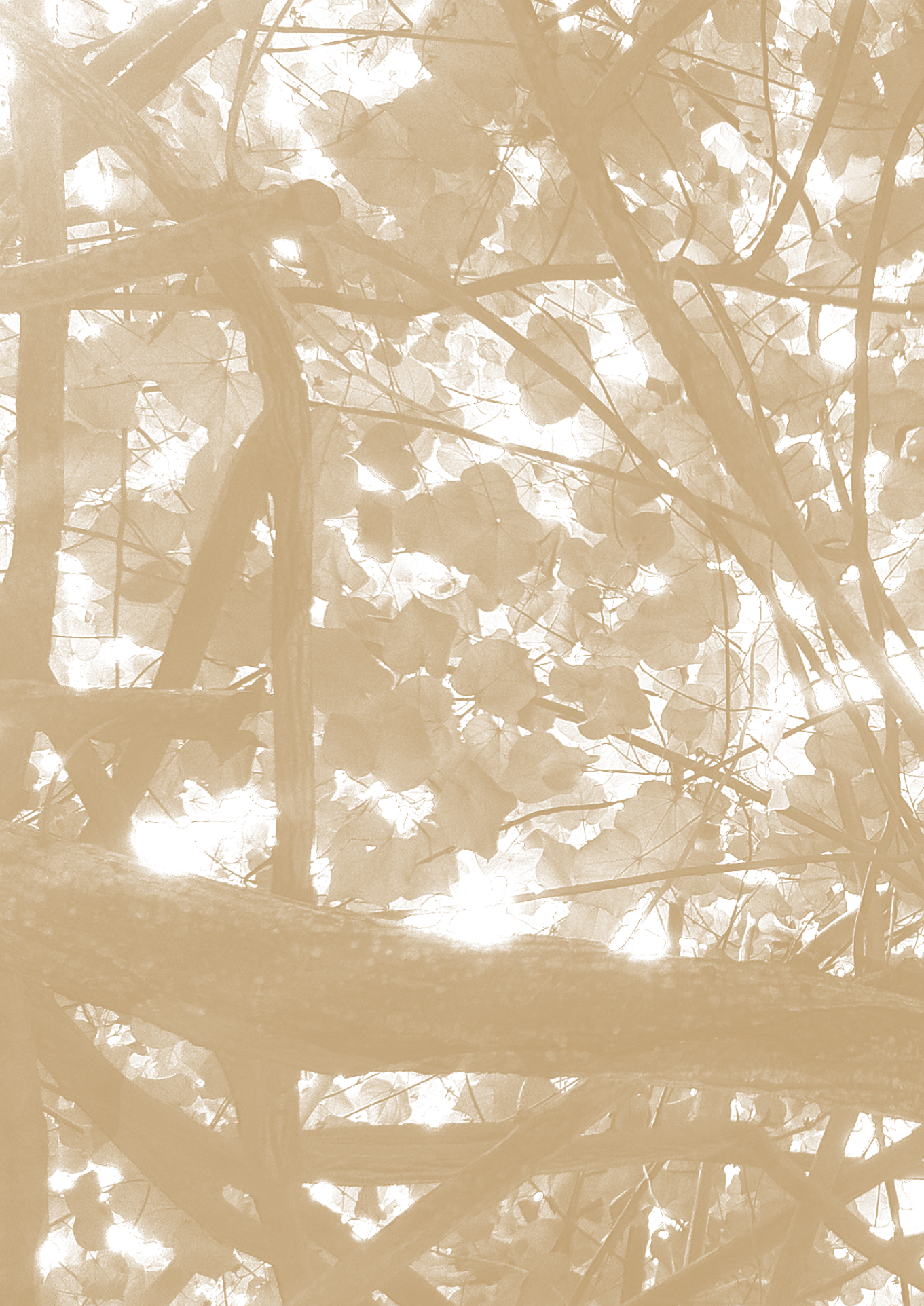


The
Lush







The Lush is a self-contained
microcosm — its living spaces
are centred on the essence of
good living.









Your Universe.

Taking the lessons learnt from nature, *The Lush* brings together a union of elements into a *beautiful harmony* and *order*. Slow down and enter into a different pace of life, as you step into your personal universe of intimacy and luxury.

Spoil yourself with a home that has all the verdant charm of a cloistered sanctuary, with all the convenience of a central location. In your secluded retreat away from the hustle and noise of the outside, you can hide away from the rest of the world.



Koon Seng Road

Teng Tong Road

Duku Road

Lorong Stangee

Chapel Close

Tembeling Road

Ezerit Road

Pulasan Road

Lorong Stangee

Cheow Road

The Lush is nestled within a
neighbourhood that is a harmonious
marriage of old world culture and
contemporary lifestyle.

Duku Rd

A black and white photograph of a street sign for 'Duku Rd'. The sign is dark with white lettering and is mounted on a utility pole. The background shows a building with a tiled roof and some foliage.





Move to the rhythm of your own drum;
take a step back to savour the simple pleasures of life.



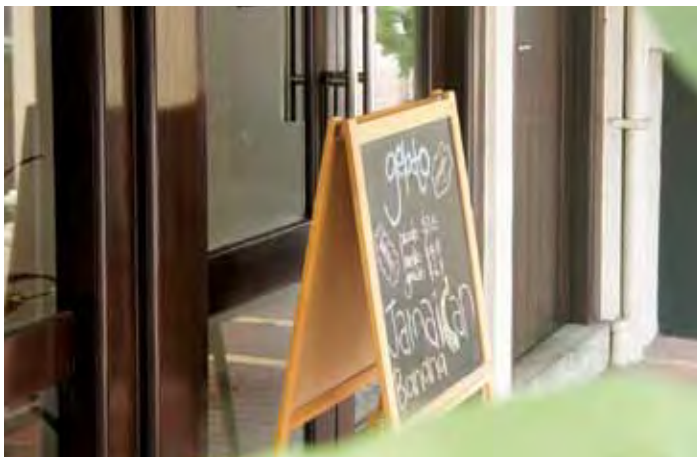
Calm and quiet beginnings greet your mornings
as you revel in your haven slowly getting ready to take on the challenges of daily living.

To the corner, a little
French bakery that crafts
the *perfect* croissants and
baguettes.



The neighbourhood is a bustling haven of unpretentious yet stylish establishments.

Another hundred meters, just beyond the sumptuous fries that go with everything, gelato will be sweet relief to the summer's heat.









The streets are abuzz
when the sun goes down
with people from all walks of life
sharing drinks, food
and friendships.



458

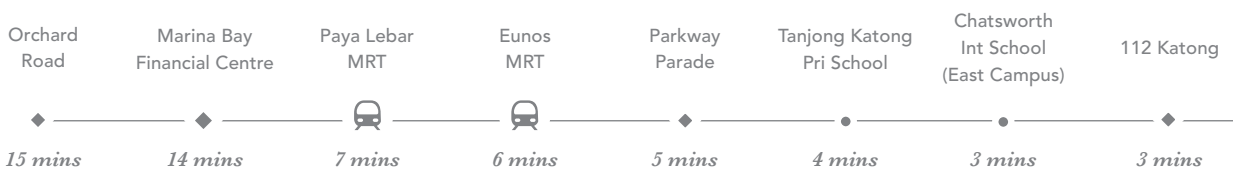
EXIT

Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price Everything with Price





The Lush is in *close proximity* to top primary schools and amenities, such as 112 Katong, Parkway Parade, East Coast Park. With the convenient accessibility to bus stops, Eunos and Kembangan MRT stations and the Paya Lebar interchange station, as well as the ECP / PIE / KPE so close by, getting around to Singapore's top attractions and Central Business District has never been easier.





All *driving times* indicated below are approximates.
Driving times may vary due to construction projects,
traffic, weather or other events.

The
Lush

Haig Girls'
School

1 min

East Coast
Park

3 mins

Tao Nan
School

5 mins

Kembangan
MRT



5 mins

Victoria
Junior College

5 mins

CHIJ (Katong)
Primary School

6 mins





Peaceful, quiet and luxurious.

From the *calm and verdant surrounds* of The Lush, enter into your own personal oasis of peace and calm, away from the worries of every day life. Breathe a sigh of relief as you wake in *peaceful surrounds*, enjoy a leisurely morning coffee, and relax with some well-deserved quiet time in the calm and cool surrounds of your private sanctuary.

WELCOME HOME.



IMPRESSION ONLY





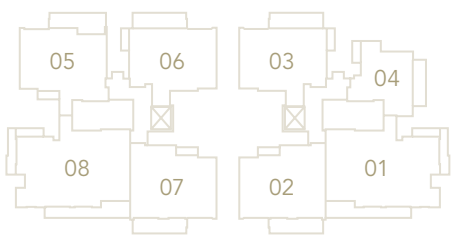
- | | | | |
|---|------------------|----|-------------------------|
| 1 | Main Entrance | 8 | Outdoor Pavilion |
| 2 | Drop-off Lobby | 9 | Gymnasium & Aqua Gym |
| 3 | Side Entrance | 10 | Bio Pond |
| 4 | Courtyard | 11 | Playground |
| 5 | Lap Pool | 12 | Private Enclosed Spaces |
| 6 | Spa Pool | 13 | Pool Deck |
| 7 | Continental Deck | | |



DUKU ROAD

BLOCK 32A

BLOCK 32





A canopy of trees, water features and timber decks create a calm and inviting ambience as you return home.



Here in the courtyard, be surrounded by The Lush's signature verdant foliage, you will feel like you are in a cool, natural oasis, far away from the madding crowd.



Kick back, relax and enjoy a hearty chat in the secluded comfort of the courtyard, replete with as your kids play in the mini-water jet area.



Encased in a glass room is the gym, which overlooks the calming scenery of the pool area. To maximise the outdoor space, the pool has a specially fitted Aquagym equipment—a rare feature which allows versatility in your workout.

The stylish yet functional
infinity pool is the centre of The Lush's
communal areas.



IMPRESSION ONLY

Submerged deck chairs mean that you can lie in the sun while being cooled by the water. *Perfect* for a lazy afternoon chilling out by the pool.



Rather than a standard function room,
The Lush's stylish *Outdoor Pavilion*
is a well-designed spot for meeting
neighbours or entertaining friends.



IMPRESSION ONLY



The Outdoor Pavilion also features full kitchen facilities including De Dietrich appliances—perfect for entertaining to impress.

Host a *truly memorable* event
by impressing your guests
with cuisine served by award-
winning chefs.



To help you be the best host possible, The Lush can offer exclusive access to some of the best chefs in town, who will come to the Outdoor Pavilion to cater for your party.

