

ONE  
DRAYCOTT

BESPOKE LUXURY







“ I AM DELIGHTED  
TO SHARE WITH  
YOU A BESPOKE  
DEVELOPMENT  
WHICH SURROUNDS  
YOU IN LUXURY. ”

Teh Lip Kim, Managing Director



# HOME FOR THE MODERN MINIMALIST

64 well-designed two-bedroom apartments that are crafted and curated by innovative designers.

Envisioned by Selangor Dredging Berhad to be a style icon in luxury residences, the vision was brought to life by CarverHaggard of London. For One Draycott, SDB worked with the award-winning architects to bring understated elegance to a contemporary building.

## CARVERHAGGARD OF LONDON

CarverHaggard is an architecture practice led by Josh Carver and William Haggard, graduates of the Cambridge University School of Architecture. Based in London, they work on design and research projects around the world and they have been selected by the Architecture Foundation as one of the top emerging practices in the UK.







Nearby landmarks.

# A PRESTIGIOUS LOCATION

One Draycott is perfectly positioned in the Ardmore Draycott residential enclave.

With its proximity to Orchard Road, the residence is just a few minutes away from the city's main shopping and entertainment area. Yet it is nestled amidst lush landscaped gardens, within the quiet residential enclave of Singapore's most sought-after address.

## TRANSPORTATION

|                     |         |
|---------------------|---------|
| Orchard MRT Station | 4 mins  |
|                     | 15 mins |
| Newton MRT Station  | 4 mins  |
|                     | 17 mins |

## SHOPPING

|                       |         |
|-----------------------|---------|
| Far East Plaza        | 3 min   |
|                       | 8 mins  |
| Shaw Centre           | 4 mins  |
|                       | 11 mins |
| Tanglin Shopping Mall | 6 mins  |
|                       | 10 mins |
| Tangs Plaza           | 3 mins  |
|                       | 13 mins |
| ION Orchard Mall      | 4 mins  |
|                       | 15 mins |
| Takashimaya           | 4 mins  |
|                       | 20 mins |
| The Paragon           | 5 mins  |
|                       | 17 mins |

## CLUBS/ASSOCIATIONS

|                       |         |
|-----------------------|---------|
| The Tanglin Club      | 1 min   |
|                       | 2 mins  |
| American Club         | 1 min   |
|                       | 4 mins  |
| Japan Creative Centre | 8 mins  |
|                       | 10 mins |
| Raffles Town Club     | 6 mins  |
|                       | 23 mins |

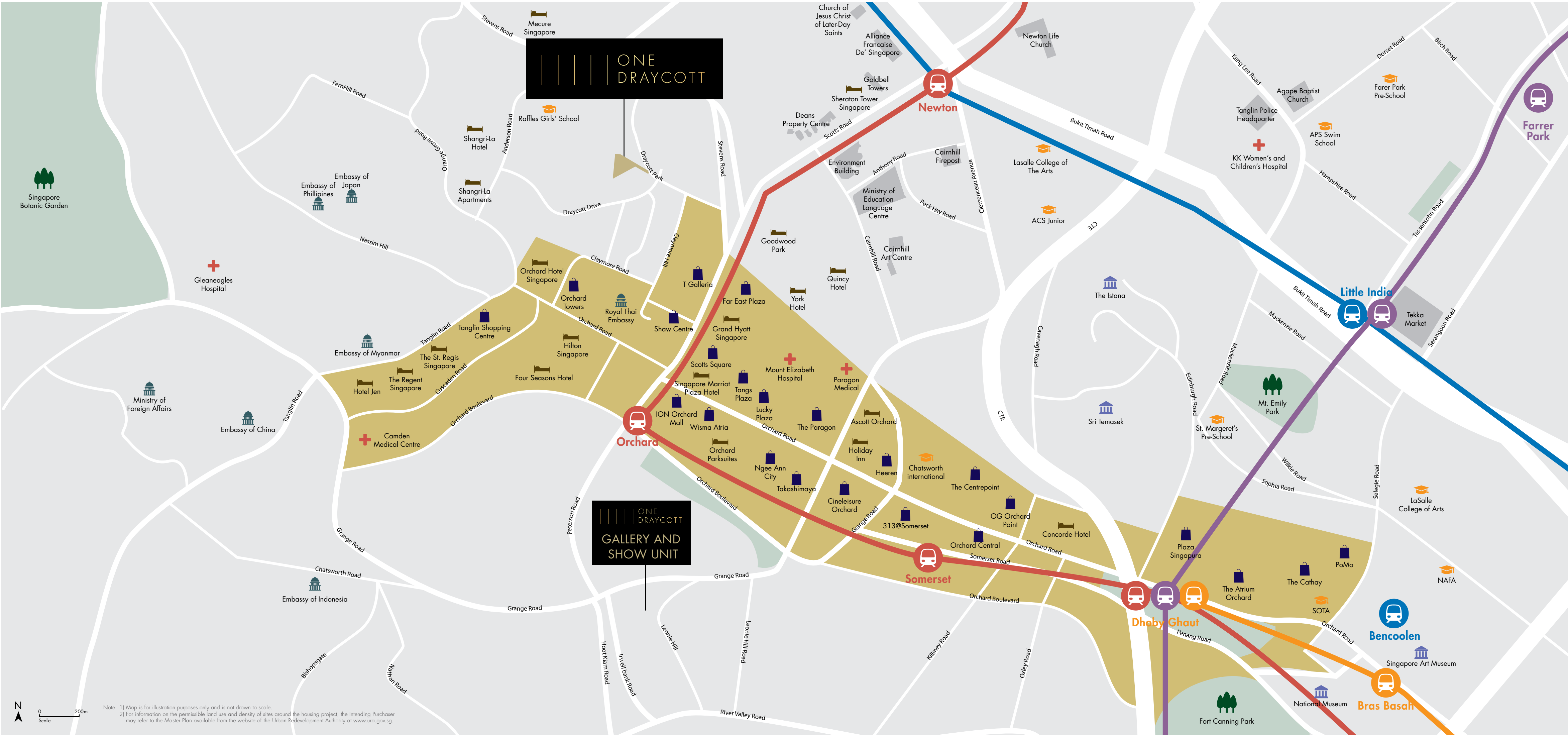
## EDUCATION

|                                           |         |
|-------------------------------------------|---------|
| Raffles Girls' School                     | 1 min   |
|                                           | 7 mins  |
| Etonhouse International School            | 7 mins  |
|                                           | 11 mins |
| AXA University (Asia Pacific Campus)      | 4 mins  |
|                                           | 17 mins |
| International Singapore School (ISS)      | 4 mins  |
|                                           | 16 mins |
| Chatsworth International School (Orchard) | 9 mins  |
| Anglo Chinese School (Junior)             | 7 mins  |
|                                           | 20 mins |
| Lasalle College of Art                    | 10 mins |
| Singapore Chinese Girls' School           | 6 mins  |
| Saint Joseph's Institution                | 5 mins  |

## MEDICAL FACILITY

|                                |         |
|--------------------------------|---------|
| Mount Elizabeth Medical Centre | 6 mins  |
|                                | 15 mins |
| Mount Elizabeth Hospital       | 5 mins  |
|                                | 16 mins |
| Paragon Medical Centre         | 5 mins  |
|                                | 18 mins |
| Gleneagles Hospital            | 8 mins  |
|                                | 22 mins |





# AN ICONIC FAÇADE

One Draycott is a masterpiece of style and elegance. Contemporary curtain walls create a clean silhouette with muted gold and champagne trimmings alongside black horizontal bands.

The perforated black metallic panels on the crown create a unique identity to the building and expansive windows and glass balustrades further create an ambience of open space while letting in natural light.

Drawing on the unique triangular shape of the site, the building is designed to offer views from every unit.



