



Pollen & Bleu

FLOOR PLANS



Developer: Singland Development (Farrer Drive) Pte Ltd (Co. Reg -201202541W) • Developer's License No: C1077 • Tenure of Land: 99 years • Location: Lot 99581P MK 02 at Farrer Drive Expected Date of Vacant Possession: 14 September 2018 • Expected Date of Legal Completion: 14 September 2021

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Tucked away in tranquil Farrer Drive in District 10 is this special place where imagination comes alive.



the secret garden – 1st storey

1. Children's Playground 2. Fitness Station 3. BBQ Pavilion 4. Courtyard Garden 5. Rock Garden
6. Seating Alcove 7. Trellis 8. Water Feature 9. Focal Sculpture 10. Drop Off 11. Guard House



the floating garden – 4th storey

1. Viewing Deck 2. Function Deck 3. Viewing Bridge 4. Sunken Sunset Lounge 5. Sky Terrace 6. Children Play Berm With Slide 7. Gymnasium Room 8. Changing Room 9. Infinity Edge Lap Pool 10. Kids’ Pool 11. Jacuzzi Pool 12. Shallow Water Deck 13. Pool Side Dining Lounge 14. Pool Bar 15. Water Feature



the enchanted garden – roof top

1. Viewing Deck 2. Viewing Bridge



schematic diagram

TOWER 15									TOWER 17								TOWER 19				
UNIT LEVEL	#01	#02	#03	#04	#05	#06	#07	#08	#09	#10	#11	#12	#13	#14	#15	#16	#17	#18	#19	#20	#21
ATTIC																					
8	PH5 08-01		PH4 08-03		PH1 08-05		SKY TERRACE				PH1 08-12		PH4 08-15		PH5 08-16			PH6 08-18	PH6 08-19	PH2 08-20	PH3 08-21
7	C1(b) 07-01	A2 07-03	A2 07-04	B1 07-05	B2 07-08	A1 07-09					A1 07-10	B1 07-11	B1 07-12	A2 07-14	A2 07-15	C1(b) 07-16		D(b2) 07-18	D(b1) 07-19	C2(b1) 07-20	C3(b2) 07-21
6	C1(b) 06-01	A2 06-03	A2 06-04	B1 06-05	B2 06-08	A1 06-09					A1 06-10	B1 06-11	B1 06-12	A2 06-14	A2 06-15	C1(b) 06-16		D(b1) 06-18	D(b2) 06-19	C2(b2) 06-20	C3(b1) 06-21
5	C1(b) 05-01	A2 05-03	A2 05-04	B1 05-05	B2 05-08	A1 05-09					A1 05-10	B1 05-11	B1 05-12	A2 05-14	A2 05-15	C1(b) 05-16		D(b2) 05-18	D(b1) 05-19	C2(b1) 05-20	C3(b2) 05-21
4	SKY TERRACE																				
3																		D(b2) 03-18	D(b1) 03-19	C2(b1) 03-20	C3(b2) 03-21
2	LF1 02-01	LF1 02-02	LF1 02-03	LF1 02-04	LF1 02-05	LF1 02-06	LF1 02-07	LF1 02-08	LF2 02-09					LF2 02-10	LF1 02-11	LF1 02-12	LF1 02-13	LF1 02-14	LF1 02-15	LF1 02-16	LF1 02-17
1	SH1 01-01	SH1 01-02	SH1 01-03	SH1 01-04	SH1 01-05	SH1 01-06			SH2 01-09	SH2 01-10	SH1 01-11	SH1 01-12	SH1 01-13	SH1 01-14	SH1 01-15	SH1 01-16	SH1 01-17	D(p) 01-18	D(p) 01-19	C2(p) 01-20	C3(p) 01-21
B1	CARPARK									CARPARK								CARPARK			

GARDEN TERRASSE

ATELIER LOFT

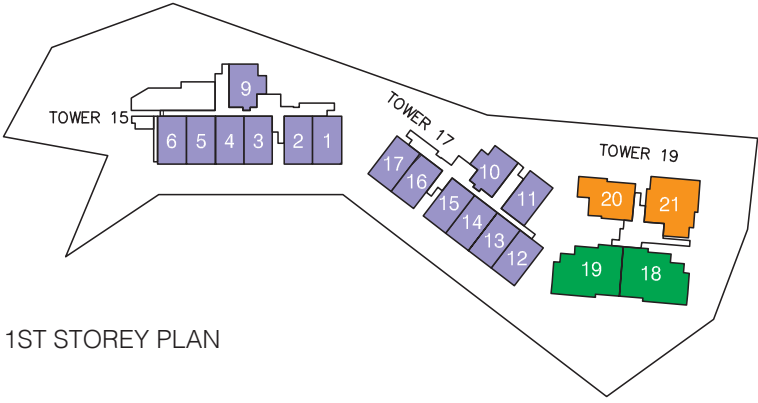
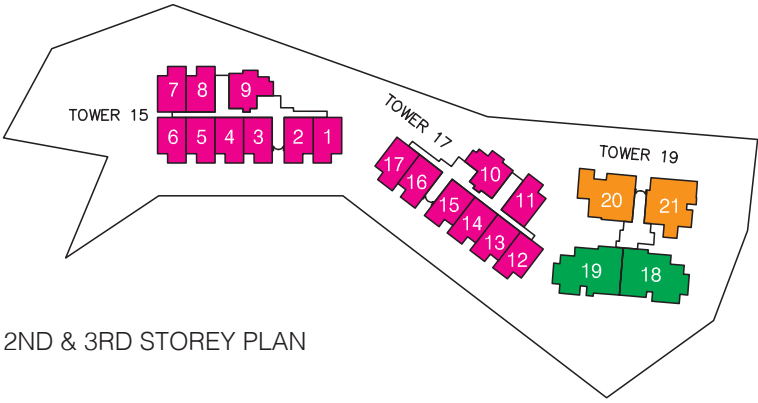
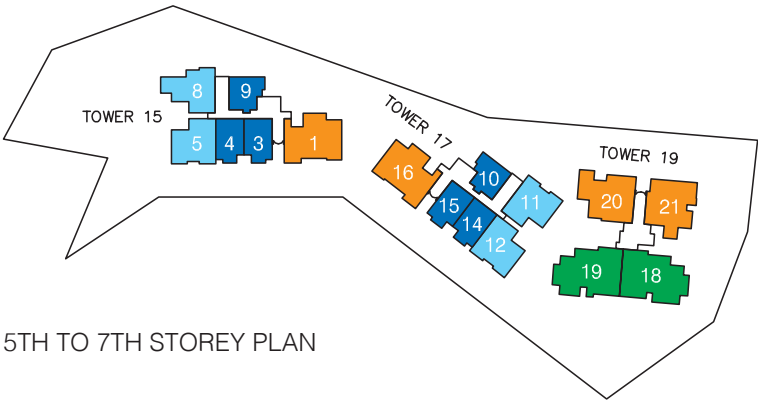
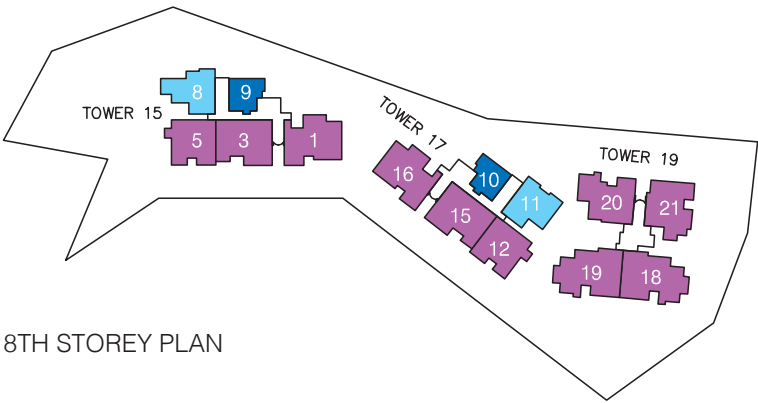
1-BEDROOM/1-BEDROOM + STUDY

2-BEDROOM

3-BEDROOM

4-BEDROOM

PENTHOUSE



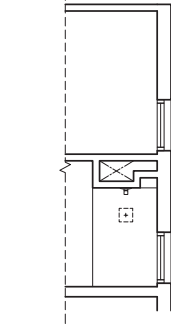
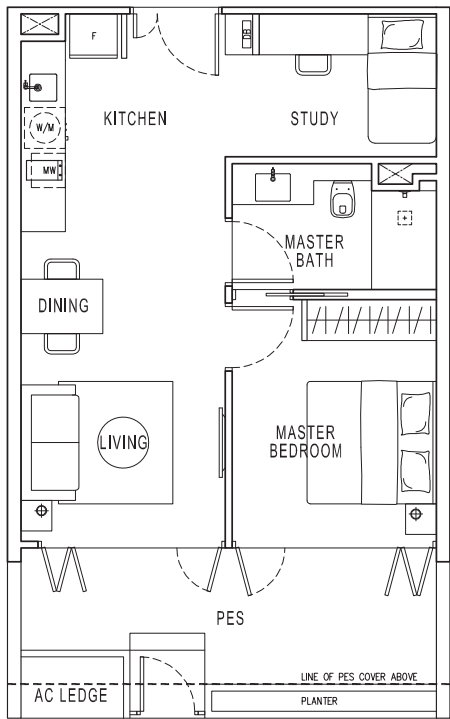
GARDEN TERRASSE

TYPE SH1

Area 65 sqm / 700 sqft

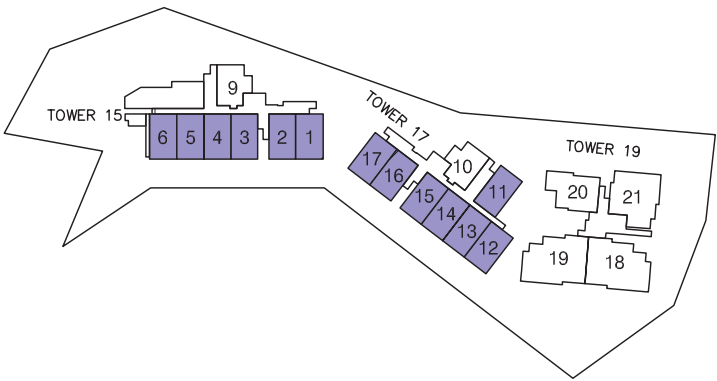
#01-01 to #01-02
#01-12 to #01-15

(Mirrored)
#01-03 to #01-06
#01-11, #01-16 to #01-17



WINDOW VARIATION ON CORNER UNITS

01-01
01-12
(MIRRORED)
01-11, # 01-17



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.



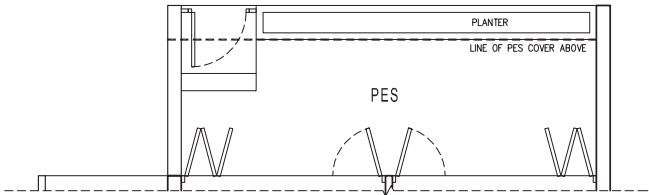
GARDEN TERRASSE

TYPE SH2

Area 68 sqm / 732 sqft

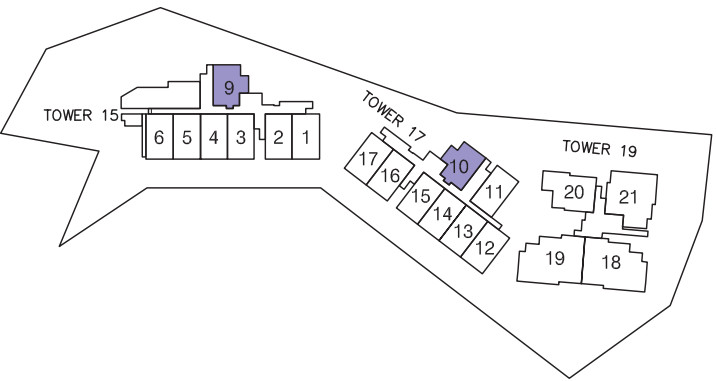
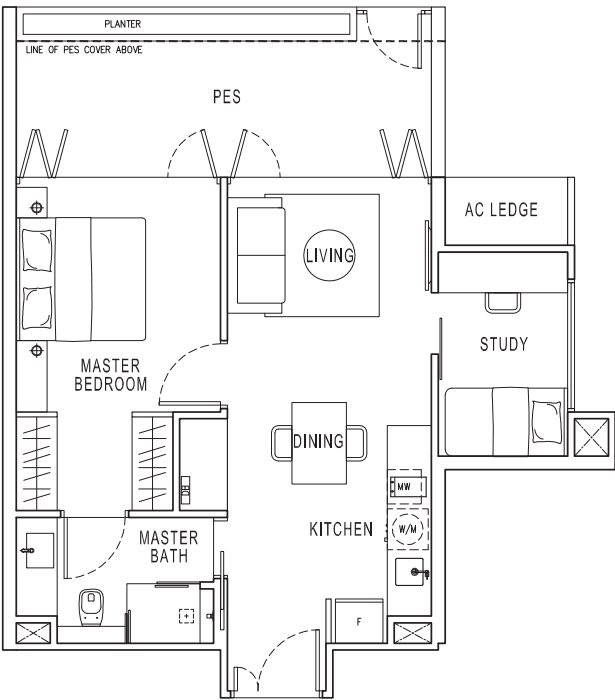
#01-09