Savour delights from modern Australian restaurant, *Graze*, *Kha*'s authentic Thai cuisine, *Wild Rocket*'s Mod-Sin creations and *Relish* gourmet burgers.

Impress guests with cuisine served by award-winning chefs. Executive Chef Chris Donnellan, previously at the helm of the fabulous *Gingerboy* restaurant in Melbourne, now leads *Graze* and *Kha* with passion and talent. Local culinary star Willin Low of *Wild Rocket* and *Relish* is often celebrated for his innovative takes on fresh, modern flavours. With everything from fine dining to refined burgers set against a peaceful, tropical backdrop, The Lush will be like your own, private restaurant.









The result is a lavish living
environment created for ultimate
privacy and enjoyment.





IMPRESSION ONLY

Neutral, natural tones
make for a *calm space*
to relax. Bring the
natural world inside to
your private space.





IMPRESSION ONLY



IMPRESSION ONLY

The Master Bedroom—warm, inviting and spacious—is your *inner sanctum* to revel in luxury and contentment. The Master Bathroom completes the experience with the finest fittings, marble wall tiles and flooring.

It is the *little details*
that are vital.
Little things makes
big things happen.



IMPRESSION ONLY

All the best fittings will ensure a luxury lifestyle.

The gourmet kitchen features De Dietrich appliances while the bathrooms have been specially kitted out with Patricia Urquiola's Hansgrohe *Axor Urquiola* range.



Enjoy *stunning views* all around as you relax in your jacuzzi in choice penthouse units.



IMPRESSION ONLY



Unit Distribution

32 DUKU ROAD

LEVEL	UNIT			
	01	02	03	04
5	4 BR TYPE E (P)	3 BR TYPE C (P)	3 BR TYPE B (P)	1 BR TYPE A
4	3 BR TYPE E	2 BR TYPE C	2 BR TYPE B	1 BR TYPE A
3	3 BR TYPE E	2 BR TYPE C	2 BR TYPE B	1 BR TYPE A
2	3 BR TYPE E	2 BR TYPE C	2 BR TYPE B	1 BR TYPE A
1	3 BR TYPE E (G)			
B	CARPARK			

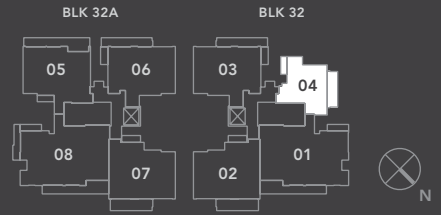
32A DUKU ROAD

LEVEL	UNIT			
	05	06	07	08
5	3 BR TYPE D (P)	3 BR TYPE B (L)	3 BR TYPE C (P)	4 BR TYPE F (P)
4	2 BR TYPE D	2 BR TYPE B	2 BR TYPE C	3 BR TYPE F
3	2 BR TYPE D	2 BR TYPE B	2 BR TYPE C	3 BR TYPE F
2	2 BR TYPE D	2 BR TYPE B	2 BR TYPE B	3 BR TYPE F
1	2 BR TYPE D (G)	2 BR TYPE B (G)	2 BR TYPE C (G)	3 BR TYPE F (G)
B	CARPARK			

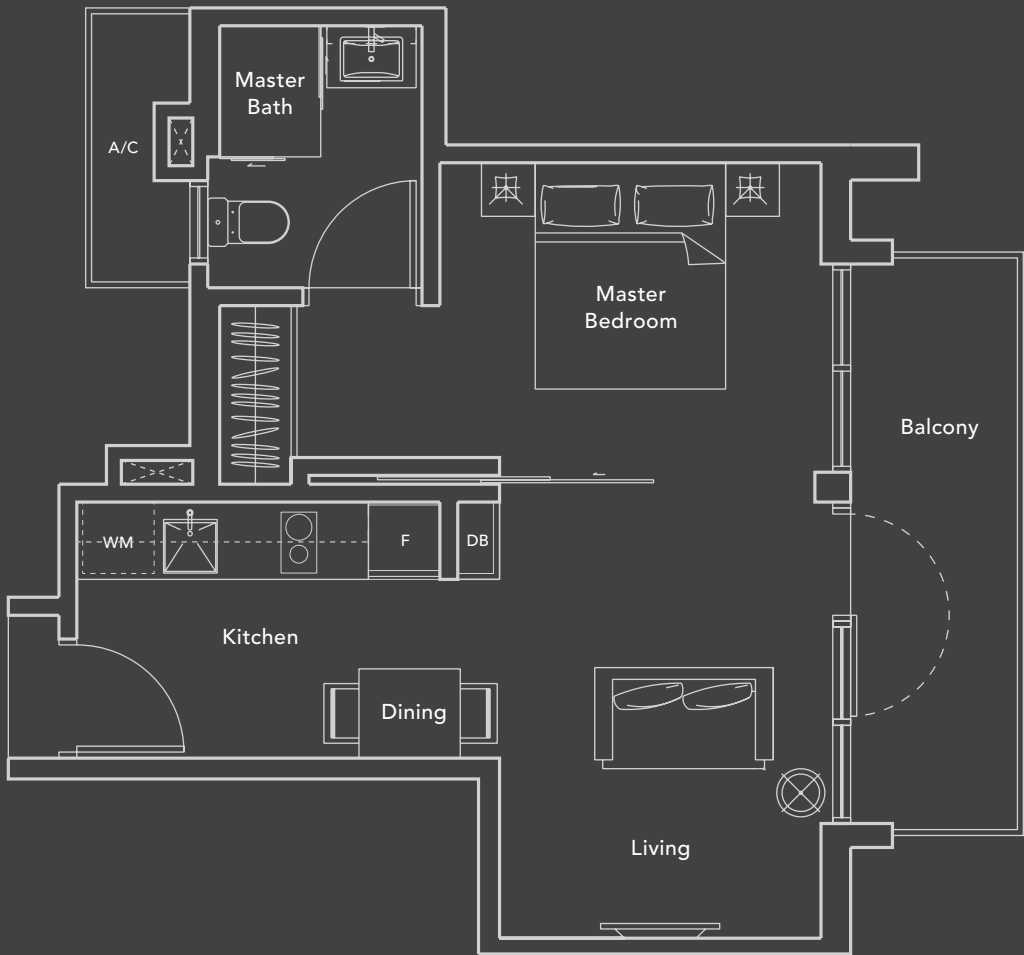
1 Bedroom Type A

Unit #02-04, #03-04, #04-04, #05-04

517 sqft / 48 sqm (Inclusive of AC Ledge and Balcony)



32/A Duku Road

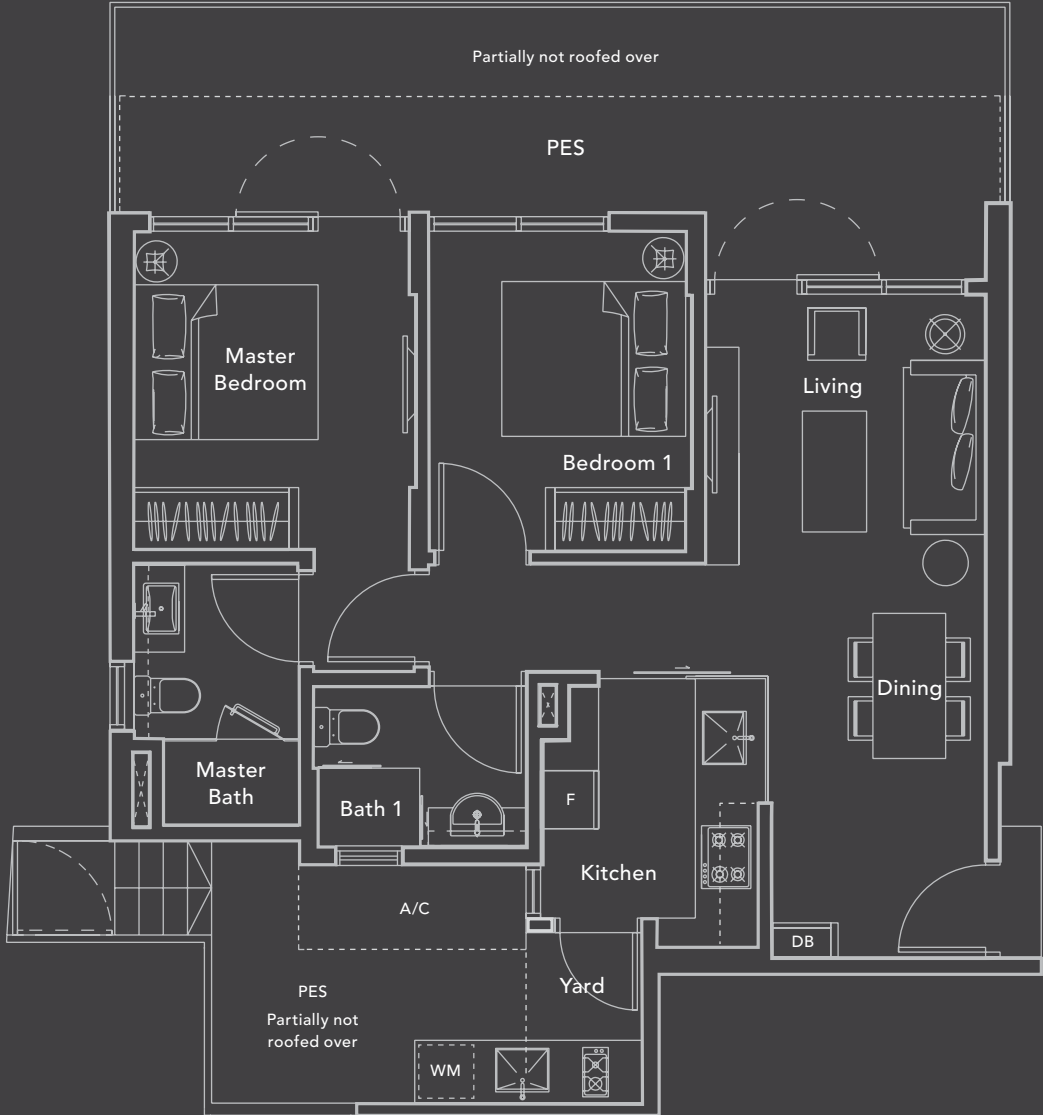
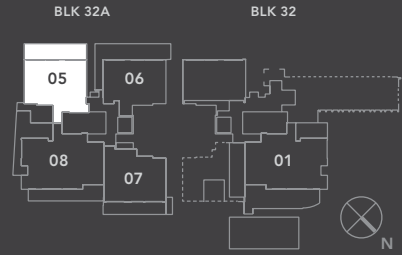


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2 Bedroom Type D (G)

Unit #01-05

1066 sqft / 99 sqm (Inclusive of AC Ledge and PES)



