

**THE
ART
OF
CREATING
TIME**

ARTS

A PALINDROME OF ARTISTIC SELF-EXPRESSION.
AN IMAGE OF YOUR INDIVIDUALITY AND STYLE.
THE INSPIRING REFLECTION OF YOUR LIFE.





Artist's Impression

CURATING A GALLERY OF INSPIRED LIFESTYLES



Tower Drop-off

Artist's Impression

Crafted by a team of award-winning designers, ARTRA is a masterpiece of aspirations and artistry, perfected by its ideal location next to Redhill MRT Station. Where time becomes an elevated form of art, space and lifestyle, for your present and future.

PRESENT

Capture
the present,
treasure
every frame

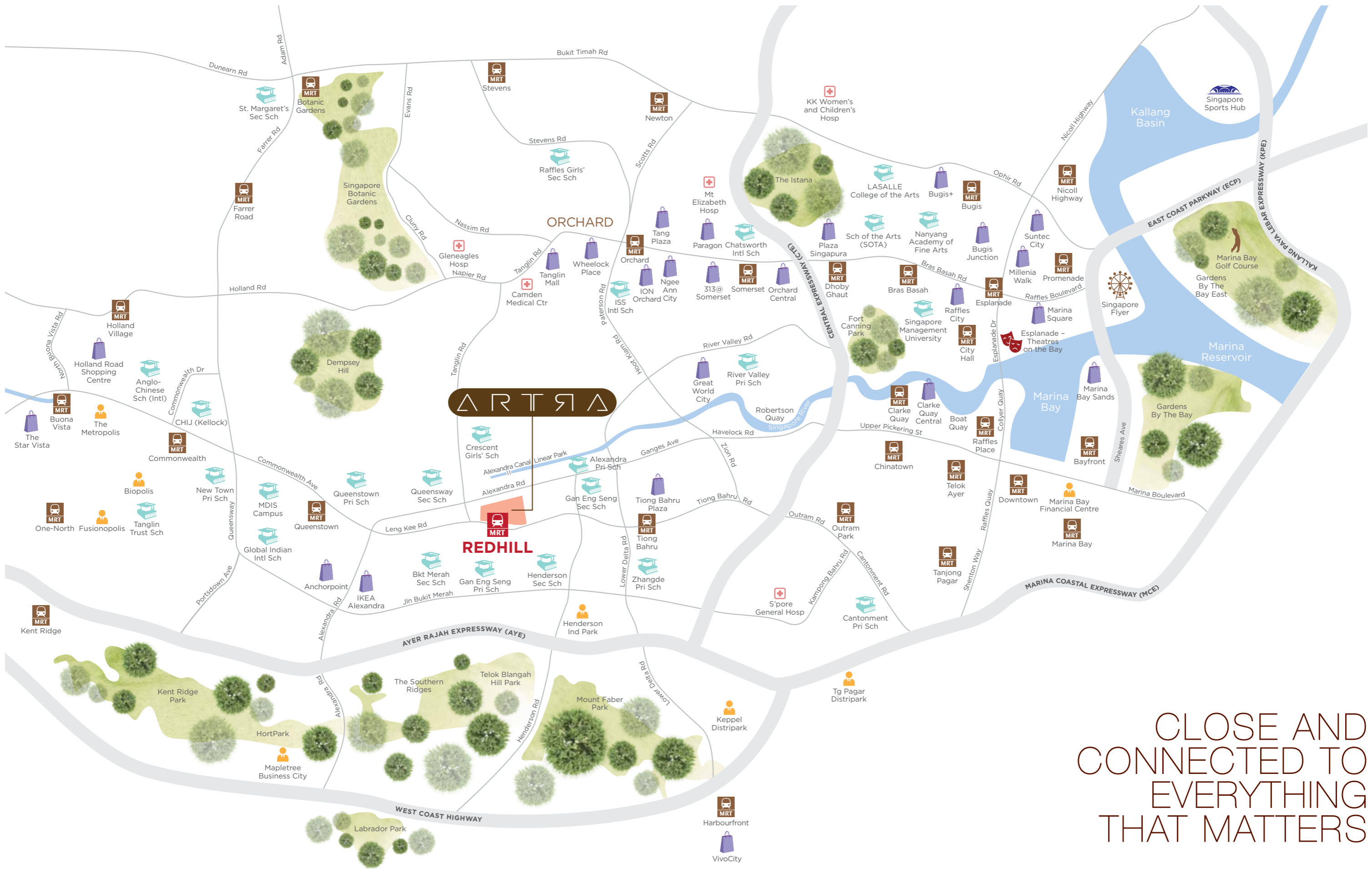


ARTS



For illustration purposes only

THE SCENE THAT INSPIRES
A PANORAMIC VIEW OF LIFE



CLOSE AND CONNECTED TO EVERYTHING THAT MATTERS

Well positioned at the fringe of the city, ARTRA at Alexandra refines your daily commute with arterial roads and expressways to major business hubs, prominent schools, and popular retail and lifestyle destinations.

LIFE IS MORE ENJOYABLE
WHEN THE LAST MINUTE
IS ON YOUR SIDE



Your proximity to Redhill MRT Station reduces travelling time and enhances connectivity to the other parts of the island via the East-West Line linking to North-South Line, North-East Line, Circle Line, Downtown Line and upcoming Thomson-East Coast Line.

WHENEVER FASHION
NEEDS A FAST-FORWARD,
LET STYLE DIRECT YOUR DRIVE



Orchard Road



Tanglin Mall
5 mins' drive



IKEA
5 mins' drive



ION Orchard
7 mins' drive



Great World City
8 mins' drive



Plaza Singapura
9 mins' drive



VivoCity
11 mins' drive

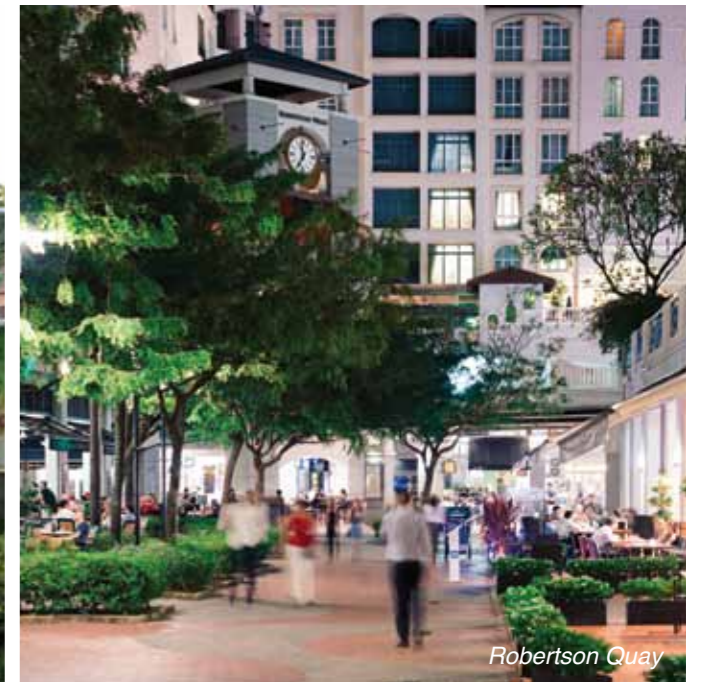
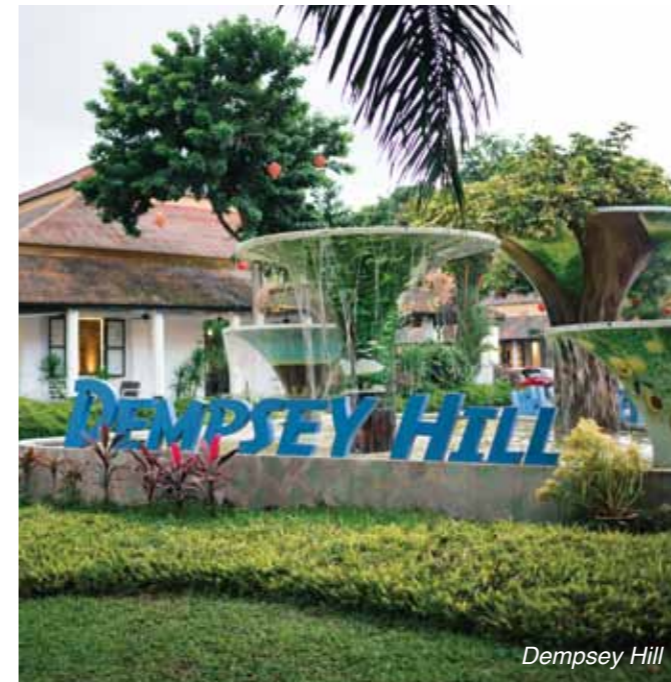


Raffles City
12 mins' drive



Marina Bay Sands
15 mins' drive

RELISH IN THE VIBRANCY OF YOUR NEIGHBOURHOODS



Discover the old world charm of Dempsey Hill, the Art Deco Tiong Bahru enclave, the eclectic variety of Holland Village, and trendy waterfront dining in Robertson Quay. Fill your days and nights with an artful collection of experiences.

ENJOY THE GENEROSITY OF WHAT NATURE HAS TO OFFER



*Singapore Botanic Gardens -
first and only tropical botanic garden on the UNESCO's World Heritage List*



Mount Faber Park



HortPark



Labrador Park



Henderson Waves

Your neighbourhood is a treasure trove of lush greenery, exhibiting Singapore Botanic Gardens as the first and only tropical botanic garden on the UNESCO's World Heritage List. Explore the stunning Henderson Waves Bridge, curving its way to Mount Faber Park and Telok Blangah Hill Park, or venture further on the Southern Ridges to enjoy the wonders of HortPark, Kent Ridge Park and the coastal Labrador Nature Reserve.

STEP INTO A CHARMING CANVAS OF FLORA AND FAUNA



Alexandra Canal Linear Park



The Alexandra Park Connector runs along the scenic Alexandra Canal, from the peaceful Tanglin Road to the popular Zion Riverside Food Centre, showcasing a series of wetlands brimming with plants and wildlife. Appreciate a plethora of sensory surprises on a bicycle, a pair of rollerblades, or simply on foot.



