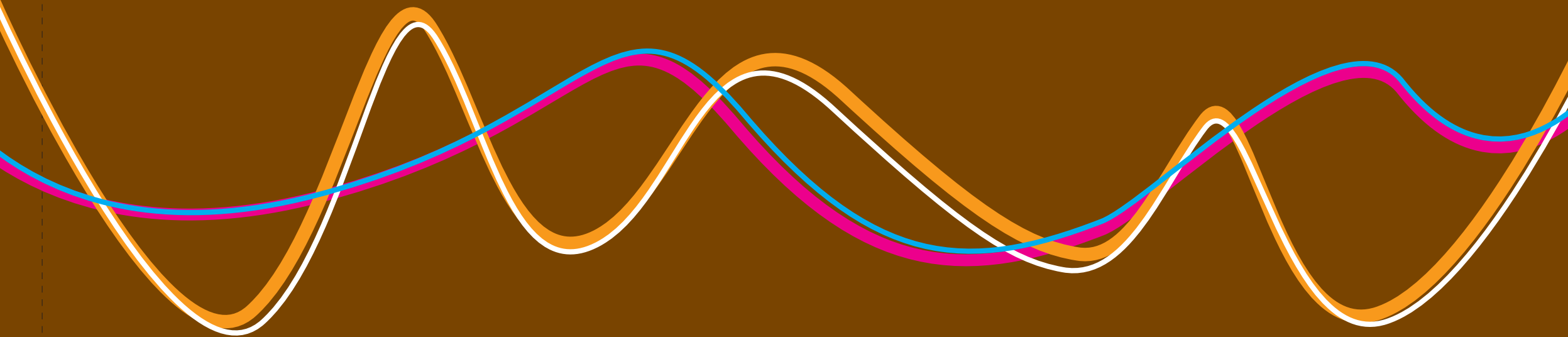
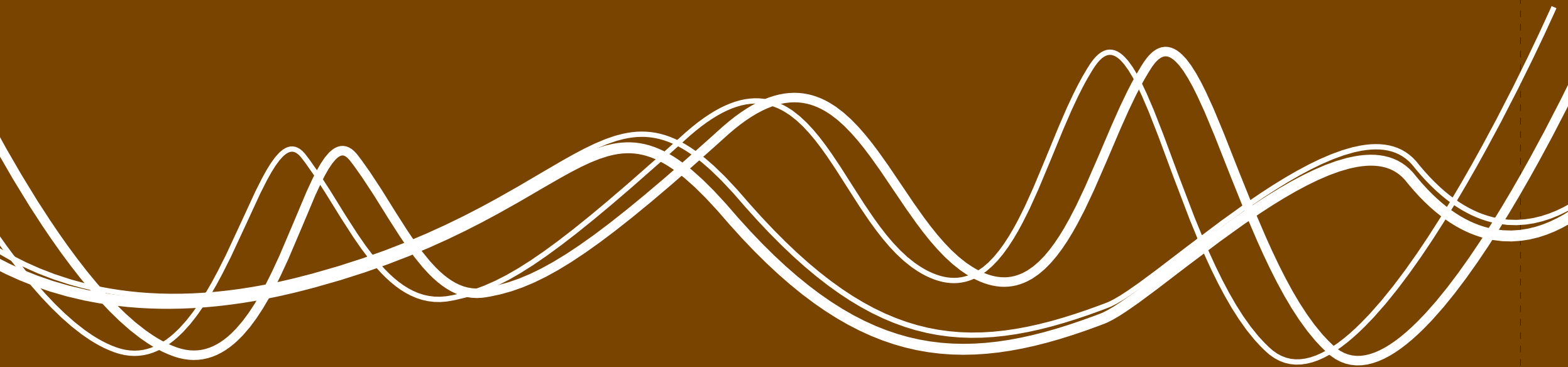


VIBES
@ KOVAN





FEEL THE
VIBES...





Sophisticated and stylish, Vibes@Kovan, consisting 5 commercial and 34 residential units, located within a host of convenient amenities, an ideal combination of luxury and convenience.