Floor Plans

The Lush

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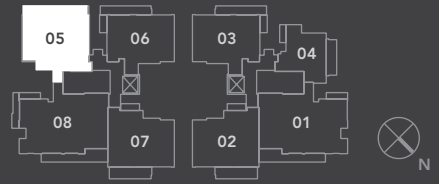
2 Bedroom Type D

Unit #02-05, #03-05, #04-05

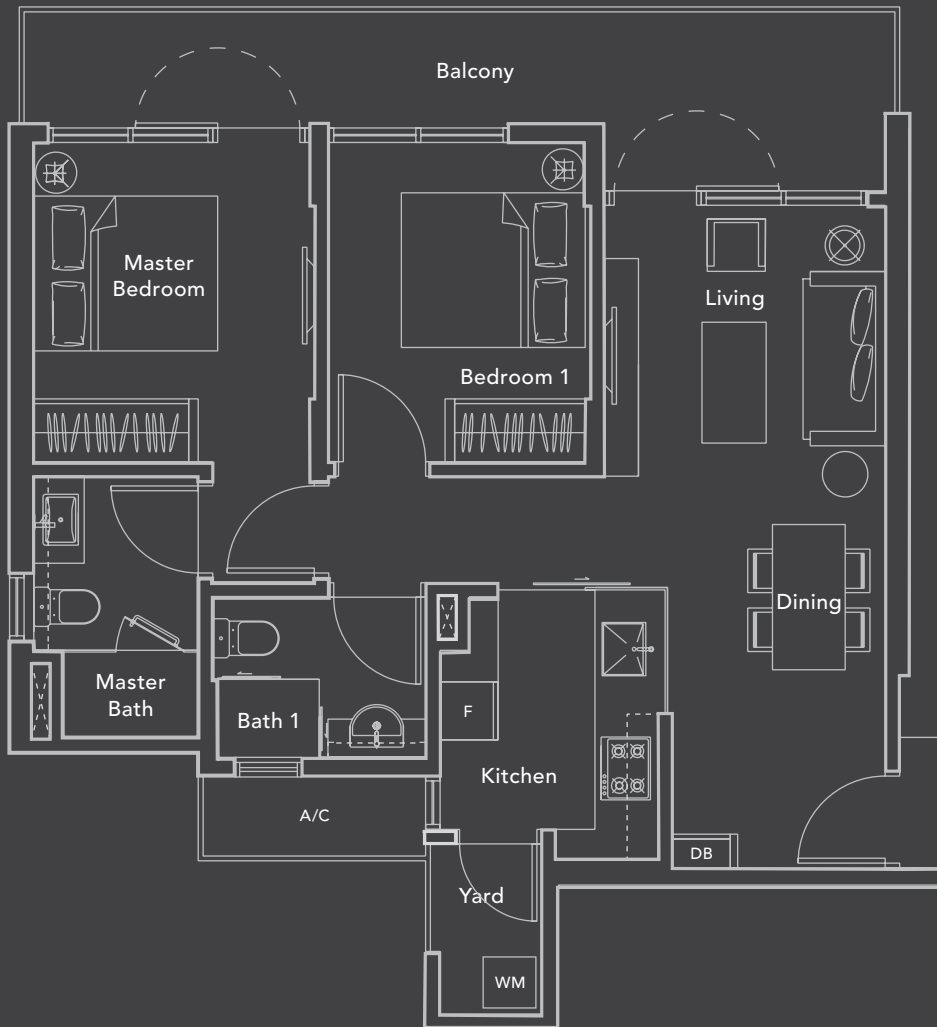
872 sqft / 81 sqm (Inclusive of AC Ledge and Balcony)

BLK 32A

BLK 32



32/A Duku Road



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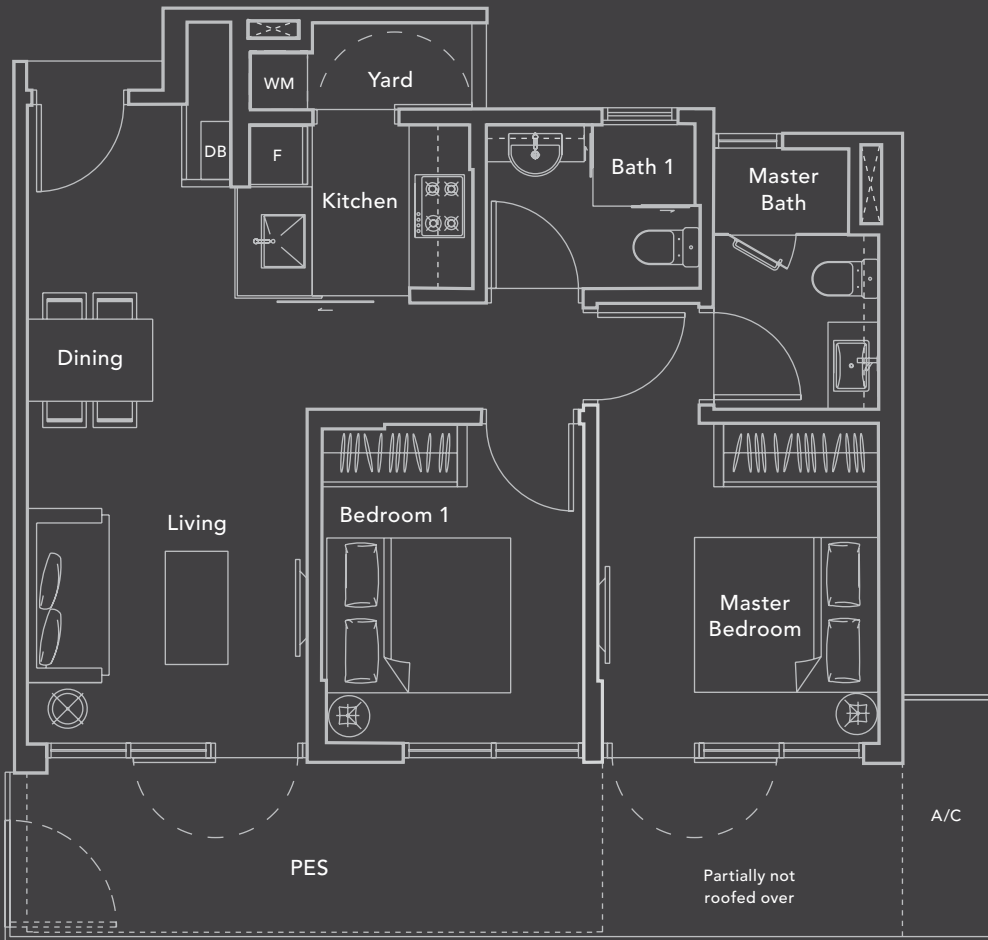
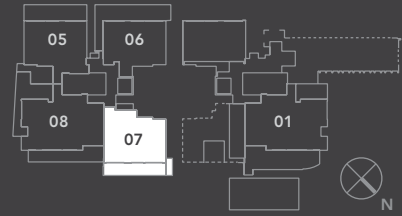
2 Bedroom Type C (G)

Unit #01-07

883 sqft / 82 sqm (Inclusive of AC Ledge and PES)

BLK 32A

BLK 32



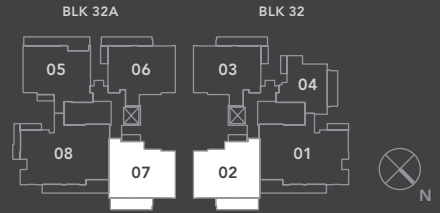
Floor Plans

The Lush

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2 Bedroom Type C

Unit #02-02, #03-02, #04-02, #02-07, #03-07, #04-07
818 sqft / 76 sqm (Inclusive of AC Ledge and Balcony)



32/A Duku Road



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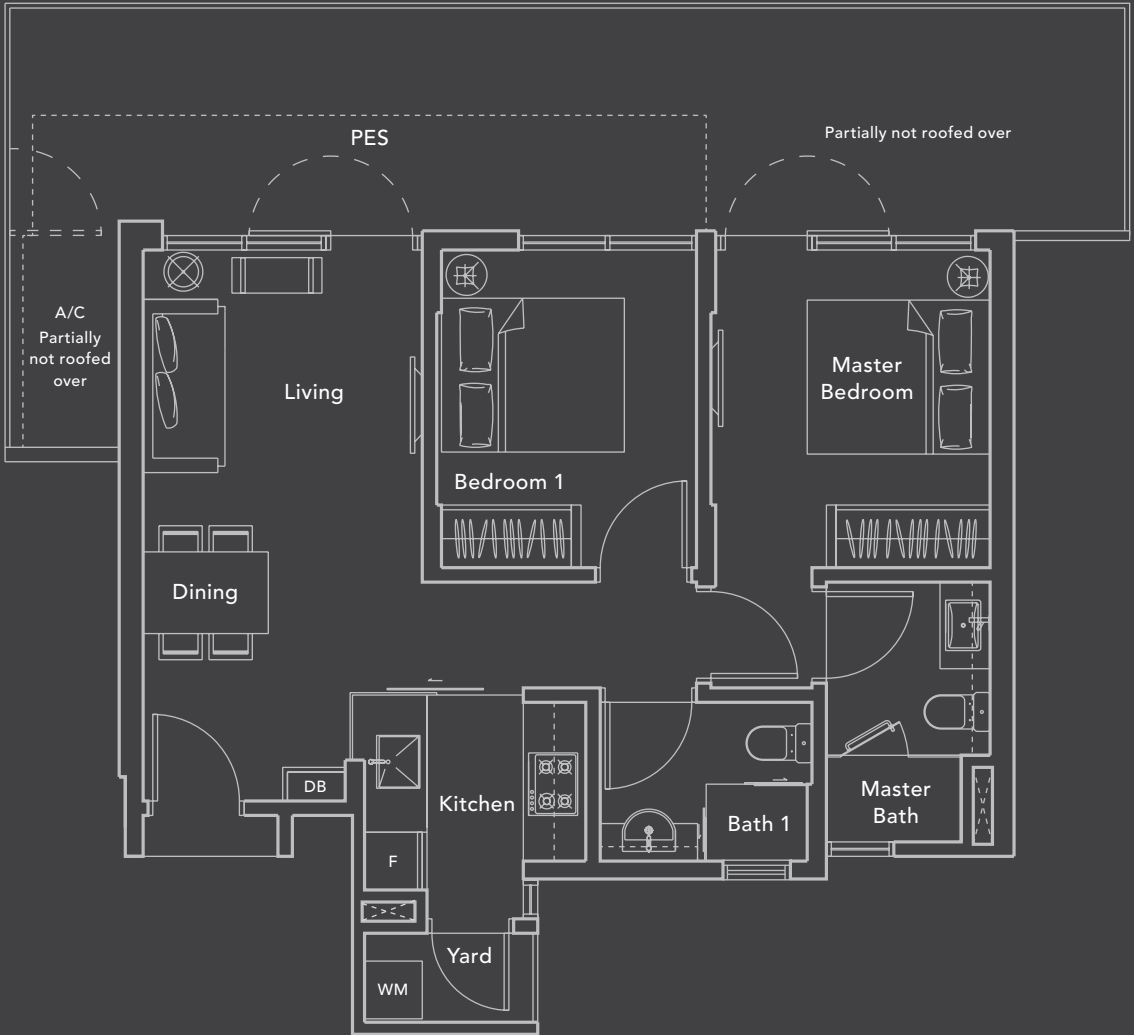
2 Bedroom Type B (G)

