



999 YEARS

ONE lifestyle

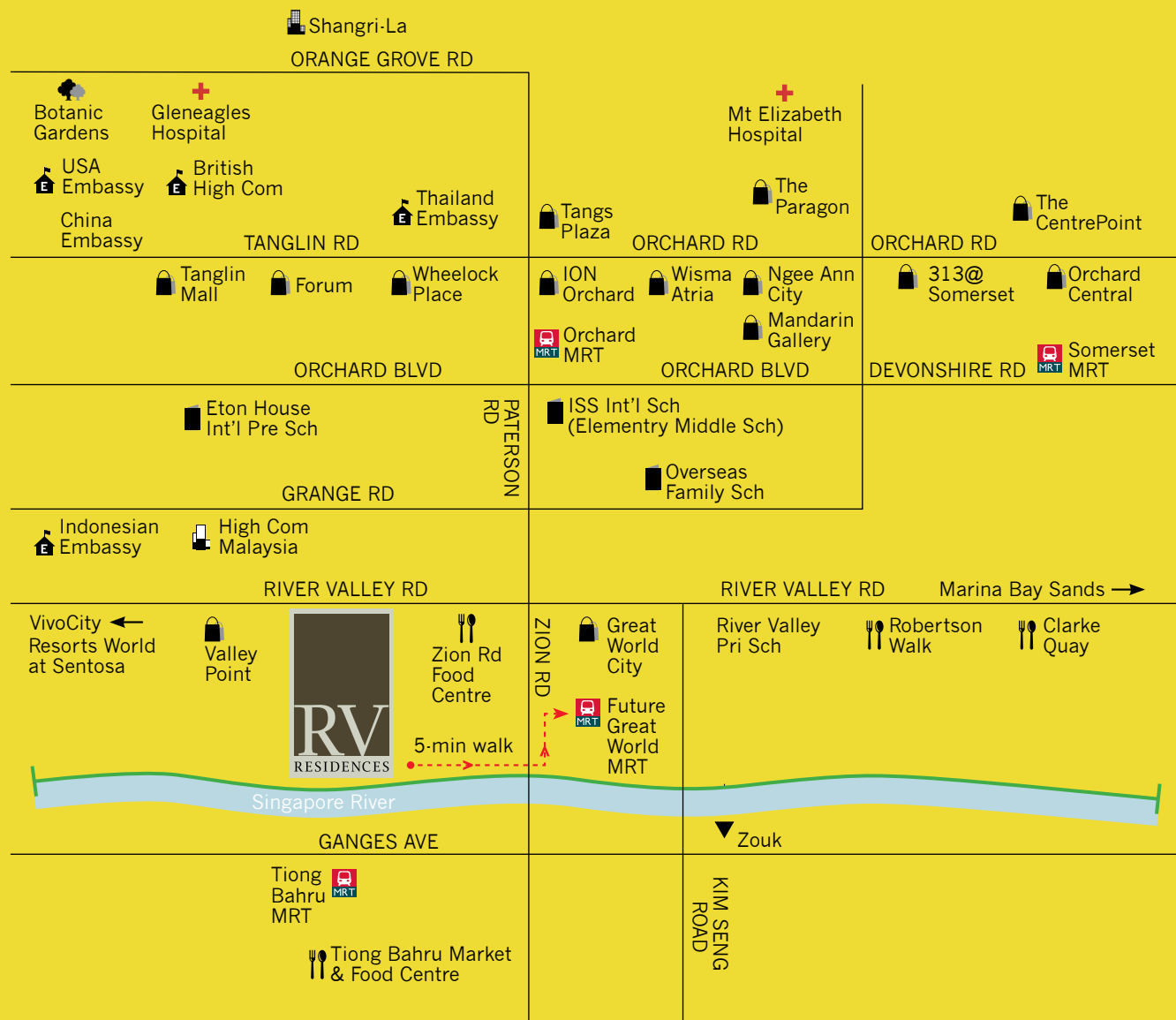






Make a statement. Live your life in style - with style.
RV RESIDENCES is your space for living. Your place
for luxury. It's part of who you are and where you
are going.





(Map is for illustration purposes only and is not drawn to scale. Travel timing is estimated only.)

The centre of your world.

Paint the town in your favourite colour. Located at prime district 10, this 999-year tenure residence is just minutes away from Orchard Road. Just a few minutes' walk from Great World MRT station, RV Residences puts the Central Business District, Marina Bay Sands and Resort World Sentosa all within reach.



Artist's Impression

TWO city style







THREE active style

Pause a moment. Breathe.
This is what success feels like.

Go ahead. Take it all in. Enjoy life at the top to the fullest. Recharge and unwind in a stunning sky pool, gym, exclusive BBQ pit and a private outdoor dining area.



FOUR home style

The new address of luxury.

Flaunt your signature taste with our immaculately designed and fitted 1- to 4-bedroom apartments and penthouses. Indulge in exquisite interiors of modern comfort and spaciousness.





FIVE signature style



Refresh your style.

Pamper yourself with all the best that life has to offer. Make use of only the finest designer fittings and quality finishes for your personal pleasure.



461 RIVER VALLEY ROAD

Unit No.	04	05	06
Attic	PH-B3	PH-C5s	PH-D3
7th			
6th	A1	B3	C1
5th	A1	B3	C1
4th	A1	B3	C1
3rd	A1	B3	C1
2nd		B3	C1
1st	CARPARK		CHILDREN'S PLAY AREA
B1	CARPARK		
B2	CARPARK		

463 RIVER VALLEY ROAD

Unit No.	09	10	11
Attic	PH-D1a	PH-C4s	PH-D3
7th			
6th	C1	B1	C1
5th	C1	B1	C1
4th	C1	B1	C1
3rd	C1	B1	C1
2nd	C1	B1	C1
1st	READING LOUNGE/ CHILDREN'S PLAY AREA		
B1	D2(i) # 01-11		
B2	CARPARK		

465 RIVER VALLEY ROAD

Unit No.	16	17	18
Attic	PH-D1	SUN DECK	
7th		B1	B6
6th	C1	B1	B6
5th	C1	B1	B6
4th	C1	B1	B6
3rd	C1	B1	B6
2nd	C1	B1	B6
1st	C1(i)	D1(i) # 01-18	
B1	CARPARK		
B2	CARPARK		

467 RIVER VALLEY ROAD

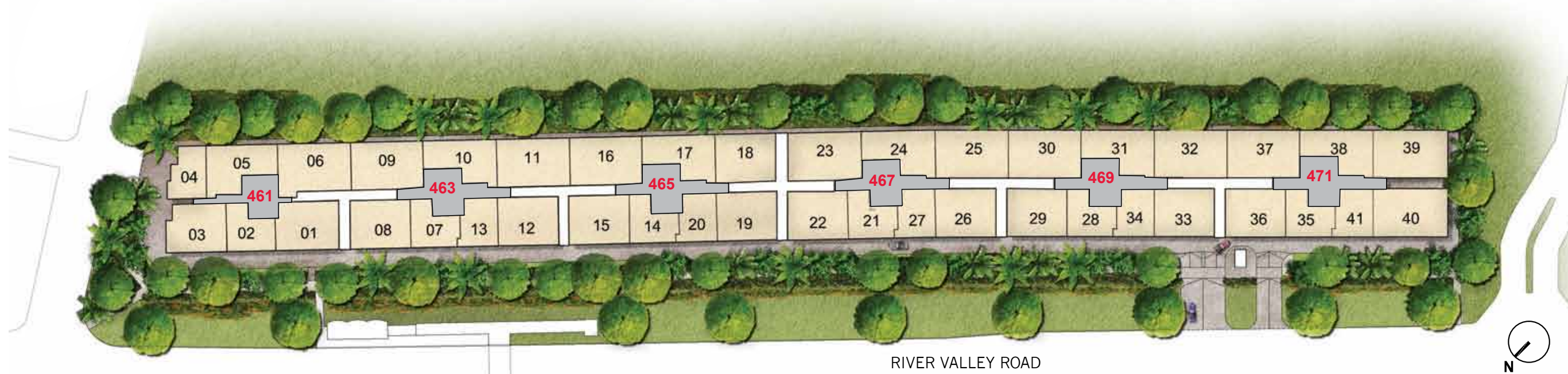
Unit No.	23	24	25
Attic	SUN DECK		PH-D2
7th	C2	B5	
6th	C2	B5	C3
5th	C2	B5	C3
4th	C2	B5	C3
3rd	C2	B5	C3
2nd	C2	B5	C3
1st	C1(i)	D3(i) # 01-25	
B1	CARPARK		
B2	CARPARK		

469 RIVER VALLEY ROAD

Unit No.	30	31	32
Attic	PH-D1a	PH-C4s	PH-D3
7th			
6th	C1	B1	C1
5th	C1	B1	C1
4th	C1	B1	C1
3rd	C1	B1	C1
2nd	C1	B1	C1
1st	C1(i)	CARPARK	
B1	CARPARK		
B2	CARPARK		

471 RIVER VALLEY ROAD

Unit No.	37	38	39
Attic	PH-D1a	PH-C4s	PH-E2
7th			
6th	C1	B1	C2
5th	C1	B1	C2
4th	C1	B1	C2
3rd	C1	B1	C2
2nd	C1	B1	C2
1st	CARPARK		
B1	CARPARK		
B2	CARPARK		



461 RIVER VALLEY ROAD

Unit No.	03	02	01
Attic	PH-C3s	PH-B1s	PH-D4s
7th			
6th	B8	A5	B4
5th	B8	A5	B4
4th	B8	A5	B4
3rd	B8	A5	B4
2nd	KOEN GARDEN	A5	B4
1st	CARPARK		
B1	CARPARK		
B2	CARPARK		

463 RIVER VALLEY ROAD

Unit No.	08	07	13	12
Attic	PH-C1s	PH-B1s	PH-B2s	PH-C1s
7th				
6th	B2	A3	A2	B2
5th	B2	A3	A2	B2
4th	B2	A3	A2	B2
3rd	B2	A3	A2	B2
2nd	B2	A3	A2	B2
1st	CARPARK			
B1	CARPARK			
B2	CARPARK			

465 RIVER VALLEY ROAD

Unit No.	15	14	20	19
Attic	PH-C1s	CHANGING ROOM	SKY POOL	
7th		A3	A2	GYM/ FUNCTION ROOMS
6th	B2	A3	A2	B2
5th	B2	A3	A2	B2
4th	B2	A3	A2	B2
3rd	B2	A3	A2	B2
2nd	B2	A3	A2	B2
1st	CARPARK			
B1	CARPARK			
B2	CARPARK			

467 RIVER VALLEY ROAD

Unit No.	22	21	27	26
Attic	SKY POOL	FUN POOL	CHANGING ROOM	PH-C2s
7th	GYM/ FUNCTION ROOMS	A3	A4	
6th	B2	A3	A4	B7
5th	B2	A3	A4	B7
4th	B2	A3	A4	B7
3rd	B2	A3	A4	B7
2nd	B2	A3	A4	B7
1st	CARPARK			
B1	CARPARK			
B2	CARPARK			

469 RIVER VALLEY ROAD

Unit No.	29	28	34	33
Attic	PH-C1s	PH-B1s	PH-B2s	PH-C1s
7th				
6th	B2	A3	A2	B2
5th	B2	A3	A2	B2
4th	B2	A3	A2	B2
3rd	B2	A3	A2	B2
2nd	B2	A3	A2	B2
1st	CARPARK			
B1	CARPARK			
B2	CARPARK			

471 RIVER VALLEY ROAD

Unit No.	36	35	41	40
Attic	PH-C1s	PH-B1s	PH-B2s	PH-E1s
7th				
6th	B2	A3	A2	C4
5th	B2	A3	A2	C4
4th	B2	A3	A2	C4
3rd	B2	A3	A2	C4
2nd	B2	A3	A2	C4
1st	CARPARK			
B1	CARPARK			
B2	CARPARK			

1 bedroom 2 bedroom 3 bedroom 4 bedroom Penthouse



Roof Top

LEGEND

- 01 Sky Pool
- 02 Fun Pool
- 03 Sun Deck
- 04 BBQ Area
- 05 Massage Pavilion
- 06 Moonlight Dining
- 07 Open Shower
- 08 Male and Female Steam Room

OTHER FACILITIES

- Level 1
 - Communal Landscape Area/ Children's Play Area
 - Reading Lounge/Games Room
- Level 2
 - Koen Garden
- Level 7
 - Gymnasium
 - Function Rooms

Sky Pool/BBQ Area



Artist's Impression

Gymnasium



Artist's Impression

Koen Garden



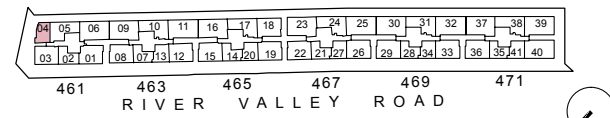
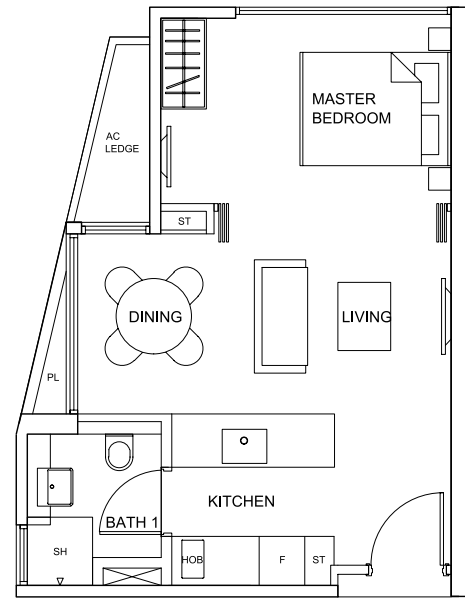
Artist's Impression

ONE BEDROOM

Type A1

40 sq m (430 sq ft)

No.461: #03-04 to #06-04



Type A3

42 sq m (452 sq ft)

