

TWENTY ONE  
RICHARDS



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TWENTY ONE  
RICHARDS

Contemporary Urban Living

# Understated Style

## This is 21 Richards

A stunning new residence comprising thirty one 1, 2 and 3 bedroom apartments and penthouses, some with private jacuzzis and roof terraces.

With its prime location in the luscious and green residential neighbourhood of Kovan, 21 Richards combines contemporary city living with blissful tranquility.

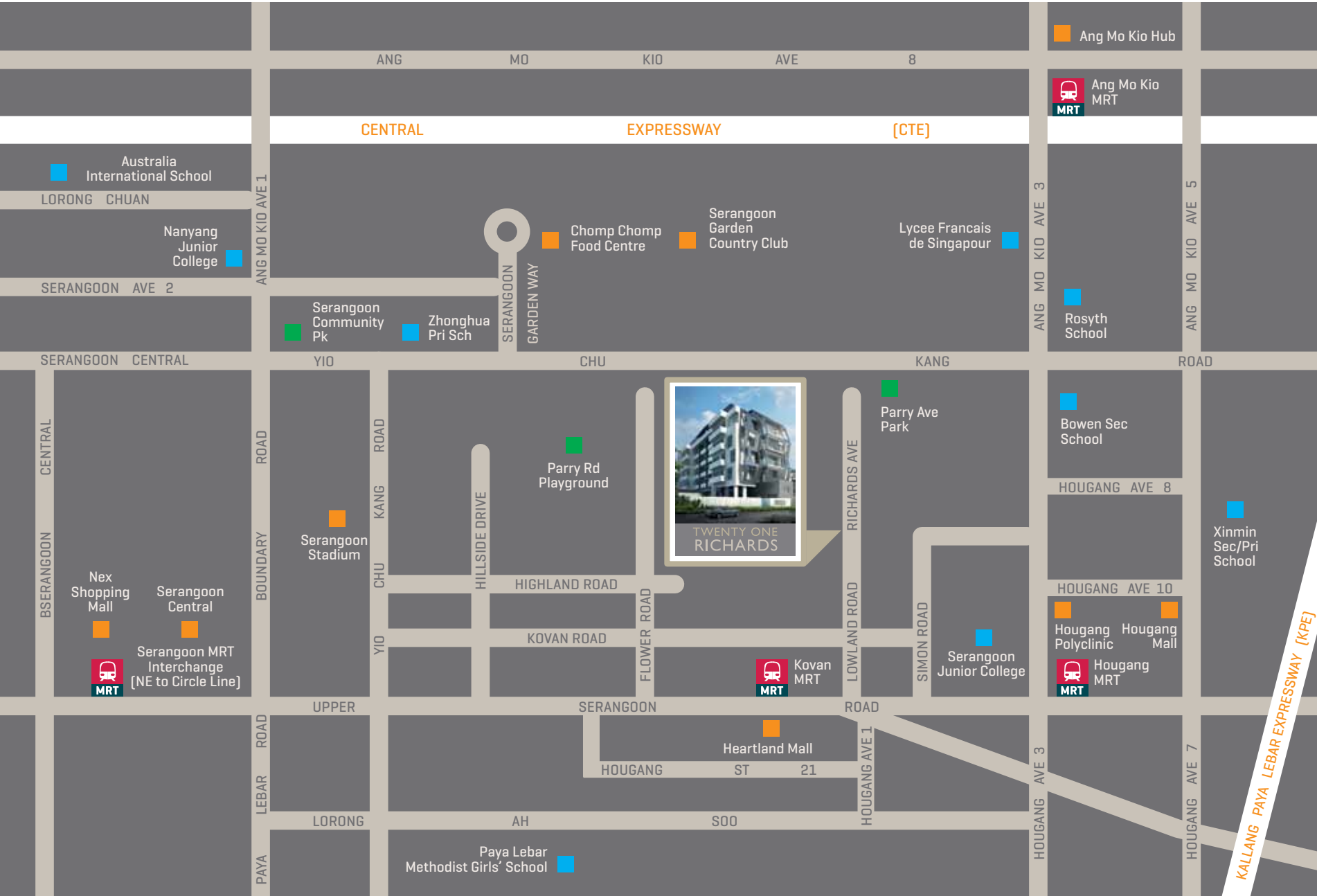


“

*A bold innovation...  
21 Richards delivers all  
of your needs in terms  
of quality, location and  
contemporary interior  
design, taking home  
ownership to an  
exciting new level.*

”

