



Kent Residences







Live.
Work.
Play.

Enjoy everyday every moments...



Every moment is a delightful experience
at kent Residences.

Comprising of 13 freehold units,
presenting an exclusivity of space and privacy.

Freehold • Exclusive



Artist's Impression Only

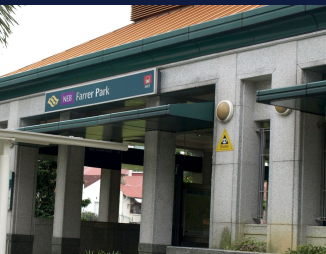


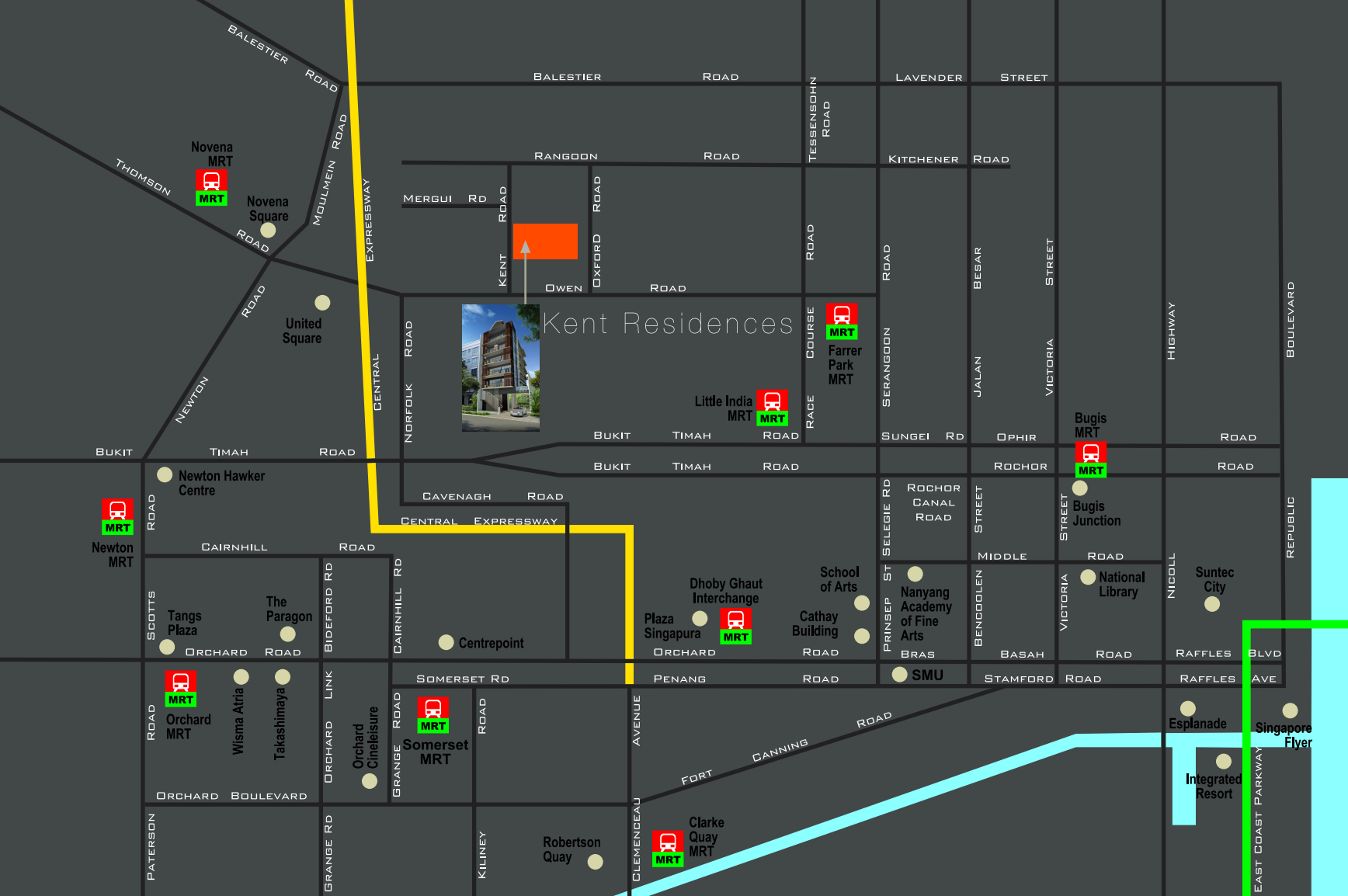
Experience life...