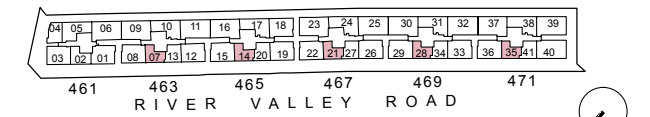
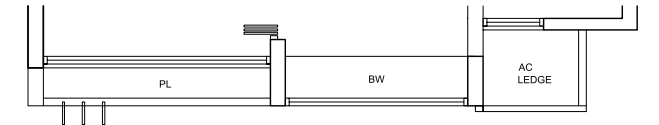
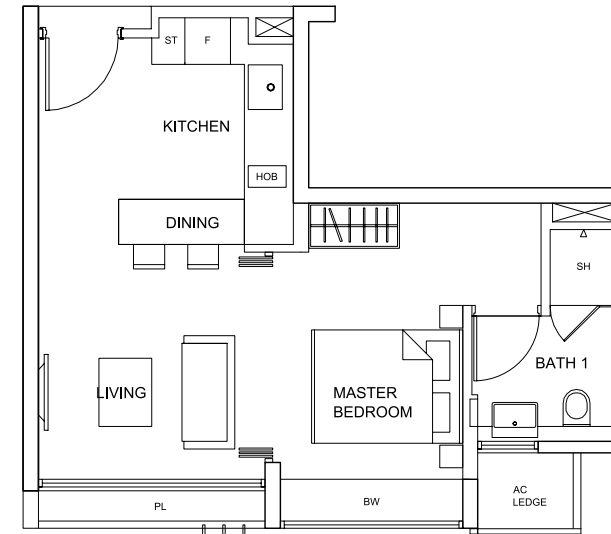
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No.465: #02-14, #03-14, #06-14, #07-14

No.467: #02-21, #03-21, #06-21, #07-21

No.469: #02-28, #03-28, #06-28

No.471: #02-35, #03-35, #06-35



No.463: #04-07, #05-07

No.465: #04-14, #05-14

No.467: #04-21, #05-21

No.469: #04-28, #05-28

No.471: #04-35, #05-35

Type A2

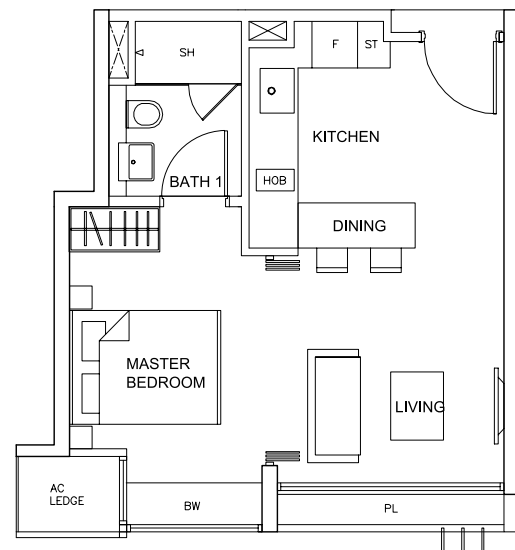
39 sq m (419 sq ft)

No.463: #02-13, #03-13, #06-13

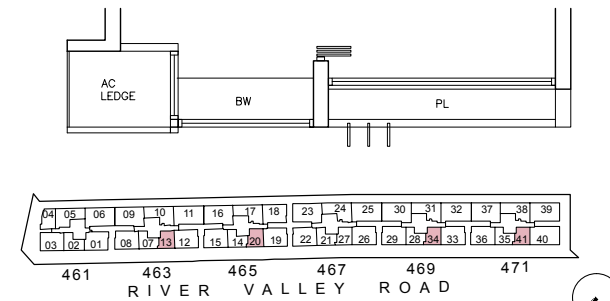
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No.469: #02-34, #03-34, #06-34

No.471: #02-41, #03-41, #06-41



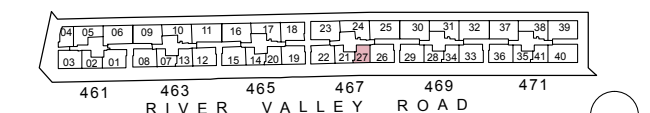
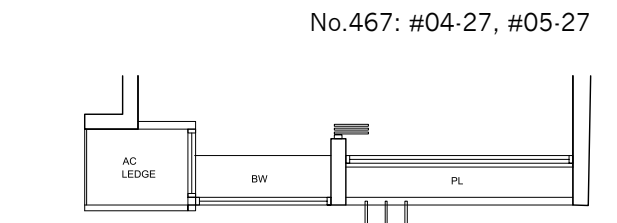
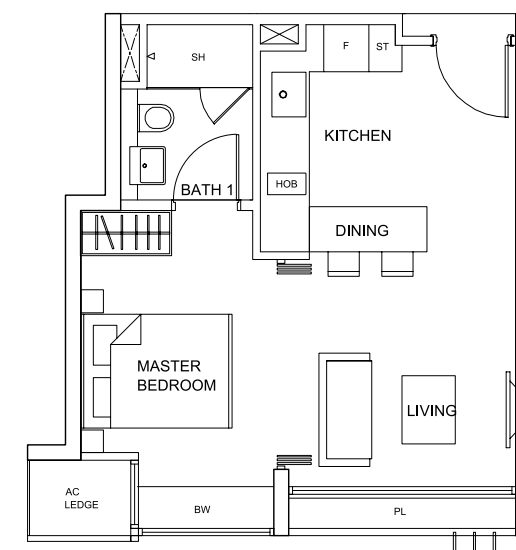
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 No.465: #04-20, #05-20
 No.469: #04-34, #05-34
 No.471: #04-41, #05-41



Type A4

39 sq m (419 sq ft)

No.467: #02-27, #03-27, #06-27, #07-27

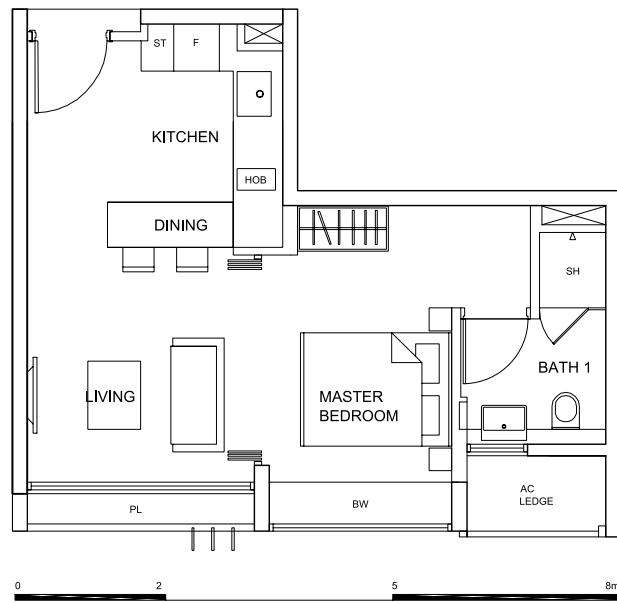


No.467: #04-27, #05-27

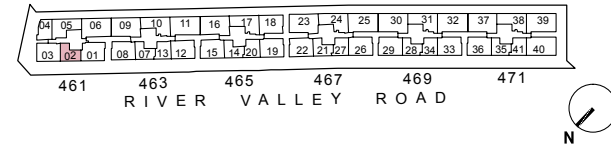
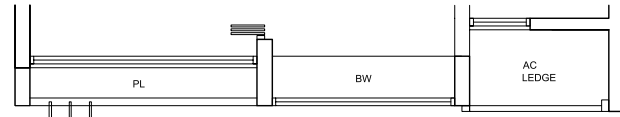
Type A5

42 sq m (452 sq ft)

No.461: #02-02, #03-02, #06-02



No.461: #04-02, #05-02



Type B2

63 sq m (678 sq ft)

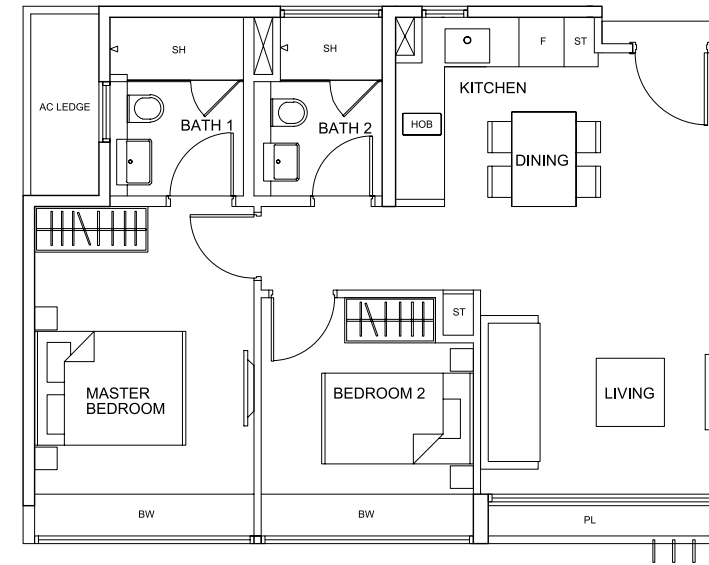
No.463: #02-08, #03-08, #06-08, #02-12, #03-12, #06-12

No.465: #02-15, #03-15, #06-15, #02-19, #03-19, #06-19

No.467: #02-22, #03-22, #06-22

No.469: #02-29, #03-29, #06-29, #02-33, #03-33, #06-33

No.471: #02-36, #03-36, #06-36



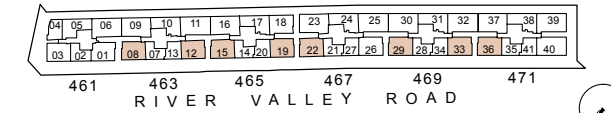
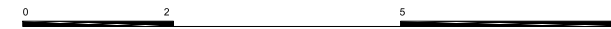
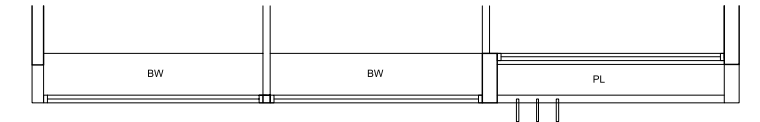
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No.465: #04-15, #05-15, #04-19, #05-19

No.467: #04-22, #05-22

No.469: #04-29, #05-29, #04-33, #05-33

No.471: #04-36, #05-36



TWO BEDROOM

Type B1

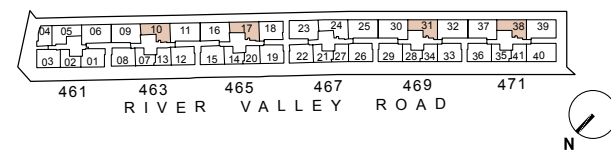
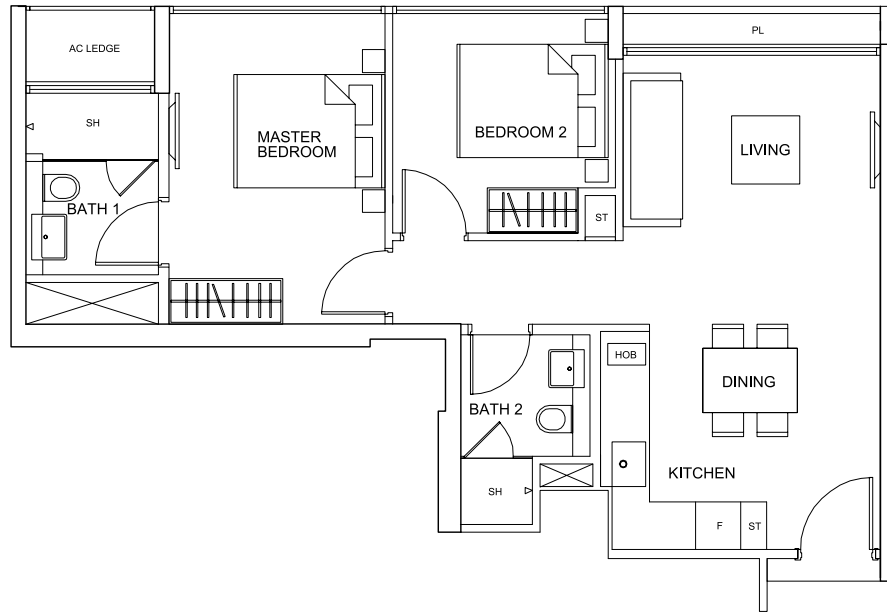
64 sq m (688 sq ft)

No.463: #02-10 to #06-10

No.465: #02-17 to #07-17

No.469: #02-31 to #06-31

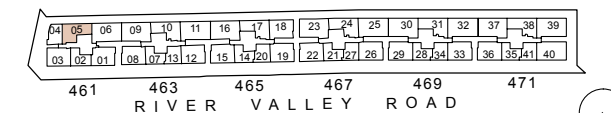
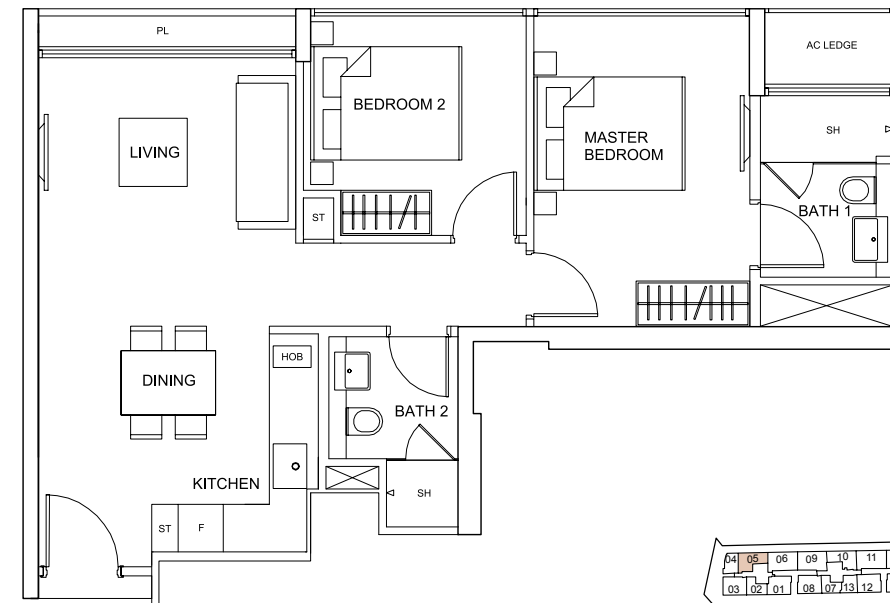
No.471: #02-38 to #06-38



Type B3

64 sq m (688 sq ft)

