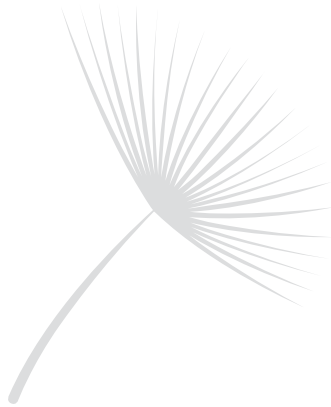


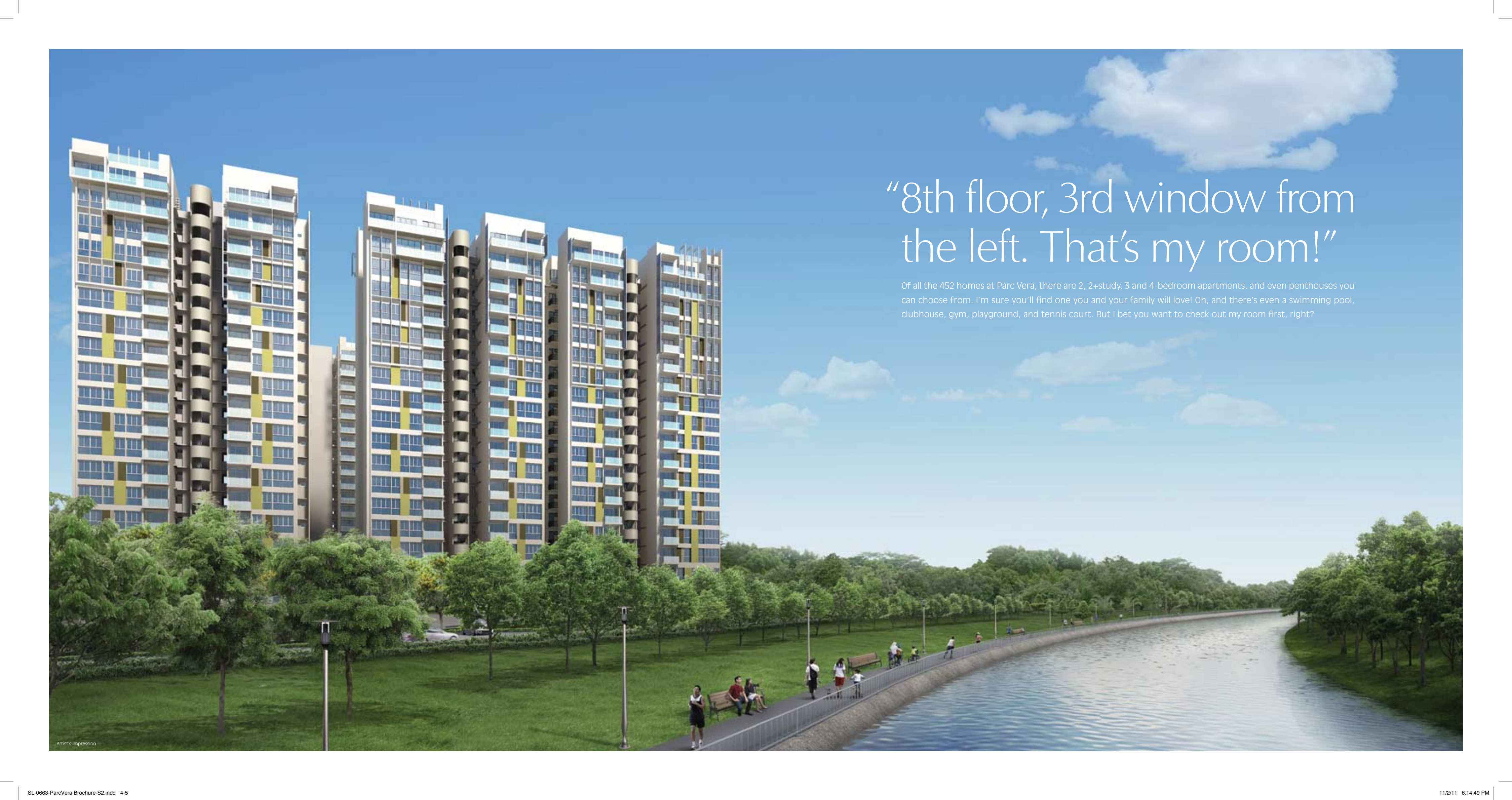
“Are you ready for a better view of life?”





“Kingfisher? No, that’s a Grey Heron!”

With Sungei Serangoon next door and Hougang Central around the corner, there’s so much to see and do at Parc Vera. That’s why Dad can’t get enough of the view and Mum appreciates the convenience. Me? I love the pools, playground and gardens inside. And with my favourite parks and malls nearby, fun is always close by. Come on in and I’ll show you around!

The image shows a modern high-rise apartment building with a landscaped park and a river in the foreground. The building has a mix of white, grey, and yellow accents. The park features green grass, trees, and a paved walkway with people. A river flows through the park. The sky is blue with scattered white clouds.

“8th floor, 3rd window from the left. That’s my room!”

Of all the 452 homes at Parc Vera, there are 2, 2+study, 3 and 4-bedroom apartments, and even penthouses you can choose from. I’m sure you’ll find one you and your family will love! Oh, and there’s even a swimming pool, clubhouse, gym, playground, and tennis court. But I bet you want to check out my room first, right?



“Of course I can spell convenience.”

Everything's at your doorstep. Hougang Central, Hougang Mall, Hougang Plaza, Hougang MRT and Bus Interchange, Hougang Stadium, Heartland Mall, nex Shopping Mall, good schools, eateries and more! That spells convenience, doesn't it?



Hougang MRT Station



CHIJ Our Lady of the Nativity



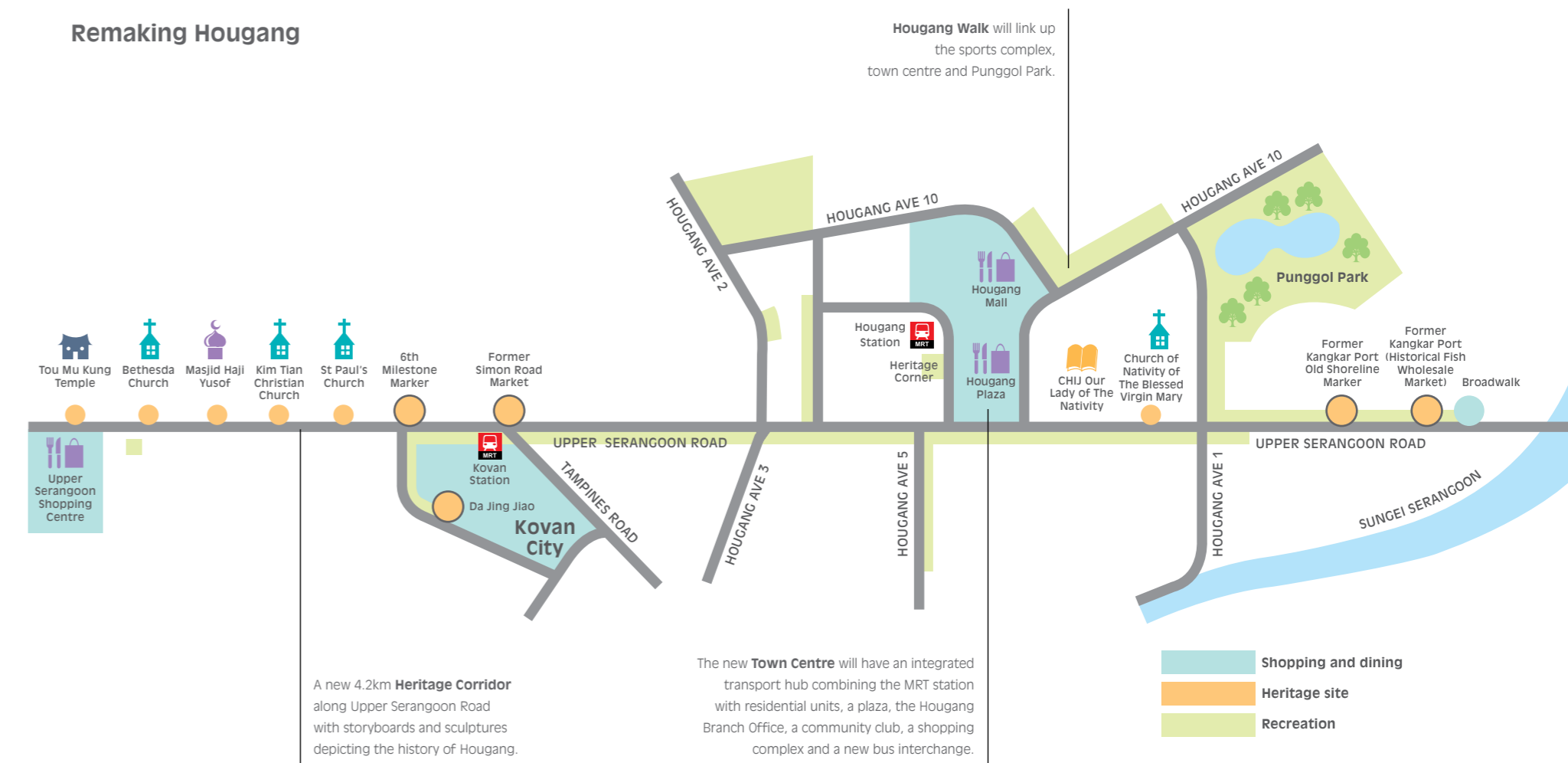
nex Shopping Mall

“There’s space for me to fly.”

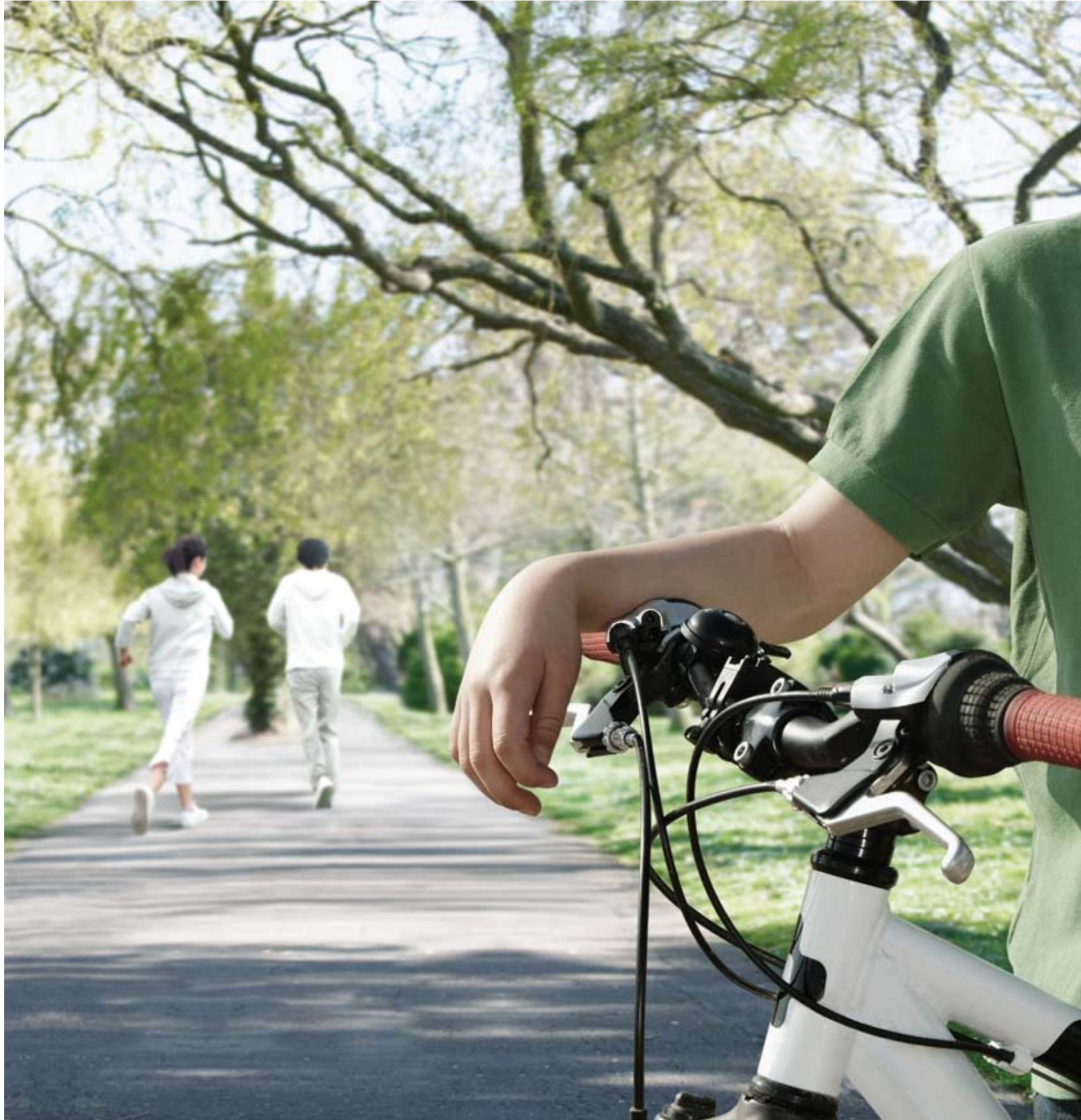


There’s so much for me to see, do and eat around Parc Vera. What’s more, it’ll get even better once Hougang’s remade. That means more playgrounds, parks and malls! Watch me spread my wings!

Remaking Hougang



Source: The Sunday Times, January 9, 2011



“My wheels keep me going.”

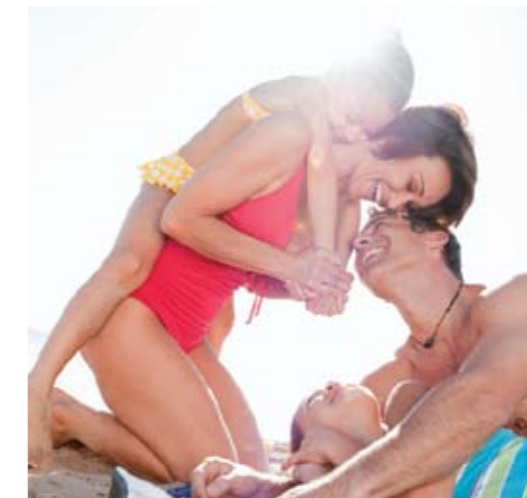
Helmet, check. Bike, check. All I need for a wonderful day at Punggol Park and Serangoon Park Connector. With both just minutes away, I can enjoy the green and serene surroundings, while Mum and Dad take a brisk walk, or even a good run too. Hey, wait up for me!





“Every day, I set sail for wonderland.”

It's wonderful inside Parc Vera too. With so many exciting facilities, including a lap pool for adults and a playground for me, there's something for everyone. Join me and we'll set sail for a whole new world of our own.





“Want to get your feet wet?”

After green, blue is my next favourite colour of all time. That's because it reminds me of the cool blue pools, and the waterfall that cascades elegantly and gracefully. Thinking about it now makes me want to jump in!

“I’m ready for my next birthday party!”

