

38
JERVOIS

38 JERVOIS



A PRECIOUS LEGACY





A HOME BUILT TO
LAST A LIFETIME
AND BEYOND

38 Jervois is inspired by the ideal home that we would wish to own and preserve for our next generation. The smart living concept syncs with the fast-paced, evolving lifestyle of urbanites, emphasising form and function in equal measures with an interplay of space, light and textures. An original worthy of collectible value, 38 Jervois offers an appeal that strikes a balance between modern sophistication and tropical enchantment.

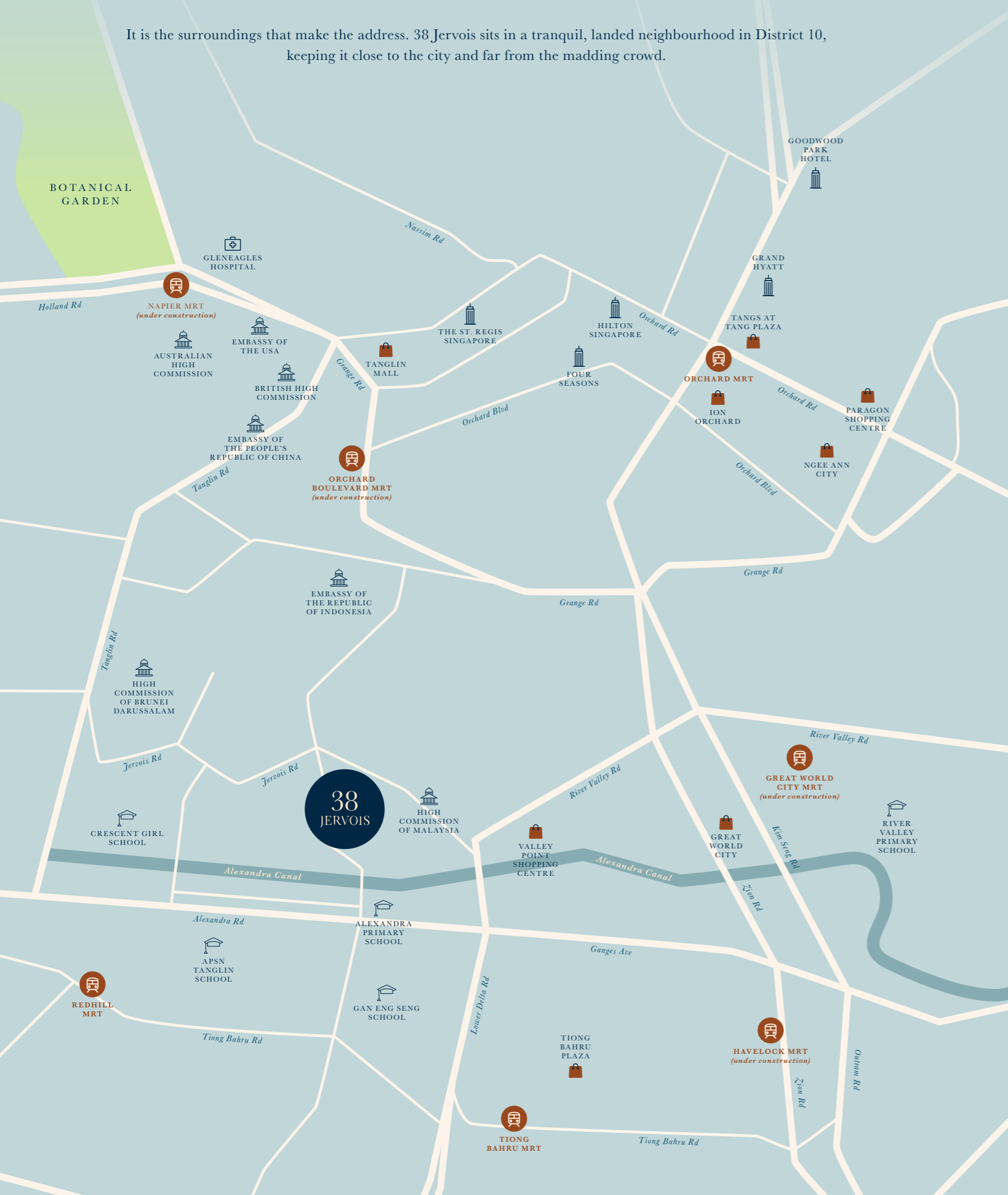


FREEHOLD



AN ADDRESS STEEPED IN HERITAGE

It is the surroundings that make the address. 38 Jervois sits in a tranquil, landed neighbourhood in District 10, keeping it close to the city and far from the madding crowd.



JERVOIS ROAD

Jervois Road was named after Sir William Francis Drummond Jervois (1821 – 1897). He was a British military engineer and diplomat. From 1875 to 1888, he was Governor of the Straits Settlements, Governor of South Australia and Governor-General of New Zealand. Other streets that were named after him were Jervois Quay in New Zealand and Jervois Close in Singapore.



BISHOPGATE ROAD

As its name suggests, Bishopgate Road was the location of the residence of the Bishop of Singapore. Before the name was decided in 1927, there were other suggestions such as Singapore Road and Ferguson-Davie Road. As the Bishop's residence was permanent, Bishopgate was eventually picked.



TANGLIN

The name Tanglin is believed to be derived from the name of William Napier's house, Tang Leng. Built in 1854, the house was likely named after *twa tang leng*, meaning "great east hill peaks", which refers to numerous hills in the area. Today, many prominent residences, luxury apartments and condominiums are found in Tanglin.