Enjoy the conveniences and pleasures...

You won't have to go far for shopping, dining or entertainments
with mrt and major expressway minutes away.

Daily living needs are also taken care of with market and food centre around the corner.





Relax your senses...





Lounge by the pool, pump it up at the gym...

Artist's Impression Only

Site plan



pursue
perfection





Type C Artist's Impression Only

Efficient usage of space brings comfort for your everyday living.



Type C Artist's Impression Only

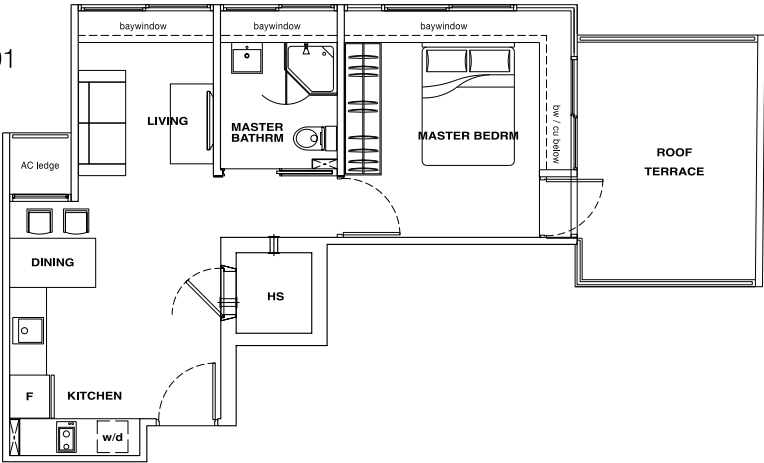


Form and function...



Type A1
1 bdrm
57 sq m

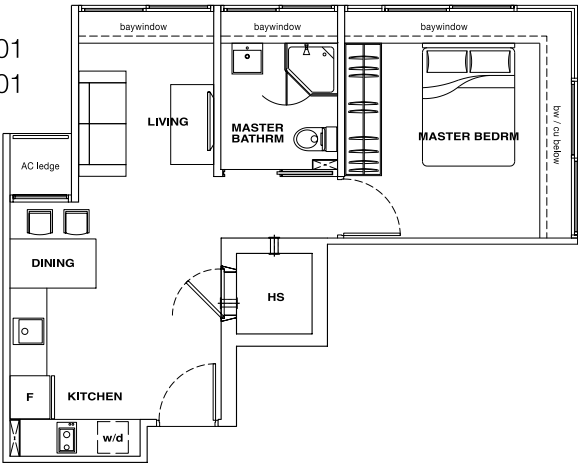
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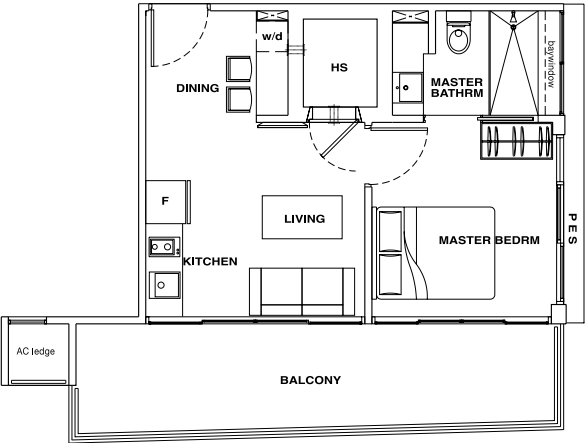
Type A
1 bdrm
47 sq m