FUTURE

Time spent
on the future
is your best
investment



A PROMISING
FUTURE IS
NOW WITHIN
EASY REACH

Primary schools

Gan Eng Seng Primary School (within 1km)
Alexandra Primary School (within 1km)
Zhangde Primary School
Queenstown Primary School
Blangah Rise Primary School
Radin Mas Primary School
CHIJ (Kellock)
River Valley Primary School

Secondary schools

Crescent Girls' School
Gan Eng Seng Secondary School
Queensway Secondary School
Bukit Merah Secondary School
Henderson Secondary School
St. Margaret's Secondary School

International schools

Global Indian International School
Chatsworth International School
Tanglin Trust School
ISS International School
Dover Court International School
Nexus International School
United World College of South East Asia



Draw your child's future with an excellent variety of reputable local and international schools in your neighbourhood.



PEACE OF MIND
IS NEARER THAN
YOU THINK



Dedicated lift from home to childcare on level 2

With a childcare centre located within the development, parents can enjoy hassle-free and stress-free days while the little ones benefit from a fun learning environment.

A LIFT BUTTON AWAY FROM CONVENIENCES



Life is made easier and breezier with a vibrant array of daily and lifestyle conveniences, including a gourmet supermarket on level 1.

MAKE YOUR
EVERYDAY LIFE FESTIVE



Festive Plaza, Plaza Seating & Commercial

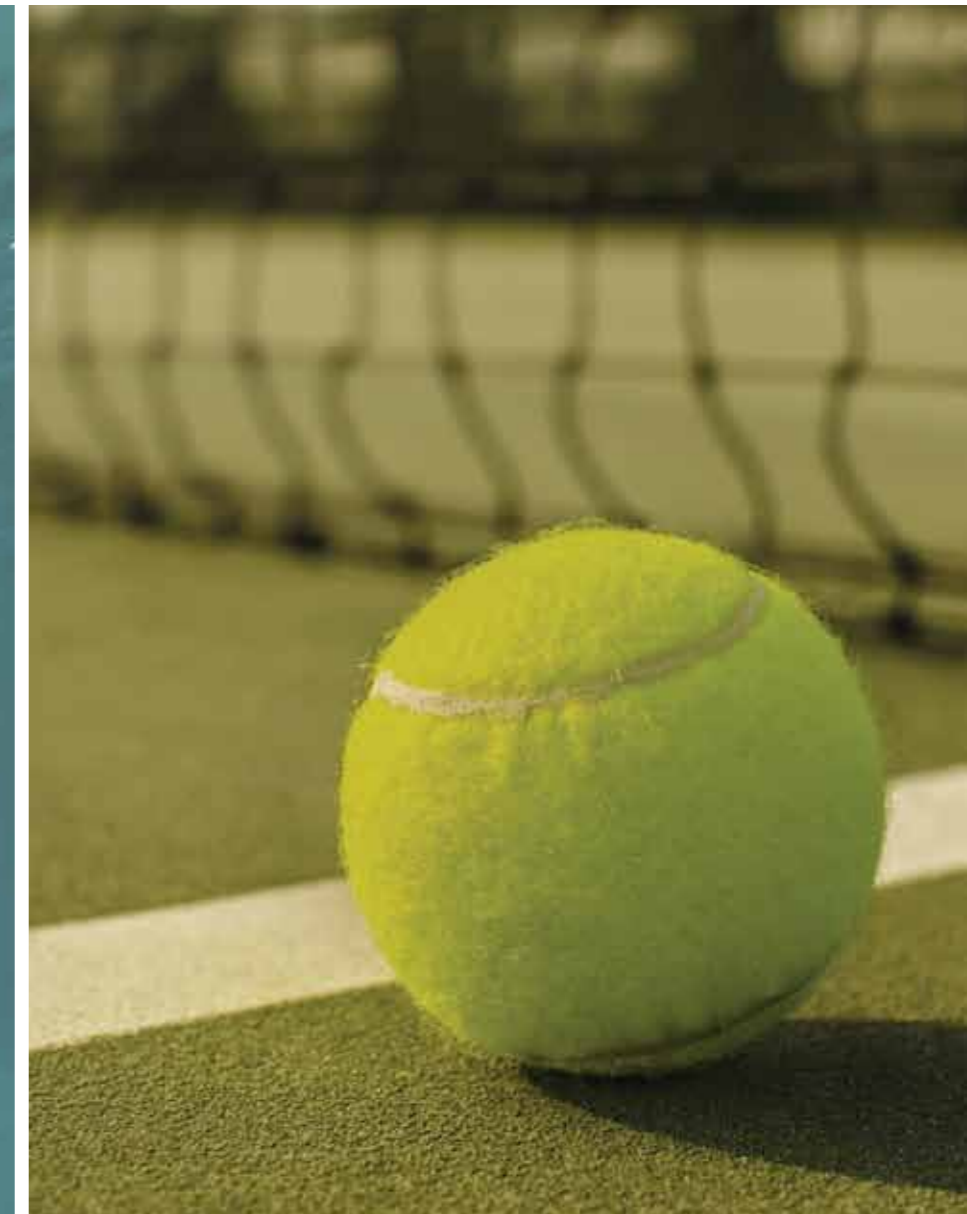
Artist's Impression

MOMENTS

Measure
your time by
the moments
you enjoy



IMMERSE
YOURSELF IN
THE FLOW OF
ADRENALINE



Receive a rush of endorphins through an assemblage of facilities, integrated seamlessly throughout the premises.



TURN YOUR FREE TIME INTO ONE LONG VACATION

Drink in the lovely pool views flanked by lush greenery, as you lounge comfortably in a cabana pod and watch the world go by. Make your vacation last longer with the numerous 'holiday spots' on the leisure terrace located at level 3.

A WORKOUT FOR THE BODY AND A FEAST FOR THE EYES

Perched on the sky terrace at level 24, the sky fitness offers picturesque views of the city and gardens while you hit your fitness targets.



GET GREEN WITH
ENVY IN THE MOST
REFRESHING WAY



Sky Jacuzzi

Artist's Impression

Park yourself in the various relaxation areas located on the sky terrace for picture-perfect experiences.

HAPPINESS IS
BEST SERVED IN
POCKET-SIZE MOMENTS



Pocket Terrace

Artist's Impression

Interspersed with your living space, delightful pocket terraces on levels 9, 17, 29 and 37 create aesthetic pleasure for your family and friends.

THE VIEW ON TOP
IS ALWAYS BETTER



Roof Terrace

Artist's Impression

Expand your horizons and uplift your senses with exciting panoramic views on the rooftop terrace.

LIFE

Stretch your
imagination
for a more
delightful life



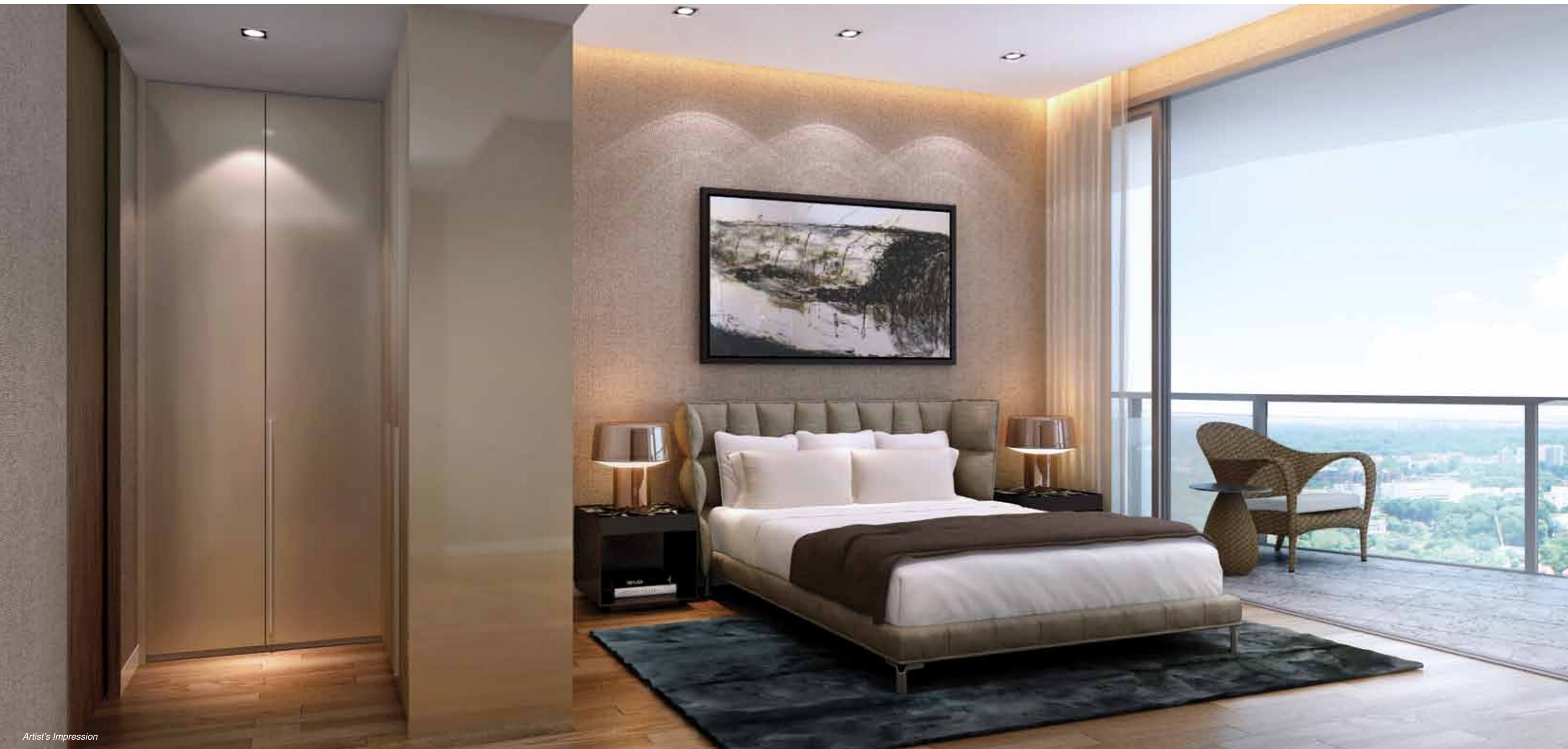
TRANSFORM
THOUGHTFUL SPACES INTO
MEANINGFUL FAMILY TIME



Artist's Impression

Indulge in more family time with well-planned layouts that utilise space and maximise the opportunity for family bonding.

