



R E S I D E N C E S



Share precious moments in
your personal paradise



A stunning high rise development that is a perfect match for your high class standards, VA Residences is made for the individual who always demands only the best! Bold by day and dazzling by night, the apartments and penthouses at VA Residences blend stylish aesthetics with exclusive touches for the residence of your dreams. A residence where magical memories are made.



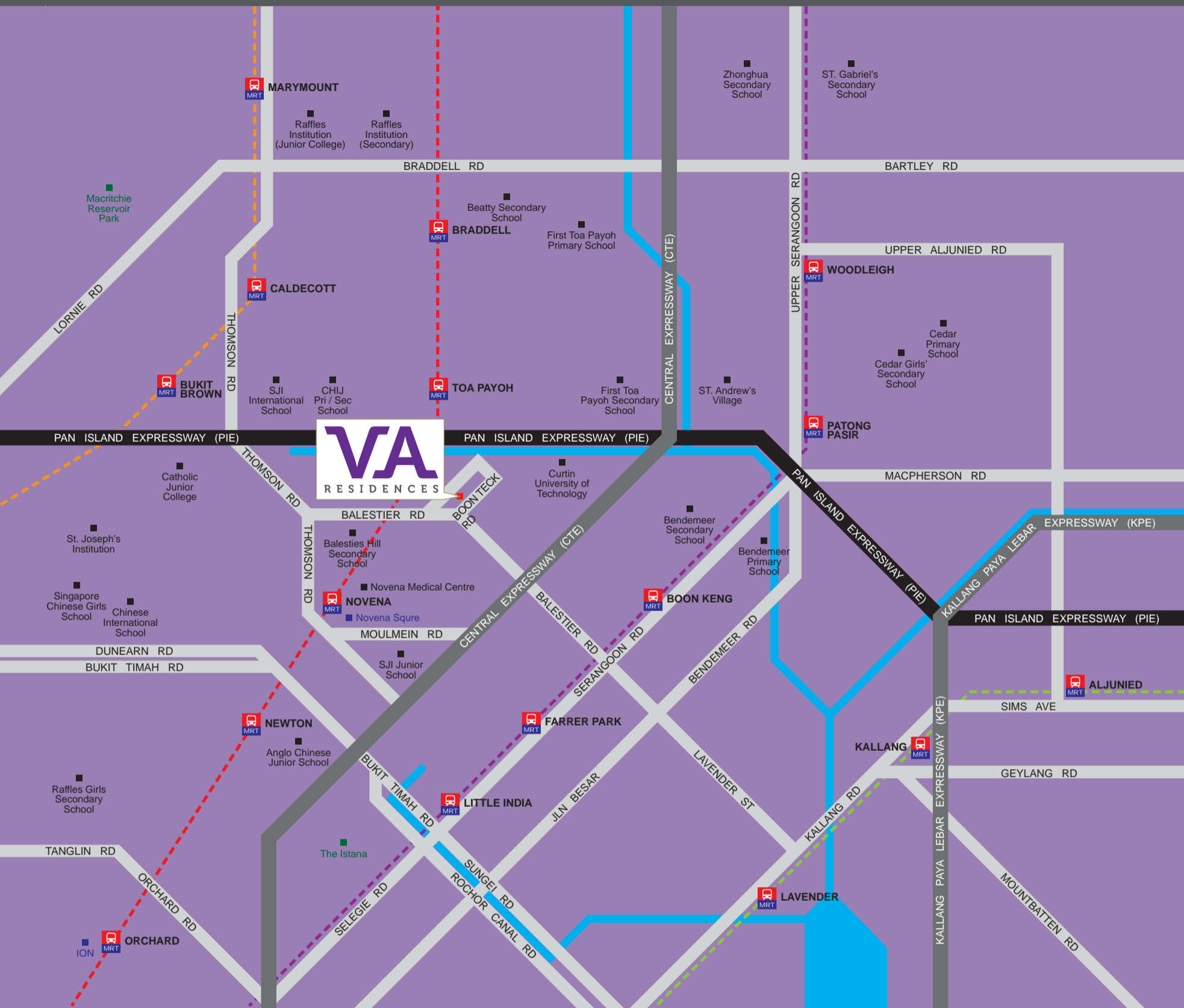
Feel the beat of the city at your fingertips



Everyday needs and occasional indulgences are at your doorstep from VA Residences. From delectable local soul food to sophisticated international cuisines, from leisurely strolls in lush gardens to retail therapy at world-class malls, the best that a cosmopolitan city like Singapore has to offer is within easy reach of VA Residences. Exploring further afield is a breeze with drivers able to connect to the rest of Singapore via three nearby expressways – the Pan Island Expressway, the Central Expressway and the Kallang Paya Lebar Expressway. Experience Singapore's outstanding public transport system with Newton MRT Station within walking distance. Orchard Road, Singapore's internationally renowned shopping street, is only one MRT stop away, with myriad entertainment options also close by. At VA Residences, quality lifestyle choices abound to fill your life with rich and rewarding experiences.



Location Map



Live the life that
others dream of





With the top-notch facilities and amenities available at VA Residences, you will be spoiled for choice even when staying in. From working up a sweat in the state-of-the-art gym to sharing unforgettable moments with family and friends to easing away the stresses of the day with a cool dip in the irresistible pool, everyday living becomes an unforgettable experience at VA Residences.

Savour breathtaking vistas that fire your imagination

Watch velvety skies engulf the horizon while you lounge by a gorgeous pool reflecting the twinkle of the stars in the night sky. Sip on a cocktail or spend an evening in quiet reflection. The beautiful environment of VA Residences and its surroundings will soothe your soul and recharge your batteries whenever you desire. Enjoy life at VA Residences.



Elegant living personified in your home



ARTIST'S IMPRESSION ONLY

Your home is your kingdom and, at VA Residences, brand-name fittings and quality furnishings combine to reflect the luxurious style that your kingdom deserves. Every room is thoughtfully designed to deliver both the aesthetics and comforts that you demand. No effort is spared in making your lavish sanctuary at VA Residences a true statement of your chic lifestyle. Finally, you have arrived.