#03-01

#04-01



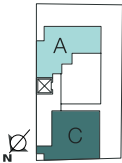
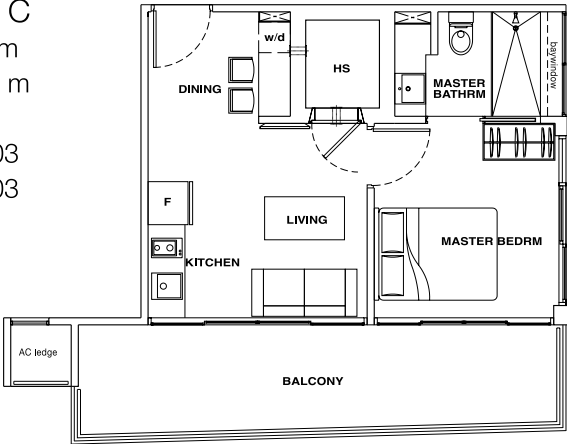
Type C1
1 bdrm
52 sq m
#02-03



Type C
1 bdrm
50 sq m

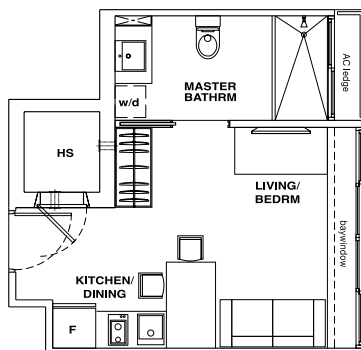
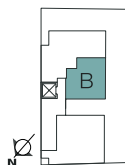
#03-03

#04-03



Type B
Studio
29 sq m

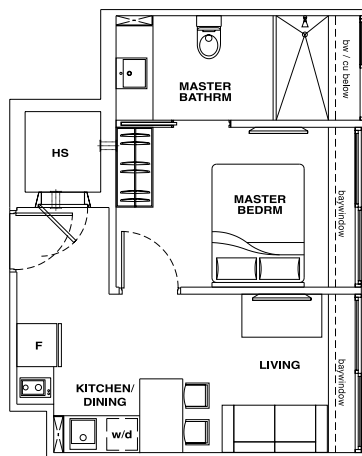
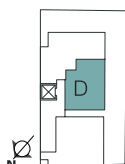
#02-02



Type D
1 bdrm
38 sq m

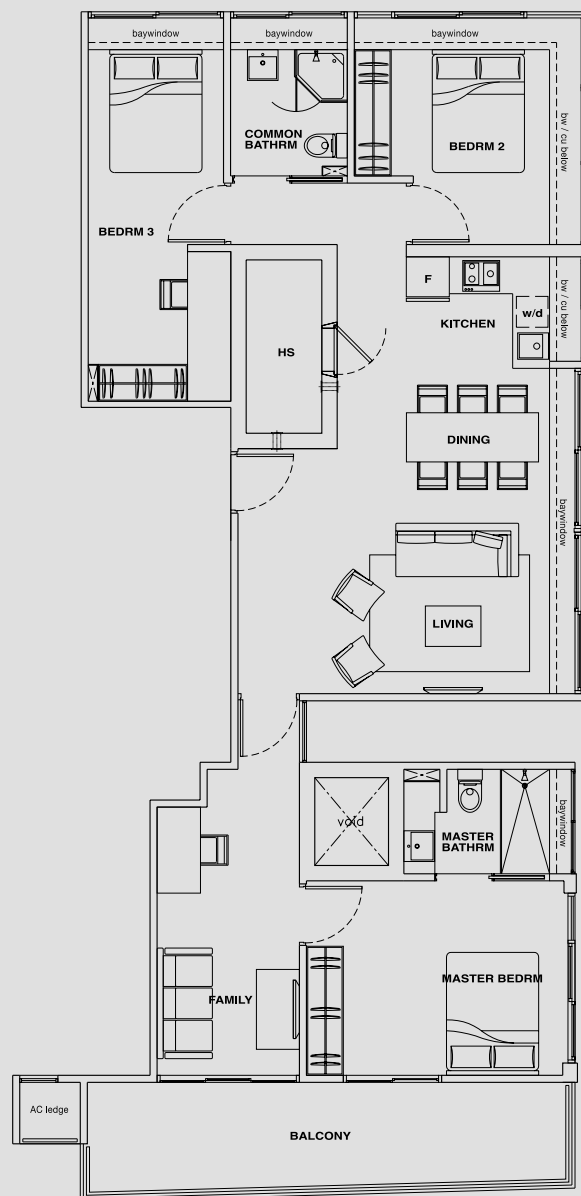
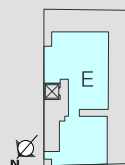
#03-02

