



TWO UNIQUE TOWERS. ONE SINGULAR VISION OF LUXURY LIVING.

Rising to a high of 40 storeys along Beach Road, Concourse Skyline is a distinctive urban address that offers discerning home owners exceptional views, uncompromised luxury, and the privilege of being in the heart of Singapore's brand new downtown.

Get ready for cosmopolitan living with front row seats – reserved just for you.



THE DESIGNER

The Cox Group Pty Ltd was first established in Sydney as Philip Cox & Partners in 1967. Its founding partner, Philip Cox, was only 26 years old when the company won its first major architectural award – the Royal Australian Institute of Architects Sir John Sulman Medal.

Today, local offices in Sydney, Perth, Brisbane, Melbourne and Canberra have been established, as well as in countries like Beijing and Dubai.

Renowned for its innovative and exciting design over the past 10 years, The Cox Group has amassed projects in China, New Zealand, South Africa, Italy, Indonesia, Thailand, Canada and Germany.

AWARDS

The company has received numerous national and international awards over the years – an indicator of their success in the field of architecture.

Winner, Australian Construction Achievement Award - 2003

Winner, Public Institution Award, RAIA (WA) - 2003

Winner, George Temple Poole Award, RAIA (WA) - 2003
West Australian Maritime Museum

Winner, FDG Stanley Award for Public Buildings Architecture - Cultural, RAIA (QLD) - 2003
Brisbane Powerhouse in association with City Design-City Business
- Brisbane City Council and Allom Lovell

Winner, Beatrice Hutton Award for Commercial Building Architecture, RAIA (QLD) - 2003

Winner, Victorian Awards for Excellence, Urban Development Institute of Australia - 2003

Winner, National Awards for Excellence, Urban Development Institute of Australia - 2004

Winner, Victorian Awards for Excellence, Urban Development Institute of Australia - 2004

Winner, Victorian Architecture Awards, The Royal Australian Institute of Architects - 2004

Winner, Awards for Planning Excellence, Planning Institute Australia - 2004

James Street Markets UDIA (NSW) Award for Excellence for Concept Design - 2004



The Concourse



International Building



Hyatt Hotel



ten@suffolk



Grangeford

BUILDING A FOUNDATION OF TRUST THROUGHOUT SINGAPORE



HONG FOK CORPORATION LTD

THE DEVELOPER

Hong Fok Corporation is a public company listed on the Singapore Exchange. Over the decades, we have developed, managed and invested in an extensive portfolio of high grade properties, including Condominiums, Landed Housing, Serviced Apartments, Hotel, Offices, Retail, Factories and Warehouse developments. Many of these developments are located in the prime districts of Singapore.

Eng Aun Park – Jalan Novena • Hong Kong Park – Hua Guan Avenue • Capitol Park – University Road • Eng Khong Garden/Mansion – Toh Tuck Road • Ming Teck Park – Sixth Avenue/Ming Teck Park • Kim Lin Park – One Tree Hill • Kim Lin Mansion – Grange Road • Kimsia Court – Jalan Jintan • Kimsia Park – Jalan Jintan • Eng Lok Mansion – Napier Road • Eng Tai Mansion – Saint Thomas Walk • Pacific Mansion – River Valley Close • Grangeford – Leonie Hill Road • Henderson Industrial Park – Henderson Road • Oxley Garden – Oxley Rise/Oxley Road • La Ventura – Bishopsgate/Nathan Road • Teresa Ville – Lower Delta Road • ICS Building (formerly known as Cecil Point) – Cecil Street • Hyatt Hotel – Scotts Road • The Concourse – Beach Road • International Building – Orchard Road • ten@suffolk – Suffolk Road

Investment properties held by the Group in Singapore include International Building and The Concourse.



Concourse Skyline is located between Marina Bay and Kallang Bay, two important downtown precincts which are undergoing multi-billion dollar rejuvenation. From the upcoming Integrated Resort to Grand Prix races, from indulgent city shopping to world class sporting action at the proposed Sports Hub, all the action will soon be at your doorstep.

DON'T JUST EMBRACE
CITY LIVING.
BE AT THE
FOREFRONT OF IT.

SKYLINE



LOCATION MAP



At Concourse Skyline, you will be at the forefront of the highly anticipated Marina Bay Sands Integrated Resort, where the glitz and glamour of gaming and entertainment come to life. Those who love life in the fast lane can look forward to having the buzz of upcoming Grand Prix races close by, as your favourite drivers tear down the Marina Bay area.