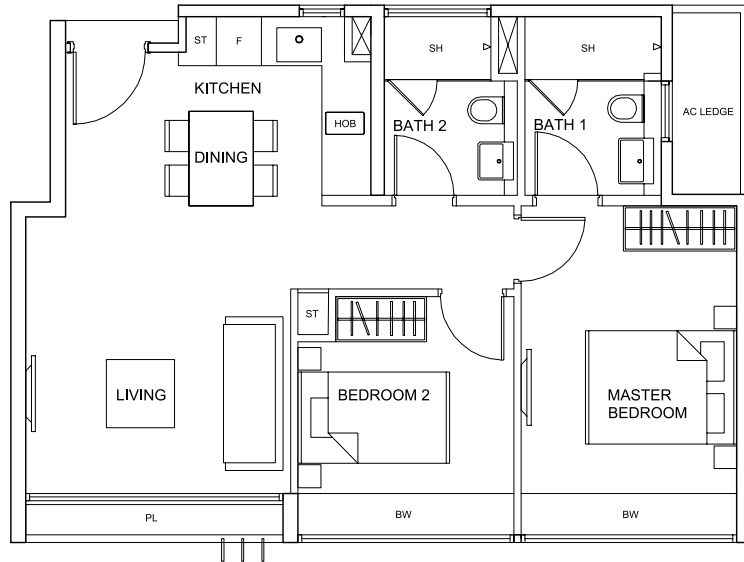
No.461: #02-05 to #06-05



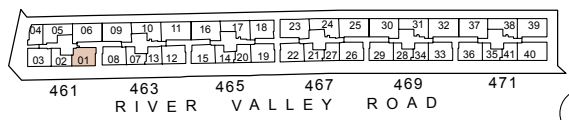
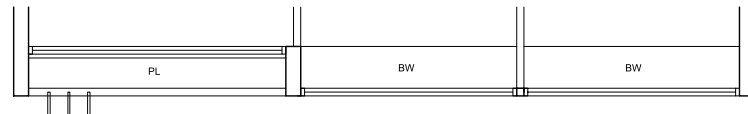
Type B4

65 sq m (699 sq ft)

No.461: #02-01, #03-01, #06-01



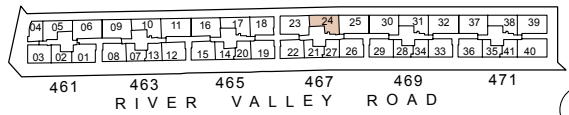
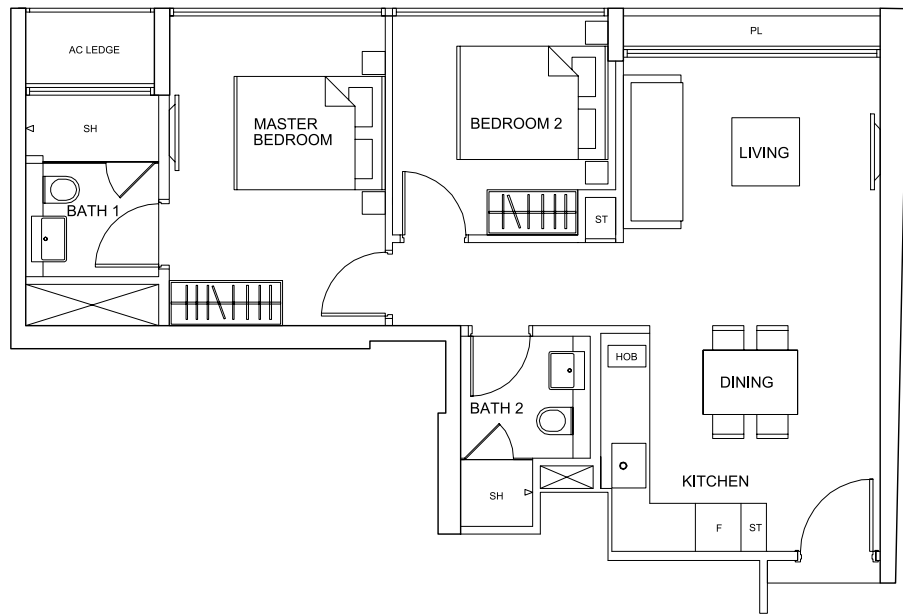
No.461: #04-01, #05-01



Type B5

64 sq m (688 sq ft)

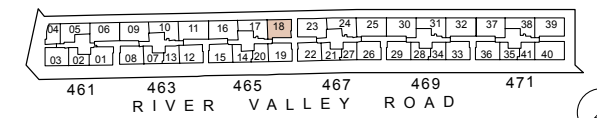
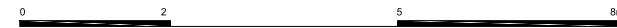
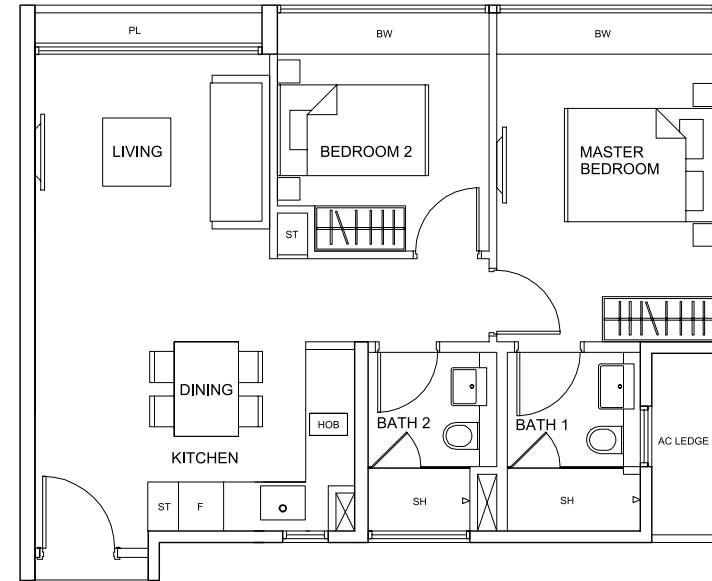
No.467: #02-24 to #07-24



Type B6

64 sq m (688 sq ft)

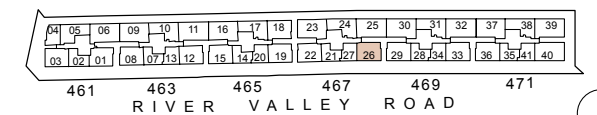
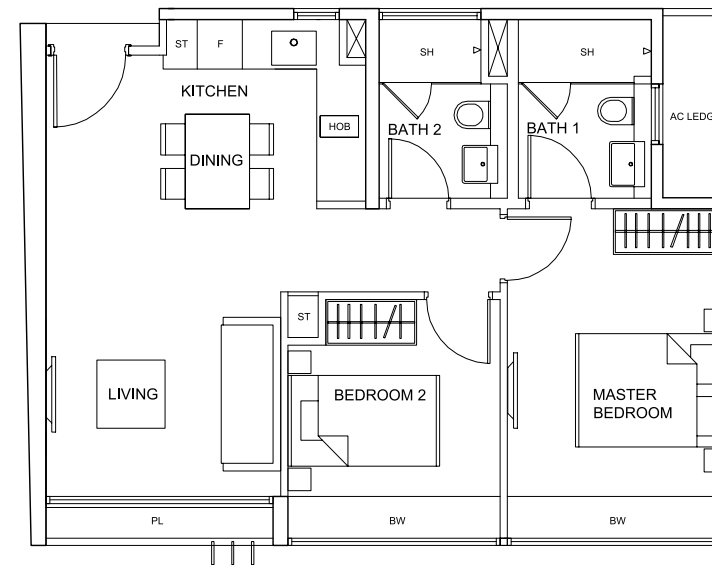
No.465: #02-18 to #07-18



Type B7

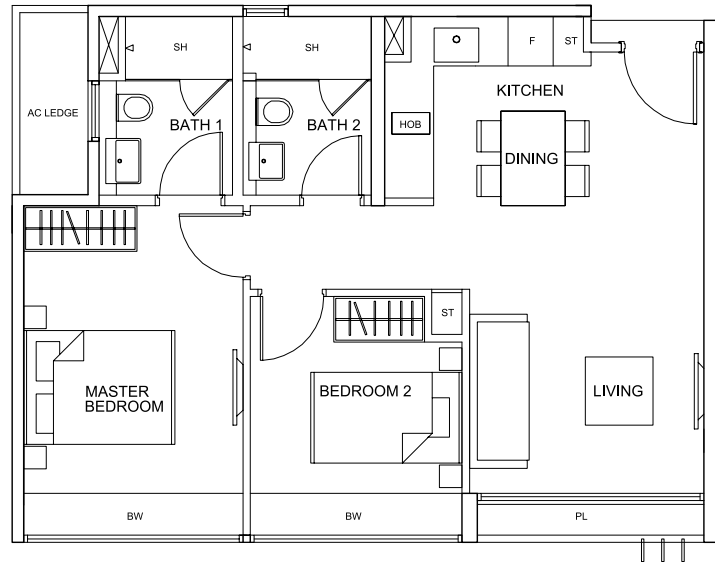
63 sq m (678 sq ft)

No.467: #02-26, #03-26, #06-26

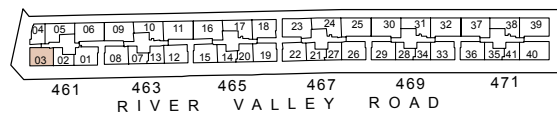
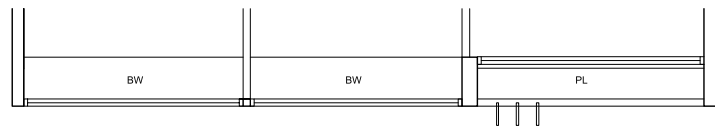


Type B8

63 sq m (678 sq ft)
No.461: #03-03, #06-03

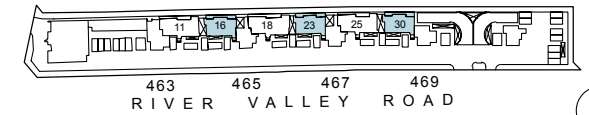
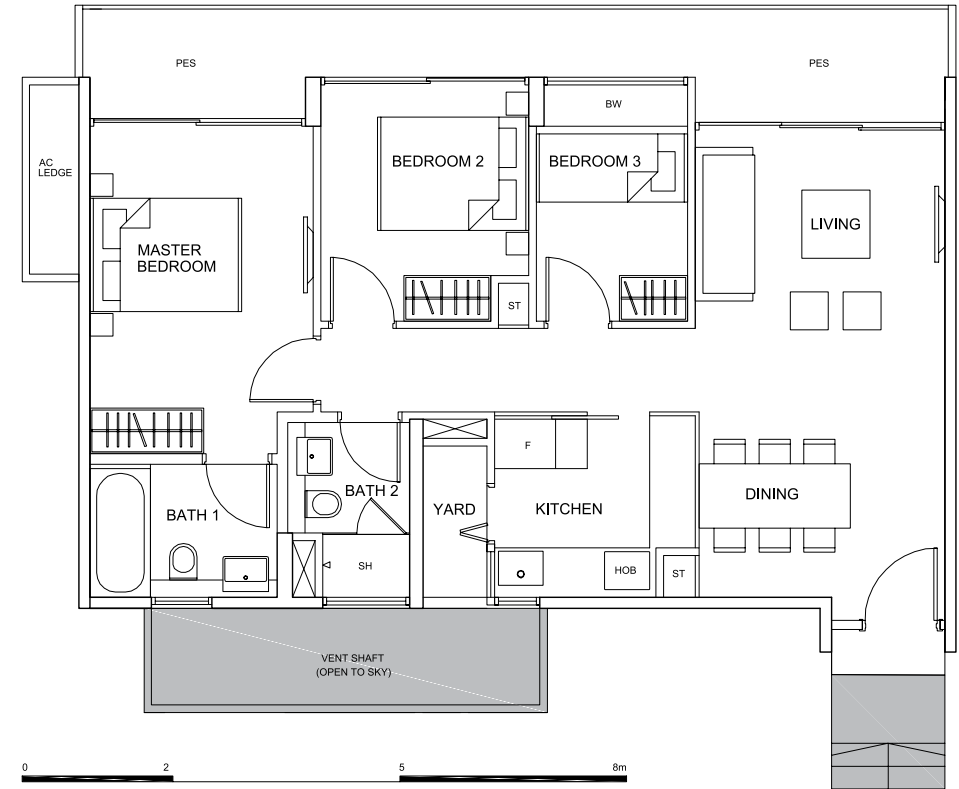


No.461: #04-03, #05-03



THREE BEDROOM

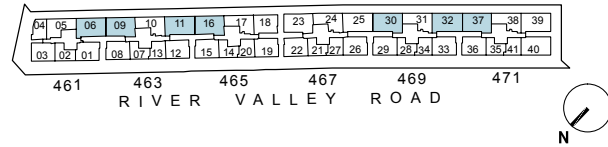
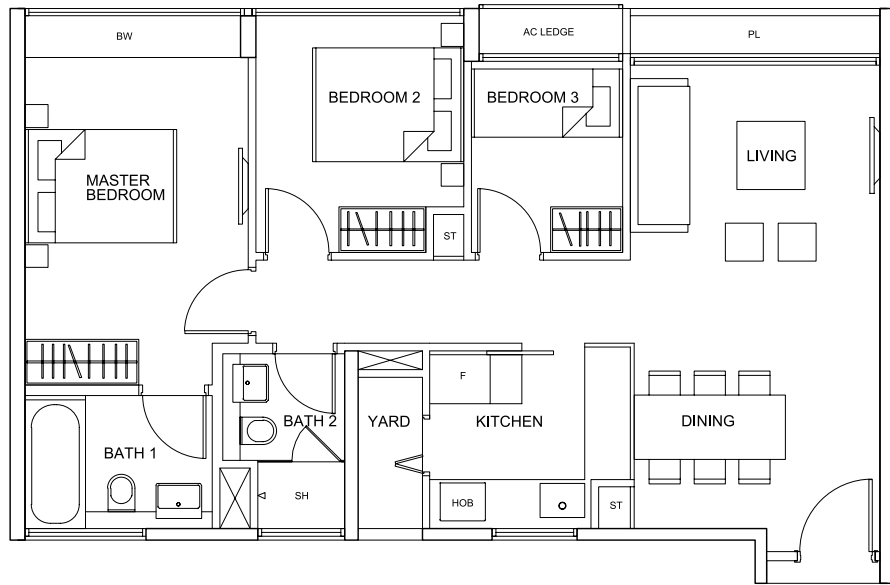
Type C1(i)
93 sq m (1,001 sq ft)
No.465: #01-16
No.467: #01-23
No.469: #01-30



