

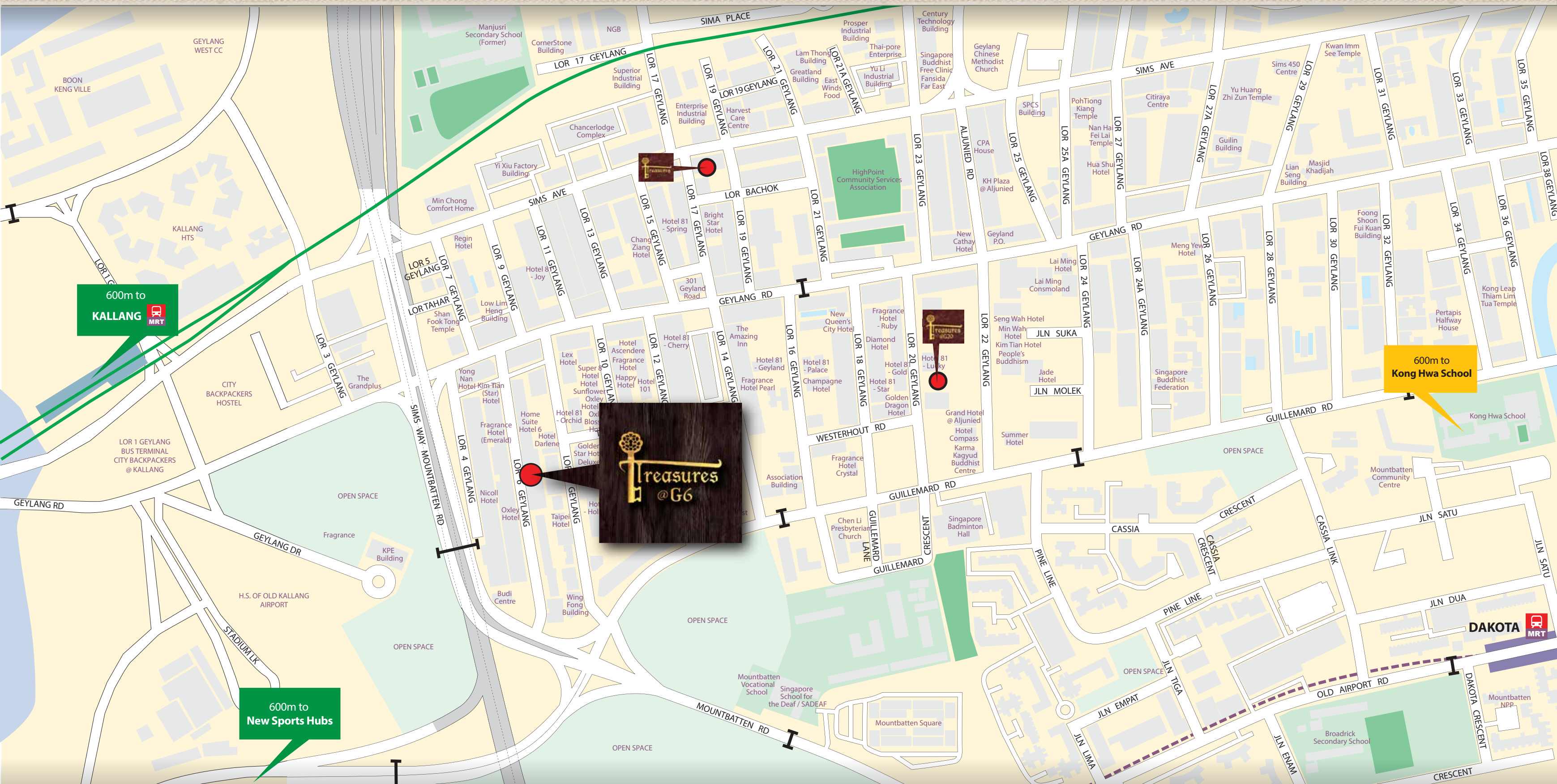


IT'S HERE
WHERE THE WEALTH
OF LIFE FLOURISHES.

Let your hair down and cruise to vibrant new beginnings only at Treasures@G6, the newest Freehold luxury residence in the heart of the city. It's your lifestyle capital, your luxury central, and your elegant home all in one. So indulge in every whim and fancy you desire, and let life's sumptuous extravagance pamper your soul.

REST ASSURED, AMAZING SPECTACLES ARE IN EVERY DIRECTION.

Whether you're a shopaholic, dining-holic, workaholic or exercise-holic, Treasures @ G6 has the menu to fulfill your wishes. Satisfy hunger pangs with the scrumptious at fine restaurants or neighbouring eateries, and shopping cravings at nearby malls and street-side shops. And for your strict fitness regime, the upcoming Sports Hub will surely titillate. But when work calls, rest assured the office is never too far away.





600m to Kallang MRT



10 mins drive to City Center



A RICH, NEW BEGINNING BECKONS.

Exclusive. Freehold. Elegant. 35 stylish suites and 4 penthouses of grandeur await your entrance. Contemporary architecture, intimate appointments and perfect finishes adorn each apartment for your enjoyment, your pleasure. And with a myriad of conveniences surrounding the remarkable estate, Treasures@G6 is the abode that will surprise your discerning palate. Life is certainly set to flourish.



