

drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
shop.transit.relax.eat.live

HILLION RESIDENCES  
**HILLION**



# Live at the peak of style and convenience.

---

*A mixed development at Bukit Panjang integrating  
modern living with a vibrant retail mall and transport hub.*

Here's  
contemporary  
living in a  
stylish setting.

---

*This iconic addition to the skyline will be the latest hangout  
to inject excitement and energy to the heart of Bukit Panjang.*













**Relax.  
You have the  
world under  
your feet.**

---

*Three residential tower blocks above four floors of retail space  
put you within easy reach of your everyday lifestyle needs.*





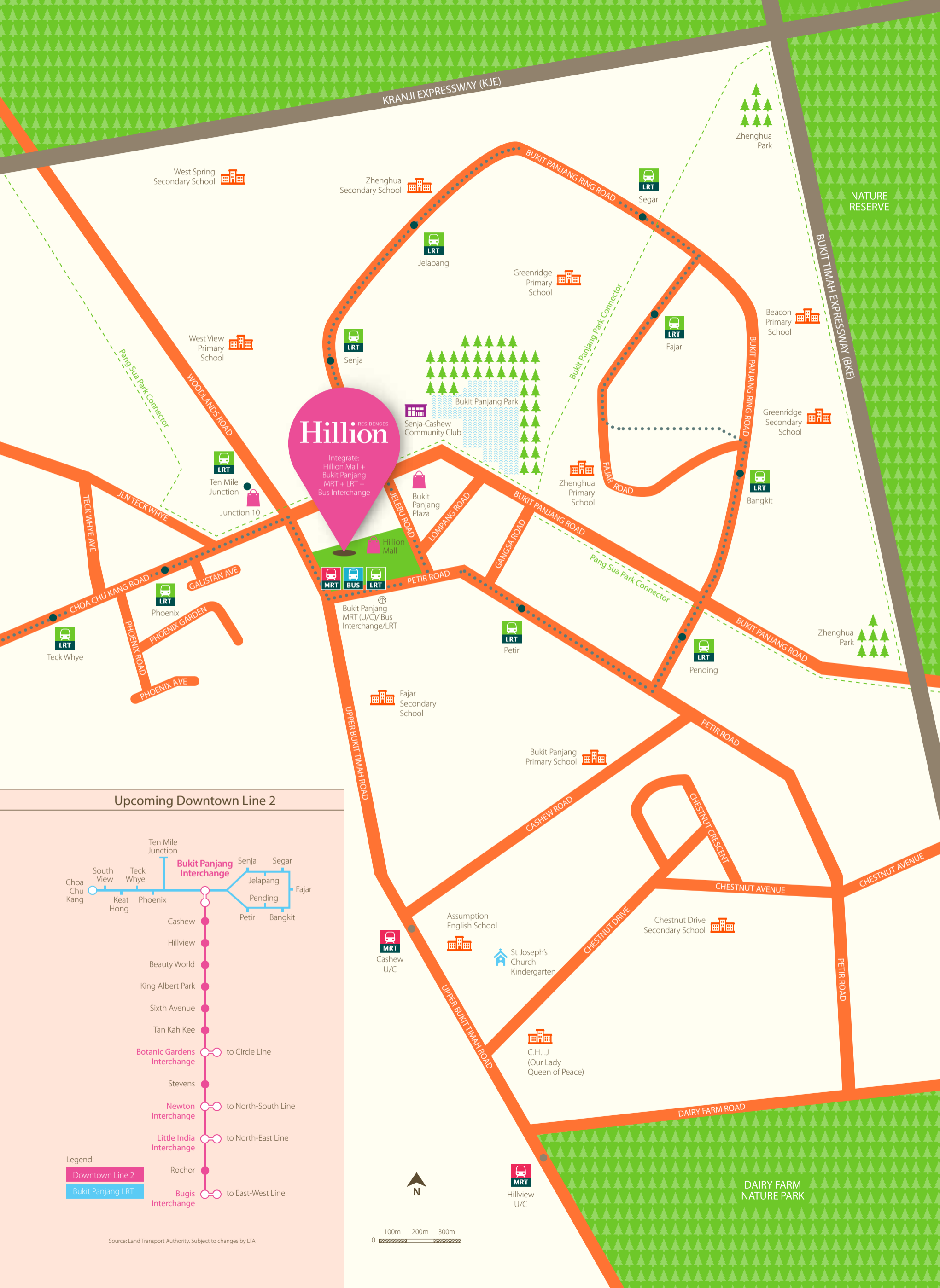


**Imagine  
yourself at  
the heart  
of it all.**

---

*Seamless integration with the Bukit Panjang Bus Interchange,  
LRT and the upcoming Downtown Line 2 provides full accessibility to all parts of the island.*

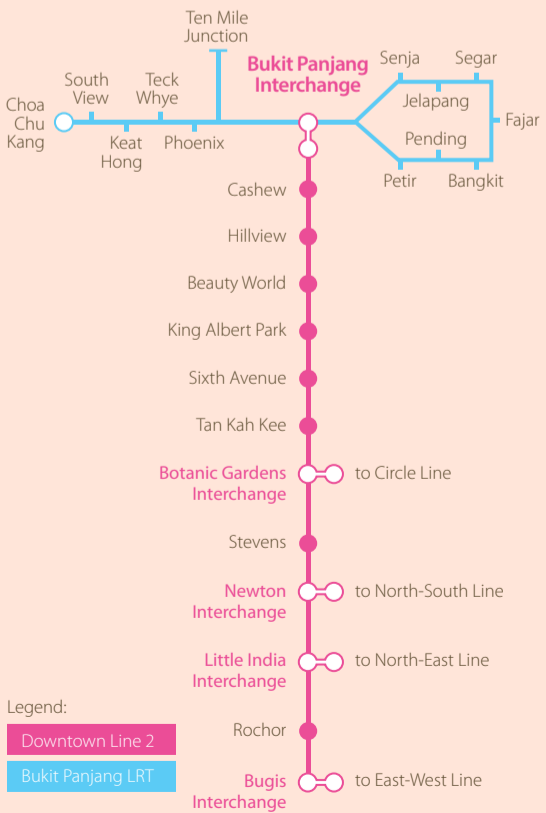




**Hillion** RESIDENCES

Integrate:  
Hillion Mall +  
Bukit Panjang  
MRT + LRT +  
Bus Interchange

**Upcoming Downtown Line 2**



Legend:

- Downtown Line 2
- Bukit Panjang LRT

- Rochor
- Bugis Interchange to East-West Line

Source: Land Transport Authority. Subject to changes by LTA





**Hillion  
Residences**

RESIDENTIAL  
LEVEL

**23<sup>rd</sup>  
to  
3<sup>rd</sup>**



Bukit Panjang  
MRT Interchange  
Station  
(Future Downtown  
Line 2)



Bukit Panjang  
LRT Station



Bukit Panjang  
Bus Interchange



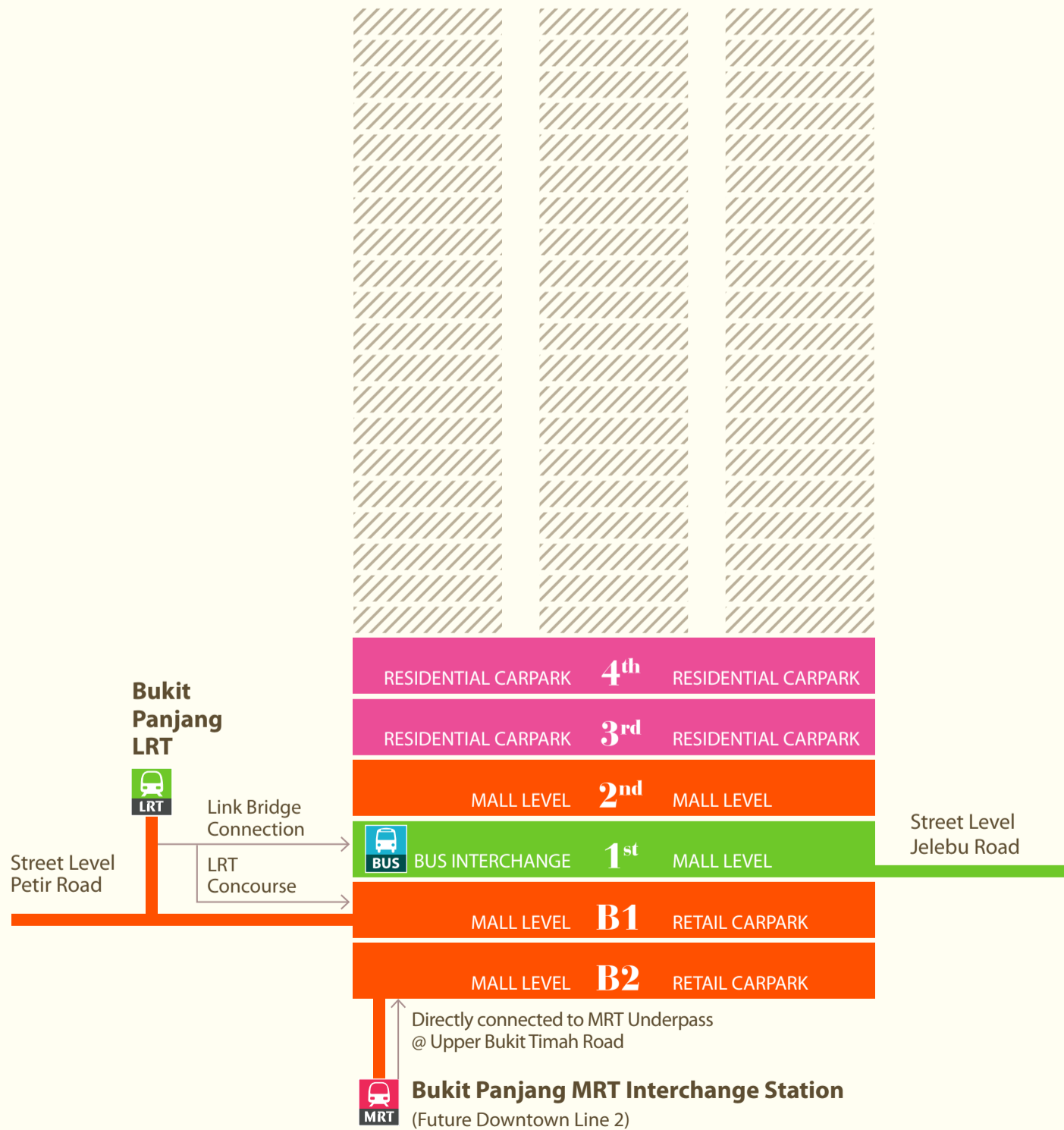
**Hillion  
Mall**

MALL LEVEL

**2<sup>nd</sup>  
1<sup>st</sup>  
B1  
B2**



# All in one. One in all.





# Heart of seamless connectivity.

---

*Connected directly to Bukit Panjang MRT Interchange Station  
via an underpass at Basement 2 of the Hillion Mall,  
providing easy accessibility to the entire transport network.*