SITE PLAN



A. Main Gate
B. Side Gate
C. Swimming Pool

D. Gymnasium/Pavillion
E. Pool Deck

F. BBQ Area
G. Private Roof Terrace

MOMENTS
TO CHERISH



*Celebrate unforgettable moments
and mark major milestones.*

Nestled within Good Class Bungalow enclave

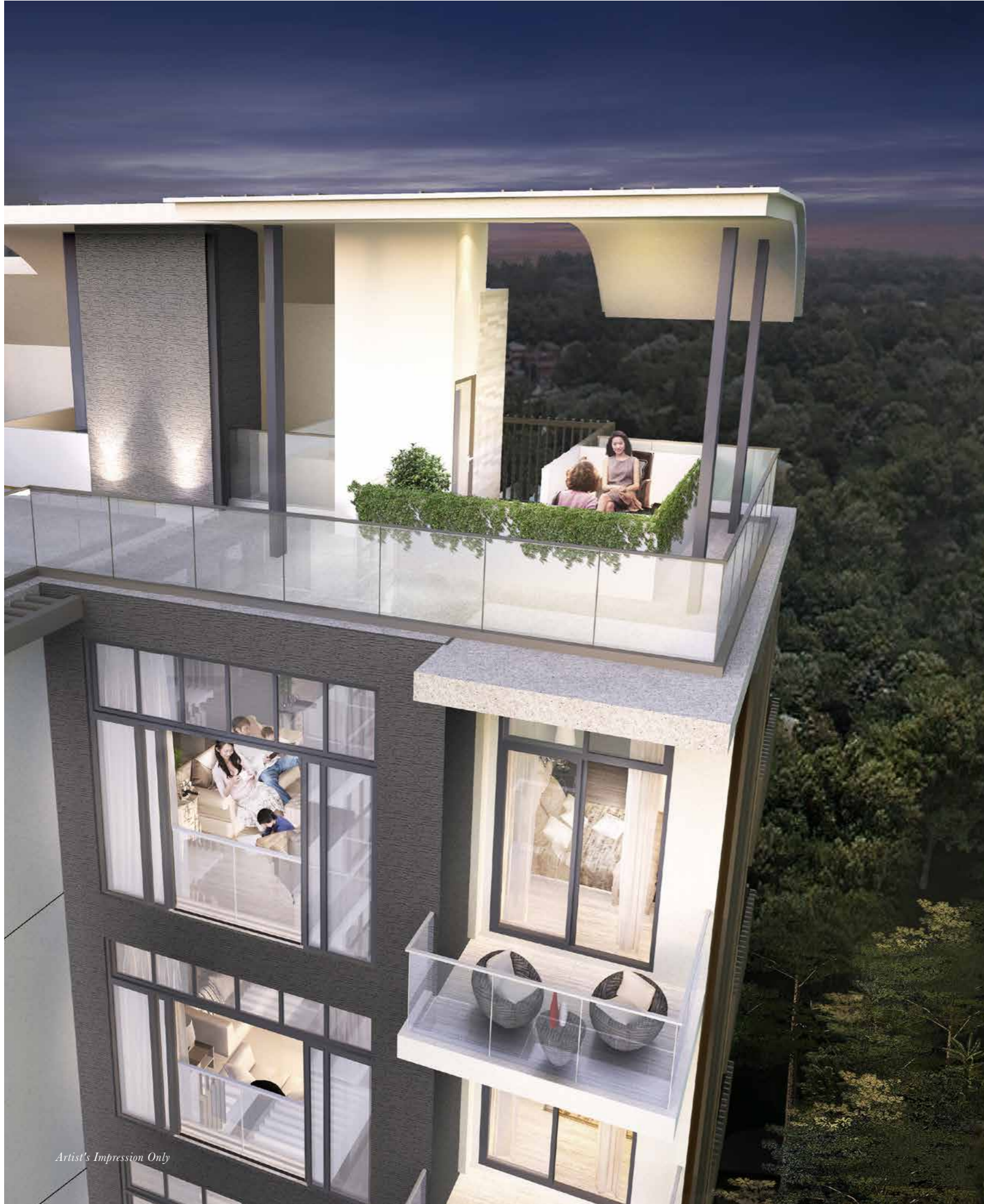


Artist's Impression Only

AN EXTENSION OF
THE FINE LIFE

38 Jervois is designed to be a relaxing living experience from the inside-out. Amenities such as a swimming pool and a well-equipped gym are at the doorsteps to expand relaxation options on a lazy weekend.





Artist's Impression Only

The indulgent two-storey penthouse unit offers different spaces for work, play and rest with clever spatial configuration. Host a small al fresco gathering, enjoy a quiet corner of inspiration or simply relax under the stars in the open roof-top space that will be the envy of your neighbours.



A FUTURE TO BUILD



*A home is a heritage emblem,
a legacy to guard.*





The flexible layout creates comfortable corners for homeowners to enjoy private time,
and the clever spatial configuration means small soirees can be hosted at home.



