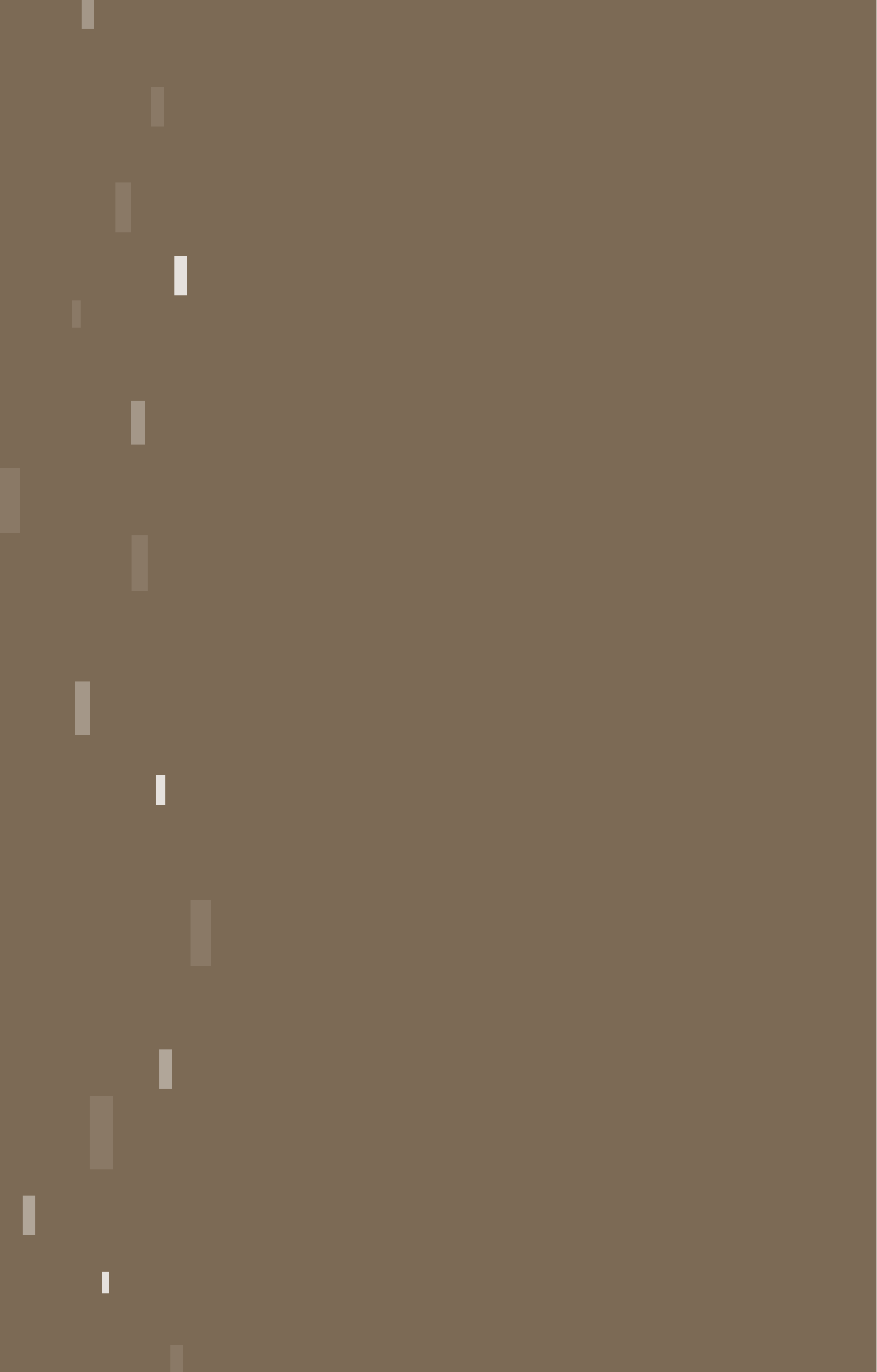




THE TIER





WELCOME TO
A NEW LEVEL
OF LUXURY...



artist's impression



artist's impression

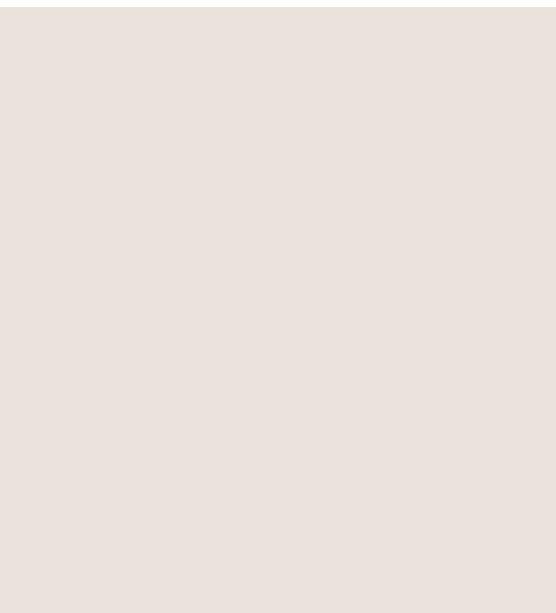
FREEHOLD

A masterpiece of modern contemporary architecture on a hilltop, close to the city. The Tier comprises of 48 units in a 19 – storey tower that comes with high quality finishes and fittings.