Unit #01-06

990 sqft / 92 sqm (Inclusive of AC Ledge and PES)

BLK 32A

BLK 32



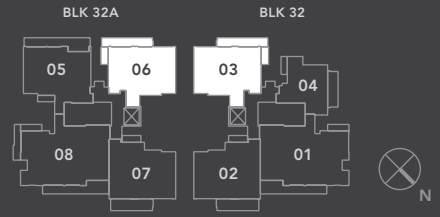
Floor Plans

The Lush

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2 Bedroom Type B

Unit #02-03, #03-03, #04-03, #02-06, #03-06, #04-06
775 sqft / 72 sqm (Inclusive of AC Ledge and Balcony)



32/A Duku Road

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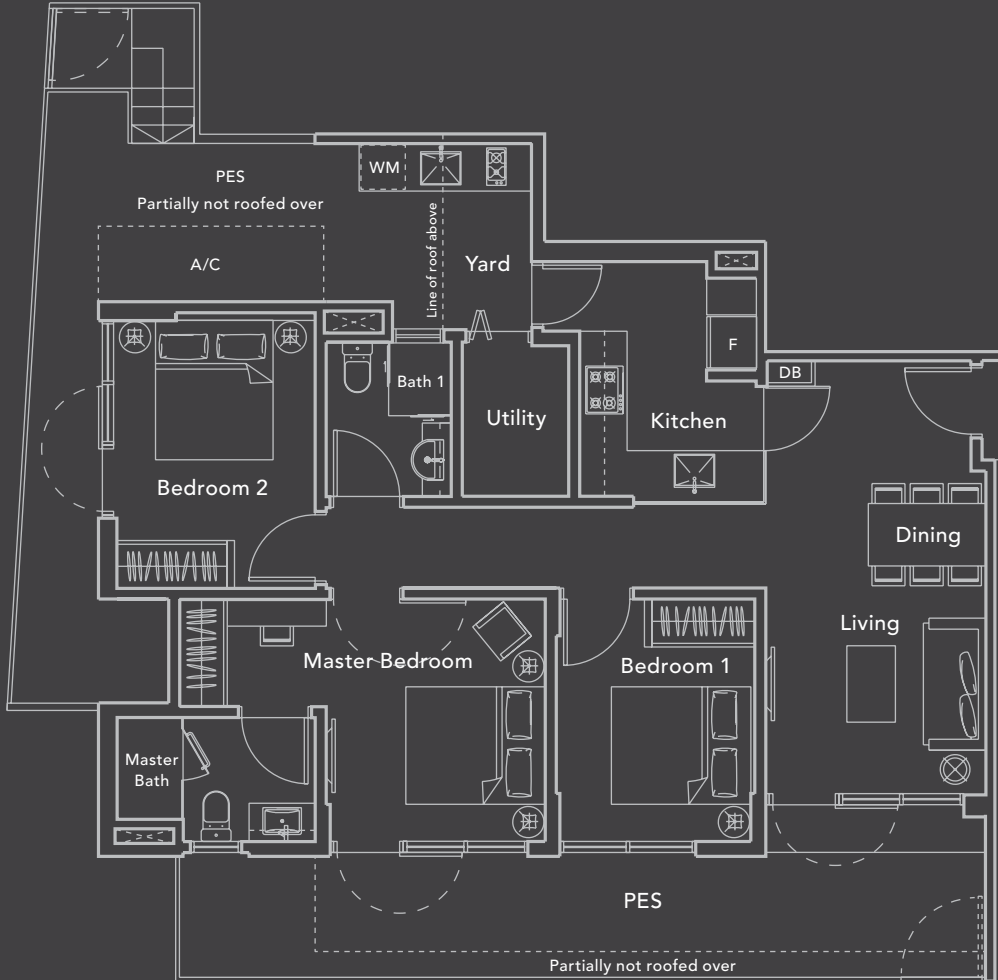
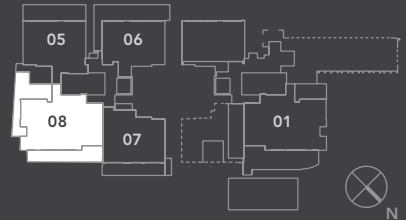
3 Bedroom (+ Utility) Type F (G)

Unit #01-08

1,453 sqft / 135 sqm (Inclusive of AC Ledge and PES)

BLK 32A

BLK 32



Floor Plans

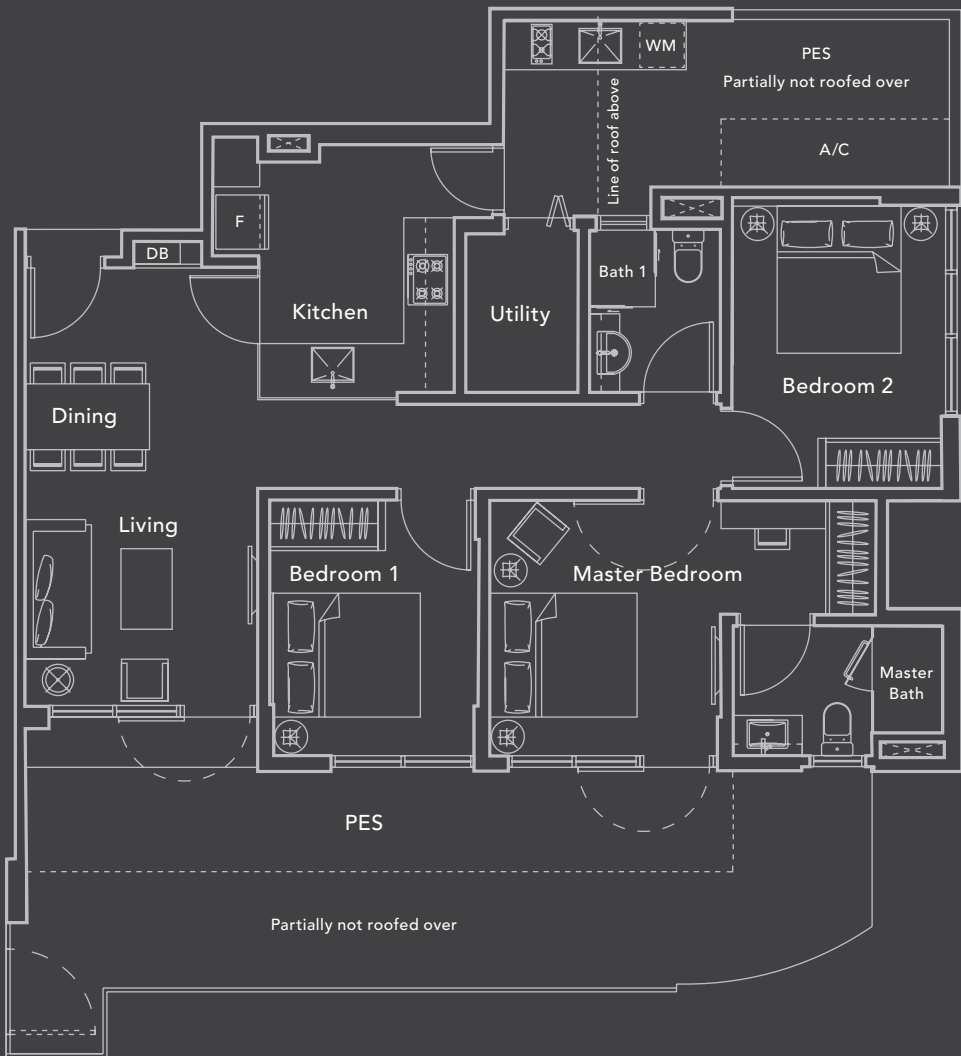
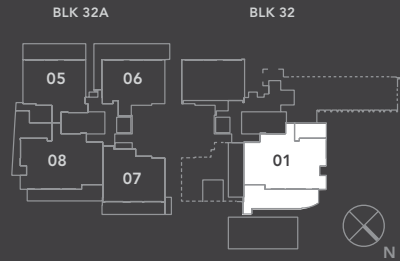
The Lush

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3 Bedroom (+ Utility) Type E (G)

Unit #01-01

1,453 sqft / 135 sqm (Inclusive of AC Ledge and PES)



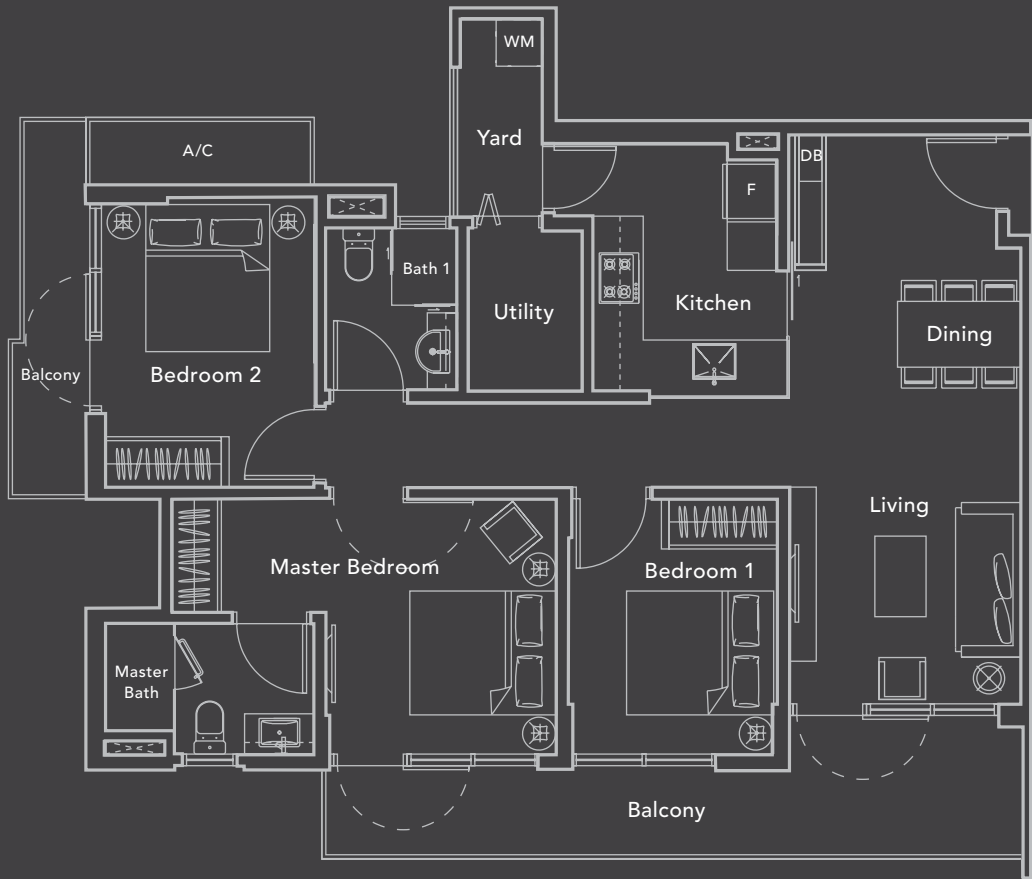
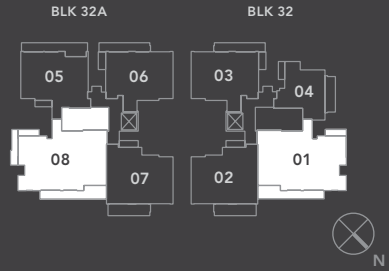
32/A Duku Road