# Well Connected

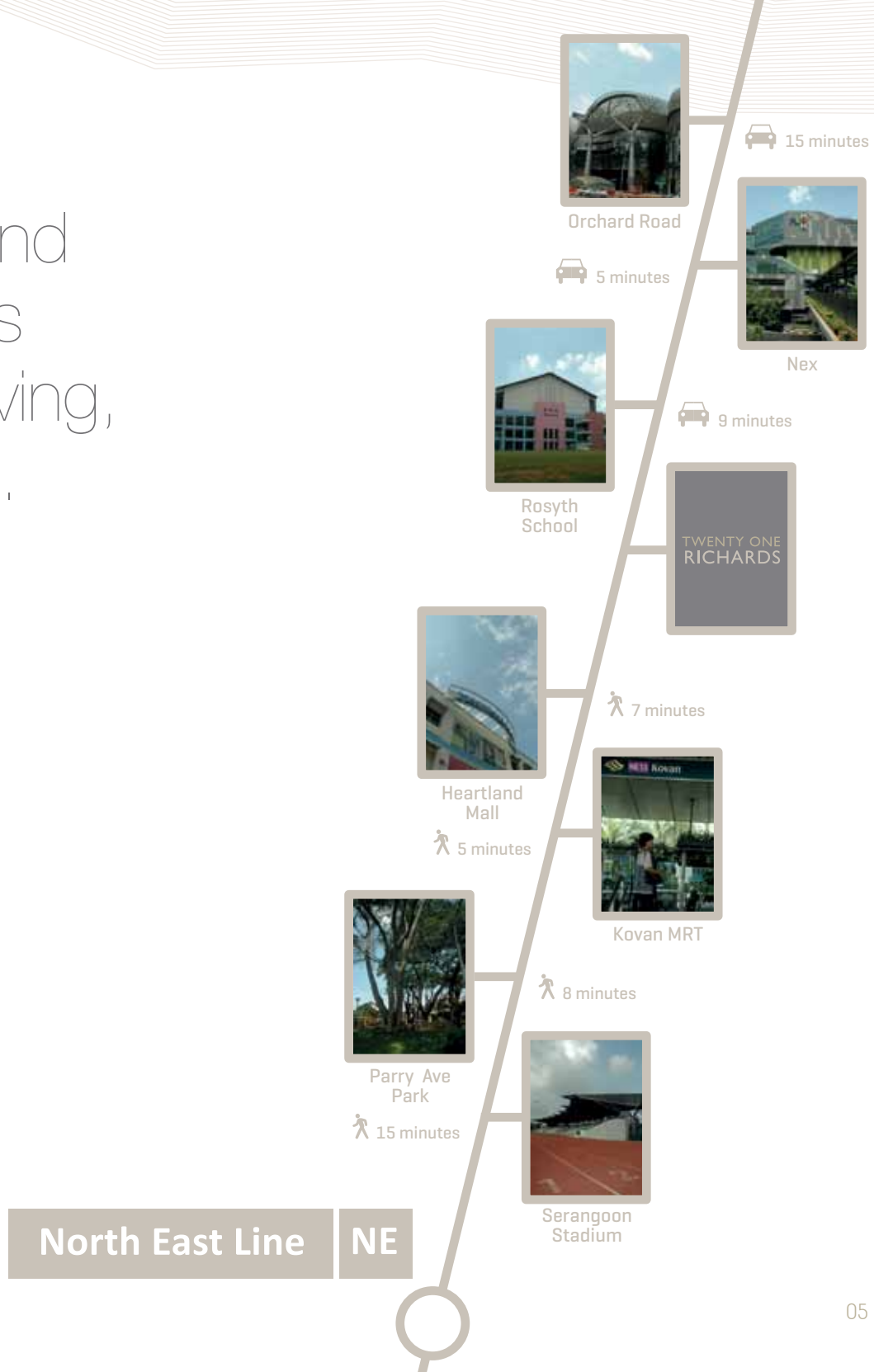


# Nestled amidst Kovan and Serangoon, 21 Richards is the perfect place for living, entertaining and relaxing.

The newly opened Nex, located only minutes away, is the largest suburban shopping mall in the country boasting a wealth of eateries, retail shops, grocery stores, a cinema complex and a department store. Serangoon Garden Village offers a range of delectable bars, restaurants and cafes. Closer still is the Heartland Mall, helping you fulfil all of your shopping needs.

Reputable schools and expansive parks surround the vicinity, fantastic additions to family life.

Away from the hustle and bustle, yet conveniently situated between major expressways the KPE, CTE, and PIE, and having Kovan MRT on your doorstep, means that every corner of Singapore can be accessed effortlessly.





# Effortless Living



Artist's Impression

With apartments designed for ease of living,  
21 Richards is the place to enjoy your lifestyle to the full.



*With solar panels installed on the roof, 21 Richards promotes a greener way of life.*



It's all in the details



Artist's Impression

Quality worktops, intelligent appliances and sleek design lend an immaculate finish to every kitchen, bathroom and living space.



# Facilities





*Indulge your senses and relax.  
Take a refreshing dip in the pool  
or work off excess energy in  
the gym, whatever your pleasure,  
21 Richards is equipped to cater  
to your every need.*