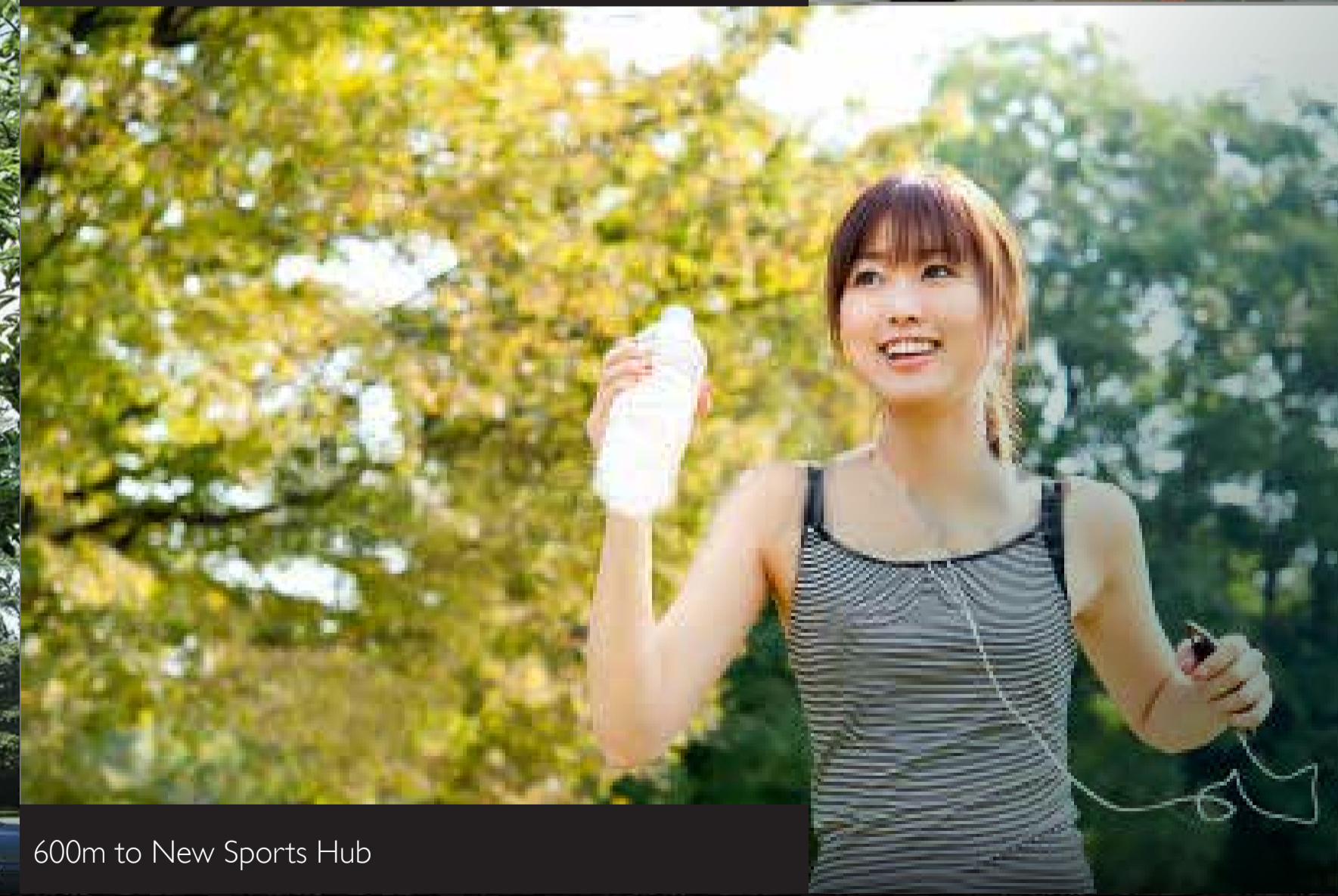
Artist's Impression



Two stations away to Paya Lebar Interchange/ Business Hub



Walking distance to famous eateries



600m to New Sports Hub



Artist's Impression

HERE ARE
SPLENDID WAYS FOR YOU
TO ENJOY YOUR DAY.

And if you're planning to stay in, your abode of elegance affords even more luxurious choices under your roof. From a grand roof-top swimming pool and a fully-equipped gym, spa and jacuzzi, Treasures@G6 offers your senses the respite it deserves. So indulge, splendidly.





AND WHEN
THE SUN'S OUT,
IT'S TIME TO BASK OUT.

Nothing is more refreshing than a dip in cool blue waters that's on top of the world. The rooftop pool is sure to invite especially on balmy afternoons. If that's not enough, add basking by the pool with a good book in hand to your soothing itinerary. So take your time. You'll have lots of it.



Artist's Impression



YOU'LL AGREE,
THOROUGHLY CHIC MAKES
THE PERFECT COMPANY.

Your style is truly elevated at Treasures@G6. For every inch of this splendid development is designed to offer space and privacy to meet your exacting demands. With finely crafted fittings, fixtures and finishes, you'll find comfort in the company of true elegance.





Artist's Impression

LUXURIATE, DAY AND NIGHT.

Luxury is only complete when you have absolute privacy. That's why each bedroom at Treasures@G6 is designed with beauty and tranquility in mind. Warm hues fill the room with comfort, and enviable fittings and fixtures decorate the heart of your abode. So you can indulge in life's finest from dusk till dawn. (ID works are excluded.)

SITE PLAN



- A. SWIMMING POOL
- B. WATERJET CORNER
- C. POOL DECK
- D. BBQ AREA
- E. SKY TERRACE (2ND STOREY)
- F. GYMNASIUM (2ND STOREY)
- G. OUTDOOR DINING AREA (2ND STOREY)

