

TAKING CITY LIVING TO ANOTHER LEVEL

Soaring 30 storeys high, Cairnhill Nine offers 268 exquisitely designed apartments and penthouses. Full luxury condominium facilities include a 50m lap pool, an aqua deck, a hammock garden, spa pods, BBQ pits and concierge services. With a covered link bridge that directly connects you to Paragon Shopping Centre, Cairnhill Nine's luxury facilities afford you a lifestyle that's simply incomparable.



*WHERE EXCEPTIONAL
BECOMES THE STANDARD*

- 1 Lap Pool
- 2 Children's Pool
- 3 Spa Pods
- 4 Outdoor Fitness Stations
- 5 Children's Play Area
- 6 Cabanas
- 7 Barbecue Areas
- 8 Clubhouse Facilities on the 6th Storey
 - Gymnasium
 - Golf Simulator Room
 - Music Room
- 9 Clubhouse Facilities on the 7th Storey
 - Function Room
 - Wine Lounge
 - Spa Room
 - Reading Lounge / Business Centre
- 10 Covered link bridge to Paragon Shopping Centre



UNIT NO.	1	2	3	4	5	6
ROOF	G3 (#30-01)			G4 (#30-05)		
30th						
29th	F3 (#29-01)			F4 (#29-05)		
28th	C(M)	D2	A2	B2	D3	B3
27th	C(M)	D2	A2	B2	D3	B3
26th	C(b)(M)	D2	A2	B2(b)	D3	B3(b)
25th	C(M)	D2	A2	B2	D3	B3
24th	C(M)	D2	A2	B2	D3	B3
23rd	C(M)	D2	A2	B2	D3	B3
22nd	C(M)	D2(b)	A2(b)	B2	D3(b)	B3
21st	C(M)	D2	A2	B2	D3	B3
20th	C(M)	D2	A2	B2	D3	B3
19th	C(M)	D2	A2	B2	D3	B3
18th	C(b)(M)	D2	A2	B2(b)	D3	B3(b)
17th	C(M)	D2	A2	B2	D3	B3
16th	C(M)	D2	A2	B2	D3	B3
15th	C(M)	D2	A2	B2	D3	B3
14th	C(M)	D2(b)	A2(b)	B2	D3(b)	B3
13th	C(M)	D2	A2	B2	D3	B3
12th	C(M)	D2	A2	B2	D3	B3
11th	C(M)	D2	A2	B2	D3	B3
10th	C(t1)(M)	D2	A2	B2	D3	B3
9th	B4(M)	D2	A2	B2	D3	B3
8th		D2	A2	B2	D3	B3
7th		D2(p)	A2(p)	B2(p)	D3(p)	B3(p)

LEGEND

- TYPE A - 1 BEDROOM
- TYPE B - 1 BEDROOM + GUEST
- TYPE C - 2 BEDROOM
- TYPE D - 2 BEDROOM + GUEST

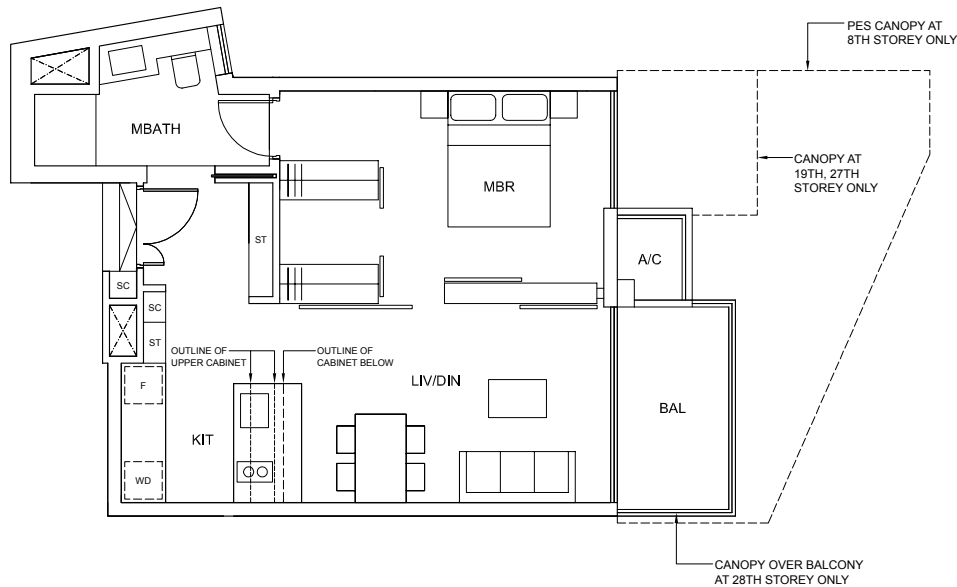
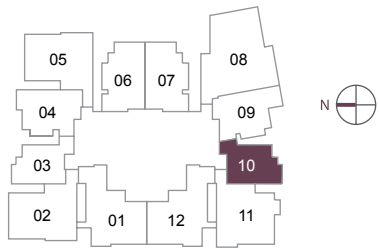
- TYPE E - 4 BEDROOM
- TYPE F - PENTHOUSE
- TYPE G - PENTHOUSE (DUPLEX)

7	8	9	10	11	12	UNIT NO.
G1 (#30-08)			G2 (#30-12)			ROOF
						30th
F1 (#29-08)			F2 (#29-12)			29th
B3(M)	E	B1	A1	D1	C	28th
B3(M)	E	B1	A1	D1	C	27th
B3(b)(M)	E	B1	A1(b)	D1	C(b)	26th
B3(M)	E	B1	A1	D1	C	25th
B3(M)	E	B1	A1	D1	C	24th
B3(M)	E	B1	A1	D1	C	23rd
B3(M)	E(b)	B1(b)	A1	D1(b)	C	22nd
B3(M)	E	B1	A1	D1	C	21st
B3(M)	E	B1	A1	D1	C	20th
B3(M)	E	B1	A1	D1	C	19th
B3(b)(M)	E	B1	A1(b)	D1	C(b)	18th
B3(M)	E	B1	A1	D1	C	17th
B3(M)	E	B1	A1	D1	C	16th
B3(M)	E	B1	A1	D1	C	15th
B3(M)	E(b)	B1(b)	A1	D1(b)	C	14th
B3(M)	E	B1	A1	D1	C	13th
B3(M)	E	B1	A1	D1	C	12th
B3(M)	E	B1	A1	D1	C	11th
B3(M)	E	B1	A1	D1	C(t1)	10th
B3(M)	E	B1	A1	A3	B4	9th
B3(M)	E	B1	A1	A3		8th
B3(p)(M)	E(p)	B1(p)	A1(p)	A3(p)		7th



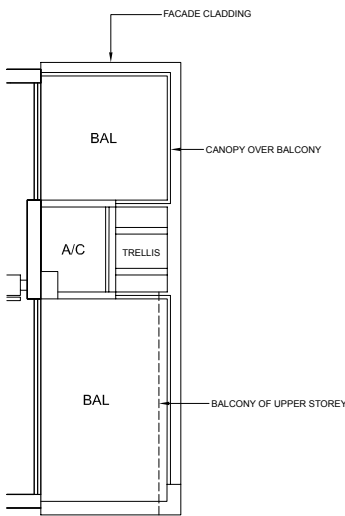
THE *WORLD* IS YOUR
PLAYGROUND.
MAKE ORCHARD ROAD
YOUR *HOME.*

1 BEDROOM

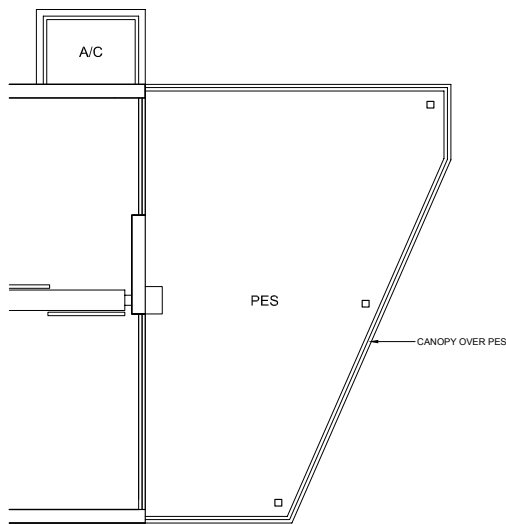


TYPE A1
56 sqm / 603 sqft

- | | | | |
|--------|--------|--------|--------|
| #08-10 | #09-10 | #10-10 | #11-10 |
| #12-10 | #13-10 | #14-10 | #15-10 |
| #16-10 | #17-10 | #19-10 | #20-10 |
| #21-10 | #22-10 | #23-10 | #24-10 |
| | #25-10 | #27-10 | #28-10 |

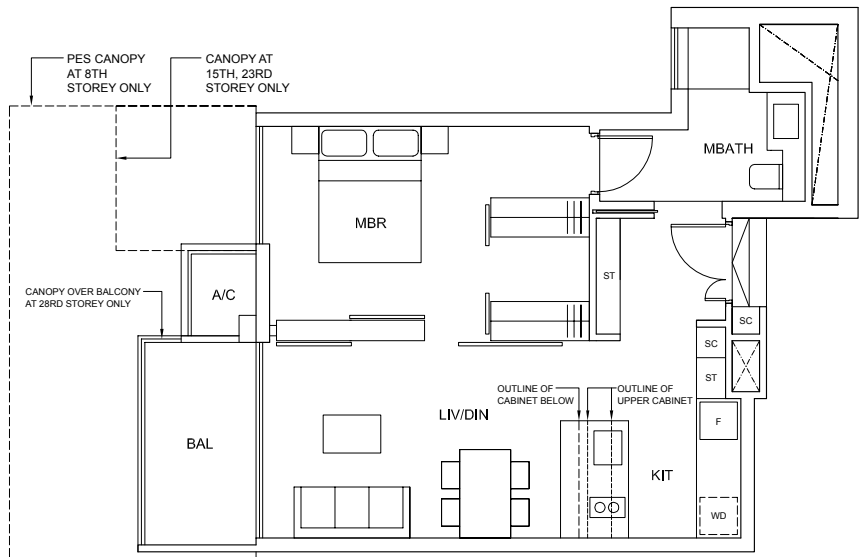
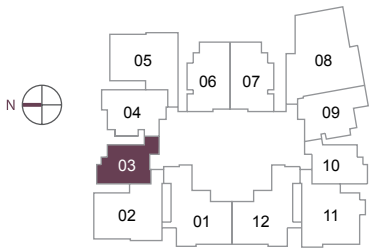


TYPE A1(b)
61 sqm / 657 sqft
#18-10 #26-10



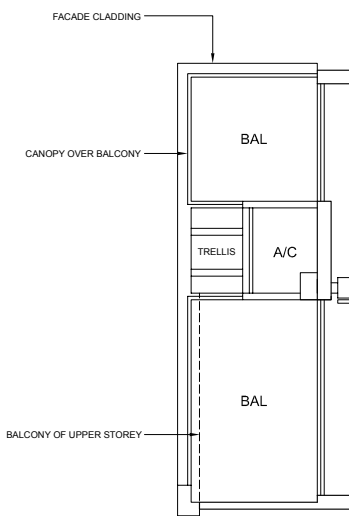
TYPE A1(p)
73 sqm / 786 sqft
#07-10

1 BEDROOM

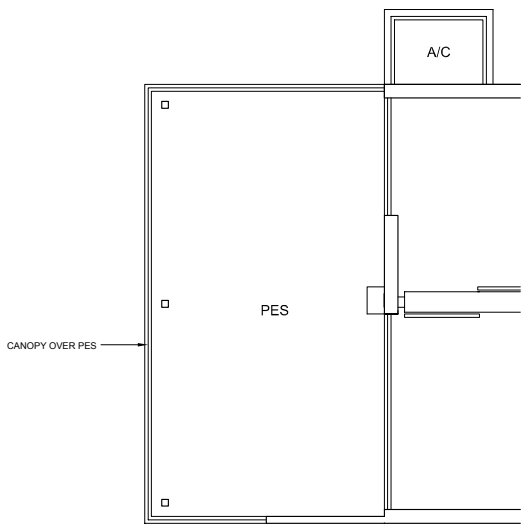


TYPE A2
55 sqm / 592 sqft

- | | | | |
|--------|--------|--------|--------|
| #08-03 | #09-03 | #10-03 | #11-03 |
| #12-03 | #13-03 | #15-03 | #16-03 |
| #17-03 | #18-03 | #19-03 | #20-03 |
| #21-03 | #23-03 | #24-03 | #25-03 |
| | #26-03 | #27-03 | #28-03 |