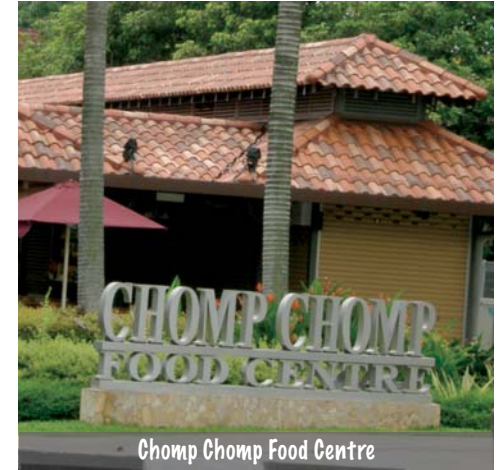
VIBES



Ang Mo Kio Hub



Heartland Mall



Chomp Chomp Food Centre



Nex Shopping Mall



Paya Lebar MGS



Hougang Mall



Serangoon MRT Interchange



Kovan MRT station

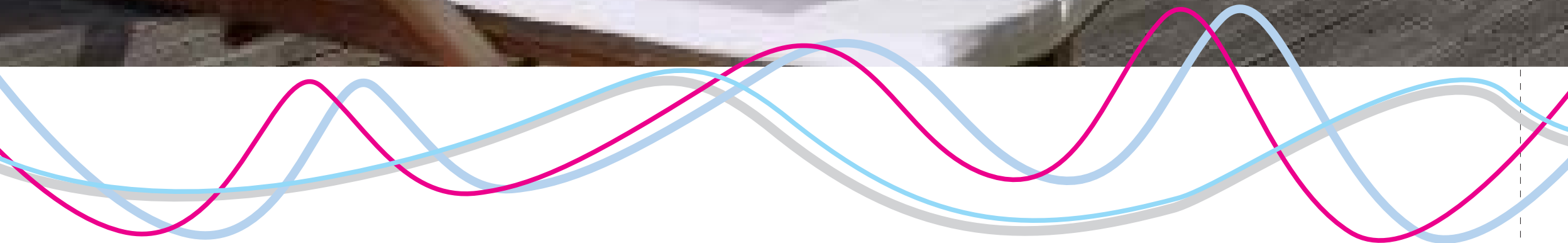




WHERE YOUR SENSES ARE

INDULGED...

Lounge by the pool where the ambience of serenity thrills your sense, revitalise yourself with a workout at the gym, relax and chill out..





Artist's impression only

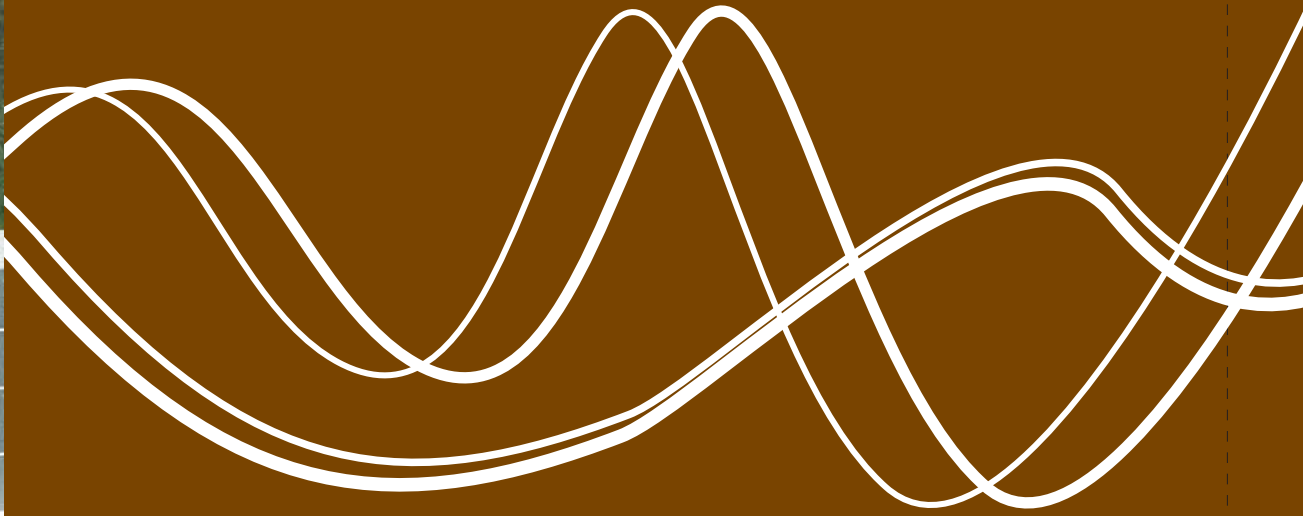


ENJOY LIFE IN
STYLE...



