

THE
BENTLY



RESIDENCES@KOVAN





Step inside the majestic environment of The Bently Residences @ Kovan and feel at home in Singapore's latest residential development for discerning individuals who demand only the best.

From standard apartments to dual key units to penthouses, The Bently Residences @ Kovan have a full range of homes to suit your lifestyle. Whether you value living on your own, love being around family or enjoy entertaining at home, there is an abode that will suit you at The Bently Residences @ Kovan.

Beyond homes, you will find fantastic facilities and amenities that serve to enhance and enrich your life, right at your doorstep. From a spa pool to garden alcoves to private swimming pools, you will find the perfect distraction to keep you occupied and satisfied at The Bently Residences @ Kovan.





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ARTIST'S IMPRESSION ONLY



INDULGE YOUR INNER DESIRES



The Bently Residences @ Kovan is conveniently located near transport options, shopping malls, restaurants, cafes and entertainment spots to give you a multitude of things to do and explore. You will find shopping for both daily necessities and rare extravagances a joy with malls such as Kovan Heartland Mall and Nex Shopping Mall situated nearby. Have a meal with family or spend a night out with friends at restaurants, cafes and entertainment spots near to The Bently Residences @ Kovan. Renowned schools are also just a stone's throw away, making quality education easy to access.

Reaching out to other parts of Singapore is a breeze with great transport connections from The Bently Residences @ Kovan. Drivers will love using the Central Expressway and the Kallang Paya Lebar Expressway to zip around the island while Kovan MRT Station will allow passengers to efficiently travel to anywhere in Singapore.



NEX MALL



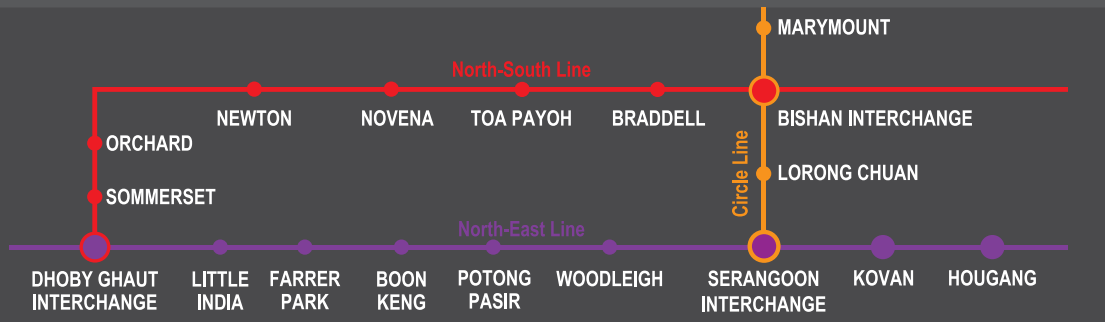
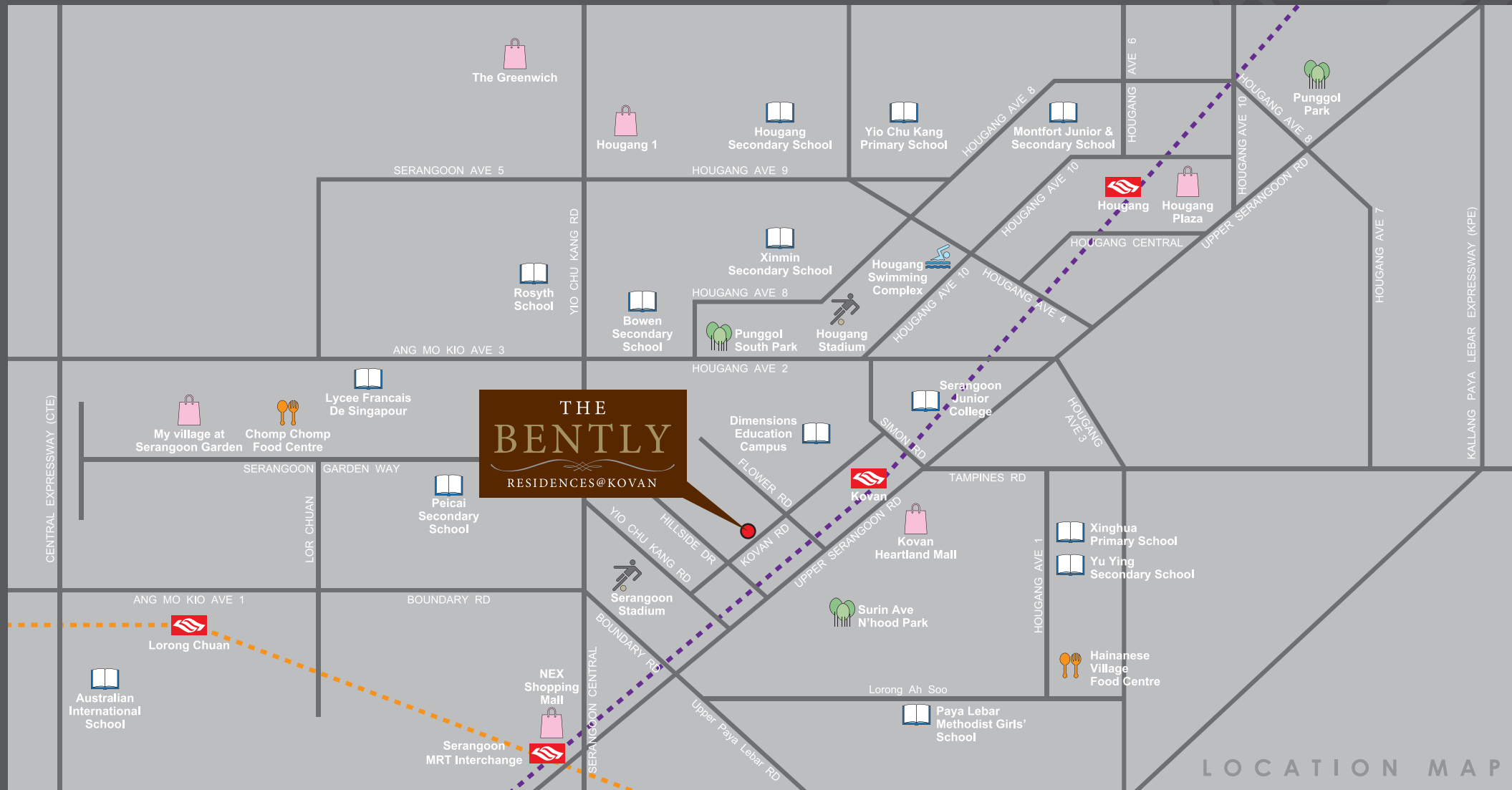
HOUGANG STADIUM



KOVAN HEARTLAND MALL



KOVAN MRT



HOUGANG MALL



MY VILLAGE AT SERANGOON GARDEN



CHOMP CHOMP



PAYA LEBAR METHODIST GIRLS' SCHOOL

ALL YOU NEED, RIGHT AT HOME



The many facilities and amenities at The Bently Residences @ Kovan will never leave you feeling bored. Here you can enjoy the good life without ever having to leave home.

Enjoy balmy evenings communing with family and friends over a sizzling BBQ or relax on the sun deck and within garden alcoves while the kids splash around in the children's pool. You may prefer to work up a sweat in the state-of-the-art gym or to simply soak in the spa pool and feel the stress of the workday melt away. A lap pool is also available for relaxing swims while penthouses have the added luxury of a private pool for truly extravagant living. All these and more are available for your pleasure at The Bently Residences @ Kovan.





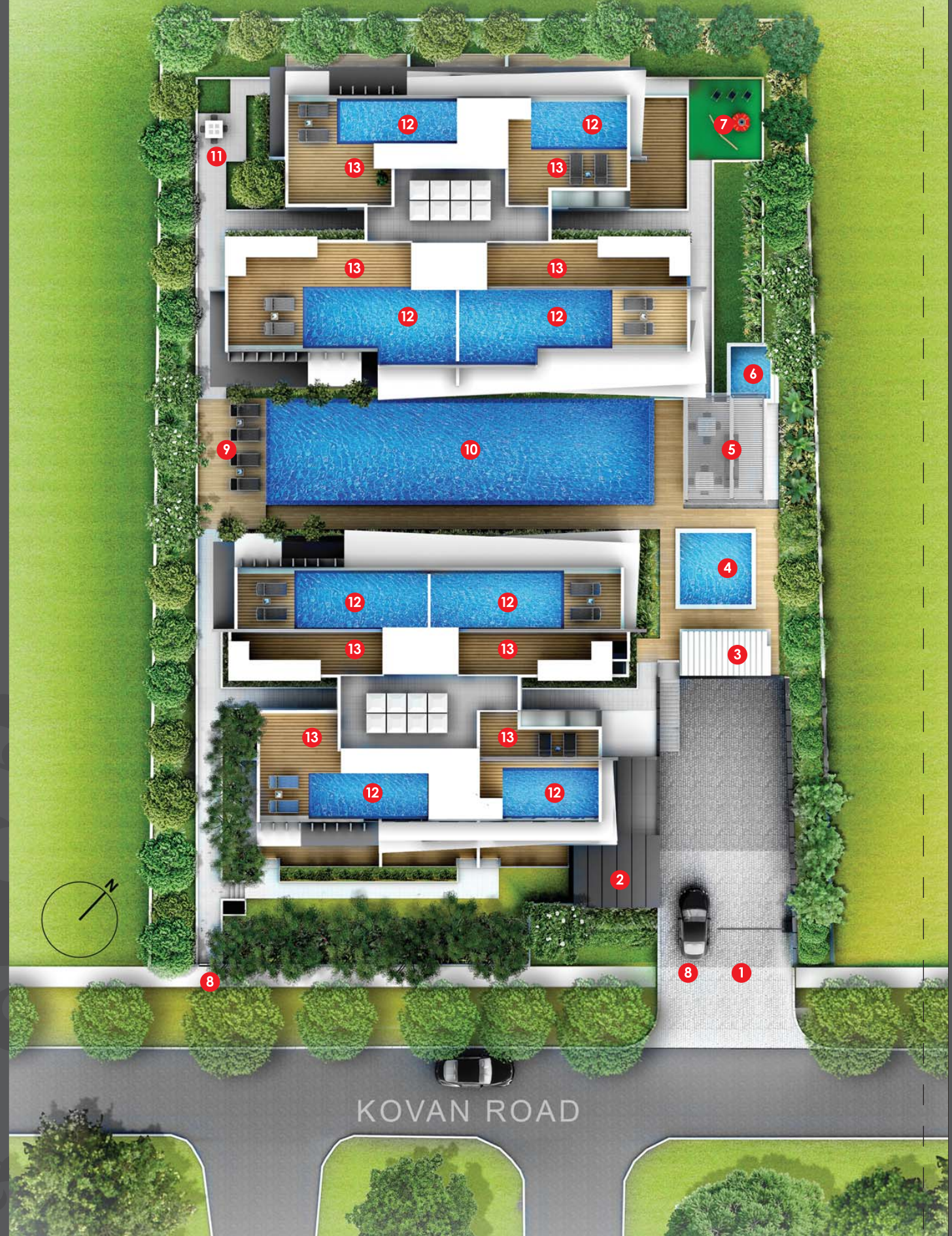




ARTIST'S IMPRESSION ONLY

SITE PLAN

- 1 Entrance / Egress
- 2 Sub-station
- 3 Gym
- 4 Children Pool
- 5 Entertainment Pavilion/BBQ area
- 6 Spa Pool
- 7 Children Playground
- 8 Side Gate
- 9 Sun Deck
- 10 Lap Pool
- 11 Garden Alcove
- 12 Private Pool
- 13 Roof Deck








DIAGRAMMATIC CHART

28 KOVAN ROAD

UNIT	01	02	03	04	05
L5	PH-1 #05-01	PH-1a #05-02	PH-3 #05-03		PH-2 #05-05
L4	C1-1 #04-01	C1a-1 #04-02	B2a-1 #04-03	A1a-1 #04-04	B1a #04-05
L3	C1-1 #03-01	C1a-1 #03-02	B2a-1 #03-03	A1a-1 #03-04	B1a #03-05
L2	C1 #02-01	C1a #02-02	B2a #02-03	A1a #02-04	B1a #02-05
L1	C1(G) #01-01	C1a(G) #01-02	A2(G) #01-03	A1a(G) #01-04	B1a(G) #01-05

30 KOVAN ROAD

UNIT	06	07	08	09	10
L5	PH-2a #05-06		PH-3a #05-08	PH-4a DK #05-09	PH-4 DK #05-10
L4	B1 #04-06	A1-1 #04-07	B2-1 #04-08	C3-1 DK #04-09	C2-1 DK #04-10
L3	B1 #03-06	A1-1 #03-07	B2-1 #03-08	C3-1 DK #03-09	C2-1 DK #03-10
L2	B1 #02-06	A1 #02-07	B2 #02-08	C3 DK #02-09	C2 DK #02-10
L1	B1(G) #01-06	A1(G) #01-07	B2(G) #01-08	C3(G) DK #01-09	C2(G) DK #01-10

	Type A	1 BR
	Type B	2 BR
	Type C	3 BR
	Type C	3 BR (Dual Key)
	Type PH	3 BR
	Type PH	3 BR (Dual Key)



CHIC LIVING BEGINS AT HOME



The beautiful design of your opulent abode is further complemented by the quality fittings and furnishings contained within. Every room is adorned with well-known brands that will add that touch of glamour to your home at The Bently Residences @ Kovan.



