

robey







Step into a world that will calm your mind and soothe your soul.

Step into a new development that blends abundant luxury with peaceful surrounds.

Step into OneRobey – an exhilarating residence with just 18 exclusive homes nestled in the heart of vibrant Singapore.





MARYMOUNT

North-South Line

NEWTON NOVENA TOA PAYOH BRADDELL

SOMMERSET

BISHAN INTERCHANGE

LORONG CHUAN

North-East Line

DHOBY GHAUT LITTLE FARRER BOON POTONG WOODLEIGH SERANGOON KOVAN HOUGANG

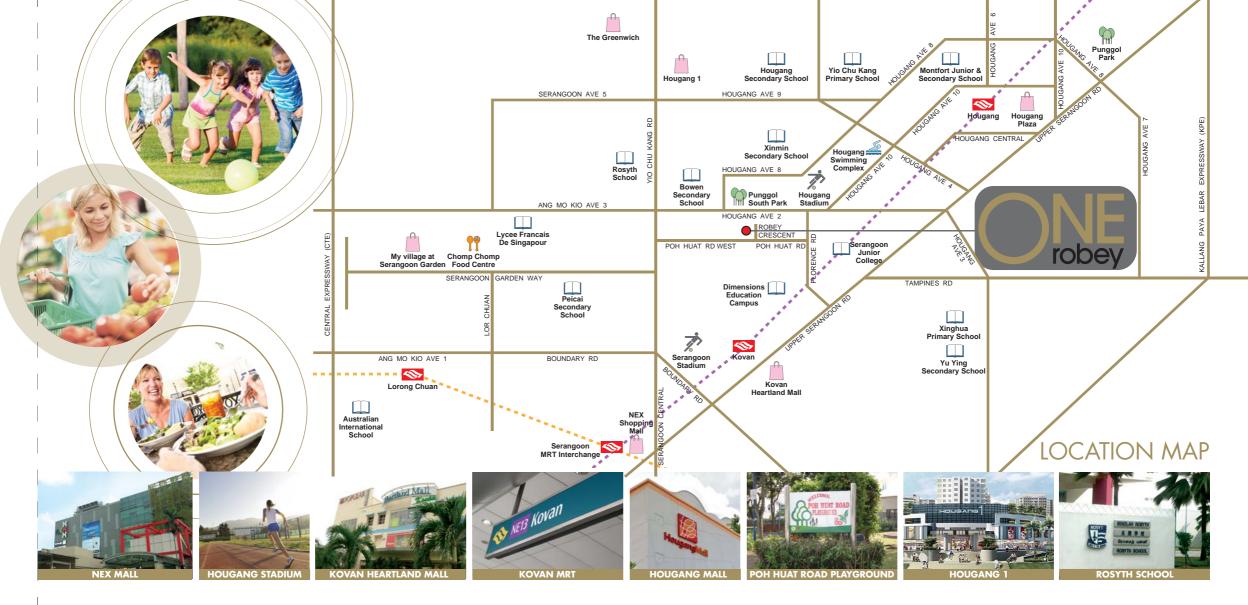






Anything you may need is just minutes away from your abode.

Situated in one of Singapore's most established estates, you will find entertainment, shopping, schools and wide open spaces within a stone's throw. Hop onto the train at nearby Kovan MRT station, one station to Nex Mall, one of the biggest suburban malls in Singapore. Everyday needs are easily taken care of with Hougang Mall, Kovan Heartland Mall and Hougang 1 are just around the corner while renowned schools such as Rosyth School, Xinmin Primary School and many other Secondary schools are just within a short drive away.





Life's Pleasures at Your Doorstep







Indulge in a dip in a pool with a view or work up a sweat in the gym.

Spend reflective moments on your own or enjoy the company of loved ones over a delicious BBQ. OneRobey offers the best life has to offer for you to enjoy anyway you like.











Feel the Synergy of Form and Function....

Your home at OneRobey seamlessly combines the style you wish to express with the practical features you need to run your life.

From cozy nooks to utilitarian spaces, be free to express yourself with beautiful furnishings and quality fittings that come with your piece of paradise at OneRobey.







Experience Opulence in Every Single Space....







Gaze Your Eyes on Expansive Lushness that will

Take Your Breath Away....