↑ Hillion  
Mall & Residences  
↑ Bus Interchange ↑ LRT

Mall & Residences →  
Bus Interchange →  
Petir Road →  
Lift to Street →  
Bukit Panjang LRT →

Bukit Panjang



















# Discover the fashionista in you.



*Step out in style with the range of the latest fashion  
or ready-to-wear offerings for all occasions.*








**Get close  
to life's  
every  
convenience.**

---

*All the essentials you need to live comfortably  
are available at your doorstep, everyday.*





A child's hand is reaching up towards a green balloon, surrounded by a dense field of colorful balloons in various colors including blue, yellow, red, purple, and pink. The background is dark, making the balloons stand out.

# Explore the simple joys in life.

---

*With a host of enrichment and entertainment avenues,  
you can be sure that the little ones enjoy the mall as much as you do.*













**Go ahead.  
Indulge  
yourself.**

---

*Be spoilt for choice with the range of  
gastronomic delights to enjoy with your family and friends.*



# Savour the contemporary hues of modern living.

---

*Come back to a home that meets all your convenience,  
comfort and lifestyle aspirations of the new age.*











Retreat to the privacy of your own space, designed for the sophisticated and discerning buyer.







Liveable space is enhanced with contemporary design features.





















**Go on.  
Work that  
energy.**

---

*Recreational amenities are exclusive to residents to  
get into shape or to simply unwind at the end of each day.*



Soak in the best of tropical living amidst lush landscaped areas featuring recreation spaces and fitness stations.























Complete the whole outdoor experience with the Recreational Tennis Court, Garden Lounge and Outdoor Pools.



Take a dip in the Lounge Pool or loosen up at the Spa Pool and Aqua Gym.









# Site Plan

Landscape Deck at 5th Level



Bus Egress at 1st Level

Bus Ingress at 1st Level

UPPER BUKIT TIMAH ROAD





Hillion Residences  
Egress/Ingress  
at 1st Level

JELEBU ROAD



**Legend**

- ① Gourmet Dining
- ② BBQ Area
- ③ Pool Deck
- ④ Cascading Pool
- ⑤ Lap Pool
- ⑥ Wading Pool
- ⑦ Pergola
- ⑧ Garden Lounge

- ⑨ Lawn
- ⑩ Children's Playground
- ⑪ Pavilion
- ⑫ Lounge Pool
- ⑬ Recreational Tennis Court
- ⑭ Spa Pool
- ⑮ Aqua Gym
- ⑯ Fitness Stations

- ⑰ M&E Space Below
- ⑱ Function Room
- ⑲ Reading Room
- ⑳ Gymnasium
- ㉑ Changing/Shower Rooms with Sauna
- ㉒ Management Office
- ㉓ Jogging Track



# Distribution Chart

## 8 Jebleu Road Singapore 677671

	01	02	03	04	05	06	07	08	09	10	11	12
22nd	E1 #21-01		E2 #21-03		E3 #21-06		E1 #21-08		E2 #21-09		E3 #21-12	
21st	E1 #21-01		E2 #21-03		E3 #21-06		E1 #21-08		E2 #21-09		E3 #21-12	
20th	D1 #20-01		C1 #20-03		D2 #20-06		D1 #20-08		C1 #20-09		D2 #20-12	
19th	D1 #19-01		C1 #19-03		D2 #19-06		D1 #19-08		C1 #19-09		D2 #19-12	
18th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
17th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
16th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
15th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
14th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
13th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
12th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
11th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
10th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
9th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
8th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
7th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
6th	A1a	B1a	A2a	A2a	B1a	A1a	A1a	B1a	A2a	A2a	B1a	A1a
5th	LANDSCAPE DECK											
4th	RESIDENTIAL CARPARK											
3rd	RESIDENTIAL CARPARK											
2nd	RETAIL											
1st	RETAIL											
B1	RETAIL											
B2	RETAIL											

- Type A (1 bedroom)
- Type B (2 bedroom)
- Type C (3 bedroom)
- Type D (4 bedroom)
- Type E (penthouse)



**10 Jelebu Road Singapore 677672**

	13	14	15	16	17	18	19	20	21	22	23	24
23rd	E1 #22-13		E2 #22-15		E3 #22-18		E1 #22-19		E2 #22-21		E3 #22-23	
22nd	E1 #22-13		E2 #22-15		E3 #22-18		E1 #22-19		E2 #22-21		E3 #22-23	
21st	D1 #21-13		C1 #21-15		D2 #21-18		D1 #21-19		C1 #21-21		D2 #21-23	
20th	D1 #20-13		C1 #20-15		D2 #20-18		D1 #20-19		C1 #20-21		D2 #20-23	
19th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
18th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
17th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
16th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
15th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
14th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
13th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
12th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
11th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
10th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
9th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
8th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
7th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
6th	A1a	B1a	A2a	A2a	B1a	A1a	A1a	B1a	A2a	A2a	B1a	A1a
5th	LANDSCAPE DECK											
4th	RESIDENTIAL CARPARK											
3rd	RESIDENTIAL CARPARK											
2nd	RETAIL											
1st	RETAIL											
B1	RETAIL											
B2	RETAIL											

**12 Jelebu Road Singapore 677673**

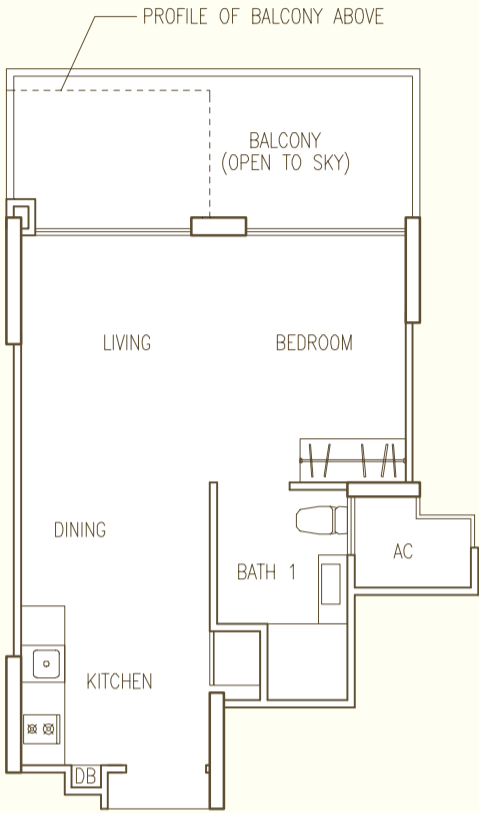
	25	26	27	28	29	30	31	32	33	34	35	36
23rd	E1 #22-25		E2 #22-28		E3 #22-30		E1 #22-31		E2 #22-33		E3 #22-36	
22nd	E1 #22-25		E2 #22-28		E3 #22-30		E1 #22-31		E2 #22-33		E3 #22-36	
21st	D1 #21-25		C1 #21-28		D2 #21-30		D1 #21-31		C1 #21-33		D2 #21-36	
20th	D1 #20-25		C1 #20-28		D2 #20-30		D1 #20-31		C1 #20-33		D2 #20-36	
19th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
18th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
17th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
16th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
15th	A1s	B1s	A2s	A2s	B1s	A1s	A1s	B1s	A2s	A2s	B1s	A1s
14th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
13th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
12th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
11th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
10th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
9th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
8th	A1	B1	A2	A2	B1	A1	A1	B1	A2	A2	B1	A1
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2nd	RETAIL											
1st	RETAIL											
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B2	RETAIL											

- Type A (1 bedroom)
- Type B (2 bedroom)
- Type C (3 bedroom)
- Type D (4 bedroom)
- Type E (penthouse)