VIBES
@ KAVAR

Site plan

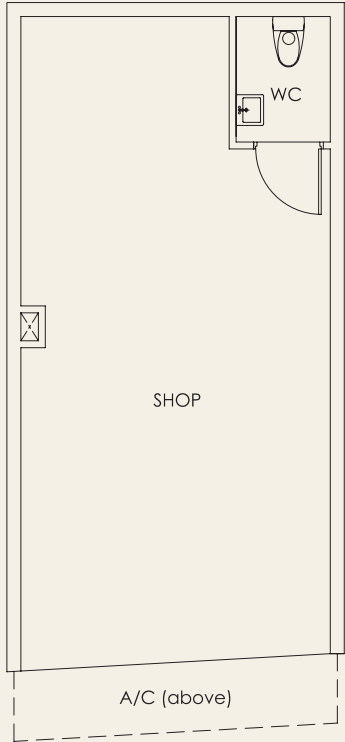




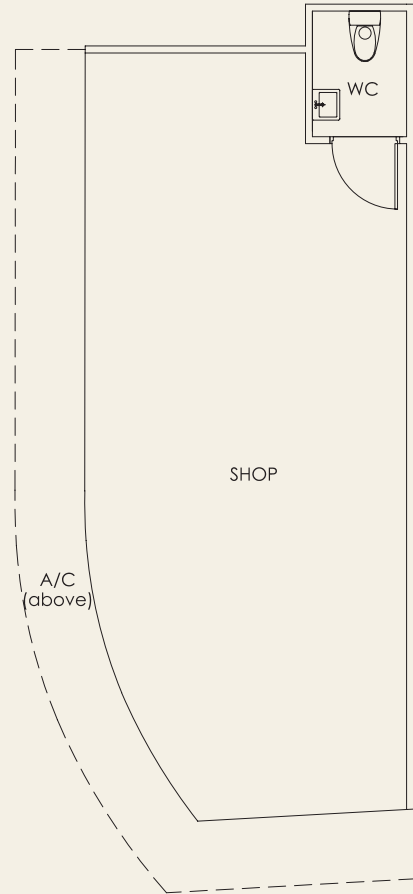
Artist's impression only

S H O P S

SHOP 1 48 sq m • #01-01



SHOP 2 66 sq m • #01-02



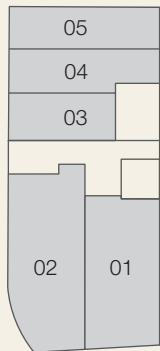
SHOP 3 25 sq m • #01-03



SHOP 4 27 sq m • #01-04



SHOP 5 29 sq m • #01-05



(All areas inclusive of a/c)

The plans are subject to change as may required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Uncompromised quality and contemporary finishes,
where form and function exists in harmony.



Artist's impression only



BOSCH



Artist's impression only



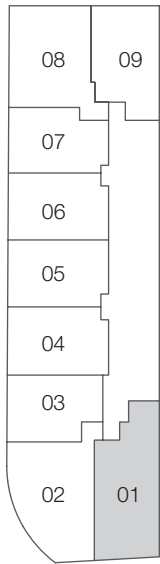
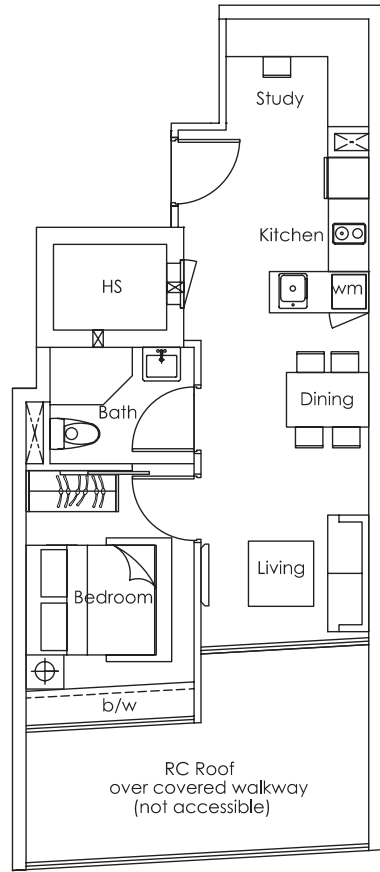
OXO

TYPE A

41 sq m

1+1 bdrm

#02-01



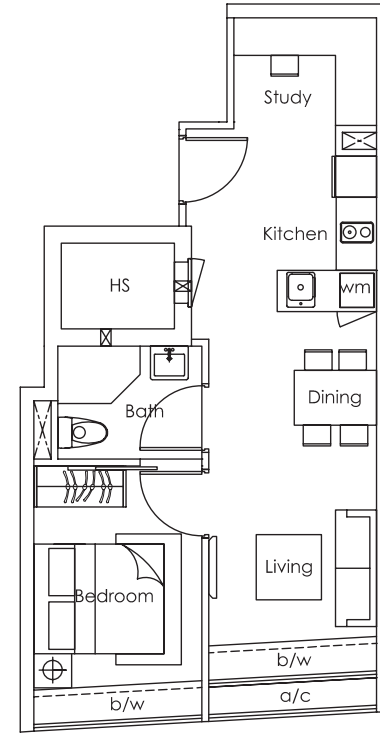
TYPE A1

44 sq m

1+1 bdrm

#03-01

#04-01



(All areas inclusive of a/c & b/w)