Artist's Impression

*21 Richards  
makes  
coming  
home a  
pleasure*



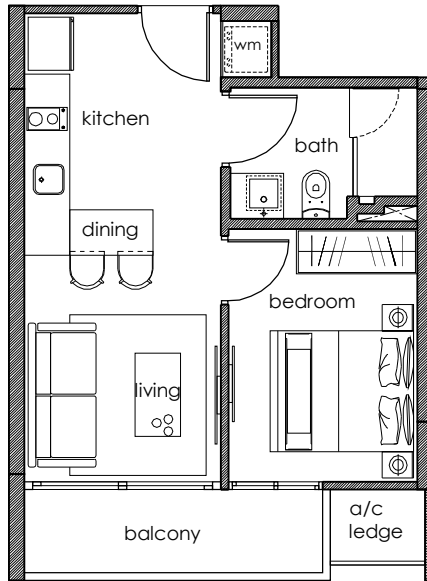
# Site Plan



# Type A1

(2nd ~ 4th Storey)  
1 Bedroom  
Area: 38 sqm

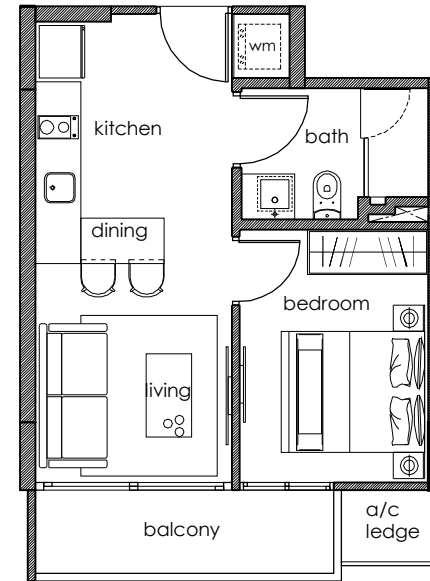
Unit #02-06  
#03-06  
#04-06



# Type A2

(2nd ~ 4th Storey)  
1 Bedroom  
Area: 38 sqm

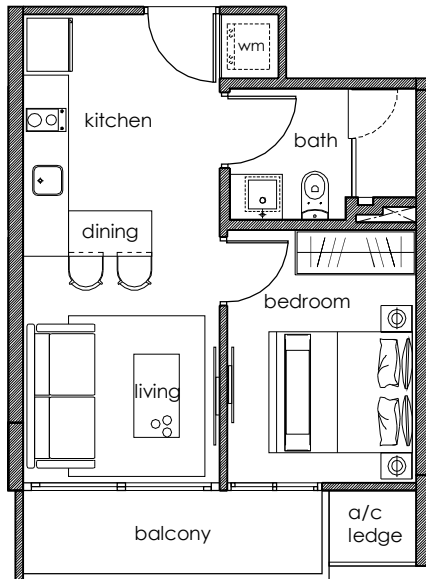
Unit #02-05  
#03-05  
#04-05



# Type A3

(2nd ~ 4th Storey)  
1 Bedroom  
Area: 38 sqm

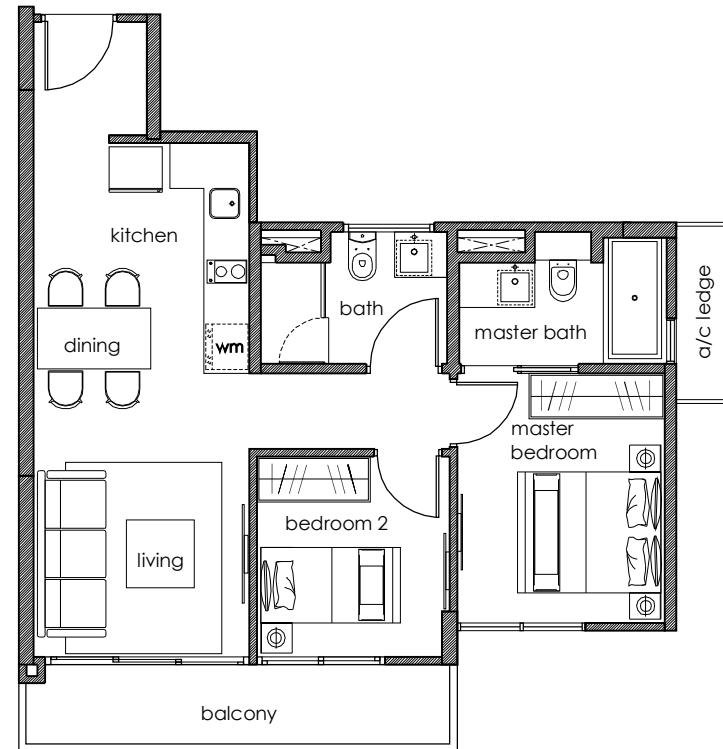
Unit #02-04  
#03-04  
#04-04



# Type B1

(2nd ~ 4th Storey)  
2 Bedroom  
Area: 61 sqm

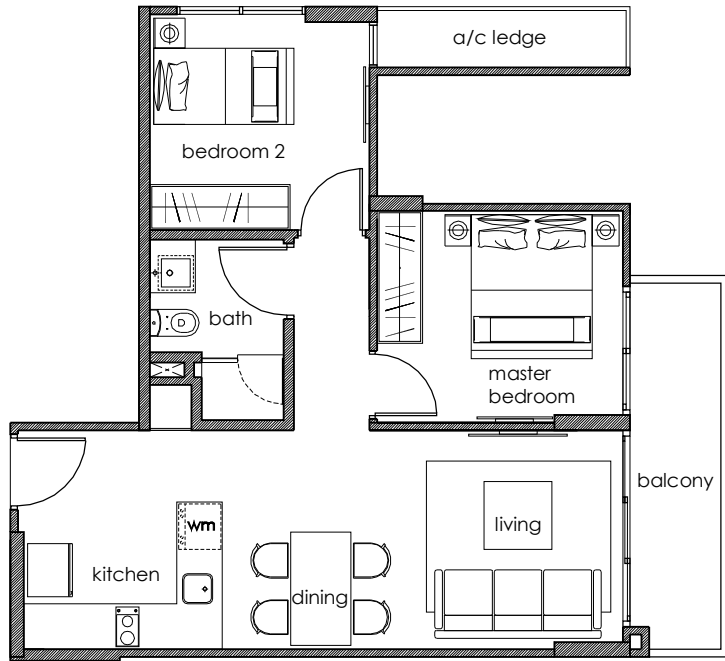
Unit #02-03  
#03-03  
#04-03



# Type B2

(3rd ~ 4th Storey)  
2 Bedroom  
Area: 60 sqm

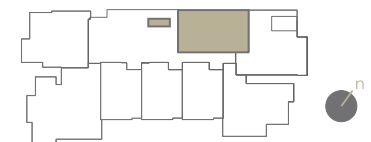
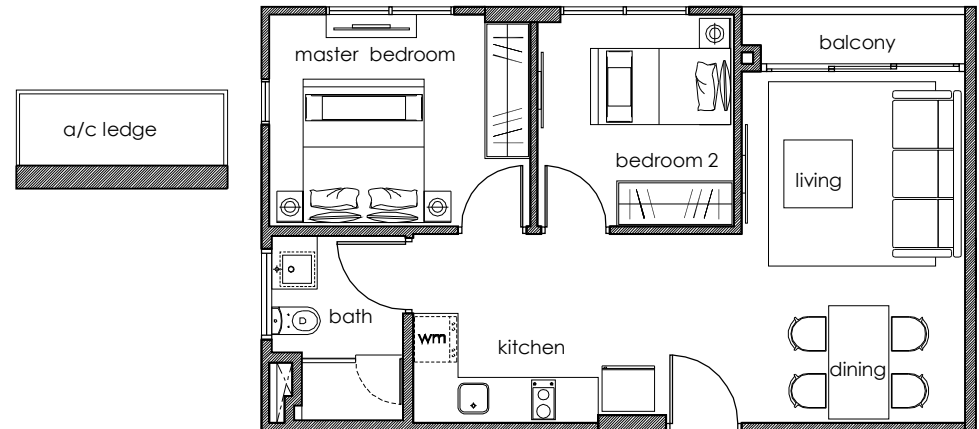
Unit #03-02  
#04-02