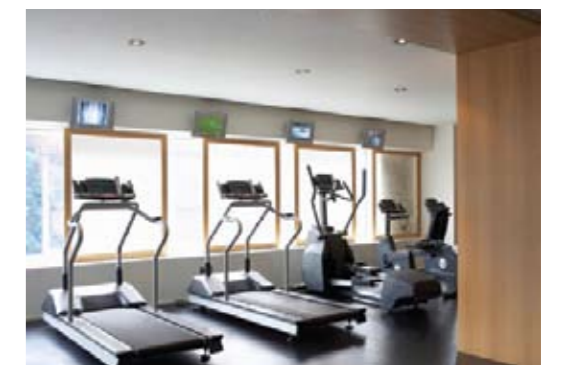
I'll be celebrating my big day at the Function Room. All my friends will be there! And once we've all had a slice of cake, we'll be racing to the lap pool. After that, it's on to the playground for a bigger party!



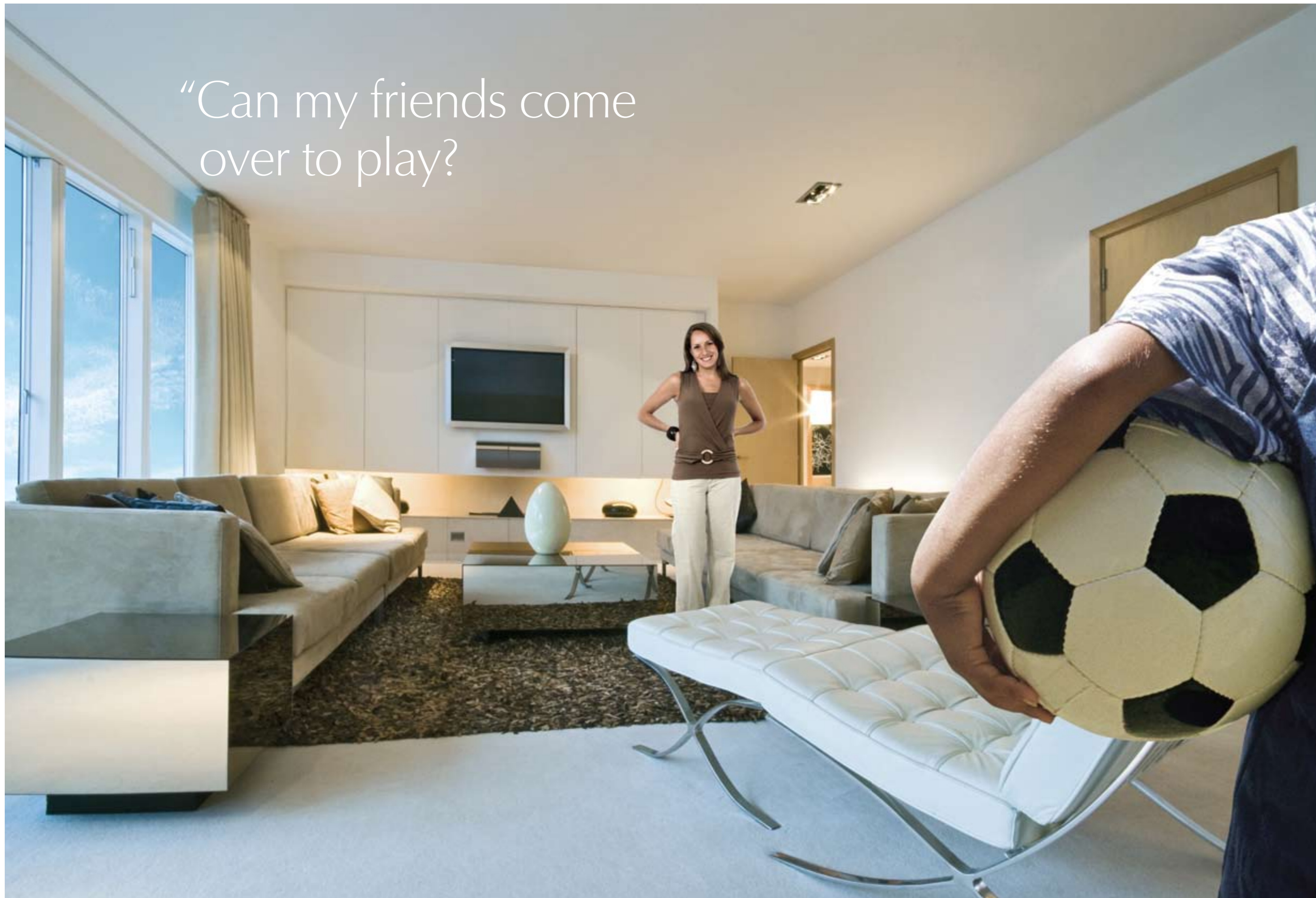


“This is how I make an entrance.”

Having a splash at Parc Vera is easy. If we're not in the pool, Dad and I are battling it out in a game of tennis. While Mum is always spicing up the weekend with sizzling recipes at the BBQ pit!



“Can my friends come over to play?”



There's no place like home. If I'm not watching TV, then I'd be watching Mum cook my favourite food in the kitchen. Sometimes I'd even bird-watch with Dad at the balcony. It's great fun! Hey, my friends are coming over for a kick-about. Why don't you join us?



Site Plan

LEGEND

- a Guard House
- b Drop-off Area
- c Club House
- d Recreational Tennis Court
- e BBQ Area
- f Sun Decks
- g Outdoor Shower
- h Landscape Lift
- i Pool Pavilion
- j Waterfall
- k Lap Pool
- l Outdoor Jacuzzi
- m Children's Play Pool
- n Children's Playground
- o Timber Boardwalk
- p Side Gate
- q Bin Centre
- r Substation



Distribution Chart

Block 2

	01	02	03	04	05	06	07	08
L17	P4	P3a	P1a	P3	P3	P1a	P2	P2
L16	D2a	C4a	A1a	C2a	C2a	A1a	B1a	B2a
L15	D2a	C4a	A1a	C2a	C2a	A1a	B1a	B2a
L14	D1a	C3a	A2a	C1a	C1a	A2a	B2a	B1a
L13	D1a	C3a	A2a	C1a	C1a	A2a	B2a	B1a
L12	D2a	C4a	A1a	C2a	C2a	A1a	B1a	B2a
L11	D2	C4	A1	C2	C2	A1	B1	B2
L10	D1	C3	A2	C1	C1	A2	B2	B1
L09	D1	C3	A2	C1	C1	A2	B2	B1
L08	D2	C4	A1	C2	C2	A1	B1	B2
L07	D2	C4	A1	C2	C2	A1	B1	B2
L06	D1	C3	A2	C1	C1	A2	B2	B1
L05	D1	C3	A2	C1	C1	A2	B2	B1
L04	D2	C4	A1	C2	C2	A1	B1	B2
L03	D2	C4	A1	C2	C2	A1	B1	B2c
L02	D1	C3	A2	C1		A2	B2	
L01	D1b	C3b	A2b	C1b		A2b	B2b	

Block 10

	17	18	19	20	21	22	23	24	25	26	27	28
L17	P3	P2	P1a	P2	P2	P1a	P1	P3	P3	P1a	P3	P4
L16	C2a	B1a	A1a	B1a	B1a	A1a	A1a	C2a	C2a	A1a	C2a	D2a
L15	C2a	B1a	A1a	B1a	B1a	A1a	A1a	C2a	C2a	A1a	C2a	D2a
L14	C1a	B2a	A2a	B2a	B2a	A2a	A2a	C1a	C1a	A2a	C1a	D1a
L13	C1	B2	A2	B2	B2	A2	A2	C1	C1	A2	C1	D1
L12	C2	B1	A1	B1	B1	A1	A1	C2	C2	A1	C2	D2
L11	C2	B1	A1	B1	B1	A1	A1	C2	C2	A1	C2	D2
L10	C1	B2	A2	B2	B2	A2	A2	C1	C1	A2	C1	D1
L09	C1	B2	A2	B2	B2	A2	A2	C1	C1	A2	C1	D1
L08	C2	B1	A1	B1	B1	A1	A1	C2	C2	A1	C2	D2
L07	C2	B1	A1	B1	B1	A1	A1	C2	C2	A1	C2	D2
L06	C1	B2	A2	B2	B2	A2	A2	C1	C1	A2	C1	D1
L05	C1	B2	A2	B2	B2	A2	A2	C1	C1	A2	C1	D1
L04	C2	B1	A1	B1	B1	A1	A1	C2	C2	A1	C2	D2
L03	C2c	B1	A1	B1c	B1	A1	A1	C2	C2	A1	C2	D2
L02		B2	A2			A2	A2	C1	C1	A2	C1	D1
L01		B2b	A2b					C1b	C1b	A2b	C1b	D1b

Block 6

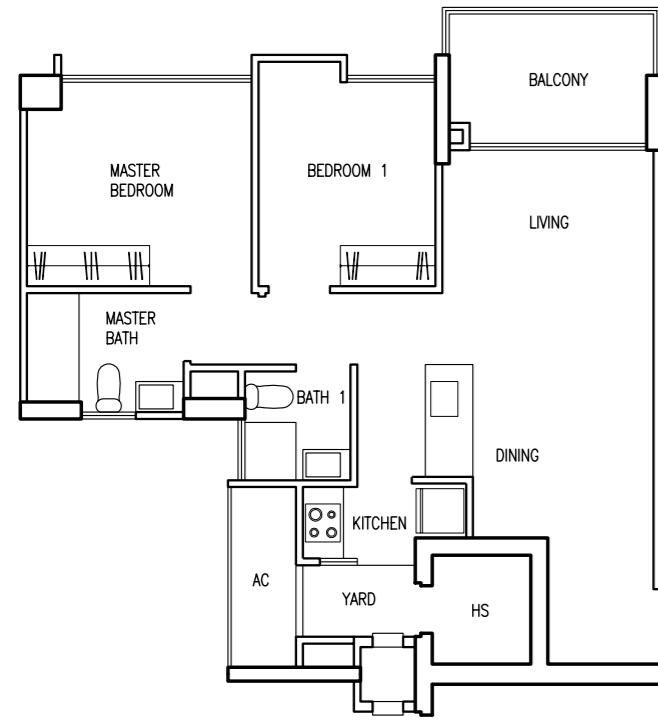
	09	10	11	12
L17	P3	P1a	P2	P2
L16	C2a	A1a	B1a	B2a
L15	C2a	A1a	B1a	B2a
L14	C1a	A2a	B2a	B1a
L13	C1	A2	B2	B1
L12	C2	A1	B1	B2
L11	C2	A1	B1	B2
L10	C1	A2	B2	B1
L09	C1	A2	B2	B1
L08	C2	A1	B1	B2
L07	C2	A1	B1	B2
L06	C1	A2	B2	B1
L05	C1	A2	B2	B1
L04	C2	A1	B1	B2
L03	C2c	A1	B1	B2c
L02		A2	B2	
L01		A2b	B2b	

Block 8

	13	14	15	16
L17	P3	P1c	P1b	P3
L16	C2a	A3	A3	C2a
L15	C2a	A3	A3	C2a
L14	C1a	A4	A4	C1a
L13	C1	A4	A4	C1
L12	C2	A3	A3	C2
L11	C2	A3	A3	C2
L10	C1	A4	A4	C1
L09	C1	A4	A4	C1
L08	C2	A3	A3	C2
L07	C2	A3	A3	C2
L06	C1	A4	A4	C1
L05	C1	A4	A4	C1
L04	C2	A3	A3	C2
L03	C2c	A3	A3	C2c
L02				
L01				

- Type A 2-Bedroom
- Type B 2-Bedroom + Study
- Type C 3-Bedroom
- Type D 4-Bedroom
- Type P Penthouse

2-Bedroom

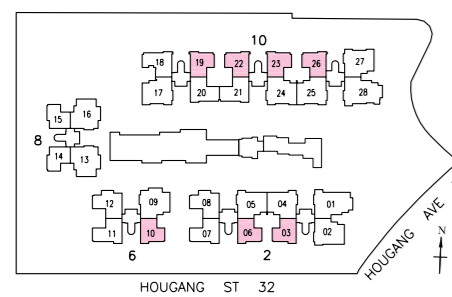


Type A1

73 sqm / 786 sqft

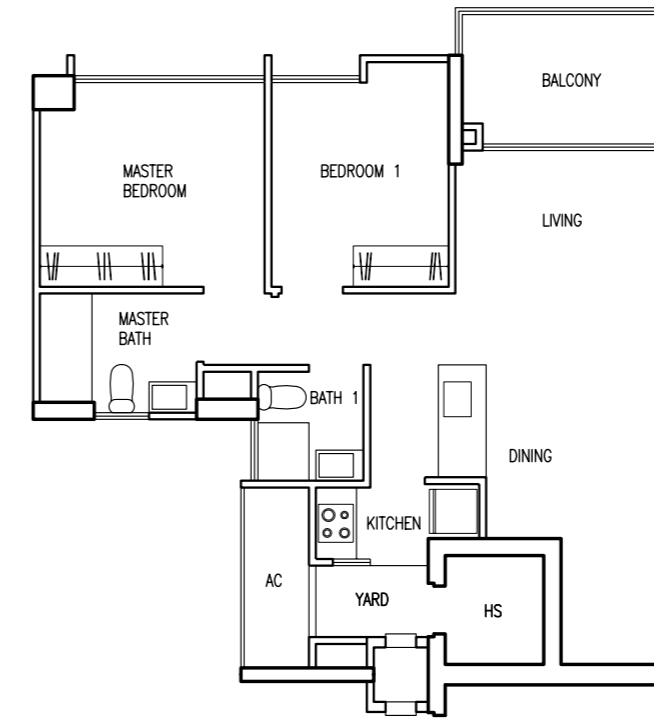
- #03-03 #03-06 #03-10
- #04-03 #04-06 #04-10
- #07-03 #07-06 #07-10
- #08-03 #08-06 #08-10
- #11-03 #11-06 #11-10
- #12-10

- #03-19 #03-22 #03-23 #03-26
- #04-19 #04-22 #04-23 #04-26
- #07-19 #07-22 #07-23 #07-26
- #08-19 #08-22 #08-23 #08-26
- #11-19 #11-22 #11-23 #11-26
- #12-19 #12-22 #12-23 #12-26



The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

2-Bedroom

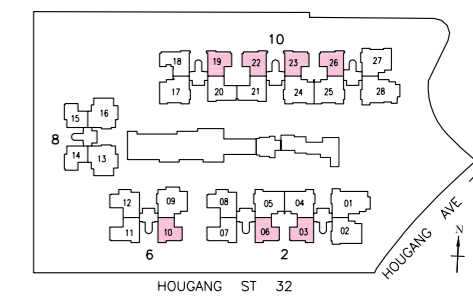


Type A2

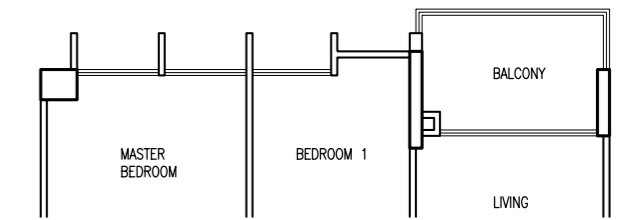
73 sqm / 786 sqft

- #02-03 #02-06 #02-10
- #05-03 #05-06 #05-10
- #06-03 #06-06 #06-10
- #09-03 #09-06 #09-10
- #10-03 #10-06 #10-10
- #13-10

- #02-19 #02-22 #02-23 #02-26
- #05-19 #05-22 #05-23 #05-26
- #06-19 #06-22 #06-23 #06-26
- #09-19 #09-22 #09-23 #09-26
- #10-19 #10-22 #10-23 #10-26
- #13-19 #13-22 #13-23 #13-26