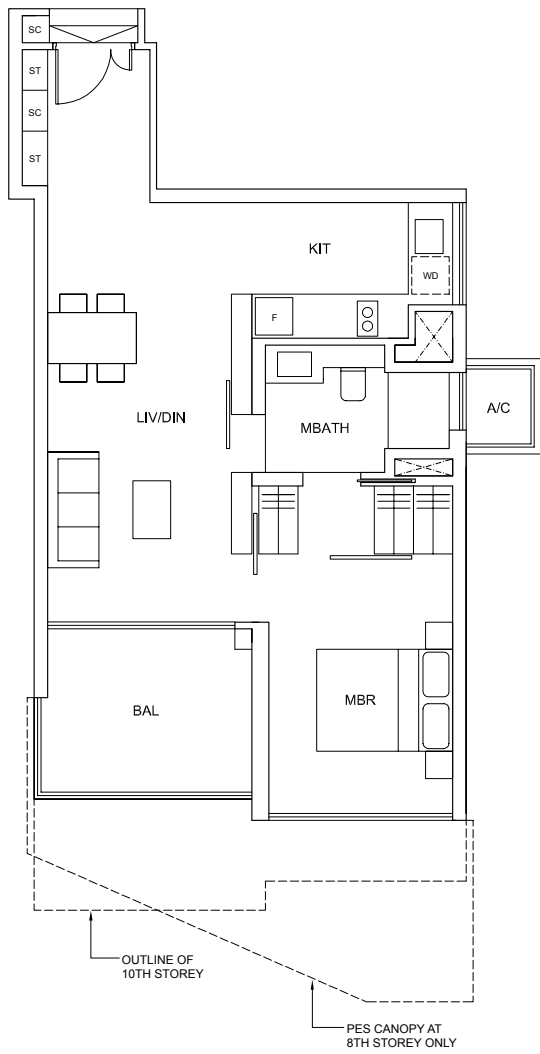


TYPE A2(b)
60 sqm / 646 sqft
#14-03 #22-03



TYPE A2(p)
72 sqm / 775 sqft
#07-03

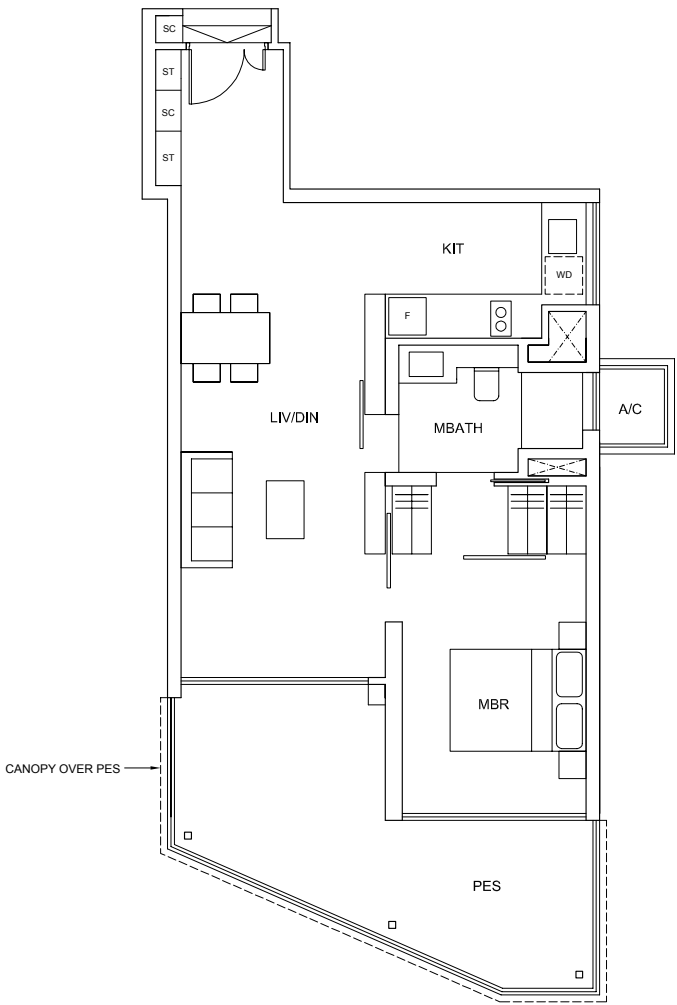
1 BEDROOM



TYPE **A3**
61 sqm / 657 sqft
#08-11 #09-11

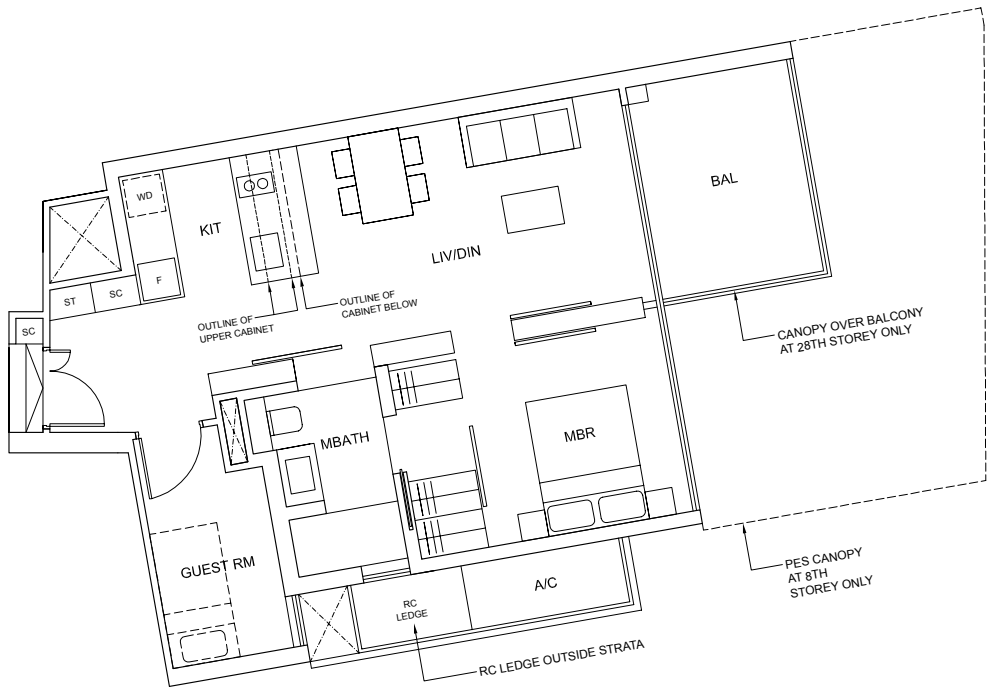


1 BEDROOM



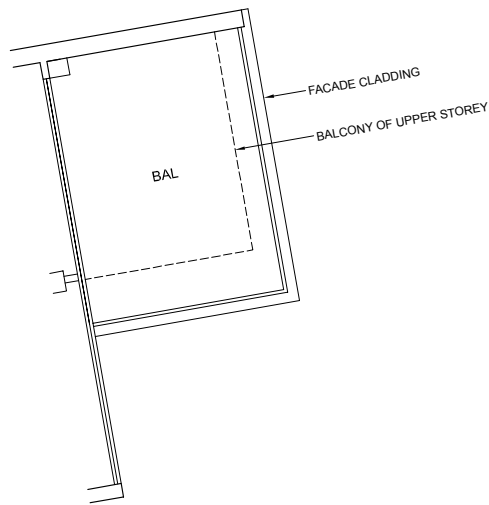
TYPE **A3(p)**
73 sqm / 786 sqft
#07-11

1 BEDROOM
+ GUEST



TYPE **B1**
68 sqm / 732 sqft

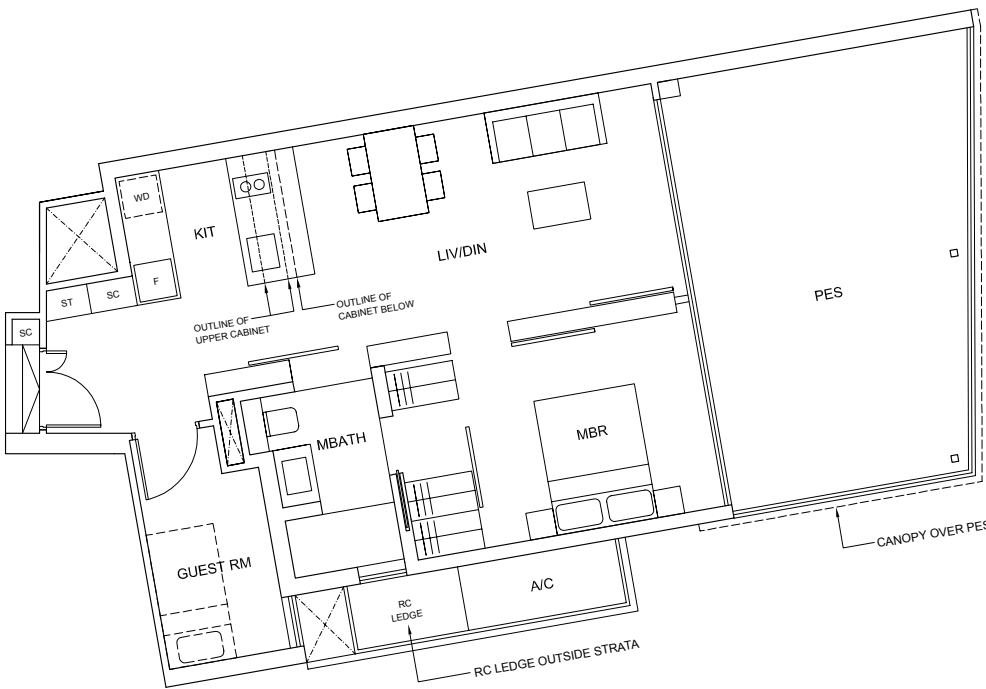
#08-09	#09-09	#10-09	#11-09
#12-09	#13-09	#15-09	#16-09
#17-09	#18-09	#19-09	#20-09
#21-09	#23-09	#24-09	#25-09
	#26-09	#27-09	#28-09



TYPE **B1(b)**
72 sqm / 775 sqft
#14-09 #22-09

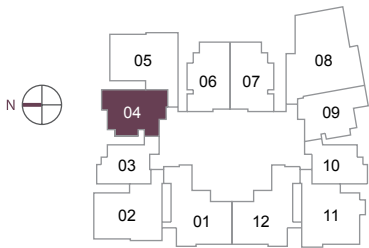


1 BEDROOM
+ GUEST

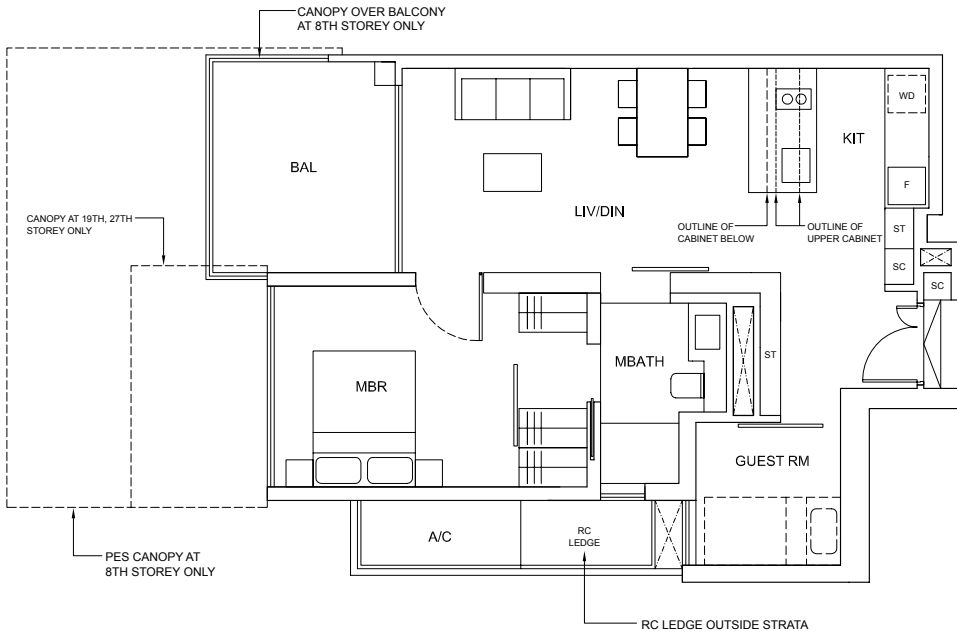


TYPE **B1(p)**
90 sqm / 969 sqft
#07-09

1 BEDROOM
+ GUEST

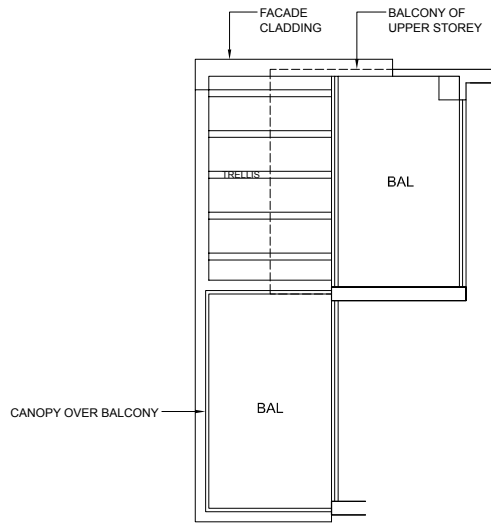


1 BEDROOM
+ GUEST

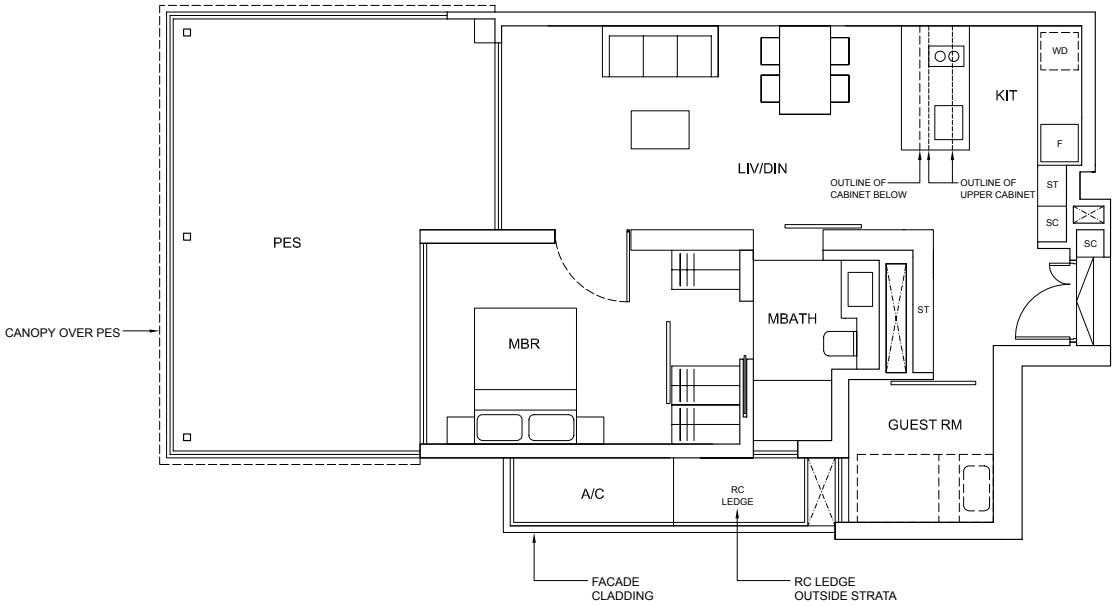


TYPE B2
69 sqm / 743 sqft

#08-04	#09-04	#10-04	#11-04
#12-04	#13-04	#14-04	#15-04
#16-04	#17-04	#19-04	#20-04
#21-04	#22-04	#23-04	#24-04
	#25-04	#27-04	#28-04