TYPE A1

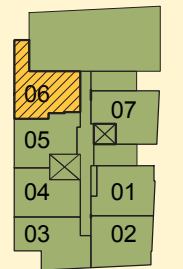
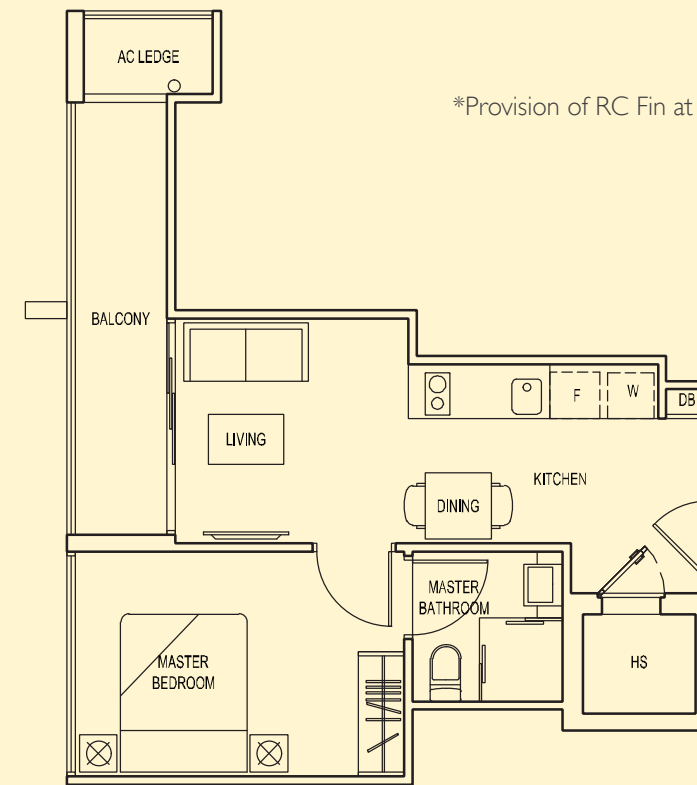
#04-06, #05-06, #06-06 & #07-06

4th to 7th Storey

43 sqm / 463sqft

1 Bedroom

*Provision of RC Fin at balcony applies only for units nos. #06-06 & #07-06



KEY PLAN (4TH-7TH)

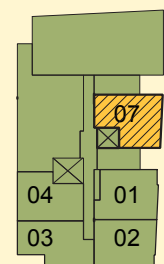
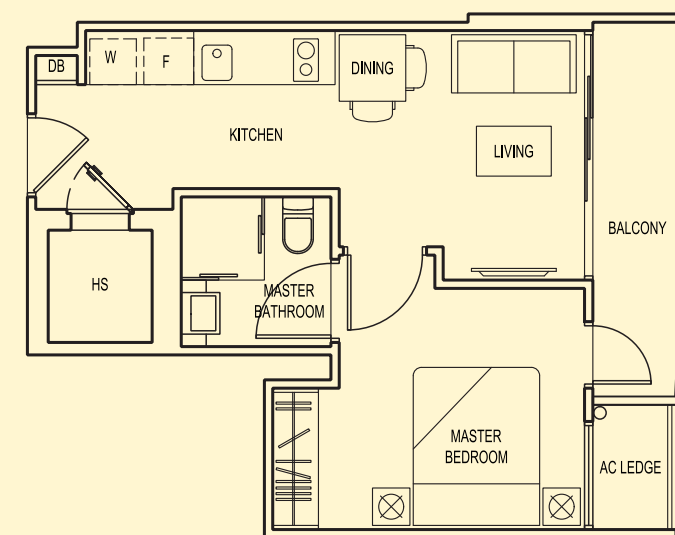
TYPE A2

#03-07, #04-07, #05-07, #06-07 & #07-07

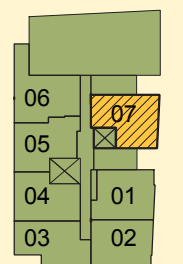
3rd to 7th Storey

42 sqm / 452sqft

1 Bedroom



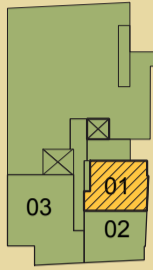
KEY PLAN (3RD)



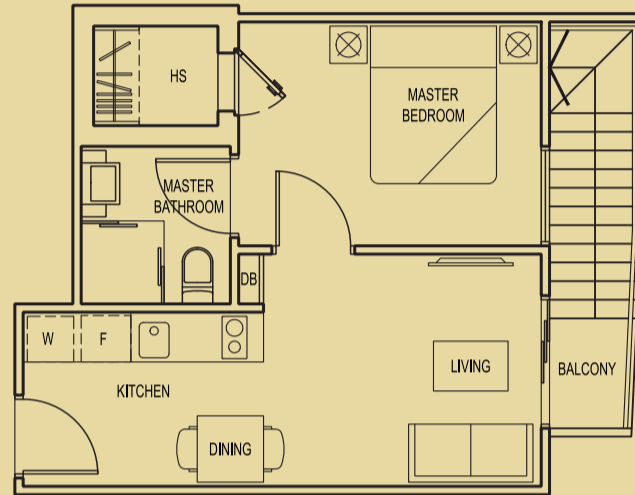
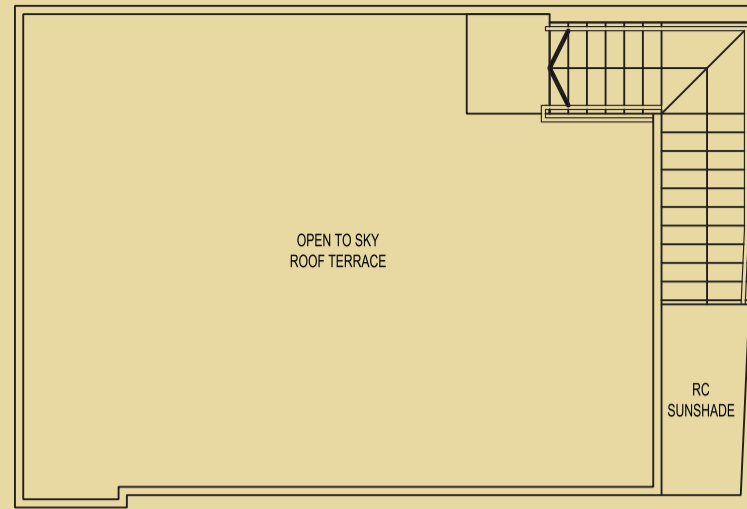
KEY PLAN (4TH-7TH)

TYPE A3-P

#08-01
8th Storey
89 sqm / 958sqft
1 Bedroom

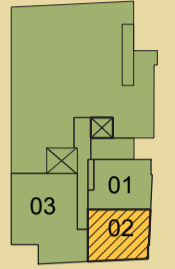


KEY PLAN
(8TH & ROOF)