(Mirrored)
#01-10



PES VARIATION

01-10



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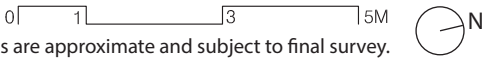
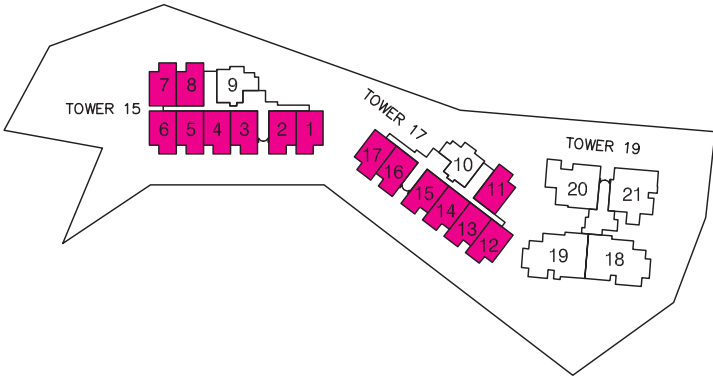
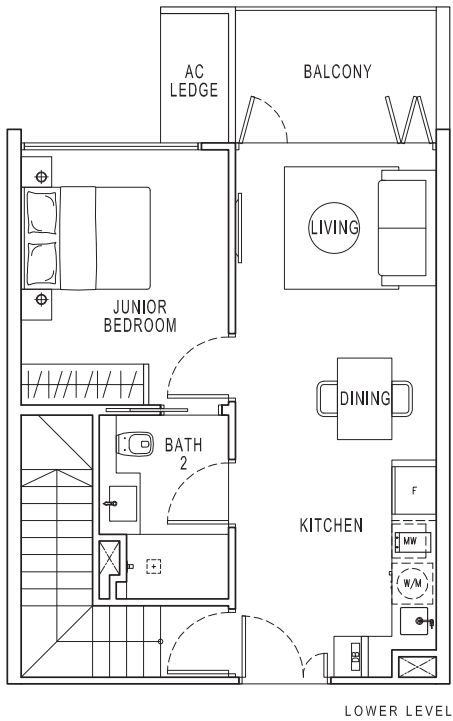
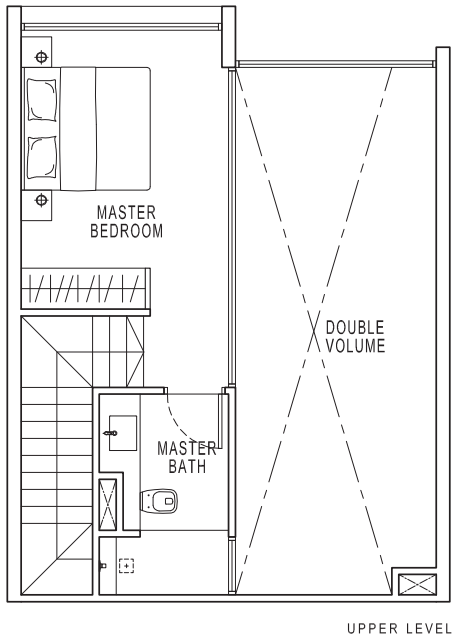
ATELIER LOFT

TYPE LF1

Area 108 sqm / 1163 sqft

#02-01 to #02-02
#02-07 to #02-08
#02-12 to #02-15

(Mirrored)
#02-03 to #02-06
#02-11, #02-16 to #02-17



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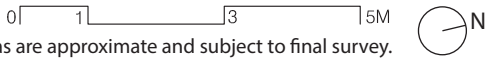
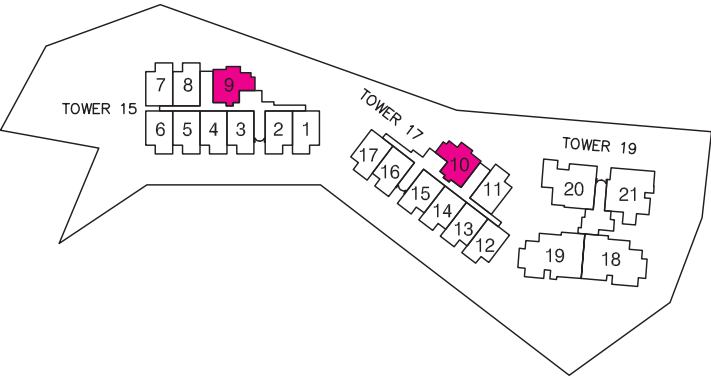
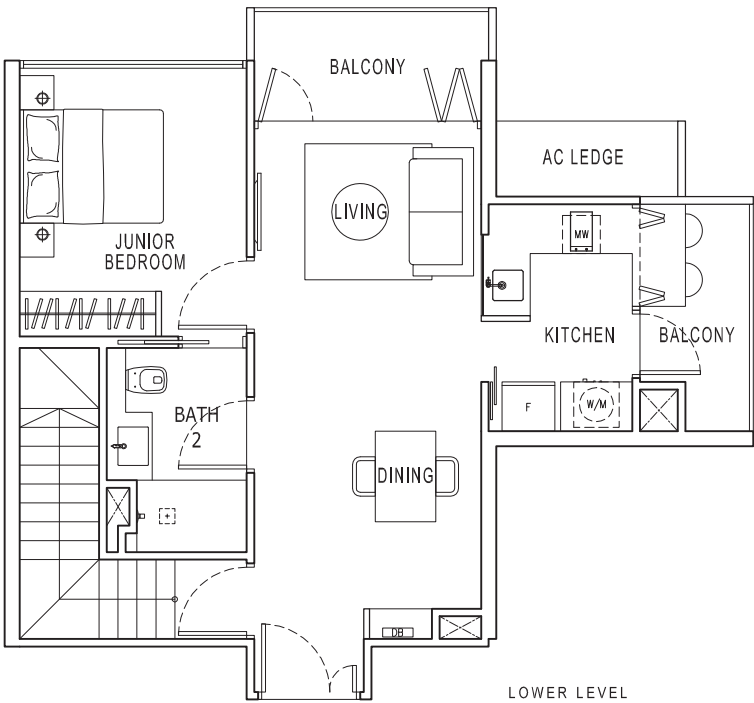
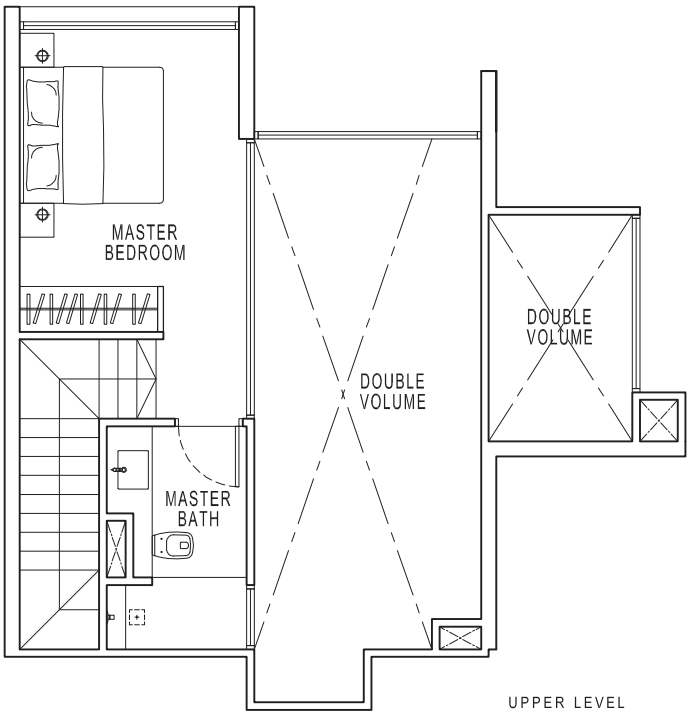
ATELIER LOFT

TYPE LF2

Area 118 sqm / 1270 sqft

#02-09

(Mirrored)
#02-10



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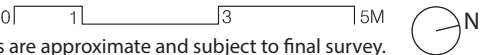
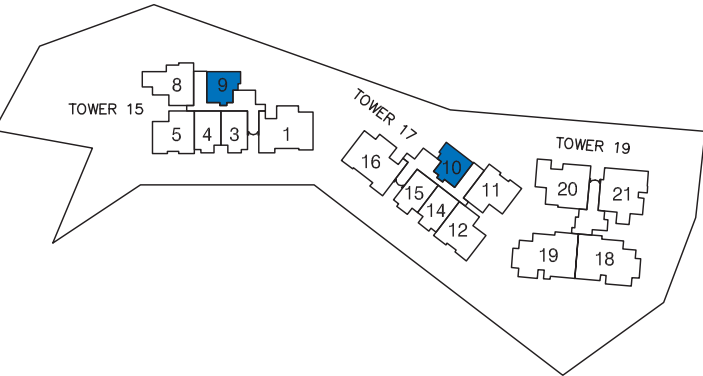
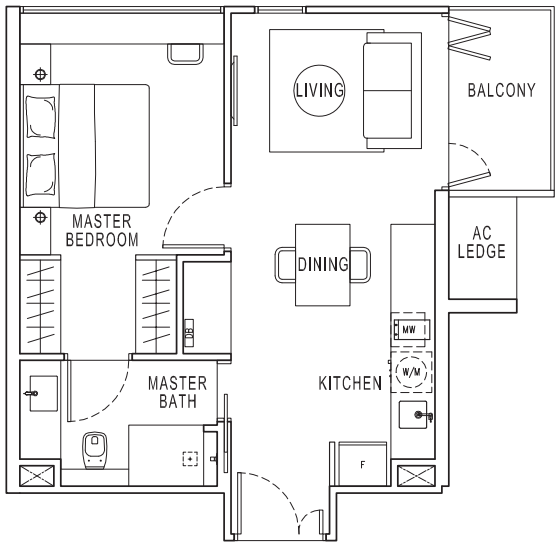
1-BEDROOM

TYPE A1

Area 51 sqm / 549 sqft

#05-09 to #08-09

(Mirrored)
#05-10 to #08-10



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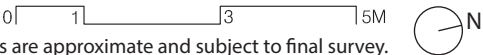
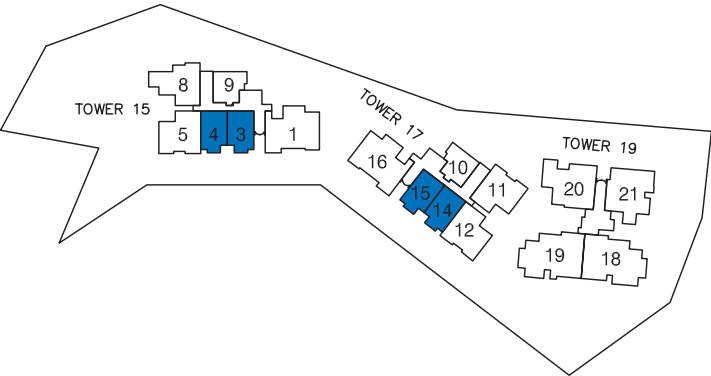
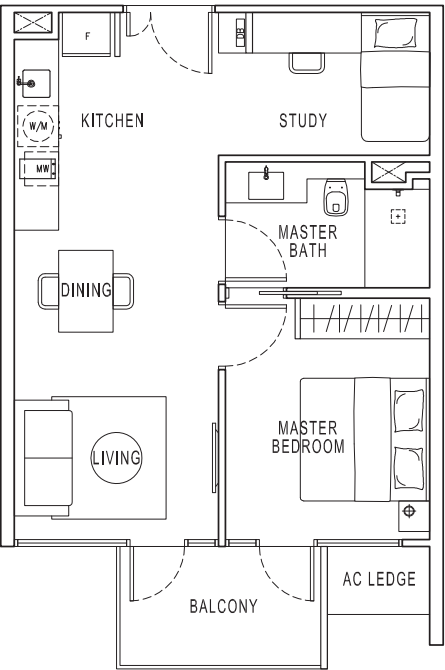
1-BEDROOM + STUDY

TYPE A2

Area 56 sqm / 603 sqft

#05-03 to #07-03
#05-14 to #07-14

(Mirrored)
#05-04 to #07-04
#05-15 to #07-15



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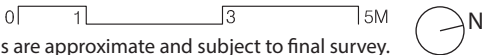
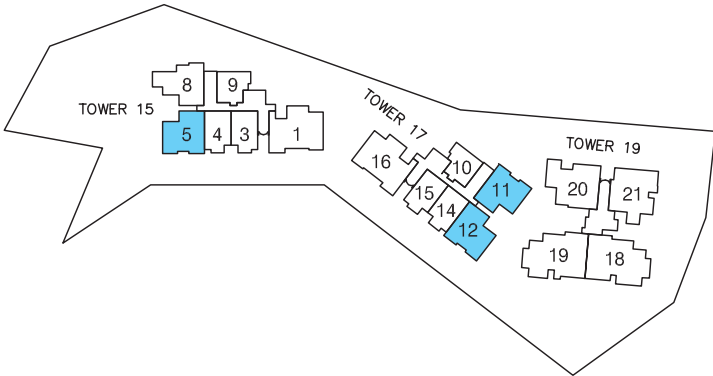
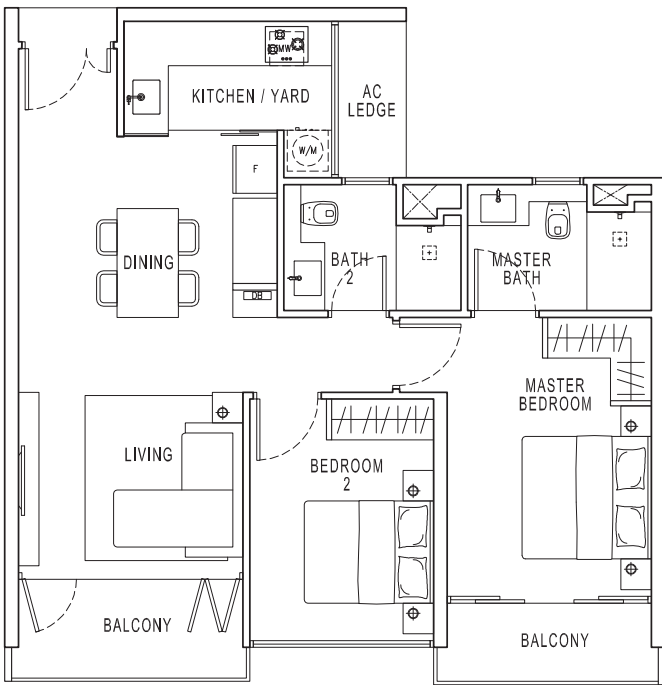
2-BEDROOM