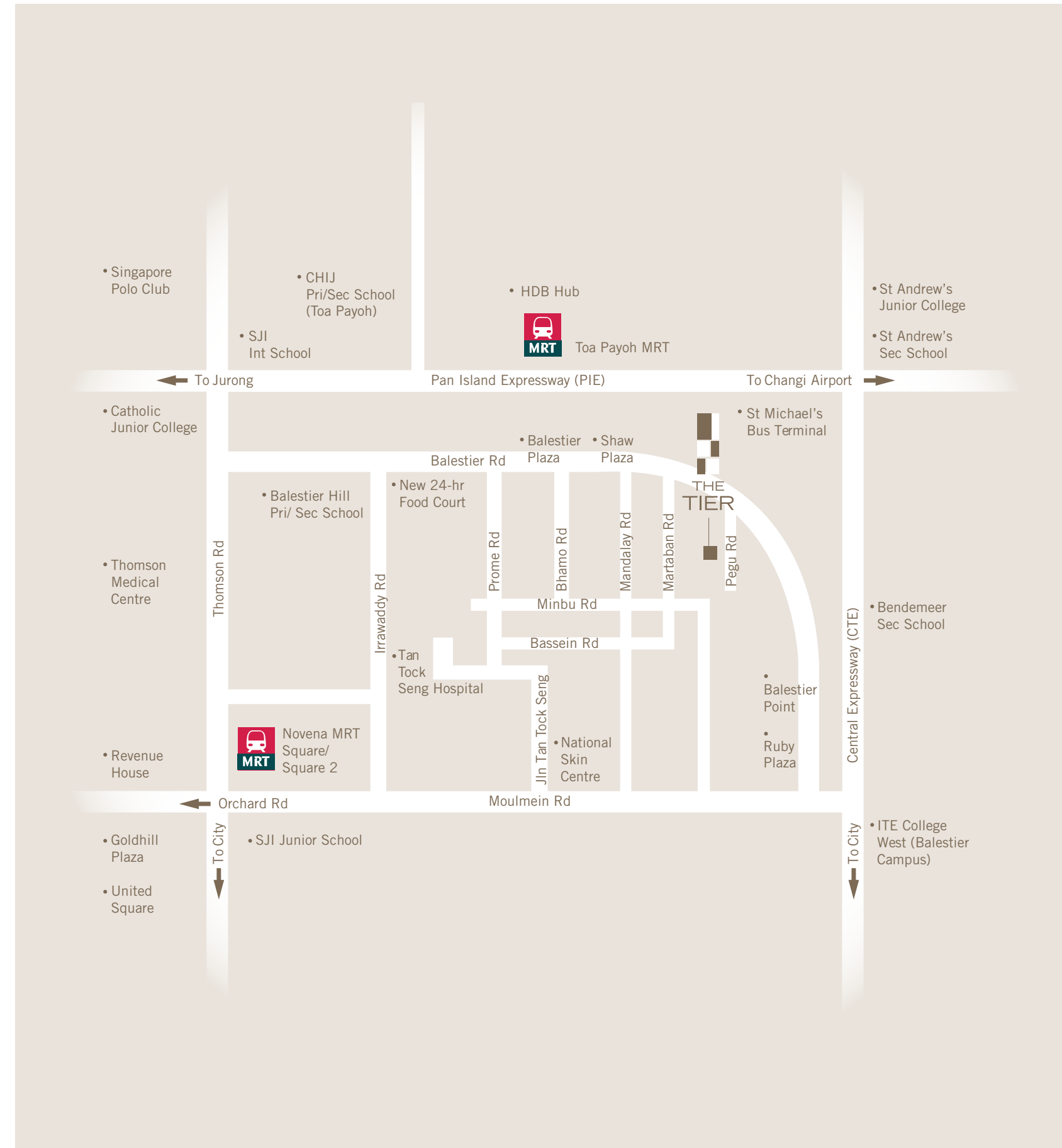
Located just minutes from the Central Business District and Orchard, The Tier is surrounded by a host of amenities and provides a wonderful blend of leisure, food and shopping.

With swift access to the city via exits to both Thomson Road and Balestier Road, residents of The Tier will enjoy maximum convenience.