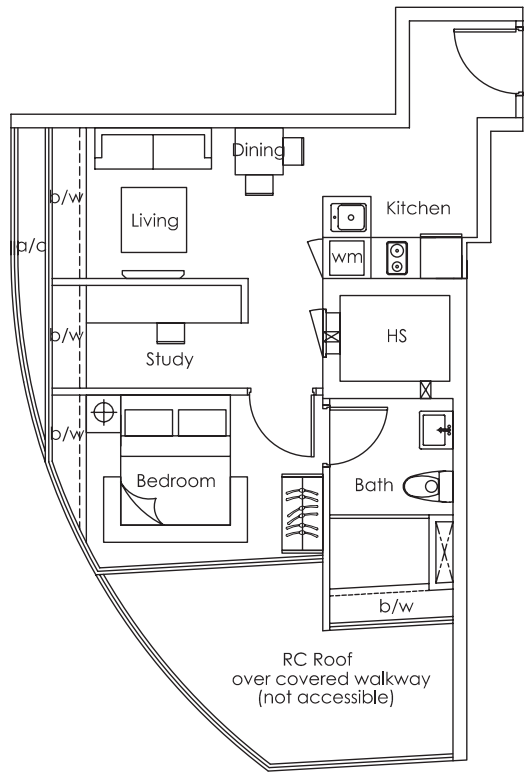
The plans are subject to change as may required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

TYPE B

45 sq m

1+1 bdrm

#02-02



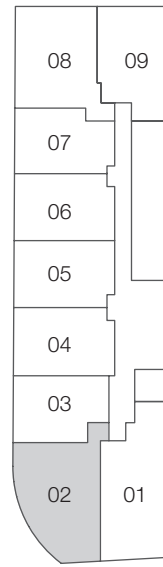
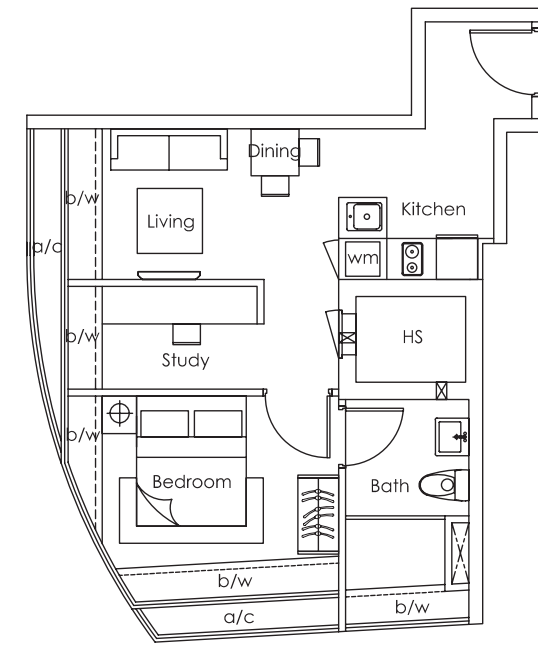
TYPE B1

48 sq m

1+1 bdrm

#03-02

#04-02



(All areas inclusive of a/c & b/w)