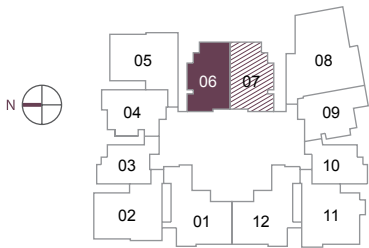


TYPE B2(b)
72 sqm / 775 sqft
#18-04 #26-04

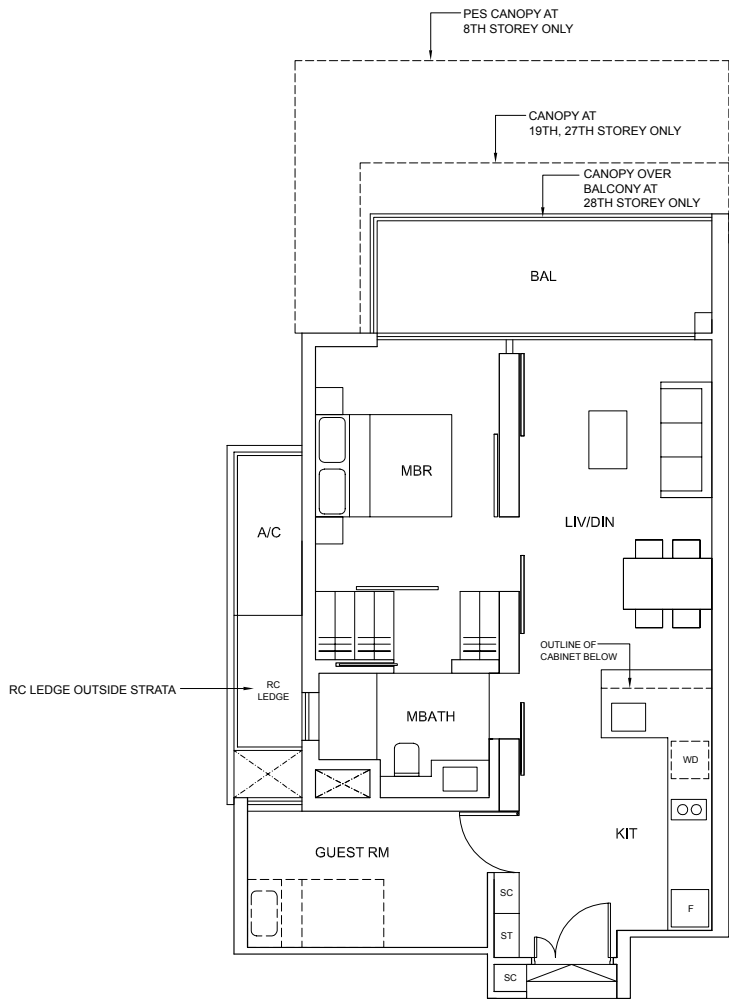


TYPE B2(p)
90 sqm / 969 sqft
#07-04

1 BEDROOM
+ GUEST



1 BEDROOM
+ GUEST

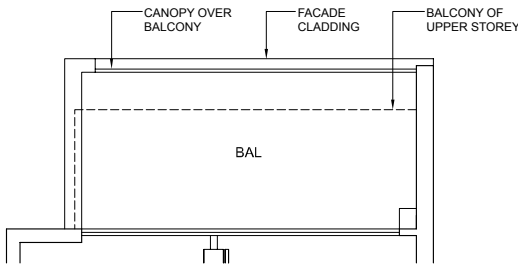


TYPE **B3**
69 sqm / 743 sqft

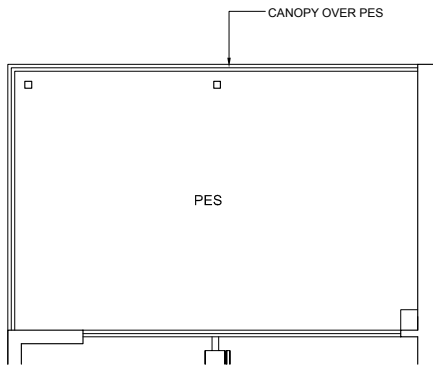
- | | | | |
|--------|--------|--------|--------|
| #08-06 | #09-06 | #10-06 | #11-06 |
| #12-06 | #13-06 | #14-06 | #15-06 |
| #16-06 | #17-06 | #19-06 | #20-06 |
| #21-06 | #22-06 | #23-06 | #24-06 |
| | #25-06 | #27-06 | #28-06 |

TYPE **B3 (M)**
69 sqm / 743 sqft

- | | | | |
|--------|--------|--------|--------|
| #08-07 | #09-07 | #10-07 | #11-07 |
| #12-07 | #13-07 | #14-07 | #15-07 |
| #16-07 | #17-07 | #19-07 | #20-07 |
| #21-07 | #22-07 | #23-07 | #24-07 |
| | #25-07 | #27-07 | #28-07 |



TYPE **B3(b)**
72 sqm / 775 sqft
#18-06 #26-06

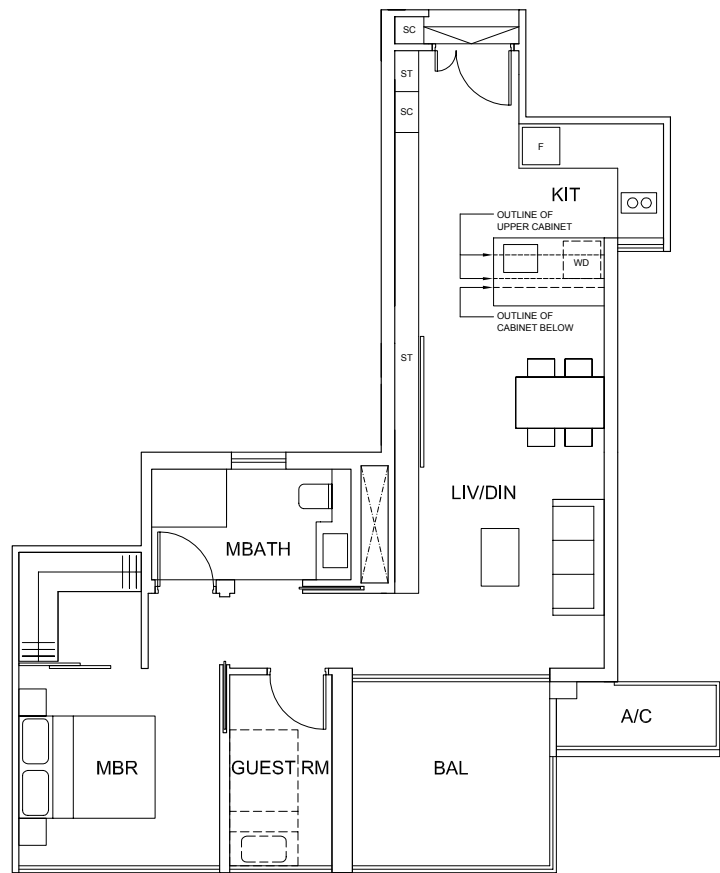
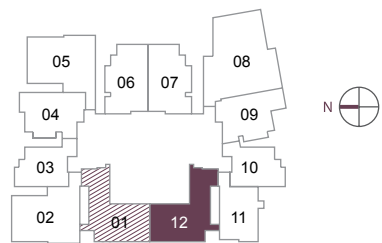


TYPE **B3(p)**
84 sqm / 904 sqft
#07-06

TYPE **B3(b) (M)**
72 sqm / 775 sqft
#18-07 #26-07

TYPE **B3(p)(M)**
84 sqm / 904 sqft
#07-07

1 BEDROOM
+ GUEST

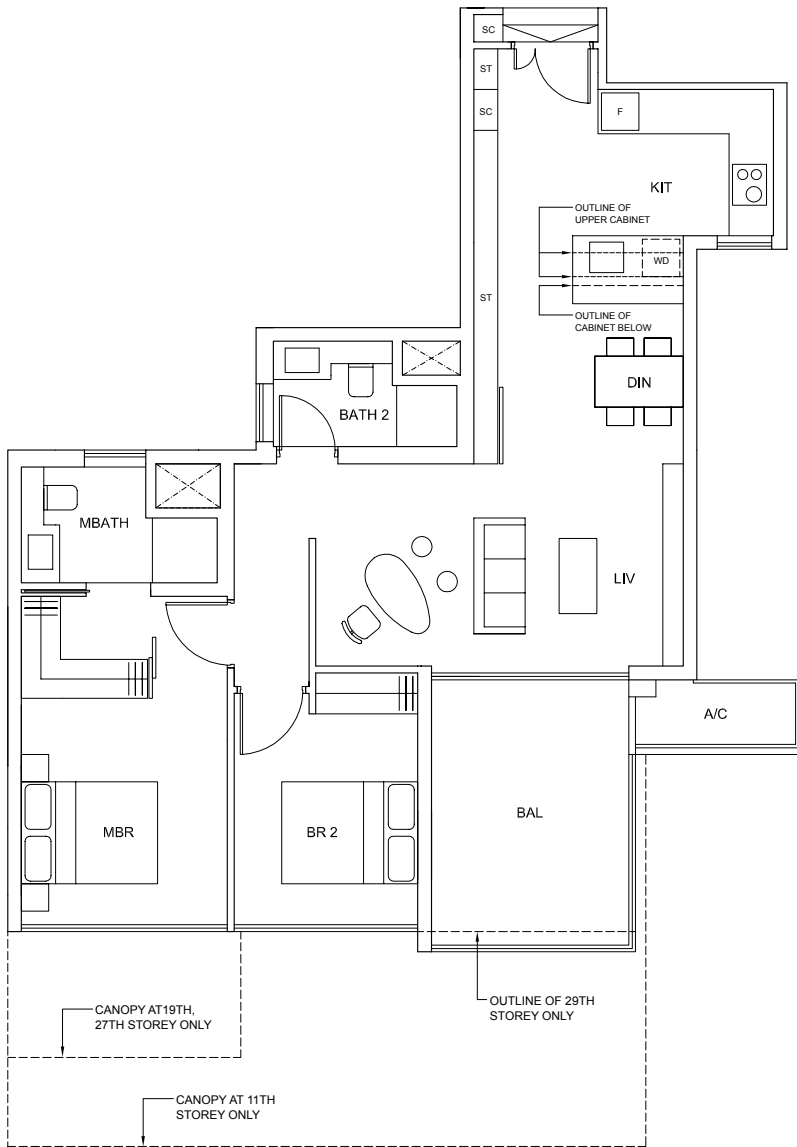


TYPE **B4**
70 sqm / 753 sqft
#09-12

TYPE **B4(M)**
70 sqm / 753 sqft
#09-01



2 BEDROOM



TYPE **C**
96 sqm / 1,033 sqft

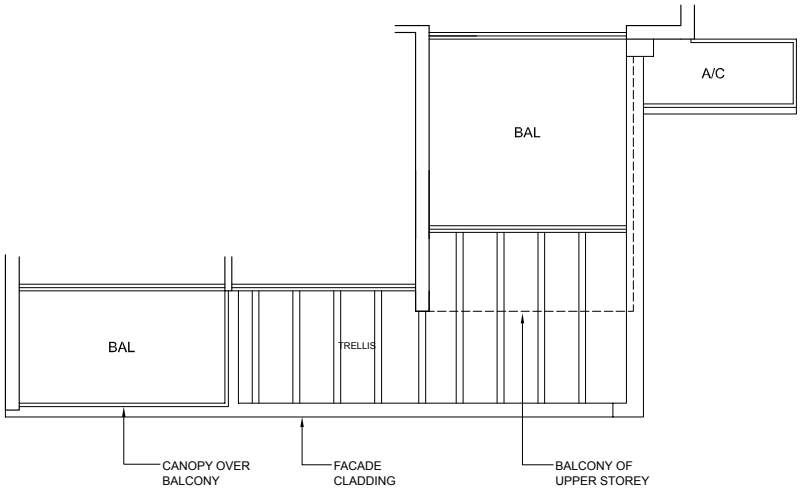
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|--------|--------|--------|--------|
| #11-12 | #12-12 | #13-12 | #14-12 |
| #15-12 | #16-12 | #17-12 | #19-12 |
| #20-12 | #21-12 | #22-12 | #23-12 |
| #24-12 | #25-12 | #27-12 | #28-12 |

TYPE **C(M)**
96 sqm / 1,033 sqft

- | | | | |
|--------|--------|--------|--------|
| #11-01 | #12-01 | #13-01 | #14-01 |
| #15-01 | #16-01 | #17-01 | #19-01 |
| #20-01 | #21-01 | #22-01 | #23-01 |
| #24-01 | #25-01 | #27-01 | #28-01 |

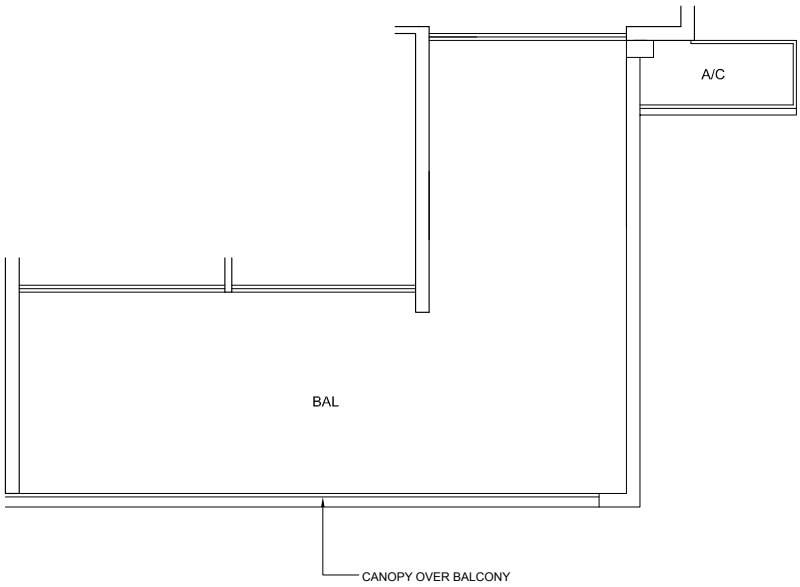


2 BEDROOM



TYPE **C(b)**
98 sqm / 1,055 sqft
#18-12 #26-12

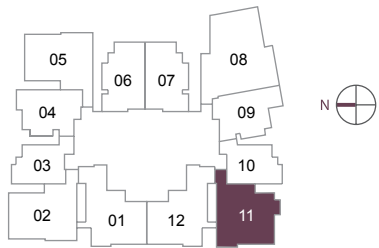
TYPE **C(b)(M)**
98 sqm / 1,055 sqft
#18-01 #26-01