Artist's Impression



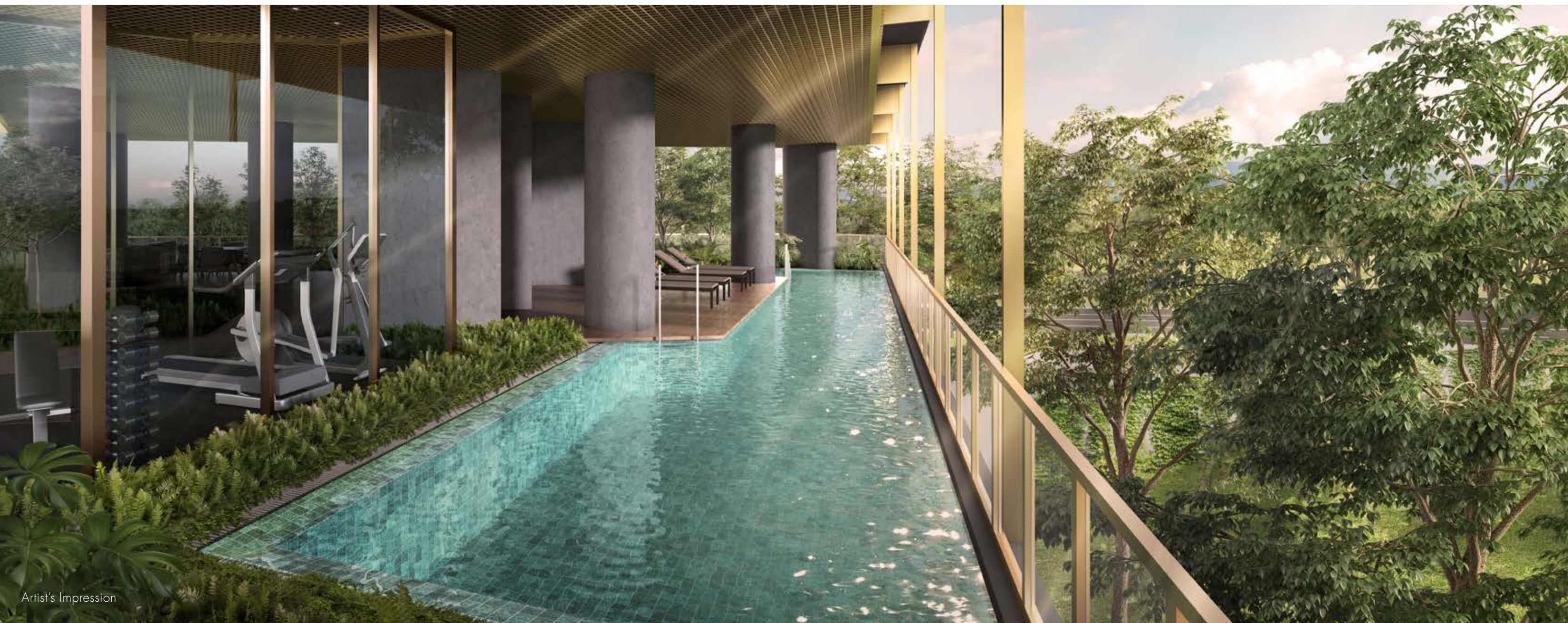
# AN EXCEPTIONAL LIFESTYLE

One Draycott combines functionality, art and nature.

The facilities deck has been designed to carry through the gold and champagne detailing right up to the patterned ceiling. Complementing the architecture is a lush tropical landscape which provides an immediate sense of calm and serenity.

Here, there are pockets of green spaces, with clusters of trees and feature walls with vertical planting. A lap pool flanks one side of the triangular deck, overlooking the surroundings.

“EVERY PRODUCT WE CREATE MUST BE CAREFULLY CRAFTED AND CURATED TO DELIVER AN EXTRAORDINARY LIVING EXPERIENCE.”







Artist's Impression

Residents may cook and dine in the outdoor dining area or just relax and unwind amidst lush greenery.



# LUXURY IN EVERY DETAIL

As you step into your private enclave,  
a bespoke art piece awaits you.

Interwoven geometric engravings adorn the Lucerna stone panels of a wall installation while the entrance door features oak facets which have been individually handcrafted and stained to create a unique patterned design. These art pieces have been specifically commissioned for each home by Anna and David Hiscock.



Actual Show Unit Photo

Each balcony has collapsible perforated  
screens that allow for a flexible living space.





Herringbone timber flooring provides a warm and restful ambience while the champagne frames lend a touch of understated elegance.



Each home comes with a fully fitted kitchen.



# THE ART OF ANNA & DAVID

SDB has commissioned Anna and David Hiscock to enhance the beauty of One Draycott.

The Hiscocks' geometric gate, interwoven with fine steel and polished cubetti – small cubes of Lucerna stones extracted from the foot of the Italian Alps – greet residents at the lobby.

David works on the interwoven steel and stone entrance gate.



The circular sculpture at the drop-off area is made from Lucerna stones that have been hand-cut by Italian stonecutters to resemble the scales of a pangolin.



Artist's Impression



Anna and David also handcrafted the wall installation and oak facets at the timber door located at the private lift lobby of each home.



The oak facets for the timber door are individually handcrafted.

## DAH STUDIO

Anna and David Hiscock – long-standing practitioners of British fine art and design, share a respect for the life and character of materials and the value of craft. One of David’s multiple talents include photography. He has worked with Donna Karan, Paul McCartney and Conde Nast and has had his work exhibited at the National Portrait Gallery, London. Anna has a background in fashion and jewellery design and has worked with Swarovski, Harrods, and Puma with Alexander McQueen.

Selangor Dredging Berhad has been working with the Hiscocks for the past 10 years. This creative partnership has brought to life an array of large-scale sculptures, photography works, paintings, interior design, furniture and architectural finishes and detailing.

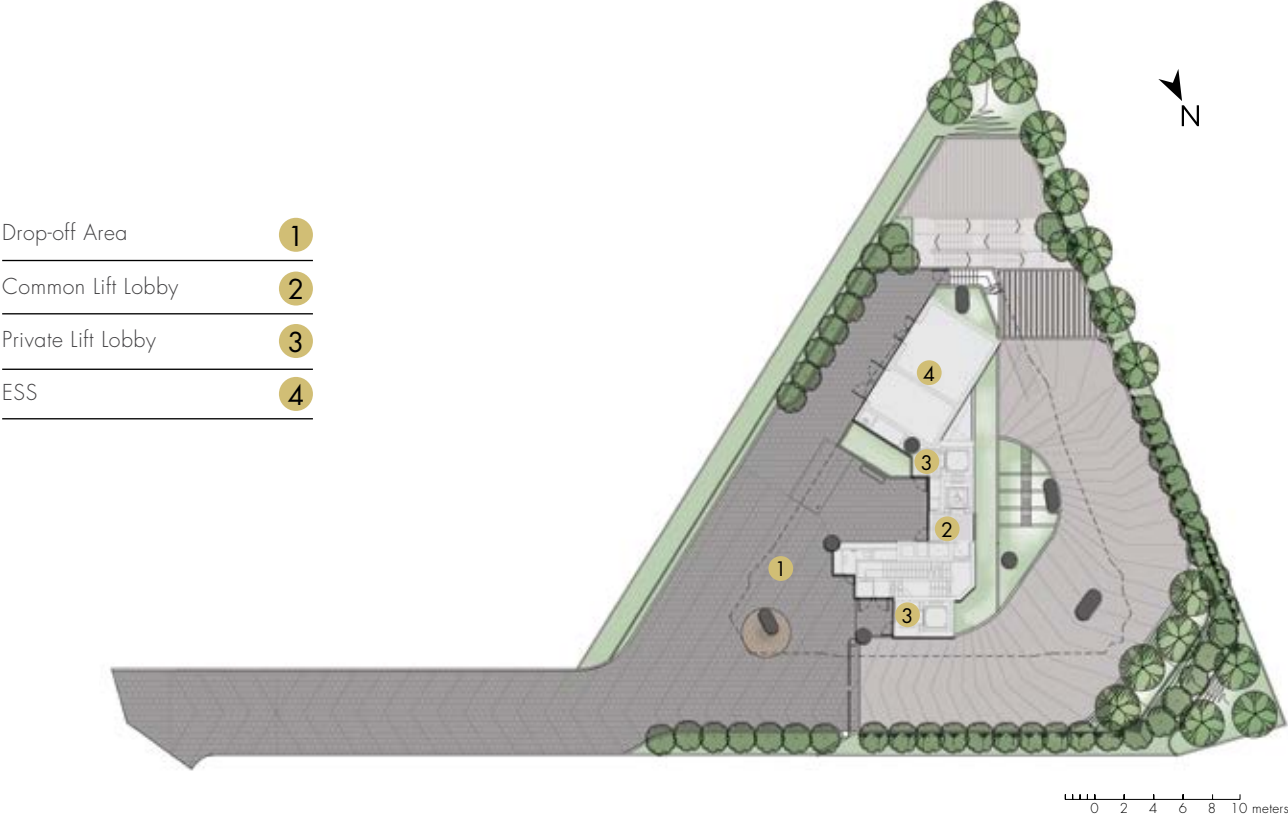


Wood stain is used to enhance the oak’s characteristic grain.



# SITE PLAN

## LEVEL 1 – ARRIVAL



## LEVEL 2 – FACILITIES



# UNIT DISTRIBUTION

| TYPE<br>LEVEL | TYPE A                                            |                  | TYPE B           |                  |
|---------------|---------------------------------------------------|------------------|------------------|------------------|
| 18            | #18-01 (A1 - PH)                                  | #18-02 (A2 - PH) | #18-03 (B1 - PH) | #18-04 (B2 - PH) |
| 17            | #17-01 (A1)                                       | #17-02 (A2)      | #17-03 (B1)      | #17-04 (B2)      |
| 16            | #16-01 (A1)                                       | #16-02 (A2)      | #16-03 (B1)      | #16-04 (B2)      |
| 15            | #15-01 (A1)                                       | #15-02 (A2)      | #15-03 (B1)      | #15-04 (B2)      |
| 14            | #14-01 (A1)                                       | #14-02 (A2)      | #14-03 (B1)      | #14-04 (B2)      |
| 13            | #13-01 (A1)                                       | #13-02 (A2)      | #13-03 (B1)      | #13-04 (B2)      |
| 12            | #12-01 (A1)                                       | #12-02 (A2)      | #12-03 (B1)      | #12-04 (B2)      |
| 11            | #11-01 (A1)                                       | #11-02 (A2)      | #11-03 (B1)      | #11-04 (B2)      |
| 10            | #10-01 (A1)                                       | #10-02 (A2)      | #10-03 (B1)      | #10-04 (B2)      |
| 9             | #09-01 (A1)                                       | #09-02 (A2)      | #09-03 (B1)      | #09-04 (B2)      |
| 8             | #08-01 (A1)                                       | #08-02 (A2)      | #08-03 (B1)      | #08-04 (B2)      |
| 7             | #07-01 (A1)                                       | #07-02 (A2)      | #07-03 (B1)      | #07-04 (B2)      |
| 6             | #06-01 (A1)                                       | #06-02 (A2)      | #06-03 (B1)      | #06-04 (B2)      |
| 5             | #05-01 (A1)                                       | #05-02 (A2)      | #05-03 (B1)      | #05-04 (B2)      |
| 4             | #04-01 (A1)                                       | #04-02 (A2)      | #04-03 (B1)      | #04-04 (B2)      |
| 3             | #03-01 (A1)                                       | #03-02 (A2)      | #03-03 (B1)      | #03-04 (B2)      |
| 2             | Swimming Pool / Pool Deck / Outdoor Dinning / Gym |                  |                  |                  |
| 1             | Drop-off Area & Private Lift Lobby                |                  |                  |                  |
| B1            | Carpark                                           |                  |                  |                  |
| B2            | Carpark                                           |                  |                  |                  |
| B3            | Carpark                                           |                  |                  |                  |
| B4            | Carpark                                           |                  |                  |                  |