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TYPE C

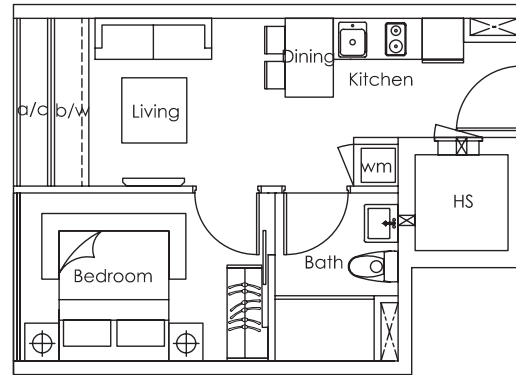
35 sq m

1 bdrm

#02-03

#03-03

#04-03



TYPE D

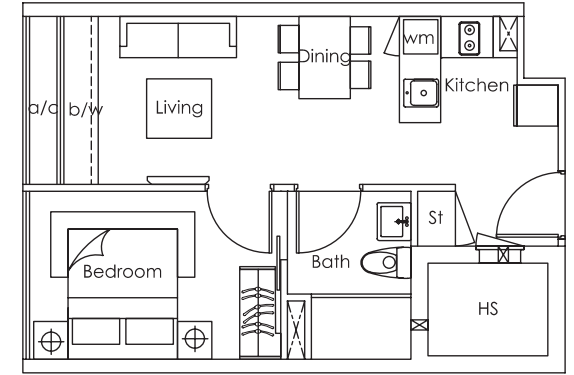
39 sq m

1 bdrm

#02-04 #02-06

#03-04 #03-06

#04-04 #04-06



TYPE D1

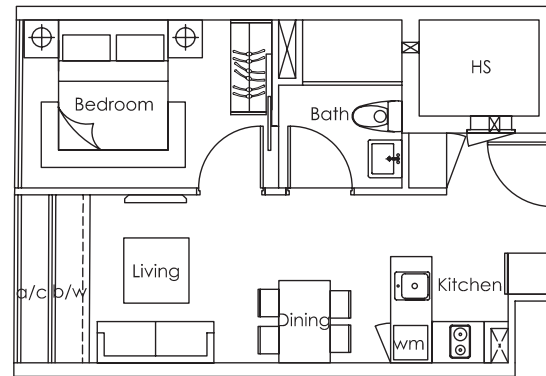
39 sq m

1 bdrm

#02-05

#03-05

#04-05



TYPE E

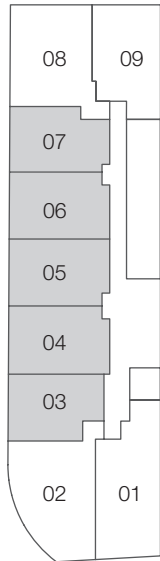
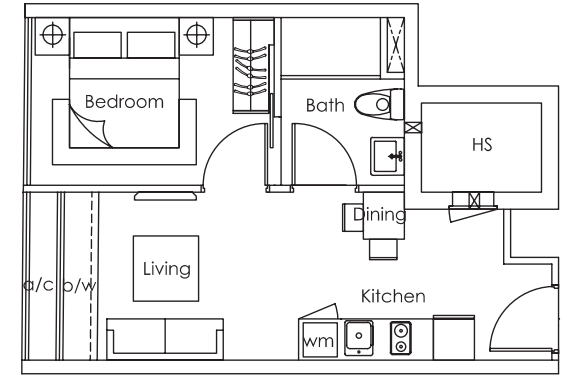
36 sq m

1 bdrm

#02-07

#03-07

#04-07



(All areas inclusive of a/c & b/w)