AN INTEGRATED COSMOPOLITAN LIFESTYLE BECKONS.



Imagine having the Singapore Flyer in clear view from your apartment. At 173 metres high, this giant observation wheel offers panoramic views of Singapore and beyond. For retail therapy, discover the expansive malls at Suntec City, Marina Square, the upcoming South Beach development and Marina Bay Sands Integrated Resort with its 800,000 sq.ft. retail component, as well as Orchard Road all just moments away.

RECREATIONAL HIGHS AT EVERY TURN.





At Concourse Skyline, the city is your playground. There's plenty of nightlife to engage you, from wining and dining at the latest restaurants, to being entertained Broadway-style at The Esplanade, to catching the newest blockbusters at the cinema, to simply chilling out with friends after work at One Fullerton or Boat Quay.



PAINT THE TOWN RED YOUR WAY.



The proposed Sports Hub at Kallang Bay will be Singapore's premier land and sea sports, entertainment and lifestyle hub. The soon-to-be-created Marina Reservoir will offer waterfront activities, while the upcoming Gardens by the Bay beckons with natural splendour and diversions. Relish everything these visionary developments have to offer, when you live at Concourse Skyline.

WORLD CLASS SPORTS AND RECREATION.





Singapore's business district is expanding from Raffles Place and Shenton Way to the future Marina Bay financial district which will boast premium office space, pedestrian-friendly covered walkways and an extensive underground network. With the proposed Nicoll Highway MRT Station – scheduled to open in 2010 – at your doorstep, linked by a covered walkway, travelling to work or islandwide will be a breeze.

STAY CONNECTED TO WORK AND BEYOND.





The nearby Bras Basah and Bugis districts are taking shape as an arts, culture, learning and entertainment hub. Stir your artistic soul at Singapore Arts Museum, marvel at architectural landmarks, enjoy strolls at the historic Fort Canning Park. Even closer to home is Kampong Glam where you can soak in streets of cultural charm.

A PRICELESS PRECINCT FOR THE ARTS AND CULTURE.



Having the urban buzz at your doorstep is enthralling. But at day's end, you want to come home to a rejuvenating sanctuary. Concourse Skyline is designed to insulate you from the city bustle, delighting your senses with lush landscaping and facilities all around.

LUXE IN THE CITY

SKYLINE



FIRST STOREY

Be ushered into Concourse Skyline via a private driveway to a porte cochere with a glorious water wall. Separately, a covered walkway takes you to the proposed Nicoll Highway MRT Station for unparalleled commuting convenience.

LEGEND:

- A** RESIDENCE ENTRANCE
- B** GUARD HOUSE
- C** PORTAL
- D** PORTE COCHERE
- E** WATER FEATURE
- F** PEDESTRIAN BRIDGE TO PROPOSED NICOLL HIGHWAY MRT STATION
- G** COMMERCIAL
- H** PLAZA
- I** EXISTING OFFICE TOWER

SITE PLAN



POOL DECK

Sprawled across the 5th storey, the Pool Deck offers rejuvenating diversions with its host of communal facilities. The Sky Garden on the 29th storey of 298 Beach Road is a verdant retreat with enticing views all around.

LEGEND:

- | | |
|-----------------------|------------------------------|
| A HOT SPA | G SUNNING LAWN |
| B WADING POOL | H CLUBHOUSE |
| C POOL DECK | I LOUNGE |
| D JACUZZI | J GYM |
| E 50M LAP POOL | K CHANGING ROOM |
| F BBQ | L COVERED LINK-BRIDGE |



Two towers of two blocks each – stepping up from 20 to 28 and 34 to 40 storeys – form Concourse Skyline. Designed by the award-winning COX Group, this 360-unit development offers a luxurious range of 1 to 4-bedroom apartments, skysuites, penthouses and super penthouses. Contemporary and stylish, every home epitomises luxe living.

DESIGNED FOR THE DISCERNING.