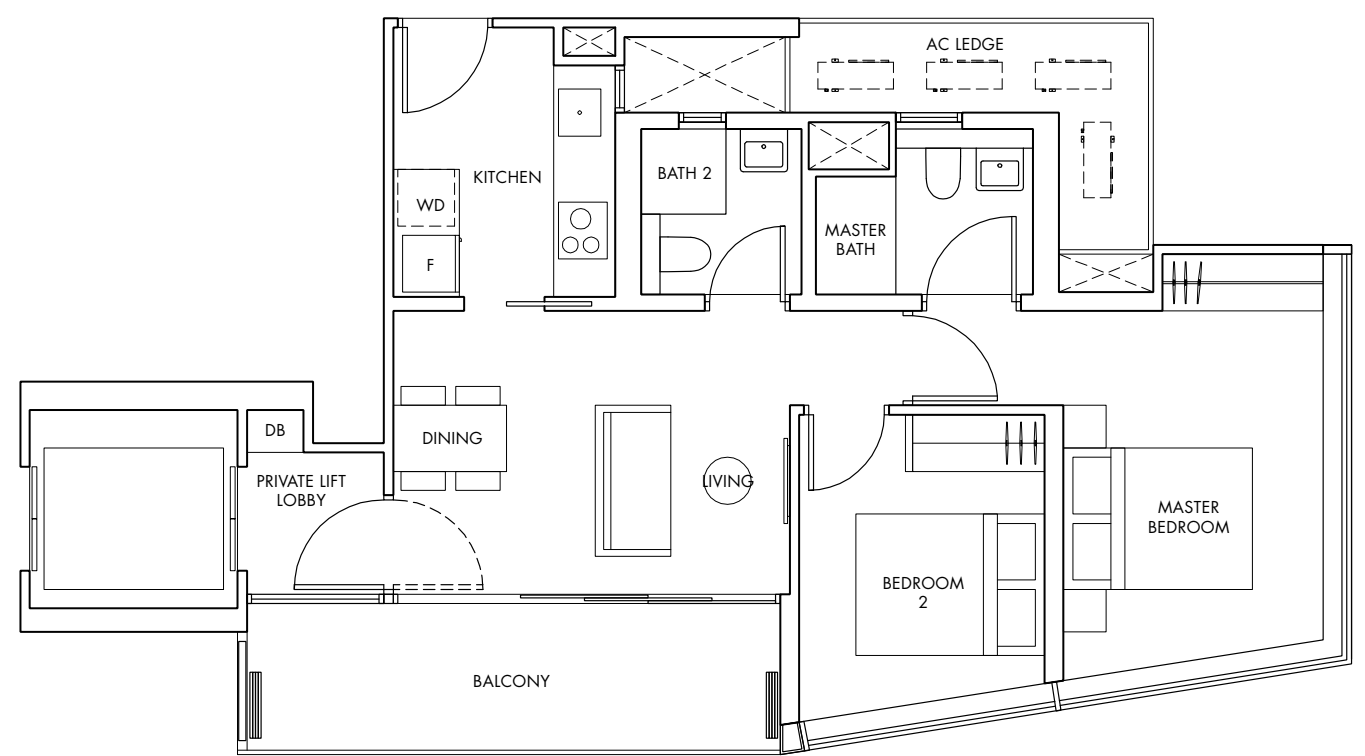
|              |         |            |  |                        |          |            |  |
|--------------|---------|------------|--|------------------------|----------|------------|--|
| Typical      |         |            |  | Penthouse              |          |            |  |
| Type A1 & A2 | 797sqft | 2 bedrooms |  | Type A1 - PH & A2 - PH | 1345sqft | 2 bedrooms |  |
| Type B1 & B2 | 732sqft | 2 bedrooms |  | Type B1 - PH & B2 - PH | 1238sqft | 2 bedrooms |  |



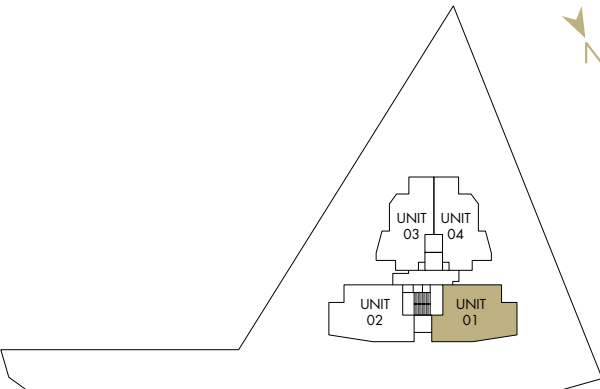
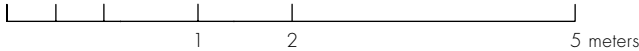
TYPICAL

# TYPE A1

2 BEDROOMS + PRIVATE LIFT LOBBY  
74sqm / 797sqft  
#03 - 01 to #17 - 01



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge

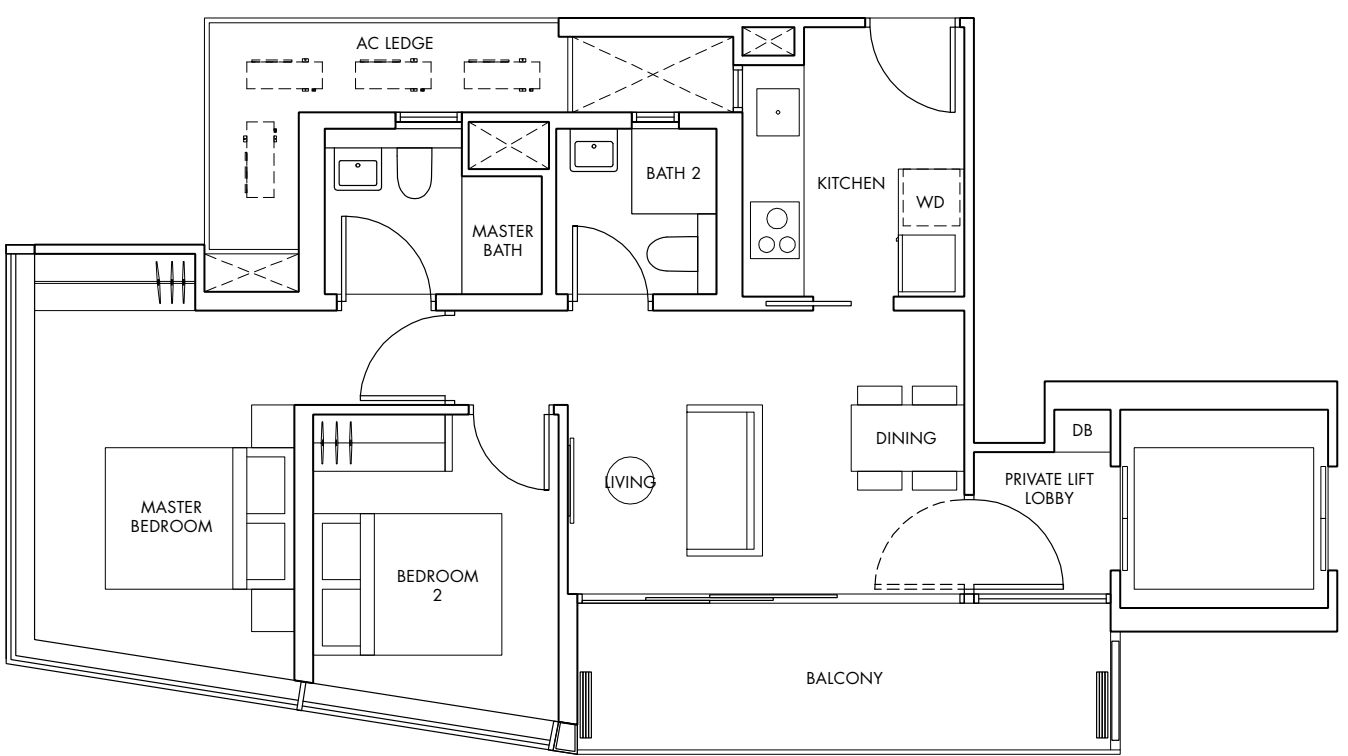


Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

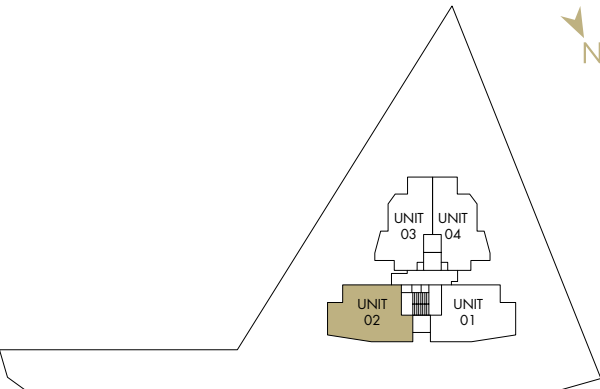
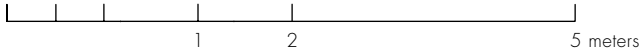
TYPICAL