*(Unit Entrance Steps/Landing not included in strata area)

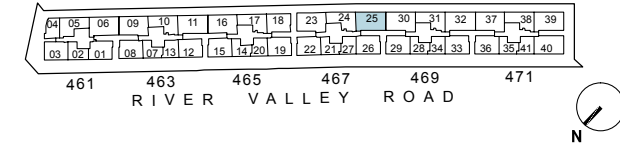
Type C1

80 sq m (861 sq ft)
 No.461: #02-06 to #06-06
 No.463: #02-09 to #06-09
 #02-11 to #06-11
 No.465: #02-16 to #06-16
 No.469: #02-30 to #06-30
 #02-32 to #06-32
 No.471: #02-37 to #06-37



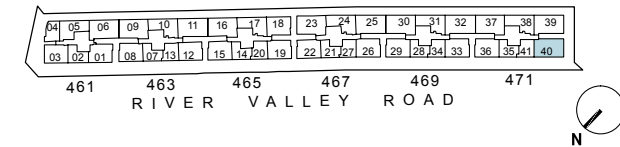
Type C3

80 sq m (861 sq ft)
 No.467: #02-25 to #06-25



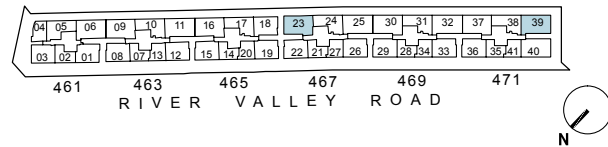
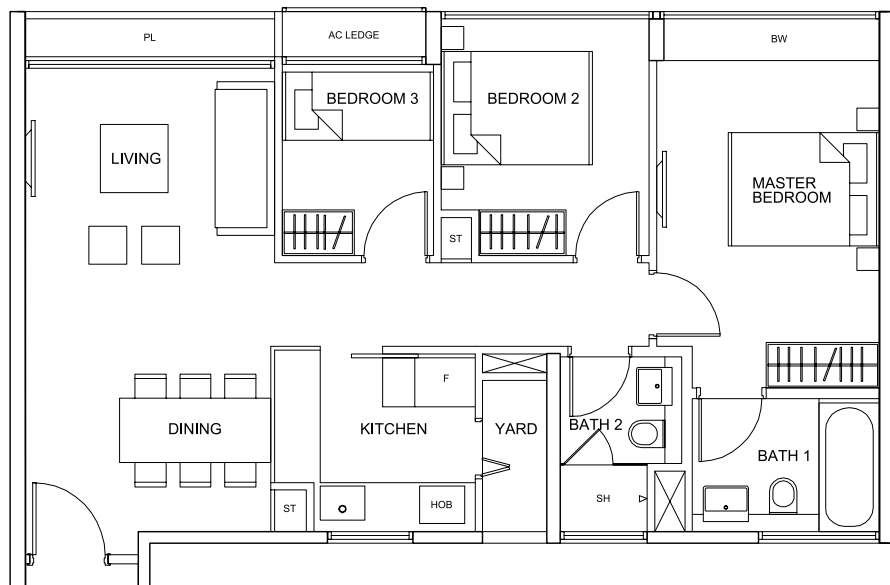
Type C4

79 sq m (850 sq ft)
 No.471: #02-40, #03-40, #06-40

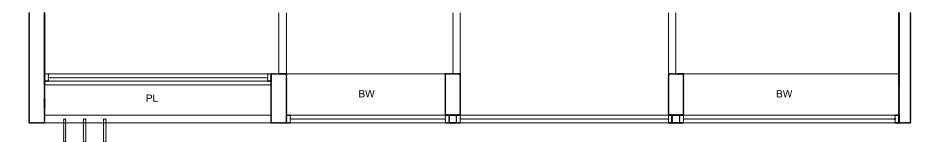


Type C2

80 sq m (861 sq ft)
 No.467: #02-23 to #07-23
 No.471: #02-39 to #06-39

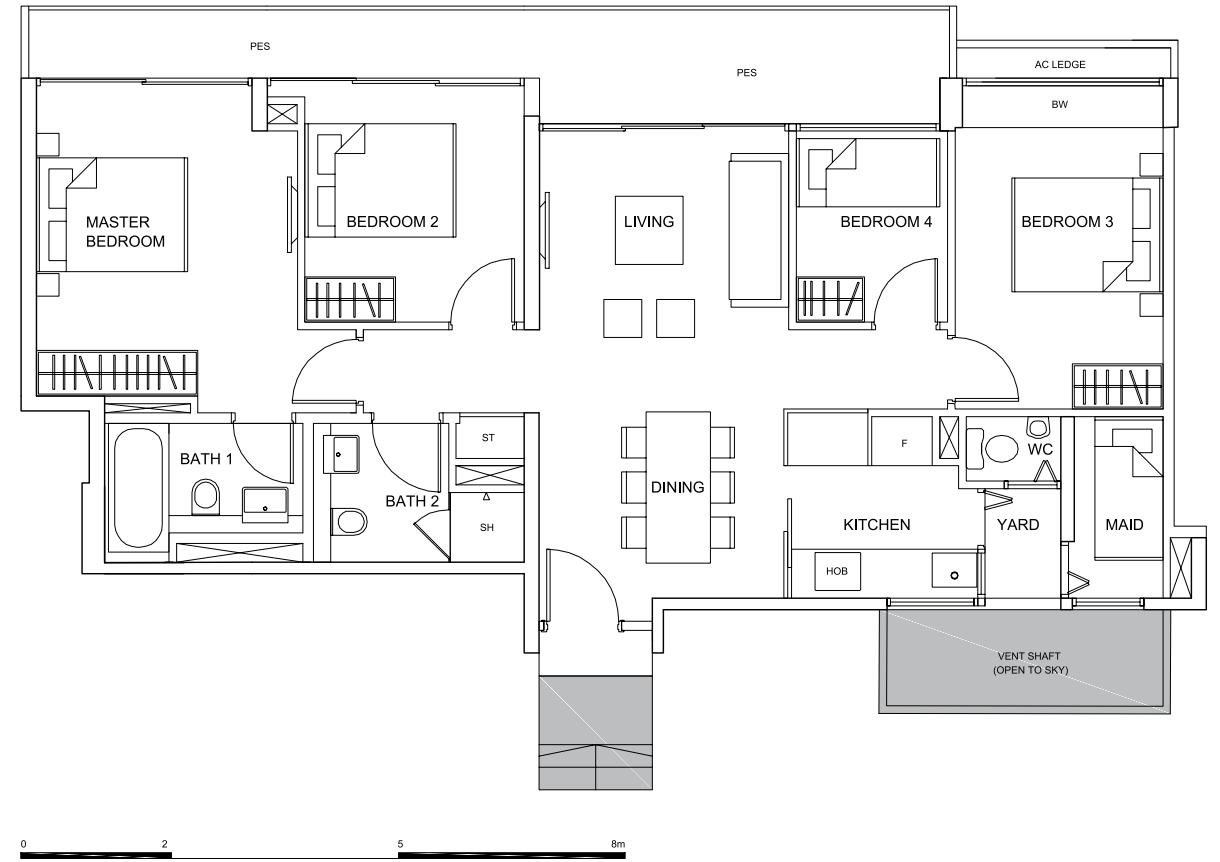
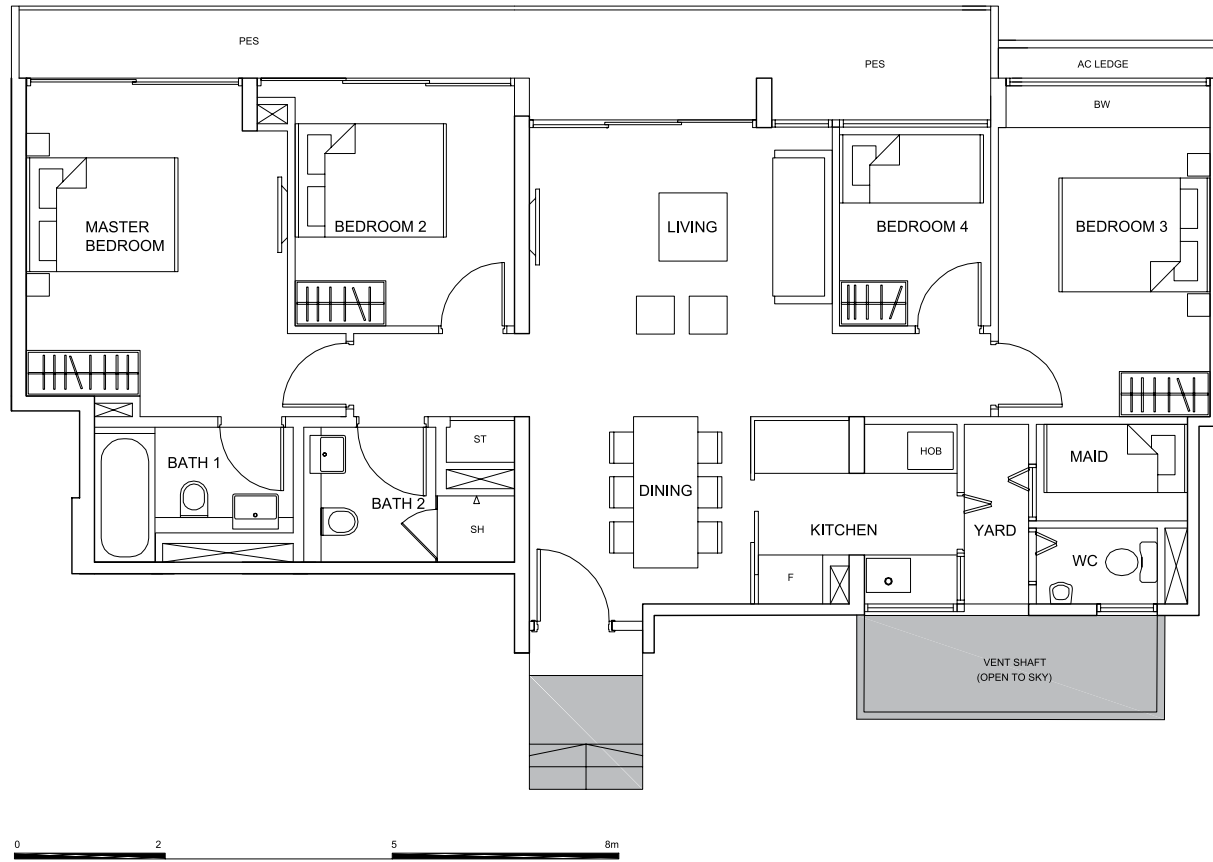


No.471: #04-40, #05-40

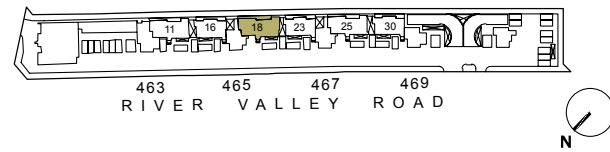


FOUR BEDROOM
 Type D1(i)
 118 sq m (1,270 sq ft)
 No.465: #01-18

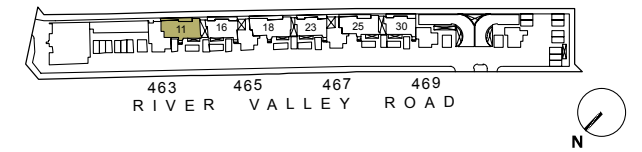
Type D2(i)
 112 sq m (1,205 sq ft)
 No.463: #01-11



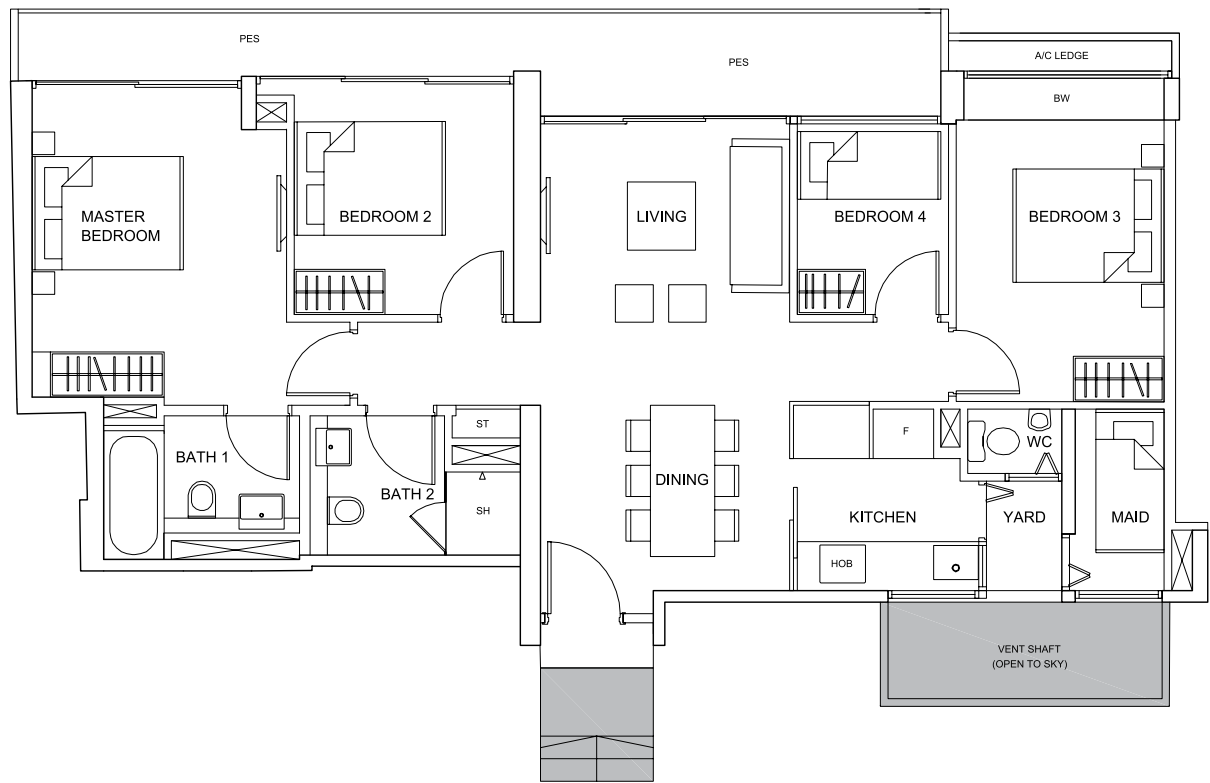
*(Unit Entrance Steps/Landing not included in strata area)



