



**SINGHAIYI**  
GROUP

BUILDING FOR GENERATIONS  
精诚存信 佳业传承



CONTEMPORARY

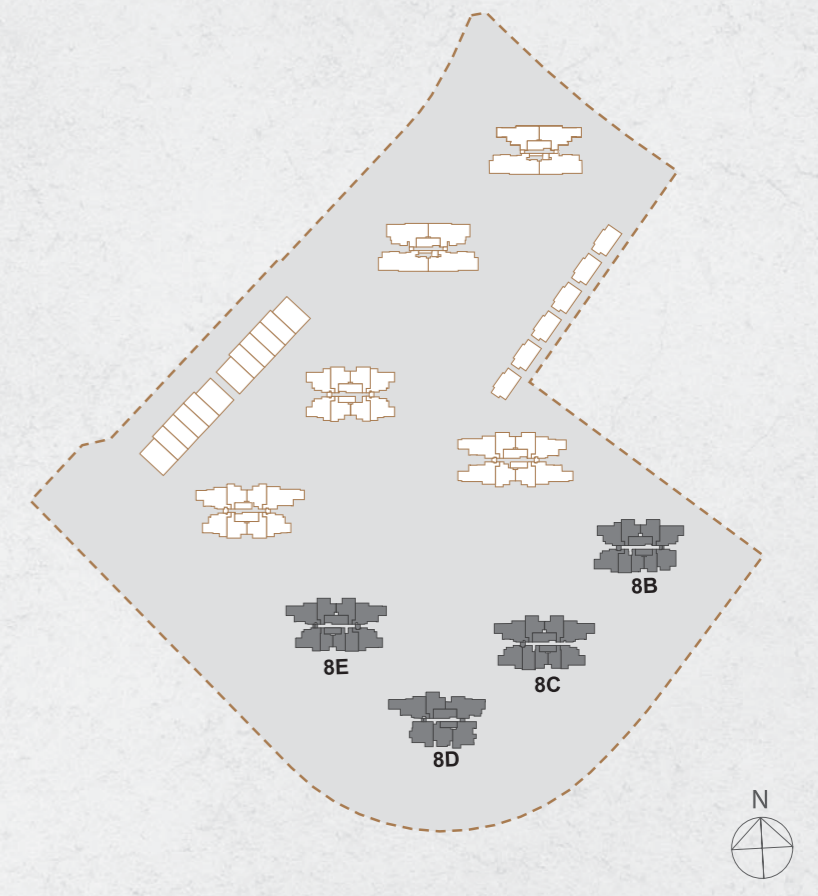
THE AVANT-GARDE RESORT



PARC  
**CLEMATIS**  
锦泰门第



WHERE LIFE  
STAYS IN STYLE



- 4 TOWER BLOCKS DESIGNED FOR THE HIP, TRENDY AND YOUNG FAMILY
- “AVANT-GARDE RESORT LIVING” WITH VERTICAL LUSH LANDSCAPES, LEISURE POOL AND FANTASTIC LIFESTYLES FACILITIES
- DISTINCTIVE FAÇADE FEATURING MONOCHROMATIC GREY OUTLOOK AGAINST EXPANDED MESH PANEL FOR A CONTEMPORARY YET TIMELESS ARCHITECTURAL LOOK
- BLOCK 8B, 8C, 8D, 8E

ENJOY COMMUNAL LIVING WITH  
 approx. **400,000** sq. ft.  
 OF FACILITIES



**RELAX+**

- 1 LAWN 1 (READING LAWN)
- 2 RAIN GARDEN
- 3 COMMUNITY GARDEN
- 4 RAIN SPA PAVILION
- 5 CABANA
- 6 LAWN 3 (STARGAZING LAWN)
- 7 PAVILION STUDY 1 (CHILLAX CORNER 1)
- 8 PAVILION STUDY 2 (CHILLAX CORNER 2)
- SKY GARDEN (Block 8E @ 24th Storey)

**RELAX**

- 9 LAWN 2 (PICNIC LAWN)
- 10 DINING DECK
- 11 JACUZZI ALCOVE 1
- 12 JACUZZI ALCOVE 2
- 13 AQUATHERAPY POOL
- 14 REFLEXOLOGY GARDEN
- 15 HYDROTHERAPY POOL
- 16 DINING PAVILION (TEA PLACE)
- 17 PAVILION (STUDY / LOUNGE 1)
- 18 PAVILION (STUDY / LOUNGE 2)

**BALANCE**

- 19 WATER FEATURES 1
- 20 WATER FEATURES 2
- 21 WATER FEATURES 3
- 22 CLUBHOUSE 1 (READING ROOM)
- 23 CHANGING ROOM & STEAM ROOM
- 24 LAUNDRY PAVILION
- 25 POOL DECK 1
- 26 POOL DECK 2
- 27 50M LAP POOL 1
- 28 POOL DECK 3
- 29 50M LAP POOL 2
- 30 POOL DECK 4
- 31 50M LAP POOL 3
- 32 POOL DECK 5
- 33 COURTYARD PAVILION (CLEMATIS PAVILION)
- 34 PAVILION (PET'S PLAYGROUND)
- 35 PET LAWN

**ACTIVE**

- 36 CLUBHOUSE 2 (CHEF'S KITCHEN)
- 37 CLUBHOUSE 3 (CELEBRATION HALL)
- 38 DINING PAVILION (MEDITERRANEAN 1)
- 39 DINING PAVILION (MEDITERRANEAN 2)
- 40 DINING PAVILION (CARIBBEAN)
- 41 DINING PAVILION (GREENHOUSE)
- 42 DINING PAVILION (TEPPANYAKI)
- 43 DINING PAVILION (WOK IT)
- 44 TODDLER PLAY POOL
- 45 KIDS' WATER PLAY
- 46 PAVILION KIDS PORTABLE BBQ (KIDS' PLAYHOUSE)

**ACTIVE+**

- 47 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE ENTERTAINMENT ROOM : Music / Games Console / Movie)
- 48 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE GAMES ROOM)
- 49 CLUBHOUSE 5 @ L2 (GYM)
- 50 CLUBHOUSE 5 @ L2 (DANCE STUDIO)
- 51 PLAYGROUND 1 (AQUATIC THEMED)
- 52 MAIN POOL (BEACH POOL)
- 53 TENNIS COURT
- 54 MULTI-PURPOSE COURT
- 55 OUTDOOR FITNESS 1
- 56 OUTDOOR FITNESS 2
- 57 PAVILION SPORT (SPORTS ARENA)
- 58 CAMPING GARDEN
- 59 PLAYGROUND 2 (INCLUSIVE)
- 60 PLAYGROUND 3 (ZOO THEMED)

**ANCILLARIES**

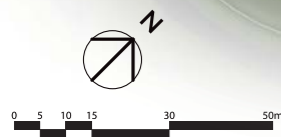
- A MAIN ENTRANCE
- B DROP-OFF
- C GUARDHOUSE
- D SIDE GATE
- E ARRIVAL LOBBY
- F COVERED LINKWAY TO AYE BUS STOP B1
- G COVERED LINKWAY TO BUS STOP B3 AND TO CLEMENTI MRT VIA CASCADIA
- H SECONDARY VEHICULAR ACCESS
- I SUBSTATION / TRANSFORMER ROOM
- J MDF (Main Distribution Frame)
- K GENSET
- L BIN CENTRE
- M M&E VENTILATION SHAFT
- WATER TANK (All Towers @ Lower Roof Level)
- BOOSTER PUMP



AYER RAJAH EXPRESSWAY (AVE)

JALAN LEMPENG

CLEMENTI AVE 6



OVERALL FACILITIES PLAN





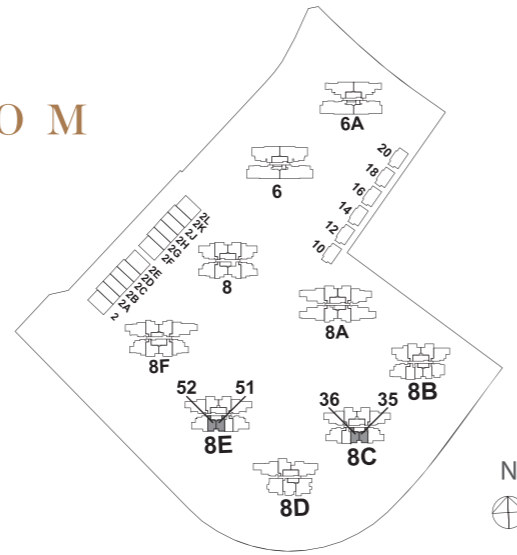
# 1 - B E D R O O M

## TYPE 1BR - 1

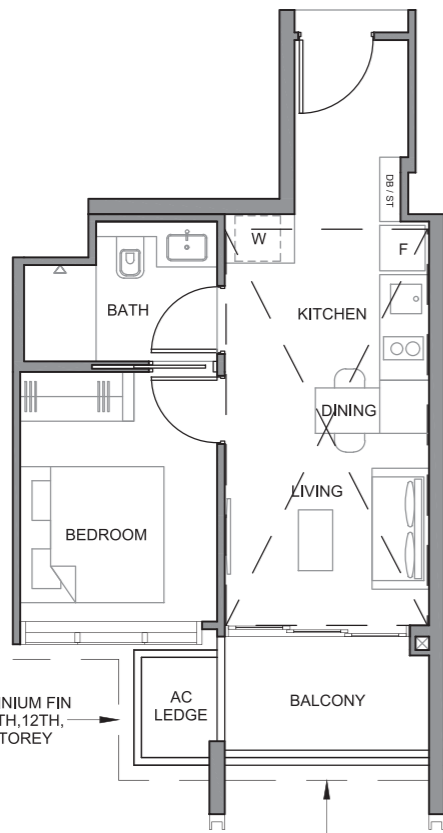
Area 42 sq m / (approx. 452 sq ft)  
(Inclusive of 5 sq m balcony  
& 1 sq m AC ledge)

Block 8C #02-35 TO #23-35  
#02-36 TO #23-36 (mirrored)

Block 8E #02-51 TO #22-51  
#02-52 TO #22-52 (mirrored)

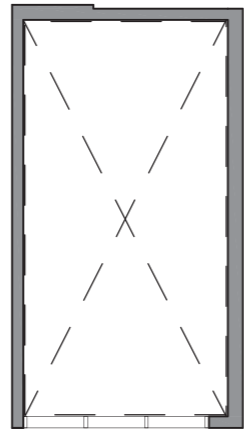


Key plan is not drawn to scale



LINE OF ALUMINIUM FIN  
@ 2ND, 4TH, 8TH, 12TH,  
16TH & 20TH STOREY

LINE OF ALUMINIUM FIN SHOWN IN  
BLK 8E@ 4TH, 8TH, 12TH, 16TH &  
20TH STOREY  
BLK 8C@ 6TH, 10TH, 14TH, 18TH &  
22ND STOREY



## TYPE 1BR - 1H

Area 58 sq m / (approx. 624 sq ft)  
(Inclusive of 5 sq m balcony  
& 1 sq m AC ledge & 16 sqm high  
void)

Block 8C #24-35  
#24-36 (mirrored)

Block 8E #23-51  
#23-52 (mirrored)



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

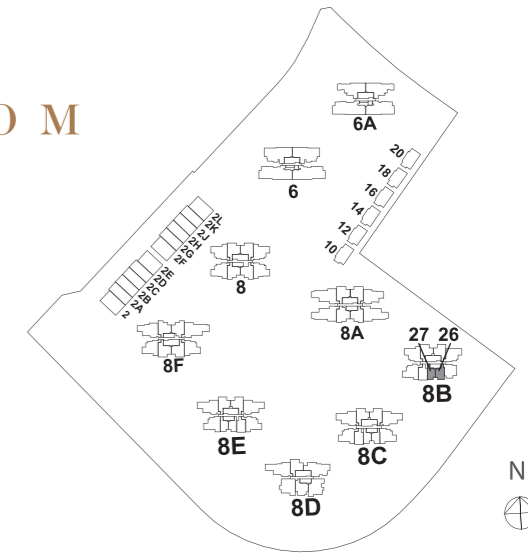
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