Site Plan



- 1 Entrance
- 2 Driveway
- 3 Swimming Pool
- 4 Decking
- 5 Gym
- 6 BBQ
- 7 Private Pool
- 8 Site Gate

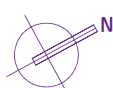
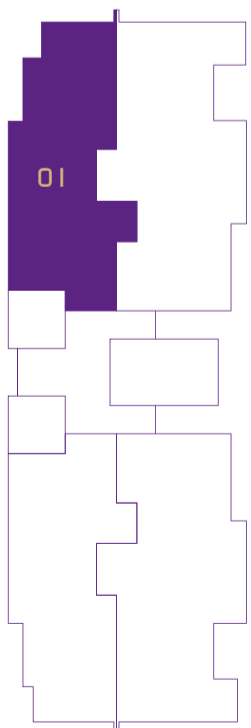
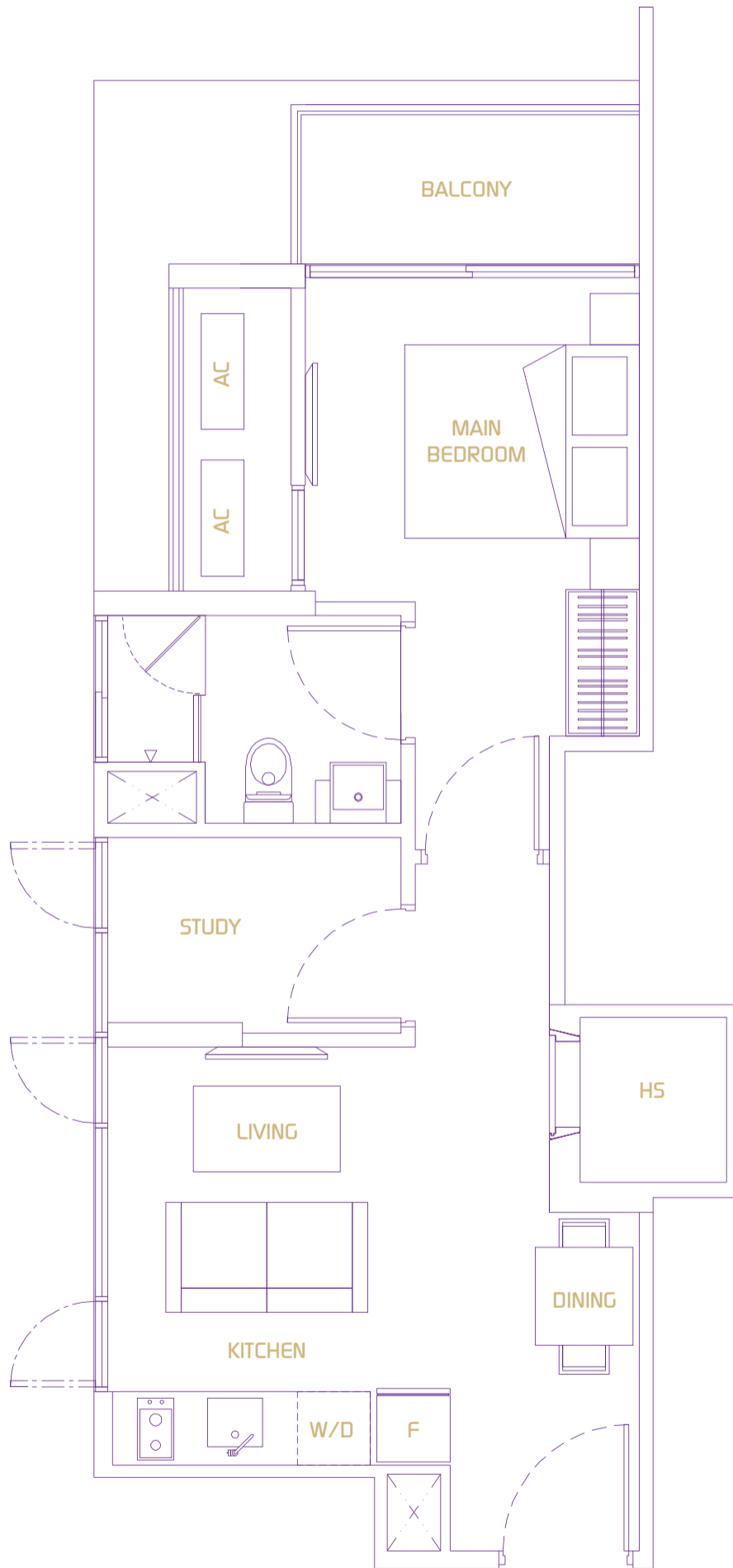


Type A

1 + 1 Bedroom

47 sq m / 506 sq ft (Inclusive of Balcony and AC Ledge)

#03 - 01

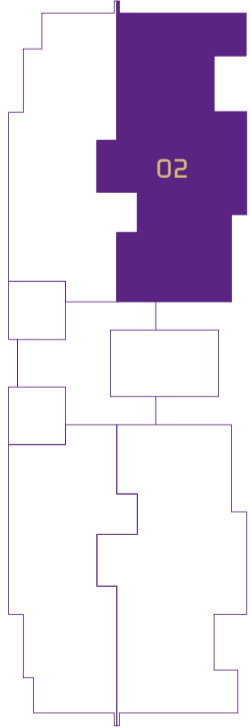


Type B

2 Bedroom

(Inclusive of Balcony and AC Ledge) 60 sq m / 646 sq ft

#03 - 02

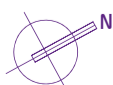
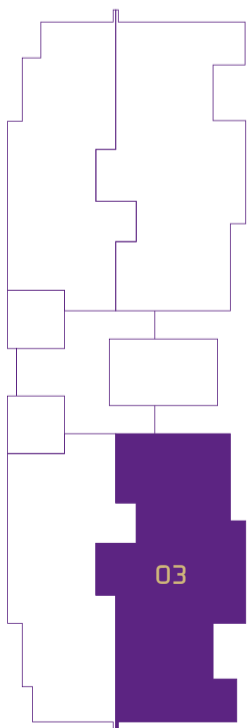


Type C

2 Bedroom

60 sq m / 646 sq ft (Inclusive of Balcony and AC Ledge)