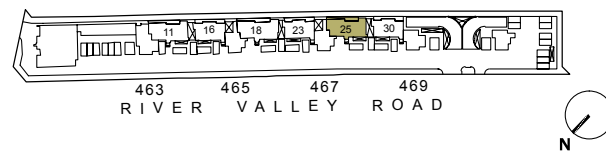
*(Unit Entrance Steps/Landing not included in strata area)



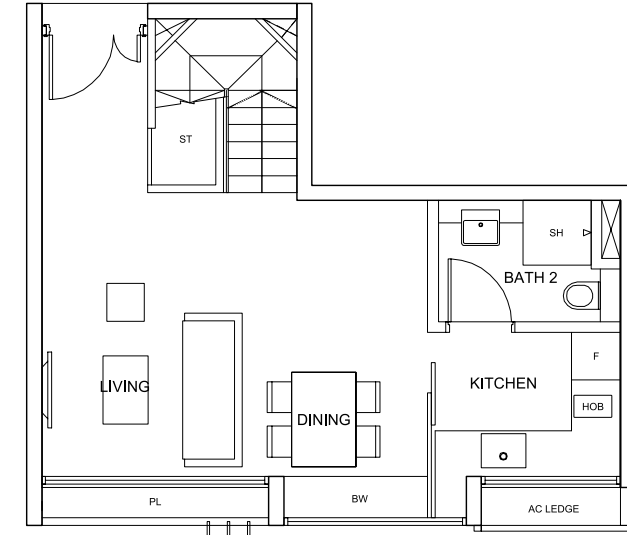
Type D3(i)
 112 sq m (1,205 sq ft)
 No.467: #01-25



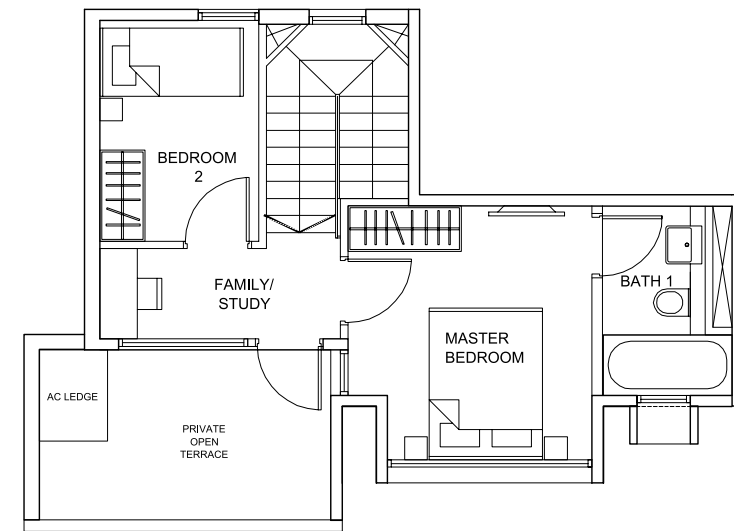
*(Unit Entrance Steps/Landing not included in strata area)



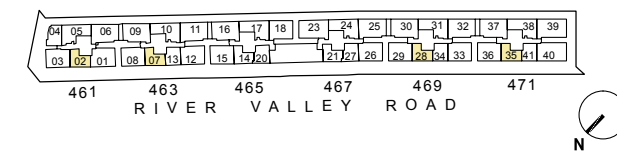
PENTHOUSE
 Type PH-B1s
 84 sq m (904 sq ft)
 No.461: #07-02
 No.463: #07-07
 No.469: #07-28
 No.471: #07-35



LOWER



UPPER



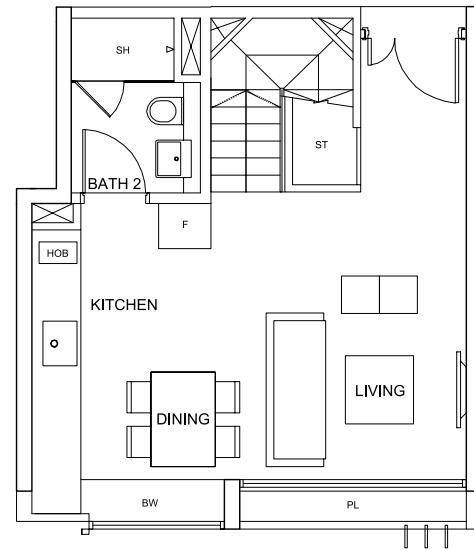
Type PH-B2s

80 sq m (861 sq ft)

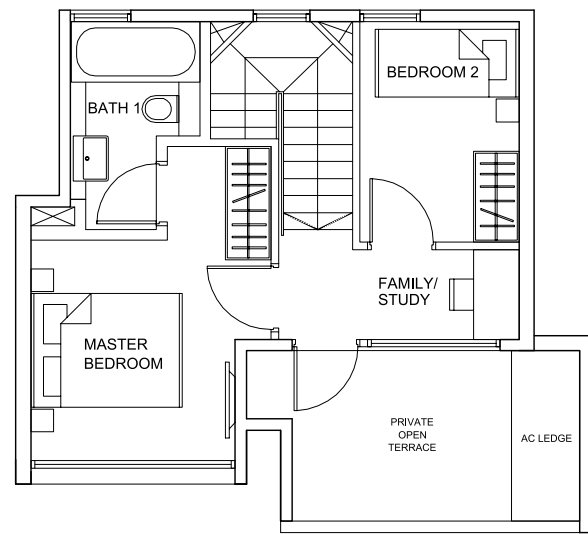
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No.469: #07-34

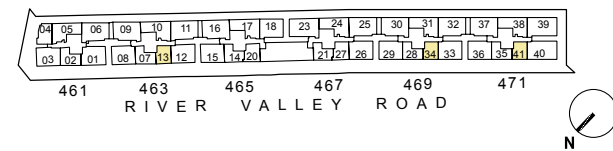
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LOWER



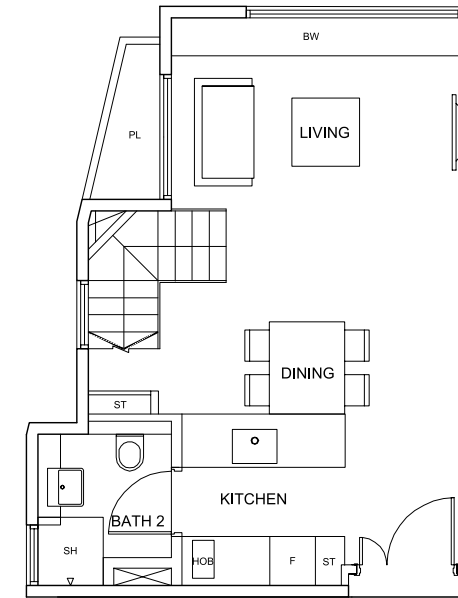
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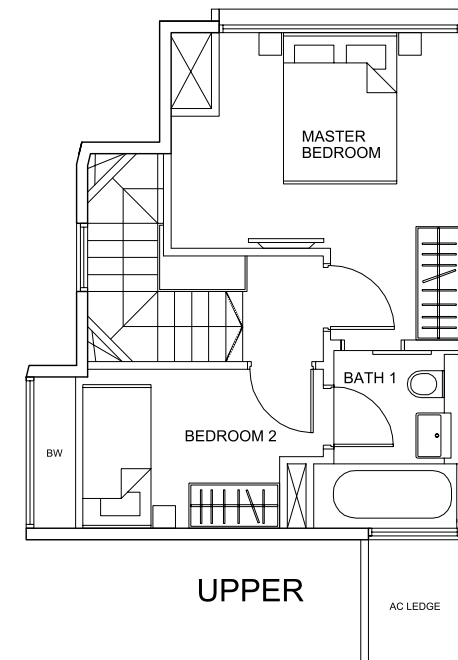
Type PH-B3

74 sq m (796 sq ft)

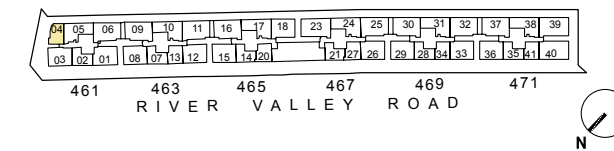
No.461: #07-04



LOWER

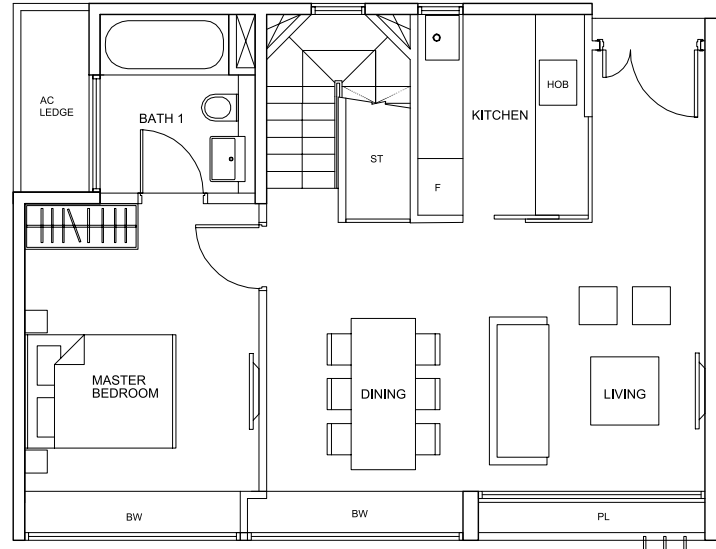


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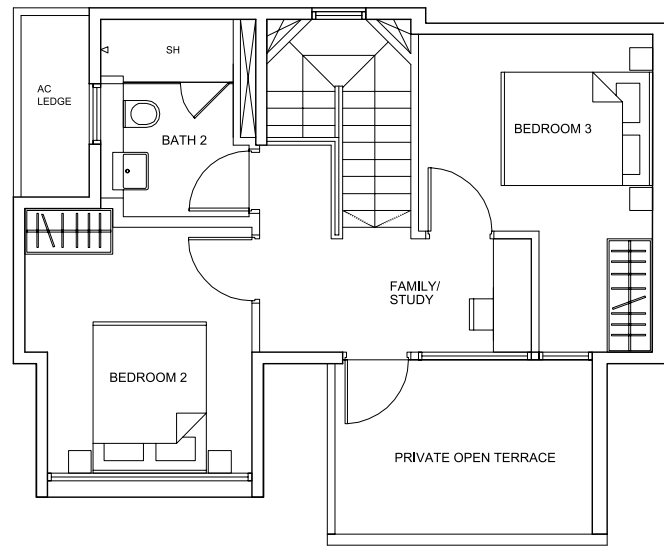


Type PH-C1s

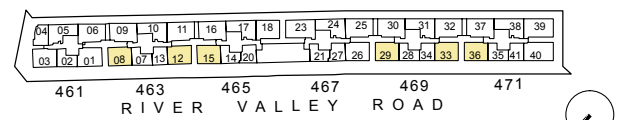
113 sq m (1,216 sq ft)
 No.463: #07-08 & #07-12
 No.465: #07-15
 No.469: #07-29 & #07-33
 No.471: #07-36



LOWER

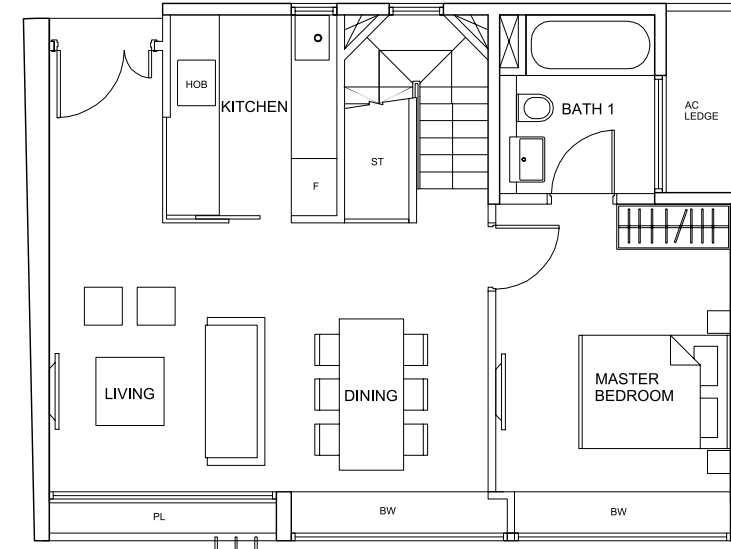


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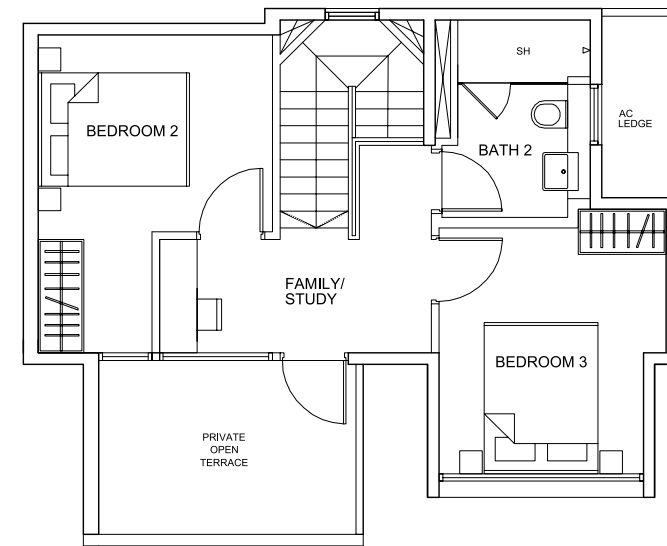