**DINE.
SHOP.
RELAX.**

A huge variety of recreational and entertainment choices abound in the neighborhood to complete your lifestyle.





artist's impression

SITE PLAN



AMENITIES PLAN



INDULGE IN A NEW LEVEL OF LIVING...

The Tier takes the concept of pleasure, relaxation and entertainment to greater heights.

- **Live It Up** with The Tier's 15m Lap Pool or spend time relaxing in your own private Jacuzzi.
- **Entertain** at the grill as you dazzle at the bright city lights.
- **Work It Out** and keep your body in top condition at the gym.
- **Be Inspired** by the view as you relax on the roof garden with lush landscaping.



DESIGN THAT LIFTS
YOUR SPIRIT...



artist's impression



artist's impression



artist's impression

From gracious one-bedroom apartments to luxurious penthouses, every apartment is furnished with quality fittings and appliances; designed to ensure the best for your lifestyles.

BOSCH 

hansgrohe
AXOR | PHARO

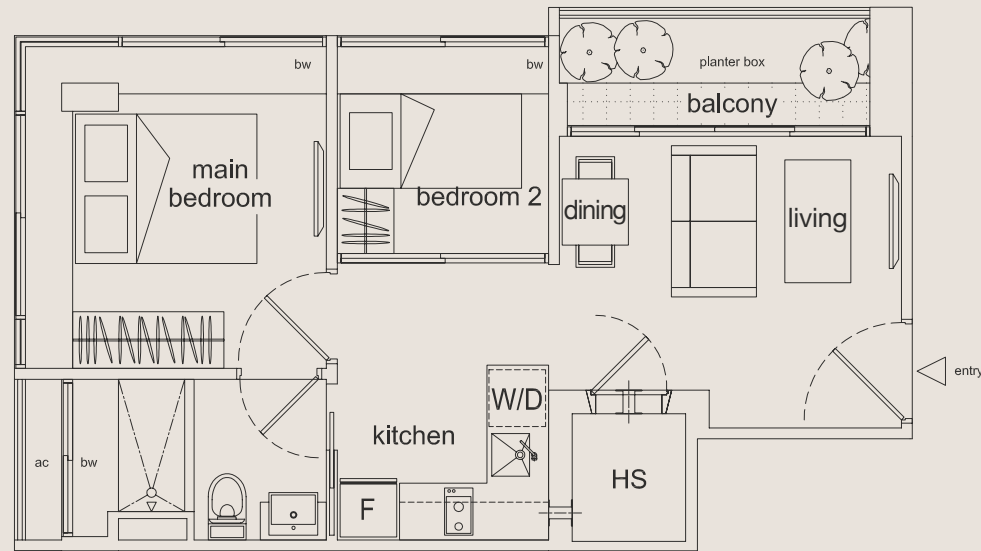
 **DURAVIT**
LEBEN IM BAD

FLOOR PLAN

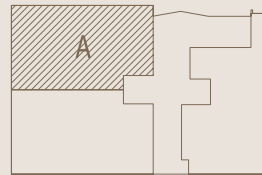
RESIDENTIAL UNITS



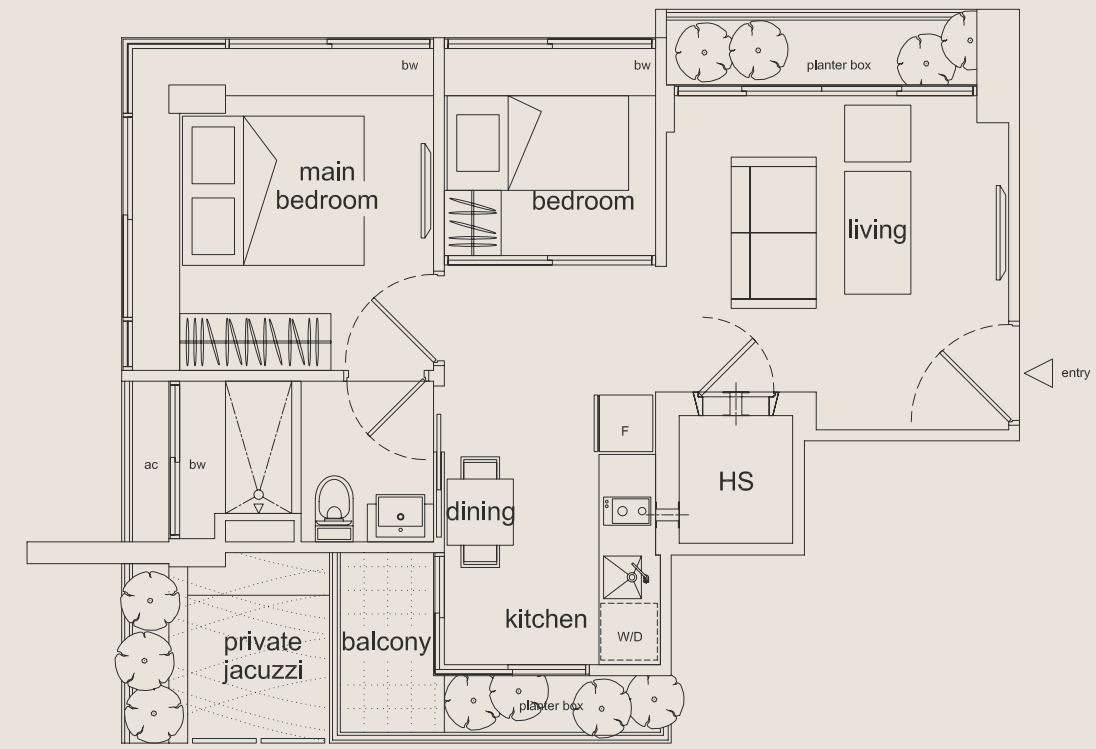
03-01 to 10-01



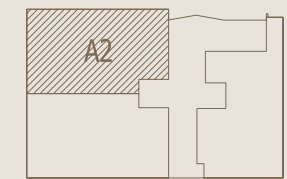
TYPE A 50.00 sq.m. / 538.00 sq.ft.
2 bedrooms
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.



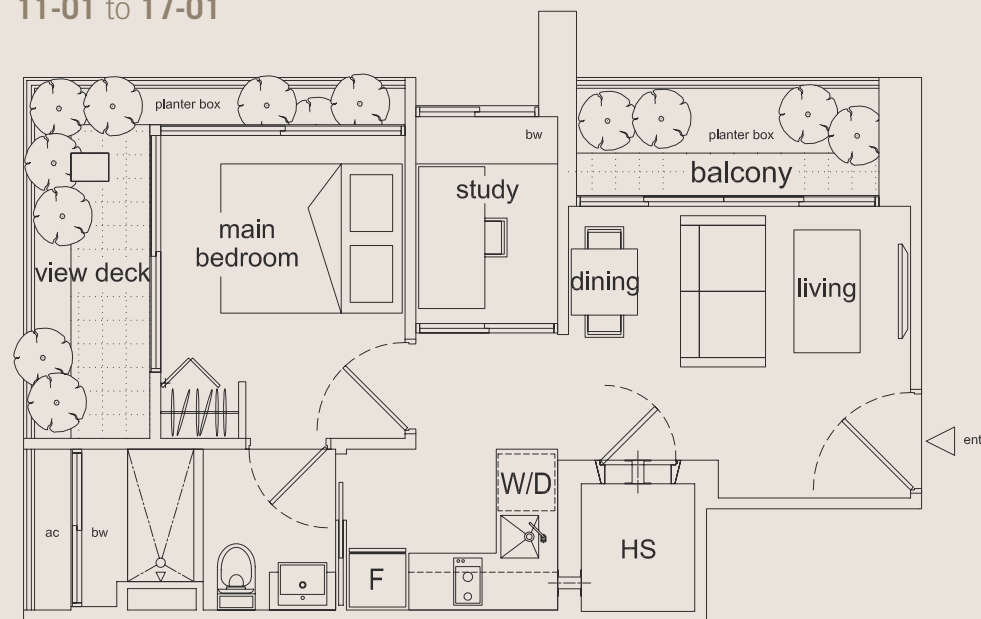
02-01



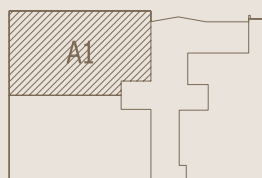
TYPE A2 61.00 sq.m. / 657.00 sq.ft.
2 bedrooms
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.