#03 - 03

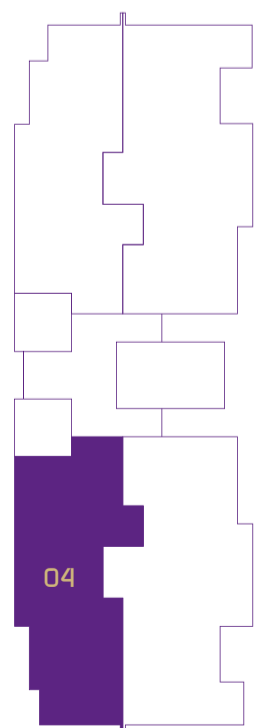
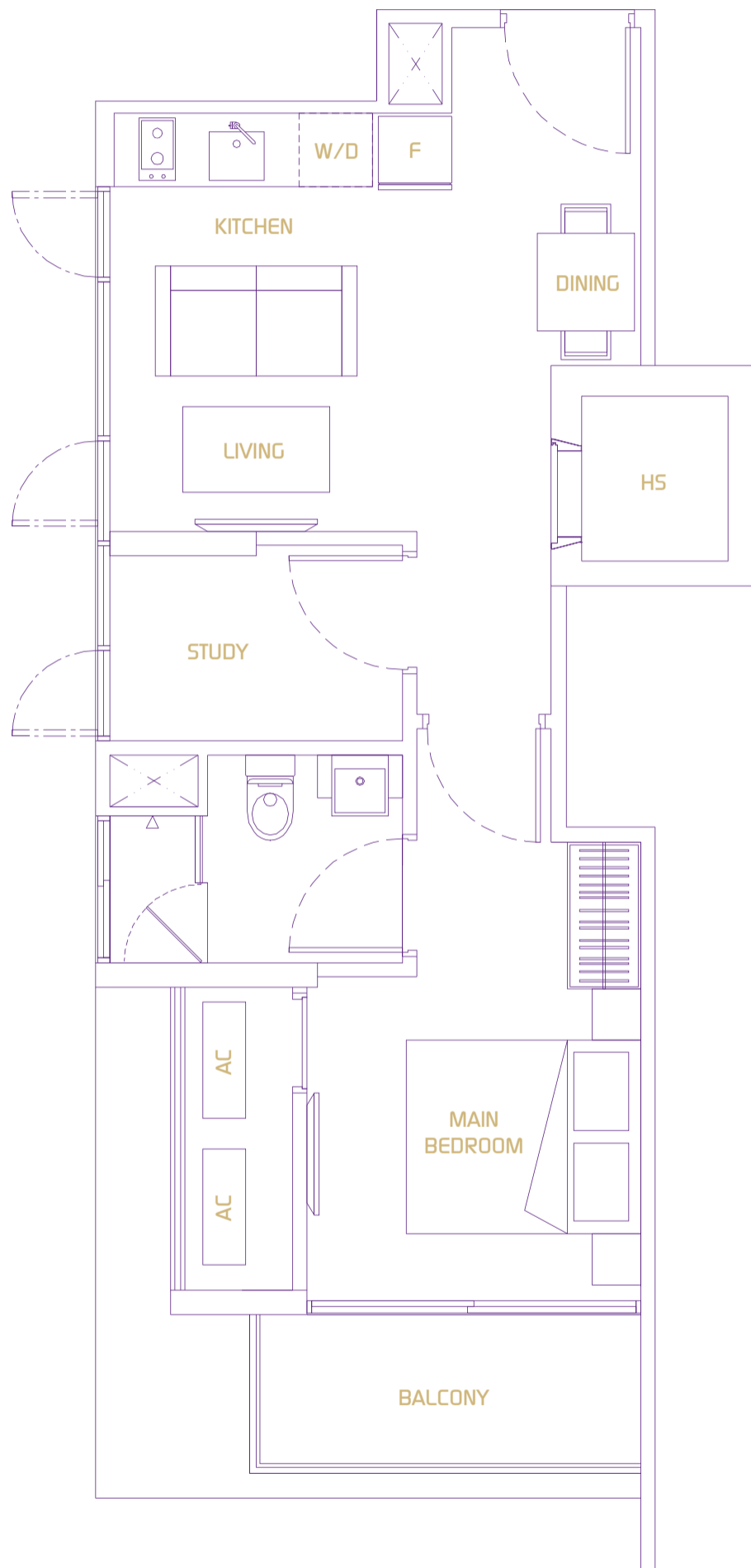


Type D

1 + 1 Bedroom

(Inclusive of Balcony and AC Ledge) 48 sq m / 517 sq ft

#03 - 04

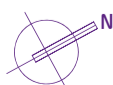
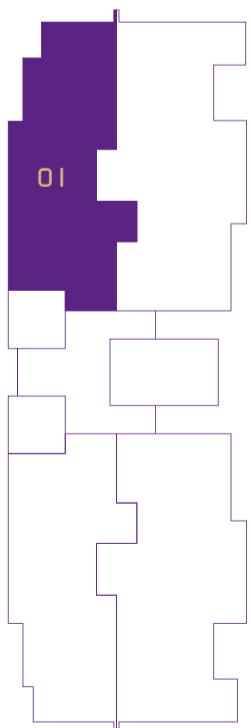
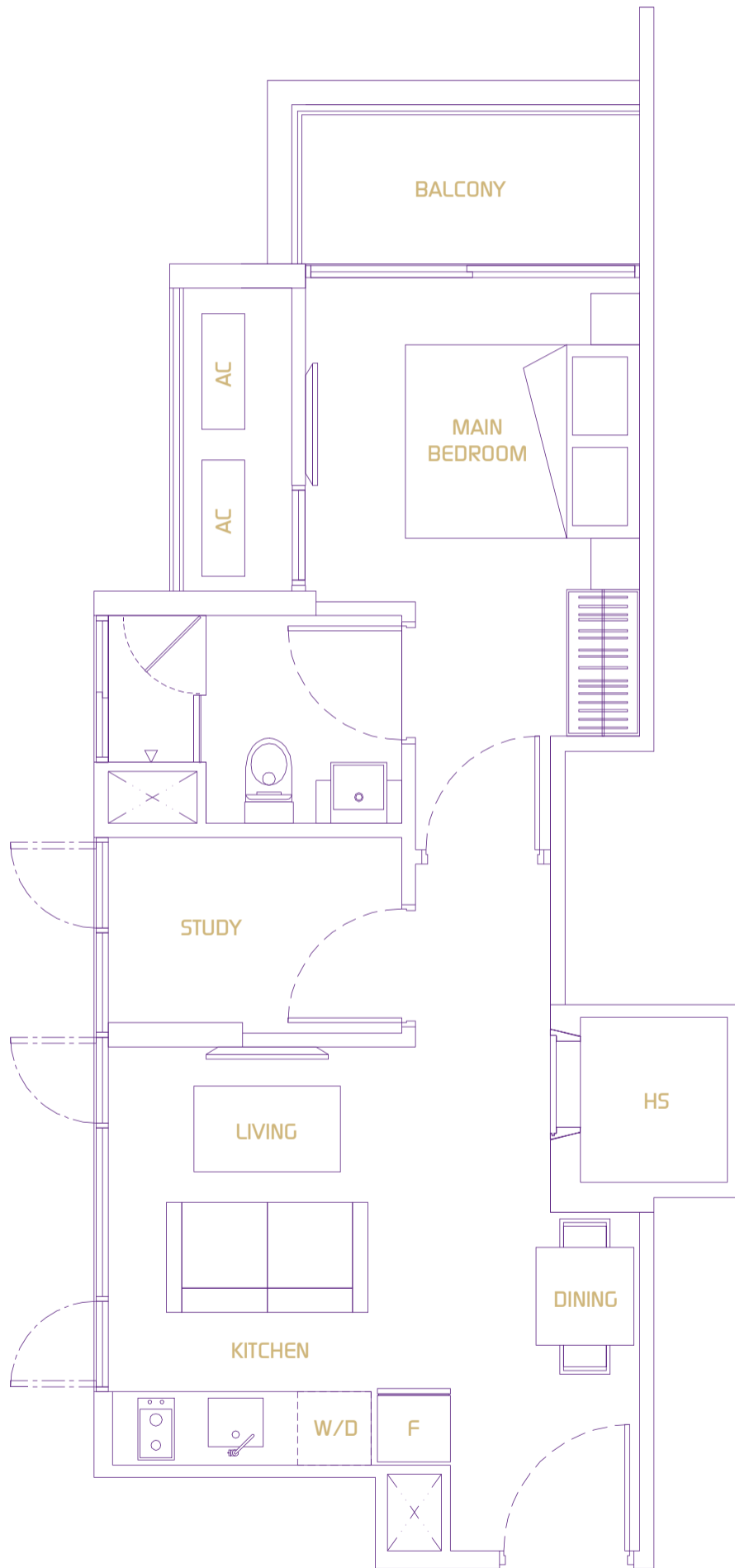