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TYPE F

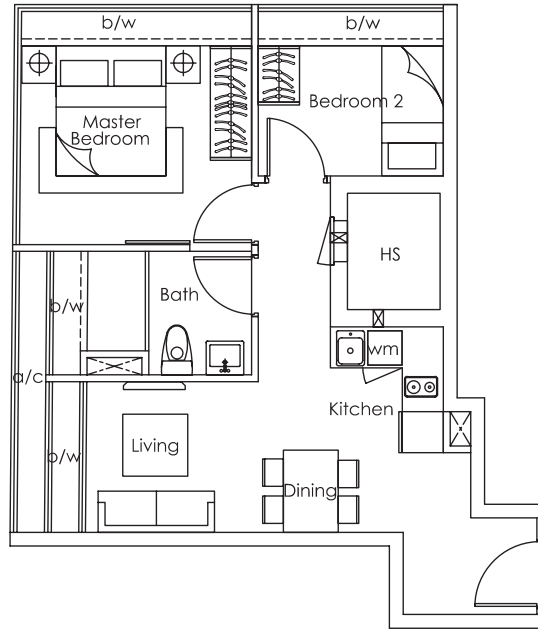
53 sq m

2 bdrm

#02-08

#03-08

#04-08



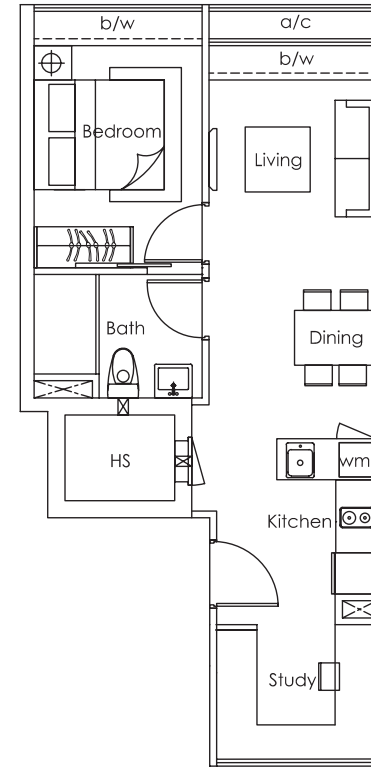
TYPE G1

46 sq m

1+1 bdrm

#03-09

#04-09

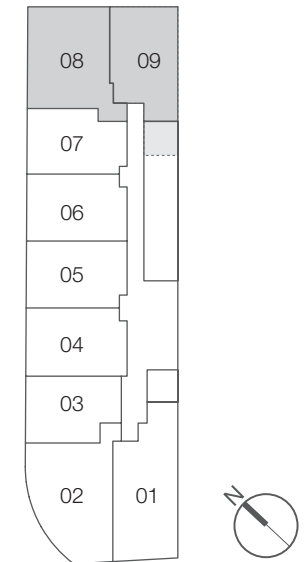
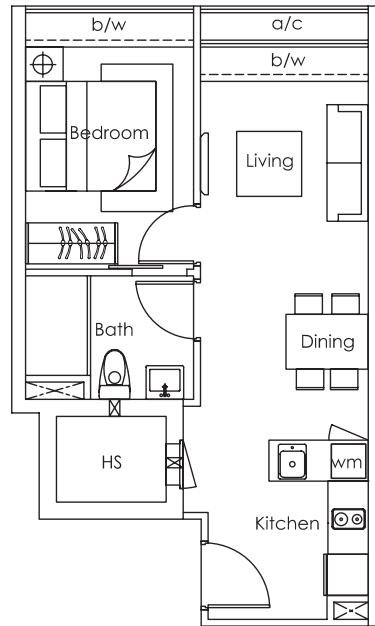


TYPE G

41 sq m

1 bdrm

#02-09



(All areas inclusive of a/c & b/w)

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P E N T H O U S E

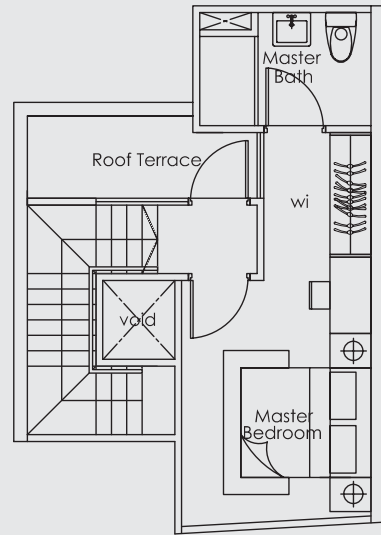




Artist's impression only

TYPE PH-A

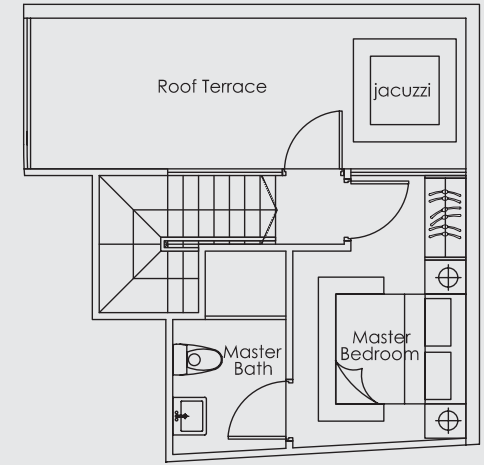
76 sq m
 2+1 bdrm
 #05-01



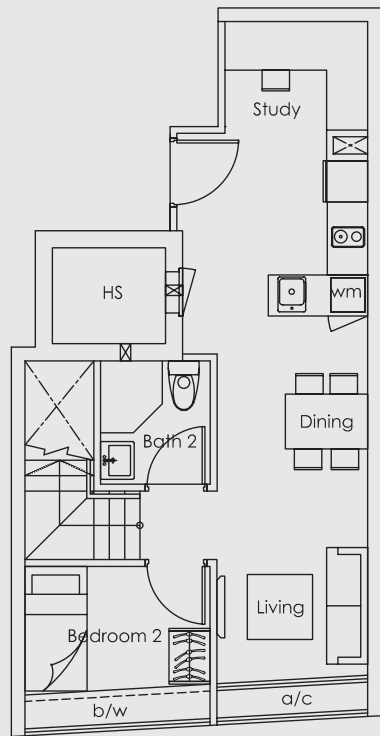
UPPER LEVEL

TYPE PH-B

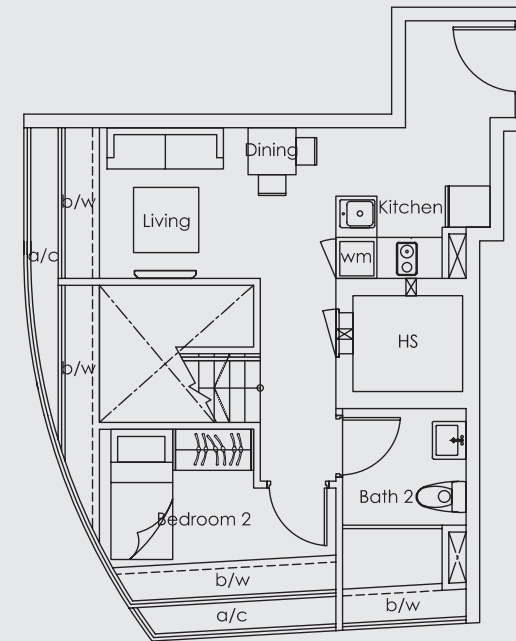
84 sq m
 2 bdrm
 #05-02



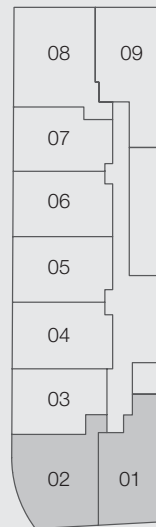
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