ARTIST'S IMPRESSION ONLY



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ARTIST'S IMPRESSION ONLY



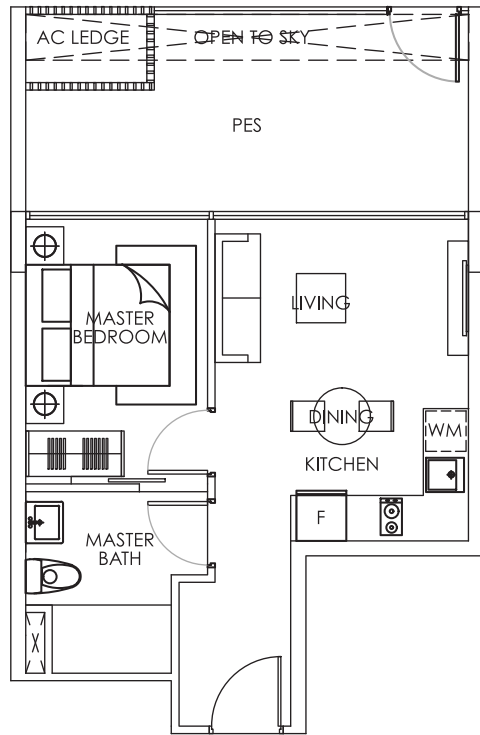
ARTIST'S IMPRESSION ONLY

TYPE A1 (G)

1 Bedroom
50 sq m

#01-07

(Include PES & A/C ledge)

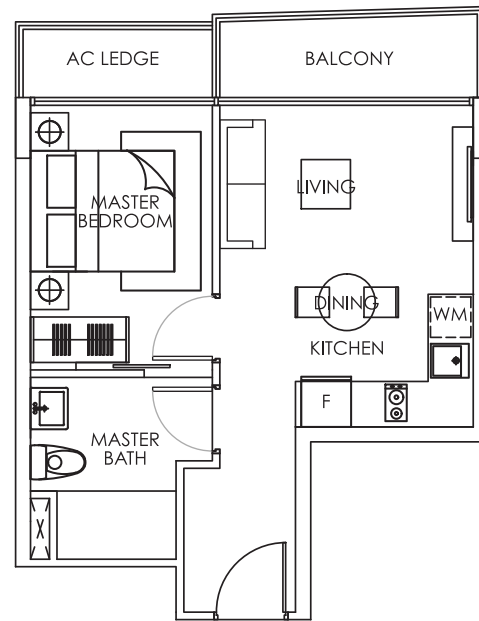


TYPE A1

1 Bedroom
41 sq m

#02-07

(Include Balcony & A/C ledge)

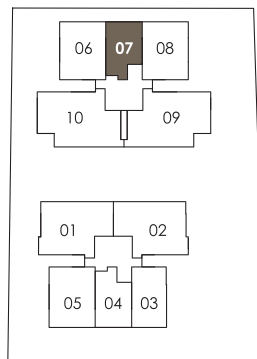
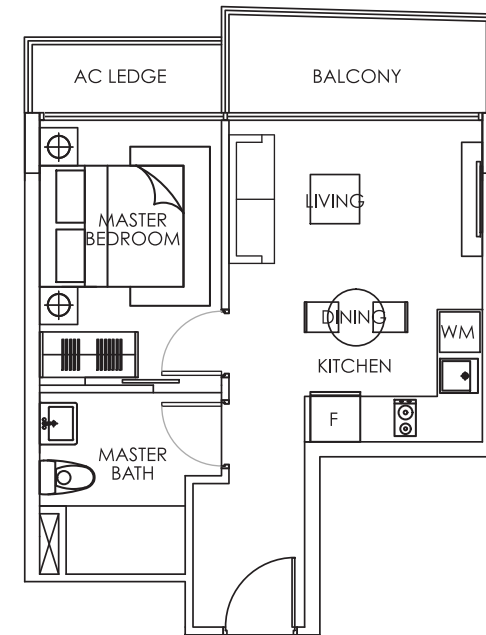


TYPE A1-1

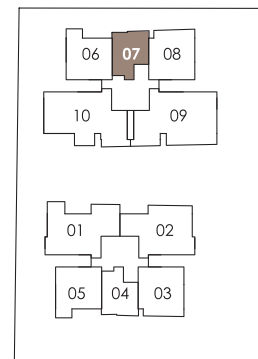
1 Bedroom
41 sq m

#03-07 to #04-07

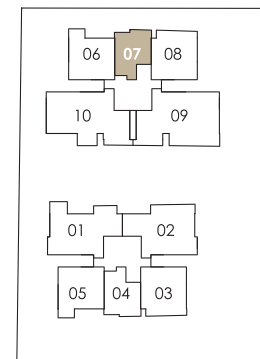
(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY



3RD STOREY TO 4TH STOREY



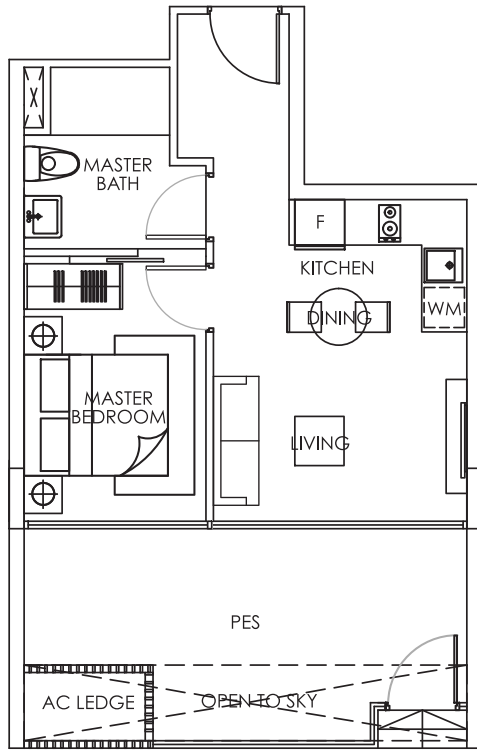
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE A1a (G)

1 Bedroom
51 sq m

#01-04

(Include PES & A/C ledge)

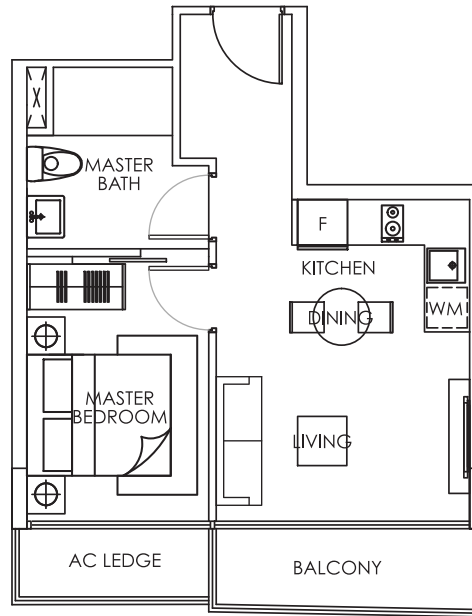


TYPE A1a

1 Bedroom
41 sq m

#02-04

(Include Balcony & A/C ledge)

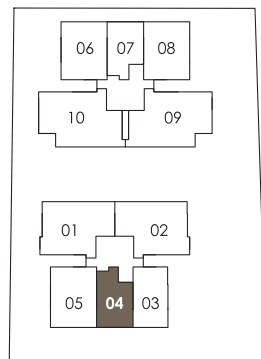
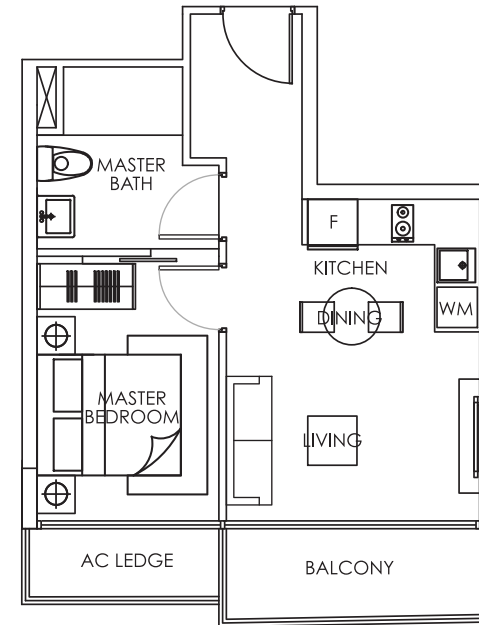


TYPE A1a-1

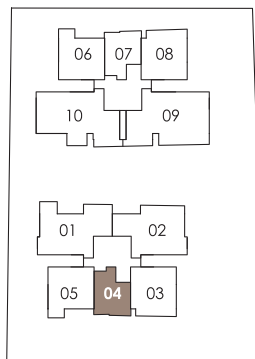
1 Bedroom
41 sq m

#03-04 to #04-04

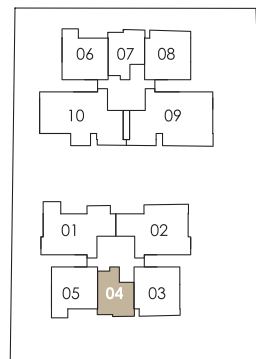
(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY



3RD STOREY TO 4TH STOREY



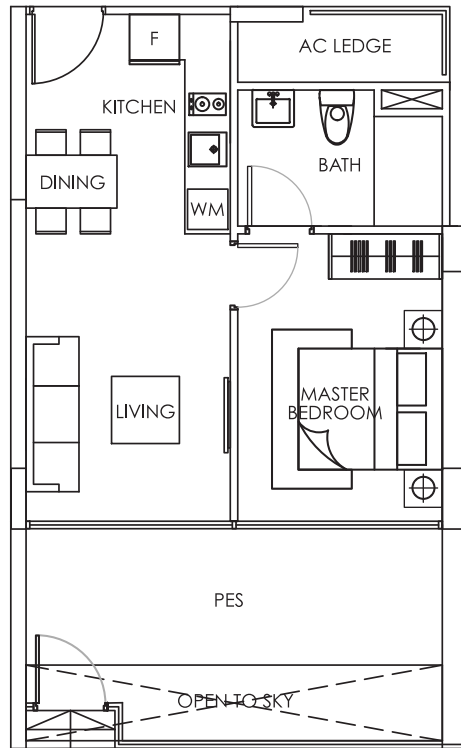
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
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TYPE A2 (G)

1 Bedroom
55 sq m

#01-03

(Include PES & A/C ledge)

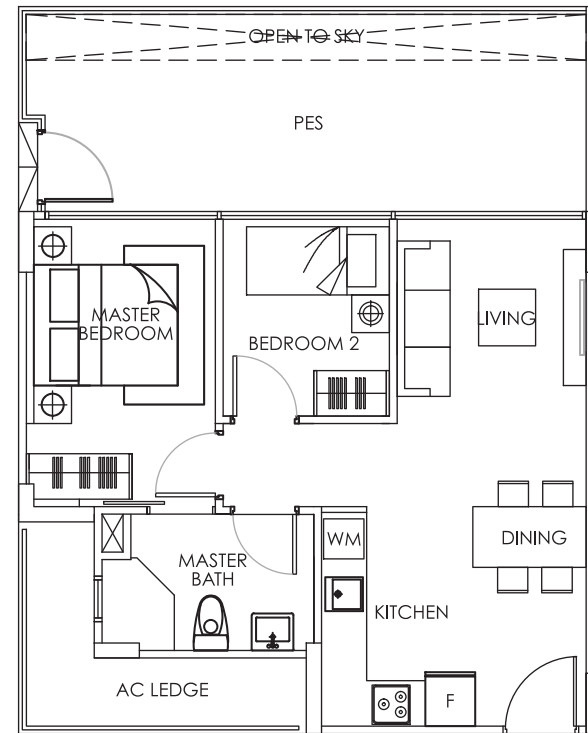


TYPE B1 (G)

2 Bedrooms
72 sq m

#01-06

(Include PES & A/C ledge)

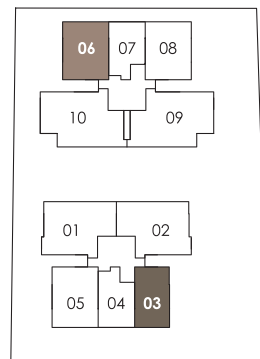
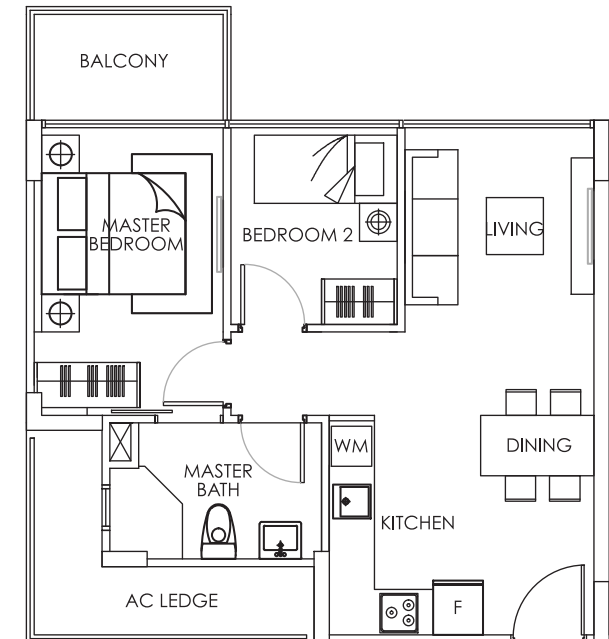


TYPE B1

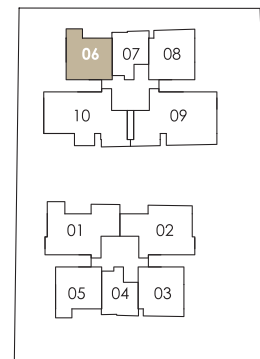
2 Bedrooms
55 sq m

#02-06 to #04-06

(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY TO 4TH STOREY



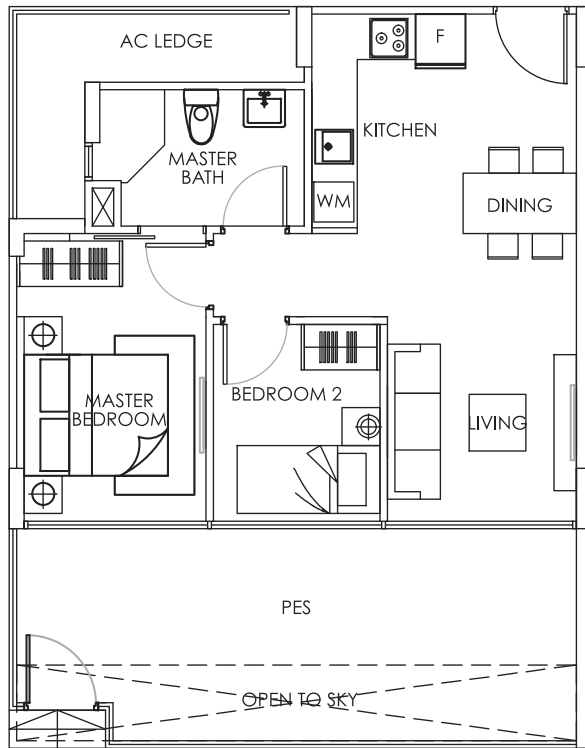
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
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TYPE B1a (G)

2 Bedrooms
73 sq m

#01-05

(Include PES & A/C ledge)

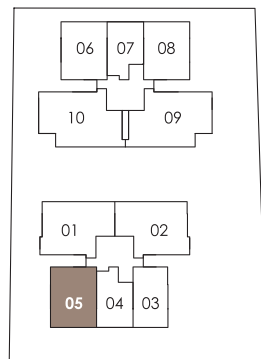
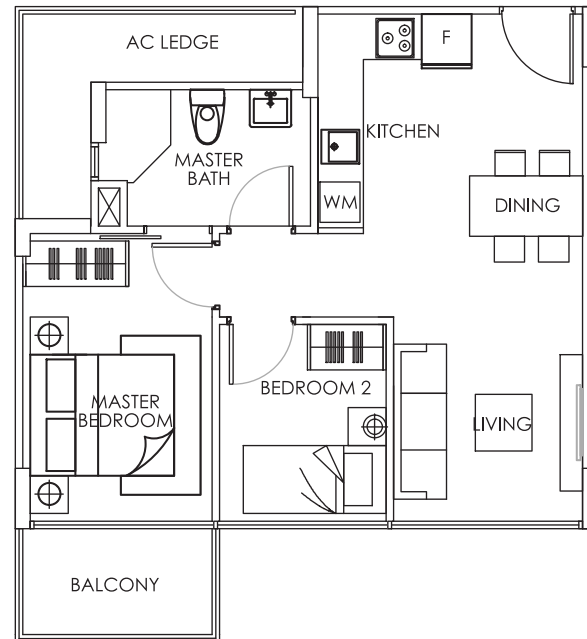