SITE PLAN



TYPE B1

2 bedrooms | 54 sq m | #03-01 to #04-01

(inclusive of a/c ledge and balcony)



TYPE B2

2 bedrooms | 51 sq m | #03-02 to #04-02

(inclusive of a/c ledge and balcony)







TYPE B3

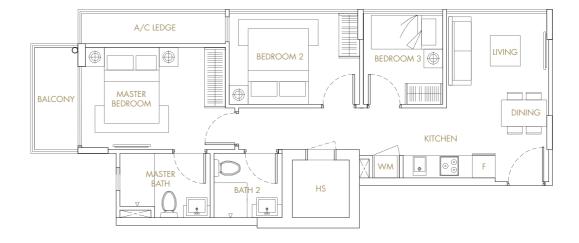
2 bedrooms \mid 39 sq m \mid unit #03-03 to #05-03 (inclusive of a/c ledge)



A/C LEDGE

TYPE C1

3 bedrooms | 65 sq m | unit #02-05 to #04-05 (inclusive of a/c ledge and balcony)





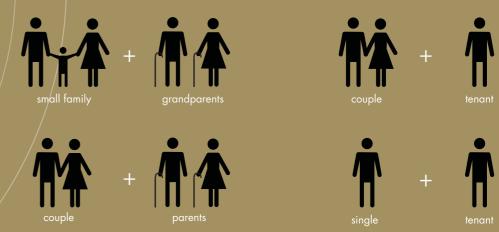




Dual Key Units

Staying Close Has Never Been Easier.

With OneRobey's dual key units, living with your parents takes on a whole new dimension. Enjoy close-knit family ties with the personal space you crave in a comfortable home environment that is catered for larger families. Four standard apartments and a penthouse are available as dual key units, combining a separate studio unit with the main apartment to allow a multitude of choices for your household. From multi-generational families to living with tenants, your choices are wide and varied at OneRobey.



TYPE C2 - DK

3 bedrooms | 73 sq m | unit #02-04 to #04-04

(inclusive of a/c ledge and balcony)



TYPE C3 – DK

3 bedrooms \mid 77 sq m \mid unit #02-03

(inclusive of a/c ledge)





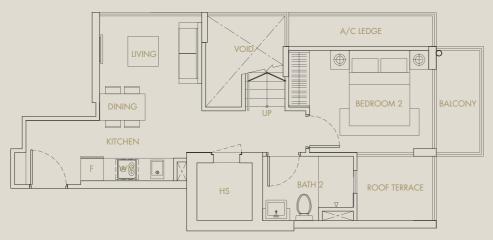


PENTHOUSE

TYPE PH-1

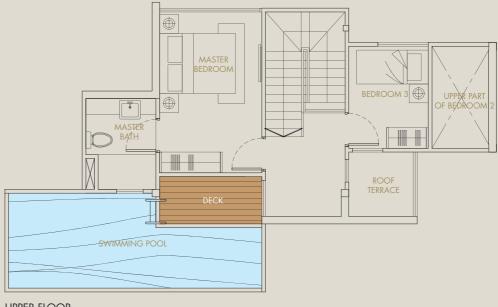
3 bedrooms | 116 sq m | unit #05-01

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



LOWER FLOOR

PENTHOUSE



UPPER FLOOR

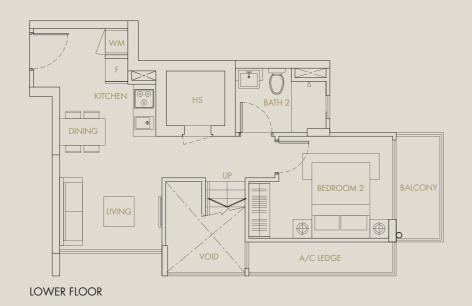




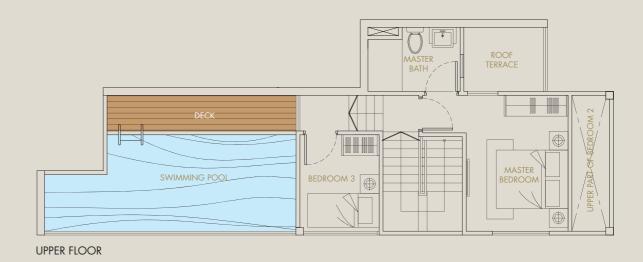
TYPE PH-2

3 bedrooms | 112 sq m | unit #05-02

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



PENTHOUSE



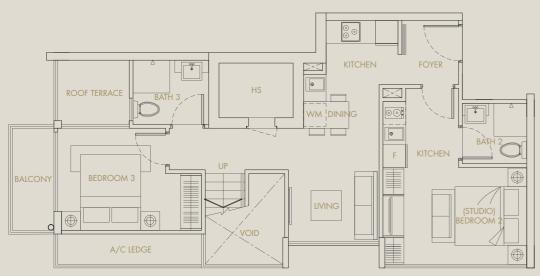




TYPE PH-3 - DK

PENTHOUSE

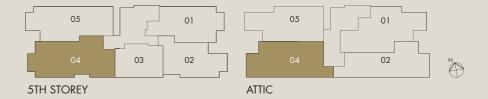
4 bedrooms | 139 sq m | unit #05-04 (inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