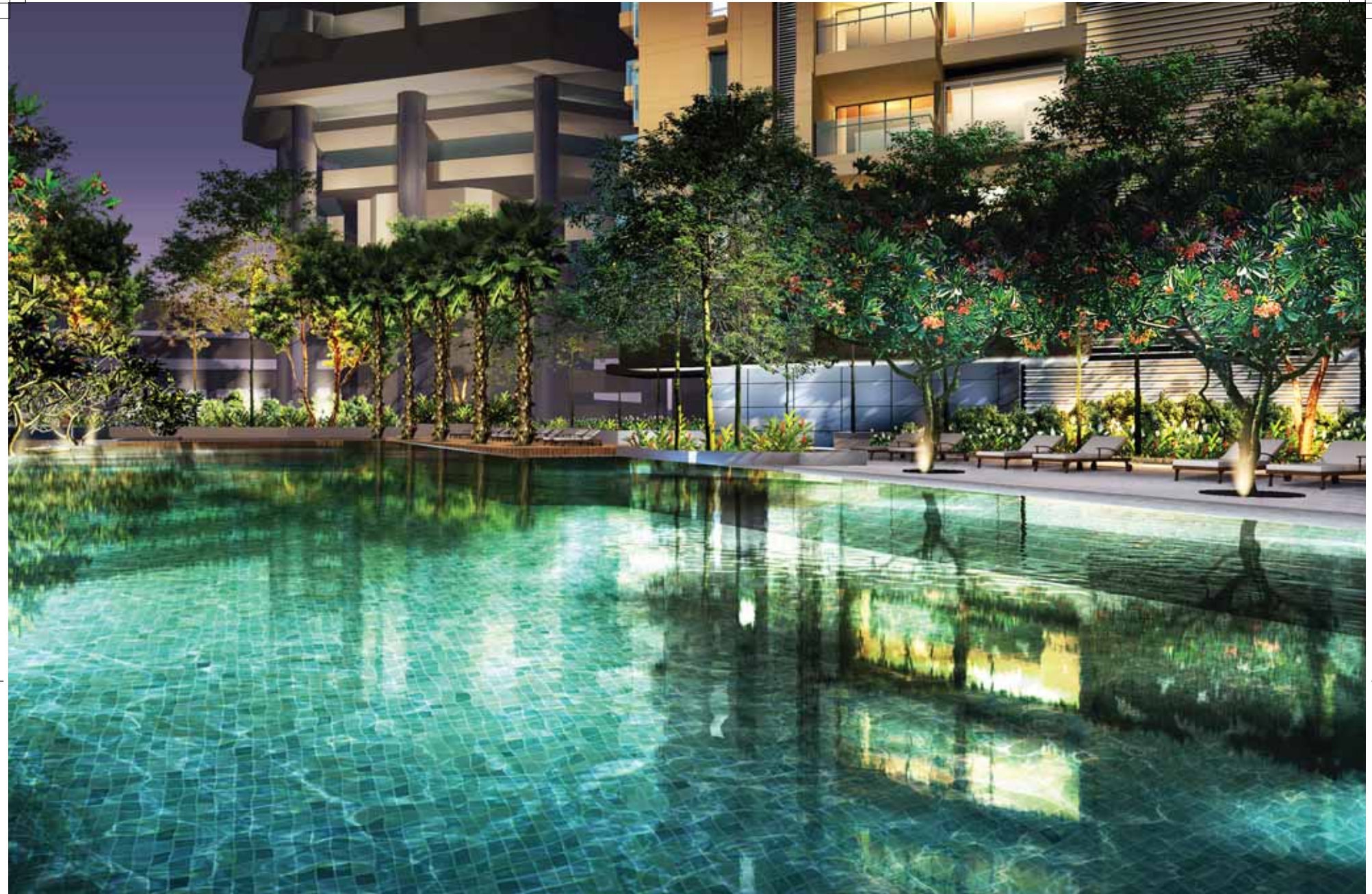




Concourse Skyline is your residential sanctuary within the city. As you cruise up the driveway to the sheltered porte cochere, the sight and sound of a 5-storey waterwall welcomes you. The lobby draws you in with its clean lines and quality detailing. Aesthetically-pleasing works of art and plush sofas complete the chic ambience.

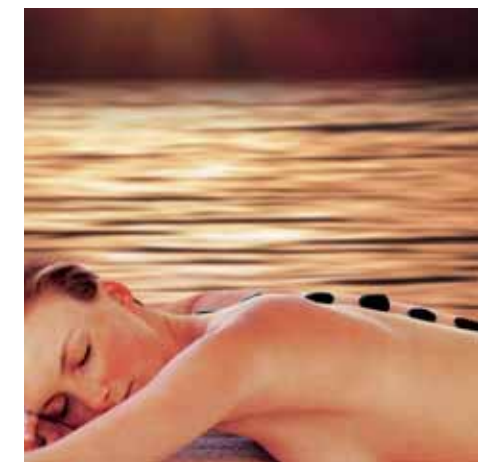


COME HOME TO NATURAL ENCHANTMENT.