Type A1

1 + 1 Bedroom

47 sq m / 506 sq ft (Inclusive of Balcony and AC Ledge)

- #04 - 01
- #05 - 01
- #06 - 01
- #07 - 01
- #08 - 01
- #09 - 01
- #10 - 01
- #11 - 01
- #12 - 01
- #13 - 01
- #14 - 01
- #15 - 01

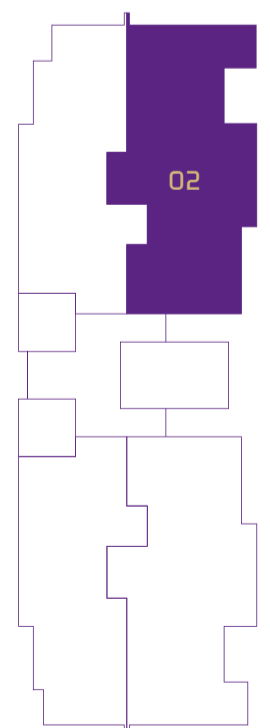
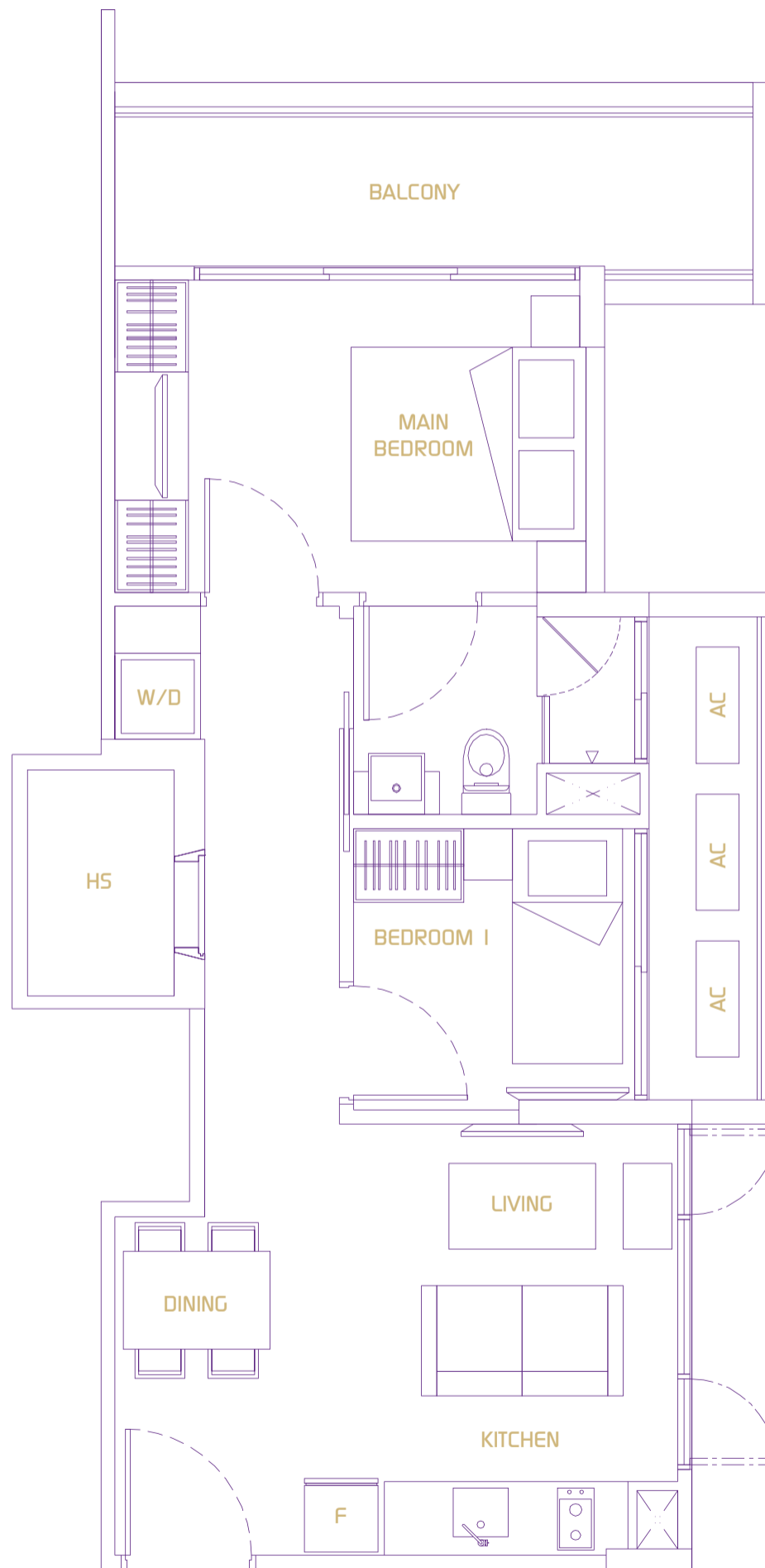


Type B I

2 Bedroom

(Inclusive of Balcony and AC Ledge) 58 sq m / 624 sq ft

- #04 - 02
- #05 - 02
- #06 - 02
- #07 - 02
- #08 - 02
- #09 - 02
- #10 - 02
- #11 - 02
- #12 - 02
- #13 - 02
- #14 - 02