TYPE **C(t1)**
123 sqm / 1,324 sqft
#10-12

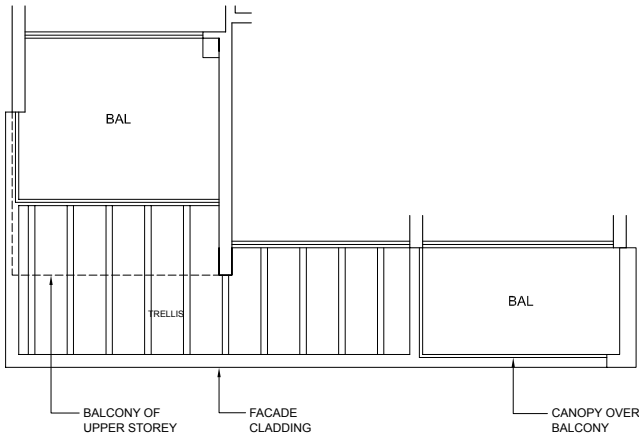
TYPE **C(t1)(M)**
123 sqm / 1,324 sqft
#10-01

2 BEDROOM
+ GUEST



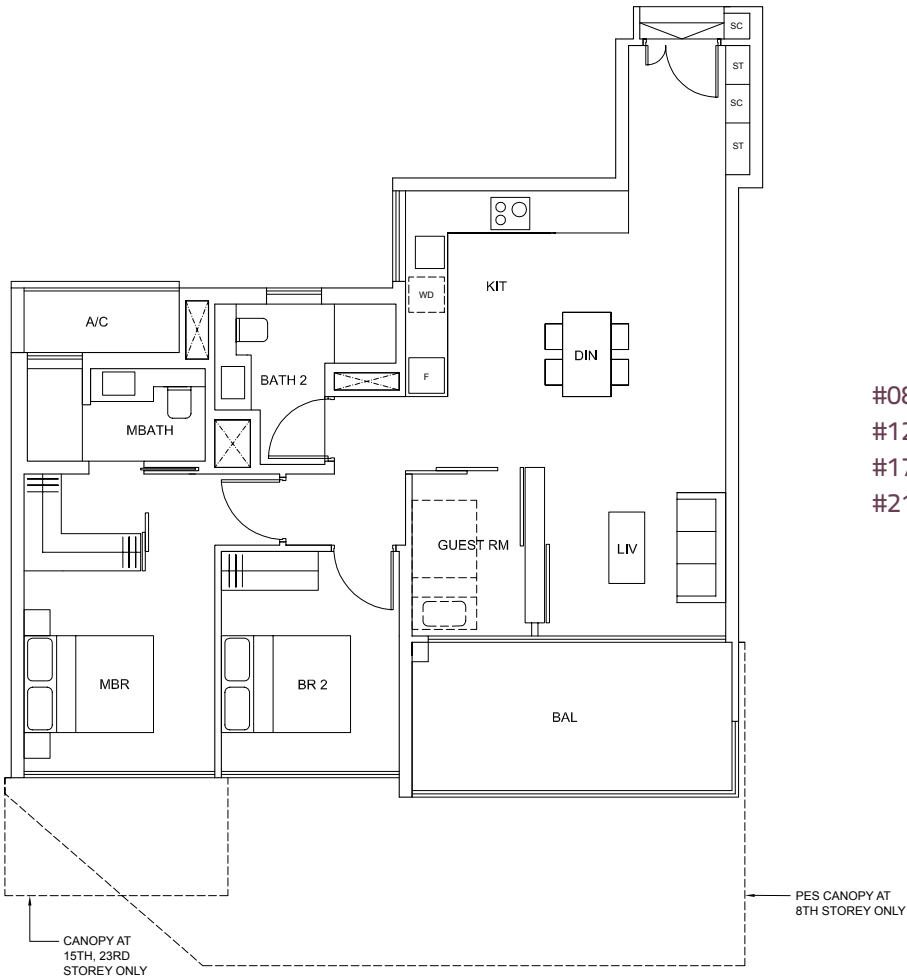
TYPE **D1**
96 sqm / 1,033 sqft

- | | | | | |
|--------|--------|--------|--------|--------|
| #10-11 | #11-11 | #12-11 | #13-11 | #15-11 |
| #16-11 | #17-11 | #18-11 | #19-11 | #20-11 |
| #21-11 | #23-11 | #24-11 | #25-11 | #26-11 |
| | | | #27-11 | #28-11 |



TYPE **D1(b)**
99 sqm / 1,066 sqft
#14-11 #22-11

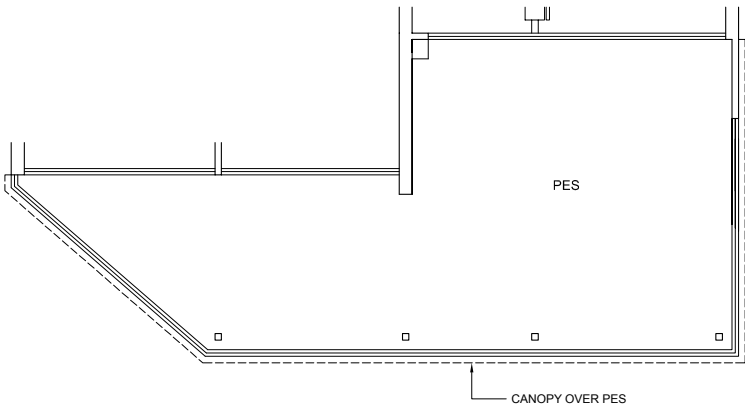
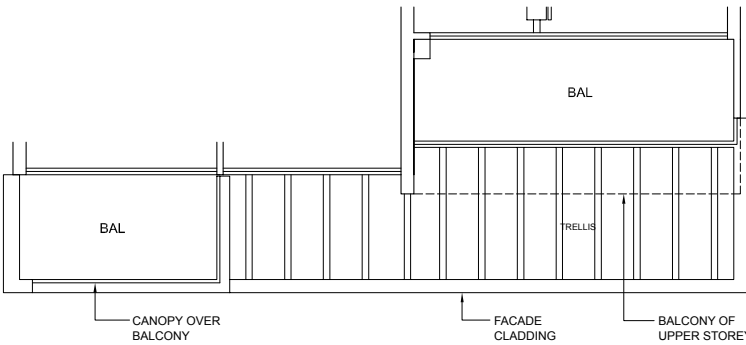
2 BEDROOM
+ GUEST



TYPE **D2**
97 sqm / 1,044 sqft

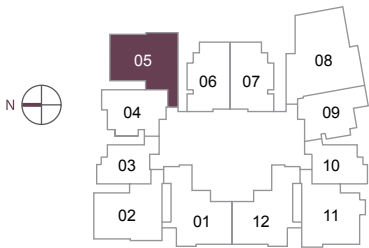
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|--------|--------|--------|--------|
| #08-02 | #09-02 | #10-02 | #11-02 |
| #12-02 | #13-02 | #15-02 | #16-02 |
| #17-02 | #18-02 | #19-02 | #20-02 |
| #21-02 | #23-02 | #24-02 | #25-02 |
| | #26-02 | #27-02 | #28-02 |

TYPE **D2(b)**
99 sqm / 1,066 sqft
#14-02 #22-02

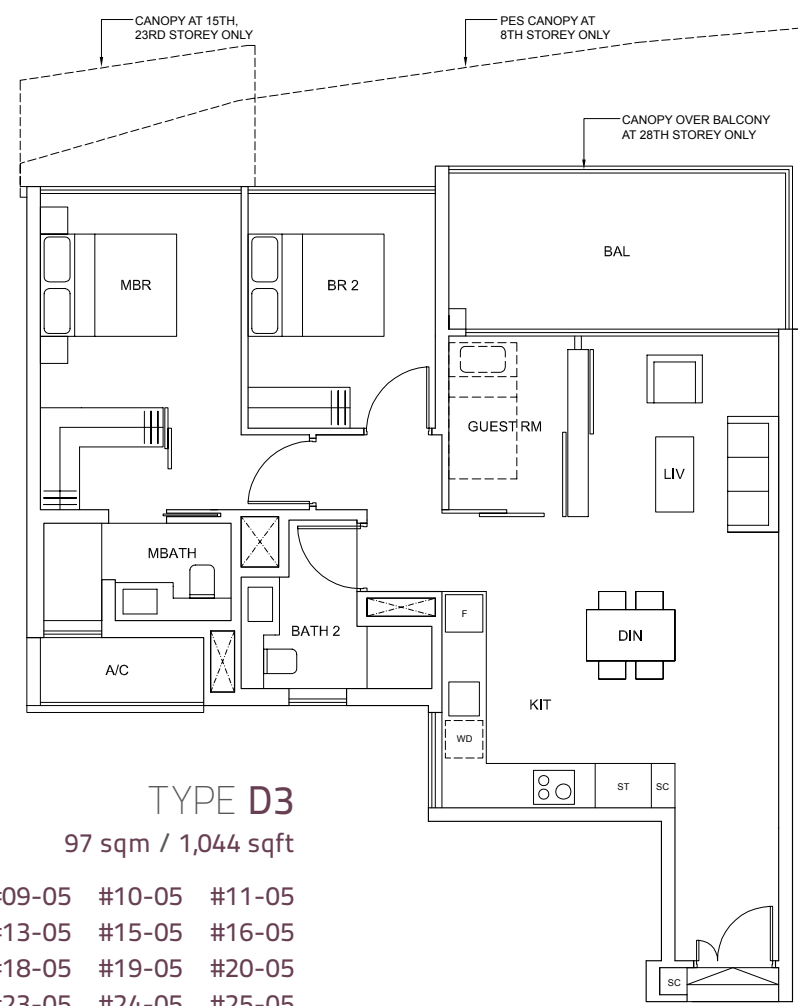


TYPE **D2(p)**
123 sqm / 1,324 sqft
#07-02

2 BEDROOM
+ GUEST

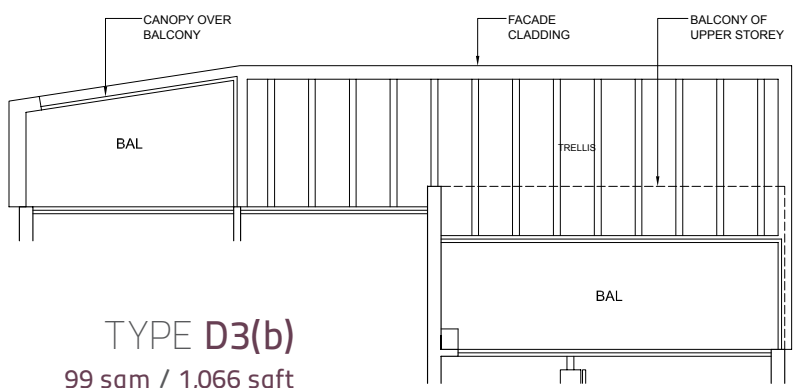


2 BEDROOM
+ GUEST



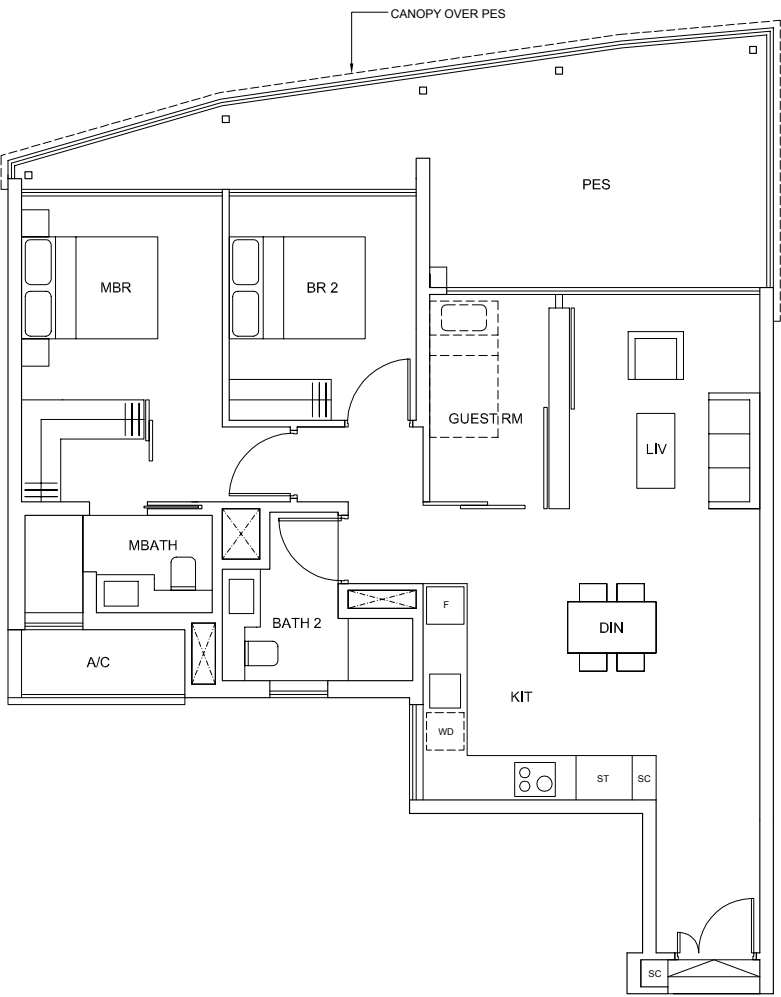
TYPE D3
97 sqm / 1,044 sqft

- | | | | |
|--------|--------|--------|--------|
| #08-05 | #09-05 | #10-05 | #11-05 |
| #12-05 | #13-05 | #15-05 | #16-05 |
| #17-05 | #18-05 | #19-05 | #20-05 |
| #21-05 | #23-05 | #24-05 | #25-05 |
| | #26-05 | #27-05 | #28-05 |