# 1 - B E D R O O M

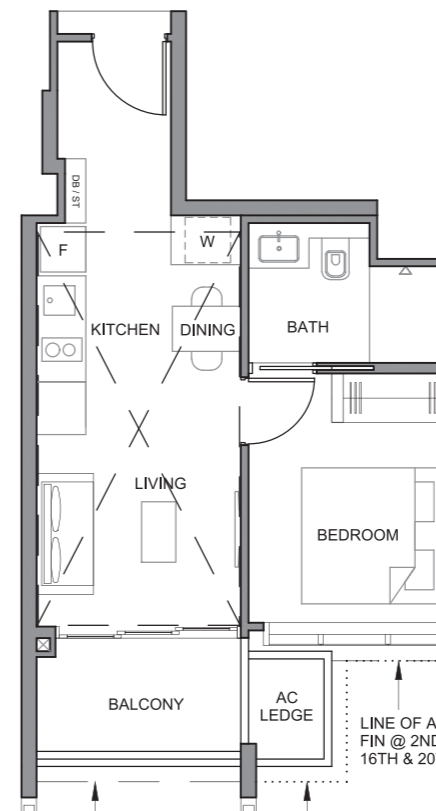
## TYPE 1BR - 2

Area 42 sq m / (approx. 452 sq ft)  
(Inclusive of 5 sq m balcony  
& 1 sq m AC ledge)

Block 8B #02-26 TO #23-26 (mirrored)  
#02-27 TO #23-27

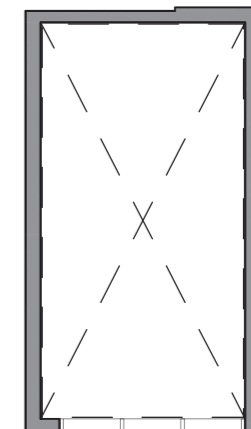


Key plan is not drawn to scale



LINE OF ALUMINIUM FIN  
@ 4TH, 8TH, 12TH,  
16TH & 20TH STOREY

LINE OF ALUMINIUM  
FIN @ 2ND STOREY



## TYPE 1BR - 2H

Area 58 sq m / (approx. 624 sq ft)  
(Inclusive of 5 sq m balcony  
& 1 sq m AC ledge & 16 sq m high  
void)

Block 8B #24-26 (mirrored)  
#24-27



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

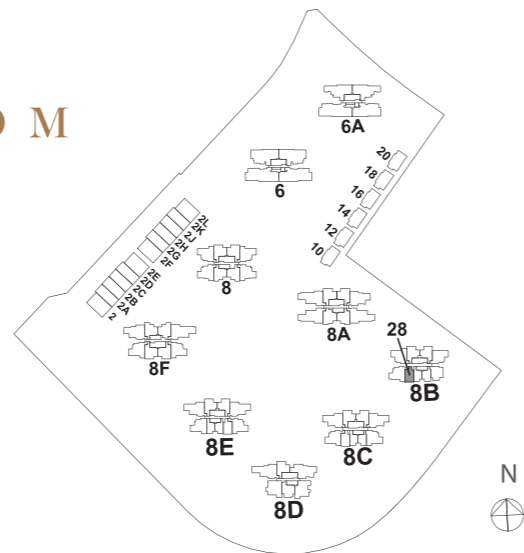
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# 1 - B E D R O O M

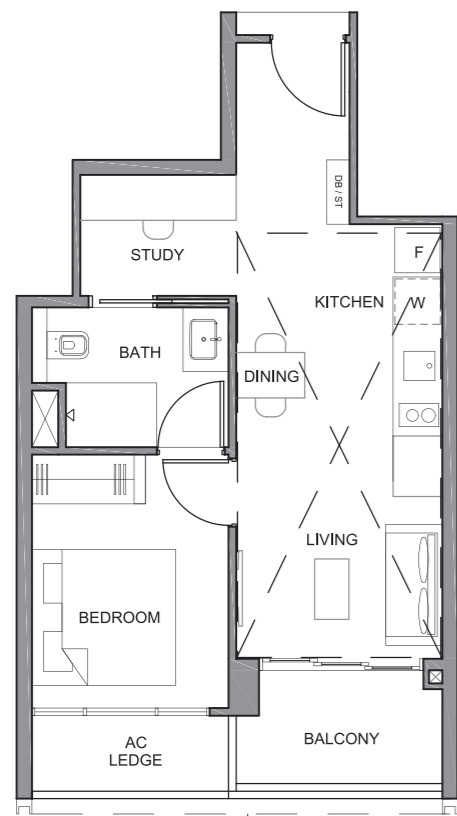
## TYPE 1BR + S1

Area 48 sq m / (approx. 517 sq ft)  
(Inclusive of 5 sq m balcony & 3 sq m AC ledge)

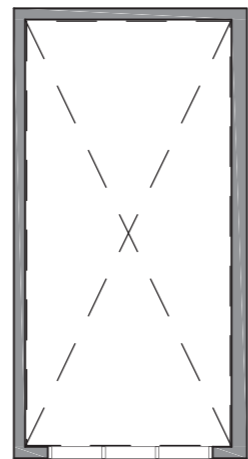
Block 8B #02-28 TO #23-28



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN  
@ 6TH, 10TH, 14TH,  
18TH & 22ND STOREY



## TYPE 1BR + S1H

Area 65 sq m / (approx. 700 sq ft)  
(Inclusive of 5 sq m balcony & 3 sq m AC ledge & 17 sq m high void)

Block 8B #24-28



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

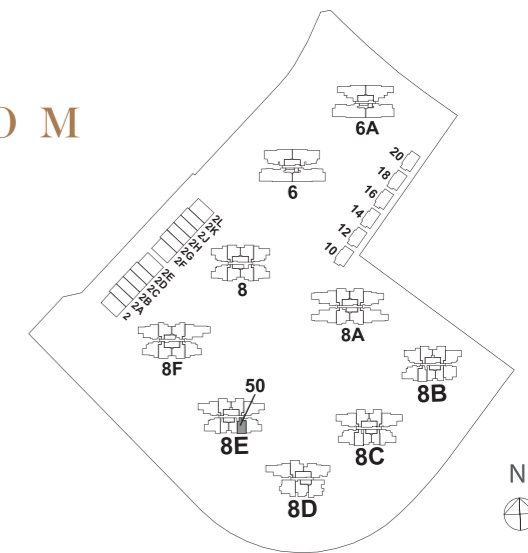
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

# 1 - B E D R O O M

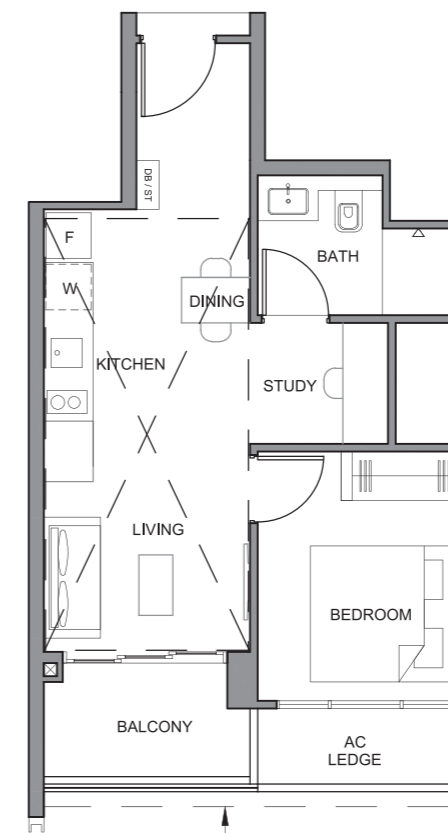
## TYPE 1BR + S2

Area 47 sq m / (approx. 506 sq ft)  
(Inclusive of 5 sq m balcony & 3 sq m AC ledge)

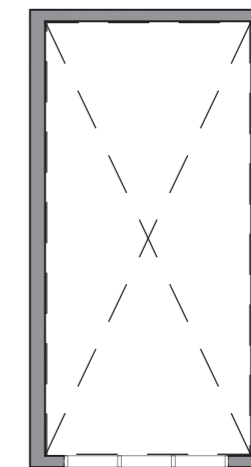
Block 8E #02-50 TO #22-50



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN  
@ 6TH, 10TH, 14TH,  
18TH & 22ND STOREY



## TYPE 1BR + S2-H

Area 64 sq m / (approx. 689 sq ft)  
(Inclusive of 5 sq m balcony & 3 sq m AC ledge & 17 sq m high void)

Block 8E #23-50



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

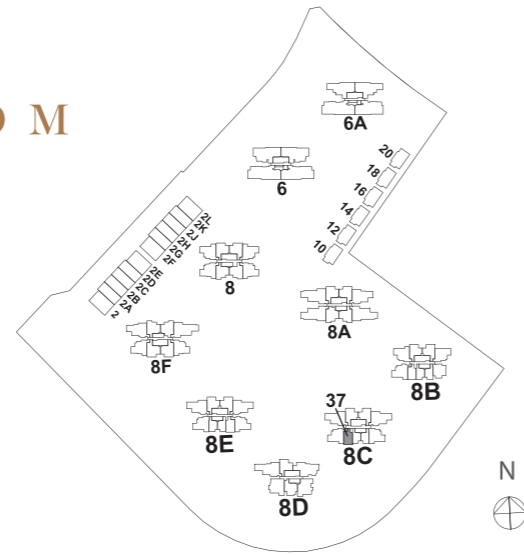
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

# 1 - BED ROOM

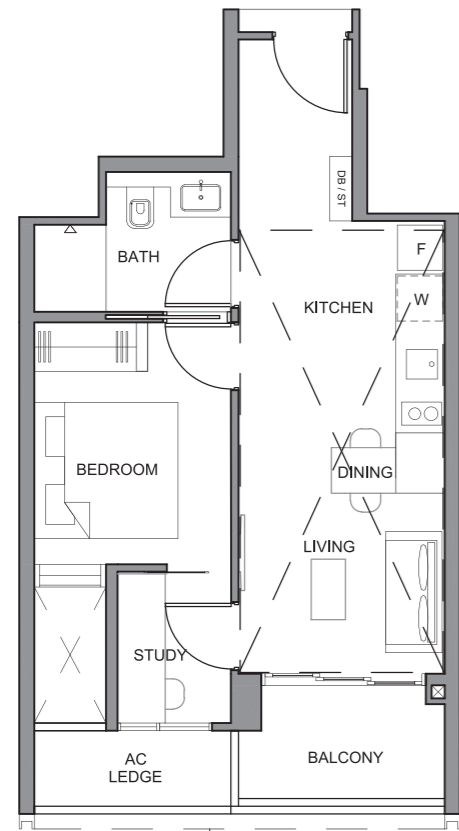
## TYPE 1BR + S3

Area 48 sq m / (approx. 517 sq ft)  
(Inclusive of 5 sq m balcony  
& 3 sq m AC ledge)

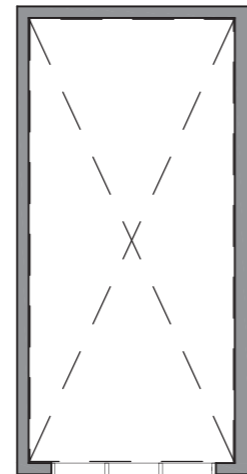
Block 8C #02-37 TO #23-37



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN  
@ 6TH, 10TH, 14TH,  
18TH & 22ND STOREY



## TYPE 1BR + S3H

Area 66 sq m / (approx. 710 sq ft)  
(Inclusive of 5 sq m balcony  
& 3 sq m AC ledge & 18 sq m high  
void)

Block 8C #24-37



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

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# 2 - BED ROOM

## TYPE 2BR - 1

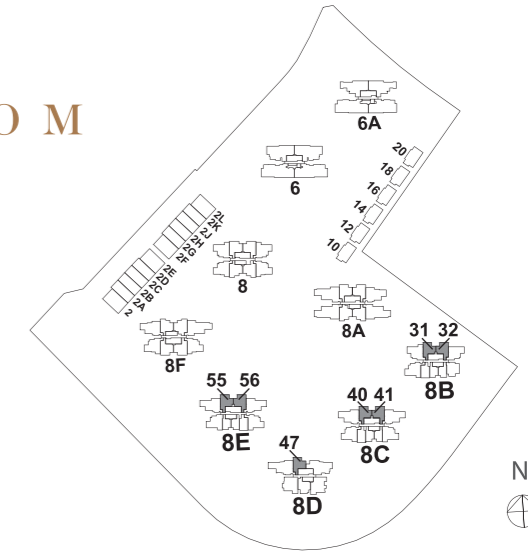
Area 64 sq m / (approx. 689 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8B #02-31 TO #23-31  
#02-32 TO #23-32 (mirrored)

Block 8C #02-40 TO #23-40  
#02-41 TO #23-41 (mirrored)

Block 8D #02-47 TO #23-47

Block 8E #02-55 TO #22-55  
#02-56 TO #22-56 (mirrored)