# 1 Bedroom

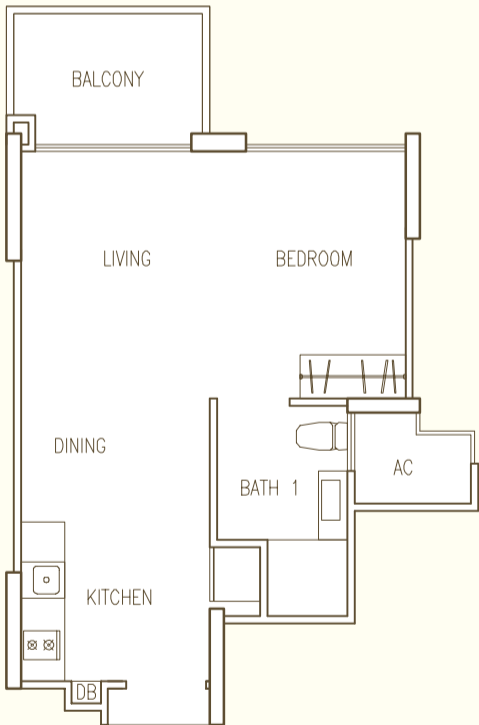
## Type A1a, A1, A1s



### Type A1a

51sqm / 549sqft

#06-01	#06-13	#06-25
#06-06	#06-18	#06-30
#06-07	#06-19	#06-31
#06-12	#06-24	#06-36



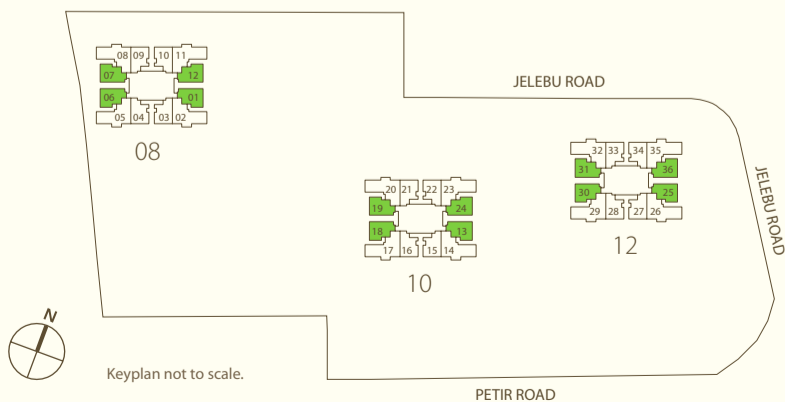
### Type A1/A1s

44sqm / 474sqft

#### Type A1

#### Type A1s

#07-01 – #13-01	#14-01 – #18-01
#07-06 – #13-06	#14-06 – #18-06
#07-07 – #13-07	#14-07 – #18-07
#07-12 – #13-12	#14-12 – #18-12
#07-13 – #14-13	#15-13 – #19-13
#07-18 – #14-18	#15-18 – #19-18
#07-19 – #14-19	#15-19 – #19-19
#07-24 – #14-24	#15-24 – #19-24
#07-25 – #14-25	#15-25 – #19-25
#07-30 – #14-30	#15-30 – #19-30
#07-31 – #14-31	#15-31 – #19-31
#07-36 – #14-36	#15-36 – #19-36



Keyplan not to scale.

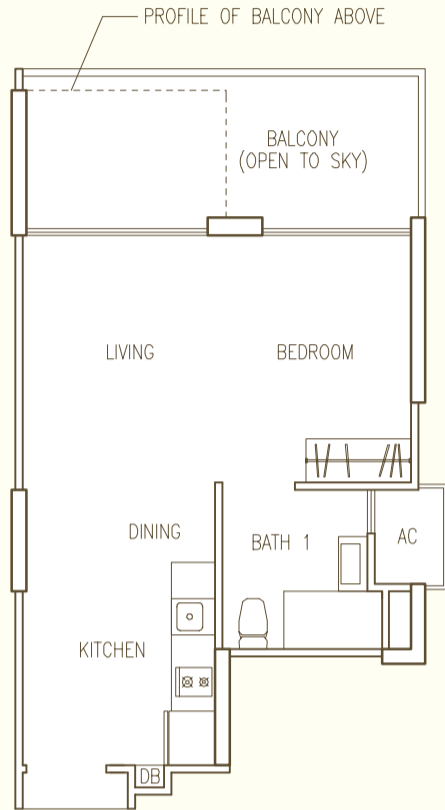


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# 1 Bedroom

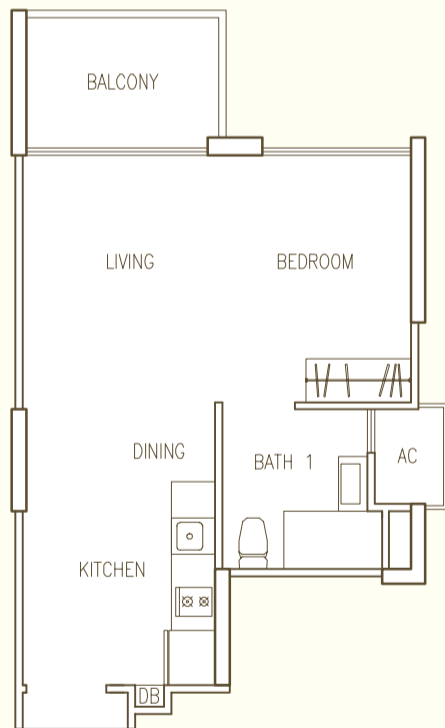
**Type A2a, A2, A2s**



## Type A2a

50sqm / 538sqft

#06-03	#06-15	#06-27
#06-04	#06-16	#06-28
#06-09	#06-21	#06-33
#06-10	#06-22	#06-34



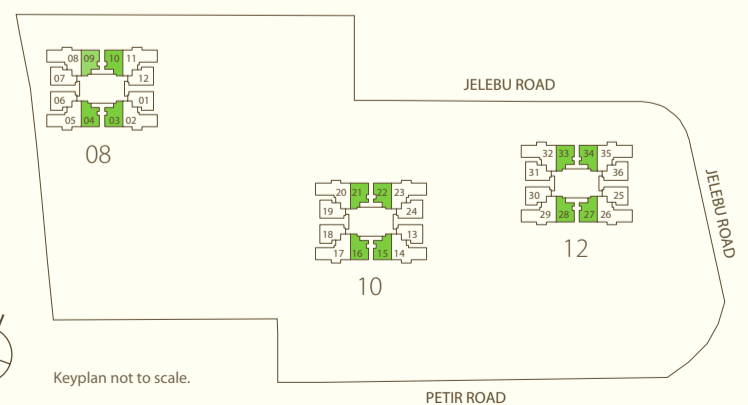
## Type A2/A2s

43sqm / 463sqft

### Type A2

### Type A2s

#07-03 – #13-03	#14-03 – #18-03
#07-04 – #13-04	#14-04 – #18-04
#07-09 – #13-09	#14-09 – #18-09
#07-10 – #13-10	#14-10 – #18-10
#07-15 – #14-15	#15-15 – #19-15
#07-16 – #14-16	#15-16 – #19-16
#07-21 – #14-21	#15-21 – #19-21
#07-22 – #14-22	#15-22 – #19-22
#07-27 – #14-27	#15-27 – #19-27
#07-28 – #14-28	#15-28 – #19-28
#07-33 – #14-33	#15-33 – #19-33
#07-34 – #14-34	#15-34 – #19-34

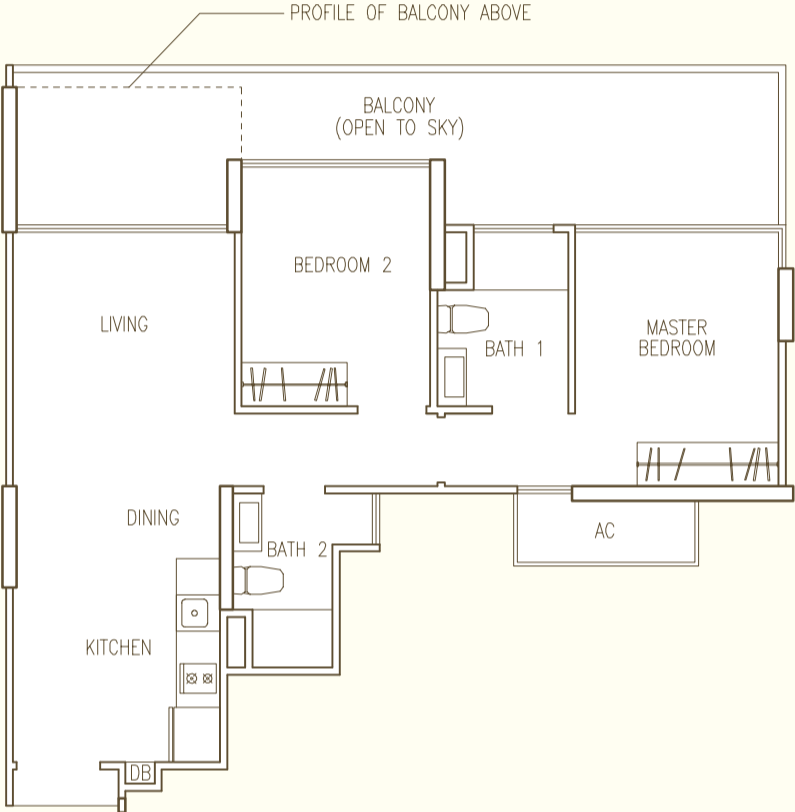


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# 2 Bedroom

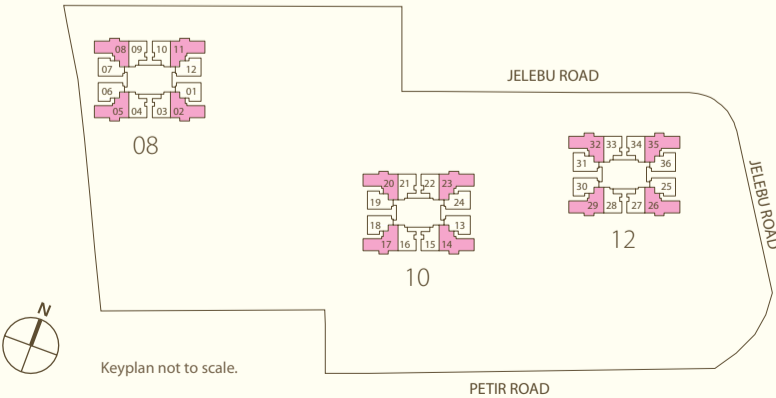
## Type B1a



### Type B1a

81sqm / 872sqft

- |        |        |        |
|--------|--------|--------|
| #06-02 | #06-14 | #06-26 |
| #06-05 | #06-17 | #06-29 |
| #06-08 | #06-20 | #06-32 |
| #06-11 | #06-23 | #06-35 |



Keyplan not to scale.