# TYPE A2

2 BEDROOMS + PRIVATE LIFT LOBBY  
74sqm / 797sqft  
#03 - 02 to #17 - 02



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge



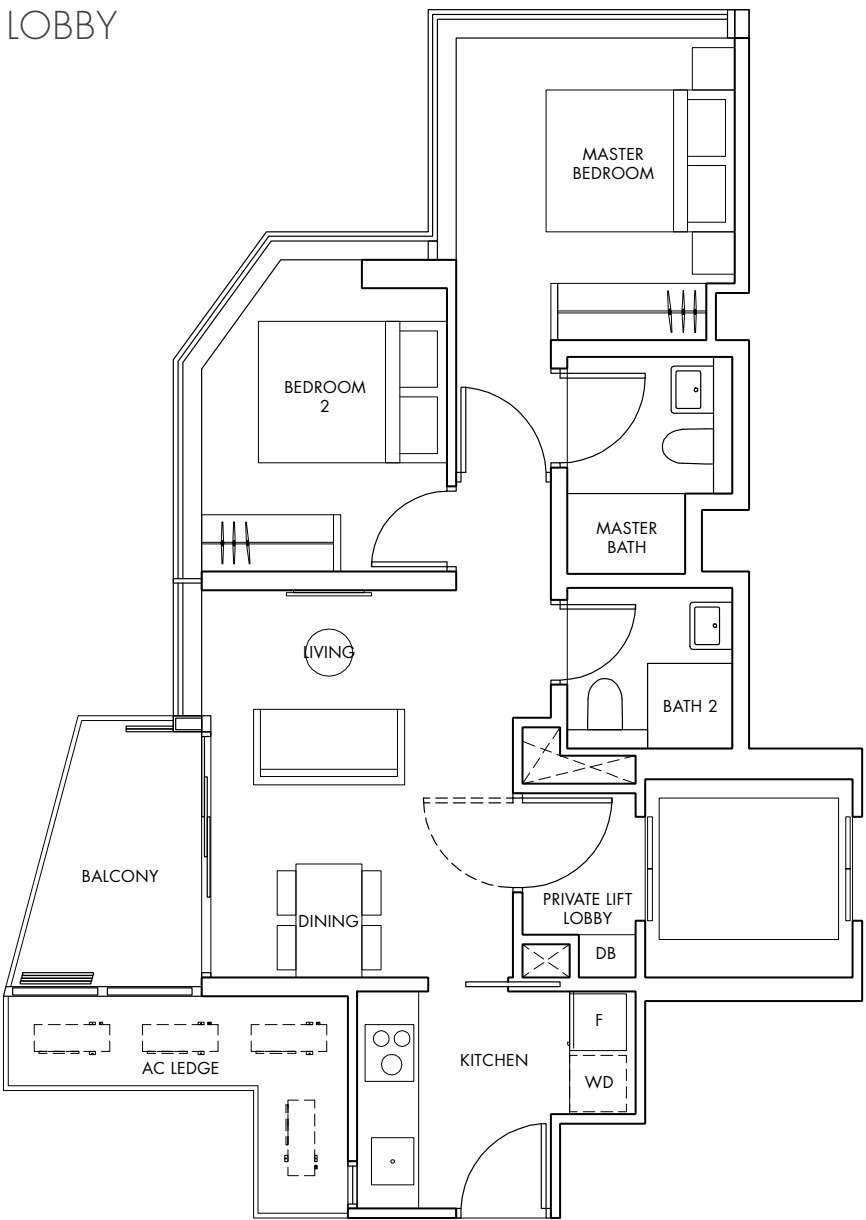
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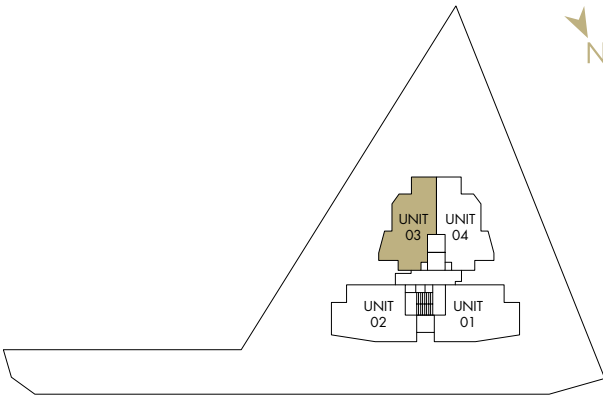
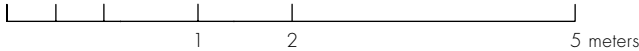
TYPICAL

# TYPE B1

2 BEDROOMS + PRIVATE LIFT LOBBY  
68sqm / 732sqft  
#03 - 03 to #17 - 03



DB Distribution Board  
WD Washer cum buyer  
F Built-in Fridge

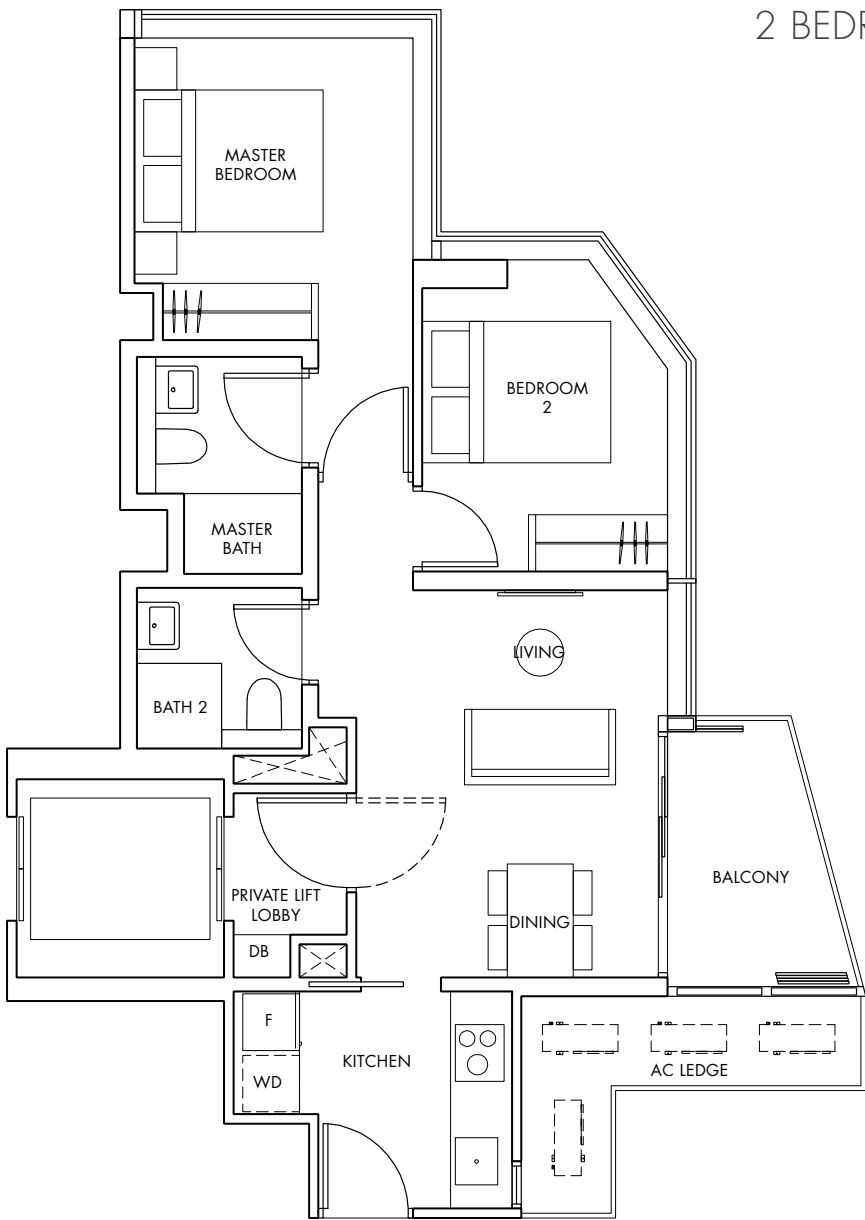


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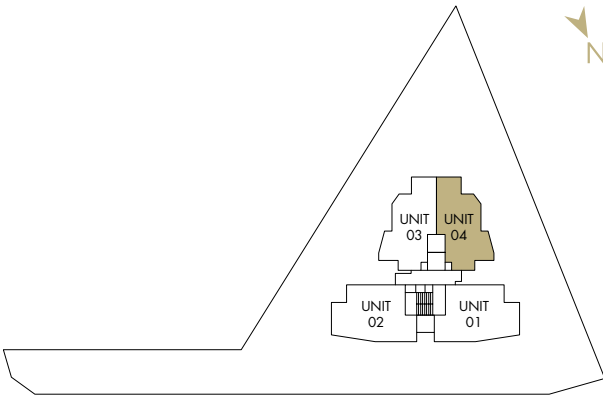
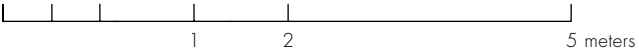
TYPICAL