#04-02



Type E
3 bdrm
131 sq m

#05-02



E
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X
E



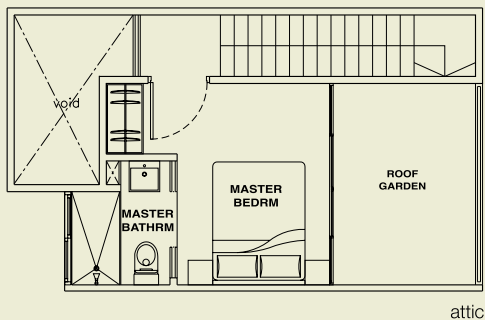
Penthouse





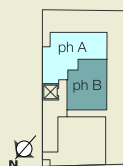
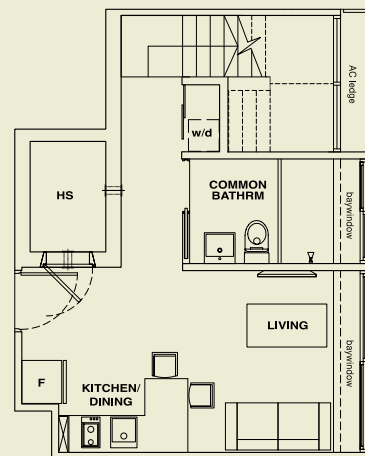
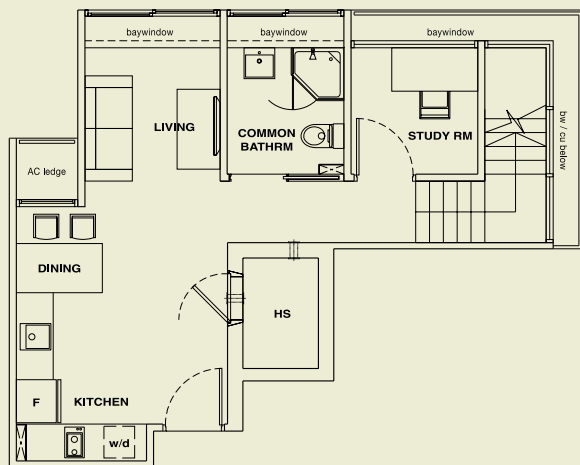
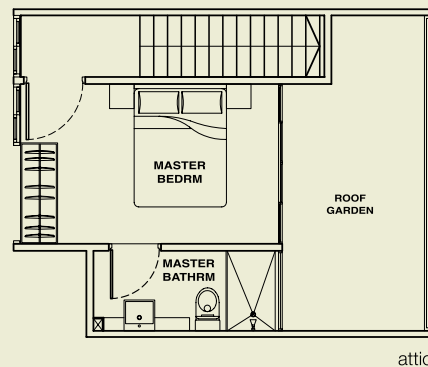
ph A
1+1 bdrm
76 sq m