A LIFE TO TREASURE



*Live the life you want – a life that
inspires the next generation.*

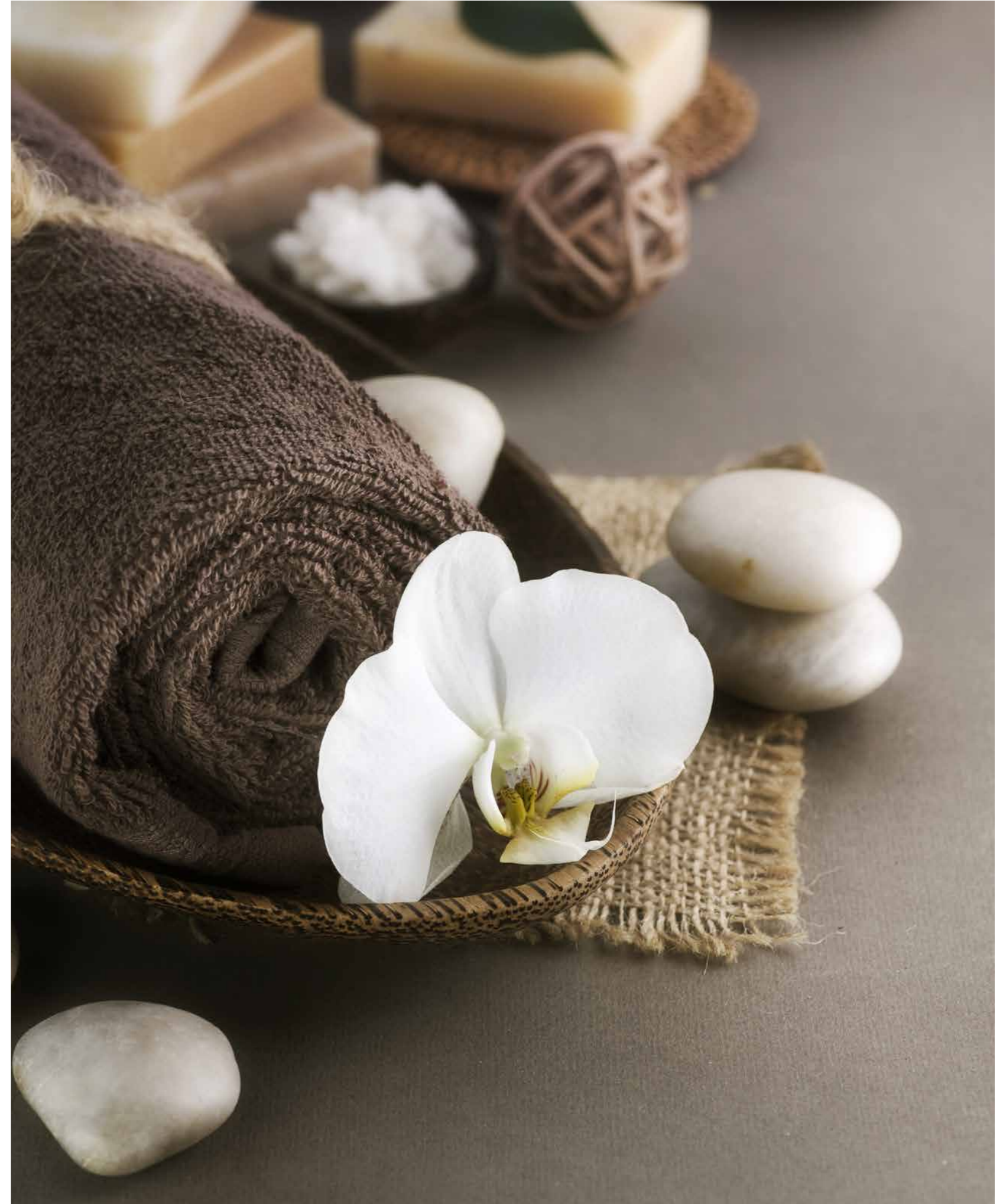


GROHE

Pure Freude
an Wasser

DURAVIT

Artist's Impression Only



THE VALUE LIES IN
THE DETAILS

A thoughtful design places emphasis on every detail. 38 Jervois embodies just that with an interior that speaks of spatial intelligence and creative flair; Fine fittings and furnishings impart a sense of luxury and elegance.

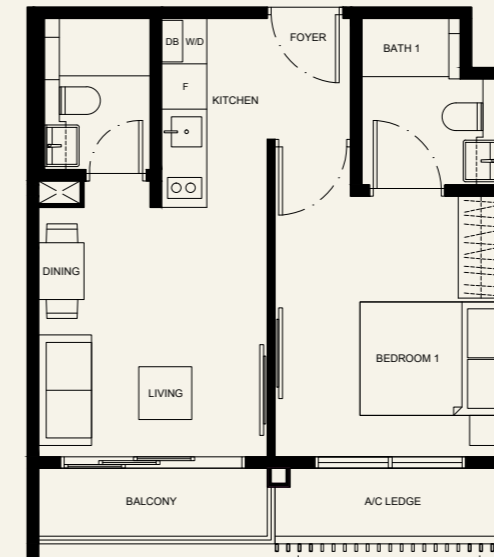


FLOOR PLANS

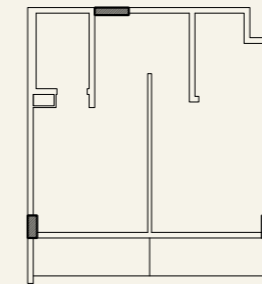


The Blueprint for Living Well.

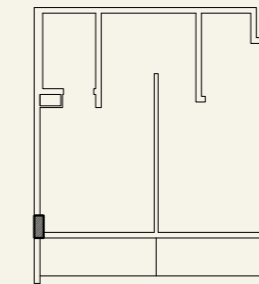
I BEDROOM



(ONLY FOR UNIT #02-03, #03-03 & #04-03)



(ONLY FOR UNIT #01-01 & #01-02)

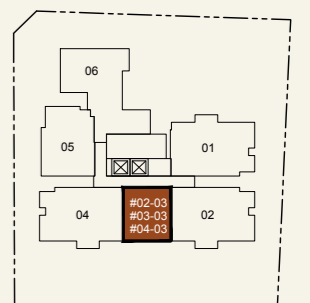
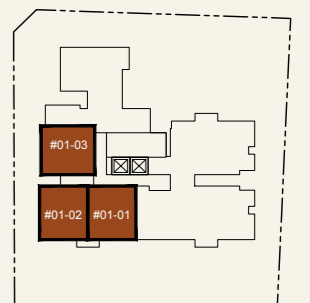


(ONLY FOR UNIT #01-03)

Type - A

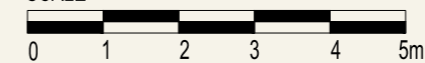
44 sqm / 474 sft

- #01-01*
- #01-02
- #01-03
- #02-03
- #03-03
- #04-03



N KEY PLAN

SCALE



* Denotes Mirror Unit

All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to 'Additional information' of this brochure.

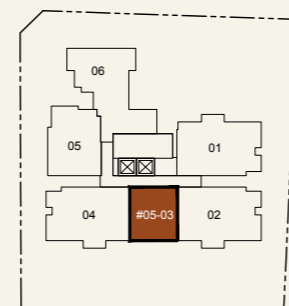
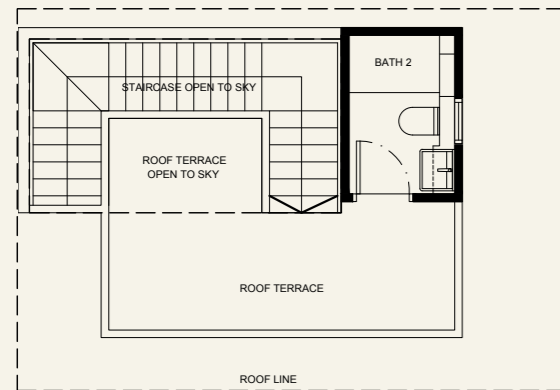
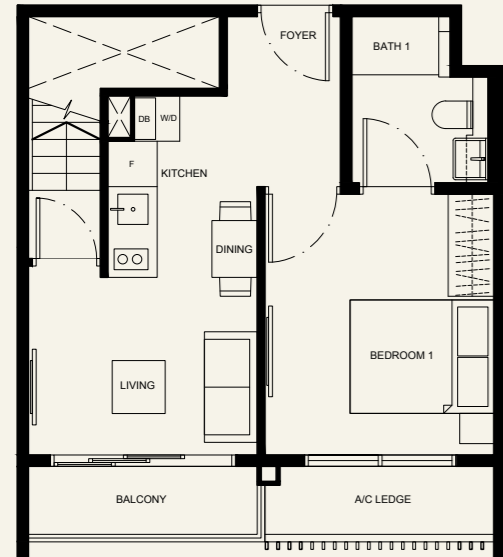
1 BEDROOM PENTHOUSE