LOWER FLOOR



UPPER FLOOR



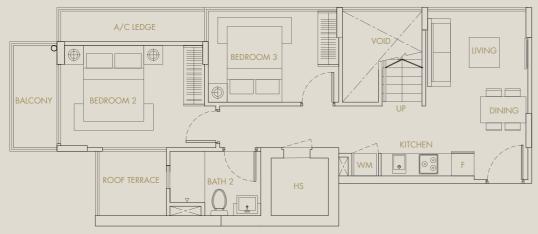


TYPE PH-4

PENTHOUSE

3 bedrooms | 120 sq m | unit #05-05

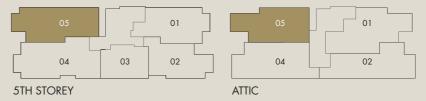
(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



LOWER FLOOR



UPPER FLOOR





SPECIFICATIONS

1. FOUNDATION

Concreted Piled Foundation to PE's design and to authority approval

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's specification

3. WALLS

External

Internal

- Reinforced concrete wall and/or Common clay brick
- Common clay brick and/or Dry/Lightweight
 wall panels and/or Partition board

4. ROOF

Pitch Roof Flat Roof

- Metal roof sheet with appropriate insulation
- Reinforced concrete slab flat roof with appropriate waterproofing system

5. CEILING

Living, Dining, Kitchen, Master Bedroom, Bedrooms, Balcony and Household Shelter

Master Bath and Baths

- Cement and sand plaster and/or skim coat to underside of slab/beam and/or fiber gypsum plasterboard and/or water resistant ceiling boards with emulsion paint.
- Moisture resistant ceiling boards with emulsion paint

6. FINISHES

Wall (For Apartments)

Living, Dining, Kitchen, Master Bedroom, Bedrooms, Balcony and Household Shelter Master Bath and Bath Kitchen

- Cement and sand plaster and/or skim coat with emulsion paint.
- Selected tiles laid up to exposed ceiling height
- Ceramic tiles and/or cement and sand plaster with emulsion paint to the exposed area between top and bottom cabinet only

Wall (For Common Area)

1st Storey Lift Lobby

Typical Lift Lobbies

- Granite tiles and/or Homogeneous tiles and/or Ceramic tiles laid up to exposed ceiling height (on wall of lift door only)
- Ceramic tiles and/or Cement and sand plaster and/or skim coat with emulsion paint finish.
- Staircases Cement and sand plaster and/or Skim coat with emulsion paint finish.
- External Wall

 Cement and sand plaster and/or skim coat with emulsion paint finish.

Floor (For Apartments)

Living, Dining and Kitchen

Master Bedroom and Bedrooms

Tiles and/or Ceramic tiles with similar skirting
Timber parquet and/or Timber Strip Flooring
and/or Homogeneous tiles with similar skirting
Homogeneous Tiles and/or Ceramic Tiles

- Granite tiles and/or Homogeneous tiles

Compressed Marble tiles and/or Homogeneous

- Master Bath and Bath

 Balcony and Household Shelter

 Staircase

 Homogeneous Tiles and/or Ceramic Tiles

 Homogeneous Tiles and/or Ceramic Tiles

 Timber parauet and/or Timber Strip Floori
- Staircase Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles to tread only

 Roof Terrace Homogeneous Tiles and/or Ceramic Tiles

 A/C Ledge Cement and Sand Screed finish

Floor (Common Area)

1 st Storey Lift Lobby

- Typical Lift Lobbies Homogeneous tiles and/or Ceramic tiles
 Staircases Cement and sand screed with nosina tiles
- Staircases Cement and sand screed with nosing files

 Surface Driveway Stone and/or Precise paver and/or reinforce
 concrete and/or stamp concrete
- BBQ Area/Pool Decking

 Pebble Wash and/or Timber Deck and/or
 Granite and/or Homogeneous tiles and/or
 Ceramic Tiles

and /or Ceramic tiles

- Mosaic tiles and/or homogeneous tiles and/or ceramic tiles
- Granite Tiles and/or Pebble wash and/or Homogeneous tiles and/or Cement Screed
 Homogeneous tiles and/or Ceramic tiles
- Driveway Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles

7. WINDOWS

Swimmina Pool

Gymnasium

Walkway/Payement

uPVC and/or Powder coated aluminum framed with approximate 6mm thick tinted/clear/ frosted glass to be provided to Living/Dining, Master Bedroom, Bedrooms, Master Bath, Baths, and Kitchen