TYPE B1

Area 81 sqm / 872 sqft

#05-12 to #07-12

(Mirrored)
#05-05 to #07-05
#05-11 to #08-11



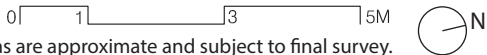
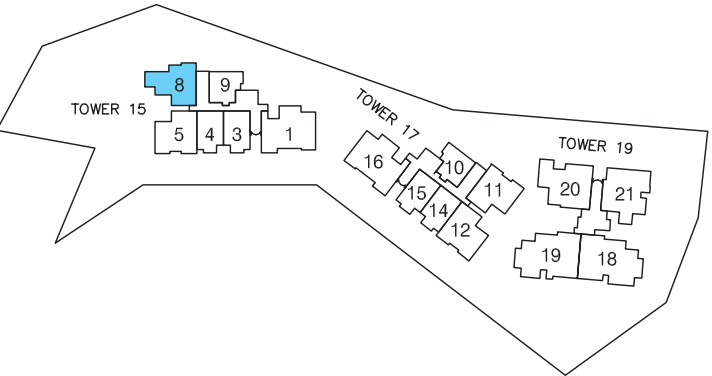
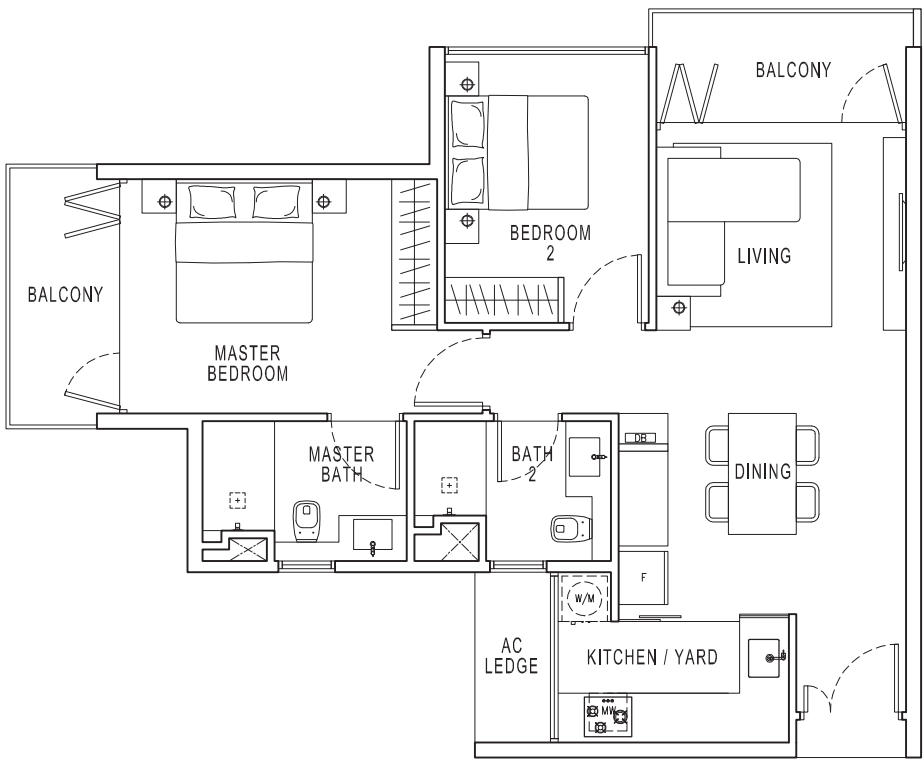
Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

2-BEDROOM

TYPE B2

Area 83 sqm / 893 sqft

#05-08 to #08-08



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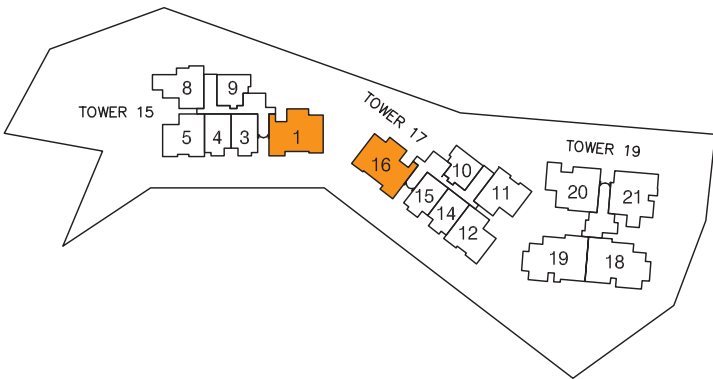
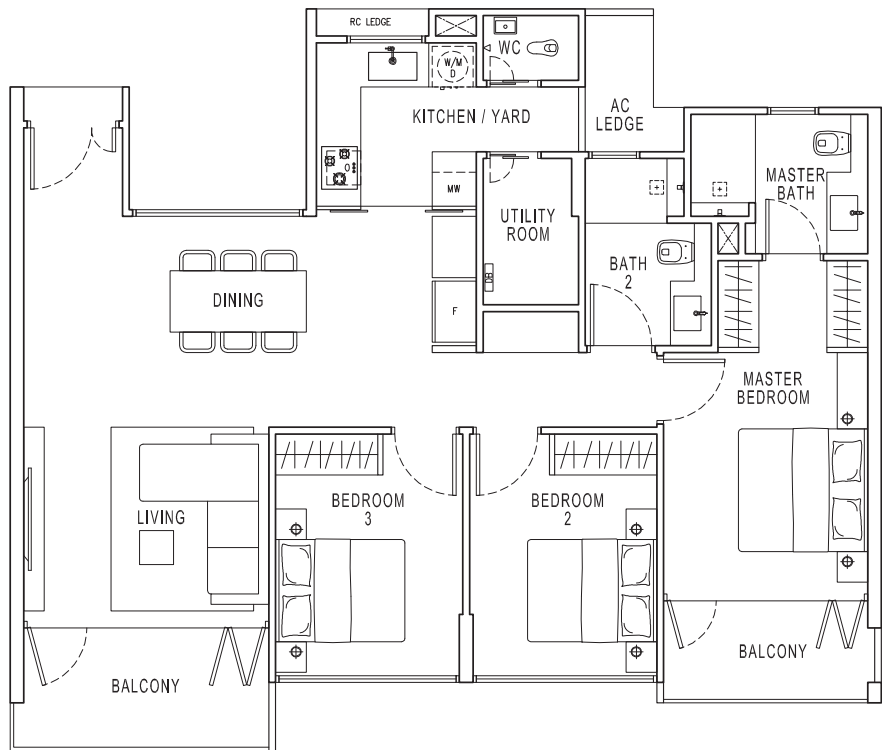
3-BEDROOM

TYPE C1 (b)

Area 112 sqm / 1206 sqft

#05-01 to #07-01

(Mirrored)
#05-16 to #07-16



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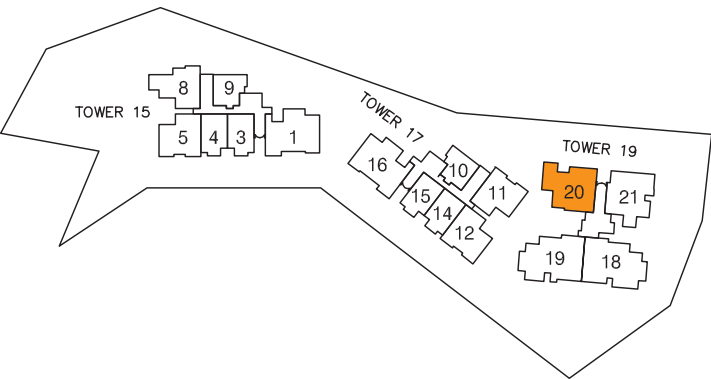
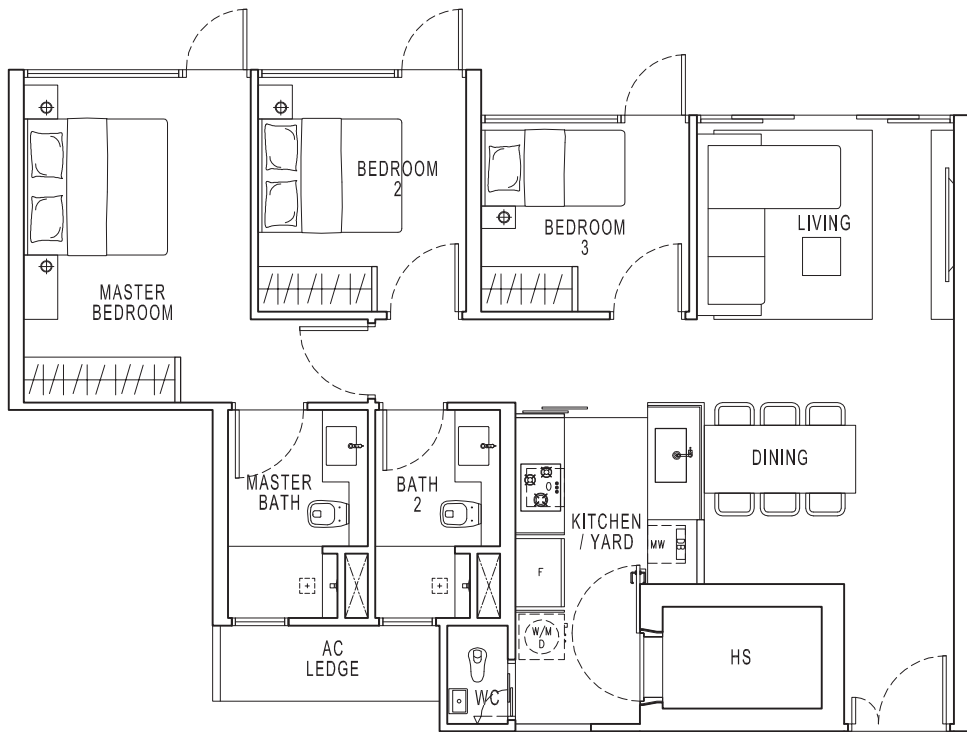


3-BEDROOM

TYPE C2 (p)

Area 91 sqm / 980 sqft

#01-20



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

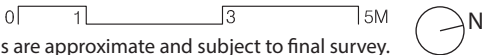
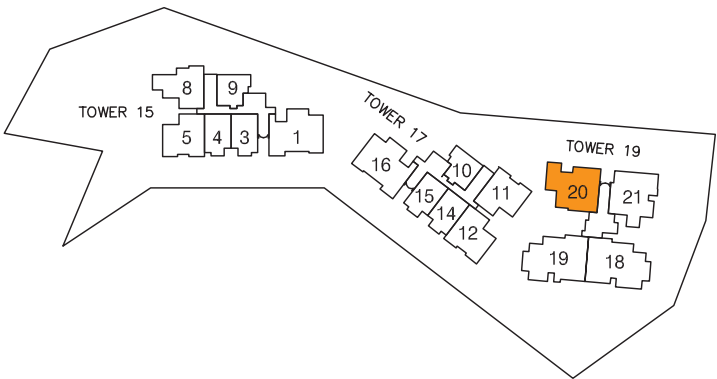
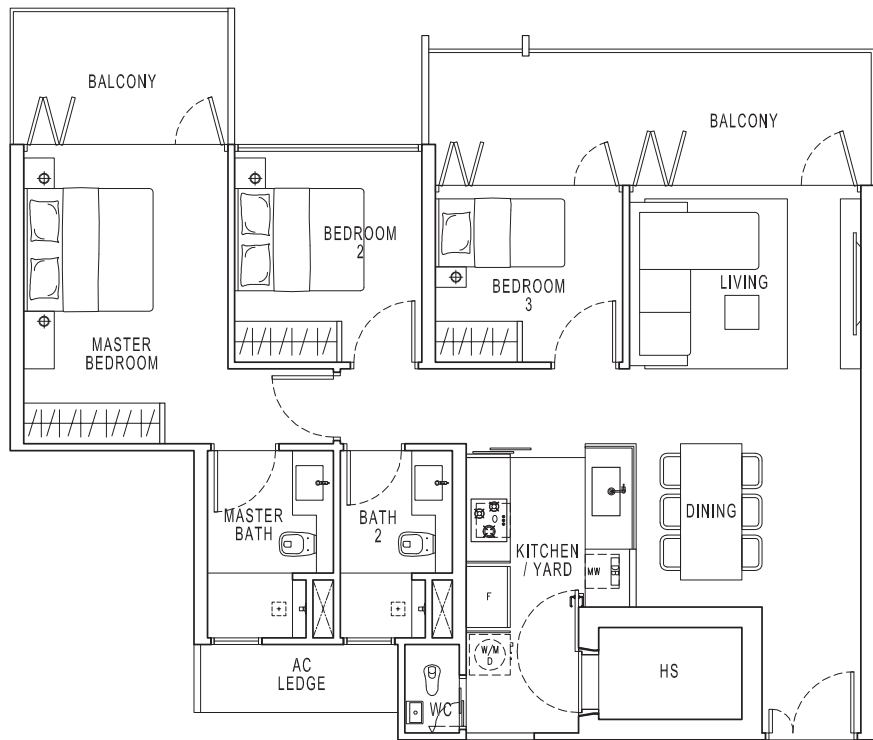


3-BEDROOM

TYPE C2 (b1)

#03-20, #05-20, #07-20

Area 110 sqm / 1184 sqft



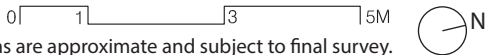
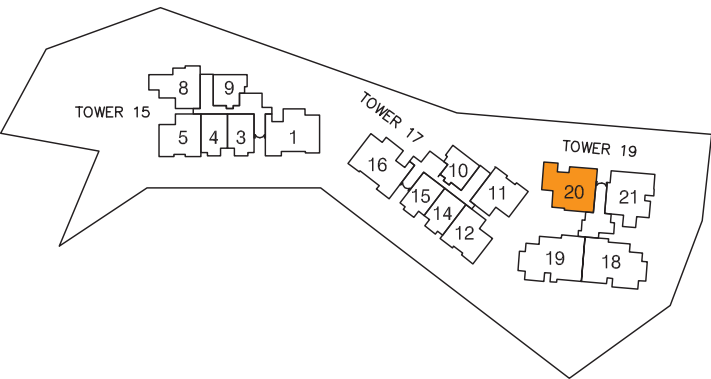
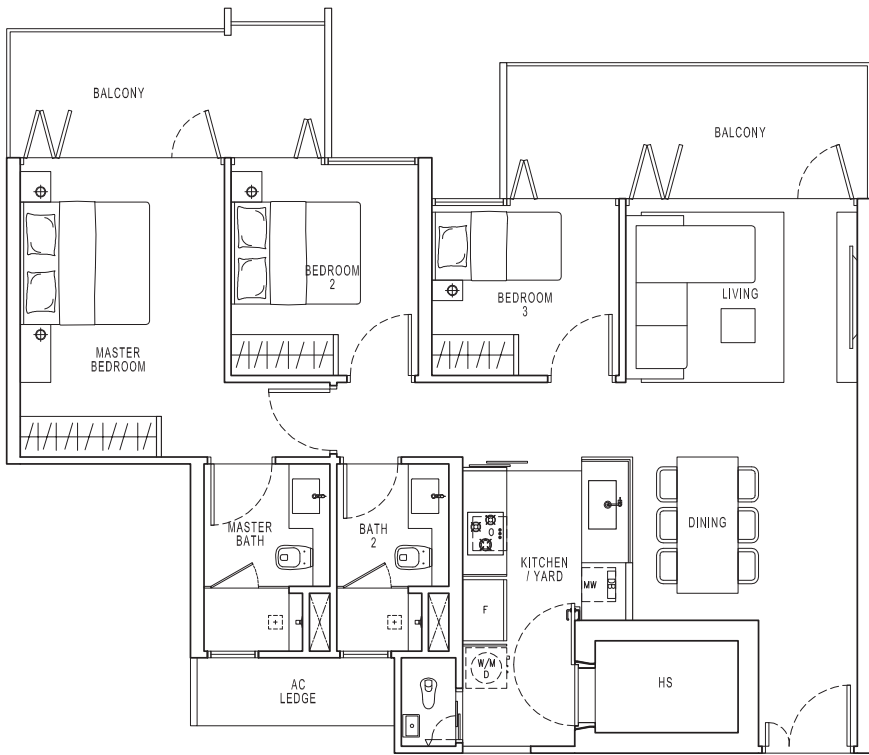
Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