Type - AP

65 sqm / 700 sft

#05-03



KEY PLAN



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2 BEDROOM



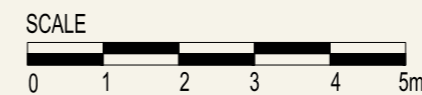
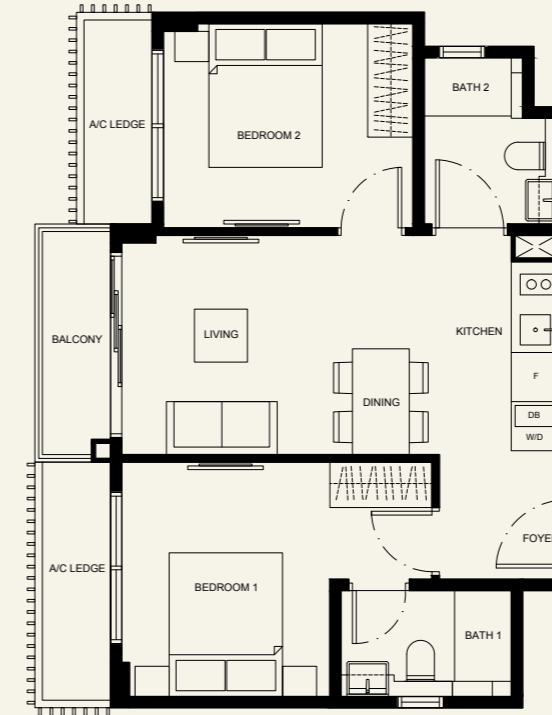
Type - B

60 sqm / 646 sft

#02-05

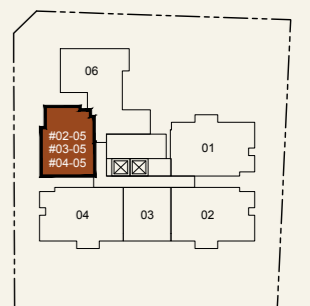
#03-05

#04-05



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KEY PLAN

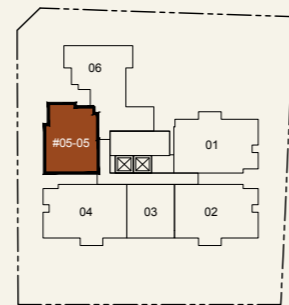
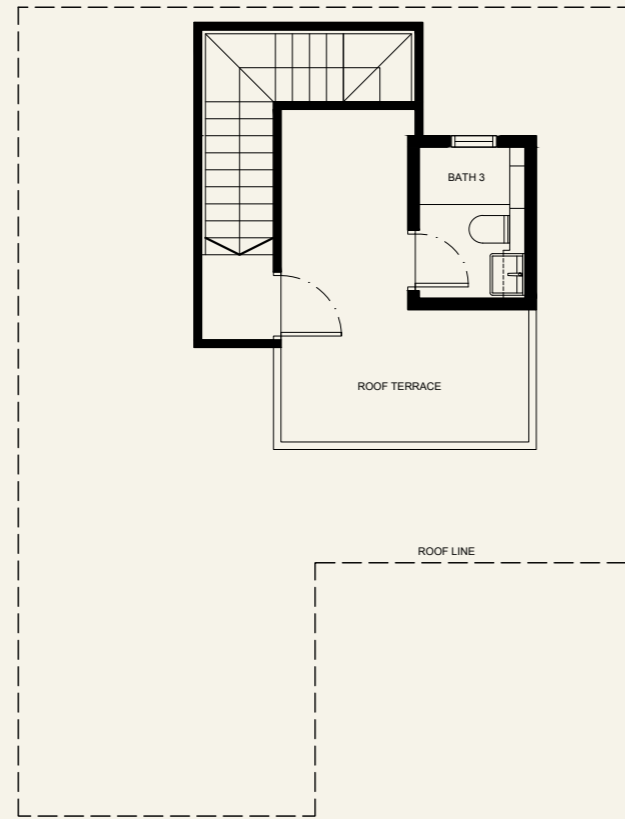
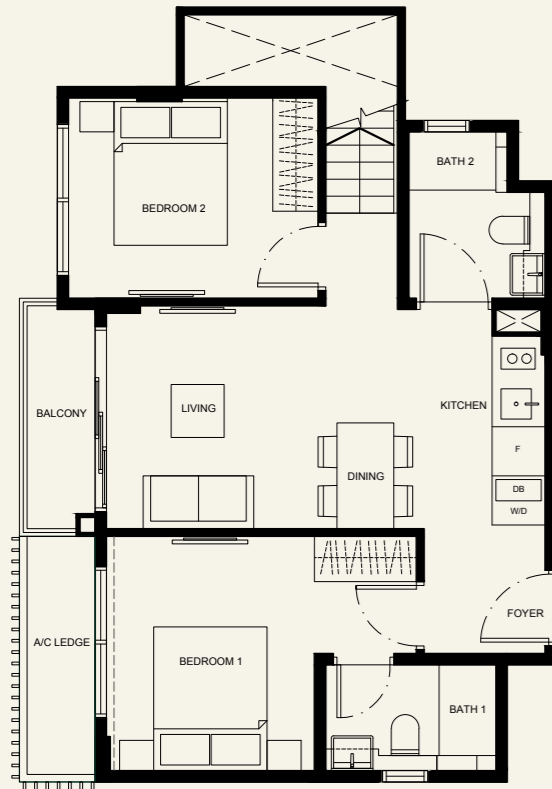
2 BEDROOM PENTHOUSE