TYPE D3(b)
99 sqm / 1,066 sqft

- | | |
|--------|--------|
| #14-05 | #22-05 |
|--------|--------|

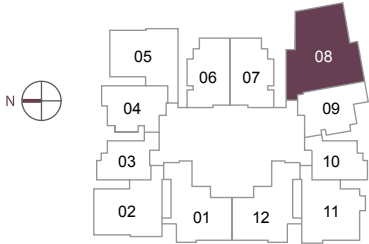


TYPE D3(p)
112 sqm / 1,206 sqft

- | |
|--------|
| #07-05 |
|--------|



4 BEDROOM

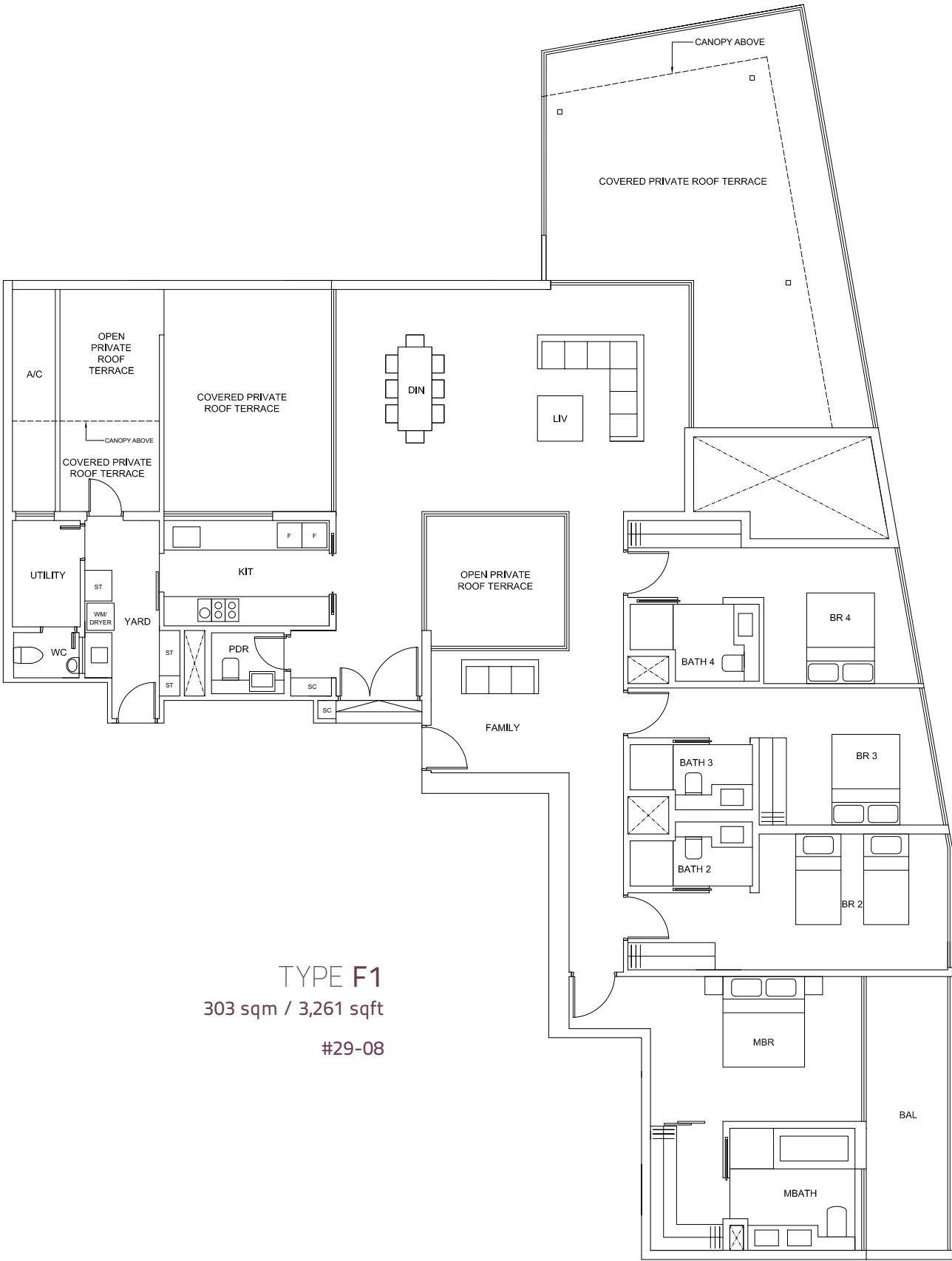
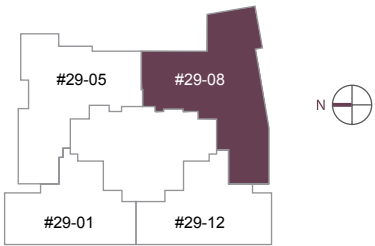


4 BEDROOM



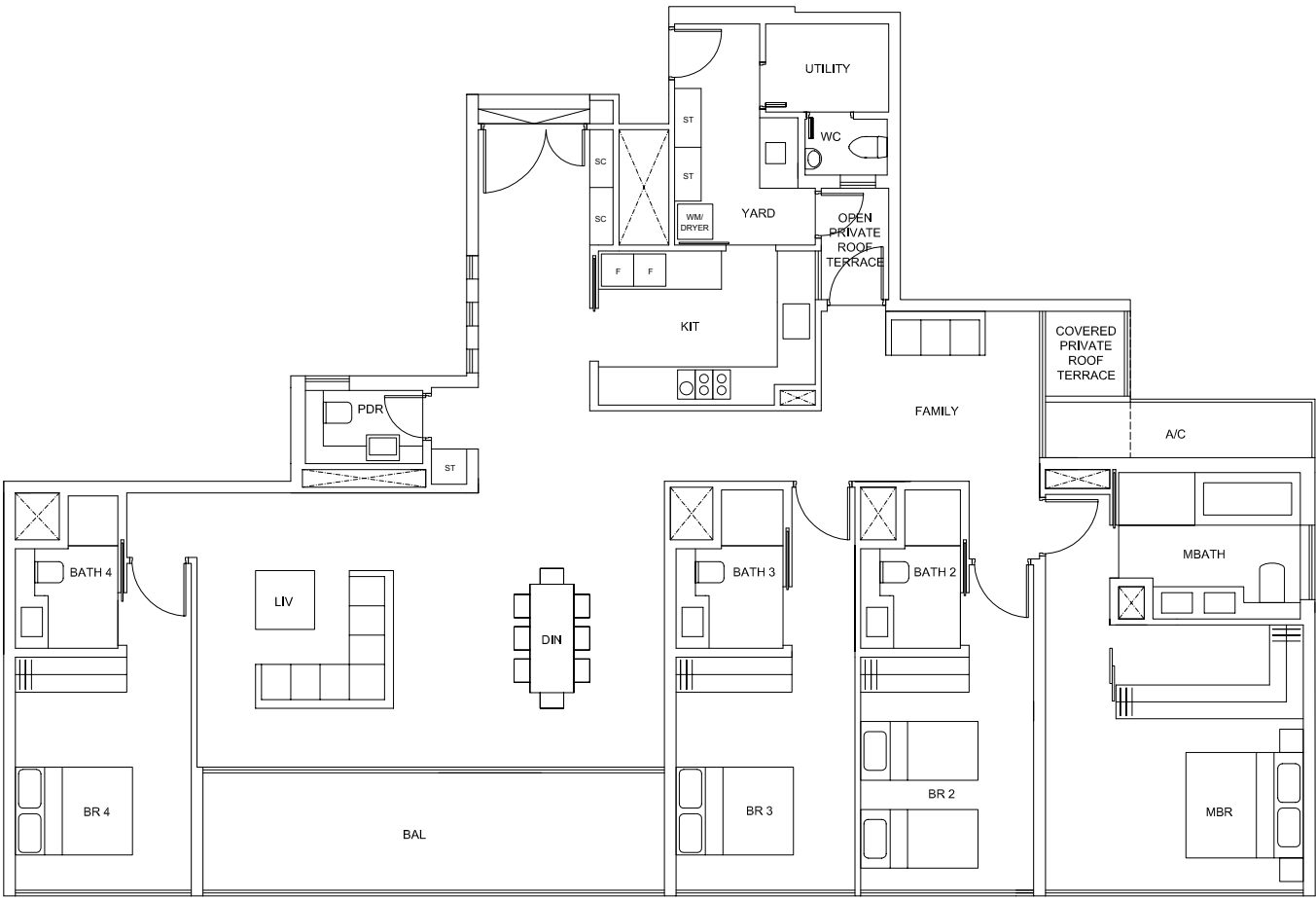
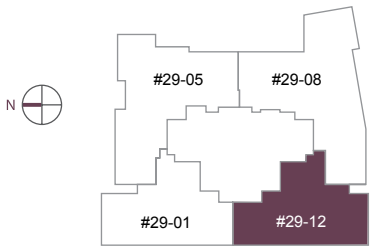


PENTHOUSE



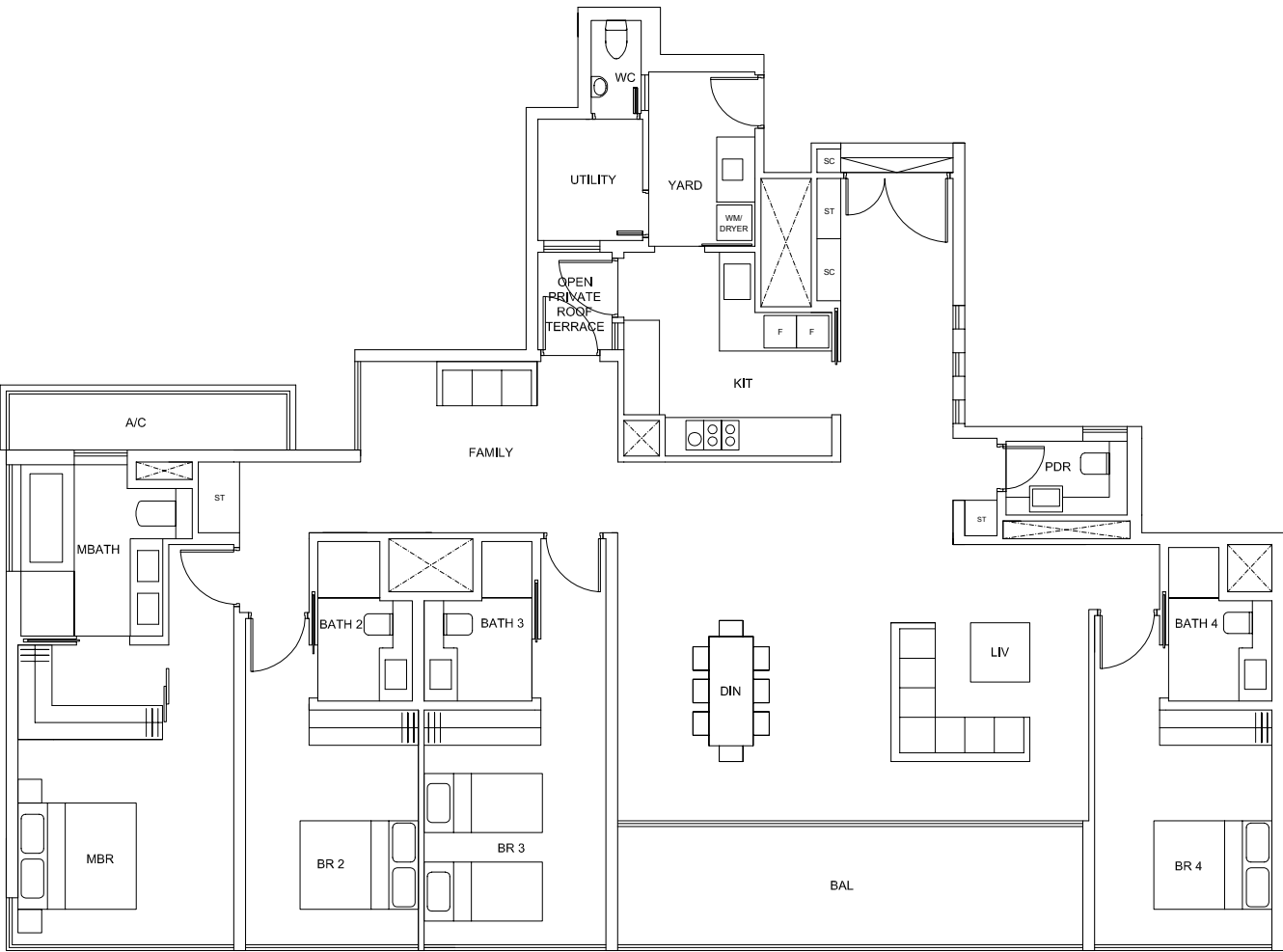
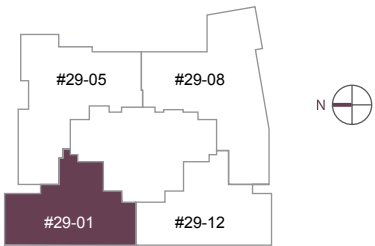
TYPE F1
303 sqm / 3,261 sqft
#29-08

PENTHOUSE



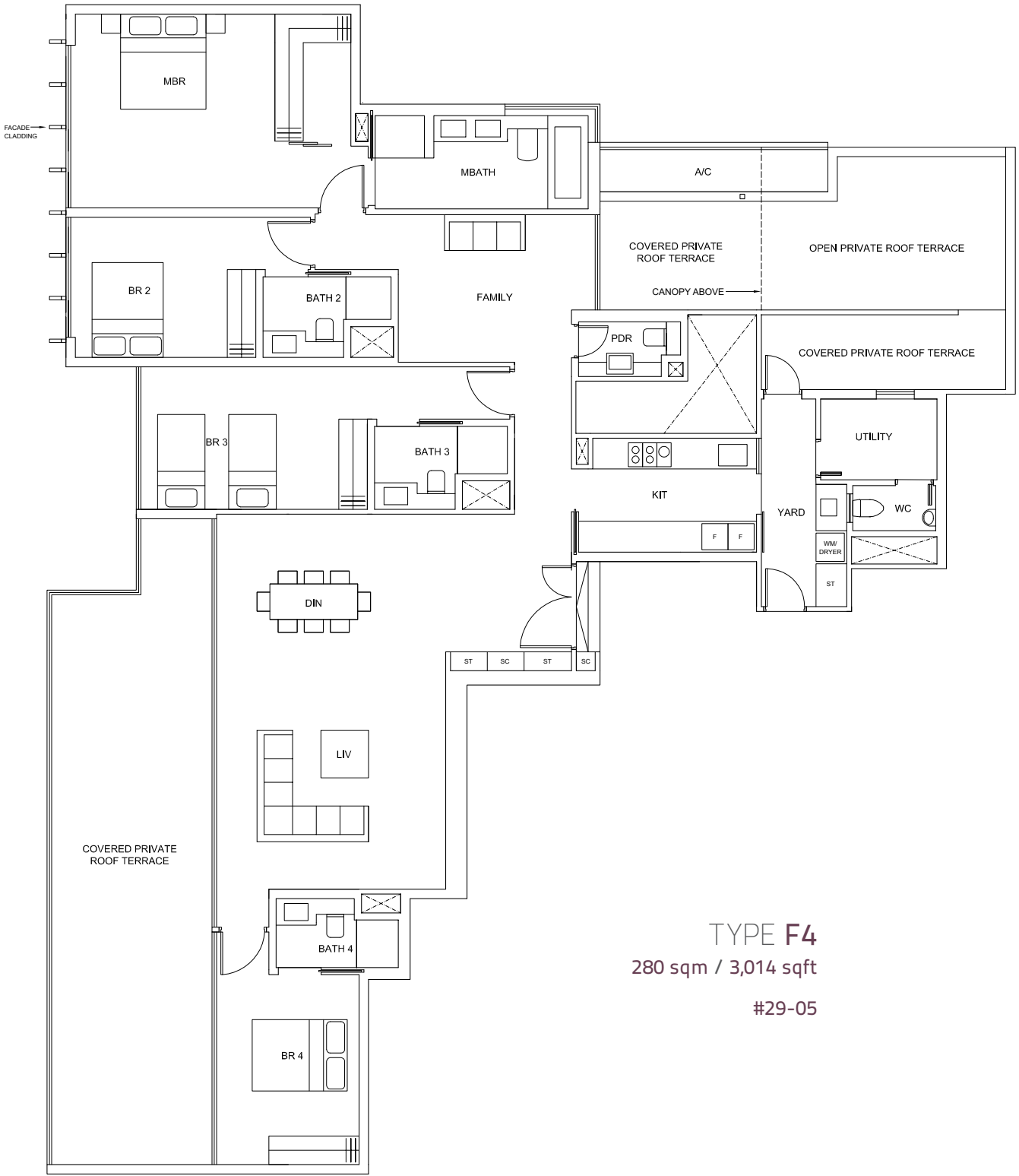
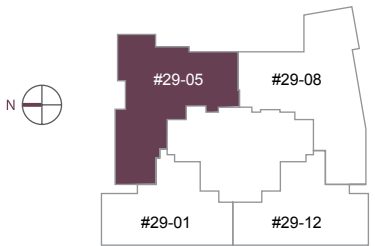
TYPE F2
223 sqm / 2,400 sqft
#29-12