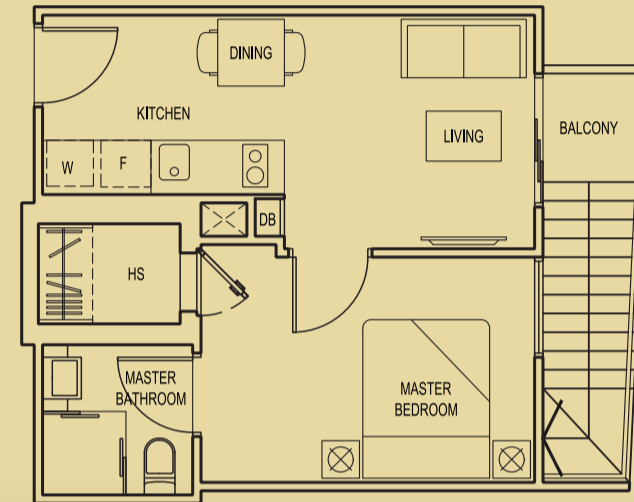
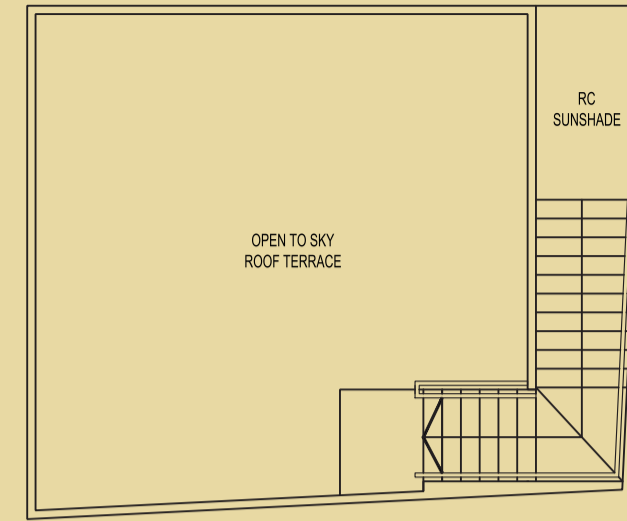


TYPE A4-P

#08-02
8th Storey
81 sqm / 872sqft
1 Bedroom

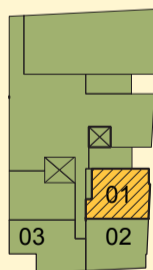


KEY PLAN
(8TH & ROOF)

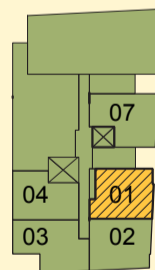


TYPE A3

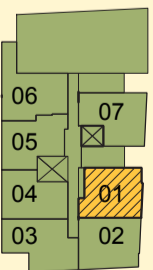
#02-01, #03-01, #04-01,
#05-01, #06-01 & #07-01
2nd to 7th Storey
40 sqm / 431sqft
1 Bedroom



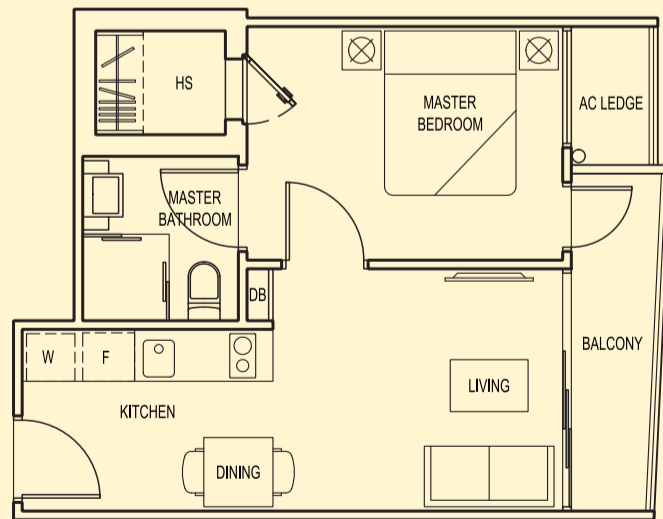
KEY PLAN
(2ND)



KEY PLAN
(3RD)

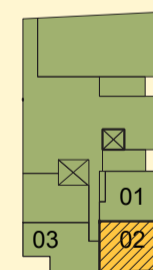


KEY PLAN
(4TH-7TH)

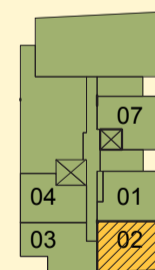


TYPE A4

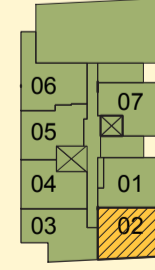
#02-02, #03-02, #04-02, #05-02, #06-02 & #07-02
2nd to 7th Storey
42 sqm / 452sqft
1 Bedroom



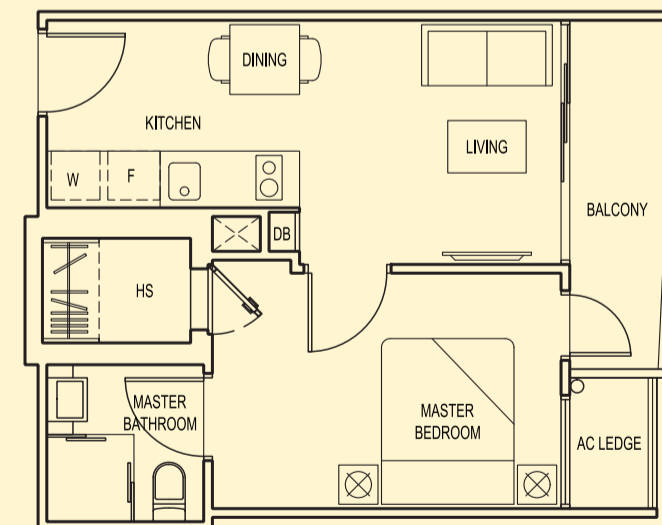
KEY PLAN
(2ND)



