

The background is a vibrant orange color. It features several sets of concentric white circles of varying radii, some centered and some partially cut off by the edges. Scattered throughout are numerous splatters in shades of pink, magenta, black, and white. A large, stylized graphic element on the left side consists of several overlapping, curved bands in white, grey, and magenta, resembling a thick, multi-layered line or a stylized letter 'S'.

VIBES  
@ EAST COAST

The background features a dark blue upper section and a lower section with a gradient from dark grey to bright orange. Overlaid on this are several sets of white concentric circles of varying sizes and positions, creating a dynamic, layered effect.

Live. Play. Shop.  
A whole new level of urban living.









Experience a vibrant lifestyle in modern living.

Comprising of 28 commercial shops and 117 residential apartment units, located at the eastern part of Singapore, Vibes@East Coast offers an exclusive living with a contemporary facade.









Be amazed with a lifestyle filled with style, glamour and luxury.

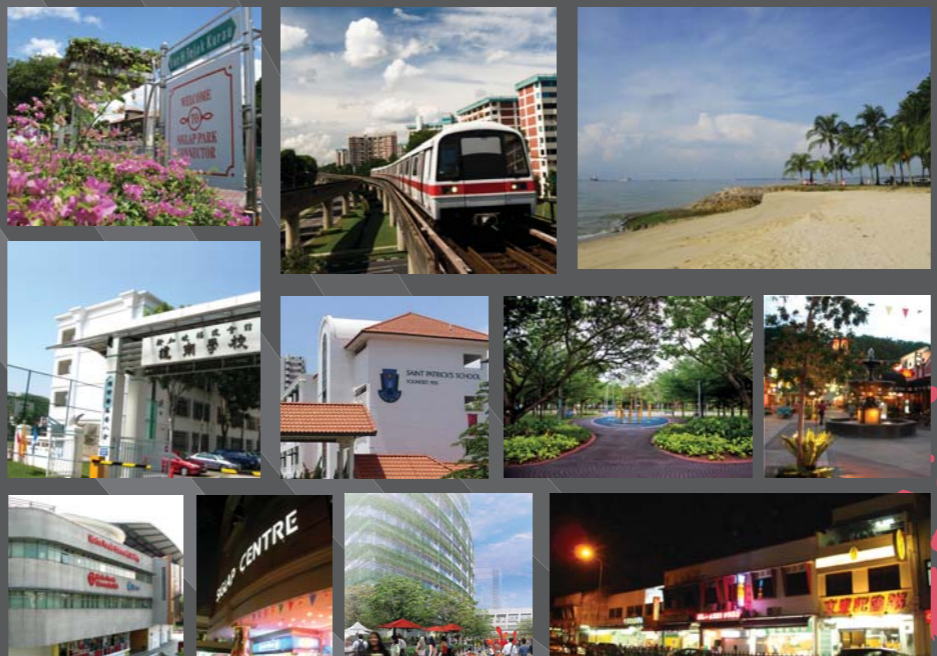






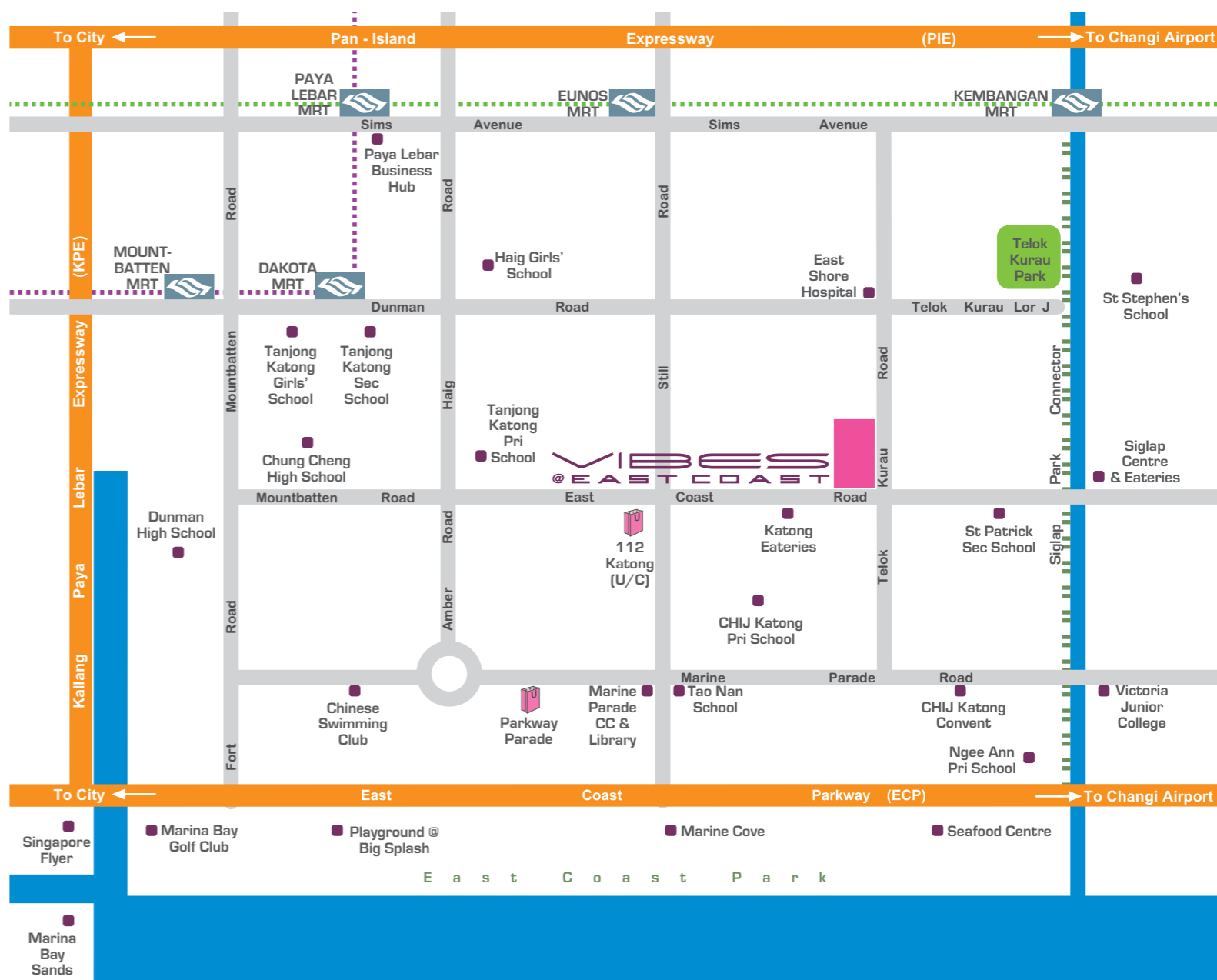


Move to the rhythm of the city.





## LOCATION MAP



Nestled in the heart of Katong district, with shopping centres, entertainment options, elite schools and exciting amenities all within close vicinity.

With Parkway Parade and the new 112 Katong minutes away, offer countless shopping options. For sun worshippers and night owls, numerous entertainment and dining options are available at the East Coast Park, day or night. Drivers have easy accessibility to the major expressways for ultimate convenience.

Enjoy all the excitement of living in a neighbourhood full of youthful vibrancy.



Where life is yours to savour.











# Refresh. Rejuvenate. Relax.

Spent a lazy afternoon lounge at the pool deck. Dip into the soothing pool, melt away the stress of the day or keep in shape in the gym.







artist's impression only





Vibes@East Coast is a hive of activity where you can pamper yourself with a variety of shops that cater to your every needs.

Enjoy all the unparalleled convenience at your doorstep.





SPRING  
STYLING

EVER  
CANDY

JOSÉ TORRES  
Salsa  
na wolności



# SITE PLAN



artist's impression only





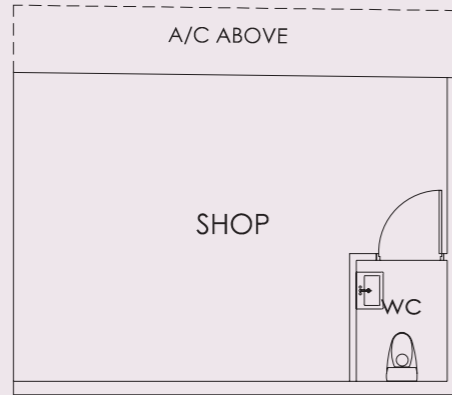
# COMMERCIAL SHOPS





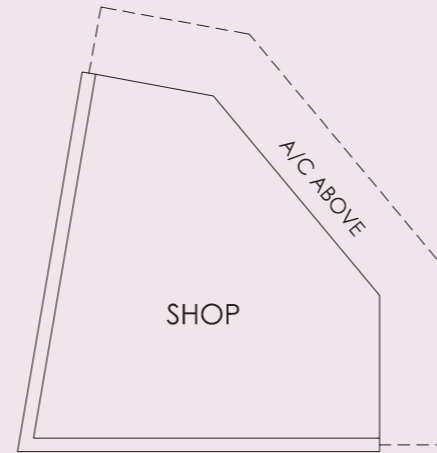
**SHOP 1**

#01-01  
37 sq m



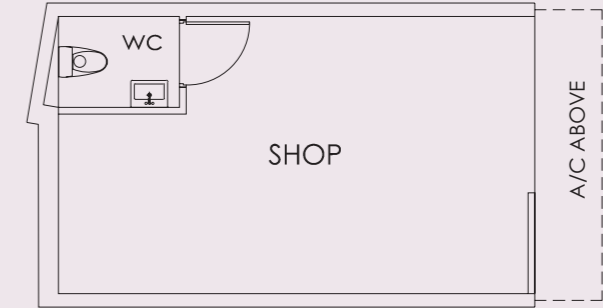
**SHOP 3**

#01-03  
30 sq m



**SHOP 4**

#01-04  
36 sq m



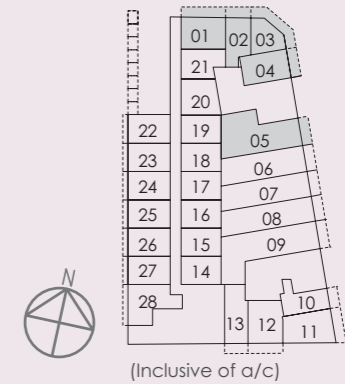
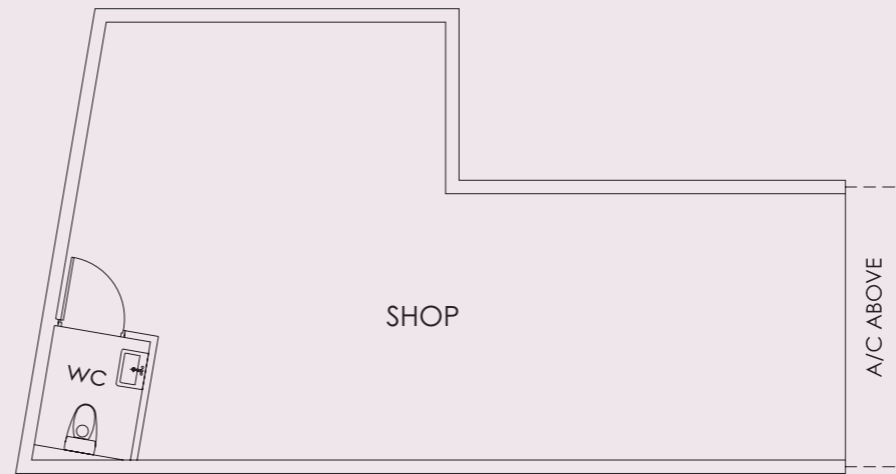
**SHOP 2**

#01-02  
30 sq m



**SHOP 5**

#01-05  
68 sq m





**SHOP 6**

#01-06  
51 sq m



**SHOP 8**

#01-08  
56 sq m



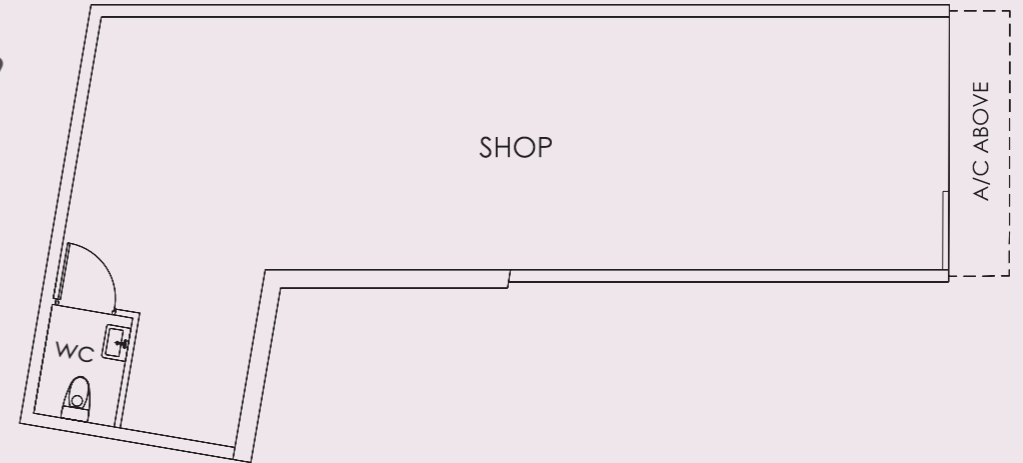
**SHOP 7**

#01-07  
53 sq m



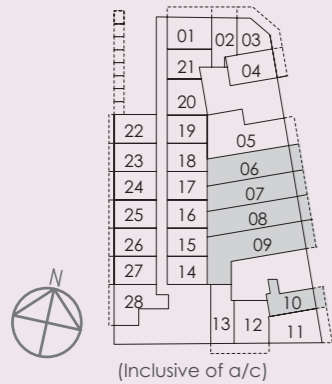
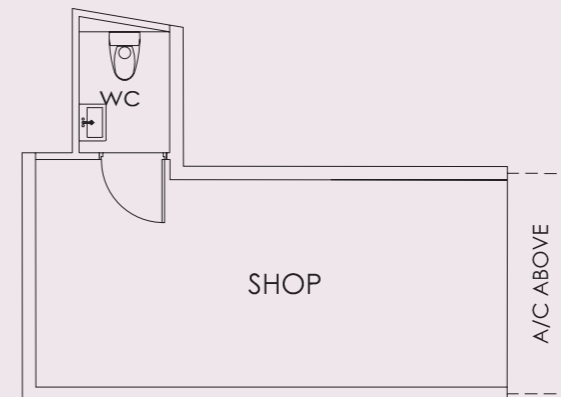
**SHOP 9**