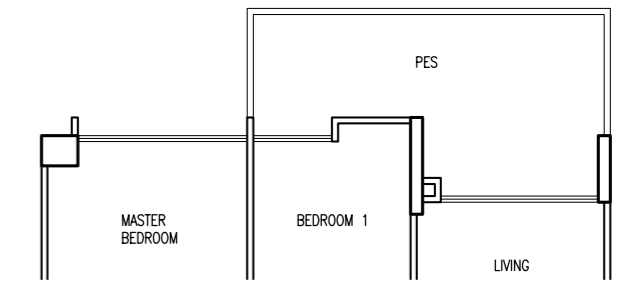
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Type A2a

73 sqm / 786 sqft

- #13-03 #13-06 #14-10
- #14-03 #14-06
- #14-19 #14-22 #14-23 #14-26

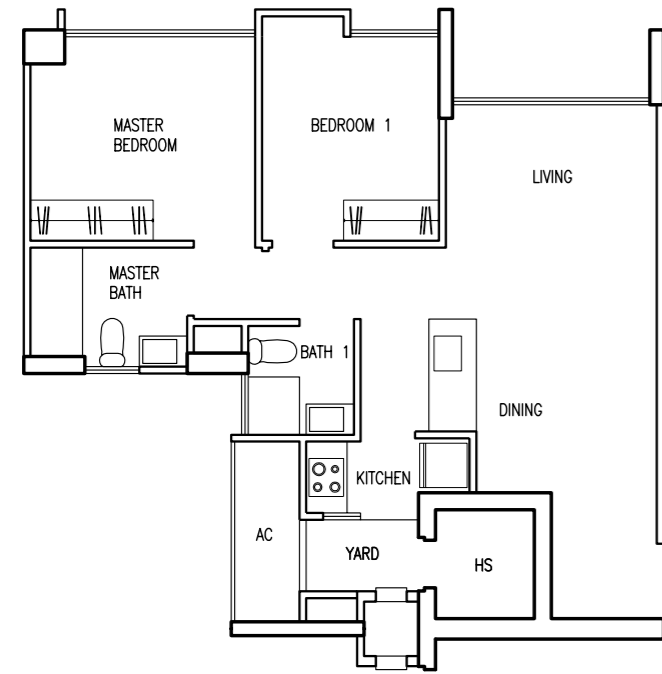


Type A2b

82 sqm / 883 sqft

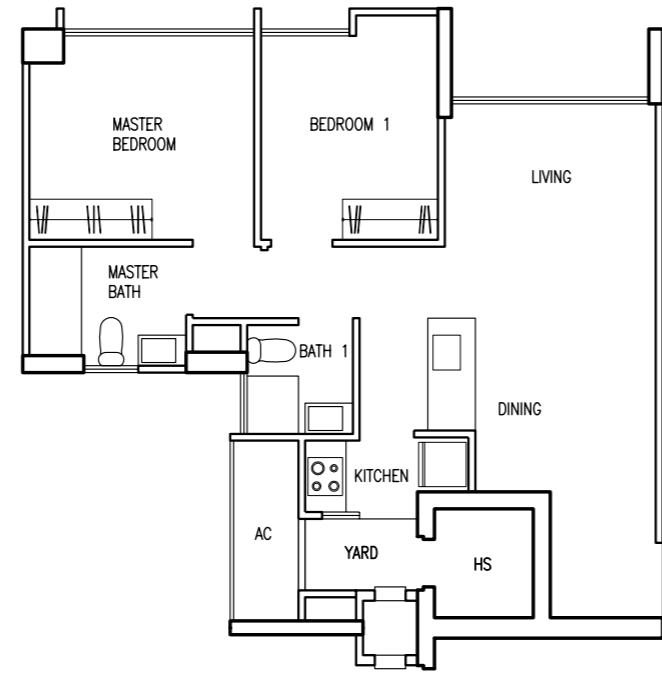
- #01-03 #01-06 #01-10
- #01-19 #01-26

2-Bedroom



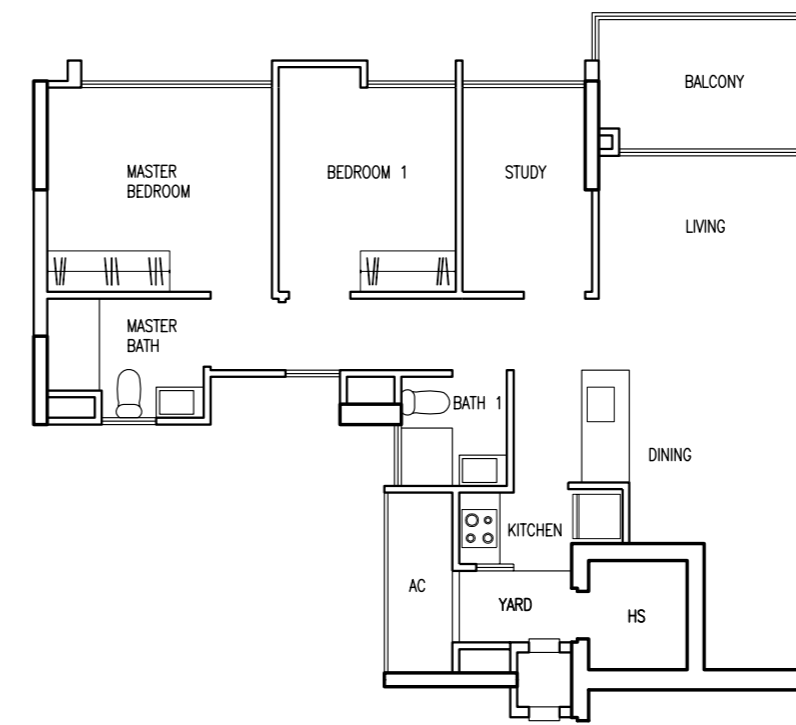
Type A3
66 sqm / 710 sqft

#03-14 #03-15
#04-14 #04-15
#07-14 #07-15
#08-14 #08-15
#11-14 #11-15
#12-14 #12-15
#15-14 #15-15
#16-14 #16-15



Type A4
66 sqm / 710 sqft

#05-14 #05-15
#06-14 #06-15
#09-14 #09-15
#10-14 #10-15
#13-14 #13-15
#14-14 #14-15

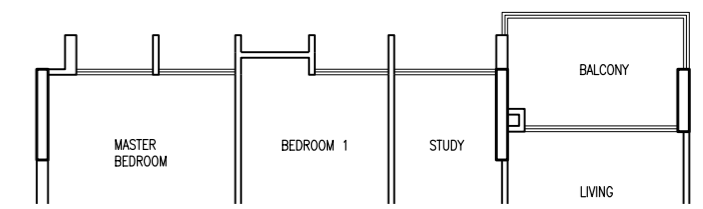


Type B1
81 sqm / 872 sqft

#03-07 #05-08 #03-11 #05-12
#04-07 #06-08 #04-11 #06-12
#07-07 #09-08 #07-11 #09-12
#08-07 #10-08 #08-11 #10-12
#11-07 #11-11 #13-12
#12-11

#03-18 #04-20 #03-21
#04-18 #07-20 #04-21
#07-18 #08-20 #07-21
#08-18 #11-20 #08-21
#11-18 #12-20 #11-21
#12-18 #12-21

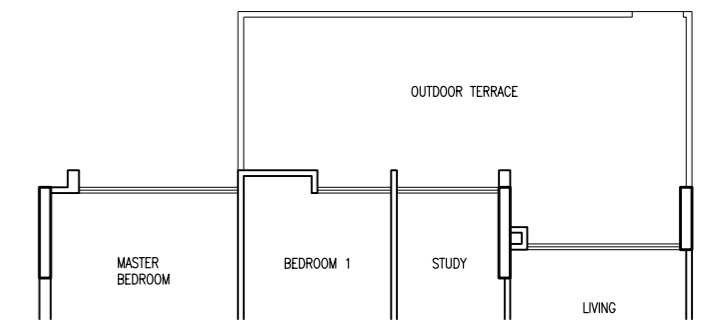
2-Bedroom + Study



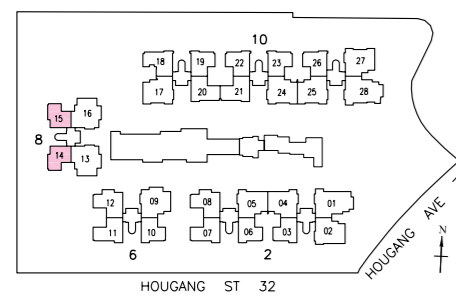
Type B1a
81 sqm / 872 sqft

#12-07 #13-08 #15-11 #14-12
#15-07 #14-08 #16-11
#16-07

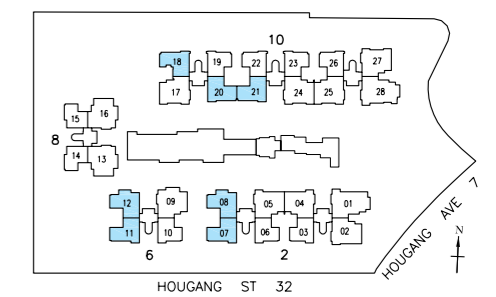
#15-18 #15-20 #15-21
#16-18 #16-20 #16-21



Type B1c
103 sqm / 1,109 sqft
#03-20

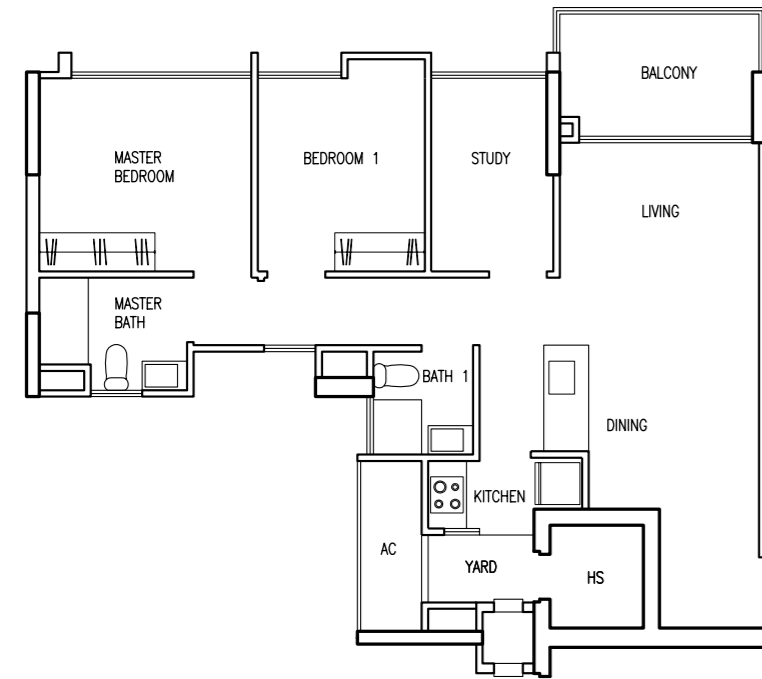


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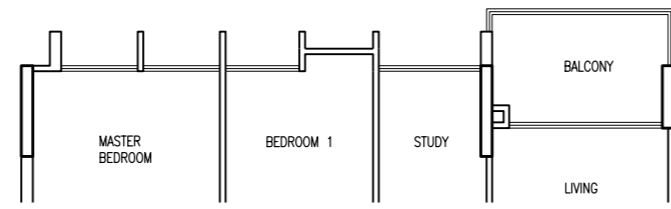
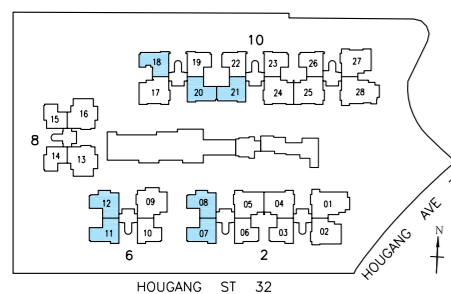
2-Bedroom + Study



Type B2
81 sqm / 872 sqft

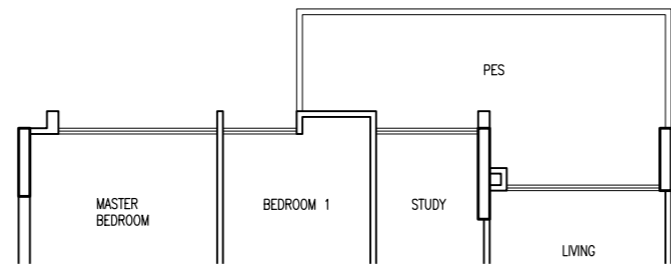
- #02-07 #04-08 #02-11 #04-12
- #05-07 #07-08 #05-11 #07-12
- #06-07 #08-08 #06-11 #08-12
- #09-07 #11-08 #09-11 #11-12
- #10-07 #10-11 #12-12
- #13-11

- #02-18 #05-20 #05-21
- #05-18 #06-20 #06-21
- #06-18 #09-20 #09-21
- #09-18 #10-20 #10-21
- #10-18 #13-20 #13-21
- #13-18



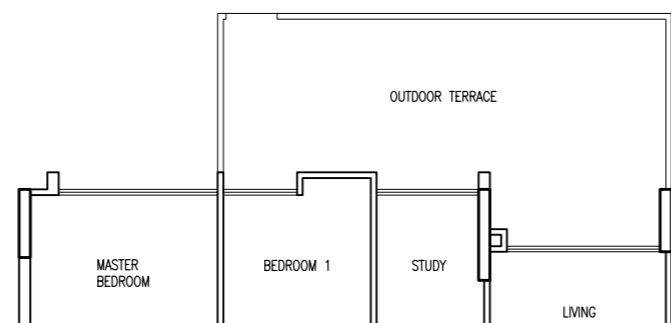
Type B2a
81 sqm / 872 sqft

- #13-07 #12-08 #14-11 #15-12
- #14-07 #15-08 #16-12
- #16-08
- #14-18 #14-20 #14-21