KEY PLAN
(3RD)

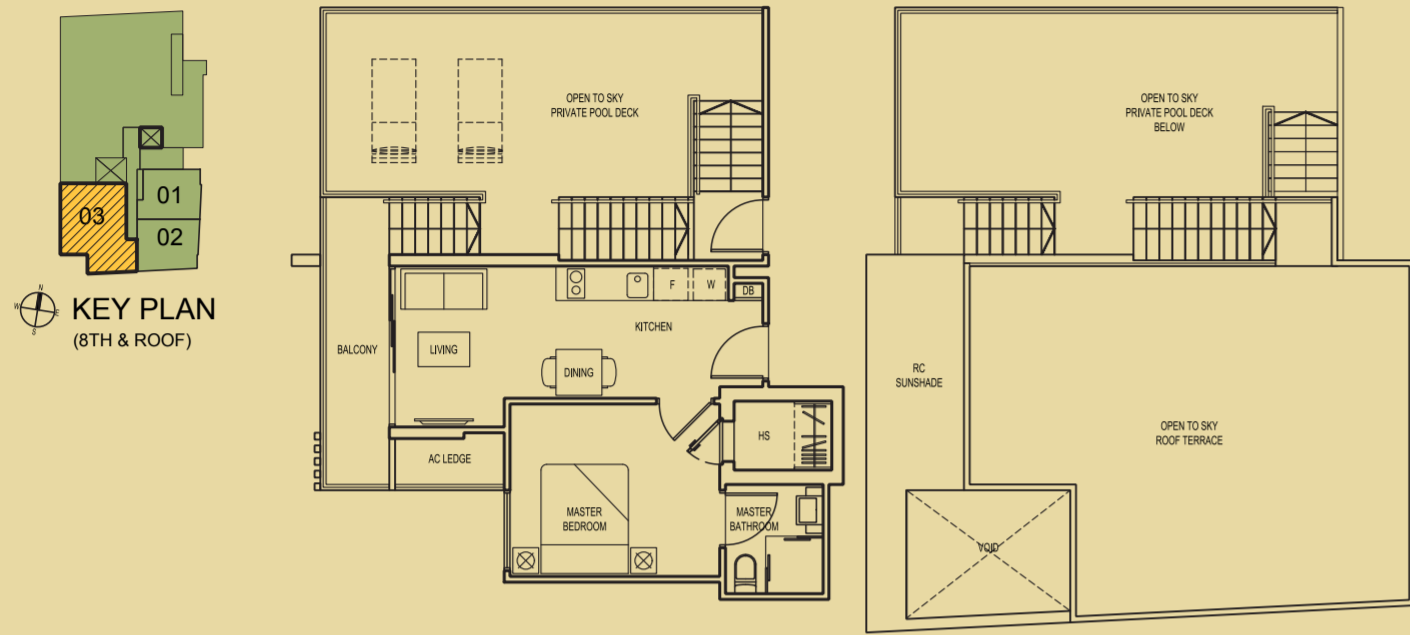


KEY PLAN
(4TH-7TH)