An uplifting suite of recreational facilities on the 5th storey awaits your indulgence. Dive in to the lap pool, work out at the gym, destress at the hot spa or jacuzzi, or host a barbecue amidst landscaped setting. At the Sky Garden on the 29th storey of 298 Beach Road, you can enjoy quiet contemplation or share a drink and the enticing view with a loved one.

NEW HEIGHTS OF REJUVENATION.





Apartments at Concourse Skyline feature regular layouts to allow optimal usage of space. Meanwhile, an abundance of windows throughout help brighten the living space and treat residents to superb views of the sea and the city. In a home this inspiring, it's easy to feel on top of the world.

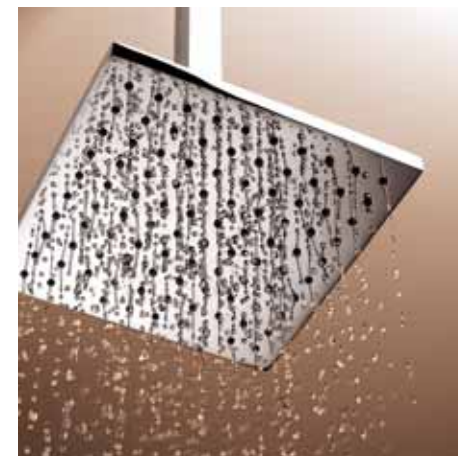
AN ABODE THAT'S ABOVE IT ALL.





Apart from a picturesque view to greet you each morning, bedrooms at Concourse Skyline are also designed to impress. From the high grade timber flooring to the stylish wardrobe system, to the high end bathroomware, every detail will please even the most discerning of home owners.

WAKE UP TO STYLE AND SPLENDOUR.





Entertain your guests with ease as you serve up culinary delights prepared with the quality range of built-in appliances. With stylish and durable countertops and wood grain laminates for the cabinetry, your kitchen will be a joy to use and a part of your home to be proud of.



WINE AND DINE IN STYLE, RIGHT AT HOME.

1. FOUNDATION
Piled foundation (Bored RC / Driven Steel Piles)
2. SUPERSTRUCTURE
RC framed structure
3. WALLS
 - (a) External Walls : In-situ &/or pre-cast RC wall &/or masonry &/or curtain wall
 - (b) Internal Walls : Masonry &/or lightweight concrete panels &/or In-situ&/or pre-cast RC wall &/or drywall partition system with cement and sand plaster and/or skim coat (where applicable).
4. ROOF
Pre-cast &/or reinforced concrete roof with appropriate insulation and waterproofing system.
5. CEILING

Typical Unit Type PA1, PA2, PB, A1, A2, A3, B1, B2, C, D1 & D2

 - (a) Living, Dining, Bedrooms, Study, Corridor, Household Shelter, Store, Maid's Room, Yard and W.C. : Skim coat and/or ceiling board with emulsion paint finish
 - (b) Corridor leading to Bedrooms and Kitchen : Ceiling board with emulsion paint finish
 - (c) Bathrooms : Ceiling board with emulsion paint finish
 - (d) Household Shelter : Skim coat with emulsion paint finish
 - (e) Balcony : Aluminium ceiling and/or skim coat with emulsion paint finish

Penthouse Type PC1, PC2, PC3 & Sky Suite Type E1, E2, E3, E4

 - (a) Living, Dining, Bedrooms, AV Room/ TV Lounge, Family Area, Kitchen, Store, Household Shelter, Maid's Room, Yard and W.C. : Skim coat and/or ceiling board with emulsion paint finish
 - (b) Corridor leading to Bedrooms and Kitchen : Ceiling board with emulsion paint finish
 - (c) Bathrooms, Powder Room : Ceiling board with emulsion paint finish

Super Penthouse Type F1 & F2

 - (a) Living, Dining, Bedrooms, Corridor leading to Bedrooms, Study, TV Lounge and Kitchen : Ceiling board with emulsion paint finish
 - (b) Bathrooms and Powder Room : Ceiling board with emulsion paint finish
 - (c) Household Shelter, Yard and W.C. : Skim coat and/or ceiling board with emulsion paint finish
6. FINISHES
 - (a) Wall
 - (i) External : Exterior paint and/or curtain wall
- include internal side of balcony, open terrace and open roof terrace
 - (ii) Internal (Typical Unit Type PA1, PA2, PB, A1, A2, A3, B1, B2, C, D1 & D2)

Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Household Shelter, Store, Maid's Room and Yard	: Plaster and/or skim coat with emulsion paint
Master Bathroom	: Marble and/or tiles to false ceiling height and on exposed surfaces only
Bathroom	: Marble and/or tiles to false ceiling height and on exposed surfaces only
W.C.	: Tiles to false ceiling height and on exposed surfaces only
Dry Kitchen	: Plaster and/or skim coat with emulsion paint and/or tiles to exposed surface only.
Wet Kitchen	: Plaster and/or skim coat with emulsion paint and/or tiles to exposed surface only.

- (iii) Internal (Penthouse Type PC1, PC2, PC3 & Sky Suite Type E1, E2, E3, E4 & Super Penthouse Type F1 & F2)

Living, Dining, Bedrooms, Corridor leading to Bedrooms, Family Area, AV Room/TV Lounge, Study, Household Shelter, Maid's Room and Yard	: Plaster and/or skim coat with emulsion paint
Master Bathroom, Powder Room and other Bathrooms	: Marble and/or tiles to false ceiling height and on exposed surfaces only
Dry Kitchen	: Plaster and/or skim coat with emulsion paint and/or tiles to exposed surface only.
Wet Kitchen	: Plaster and/or skim coat with emulsion paint and/or tiles to exposed surface only.
W.C.	: Tiles to false ceiling height and on exposed surfaces only
- (b) Floor

Typical Unit Type PA1, PA2, PB, A1, A2, A3, B1, B2, C, D1 & D2

 - (i) Living, Dining, Corridor leading to Bedrooms and Study : Marble and/or compressed marble
 - (ii) Bedrooms : Timber flooring
 - (iii) Master Bathroom and Other Bathrooms : Marble and/or compressed marble
 - (iv) Dry and/or wet Kitchen : Marble and/or compressed marble for open-concept dry kitchen; tiles for fully enclosed wet kitchen
 - (v) Balcony, Household Shelter, Maid's Room, Store, Yard and W.C. : Tiles

Penthouse Type PC1, PC2, PC3 & Sky Suite Type E1, E2, E3, E4 & Super Penthouse Type F1 & F2

 - (i) Living, Dining, Corridor leading to Bedrooms, AV Room/TV Lounge, and Study : Marble and/or compressed marble
 - (ii) Bedrooms, Family Area, and AV Room/TV Lounge : Timber flooring
 - (iii) Master Bathroom, Powder Room and other Bathrooms : Marble and/or compressed marble
 - (iv) Dry Kitchen : Marble and/or compressed marble
 - (v) Balcony, Wet Kitchen, Store, Household Shelter, Yard and W.C. : Tiles
 - (vi) Pool Deck and Private Roof Garden : Tiles and/or timber flooring
7. WINDOWS
Aluminium framed window with glazing / curtain wall.
8. DOORS
 - (a) Main Entrance : Approved fire-rated timber door
 - (b) Bedrooms : Timber hinged door / aluminium sliding door with clear glazing
 - (c) Bathrooms : Timber sliding / hinged door
 - (d) Dining to Enclosed Kitchen : Timber hinged door with in-fill glass panel / glass panel sliding door
 - (e) Pool Deck, Private Roof Garden and Balcony : Aluminium door with glazing
 - (f) W.C. : Aluminium bi-folding door with acrylic panels
 - (g) Maid's Room : Timber hinged door / Aluminium bi-folding door with acrylic panels

SPECIFICATIONS

9. SANITARY FITTINGS

(a) Master Bathroom

- 1 long bath complete with bath/shower mixer set (additional rain shower above long bath for Type A1, A2, A3, B1 & B2)
- 1 shower area with shower screen complete with rain shower and shower mixer set (except Type A1, A2, A3, B1 & B2)
- 1 wash basin with mixer tap on marble vanity top and drawer below (2 basins for Type PB, PC1, PC2, PC3 & Sky Suite Type E1, E2, E3, E4 & Super Penthouse Type F1 & F2)
- 1 water closet
- 1 bidet (for Sky Suite Type E1, E2, E3, E4 & Super Penthouse Type F1 & F2 only)
- 1 towel rail
- 1 paper roll holder
- 1 mirror with cabinet