# TYPE B2

2 BEDROOMS + PRIVATE LIFT LOBBY  
68sqm / 732sqft  
#03 - 04 to #17 - 04



DB Distribution Board  
WD Washer cum buyer  
F Built-in Fridge



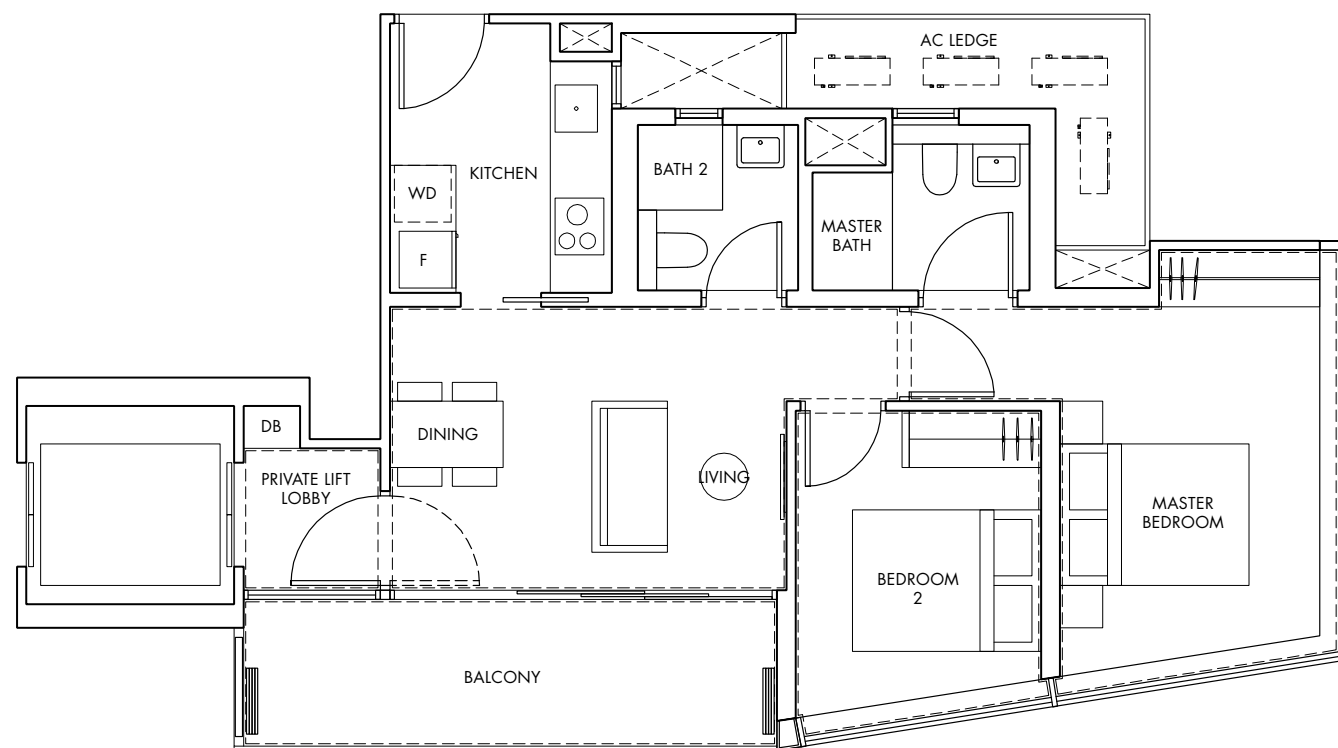
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PENTHOUSE

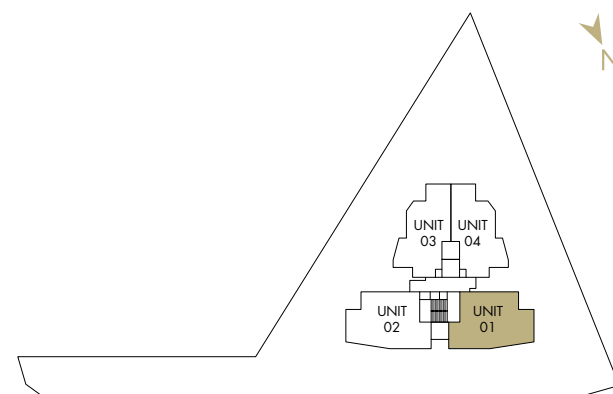
# TYPE A1 - PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
125 sqm / 1345sqft  
#18 - 01



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge

1 2 5 meters

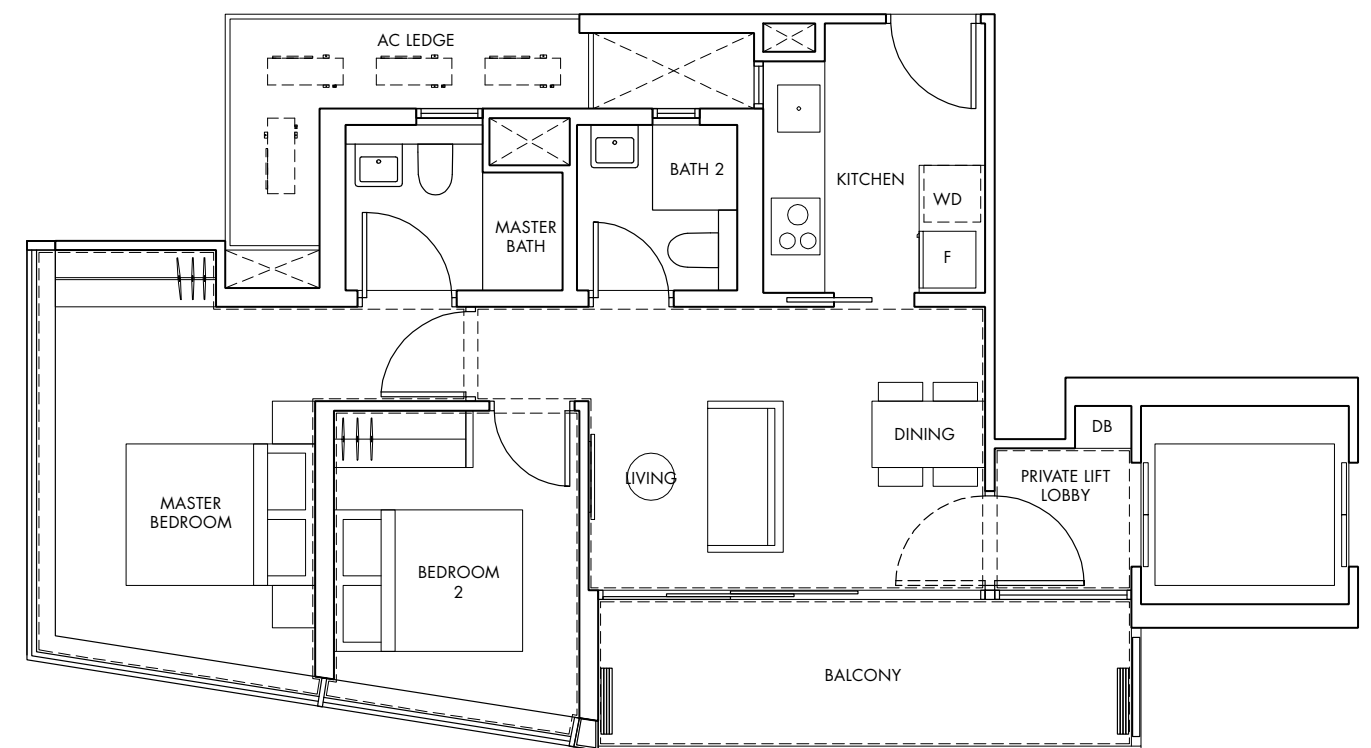


Dotted line denotes high ceiling complete with bulkhead where applicable.  
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PENTHOUSE

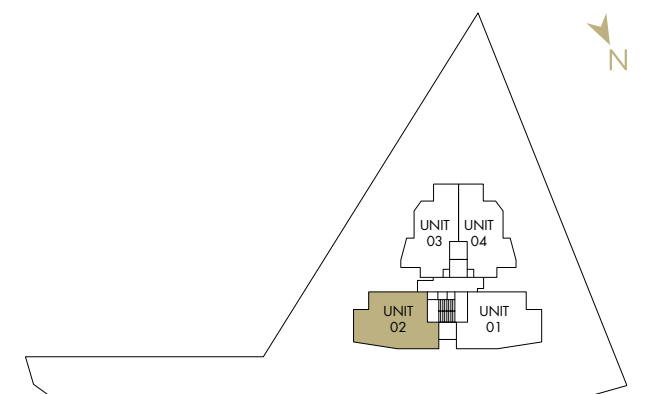
# TYPE A2 - PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
125 sqm / 1345sqft  
#18 - 02