TYPE B1a

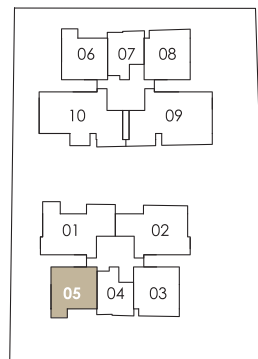
2 Bedrooms
55 sq m

#02-05 to #04-05

(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY TO 4TH STOREY



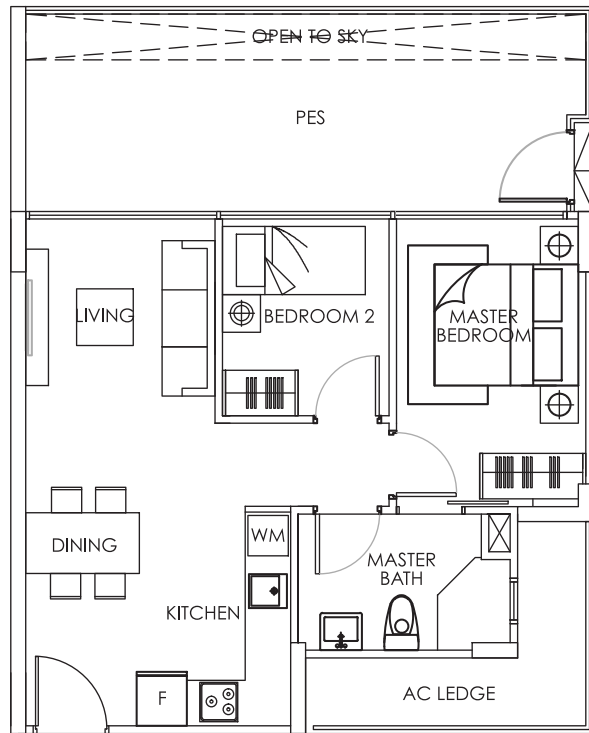
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
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TYPE B2 (G)

2 Bedrooms
72 sq m

#01-08

(Include PES & A/C ledge)

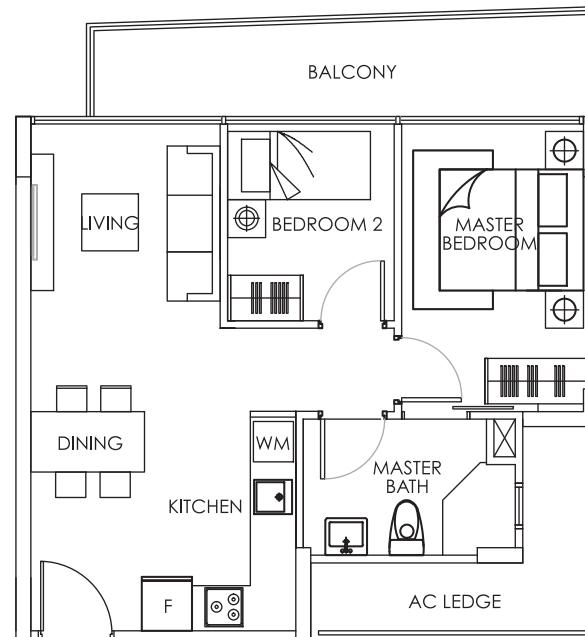


TYPE B2

2 Bedrooms
59 sq m

#02-08

(Include Balcony & A/C ledge)

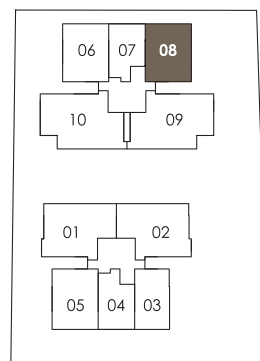
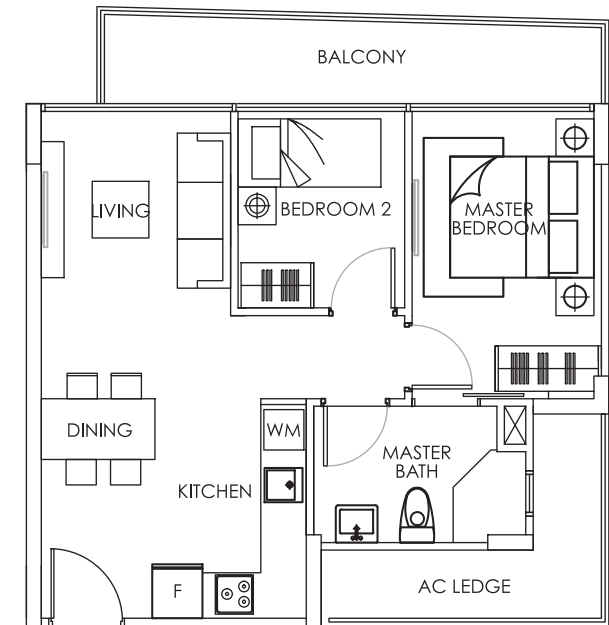


TYPE B2-1

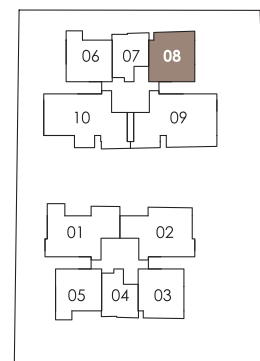
2 Bedrooms
59 sq m

#03-08 to #04-08

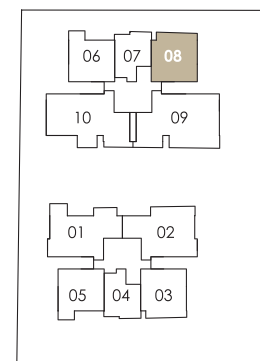
(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY



3RD STOREY TO 4TH STOREY



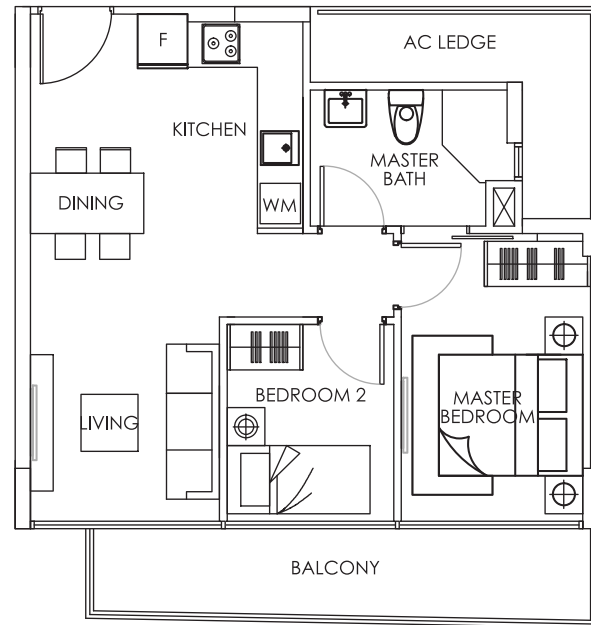
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE B2a

2 Bedrooms
59 sq m

#02-03

(Include Balcony & A/C ledge)

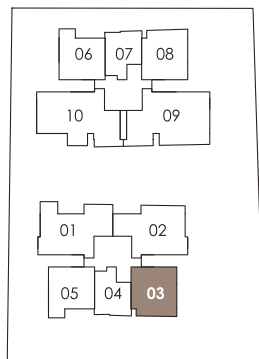
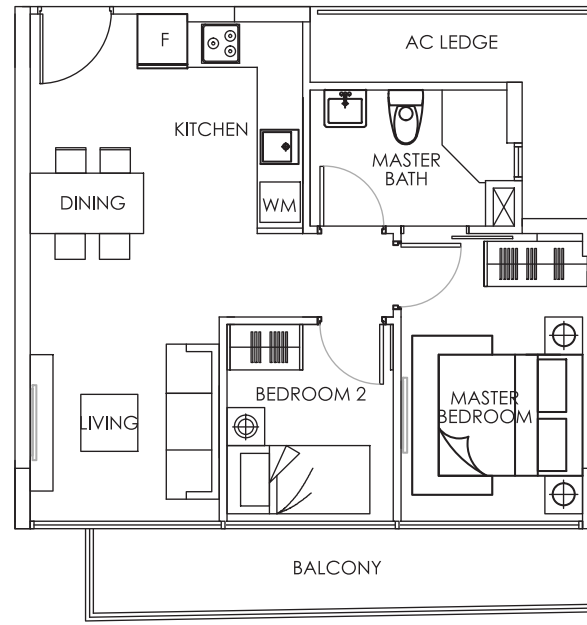


TYPE B2a-1

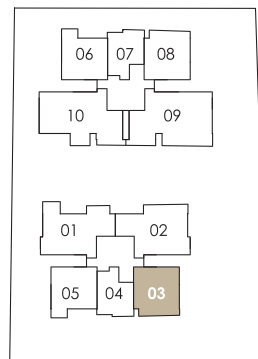
2 Bedrooms
59 sq m

#03-03 to #04-03

(Include Balcony & A/C ledge)



2ND STOREY



3RD STOREY TO 4TH STOREY



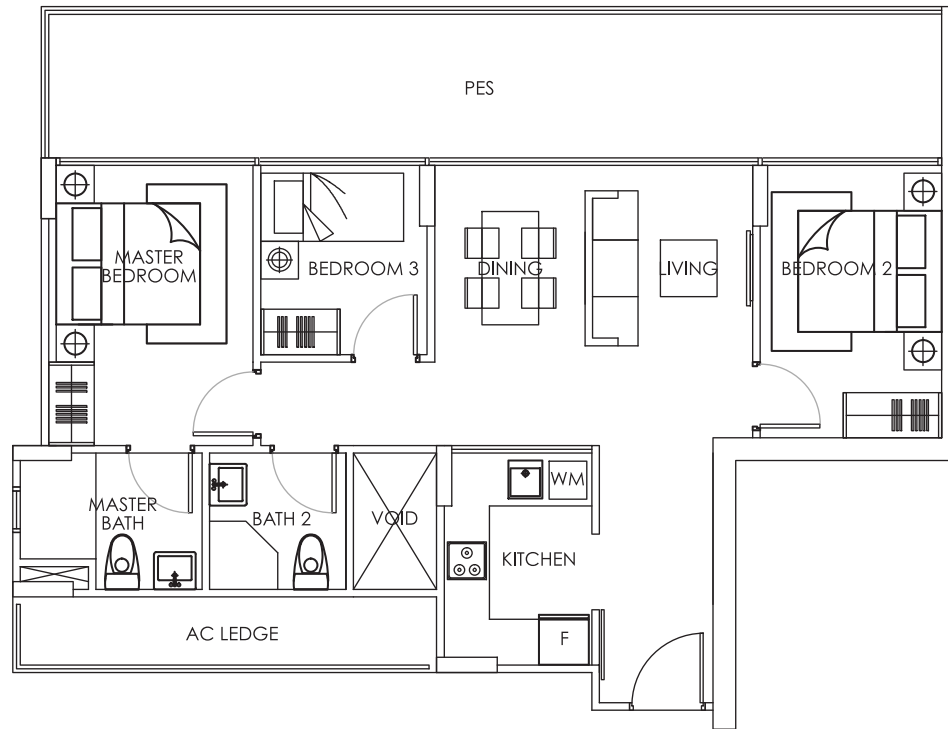
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
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TYPE C1 (G)

3 Bedrooms
95 sq m

#01-01

(Include PES & A/C ledge)

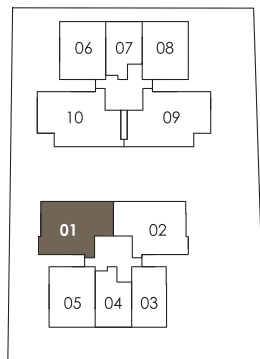
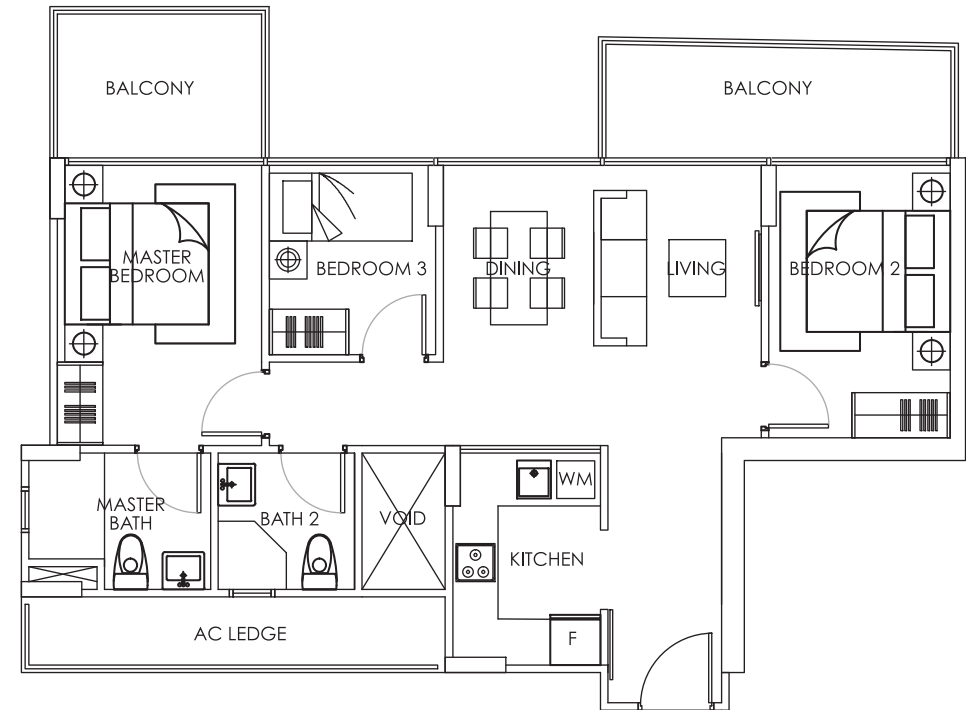


TYPE C1

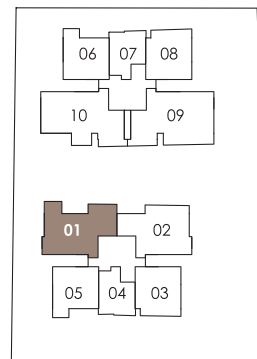
3 Bedrooms
84 sq m

#02-01

(Include Balcony & A/C ledge)



1ST STOREY



2ND STOREY



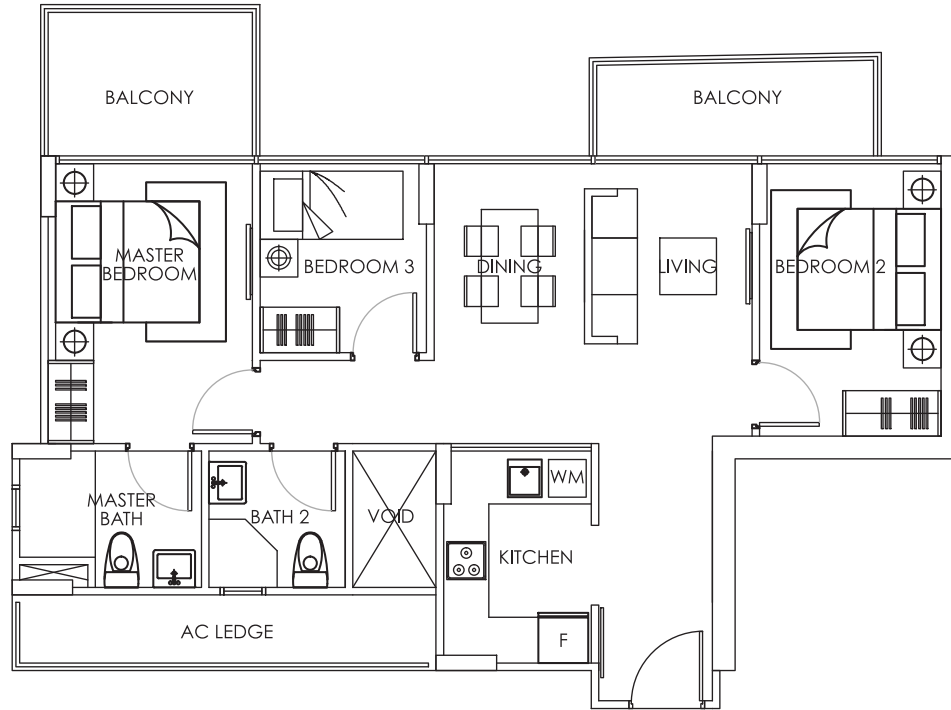
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE C1-1