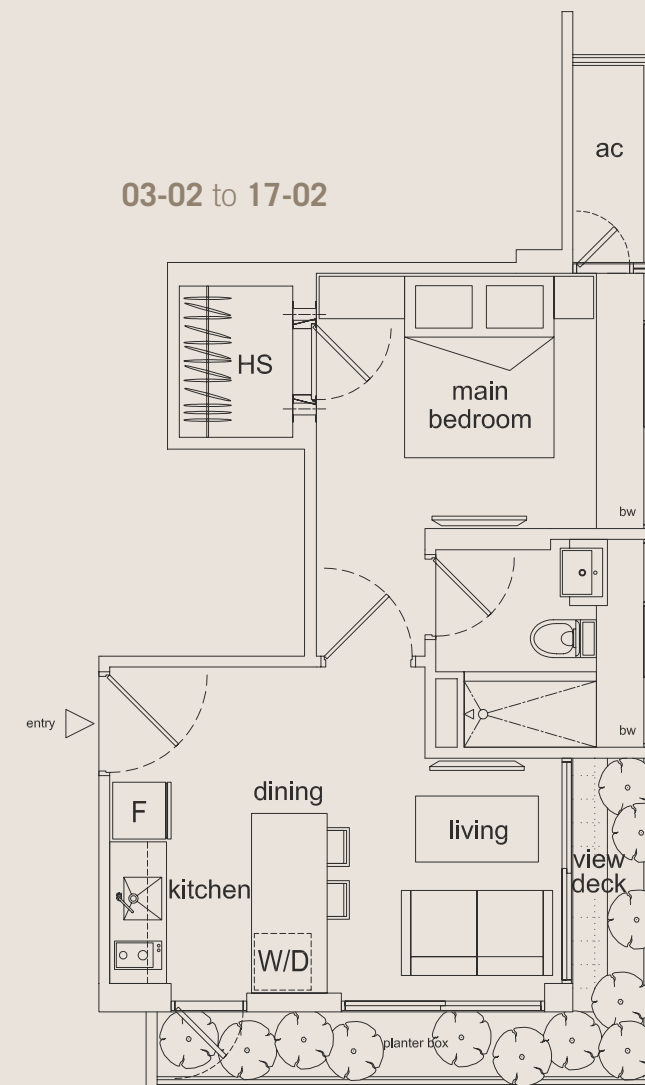
11-01 to 17-01



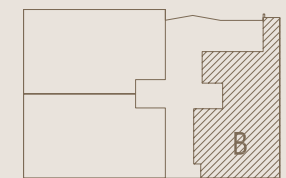
TYPE A1 51.00 sq.m. / 549.00 sq.ft.
1+1 bedrooms + view deck
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.



03-02 to 17-02



TYPE B 46.00 sq.m. / 495.00 sq.ft.
1 bedroom
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.