PENTHOUSE



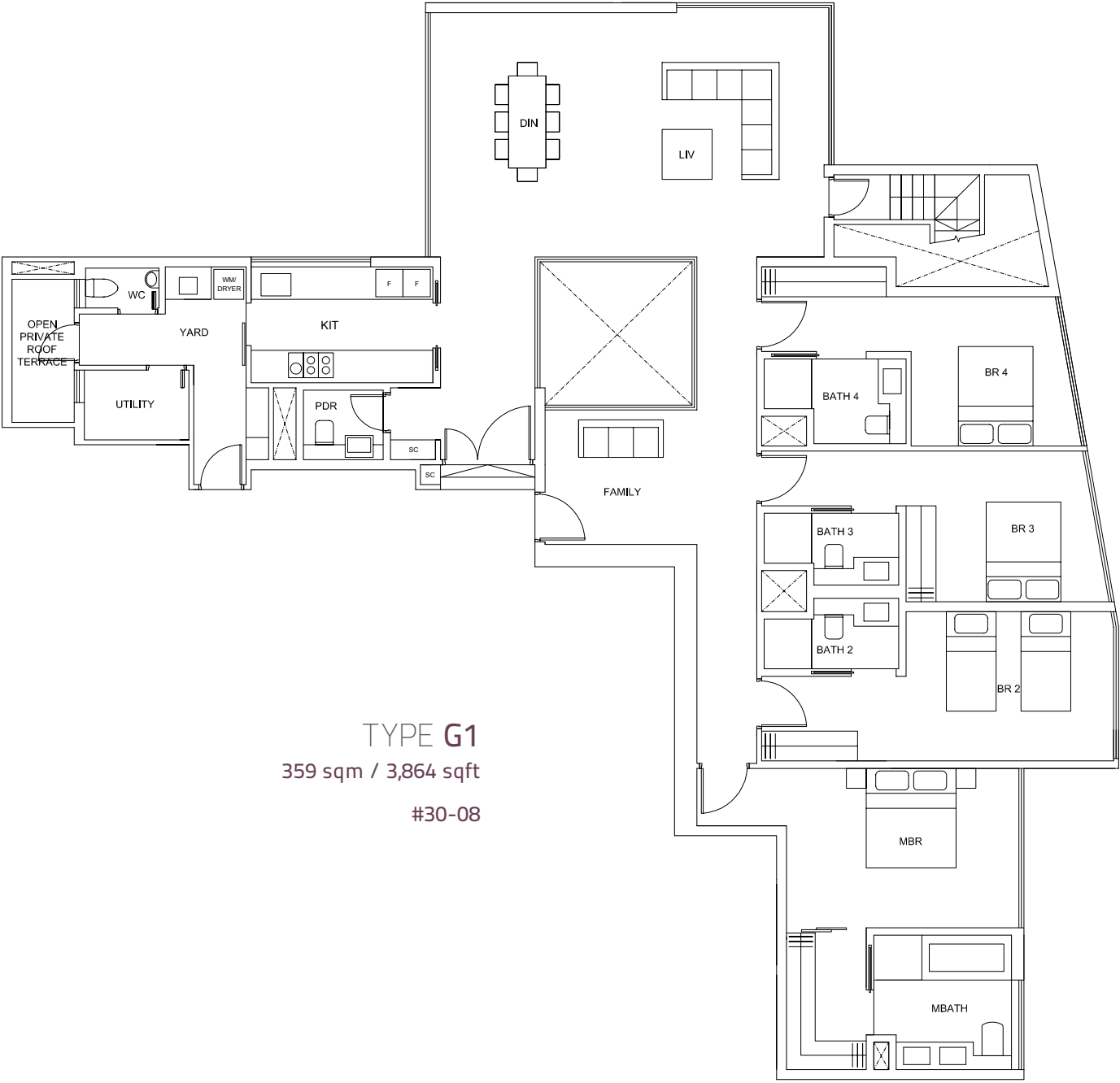
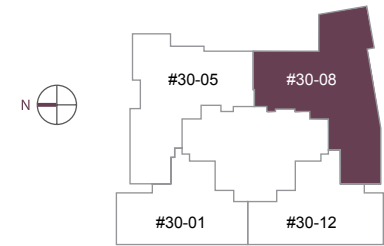
TYPE **F3**
223 sqm / 2,400 sqft
#29-01

PENTHOUSE



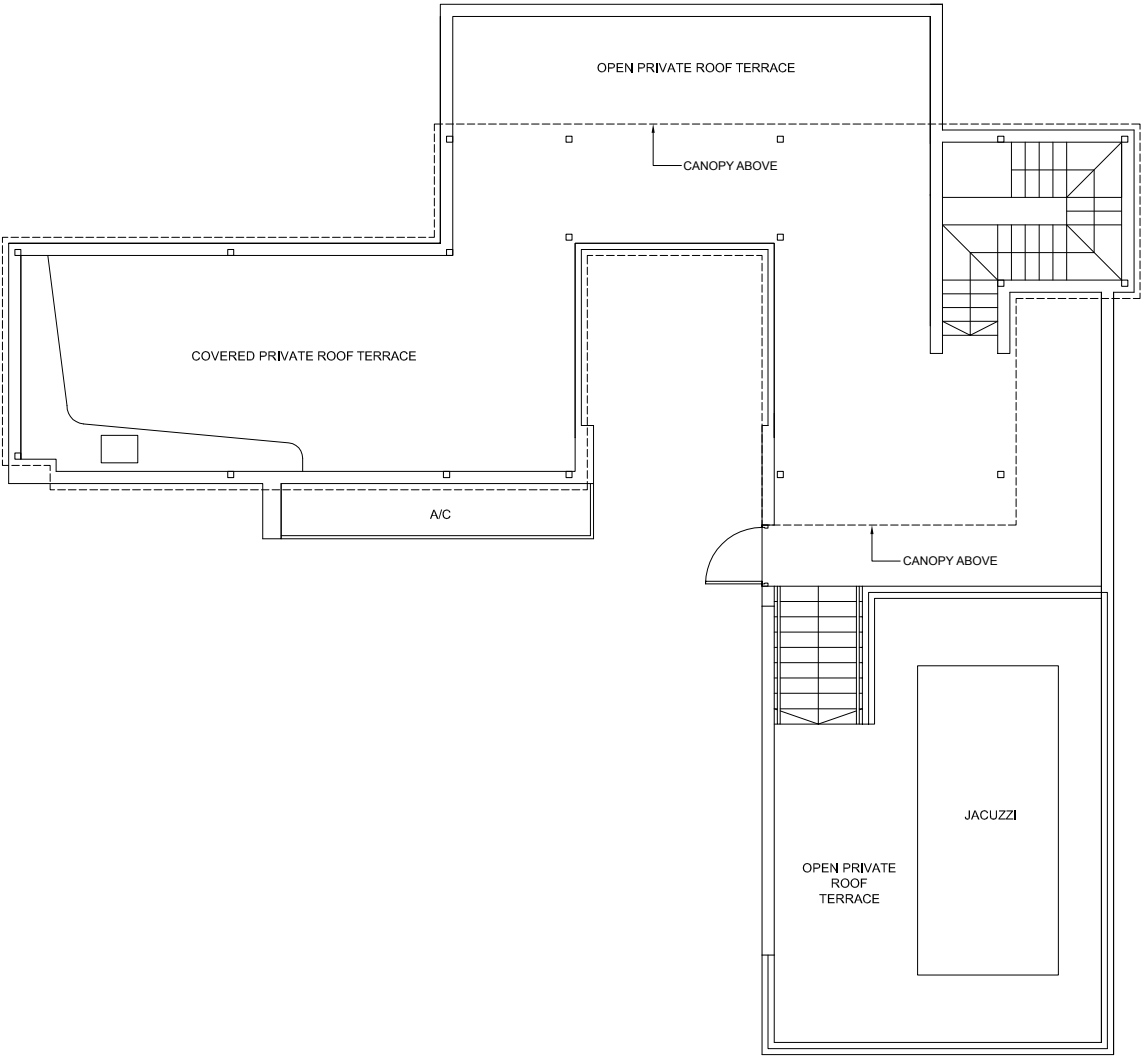
TYPE **F4**
280 sqm / 3,014 sqft
#29-05

PENTHOUSE
(DUPLEX)



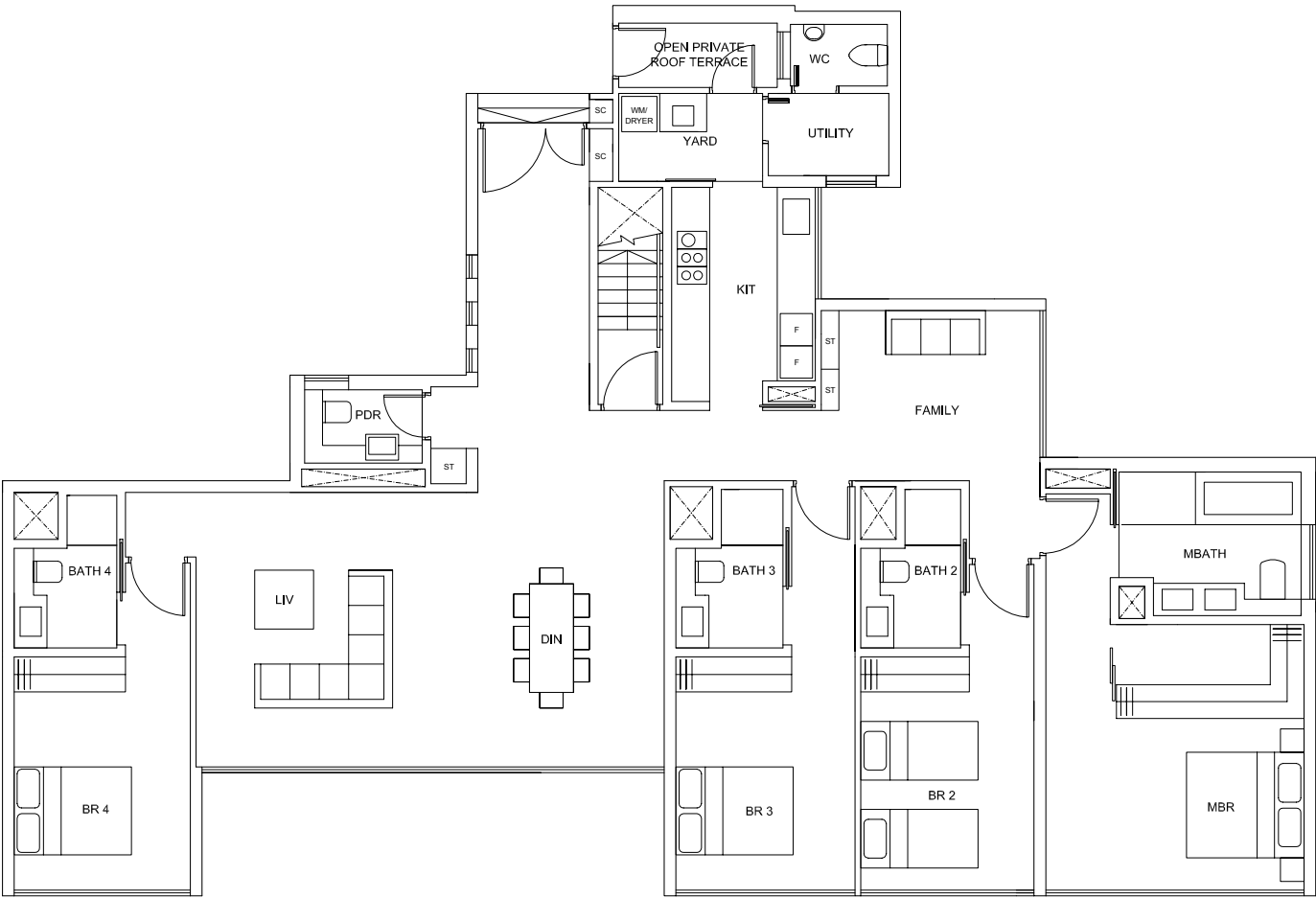
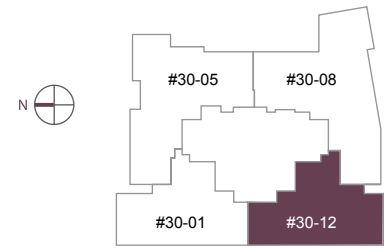
TYPE **G1**
359 sqm / 3,864 sqft
#30-08