# Type B3

(2nd ~ 4th Storey)  
2 Bedroom  
Area: 54 sqm

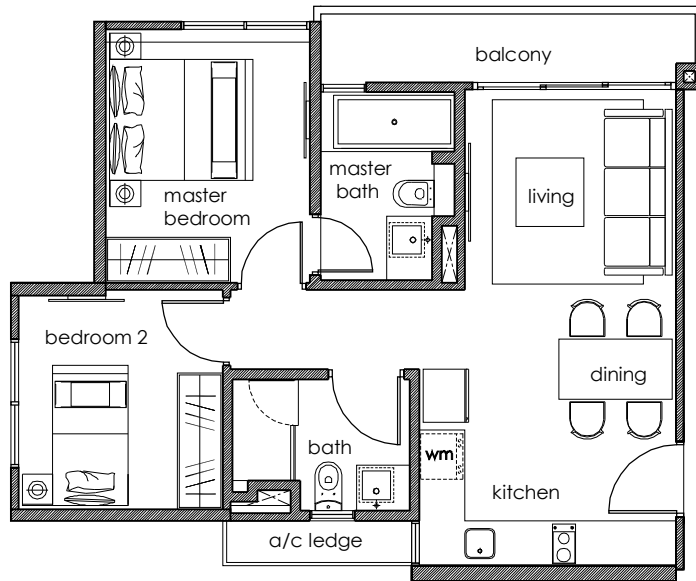
Unit #02-01  
#03-01  
#04-01



# Type B4

(2nd ~ 4th Storey)  
2 Bedroom  
Area: 58 sqm

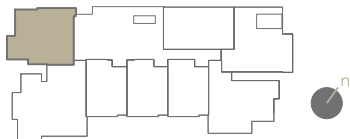
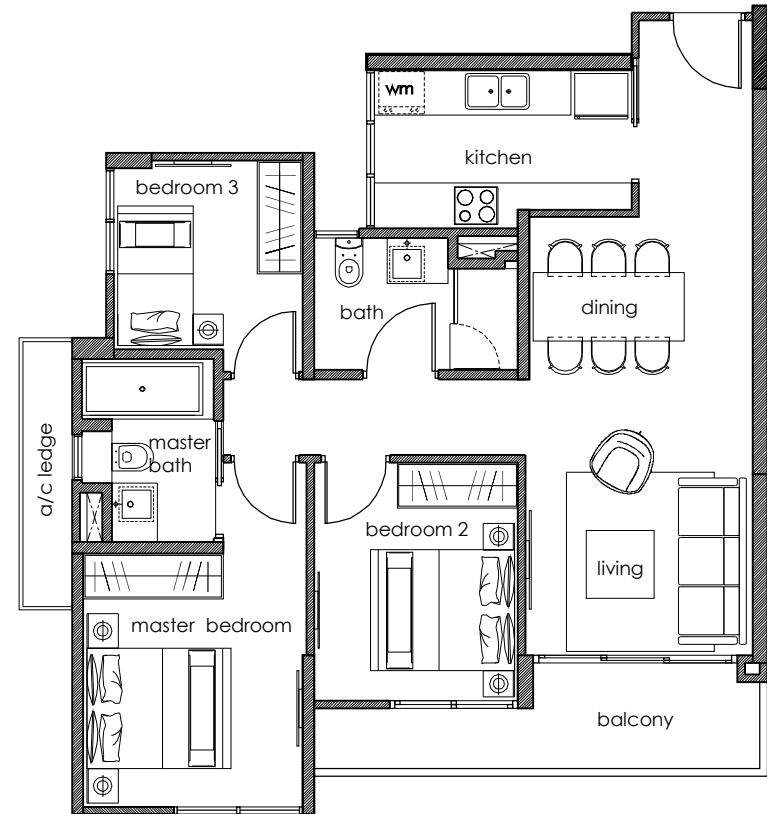
Unit #02-08  
#03-08  
#04-08



# Type C

(2nd ~ 4th Storey)  
3 Bedroom  
Area: 83 sqm

Unit #02-07  
#03-07  
#04-07



The sliding windows for the master bedroom are adjoining the opposite wall at 3rd storey Type B4 unit (#03-08) and Type C unit (#03-07). The sliding doors for bedroom 2 are adjoining the opposite wall at 3rd storey Type C unit (#03-07). Floor areas are inclusive of balconies, a/c ledges, roof terraces and voids. Floor areas are approximate measurement and subject to final survey. The plans are subject to changes as required or approved by relevant authorities.

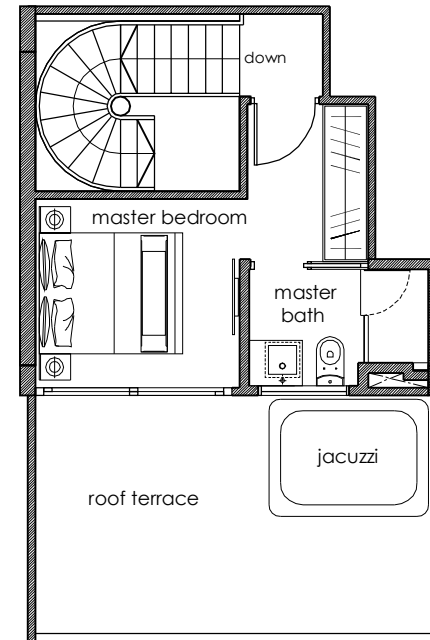
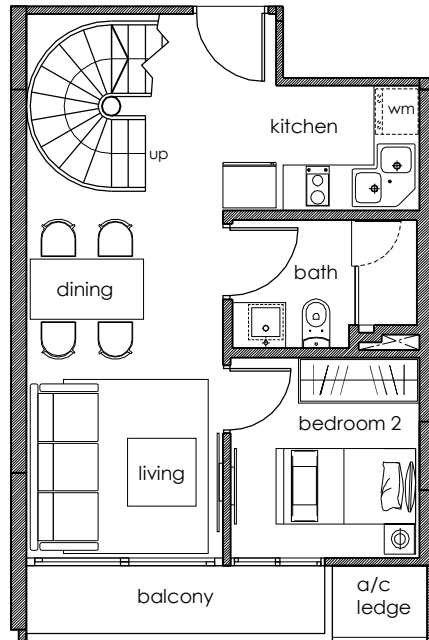
# Type A1P

(5th & Attic Storey)

Unit #05-06

2 Bedroom

Area: 84 sqm



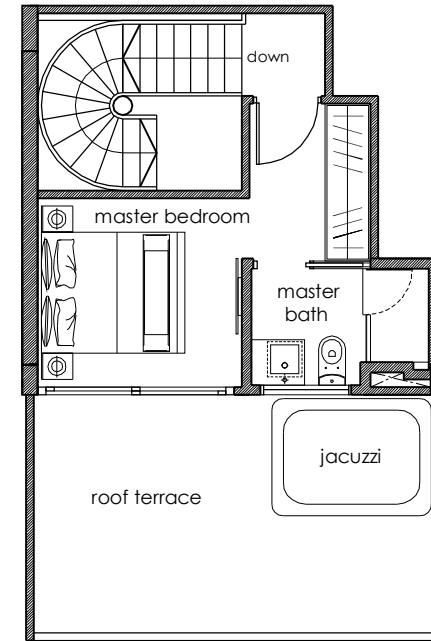
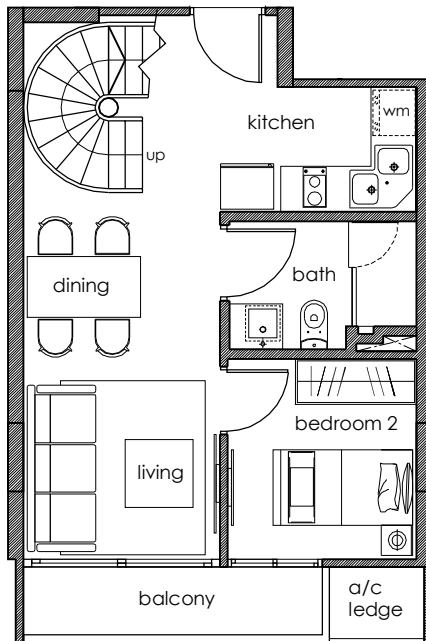
# Type A2P