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3 Bedroom (+ Utility) Type E & F

Type E Unit #02-01, #03-01, #04-01
 1,173 sqft / 109 sqm (Inclusive of AC Ledge and Balcony)
 * Without Balcony in Bedroom 2

Type F Unit #02-08, #03-08, #04-08
 1,227 sqft / 114 sqm (Inclusive of AC Ledge and Balcony)



Floor Plans

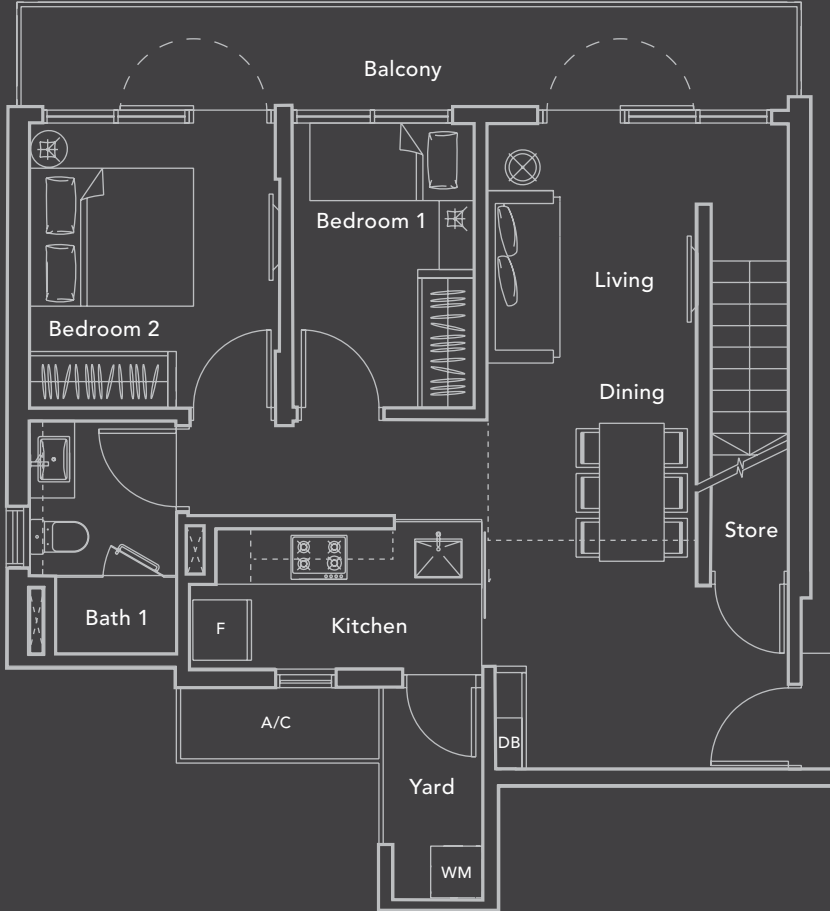
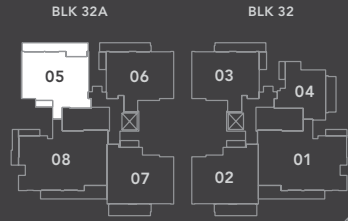
The Lush

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3 Bedroom Type D (P)

Unit #05-05

1,572 sqft / 146 sqm (Inclusive of AC Ledge, Balcony, Roof Terrace and 15 sqm of void area)



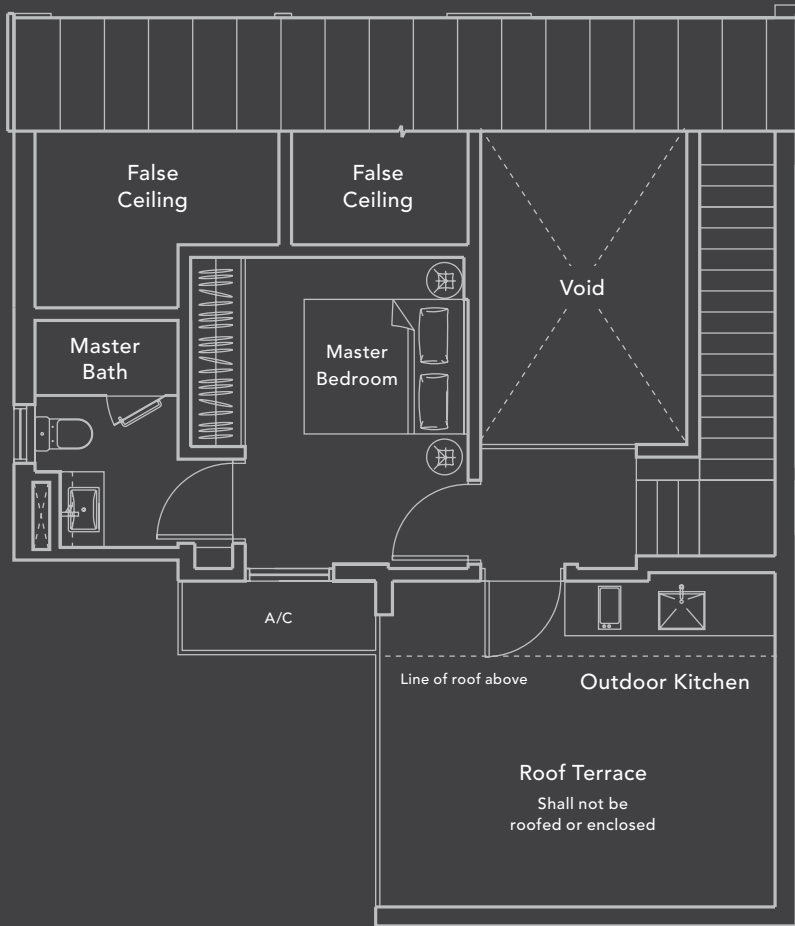
Floor Plans

The Lush

Lower Storey

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32/A Duku Road



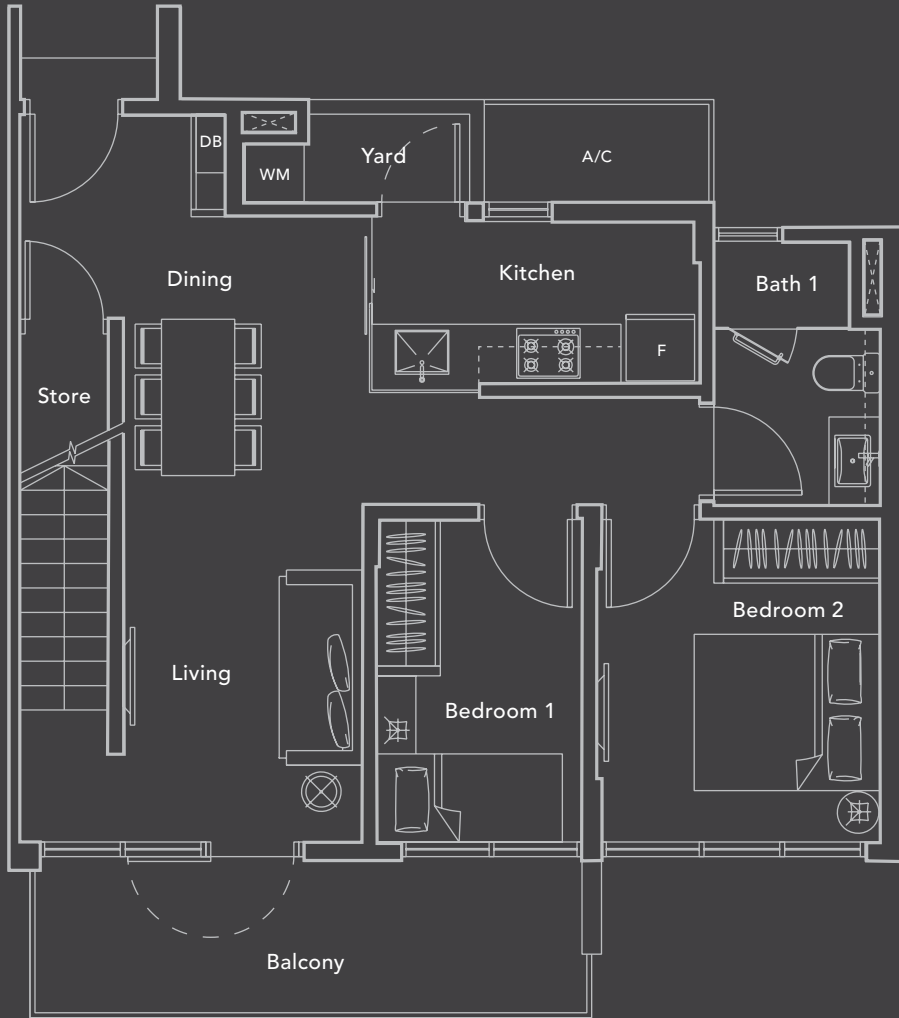
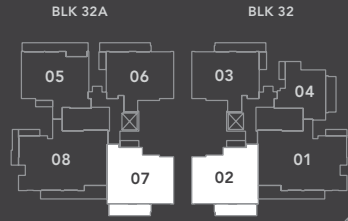
Upper Storey

