, Bathrooms, Kitchen, Store and WC

Casement window and/or top hung window and/or sliding window and/or glass louver window and/or fixed panel where applicable

8. DOORS

Main Entrance

Approved fire rated door

Balcony, Private Enclosed Space (PES) & Private Roof Terrace (PRT)

Bedrooms, Bathrooms, DB and Kitchen (where applicable)

Hollow core swing and/or sliding timber door

Store and WC

Hollow core swing timber door and/or PVC framed sliding and/or folding door with infill nonels

Note: Quality locksets and ironmongery to be provided to all doors

9. SANITARY FITTINGS

Master Bath

shower mixer with hand shower and overhead shower

- 1 wash basin with vanity top and 1 mixer
- pedestal water claset
- 1 touted roil and/or robe hooks
- 1 toilet paper holder
- wall cabinet with mirro

b. Bath 2

shower mixer with hand shower

- wash basin with vanitu top and 1 mixer
- l pedestal water closet towel rail and/or robe hooks
- 1 toilet paper holder 1 wall cabinet with mirror

- shower set with tap
- l wash basin with tap
- nedestal water clasel
- 1 toilet ooner holder

d. Private Enclosed Space (PES) & Private Roof Terrace (PRT)

10. ELECTRICAL INSTALLATION

- a. All electrical wirings are concealed except for electrical wirings in conduits exposed above false ceiling and exposed within distribution board compartment
- All electrical wiring shall be in accordance with Singapore Code of Practice CP5.
- Refer to Electrical Schedule for details.

11. TV / FM / TELEPHONE

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning Protection system shall be provided in accordance with current edition of Singapore Standard SS 555

- External Walls Textured coating paint and/or other approved exterior paint
- b Internal IIIalls Emulsion point

14. WATERPROOFING

aterproofing shall be provided to entire floor of Bathrooms, Balcony, Private Enclosed Space (PES), Private Roof Terrace (PRT) and WC with upturn onto the pipes, kerbs and walls where applicable. Waterproofing membrane for Kitchen, Kitchenette and Yard shall be applied around the floor water outlets limited to a radius of 400 mm from the

15. DRIVEILIAY & CAR PARK

- a. Surface Driveway and Drop-off
 - Stone pavers and/or homogeneous tiles and/or interlocking pavers

Multi-storey car park and ramp

dener to applicable areas

16. RECREATION FACILITIES

- Leisure Poo
- Kid's Pool
- Recreational Tennis Court
- Fun Zone
- Multi-game Court Basketball Half-court
- Outdoor Fitness Station
- 10. Clubhouse • Function Room
 - Gymnasium
- 12. Aqua Gum
- 13. Dinina Pavilion
- Pool Deck
- 15. Adventure Trail
- 16. Community Garden 17. Sku Jacuzzi
- 18. Panoramic Pavilion Observation Deck
- 20. Lily Pond 91 Tent Povilion
- 21 Cove Povilion
- 22. Pool Cabana Community Garden
- 24. Waterwall

17 ADDITIONAL ITEMS

a. Kitchen Cabinets

Kitchen cabinets with solid surface worktop

• Stainless steel sink with mixer for all Kitchens & Kitchenette

Kitchen Appliances

- Cooker hood and hob
- Built-in Oven

• Built-in aluminum pole system wardrobe with swing and/or sliding doors in laminate finish (external surface only) to bedrooms

d. Air-Conditioning

Wall-mounted air-conditioning system to Living, Dining and Bedrooms

Mechanical Ventilation System

 Mechanical ventilation sustem is provided for bathrooms which are not naturally ventilated

• Hot water supply to all Kitchens, Kitchenettes and all Bathrooms (except WC)

• Town gas supply to cooker hob (only for Type C1, C1-P, C1-R, C2, C2-P, C2-R, D1, D1-P. D1-R. D2. D2-P & D2-R)

h. Security System

- Audio Telephonu Intercom between 1st storeu lobbies/guardhouse and apartment units using telephone line (without phone set).
- Proximity card access to designated lift lobbies and side gate where applicable
- Carpark barrier system at guardhouse
- CCTV surveillance at designated common property

Balcony / PES / PRT

Stainless steel with alass railing and/or parapet wall • Metal gate for all Private Enclosed Space (PES) & Private Roof Terrace (PRT)

Waste Disposal System

- All Units are provided with common refuse hopper located within the common lift. lobbies at all residential levels.
- The conveyance and collection of the refuse shall be carried out manually with refuse chamber located at 1st storey Multi-Storey Car Park.