#06-01



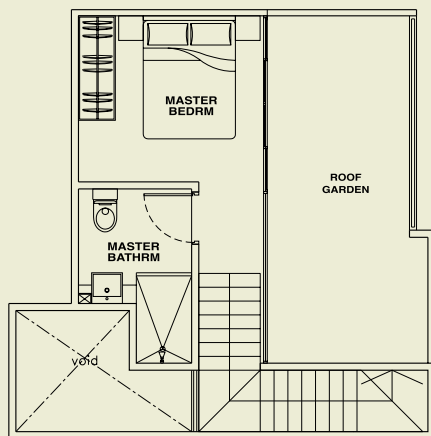
ph B
1 bdrm
71 sq m

#06-02

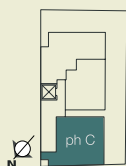
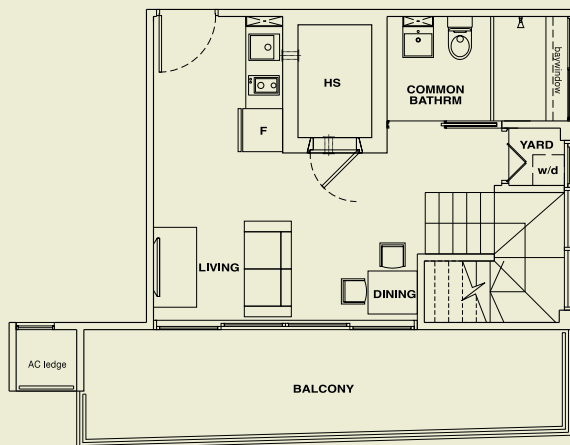


ph C
1 bdrm
86 sq m

#06-03



attic



SPECIFICATION

1. Foundation

 Pile and/or raft foundation to engineer's design.

2. Superstructure

 Reinforced concrete structure to engineer's specification.

3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls.
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls.

4. Roof

 Reinforced concrete flat roof and/or metal roof.
 Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.

5. Ceiling

For Apartments

- a) Living/Dining, Bedrooms, Study, Balcony, Yard :Skim coat and/or ceiling board with emulsion paint finish.
- b) Bathrooms and Kitchen : Skim coat and/or water resistant ceiling board with emulsion paint finish.
- c) Household Shelter : Skim coat with emulsion paint finish.

For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
- b) Carpark : Skim coat with emulsion paint finish.
- c) Staircases : Skim coat with emulsion paint finish.

6. Finishes

Wall

For Apartments

- a) Living/Dining, Bedrooms, Study, Household Shelter, Staircase :Plaster and/or skim coat with emulsion paint finish.
- b) Master Bath : Marbles and/or ceramic tiles and/or stones tiles finish.
- c) Other Bathrooms : Marbles and/or ceramic tiles and/or homogenous tiles finish.
- d) Open Terrace, Balcony, Yard :Plaster and/or skim coat with emulsion paint finish.
 Note: No tiles/stone behind mirrors and above false ceiling.

For Common Areas

- a) 1st Storey Lift Lobby : Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies, Corridors : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
- c) Carpark and Ramps : Plaster and/or skim coat with emulsion paint finish.
- d) Corridors : Plaster and/or skim coat with emulsion paint finish.
- e) Staircases : Plaster and/or skim coat with emulsion paint finish.

Floor

For Apartments

- a) Living/Dining : Homogenous tiles with tiles skirting finish.
- b) Open Terrace, Balcony : Ceramic tiles and/or stones tiles finish.
- c) Kitchen : Homogenous tiles and/or ceramic tiles finish.
- d) Household Shelter, Yard: Ceramic tiles and/or homogenous tiles finish.
- e) Master Bath, Common Bathrooms : Homogenous tiles and/or ceramic tiles and/or stones tiles finish.
- f) Bedrooms, Study : Homogenous tiles and/or ceramic tiles and/or stones tiles finish.
- g) Planter Boxes, A/C Ledges : Cement screed with paint finish.