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge

1 2 5 meters



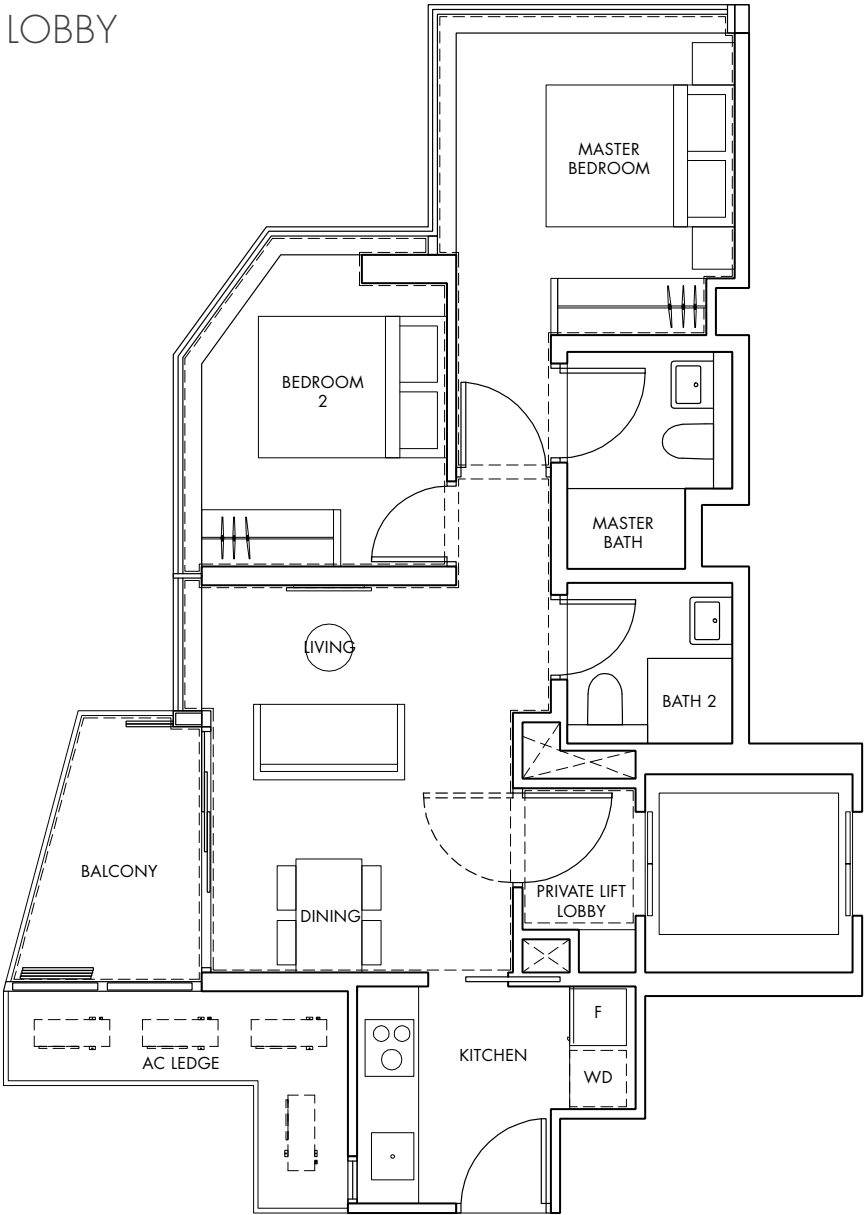
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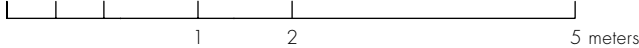
PENTHOUSE

# TYPE B1-PH

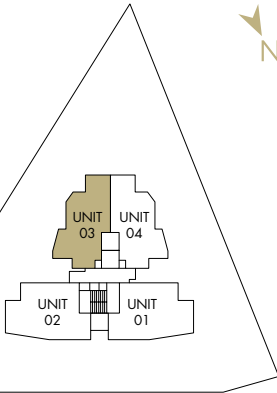
2 BEDROOMS + PRIVATE LIFT LOBBY  
115sqm / 1238sqft  
#18 - 03



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge



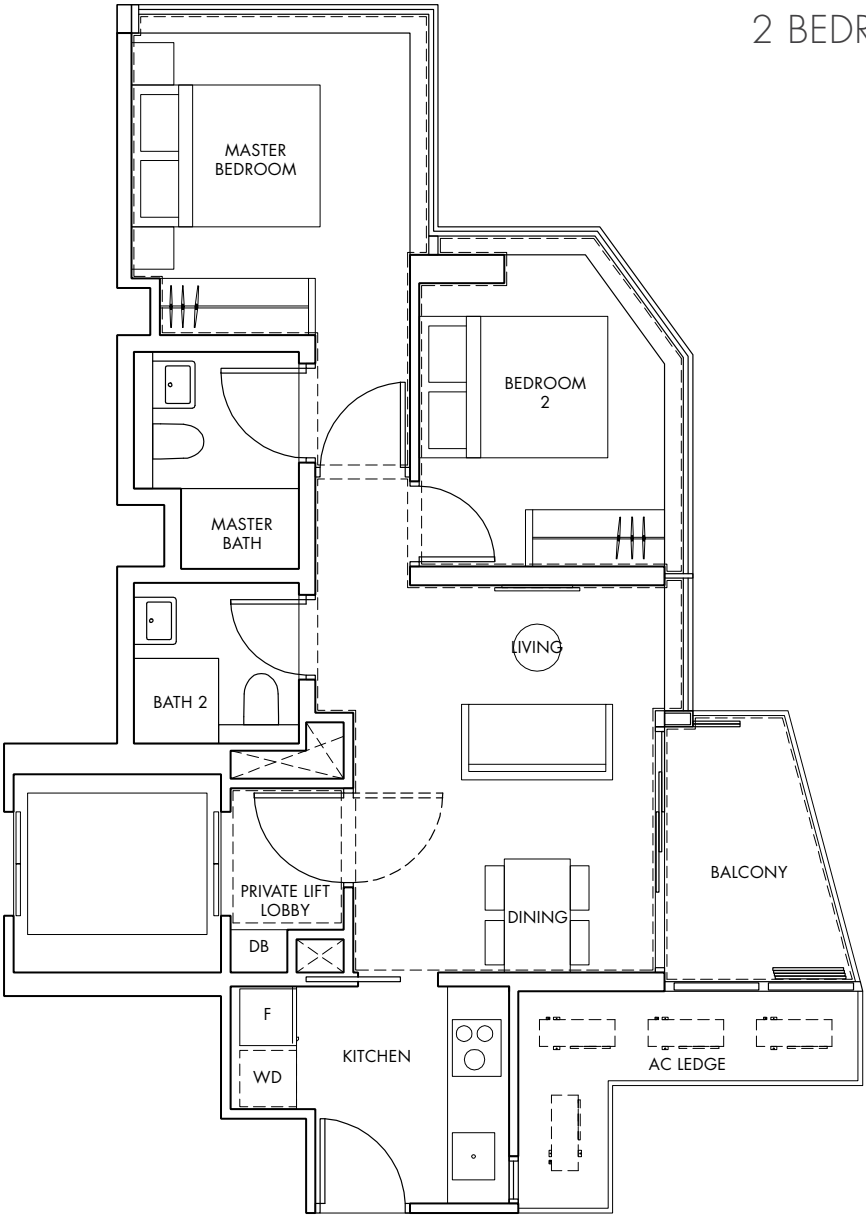
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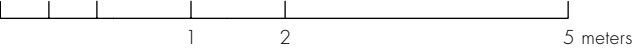
PENTHOUSE

# TYPE B2-PH

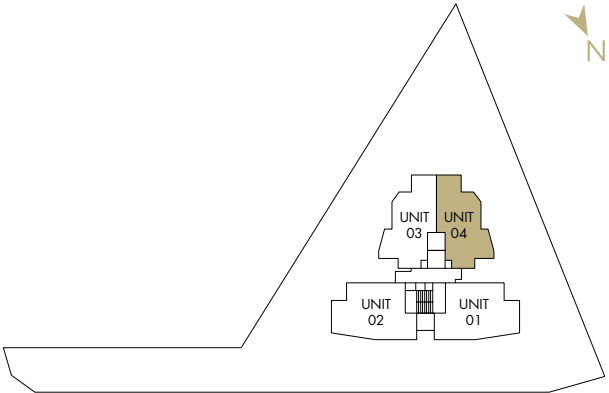
2 BEDROOMS + PRIVATE LIFT LOBBY  
115sqm / 1238sqft  
#18 - 04



DB Distribution Board  
WD Washer cum dryer  
F Built-in Fridge



Dotted line denotes high ceiling complete with bulkhead where applicable.  
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# SPECIFICATIONS

## FOUNDATION

Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design

## SUPERSTRUCTURE

Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design

## WALLS

External wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels (where applicable)

Internal wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels and/or drywall (where applicable)