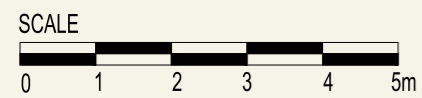
Type - BP

84 sqm / 904 sft

#05-05



KEY PLAN



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3 BEDROOM



Type - C

76 sqm / 818 sft

#02-01

#02-02*

#02-04

#03-01

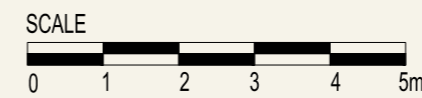
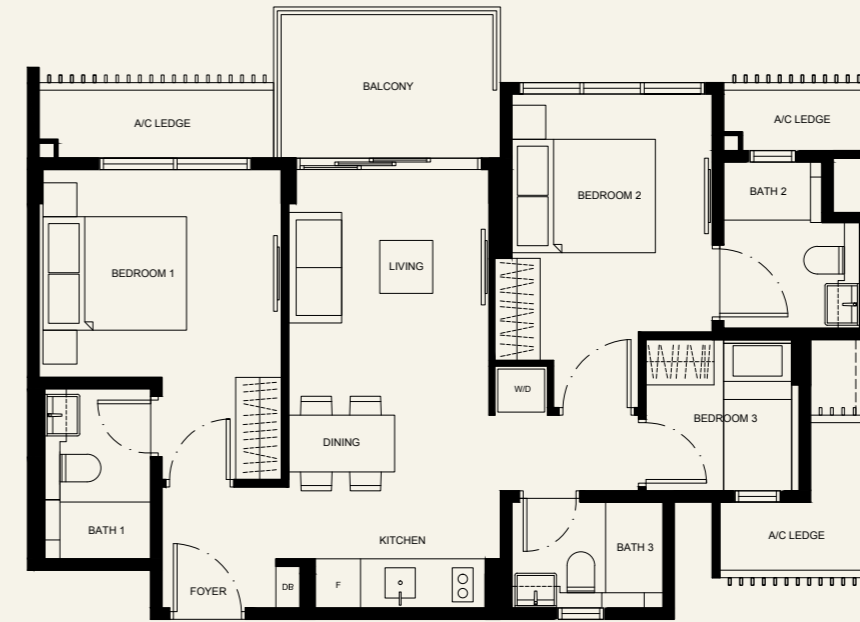
#03-02*

#03-04

#04-01

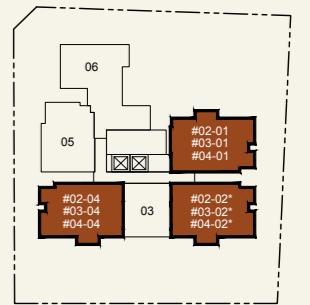
#04-02*

#04-04



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KEY PLAN

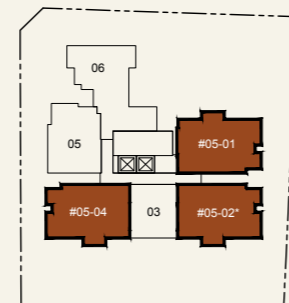
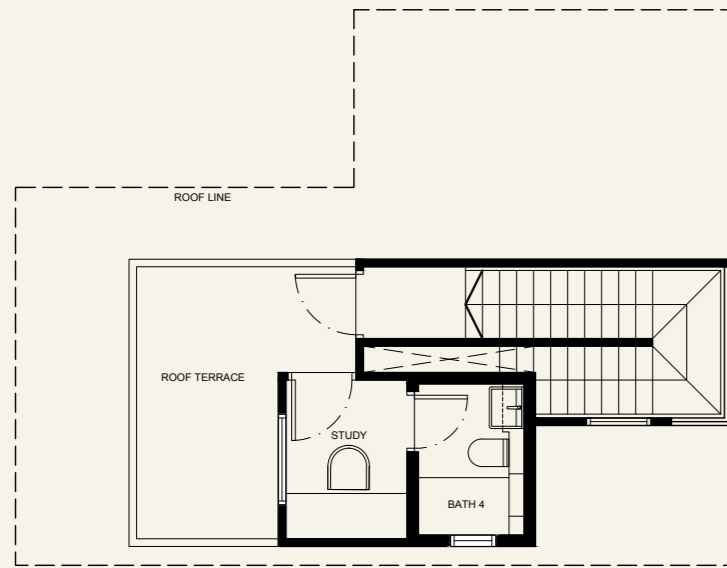
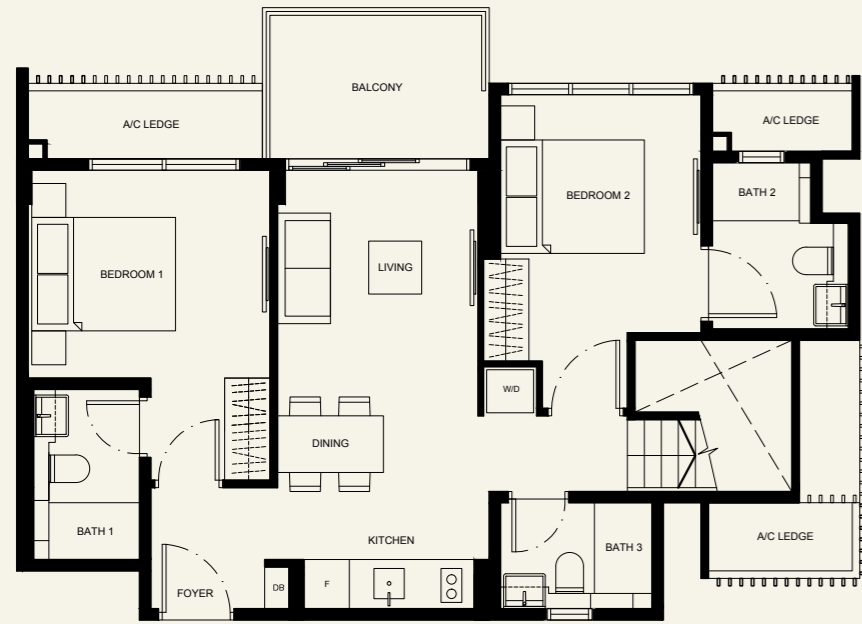
2+1 BEDROOM PENTHOUSE