#01-09  
78 sq m



**SHOP 10**

#01-10  
30 sq m

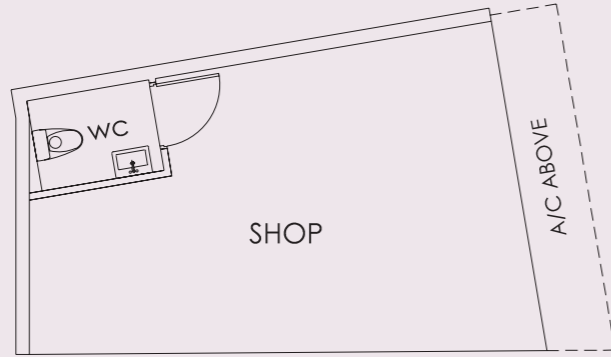




**SHOP 11**

#01-11

38 sq m



**SHOP 13**

#01-13

37 sq m



**SHOP 15**

**SHOP 17**

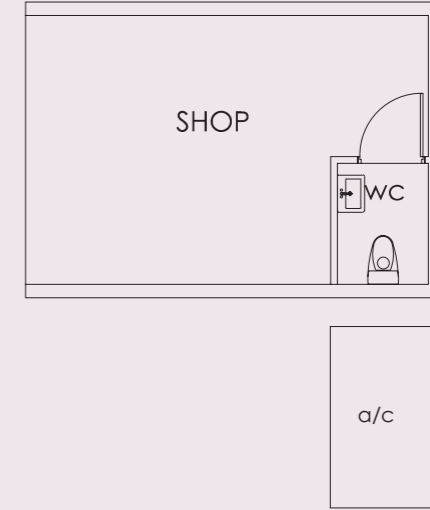
**SHOP 19**

#01-15

#01-17

#01-19

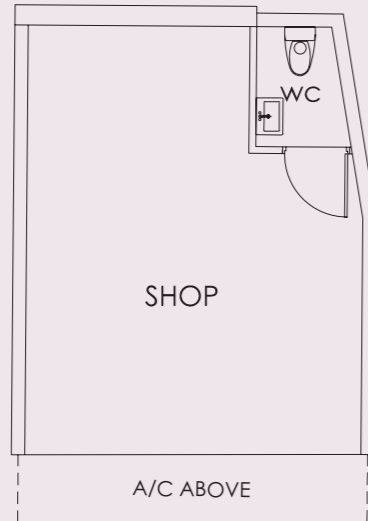
28 sq m



**SHOP 12**

#01-12

38 sq m



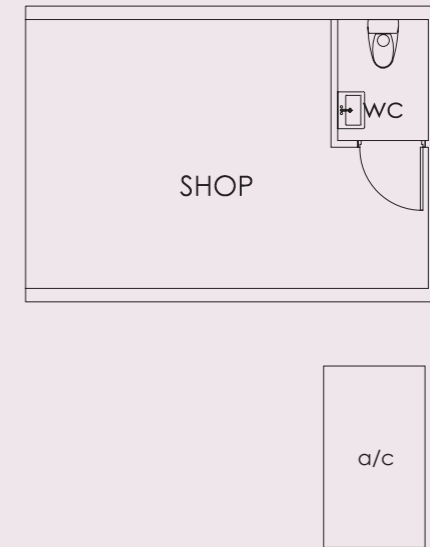
**SHOP 16**

**SHOP 18**

#01-16

#01-18

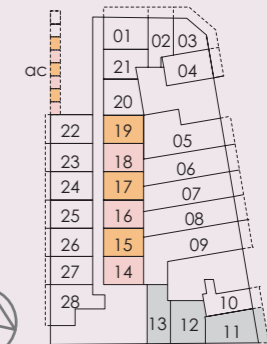
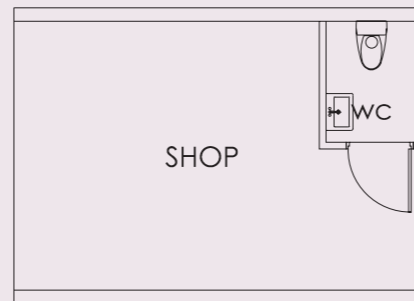
28 sq m



**SHOP 14**

#01-14

26 sq m

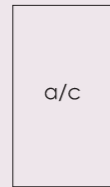
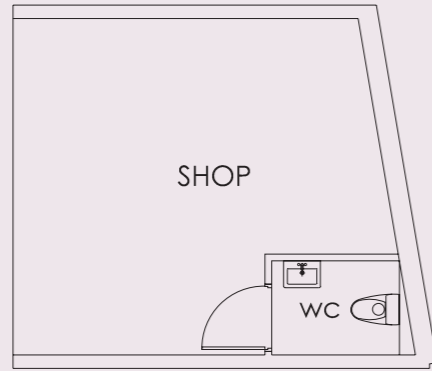


(Inclusive of a/c)



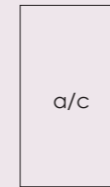
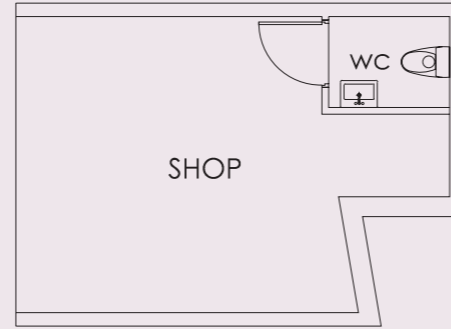
**SHOP 20**

#01-20  
32 sq m



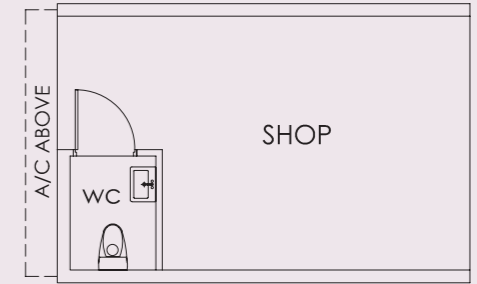
**SHOP 21**

#01-21  
30 sq m



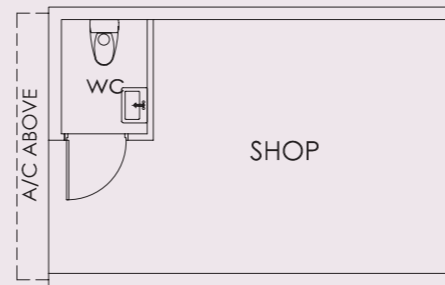
**SHOP 23  
SHOP 25  
SHOP 27**

#01-23  
#01-25  
#01-27  
29 sq m



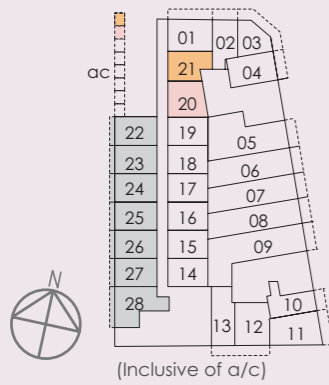
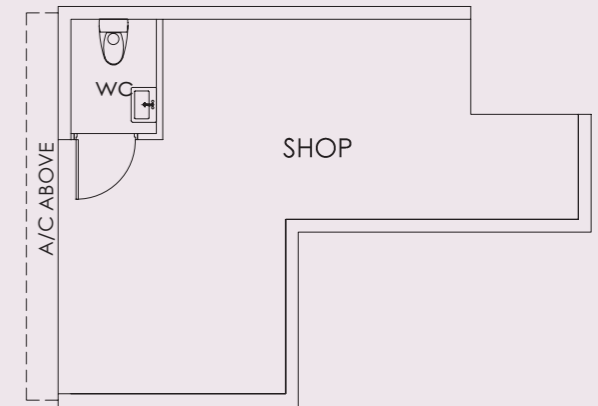
**SHOP 22  
SHOP 24  
SHOP 26**

#01-22  
#01-24  
#01-26  
29 sq m



**SHOP 28**

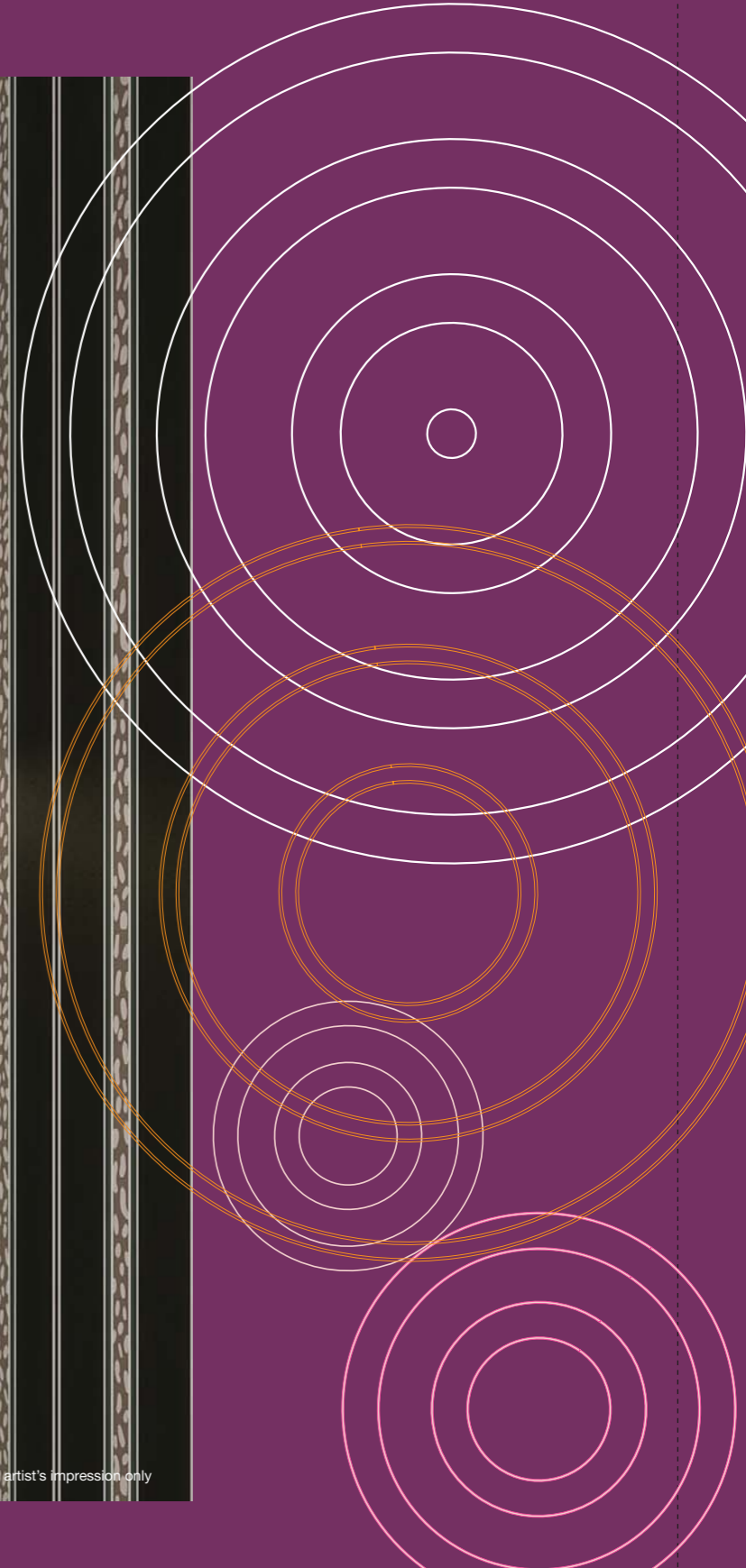
#01-28  
37 sq m







artist's impression only







Uncompromised quality and contemporary finishes, reflect a balance of comfort and function.

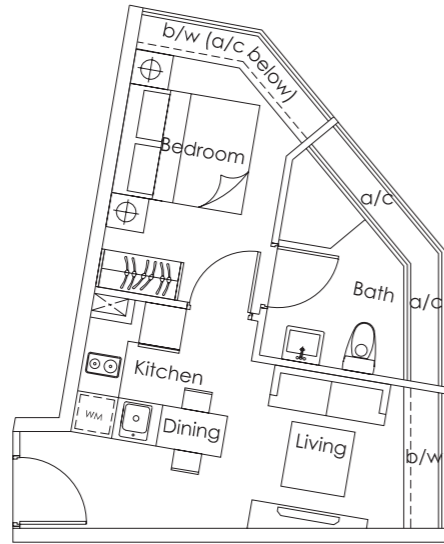






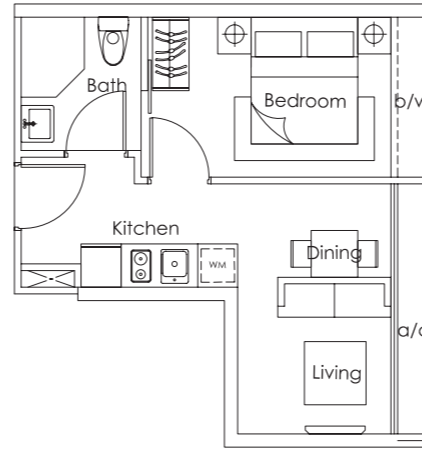
**TYPE A**

35 sq m  
1 bdrm  
#02-01



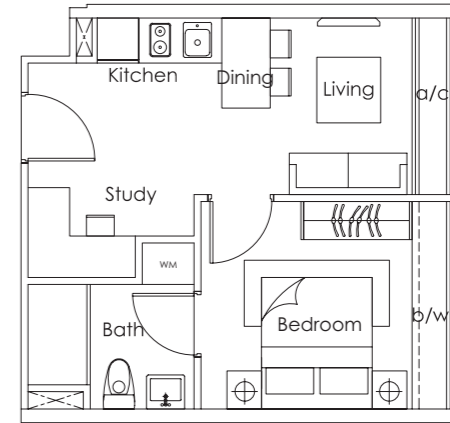
**TYPE B**

32 sq m  
1 bdrm  
#02-02



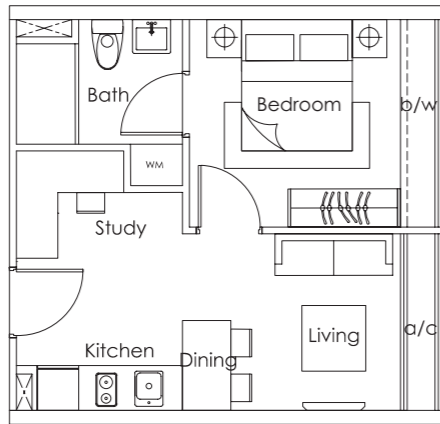
**TYPE C**

36 sq m  
1 bdrm + Study  
#02-03



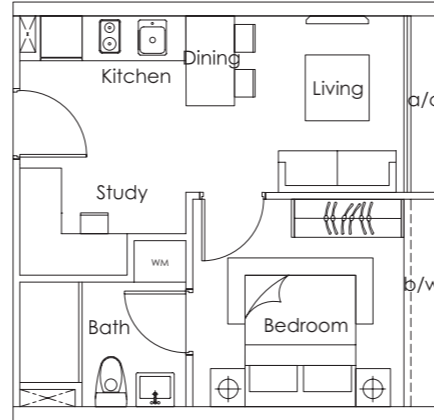
**TYPE D**

36 sq m  
1 bdrm + Study  
#02-04  
#02-06



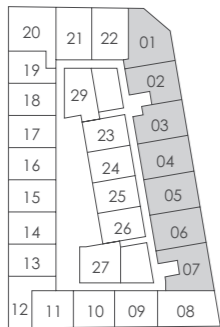
**TYPE E**

36 sq m  
1 bdrm + Study  
#02-05



**TYPE F**

36 sq m  
1 bdrm + Study  
#02-07



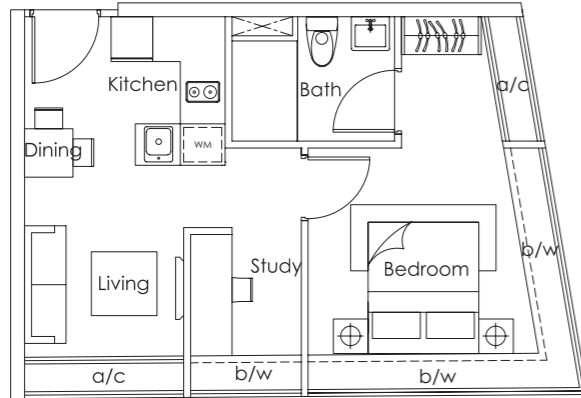
For Level 2

Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.