3-BEDROOM

TYPE C2 (b2)

#02-20, #06-20

Area 110 sqm / 1184 sqft



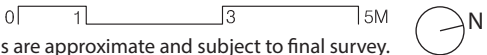
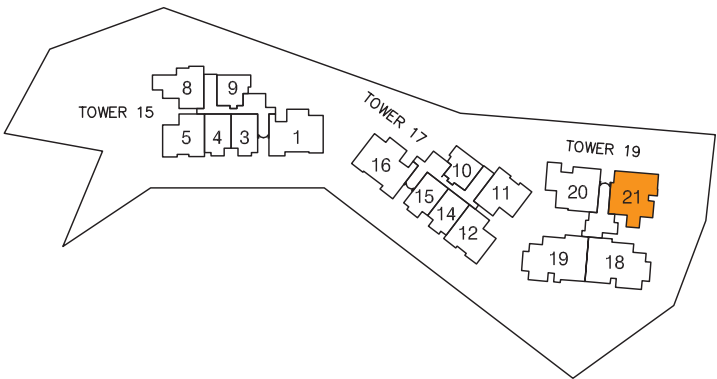
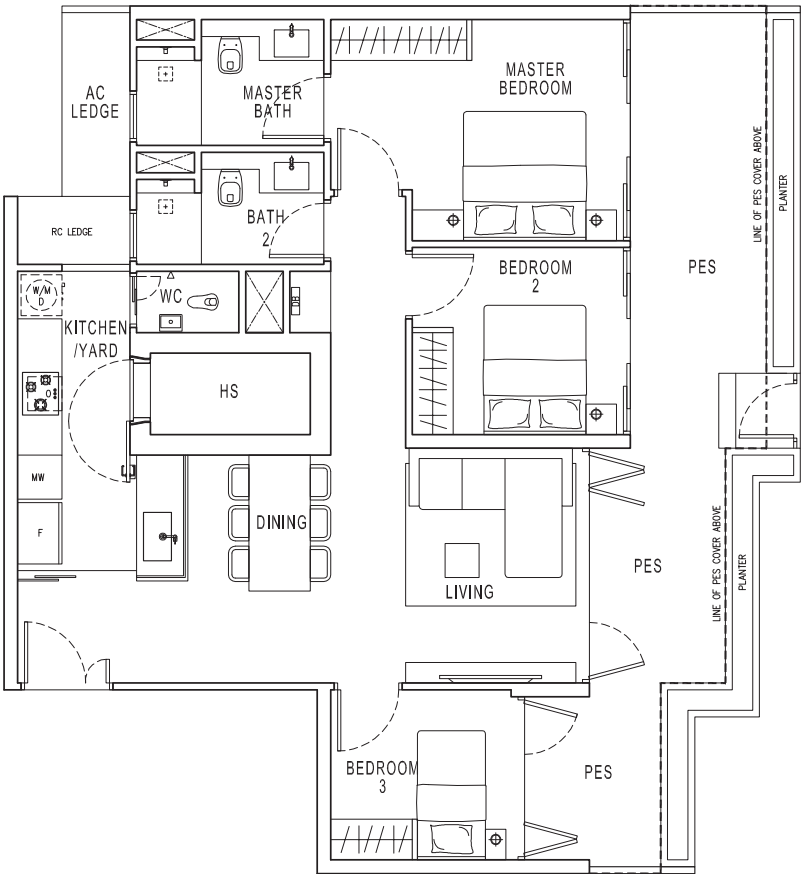
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3-BEDROOM

TYPE C3 (p)

Area 122 sqm / 1313 sqft

#01-21



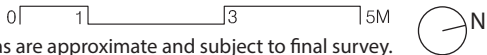
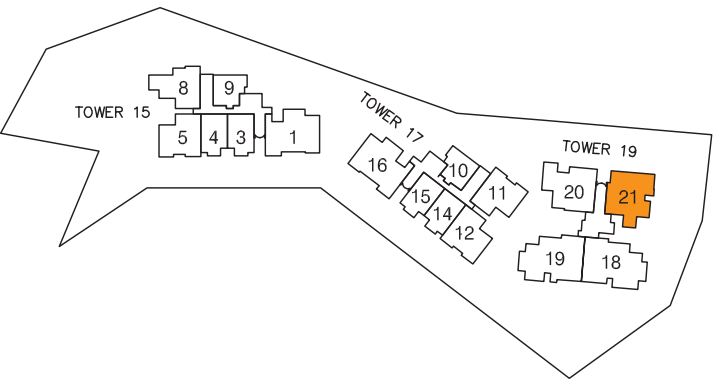
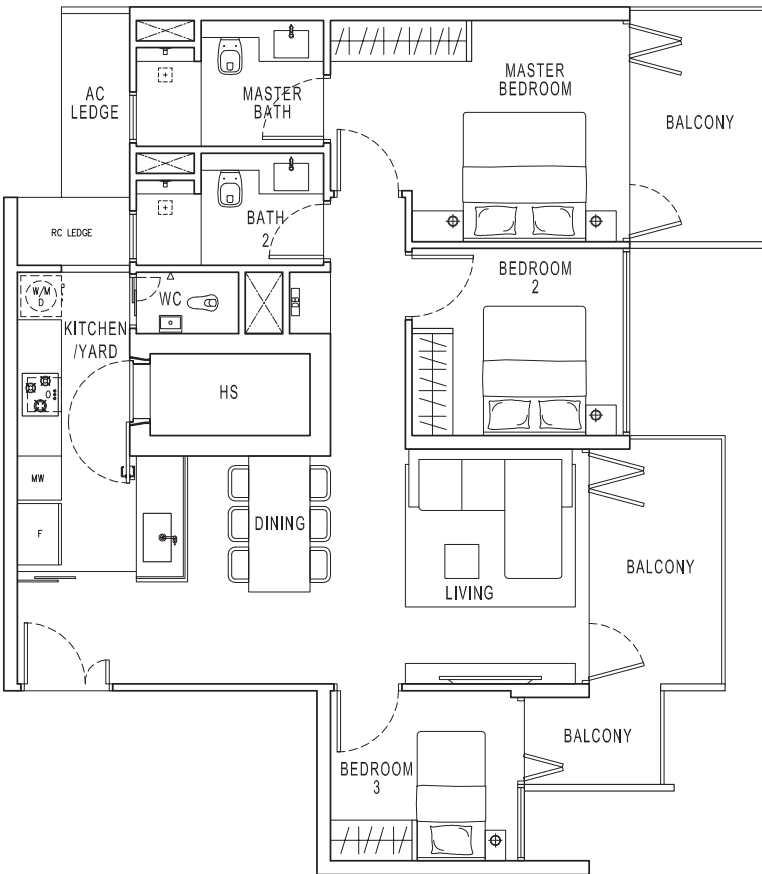
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3-BEDROOM

TYPE C3 (b1)

Area 106 sqm / 1141 sqft

#02-21, #06-21



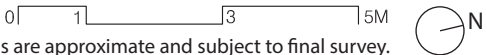
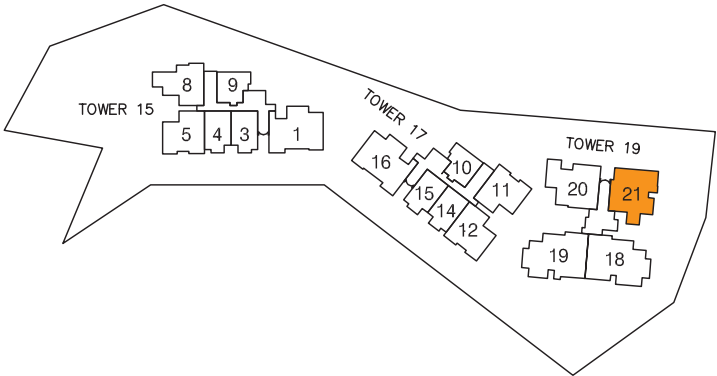
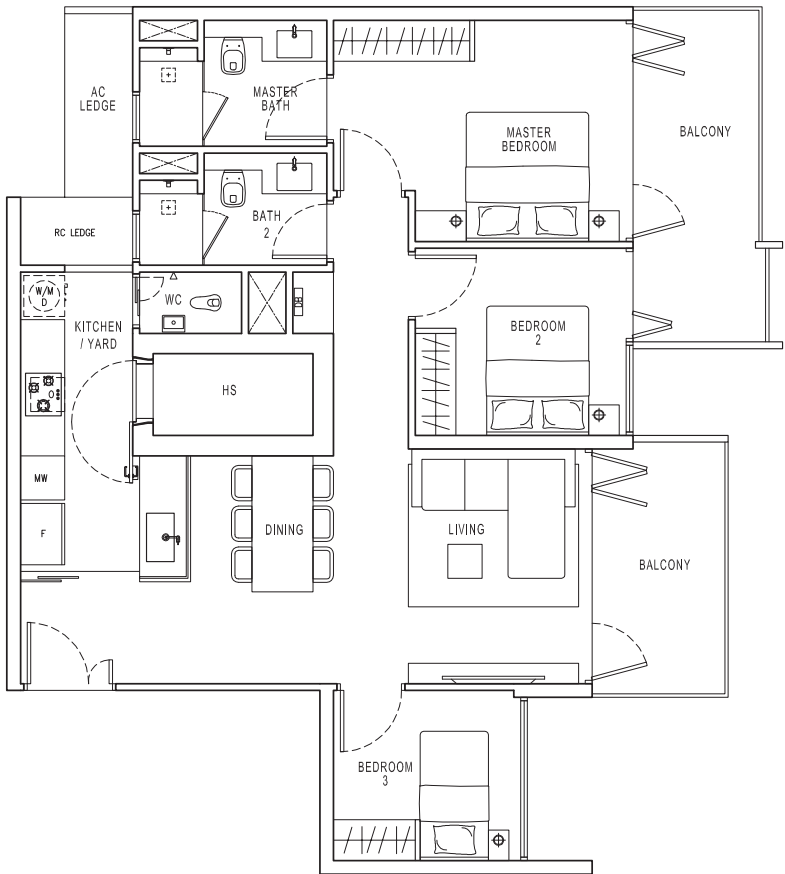
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3-BEDROOM

TYPE C3 (b2)

Area 106 sqm / 1141 sqft

#03-21, #05-21, #07-21



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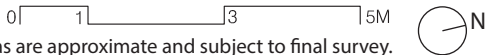
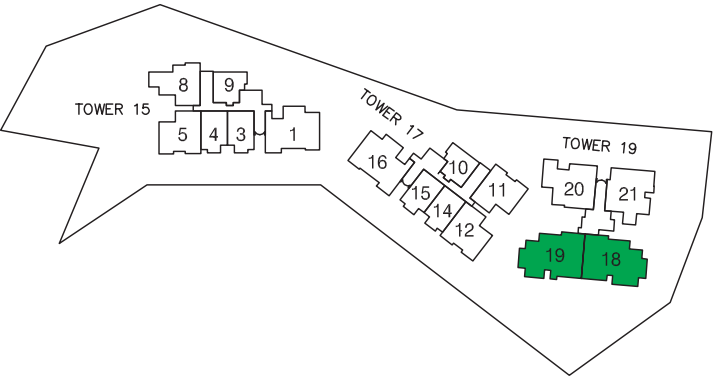
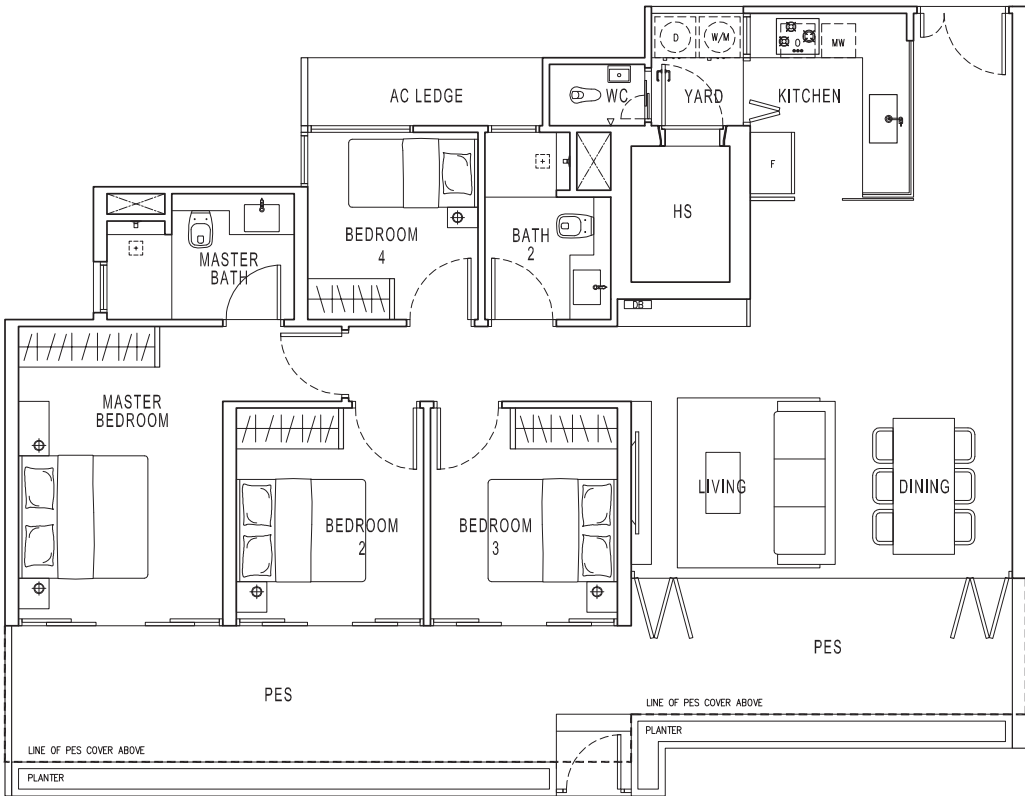
4-BEDROOM