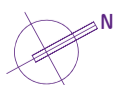
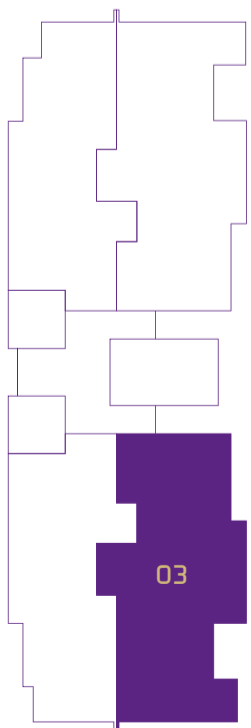
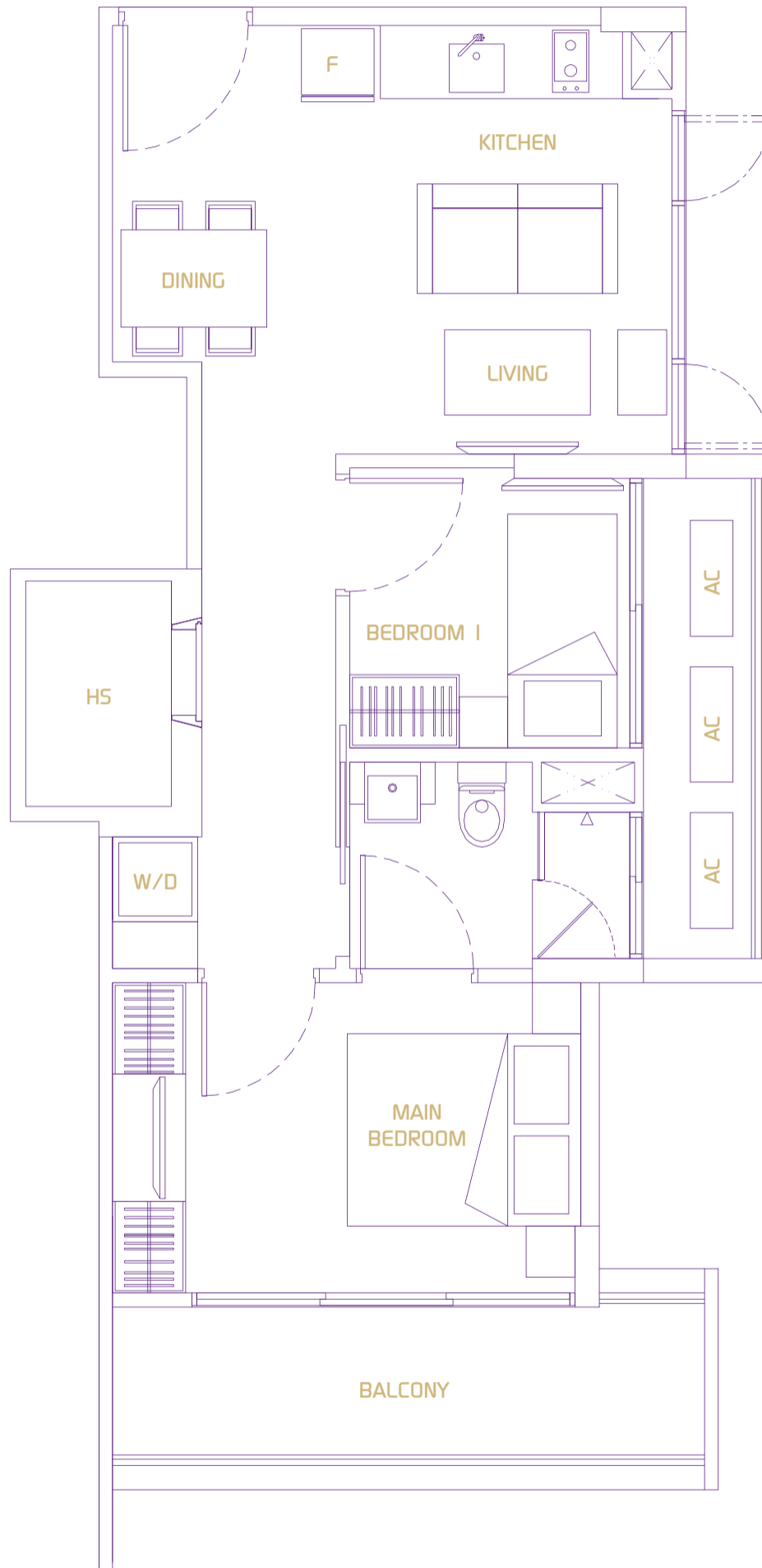


Type C I

2 Bedroom

58 sq m / 624 sq ft (Inclusive of Balcony and AC Ledge)

- #04 - 03
- #05 - 03
- #06 - 03
- #07 - 03
- #08 - 03
- #09 - 03
- #10 - 03
- #11 - 03
- #12 - 03
- #13 - 03
- #14 - 03

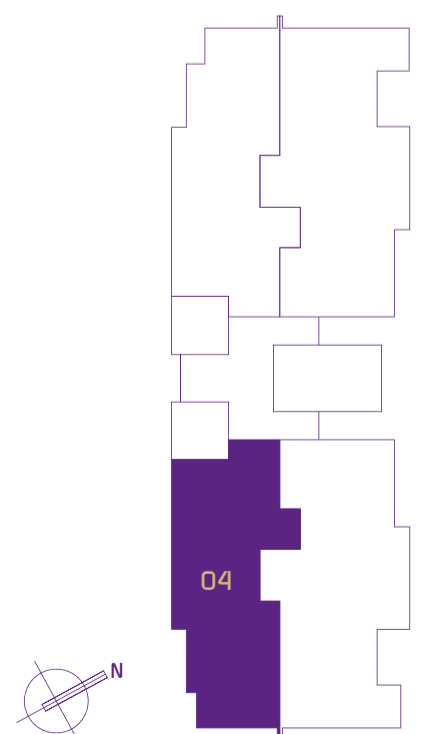
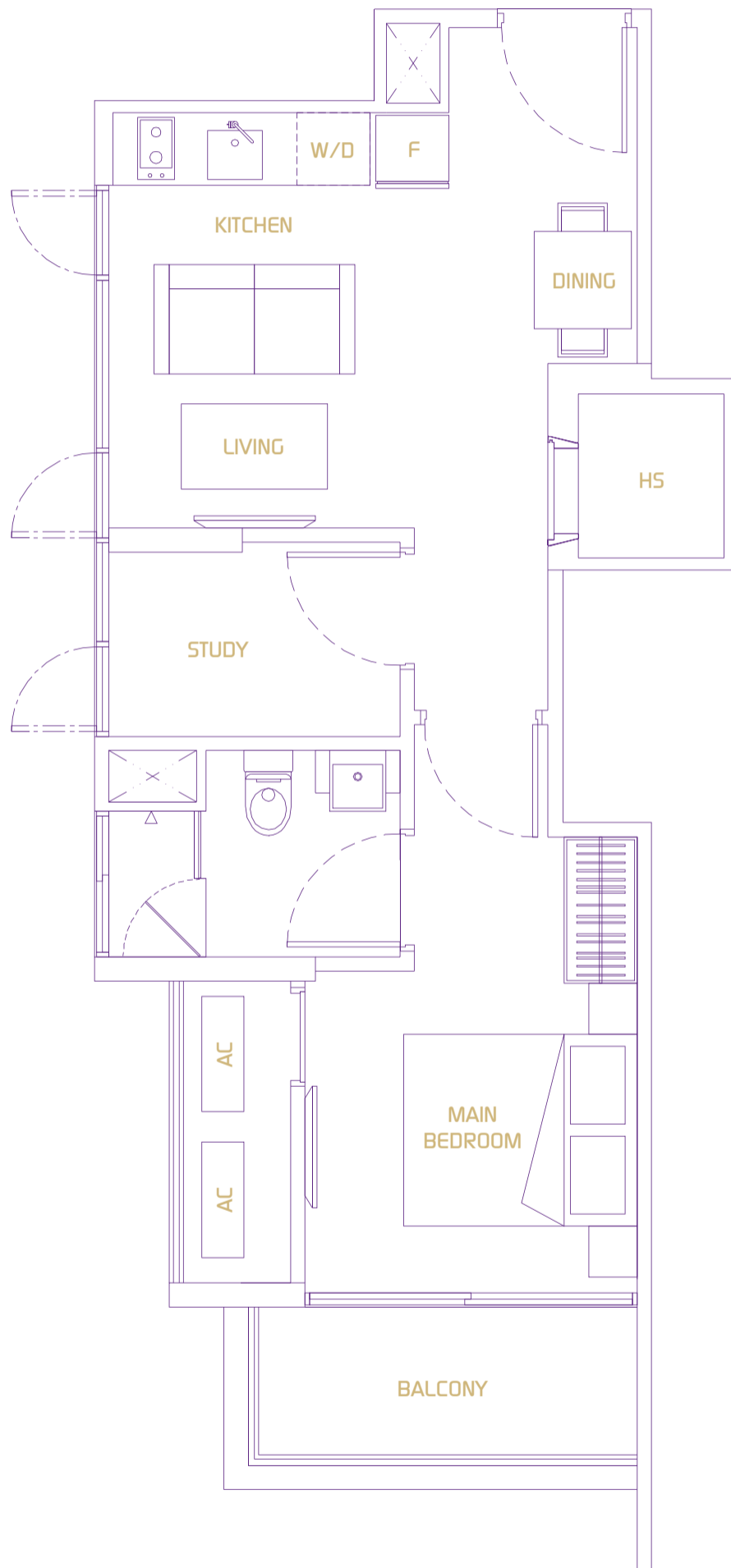