Electrical Schedule

	Unit Type								
ltem	Type A1 / A1-P / A1-R	Type A2/ A2-P/ A2-R	Type B1 / B1-P / B1-R	Type B2/ B2-P/ B2-R	Түре ВЗ / ВЗ-Р / ВЗ-R	Τψρε C1 / C1-P / C1-R	Type C2/ C2-P/ C2-R	Type D1 / D1-P / D1-R	Type D2/ D2-P/ D2-R
	1 Bedroom		2 Bedroom			3 Bedroom		4 Bedroom	
Lighting Point	6	6	7	8	8	10	13	14	14
13A Power Point	15	15	18	18	18	23	25	28	28
Connection Unit	4	4	4	5	5	5	5	5	5
Television Outlet	2	2	3	3	3	4	4	5	5
Data Outlet	1	1	1	1	1	1	1	1	1
Telephone/Data Outlet	2	2	3	3	3	4	4	5	5
Door Chime	1	1	1	1	1	1	1	1	1
Air-con Isolator	1	1	2	2	2	3	3	3	3

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 laving 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 aranite 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 its selection and installation Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cucle 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.

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 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 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 Architect's selection and market availability F. Lauout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

audio intercom system, door swing positions and plaster ceiling boards are subject to the

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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

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 Ceilina

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

K. Mechanical Ventilation Sustem

Mechanical Ventilation fans and ducting 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. Prefabricated Bathroom Units Certain bathroom and WC may be prefabricated construction and all penetrations are sealed

at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works

behind kitchen cabinets/vanity cabinet/mirro N. Coble Services

The Vendor shall endeavor 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.

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

P. Mobile Phone Reception

Telephone reception on mobile phones within Housing Project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

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

The ceiling heights specified in this Agreement are estimated based on approved building

plans for the Housing Project. S. Prefabricated Pre-finished Volumetric Construction

Certain units and/or areas may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation (" \mathbf{RCMV} ") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services. ACMV services and sanitary services are predesigned and/or concealed and/or pre-routed prior to installation on site. No hacking of any of the structural walls of the

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All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warrantu bu us and shall not be regarded as statements or representations of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to Final Survey. The Sale and 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 representations or promises made by us or the Marketing Agents.

About EL Development Pte Ltd

EL Development Pte Ltd started as a small business unit within one of Singapore's leading builders, Evan Lim & Co. Pte. Ltd.

In late 2006, EL Development achieved success in their first high-end residential project, Rhapsody on Mount Elizabeth, when the project was sold out in 6 weeks. In early 2007, the company launched their first industrial development, multi-user strata titled terrace factories in Woodlands, Nordix, which also achieved excellent results, with all units sold within 2 months.

As the unit grew, the management decided there was a need to create a recognisable brand to focus on the property development segment. Hence, the business unit was incorporated as a separate company in June 2007.

With an emphasis on delivering products of high quality and design efficiency, EL Development Pte Ltd strives to be a leading property developer in the region, with the aim of delivering high quality products while bringing value and satisfaction to their clients.



SkuSuites 17



Rosewood Suites



a fiesta



Symphony Suites

Statutory Information

Name of Housing Project Parc Riviera

Developer:
EL Development (West Coast) Pte. Ltd.
(UEN 201532753G)

Sales License No: C1197

Tenure of Land:
99 years commencing from 11 November 2015

Encumbrances: Caveat/Mortgage in favour of United Overseas Bank Limited

Expected Date of TOP: 31 Dec 2020

Expected Date of Legal Completion: 31 Dec 2023

Lot No: 9047C of Mukim 5 at West Coast Vale

Contact:
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Email: sales@eldev.com.sg

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Parc Diviera