(All areas inclusive of a/c, b/w, void & roof terrace)

The plans are subject to change as may required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

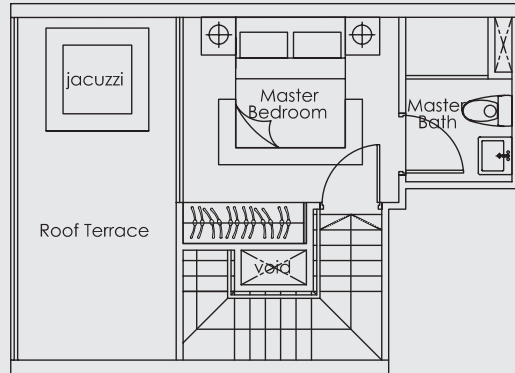
PENTHOUSE

TYPE PH-C

68 sq m

2 bdrm

#05-03



UPPER LEVEL

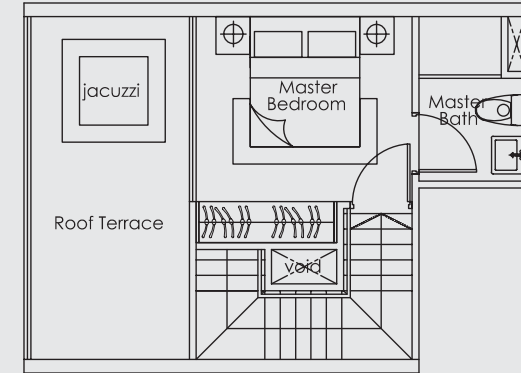
TYPE PH-D

73 sq m

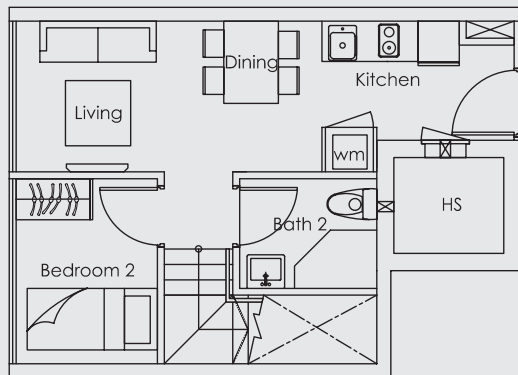
2 bdrm

#05-04

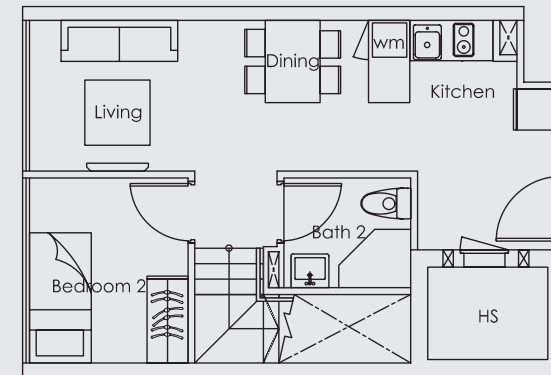
#05-06



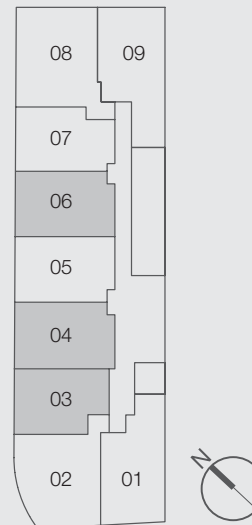
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



(All areas inclusive of a/c, b/w, void & roof terrace)

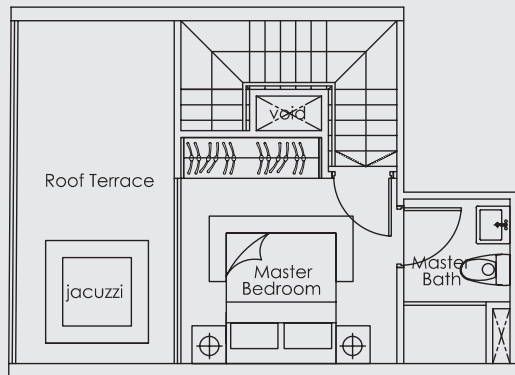
The plans are subject to change as may required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