3 Bedrooms
82 sq m

#03-01 to #04-01

(Include Balcony & A/C ledge)

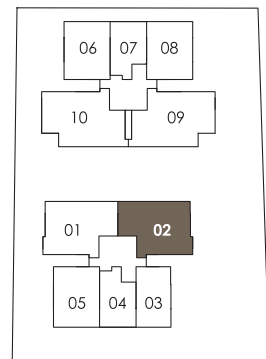
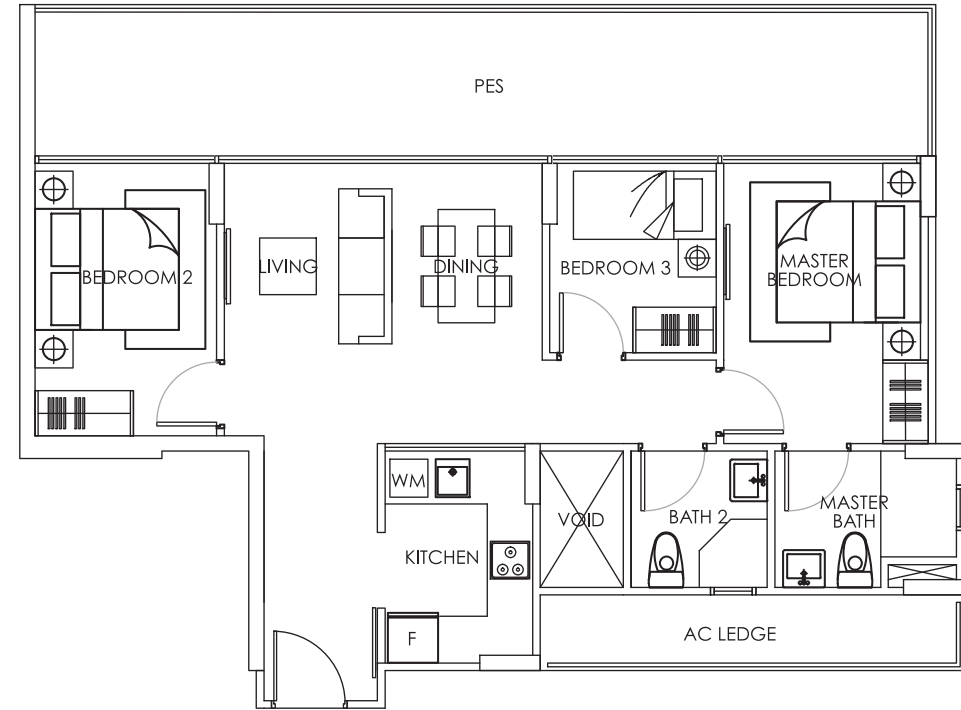


TYPE C1a (G)

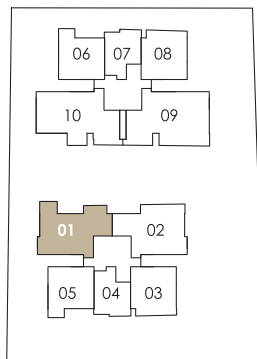
3 Bedrooms
95 sq m

#01-02

(Include PES & A/C ledge)



1ST STOREY



3RD STOREY TO 4TH STOREY



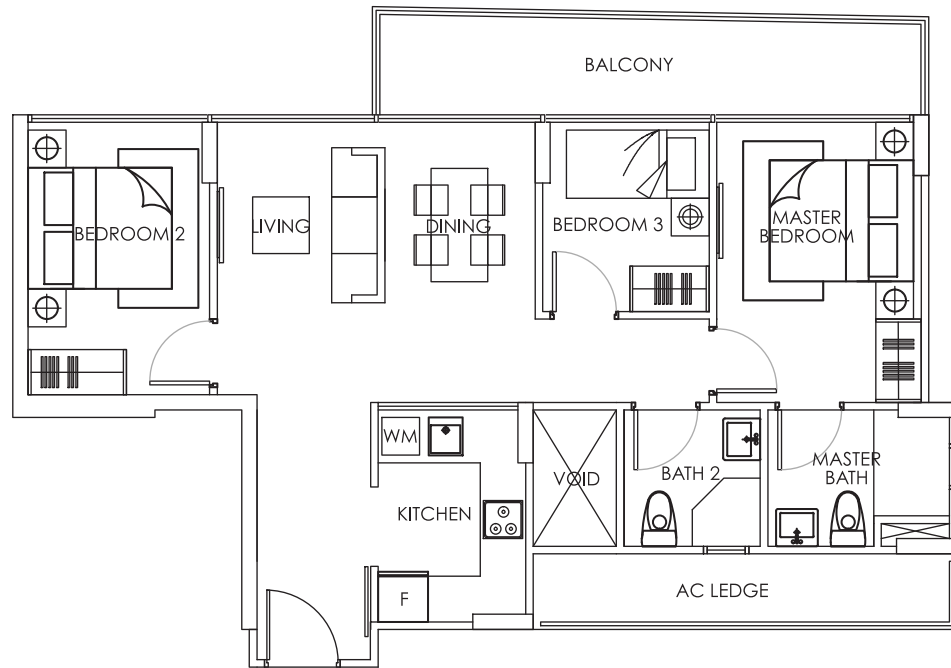
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
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TYPE C1a

3 Bedrooms
81 sq m

#02-02

(Include Balcony & A/C ledge)

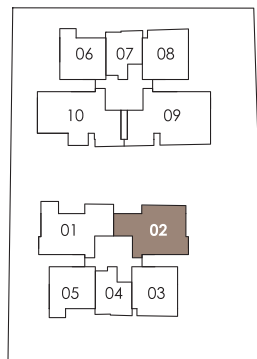
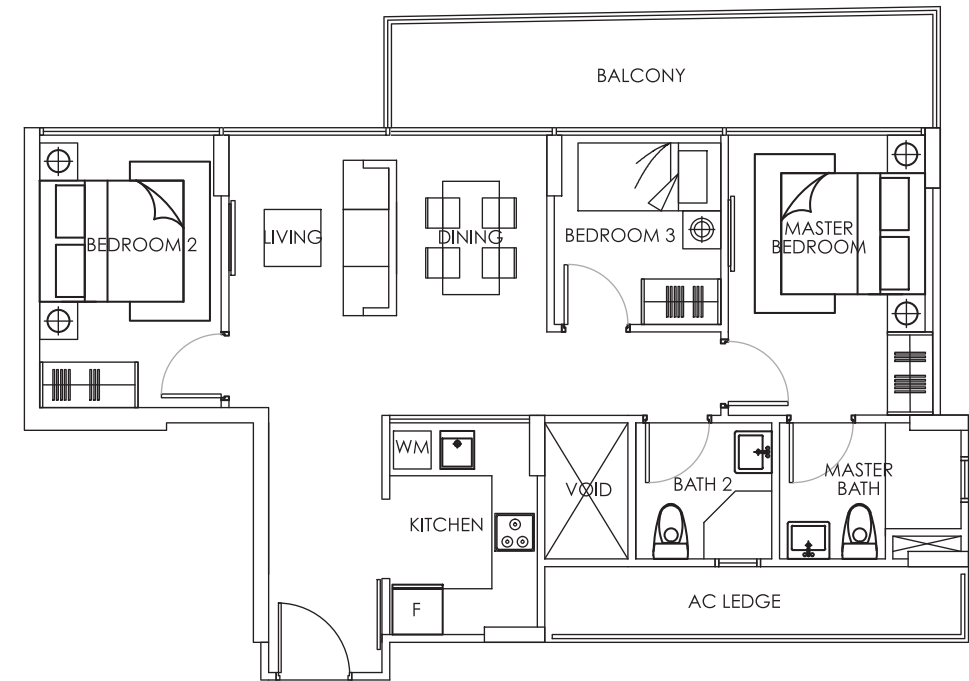


TYPE C1a-1

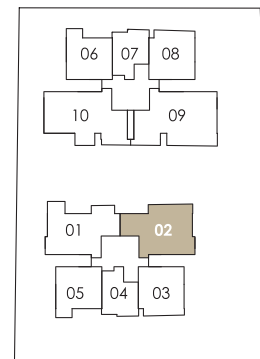
3 Bedrooms
82 sq m

#03-02 to #04-02

(Include Balcony & A/C ledge)



2ND STOREY



3RD STOREY TO 4TH STOREY



Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

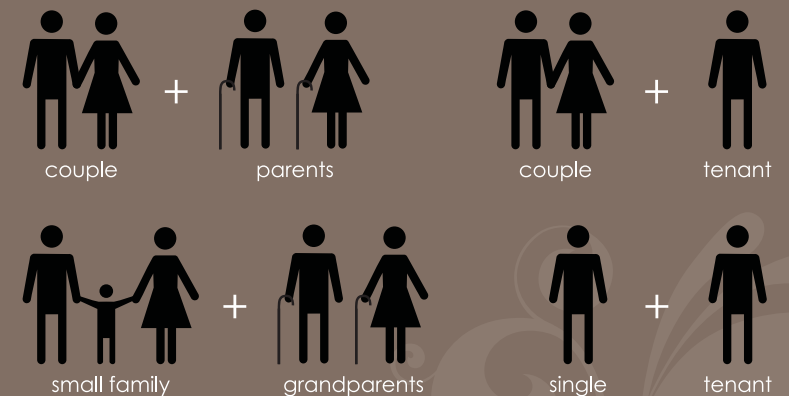


THE ULTIMATE CHOICE IN HOW YOU LIVE



With dual key units available at The Bently Residences @ Kovan, you can mix and match your living arrangements to suit you. These apartments have two private entrances that will allow you to share your home without compromising on your privacy. Each entrance leads to a fully contained unit complete with kitchen, bedroom and bath.

The choice is up to you. Whether if it is enjoying close-knit family ties with parents and grandparents or renting out your extra space, your piece of paradise at The Bently Residences @ Kovan allows you to live your life, the way you want to.

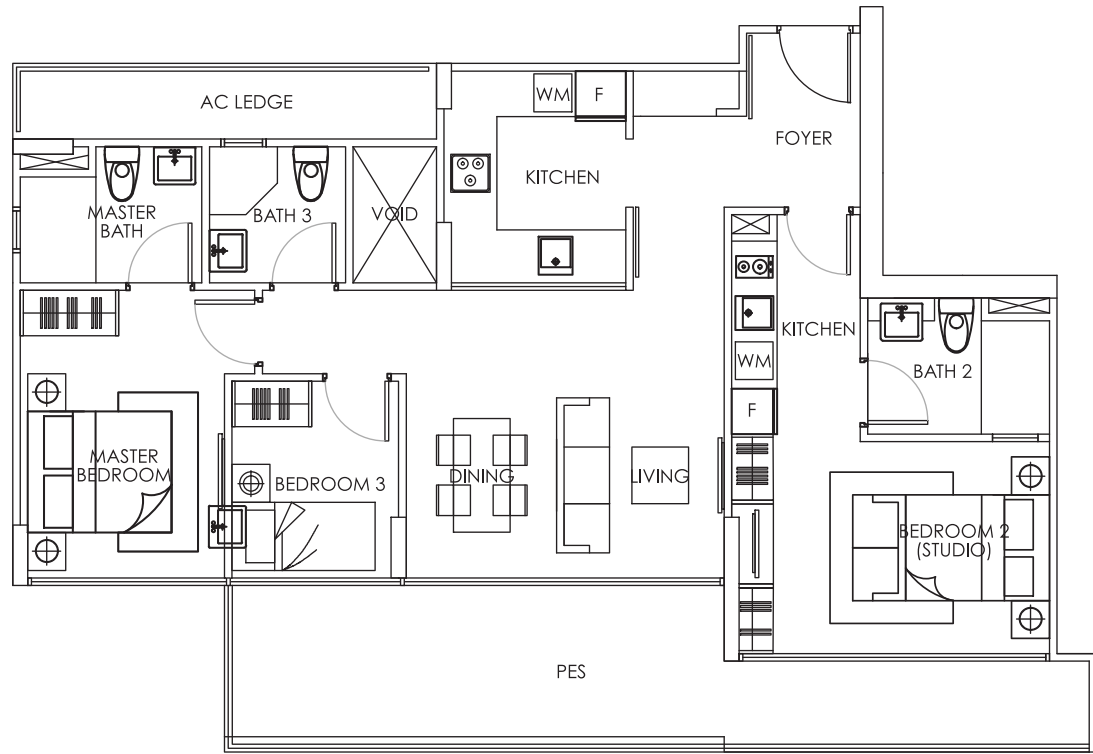


TYPE C2 (G) DK

3 Bedrooms
109 sq m

#01-10

(Include PES & A/C ledge)

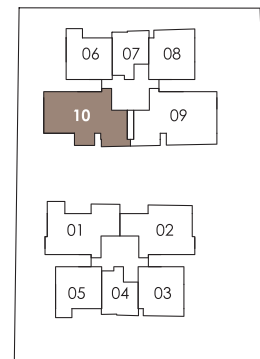
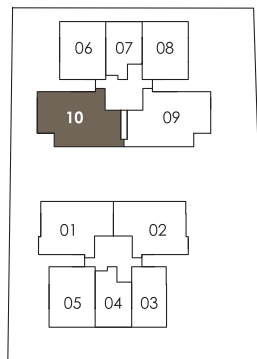
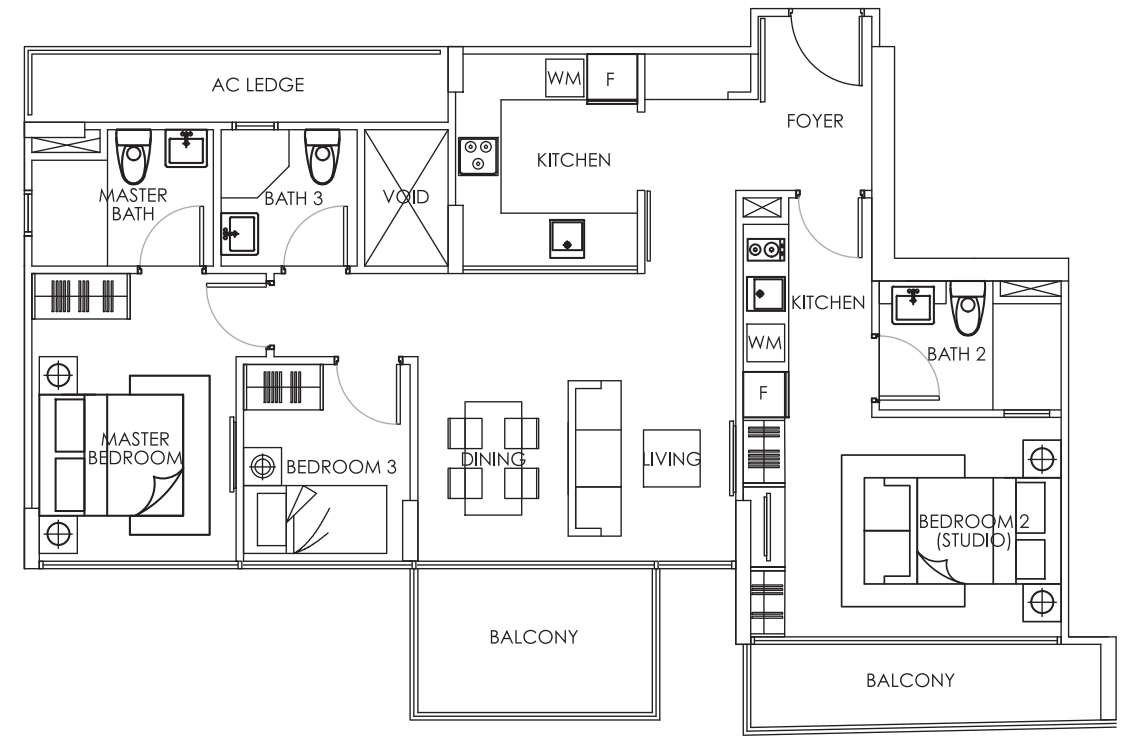