For Common Areas

- a) 1st Storey Lift Lobby : Ceramic tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies Corridors : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Carpark and Ramps : Cement and sand screed finish.
- d) Deck, Gymnasium, Walkway : Ceramic tiles and/or stones tiles finish.
- e) Staircases : Cement and sand screed finish with nosing.

7. Windows

 Powder coated aluminum framed with approximately 6 mm glass.

8. Doors

 Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.
 Steel door for house shelter as per requirement of authority.
 Quality imported locks brand 'VBH' or equivalent.

9. Sanitary fittings

a) Master Bathroom

 1 sunken bath (if any) with shower mixer and rainshower set and shower set.
 1 basin and mixer tap
 1 pedestal water closet
 1 mirror
 1 toilet paper holder

b) Common Bathrooms

 1 shower bath with shower mixer and shower set.
 1 basin and mixer tap
 1 pedestal water closet
 1 mirror
 1 toilet holder

10. Electrical Installation

 All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required).
 Refer to Electrical Schedule for details.

11. TV/Telephone

 TV/telephone points shall be provided in accordance to the Electrical Schedule

12. Lightning Protection

 Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Painting

- a) Internal wall : Emulsion water-based paint.
- b) External wall : Selected oil-based base coat and water-based exterior paint.

14. Water Proofing

 Waterproofing to reinforced concrete flat roof and bathrooms (if any).

15. Driveway and Car Park

 Total 12 mechanical lots with metal and/or concrete and/or ceramic and/or stone finish.
 Consist of 2 x 6 lots of car dimension H1.55m x W1.9m x L5.0m

16. Recreation Facilities

 The followings are provided:

- a) Swimming pool
- b) Gymnasium

17. Additional Items

a) Kitchen Cabinets

 High and low kitchen cabinets with solid surface countertop complete with "Bosch" brand hob and cooker hood.
 One stainless steel sink complete with tap.

b) Wardrobes

 Built-in wardrobes to all bedrooms (if any).

c) Air-Conditioning

 Split type inverter air conditioner ("DAIKIN" or equivalent) provided in living, dining, and bedrooms/study.

d) Water Heater

 Heater of "Ariston" or equivalent.

e) Railing

 Mild steel for common stair railing.
 Stainless steel and/or steel and/or glass for other railings.

f) Security

 Audio intercom to all units.

g) Lift

 1 passenger lifts ("KONE" or equivalent) from 1st floor to 6th floor.

Electrical Schedule:

	U N I T T Y P E							
	A1 A	B	C1 C	D	E	PH A	PH B	PH C
Lighting Point	6	4	7	6	14	13	11	14
13A S/S/O	5	4	7	6	11	7	7	8
2X13A S/S/O	5	4	5	5	11	6	5	5
SCV Point	3	2	3	3	8	4	3	3
Telephone Point	3	2	2	3	7	4	3	3
Data Point	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	2	3	3	3	3
15A S/S/O	1	1	1	1	1	1	1	1
Cooker	1	1	1	1	1	1	1	1
Hood	1	1	1	1	1	1	1	1
Isolator	1	1	1	1	3	2	2	2
Oven	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1
Bell	1	1	1	1	1	1	1	1

Note:

1) **Stone:** Stone is natural material containing veins with tonality differences. There **will** be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.

2) **Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

3) **Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

4) **Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

5) **Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

6) **Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

NAME OF PROJECT	Kent Residences
ADDRESS OF PROJECT	23 Kent Road, Singapore 219219
DEVELOPER	Hume Capital Pte Ltd
TENURE OF LAND	Estate in Free Simple (Freehold)
LEGAL DESCRIPTION	LOT 014661W TS 18
PLANNING APPROVAL NO.	ES20070606-R0181
BUILDING PLAN NO.	A1276-00352-2007-BP01
DEVELOPER'S LICENCE NO.	C0402
TOP NO LATER THAN	31 Dec 2011
LEGAL COMPLETION NO LATER THAN	31 Dec 2014

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An quality development by Oxley



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