(b) Other Bathrooms

- 1 shower area with shower screen complete with shower mixer set
- 1 wash basin with mixer tap on marble vanity top and drawer below
- 1 long bath and 1 set of bath/shower mixer (For D1, D2, E3, E4, F1 - Bath 4; E1, E2, PC2, PC3, F1 & F2 - Bath 2; F2 - Bath 5)
- 1 water closet
- 1 towel rail
- 1 paper roll holder
- 1 mirror with cabinet

(c) Powder Room (where applicable)

- 1 wash basin and basin mixer
- 1 water closet
- 1 paper roll holder
- 1 mirror

(d) W.C.

- 1 wash basin with tap
- 1 water closet
- 1 paper roll holder
- 1 bib tap with shower head

10. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details

11. TV / FM / TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

13. PAINTING

- (a) External walls : Textured coating and paint to designated areas
- (b) Internal walls : Emulsion paint

14. WATER PROOFING

Water proofing shall be provided for Bathrooms, Kitchen, Yard, W.C., Balcony, Private Roof Garden, Planters, Swimming Pool, Swimming Pool Pump Room, RC Flat Roof and Landscape Deck; where applicable.

15. DRIVEWAY AND CAR PARK

- (a) Surface Driveway : Stone / pavers / tarmac / concrete to external driveway
- (b) 1st Storey Car Park, Podium Car Park Decks and ramp to Podium Car Park Deck : Reinforced concrete slab with epoxy coating

16. RECREATION FACILITIES

(a) Club Level (5th Storey)

- (i) Hot Spa
- (ii) Wading Pool
- (iii) Pool Deck
- (iv) Jacuzzi
- (v) 50m Lap Pool
- (vi) BBQ
- (vii) Sunning Lawn
- (viii) Clubhouse
- (ix) Lounge
- (x) Gym
- (xi) Changing Rooms (Male and Female)
- (xii) Management Office
- (xiii) Sauna

(b) Sky Garden (29th Storey of 298 Beach Road)

- (i) Lawn
- (ii) Sky Bar
- (iii) Reflective Pool
- (iv) Reflexology Path
- (v) Meditation Deck
- (vi) Biological Pond

17. ADDITIONAL ITEMS

(a) Kitchen Cabinets / Appliances

Typical Unit Type A1, A2, A3, B1 & B2

Kitchen cabinets complete with solid acrylic worktop, kitchen sink & mixer, electric cooker hob & hood, oven, washing machine cum dryer and refrigerator.

Typical Unit Type C, D1, D2, PA1, PA2 & PB

Kitchen cabinets complete with solid acrylic worktop, kitchen sink & mixer, electric and gas cooker hob & hood, oven, dish washer, washing machine, tumbler dryer and refrigerator.

Sky Suite Type E1, E2, E3 & E4

Kitchen cabinets complete with solid acrylic worktop, kitchen sink & mixer, dish washer, electric and gas cooker hob & hood, oven, steam oven, washing machine, tumbler dryer and refrigerator.

Super Penthouse Type F1, F2 & Penthouse Type PC1, PC2 & PC3

Kitchen cabinets complete with solid acrylic worktop, kitchen sink & mixer, dish washer, electric and gas cooker hob & hood, oven, steam oven, wine chiller, coffee maker, washing machine, tumbler dryer and refrigerators.

SPECIFICATIONS

- (b) Wardrobes
Wardrobe/ Walk-in closet with wall system.
Wardrobes provided to most bedrooms.
- (c) Air-conditioner
Air-cooled ducted air conditioning system to Living and Dining Area, Master Bedroom and other Bedrooms and where applicable also to Dry Kitchen, Study / TV Lounge/ AV Room/ walk-in wardrobe.
- (d) Audio Intercom
Audio Visual Intercom will be provided for communication between 1st storey/5th storey/ car parking floors/guard house and apartment units.
- (e) Hot Water Supply
Electric Storage Water Heater to provide hot water to all Bathrooms and Kitchen.
- (f) Town Gas
Town Gas not supplied to apartment units.
- (g) Security System
Electronic Parking System will be provided for all the vehicular entrances.
Proximity card access to 1st storey, 5th storey and car park lift lobbies.
Closed Circuit Television System to 1st storey Lift Lobbies, 5th storey Lift Lobbies and designated common areas.