Type B2b
92 sqm / 990 sqft

- #01-07 #01-11 #01-18

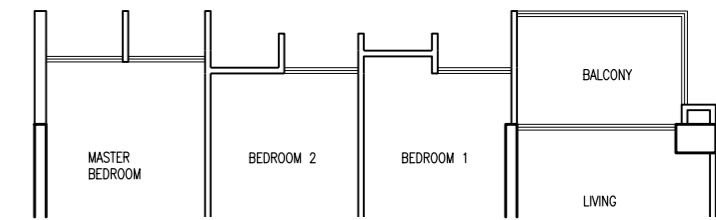


Type B2c
103 sqm / 1,109 sqft

- #03-08 #03-12

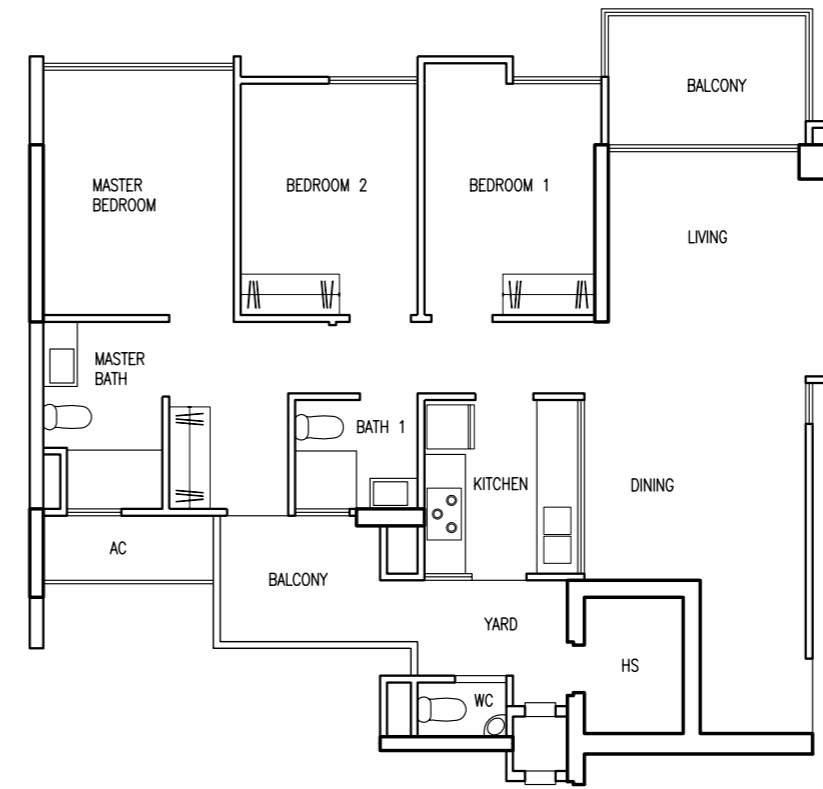
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3-Bedroom



Type C1a
106 sqm / 1,141 sqft

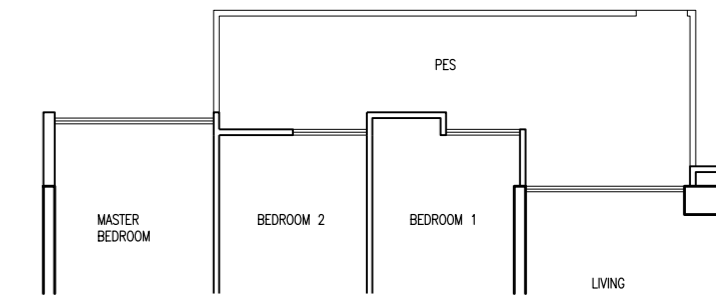
- #13-04 #13-05 #14-09 #14-13 #14-16
- #14-04 #14-05
- #14-17 #14-24 #14-25 #14-27



Type C1
106 sqm / 1,141 sqft

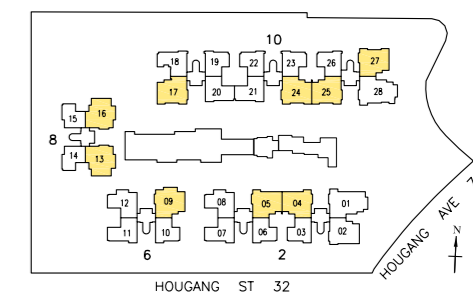
- #02-04 #05-05 #05-09 #05-13 #05-16
- #05-04 #06-05 #06-09 #06-13 #06-16
- #06-04 #09-05 #09-09 #09-13 #09-16
- #09-04 #10-05 #10-09 #10-13 #10-16
- #10-04 #13-09 #13-13 #13-16

- #05-17 #02-24 #02-25 #02-27
- #06-17 #05-24 #05-25 #05-27
- #09-17 #06-24 #06-25 #06-27
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- #13-17 #10-24 #10-25 #10-27
- #13-24 #13-25 #13-27



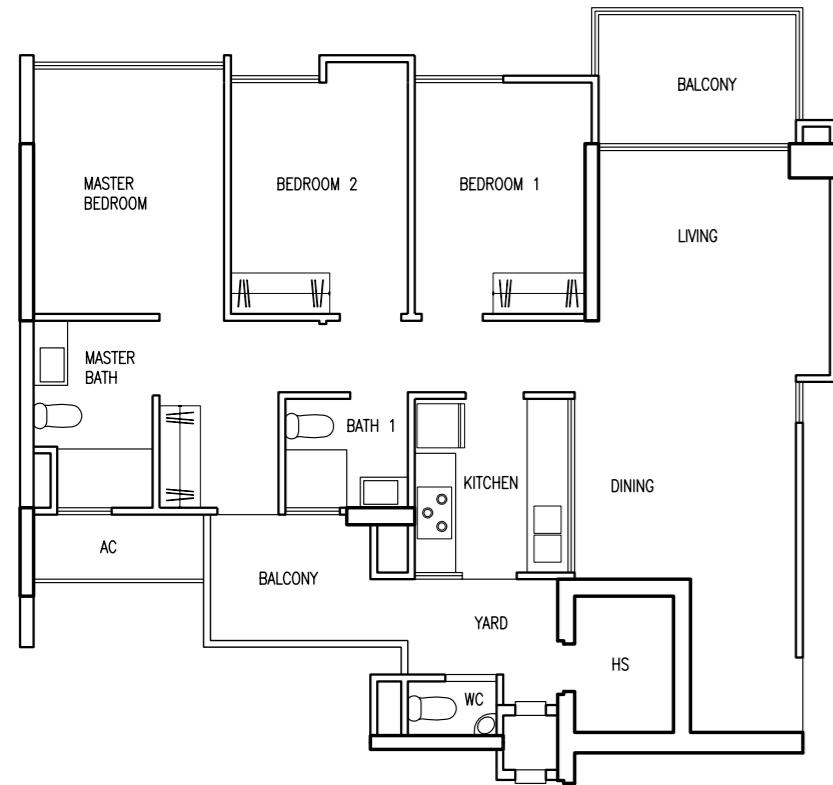
Type C1b
121 sqm / 1,302 sqft

- #01-04 #01-24 #01-25 #01-27



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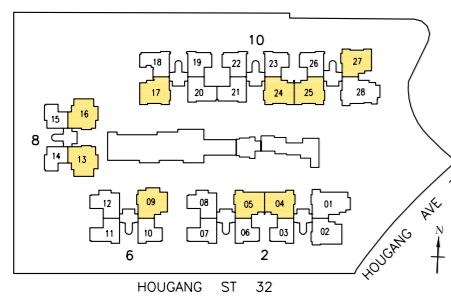
3-Bedroom



Type C2
106 sqm / 1,141 sqft

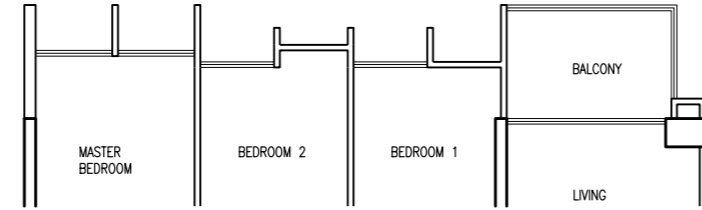
- #03-04 #03-05 #04-09 #04-13 #04-16
- #04-04 #04-05 #07-09 #07-13 #07-16
- #07-04 #07-05 #08-09 #08-13 #08-16
- #08-04 #08-05 #11-09 #11-13 #11-16
- #11-04 #11-05 #12-09 #12-13 #12-16

- #04-17 #03-24 #03-25 #03-27
- #07-17 #04-24 #04-25 #04-27
- #08-17 #07-24 #07-25 #07-27
- #11-17 #08-24 #08-25 #08-27
- #12-17 #11-24 #11-25 #11-27
- #12-24 #12-25 #12-27



The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

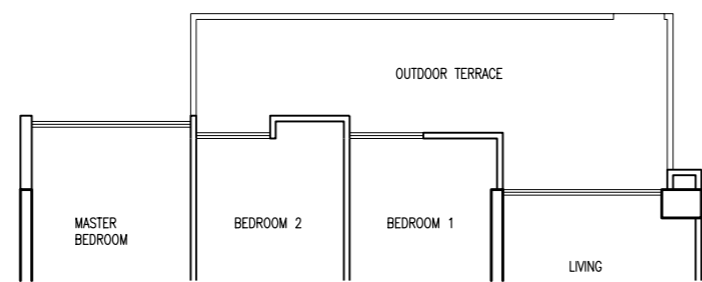
3-Bedroom



Type C2a
106 sqm / 1,141 sqft

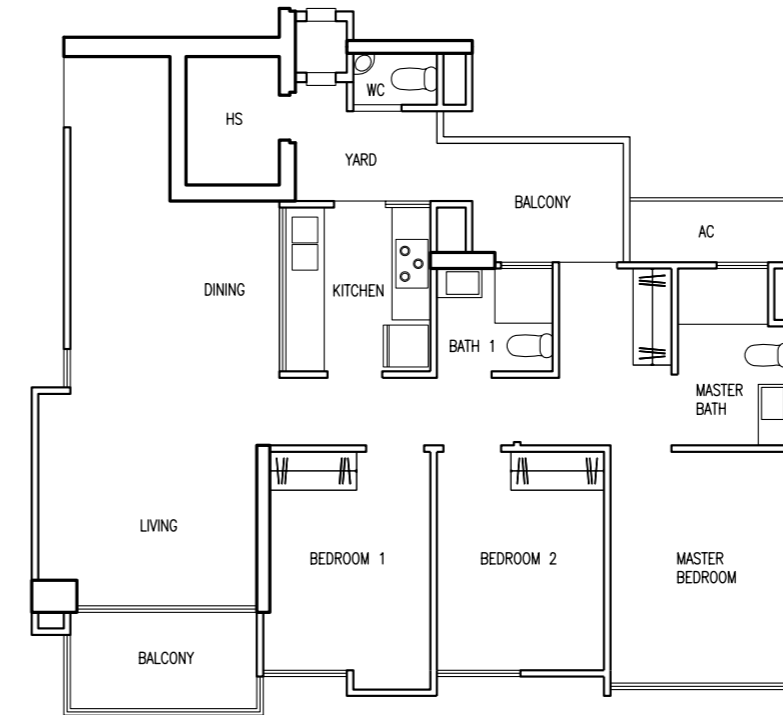
- #12-04 #12-05 #15-09 #15-13 #15-16
- #15-04 #15-05 #16-09 #16-13 #16-16
- #16-04 #16-05

- #15-17 #15-24 #15-25 #15-27
- #16-17 #16-24 #16-25 #16-27



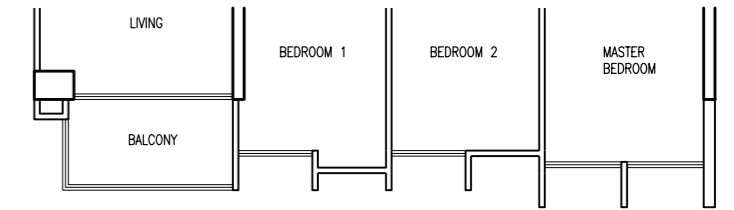
Type C2c
121 sqm / 1,302 sqft

- #03-09 #03-13 #03-16 #03-17



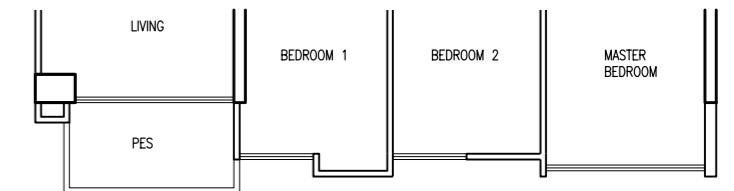
Type C3
105 sqm / 1,130 sqft

- #02-02
- #05-02
- #06-02
- #09-02
- #10-02



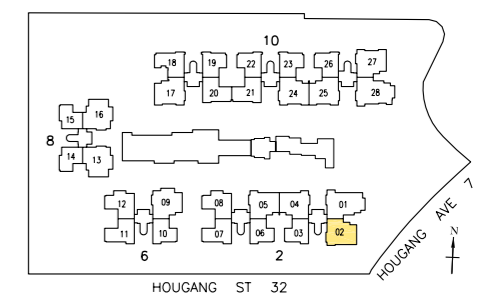
Type C3a
105 sqm / 1,130 sqft

- #13-02
- #14-02



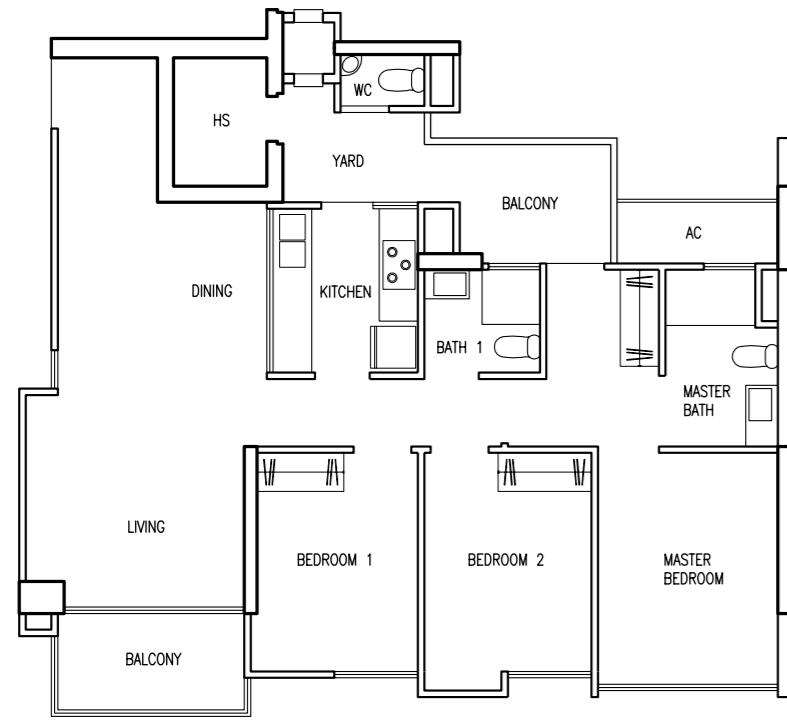
Type C3b
105 sqm / 1,130 sqft

- #01-02



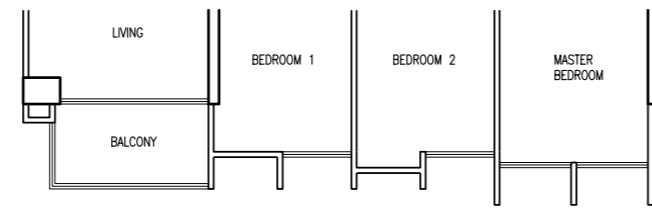
The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