TYPE D (p)

Area 148 sqm / 1593 sqft

#01-19

(Mirrored)
#01-18



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4-BEDROOM

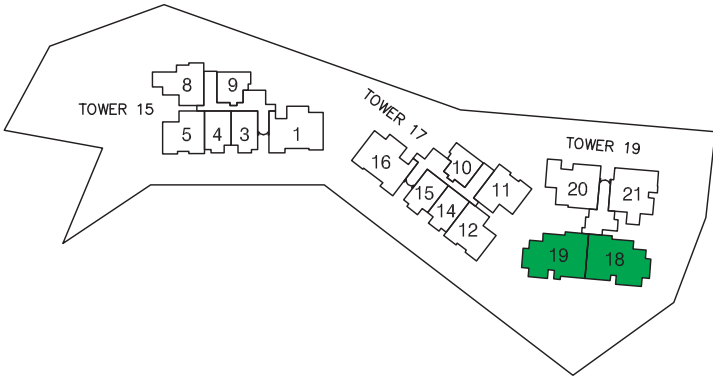
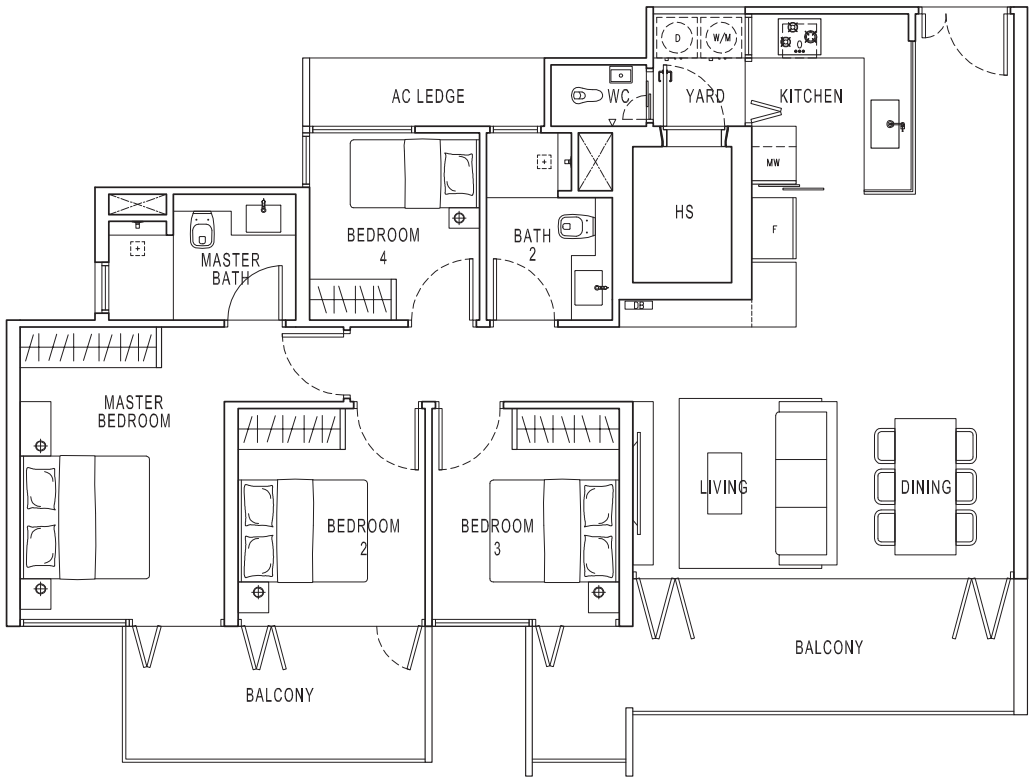
TYPE D (b1)

Area 134 sqm / 1442 sqft

#03-19, #05-19, #07-19

(Mirrored)

#02-18, #06-18



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.



0 1 3 5M

4-BEDROOM

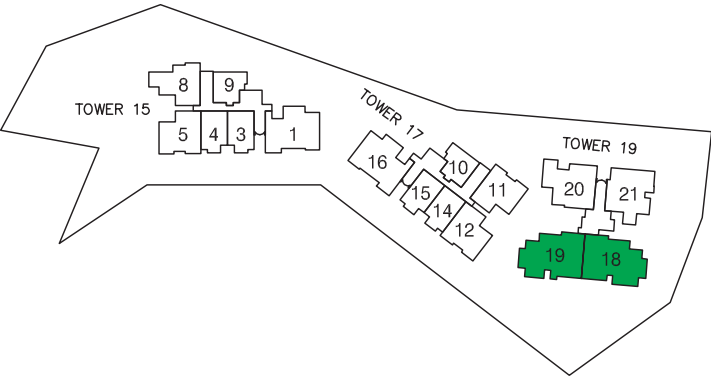
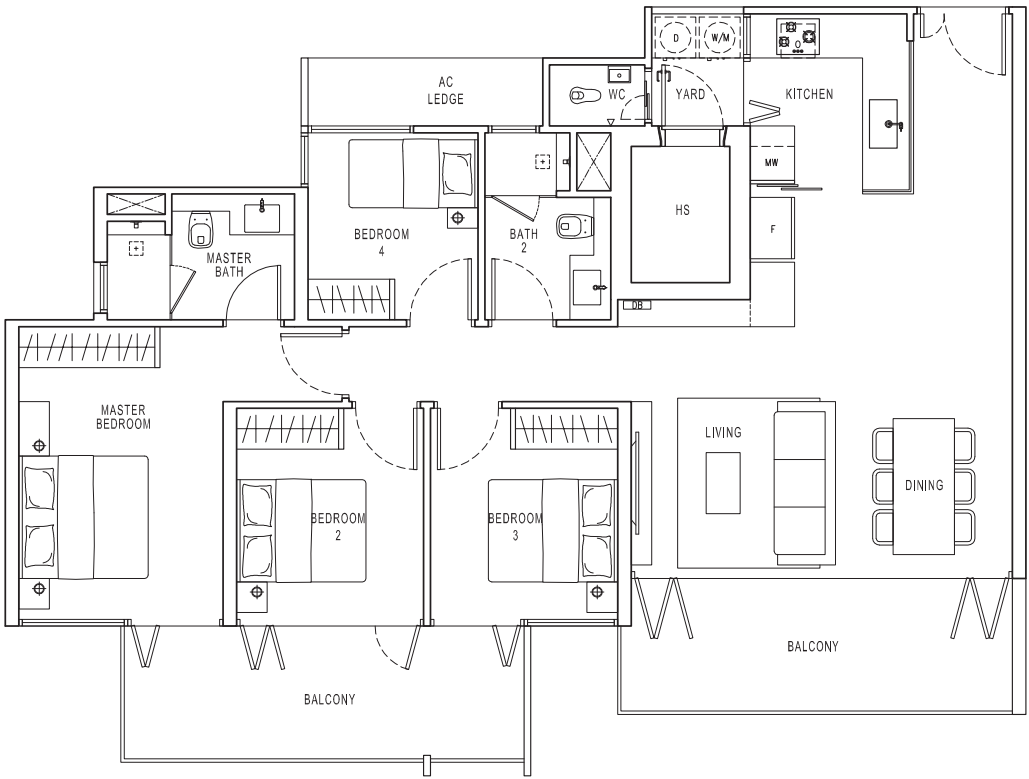
TYPE D (b2)

Area 133 sqm / 1432 sqft

#02-19, #06-19

(Mirrored)

#03-18, #05-18, #07-18



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0 1 3 5M

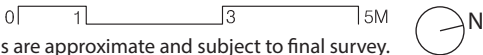
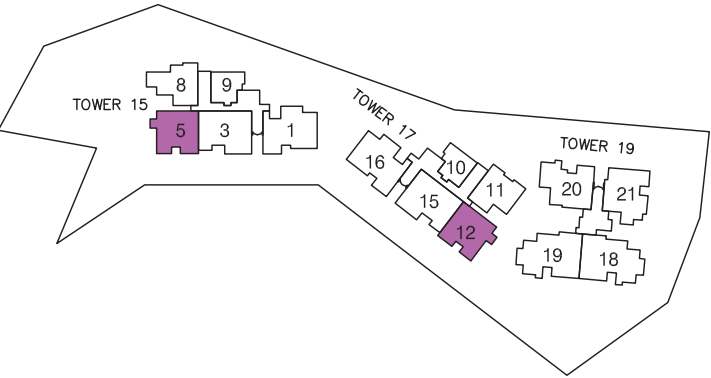
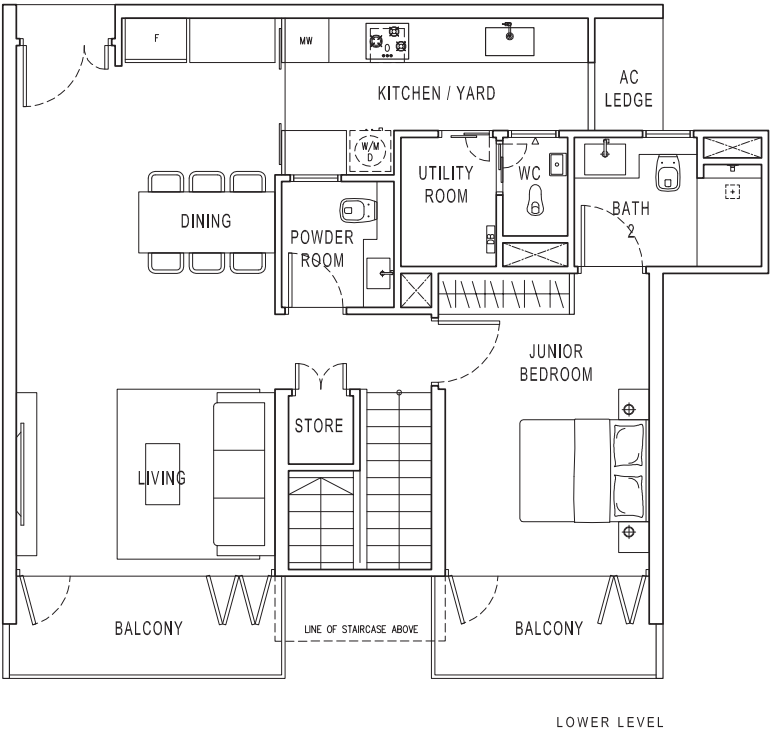
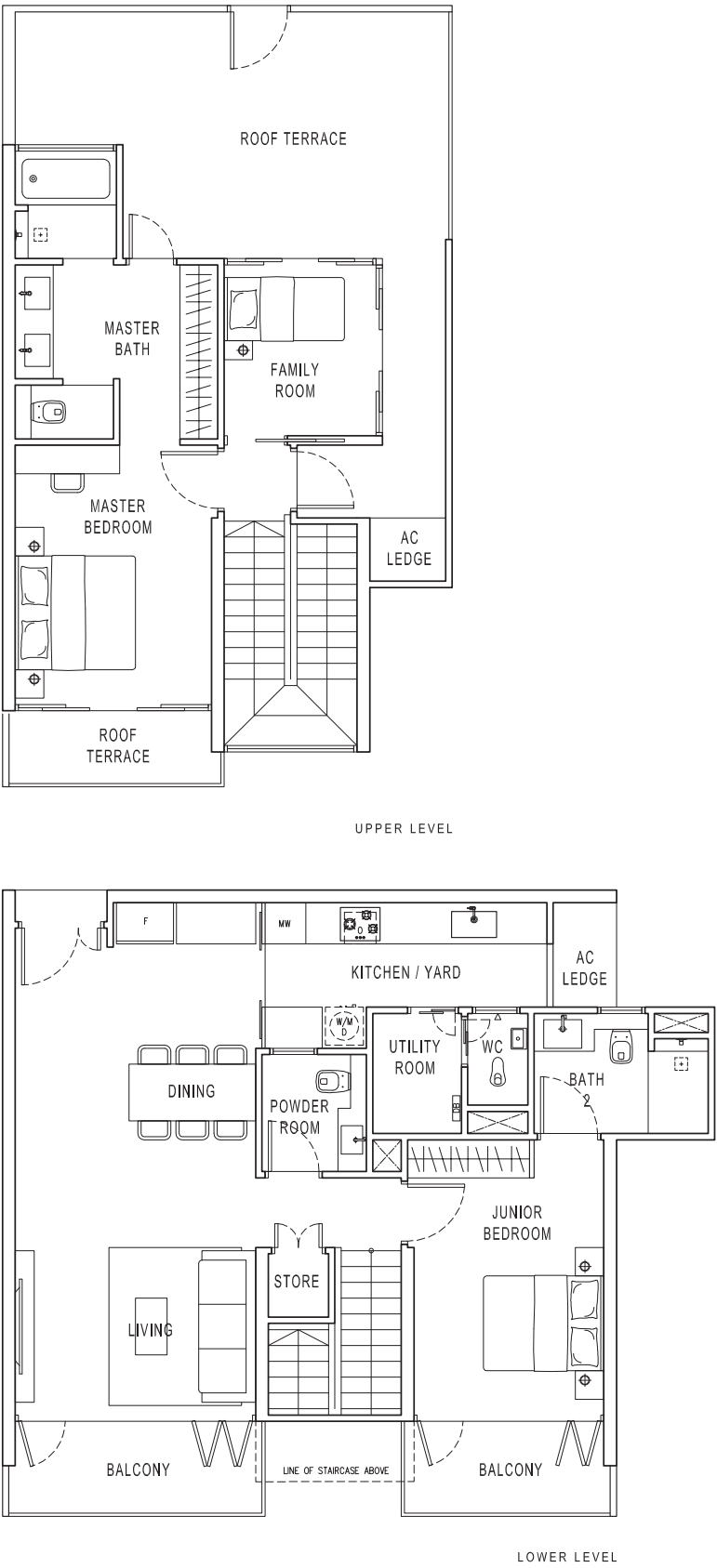
PENTHOUSE