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

3 Bedroom Type C (P)

Unit #05-02, #05-07

1,475 sqft / 137 sqm (Inclusive of AC Ledge, Balcony, Roof Terrace and Planter)



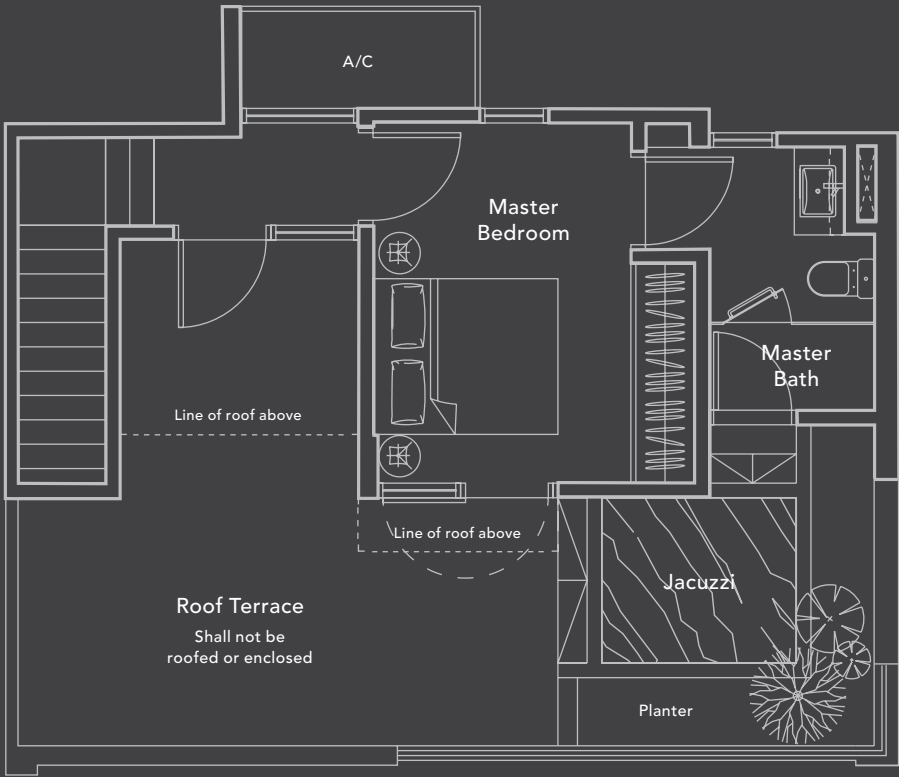
Lower Storey

Floor Plans

The Lush

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32/A Duku Road



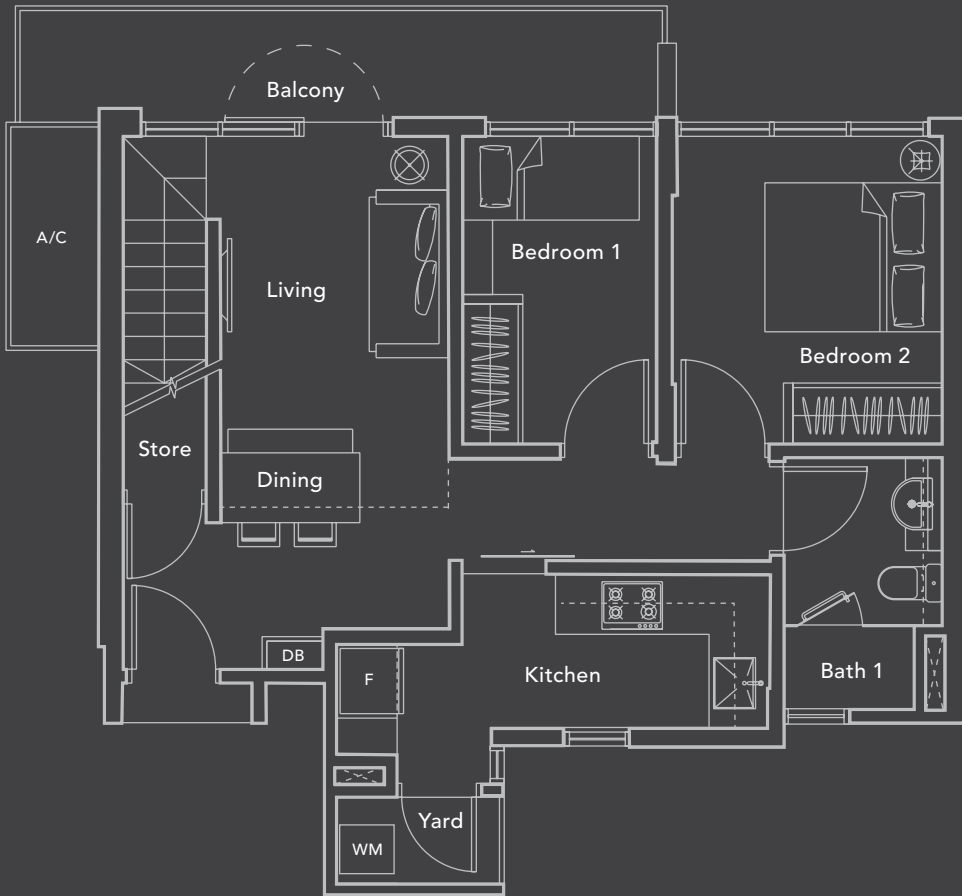
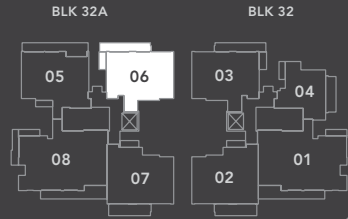
Upper Storey

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

3 Bedroom Type B (L)

Unit #05-06

1,270 sqft / 118 sqm (Inclusive of AC Ledge, Balcony and 12 sqm of void space)