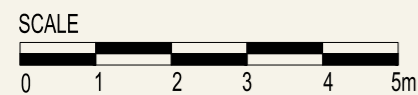
Type - CP

102 sqm / 1098 sft

- #05-01
- #05-02*
- #05-04



KEY PLAN



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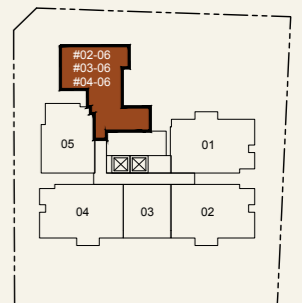
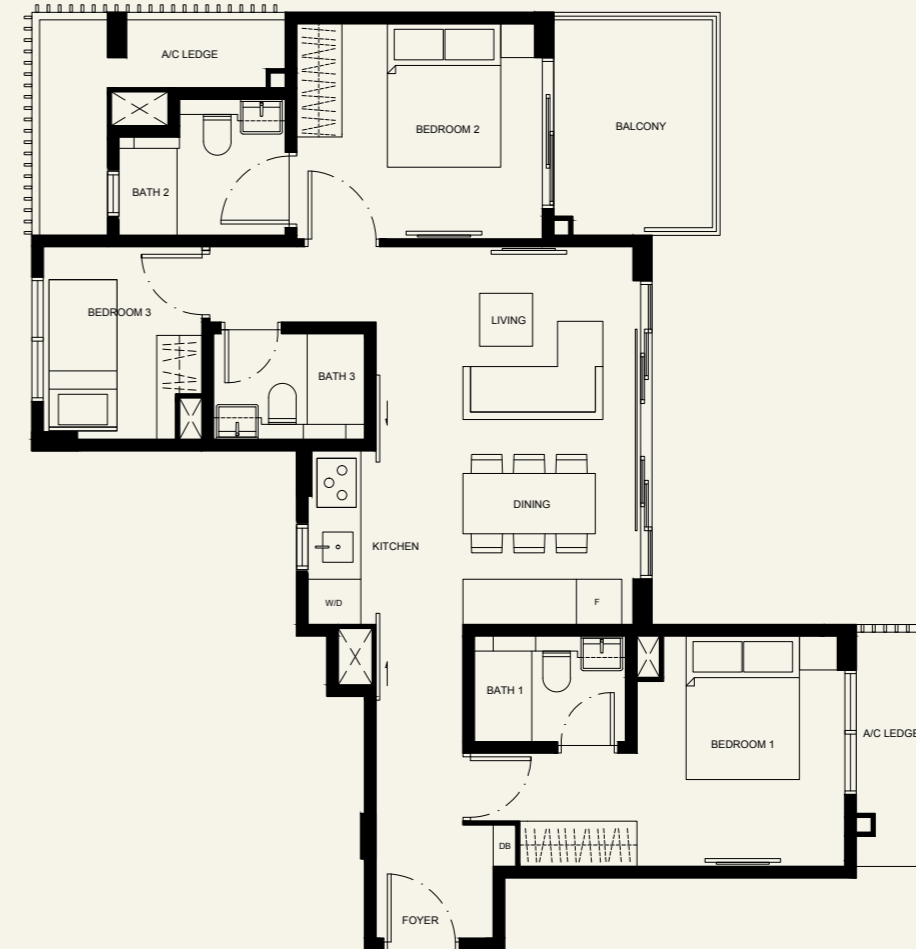
3 BEDROOM



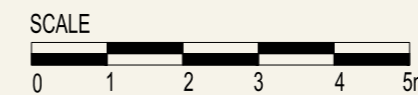
Type - D

85 sqm / 915 sft

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



KEY PLAN



* Denotes Mirror Unit

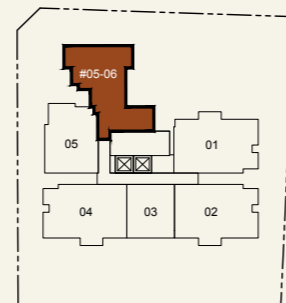
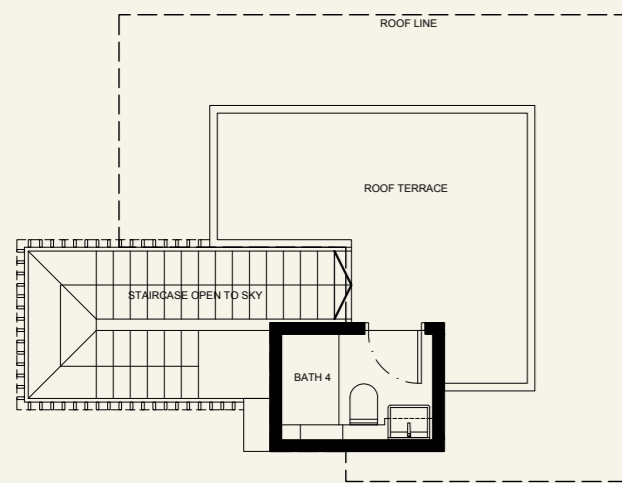
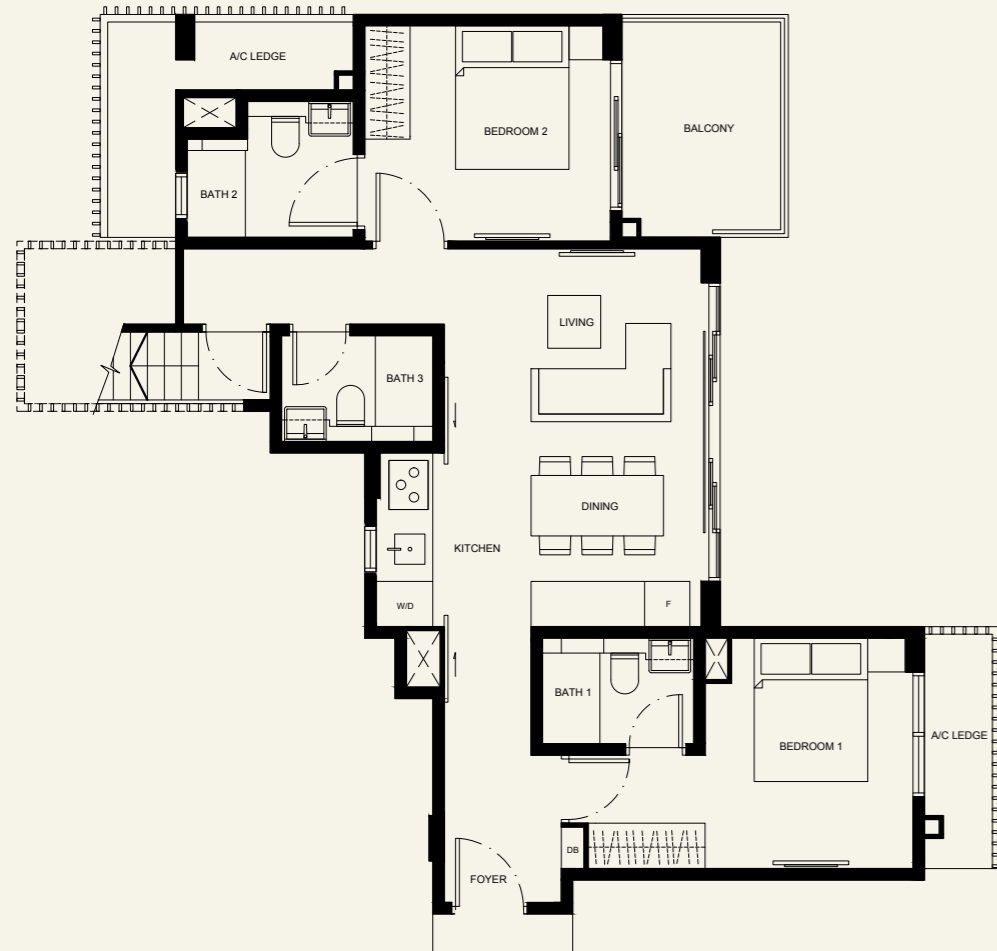
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2 BEDROOM PENTHOUSE