GRAND IS A FEELING
INSPIRED BY A DREAM
OF SOPHISTICATION



Artist's Impression

Nothing exemplifies good taste better than a beautifully crafted master bedroom, fully fitted with a walk-in wardrobe and a view on an expansive balcony.

TO A
LOVED ONE,
'LOVE'
IS SPELT
T-I-M-E



OCCASIONS

Each new day
is a special
occasion

Site Plan

- A** Entrance
- B** Driveway
- C** Festive Plaza
- D** Canopy
- E** Childcare Playground
- F** Substation
- G** Bin Centre
- H** Gen Set
- I** Leisure Tennis Court
- J** Leisure Pool
- K** Lap Pool
- L** Splash Pool
- M** Playground



Level 2 - Childcare

Level 1 - Festive Plaza

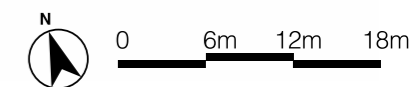
- A** Entrance
- B** Driveway
- C** Tower Drop-off
- D** Covered Walkway
- E** Festive Plaza
- F** Plaza Seating
- G** Canopy Link (to Redhill MRT Station)
- H** Bicycle Parking
- I** Podium Drop-off
- J** Substation
- K** Bin Centre

Level 2 - Childcare

- L** Childcare Centre
- M** Childcare Playground
- N** Gen Set



Level 1 - Festive Plaza



Level 3 - Leisure Terrace

- A** Leisure Tennis Court
- B** Changing Room
- C** Club Lounge
- D** Club Pavilion
- E** Leisure Pavilion
- F** Outdoor Lounge
- G** Aqua Deck
- H** Leisure Pool
- I** Pool Bench
- J** Pool Deck
- K** Cabana Pod
- L** Chaise Pod
- M** Lap Pool

- N** Jacuzzi
- O** Tea Garden
- P** Family Pavilion
- Q** Splash Pool
- R** Playground
- S** Water Feature

Level 4 - Leisure Terrace

- T** Sun Deck

Level 9, 17, 29, 37 - Pocket Terrace

- A** Recreation Deck
- B** Recreation Lounge

Level 24 - Sky Terrace

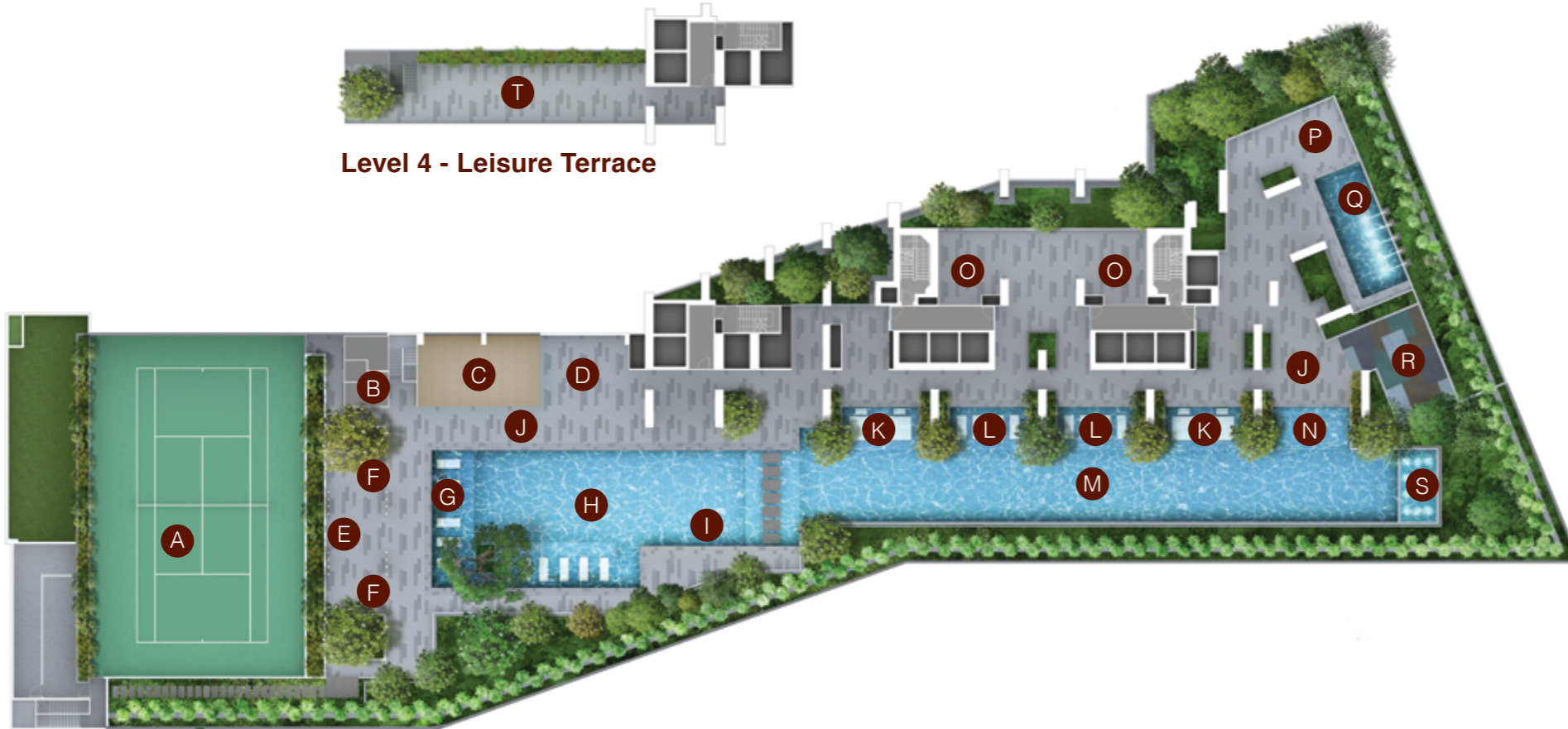
- A** Recreation Deck
- B** Recreation Lounge
- C** Sky Jacuzzi
- D** Fitness Lounge
- E** Sky Fitness
- F** Fitness Club
- G** Fitness Deck
- H** Seating Alcove

Level 44 - Roof Terrace

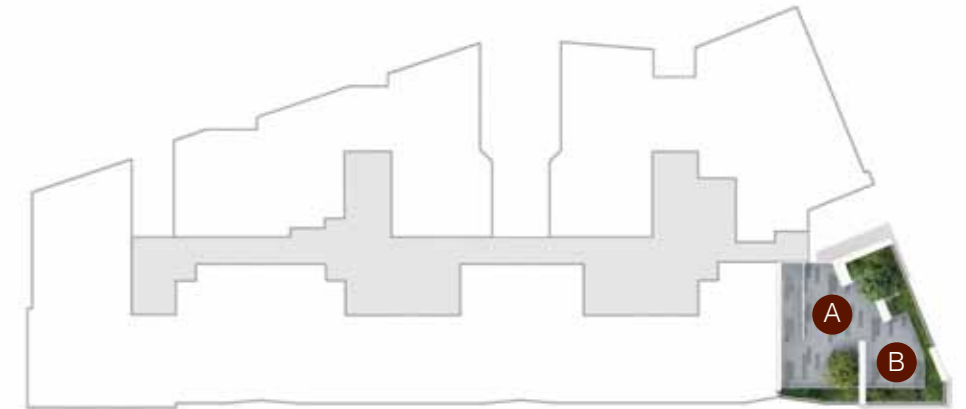
- I** Rooftop Lounge
- J** Rooftop Pavilion
- K** Viewing Deck