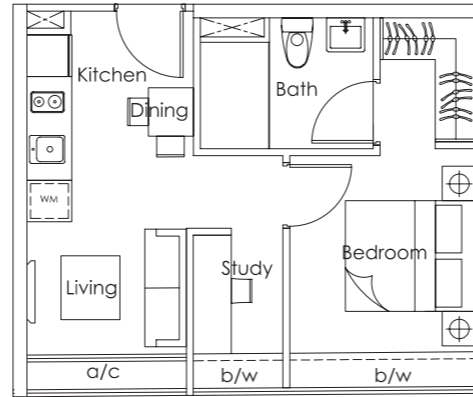
**TYPE G**

43 sq m  
1 bdrm + Study  
#02-08



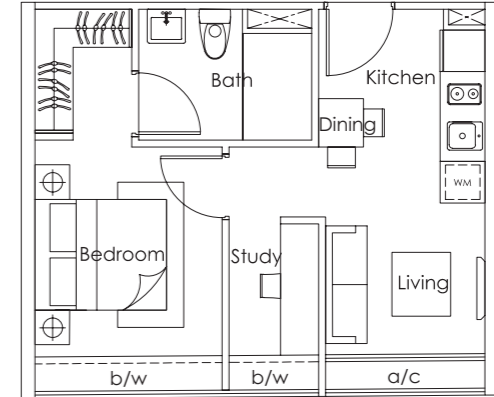
**TYPE H**

38 sq m  
1 bdrm + Study  
#02-09



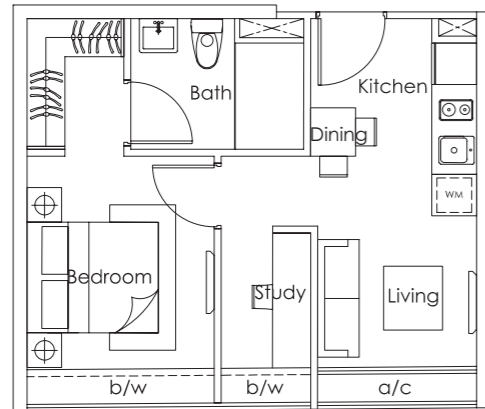
**TYPE J**

38 sq m  
1 bdrm + Study  
#02-10



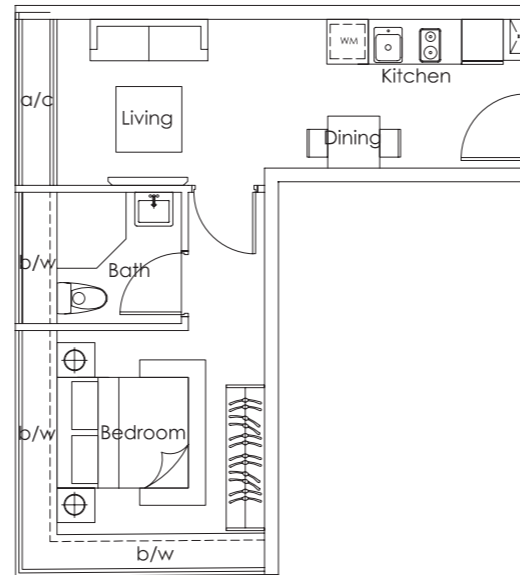
**TYPE K**

39 sq m  
1 bdrm + Study  
#02-11



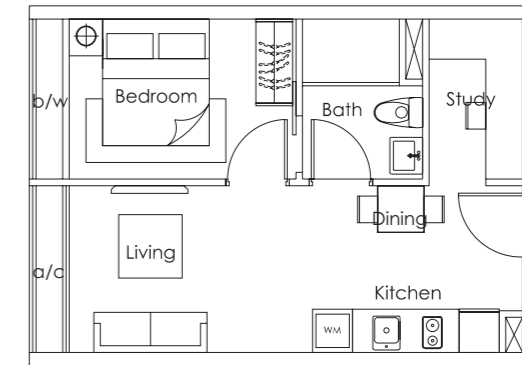
**TYPE L**

39 sq m  
1 bdrm  
#02-12

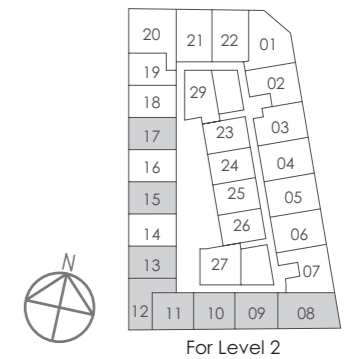


**TYPE M**

39 sq m  
1 bdrm + Study  
#02-13  
#02-15  
#02-17



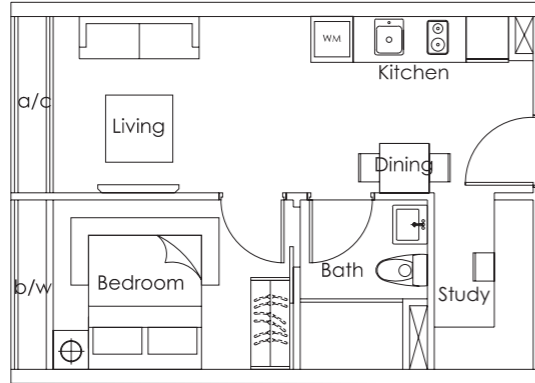
Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.





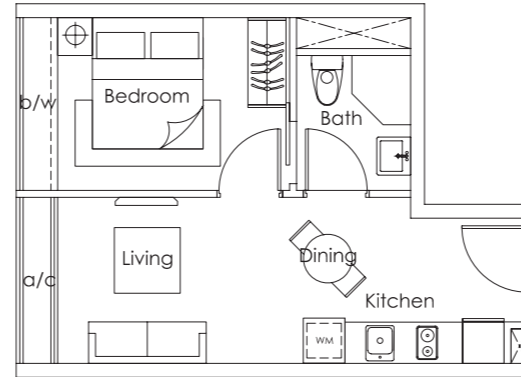
### TYPE P

39 sq m  
1 bdrm + Study  
#02-14  
#02-16  
#02-18



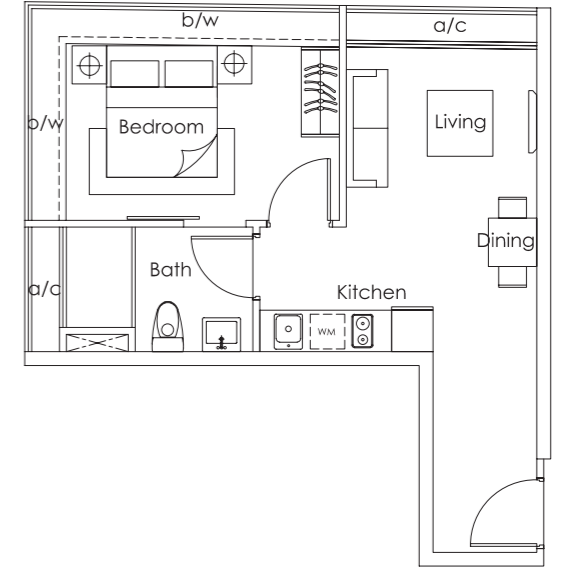
### TYPE Q

34 sq m  
1 bdrm  
#02-19



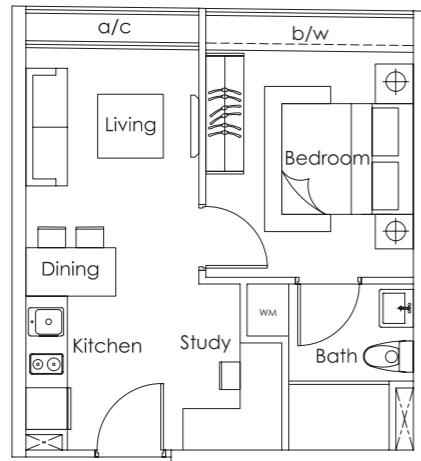
### TYPE R

43 sq m  
1 bdrm  
#02-20



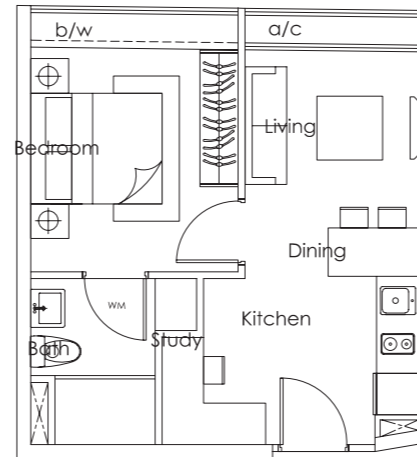
### TYPE S

38 sq m  
1 bdrm + Study  
#02-21



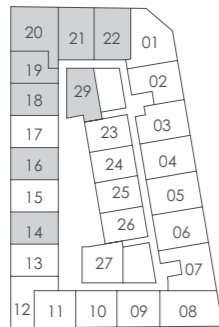
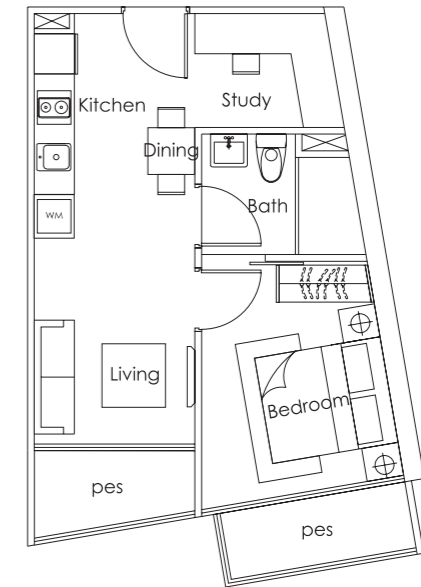
### TYPE T

38 sq m  
1 bdrm + Study  
#02-22



### TYPE U

43 sq m  
1 bdrm + Study  
#02-29



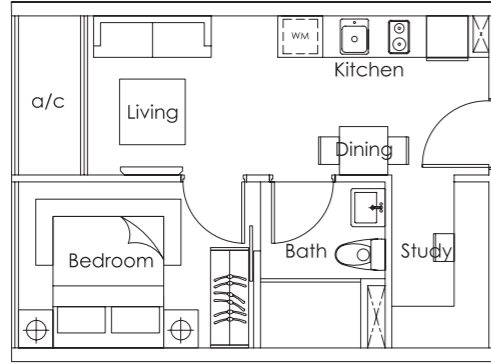
For Level 2

Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.



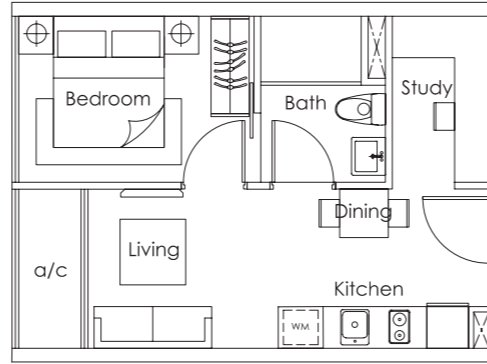
**TYPE V**

35 sq m  
1 bdrm + Study  
#02-23  
#02-25



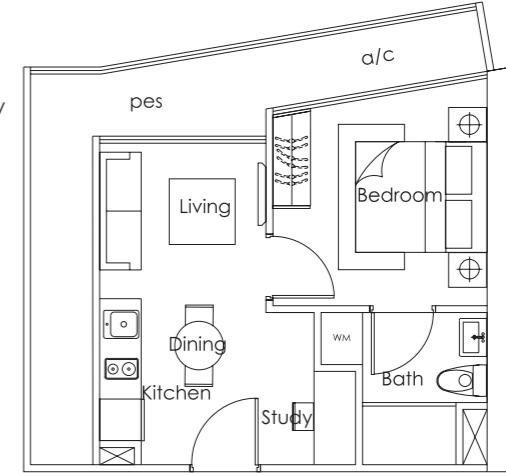
**TYPE W**

35 sq m  
1 bdrm + Study  
#02-24  
#02-26



**TYPE X**

42 sq m  
1 bdrm + Study  
#02-27



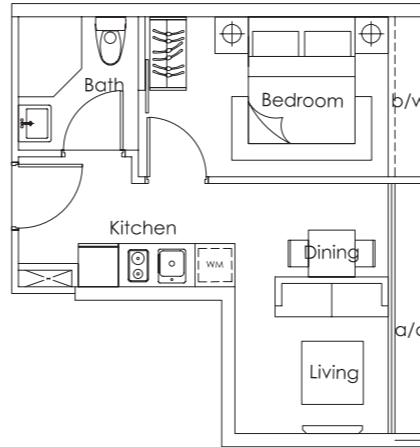
**TYPE A1**

35 sq m  
1 bdrm  
#03-01  
#04-01



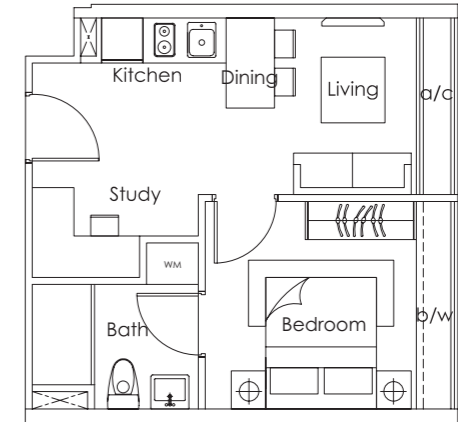
**TYPE B1**

32 sq m  
1 bdrm  
#03-02  
#04-02

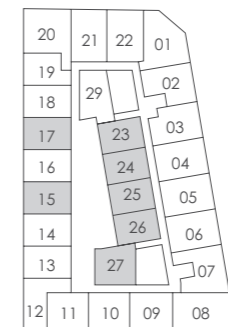


**TYPE C1**

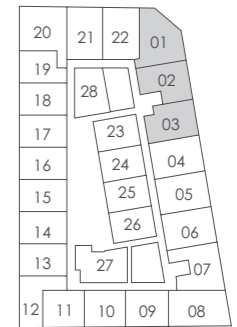
36 sq m  
1 bdrm + Study  
#03-03  
#04-03



Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.