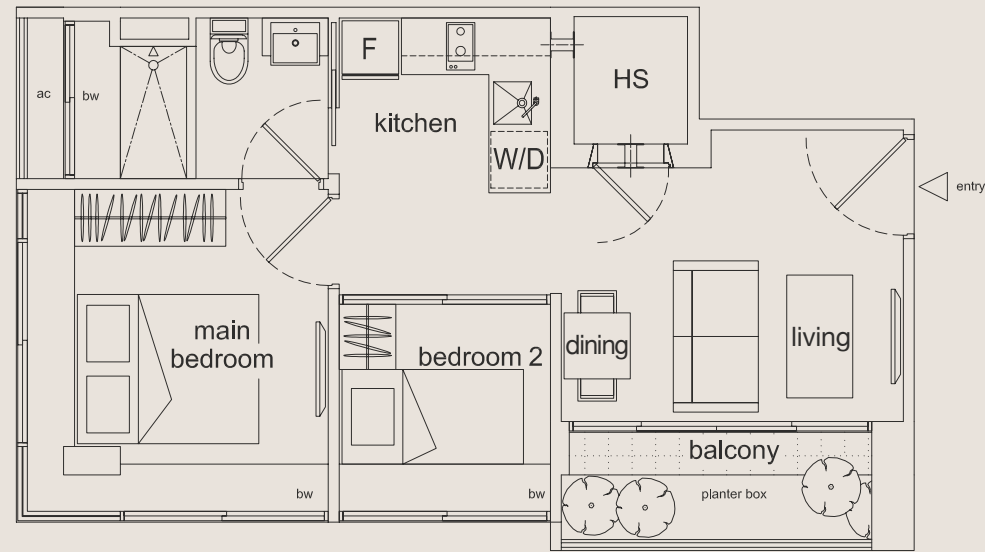


FLOOR PLAN

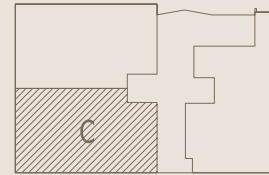
RESIDENTIAL UNITS



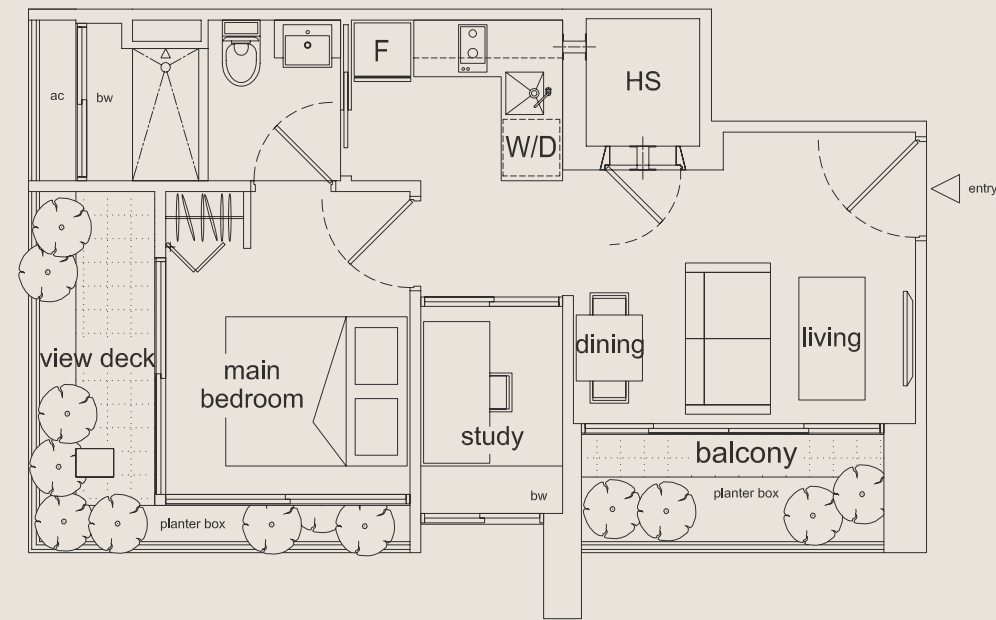
03-03 to 10-03



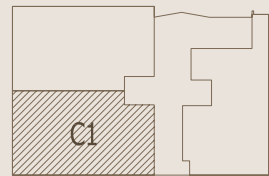
TYPE C 50.00 sq.m. / 538.00 sq.ft.
2 bedrooms
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.



11-03 to 17-03



TYPE C1 51.00 sq.m. / 549.00 sq.ft.
1+1 bedrooms + view deck
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.

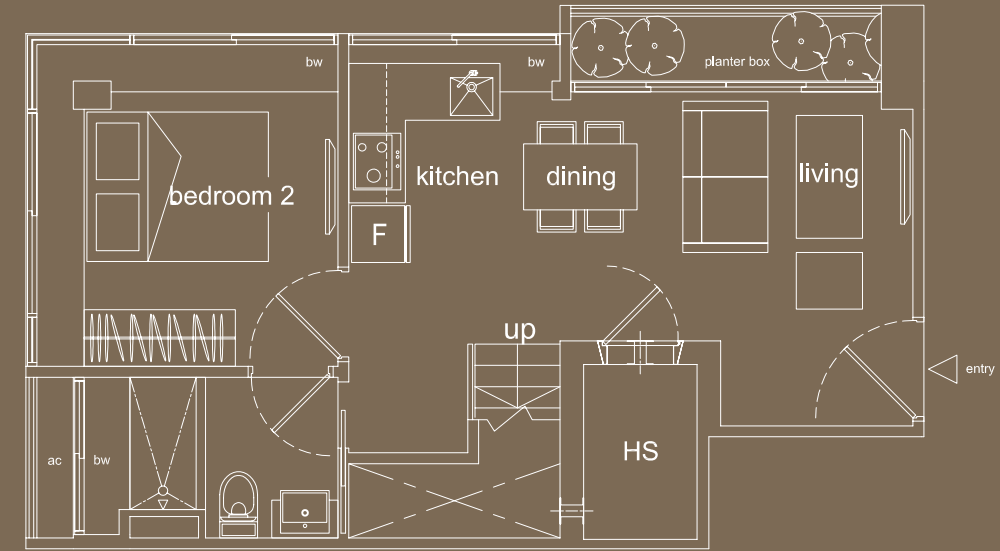


FLOOR PLAN

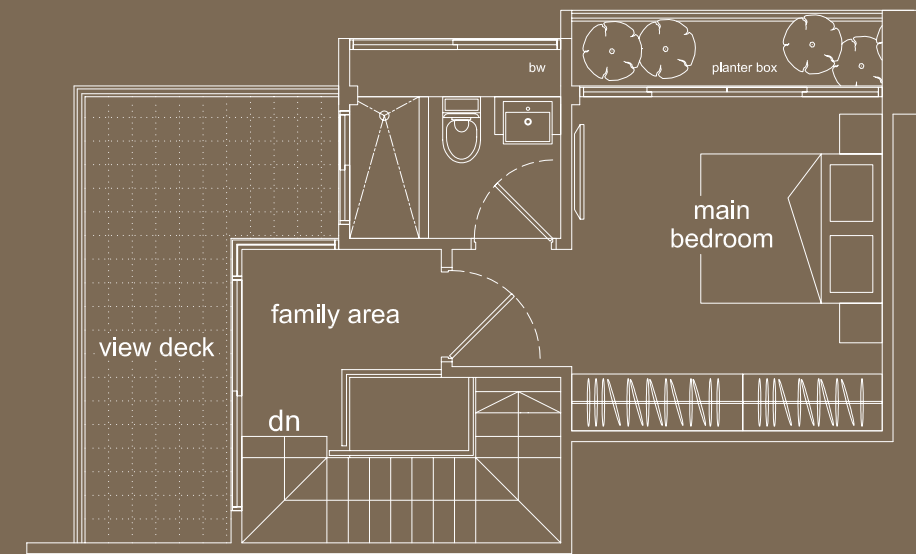
PENTHOUSE UNITS



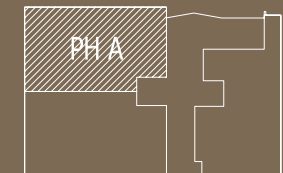
Lower storey 18-01



Upper storey 18-01



TYPE PHA 92.00 sq.m. / 990.00 sq.ft.
2+1 bedrooms + view deck
Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.