Level 4 - Leisure Terrace



Level 3 - Leisure Terrace



Level 9, 17, 29, 37 - Pocket Terrace



Level 24 - Sky Terrace



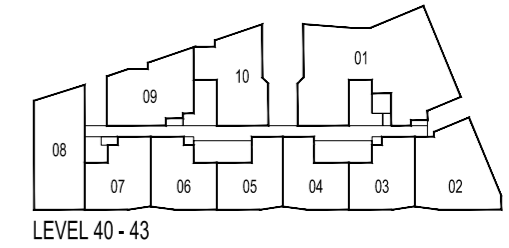
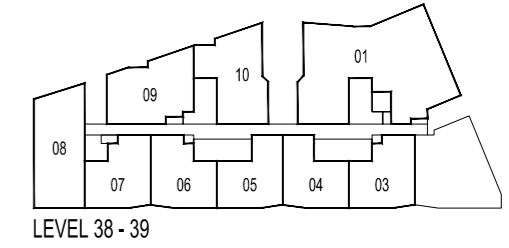
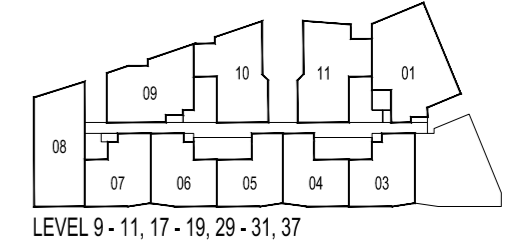
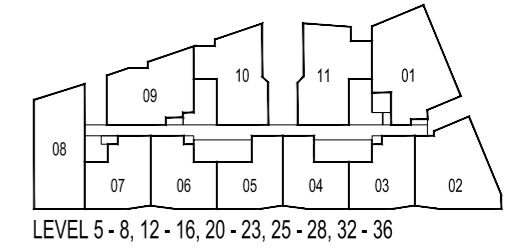
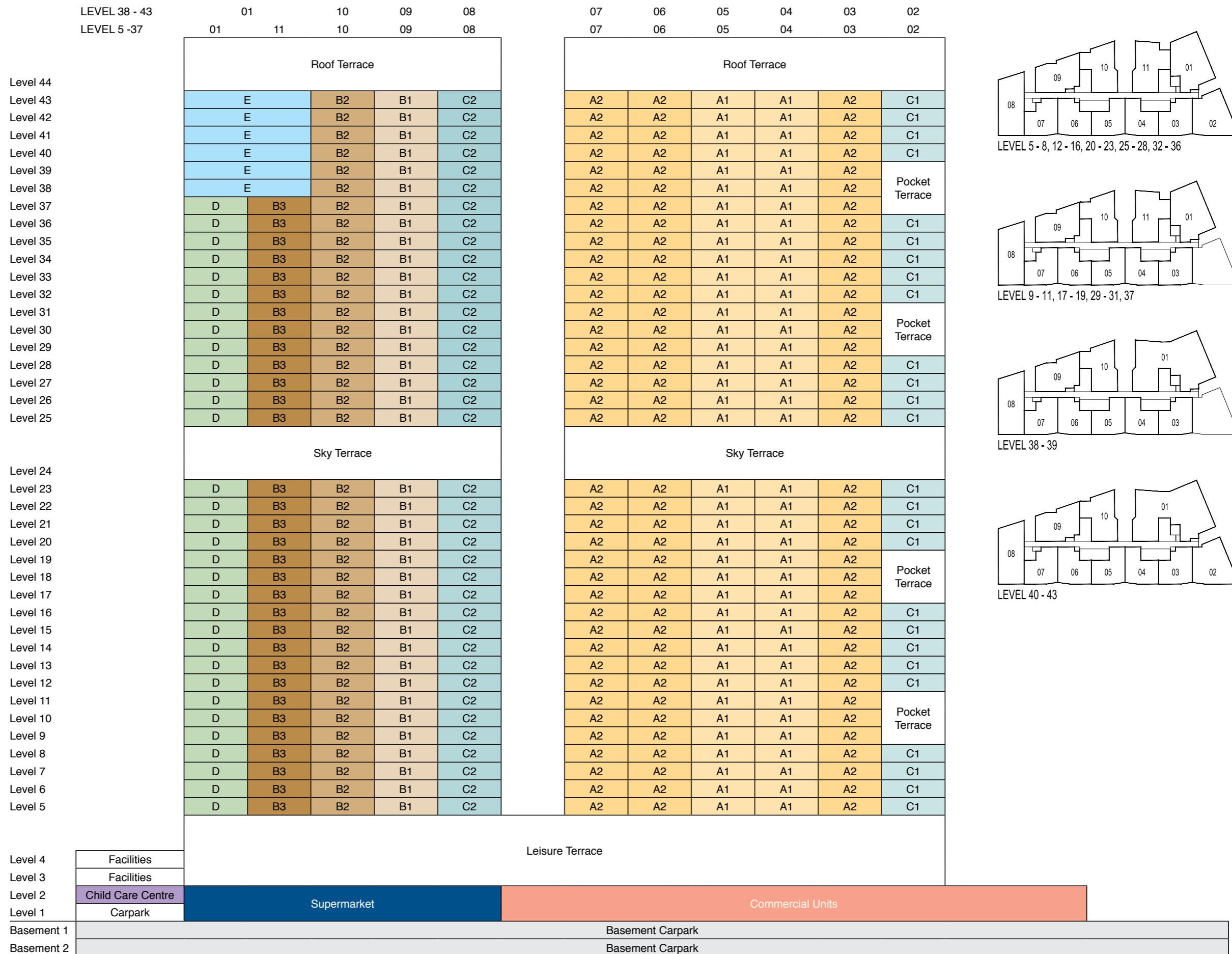
Level 44 - Roof Terrace



UNIT DISTRIBUTION CHART

LEGEND

- 2 Bedroom + Study
- 2 Bedroom + Study
- 3 Bedroom
- 3 Bedroom
- 3 Bedroom
- 3 Bedroom + Study
- 3 Bedroom + Study
- 3 Bedroom + Study + Private Lift Lobby
- 5 Bedroom + Family + Private Lift Lobby



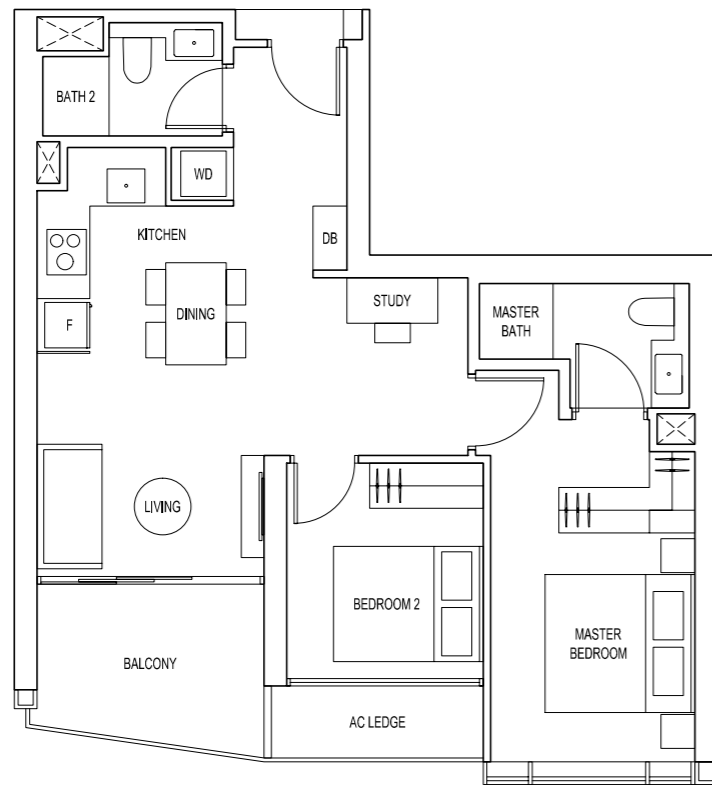
2 BEDROOM + STUDY

TYPE A1

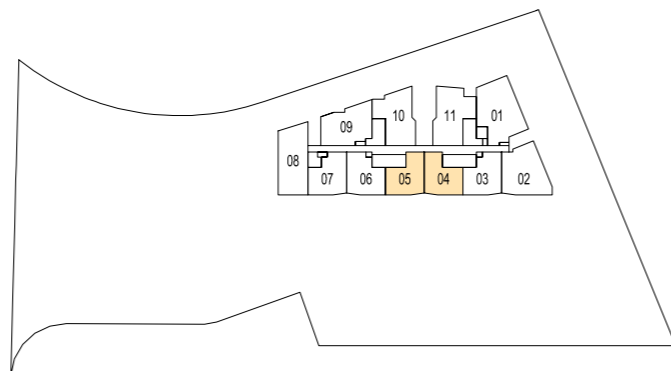
Area: 73 sq m / 786 sq ft

#05-04 to #23-04
#25-04 to #43-04

#05-05 to #23-05
#25-05 to #43-05
(Mirrored)



The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



2 BEDROOM + STUDY

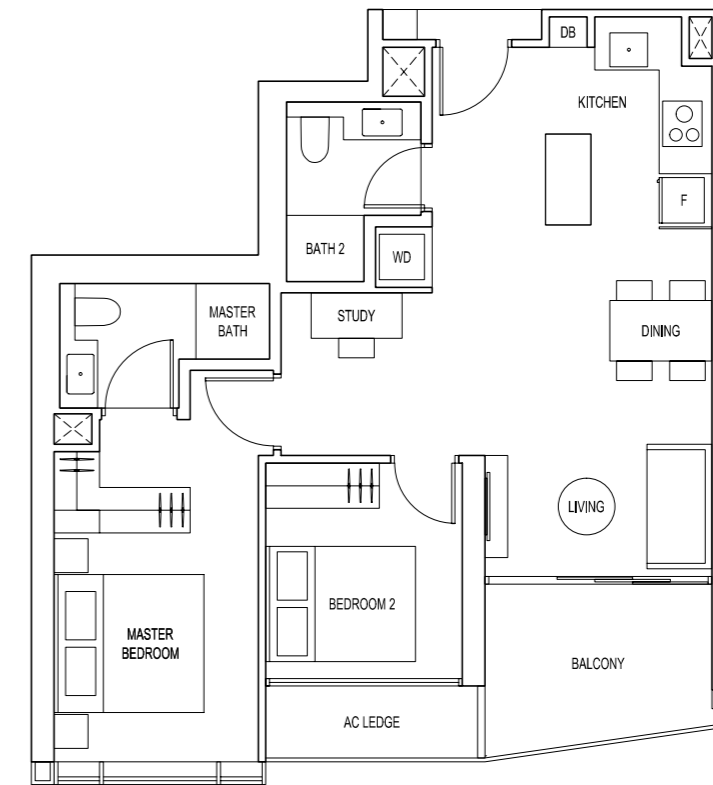
TYPE A2

Area: 77 sq m / 829 sq ft

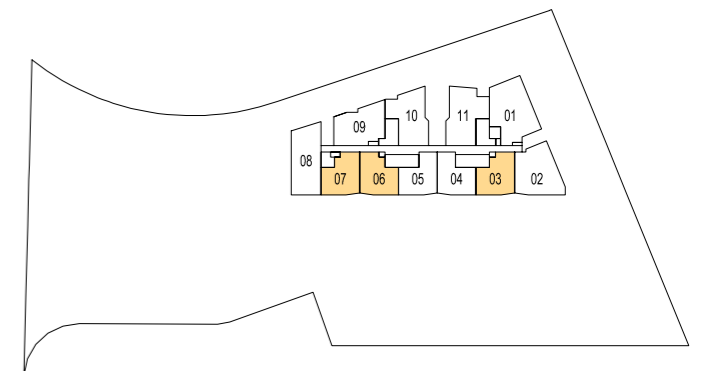
#05-03 to #23-03
#25-03 to #43-03

#05-06 to #23-06
#25-06 to #43-06
(Mirrored)