TYPE PH1

Area 171 sqm / 1841 sqft

#08-12

(Mirrored)
#08-05



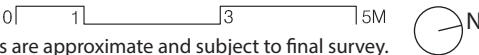
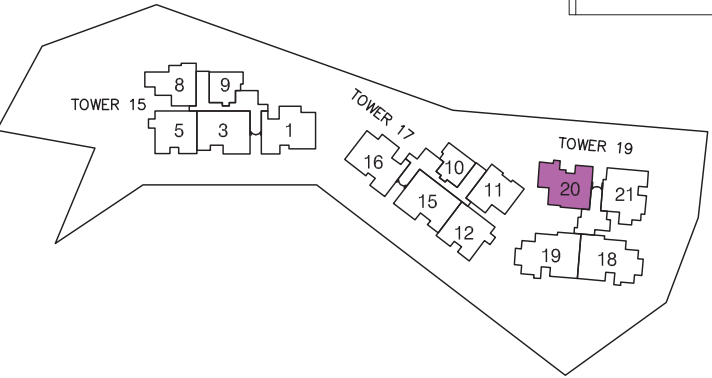
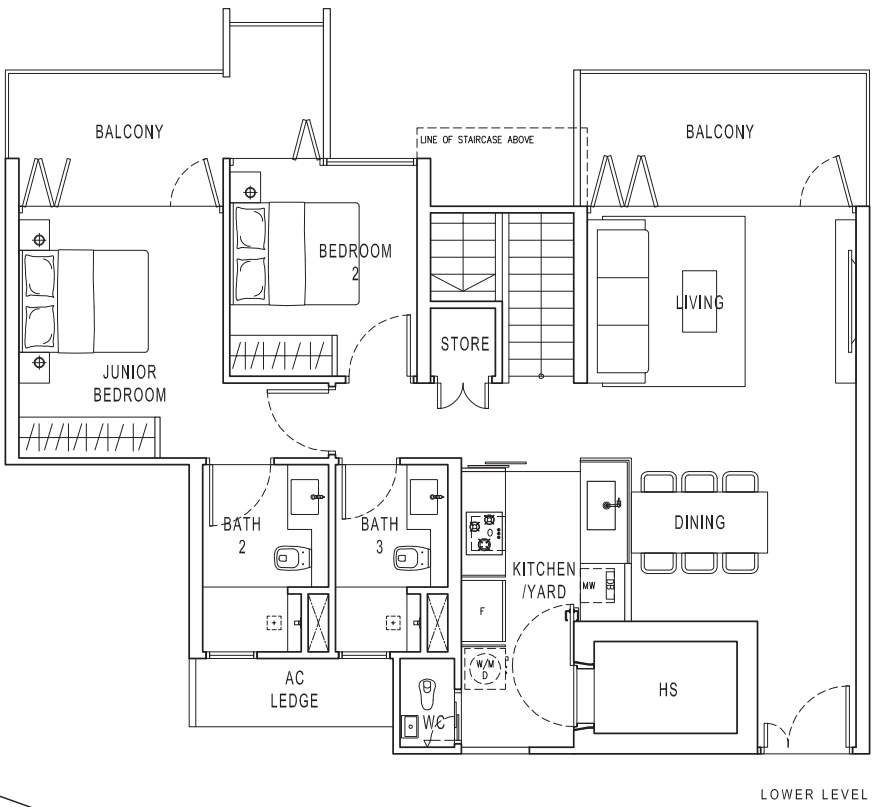
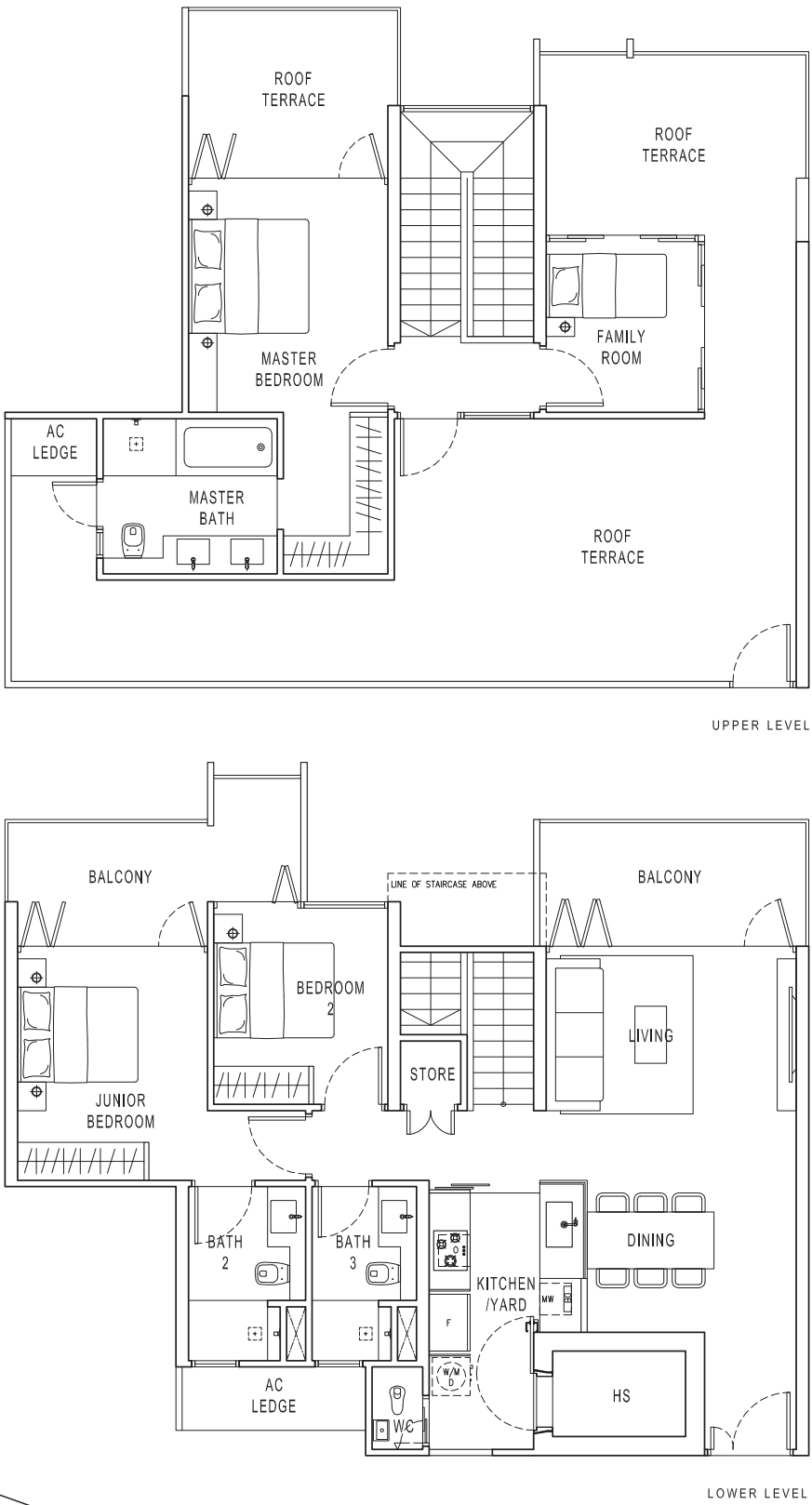
Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

PENTHOUSE

TYPE PH2

Area 214 sqm / 2303 sqft

#08-20



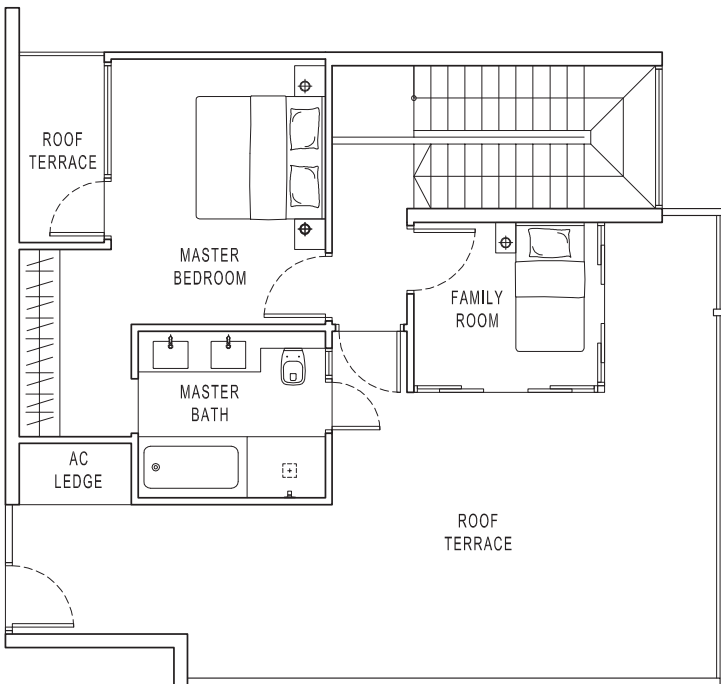
Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

PENTHOUSE

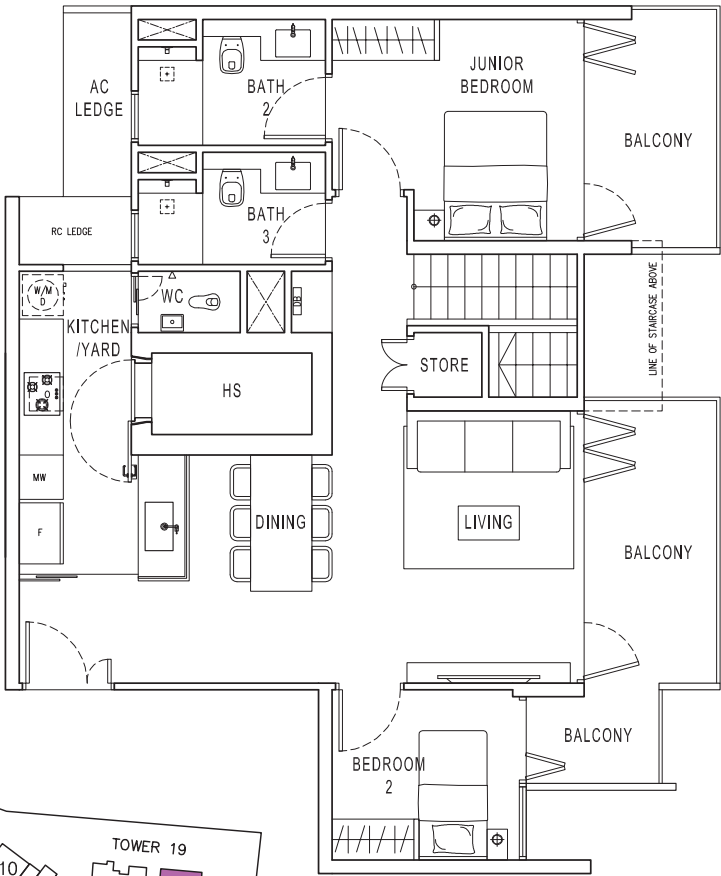
TYPE PH3

Area 195 sqm / 2099 sqft

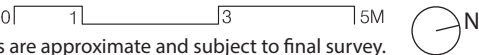
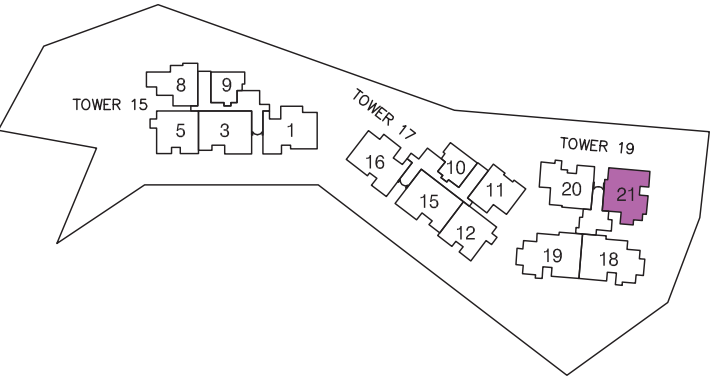
#08-21