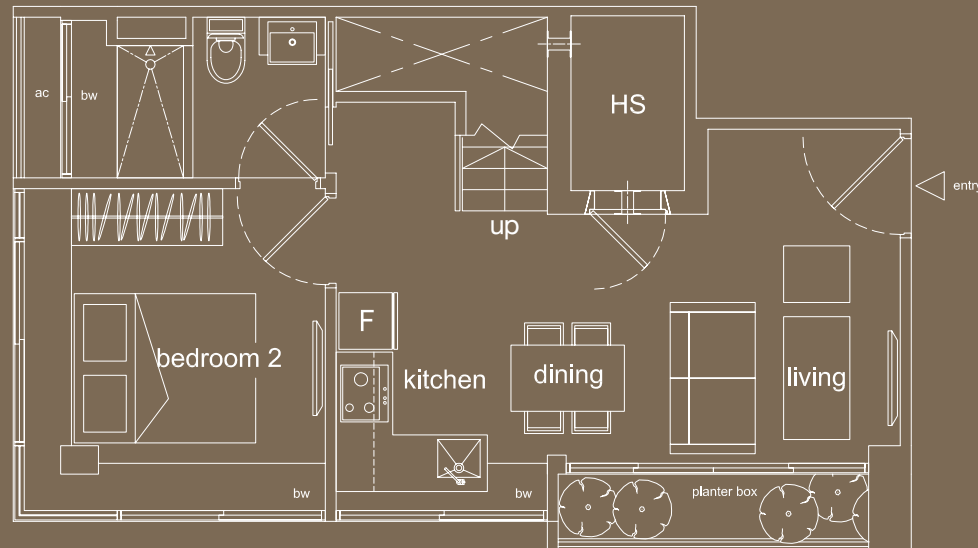


FLOOR PLAN PENTHOUSE UNITS

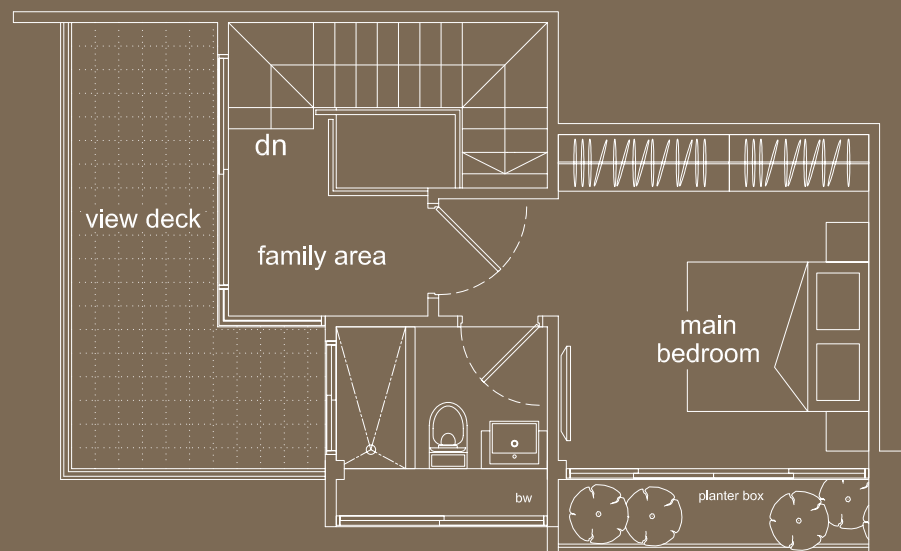


SPECIFICATION

Lower storey 18-03



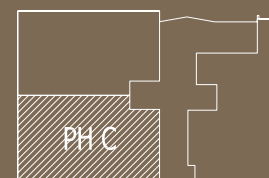
Upper storey 18-03



TYPE PHC
2+1 bedrooms + view deck

92.00 sq.m. / 990.00 sq.ft.

Inclusive of Bay Window, Balcony, A/C Ledge and Planter Box.



FOUNDATION

Piling system to Engineer's specification / BCA approval.

STRUCTURE

Reinforced concrete to Engineer's design.

WALLS

External

RC wall and/or common clay brick.

Internal

Dry partition wall and/or common clay brick.

ROOF

Flat roof

Reinforced concrete roof with waterproofing and insulation.

CEILING

Living/ Dining/ Bedrooms/ Study

Skim Coat with emulsion paint.