Type D I

1 + 1 Bedroom

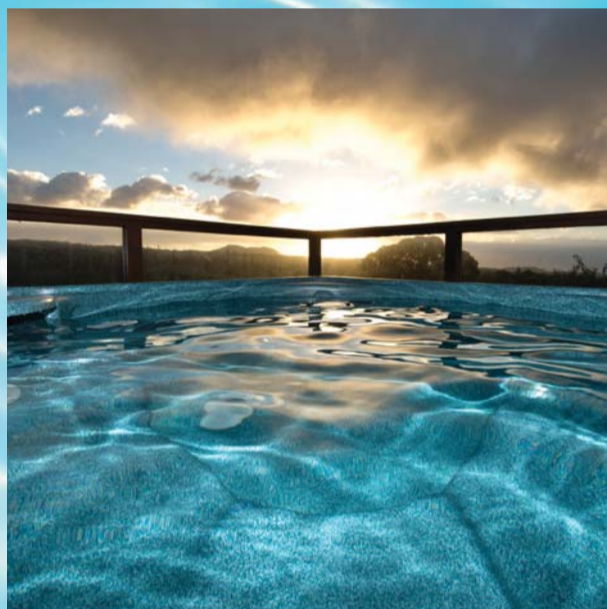
(Inclusive of Balcony and AC Ledge) 48 sq m / 517 sq ft

- #04 - 04
- #05 - 04
- #06 - 04
- #07 - 04
- #08 - 04
- #09 - 04
- #10 - 04
- #11 - 04
- #12 - 04
- #13 - 04
- #14 - 04
- #15 - 04