#05-07 to #23-07
#25-07 to #43-07



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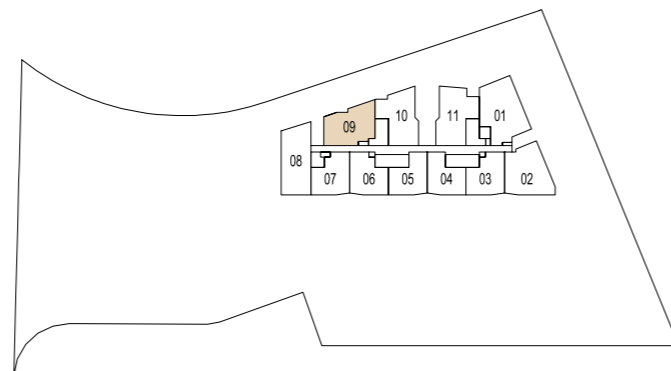
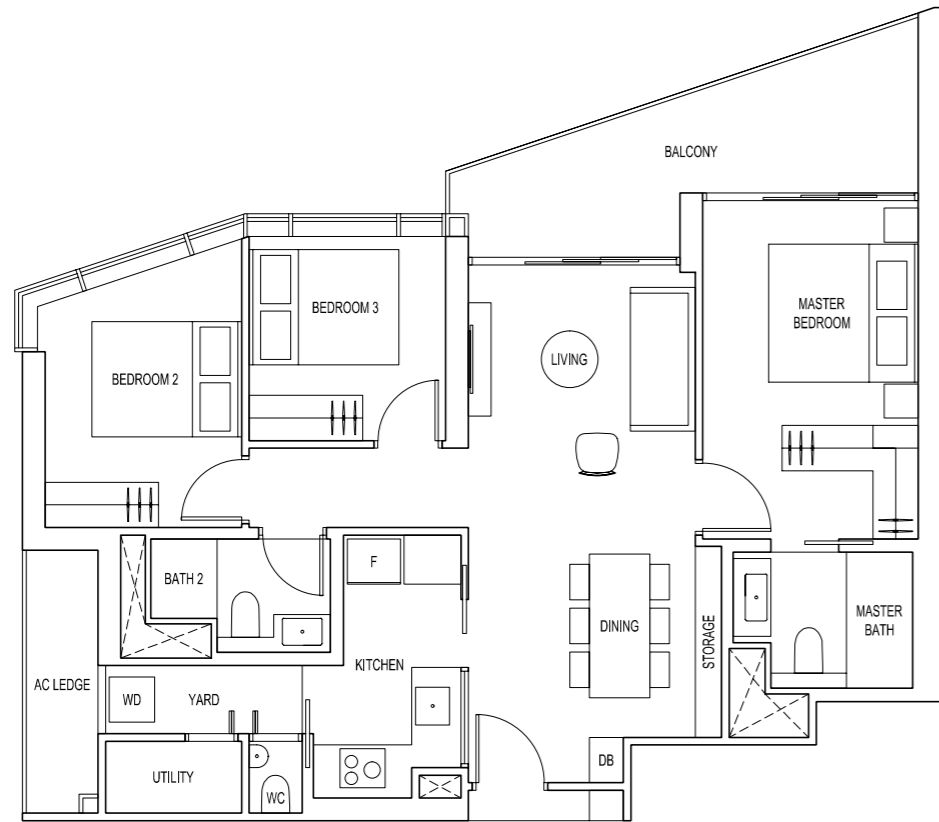


3 BEDROOM

TYPE B1

Area: 97 sq m / 1,044 sq ft

#05-09 to #23-09
#25-09 to #43-09



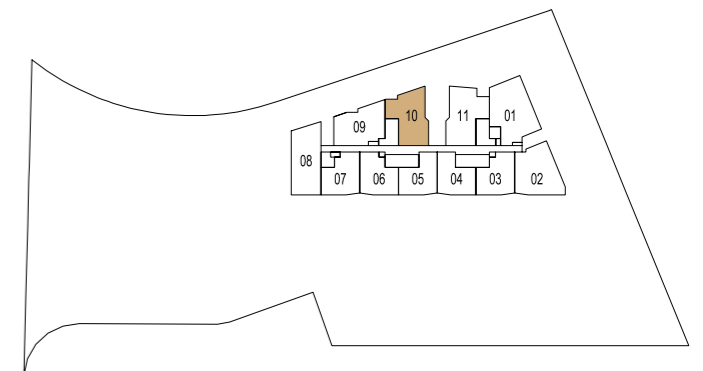
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3 BEDROOM

TYPE B2

Area: 97 sq m / 1,044 sq ft

#05-10 to #23-10
#25-10 to #43-10



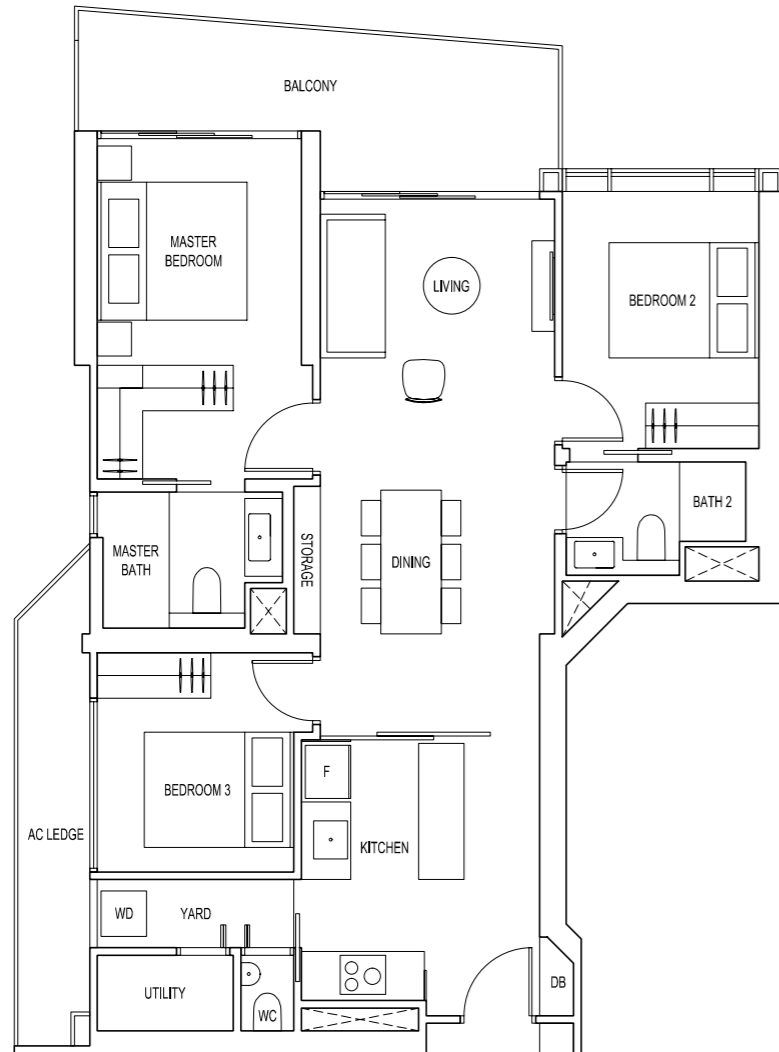
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3 BEDROOM

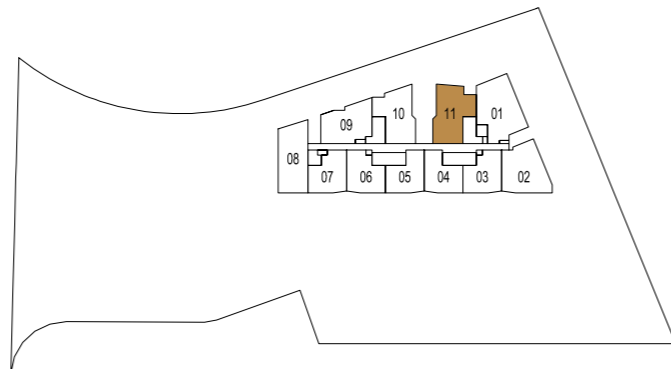
TYPE B3

Area: 104 sq m / 1,119 sq ft

#05-11 to #23-11
#25-11 to #37-11



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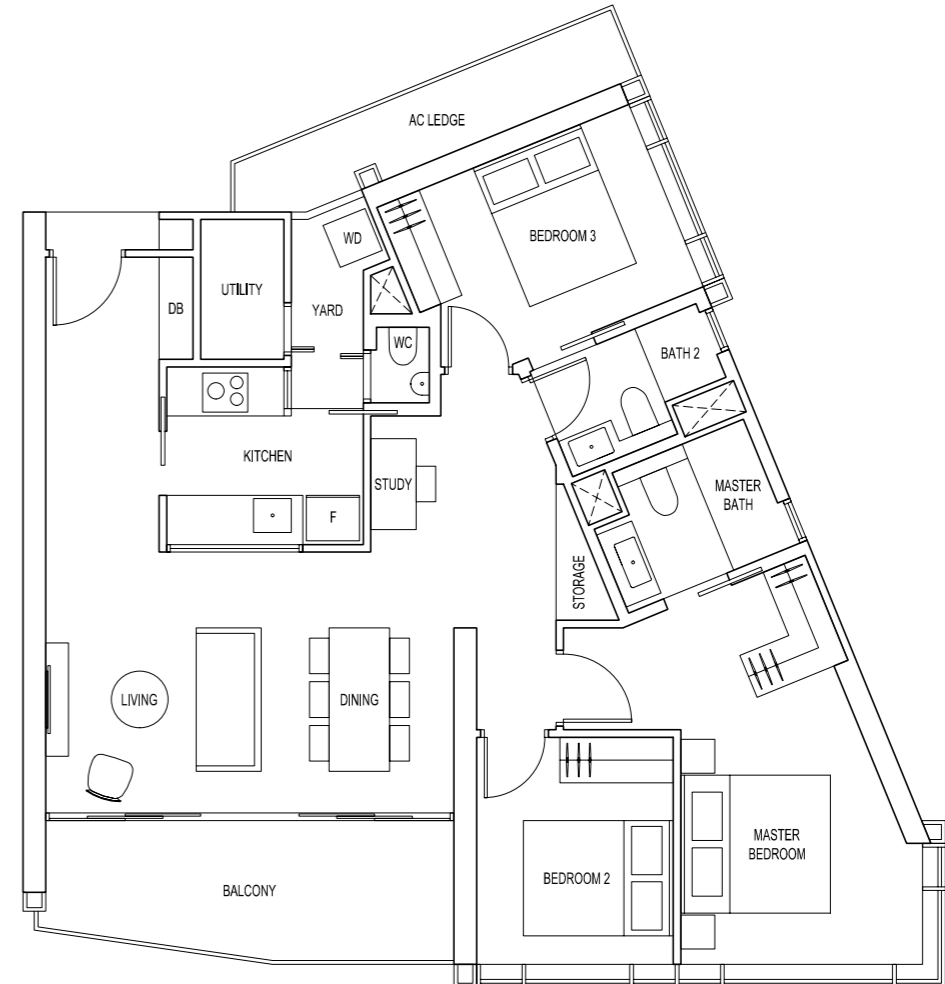