For Level 2



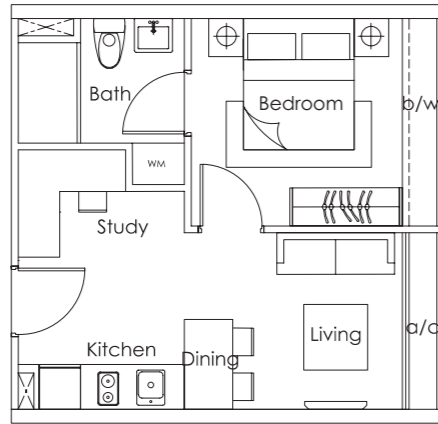
For Level 3 & 4





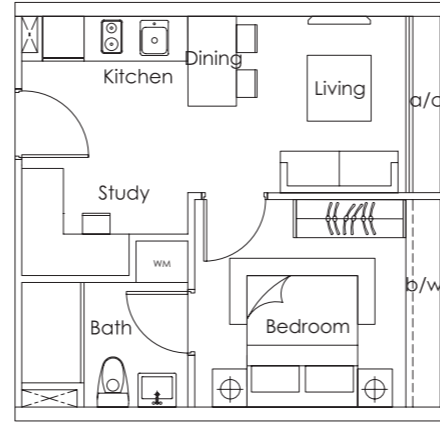
### TYPE D1

36 sq m  
1 bdrm + Study  
#03-04  
#04-04  
#03-06  
#04-06



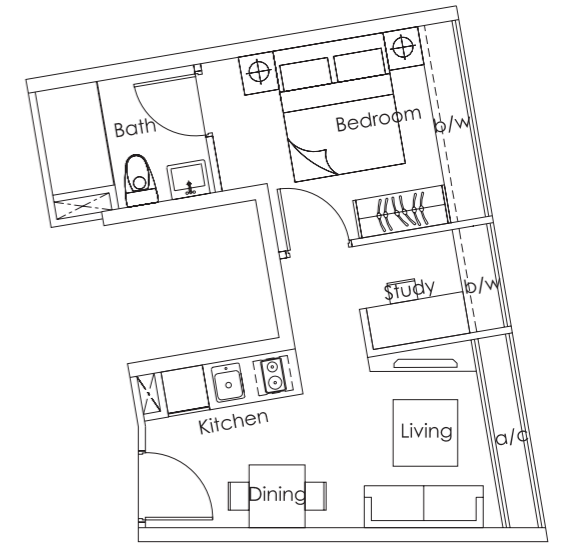
### TYPE E1

36 sq m  
1 bdrm + Study  
#03-05  
#04-05



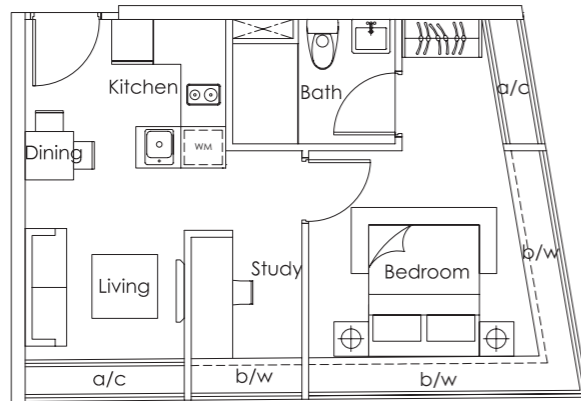
### TYPE F1

36 sq m  
1 bdrm + Study  
#03-07  
#04-07



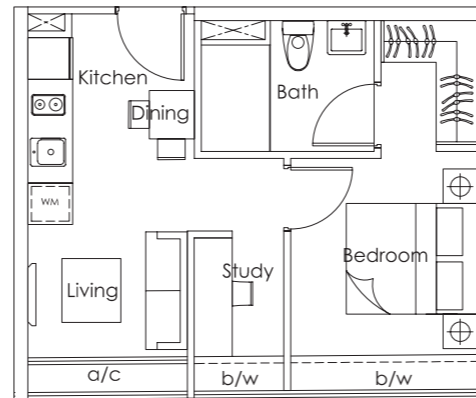
### TYPE G1

43 sq m  
1 bdrm + Study  
#03-08  
#04-08



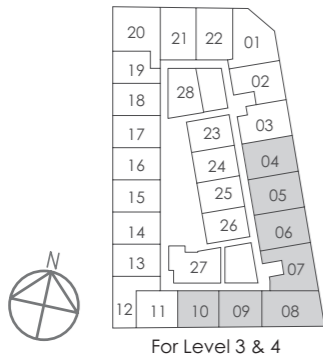
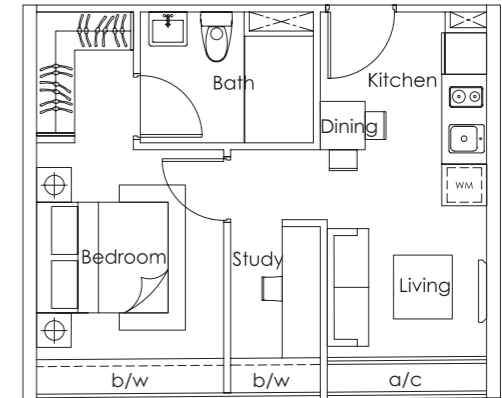
### TYPE H1

38 sq m  
1 bdrm + Study  
#03-09  
#04-09



### TYPE J1

38 sq m  
1 bdrm + Study  
#03-10  
#04-10

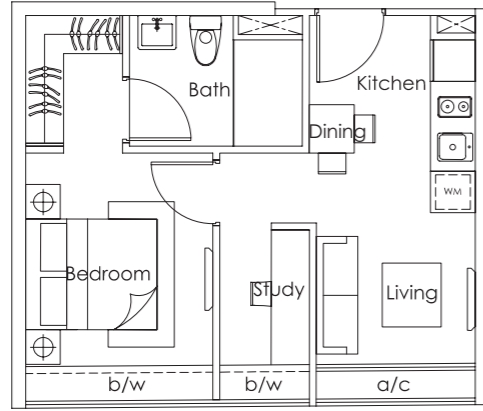


Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.



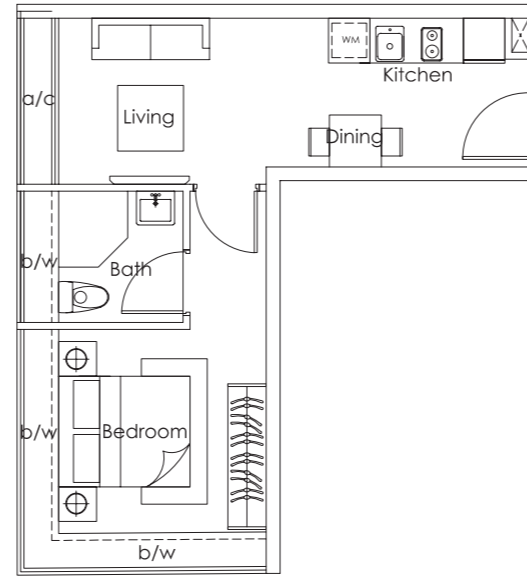
**TYPE K1**

39 sq m  
1 bdrm + Study  
#03-11  
#04-11



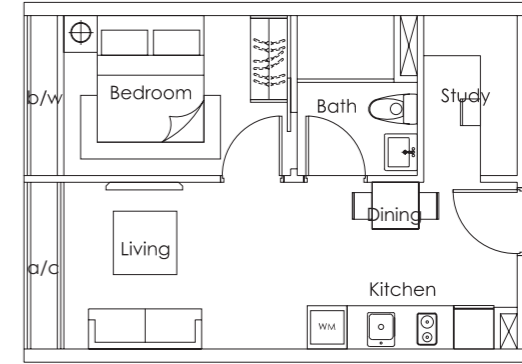
**TYPE L1**

39 sq m  
1 bdrm  
#03-12  
#04-12



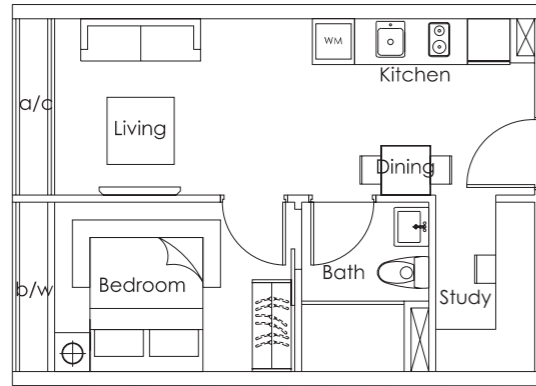
**TYPE M1**

39 sq m  
1 bdrm + Study  
#03-13  
#04-13  
#03-15  
#04-15  
#03-17  
#04-17



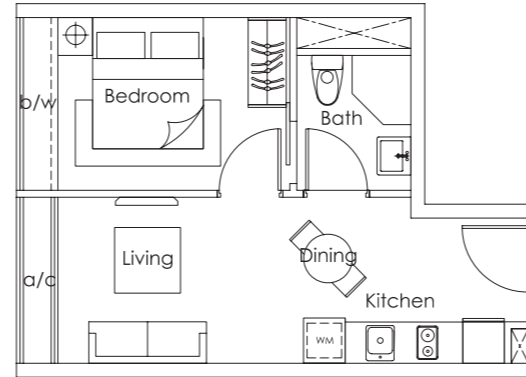
**TYPE P1**

39 sq m  
1 bdrm + Study  
#03-14  
#04-14  
#03-16  
#04-16  
#03-18  
#04-18



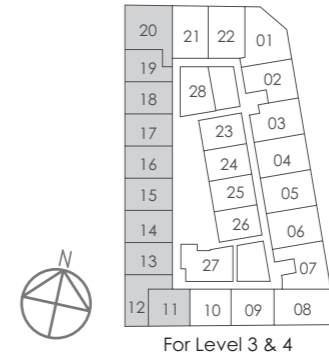
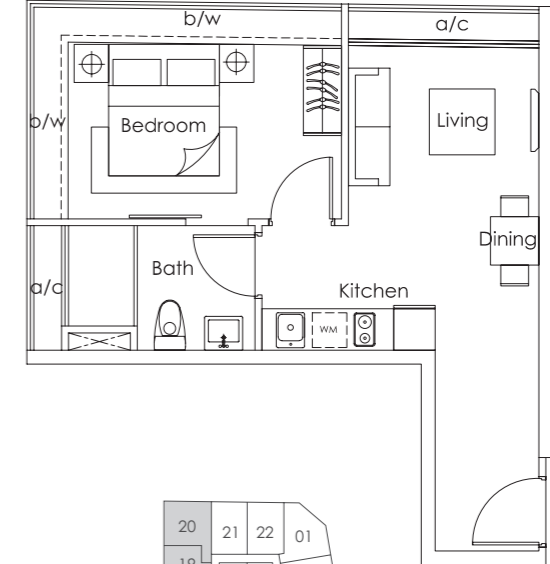
**TYPE Q1**