Key plan is not drawn to scale

## TYPE 2BR - 1H

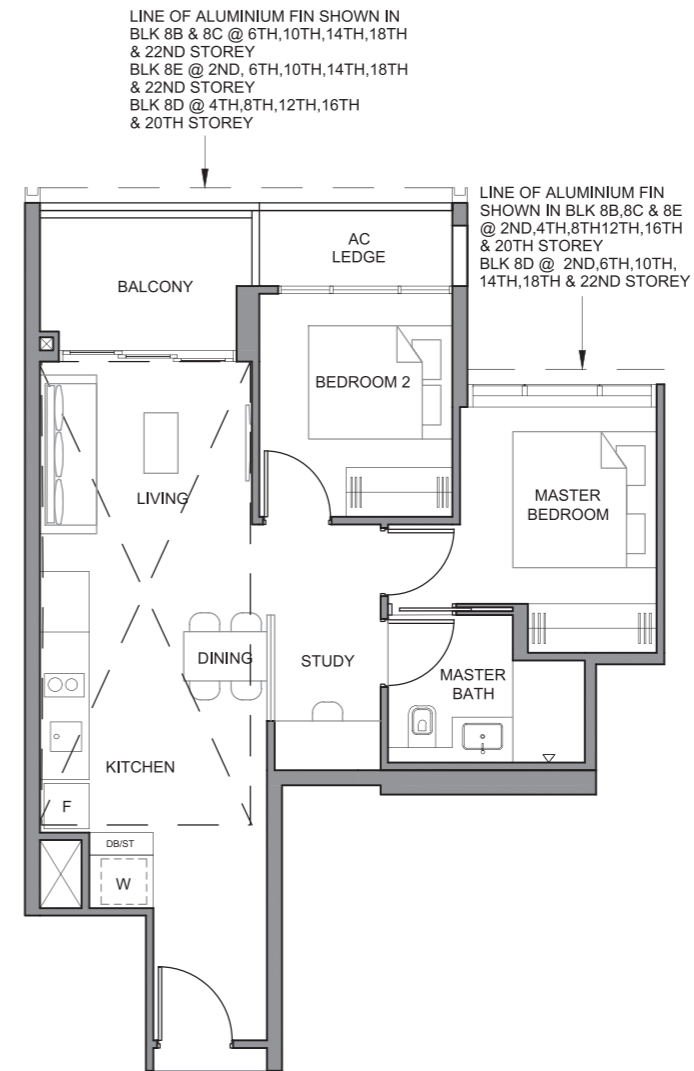
Area 83 sq m / (approx. 893 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge & 19 sq m h  
void)

Block 8B #24-31  
#24-32 (mirrored)

Block 8C #24-40  
#24-41 (mirrored)

Block 8D #24-47

Block 8E #23-55  
#23-56 (mirrored)



LINE OF ALUMINIUM FIN SHOWN IN  
BLK 8B & 8C @ 6TH, 10TH, 14TH, 18TH  
& 22ND STOREY  
BLK 8E @ 2ND, 6TH, 10TH, 14TH, 18TH  
& 22ND STOREY  
BLK 8D @ 4TH, 8TH, 12TH, 16TH  
& 20TH STOREY

LINE OF ALUMINIUM FIN  
SHOWN IN BLK 8B, 8C & 8E  
@ 2ND, 4TH, 8TH, 12TH, 16TH  
& 20TH STOREY  
BLK 8D @ 2ND, 6TH, 10TH,  
14TH, 18TH & 22ND STOREY



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

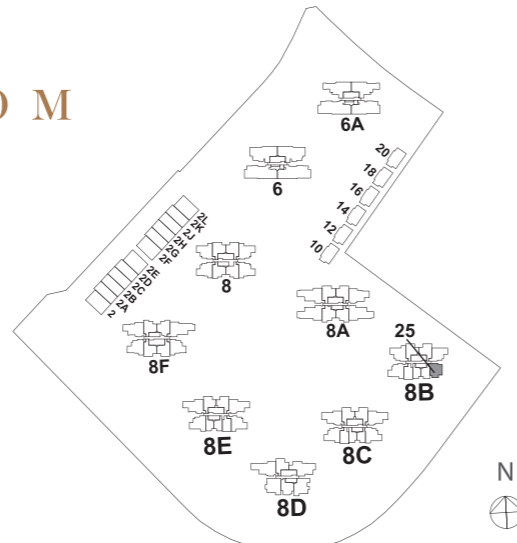


## 2 - BED ROOM

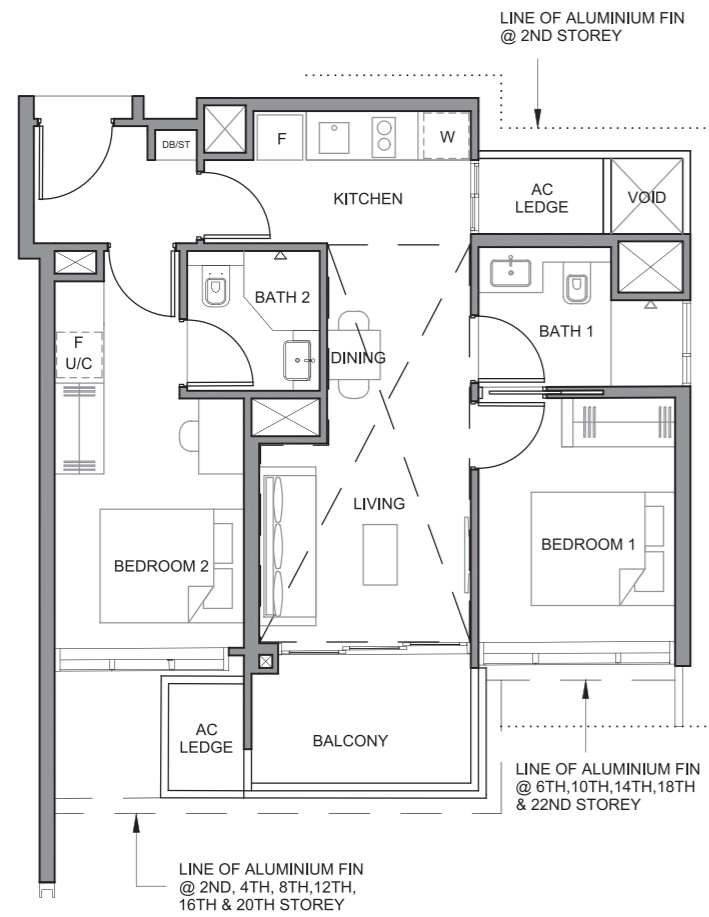
### TYPE 2BR DK - 1

Area 65 sq m / (approx. 700 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8B #02-25 TO #23-25



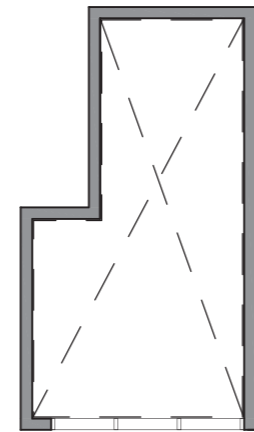
Key plan is not drawn to scale



### TYPE 2BR - DK - 1H

Area 79 sq m / (approx. 850 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge & 14 sq m  
high void)

Block 8B #24-25



**LEGEND:**  
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U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

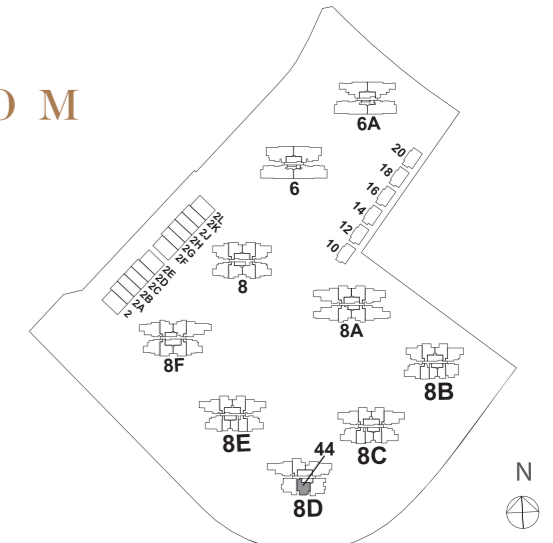
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
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## 2 - BED ROOM

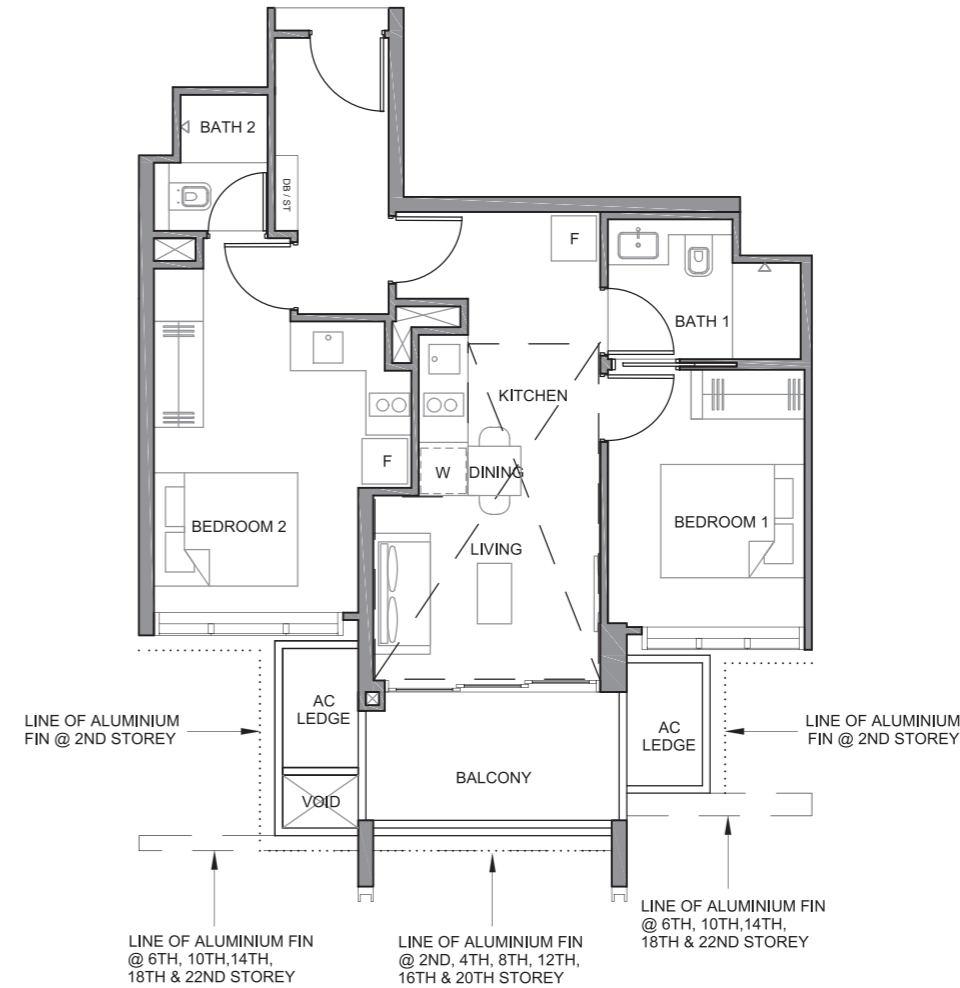
### TYPE 2BR DK - 2

Area 68 sq m / (approx. 732 sq ft)  
(Inclusive of 7 sq m balcony  
& 3 sq m AC ledge)

Block 8D #02-44 TO #23-44



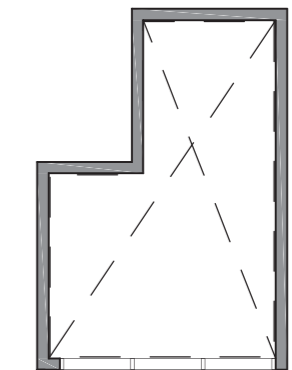
Key plan is not drawn to scale



### TYPE 2BR DK - 2H

Area 80 sq m / (approx. 861 sq ft)  
(Inclusive of 7 sq m balcony  
& 3 sq m AC ledge & 12 sq m high  
void)

Block 8D #24-44



**LEGEND:**  
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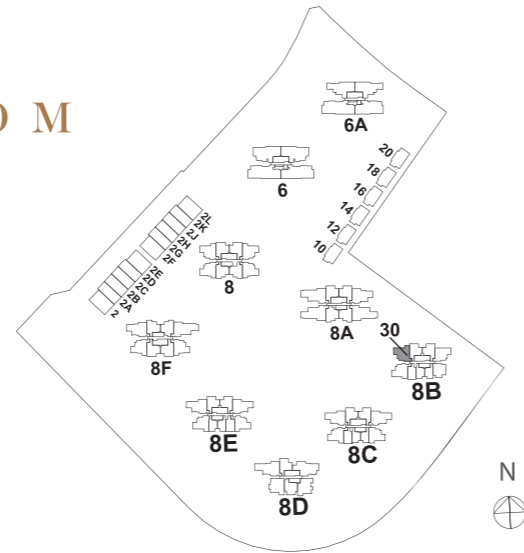
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## 3 - B E D R O O M