TYPE C2 DK

3 Bedrooms
100 sq m

#02-10

(Include Balcony & A/C ledge)



1ST STOREY

2ND STOREY



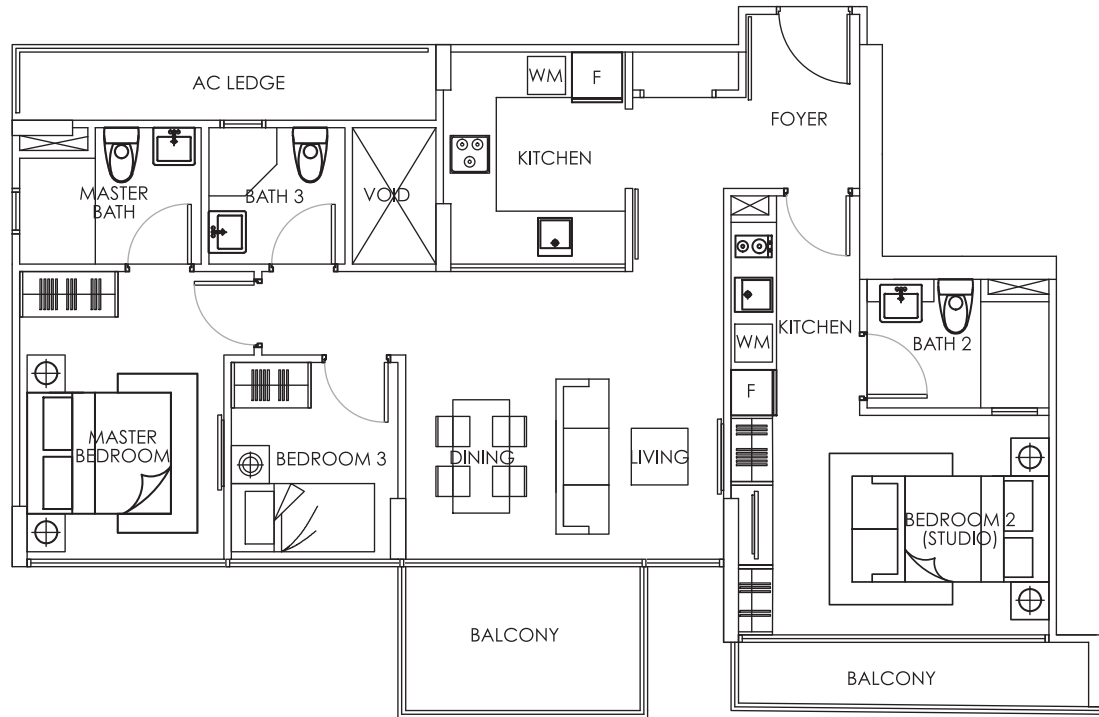
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE C2-1 DK

3 Bedrooms
99 sq m

#03-10 to #04-10

(Include Balcony & A/C ledge)

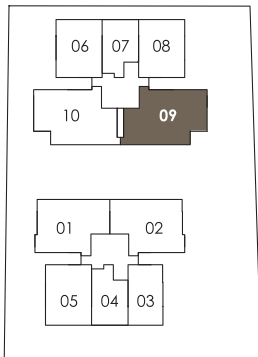
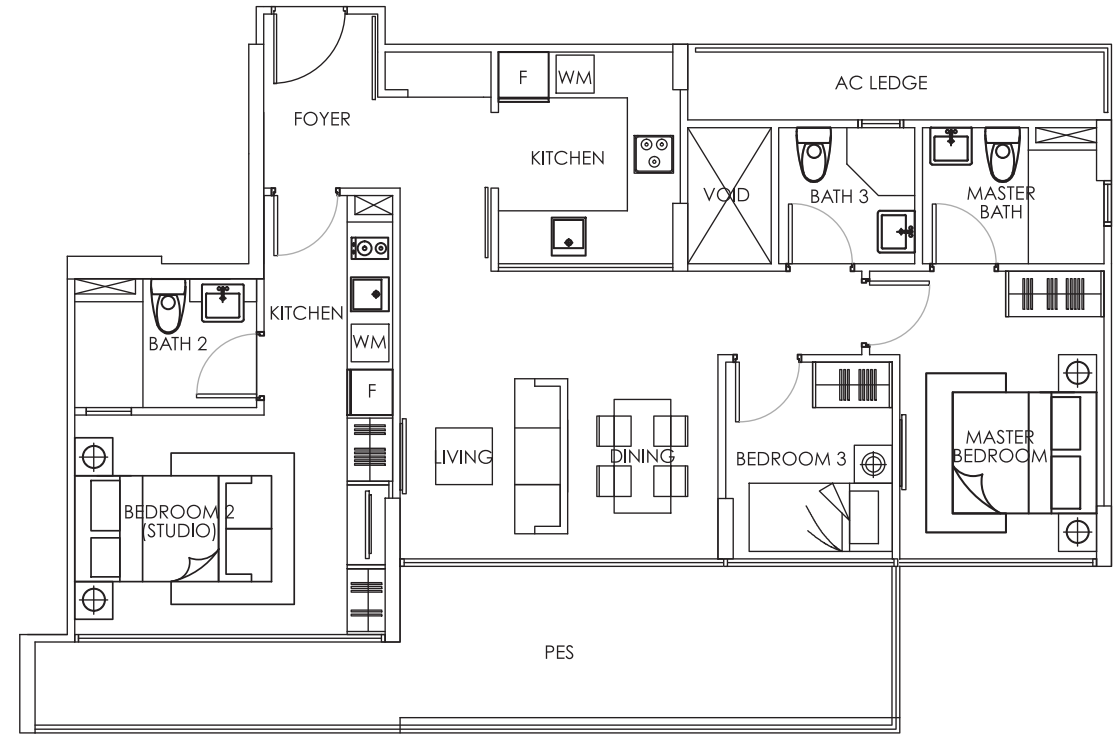


TYPE C3 (G) DK

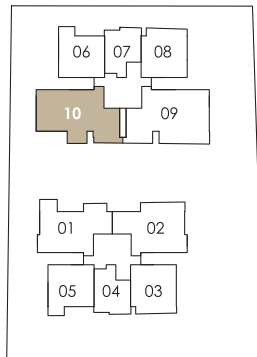
3 Bedrooms
109 sq m

#01-09

(Include PES & A/C ledge)



1ST STOREY



3RD STOREY TO 4TH STOREY



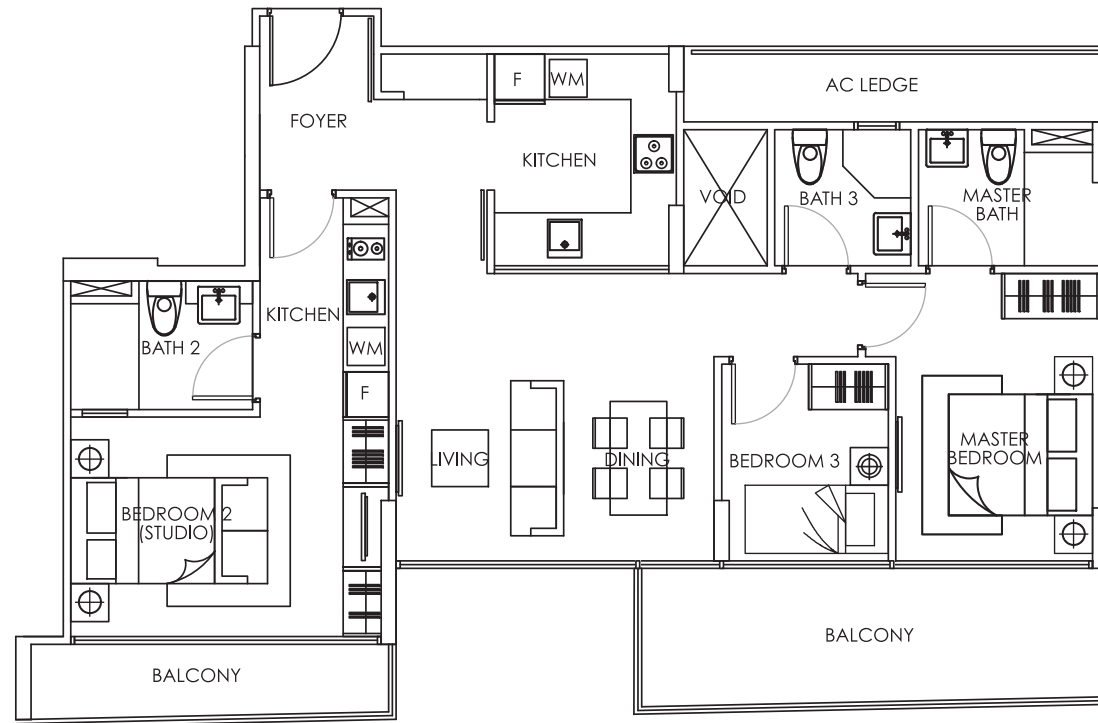
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE C3 DK

3 Bedrooms
105 sq m

#02-09

(Include Balcony & A/C ledge)

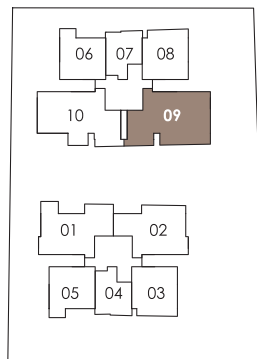
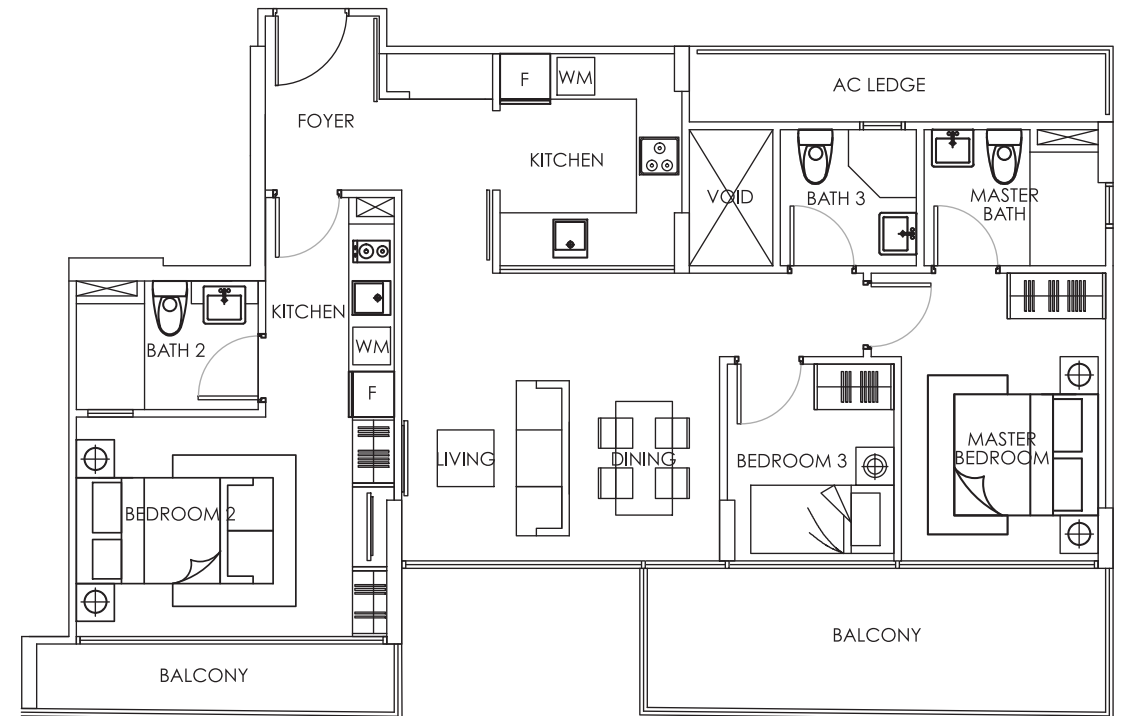


TYPE C3-1 DK

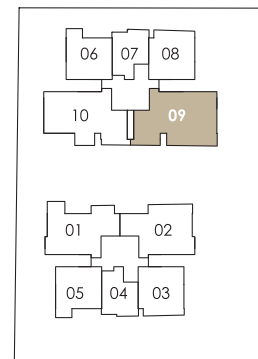
3 Bedrooms
105 sq m

#03-09 to #04-09

(Include Balcony & A/C ledge)



2ND STOREY



3RD STOREY TO 4TH STOREY



Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.