34 sq m  
1 bdrm  
#03-19  
#04-19



**TYPE R1**

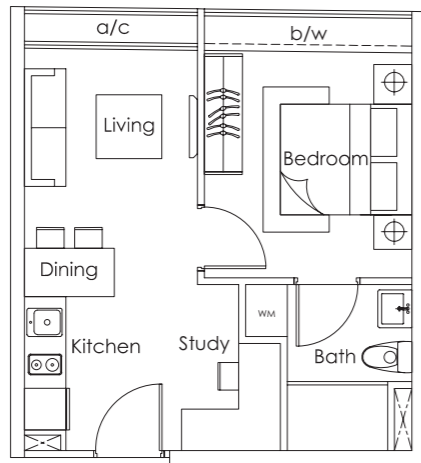
43 sq m  
1 bdrm  
#03-20  
#04-20



Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

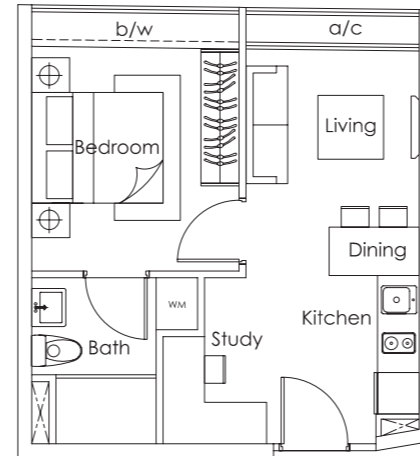
### TYPE S1

38 sq m  
1 bdrm + Study  
#03-21  
#04-21



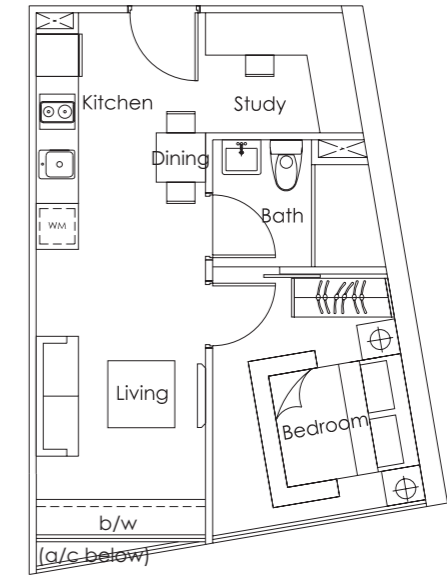
### TYPE T1

38 sq m  
1 bdrm + Study  
#03-22  
#04-22



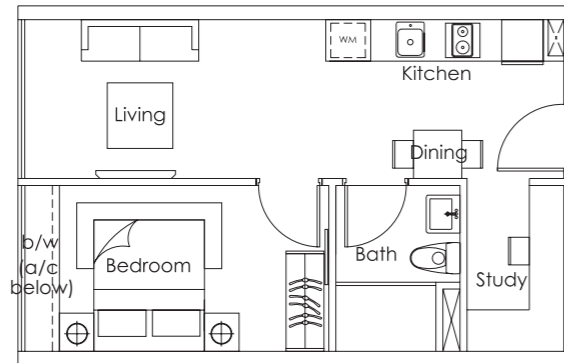
### TYPE U1

39 sq m  
1 bdrm + Study  
#03-28  
#04-28



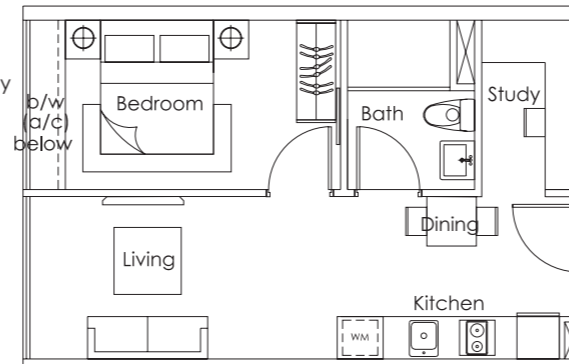
### TYPE V1

38 sq m  
1 bdrm + Study  
#03-23  
#04-23  
#03-25  
#04-25



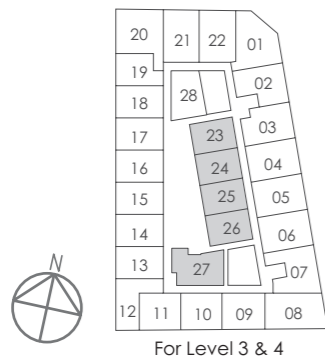
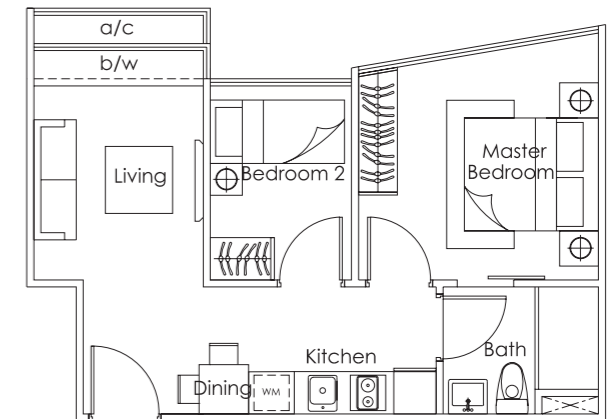
### TYPE W1

38 sq m  
1 bdrm + Study  
#03-24  
#04-24  
#03-26  
#04-26



### TYPE X1

42 sq m  
2 bdrm  
#03-27  
#04-27



For Level 3 & 4

Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.



P E N T H O U S E



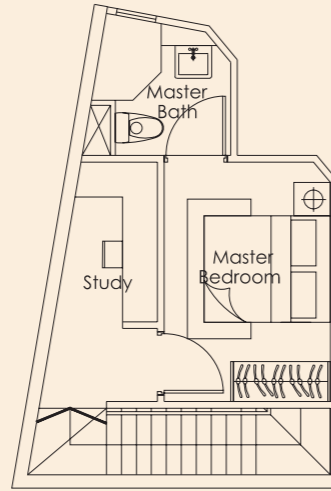
artist's impression only

### TYPE PH-1

59 sq m

1 bdrm + Study

#05-01



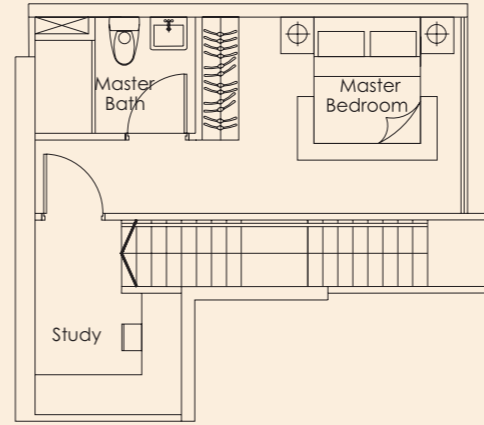
Upper Storey

### TYPE PH-2

66 sq m

2 bdrm + Study

#05-02



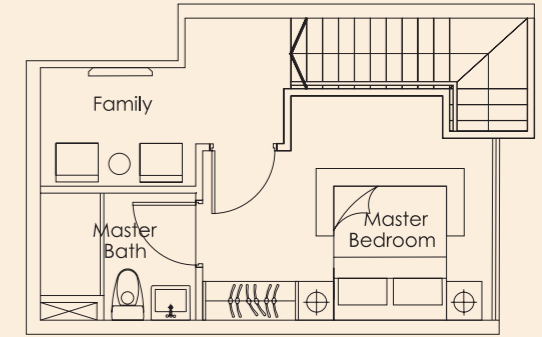
Upper Storey

### TYPE PH-3

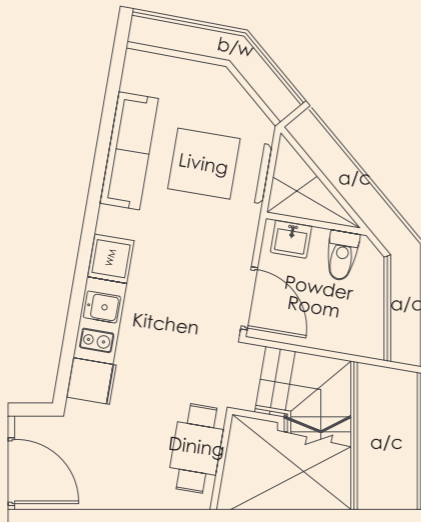
56 sq m

1 bdrm + Study + Family

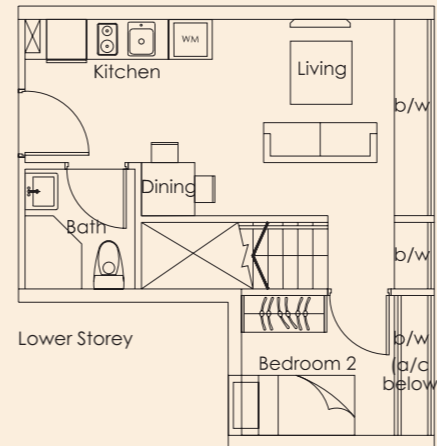
#05-03



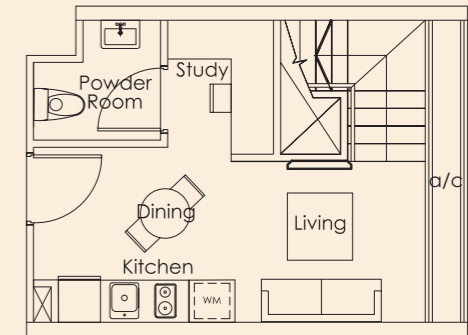
Upper Storey



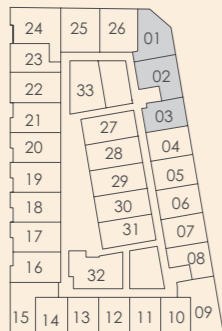
Lower Storey



Lower Storey



Lower Storey

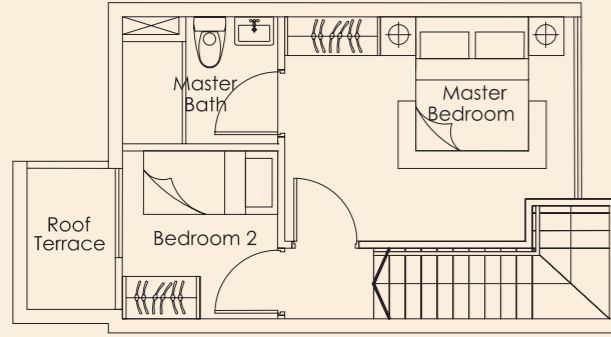


Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

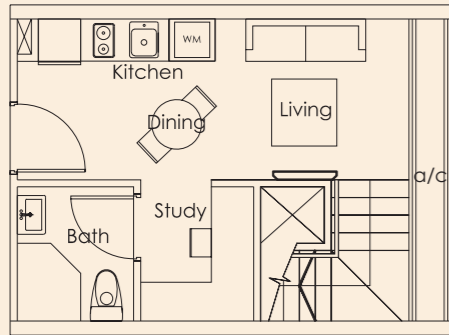


### TYPE PH-4

61 sq m  
2 bdrm + Study  
#05-04



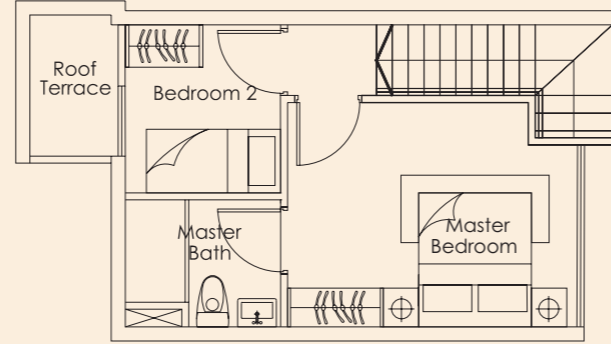
Upper Storey



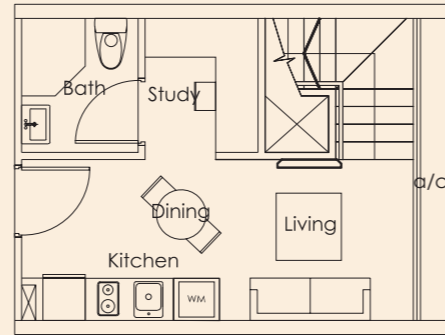
Lower Storey

### TYPE PH-5

61 sq m  
2 bdrm + Study  
#05-05



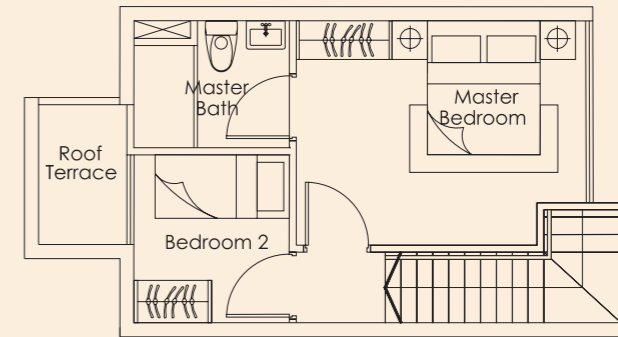
Upper Storey



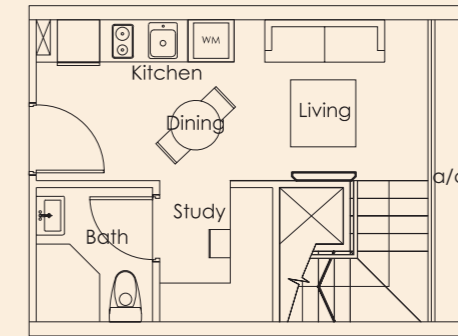
Lower Storey

### TYPE PH-6

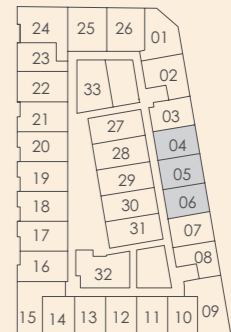
61 sq m  
2 bdrm + Study  
#05-06



Upper Storey



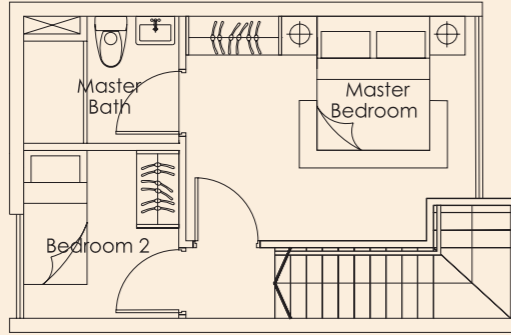
Lower Storey



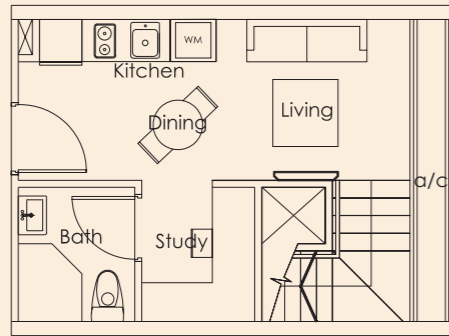
Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