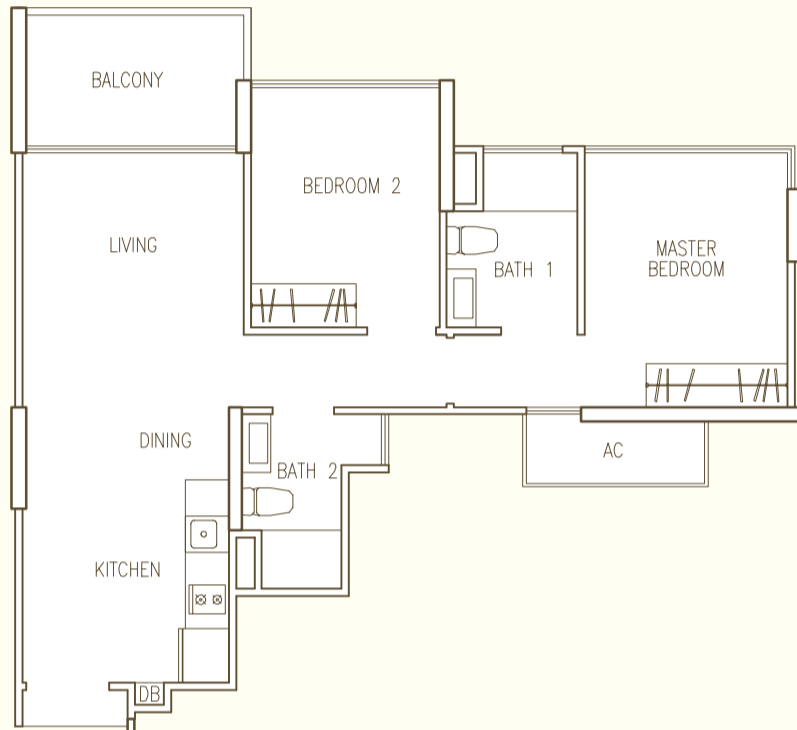


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# 2 Bedroom

Type B1, B1s



## Type B1/B1s

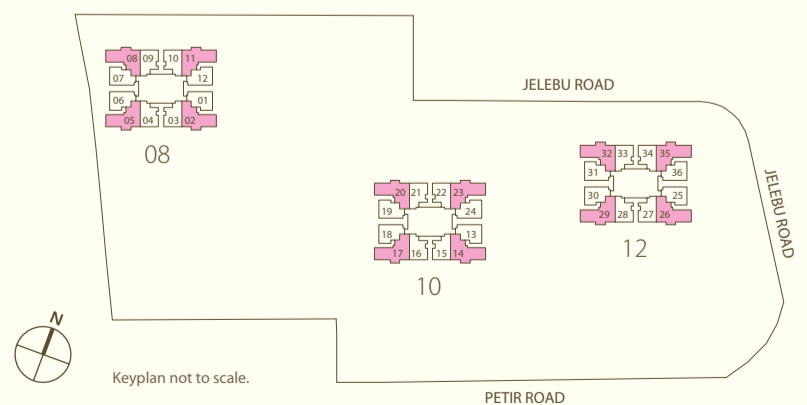
66sqm / 710sqft

### Type B1

- #07-02 – #13-02
- #07-05 – #13-05
- #07-08 – #13-08
- #07-11 – #13-11
- #07-14 – #14-14
- #07-17 – #14-17
- #07-20 – #14-20
- #07-23 – #14-23
- #07-26 – #14-26
- #07-29 – #14-29
- #07-32 – #14-32
- #07-35 – #14-35

### Type B1s

- #14-02 – #18-02
- #14-05 – #18-05
- #14-08 – #18-08
- #14-11 – #18-11
- #15-14 – #19-14
- #15-17 – #19-17
- #15-20 – #19-20
- #15-23 – #19-23
- #15-26 – #19-26
- #15-29 – #19-29
- #15-32 – #19-32
- #15-35 – #19-35



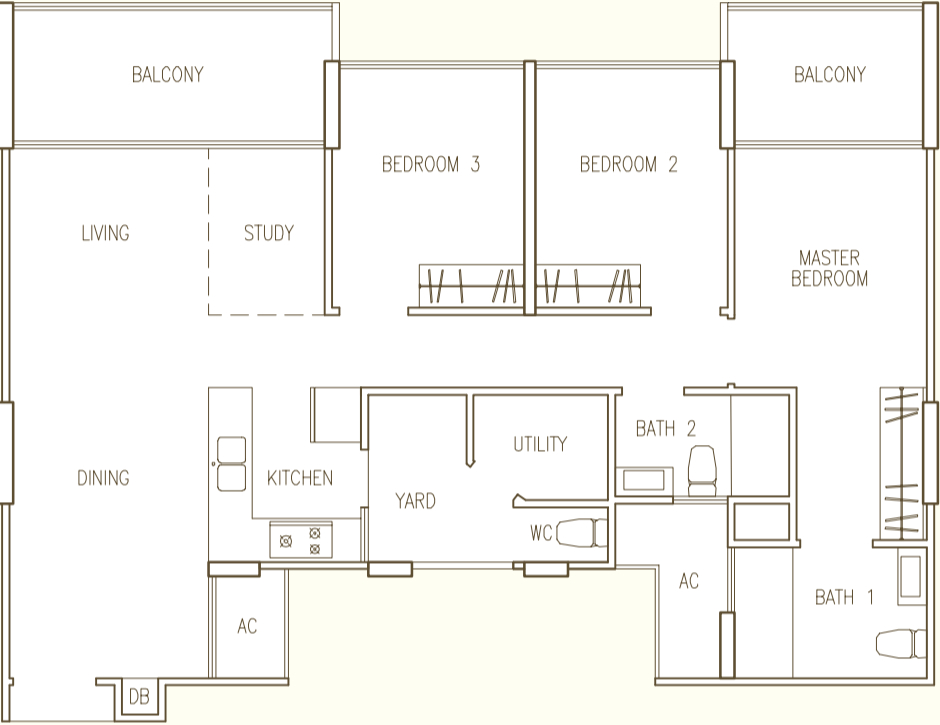
Keyplan not to scale.

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# 3 Bedroom

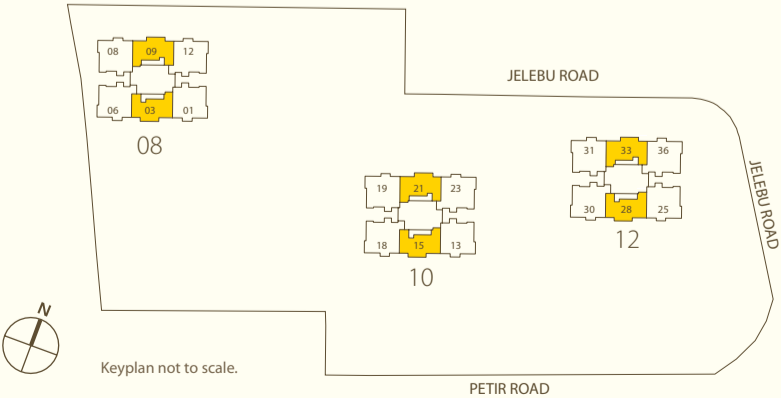
## Type C1



### Type C1

108sqm / 1163sqft

- #19-03 – #20-03
- #19-09 – #20-09
- #20-15 – #21-15
- #20-21 – #21-21
- #20-28 – #21-28
- #20-33 – #21-33



Keyplan not to scale.

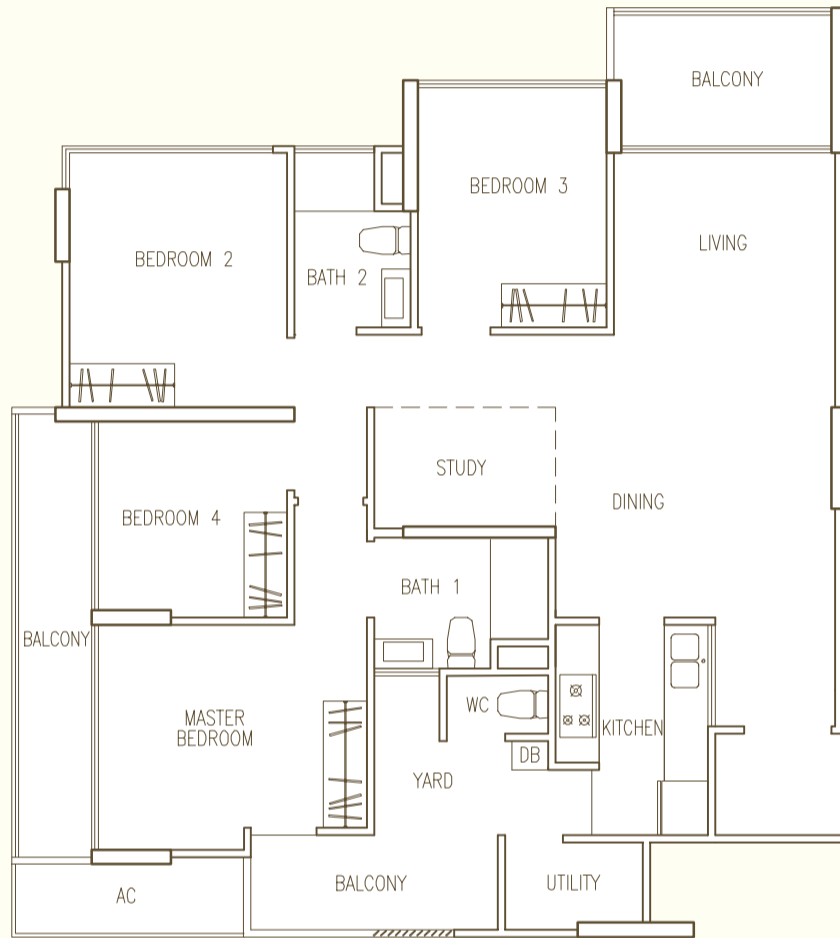


The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.