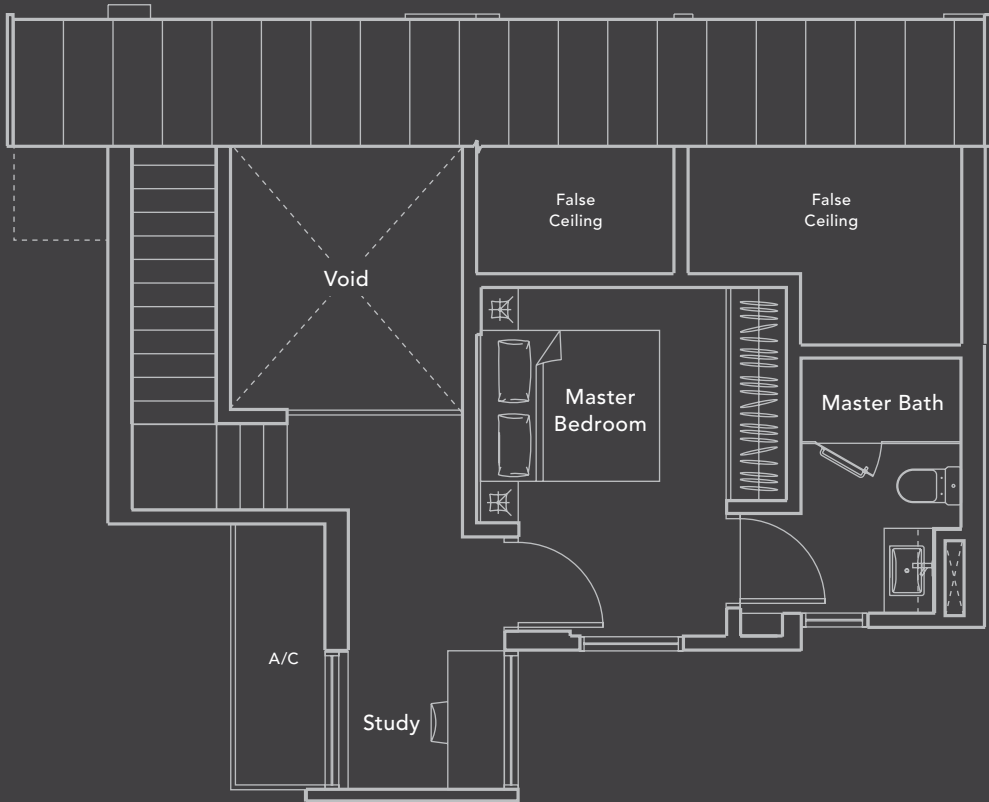


Floor Plans

The Lush

Lower Storey

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



32/A, Dukku Road

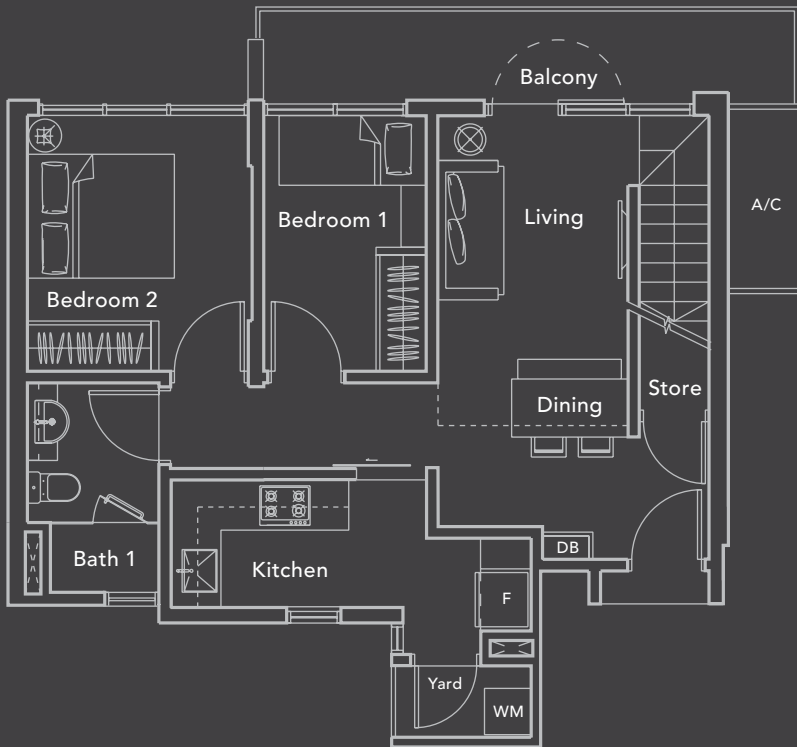
Upper Storey

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

3 Bedroom Type B (P)

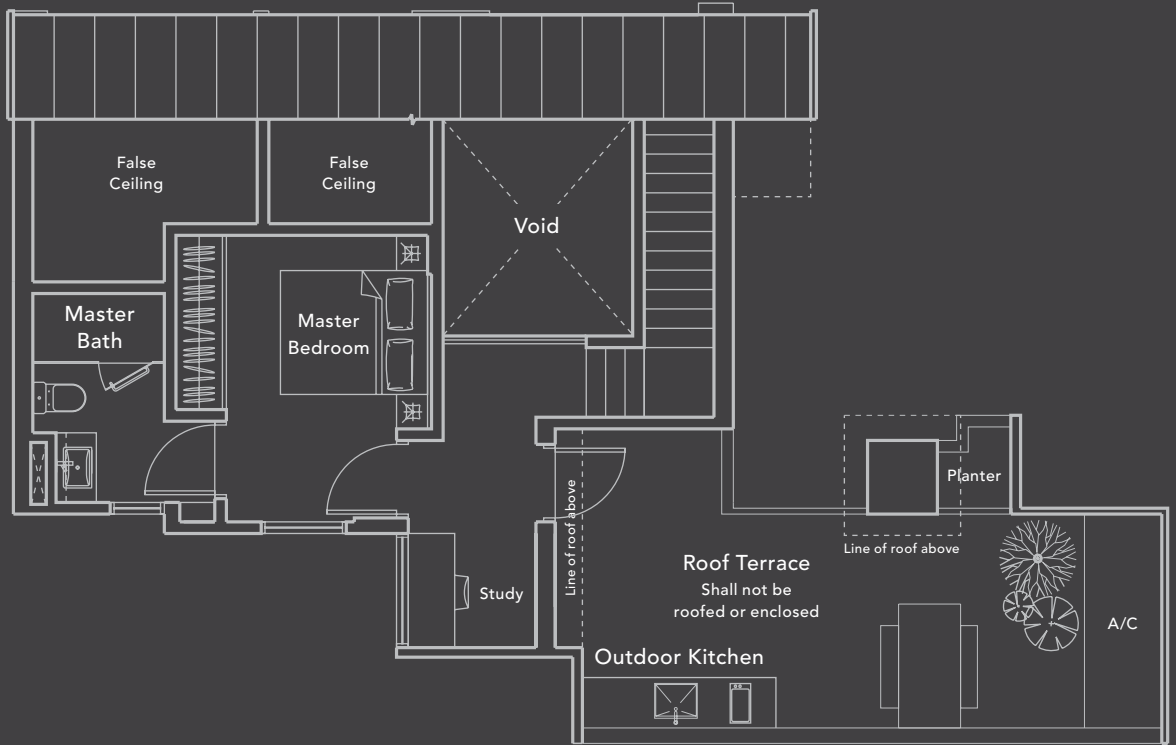
Unit #05-03

1,528 sqft / 142 sqm (Inclusive of AC Ledge, Balcony, Roof Terrace and 12 sqm of void space)



Lower Storey

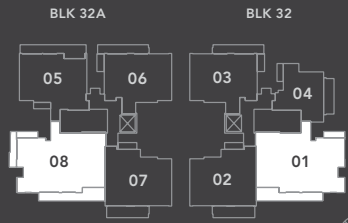
32/A Duku Road



Upper Storey

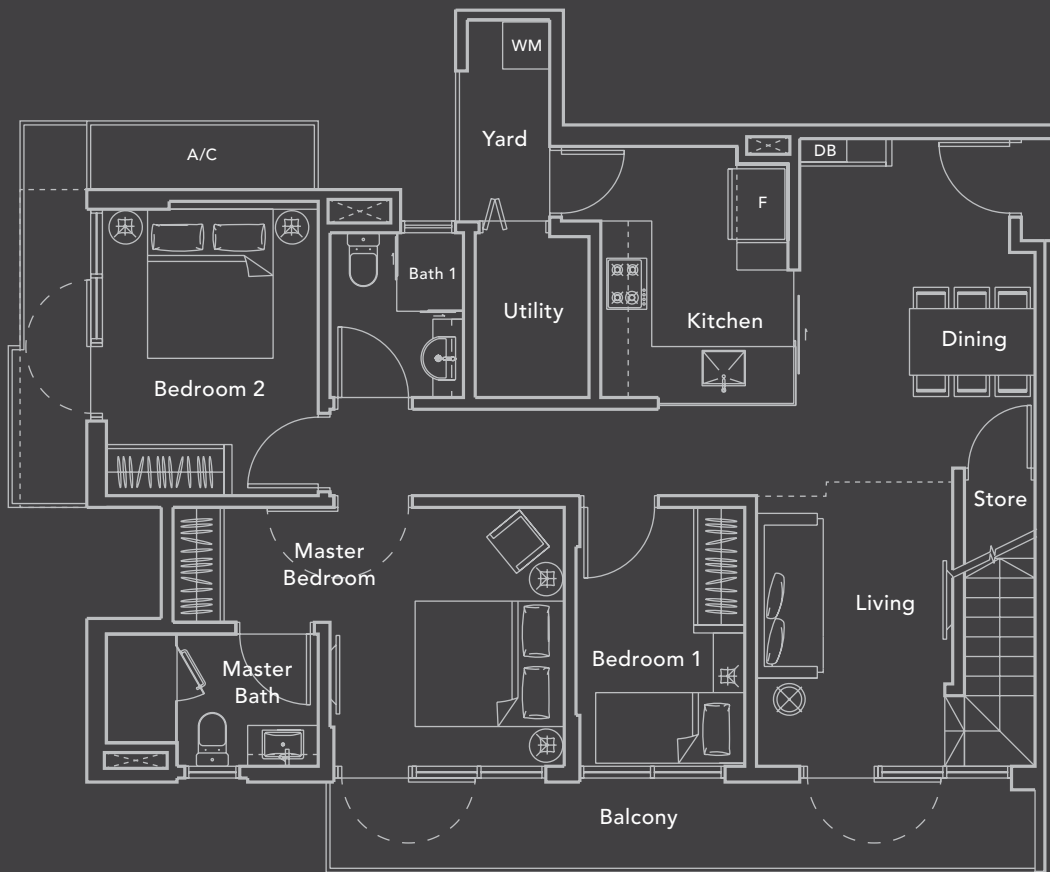
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

4 Bedroom (+ Utility) Type E (P) & F (P)



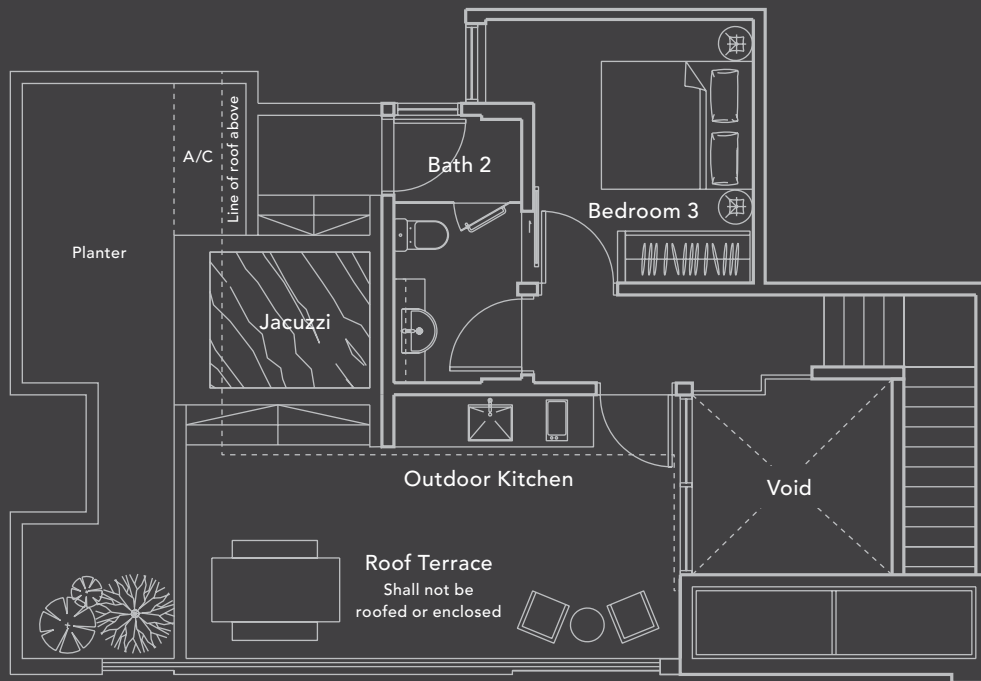
Type E Unit #05-01
 2,067 sqft / 192 sqm (Inclusive of AC Ledge, Balcony, Roof Terrace, Planter and 10sqm of void space)
 * Without Balcony in Bedroom 2

Type F Unit #05-08
 2,120 sqft / 197 sqm (Inclusive of AC Ledge, Balcony, Roof Terrace, Planter and 10sqm of void space)



Lower Storey

32/A Duku Road



Upper Storey

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

SPECIFICATIONS

1. Foundation

Reinforced concrete foundation generally and/or other approved foundation system

2. Superstructure

Reinforced concrete to Engineer's specifications

3. Walls

3.1 External wall: Reinforced concrete wall and/or masonry wall

3.2 Internal wall: Masonry and/or cast-in-situ reinforced concrete and/or lightweight concrete panels and/or dry wall partition system

4. Roof

4.1 Flat Roof: Reinforced concrete flat roof with heat insulation and waterproofing system

4.2 Pitched Roof: Metal deck roof with appropriate insulation

5. Ceiling

5.1 Apartment Unit

- (i) Living, Dining, Bedrooms, Study, Kitchen, Bathrooms, Internal Staircase, Balcony and PES: Skim coat and/or ceiling boards with paint finish

5.2 Common Areas

- (i) Lift Lobbies, Corridor, Gymnasium, Handicapped Toilets, Changing Rooms and Management Office: Skim coat and/or ceiling boards with paint finish
- (ii) Staircase, Basement Carpark and Driveway: Skim coat with paint finish

6. Finishes

6.1 Wall Finishes: For Apartment Unit

- (i) Living, Dining, Bedrooms, Study, Internal Staircase, Utility Rooms, Balcony, PES and Roof Terrace: Cement and sand plaster and/or skim coat with paint finish
- (ii) Kitchens: Tiles and/or cement and sand plaster with paint finish to exposed areas only
- (iii) Bathrooms: Agglomerated marble and/or marble and/or tiles

6.2 Wall Finishes: For Common Areas

(I) Internal

- (a) Lift Lobbies: Agglomerated marble and/or natural stone and/or tiles and/or cement and sand plaster and/or skim coat with paint finish

- (b) Gymnasium, Management Office, Corridors, Staircases and Carpark: Cement and sand plaster and/or skim coat with paint finish