Note: All windows are either side-hung, top-hung, sliding, fixed, louvered or any combination of the mentioned)

8. DOORS

d. Household Shelter - PSB approved blast door

e. Balcony/Roof Terrace

- Powder coated aluminum framed doors with

f. Ironmongery

- Quality locksets and hinges

9. RAILINGS

Glass panels with Stainless steel capping and/or Galvanised Mild Steel in painted finish

tinted alass

10. SANITARY WARES AND FITTINGS

- a. Master Bathroom
- 1 shower screen with mixer and hand shower
- 1 wash basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

b. Baths

- 1 shower cubicle complete with shower mixer and hand shower
- 1 wash basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

(Note : The type and colour of wares, fittings and accessories are subject to availability and Architect's final selection)

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical schedule

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard \$5.555.2010

13. PAINTING

a. External Walls

- Spray textured coating and/or emulsion paint
b. Internal Walls

- Selected water based emulsion paint

14. WATERPROOFING

Waterproofing to Reinforced Concrete flat roof, Kitchen, Master Bath, Baths, Balcony, Roof Terrace, Air-Con ledge and where required.

15. DRIVEWAY & CARPARK

- a. Driveway Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles (where applicable)
- b. Carpark 18 nos. of surface parking lots and 1 no. Handicap parking lot

16. RECREATIONAL FACILITIES

- a. Swimming pool
- b. Pool deck
- c. Gymnasium
- d. BBQ area

17. ADDITIONAL ITEMS

- a Kitchen Cabinets
- i) For units Type B1, B2, B3, C1, PH1, PH2 and PH4
- ii) For units Type C2-DK, C3-DK and PH3-DK (2 BR unit only)
- Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood and built-in fridae
- iii) For units Type C2-DK, C3-DK, PH3-DK (Studio unit only)
- Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood, free standing fridge and free standing washer/dryer.
- b. Wardrobes
- Built-in and/or pole system wardrobes to bedrooms only
- Built-in and/or pole system wardrobes with TV console to Units at Type C2-DK, C3-DK, PH3-DK (Studio unit only)
- c. Air-conditioning
- Wall mounted multi-split air-conditioning system to all Livina/Dinina area, Master Bedroom and **Bedrooms**
- d. Intercom System
- Audio intercom to all apartment units
- e. Security System - Sliding gate and/or swing gate for vehicular access with wireless remote controller
- f. Card Access Control - For pedestrian access side gate, rear gate,
 - Gvm and lift at 1st storey only
- g. Electric Water Heater

i. Lift

- Hot water supply to all bathrooms only - BRC fence and/or brick boundary wall for
- h. Fencing
- 1 no. of passenger lift

perimeter fencing

A Marble/Compressed Marble/Granite

Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/aranite as well as non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laving 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 joints. Subject to clause 14.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

B Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of 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 10 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 pips 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 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.

E Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

F Layout/Location of Cabinets, Wardrobes, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing **Positions and Plaster Ceiling Boards**

Layout/Location of kitchen cabinets, wardrobes, fan coil units, electrical points, television points, telecommunication points, audio 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 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 purpose. 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.

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

J Mechanical Ventilation System

Mechanical ventilation fans and ducting are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

K Wall

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

ELECTRICAL SCHEDULE

Туре	В1	В2	В3	C1	C2-DK	C3-DK	PH1	PH2 PH3 -DK PH4		
Lighting Point	6	5	5	7	9	9	10	10	12	12
13A Switch Socket Outlet	14	15	15	19	18	20	20	20	20	20
Telephone Point	3	3	3	4	4	4	4	4	4	4
TV Point	3	3	3	4	4	4	4	4	4	4
Bell point	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	1	1	2	3	2	2	2	2	2
Cooker Hood Point	1	1	1	1	2	2	1	1	2	1
Cooker Hob Point	1	1	1	1	2	2	1	1	2	1
A/C Isolator	2	2	2	2	2	2	2	2	2	2



DEVELOPER



NAME OF PROJECT **ONEROBEY**

ADDRESS OF PROJECT NO. 1 ROBEY CRESCENT, SINGAPORE 546256

DEVELOPER'S LICENSE NO **C0944**

TENURE OF LAND 999 YEARS FROM 27 DEC 1875

> LEGAL DESCRIPTION MK 22 LOT 98019N

BUILDING PLAN NO A1694-00214 2011 BP01

EXPECTED DATE OF TOP NO LATER THAN

31 DECEMBER 2016

EXPECTED DATE OF LEGAL COMPLETION NO LATER THAN 31 DECEMBER 2019

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GOODLAND GROUP LIMITED

















The Silver Spur





















or representations of fact. All information and specifications are current at the time of printing and subject tochanges as may be required.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in