UPPER LEVEL



LOWER LEVEL



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

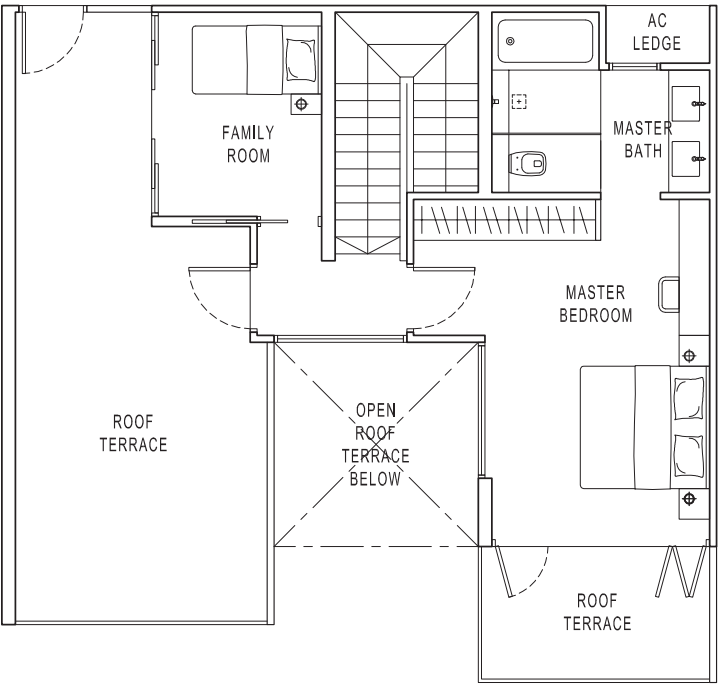
PENTHOUSE

TYPE PH4

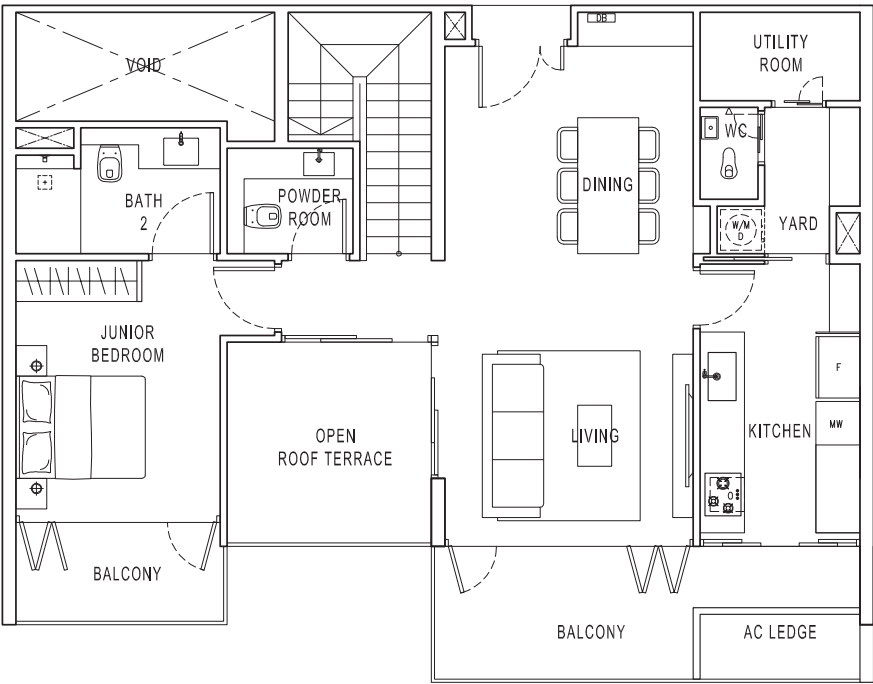
Area 190 sqm / 2045 sqft

#08-03

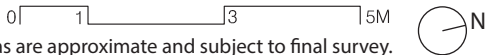
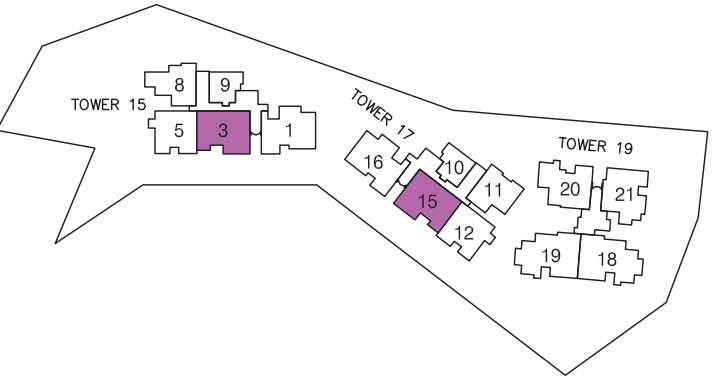
(Mirrored)
#08-15



UPPER LEVEL



LOWER LEVEL



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

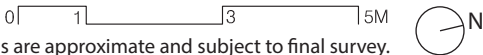
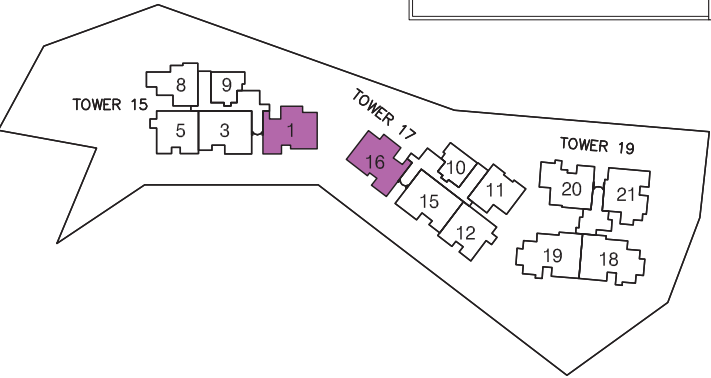
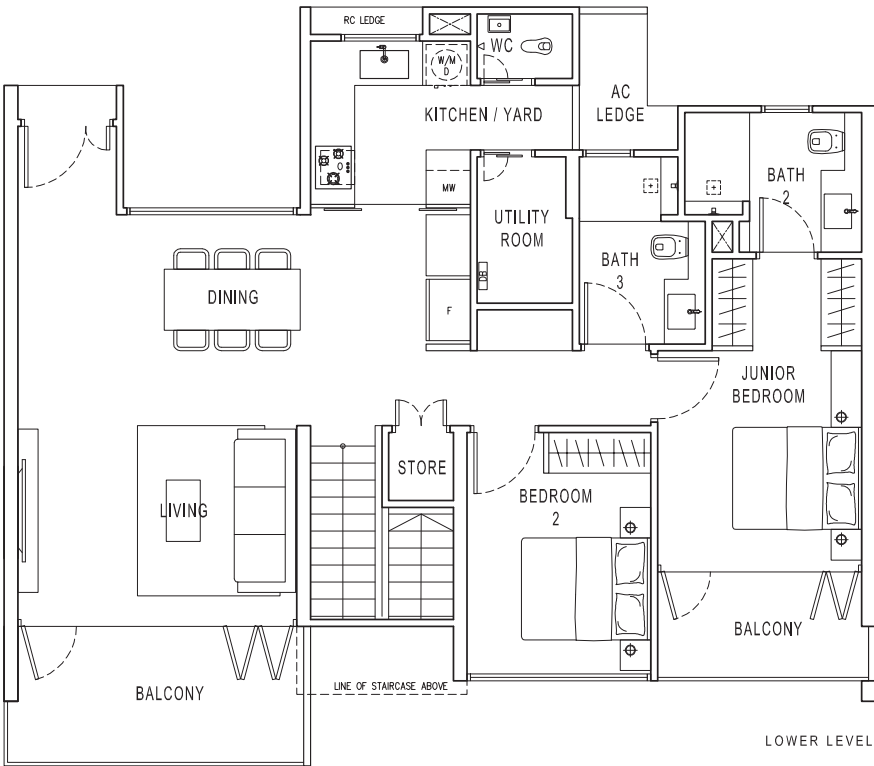
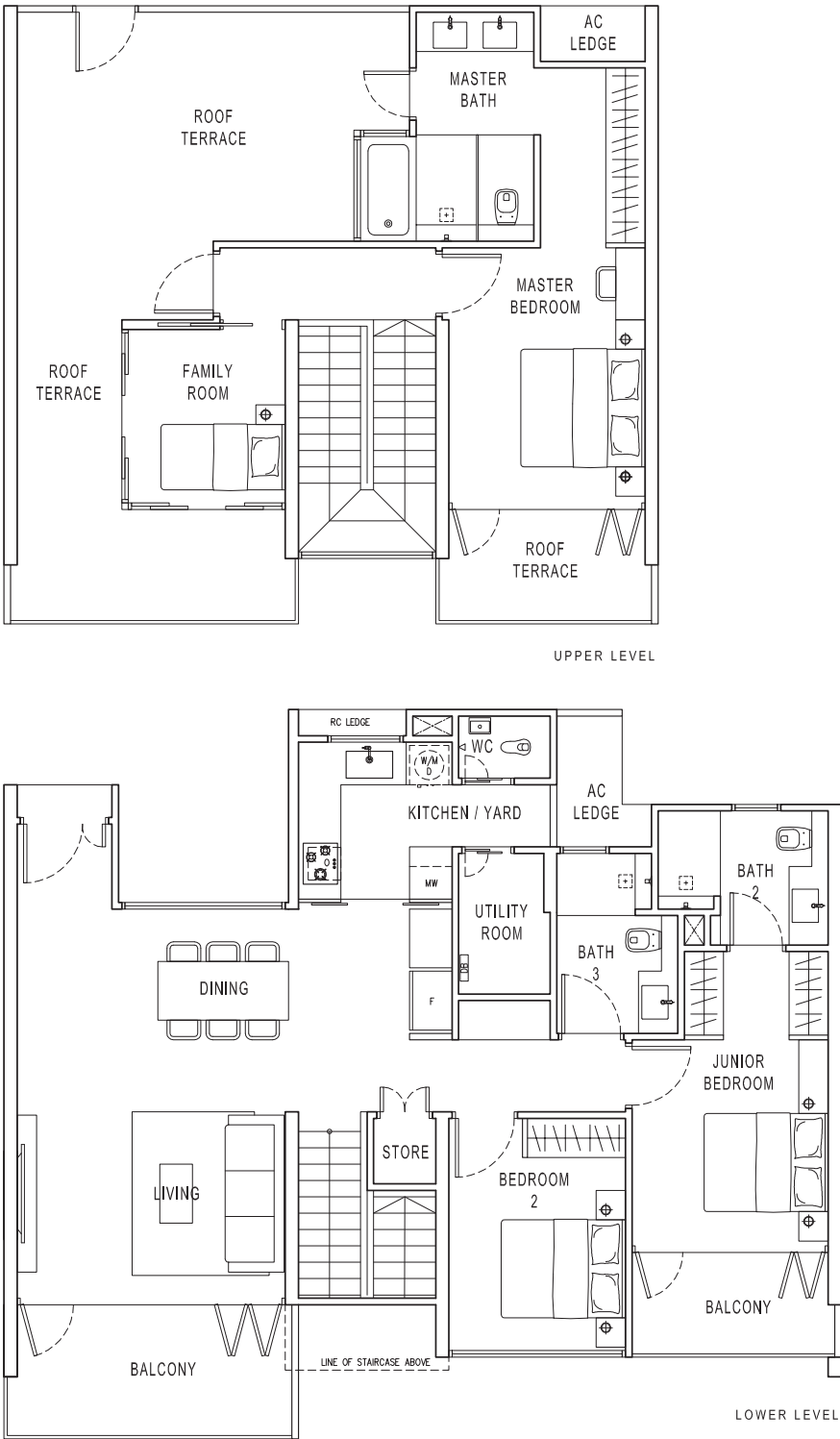
PENTHOUSE

TYPE PH5

Area 200 sqm / 2153 sqft

#08-01

(Mirrored)
#08-16



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

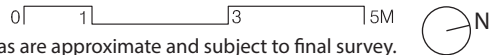
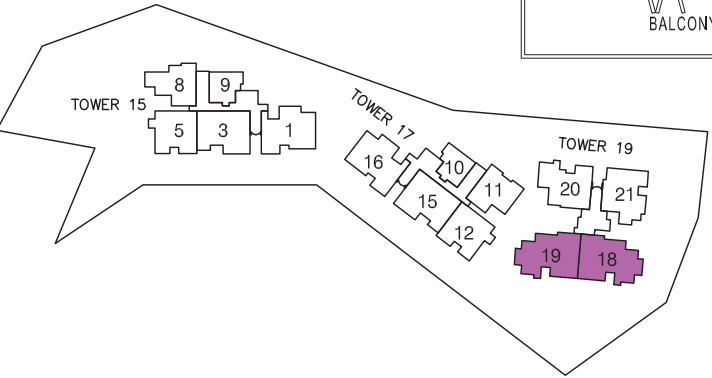
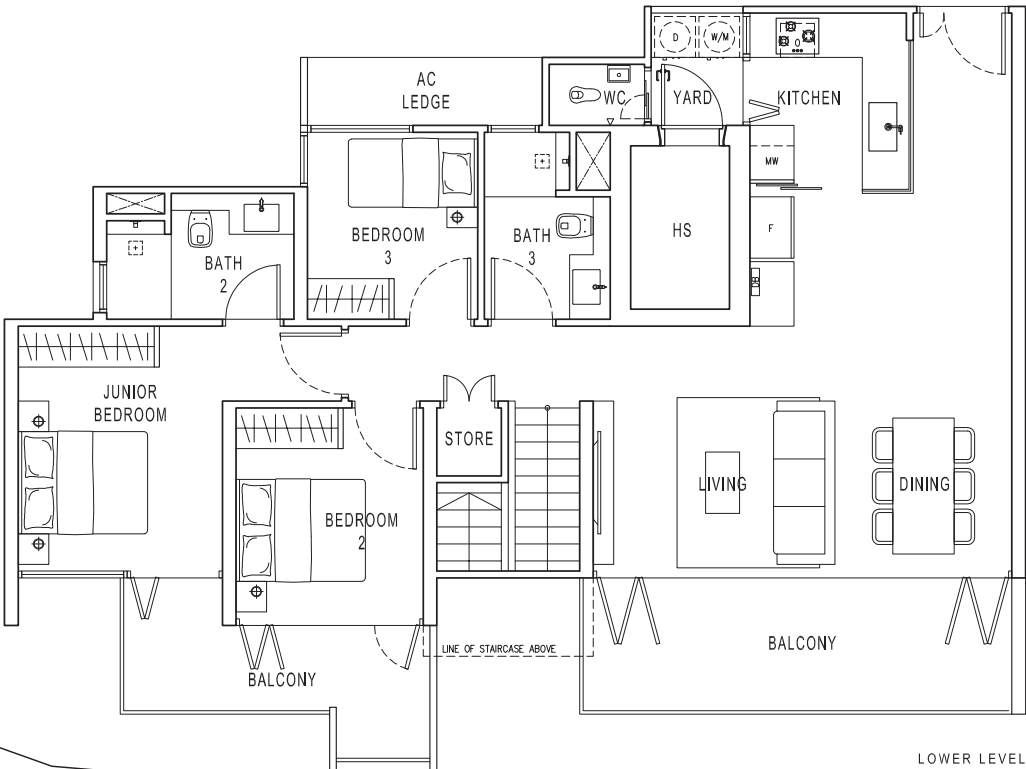
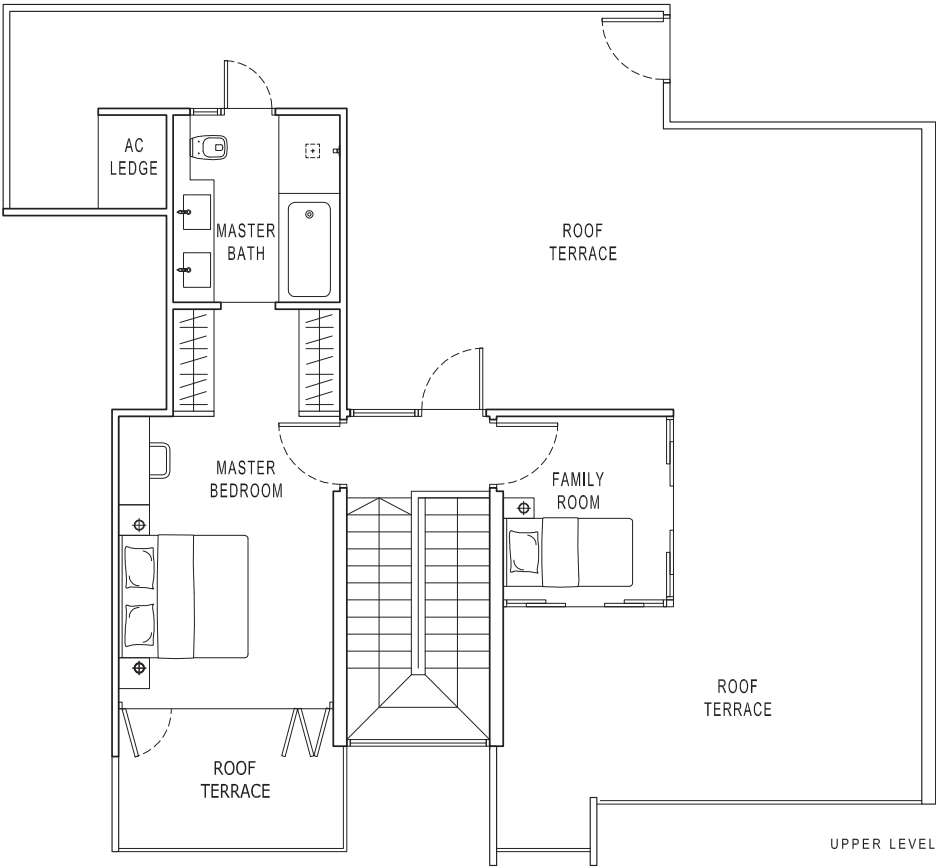
PENTHOUSE