ARTIST'S IMPRESSION ONLY

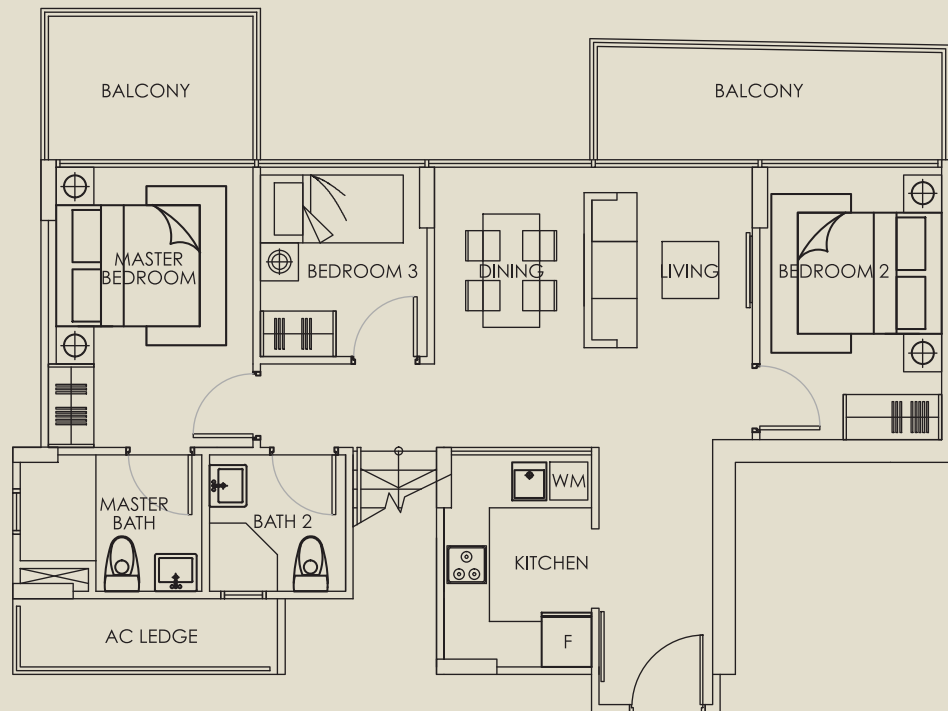
PENTHOUSE

TYPE PH-1

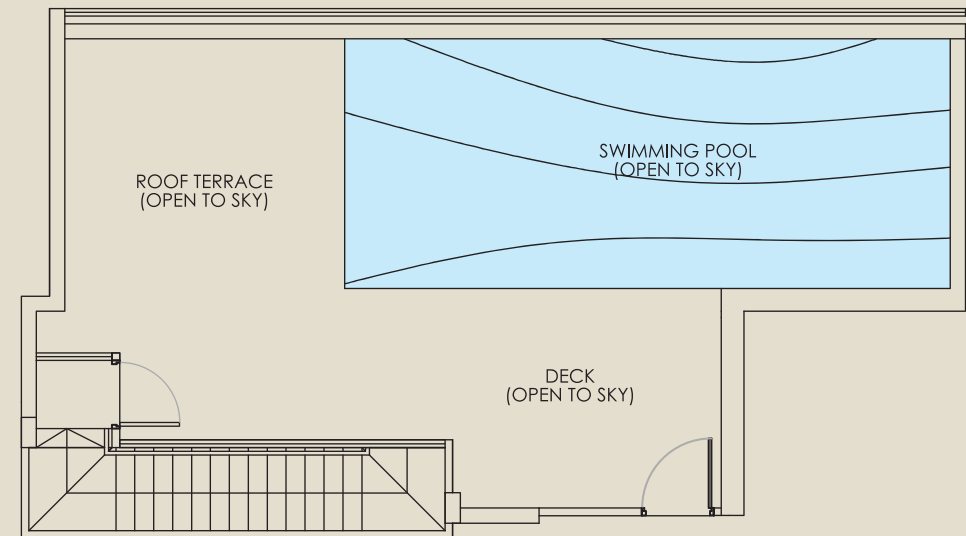
3 Bedrooms
155 sq m

#05-01

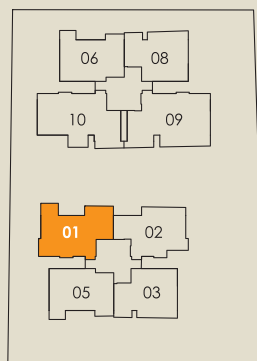
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



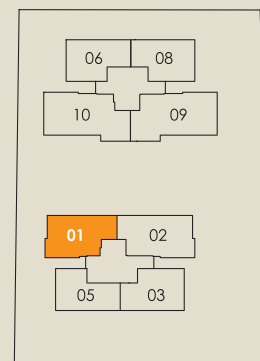
LOWER FLOOR



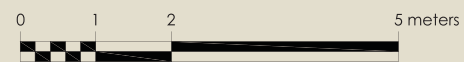
UPPER FLOOR



5th STOREY



ATTIC



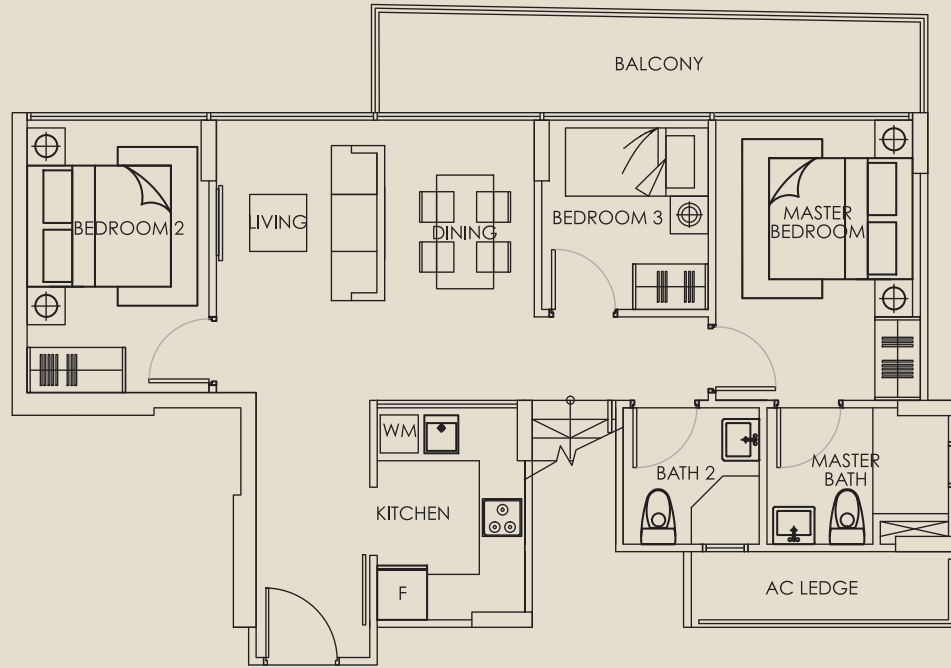
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-1a

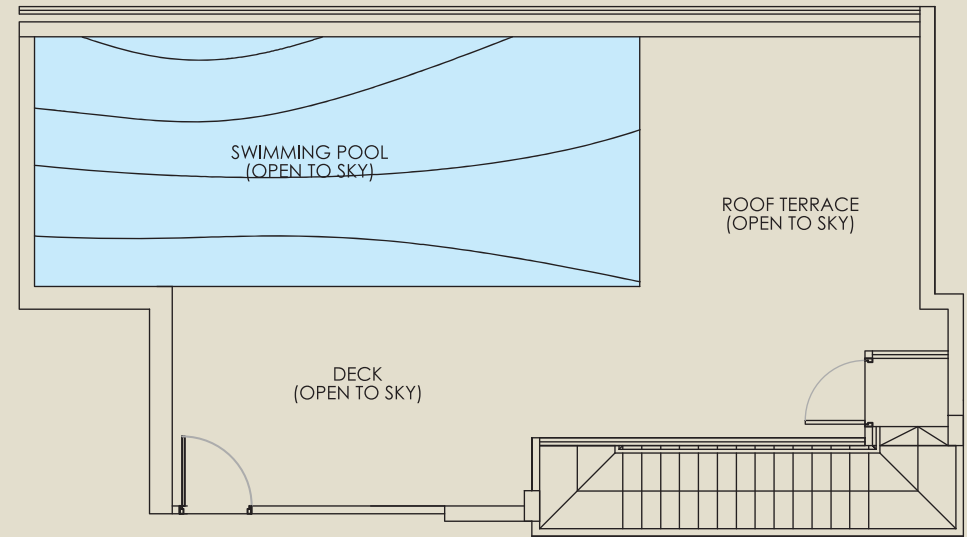
3 Bedrooms
158 sq m

#05-02

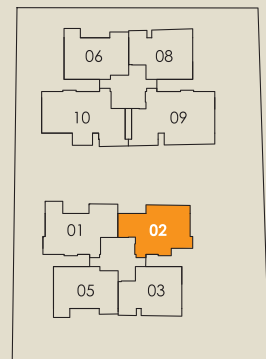
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



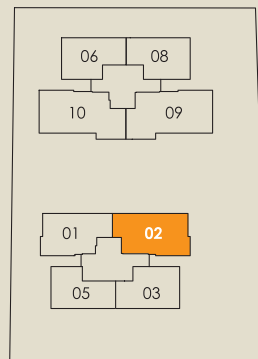
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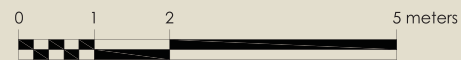
UPPER FLOOR



5th STOREY



ATTIC



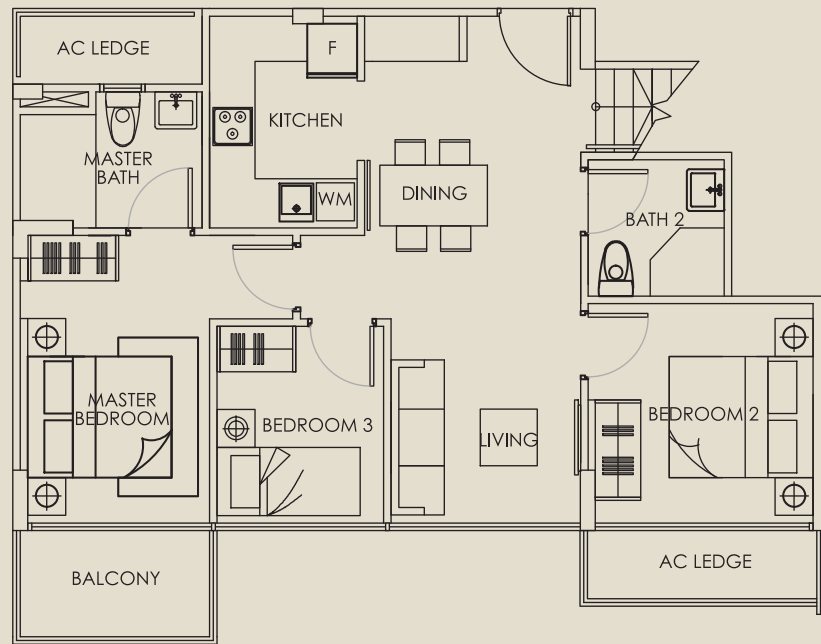
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-2

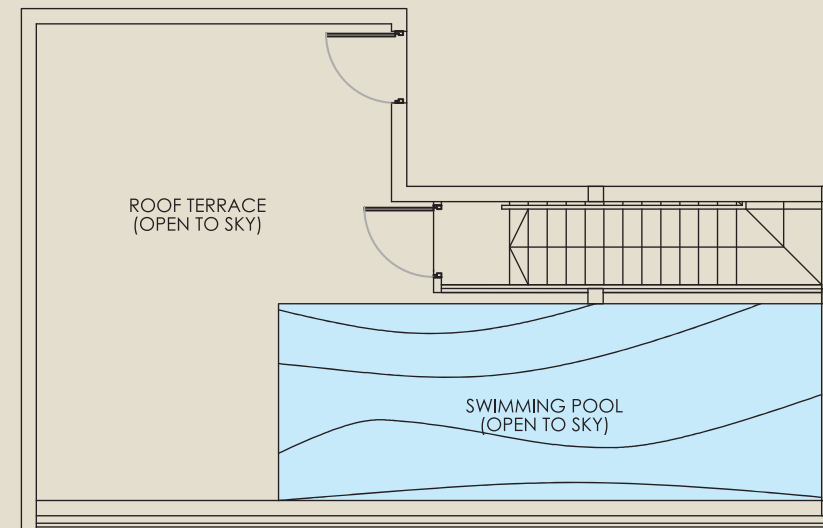
3 Bedrooms
131 sq m

#05-05

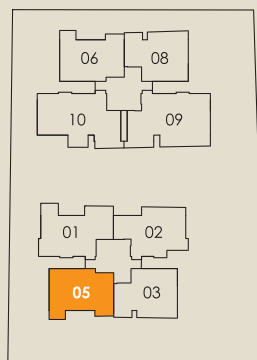
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



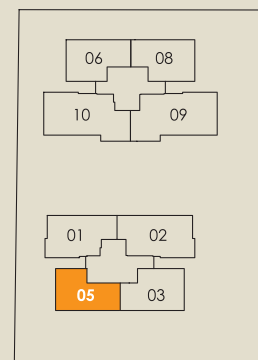
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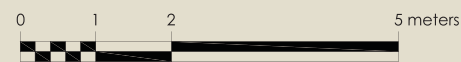
UPPER FLOOR



5th STOREY



ATTIC



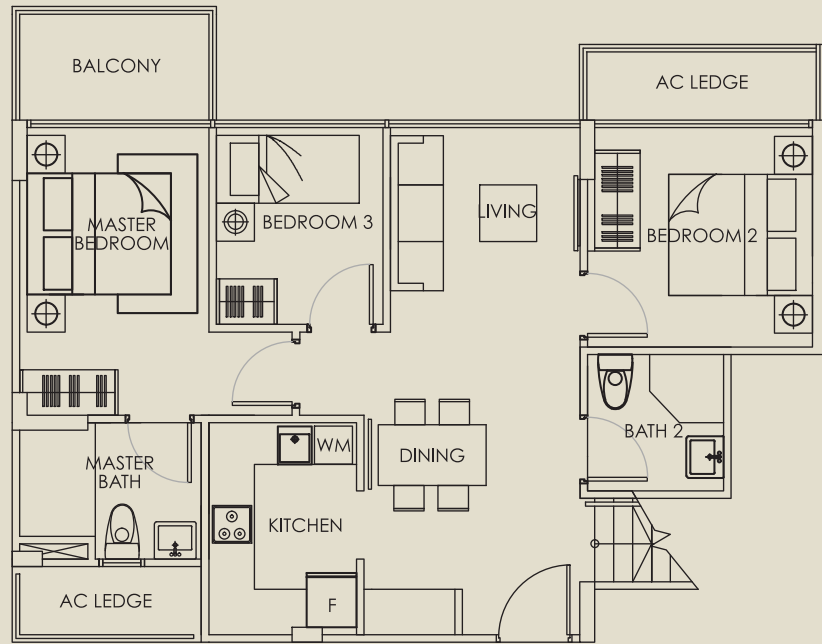
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-2a

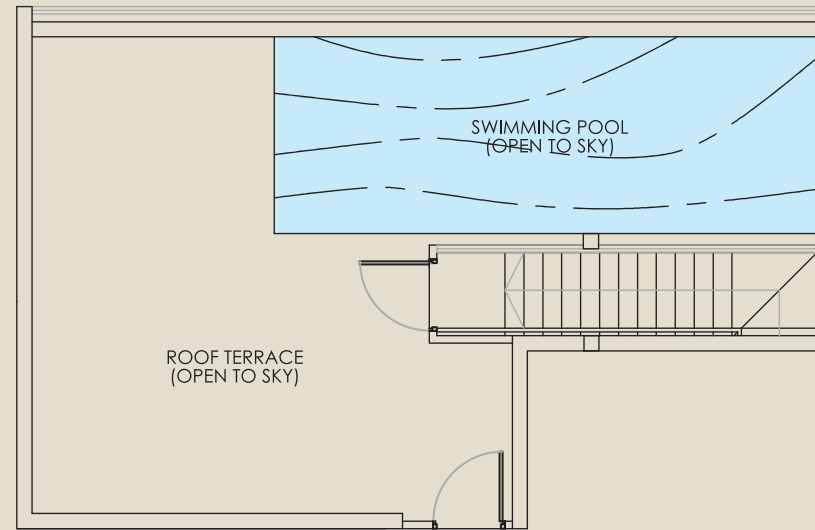
3 Bedrooms
135 sq m

#05-06

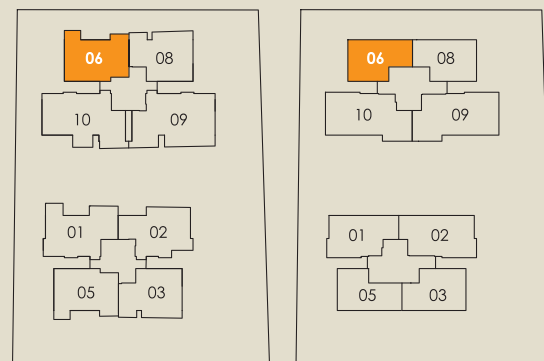
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