## ROOF

Flat Roof: Reinforced concrete roof with insulation and waterproofing system

## CEILING

Residential Units

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedrooms and Private Lift Lobby (where applicable)
- Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint and/or bulkhead with emulsion paint finish to Kitchen, Bathrooms and Balcony (where applicable)
- Ceiling Height Schedule

|                    | A 1      | A 2      | B 1      | B 2      |
|--------------------|----------|----------|----------|----------|
| Private Lift Lobby | 2.4      | 2.4      | 2.4      | 2.4      |
| Master Bedroom     | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 |
| Bedroom            | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 |
| Living             | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 |
| Dining             | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 | 2.85/2.4 |
| Kitchen            | 2.4      | 2.4      | 2.4      | 2.4      |
| Corridor           | 2.4      | 2.4      | 2.4      | 2.4      |
| Masterbath         | 2.4      | 2.4      | 2.4      | 2.4      |
| Bath 2             | 2.4      | 2.4      | 2.4      | 2.4      |
| Balcony            | 2.85     | 2.85     | 2.85     | 2.85     |

|                    | A 1-PH  | A 2-PH  | B 1-PH  | B 2-PH  |
|--------------------|---------|---------|---------|---------|
| Private Lift Lobby | 4.6     | 4.6     | 4.6/4.2 | 4.6/4.2 |
| Master Bedroom     | 4.6/4.2 | 4.6/4.2 | 4.6/4.2 | 4.6/4.2 |
| Bedroom            | 4.6     | 4.6     | 4.6     | 4.6     |
| Living             | 4.6     | 4.6     | 4.6/4.2 | 4.6/4.2 |
| Dining             | 4.6     | 4.6     | 4.6     | 4.6     |
| Kitchen            | 2.7     | 2.7     | 2.7     | 2.7     |
| Corridor           | 4.6     | 4.6     | 4.6/4.2 | 4.6/4.2 |
| Masterbath         | 2.7     | 2.7     | 2.7     | 2.7     |
| Bath 2             | 2.7     | 2.7     | 2.7     | 2.7     |
| Balcony            | 4.6     | 4.6     | 4.6     | 4.6     |

Note:

- a) Ceiling height – floor finish to underside of slab / ceiling where applicable in meter
- b) Localised bulkheads and beams at 2.4m (for Unit Type A1, A2, B1 & B2) and 4.2m (for Unit Type A1-PH, A2-PH, B1-PH & B2-PH) where applicable

Common Areas

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

## FINISHES

Internal Wall Finishes - Residential Units

- Marble laid up to false ceiling height for Bathrooms
- Cement and sand plaster and/or skim coat with emulsion paint finish to other areas
- Natural stone and/or cement and sand plaster and/or skim coat with emulsion paint finish to Private Lift Lobby

Internal Wall Finishes - Common Areas

- Cement and sand plaster and/or skim coat with emulsion paint finish and/or porcelain/homogeneous tiles and/or granite tiles and/or stones to Lift Lobbies, Corridors, Staircases and Landings

External Wall Finishes

- Cement and sand plaster with external paint finish

Note:

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

Internal Floor Finishes - Residential Units

- Marble with marble skirting to Living, Dining, Kitchen, Balcony and Private Lift Lobby
- Marble to Bathrooms
- Timber flooring with timber skirting to Bedrooms
- Cement and sand screed finish to AC Ledge

External Floor Finishes - Common Areas

- Porcelain/homogeneous tiles and/or granite tiles and/or stones to Lift Lobbies and Lift Corridors (where applicable)
- Porcelain/homogeneous tiles and/or granite tiles and/or stones and/or timber deck to walkway, driveway and deck (where applicable)
- Stones and/ or mosaic tiles to swimming pool
- Cement and sand screed with nosing tiles to Staircases and Landings

## WINDOWS

Aluminium framed window system with tinted glass and/or clear glass and/or fluted glass (where applicable)

## DOORS

- Approved fire-rated timber door to Unit from Common Lift Lobby
- Timber door to Bedrooms and Bathrooms
- Timber door clad with artwork to Private Lift Lobby
- Timber framed glass door to Kitchen from Dining
- Aluminium framed glass door to Balcony
- Quality lockset and ironmongery will be provided

## SANITARY FITTINGS

Master Bathroom and Bath 2

- 1 glass shower compartment and door with shower set (Hansgrohe)
- 1 wash basin (Duravit) and mixer tap (Hansgrohe)
- 1 water closet (Duravit)
- 1 wall mounted drawer, cabinet with mirror
- 1 robe hook (Hansgrohe)
- 1 toilet roll holder (Hansgrohe)
- 1 towel rail (Hansgrohe)
- 1 bib tap

Kitchen

- 1 sink with mixer tap (Hansgrohe)

## ELECTRICAL INSTALLATION

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

Cable-Readiness to comply with authorities' requirements

| Refer to Electrical Schedule | A 1 | A 2 | B 1 | B 2 |
|------------------------------|-----|-----|-----|-----|
| Power Point                  | 21  | 21  | 21  | 21  |
| Lighting Point               | 12  | 12  | 12  | 12  |
| Washer cum Dryer Point       | 1   | 1   | 1   | 1   |
| Cooker Hood Point            | 1   | 1   | 1   | 1   |
| Cooker Hob Point             | 1   | 1   | 1   | 1   |
| Oven Point                   | 1   | 1   | 1   | 1   |
| Water Heater Point           | 2   | 2   | 2   | 2   |
| Fridge Point                 | 1   | 1   | 1   | 1   |
| Audio Video Intercom Point   | 1   | 1   | 1   | 1   |
| Bell Point                   | 1   | 1   | 1   | 1   |

|                            | A 1-PH | A 2-PH | B 1-PH | B 2-PH |
|----------------------------|--------|--------|--------|--------|
| Power Point                | 21     | 21     | 21     | 21     |
| Lighting Point             | 12     | 12     | 12     | 12     |
| Washer cum Dryer Point     | 1      | 1      | 1      | 1      |
| Cooker Hood Point          | 1      | 1      | 1      | 1      |
| Cooker Hob Point           | 1      | 1      | 1      | 1      |
| Oven Point                 | 1      | 1      | 1      | 1      |
| Water Heater Point         | 2      | 2      | 2      | 2      |
| Fridge Point               | 1      | 1      | 1      | 1      |
| Audio Video Intercom Point | 1      | 1      | 1      | 1      |
| Bell Point                 | 1      | 1      | 1      | 1      |

Note:

- a) Smoke detector shall be provided according to statutory requirement
- b) Electical faceplate (Legrand)



# SPECIFICATIONS

## TV / CABLE SERVICES / TELEPHONE POINTS

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

CableReadiness to comply with authorities’ requirements

| Refer to TV / Cable Services / Telephone Points Schedule | A 1    | A 2    | B 1    | B 2    |
|----------------------------------------------------------|--------|--------|--------|--------|
| Telephone Point                                          | 3      | 3      | 3      | 3      |
| Data Point                                               | 1      | 1      | 1      | 1      |
| TV Point                                                 | 3      | 3      | 3      | 3      |
|                                                          | A 1-PH | A 2-PH | B 1-PH | B 2-PH |
| Telephone Point                                          | 3      | 3      | 3      | 3      |
| Data Point                                               | 1      | 1      | 1      | 1      |
| TV Point                                                 | 3      | 3      | 3      | 3      |

## LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555

## PAINTING

External Walls  
External paint finish and/or spray textured paint finish

Internal Walls  
Emulsion paint finish

## WATERPROOFING

Waterproofing in residential unit provided to floors of Bathrooms, Kitchen, Balcony and AC Ledge

## DRIVEWAY AND CARPARK

Concrete floor and/or stone and/or tiles and/or pavers and/or floor hardener to surface driveway and drop-off area

Concrete floor with floor hardener to basement ramp, driveway and carpark

## RECREATION FACILITIES

- Drop-off Area
- Swimming Pool (Approx. length 23m and width ranging from 2.5m to 3.7m
- Pool Deck
- Outdoor Dining
- Gym

## OTHER ITEMS

- Kitchen cabinets and appliances
- Kitchen cabinet – timber cabinet with melamine and/or spray paint finish, with engineered quartz surface worktop and engineered quartz backsplash
  - Appliance Schedule:

| Unit type                                  | List of appliances provided                                                                              |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------|
| A1, A2, B1, B2, A1-PH, A2-PH, B1-PH, B2-PH | Induction hob, hood, microwave combination oven (Miele), Built-in fridge, washer cum dryer (De Dietrich) |

- Wardrobes
- Built-in timber wardrobe with melamine and/or veneer finish provided to all Bedrooms

- Airconditioners
- Ducted air-conditioning to Living, Dining and Master Bedroom, wall-mounted air conditioning unit to Bedroom 2 for Unit Type A1, A2, B1 and B2
  - Ducted air-conditioning to Living, Dining, Master Bedroom and Bedroom 2 for Unit Type A1-PH, A2-PH, B1-PH and B2-PH

- Hot water provision
- Hot water supply to Kitchen sink mixer and Bathrooms mixer

- Bib tap
- Bib tap provided to washer cum dryer
  - Bib tap provided to Balcony

- Security Features
- Audio video intercom system to residential unit (Fermax)
  - Visitor call panel located at lift lobbies in basement 3 to 4, level 1 and level 2
  - Card access system
    - (i) Lift access
    - (ii) Lift lobbies in basement 1 to 4 and level 1
    - (iii) Gym
  - Security surveillance cameras to basements, lift cars, and designated common areas

- Balcony Screens
- Slide and fold and/or fixed metal screen to Balcony

Notes:-

### a) Marble / Limestone / Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble, cannot be re-polished after installation. Hence some difference can be felt at the joint. Subject to 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability.