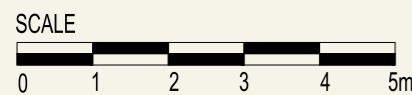
Type - DP

110 sqm / 1184 sft

#05-06



KEY PLAN



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SPECIFICATIONS

- 1. FOUNDATION**
 - 1.1 Raft foundation to structural engineer's design
- 2. SUPERSTRUCTURE**
 - 2.1 Reinforced concrete structure to structural engineer's design
- 3. WALLS**
 - 3.1 External wall : brickwall / precast panel
 - 3.2 Internal wall : brickwall / precast panel / drywall
- 4. ROOF**
 - 4.1 Metal roofing and/or Reinforced Concrete flat roof with appropriate waterproofing and insulation
- 5. CEILING**
 - 5.1 Water resistant ceiling board with emulsion paint to Kitchen, Bath and where necessary
 - 5.2 Skim coat and/or plasterboard with emulsion paint to Living/Dining, Bedroom, Study, Balcony and Aircon ledge
 - 5.3 Refer to Ceiling Height Schedule for details.
- 6. FINISHES**
 - 6.1 Wall**
 - 6.1.1 Internal (For Apartments)**
 - a) Marble and/or homogeneous tiles and/or ceramic tiles up to false ceiling height for all Baths
 - b) Cement and sand plaster and/or skim coat with emulsion paint to other areas
 - 6.1.2 Internal (For Common Areas)**
 - a) Marble tiles and/or homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies
 - b) Cement and sand plaster and/or skim coat with emulsion paint to Lift Lobbies, Corridors, Staircases and Landings
 - c) Homogeneous tiles and/or ceramic tiles up to ceiling height for Accessible Toilet and Changing Room.
 - 6.1.3 External**
 - a) Cement and sand plaster with emulsion paint and/or external stone tiles and/or spray textured paint to designated areas as per Architect's design
 - Note:**
 - a) All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and at designated exposed surfaces only, where applicable.
 - b) No provision of tiles behind kitchen cabinet, vanity counter, glass panel on the wall and mirror, where applicable.
 - c) Wall surface above false ceiling level will be left in its original bare condition.
 - 6.2 Floor**
 - 6.2.1 Internal (for Apartments)**
 - a) Marble tiles to Living, Dining, Kitchen, Foyer and Bath for all Unit Types and Bedroom for Unit Types A and AP only
 - b) Timber strips to Bedroom for all Unit Types (except Unit Types A and AP) and Internal Staircase for Unit Types BP and CP only
 - c) Homogeneous tiles and/or ceramic tiles to Balcony and Roof Terrace for all Unit Types and External Staircase for Unit Types AP and DP only
 - d) Cement screed to Aircon Ledge
 - 6.2.2 External (for Common Areas)**
 - a) Granite tiles and/or homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies
 - b) Cement and sand screed with nosing tiles to Staircase and Landings
 - c) Homogeneous tiles and/or ceramic tiles and/or mosaic tiles to Swimming Pool
 - d) Homogeneous tiles and/or ceramic tiles to Accessible Toilet and Changing Room.
 - e) Timber deck and/or Composite Timber deck and/or homogeneous tiles and/or ceramic tiles to Pool Deck and Gymnasium
- 7. WINDOWS**
 - 7.1 Powder coated aluminium-framed windows with tinted glass where applicable
- 8. DOORS**
 - 8.1 Fire-rated timber door to Main Entrance
 - 8.2 Powder-coated aluminium framed with tinted glass door to Living/Dining, staircase to Roof Terrace, Study for Unit Type CP, Bath at Attic for Unit Types AP, BP and DP and where applicable
 - 8.3 Hollow core timber door to Bedroom and Bath unless otherwise stated.
 - 8.4 Imported good quality ironmongeries shall be provided
- 9. SANITARY FITTINGS**
 - 9.1 Bath
 - a) 1 shower screen with a overhead shower, shower mixer and handshower
 - b) 1 vanity top with basin, mixer tap and cabinet below
 - c) 1 water closet
 - d) 1 mirror
 - e) 1 towel rail
 - f) 1 paper holder
 - 9.2 Kitchen
 - a) 1 single bowl stainless steel sink with single lever mixer tap
- 10. ELECTRICAL INSTALLATION**
 - 10.1 Refer to electrical schedule for details
 - 10.2 All electrical wirings within the unit are concealed except for electrical wirings above false ceiling and exposed within DB closet which shall be exposed in tray, and/or conduits and/or trunking
- 11. TV/TELEPHONE**
 - 11.1 Refer to electrical schedule for details
- 12. LIGHTNING PROTECTION**
 - 12.1 Lightning protection system shall be provided in accordance with Singapore Standard
- 13. PAINTING**
 - 13.1 External Walls
 - a) Cement and sand plaster with emulsion paint and/or external stone tile and/or spray textured paint to designated areas as per Architect's design
 - 13.2 Internal Walls
 - a) Emulsion paint
- 14. WATERPROOFING**
 - 14.1 Waterproofing to floors of Bath, Roof Terrace, Swimming Pool and all other locations deemed necessary
- 15. DRIVEWAY & CARPARK**
 - 15.1 Concrete slab with hardener
- 16. RECREATIONAL FACILITIES**
 - 16.1 Swimming Pool
 - 16.2 Gymnasium
 - 16.3 BBQ corner
- 17. OTHER ITEMS**
 - 17.1 Built-in high and/or low level kitchen cabinets complete with quartz worktop, single bowl sink, cooker hood, electric induction hob (3-zone hob for Types D & DP, 2-zone hob for all other unit types), built-in fridge and built-in combi oven to Kitchen
 - 17.2 Built-in washer cum dryer is provided at designated area
 - 17.3 Exposed wall-mounted air-conditioning units provided to Living/Dining, Bedroom and Study
 - 17.4 Hot water supply to Kitchen and Bath
 - 17.5 Built-in wardrobe with either swing or sliding doors is provided to all Bedrooms
 - 17.6 Audio intercom system is provided linking the unit to the gates
 - 17.7 Proximity card access system at pedestrian side gate
 - 17.8 Automatic entrance metal gate as per Architect's design