TYPE PH6

Area 263 sqm / 2831 sqft

#08-19

(Mirrored)
#08-18



Plans are not drawn to scale and are subject to amendments as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete piles
2. SUPERSTRUCTURE

Reinforced concrete and/or steel
3. WALLS

a. External Walls : Reinforced in-situ / precast concrete wall and/or common clay brick

b. Internal Walls : Reinforced in-situ / precast concrete wall and/or common clay brick and/or concrete block and/or dry wall partition

c. Boundary Wall : Reinforced concrete wall and/or brick wall and/or metal fence
4. ROOF

Reinforced concrete roof and/or metal roof
5. CEILING

Cement & sand plaster or skim coating and/or plaster ceiling board (where applicable) and/or box-up to designated area

(a) Master Bath, Baths, Powder Room, WC : Moisture resistant ceiling board and/or plaster ceiling board with paint finish
6. FINISHES

(a) 1. Wall (for Apartments Type SH, LF, A and B Series Only)

Cement & sand plaster and/or skim coating and/or dry wall partition with paint finish

(i) Master Bath, Bath : Tile laid up to false ceiling height and on exposed surfaces only

2. Wall (for Apartments Type C, D and PH Series Only)

Cement & sand plaster and/or skim coating and/or dry wall partition with paint finish

(i) Master Bath, Baths, Powder Room : Marble tile laid up to false ceiling height and on exposed surface only

(ii) WC : Tile laid up to false ceiling height and on exposed surface only

(b) 1. Floor (for Apartments Type SH, LF, A and B Series Only)

(i) Living, Dining, Hallway leading to Bedrooms, Study, Kitchen, Yard, PES, Balcony : Tile

(ii) Master Bedroom (Type SH and A Series) : Tile

(iii) Master Bedroom, Bedroom (Type LF and B series) : Timber

(iv) Junior Bedroom (Type LF series) : Tile

(v) Master Bath, Bath : Tile

(vi) Staircase : Timber

(vii) A/C Ledge : Screed

2. Floor (for Apartments Type C, D and PH Series Only)

(i) Living, Dining, Hallway leading to Bedrooms : Marble

(ii) Master Bedroom, Junior Bedroom, Bedrooms, Family Room, Staircase : Timber

(iii) Master Bath, Baths, Powder Room : Marble

(iv) Utility Room, Household Shelter, Kitchen, Yard, Store, WC, PES, Balcony, Roof Terrace, Open Roof Terrace : Tile

(v) A/C Ledge : Screed

7. WINDOWS

Powder coated aluminium framed window with appropriate glass

8. DOORS

(i) Main Entrance : Fire-rated timber door

(ii) Master Bedroom, Junior Bedroom, Bedrooms, Store, Baths, Powder Room : Hollow core timber door

(iii) Family Room : Hollow core timber door and/or powder coated aluminium framed glass door

(iv) Study (Type SH2 only) : Framed glass door

(v) Master Bath : Hollow core timber door and/or glass door and/or aluminium framed glass door

(vi) Kitchen (Type LF2, B, C, D, PH series only) : Hollow core timber door and/or glass door

(vii) WC and Utility Room : Bi-fold door

(viii) Household Shelter : Steel door

(ix) Roof Terrace : Metal gate

9. SANITARY FITTINGS

(a) Master Bath (Type SH, LF, A, B, C and D series only)

• 1 vanity top complete with a basin and mixer

• 1 shower cubicle complete with shower mixer

• 1 water closet

• 1 mirror

(b) Master Bath (Type PH series only)

• 1 vanity top complete with two basins and mixer

• 1 long bath complete with bath mixer

• 1 shower cubicle complete with shower mixer

• 1 water closet

• 1 mirror

(c) Baths

• 1 vanity top complete with a basin and mixer

• 1 shower cubicle complete with shower mixer

• 1 water closet

• 1 mirror

(d) Powder Room (Type PH1 and PH4 only)

• 1 vanity top complete with a basin and mixer

• 1 water closet

• 1 mirror

(e) WC (Type C, D and PH series only)

• 1 hand shower

• 1 wash basin with tap

• 1 squatting pan

(f) Roof Terrace (Type PH series only)

• 1 tap

10. ELECTRICAL SCHEDULE

(a) Refer to Electrical Schedule for details

(b) All electrical wiring in concealed conduit (whenever possible) and exposed wiring above false ceiling

11. TV/ DATA POINT / TELEPHONE POINTS

(a) Refer to Electrical Schedule for details

(b) All TV/Tel wiring in concealed conduit (whenever possible) and exposed TV/Tel wiring above false ceiling

12. LIGHTNING PROTECTION

Lightning Protection System in accordance with Singapore Standard S5555:2010

13. PAINTING

(a) Internal Walls : Emulsion paint

(b) External Walls : External paint and/or textured coating finish to designated area

14. WATERPROOFING

Waterproofing to be provided to floors of Kitchen, Yard, Master Bath, Baths, Powder Room, WC, PES, Balcony, Roof Terrace, Open Roof Terrace, RC Flat Roof Slab, as and where required

15. DRIVEWAY AND CAR PARK

(a) Surface Driveway : Premix and/or clay paving blocks and/or concrete

(b) Basement Car Park : Concrete

Note: Some parts of driveway are open to sky

16. RECREATION FACILITIES

(a) 1st Storey

1. Children Playground

2. Fitness Station

3. BBQ Pavilion

4. Courtyard Garden

5. Rock Garden

6. Seating Alcove

7. Trellises

8. Water Feature

9. Focal Sculpture

5. Sky Terraces

6. Children Play Equipment with Slide

7. Gymnasium

8. Changing Room

9. Infinity Edge Lap Pool

10. Kid's Pool

11. Jacuzzi Pool

12. Shallow Water Deck

13. Pool Side Dining Lounge

14. Pool Bar

15. Water Feature

(b) 4th Storey

1. Viewing Deck

2. Function Deck

3. Viewing Bridge

4. Sunken Sunset Lounge

(c) Attic / Rooftop

1. Viewing Deck

2. Viewing Bridge

17. ADDITIONAL ITEMS

(a) Wardrobes : Built-in wardrobes to all Bedrooms except Family Room

(b) Kitchen Cabinets/ Appliances : High and low level kitchen cabinet, complete with solid surface worktop and stainless steel sink and mixer. Kitchens complete with –

(i) Type SH, LF, A and B Series only

– 1 cooker hob and hood

– 1 microwave oven

– 1 washer cum dryer

(ii) Type C, D and PH Series only

– 1 cooker hob and hood

– 1 microwave and 1 oven

– 1 washing machine and 1 dryer

(c) Air-conditioning System : Split-unit air-conditioning system

(d) Mechanical Ventilation : Exhaust system for internal baths (where applicable)

(e) Water Heater : Hot water supply to Master Bath, Baths, Powder Room and Kitchens

(f) Town Gas Supply : Town gas supply to Type B, C, D and PH series only

(g) Audio Intercom : Audio Intercom System

NOTES :

A. Marble / Limestone / Granite

Marble / limestone / 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 / limestone / 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 seen at the joints. Subject to clause 14.3 (of the Sale and Purchase Agreement), the tonality and pattern of the marble, limestone 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 9 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

C. 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.

D. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3 (of the Sale and Purchase Agreement), 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, market availability and the sole discretion of the Vendor.

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

Layout / Location of wardrobes, cabinets, 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.

F. 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.

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 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

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 purposes. 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 note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

J. Colour Scheme

The colour scheme of the façade, balcony, roof terrace and private enclosed space are subject to Architect's sole discretion and final design.

K. Laminated Flooring

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

L. 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 for the exhaust system is to be maintained by the Purchaser on a regular basis.

M. Prefabricated Toilets

Certain bathroom and WC 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.

N. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf / plants will be provided in the planters.

ITEM	UNIT TYPE		A1	A2	B1 B2	C1	C2(p)	C2(b1)	C2(b2)	C3(p)	C3(b1) C3(b2)	D(p)	D(b1) D(b2)	SH1	SH2	LF1	LF2	PH1	PH2	PH3	PH4	PH5	PH6
			7	7	10	16	13	16	17	16	16	18	18	8	8	10	12	27	28	26	27	27	33
Lighting Point			7	7	10	16	13	16	17	16	16	18	18	8	8	10	12	27	28	26	27	27	33
13A Switched Socket Outlet			9	10	14	19	16	18	18	17	18	19	10	10	10	13	13	19	21	20	21	19	23
Aircon Isolator			1	1	2	2	2	2	2	2	2	3	3	2	2	2	2	2	3	3	3	2	4
Heater Point			1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	1	1
Tv Point			2	3	3	4	5	5	5	5	5	6	6	3	3	3	3	4	6	6	4	5	7
Telephone Outlet			2	3	3	4	5	5	5	5	5	6	6	3	3	3	3	4	6	6	4	5	7
Data Outlet			2	2	3	4	4	4	4	4	4	5	5	3	3	3	3	4	5	5	4	5	6
Cooker Hood Point			1	1	1	1	1	1	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	1	1	1	1	1	1
Oven Point			0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	1	1	1	1	1	1
Microwave Point			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bell Push C/W Bell Point			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

O. Wall

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

P. Tiles

Select tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards S5 483:2000.

Q. Roofing Over / Enclosing Private Enclosed Space, Planter, Roof Terrace, Open Roof Terrace, Open Roof Garden and Balcony

The Purchaser acknowledges that he is aware that the private enclosed space(s) and/or planter(s) and/or roof terrace(s) and/or open roof terrace(s) and/or open roof garden(s) and/or balcony(ies) in the Unit (collectively known as the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open-air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner or form unless the prior written approvals of the relevant competent authorities and the Vendor or the management corporation (when formed) are first obtained, nor shall he be entitled to raise objections to the fact that the Open-Air Spaces (if any) is/are open to the sky. In addition, the Purchaser shall also at all times observe the rules, regulations and the by-laws of the management corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

R. Study

The area described as "Study" is merely descriptive of a possible use of such area which will be provided in a bare condition. No statement or representation is made that such area is or will be fitted out for any particular purpose.

GENERAL DESCRIPTION OF HOUSING PROJECT

1. Details of Building Specifications

Please refer to the above Specifications

2. Types of Residential and Commercial Units Located in the Building Project

1. Please see part 3 below for the types of residential units

2. There are no commercial units in the Housing Project

3. Total Number of units in each class

1 Bedroom + Study (Type SH1 and SH2) : 15 units

2 Bedrooms (Type LF1 and LF2) : 17 units

1 Bedroom (Type A1) : 8 units

1 Bedroom + Study (Type A2) : 12 units

2 Bedrooms (Type B1 and B2) : 14 units

3 Bedrooms (Type C1, C2 and C3) : 18 units

4 Bedrooms (Type D) : 12 units

3 Bedrooms Penthouses (Type PH1 and PH4) : 4 units

4 Bedrooms Penthouses (Type PH2, PH3 and PH5) : 4 units

5 Bedrooms Penthouses (Type PH6) : 2 units

Total : 106 residential units

4. Description of Common Property

Swimming pool, gymnasium, car park, guardhouse, bin centre, passenger lifts and all other areas and amenities deemed such by relevant authorities

(a) 1st Storey

(i) Children Playground

(ii) Fitness Station

(iii) BBQ Pavilion

(iv) Courtyard Garden

(v) Rock Garden

(vi) Seating Alcove

(vii) Trellises

(viii) Water Feature

(ix) Focal Sculpture

(v) Sky Terraces

(vi) Children Play Equipment with Slide

(vii) Gymnasium

(viii) Changing Room

(ix) Infinity Edge Lap Pool

(x) Kid's Pool

(xi) Jacuzzi Pool

(xii) Shallow Water Deck

(xiii) Pool Side Dining Lounge

(xiv) Pool Bar

(xv) Water Feature

(b) 4th Storey

(i) Viewing Deck

(ii) Function Deck

(iii) Viewing Bridge

(iv) Sunken Sunset Lounge

(c) Attic / Rooftop

(i) Viewing Deck

(ii) Viewing Bridge

and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158)

5. Description of Parking Spaces

114 car parking lots inclusive of 3 handicap carpark lots

6. Purpose of Housing Project and restrictions as to use

The Housing Project is a residential development. The restrictions, rules and regulations as to the use of the residential units are set out in the Fourth Schedule (of the Sale and Purchase Agreement)