3-Bedroom



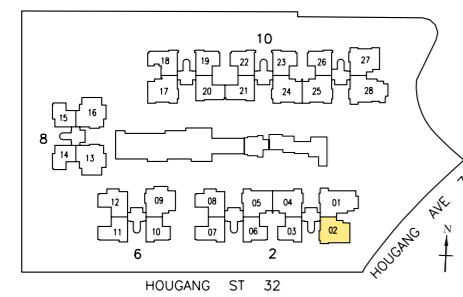
Type C4
105 sqm / 1,130 sqft

- #03-02
- #04-02
- #07-02
- #08-02
- #11-02



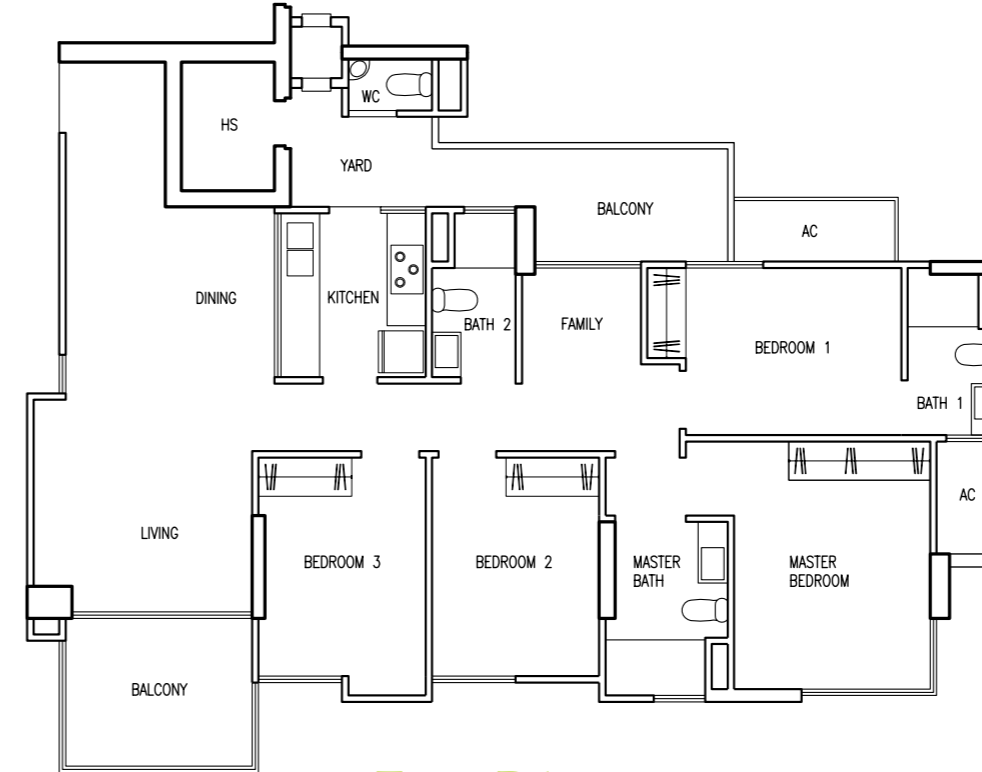
Type C4a
105 sqm / 1,130 sqft

- #12-02
- #15-02
- #16-02



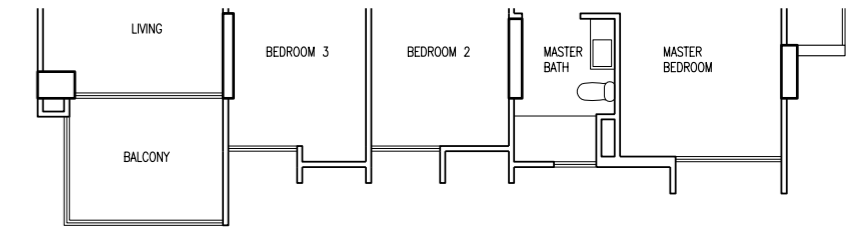
The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

4-Bedroom



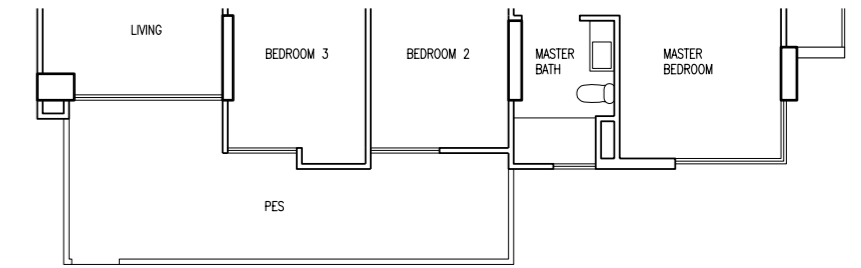
Type D1
131 sqm / 1,410 sqft

- #02-01 #02-28
- #05-01 #05-28
- #06-01 #06-28
- #09-01 #09-28
- #10-01 #10-28
- #13-28



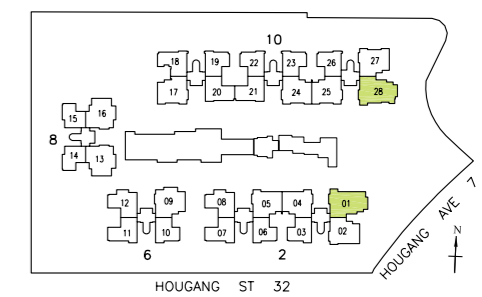
Type D1a
131 sqm / 1,410 sqft

- #13-01 #14-28
- #14-01



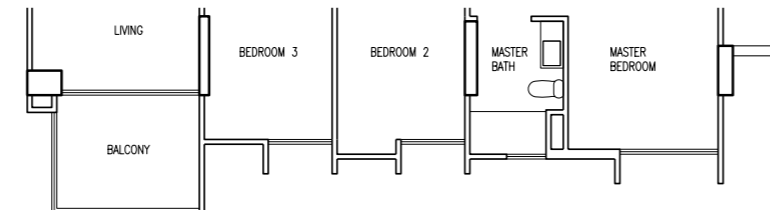
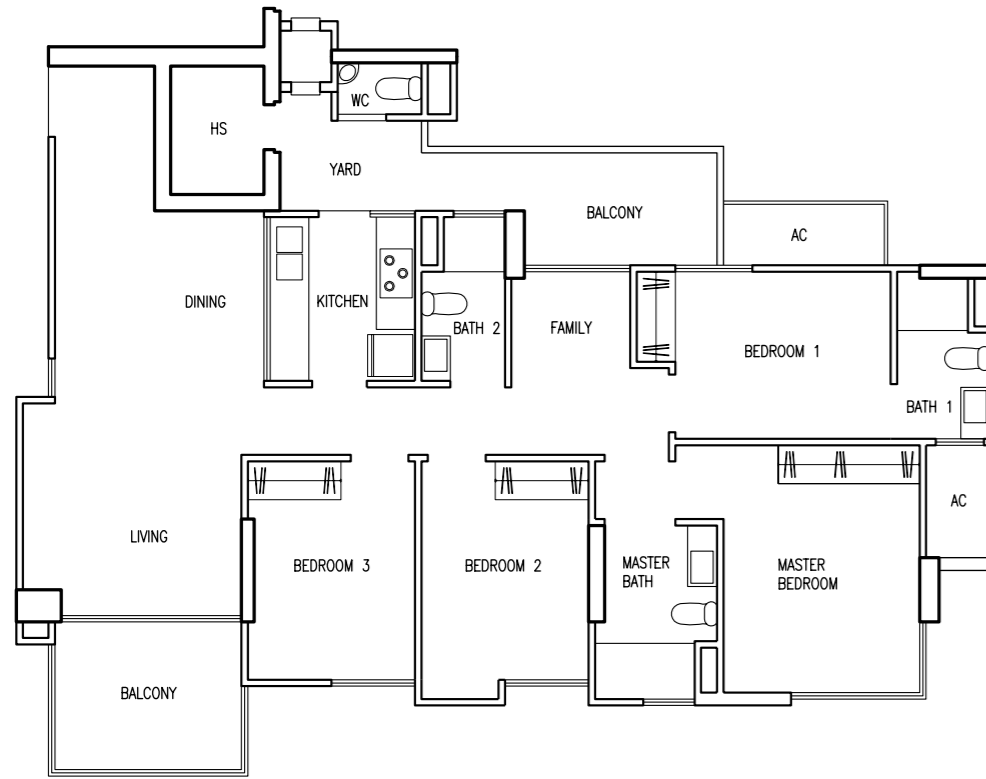
Type D1b
144 sqm / 1,550 sqft

- #01-01 #01-28



The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

4-Bedroom



Type D2

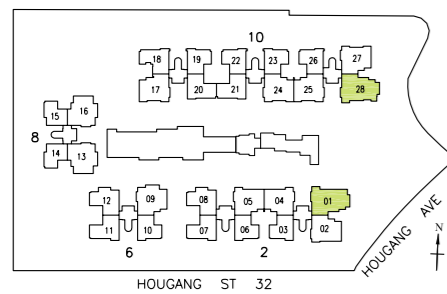
131 sqm / 1,410 sqft

- #03-01 #03-28
- #04-01 #04-28
- #07-01 #07-28
- #08-01 #08-28
- #11-01 #11-28
- #12-01 #12-28

Type D2a

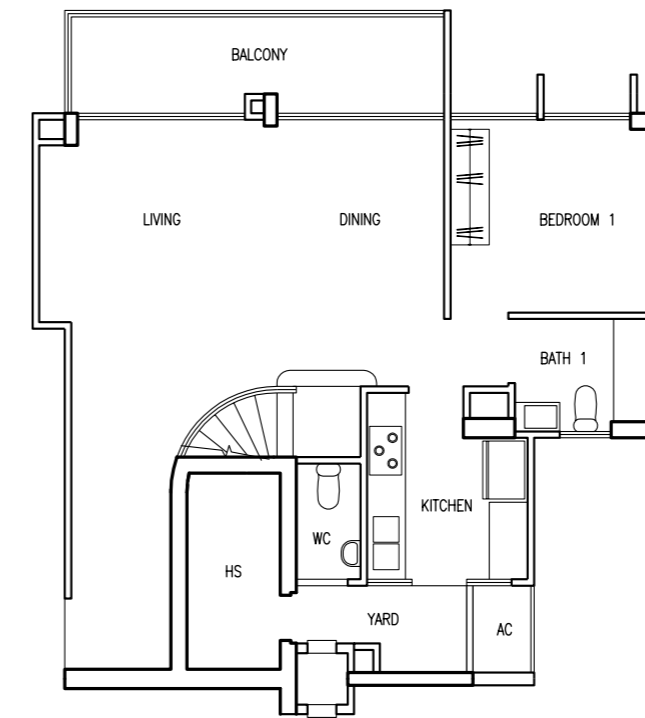
131 sqm / 1,410 sqft

- #12-01 #15-28
- #15-01 #16-28
- #16-01

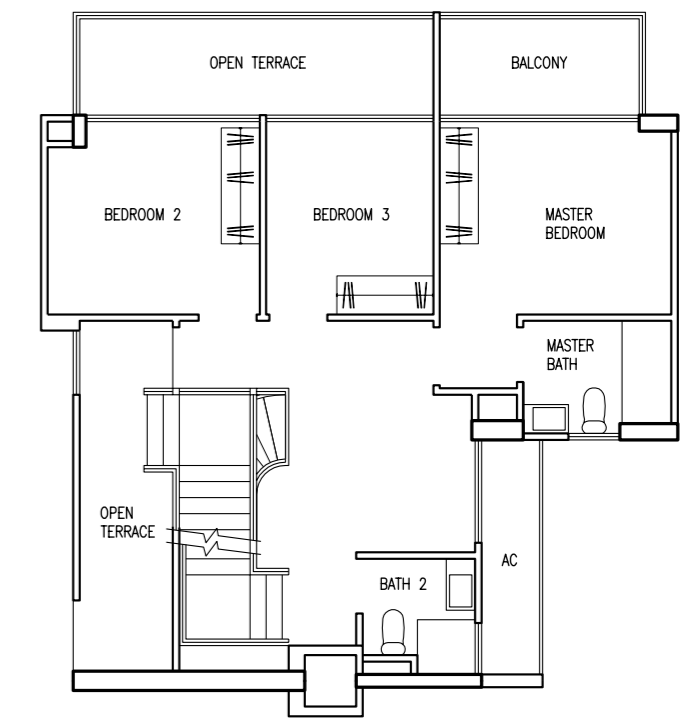


The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Penthouse



Lower



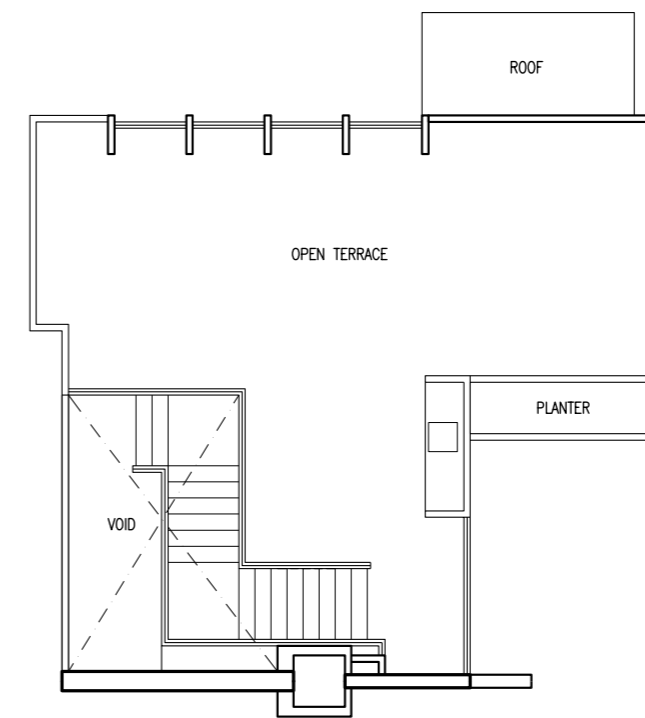
Upper

Type P1

243 sqm / 2,616 sqft

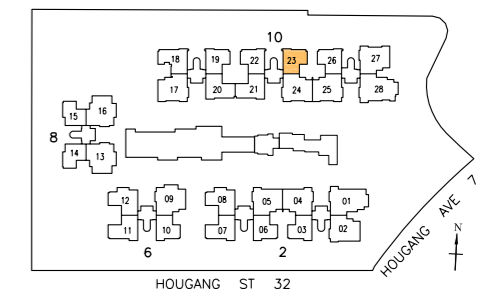
(Area inclusive of strata void of 19 sqm)

#17-23

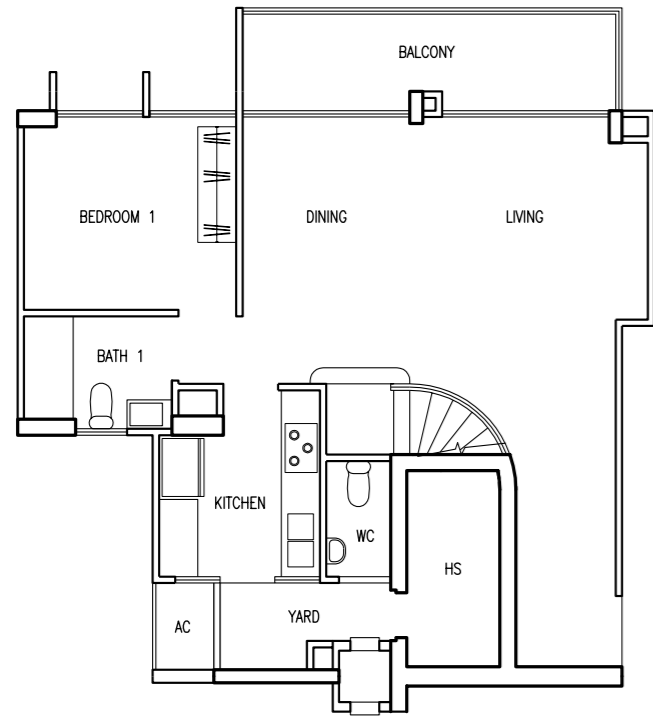


Roof

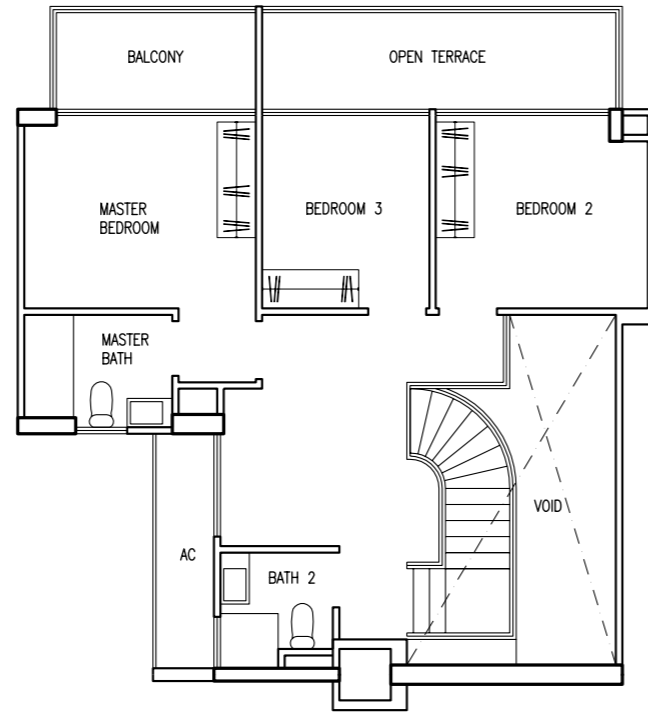
The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.