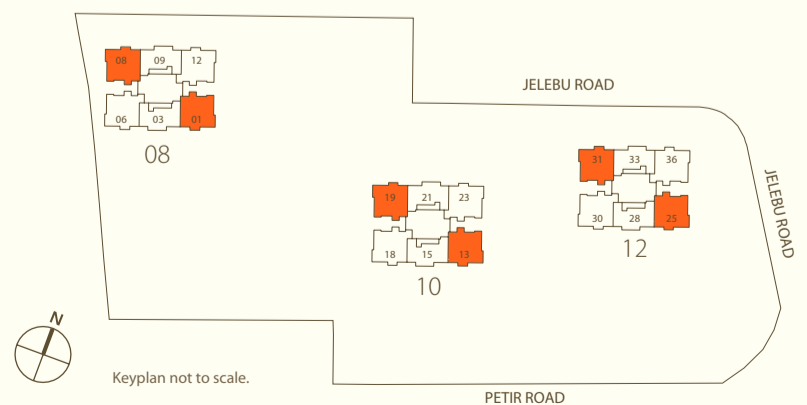
# 4 Bedroom

Type D1



**Type D1**  
126sqm / 1356sqft

- #19-01 – #20-01
- #19-08 – #20-08
- #20-13 – #21-13
- #20-19 – #21-19
- #20-25 – #21-25
- #20-31 – #21-31



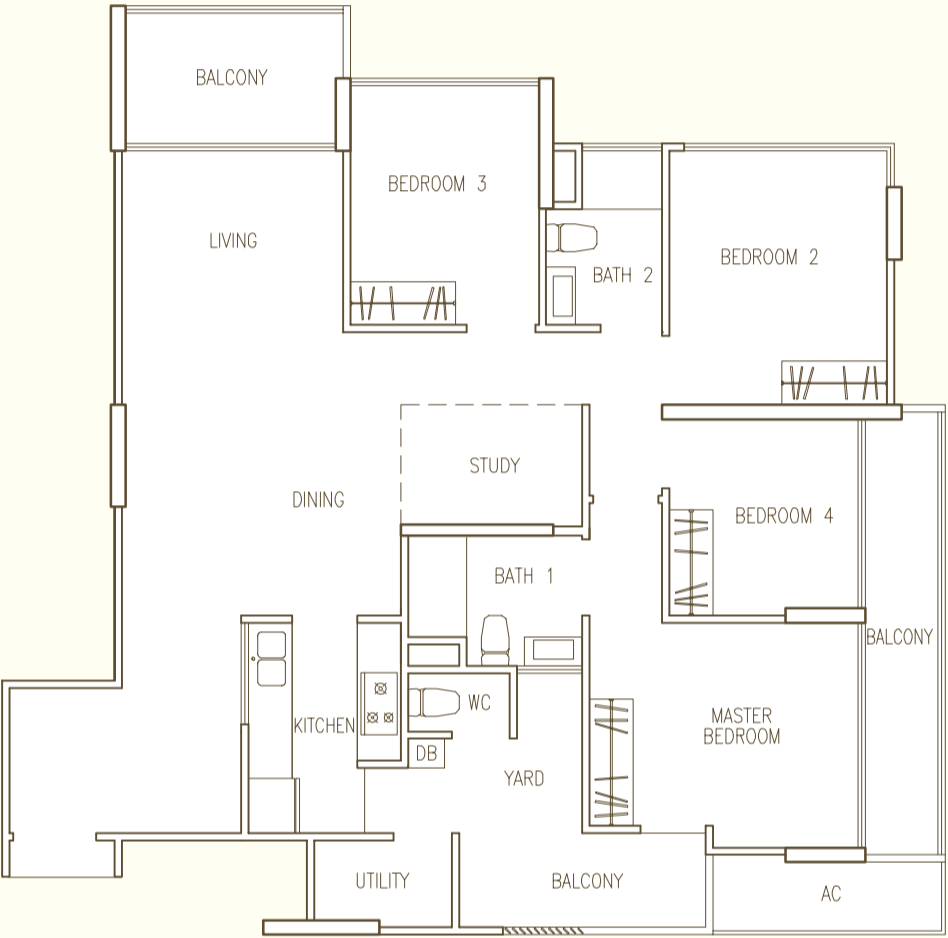
Keyplan not to scale.

The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.



# 4 Bedroom

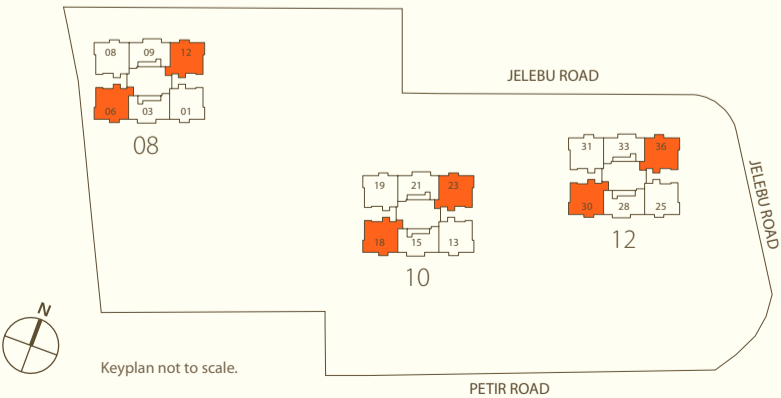
## Type D2



### Type D2

131sqm / 1410sqft

- #19-06 – #20-06
- #19-12 – #20-12
- #20-18 – #21-18
- #20-23 – #21-23
- #20-30 – #21-30
- #20-36 – #21-36



Keyplan not to scale.

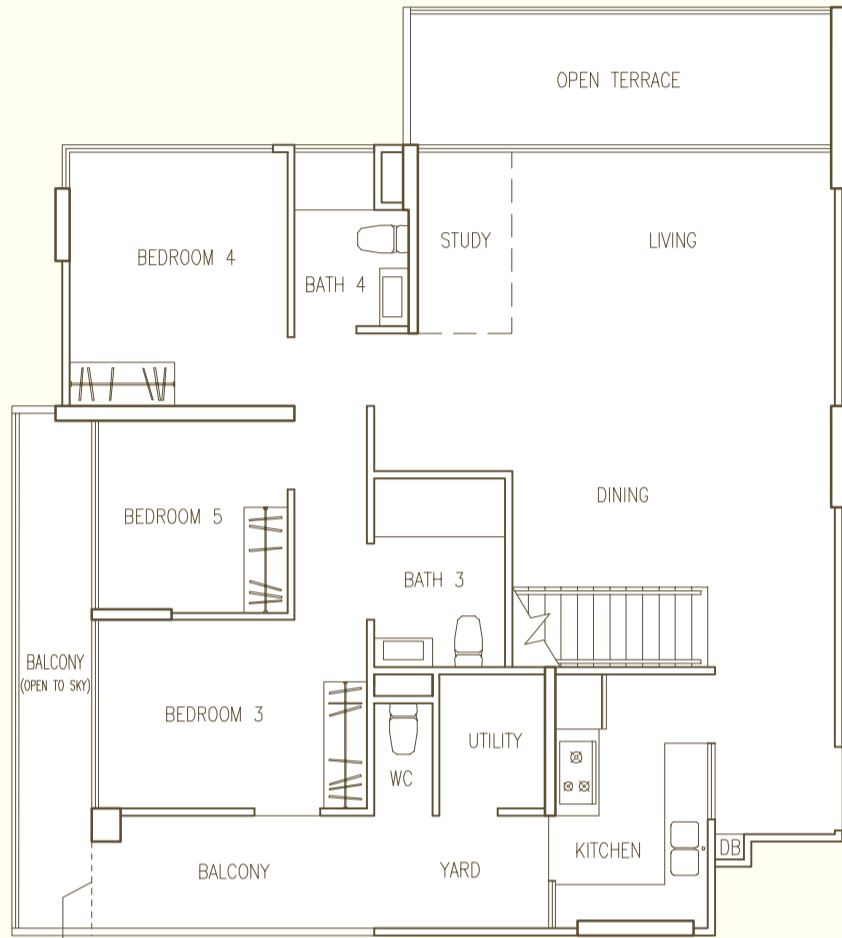


The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.