Type PH-C2s

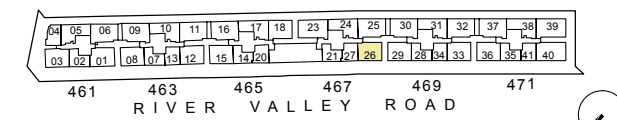
113 sq m (1,216 sq ft)
 No.467: #07-26



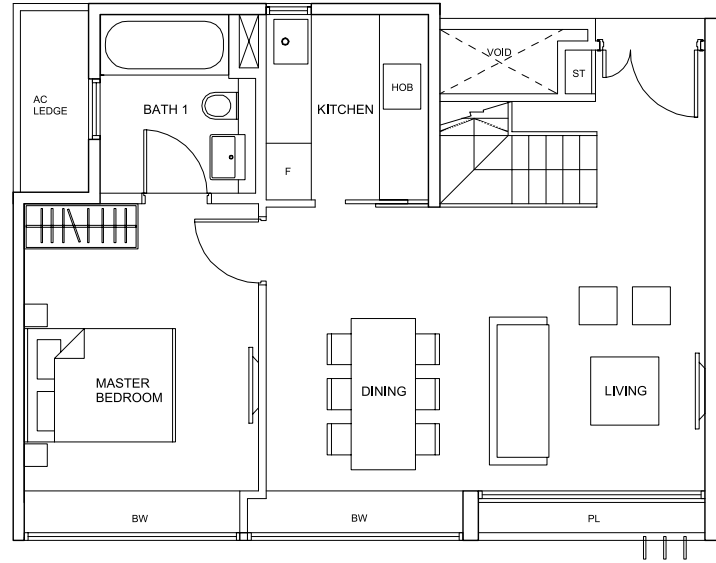
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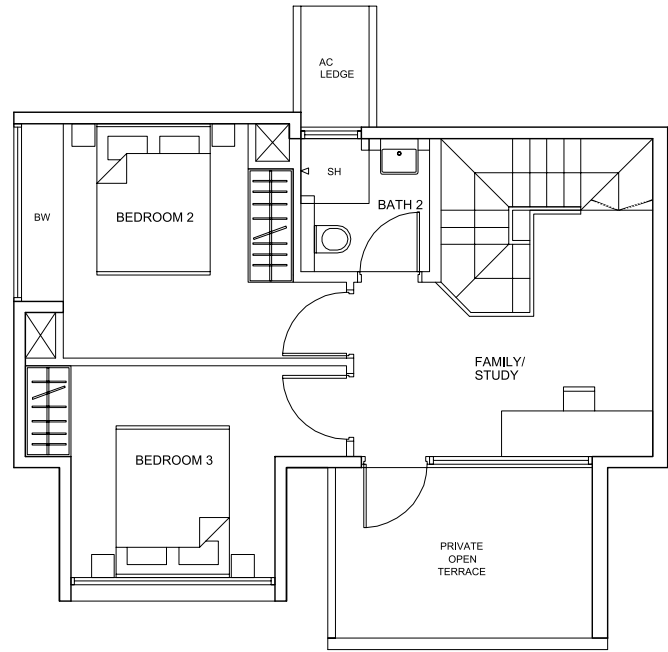
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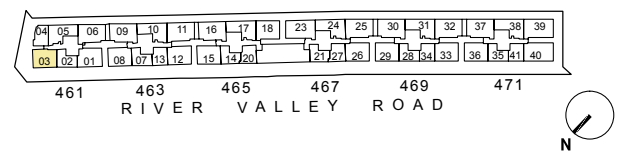
Type PH-C3s
 115 sq m (1,237 sq ft)
 No.461: #07-03



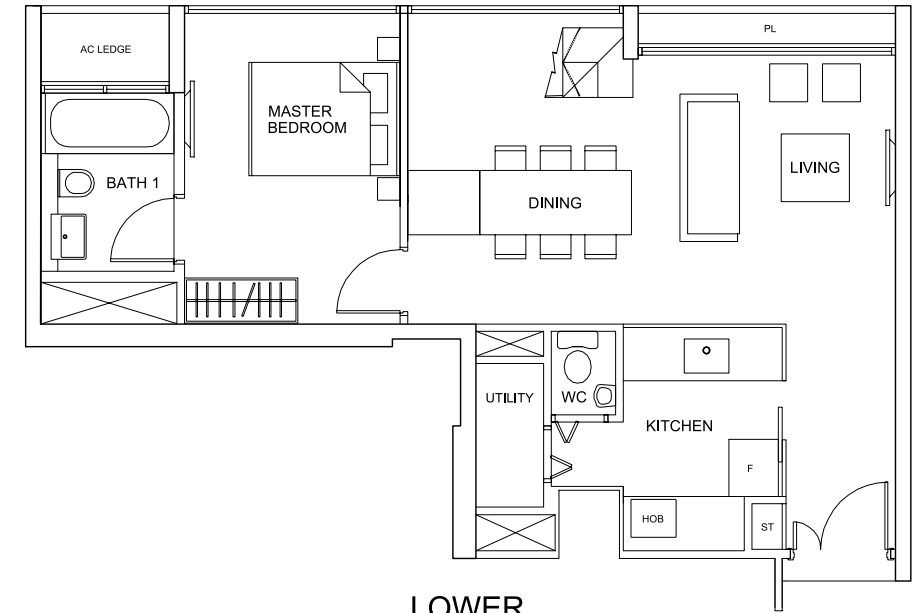
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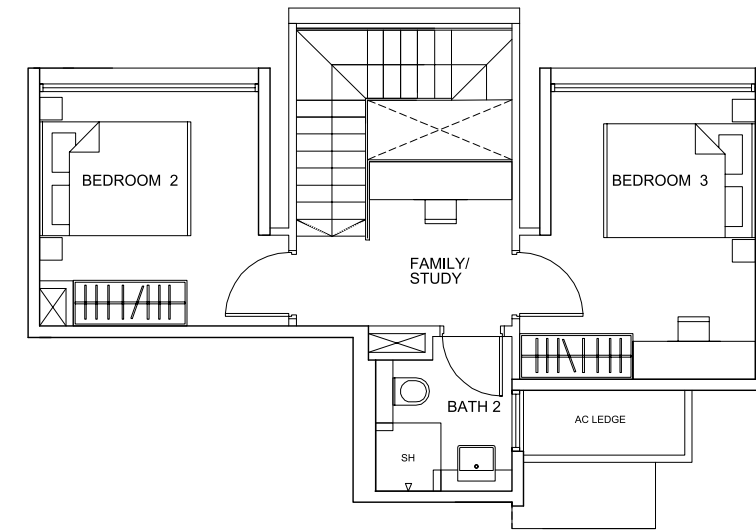
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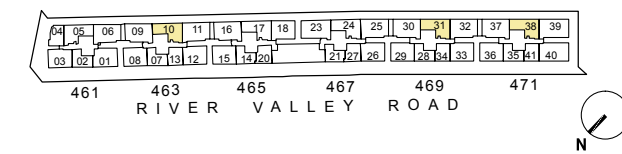
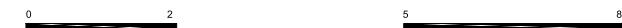
Type PH-C4s
 104 sq m (1,119 sq ft)
 No.463: #07-10
 No.469: #07-31
 No.471: #07-38



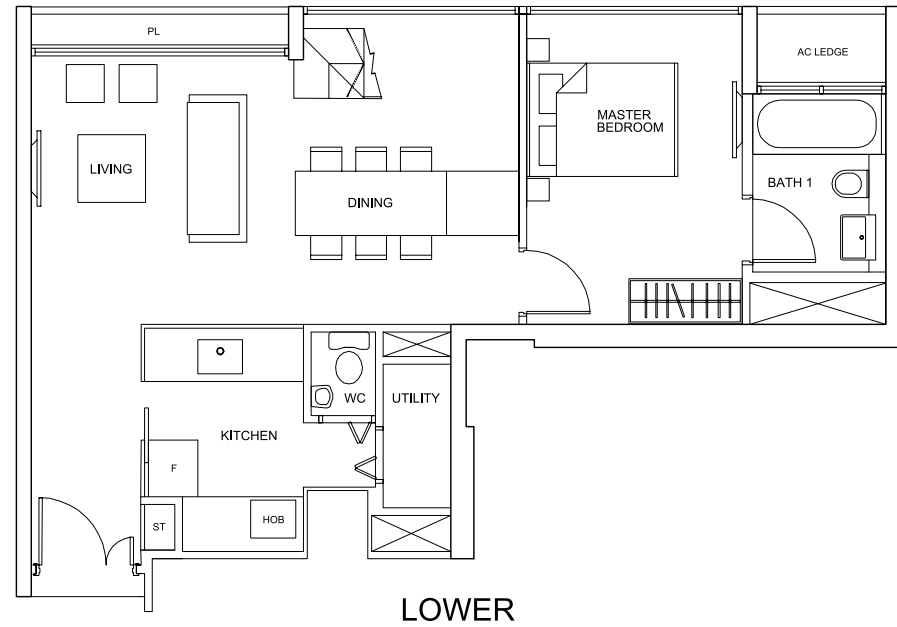
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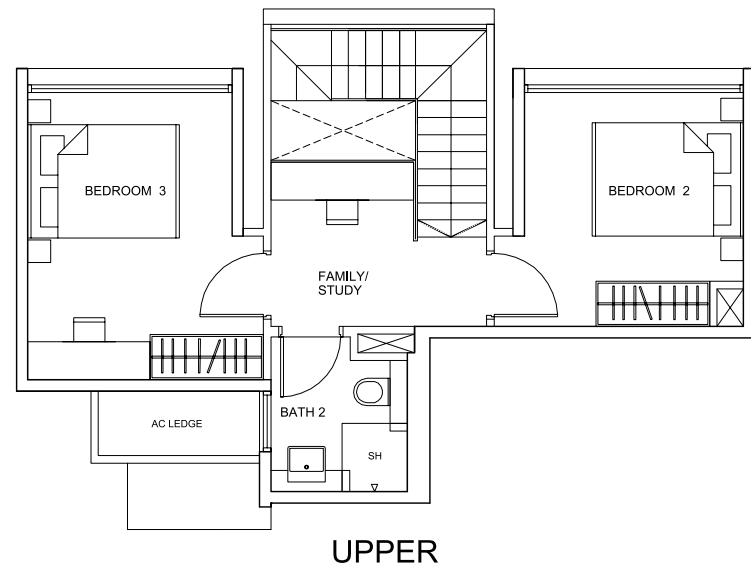
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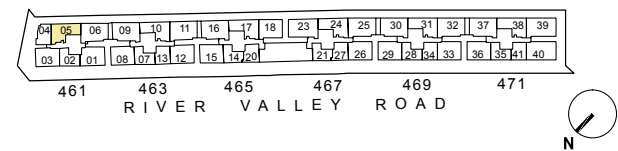
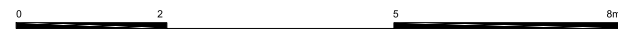
Type PH-C5s
 105 sq m (1,130 sq ft)
 No.461: #07-05



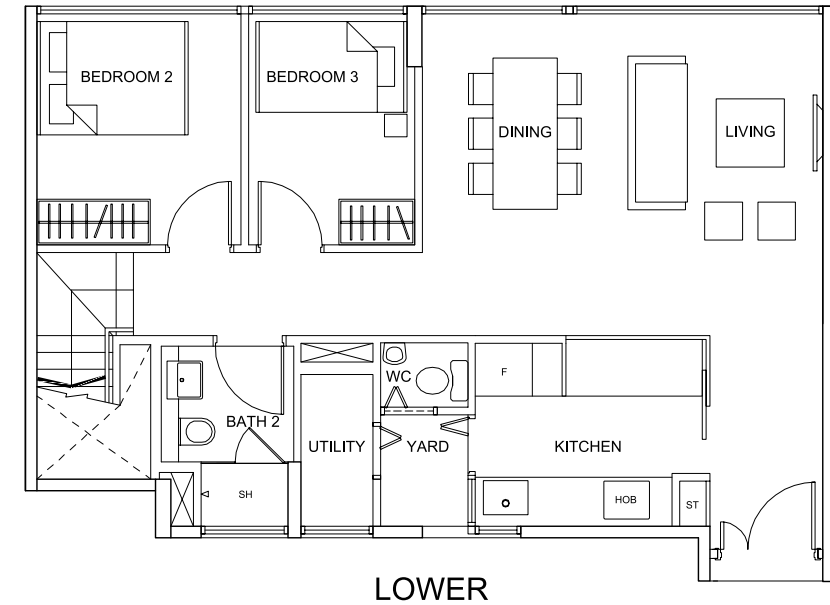
LOWER



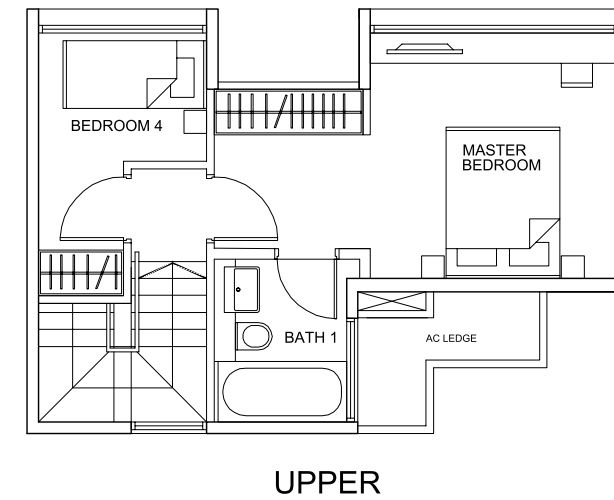
UPPER



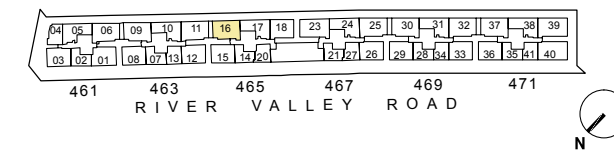
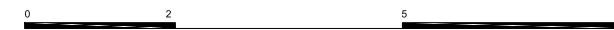
Type PH-D1
 108 sq m (1,162 sq ft)
 No.465: #07-16