3 BEDROOM + STUDY

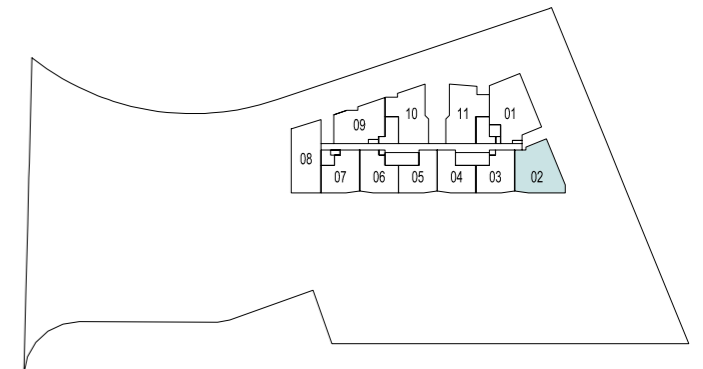
TYPE C1

Area: 114 sq m / 1,227 sq ft

#05-02 to #08-02
#12-02 to #16-02
#20-02 to #23-02
#25-02 to #28-02
#32-02 to #36-02
#40-02 to #43-02



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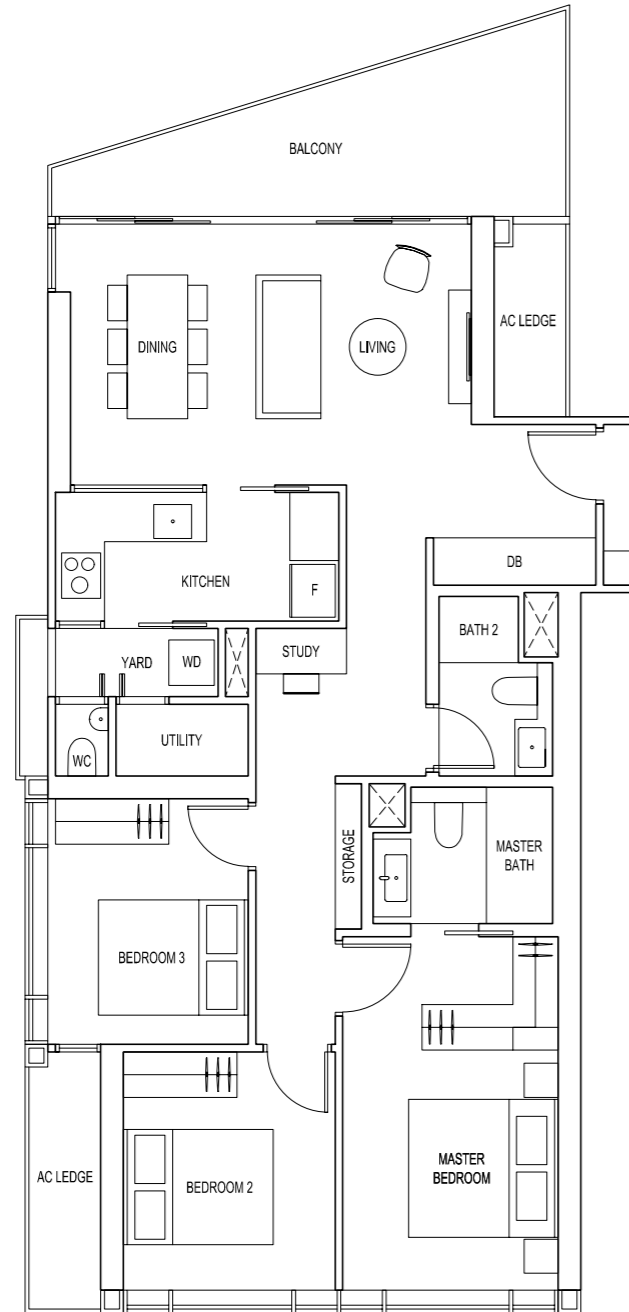


3 BEDROOM + STUDY

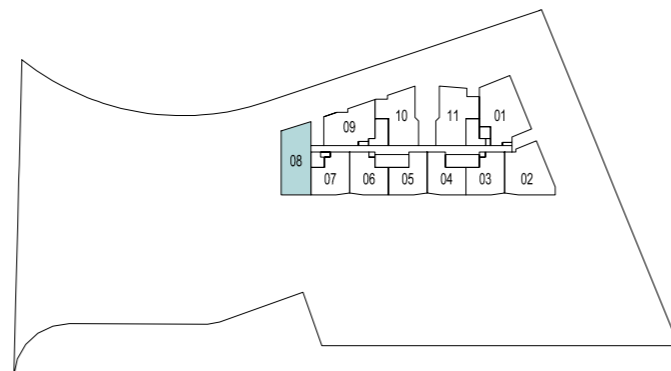
TYPE C2

Area: 114 sq m / 1,227 sq ft

#05-08 to #23-08
#25-08 to #43-08



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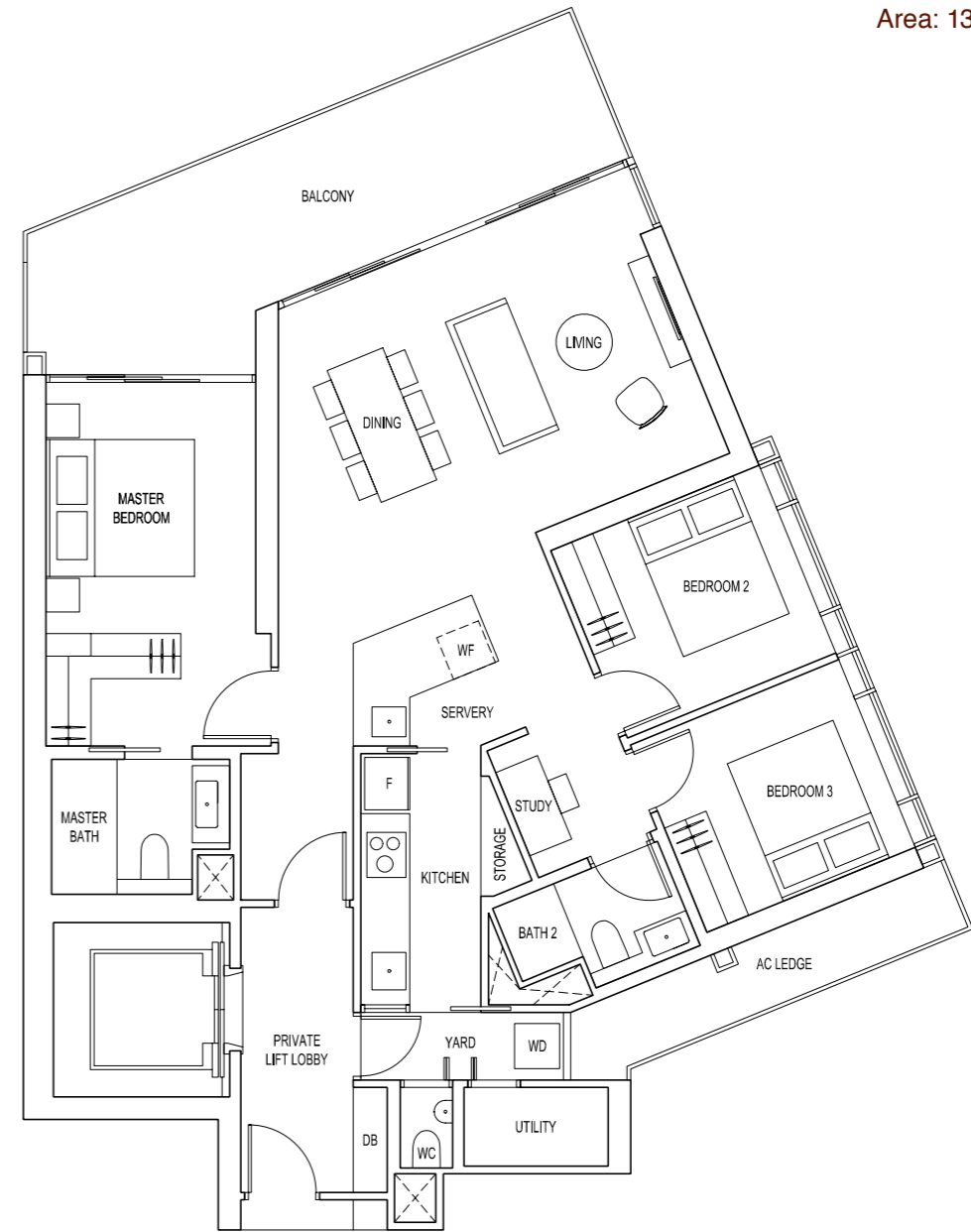