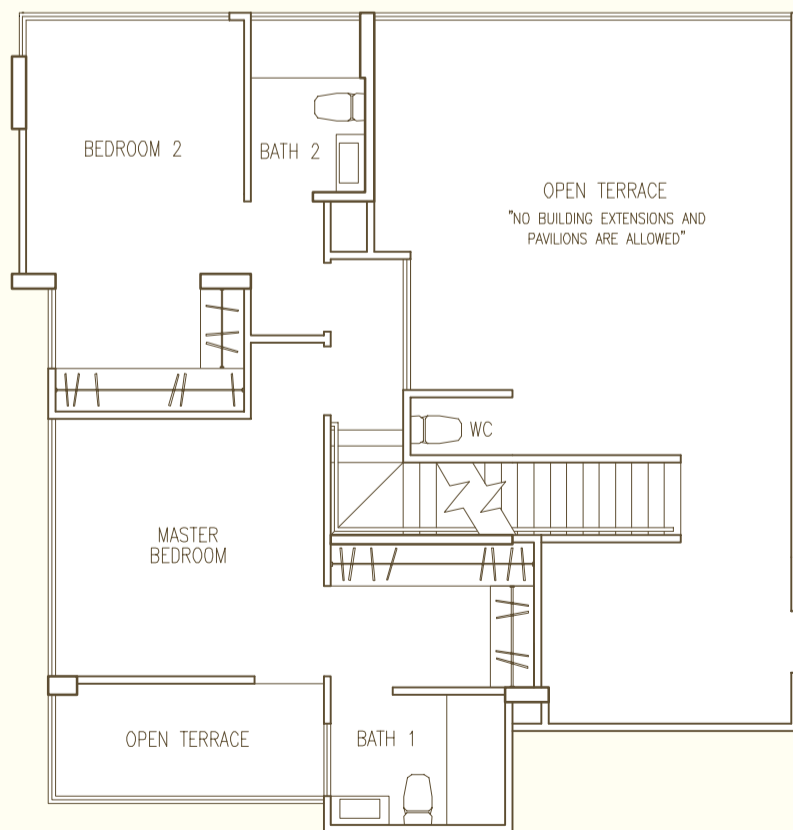
# Penthouse

## Type E1

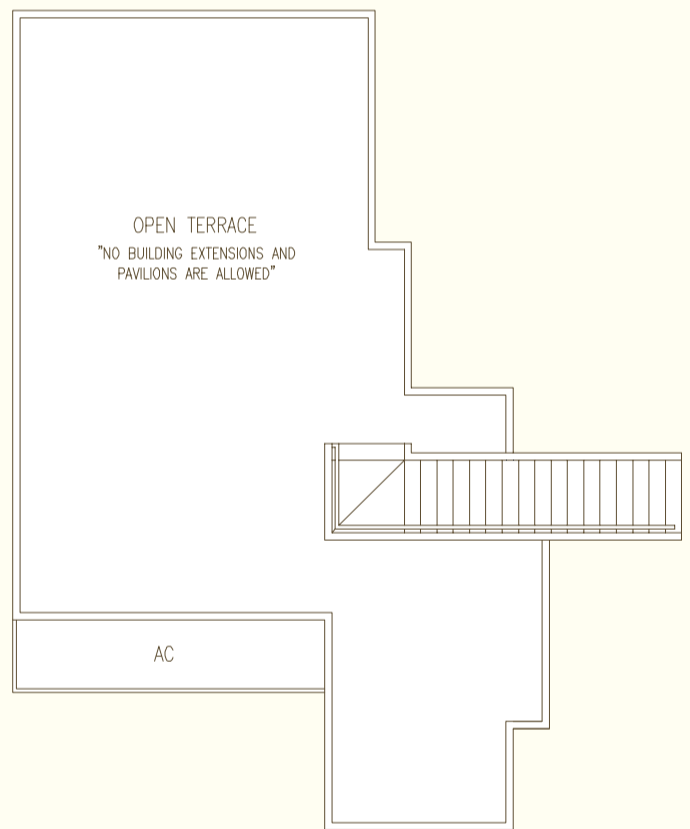


PROFILE OF OPEN TERRACE ABOVE

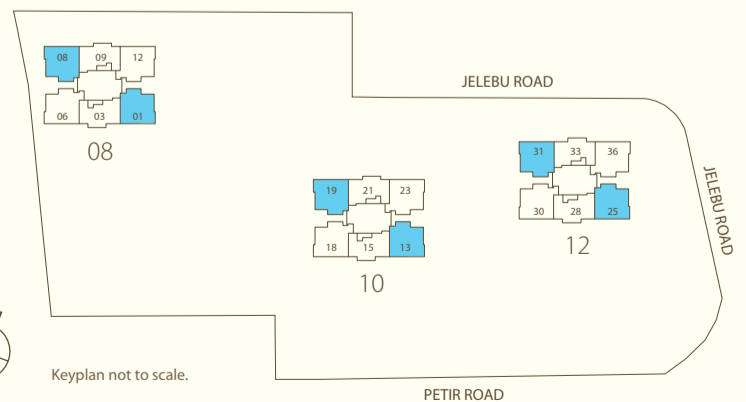
### Lower



### Upper



### Roof



Keyplan not to scale.



The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.