(5th & Attic Storey)

Unit #05-05

2 Bedroom

Area: 84 sqm



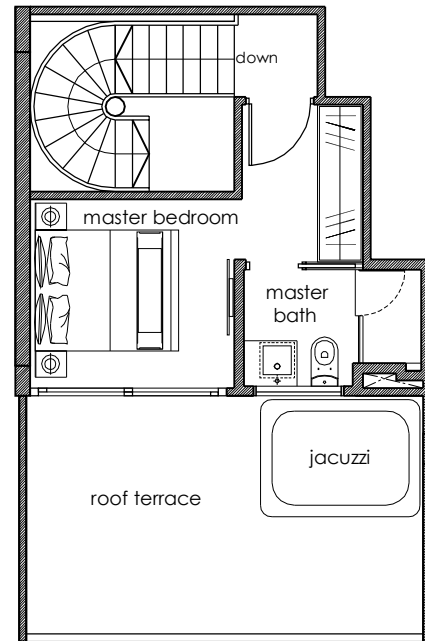
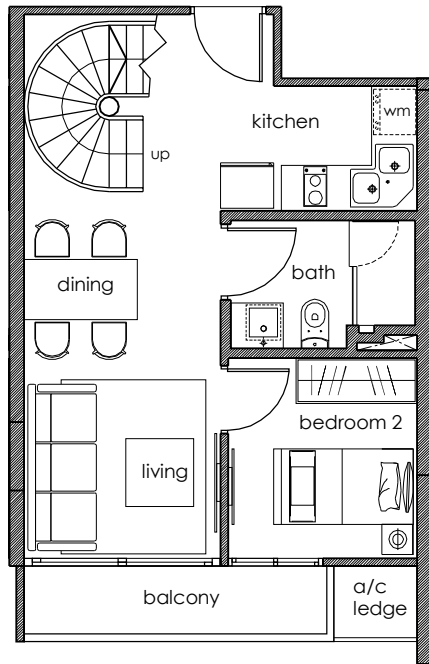
# Type A3P

(5th & Attic Storey)

Unit #05-04

2 Bedroom

Area: 84 sqm





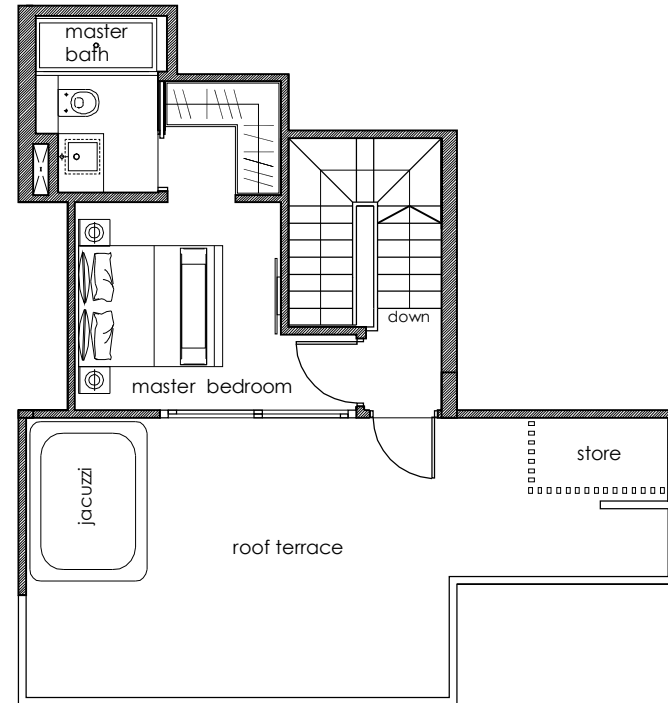
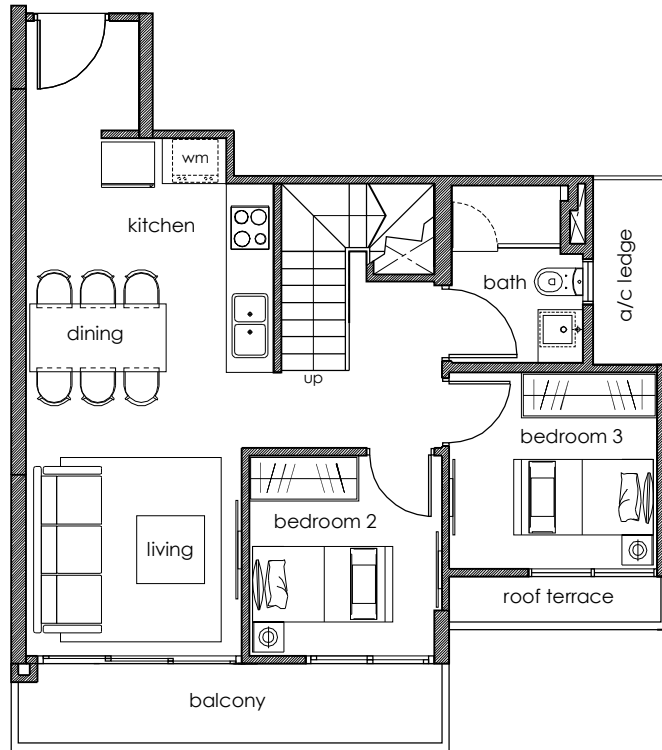
# Type B1P

(5th & Attic Storey)