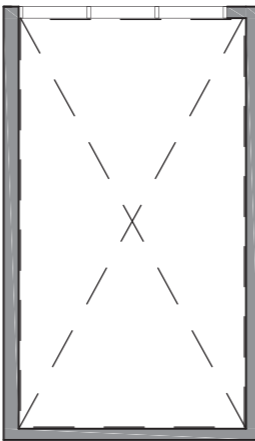
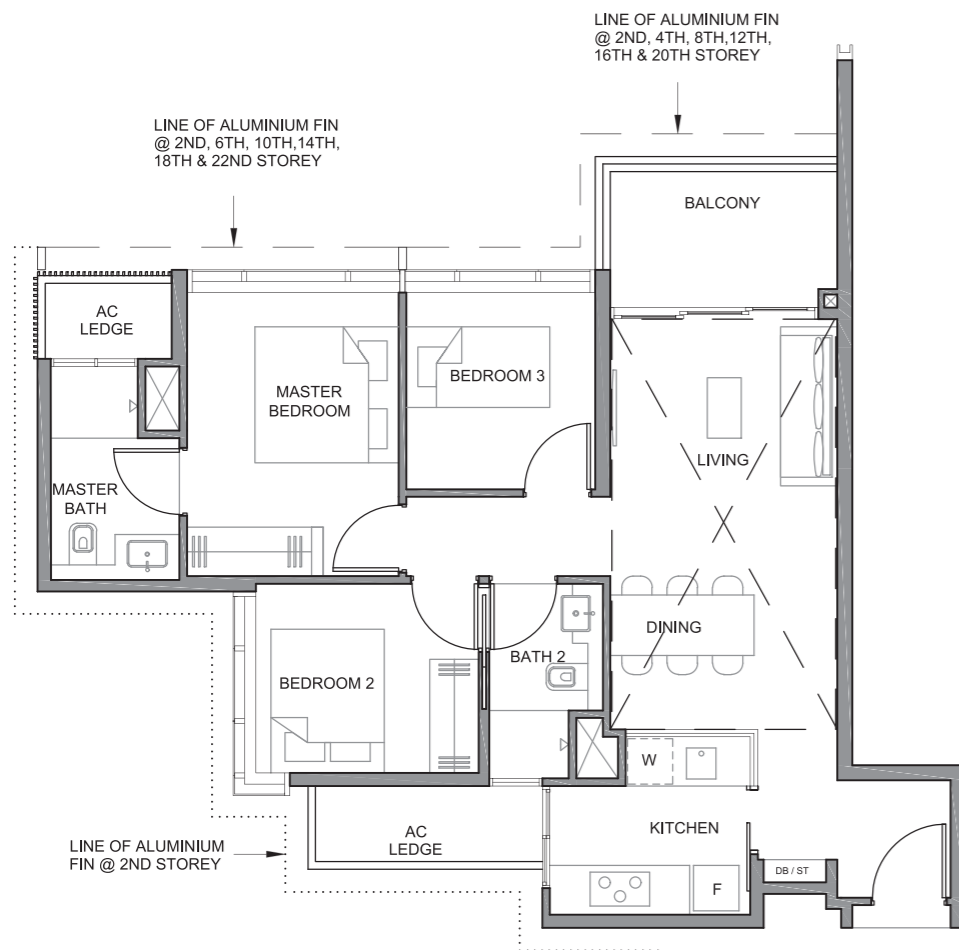
### TYPE 3BR

Area 82 sq m / (approx. 883 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

Block 8B #02-30 TO #23-30



Key plan is not drawn to scale



### TYPE 3BR-H

Area 100 sq m / (approx. 1076 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge & 18 sq m  
high void)

Block 8B #24-30



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

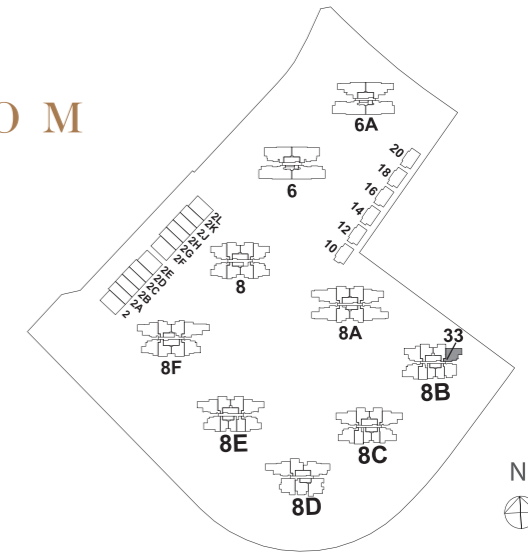
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## 3 - B E D R O O M

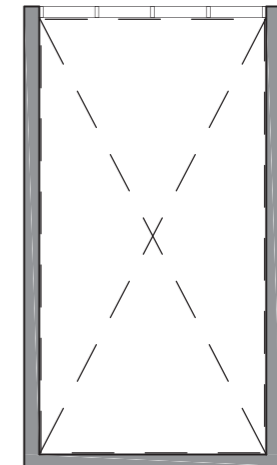
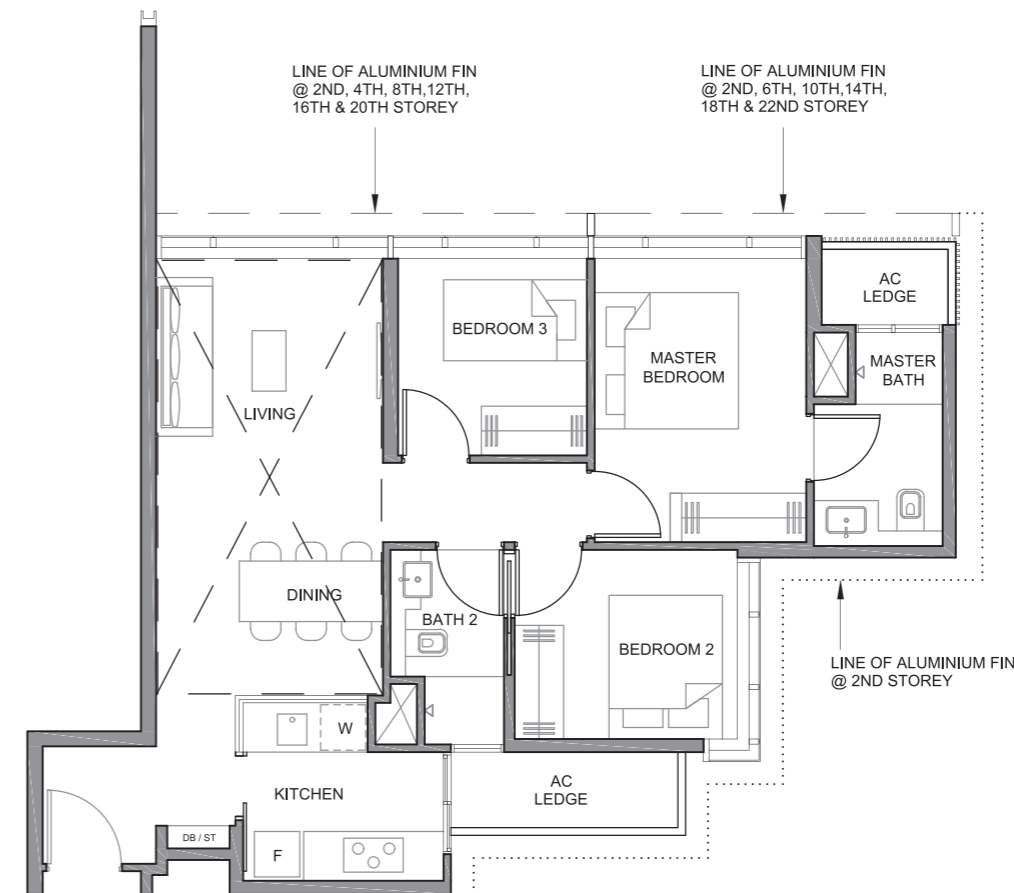
### TYPE 3BR - 1

Area 77 sq m / (approx. 829 sq ft)  
(Inclusive of 5 sq m AC ledge)

Block 8B #02-33 TO #23-33



Key plan is not drawn to scale



### TYPE 3BR-1H

Area 96 sq m / (approx. 1033 sq ft)  
(Inclusive of 5 sq m AC ledge  
& 19 sq m high void)

Block 8B #24-33



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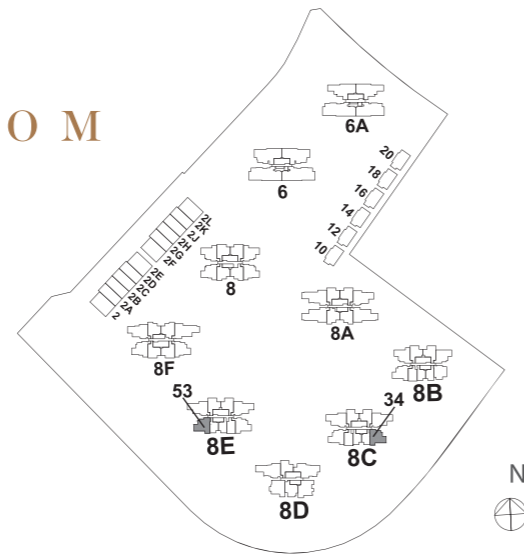
## 3 - B E D R O O M

### TYPE 3BR-2

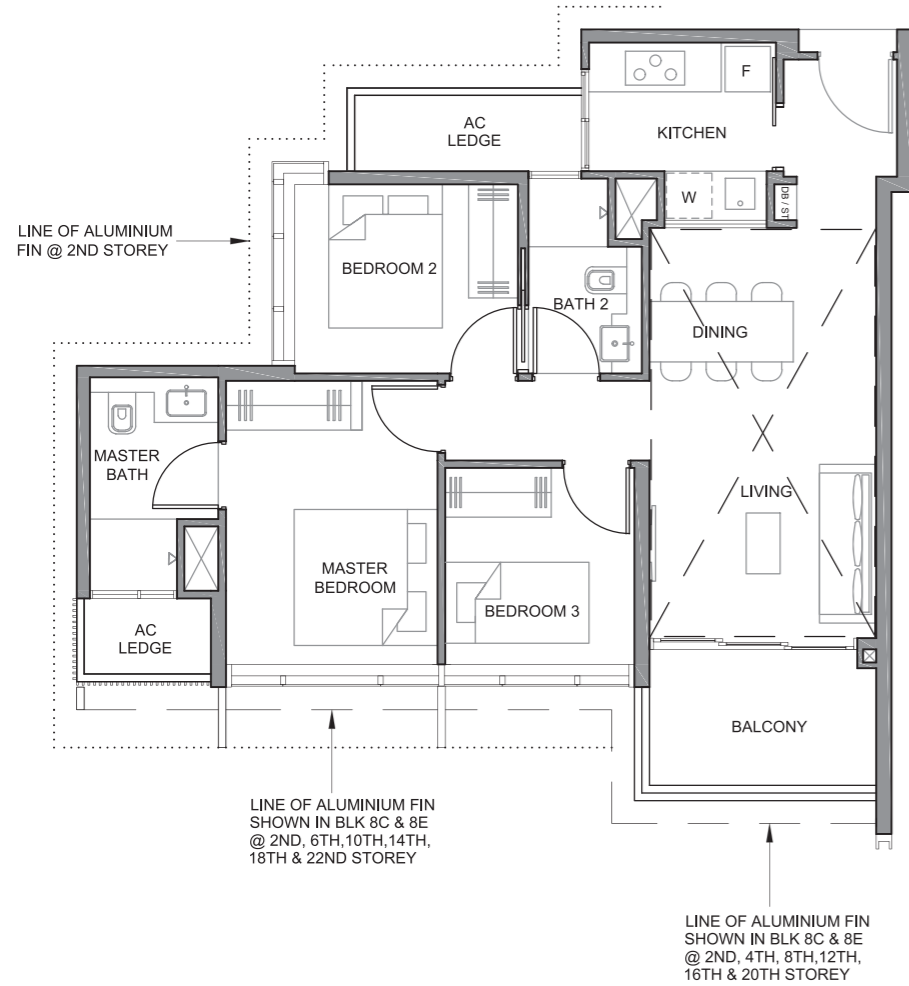
Area 80 sq m / (approx. 861 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

Block 8C #02-34 TO #23-34 (mirrored)

Block 8E #02-53 TO #22-53



Key plan is not drawn to scale



### TYPE 3BR-2H

Area 98 sq m / (approx. 1055 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge & 18 sq m  
high void)

Block 8C #24-34 (mirrored)

Block 8E #23-53



**LEGEND:**  
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U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