Penthouse



Lower



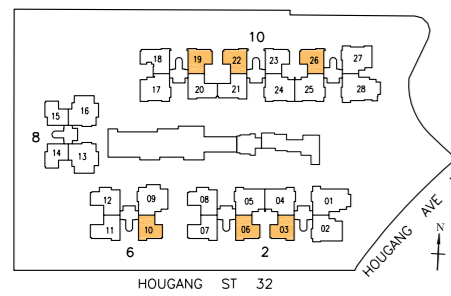
Upper

Type P1a

173 sqm / 1,862 sqft

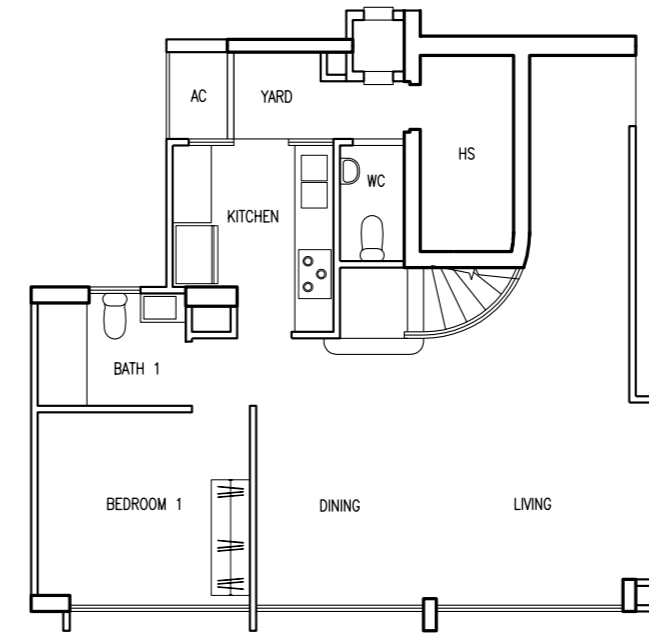
(Area inclusive of strata void of 15 sqm)

#17-03 #17-06 #17-10
#17-19 #17-22 #17-26

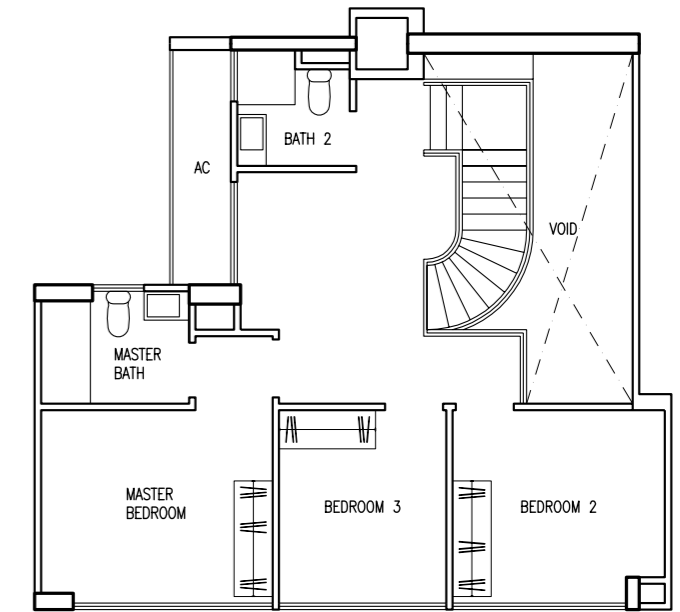


The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Penthouse



Lower



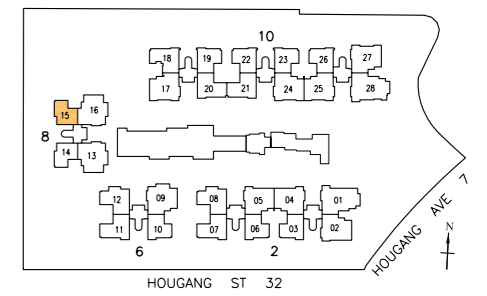
Upper

Type P1b

150 sqm / 1,615 sqft

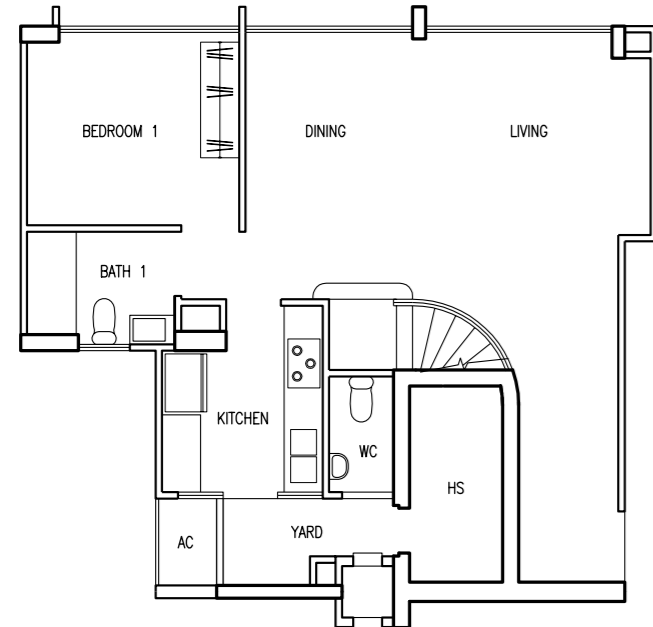
(Area inclusive of strata void of 15 sqm)

#17-15

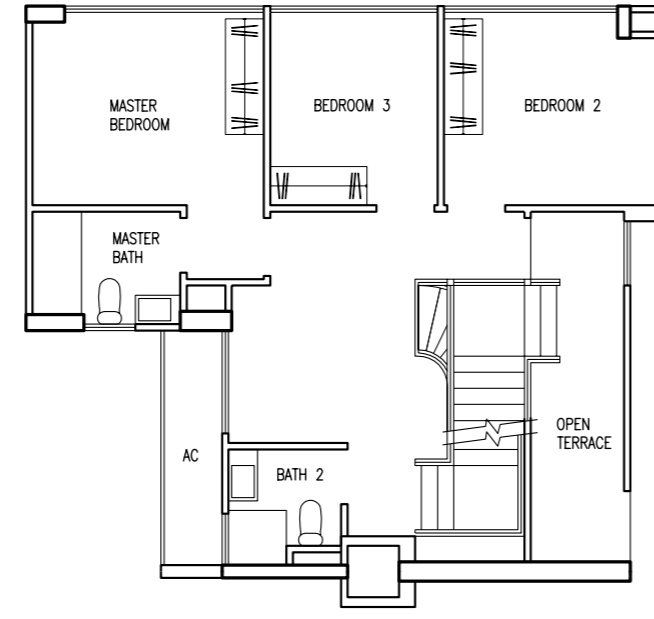


The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

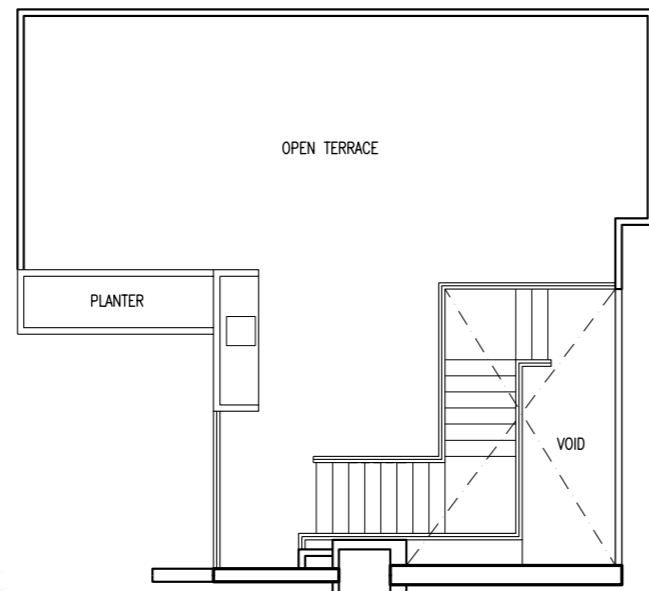
Penthouse



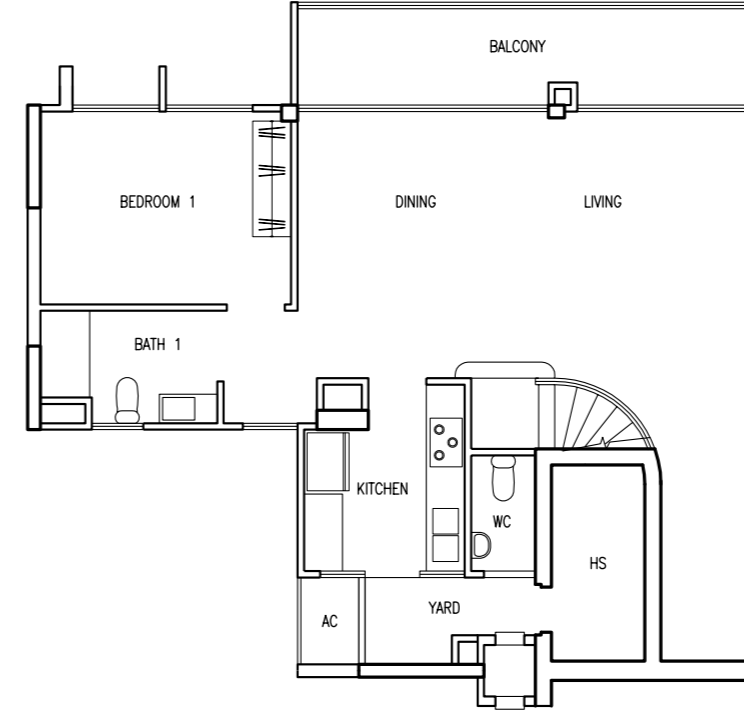
Lower



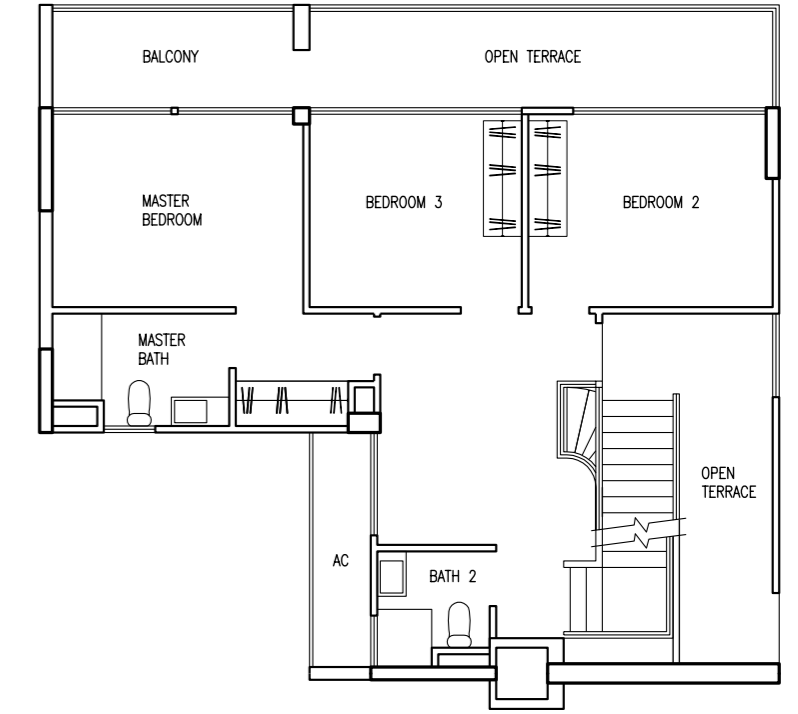
Upper



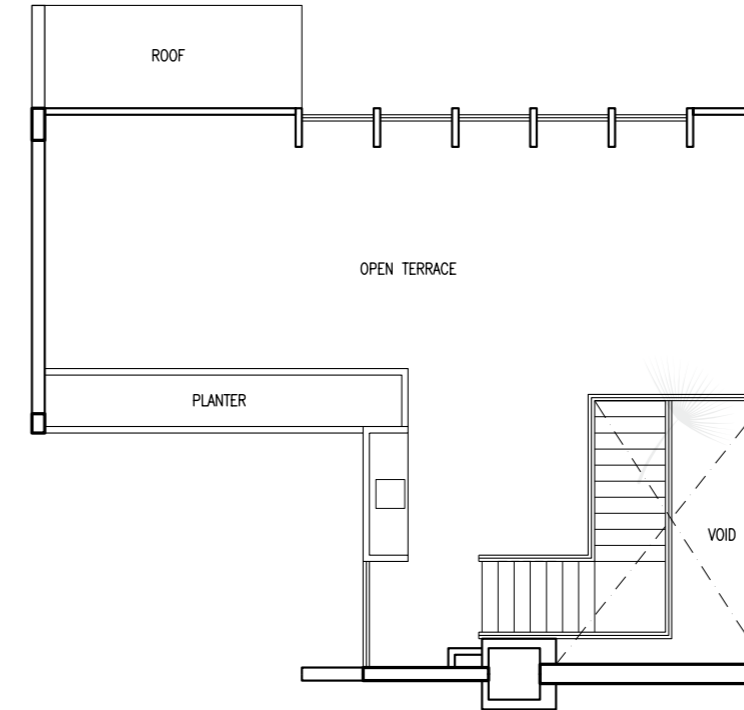
Roof



Lower



Upper



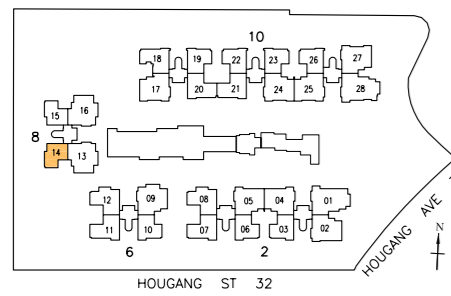
Roof

Type P1c

221 sqm / 2,379 sqft

(Area inclusive of strata void of 19 sqm)