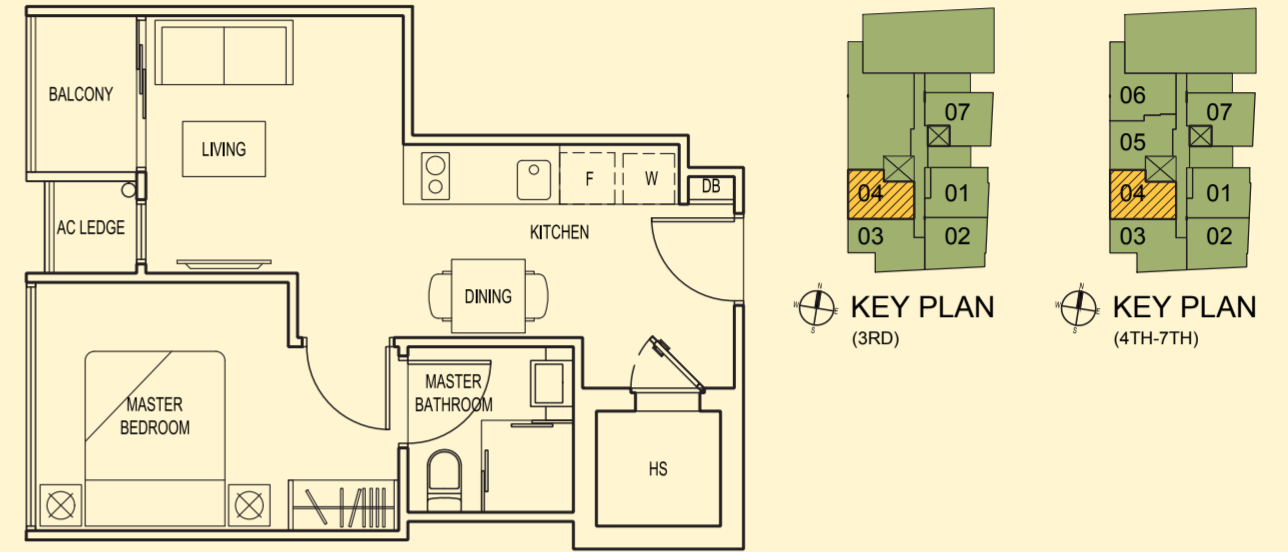
TYPE A5-P

#08-03
8th storey
123 sqm / 1324sqft
1 Bedroom



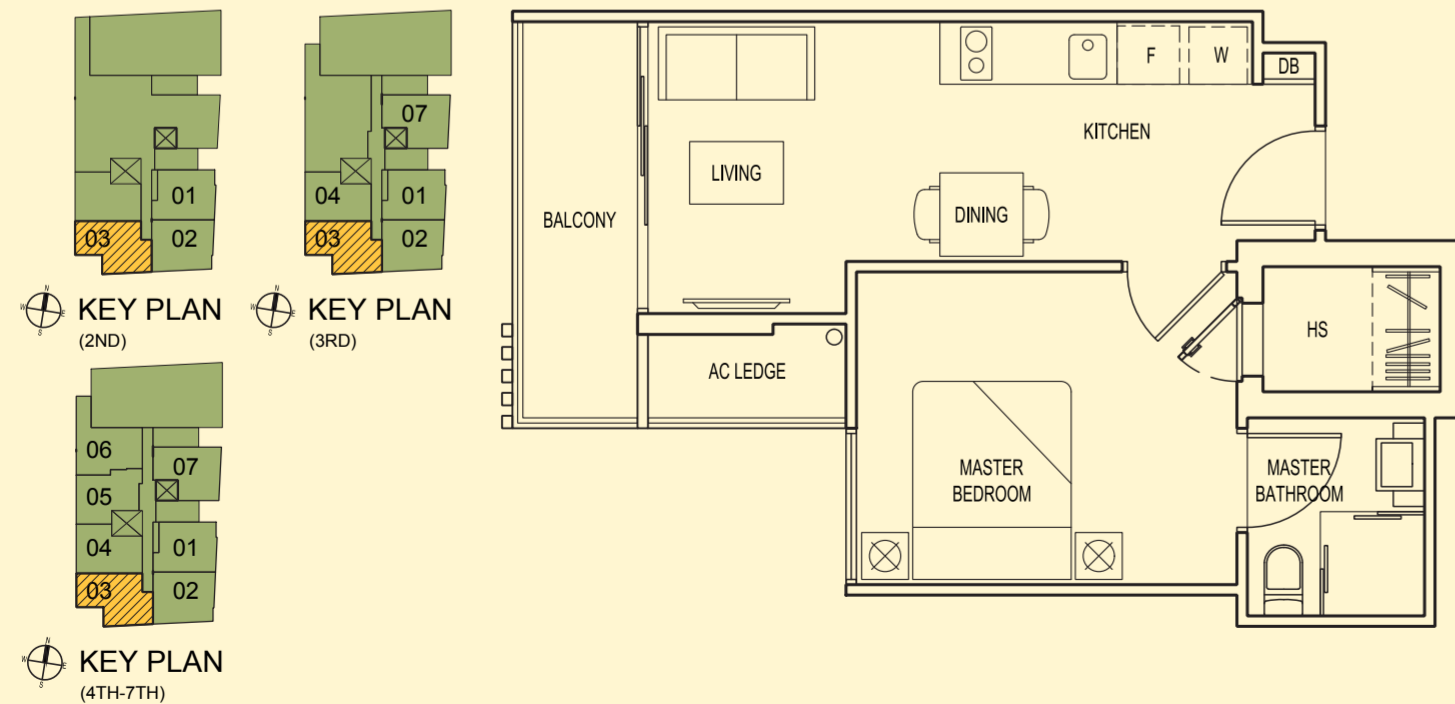
TYPE A6

#03-04, #04-04, #05-04, #06-04 & #07-04
3rd Storey to 7th Storey
38 sqm / 409sqft
1 Bedroom



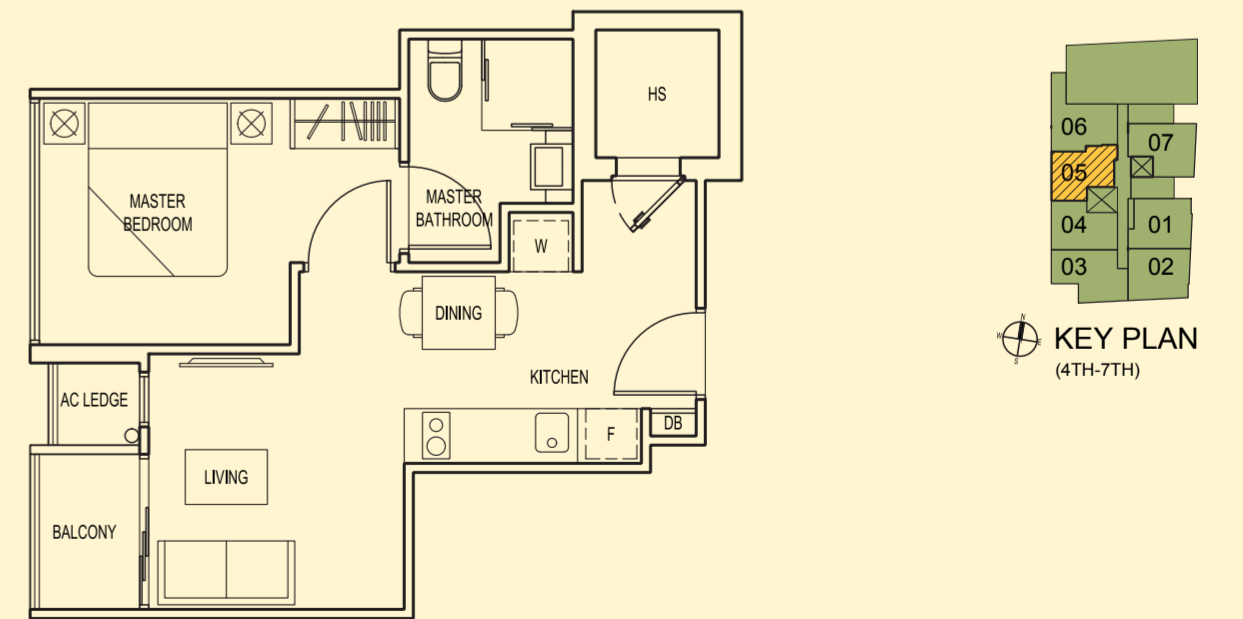
TYPE A5

#02-03, #03-03, #04-03, #05-03, #06-03 & #07-03
2nd to 7th Storey
42 sqm / 452sqft
1 Bedroom



TYPE A7

#04-05, #05-05, #06-05 & #07-05
4th to 7th Storey
39 sqm / 420sqft
1 Bedroom



SPECIFICATION

1. Foundation

Bored Pile Foundation and/or other approved foundation system.