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## 3 - B E D R O O M

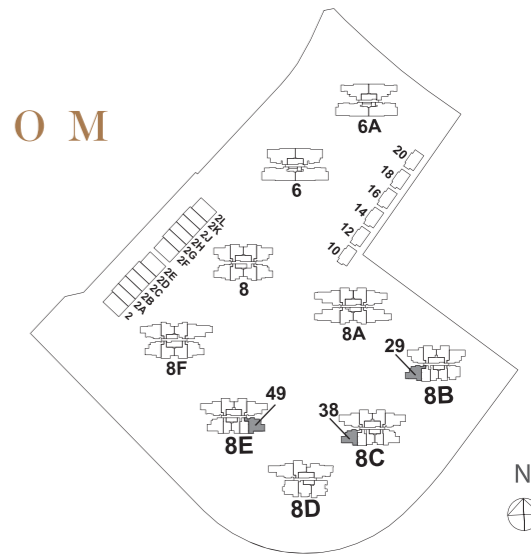
### TYPE 3BR - 3

Area 83 sq m / (approx. 893 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

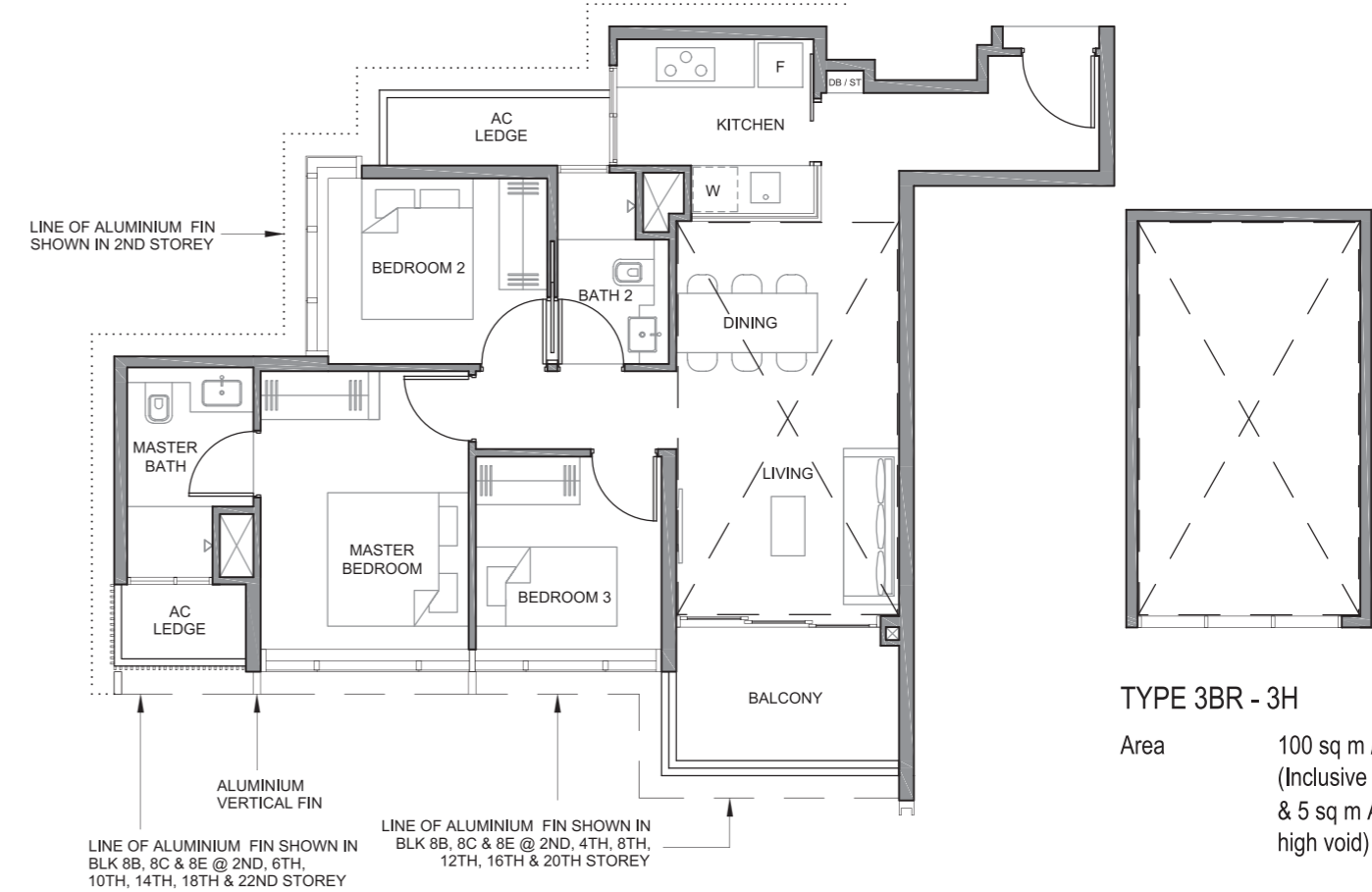
Block 8B #02-29 TO #23-29

Block 8C #02-38 TO #23-38

Block 8E #02-49 TO #22-49 (mirrored)



Key plan is not drawn to scale



### TYPE 3BR - 3H

Area 100 sq m / (approx. 1076 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge & 17 sq m  
high void)

Block 8B #24-29

Block 8C #24-38

Block 8E #23-49 (mirrored)



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void

U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

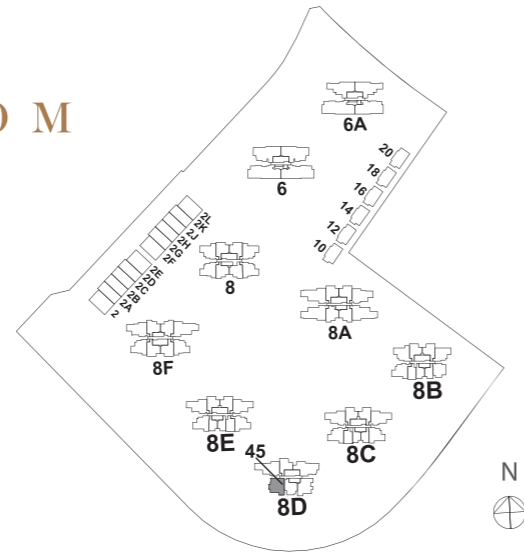
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

## 3 - B E D R O O M

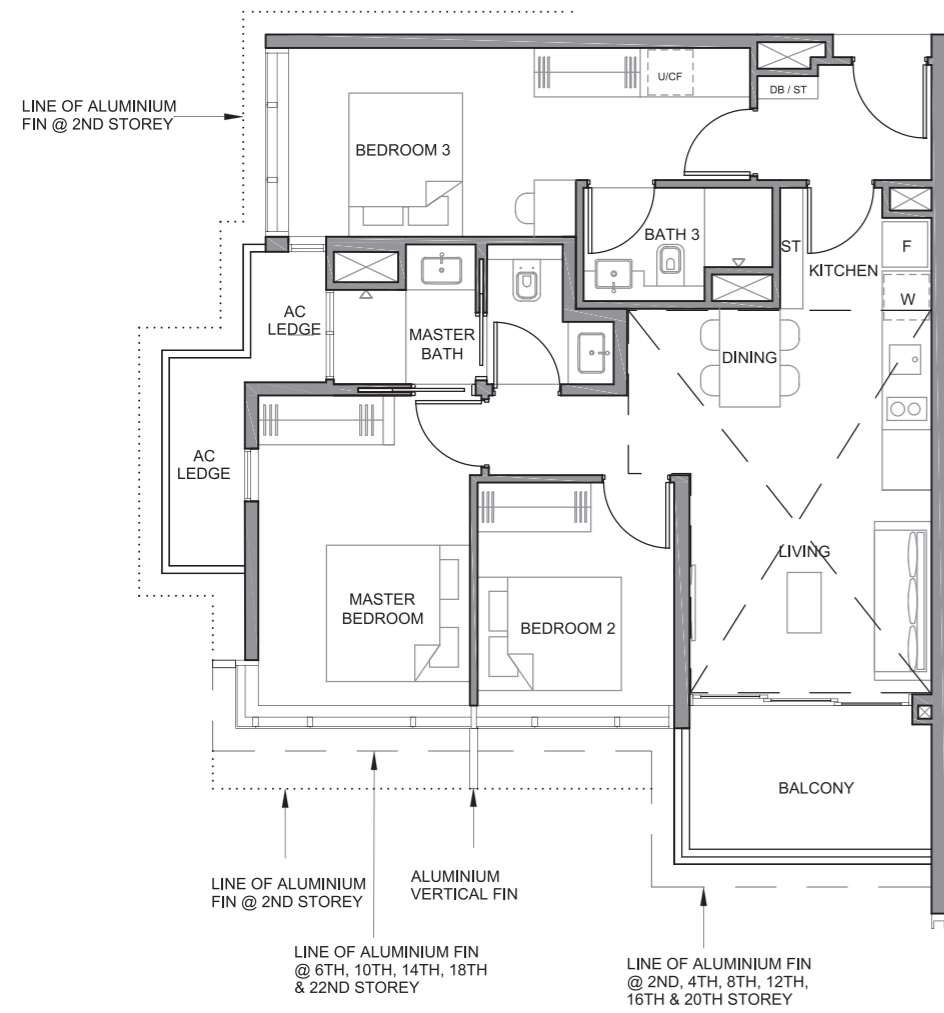
### TYPE 3BR DK - 1

Area 90 sq m / (approx. 969 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

Block 8D #02-45 TO #23-45



Key plan is not drawn to scale



### TYPE 3BR DK - 1H

Area 110 sq m / (approx. 1184 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge & 20 sq m  
high void)

Block 8D #24-45



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

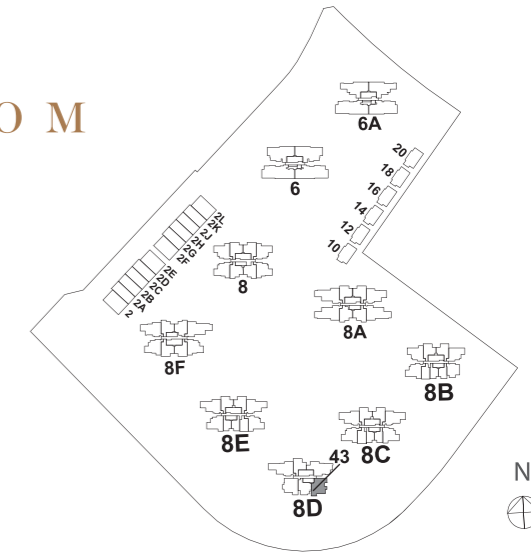
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

## 3 - B E D R O O M

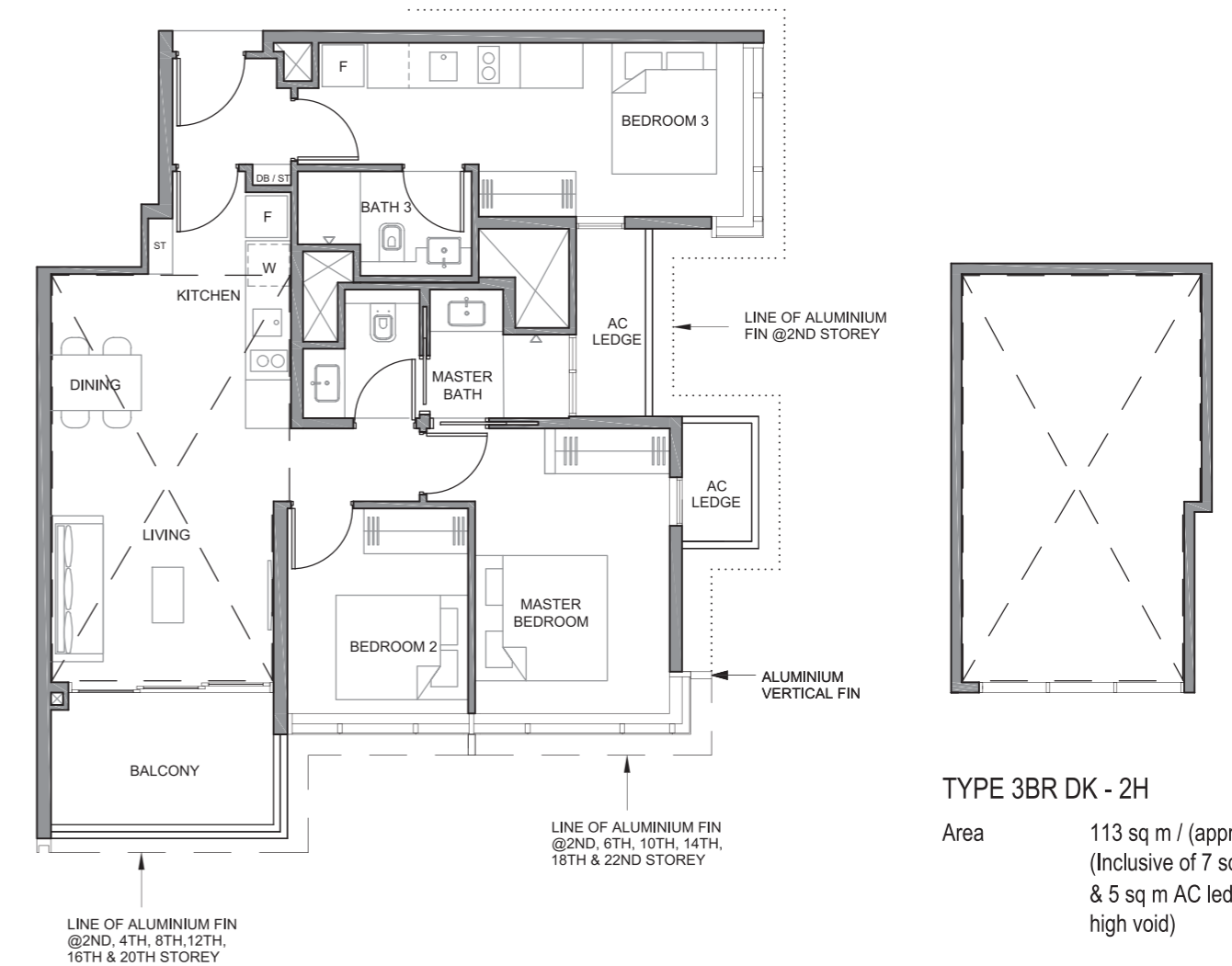
### TYPE 3BR DK - 2

Area 92 sq m / (approx. 990 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