#17-14



The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

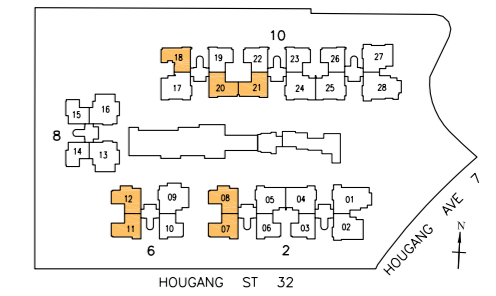
Penthouse

Type P2

276 sqm / 2,971 sqft

(Area inclusive of strata void of 18 sqm)

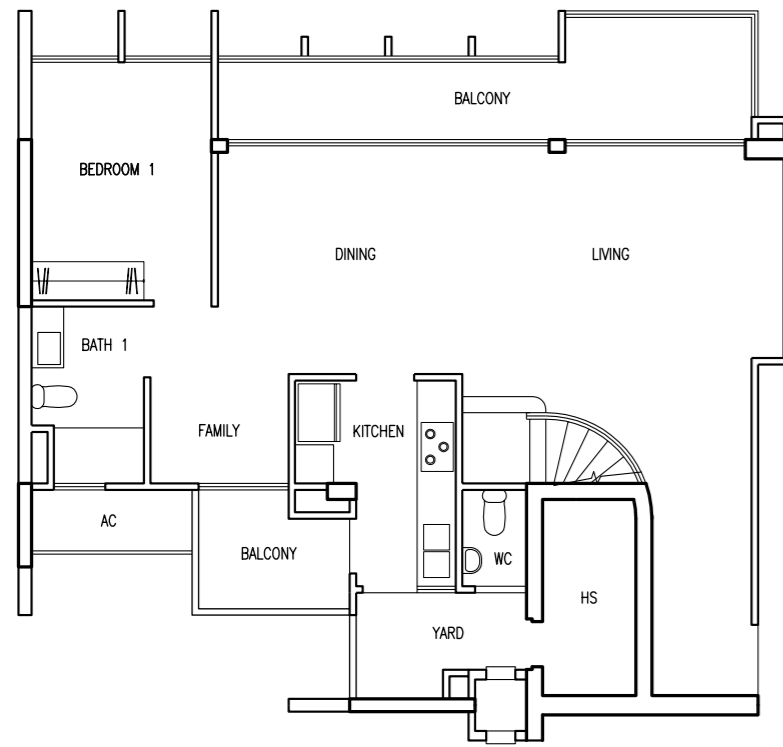
#17-07 #17-08 #17-11 #17-12
#17-18 #17-20 #17-21



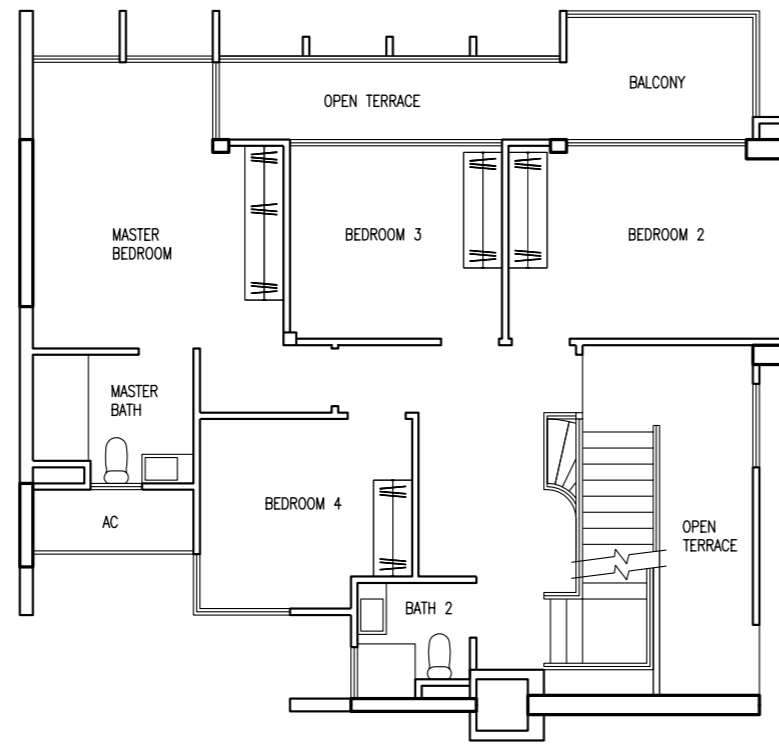
The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Penthouse

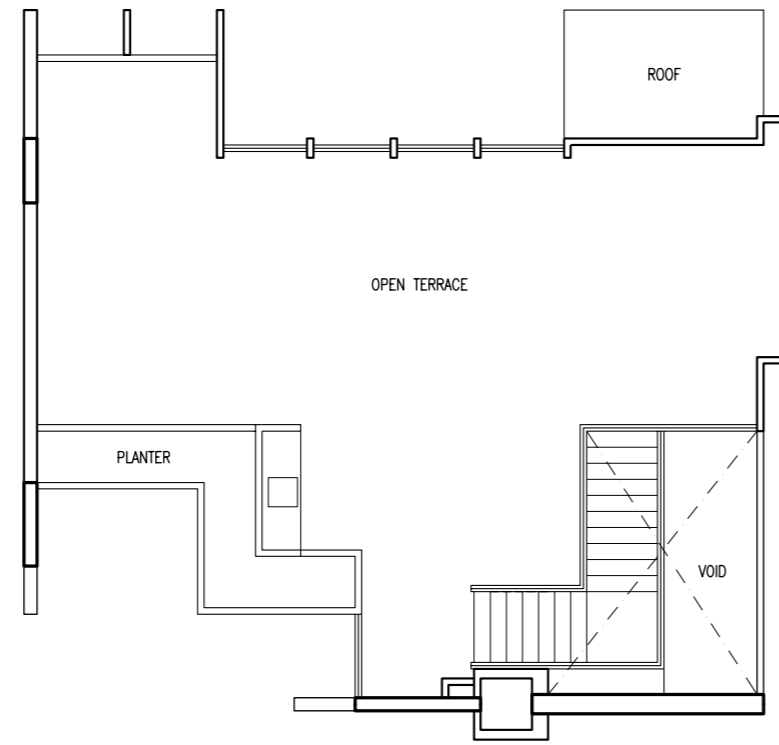
Penthouse



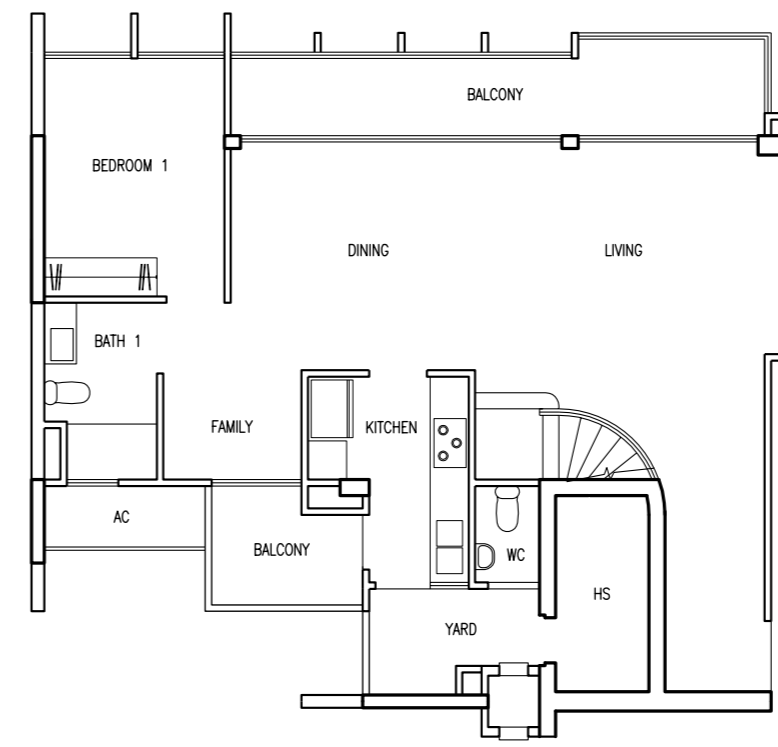
Lower



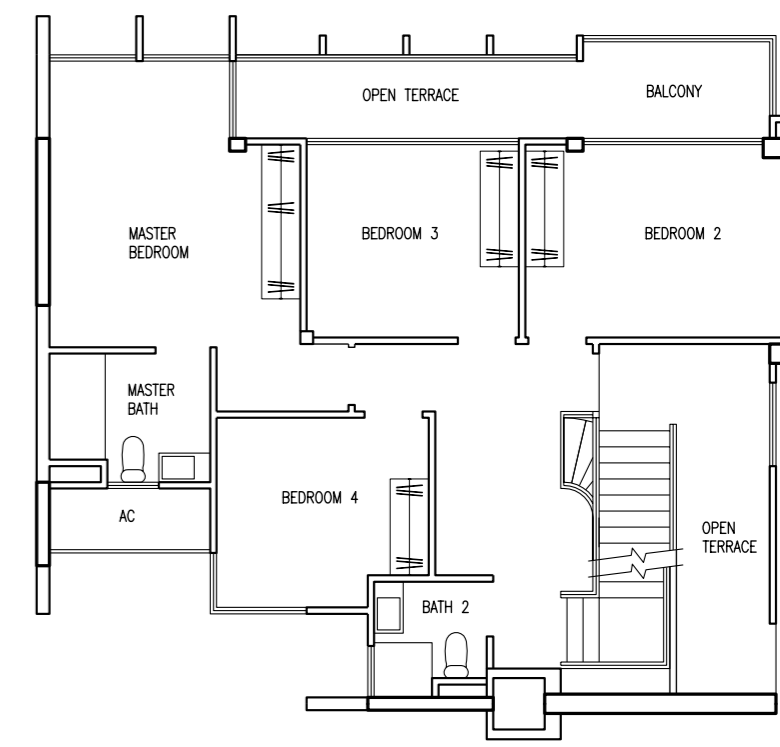
Upper



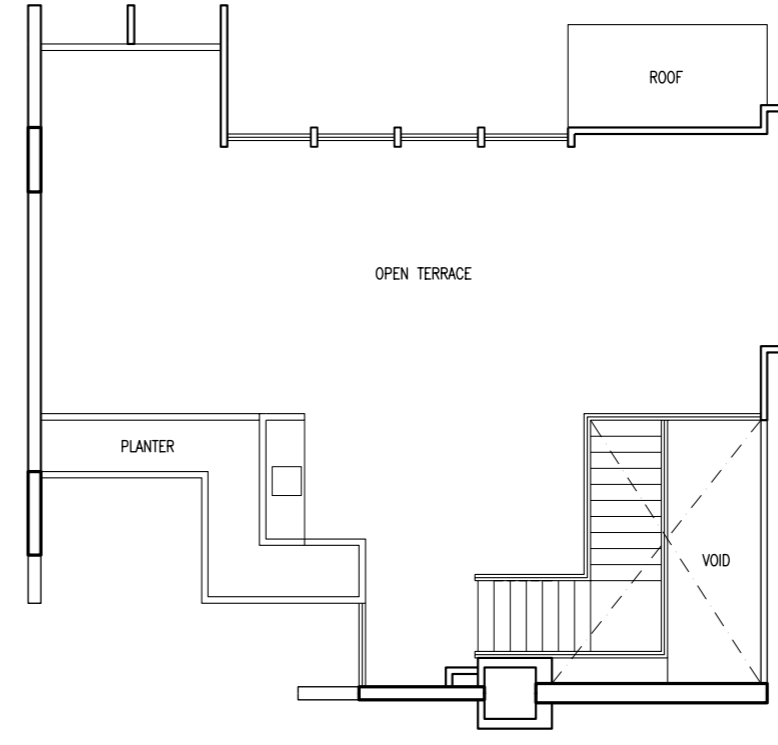
Roof



Lower



Upper



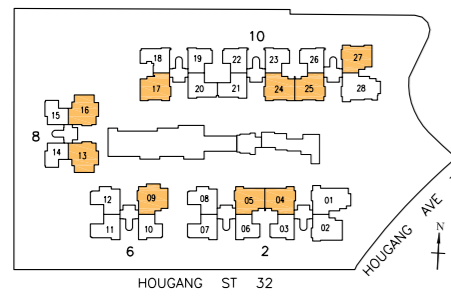
Roof

Type P3

307 sqm / 3,305 sqft

(Area inclusive of strata void of 18 sqm)

#17-04 #17-05 #17-09 #17-13 #17-16
#17-17 #17-24 #17-25 #17-27



HOUGANG ST 32

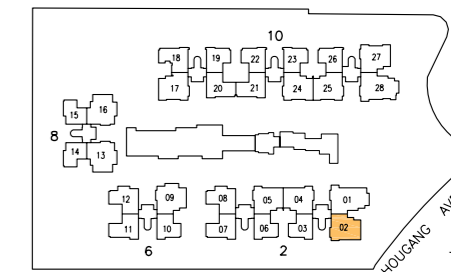
The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Type P3a

305 sqm / 3,283 sqft

(Area inclusive of strata void of 18 sqm)