LOWER



UPPER



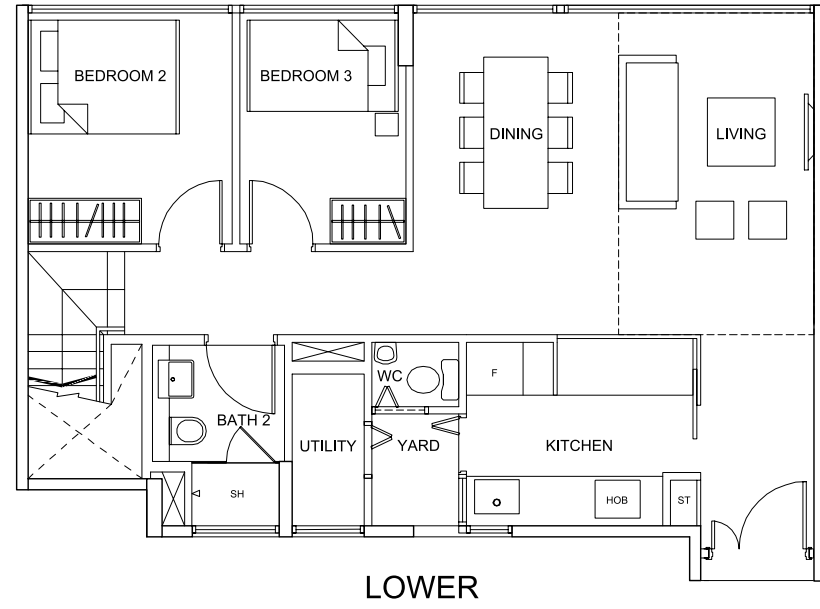
Type PH-D1a

120 sq m (1,291 sq ft)

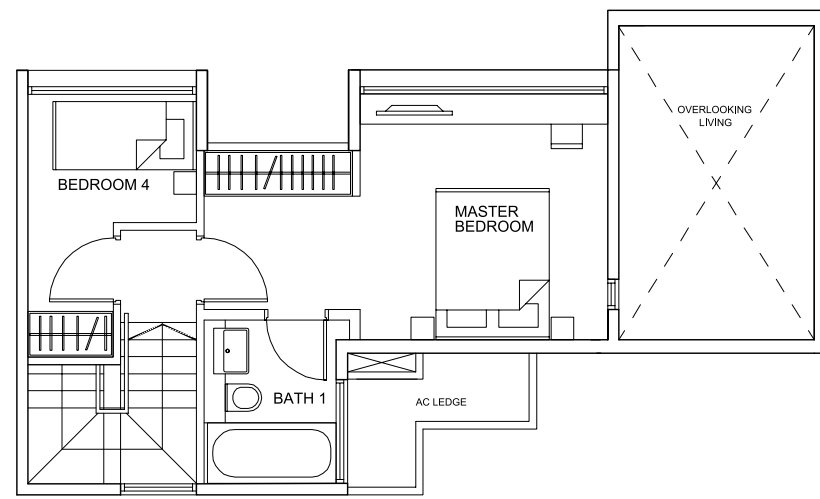
No.463: #07-09

No.469: #07-30

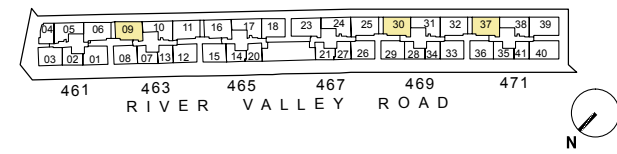
No.471: #07-37



LOWER



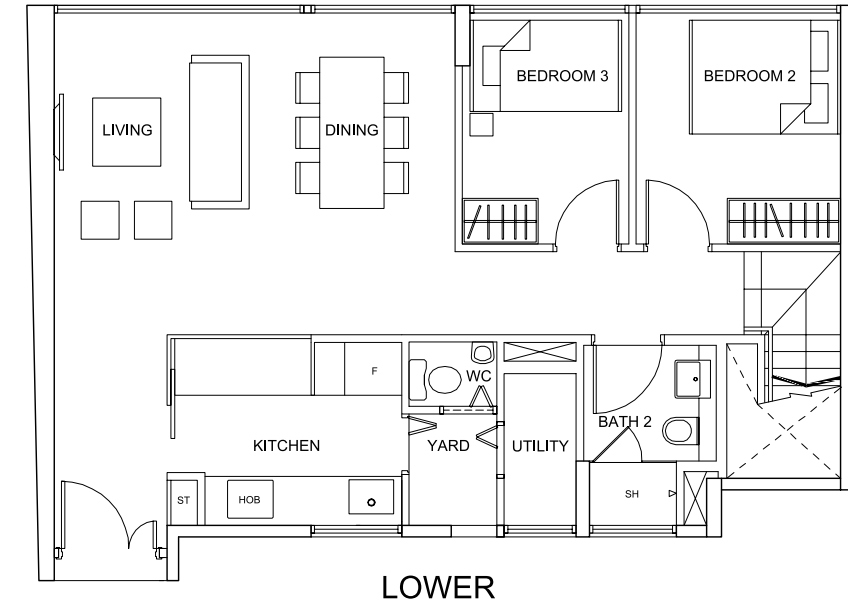
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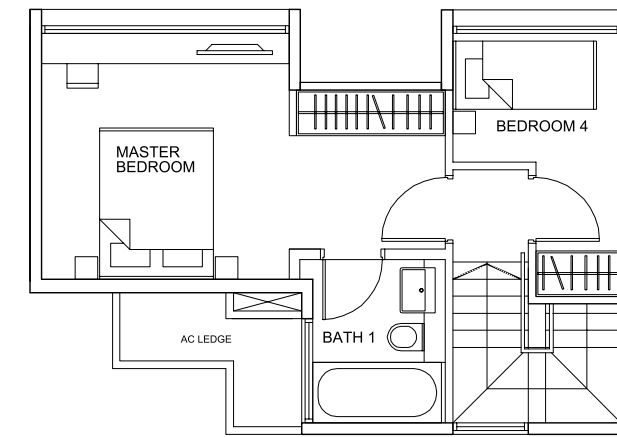
Type PH-D2

108 sq m (1,162 sq ft)

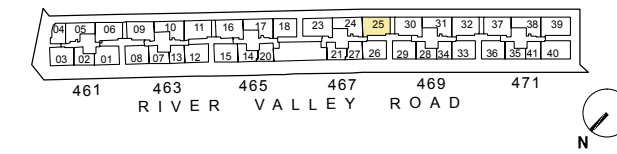
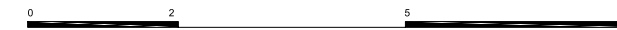
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LOWER



UPPER



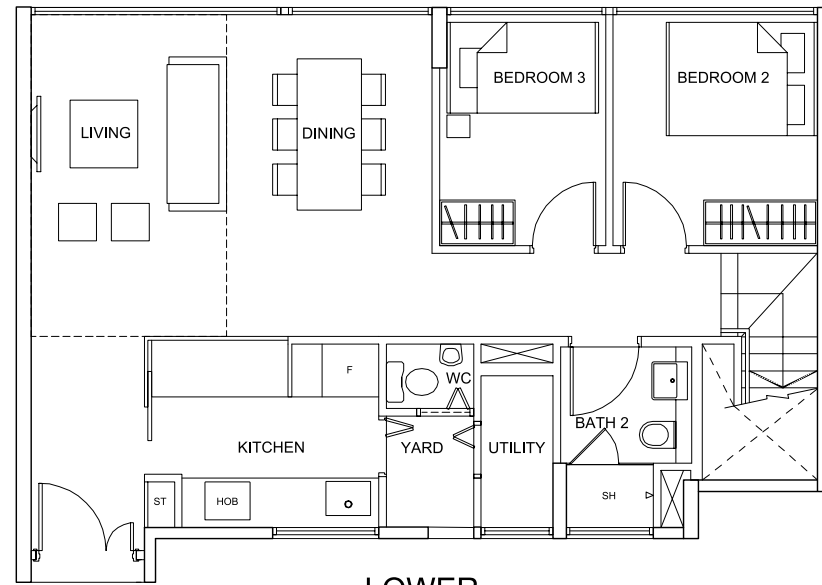
Type PH-D3

120 sq m (1,291 sq ft)

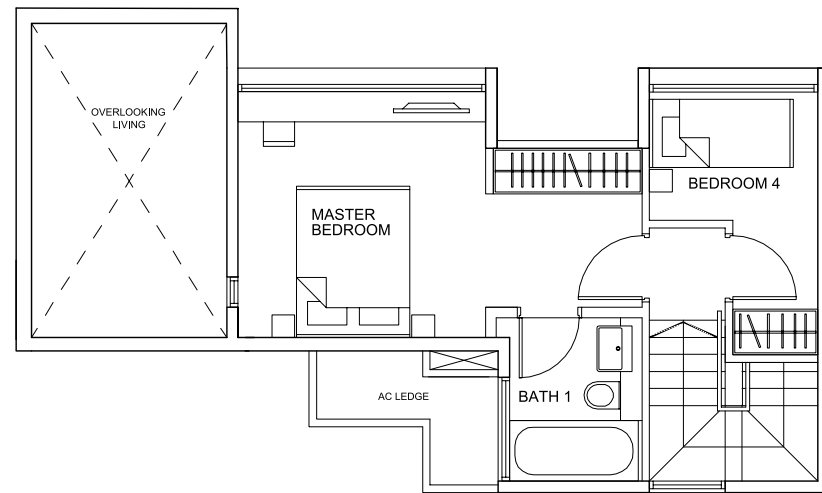
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No.463: #07-11

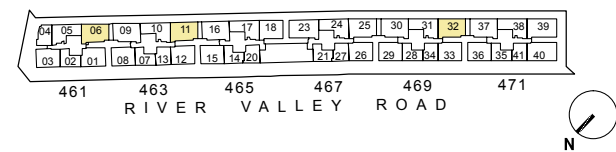
No.469: #07-32



LOWER



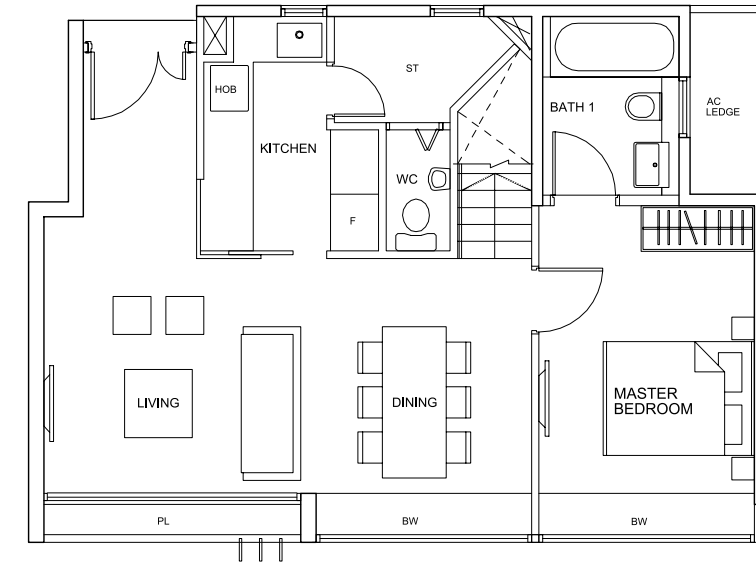
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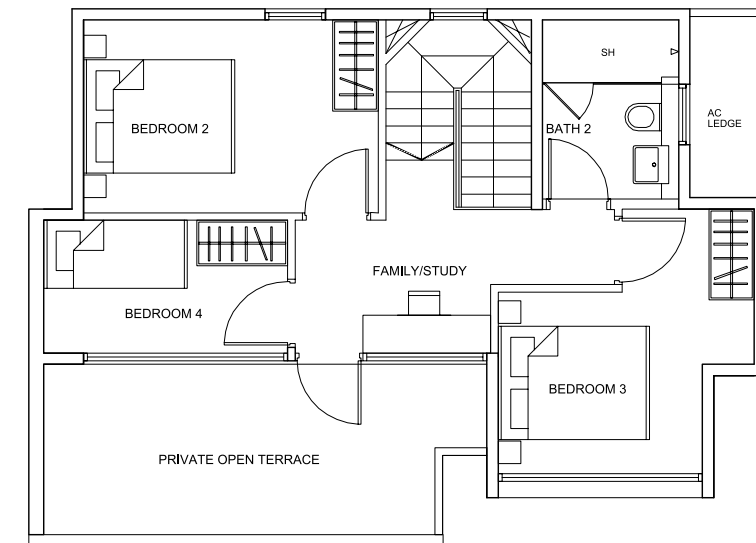
Type PH-D4s

125 sq m (1,345 sq ft)

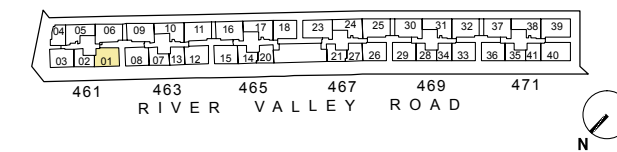
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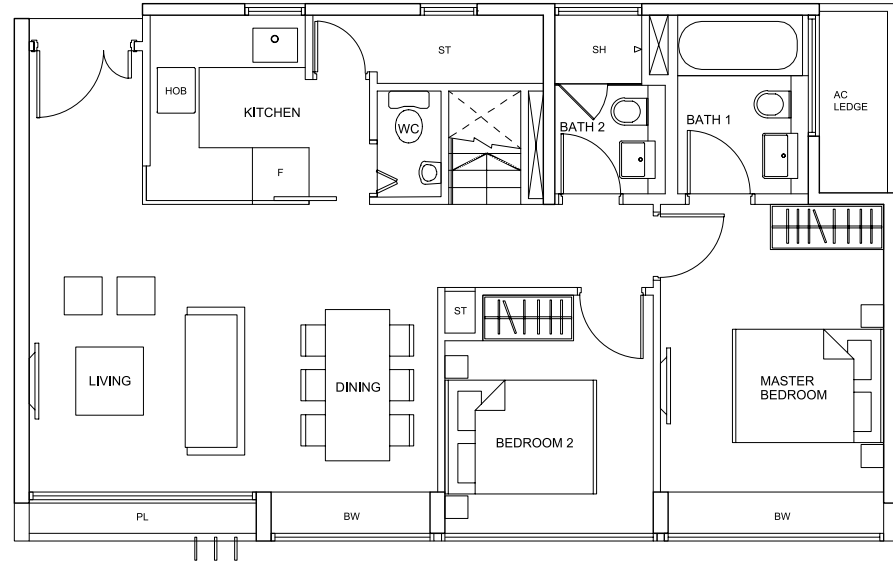
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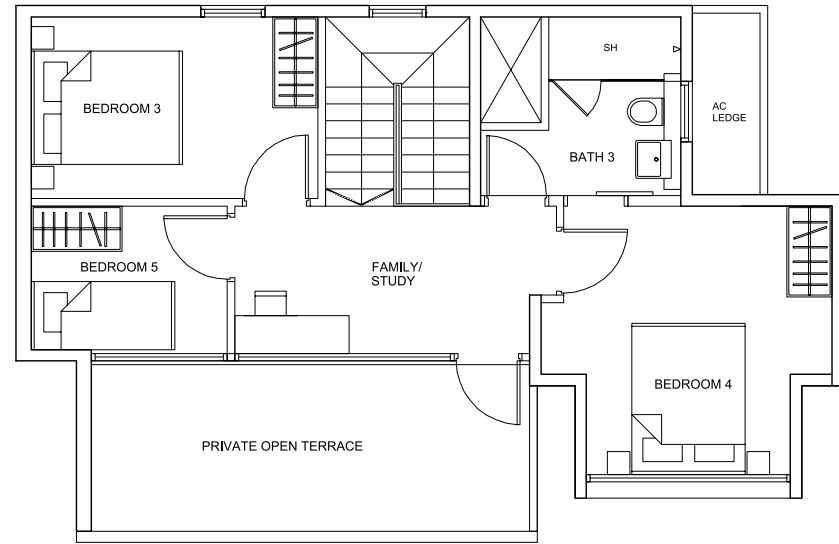
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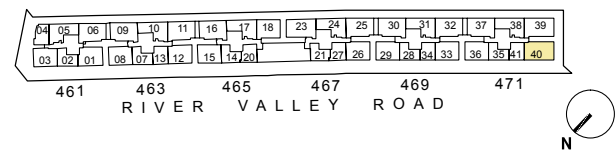
Type PH-E1s
 143 sq m (1,539 sq ft)
 No.471: #07-40