- (c) Handicapped Toilet: Tiles

(II) External

- (a) All External Walls: Cement and sand plaster and/or skim coat with paint finish and/or spray textured paint

6.3 Floor Finishes: For Apartment Unit

- (i) Living and Dining: Marble with skirting
- (ii) Bedrooms: Solid timber with skirting
- (iii) Kitchen: Tiles with skirting
- (iv) Bathrooms: Marble
- (v) Balcony, PES, Yard, Utility Room and Roof Terrace: Tiles with skirting
- (vi) Jacuzzi: Tiles

6.4 Floor Finishes: For Common Areas

(I) Internal

- (a) Lift Lobbies: Agglomerated marble and/or natural stone and/or tiles
- (b) Common Corridors: Tiles and/or cement and sand screed
- (c) Staircases from Basement upwards: Cement and sand screed with nosing tiles
- (d) Gymnasium: Carpet tiles and/or vinyl flooring
- (e) Management Office, Handicapped Toilet: Tiles

(II) External

- (a) Pool Deck and Footpaths: Composite timber finish and/or tile and/or pebble wash and/or natural stone
- (b) Swimming Pool and Aqua-Gym: Mosaic Tiles
- (c) Communal Outdoor Pavilion: Composite timber finish and/or tiles and/or natural stone
- (d) Central Courtyard: Tiles and/or natural stone

7. Windows

Powder coated aluminium framed windows with glazing

8. Doors

8.1 Main Entrance: Approved fire-rated timber door

8.2 Bedrooms, Study, Bathrooms and Utility Room: Hollow core timber door

8.3 Balcony, Yard, PES and Roof Terrace: Powder coated aluminium framed glass door

9. Ironmongery

Good quality locksets and ironmongery to be provided.

10. Sanitary Fittings

10.1 Master Bath and Bathrooms:

- 1 solid surface vanity top with vanity cabinet
- 1 wash basin with basin mixer tap
- 1 mirror with cabinet
- 1 water closet
- 1 shower compartment with 1 shower mixer and hand shower set
- 1 overhead shower rose
- 1 towel rail
- 1 toilet paper holder
- 1 bib tap

10.2 Yard: 1 bib tap

10.3 PES: 1 bib tap

10.4 Roof Terrace: 1 bib tap

11. Electrical Installation

- 11.1 All units shall be cable TV ready.
- 11.2 Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
- 11.3 Electrical wiring above false ceiling shall be in exposed tray, conduits and trunking.
- 11.4 Refer to *Electrical Schedule* for details.

12. TV And Telephone / Data / Bell Point

Refer to *Electrical Schedule* for details.

13. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS555:2010

14. Painting

14.1 External Wall: External emulsion and/or weather shield paint finish and/or textured coating

14.2 Internal Wall: Emulsion paint finish

15. Waterproofing

15.1 Apartment Unit

- (i) Waterproofing to floors of bathroom, kitchen, balcony, PES and roof terrace
- (ii) Waterproofing to walls of shower cubicle up to 1800mm

15.2 Common Area

- (i) Waterproofing to RC flat roof, swimming pool, changing room and handicapped toilet

16. Driveway and Carpark

16.1 Surface Driveway: Natural stone and/or tarmac and/or epoxy coating finish to 1st storey drop off area

16.2 Basement Car Park / Driveway: Reinforced concrete slab with floor hardener and/or epoxy coating

17. Recreation Facilities

- (a) Swimming pool (Surface area approximately 100 sq m, length approximately 25 m)
- (b) Aqua-gym (Surface area 12 sq m, length approximately 4.8 m)
- (c) Spa pool
- (d) Pool deck
- (e) Communal outdoor pavilion (With BBQ and Grill facility)
- (f) Gym
- (g) Children's playground
- (h) Bio pond

18. Other Facilities

- (a) Management Office
- (b) Handicapped toilet

19. Additional Items

- (a) Kitchen Cabinets with natural stone counter top c/w stainless steel sink, gas and/or induction cooker hob and hood for all units
- (b) Fully integrated fridge for: Type 1 BR A, 2 BR B, 2 BR C, 2 BR D, 2 BR B (G), 2 BR C (G), and 2 BR D (G) only
- (c) Free standing fridge for: Type 3 BR B (L), 3 BR B (P), 3 BR C (P), 3 BR D (P), 3 BR E (G), 3 BR E, 3 BR F (G), 3 BR F, 4 BR E (P), and 4 BR F (P) only
- (d) Built-in microwave cum convection oven for all unit types
- (e) Free standing washer cum dryer for all unit types
- (f) Built-in wardrobes provided for all bedrooms
- (g) Multi split air-conditioning system to living, dining, study and all bedrooms
- (h) Hot water supply to all bathrooms and kitchen
- (i) Metal framed glass gate at PES units
- (j) Metal framed glass gate at balcony to 2 BR D, 3 BR D (P), 3 BR E, 3 BR F, 4 BR E (P), and 4 BR F (P) only
- (k) Counter top c/w stainless steel sink with cover with electric grill for private

roof terrace of Type 3 BR B (P), 3 BR D (P), 4 BR E (P), and 4 BR F (P) only

- (l) Counter top c/w stainless steel sink with cover with 2 burner gas hob for PES of Type 2 BR D (G), 3 BR E (G), and 3 BR F (G) only
- (m) Audio / video telephony intercom system is provided for communication to each unit and Visitor Call Panel at lift lobbies on Basement and 1st Storey
- (n) Card Access System to lift cars, pedestrian side gate and gymnasium
- (o) Auto-Gate complete with remote control for access
- (p) Security surveillance cameras provided at designated common areas
- (q) Wireless broadband coverage to common pool deck area

Notes

(a) Air-Conditioning System

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

(b) Cable Television and/or Internet Access

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

(c) Materials, Fitting, Equipment, Finishes, Installations and Appliances

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

(d) Internet Access

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

(e) Marble, Limestone and Granite

Marble, limestone and granite are natural stones 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 marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

(f) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, fittings and electrical appliances electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final 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 shall assign the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

(h) Web Portal of the Housing Project

The Purchaser will have to pay the annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

(i) Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder. Natural timber that is used for outdoor will become bleached due to sunlight and rain. Thus, cycle of maintenance on staining will need to be increased as required.

(j) Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

SPECIFICATIONS

- (k) False Ceiling
The 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. Ceiling works would be required if removal of the equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.
- (l) Glass
Glass is a manufactured material that is not 100% pure. 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.
- (m) Mechanical Ventilation System
To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.
- (o) Roof Top and Reinforced Concrete Ledge
The Purchaser acknowledges that he is aware that:
(i) no structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained; and
(ii) access to all reinforced concrete flat roofs is prohibited save for maintenance purposes by the Vendor or the Management Corporation
- (when formed) or in times of emergency.
- (p) Car Parking Lots
The Purchaser shall at all times use the car parking lots in the Housing Project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained.
- (q) Landscaped Deck
The Purchaser acknowledges that he is aware that the landscaped deck shall be landscaped and kept for the use shown in the approved plans and shall not be converted to other uses unless the prior written approval is obtained from the relevant competent authorities.
- (r) Landscaped Communal Area
The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed).
- (s) Cable Services
The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages costs fees expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or Housing Project.
- (t) Access
(i) Gondola supports/brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.
(ii) The purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in sub-clause (i) for the purpose of carrying out cyclical maintenance repair upkeep and cleaning work of the building facade of the Housing Project.

ELECTRICAL SCHEDULE

Unit Type	Electrical Provision				Telephone / Data & TV / Bell Point Provision			
	Ceiling Lighting Points	13A SSO Power Point	Cooker Hob Connection Unit	Exhaust Hood Connection Unit	Telephone Outlet	TV Outlet (Cable TV Ready)	Data Point	Bell Point
1 BR A	10	14	1	1	2	2	2	1
2 BR B / 2 BR C / 2 BR D	16	20	1	1	3	3	3	1
2 BR D (G)	18	20	2	1	3	3	3	1
2 BR B (G) / 2 BR C (G)	17	20	1	1	3	3	3	1
3 BR B (L)	23	26	1	1	4	4	4	1
3 BR D (P)	27	27	1	1	4	4	4	1
3 BR B (P) / 3 BR C (P)	26	27	1	1	4	4	4	1
3 BR E / 3 BR F	21	28	1	1	4	4	4	1
3 BR F (G)	22	28	2	1	5	5	5	1
3 BR E (G)	22	28	2	1	5	5	5	1
4 BR E (P) / 4 BR F (P)	33	34	1	1	5	5	5	1

DISCLAIMER

We have used reasonable care in preparing this brochure [and in constructing the model(s) and showflat/sales gallery.] Please note, however, that neither our agents nor we will be held responsible for any inaccuracy in the contents of this brochure. Whilst we believe that the contents of this brochure to be correct and accurate at the time of print, they are not to be regarded as statements or representations of fact. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selections are subject to change from time to time by us, our architect and/or the relevant authorities and may be changed without notice. Visual representations, perspectives including renderings, depictions and illustrations are artistic impressions only and are not to be taken as representations of facts. Photographs do not necessarily represent as built standard specifications. Floor areas and other measurements are approximate only and are subject to final survey. Likewise the models and sales gallery are artistic impressions only and should not be considered as representation of fact. The sale and purchase agreement shall form the entire agreement between us and shall in no way be modified by any statements or representations (whether contained in this brochure or given by our agent(s) or otherwise).

We have tentative collaboration with award winning gourmet chefs for outdoor private pavilion fine dining or party activities (not for commercial usage). However, this may be subject to changes for any improvements or whatsoever reasons.

NOTES



NOTES



canary

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Developer: Canary Land Pte Ltd (ROC: 2010219352)
Developer's Licence No.: C0892
Tenure of Land: Freehold
Location: Lot 06036T MK26 at Duku Road
Building Plan No.: A2077-00001-2011-BP01
Dated 29 February 2012
Expected Date of TOP: 30 December 2014
Expected Date of Legal Completion: 30 December 2017

Branding and identity by Foreign Policy Design Group
Marketed by Huttons Real Estate Group
Publicity and promotion by Bridge Cavenagh & Co.

Canary Land—Singapore's only true boutique property development company

Innovative, progressive, chic and intuitive, Canary Land focuses on contemporary architecture that makes an enduring contribution to the environment. We believe in staying ahead of the pack with our acute sense of taste and exceptional flair in developing homes that are bold in design and supported by well thought-out interiors that pay authentic care to the distinctive lifestyle of the homeowners. We believe that design isn't only the way a building looks; it is also about choosing the right site. We see design as a delicate balance that seeks to address aesthetic, social, heritage, statutory, environment and amenity concerns. The Lush, the urban retreat is the first residential property project that demonstrates its vision and reinforces its unique positioning.