3 BEDROOM + STUDY + PRIVATE LIFT LOBBY

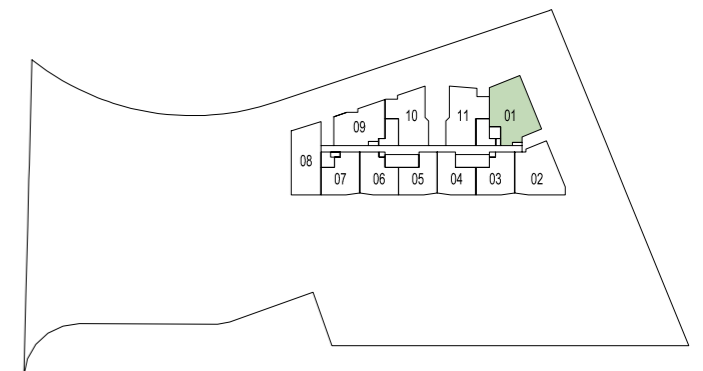
TYPE D

Area: 131 sq m / 1,410 sq ft

#05-01 to #23-01
#25-01 to #37-01



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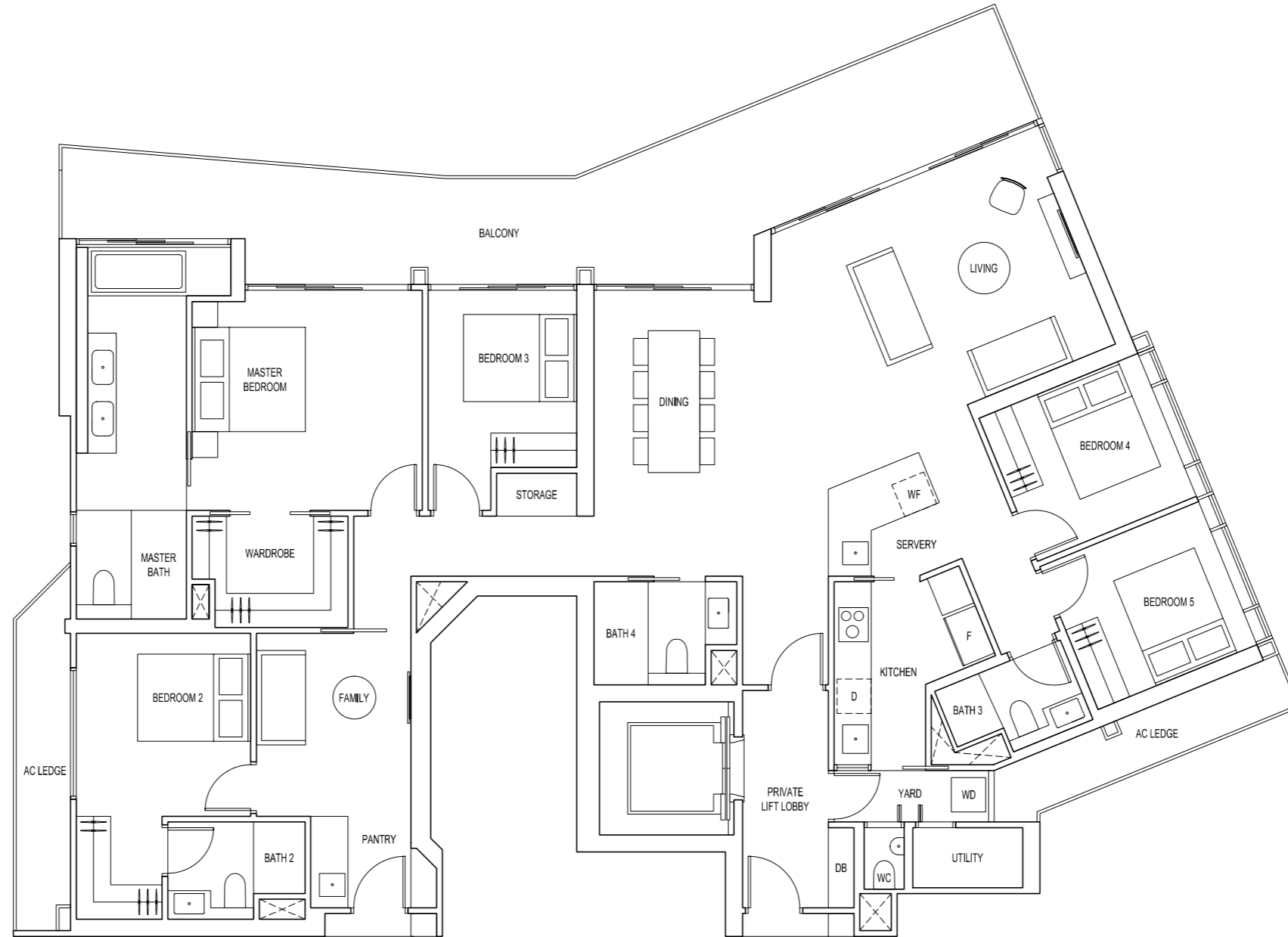


5 BEDROOM + FAMILY + PRIVATE LIFT LOBBY

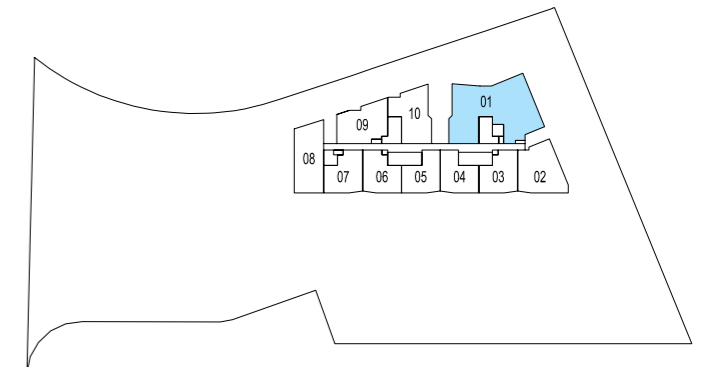
TYPE E

Area: 240 sq m / 2,583 sq ft

#38-01 to #43-01



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SPECIFICATIONS

1. FOUNDATION

- 1.1 Bored piles and/or concrete piles and/or steel H piles and/or raft foundation and/or footing to structural engineer's design

2. SUPERSTRUCTURE

- 2.1 Reinforced concrete framework and/or steel frame to structural engineer's design

3. WALLS

- 3.1 External wall: Concrete wall and/or lightweight blockwall and/or brickwall and/or precast panels (where applicable)
- 3.2 Internal wall: Concrete wall and/or lightweight blockwall and/or brickwall and/or precast panels and/or lightweight concrete panels and/or drywall (where applicable)

4. ROOF

- 4.1 Flat Roof: Reinforced concrete roof with insulation and waterproofing system

5. CEILING

- 5.1 Residential Units
 - a. Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedroom(s), Study, Servery, Family, Utility, and Private Lift Lobby (where applicable)
 - b. Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint and/or bulkhead with emulsion paint finish to Kitchen, Yard, Bathroom(s), WC, Balcony and AC Ledge(s) (where applicable)
 - c. Ceiling Height Schedule

	Unit Types								
	A1	A2	B1	B2	B3	C1	C2	D	E
Entrance	2.75	2.75	2.40	2.75	2.75	2.40	2.40	2.75	2.75
Master Bedroom	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40
Bedroom	2.75/2.40	2.75/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40	2.90/2.40
Living	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90
Dining	2.90	2.90	2.90	2.90/2.75	2.90/2.75	2.90	2.90	2.90	2.90
Kitchen	2.75	2.75	2.40	2.75	2.75	2.40	2.40	2.40	2.40
Servery	-	-	-	-	-	-	-	2.90	2.90
Study	2.75	2.75	-	-	-	2.75	2.75	2.75	-
Family	-	-	-	-	-	-	-	-	2.90
Pantry	-	-	-	-	-	-	-	-	2.40
Utility	-	-	2.90	2.90	2.90	2.90	2.90	2.90	2.90
Yard	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Corridor	-	-	2.75	-	-	2.75	2.75	-	2.75
Master Bath	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Bath	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
WC	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Balcony	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90
Private Lift Lobby	-	-	-	-	-	-	-	2.75	2.75

Note:

- a) Ceiling height – floor finish to underside of slab/ceiling where applicable in meter
- b) Localised bulkheads and beams at 2.2m – 2.4m where applicable

5.2 Common Areas

- a. Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to lift lobbies (where applicable)
- b. Skim coat with emulsion paint finish to staircases and landings (where applicable)

6. FINISHES

- 6.1 Internal Wall Finishes - Residential Units
 - a. Porcelain/homogeneous tiles laid up to false ceiling height for Bathroom(s) and WC
 - b. Cement and sand plaster and/or skim coat with emulsion paint finish to other areas
- 6.2 Internal Wall Finishes - Common Areas
 - a. Porcelain/homogeneous tiles to designated areas of Lift Lobbies
 - b. Cement and sand plaster and/or skim coat with emulsion paint finish to Lift Lobbies, Corridors, Staircases and Landings
 - c. Porcelain/homogeneous tiles laid up to false ceiling height for Toilets and Changing Rooms
- 6.3 External Wall Finishes
 - a. Cement and sand plaster with emulsion paint finish and/or spray textured paint finish

Note:-

Wall surface above false ceiling level will be in original bare condition

- 6.4 Internal Floor Finishes - Residential Units
 - a. Porcelain/homogeneous tiles to Living, Dining, Bedroom(s) (Type A1, A2), Study, Kitchen, Servery, Family, Pantry, Utility, Yard, Bathroom(s), WC, Balcony and Private Lift Lobby
 - b. Timber flooring for Bedroom(s) (Type B1, B2, B3, C1, C2, D, E)
 - c. Cement and sand screed finish to AC Ledge(s)
 - d. Timber skirting in paint finish to Living, Dining, Bedroom(s), Study, Kitchen, Servery, Family, Pantry and Private Lift Lobby
 - e. Porcelain/homogeneous tiles skirting to Utility, Yard and Balcony
- 6.5 External Floor Finishes - Common Areas
 - a. Porcelain/homogeneous tiles and/or stones to Lift Lobbies and Lift Corridors (where applicable)
 - b. Cement and sand screed with nosing tiles to Staircases and Landings
 - c. Porcelain/homogeneous tiles for Toilets and Changing Rooms

7. WINDOWS

- 7.1 Aluminium framed window system with tinted glass and/or clear glass and/or frosted glass (where applicable)

8. DOORS

- 8.1 Approved fire-rated timber door to residential unit Entrance
- 8.2 Timber door to Bedroom(s), Family, Bathroom(s) and Private Lift Lobby
- 8.3 Aluminium framed glass door to Kitchen
- 8.4 Aluminium door to Utility and WC
- 8.5 Aluminium framed glass door and/or timber door to Yard
- 8.6 Aluminum framed glass door to Balcony
- 8.7 Selected lockset and ironmongery are provided