LOWER PLAN



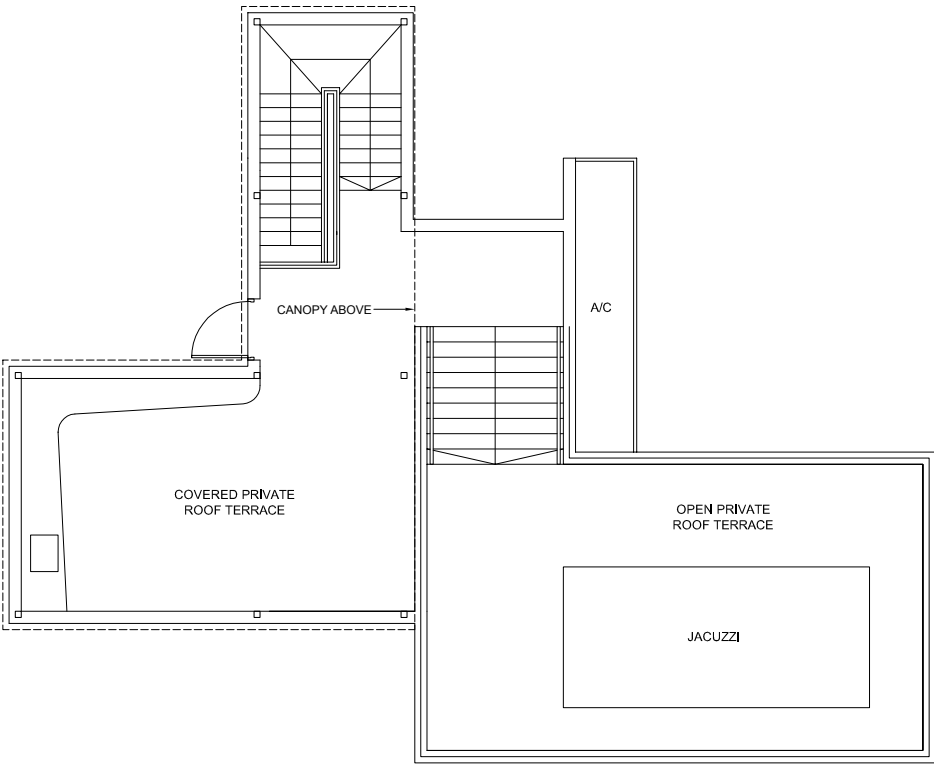
UPPER PLAN

PENTHOUSE
(DUPLEX)



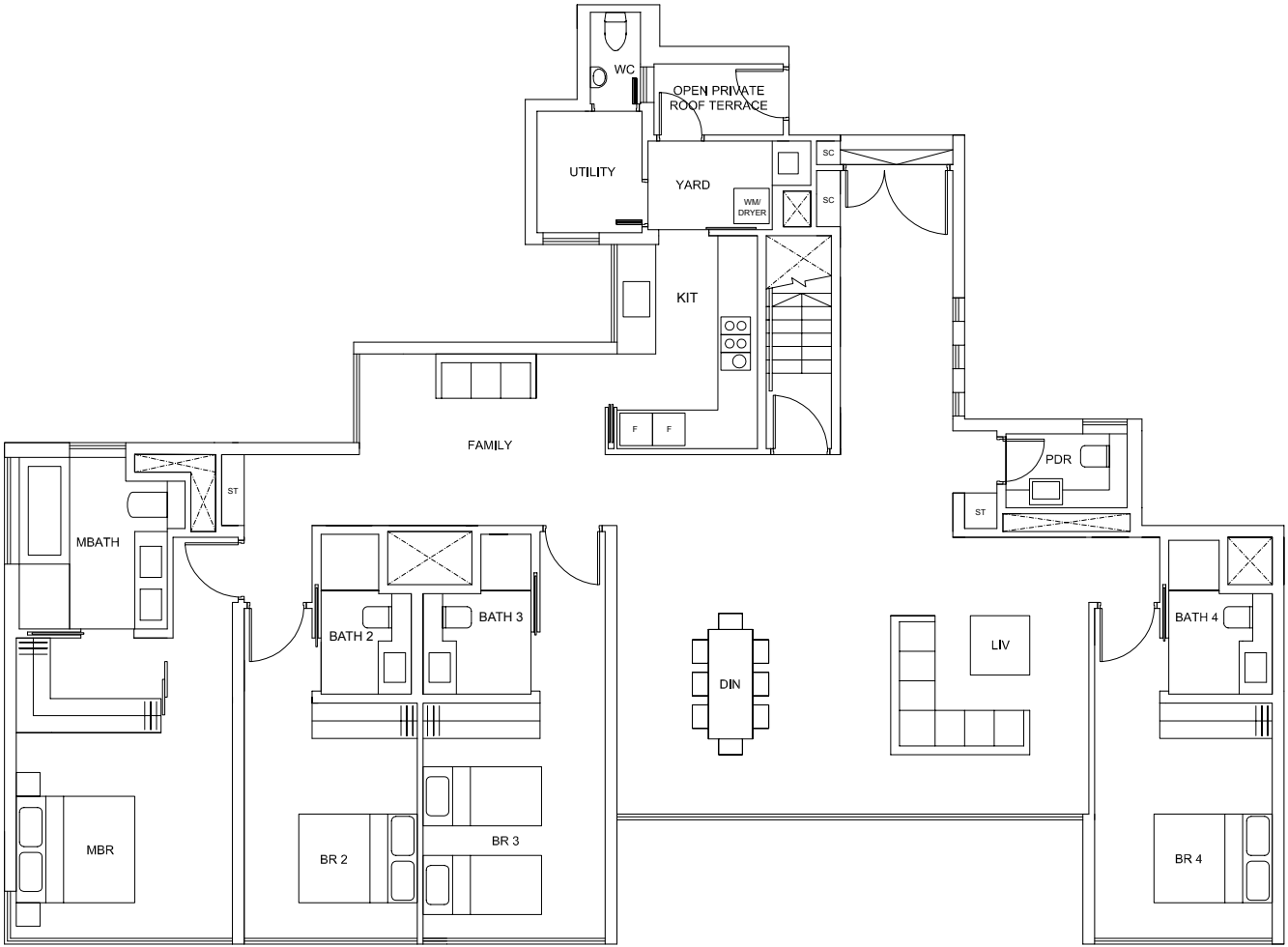
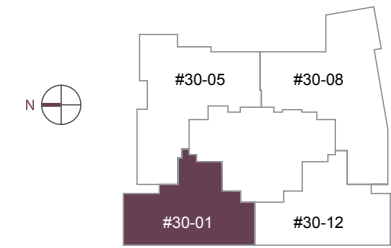
TYPE **G2**
296 sqm / 3,186 sqft
#30-12

LOWER PLAN



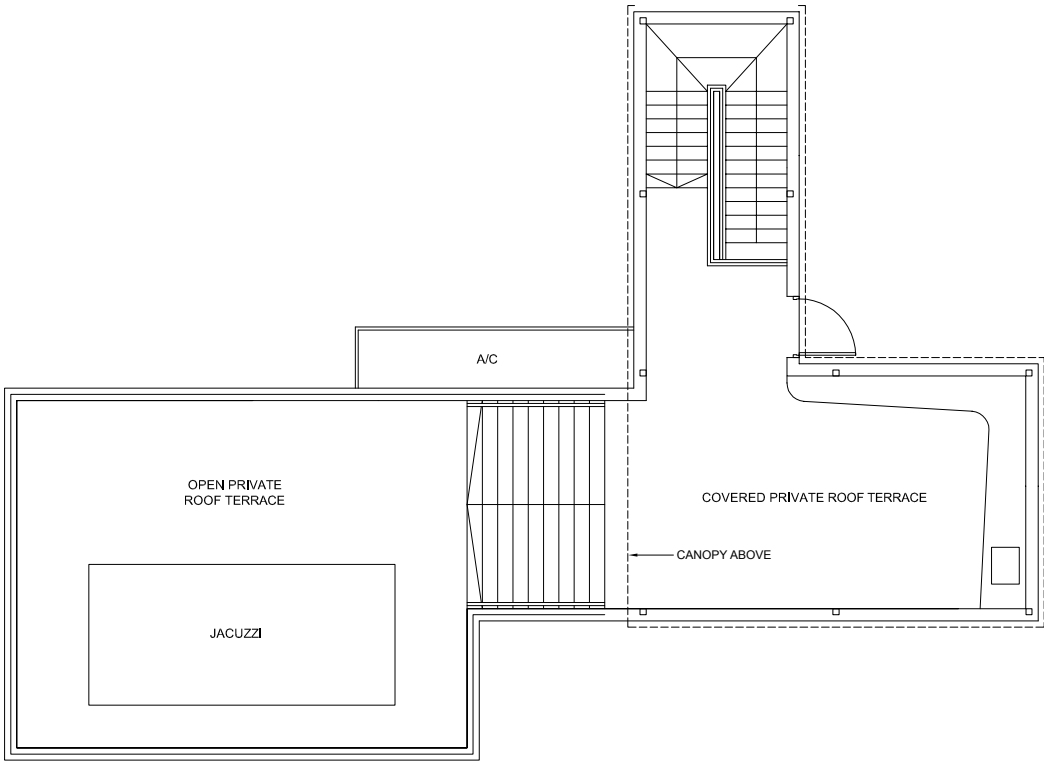
UPPER PLAN

PENTHOUSE
(DUPLEX)



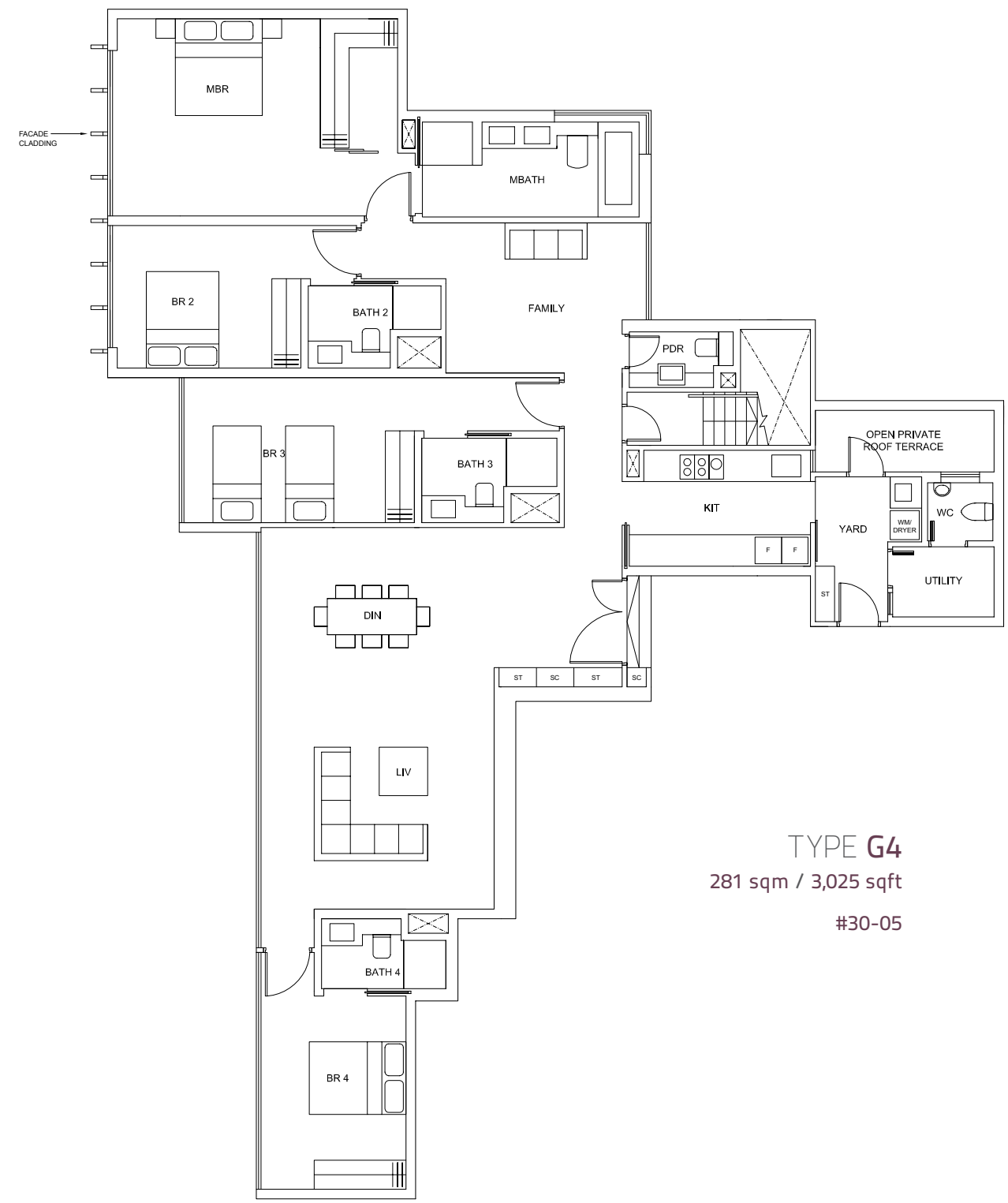
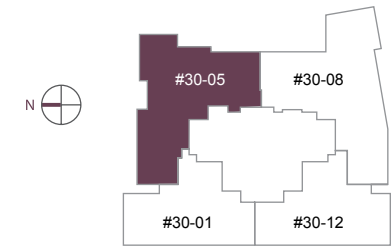
TYPE **G3**
301 sqm / 3,240 sqft
#30-01

LOWER PLAN



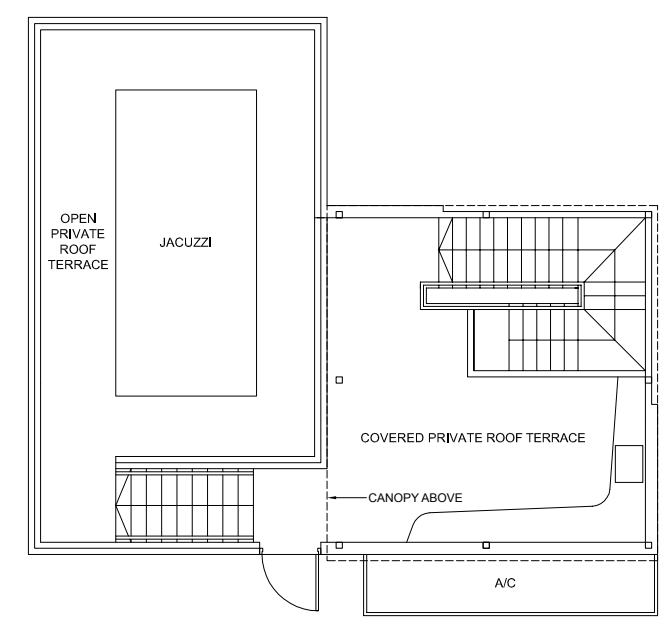
UPPER PLAN

PENTHOUSE
(DUPLEX)