Block 8D #02-43 TO #23-43



Key plan is not drawn to scale



### TYPE 3BR DK - 2H

Area 113 sq m / (approx. 1216 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge & 21 sq m  
high void)

Block 8D #24-43



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void  
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

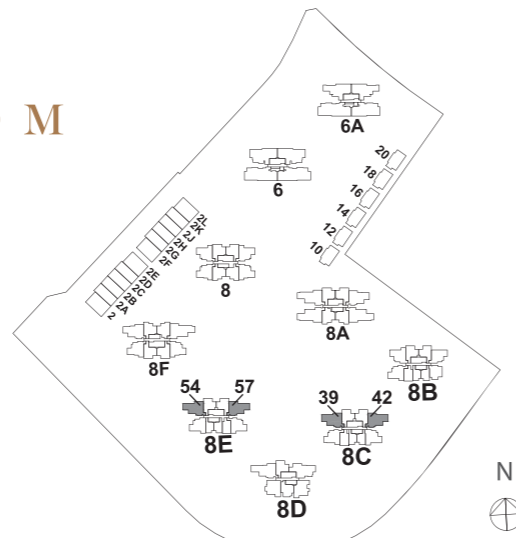
## 3 - B E D R O O M

### TYPE 3BR P-1

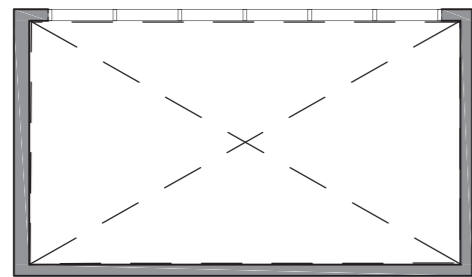
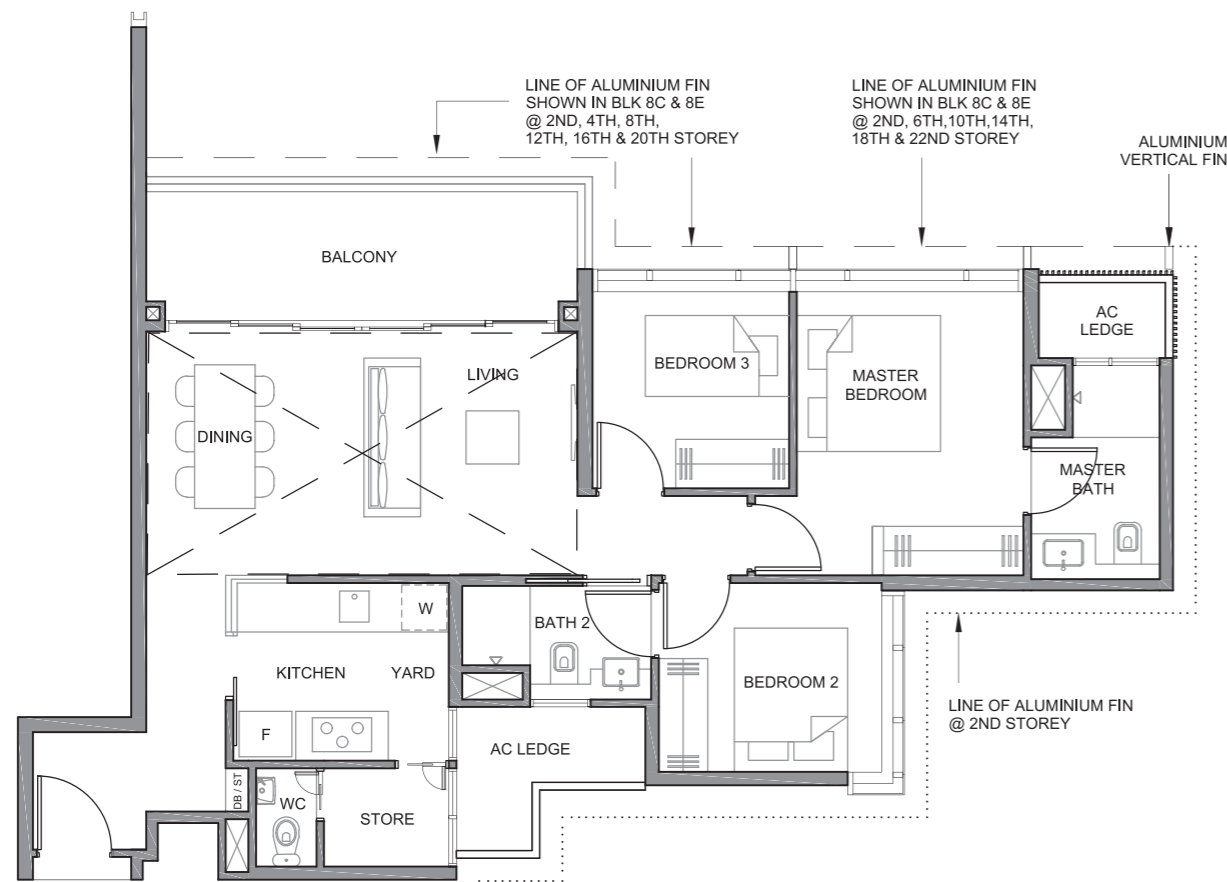
Area 97 sq m / (approx. 1044 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge)

Block 8C #02-39 TO #23-39 (mirrored)  
#02-42 TO #23-42

Block 8E #02-54 TO #22-54 (mirrored)  
#02-57 TO #22-57



Key plan is not drawn to scale



### TYPE 3BR P-1H

Area 117 sq m / (approx. 1259 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge & 20 sq m  
high void)

Block 8C #24-39 (mirrored)  
#24-42

Block 8E #23-54 (mirrored)  
#23-57



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void

U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

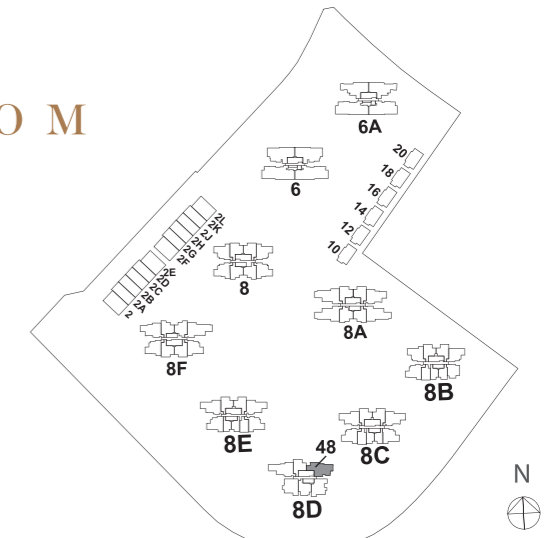
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

## 4 - B E D R O O M

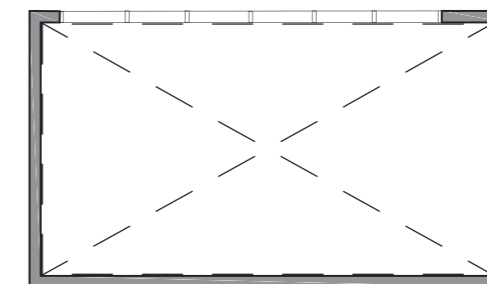
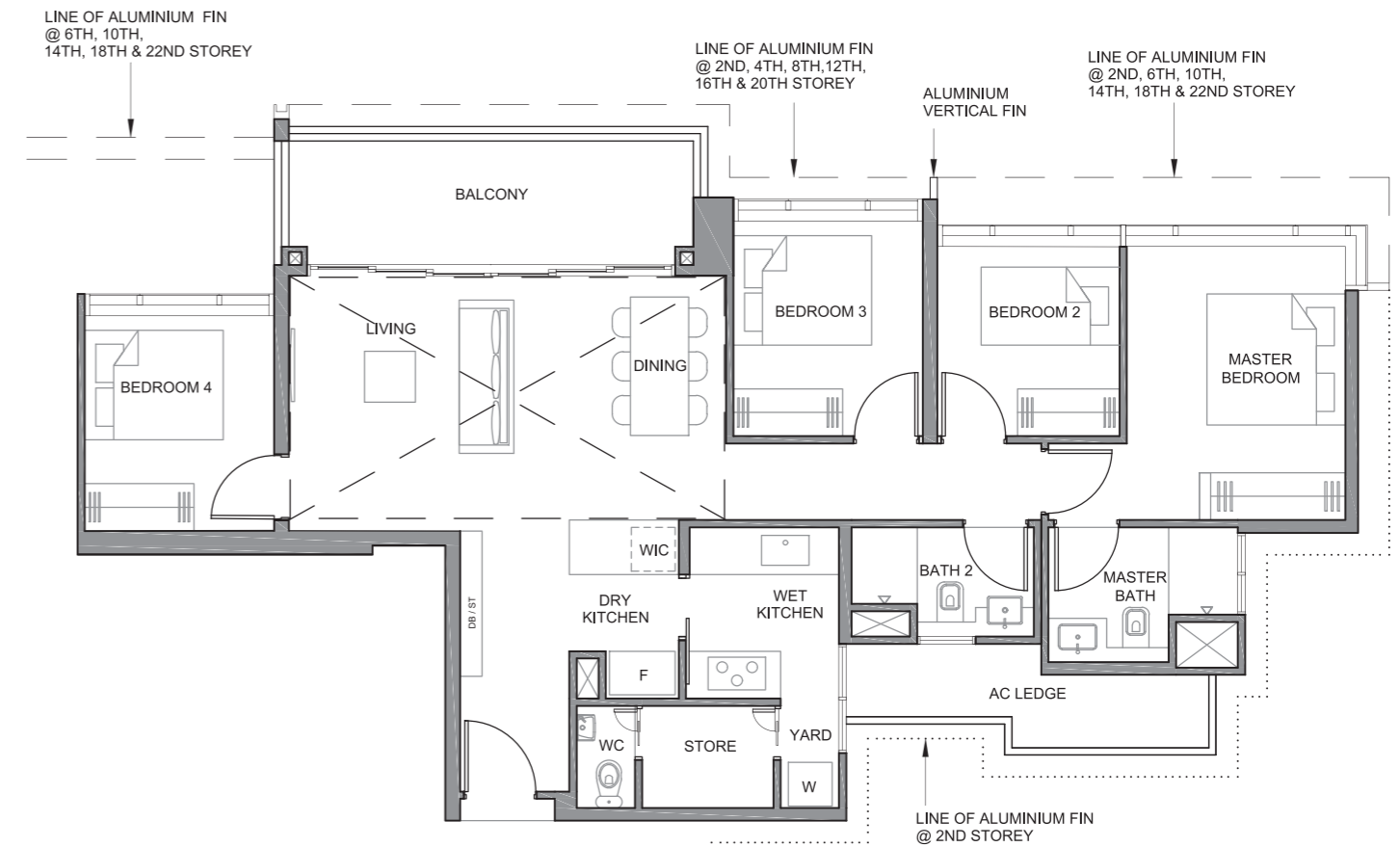
### TYPE 4BR - 1