P E N T H O U S E

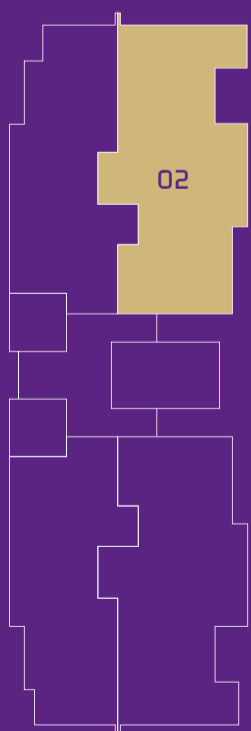


PHB

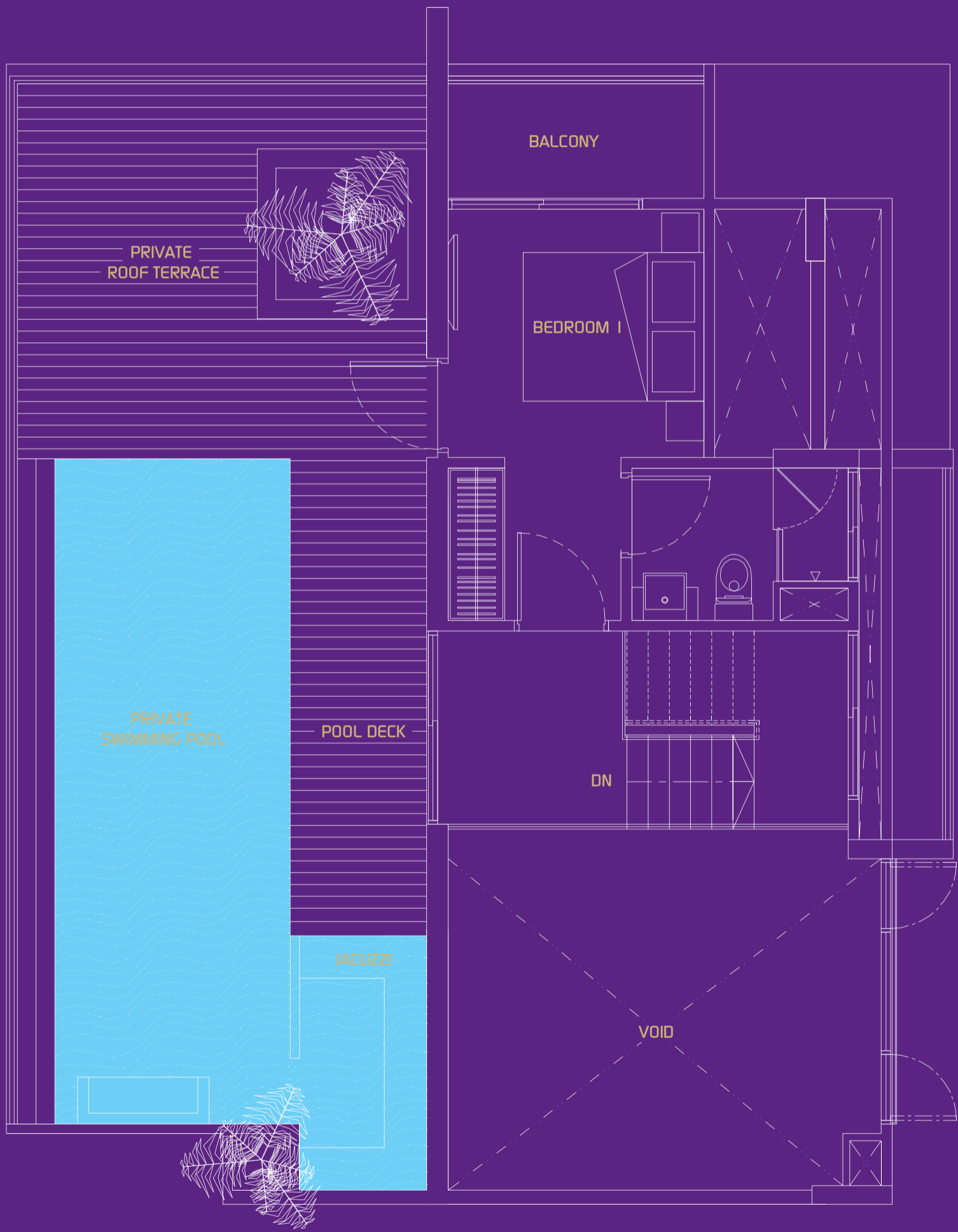
2 Bedroom

157 sq m | 1690 sq ft (Inclusive of Balcony, Roof Terrace and AC Ledge)

#15 - 02



LOWER FLOOR



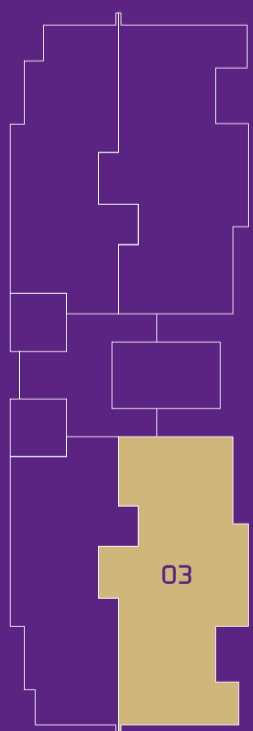
UPPER FLOOR

PHC

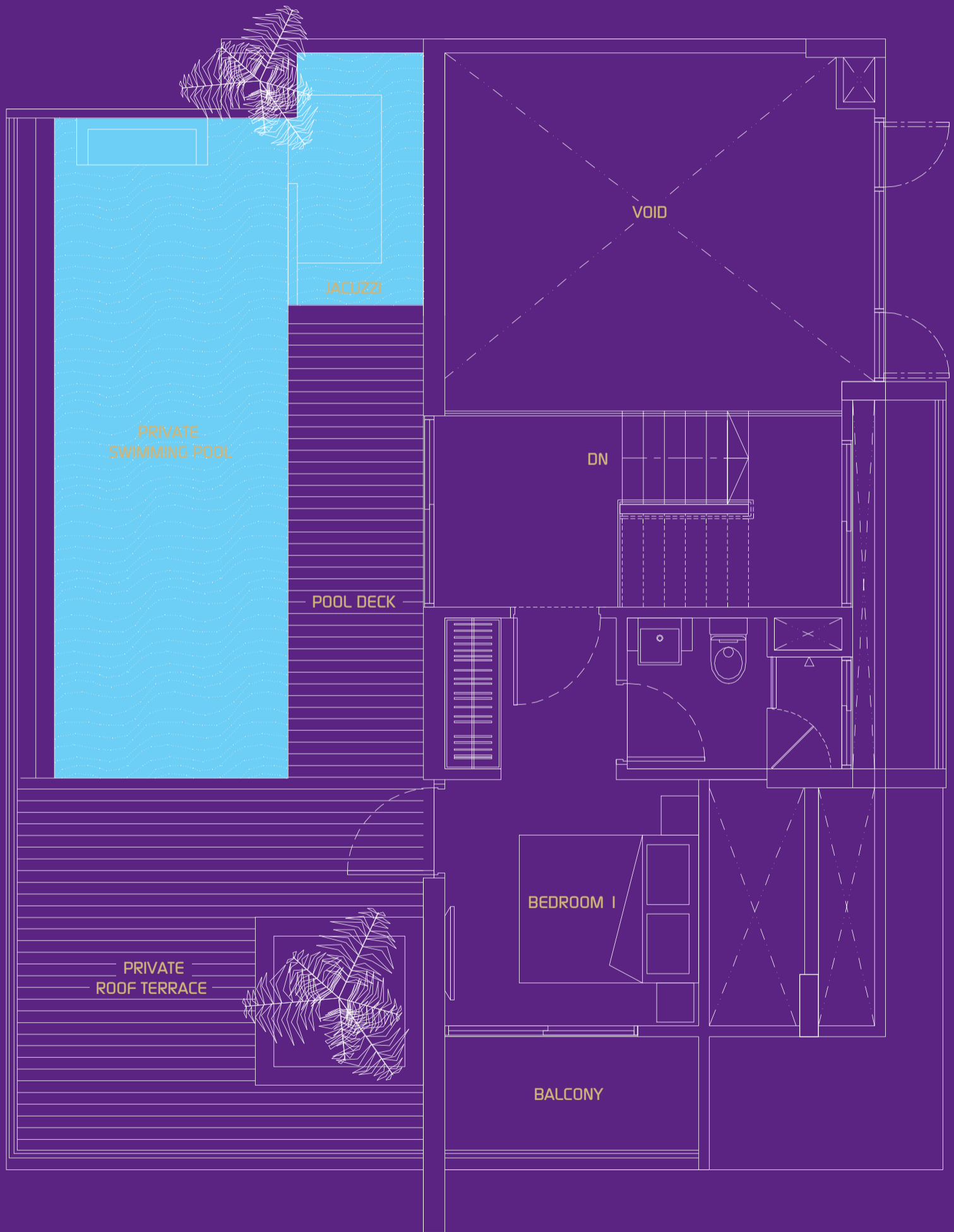
2 Bedroom

157 sq m | 1690 sq ft (Inclusive of Balcony, Roof Terrace and AC Ledge)

#15 - 03



LOWER FLOOR



UPPER FLOOR

Specifications

1. FOUNDATION

Reinforced concrete bored pile using Grade 35 concrete manufactured from Ordinary Portland Cement (OPC) complying BS12 series and/or other approved foundation system.

2. SUPER-STRUCTURE

Reinforced concrete using Grade 35-40 concrete manufactured from Portland Cement complying with BS12 and steel reinforcement bar complying with BS 4449:2005 or SS2

3. WALLS

- External - R.C. wall and/or Common clay brick
- Internal - Dry Partitions and/or Precast Wall Panels / Common clay brick and/or light weight blocks/ reinforced concrete

4. ROOF

Reinforced concrete roof/ metal roof with waterproofing and insulation

5. CEILING

Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish for units.