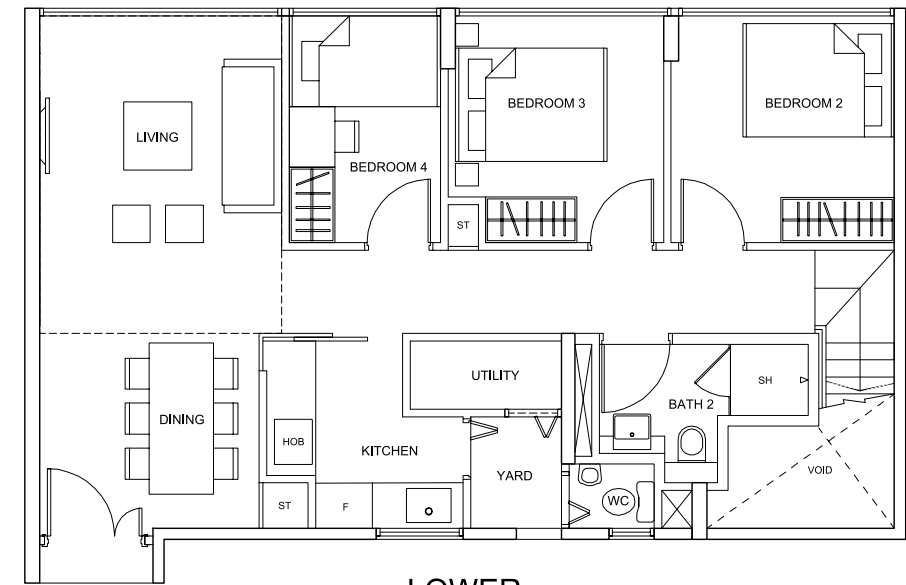
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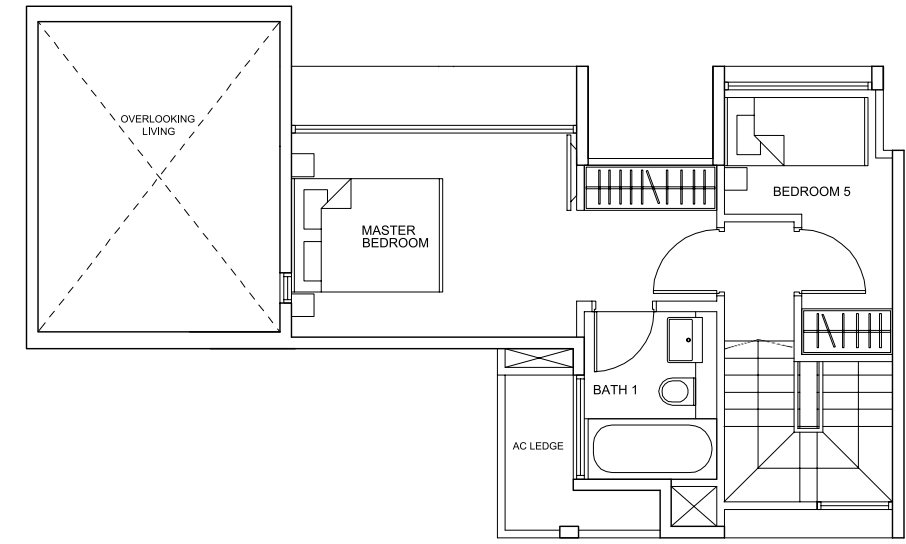
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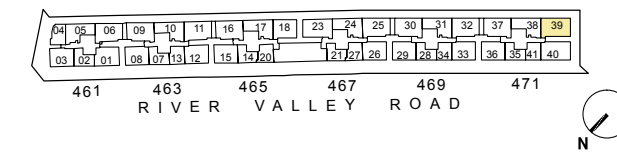
Type PH-E2
 128 sq m (1,377 sq ft)
 No.471: #07-39



LOWER



UPPER



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete/Steel piles

2. SUPERSTRUCTURE

Reinforced concrete structure

3. WALLS

3.1 External Walls: Reinforced concrete and/or bricks

3.2 Internal Walls: Reinforced concrete and/or bricks and/or blocks and/or lightweight partitions

4. ROOF

4.1 Reinforced concrete roof with appropriate waterproofing system and insulation system

5. CEILING

For Apartments

5.1 Living, Dining, Bedrooms, Yard & Store: Skim coat/ceiling boards with emulsion paint where applicable

5.2 Kitchen & Bathrooms: Ceiling board with emulsion paint where applicable

For Common Areas

5.3 Lobby: Ceiling boards with emulsion paint

5.4 Staircase, Basement & Carpark: Skim coat with emulsion paint

6. FINISHES

6.1 Walls: Internal

(i) Bathrooms: Marble

(ii) WC: Tile

(iii) Plaster and/or skim coat with emulsion paint to other areas

(iv) No finishes behind kitchen cabinets, mirror cabinets, bath mirrors and areas enclosed under long bath

6.2 Walls: External

(i) Plaster and/or skim coat with painting and/or texture finish feature walls

6.3 Floors: Internal

(i) Living & Dining: Marble

(ii) Kitchen: Marble and/or Tile

(iii) Bathrooms: Marble

(iv) Bedrooms & Study: Timber

(v) Open Terrace: Tile

(vi) Yard, WC & PES: Tile

(vii) Planter & A/C ledge: Cement sand screed

6.4 Floors: External

(i) Lift lobbies: Tile and/or stone finish

(ii) Escape Staircase: Cement and sand screed

(iii) Common areas: Cement and sand screed

7. WINDOWS

7.1 Aluminium framed windows with tinted and/or clear and/or frosted glass where appropriate

8. DOORS

8.1 Main Entrance: Approved fire-rated timber door

8.2 Living and/or Dining to Planter, Study, Bedrooms (except Bedroom 4 of Unit Type D1(i), D2(i) & D3(i)), PES & Roof Terrace: Aluminium framed glass door (for external facing only)

8.3 Bedrooms & Bathrooms: Hollow core timber door and/or sliding door and/or slide & fold door

8.4 WC: folding door

8.5 Note: Selected ironmongery and quality locksets shall be provided to all doors where applicable

9. SANITARY FITTINGS

9.1 Bath 1

i) 1 basin and mixer tap

ii) 1 long bath complete with bath mixer or

1 shower compartment complete with shower mixer

iii) 1 wall hung water closet

iv) 1 toilet paper holder

v) 1 towel rail

vi) 1 mirror

9.2 Bath 2/3

i) 1 basin and mixer tap

ii) 1 shower compartment with shower mixer

iii) 1 wall hung water closet

iv) 1 toilet paper holder

v) 1 towel rail

vi) 1 mirror

9.3 WC

i) 1 wash basin with tap

ii) 1 pedestal water closet

iii) 1 toilet paper holder

iv) 1 shower set

10. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details

11. TV/TELEPHONE

Refer to Electrical Schedule for details

No antenna will be provided.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with the relevant Singapore Code

13. PAINTING

13.1 Internal Walls: Emulsion paint

13.2 External Walls: Emulsion paint and/or textured coating finish

14. WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, WC, Yard, Planter Boxes, PES, Reinforced Concrete Roof & Roof Terraces

15. DRIVEWAY AND CARPARK

15.1 Basement carparks, driveway & ramps:
Concrete floor

15.2 1st storey carparks & driveway:
Stones or tile

16. RECREATION FACILITIES

(i) Children's Play Area

(ii) Sky Pool

(iii) Fun Pool

(iv) Sun Deck

(v) BBQ Area

(vi) Moonlight Dining

(vii) Massage Pavilion

(viii) Function Rooms

(ix) Gymnasium

(x) Male & Female Steam Room & Changing Room

(xi) Koen Garden

(xii) Reading Lounge cum Games Room

17. ADDITIONAL ITEMS

17.1 Wardrobes

Built-in wardrobes shall be provided to Bedrooms

17.2 Kitchen Cabinets

High and low level kitchen cabinets complete with sink, cooker hood, hob and oven

17.3 Integrated Built-in Fridge to Kitchen of units with 2 bedrooms and below

Stand-alone Fridge to Kitchen of units with 3 bedrooms and above

17.4 Wine Chiller

1 wine chiller to units with 3 bedrooms and above

17.5 Dishwasher

1 integrated dishwasher to Kitchen of units with 3 bedrooms and above

17.6 Hob

(i) 1 induction hob (for units with 2 bedrooms and below)

(ii) 1 gas hob (for units with 3 bedrooms and above)

17.7 Washing Machine

1 washer cum dryer at Kitchen or Yard

17.8 Hot Water

Hot water supply to Bathrooms and Kitchen

17.9 Air-Conditioning System

Air-conditioning system to Bedrooms & Living/Dining

17.10 Provision of town gas to:

Kitchen of units with 3 bedrooms and above

17.11 Central Refuse Chute/Bin compactor

17.12 Security System

(i) Card Access Control at Ground floor and carpark floors lift lobby

(ii) Audio video intercom to apartment

(iii) Carpark barrier system at main entrance

(iv) Closed Circuit Television System (CCTV) at designated common areas

ELECTRICAL SCHEDULE

DESCRIPTION	UNIT TYPE							
	A (1BR)	B (2BR)	C (3BR)	D (4BR)	PH B (2BR)	PH C (3BR)	PH D (4BR)	PH E (5BR)
LIGHTING POINT	3	5	6	8	7	8	9	10
13A S.S.O	4	5	6	8	8	9	10	11
BELL POINT	1	1	1	1	1	1	1	1
AUDIO/VISUAL INTERCOM	1	1	1	1	1	1	1	1
TELEPHONE/DATA OUTLET	1	2	3	4	3	4	4	4
TV OUTLET	1	2	3	4	3	4	4	4
CONNECTION UNIT FOR HOOD, HOB, OVEN	3	3	3	3	3	3	3	3
20A WEATHERPROOF ISOLATOR FOR A/C	1	1	2	2	2	3	3	3
WASHING MACHINE POINT	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	2	2	2	2	3	3	3

NOTES TO SPECIFICATIONS

- Marble/Compressed Marble/Limestone/Granite**
 Marble/compressed 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/compressed 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 felt 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.
- 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 and clause 17 of the Sale and Purchase Agreement.
- 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, kitchen 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.
- 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.
- 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.

- 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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property 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 of the Sale and Purchase Agreement.
- Web Portal of the Housing Project**
 The Purchaser will have to pay annual fee, subscription free 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.
- 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.
- Planters**
 Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- 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 within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- 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 and clause 17 of the Sale and Purchase Agreement.
- 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 and market availability.

GENERAL DESCRIPTION OF HOUSING PROJECT

- Details of Building Specifications:**
 - Refer to First Schedule of the Sale and Purchase Agreement
- Type of residential and commercial units located in the Housing Project:**
 - Condominium units
- Total number of units in each class:**
 - Proposed condominium development comprising 6 blocks of 7-storey with Attic (Total 248 units) with 1st storey and basement carparking, clubhouse, swimming pool and other communal facilities on Lots 2231A & 2232K (formerly 00583T, 00584A, 00585K, 00586N, 00587X, 00683W, 02180L) TS24 at 433-471 River Valley Road (Tanglin Planning Area)
- Description of common property:**
 - Common property comprises the carparks and all common property as defined in the Building Maintenance and Strata Management Act (Cap. 30) and the Land Titles (Strata) Act (Cap. 158)
- Total number of car parking spaces: 248 (excluding handicapped lots)**
- Description of car parking spaces:**

• Surface parking lots (1st story)	-	31
• Basement parking lots	-	217
• Handicapped lots	-	3
- Purpose of Housing Project and restriction as to use:**
 - Residential

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Developer: Asiawide Resources Pte Ltd. Co Reg. No.: 199303652R. Developer's Licence No.: C0318. Tenure of Land: 999 years w.e.f. 21 June 1877.
Legal Description: Lot(s) 2231A & 2232K (formerly known as Lots 583T, 2206M & 2180L) TS 24 at River Valley Road. Expected Date of Vacant Possession: 30 June 2015. Expected Date of Legal
Completion: 30 June 2018. Building Plan No: A1369-00552-2007-BP01 dated 11 February 2008. A1369-00552-2007-BP02 dated 26 November 2010 & A1369-00552-2007-BP03 dated 15 August 2011.

While all reasonable care has been taken in preparing this brochure, the vendor and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans and specifications are current at the time of print and are subject to changes as may be required or approved by the vendor and/or the relevant authorities. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or given by the vendor's agent(s) or otherwise). The vendor reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed or approved by the relevant authorities.