2. Substructure & Superstructure

Reinforced concrete structure using Grade 35 concrete manufactured from Ordinary Portland Cement (OPC) complying SS EN 197 series and steel reinforcement bar complying with SS2 and welded steel fabric complying with SS32 to Engineer's specification.

3. Wall

External : Common clay bricks and/or reinforced concrete and/or precast panel.

Internal : Common clay bricks and/or cement blocks and/or dry wall and/or reinforced concrete and/or precast panel.

4. Roof

RC Flat Roof : Reinforced concrete roof with appropriate waterproofing system.

5. Ceiling [For all Units]

a.) Living, Dining, Master Bedroom and Household Shelter

Skim coat with emulsion paint and plaster board box up (where applicable).

b.) Master Bathroom

Plaster board ceiling with emulsion paint.

c.) Kitchen

Plaster board ceiling with emulsion paint.

e.) Balcony

Skim coat with emulsion paint.

6. Finishes

a.) Internal Wall [For all Units]

i.) Living, Dining and Master Bedroom

Cement and sand plaster with emulsion paint and/or dry wall and/or precast panel with emulsion paint.

ii.) Kitchen

Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surface only.

iii.) Master Bathroom

Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surface only.

iv.) Household Shelter

Skim coat with emulsion paint.

b.) Walls [Common Areas]

i.) Lift Lobby (1st and 2nd Storey Internal Wall)

Ceramic and/or Homogeneous tiles laid up to false ceiling height.

ii.) Lift Lobby (3rd Storey to 8th Storey)

Cement and sand plaster with emulsion paint and/or Ceramic and/or Homogeneous tiles.

iii.) Staircase & Landing (1st Storey to 8th Storey)

Cement and sand plaster or skim coat with emulsion paint.

iv.) Corridors

Cement and sand plaster with emulsion paint.

v.) External Wall

Cement and sand plaster with weather shield paint and/or spray textured coating.

c.) Floor [For all Units]

i.) Living, Dining and Kitchen

Ceramic and/or Homogeneous tiles.

ii.) Master Bedroom

Timber flooring.

iii.) Master Bathroom, Balcony and Roof Terrace

Ceramic and/or Homogeneous tiles.

iv.) Private Pool Deck (Unit A5-P)

Ceramic and/or Homogeneous tiles and/or Timber decking.

d.) Floor [Common Areas]

i.) Lift Lobby (1st to 8th Storey)

Ceramic and/or Homogeneous tiles.

ii.) Staircase and Landing (1st to 2nd Storey)

Ceramic and/or Homogeneous tiles.

iii.) Staircase and Landing [2nd Storey to 8th Storey]

Cement and sand screed with nosing tiles.

7. Windows

a.) Living, Dining and Master Bedroom Aluminium framed sliding and/or casement and/or top hung and/or louvred with or without fixed glass panel infill.

Note: -

a.) All aluminium frames shall be powder coated finish.

b.) All glazing shall be approximately 6mm thick glass.

c.) All windows are either sliding or side hung or top hung or bottom hung or louvred or any combination of the mentioned.

d.) All glazing below 1m shall be tempered or laminated glass.

8. Doors

a.) For all units

i.) Main Entrance

Approved fire-rated timber door.

ii.) Balcony

Aluminium framed sliding and/or swing door with or without fixed glass panel. Glazing shall be approximately 6mm thick.

iii.) Master Bathroom

Hollow-core timber door.

iv.) Master Bedroom

Hollow-core timber door.

v.) Household Shelter

Metal door as approved by relevant authority.

9. Ironmongery

Main Entrance door and other hollow-core timber doors shall be provided with good quality imported lockset.

10. Sanitary Fittings (for all units)

a.) Master Bathroom

-I shower screen with shower mixer; rain shower and shower set.

-I wash basin and mixer tap.

-I water closet.

-I mirror.

-I paper holder.

-I towel rail.

b.) Kitchen

-I kitchen sink.

-I lever tap.

11. Electrical Installation

a.) Concealed electrical wiring in conduits where applicable.

b.) Cable-Readiness to comply with authorities' requirements.

c.) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.

d.) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.

e.) Provision of lighting points with concealed electrical wiring within false ceiling levels and/or ceiling shall be provided in the apartment.

12. TV/ Telephone

Television outlet points and telephone outlet points shall be provided in the apartment.

13. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555:2010.

14. Painting

a.) Internal Walls : Water-based Emulsion Paint.

b.) External Walls : Textured coating and/or water-based Emulsion Paint and/or weather shield paint finish to designated areas.

15. 1st Storey Car Park

a.) 6 surface car park lots, 1 handicap car park lot and 33 numbers of mechanised car parks are provided according to specialist's specification.

b.) Concrete finished with floor hardener and/or heavy duty homogeneous tiles and/or concrete paver and/or aeration slab.

1st Storey Drive Way

a.) Concrete finished with floor hardener and/or heavy duty homogeneous tiles and/or concrete paver.

16. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Balcony, Private Pool Deck, Roof Terrace and Reinforced Concrete Flat Roof.

17. Recreational Facilities

a.) Sky Terrace

b.) Outdoor Dining Area

c.) Sauna, Steam Room and Shower Rooms

d.) Gymnasium

e.) Communal Planters

f.) Swimming Pool with Water Jet Corner

g.) Pool Deck

h.) Barbeque Area

18. Other Items

a.) Wardrobes

Built-in wardrobes in selected laminate finish to all bedrooms.

b.) Kitchen Cabinets

Built-in high and low level kitchen cabinets in selected laminate finish with solid surface counter top with integrated sink, cooker hob, cooker hood, microwave oven, integrated refrigerator and integrated washing machine cum dryer.

c.) Split System Air-conditioning to Living, Dining and Master Bedroom.

d.) Hot water supply to Master Bathroom.

e.) Audio Intercom System.

f.) Card access system to pedestrian gate and 1st Storey lift lobby.