#17-02

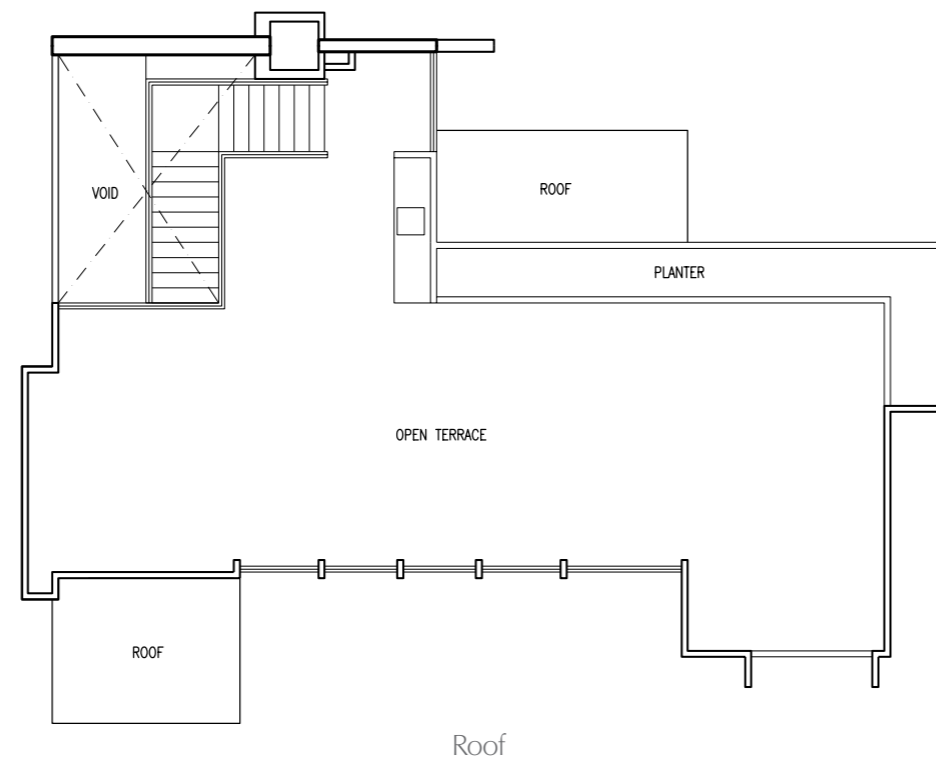
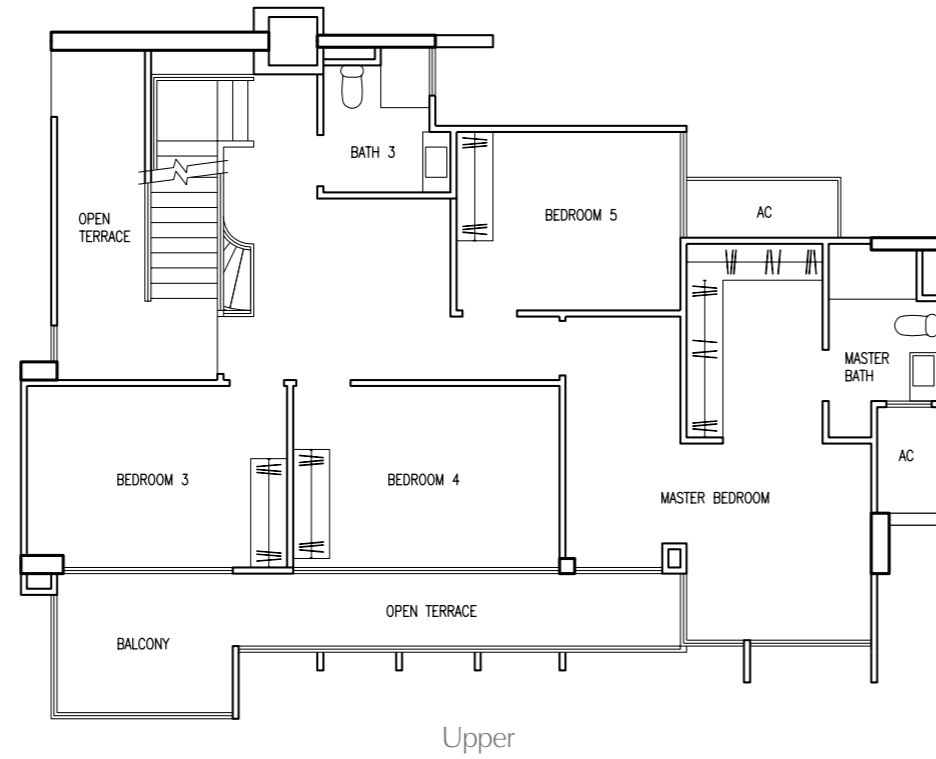
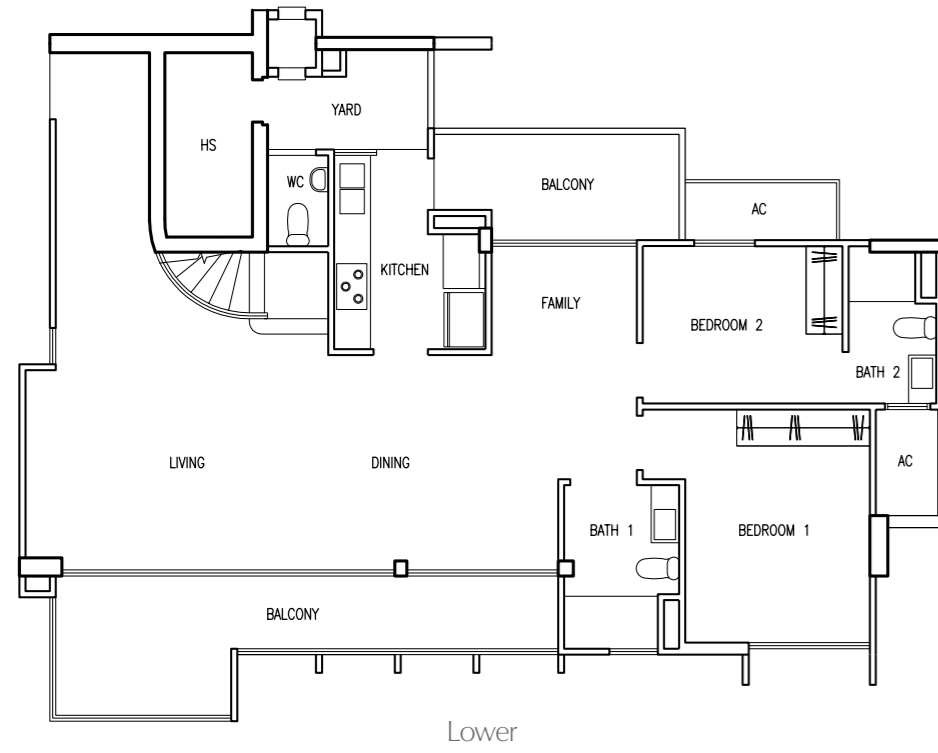


HOUGANG ST 32

The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Penthouse

Notes:

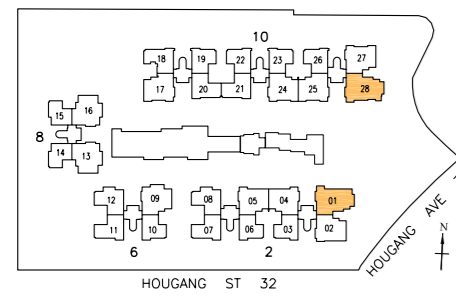


Type P4

367 sqm / 3,950 sqft

(Area inclusive of strata void of 18 sqm)

#17-01 #17-28



The plans are subjected to change as may be required by relevant authorities. Areas are approximate and subject to final survey. Plans are not to scale.

Specifications

1. FOUNDATION
Cast in-situ concrete bored piles generally and/or other approved foundation system
2. SUPER-STRUCTURE & SUB-STRUCTURE
Reinforced concrete structure and/or steel structure
3. WALLS
 - a) External :
Common clay brick/reinforcement concrete walls
 - b) Internal :
Common clay brick/reinforcement concrete walls/cement and sand block/aerated block and/or dry wall
4. ROOF
 - a) Flat Roof :
Reinforced concrete roof with appropriate roofing system
5. CEILING
 - a) Living, Dining, Family Area, Bedrooms, Study, Balcony, Yard, W.C. and Household Shelter :
Skim coating on concrete ceiling, with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint
 - b) Kitchen, Hallway to Bedrooms and Bathrooms :
Fibrous plasterboard ceiling with emulsion paint
 - c) Lift Lobbies and any other areas :
Cement skim coat on concrete ceiling and/or fibrous plasterboard with emulsion paint
6. FINISHES
 - a) Walls
For Apartments :
 - i) Living, Dining, Family Area, Bedrooms, Study, Hallway to Bedrooms, Balcony, Yard and Household Shelter :
Cement and sand plaster and/or cement skim coat and/or emulsion paint (on exposed surfaces only)
 - ii) Kitchen :
Polished Porcelain tiles and/or Ceramic tiles (up to false ceiling height and on designated exposed surfaces only)
 - iii) Master Bath :
Porcelain tiles and/or Ceramic tiles (up to false ceiling height and on designated exposed surfaces only)
 - iv) Common Bath :
Porcelain tiles and/or Ceramic tiles (up to false ceiling height and on designated exposed surfaces only)
 - v) W.C. :
Ceramic tiles (up to false ceiling height and on designated exposed surfaces only)
 - vi) Open Terrace, Outdoor Terrace and Private Enclosed Space (PES) :
Cement and sand plaster and/or cement skim coat with emulsion paint
 For Common Areas :
 - vii) Basements, 1st Storey and 3rd Storey Lift Lobby :
Part Homogeneous tiles and/or Ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish
 - viii) Typical Lift Lobby :
Part Homogeneous tiles and/or Ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish
 - b) Kitchen, Hallway to Bedrooms and Bathrooms :
Fibrous plasterboard ceiling with emulsion paint
 - c) Lift Lobbies and any other areas :
Cement skim coat on concrete ceiling and/or fibrous plasterboard with emulsion paint
7. WINDOWS
 - a) Living, Dining, Bedrooms, Study, Kitchen and Internal Staircase for selected Penthouse :
Aluminium framed window with tinted glass panel
 - b) Master Bath and Common Bath :
Aluminium framed window with tinted and/or frosted glass panel
8. DOORS
 - a) Main Entrance :
Approved fire-rated veneer wrap timber door
 - b) Bedrooms, Study, Master Bath and Common Bath :
Veneer wrap timber sliding or swing door
 - c) Dining to Kitchen (where applicable) :
Veneer wrap timber sliding or swing door with glass infill panel
 - d) Living to Balcony, Living to Private Enclosed Space (PES) and Outdoor Terrace, Living/Dining and Bedroom to Open Terrace, Bedroom and Family Area to Balcony and Hallway to Open Terrace :
Aluminium framed sliding, swing or folding glass door with or without frost
9. IRONMONGERY
Lockset and ironmongery will be provided
10. SANITARY FITTINGS
Master Bath and Common Bath (Type A, B, C, D and P)
 - 1 glass shower compartment complete with shower mixer, shower set and soap dish
 - 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
 Private Enclosed Space (PES), Outdoor Terrace and Open Terrace
 - 1 bib tap
11. ELECTRICAL INSTALLATION
 - a) Refer to Electrical Schedule for details
 - b) All electrical wiring within the units are concealed in conduits wherever possible except for electrical wiring above false ceiling and in Household Shelter
12. TV/TELEPHONE POINTS
Refer to Electrical Schedule for details
13. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with SS 555:2010
14. PAINTING
 - a) External Walls :
Sprayed textured coating and/or emulsion paint
 - b) Internal Walls :
Emulsion paint
15. WATERPROOFING
Waterproofing shall be provided to floors of Bathroom, Balcony, Kitchen, Yard, W.C., Open Terrace, Private Enclosed Space (PES), Outdoor Terrace and RC Flat Roof
16. DRIVEWAY AND CARPARK
 - a) Surface Driveway :
Concrete and/or clay paving block/stamped concrete finish and/or granite pavers
 - b) Basement Carpark :
Reinforced concrete slab
17. RECREATION FACILITIES
 - a. Lap Pool
 - b. Children's Play Pool

- e) Kitchen to Yard for Type C, D and P :
Aluminium framed sliding, swing or folding door with or without glass infill panel
- f) W.C. :
PVC bi-fold door or slide and swing door
- g) Household Shelter :
Approved blast-proof metal door
- h) Open Terrace, Outdoor Terrace and Private Enclosed Space (PES) for selected units only :
Metal gate or aluminium door
9. IRONMONGERY
Lockset and ironmongery will be provided
10. SANITARY FITTINGS
Master Bath and Common Bath (Type A, B, C, D and P)
 - 1 glass shower compartment complete with shower mixer, shower set and soap dish
 - 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
 Private Enclosed Space (PES), Outdoor Terrace and Open Terrace
 - 1 bib tap
11. ELECTRICAL INSTALLATION
 - a) Refer to Electrical Schedule for details
 - b) All electrical wiring within the units are concealed in conduits wherever possible except for electrical wiring above false ceiling and in Household Shelter
12. TV/TELEPHONE POINTS
Refer to Electrical Schedule for details
13. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with SS 555:2010
14. PAINTING
 - a) External Walls :
Sprayed textured coating and/or emulsion paint
 - b) Internal Walls :
Emulsion paint
15. WATERPROOFING
Waterproofing shall be provided to floors of Bathroom, Balcony, Kitchen, Yard, W.C., Open Terrace, Private Enclosed Space (PES), Outdoor Terrace and RC Flat Roof
16. DRIVEWAY AND CARPARK
 - a) Surface Driveway :
Concrete and/or clay paving block/stamped concrete finish and/or granite pavers
 - b) Basement Carpark :
Reinforced concrete slab
17. RECREATION FACILITIES
 - a. Lap Pool
 - b. Children's Play Pool

- c. Jacuzzi Pool
- d. Pool Pavilion
- e. Sun Decks
- f. Clubhouse with Function Room and Gymnasium
- g. 1 male changing/shower room and 1 female changing/shower room
- h. Children's Playground
- i. BBQ Area
- j. 1 Recreational Tennis Court
18. ADDITIONAL ITEMS
The following items will be provided by the Developer :
 - i) High and low kitchen cabinets with solid surface counter top and kitchen sink, cooker hood, cooker hob and oven.
 - ii) Wall mounted single/multi split fan coil unit air-conditioning system provided to Living, Dining, Bedrooms and Study only.
 - iii) Built-in wardrobes to all Bedrooms only (excludes Study).
Built-in wardrobes with sliding door shall be provided to Type A, B and P where applicable. Built-in wardrobes with swing door shall be provided to Type C and D.
 - iv) Hot Water Supply shall be provided to all Bathrooms (excludes W.C. and Kitchen). Units will be provided with gas water heater. Turn-on and utility charges shall be borne by the Purchaser.
 - v) Town gas supply to kitchen cooker hob will be provided to units where appropriate. Turn-on and utility charges shall be borne by the Purchaser.
 - vi) 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 and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS 483:2000.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout, location and positioning of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points and DB boxes are subject to Architect's sole discretion and final design.

The allowable structural loading of the Open Terraces at the penthouse roof terrace is 3.0 kN/m². Jacuzzi, water feature and/or planting will not be provided. Only isolator and bib tap will be provided.

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

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 Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

DISCLAIMER
While every reasonable care has been taken in preparing this brochure, 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 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 and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. 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 none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

ELECTRICAL SCHEDULE

ITEMS	UNIT TYPE															
	A1, A1a A2, A2a	A2b	A3, A4	B1, B1a B2, B2a	B1c, B2b, B2c	C1, C1a C2, C2a C3, C3a C3b, C4 C4a	Clb, C2c	D1, D1a D2, D2a	D1b	P1, P2	P1a	P1b	P1c	P3, P3a	P4	
LIGHTNING POINT	12	13	11	13	14	15	16	17	18	21	18	15	18	25	28	
13A S/S/O	15	16	15	18	19	19	20	22	22	23	20	20	21	25	27	
15A S/S/O FOR WASHING MACHINE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
AIRCON ISOLATOR	2	2	2	2	2	2	2	3	3	3	3	3	3	3	4	
GAS HEATER ISOLATOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
COOKER HOOD POINT	1	1	1	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	1	1	1	
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
TV POINT	4	4	4	5	5	5	5	7	7	7	7	7	7	8	9	
TELEPHONE POINT	4	4	4	5	5	5	5	7	7	7	7	7	7	8	9	
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Note: All isolator for CU are subjected to A/C equipment configuration

Developer: Sim Lian (Hougang) Pte. Ltd. (Co. Reg. No: 201020437M) Developer's Licence No: C0765 Legal Description: Lot 9413L MK 22 at Hougang Avenue 7 Tenure of Land: 99 years commencing from 20 December 2010 Building Plan Approval No.: A0856-00001-2011-BP01 dated 15 September 2011 Expected Date of Vacant Possession: 30 June 2015 Expected Date of Legal Completion: 30 June 2018

Sim Lian Group Limited

Listed on the Mainboard of the Singapore Exchange, Sim Lian Group is an established property developer backed by an outstanding track record in construction that spans more than three decades. Since its inception in 1976, the Group has established itself as a progressive and customer oriented company that creates innovative and quality homes at competitive prices. It has, to date developed and launched 15 successful residential properties, including A Treasure Trove, Waterview, Centrale 8, The Lincoln Residences, Rochelle at Newton, The Amery, Clover by the Park, Viz at Holland, Parc Lumiere, Bleu @ East Coast, Carabelle, The Premiere @ Tampines, The Pearl @ Mount Faber, The Jade and The Dew Executive Condominium.



Carabelle



Rochelle at Newton



The Lincoln Residences



A Treasure Trove



Viz at Holland



Waterview