Area 115 sq m / (approx. 1238 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge)

Block 8D #02-48 TO #23-48



Key plan is not drawn to scale



### TYPE 4BR - 1H

Area 137 sq m / (approx. 1475 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge & 22 sq m high  
void)

Block 8D #24-48



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer & Dryer Only Applicable to High Void

U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

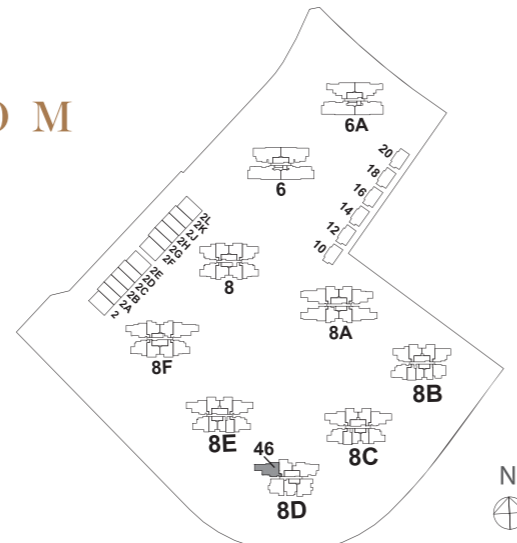
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

# 4 - BED ROOM

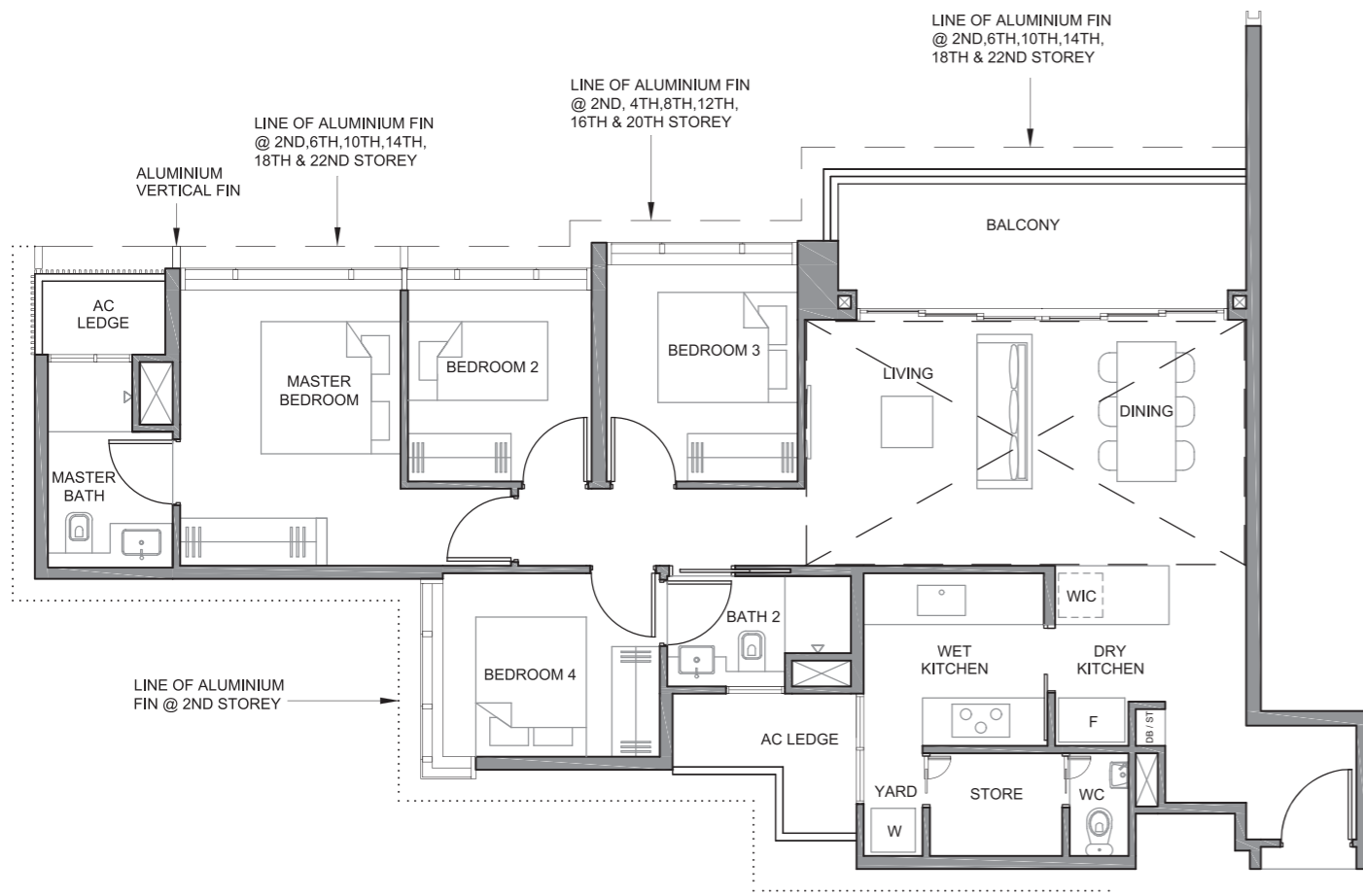
## TYPE 4BR - 2

Area 115 sq m / (approx. 1238 sq ft)  
(Inclusive of 11 sq m balcony & 6 sq m AC ledge)

Block 8D #02-46 TO #23-46



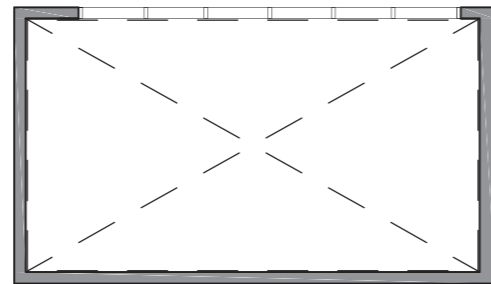
Key plan is not drawn to scale



## TYPE 4BR - 2H

Area 137 sq m / (approx. 1475 sq ft)  
(Inclusive of 11 sq m balcony & 6 sq m AC ledge & 22 sq m high void)

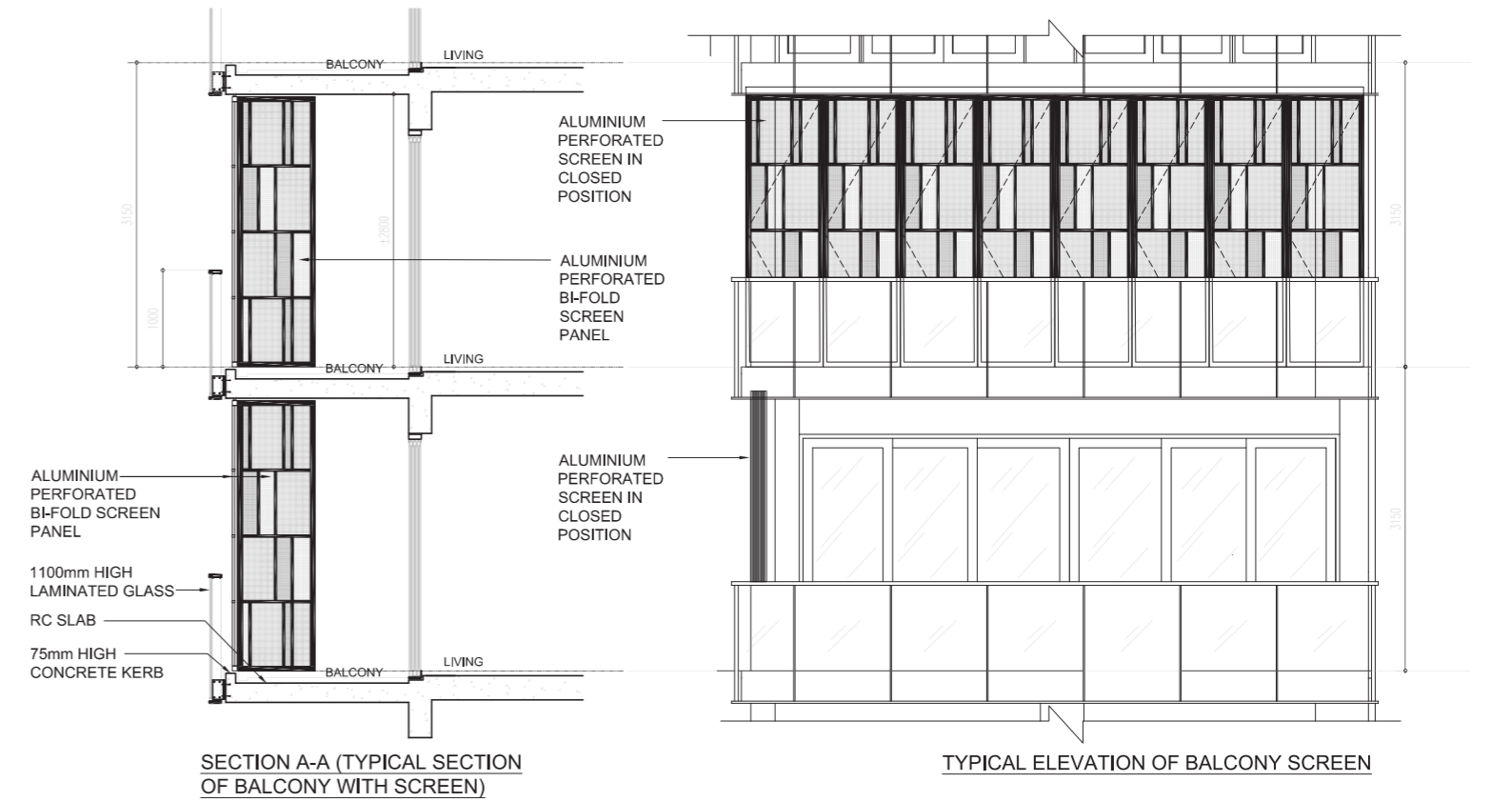
Block 8D #24-46



**LEGEND:**  
 F - Fridge    DB - Distribution Board    ST - Storage    W - Washer Cum Dryer    Only Applicable to High Void  
 U/CF - Under Counter Fridge    WIC - Under Counter Wine Chiller

All plans are subjected to as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

# ANNEXURE 1



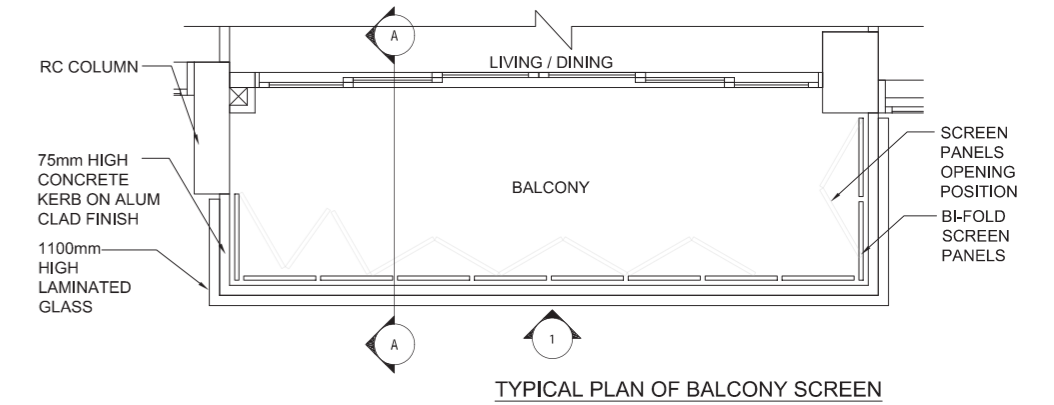
## BLK- 8B, 8C, 8D AND 8E

### BALCONY SCREEN NOTICE

1. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.
2. THE PURCHASER WILL HAVE TO BEAR THE COST OF INSTALLING THE BALCONY SCREEN IF THEY WISH TO, AFTER TAKING OVER THE UNIT.

THE PROPOSED BALCONY SHALL BE POROUS ENOUGH TO ALLOW FOR NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES EVEN WHEN THE SCREENS ARE FULLY DRAWN CLOSED. THE PROPOSED BALCONY SCREEN SHALL ALSO BE CAPABLE OF BEING DRAWN OPEN OR RETRACTED FULLY.