ELECTRICAL SCHEDULE

S/No.	Unit Type	Lighting Point	13A Single S.S.O.	13A Twin S.S.O.	13A WP S.S.O.	15A S.S.O. for washer dryer	Connection Unit with switch for hood	Connection Unit with switch for hob	Connection Unit with switch for oven	Connection Unit with switch for fridge freezer
1.	Type A1	12	5	6	—	1	1	1	1	—
2.	Type A2	11	7	5	—	1	1	1	1	—
3.	Type A3	12	5	6	—	1	1	1	1	—
4.	Type B1	15	8	7	—	1	1	1	1	—
5.	Type B2	15	8	7	—	1	1	1	1	—
6.	Type C	17	9	7	—	2	2	2	1	—
7.	Type D1	29	13	11	—	2	2	2	1	—
8.	Type D2	29	13	11	—	2	2	2	1	—
9.	Type E1	43	15	10	1	2	2	2	1	—
10.	Type E2	44	17	10	1	2	2	2	1	—
11.	Type E3	52	17	11	1	2	2	2	1	—
12.	Type E4	49	17	12	1	2	2	2	1	—
13.	Type F1	80	22	21	6	2	2	2	1	1
14.	Type F2	88	27	21	6	2	2	2	1	1
15.	Type PA1	16	9	7	—	2	2	2	1	—
16.	Type PA2	17	7	8	—	2	2	2	1	—
17.	Type PB	23	9	9	—	2	2	2	1	—
18.	Type PC1	34	11	9	2	2	2	2	1	1
19.	Type PC2	36	12	9	3	2	2	2	1	1
20.	Type PC3	33	11	10	3	2	2	2	1	1

S/No.	Unit Type	WP Isolator for A/C units	WP Isolator for others	Water heater point with switch	Door bell point	Audio Video Intercom	Telephone Outlet	Cable TV Outlet	Data Outlet	TV/FM Outlet
1.	Type A1	2	—	1	1	1	3	2	2	1
2.	Type A2	2	—	1	1	1	3	2	2	1
3.	Type A3	2	—	1	1	1	3	2	2	1
4.	Type B1	2	—	2	1	1	4	3	3	1
5.	Type B2	2	—	2	1	1	4	3	3	1
6.	Type C	2	—	2	1	1	5	4	4	1
7.	Type D1	4	—	4	1	1	9	6	7	1
8.	Type D2	4	—	4	1	1	9	6	7	1
9.	Type E1	5	2	5	2	2	10	7	8	1
10.	Type E2	5	2	5	2	2	10	7	8	1
11.	Type E3	6	3	6	2	2	11	8	9	1
12.	Type E4	6	3	6	2	2	11	8	9	1
13.	Type F1	3	6	6	2	2	15	11	12	1
14.	Type F2	3	6	6	2	2	17	12	14	1
15.	Type PA1	3	—	3	1	1	4	4	4	—
16.	Type PA2	3	—	3	1	1	4	5	4	—
17.	Type PB	4	—	4	1	1	5	6	5	—
18.	Type PC1	2	3	4	1	1	6	6	5	—
19.	Type PC2	2	3	4	1	1	6	6	5	—
20.	Type PC3	2	3	4	1	1	6	6	5	—

SPECIFICATIONS

Notes:

- a. Wall
No tiles behind/below kitchen cabinet, long bath and mirror.
Wall surface above the false ceiling level will be left in its original bare condition.
- b. Marble, Limestone and 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 in the marble, limestone or 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 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- c. Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
- d. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- e. Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- f. Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
- g. Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- h. Internet Access
If the purchaser requires internet access, the purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- i. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- j. Planter
No soil material or plants are provided to planters.

While every reasonable care has been taken in preparing this brochure and in constructing the models and sales gallery/showflats, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

DEVELOPER: HONG FOK LAND LTD (REGN. NO. 197900455C) • DEVELOPER LICENCE NO: C0329 • TENURE OF LAND: 99 YEARS LEASEHOLD FROM 13 MARCH 2008 • EXPECTED TOP DATE: 31/12/2013 • EXPECTED DATE OF LEGAL COMPLETION: 31/12/2016 • LOTS: 1040T AND 1043N TS 13 AT BEACH ROAD • BUILDING PLAN APPROVAL NO. AND DATE OF BUILDING PLAN APPROVAL: A0980-00404-2007-BP01 DATED 01/02/2008 & A0980-00404-2007-BP02 DATED 20/05/08

SPECIFICATIONS