9. SANITARY FITTINGS

- 9.1 Master Bathroom
 - a. 1 glass shower compartment and door with shower set
 - b. 1 vanity cabinet with solid surface vanity top
 - c. 1 wash basin and mixer (2 basins and 2 mixers for Type E)
 - d. 1 water closet
 - e. 1 wall mounted cabinet with mirror
 - f. 1 robe hook
 - g. 1 toilet roll holder
 - h. 1 bathtub (Type E)
- 9.2 Common Bathrooms
 - a. 1 glass shower compartment and door with shower set
 - b. 1 vanity cabinet with solid surface vanity top
 - c. 1 wash basin and mixer
 - d. 1 water closet
 - e. 1 wall mounted cabinet with mirror
 - f. 1 robe hook
 - g. 1 toilet roll holder

9.3 WC

- a. 1 wash basin with tap
- b. 1 water closet
- c. 1 shower set

9.4 Kitchen

- a. 1 sink with mixer

9.5 Servery

- a. 1 sink with mixer

9.6 Pantry

- a. 1 sink with mixer

10. ELECTRICAL INSTALLATION

- 10.1 All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge(s)
- 10.2 The routing of services within the units shall be at the sole discretion of the Architect and Engineers
- 10.3 Cable-Readiness to comply with authorities' requirements
- 10.4 Refer to Electrical Schedule

Electrical Provision	Unit Types								
	A1	A2	B1	B2	B3	C1	C2	D	E
13 A Power Point	13	13	16	16	16	18	18	21	33
13 A Power Point (Splash Proof)	1	1	1	1	1	1	1	1	2
Lighting Point	11	11	15	15	15	16	16	18	30
Bell Point	1	1	1	1	1	1	1	1	2
Water Heater	2	2	2	2	2	2	2	2	4
Smoke detector	-	-	-	-	-	-	-	1	1

11. TV / CABLE SERVICES / FM / TELEPHONE POINTS

- 11.1 All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge(s)
- 11.2 The routing of services within the units shall be at the sole discretion of the Architect and Engineers
- 11.3 Cable-Readiness to comply with authorities' requirements
- 11.4 Refer to TV / Cable Services / FM / Telephone Points Schedule

TV / Cable Services / FM / Telephone Points Provision	Unit Types								
	A1	A2	B1	B2	B3	C1	C2	D	E
Telephone Point	4	4	5	5	5	5	5	5	8
Data Point	5	5	5	5	5	7	7	7	9
TV Point	3	3	4	4	4	5	5	5	8

12. LIGHTNING PROTECTION

- 12.1 Lightning protection system shall be provided in accordance with Singapore Standard

13. PAINTING

- 13.1 External Walls
Emulsion paint finish and/or spray textured paint finish
- 13.2 Internal Walls
Emulsion paint finish

14. WATERPROOFING

- 14.1 Waterproofing in residential unit provided to floors of Bathroom(s), Kitchen, Yard, WC, Balcony and AC Ledge(s)

15. DRIVEWAY AND CARPARK

- 15.1 Concrete floor with pre-mix finish and/or stone and/or tiles and/or pavers and/or floor hardener to surface driveway and drop-off area
- 15.2 Concrete floor with epoxy finish and/or floor hardener to basement ramp, driveway and carpark

16. RECREATION FACILITIES

- 16.1 Festive Plaza
- 16.2 Plaza Seating
- 16.3 Leisure Tennis Court
- 16.4 Changing Room
- 16.5 Club Lounge
- 16.6 Club Pavilion
- 16.7 Leisure Pavilion
- 16.8 Outdoor Lounge
- 16.9 Aqua Deck
- 16.10 Leisure Pool
- 16.11 Pool Bench
- 16.12 Pool Deck

- 16.13 Cabana Pods
- 16.14 Chaise Pods
- 16.15 Lap Pool
- 16.16 Jacuzzi
- 16.17 Tea Garden
- 16.18 Family Pavilion
- 16.19 Splash Pool
- 16.20 Playground
- 16.21 Water Feature
- 16.22 Sun Deck
- 16.23 Recreation Deck
- 16.24 Recreation Lounge
- 16.25 Sky Jacuzzi
- 16.26 Fitness Lounge
- 16.27 Sky Fitness
- 16.28 Fitness Club
- 16.29 Fitness Deck
- 16.30 Seating Alcove
- 16.31 Rooftop Lounge
- 16.32 Rooftop Pavilion
- 16.33 Viewing Deck
- 16.34 Childcare Center with Playground

17. OTHER ITEMS

- 17.1 Kitchen / Servery / Pantry cabinets and appliances
 - a. Kitchen cabinet with solid surface worktop and opaque glass backsplash
 - b. Kitchen island with solid surface worktop (Type A2, B2, B3)
 - c. Servery cabinet with solid surface worktop (Type D, E)
 - d. Pantry cabinet with solid surface worktop and opaque glass backsplash (Type E)
 - e. Washer cum dryer provided at designated area
 - f. Appliance Schedule

Unit Types	List of appliances provided
A1, A2	Ceramic hob, hood, oven, fridge, washer cum dryer
B1, B2, B3, C1, C2	Gas hob, hood, oven, fridge, washer cum dryer
D	Gas hob, hood, oven, fridge, wine fridge, washer cum dryer
E	Gas hob, hood, oven, fridge, dishwasher, wine fridge, washer cum dryer

- 17.2 Wardrobes
 - a. Built-in wardrobe provided to all Bedroom(s)
- 17.3 Air-conditioners
 - a. Wall-mounted air-conditioning unit to Bedroom(s), Living, Dining and Family
- 17.4 Hot water provision
 - a. Hot water supply to Kitchen, Servery, Pantry and Bathroom(s)
- 17.5 Gas
 - a. Town gas supply to Kitchen with gas hob only
- 17.6 Security Features
 - a. Telephony intercom system to residential unit
 - b. Visitor call panel located at residential lift lobbies in basement 2, basement 1, level 1 and level 3
 - c. Card access system
 - i. Lift access
 - ii. Lift lobbies in basement 2, basement 1, level 1, level 3, level 24 and level 44
 - iii. Sky terrace at level 9, level 17, level 29 and level 37
 - iv. Fitness
 - v. Clubhouse
 - d. Security surveillance cameras to basements, lift cars, and designated common areas
 - e. Electronic parking system to car park

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 preselected 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 repolished 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 is a natural material 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 to 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 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.

m) Wall

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

n) Cable 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 of 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 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) Procelain / Homogeneous 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) Smoke Detector

Smoke detector are provided to private lift lobbies which is under Fire Code requirement. To ensure good working condition of the smoke detector, the detector is to be maintained by the Purchaser on a regular basis.

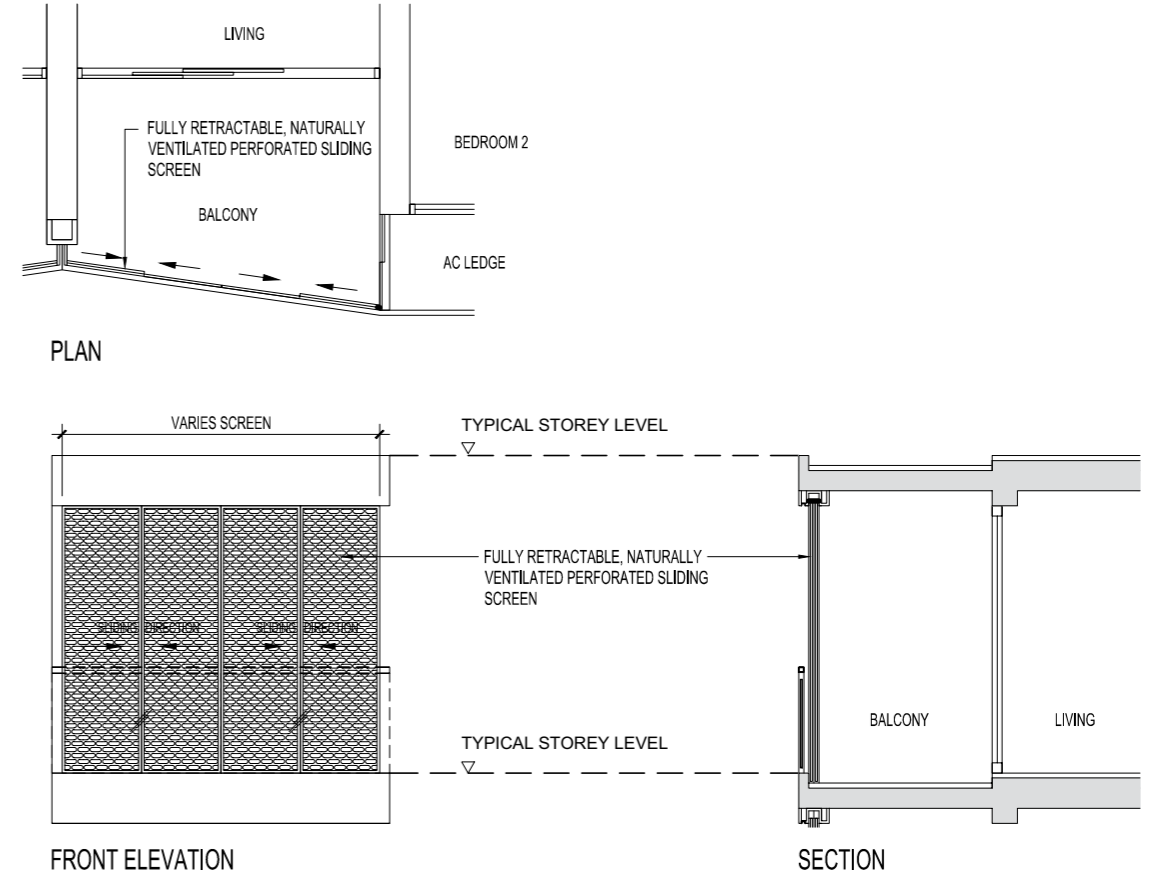
q) Mobile Phone Reception

Telephone reception on mobile phones within the 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.

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.

Name of Housing Project: ARTRA • Developer: FEC SKYLINE PTE LTD (UEN 201539558G) • Developer's License Number: C1216 • Tenure of Land: 99 years commencing on 15 February 2016 • Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 30 June 2021 • Expected Date of Legal Completion: 30 June 2024 • Lot & Mukim Number: Lot 03995V and Lot 70002V (Airspace) MK 01 • BP Number: A0853-00416-2015-BP01 & A0853-00416-2015-BP02

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