LOWER FLOOR



UPPER FLOOR



5th STOREY

ATTIC



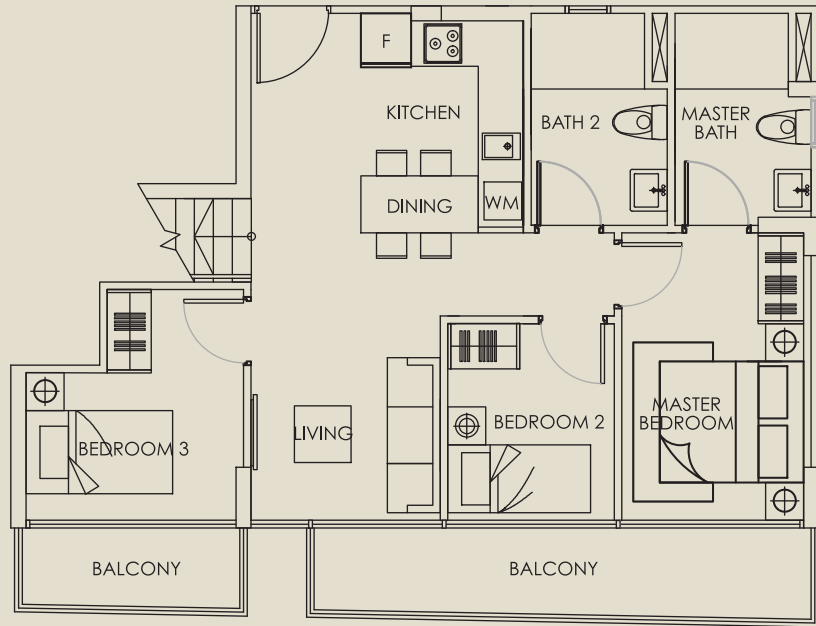
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-3

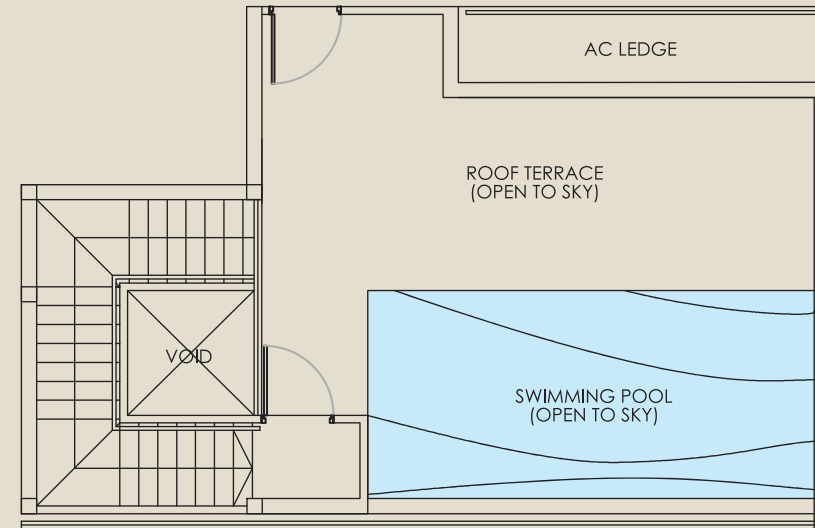
3 Bedrooms
135 sq m

#05-03

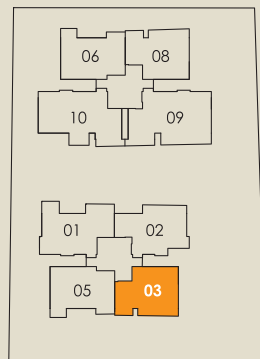
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



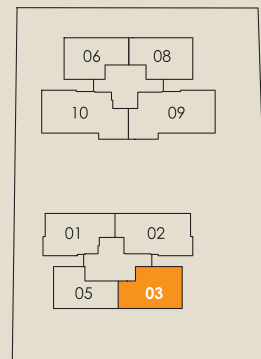
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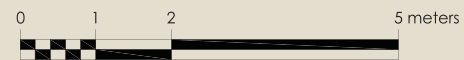
UPPER FLOOR



5th STOREY



ATTIC



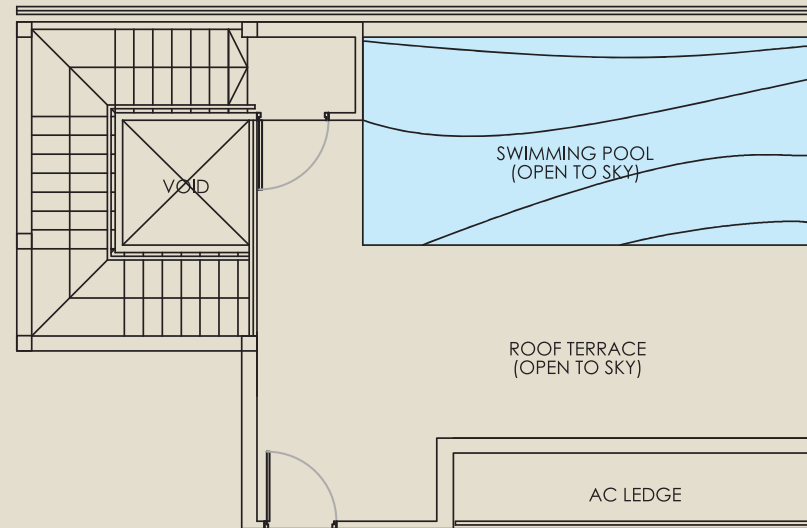
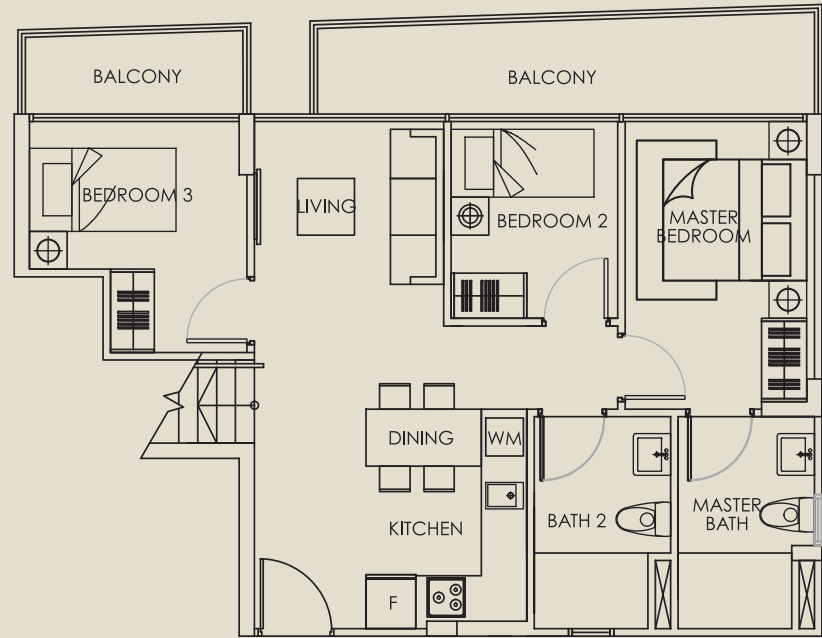
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-3a

3 Bedrooms
135 sq m

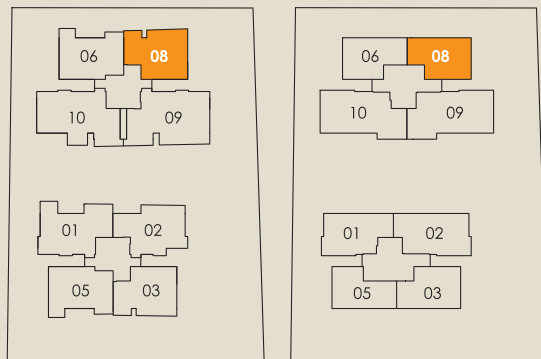
#05-08

(Include Balcony, A/C ledge,
Roof Terrace and Pool)



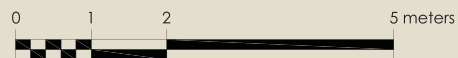
LOWER FLOOR

UPPER FLOOR



5th STOREY

ATTIC



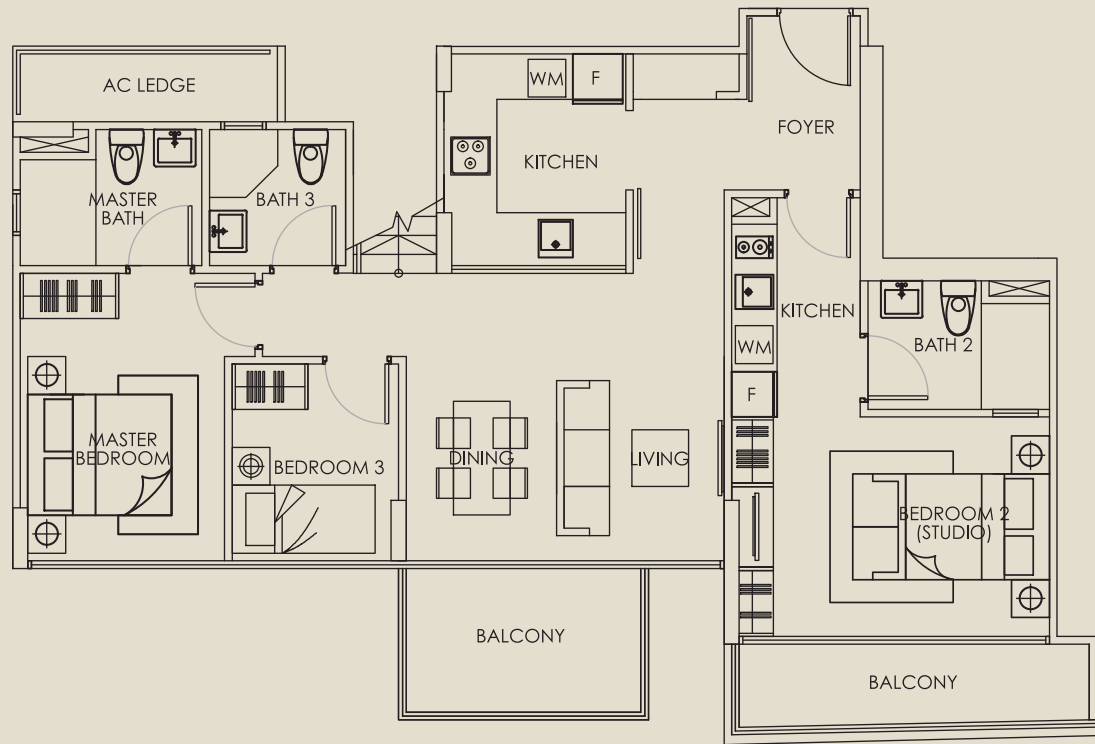
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-4 DK

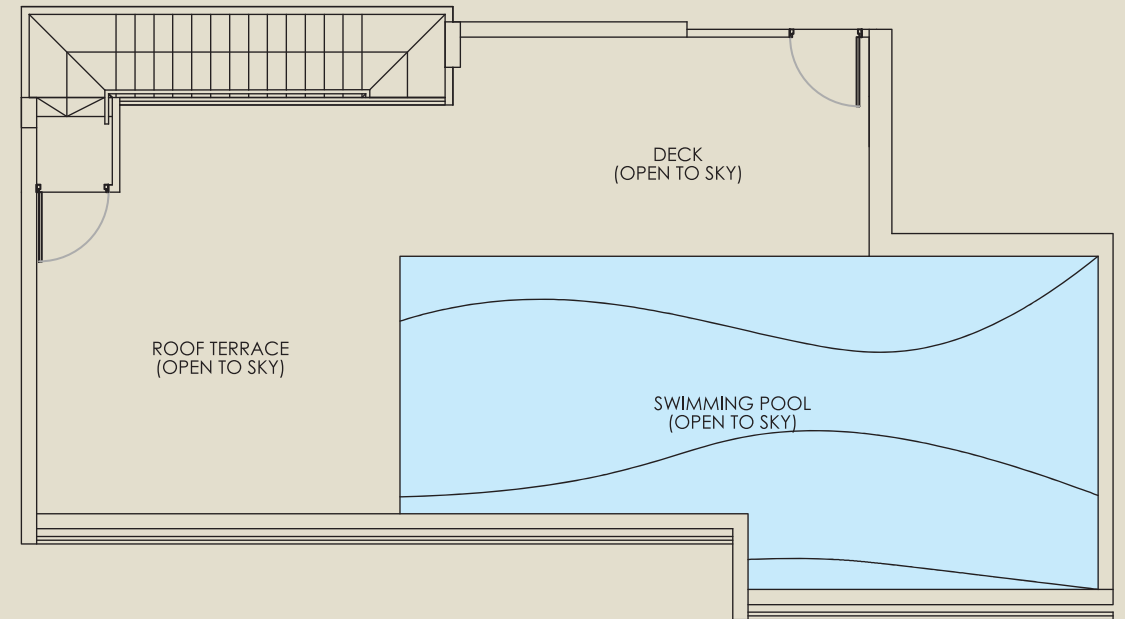
3 Bedrooms
193 sq m

#05-10

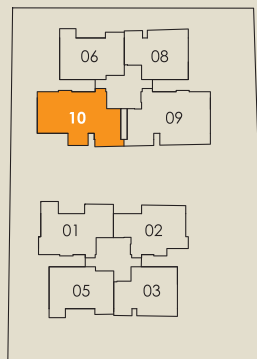
(Include Balcony, A/C ledge, Roof Terrace and Pool)



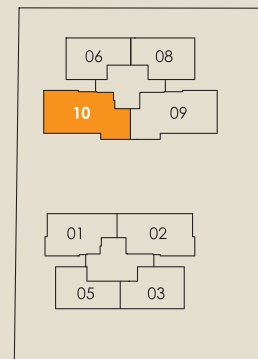
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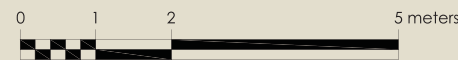
UPPER FLOOR