BP NO.: A1716-00006-2018-BP01  
BP APPROVAL DATE: 12 JUNE 2019





**11. TV/CABLE SERVICES/FM/TELEPHONE POINTS**  
Refer to Electrical Schedule for details

**12. LIGHTNING PROTECTION**  
Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2018

**13. PAINTING**

- a. External Wall** Spray textured coating and/ or emulsion paint and/ or other approved exterior paint  
**b. Internal Wall** Emulsion paint

**14. WATERPROOFING**

Where applicable, appropriate waterproofing systems are provided for Bathrooms, Kitchen, Toilets, Wet Kitchen/Kitchen, Balcony, Landscaped Deck, Open Terraces, Planter Box, Reinforced Concrete Flat/Sloping Roofs, Pools, Water Features, Changing Rooms, Common Toilets and Basements. Appropriate waterproofing systems are provided where applicable

**15. DRIVEWAY AND CAR PARK**

Interlocking pavers and/or cobblestones and/or concrete floors with hardener are provided at driveways and carpark areas

**16. RECREATION FACILITIES**

- 1) Lawn
- 2) Rain Garden
- 3) Community Garden
- 4) Rain Spa Pavilion
- 5) Cabana
- 6) Dining Deck
- 7) Pavilion
- 8) Jacuzzi Alcove
- 9) Aquatherapy Pool
- 10) Reflexology Garden
- 11) Hydrotherapy Pool
- 12) Dining Pavilion
- 13) Water Features
- 14) Clubhouse
- 15) Changing Room & Steam Room
- 16) Laundry Pavilion
- 17) Pool Deck
- 18) 50m Lap Pool
- 19) Courtyard Pavilion
- 20) Pet Lawn
- 21) Toddler Play Pool
- 22) Kids' Water Play
- 23) Pavilion Kids Portable BBQ
- 24) Playground
- 25) Main Pool
- 26) Tennis Court
- 27) Multi-purpose Court
- 28) Outdoor Fitness
- 29) Pavilion Sports
- 30) Camping Garden

**17. ADDITIONAL ITEMS**

- a. Kitchen Cabinets**  
Laminated finish with engineered countertop and/or quartz and/or stone and/or solid surface and/or tile worktop finish (where applicable)
- b. Kitchen Appliances**  
Telescopic Hood,  
Built-in Induction Hob (where applicable),  
Built-in Gas Hob (where applicable),  
Built-in Microwave Oven (where applicable),  
Built-in Convection Oven (where applicable),  
Undercounter Refrigerator (where applicable),  
Refrigerator  
Washer Cum Dryer  
Wine Chiller (where applicable)

**c. Wardrobes**

Wardrobe to all bedrooms except 3BR bedroom 3 and 4BRP1 bedroom 4

**d. Water Heater**

Hot water supply to all Kitchens and all Baths except WC

**e. Air-conditioners**

Wall mounted fan coil units (FCU) to Living/Dining, Bedrooms

**f. Home Fire Alarm Devices**

Types	Smoke Detector
1 BR-1, 1 BR-1 H, 1 BR-2, 1 BR-2 H, 1 BR-S1, 1 BR-S1 H, 1 BR-S2, 1 BR-S2 H, 1 BR-S3, 1 BR-S3 H, 2 BR-1, 2 BR-1 H, 2 BR-2, 2 BR-3, 2 BR-4, 2 BR-5, 2 BR-S1, 3 BR, 3 BR H, 3 BR 1, 3 BR 1H, 3 BR-2, 3 BR-2 H, 3 BR-3, 3 BR-3 H, 3 BR-4, 3 BR-5, 3 BR-6, 3 BR-P1, 3 BR-P1 H, 3 BR-P2	1
2 BR-DK1, 2 BR-DK1 H, 2 BR-DK2, 2 BR-DK2 H, 3 BR-DK1, 3 BR-DK1 H, 3 BR-DK2, 3 BR-DK2 H, 3 BR-P3, 3 BR-P3 H, 4 BR-1, 4 BR-1 H, 4 BR-2, 4 BR-2 H, 4 BR-P1, 4 BR-P2, 4 BR-P2 H, 4 BR-P3, 4 BR-P3 H, 5 BR-1, 5 BR-1 H, 5 BR-2, 5 BR-2 H, 5 BR-P2, 5 BR-P2 H PH-1, PH-2, PH-3, PH-4, PH-5	2
TERRACE, CORNER TERRACE, BUNGALOW	3

**18. GATE AND ENCLOSURE**

Metal railing with metal gates

**19. SOIL TREATMENT**

Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

**20. SECURITY SYSTEM**

- a. Proximity card access to designated Lift lobbies and to side gates.
- b. Audio Video Intercom system provided to all units
- c. CCTV for common areas.

**21. WASTE DISPOSAL SYSTEM**

Pneumatic waste conveyance system

**Notes to Specifications**

**A. MARBLE/COMPRESSED MARBLE/LIMESTONE/GRANITE/QUARTZ**

Marble/compressed marble/limestone/granite/quartz are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite/quartz as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

**B. ENGINEERED TIMBER FLOORING**

Engineered timber flooring 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 floorings are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered timber that is used outdoors may 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 clauses 9 and 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**

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

**F. LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS**

Layout/location of fan coil units, electrical points, television points, telecommunication points, 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 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

**K. 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.

**L. PRE-FABRICATED BATHROOM UNITS**

Certain bathroom and W.C. may be pre-fabricated 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. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

**M. PLANTERS**

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

**N. WALL**

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

**O. CABLE SERVICES**

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

**P. HOME FIRE ALARM DEVICE (HFAD)**

Home Fire Alarm Device is provided to each residential unit as per compliance to local authority requirement. To ensure working condition, the HFAD has to be maintained from time to time.

**Q. HOMOGENEOUS/PORCELAIN/CERAMIC TILES/ENGINEERED COUNTERTOP**

Homogeneous/Porcelain/Ceramic Tiles/Engineered Countertop are materials containing veins with tonality differences. There will be colour and markings caused by the print of the pattern where non-uniformity between pieces cannot be totally avoided.



# SMART HOME LIVING



IOT Gateway  
Control Your Smart Home devices  
via Mobile



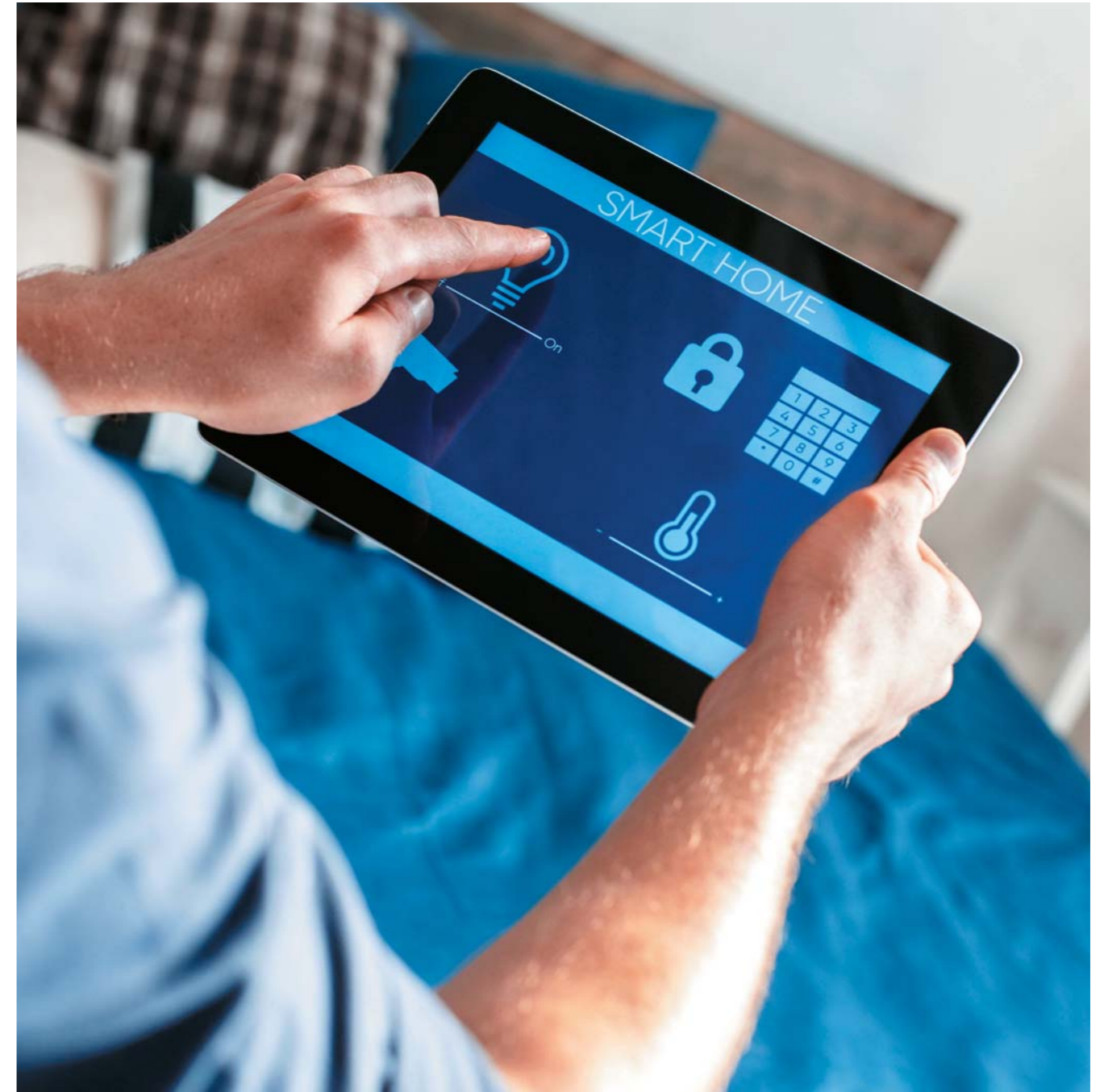
Aircon Control

On / Off, adjust for temperature & time schedule  
for your Aircon remotely via Mobile device



Digital Lockset

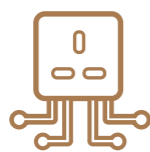
Access your door via Manual PIN, Mobile app,  
key and fingerprint



## Future Expansions



Lighting  
Control



Smart  
Plug



Voice  
Control



Camera



And more...



Lifestyle Services



Masterclasses



Smart Intercom



Facility Booking



Visitor Registration



Car Plate Recognition



LIVING AND DINING AREA



DINNING AREA

THOUGHTFUL  
CONSIDERATION  
IN EVERY  
DESIGN DECISION



MASTER BEDROOM



## CORPORATE PROFILE



9 PENANG ROAD (SINGAPORE)



CITY SUITES (SINGAPORE)



THE VALES (SINGAPORE)



THE GAZANIA (SINGAPORE)



THE LILIUM (SINGAPORE)



VIETNAM TOWN (USA)

SingHaiyi Group Ltd. is a fast-growing, diversified real estate company listed on the Mainboard of the Singapore Exchange (SGX), focused on property development, investment and management services. With strategic support from its major shareholders, it is led by a board and management team that has deep insights and strong connections that enable access to unique and rare investment opportunities.

Over the years, SingHaiyi has built a solid track record in property development in Singapore with well-designed and quality residential properties such as The Vales and City Suites, both rated "CONQUAS STAR" by the Building and Construction Authority.

The Vales has won three awards at the recent 2018 PropertyGuru Asia Property Awards (Singapore), including the Best Executive Condo Development Award, Best Executive Condo Interior Design Award and Best Executive Condo Architectural Design Award. This is an endorsement of the design and quality of SingHaiyi's projects.

Apart from an established track record in residential and commercial property development in Singapore and the U.S., it holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the United States, Australia and a growing presence in Asia.

Backed by the philosophy of "精诚存信, 佳业传承", SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

## AWARDS AND ACCOLADES

### PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
LANDSCAPE  
ARCHITECTURAL DESIGN  
HIGHLY COMMENDED



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
ARCHITECTURAL DESIGN  
WINNER



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
DEVELOPMENT  
WINNER



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
INTERIOR DESIGN  
WINNER



### BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM CONQUAS



**CITY SUITES**  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor  
CORPORATE RESIDENCE PTE LTD  
Developer  
Date of Issue: 22/06/2018



**THE VALES**  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor  
ANCHORVALE RESIDENCES PTE LTD  
Developer  
Date of Issue: 06/04/2018



### BCA GREEN MARK AWARDS



**9 PENANG ROAD**  
Platinum Award  
2017



**THE VALES**  
Gold Plus Award  
2015

Developer: SingHaiyi Gold Pte Ltd • Company Registration No.: 201732272R • Developer's License No.: CI330 • Tenure of Land: existing 99 years leasehold commencing from 8 March 1992 or date of acceptance of Singapore Land Authority's letter of offer for lease upgrading (whichever is applicable) • Expected Date of Vacant Possession: 1 September 2023 • Expected Date of Legal Completion: 1 September 2026 • Lot & Mukim No.: MK05 LOT 04512W • Encumbrances: United Overseas Bank Limited

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