Unit #05-03

3 Bedroom

Area: 111 sqm



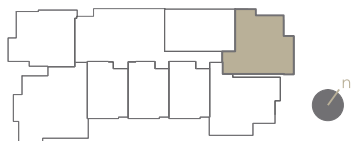
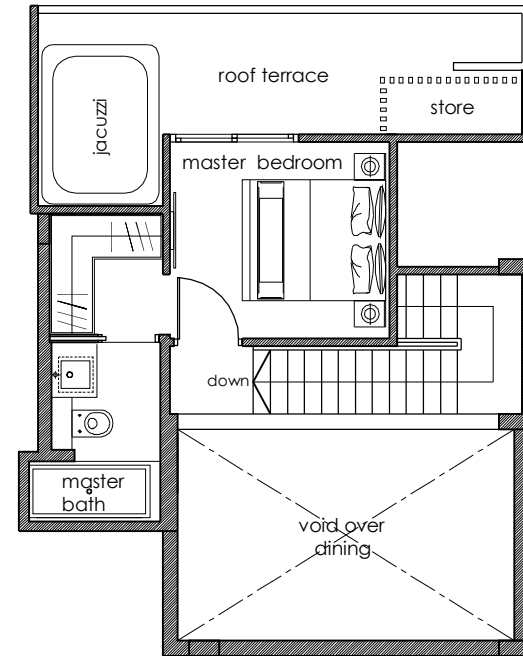
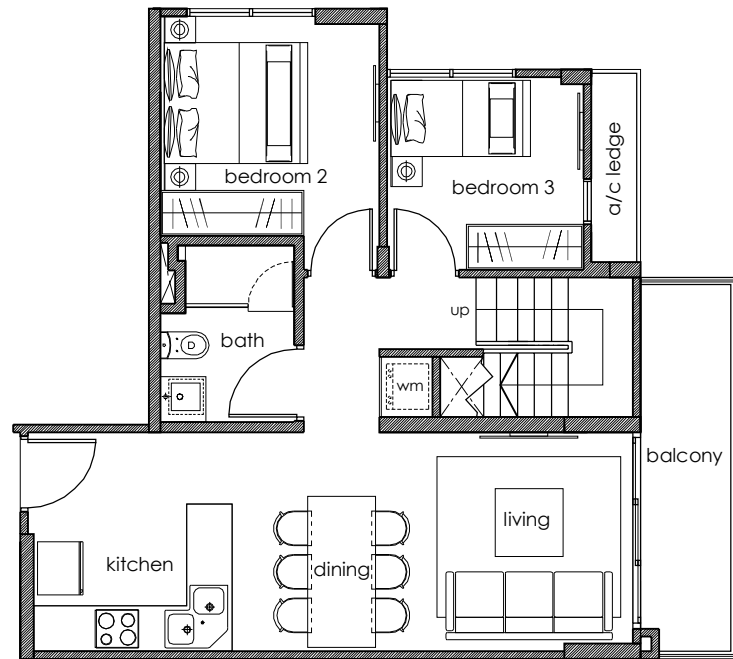
# Type B2P

(5th & Attic Storey)

Unit #05-02

3 Bedroom

Area: 106 sqm



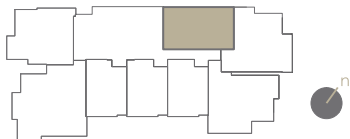
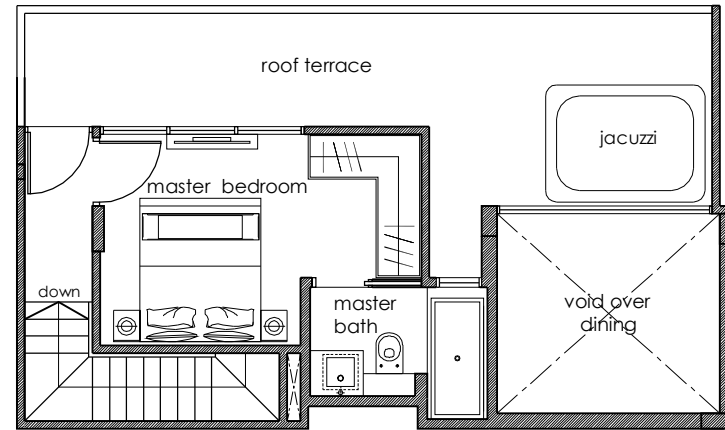
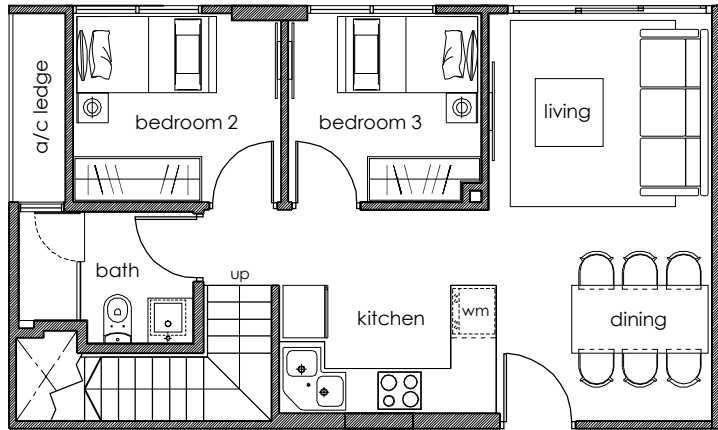
# Type B3P

(5th & Attic Storey)

Unit #05-01

3 Bedroom

Area: 97 sqm



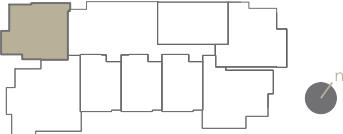
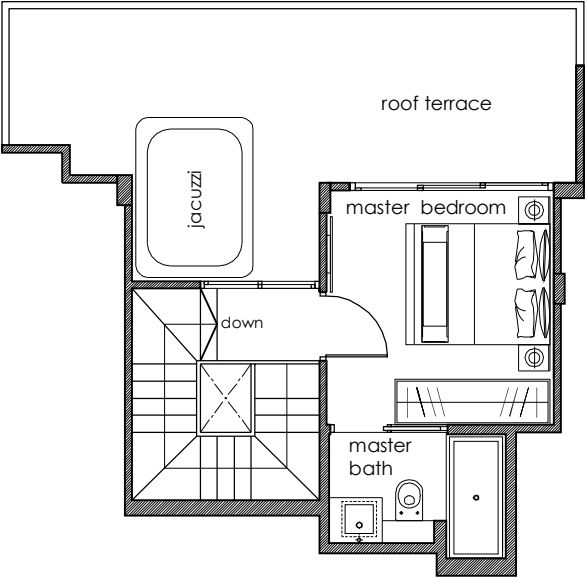
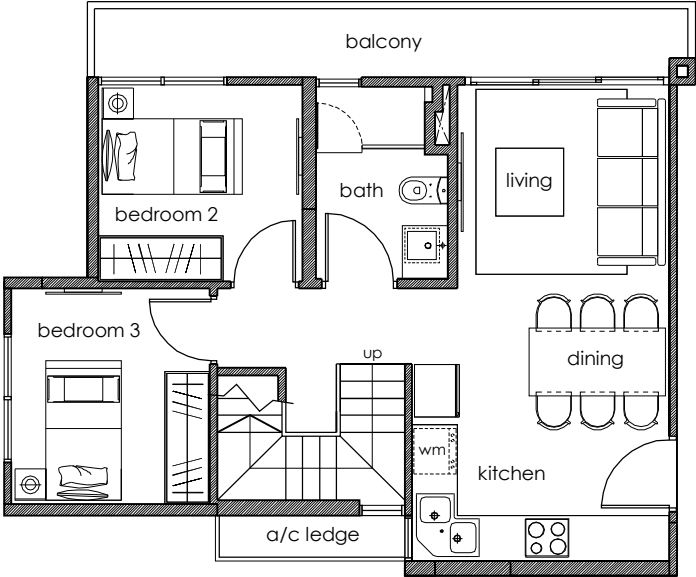
# Type B4P

(5th & Attic Storey)

Unit #05-08

3 Bedroom

Area: 98 sqm



Floor areas are inclusive of balconies, a/c ledges, roof terraces and voids. Floor areas are approximate measurement and subject to final survey. The plans are subject to changes as required or approved by relevant authorities.