6. FINISHES

Wall (For Apartments)

- Living / Dining, Bedrooms, Household Shelter, Study & Balcony - Cement and Sand plaster and/or skim coat with emulsion paint and on expose surface only.
- Bathrooms - Homogeneous and/or Ceramic and/or Porcelain tiles laid up to false ceiling height (exposed areas only).
- Kitchen - Homogeneous and/or Ceramic and/or Porcelain tiles between cabinets only.

Note: No tiles/stone behind mirrors and above false ceiling.

Wall (For Common Areas)

- 1st Storey Lift Lobby - Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only)
- Typical Lift Lobby - Cement and sand plaster with emulsion paint/ Homogeneous Tiles.
- Staircase - Cement and sand plaster and/or skim coat with emulsion paint.
- External Wall - Cement and sand plaster and/or skim coat with weatherproof paint.

Floor (For Apartments)

- Living & Dining - Compressed Marble/ Homogenous Tiles
- Bedrooms & Study - Compressed Marble/ Homogenous Tiles
- Bathrooms - Compressed Marble/ Homogenous Tiles
- Kitchen, Household Shelter & Balcony - Compressed Marble/ Homogenous Tiles
- A/C Ledge - Smooth cement finish

Floor (Common Areas)

- 1st Storey Lift Lobby - Homogeneous Tiles
- Typical Lift Lobby - Homogeneous Tiles
- Staircase from 1st up to 2nd storey - Homogeneous Tiles
- Staircase from 2nd storey onwards - Cement and sand screed with nosing tiles
- Pool Area/ Landscape Deck - Timber Strip and/or Homogeneous Tiles and/or Mosaic and/or Pebble Wash and/or Cement screen
- Gym - Homogeneous Tile/ Heavy Duty Vinyl and/or Carpet
- Walkway / Pavement - Pebble wash / Granite and/or Cement screed
- Playground - EPDM
- BBQ area - Pebble wash/ Granite and/or Homogeneous Tiles

7. WINDOWS

Powder coated aluminium framed windows with min. 6 mm thick tinted / clear glass.
(Note : All windows are either casement, top hung, sliding, fixed, louvered or any combination of the above mentioned subject to Architect's selection)

8. DOORS

- a. Main Entrance - Fire-rated timber / laminated finished door
- b. Bedrooms & Bathrooms - Semi-hollow core timber veneer / laminated finished door
- c. Household Shelter - PSB approved blast door
- d. Balconies - Powder coated aluminium framed doors with float clear/ tinted glass
- e. Ironmongery - Quality Lockset to Architect's selection.

9. SANITARY WARES AND FITTINGS

Bath

- a. 1 bath area with shower mixer
- b. 1 basin and mixer tap with shelving below
- c. 1 water closet
- d. 1 mirror
- e. 1 toilet paper holder
- f. 1 towel rail
- g. bidet spray

10. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

- a. Refer to Electrical Schedule (below) for details
- b. Electrical wiring will be in concealed conduits where possible.
- c. Electrical wiring will be in surface mounted conduits within false ceiling where applicable.
- d. Exposed trunking at A/C ledges
- e. The routing of services within the houses shall be at the sole discretion of the Architect and/or Engineer.
- f. Cable-Readiness to comply with BCA's requirements

11. TV / CABLE SERVICES / FM / TELEPHONE POINTS

- a. TV - Refer to Electrical Schedule for details
- b. Telephone - Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. PAINTING

- a. External Walls - Spray textured coating / emulsion paint
- b. Internal Walls - Selected Emulsion paint

14. WATERPROOFING

Waterproofing provided to floors of Bathrooms, R.C roof and where required.

15. DRIVEWAY & CARPARK

- Driveway & Carpark - Heavy Duty Homogeneous Tiles and/ or Cement powered float finish/ Concrete Pavers

16. RECREATIONAL FACILITIES

- a. Gymnasium - 4.5m x 3.0m
- b. Swimming Pool - 12mx 4.5m
- c. Pool Deck - 10.0m x 2.5m
- d. BBQ Area - 9.0m x 6.0m
- e. Playground - 6.0m x 8.0m
- f. Jacuzzi - 3.0m x 2.5m

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and tap.
- b. Kitchen Appliances - Integrated Fridge, Gas Hob and Hood.
- c. Bedroom Wardrobes - Provided to main bedroom only.
- d. Air-conditioning - Multi-split air-conditioning to all Bedrooms/Study/Living and Dining area
- e. Audio Intercom System - To all apartment units.
- f. Electric Water Heater - Hot water supply to all bathrooms.
- h. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.

NOTE

Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. *Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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.

Cable Television and/or Internet Access

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

Materials, Fittings, Equipment, Finishes, Installations, Sanitary Wares and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout

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

Air Conditioning

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 regularly.

Internet Access

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

Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Mechanised Car Parking System

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

GENERAL DESCRIPTION OF HOUSING PROJECT

PROPOSED ERECTION OF A 15-STORY RESIDENTIAL FLAT DEVELOPMENT (TOTAL: 52 UNITS), WITH ATTIC, CARPARKS ON 1ST STOREY, BASEMENT MECHANISED PARKING, 2ND STOREY SKY TERRACE WITH SWIMMING POOL ON MK17 LOTS 06887P, 08221V AT 9 BOON TECK ROAD (NOVENA PLANNING AREA)

Details of Building Specifications

Please refer to "Specifications of the Building"

Types and Number of Units located in the Building Project

Type A	1 Units	47sq m	1+1 bdrm
Type B	1 Units	60sq m	2 bdrm
Type C	1 Units	60sq m	2 bdrm
Type D	1 Units	48sq m	1+1 bdrm
Type A1	12 Units	47sq m	1+1 bdrm
TypeB1	11 Units	58sq m	2 bdrm
TypeC1	11 Units	58sq m	2 bdrm
TypeD1	12 Units	48sq m	1+1 bdrm
PHA	1 Units	157sq m	2 bdrm
PHB	1 Units	157sq m	2 bdrm

Description of Common Property

Gymnasium	Playground
Swimming Pool	Sky Terrace
Jacuzzi	1 lift / 1 exit staircase
Pool Deck	1 Centralised Refuse Chute
BBQ Area	

Description of Parking Spaces

Mechanized parking system (Total: 46 Car Lots) + 6 Surface Carpark + 2 Barrier Free Lot + 5 Bicycle Lot
Maximum dimensions of the vehicle: 2200mm (W)x 5200mm (L)x 1950mm (H)

Purpose of Building Project and Restrictions as to Use

The building project is for Residential Occupation only.

Address of Project
9 Boon Teck Road, Singapore 329583

Developer license no.

Tenure of land (Check this)
Estate in Free Simple (Freehold)

Legal Description
Lot 06887P, 08221V MK 17

Building Plan no.
A1276-00613-2012-BP01 10 September 2012

Expected date of TOP no later than:
31st December 2016

Expected date of Legal completion no later than:
31st December 2019