5th STOREY



ATTIC



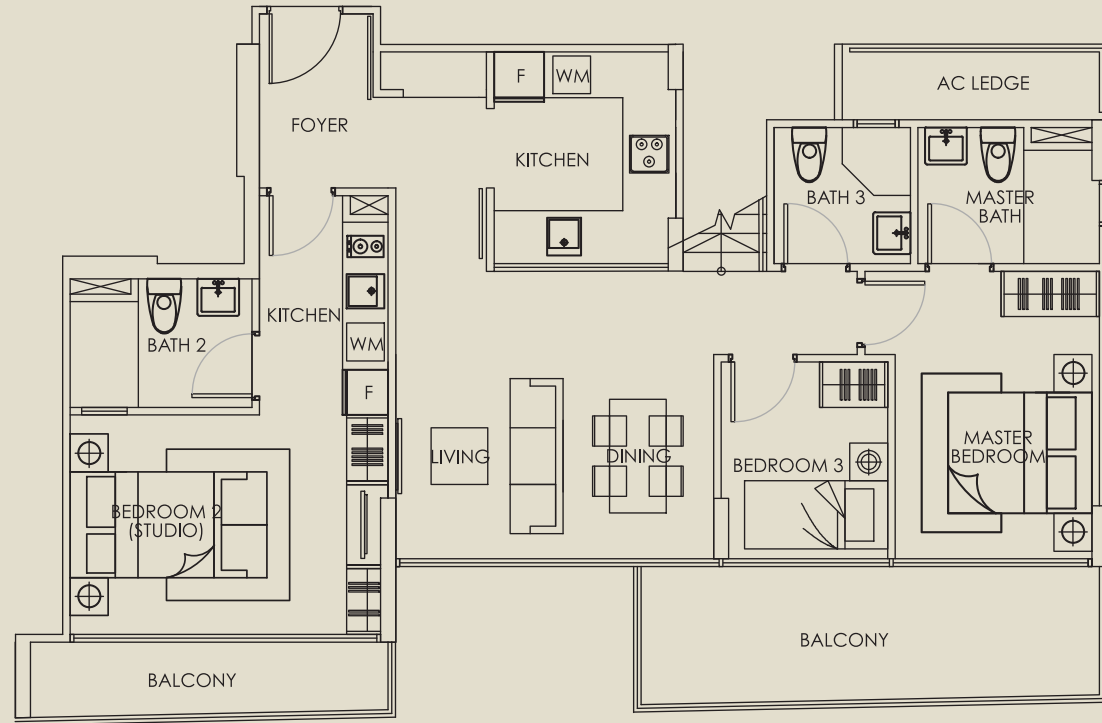
Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-4a DK

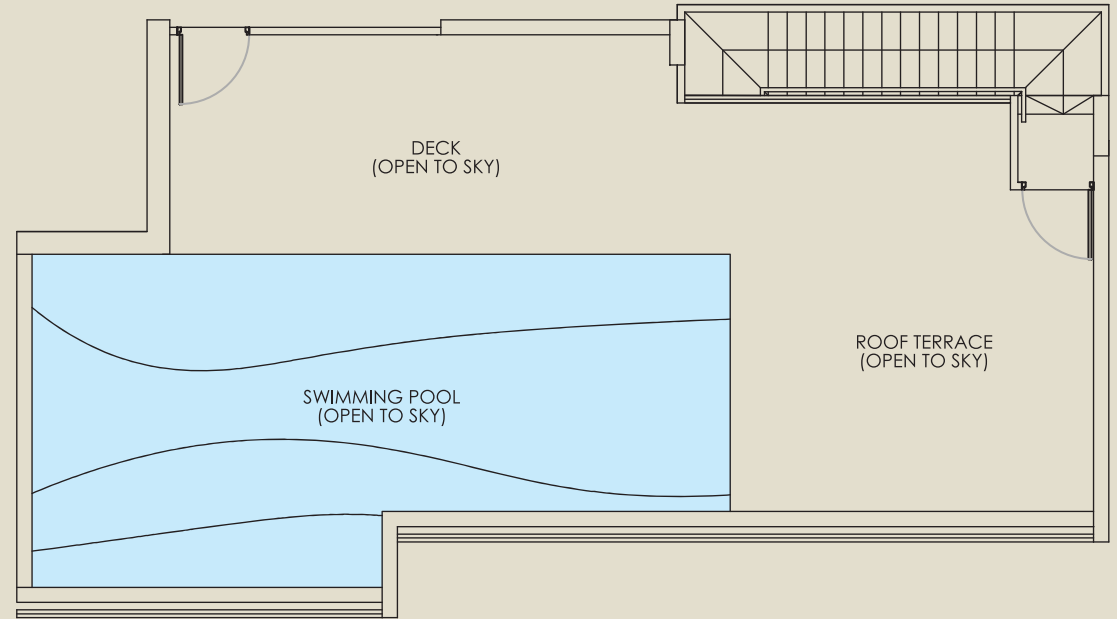
3 Bedrooms
200 sq m

#05-09

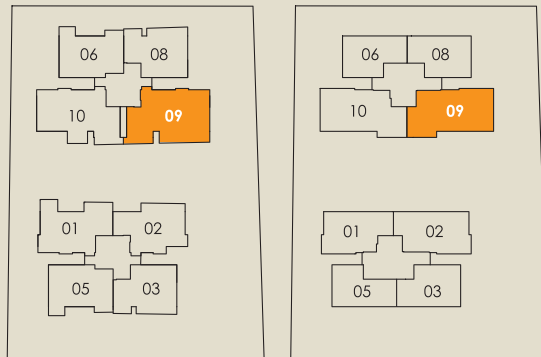
(Include Balcony, A/C ledge,
Roof Terrace and Pool)



LOWER FLOOR

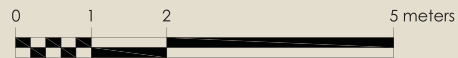


UPPER FLOOR



5th STOREY

ATTIC



Note : Unit area include A/C ledge and/or balcony and/or PES and/or roof terrace and/or pool and/or void, where applicable.
All plans are subject to amendments as approved by the relevant authorities.

1. FOUNDATION

Concrete Pile Foundation System and/or Other Foundation System to PE's design and subject to authority approval

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's specification

3. WALLS

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

4. ROOF

- Flat Roof - Reinforced concrete slab flat roof with appropriate waterproofing system

5. CEILING

- Living, Dining, Kitchen, Master Bedroom, Bedrooms and Balcony - Cement and sand plaster and/or skim coat to underside of slab/beam and/or fiber gypsum plasterboard and/or water resistant ceiling boards with emulsion paint.
- Master Bath and Bath - Moisture resistant ceiling boards with emulsion paint

6. FINISHES

Wall (For Apartments)

- Living, Dining, Kitchen, Foyer, Master Bedroom, Bedrooms, Balcony and Store - Cement and sand plaster and/or skim coat with emulsion paint.
- Master Bath and Bath - Selected ceramic tiles and/or Homogeneous tiles laid up to exposed ceiling height
- Kitchen - Ceramic tiles and /or cement and sand plaster with emulsion paint to the exposed area between top and bottom cabinet only

Wall (For Common Area)

- 1st Storey Lift Lobby - Granite tiles and/or Homogeneous tiles and/or Ceramic tiles laid up to exposed ceiling height (on wall of lift door only)
- Typical Lift Lobbies - Ceramic tiles and/or Cement and sand plaster and/or skim coat with emulsion paint finish.
- Staircases and Storey Shelter - Cement and sand plaster and/or Skim coat with emulsion paint finish.
- External Wall - Cement and sand plaster and/or skim coat with emulsion paint finish.

Floor (For Apartments)

- Living, Dining, Kitchen and Foyer - Compressed Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirting
- Master Bedroom and Bedrooms - Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles with similar skirting
- Master Bath and Bath - Homogeneous Tiles and/or Ceramic Tiles
- Dual Key (Studio) - Compressed Marble tiles and/or Homogeneous tiles and/or Ceramic tiles and/or Timber parquet and/or Timber Strip Flooring with similar skirting
- Balcony, PES and Store - Homogeneous Tiles and/or Ceramic Tiles
- Staircase - Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles to tread only
- Roof Terrace - Homogeneous Tiles and/or Ceramic Tiles
- A/C Ledge - Cement and Sand Screed finish

Floor (Common Area)

- 1st Storey Lift Lobby - Granite tiles and/or Homogeneous tiles and /or Ceramic tiles

- Typical Lift Lobbies - Homogeneous tiles and/or Ceramic tiles
- Staircases - Cement and sand screed with nosing tiles
- Storey Shelter - Cement and sand screed
- Pavilion/SunDeck/ Children Playground/ Garden Alcoves/ BBQ Area/ Pool Decking - Pebble Wash and/or Timber Deck and/or Granite and/or Homogeneous tiles and/or Ceramic Tiles

- Swimming Pool / Children Pool - Mosaic tiles and/or homogeneous tiles and/or ceramic tiles
- Walkway / Pavement - Granite Tile and/or Pebble wash and/or Homogeneous tiles and/or Cement Screed
- Gymnasium - Homogeneous tiles and/or Ceramic tiles and/or Vinyl tiles
- Driveway and Car park - Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles

7. WINDOWS

uPVC and/or Powder coated aluminum framed with approximate 6mm thick tinted/ clear/ frosted glass to be provided to Living/Dining, Master Bedroom, Bedrooms, Dual Key (Studio), Master Bath, Baths, Kitchen And Balcony
Note : All windows are either side-hung, top-hung, sliding, fixed, louvered or any combination of the mentioned)

8. DOORS

- a. Main Entrance - Approved Fire-rated timber door
- b. Master Bedroom/ Bedrooms - Timber decorative door
- c. Dual Key (Studio) - Timber decorative door
- d. Master Bath/Baths/ Bath (Studio) - Timber decorative door/PVC and/or aluminium bi-fold door
- e. Storey Shelter - PSB approved blast door
- f. Balcony/ Roof Terrace - uPVC and/or Powder coated aluminum framed doors with tinted glass
- g. Ironmongery - Quality locksets and hinges

9. RAILINGS

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

10. SANITARY WARES AND FITTINGS

- a. Master Bathroom - 1 shower screen with mixer and hand shower
 - 1 wash basin and mixer tap
 - 1 pedestal water closet
 - 1 mirror
 - 1 paper holder
- b. Baths and Bath (Dual Key - Studio unit) - 1 shower cubicle complete with shower mixer and hand shower
 - 1 wash basin and mixer tap
 - 1 pedestal water closet
 - 1 mirror
 - 1 paper holder

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

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical schedule

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard SS.555.2010

13. PAINTING

- a. External Walls - Spray textured coating and/or emulsion paint
- b. Internal Walls - Selected water based emulsion paint

14. WATERPROOFING

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

15. DRIVEWAY & CARPARK

- a. Driveway - Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles (where applicable)
- b. Basement Carpark - 48 nos. of car parking lots and 1 no. Handicap parking lot

16. RECREATIONAL FACILITIES

- a. Swimming Pool
- b. Children Pool
- c. Spa Pool
- d. Sun Deck
- e. Entertainment Pavilion with BBQ Area
- f. Children Playground
- g. Garden Alcoves
- h. Gymnasium

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
 - i) For units Type A1(G), A1, A1-1, A1a(G), A1a, A1a-1, A2(G), B1(G), B1, B1a(G), B1a, B2(G), B2, B2-1, B2a, B2a-1, C1(G), C1, C1-1, C1a(G), C1a, C1a-1, PH1, PH1a, PH2, PH2a, PH3 and PH3a.
 - ii) For units Type C2-DK, Type C2(G)-DK, Type C2-1DK, Type C3-DK, Type C3(G)-DK, Type C3-1DK, Type PH4-DK and Type PH4a-DK (2 Bedrooms unit only)
 Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl with tap, electric cooker hob, cooker hood and free standing fridge
 - iii) For Units at Type C2-DK, Type C2(G)-DK, Type C2-1DK, Type C3-DK, Type C3(G)-DK, Type C3-1DK, Type PH4-DK and Type PH4a-DK (Studio unit only)
 Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl with tap, electric cooker hob, cooker hood, free standing fridge and free standing washer/dryer.
- b. Wardrobes - Built-in and/or pole system wardrobes to bedrooms and Bedroom (Dual Key –Studio unit) only
- c. Air-conditioning - Wall mounted multi-split air-conditioning system to all Living/Dining area, Master Bedroom and Bedrooms
- d. Air-conditioning (Dual Key Studio) - Wall mounted multi-split air-conditioning system to Bedroom Only
- e. Intercom System - Audio intercom to all apartment units
- f. Auto Gate System - Sliding gate and/or swing gate for vehicular access with wireless remote controller
- g. Card Access Control - For pedestrian access to basement lift lobby, stairs, side gates and Gym
- h. Electric Water Heater - Hot water supply to all bathrooms only
- i. Fencing - BRC fence and/or mild steel hollow section and/or brick boundary wall for perimeter fencing
- j. Lifts - 1 no of passenger lift for each block

SPECIFICATIONS

Notes

A Marble/Compressed Marble/Granite

Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/granite as well as non-conformity 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 joints. Subject to clause 14.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

B Timber strips/parquet

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 17.

C Air-conditioning system

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

D Television and/or Internet Access

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

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

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

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

Layout/Location of kitchen cabinets, wardrobes, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G Warranties

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

H False Ceiling

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

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 and clause 17.

J Mechanical Ventilation System

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

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

K Wall

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

ELECTRICAL SCHEDULE

BLOCK 28

TYPE/HOUSE NO.	A1a (G)	A1a	A1a-1	A2 (G)	B1a (G)	B1a	B2a	B2a-1	C1 (G)	C1	C1-1	C1a (G)	C1a	C1a-1	PH1	PH1a	PH2	PH3
LIGHTING POINT	5	5	5	5	6	6	6	6	7	7	7	7	7	7	9	9	9	9
13A SWITCH SOCKET OUTLET	10	10	10	10	12	12	12	12	12	12	12	12	12	12	14	14	14	14
TELEPHONE POINT	2	2	2	2	3	3	3	3	4	4	4	4	4	4	4	4	4	4
TV POINT	2	2	2	2	3	3	3	3	4	4	4	4	4	4	4	4	4	4
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKED HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ISOLATOR FOR AIR-CONDITIONING	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2

BLOCK 30

TYPE/HOUSE NO.	A1 (G)	A1	A1-1	B1 (G)	B1	B2 (G)	B2	B2-1	C2(G) (DK)	C2 (DK)	C2-1 (DK)	C3(G) (DK)	C3 (DK)	C3-1 (DK)	PH2a	PH3a	PH4 (DK)	PH4a (DK)
LIGHTING POINT	5	5	5	6	6	6	6	6	9	9	9	9	9	9	9	9	10	10
13A SWITCH SOCKET OUTLET	10	10	10	12	12	12	12	12	14	14	14	14	14	14	14	14	16	16
TELEPHONE POINT	2	2	2	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4
TV POINT	2	2	2	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2
COOKER HOOD POINT	1	1	1	1	1	1	1	1	2	2	2	2	2	2	1	1	2	2
COOKED HOB POINT	1	1	1	1	1	1	1	1	2	2	2	2	2	2	1	1	2	2
ISOLATOR FOR AIR-CONDITIONING	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Name of Project

THE BENTLY RESIDENCES@KOVAN

Address of Project

No. 28 KOVAN ROAD SINGAPORE 544694 & 30 KOVAN ROAD, SINGAPORE 548086

Developer's License No

C0995

Tenure of Land

Estate in Fee Simple (FREEHOLD)

Legal Description

MK 22 Lot 3544N

Building Plan Approval Nos

A1694-00231-2012 BP01 dated 26 April 2013
A1694-00231-2012 BP02 dated 5 August 2013

Expected Date of TOP No later than

31 December 2018

Expected Date of Legal Completion no later than

31 December 2021

Developer



GOODLAND GLOBAL PTE LTD

(Wholly-owned by Goodland Group Limited)

Prestigious projects by:



Shoreline Residences I



Shoreline Residences II



Suites@Topaz



Ponggol 17th Ave



Jalan Senang



The Aristo@Amber



The Silver Spur



Le Royce@Leith Park



Sembawang Road



Jalan Bumbong



Vetro



Royce Residences



Pennefather Road



Poh Huat Road



Poh Huat Road



Jalan Tanjong

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