Notes:-

- a) **Marble/ Compressed Marble/ Limestone/ Granite**
Marble, limestone 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 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 difference can be felt at the joint. Subject to 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability.
- b) **Timber Strips**
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- c) **Air-conditioning System**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- d) **Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee or 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 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 Architect's selection and market availability.
- f) **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/location of fan coil units, electrical points/fittings, electrical appliances, electrical distribution board, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- g) **Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 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 optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to 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 assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- 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 within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- l) **Prefabricated Bathroom Units**
Certain bathroom and W.C. 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.
- m) **Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.
- n) **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 Purchase being unable to obtain the Cable Services in the Unit, Building and/or Housing Project.
- o) **Homogeneous Tiles/ Ceramic Tiles/ Mosaic Tiles**
Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets, vanity cabinets and mirror.
- p) **Electrical Schedule**

	Unit Types							
	A	B	C	D	AP	BP	CP	DP
Electrical Provision								
Power Point	12	16	19	19	13	17	19	17
Lighting Point	9	10	14	14	14	18	19	19
Telephone Point	2	3	4	4	2	3	4	3
Data Point	3	4	5	5	3	4	5	4
TV Point	2	3	4	4	2	3	4	3
Water Heater	1	1	2	2	1	1	2	2
Bell Point	1	1	1	1	1	1	1	1
AV Intercom Point	1	1	1	1	1	1	1	1

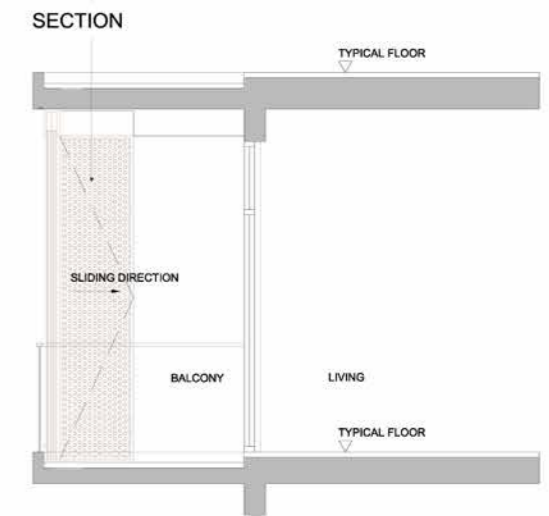
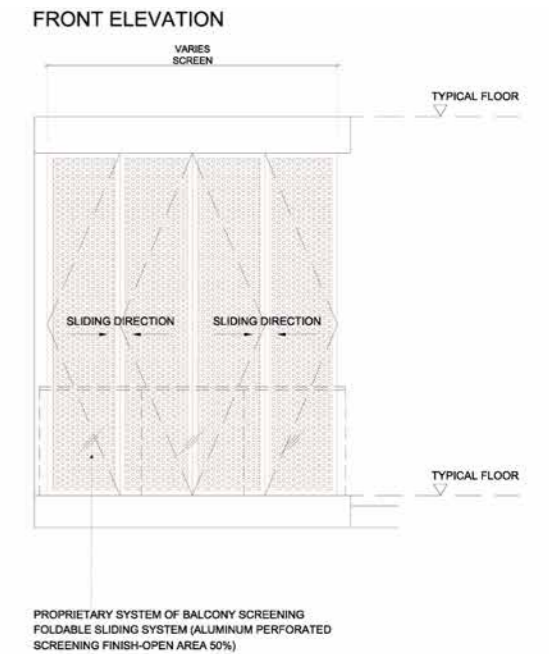
- q) **Ceiling Height Schedule**

Unit Type / Unit Nos	Room	Ceiling Height (m) (Floor to underside of slab/ceiling, where applicable. Localized bulkheads and beams at 2.2m - 2.4m, where applicable)
A - #01-01, #01-03	Foyer, Kitchen	3.30
	Living, Dining, Bedroom	3.85
	Bath	2.40
	Balcony	3.95
A - #01-02	Foyer, Kitchen	3.30
	Living	3.45 / 3.85
	Dining, Bedroom	3.85
	Bath	2.40
A - #02-03, #03-03, #04-03	Foyer	2.70
	Living, Dining, Kitchen, Bedroom	3.25
	Bath	2.40
	Balcony	3.35
B - #02-05, #03-05, #04-05 C - #02-01, #02-02, #02-04, #03-01, #03-02, #03-04, #04-01, #04-02, #04-04 D - #02-06, #03-06, #04-06	Foyer, Dining, Kitchen	2.70
	Living, Bedroom	3.25
	Bath	2.40
	Balcony	3.35
AP - #05-03 DP - #05-06	Foyer, Dining, Kitchen	3.30
	Living, Bedroom	3.85
	Bath	2.40
	Balcony	3.95
BP - #05-05	Foyer, Dining, Kitchen	3.30
	Living	3.85
	Bedroom	3.85 / 2.00-2.60 below stairs
	Bath	2.40
CP - #05-01, #05-02, #05-04	Foyer, Dining, Kitchen	3.30
	Living, Bedroom	3.85
	Bath	2.40
	Balcony	3.95
	Study	3.50

Note: The Apartment ceiling heights specified herein are estimates and are subject to changes as may be required and/or approved by the Commissioner of Building Control and/or other relevant authorities and clause 14 shall not apply to any such changes. The Purchaser shall not have the right to any adjustment in the Purchase Price as a result of such changes.

Additional Information:-

- a) **Balcony Screen**
The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please see the illustration below:-



* This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be of aluminium with powder coated finish. Total free opening for perforated screen shall not be less than 50% of the panel. Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure. Owner shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The owner is required to refer to the Management for any additional details.

- b) **Private Open Staircase**
The (non-GFA) private open staircase shall not be covered or enclosed because the maximum permissible GFA for the site has been fully utilized.
- c) **Open Staircase**
The open staircases at the 1st storey communal area leading to the basement carpark shall not be covered or enclosed because the maximum permissible GFA for the site has been fully utilized.

Disclaimer
While every reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale & Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required by the Architect or Developer and/or approved by the relevant Authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, show flat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.



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