### Type E1

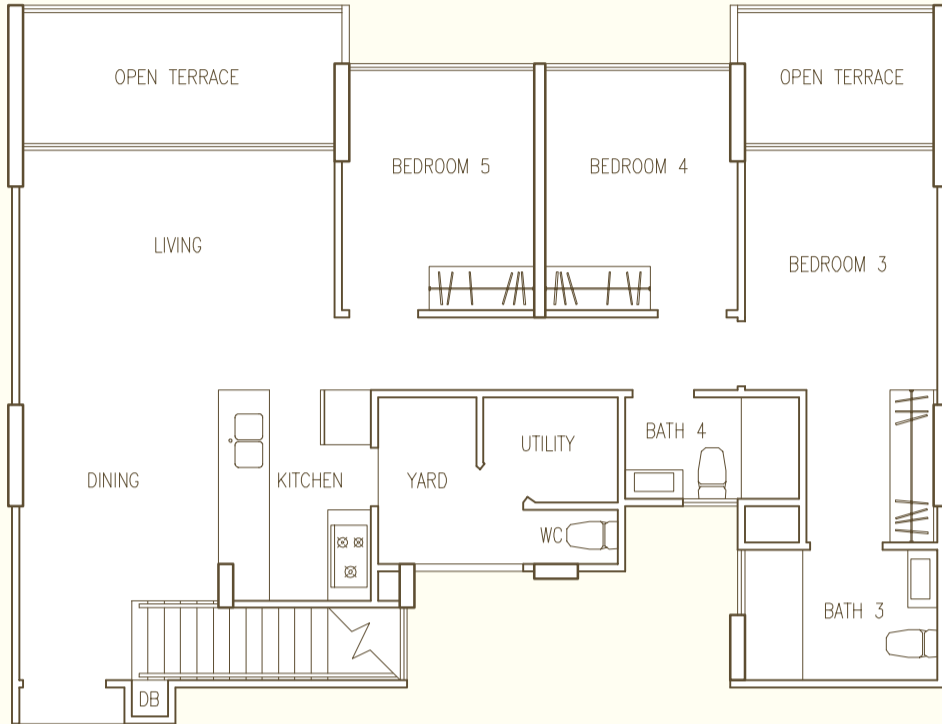
298sqm / 3208sqft

- #21-01
- #21-08
- #22-13
- #22-19
- #22-25
- #22-31

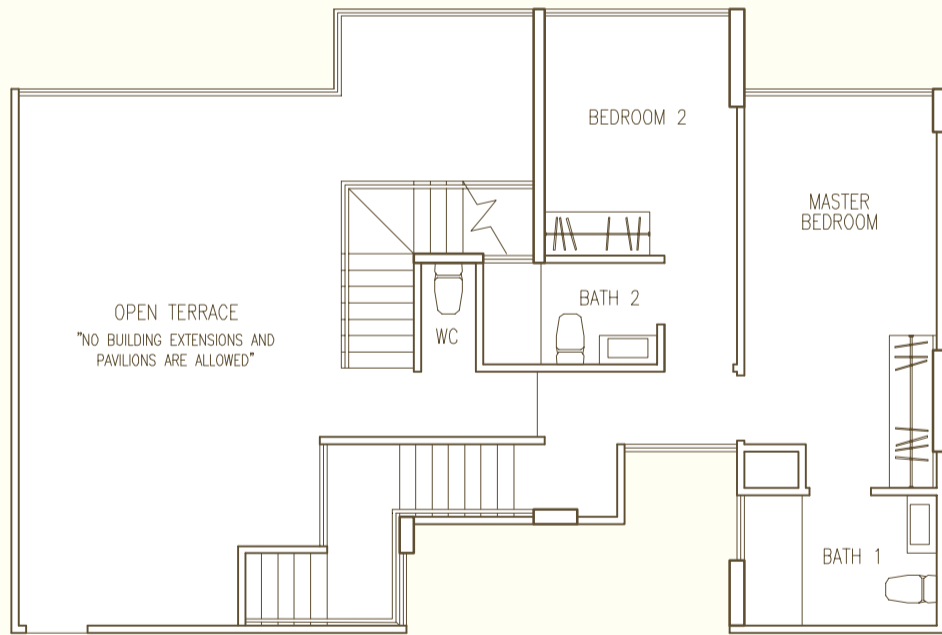


# Penthouse

## Type E2



**Lower**



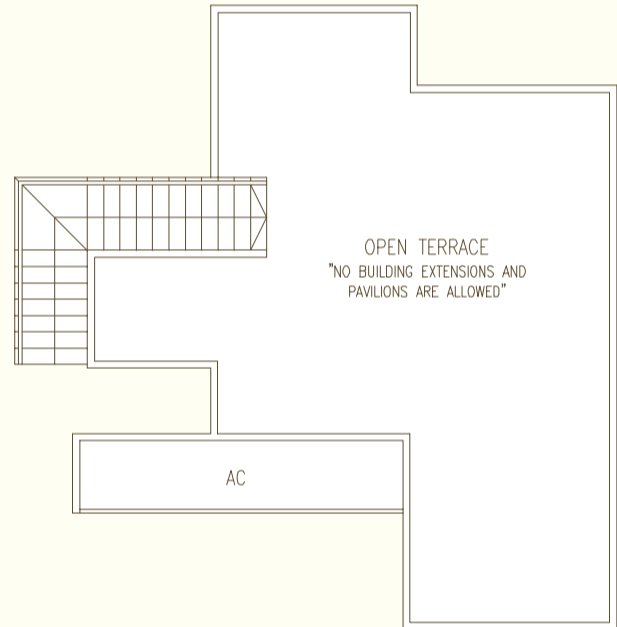
**Upper**

## Type E2

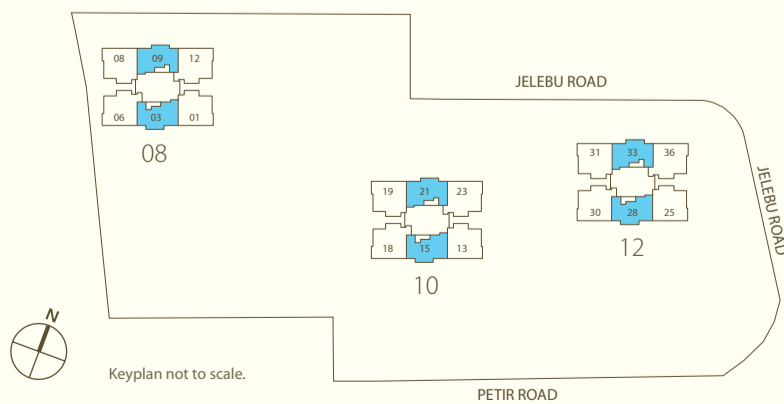
243sqm / 2616sqft

Area inclusive of strata void of 5sqm

- #21-03
- #21-09
- #22-15
- #22-21
- #22-28
- #22-33



**Roof**

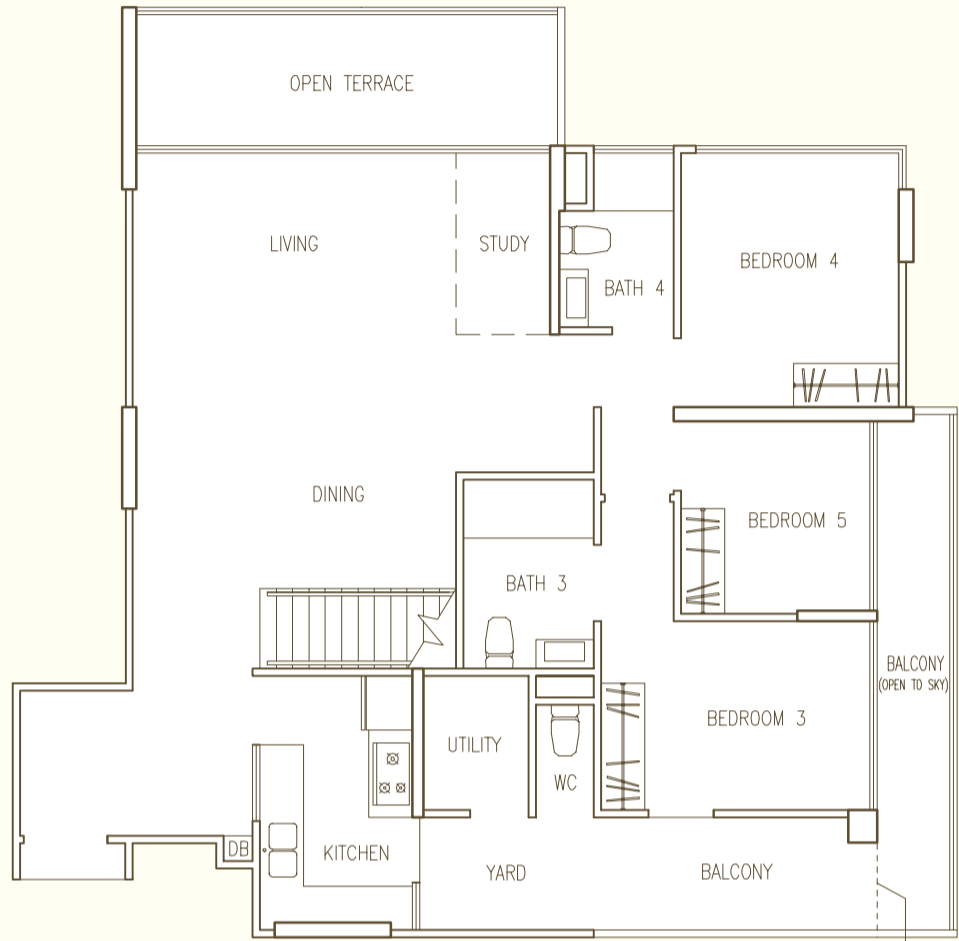


The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.



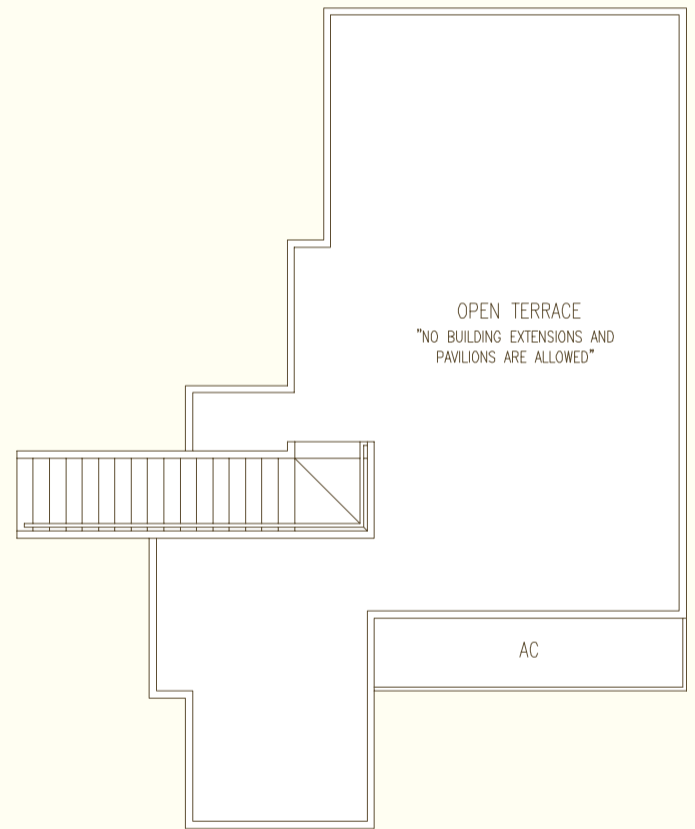
# Penthouse

## Type E3

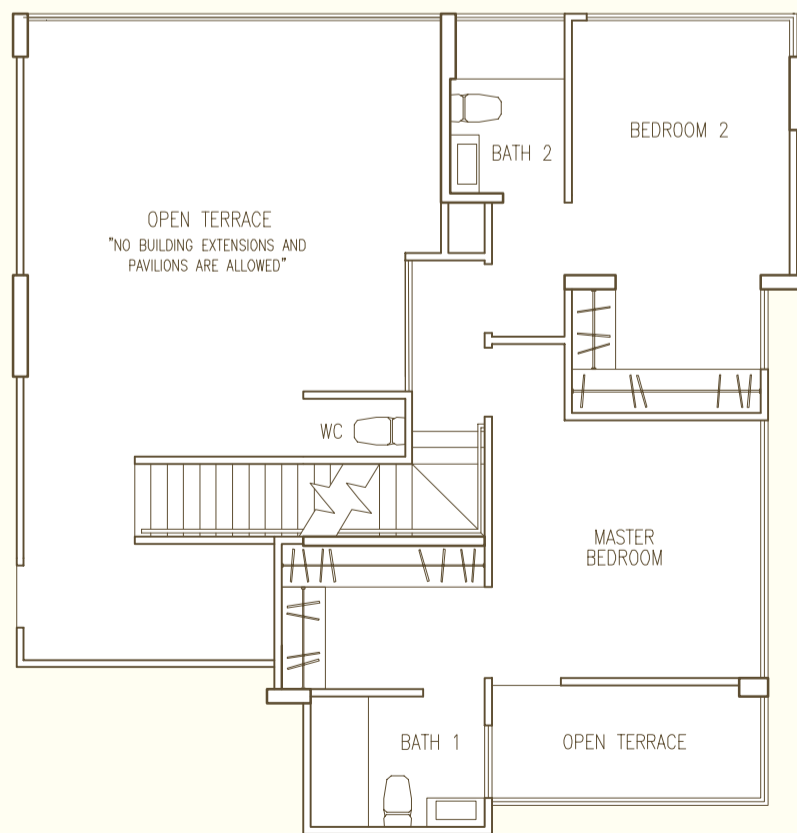


**Lower**

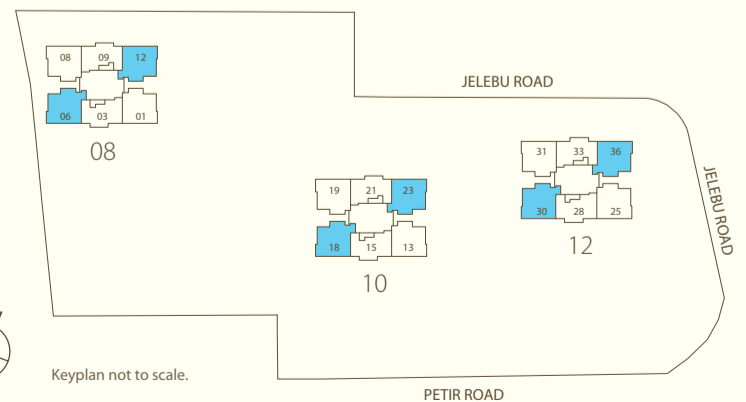
PROFILE OF OPEN TERRACE ABOVE



**Roof**



**Upper**



Keyplan not to scale.