Household Shelter and Yard

Cement and sand plaster and/or skim coat with emulsion paint.

Toilet and Bath

Moisture resistant plaster ceiling boards with emulsion paint.

Kitchen

Moisture resistant plaster ceiling boards with emulsion paint.

FINISHES

Wall (For Apartments)

Living/Dining/ Bedrooms/ Study

Cement and Sand plaster and/or skim coat with Household Shelter and Yard emulsion paint.

Master Bath/ Common

Homogeneous and/or ceramic tiles laid up to false Toilet and Kitchen ceiling height (exposed area only).

Wall (For Common Areas)

1st Storey Lift Lobbies

Granite and/or ceramic tiles up to false ceiling height (exposed areas only).

Typical lift lobbies

Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster with emulsion paint.

Staircases

Cement and sand plaster and/or skim coat with emulsion paint.

External Wall

Cement and sand plaster and/or skim coat with weather proof paint.

Floor (For Apartments)

Living / Dining

Compressed marble and/or timber strip with compressed marble and/or timber skirting.

Bedroom / Study

Compressed marble and/or timber strip with compressed marble and/or timber skirting.

Master Bath / Common Toilet

Homogeneous and/or ceramic tiles.

Kitchen / Household Shelter / Yard

Homogeneous and/or ceramic tiles.

Planter box and A/C Ledge

Smooth cement finish.

Balcony

Pebble wash and/or ceramic tiles.

Floor (Common Areas)

a) 1st stories lift lobbies

Granite and/or ceramic tiles

b) Typical lift lobbies

Ceramic tiles

c) Staircases

Ceramic tiles for 1st storey and up to 2nd storey only

d) Pool Area

Pebble wash and/or timber deck and/or granite tiles

e) Walkway / Pavement

Homogeneous tiles

WINDOWS

Powder coated aluminum framing with min. 6mm thick clear glass.

DOORS

a) Main Entrance

Fire-rated timber laminated finished door

b) Bedrooms / Bathrooms

Semi-hollow core timber veneered door

c) Household Shelter

PSB approved blast door

d) Balcony

Powder coated aluminum framed doors with float and or tempered clear glass

e) Ironmongery

Locksets and hinges to Architect's selection

SANITARY WARES AND FITTINGS

Toilet and Bath

- 1 shower cubicle complete with shower mixer, shower set and soap dish
- 1 basin and mixer tap with cabinetry below
- 1 water closet
- 1 mirror
- 1 towel shelf
- 1 toilet paper holder

ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

Refer to M&E schedule.

SPECIFICATION

LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

PAINTING

- a) **External Walls**
Spray textured coating and/or Emulsion Paint.
- b) **Internal Walls**
Emulsion paint to Architect's selection.

WATERPROOFING

Waterproofing is provided to floors of bathrooms, kitchen, R.C. ledge, A/C ledge, flat roof, planter box and where required.

DRIVEWAY & CARPARK

- a) **Drop-off point and Entrance / Exit Driveway**
Granite and/or concrete finish
- b) **Driveway and Carpark**
Concrete finish

RECREATIONAL FACILITIES

- a) 15.00m length Swimming Pool
- b) Jacuzzi
- c) Barbecue pit
- d) Gymnasium
- e) Roof Garden/Observation Deck

ADDITIONAL ITEMS

- a) **Kitchen Cabinets**
High and low kitchen cabinets with solid surface worktop complete with single bowl sink and mixer
- b) **Kitchen Appliances**
Built-in refrigerator, washer cum dryer, cooker hob and cooker hood
- c) **Wardrobes**
Built-in wardrobes to main bedroom only
- d) **Air-conditioning**
Multi-split air-conditioning to living, dining and all bedrooms
- e) **Audio/Intercom System**
To apartment units.
- f) **Gas Water Heater**
Hot water supply to all bathrooms except W.C., kitchen and where applicable.

Note:

Floorings

Granite/Marble and compressed marble are natural materials containing veins and 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 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.

Timbers are natural material containing veins and

tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

The tonality and pattern of the flooring materials selected and installed shall be subject to availability.

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.

Cable Television

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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.

Layout

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

Air Conditioning

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

Internet Access

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

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

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The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the developer or their agents.

Name Of Project	:	The Tier
Developer	:	Kaiwatt Development Pte Ltd
Location	:	Lots 00982N and 99507A TS29 at 28 Pegu Road (Novena Planning Area)
Legal Description	:	TS 29; Lots 99507A, 982N
Tenure of Land	:	Freehold
Developer's License No.	:	C0567
Expected Date Of Vacant Possession	:	31 Dec 2014
Expected Date of legal Completion	:	31 Dec 2017
Building Plan No.	:	A1276-00443-2009-BP01

Sole Marketing Agent:

Huttons
realestategroup

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Creative Agency:

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www.acorncreative.com.sg

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