### TYPE PH-7

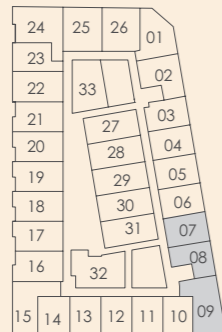
58 sq m  
2 bdrm + Study  
#05-07



Upper Storey

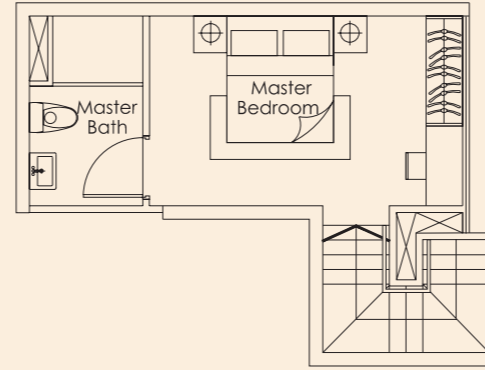


Lower Storey

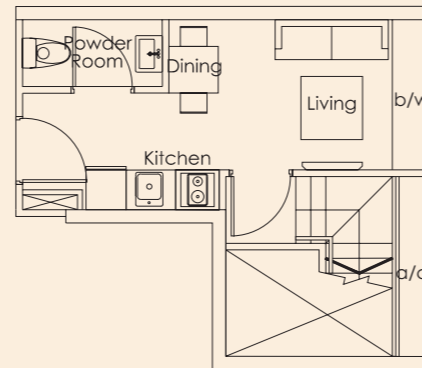


### TYPE PH-8

50 sq m  
1 bdrm  
#05-08



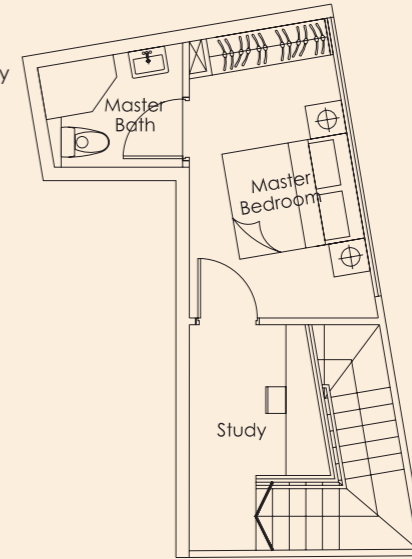
Upper Storey



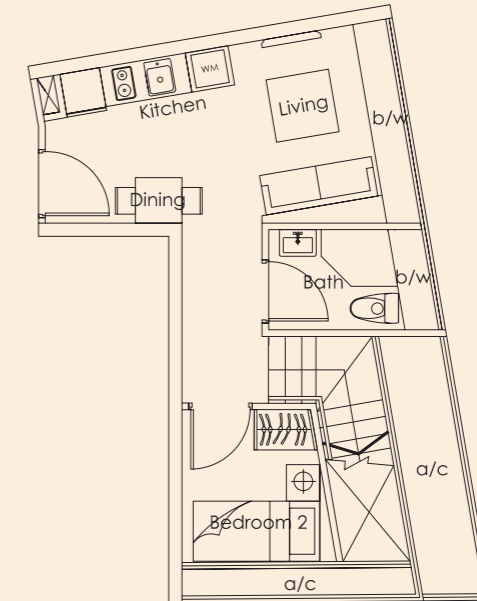
Lower Storey

### TYPE PH-9

67 sq m  
2 bdrm + Study  
#05-09



Upper Storey



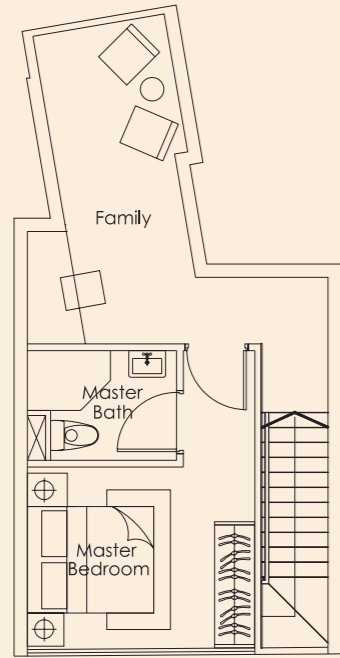
Lower Storey

Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

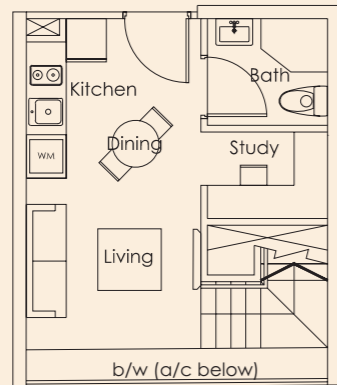


**TYPE PH-10**

62 sq m  
1 bdrm + Study + Family  
#05-10



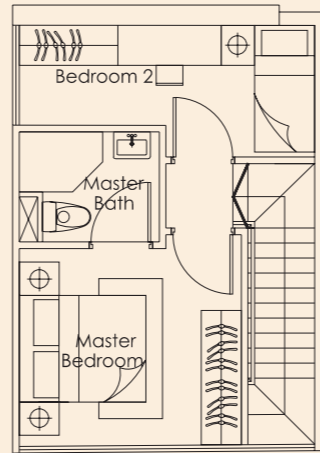
Upper Storey



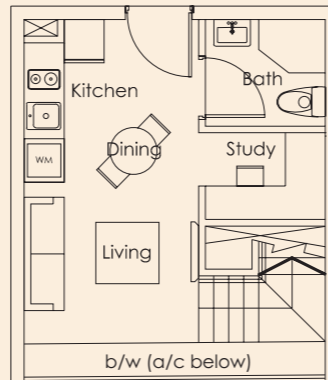
Lower Storey

**TYPE PH-11**

56 sq m  
2 bdrm + Study  
#05-11



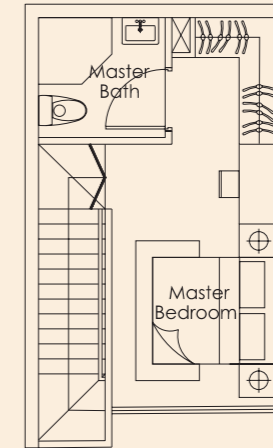
Upper Storey



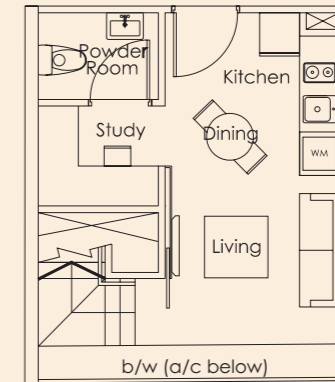
Lower Storey

**TYPE PH-12**

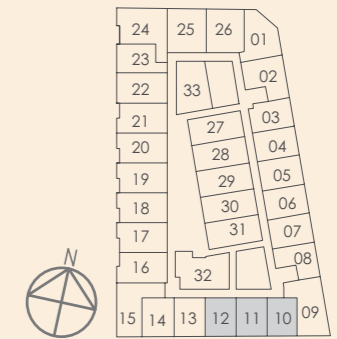
50 sq m  
1 bdrm + Study  
#05-12



Upper Storey



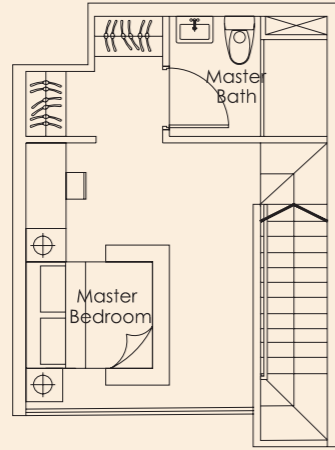
Lower Storey



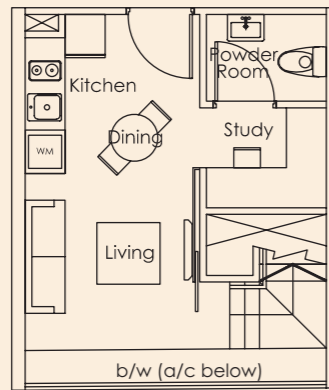
Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

### TYPE PH-13

55 sq m  
1 bdrm + Study  
#05-13



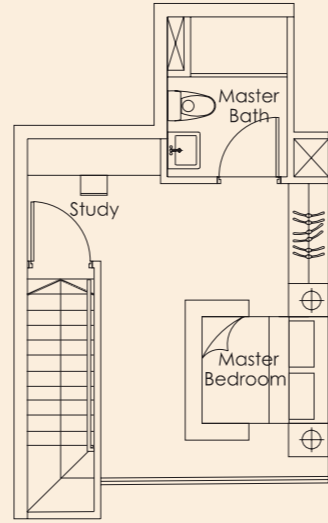
Upper Storey



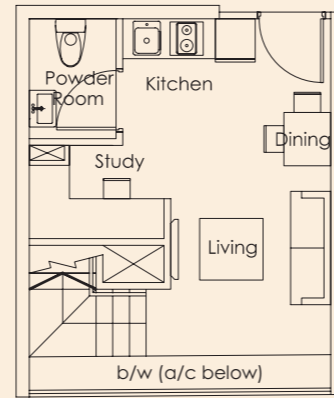
Lower Storey

### TYPE PH-14

55 sq m  
1 bdrm + Study  
#05-14



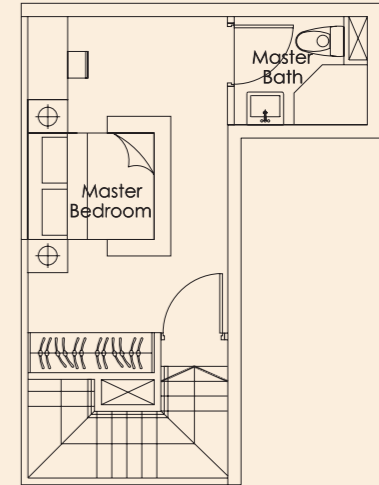
Upper Storey



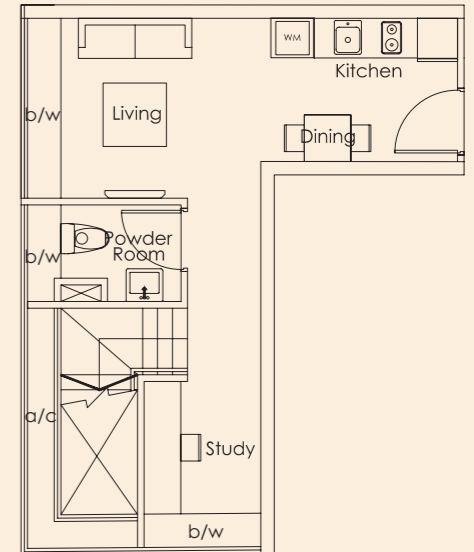
Lower Storey

### TYPE PH-15

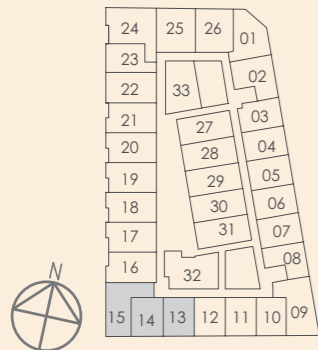
62 sq m  
1 bdrm + Study  
#05-15



Upper Storey



Lower Storey

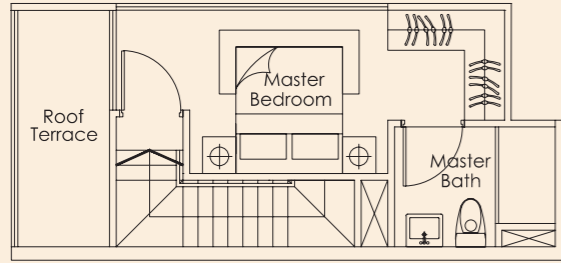


Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

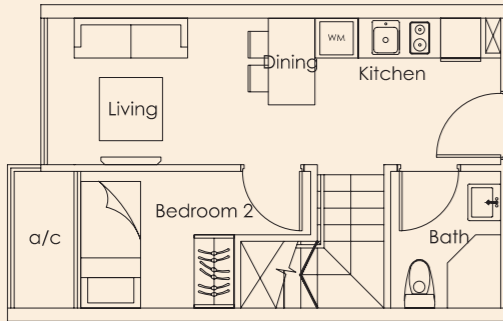


## TYPE PH-16

61 sq m  
2 bdrm  
#05-16



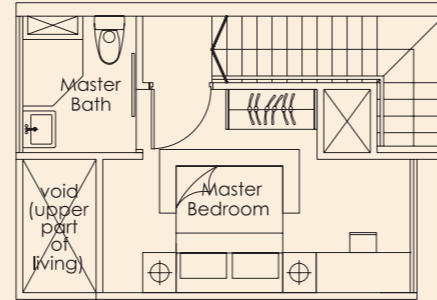
Upper Storey



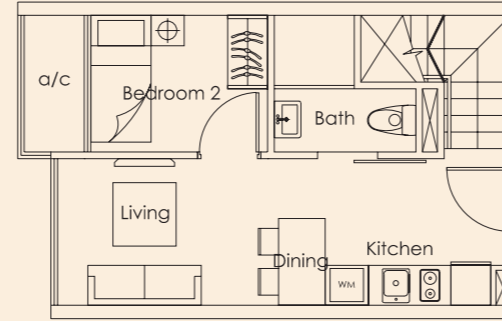
Lower Storey

## TYPE PH-17

57 sq m  
2 bdrm  
#05-17



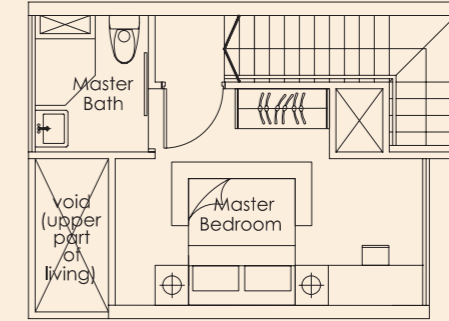
Upper Storey



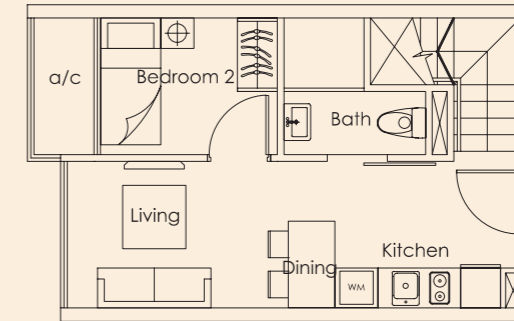
Lower Storey

## TYPE PH-18/19/20

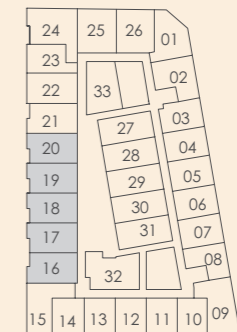
58 sq m  
2 bdrm  
#05-18  
#05-19  
#05-20



Upper Storey



Lower Storey



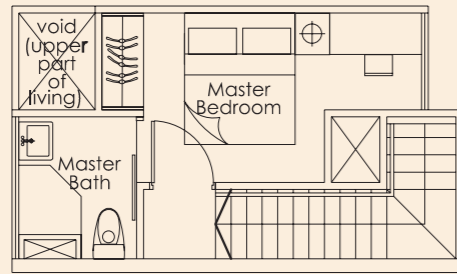
Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