The plans are subjected to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.



# Specifications

## FOUNDATION

Cast in-situ concrete bored piles generally and/or other approved foundation system

## SUPER-STRUCTURE

Reinforced concrete structure

## WALLS

- External: Common clay brick and/or block wall and/or reinforcement concrete walls
- Internal: Common clay brick/reinforcement concrete walls/cement and sand block/aerated block and/or dry wall partition

## ROOF

- Flat Roof: Reinforced concrete roof with appropriate roofing system

## CEILING

- Living, Dining, Study Area, Bedroom, Balcony, Yard, W.C. and Utility: Skim coating on concrete ceiling, with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint
- Kitchen, Hallway to Bedroom and Bathroom: Fibrous plasterboard ceiling with emulsion paint
- Lift Lobbies and Any Other Areas: Cement skim coat on concrete ceiling and/or fibrous plasterboard with emulsion paint

## FINISHES:

### Wall

#### For Apartments:

- Living, Dining, Study Area, Bedroom, Hallway to Bedroom, Yard and Utility: Cement and sand plaster and/or dry wall partition and/or cement skim coat and/or emulsion paint (on exposed surfaces only)
- Kitchen of Type A and B: Glass and/or cement and sand plaster and/or dry wall partition and/or cement skim coat and/or emulsion paint (on exposed surfaces only)
- Kitchen of Type C, D and E: Homogeneous and/or Ceramic tiles and/or Glass (up to false ceiling height and on designated exposed surfaces only)
- Master Bath: Porcelain and/or Ceramic and/or Homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)
- Common Bath: Porcelain and/or Ceramic and/or Homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)
- W.C.: Ceramic tiles (up to false ceiling height and on designated exposed surfaces only)
- Balcony and Open Terrace: Cement and sand plaster and/or cement skim coat with emulsion paint

#### For Common Areas:

- Basements to 5th Storey Lift Lobby: Part Homogeneous and/or Ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish
- Typical Lift Lobby: Part Homogeneous and/or Ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish
- Staircases, 3rd and 4th Storey Car Parks: Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray texture coating finish
- Other Wall Finishes: Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray texture coating finish

### Floor

#### For Apartments:

- Living, Dining, Kitchen of Type A and B, Bedroom of Type A, Study Area and Hallway to Bedroom: Polished Porcelain and/or Homogeneous tiles with timber skirting
- Bedroom of Type B, C, D and E and Internal Staircase of Penthouse: Teak parquet with timber skirting (on exposed surfaces only)
- Master Bath: Porcelain and/or Ceramic and/or Homogeneous tiles (on exposed surfaces only)
- Common Bath: Porcelain and/or Ceramic and/or Homogeneous tiles (on exposed surfaces only)
- Kitchen of Type C, D and E and Yard: Porcelain and/or Ceramic tiles (on exposed surfaces only)
- Utility and W.C.: Ceramic tiles
- A/c Ledges: Cement and sand screed
- Balcony, Open Terrace and External Staircase of Penthouse: Porcelain and/or Ceramic and/or Homogeneous tiles

#### For Common Areas (Internal Floor Finishes)

- Basements to 5th Storey Lift Lobby: Homogeneous and/or Ceramic tiles
- Typical Lift Lobby: Homogeneous and/or Ceramic tiles
- Escape Staircases
  - Basements to 5th Storey : Homogeneous and/or Ceramic tiles
  - Typical Storey: Concrete finish
- Function Room and Reading Room: Homogeneous and/or Ceramic tiles

## WINDOWS

Aluminium framed windows with tinted or frosted glass where appropriate

## DOORS

- Main Entrance: Approved fire-rated veneer wrap timber door
- Bedroom, Master Bath and Common Bath: Veneer wrap timber sliding or swing door
- Dining to Kitchen of Type D1, D2, E1 and E3 only: Veneer wrap timber sliding or swing door with glass infill panel
- Living and Bedroom to Balcony, Living and Bedroom to Open Terrace, Study Area to Open Terrace, Hallway to Open Terrace and Internal Staircase to Open Terrace: Aluminium framed sliding, swing or folding glass door with or without frost
- Kitchen to Yard: Aluminium framed sliding, swing or folding door with or without glass infill panel
- Utility and W.C.: PVC bi-fold door or slide and swing door
- Open Terrace for selected units only: Metal gate

## IRONMONGERY

Lockset and ironmongery shall be provided

## SANITARY FITTINGS

### Master Bath (Type A, B, C, D & E)

1 glass shower compartment complete with shower mixer and shower set  
1 wash basin and mixer tap with cabinet below  
1 pedestal water closet  
1 mirror  
1 paper holder

### Common Bath

1 glass shower compartment complete with shower mixer and shower set  
1 wash basin and mixer tap with cabinet below  
1 pedestal water closet  
1 mirror  
1 paper holder

### W.C.

1 hand-held shower set  
1 pedestal water closet  
1 paper holder  
1 wash basin and mixer tap

## ELECTRICAL INSTALLATION

- Refer to Electrical Schedule for details
- All electrical wiring within the units is concealed in conduits wherever possible except for electrical wiring above false ceiling

## TV/TELEPHONE POINTS

Refer to Electrical Schedule for details

## LIGHTNING PROTECTION

Lightning protection shall be provided in accordance with the relevant Singapore Code.

## PAINTING

External Walls: Sprayed textured coating and/or emulsion paint

Internal Walls: Emulsion paint

## WATER PROOFING

Water proofing shall be provided to floors of Bathroom, Balcony, Kitchen of Type C, D and E, Yard, W.C., Open Terrace, external staircase of penthouse units (where applicable) and RC Flat Roof

## DRIVEWAY AND CAR PARK

Surface Driveway: Concrete and/or clay paving block/stamped concrete finish and/or granite pavers

3rd and 4th Storey Carparks: Reinforced concrete slab

## RECREATION FACILITIES

- Lap Pool
- Wading Pool
- Spa Pool
- Cascading Pool
- Aqua Gym
- Function Rooms
- Gymnasium
- Reading Room
- 1 male changing/shower room with sauna; 1 female changing/shower room with sauna
- Pool Deck
- Children's Playground
- BBQ Area and Gourmet Dining
- 1 Recreational Tennis Court
- Fitness Stations
- Garden Lounge
- Lounge Pool
- Jogging Track

## ADDITIONAL ITEMS

The following items will be provided by the Developer:

- High and/or low kitchen cabinets with solid surface counter top and kitchen sink, cooker hood, cooker hob (electric or gas where applicable) and oven
- Wall mounted single/multi split fan coil unit air-conditioning system provided to Living, Dining and Bedrooms
- Built-in wardrobe to all Bedrooms
- Hot Water Supply shall be provided to all Bathrooms (exclude W.C. and Kitchen). Electric storage heater shall be provided to Type A and B units. Type C, D and E units shall be provided with gas water heater. Turn-on and utility charges shall be borne by the Purchaser
- Electric cooker hob shall be provided to Type A and B units. Gas cooker hob with town gas supply shall be provided to Type C, D and E units. Turn-on and utility charges shall be borne by the Purchaser
- Audio Telephony System: Provision of audio intercom between guard house and apartment units based on a system using normal telephone line without phone equipment for the unit

### Notes:

Marble, compressed marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color 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, compressed marble, limestone and 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.

Timber strips are natural materials containing vein 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 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.

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in the relevant Singapore Standards. Manufacturing and constructional tolerances are expected.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets, vanity cabinet and mirror.

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.

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 Architect's selection and market availability.

Layout/ Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

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 Architect's sole discretion and final design.

The allowable structural loading of the Open Terraces at the penthouse units is 1.5 kN/m<sup>2</sup>. Only localized area selected at the sole discretion of the Architect would be 5 kN/m<sup>2</sup>.

Jacuzzi, water feature and/or planting will not be provided at the Open Terraces.

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.

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.

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 purview/ control of the Vendor.

The Vendor shall endeavor to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or

parts thereof), so as to enable the Unit 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 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 and/or Housing Project.

The Purchaser is liable to pay 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.

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.

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 17.

#### Disclaimer

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

## ELECTRICAL SCHEDULE

ITEMS	UNITTYPE											
	A1/A1s	A1a	A2/A2s	A2a	B1/B1s	B1a	C1	D1	D2	E1	E2	E3
LIGHTING POINT	6	6	6	6	10	11	16	19	19	37	31	37
13A S/S/O	9	9	9	9	14	14	23	27	27	34	30	34
15A SWITCHED S/S/O FOR WASHING MACHINE	1	1	1	1	1	1	1	1	1	1	1	1
AIRCON ISOLATOR	1	1	1	1	2	2	2	3	3	3	3	3
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER ISO (GAS)	-	-	-	-	-	-	1	1	1	1	1	1
WATER HEATER ISO (ELEC)	1	1	1	1	1	1	-	-	-	-	-	-
TV POINT	1	1	1	1	3	3	4	5	5	6	6	6
TELEPHONE POINT	2	2	2	2	3	3	4	6	6	7	6	7
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1
OPEN NET POINT	1	1	1	1	1	1	1	1	1	1	1	1

Note: All isolators for compressor units are subject to air-conditioning equipment configuration.



Jointly Developed by:  
Sim Lian Group Ltd & Sim Lian Development Pte. Ltd.





drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
shop.transit.relax.eat.live  
celebrate.read.refresh  
drink.wine.dine.play.chill  
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