### b) Timber Strips

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible to the performance of its obligations under clause 9 and clause 17.

### c) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

### d) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee or such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

### e) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.

### f) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/location of fan coil units and electrical points. Television points, telephone points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to Architect’s final decision and design.

### g) Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### h) False Ceiling

The false ceiling space provision allows for optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to Architect’s sole discretion and final design.

### 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 assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.



# SPECIFICATIONS

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 within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

k) Prefabricated Bathroom Units

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

l) Cable Services

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/ Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/ Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/ Building and/or the Housing Project.

m) Wall

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

n) Porcelain/Homogeneous Tiles/Mosaic Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets, vanity cabinets and mirror.

o) Smoke Detector

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

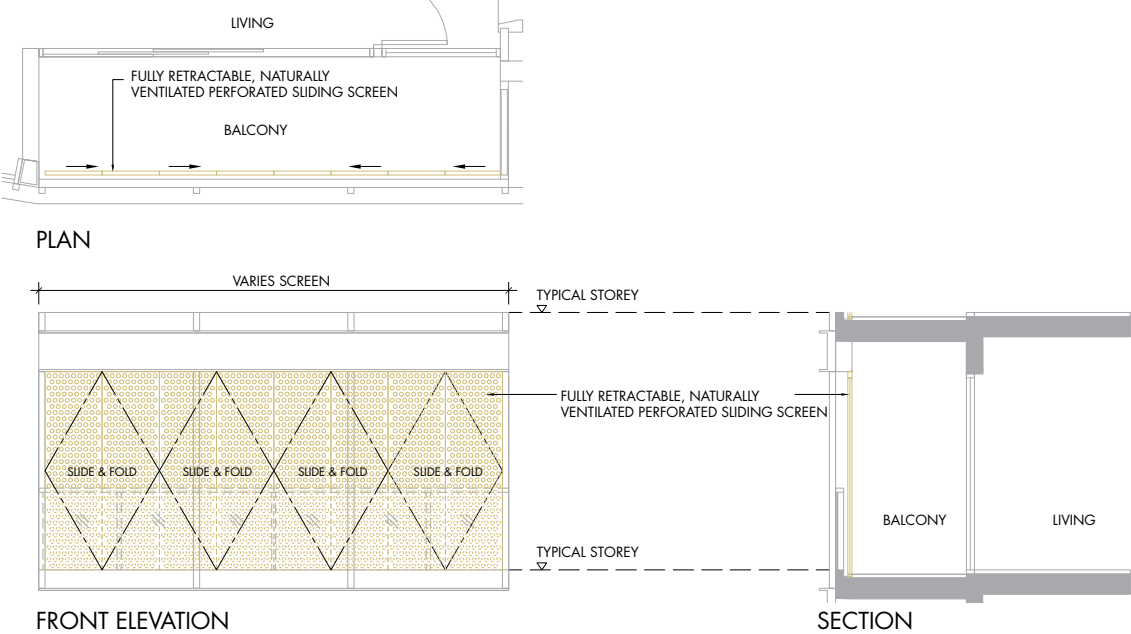
p) Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/ control of the Vendor.

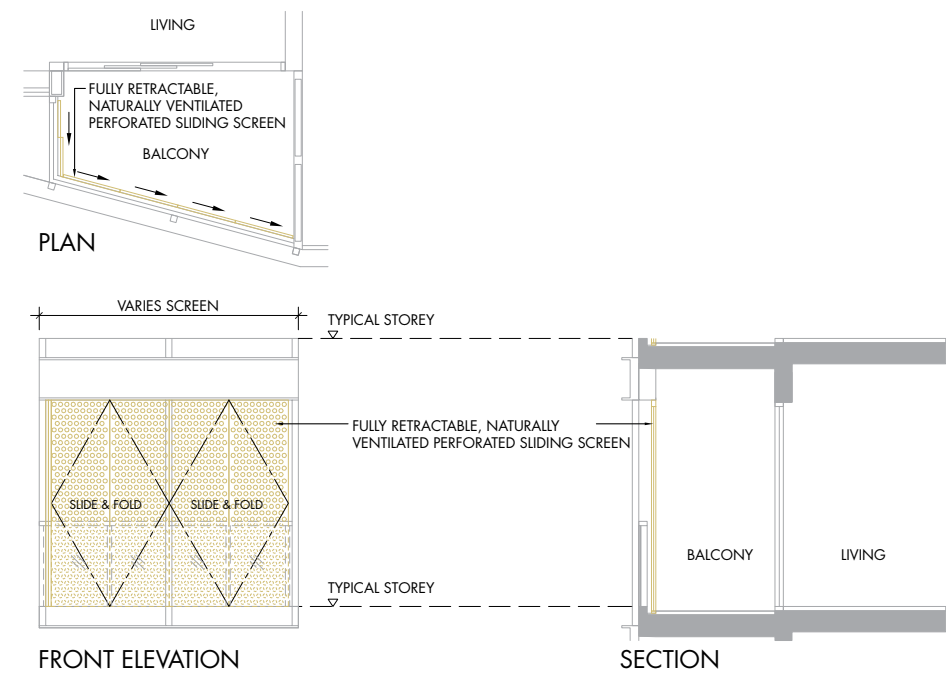
BALCONY SCREEN

The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please see the illustration below:

- TYPE A1, A2, A1-PH, A2-PH



- TYPE B1, B2, B1-PH, B2-PH



\* The screen design is provided for aesthetic uniformity of the development. Materials to be of aluminium with fluorocarbon finish. Panel design may vary for different unit types. Total free opening for perforated screen shall not be less than 50% of the panel. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.



# SDB PROJECTS IN SINGAPORE

## VILLAGE AT PASIR PANJANG

148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

## OKIO

An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

## JIA

An exclusive 7-storey development with only 22 units located just off Orchard Road.

## HIJAUAN ON CAVENAGH

41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

## GILSTEAD TWO

A 34-storey luxury development in the prime Newton locale.

JIA



VILLAGE AT PASIR PANJANG



HIJAUAN ON CAVENAGH



OKIO



GILSTEAD TWO





# SDB PROJECTS IN MALAYSIA

## UNA (Ongoing)

316 units of service apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

## WINDOWS ON THE PARK

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft with stunning views of the surroundings.

## LAMAN & BAYU

A guarded community comprising 72 units of 2-storey and 2½ -storey semi-Ds with excellent connectivity located in Puchong South.

## SQWHERE (Ongoing)

A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

## DEDAUN

A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

## 20TREES

A 201-unit mixed development overlooking the world's longest quartz ridge, just 15km from Kuala Lumpur City Centre.

## FIVE STONES

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

## PARK SEVEN

105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

## THE HUB @SS2

Gardens, rooftop swimming pool, fully equipped gym, open air promenade, have made The Hub a great place to think, work and connect.

## BY THE SEA

138 beachfront luxury suites with panoramic views. Located at Batu Ferringhi, Penang.

## 20TREES WEST

An exclusive collection of 48 bungalows with private pools adjacent to 20Trees.

## AMEERA RESIDENCES

A residential development in SS2 Petaling Jaya – comprises of a low-rise block and 30-storey tower block.

## AMAN SARI

Located in Puchong, this development comprises of semi-Ds and bungalow homes in a gated and guarded enclave.

DEDAUN



WINDOWS ON THE PARK



BY THE SEA



SQWHERE (ONGOING)



THE HUB @ SS2



UNA (ONGOING)





# EXTRAORDINARY LIVING EXPERIENCES FROM SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's, principally involved in tin mining. Today, SDB is positioned as an award-winning property developer.

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THE ASIA PACIFIC  
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AWARDS 2017, 2012  
2011 & 2010



THE FIABCI MALAYSIA  
PROPERTY AWARDS  
2016, 2015, 2012 & 2009



THE FIABCI SINGAPORE  
PROPERTY AWARDS  
2017



THE ASIA RESPONSIBLE  
ENTREPRENEURSHIP AWARD  
(AREA), SOUTHEAST ASIA  
2017, 2015, 2014 & 2012



THE ASIA PACIFIC  
ENTREPRENEURSHIP  
AWARD (APEA), MALAYSIA  
2012



PERTUBUHAN ARKITEK  
MALAYSIA (PAM) AWARD  
2014, 2011, 2007 & 2006



SOUTHEAST ASIA  
PROPERTY AWARDS  
2013 & 2011



THE INTERNATIONAL  
STAR FOR LEADERSHIP IN  
QUALITY AWARDS 2012



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OF ARCHITECTS (SIA)  
ARCHITECTURAL DESIGN  
AWARDS 2010 & 2006





Singapore Office  
25, Teo Hong Road  
Singapore 088333  
t : +65 6238 2288 f : +65 6238 1138

Malaysia Office  
12th Floor, South Block, Wisma Selangor Dredging,  
142-A Jalan Ampang, 50450 Kuala Lumpur.  
t : +03 2711 2288 f : +03 2161 6651

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Name of Housing Project: One Draycott • Developer: Champsworth Development Pte Ltd • Developer License Number: C1233 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP : 6 Sept 2022 • Expected Legal Completion : 6 Sept 2025 • Lot No.: TS25-725P at 1 Draycott Park Singapore 259385 • BP Number: A0816-00440-2017-BP01

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