TYPE **G4**
281 sqm / 3,025 sqft
#30-05

LOWER PLAN



UPPER PLAN



SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Reinforced concrete bored piles, reinforced concrete micro-driven piles

2. SUPERSTRUCTURE

Reinforced concrete structure, with prestressed beams and prestressed slabs at podium levels

3. WALLS

Internal Walls: Reinforced concrete and/or brick wall and/or dry wall partition

External Walls: Reinforced concrete and/or brick wall

4. ROOF

Flat Roof

Lower Roof: Reinforced concrete roof with insulation and waterproofing system

Upper Roof: Glazing and/or aluminium panels

Canopy PES, Balcony and Private Roof Terrace (#07-02 to #07-11, #10-01, #10-12, #14-02, #14-03, #14-05, #14-08, #14-11, #18-01, #18-04, #18-06, #18-07, #18-10, #18-12, #22-02, #22-03, #22-05, #22-08, #22-11, #26-01, #26-04, #26-06, #26-07, #26-10, #26-12, #28-03 to #28-10, #29-01, #29-05, #29-08, #29-12, #30-01, #30-05, #30-08, #30-12): Aluminium with steel support

5. CEILING

Residential Units

Entrance: Ceiling board with paint finish and/or timber veneer finish

Living/Dining, Family, Bedrooms, Guest Room, Store (ST) and Corridor: Plaster and/or skim coat and/or ceiling board with paint finish

Kitchen: Ceiling board with paint finish

Bathrooms, Powder Room, WC, Yard, Utility and Store (ST): Ceiling board with paint finish

PES, Balcony and Covered Private Roof Terrace and Internal Staircase: Plaster and/or skim coat and/or ceiling board with paint finish and/or aluminium panel

Floor to Ceiling Height (Type A, B, C, D & E)

Entrance: 2.5m

Corridor and Kitchen: 2.4m

Living/Dining and Bedroom: 2.8m (except for area where there are structural beams and bulk heads at 2.4m)

Guest Room: 2.6m (except for area where there are bulk heads at 2.4m)

Bathroom, Utility, Yard, WC: 2.4m

Balcony, PES: 2.8m

Floor to Ceiling Height (Type F & G)

Entrance: 2.7m (except for shoe cabinets at 2.0m)

Corridor and Kitchen: 2.6m

Living, Dining and Bedroom: 3.0m (except for area where there are structural beams and bulk heads at 2.6m)

Family: 2.8m (except for area where there are structural beams and bulk heads at 2.6m)

Bathroom, Utility, WC: 2.6m

Yard: 2.4m (except for area where there are structural beams and bulk heads at 2.2m)

Powder Room: 2.4m

Balcony: 3.0m

Canopy over Private Roof Terrace: 2.4m

Common Areas

Lift Lobbies: Ceiling board with paint finish

Staircases and Basement: Skim coat with paint finish

6. FINISHES: WALL

Residential Units

Living/Dining, Family, Bedrooms, Guest Room, Entrance, Utility, Store (ST), Yard and Corridor: Plaster and/or skim coat with paint finish

Master Bathroom: Marble

Other Bathrooms: Marble

Powder Room: Marble

Kitchen: Plaster and/or skim coat with paint finish

WC: Homogeneous and/or ceramic tiles

Private Enclosed Space (PES), Balcony and Open / Covered Private Roof Terrace: Plaster and/or skim coat with paint finish

Common Areas

Lift Lobbies, Corridor at 1st Storey and typical floors: Natural stone and/or homogeneous tiles and/or ceramic tiles and/or plaster with paint finish

Staircase and Landing, Basement and 1st Storey Car Park Driveway, 5th and 6th Storey Residential Car Park: Plaster and/or skim coat with paint finish

Note:

(a) Wall finishes up to false ceiling and on exposed surface only.

(b) No tiles behind and below kitchen cabinets, bathroom cabinets, mirrors, long baths and above false ceiling

7. FINISHES: FLOOR

Residential Units

Living / Dining, Family, Guest Room and Corridor

(i) Type A, B, C, D, E: Marble with matching skirting

(ii)Type F & G (Penthouses & Duplex Penthouses): Marble with matching skirting

Bedrooms

(i) Type A & B: Marble with matching skirting

(ii) Type C, D & E: Timber with matching skirting

(iii) Type F & G (Penthouses & Duplex Penthouses): Timber with matching skirting

Bathrooms

(i) Type A, B, C, D & E: Marble

(ii)Type F & G (Penthouses & Duplex Penthouses): Marble

Powder Rooms

Type F & G (Penthouses & Duplex Penthouses): Marble

Kitchen: Marble with matching skirting

WC: Homogeneous and/or ceramic tiles

Utility and Yard: Homogeneous and/or ceramic tiles with matching skirting

Internal Staircase (Type G): Natural Stone and/or homogeneous and/or ceramic tiles with matching skirting

Private Enclosed Space (PES): Homogeneous and/or ceramic tiles

Balcony, Open / Covered Private Roof Terrace: Homogeneous and/or ceramic tiles with matching tile skirting and/or pebble wash and/or timber deck

Common Areas

Lift Lobbies at 1st Storey: Natural Stone

Typical Floor Lift Lobbies / Corridors: Natural Stone and/or homogeneous and/or ceramic tiles with matching skirting

Staircases: Homogeneous and/or ceramic tiles up to 7th Storey (Residential); Cement sand paving with nosing tiles above 7th Storey (Residential)

8. WINDOWS

Aluminium framed windows with tinted, clear/frosted glass where appropriate. Aluminium capping below full height windows

9. DOORS

Residential Units

Main Entrance, Secondary Entrance: Fire-rated timber / metal door and/or aluminium framed glass door

Bedrooms, Guest Room, Bathrooms and Powder Room: Hollow core timber door

Store (ST) / Shoe Cabinet (SC): Hollow core timber door and/or MDF door

Kitchen (Type E, F & G): Timber framed glass door and/or aluminium framed glass door and/or frameless glass door and/or timber doors and/or aluminium louvred door

Yard: Aluminium framed glass door and/or frameless glass door and/or aluminium louvred door

Utility, WC: Aluminium framed bi-fold door and/or aluminium louvred door

Balcony, Open / Covered Private Roof Terrace: Aluminium framed glass door and/or timber door and/or metal door and/or aluminium louvred door

Open / Covered Private Roof Terrace to Common Area: Metal door and/or aluminium louvred door

Note: Selected locksets and/or ironmongery shall be provided to all doors

10. SANITARY FITTINGS

Residential Units

Master Bath

(i) Type A, B, C & D

Solid surface vanity top complete with integrated wash basin and basin mixer

1 shower screen complete with shower mixer set

1 water closet

1 paper roll holder

1 towel rail

1 mirror cabinet

1 hair dryer and shaving mirror

(ii) Type E

Solid surface vanity top complete with integrated wash basin and basin mixer

1 long bath complete with bath mixer set

1 shower screen complete with shower mixer set

1 water closet with integrated washlet

1 paper roll holder

1 towel rail

1 mirror cabinet

1 hair dryer and shaving mirror

(iii) Type F & G (Penthouses & Duplex Penthouses)

Solid surface vanity top complete with 2 integrated wash basins and basin mixers

1 long bath complete with bath mixer set

1 shower screen complete with shower mixer set

1 water closet with integrated washlet

1 paper roll holder

1 towel rail

1 mirror cabinet

1 hair dryer and shaving mirror

Other Bathrooms Type C, D, E, F & G

Solid surface vanity top complete with integrated wash basin and basin mixer

1 shower screen complete with shower mixer set

1 water closet

1 paper roll holder

1 towel rail

1 mirror cabinet

Powder Room (Type F & G)
Solid surface vanity top complete with 1 wash basin & tap
1 water closet
1 paper roll holder
1 mirror
WC
1 water closet
1 wash basin with tap
1 shower set
1 paper roll holder
Kitchen
1 sink with mixer tap
Yard (Type E, F & G)
1 bib tap
1 sink with tap
Private Enclosed Space (PES) and Balcony
1 bib tap
Private Roof Terrace
2 bib taps
1 jacuzzi
Note:
Storage shelves and/or drawers will be provided in all Bathrooms except WC, but will vary in design depending on unit type

11. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for Details

12. TV/TELEPHONE POINTS

Refer to Electrical Schedule for Details

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standards SS 555: 2010

14. PAINTING

- (a) External Wall: Spray textured paint finish and/or paint finish to designated area
(b) Internal Wall: Paint finish

15. WATER PROOFING

Waterproofing shall be provided at bathroom, powder room, kitchen, yard, WC, Private Enclosed Space (PES), balcony, private roof terrace, internal staircase (open-to-sky) and reinforced concrete flat roof.

16. DRIVEWAY AND CAR PARK

Car parks and driveways shall be of reinforced concrete finish. Surface driveway/drop-off point shall be of reinforced concrete and/or stone finish and/or pavers and/or pebble wash.

17. RECREATIONAL FACILITIES

(a) Swimming Pool with:	(b) Outdoor Fitness Stations	(e) Barbecue Areas
- Lap Pool	(c) Children's Play Area	(f) Clubhouse Facilities
- Children's Pool	(d) Cabanas	
- Spa Pods		

18. ADDITIONAL ITEMS

(a) Kitchen
(i) Type A, B, C, D:
Kitchen cabinets complete with quartz stone worktop, single bowl stainless steel kitchen sink and mixer tap, electric hob, electric hood, combi microwave oven, coffee machine, refrigerator, combi washer/dryer
(ii) Type E:
Kitchen cabinets complete with quartz stone worktop, single bowl stainless steel kitchen sink and mixer tap, gas hob, electric hood, combi microwave oven, coffee machine, refrigerator, wine chiller, dishwasher, washer and dryer
(iii) Type F & G:
Kitchen cabinets complete with quartz stone worktop, single bowl stainless steel kitchen sink and mixer tap, gas hob, electric hood, oven, steam oven, combi microwave oven, coffee machine, warming drawer, refrigerator, wine chiller, dishwasher, washer and dryer
(b) Master Bathroom
(i) Type E, F & G: Integrated mirror wall panel with concealed TV
(c) Wardrobes: Wardrobes provided to all bedrooms (excluding Guest Room) : Electronic safe provided to Type E, F & G Master Bedroom wardrobe only
(d) Living / Dining
(i) Type A, B, C, D & E: Customized storage cabinetry
(e) Security and Access
Audio-video intercom provided in each unit
Electronic door lockset in all unit main entrance door
Card Access Control System for Residents at Lift Lobbies
Automatic Car Park Barrier Systems
General Security Surveillance Cameras to selected common areas

- (f) Air-Conditioning
(i) Type A, B, C, D & E: Concealed ducted fan coil unit for Living/Dining and for all Bedrooms
(ii) Type F & G: Concealed ducted fan coil unit for Living/Dining, Family and for all Bedrooms
(g) Hot Water Supply: Hot water supply to kitchen and all bathrooms except for WC and Powder Room
(h) Gas Supply: Town gas supply to kitchen except for Type A, B, C & D where electric hob is provided
(i) Data Point: Data outlet points complete with Category 6 or other appropriate cabling in Living/Dining, Family, Guest Room and all Bedrooms
(j) A/C Ledge: Metal screen and/or metal railing and/or RC parapet wall and/or aluminium panel
(k) Private Enclosed Space (PES), Balcony, Open / Covered Private Roof Terrace and Yard: Metal railing and/or RC parapet wall and/or brick wall and/or glass railing and/or aluminium panel
(l) Light Fittings: LED downlights to internal unit areas. Non-LED cove lighting to Living / Dining and Master Bedroom

Notes to Specifications

A. Marble/Limestone/Granite

Marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/limestone/granite 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. 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 the 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 own contractor to service the air-conditioning system regularly.

D. Television and/or Internet Access

The Purchaser is liable to pay the 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. Telephone reception on mobile phones within the Development is subject to the availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the privacy/control of the Vendor.

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 qualified person's selection and market availability.

F. Layout/Location of Fan Coil Units, Air-conditioning Grilles, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, air-conditioning grilles, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the qualified person's final decision and design.

G. 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.

H. 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 qualified person's sole discretion and final design.

I. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

J. 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.

K. 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.

L. Dimmable Switches with Remote Control

The living/dining room and master bedroom will be provided with pushbutton switches for dimming for selected lighting points. Dimming shall be via 1 to 10 volts control which is suitable only for dimmable LED/fluorescent fitting of connected ohmic load not more than 2300 watts at control voltage of 1 to 10 volts and maximum control current of 200 milliamperes. The Purchaser will have to make his/her own arrangements for modification if other types of lights are used.

M. 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.



Note:

1. Isolator shall be provided accordingly to the no. of condensing units for each apartment.
2. Connection unit shall be provided accordingly to the no. of water heaters for each apartment.
3. Visitor call panel shall be provided at 1st, 4th, 5th and 7th storeys.



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DEVELOPER : CH RESIDENTIAL PTE. LTD. (UEN 201216861K) & CH COMMERCIAL PTE. LTD. (UEN 201216862C) DEVELOPER'S LICENCE NO. : C1074 LOCATION : LOTS 918K & 1361K OF TS27 AT CAIRNHILL ROAD / BIDEFORD ROAD TENURE : 99 YEARS WEF 12 MAY 2014 ENCUMBRANCES : MORTGAGES IN FAVOUR OF UNITED OVERSEAS BANK LIMITED. EASEMENT GRANTED/TO BE GRANTED FOR THE BENEFIT OF THE DOMINANT LAND COMPRISED IN AIRSPACE LOT 70005W AND LOTS 1139C, 981T AND 1273N ALL OF TS 27, OVER PART OF THE COMMON PROPERTY OF THE HOUSING PROJECT EXPECTED DATE OF VACANT POSSESSION : 27 SEPTEMBER 2017 EXPECTED DATE OF LEGAL COMPLETION : 27 SEPTEMBER 2020

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