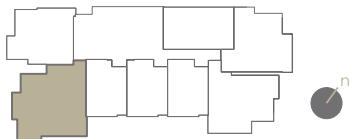
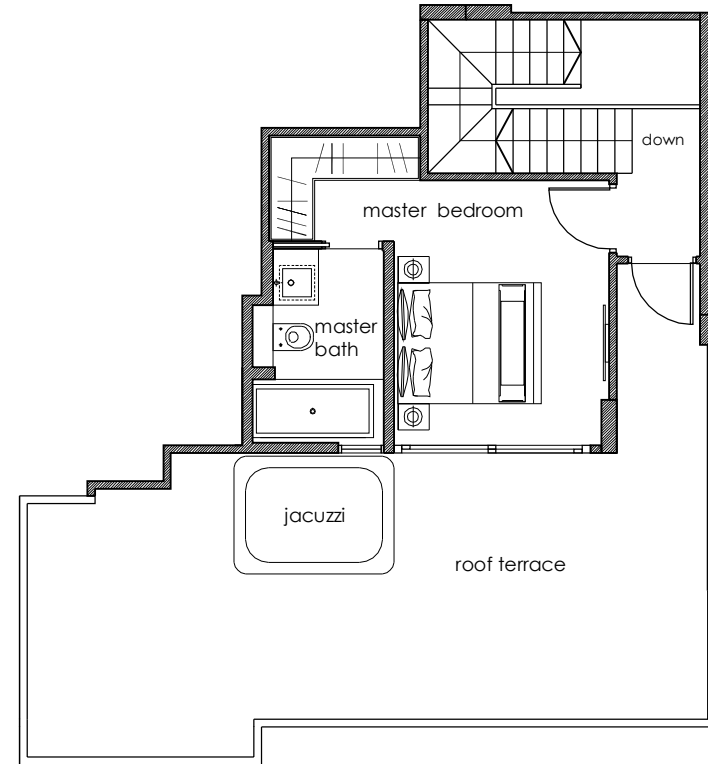
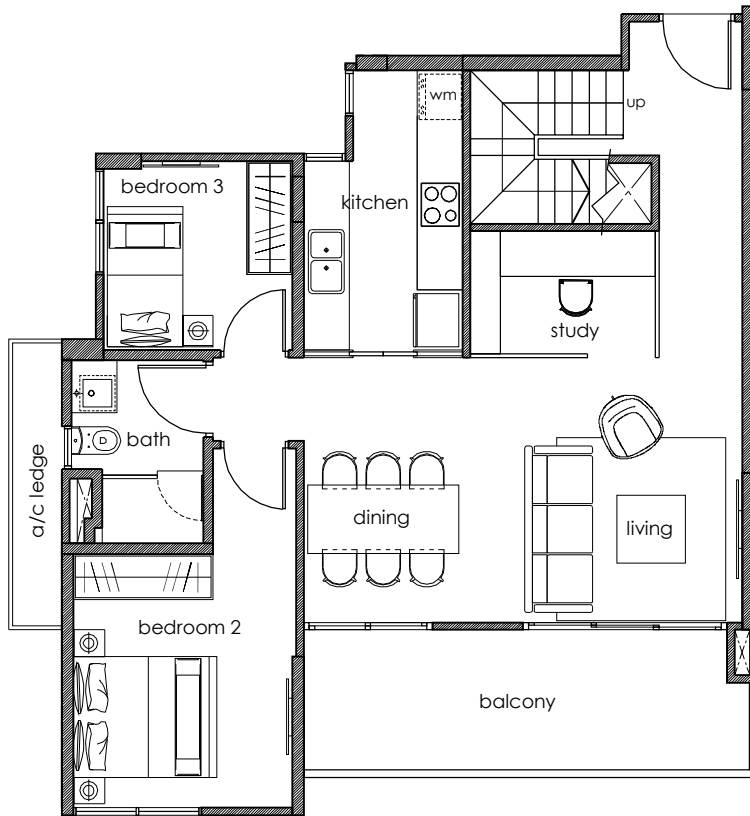
# Type CP

(5th & Attic Storey)

Unit #05-07

3 + 1 Bedroom

Area: 144 sqm



# Developer's Portfolio

Aurum Land Pte Ltd, part of Woh Hup Holdings Pte Ltd, is driven by a commitment to quality and attention to detail.

Aurum Land was incorporated in Singapore in 1982 and is a wholly owned subsidiary of Woh Hup Holdings Pte Ltd.

Backed by the construction experience and expertise of Woh Hup guarantees a quality home for you and your family when you choose an Aurum Land residential development.



West-N



Rivage

# Specifications

## 1. FOUNDATION

Raft and/or Piled foundation.

## 2. SUPERSTRUCTURE

Reinforced concrete structure.

## 3. WALLS

(a) External wall : brick walls, precast concrete and/or reinforced concrete.

(b) Internal wall : drywall partitions, precast concrete, and/or reinforced concrete.

## 4. ROOF

(a) Pitched roof: Metal pitched roof with appropriate insulation and waterproofing system.

(b) Flat roof: Reinforced concrete flat roof with insulation and waterproofing system.

## 5. CEILING

(a) Gypsum plasterboard ceiling with emulsion paint.

(b) Reinforced concrete soffit skim-coated with emulsion paint.

## 6. FINISHES

(a) Walls: Apartment

(i) Homogenous tiles to false ceiling height for Bathrooms and Kitchens where appropriate.

(ii) Plaster and/or skim coat with emulsion paint to other areas.

(b) Walls: Common Areas

(i) Plaster and/or skim coat with emulsion paint.

(ii) Marble/granite/homogenous tiles and/or plaster/skim coat to 1st storey lift lobby wall.

(c) Floor: Apartments

(i) Homogeneous/ceramic tiles to Living, Dining, Kitchen, Study, Bathrooms, Balcony and Roof Terrace (where applicable).

(ii) Laminate strip flooring to Bedrooms.

(d) Floor: Common Areas

(i) Marble/granite/homogenous tile to Lift Lobby at 1st Storey.