### TYPE PH-21

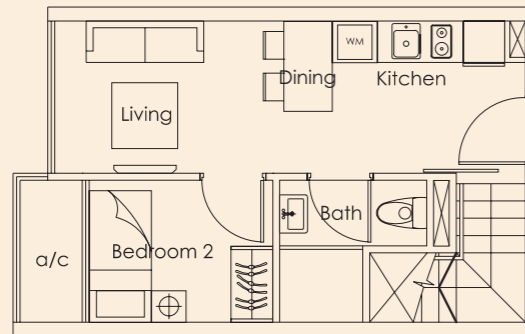
55 sq m

2 bdrm

#05-21



Upper Storey



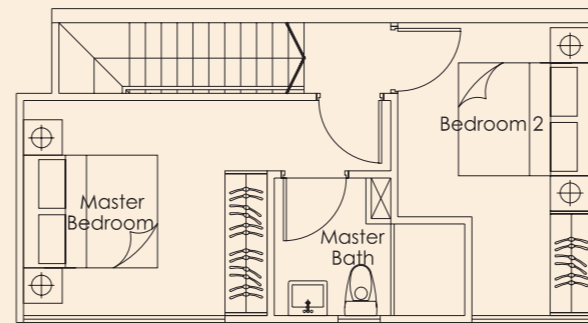
Lower Storey

### TYPE PH-22

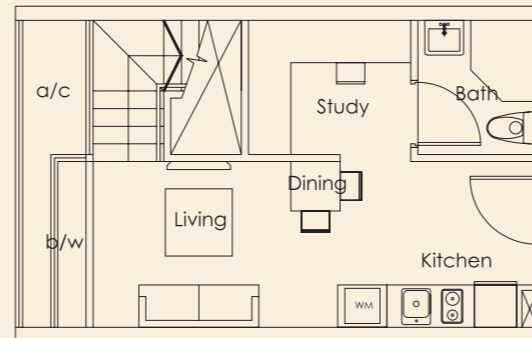
69 sq m

2 bdrm + Study

#05-22



Upper Storey



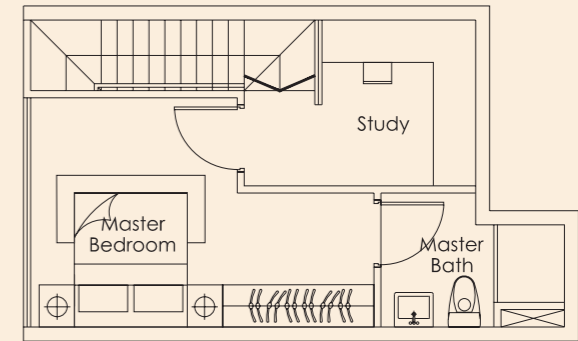
Lower Storey

### TYPE PH-23

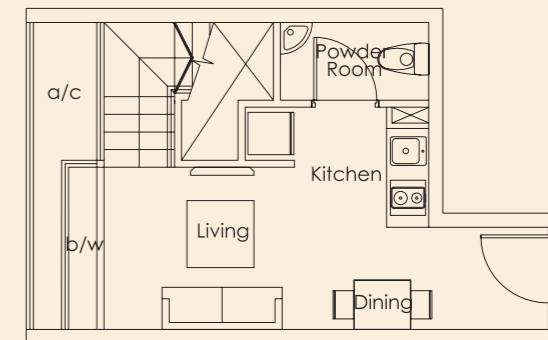
61 sq m

1 bdrm + Study

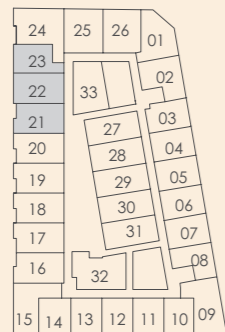
#05-23



Upper Storey



Lower Storey

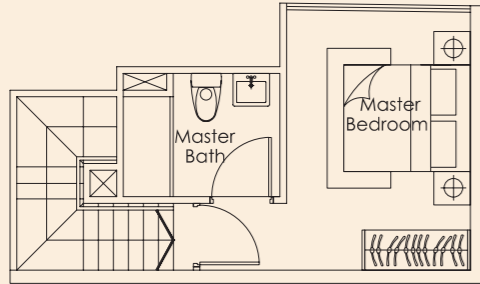


Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

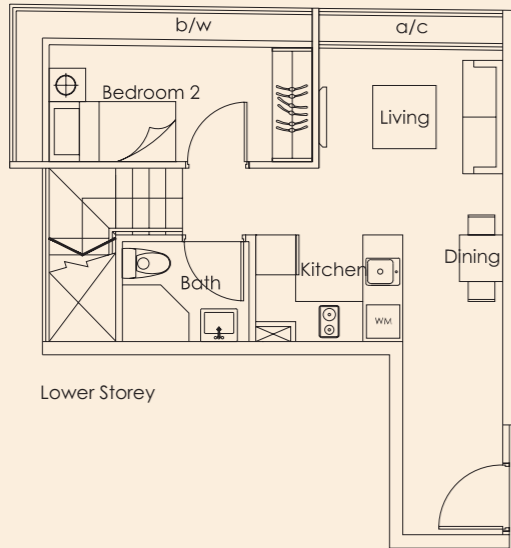


### TYPE PH-24

65 sq m  
2 bdrm  
#05-24



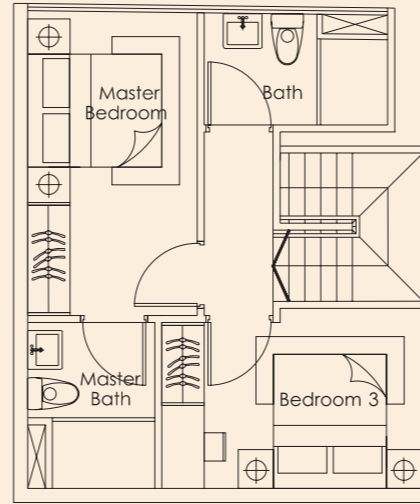
Upper Storey



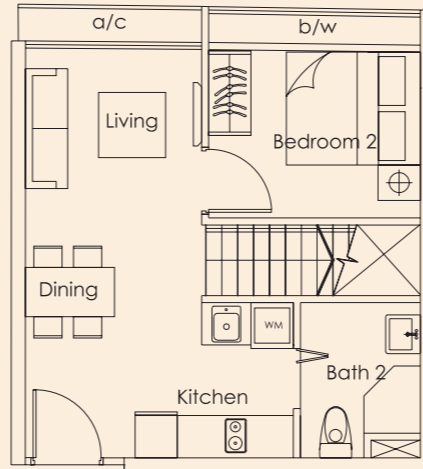
Lower Storey

### TYPE PH-25

75 sq m  
3 bdrm  
#05-25



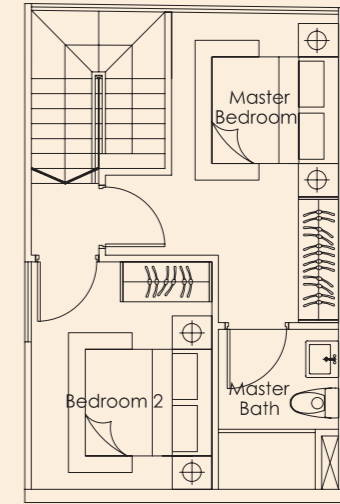
Upper Storey



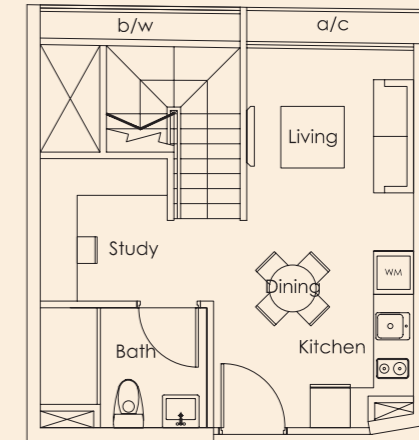
Lower Storey

### TYPE PH-26

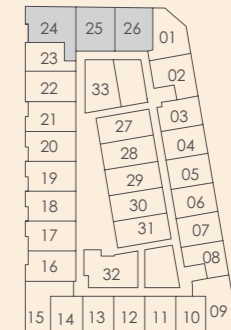
69 sq m  
2 bdrm + Study  
#05-26



Upper Storey



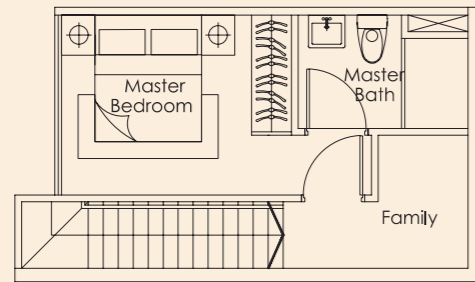
Lower Storey



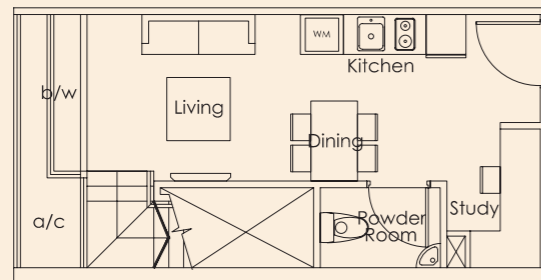
Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

### TYPE PH-27

57 sq m  
1 bdrm + Study  
#05-27



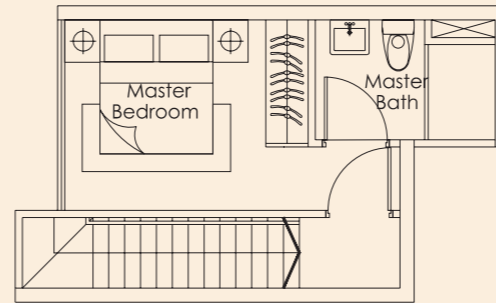
Upper Storey



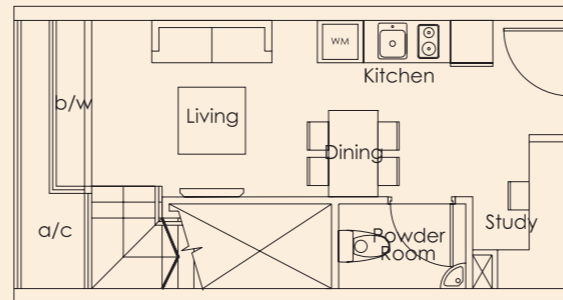
Lower Storey

### TYPE PH-28/30

54 sq m  
1 bdrm + Study  
#05-28  
#05-30



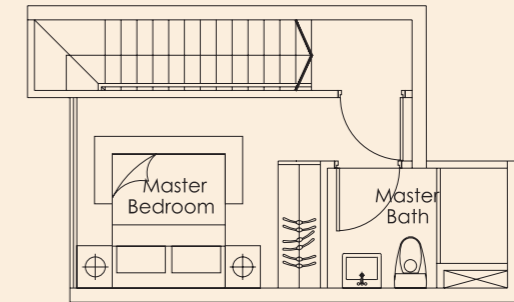
Upper Storey



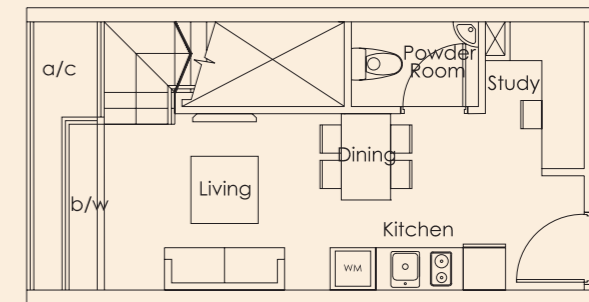
Lower Storey

### TYPE PH-29

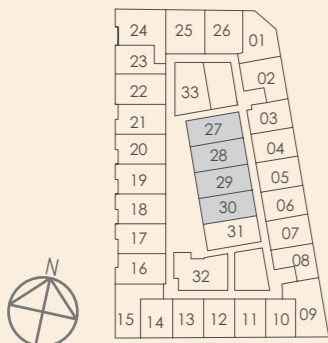
54 sq m  
1 bdrm + Study  
#05-29



Upper Storey



Lower Storey



Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

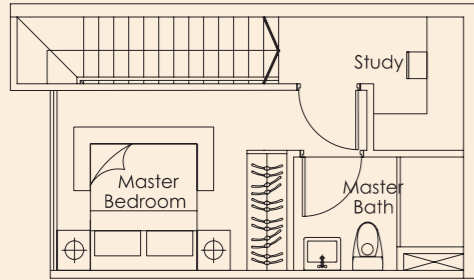


### TYPE PH-31

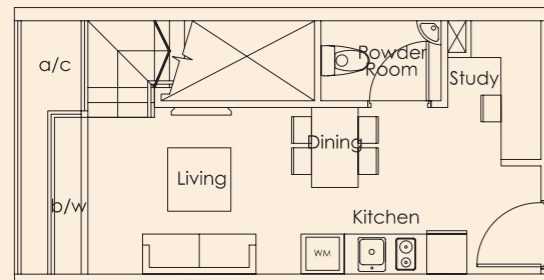
57 sq m

1 bdrm + Study

#05-31



Upper Storey



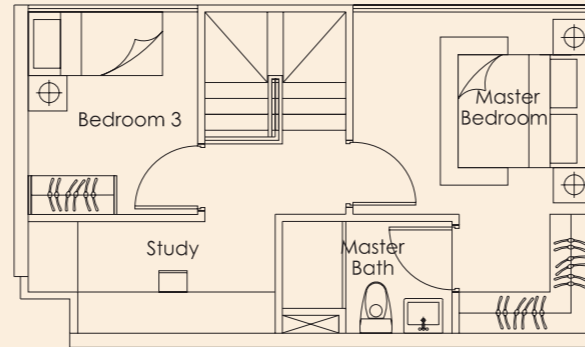
Lower Storey

### TYPE PH-32

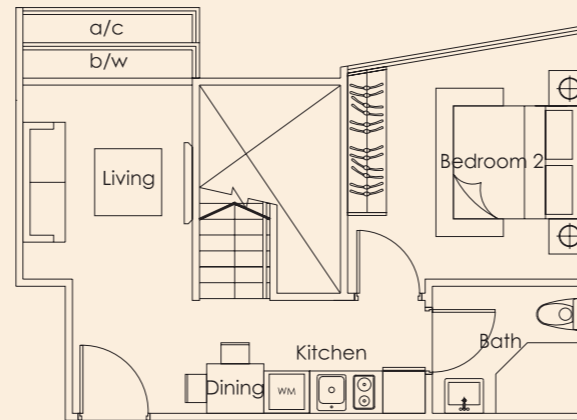
79 sq m

3 bdrm + Study

#05-32



Upper Storey



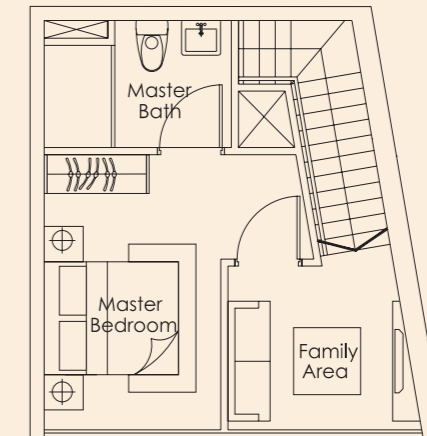
Lower Storey

### TYPE PH-33

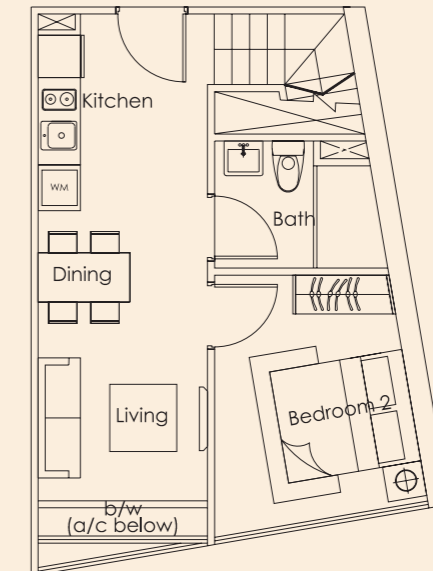
68 sq m

2 bdrm + Family

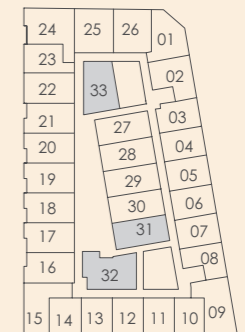
#05-33



Upper Storey



Lower Storey



Area includes a/c &/or b/w &/or void &/or roof terrace &/or PES, where applicable. All plans are subject to amendments as approved by the relevant authorities.