Notes to Specifications

1. Timber strips

Timber strips are natural materials containing veins/grains 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 assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sales and Purchase Agreement.

2. 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.

3. 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.

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

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.

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

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

6. 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 to the Purchaser such warranties at the time when 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 of the Sales and Purchase Agreement.

7. False Ceiling

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

8. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sales and Purchase Agreement.

9. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to all residential master bathrooms. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal bathrooms is to be maintained by the Purchaser on a regular basis.

10. Mechanised Car Parking System

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

11. Wall

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

12. For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.

13. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor area are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.

DESCRIPTION OF THE HOUSING PROJECT

General Description

PROPOSED ERECTION OF A BLOCK OF 8 STOREY FLAT (TOTAL 39 UNITS) WITH SKY TERRACE AT 2ND STOREY, SURFACE AND MECHANICAL CAR PARKS AND PROVISION FOR A SWIMMING POOL ON LOT 03898N MK 25 AT LORONG 6 GEYLANG (GEYLANG PLANNING AREA)

Details of Building Specifications

Please refer to "Specifications of the Building"

Total Residential Units Located in the Building Project = 39 Units
Apartment Unit Types and number of units

1.Type A1 -	1 bedroom	4 units
2.Type A2 -	1 bedroom	5 units
3.Type A3 -	1 bedroom	6 units
4.Type A4 -	1 bedroom	6 units
5.Type A5 -	1 bedroom	6 units
6.Type A6 -	1 bedroom	5 units
7.Type A7 -	1 bedroom	4 units
8.Type A3-P -	1 bedroom	1 unit
9.Type A4-P -	1 bedroom	1 unit
10.Type A5-P -	1 bedroom	1 unit
Total units		Total 39 units

Common Facilities includes: Sky Terrace, Gymnasium, Sauna Room, Steam Room, Shower Rooms, Outdoor Dining Area, Swimming Pool with Water Jet Corner, Pool Deck, Communal Planters and Barbeque Area.

Purpose of Building Project and Restrictions as to Use

The building project is strictly for residential occupation only.

Car parks are located at 1st Storey with provision for a tower mechanical car park.

Common Area

1. No sentry post is provided.
2. Management Room is not provided.

Units:

A. Balconies, reinforced concrete flat roofs, reinforced concrete ledge and carparks

The Purchaser acknowledges that he is aware that —

- (a) the balconies in the Unit cannot be converted for any other uses for any reason whatsoever unless prior written approvals of the relevant competent authority and the Vendor or the management corporation (when formed) are first obtained;
- (b) access to all reinforced concrete flat roofs in the Housing Project is prohibited save for maintenance purposes by the Vendor or the management corporation (when formed) or in times of emergency;
- (c) all reinforced concrete ledges (e.g. air-conditioning condenser ledges) in the Unit and Housing Project shall not be converted for any other uses unless prior written approvals of the relevant competent authorities are first obtained; and
- (d) open car parks in the Housing Project shall not be roofed over in any way unless prior written approvals of the relevant competent authorities are first obtained.

B. Car Parking Lots

The Purchaser acknowledges that he is aware that the car parking lots in the Housing Project, regardless of whether they form part of the common property of the Housing Project or part of the Unit, are to be used solely for the purpose of car parking only and no other purposes (including the carrying out of car repair works) unless prior written approvals of the relevant competent authority and the Vendor or the management corporation (when formed) are first obtained.

C. Sky Terrace

The Purchaser acknowledges that he is aware that the sky terrace in the Housing Project shall be landscaped and kept for communal use only as shown in the plans approved under the Planning Act (Cap. 232) and shall not be enclosed or converted for other uses unless the prior written approvals of the relevant competent authority and the Vendor or the management corporation (when formed) are first obtained.

D. Landscaped Communal Area

The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be landscaped and kept for communal use only as shown in the plans approved under the Planning Act (Cap. 232) and shall not be enclosed or converted for other uses unless the prior written approvals of the relevant competent authority and the Vendor or the management corporation (when formed) are first obtained.

E. External Staircase and Roof Terrace

The Purchaser acknowledges that he is aware that no enclosure, shelter, roof, cover or any structure whatsoever may be erected or constructed over the uncovered external staircase and the open roof terraces within the Housing Project.

F. Roofing Over/Enclosing Open Terrace, Open Private Pool Deck and Balcony

The Purchaser acknowledges that he is aware that the open terrace(s) and/or open private pool deck and/or balcony(ies) in the Unit (collectively known as the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open-air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner or form unless the prior written approvals of the relevant competent authorities and the Vendor or the management corporation (when formed) are first obtained, nor shall he be entitled to raise objections to the fact that the Open-Air Spaces (if any) is/are open to the sky.

G. Tree Planting Strips

The Purchaser acknowledges that he is aware that the tree planting strips in the Housing Project are and shall remain as part of the communal open space.

H. Common Party Walls

The Purchaser acknowledges that he is aware that no openings may be made along the common party walls unless the prior written approval of the relevant competent authority is first obtained.



Treasures @ G19



Treasures @ G20

Developer :



JK Integrated Development Pte Ltd

300 Jalan Bukit Ho Swee Equation Building #02-06 Singapore 169566
Tel: 65-6295 7970 Fax: 65-6274 6903

Name of Project: **Treasure@G6** • Address: **35 Lorong 6 Geylang Singapore 399187** • Developer: **JK Integrated Development Pte Ltd**
Developer Licence No: **C 1031** • Land Tenure: **Freehold** • Legal Description: **Lots 03898N MK 25**
Building Plan No: **A1404-00335-2011-BP-01** • Expected TOP date: **1 April 2017** • Expected Legal Completion Date: **1 April 2020**