(ii) Homogeneous tiles to Typical Lift Lobby.

(iii) Mosaic tiles to Swimming Pool.

(iv) Timber deck to Swimming Pool Deck.

Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite, hence, cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for installation. However, granite, being a much harder material, cannot be re-polished after installation. Hence some difference may be felt at the joints.

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS483:2000.

Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. As such, the color / tonality of these look-alike tiles may vary to mimic the aesthetic looks of stone. Thus it is not possible to achieve total consistency of color and grain in its selection. The surface of these lookalike tiles may also have unfilled veins or holes to depict the properties of the stone. This is not a defect but is done to simulate the texture of certain stone materials.

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

Laminated flooring is a 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. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor.

## 7. WINDOWS

Powder coated aluminium framed windows with tinted/clear and/or frosted glass where appropriate.

Note: Colour of frames and glass are subject to Architect's selection.

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.

## 8. DOORS

(a) Timber doors and frames to main entrance and all internal rooms.

(b) Powder-coated aluminium framed sliding/swing doors with tinted/clear glass to Balcony and Roof Terrace where applicable.

(c) Good quality ironmongery.

## 9. SANITARY FITTINGS

(a) Master Bath

(i) 1 set glass partitioned shower cubicle for Type A1P, A2P and A3P units.

(ii) 1 no. floor standing water closet with seat & cover for Type A1P, A2P and A3P units.

(iii) 1 no. wall hung water closet with seat & cover c/w concealed cistern for all other units.

(iv) 1 no. under counter basin c/w bottle trap and vanity counter.

(v) 1 no. single lever basin mixer with pop-up waste.

(vi) 1 no. shower mixer.

(vii) 1 no. bath mixer (except for Type A1P, A2P and A3P units).

(viii) 1 no. hand shower c/w shower bar and hose.

(ix) 1 no. bath tub c/w waste (except for Type A1P, A2P and A3P units).

(x) 1 no. towel rail and paper holder.

(b) Common Bath

(i) 1 set glass partitioned shower cubicle.

(ii) 1 no. floor standing water closet with seat & cover.

(iii) 1 no. under counter basin c/w bottle trap and vanity counter.

(iv) 1 no. single lever basin mixer with pop-up waste.

(v) 1 no. handshower c/w shower bar and hose.

(vi) 1 no. towel rail and paper holder.

#### 10. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details.

#### 11. TV/FM/TELEPHONE

Refer to Electrical Schedule for details.

Note: The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd (SCV) or other relevant authorities. The Vendor is not responsible to make arrangement with SCV for the service connection for SCV subscription channels.

#### 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP.

#### 13. PAINTING

See Item 6(a) and 6(b) above.

#### 14. WATER PROOFING

Waterproofing to floor of Bathrooms, Kitchens, Balconies, Roof Terraces, reinforced concrete flat roof, and A/C ledge.

#### 15. DRIVEWAY AND CAR PARK

(a) Surface driveway, ramp and car parks – reinforced concrete slab with hardener and/or epoxy coating.  
(b) 8 nos. mechanical car parking.

#### 16. RECREATION FACILITIES

Swimming Pool and Gym.

#### 17. ADDITIONAL ITEMS

(a) High and low Kitchen cabinets complete with electrical cooker hob, cooker hood, microwave combi oven, stainless steel kitchen sink and washing machine cum dryer.  
(b) Wardrobes to all bedrooms.  
(c) Wall hung split unit air-conditioning system to Bedrooms.  
(d) Cassette air-conditioning system to Living, Dining and Kitchen (except wall hung split unit air-conditioning system for Type B3 and B3P units).  
(e) Audio intercom system to all units for communication to pedestrian entrance.

(f) Auto gate at main driveway entrance.

(g) Security surveillance cameras at selected locations of 1st storey common areas.

Note: Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or the appliances installed by the Vendor at the unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the unit is delivered to the Purchaser. Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensate pipes, is essential for efficient running and prolonging their operating life. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to the Architect's sole discretion and final design.

Exposed M&E services pipes/valve/trunking/ducting at Carparks, driveway and M&E rooms.

#### ELECTRICAL SCHEDULE (PER UNIT)

	TYPE OF UNIT											
	A1 A2 A3	B1	B2	B3	B4	C	A1P A2P A3P	B1P	B2P	B3P	B4P	CP
Lighting Point	5	8	8	7	7	10	10	12	12	10	10	15
13A Weatherproof Power Point	1	1	1	1	1	1	1	1	1	1	1	1
13A Power Point	6	9	8	9	8	11	9	11	10	11	10	12
Telephone Point	2	2	2	2	2	2	2	2	2	2	2	2
Data Point	1	1	1	1	1	1	1	1	1	1	1	1
TV Point	2	3	3	3	3	4	3	4	4	4	4	4
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Microwave Combi Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
15A Power Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	2	1	1	2	2	2	2	2	2	2	2
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1

#### DESCRIPTION OF HOUSING PROJECT

##### (a) General Description

Residential building comprising 31 units of apartments with a common 1st storey surface car park lots and partial mechanical car park system, swimming pool & attic on Lot 98494V Mukim 22 at 21 Richards Avenue.

##### (b) Types of residential units located in the building project

1-Bedroom Apartments:	9 units
2-Bedroom Apartments:	11 units
3-Bedroom Apartments:	3 units
2-Bedroom Penthouse Apartments:	3 units
3-Bedroom Penthouse Apartments:	4 units
3+1-Bedroom Penthouse Apartments:	1 unit

##### (c) Description of common property

1st storey surface car park lots and 8 nos mechanical car park lots, Electrical Substation, MDF, CSR, Refuse Chamber, Bin Point, Filtration Pump Room, Electrical Ducts, Lift lobby, staircase with Storey Shelter, Swimming Pool, Gym and common toilet and all other common property as defined in the Building and Common Property (Maintenance and Management) Act, Cap. 30 and Land Titles (Strata) Act, Cap 158.

##### (d) Description of parking spaces

Sufficient car park lots provided as may be approved by the relevant authorities.

##### (e) Purpose of building project and restrictions as to use

Residential.

Name of Housing Project: Twenty One Richards \* Name of Developer and Licence Number: Aurum Land (Private) Limited (CO772) \* Tenure of Land: Estate in Fee Simple (Freehold) \* Expected Date of Vacant Possession: March 2014 \* Expected Date of Legal Completion: March 2017 \* Legal Description: Lot 98494V of Mukim 22 \* Building Plan Approval Number and Date: A1553-00210-2010-BP01 (2nd June 2011).