# SHOP SPECIFICATIONS

- 1. Foundation**  
Pile to engineer's design.
- 2. Superstructure**  
Reinforced concrete structure to engineer's specification.
- 3. Walls**
  - a) External Walls : Reinforced concrete and/or common clay brick walls.
  - b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls.
- 4. Roof**  
Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
- 5. Ceiling**  
**For Shop**
  - a) Shop : Skim coat and/or ceiling board with emulsion paint finish.
  - b) Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish.

**For Common Areas**

  - a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
  - b) Covered Walkway: Skim coat and/or ceiling board with emulsion paint finish.
  - c) Staircase Shelter : Skim coat with emulsion paint finish.
- 6. Finishes**  
**Wall**  
**For Shop**
  - a) Shop : Plaster and/or skim coat with emulsion paint finish.
  - b) Toilet : Ceramic tiles and/or homogenous tiles finish.

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

**For Common Areas**

  - a) Lift Lobbies : Ceramic tiles and/or stones and/or plaster with emulsion paint finish
  - b) Covered Walkway: Plaster and/or skim coat with emulsion paint finish.
  - c) Staircase Shelter : Plaster and/or skim coat with emulsion paint finish.

**Floor**  
**For Shop**
  - a) Shop : Cement and sand screed finish.
  - b) Toilet : Ceramic tiles and/or homogenous tiles finish.

**For Common Areas**

  - a) Lift Lobbies : Ceramic tiles and/or stones with skirting tiles finish.
  - b) Covered Walkway: Ceramic tiles and/or homogenous tiles finish.
  - c) Staircase Shelter : Cement and sand screed finish with nosing.
- 7. Doors**
  - a) Toilet : Timber door
  - b) Ironmongery : Imported Quality Locksets
- 8. Sanitary Fittings**
  - a) Toilet : 1 pedestal water closet  
1 basin with tap  
1 mirror  
1 toilet paper holder
- 9. Electrical Installation**  
All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.  
  
Mechanical ventilation provided in toilet (if applicable).  
  
Refer to Electrical Schedule for details.

- 10. Lightning Protection**  
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
- 11. Painting**
  - a) Internal wall : Emulsion water-based paint.
  - b) External wall : Selected oil-based base coat and water-based exterior paint.
- 12. Waterproofing**  
Waterproofing shall be provided to floors of toilet (if any).
- 13. Driveway and Car Park**  
Concrete floor and/or ceramic and/or stone finish.
- 14. Additional Items**
  - a) Railing : Mild steel for common stair railing. Aluminum and/or steel and/or glass for other railings.
  - b) Tap-off services : 1 water tap-off point and 1 floor trap.
  - c) Lift : 2 passenger lift serving 1<sup>st</sup> Basement to 5<sup>th</sup> floor ("KONE" or equivalent)

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

**Marble and Granite:** Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking 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 can be felt at the joint.

**Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

**Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

**Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**Staircase Shelter:** The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and doors of the Staircase Shelter shall not be hacked, drilled, altered or removed.

**Mechanical 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

Electrical Schedule (Shop/ Restaurant)

TYPE	Power Tap-off	Emergency Light	Telecom Tap-off	Television Tap-off
Shop 1	1 NO. 40 A DP	1	1	1
Shop 2	1 NO. 30 A DP	1	1	1
Shop 3	1 NO. 30 A DP	1	1	1
Shop 4	1 NO. 40 A DP	1	1	1
Shop 5	1 NO. 30 A TPN	1	1	1
Shop 6	1 NO. 60 A DP	1	1	1
Shop 7	1 NO. 60 A DP	1	1	1
Shop 8	1 NO. 60 A DP	1	1	1
Shop 9	1 NO. 40 A DP	1	1	1
Shop 10	1 NO. 40 A DP	1	1	1
Shop 11	1 NO. 40 A DP	1	1	1
Shop 12	1 NO. 40 A DP	1	1	1
Shop 13	1 NO. 40 A DP	1	1	1
Shop 14	1 NO. 40 A DP	1	1	1
Shop 15	1 NO. 40 A DP	1	1	1
Shop 16	1 NO. 40 A DP	1	1	1
Shop 17	1 NO. 40 A DP	1	1	1
Shop 18	1 NO. 40 A DP	1	1	1
Shop 19	1 NO. 40 A DP	1	1	1
Shop 20	1 NO. 40 A DP	1	1	1
Shop 21	1 NO. 40 A DP	1	1	1
Shop 22	1 NO. 40 A DP	1	1	1
Shop 23	1 NO. 40 A DP	1	1	1
Shop 24	1 NO. 40 A DP	1	1	1
Shop 25	1 NO. 40 A DP	1	1	1
Shop 26	1 NO. 40 A DP	1	1	1
Shop 27	1 NO. 40 A DP	1	1	1
Shop 28	1 NO. 60 A DP	1	1	1



# RESIDENTIAL SPECIFICATIONS

## 1. Foundation

Pile to engineer's design.

## 2. Superstructure

Reinforced concrete structure to engineer's specification.

## 3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls.
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.

## 4. Roof

Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.

## 5. Ceiling

### For Apartments

- a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish.
- b) Bedroom, Study : Skim coat and/or ceiling board with emulsion paint finish.
- c) Bathroom, Powder Room (if any) : Skim coat and/or water resistant ceiling board with emulsion paint finish.
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish.

### For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
- b) Corridors : Skim coat and/or ceiling board with emulsion paint finish.
- c) Staircase Shelter : Skim coat with emulsion paint finish.
- d) Handicap Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish.

## 6. Finishes

### Wall

#### For Apartments

- a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish.
- b) Bedroom, Study : Plaster and/or skim coat with emulsion paint finish
- c) Bathroom, Powder Room (if any) : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish

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

#### For Common Areas

- a) 1<sup>st</sup> Storey Lift Lobby: Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
- c) Carpark and Ramp : Plaster and/or skim coat with emulsion paint finish.
- d) Corridors : Plaster and/or skim coat with emulsion paint finish.
- e) Staircase Shelter : Plaster and/or skim coat with emulsion paint finish.
- f) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

### Floor

#### For Apartments

- a) Living/ Dining : Ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- b) Bedroom, Study : Ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- c) Bathroom, Powder Room (if any) : Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish
- e) Attic Bedrooms, Attic Study Staircase (For Penthouse Only) : Random teak strips flooring with timber skirting finish.
- f) Planter Boxes, A/C Ledges : Cement screed with paint finish.

#### For Common Areas

- a) 1<sup>st</sup> Storey Lift Lobby: Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Carpark and Ramps: Cement and sand screed finish.
- d) Corridors : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- e) Deck, Gymnasium, Walkway : Timber strip and/or ceramic tiles and/or stones tiles finish.
- f) Staircase Shelter : Cement and sand screed finish with nosing.
- g) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish.

## 7. Windows

Powder coated aluminum framed with approximately 6 mm glass.

## 8. Doors

- a) Main Entrance : Fire-rated timber door
- b) Bedroom : Timber door
- c) Bathroom, Powder Room (if any) : Timber door and/or PVC door and/or aluminum bi-fold door
- d) Ironmongery : Imported Quality Locksets

## 9. Sanitary fittings

- a) Master Bathroom : 1 shower bath with shower mixer, rain-shower head and shower set.  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror  
1 toilet paper holder
- b) Common Bathroom : 1 shower bath with shower mixer and shower set.  
(Penthouse units only if any)  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror  
1 toilet paper holder
- c) Powder Room : 1 basin and mixer tap  
(Penthouse units only if any)  
1 pedestal water closet  
1 mirror  
1 toilet paper holder

## 10. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Refer to Electrical Schedule for details.

## 11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule

## 12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

## 13. Painting

- a) Internal wall : Emulsion water-based paint.
- b) External wall : Selected oil-based base coat and water-based exterior paint.

## 14. Waterproofing

Waterproofing to reinforced concrete flat roof, bathrooms and kitchen.

## 15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

## 16. Recreation Facilities

The following are provided:

- a) Swimming pool
- b) Gymnasium

## 17. Additional Items

- a) Kitchen Cabinets : High and low kitchen cabinets with solid surface countertop complete with induction hob, cooker hood and washer dryer ('BOSCH' brand or equivalent). One stainless steel sink complete with tap.
- b) Wardrobes : Built-in wardrobes to all bedrooms.
- c) Air-Conditioning : Split type air conditioner ('DAIKIN' or equivalent) provided in Living/Dining, and Bedrooms/ Study.
- d) Water Heater : Hot water supply to all bathrooms.
- e) Railing : Mild steel for common stair railing. Aluminum and/or steel and/or glass for other railings.
- f) Security : Audio intercom to all units.
- g) Fencing : Brickwall and/or steel railing on brickwall.
- h) Lift : 2 passenger lift serving 1<sup>st</sup> Basement to 5<sup>th</sup> floor ('KONE' or equivalent)

## Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	Water Heater Point	Cooker Point	Hood Point	TV Point	Telephone Point	Intercom Point	Bell Point	Isolator
TYPE A/A1	5	10	1	1	1	2	2	1	1	1
TYPE B/B1	4	10	1	1	1	2	2	1	1	1
TYPE C/C1	5	13	1	1	1	2	3	1	1	1
TYPE D/D1	4	11	1	1	1	2	3	1	1	1
TYPE E/E1	5	11	1	1	1	2	3	1	1	1
TYPE F/F1	5	11	1	1	1	2	3	1	1	1
TYPE G/G1	5	11	1	1	1	2	3	1	1	1
TYPE H/H1	6	12	1	1	1	2	3	1	1	1
TYPE J/J1	6	12	1	1	1	2	3	1	1	1
TYPE K/K1	6	12	1	1	1	2	3	1	1	1
TYPE L/L1	4	10	1	1	1	2	2	1	1	1
TYPE M/M1	5	10	1	1	1	2	3	1	1	1
TYPE P/P1	5	10	1	1	1	2	3	1	1	1
TYPE Q/Q1	4	8	1	1	1	2	2	1	1	1
TYPE R/R1	5	9	1	1	1	2	2	1	1	1
TYPE S/S1	5	11	1	1	1	2	3	1	1	1
TYPE T/T1	5	11	1	1	1	2	3	1	1	1
TYPE U	6	11	1	1	1	2	3	1	1	1
TYPE U1	5	11	1	1	1	2	3	1	1	1
TYPE V/V1	5	11	1	1	1	2	3	1	1	1
TYPE W/ W1	5	11	1	1	1	2	3	1	1	1
TYPE X	7	11	1	1	1	2	3	1	1	1
TYPE X1	5	10	1	1	1	2	2	1	1	1
TYPE PH-1	8	11	1	1	1	2	3	1	1	2
TYPE PH-2	8	14	2	1	1	3	4	1	1	2
TYPE PH-3	9	14	1	1	1	3	4	1	1	2
TYPE PH-4	9	14	2	1	1	3	4	1	1	2
TYPE PH-5	7	14	2	1	1	3	4	1	1	2
TYPE PH-6	9	14	2	1	1	3	4	1	1	2
TYPE PH-7	9	14	2	1	1	4	4	1	1	2
TYPE PH-8	6	9	1	1	1	3	2	1	1	2
TYPE PH-9	8	14	2	1	1	2	4	1	1	2
TYPE PH-10	9	14	2	1	1	3	4	1	1	2
TYPE PH-11	8	14	2	1	1	3	4	1	1	2
TYPE PH-12	8	11	1	1	1	3	3	1	1	2
TYPE PH-13	8	11	1	1	1	2	3	1	1	2
TYPE PH-14	8	13	1	1	1	2	4	1	1	2
TYPE PH-15	7	11	1	1	1	2	3	1	1	2
TYPE PH-16	9	12	2	1	1	2	3	1	1	2
TYPE PH-17	8	12	2	1	1	3	3	1	1	2
TYPE PH-18	7	12	1	1	1	3	3	1	1	2
TYPE PH-19	7	12	1	1	1	3	3	1	1	2
TYPE PH-20	7	12	1	1	1	3	3	1	1	2
TYPE PH-21	7	11	1	1	1	3	3	1	1	2
TYPE PH-22	8	14	2	1	1	3	4	1	1	2
TYPE PH-23	9	11	1	1	1	2	3	1	1	2
TYPE PH-24	8	15	2	1	1	3	4	1	1	2
TYPE PH-25	11	16	3	1	1	4	4	1	1	2
TYPE PH-26	9	15	2	1	1	3	4	1	1	2
TYPE PH-27	8	13	1	1	1	2	4	1	1	2
TYPE PH-28	7	11	1	1	1	2	3	1	1	2
TYPE PH-29	7	11	1	1	1	2	3	1	1	2
TYPE PH-30	7	11	1	1	1	2	3	1	1	2
TYPE PH-31	8	13	1	1	1	2	4	1	1	2
TYPE PH-32	10	18	2	1	1	4	5	1	1	2
TYPE PH-33	8	15	2	1	1	4	4	1	1	2

**Note:**

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

**Marble and Granite:** Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking 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 can be felt at the joint.

**Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

**Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

**Internet:** The purchaser is liable to pay Assymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

**Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

**Staircase Shelter:** The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and doors of the Staircase Shelter shall not be hacked, drilled, altered or removed.

**Mechanical 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

While all reasonable care has been taken in preparing this brochure, the vendor and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be relied on as representations of fact. Rendering, digital images and illustrations are artist's impressions only and cannot be regarded as representations of fact. Photographs cannot be regarded as representations of the as-built standard specifications and facilities. All plans, internal layouts, information and specification are subject to change and shall not form part of an offer or contract. The vendor reserves the right to modify any part or parts of the building, housing project, development and or any unit prior to completion as directed or approved by the building authority. All plans are subjected to any amendments approved by the relevant authority. The floor areas and the breakdowns of the unit floor areas as indicated in the sales brochure are approximate only. Unit floor areas are subject to final survey.

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NAME OF PROJECT **VIBES @ EAST COAST** ADDRESS OF PROJECT **308 Telok Kurau Road, Singapore 423858** DEVELOPER **Oxley Module Pte. Ltd. (ROC: 201009963K)** TENURE OF LAND **Estate in Fee Simple (Freehold)** LEGAL DESCRIPTION **LOT 4498N MK 26**

BUILDING PLAN NO. **A1694-00185-2010-BP01 dated 27 April 2011** DEVELOPER'S LICENCE NO. **C0764** ESTIMATED DATE OF VACANT POSSESSION **31 Dec 2015** ESITMATED DATE OF LEGAL COMPLETION **31 Dec 2018**