TYPE PH-D1

73 sq m

2 bdrm

#05-05



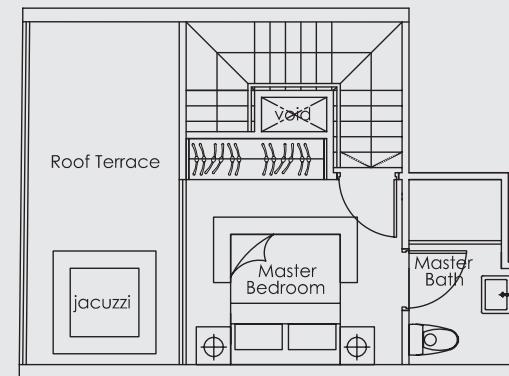
UPPER LEVEL

TYPE PH-E

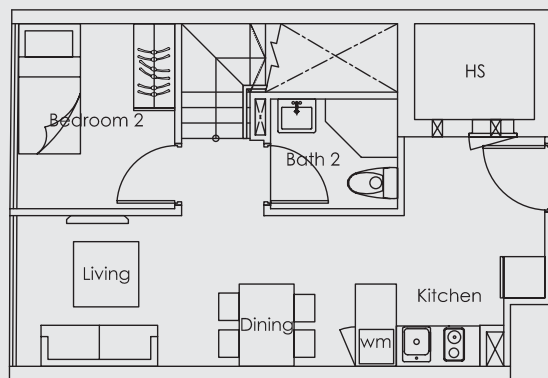
70 sq m

2 bdrm

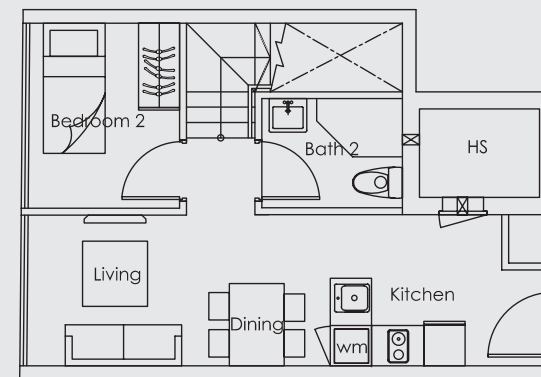
#05-07



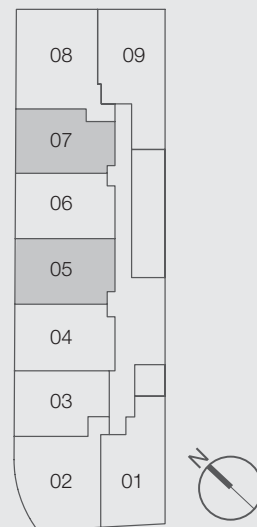
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



(All areas inclusive of a/c, b/w, void & roof terrace)

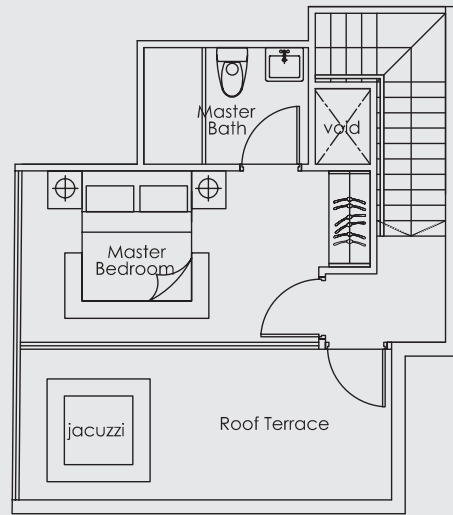
PENTHOUSE

TYPE PH-F

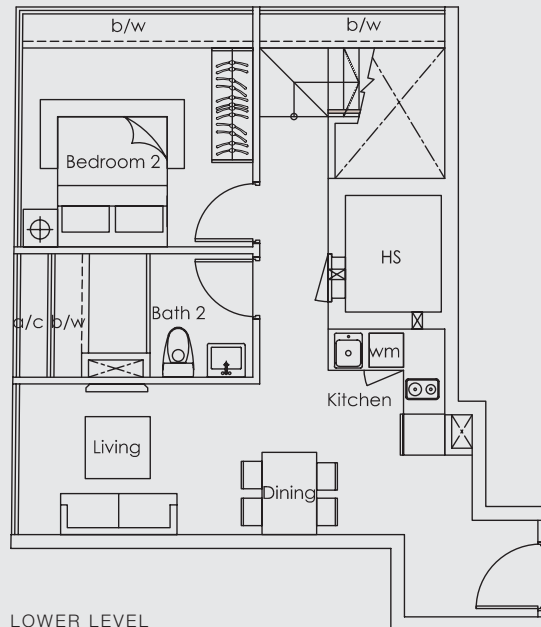
93 sq m

2 bdrm

#05-08



UPPER LEVEL



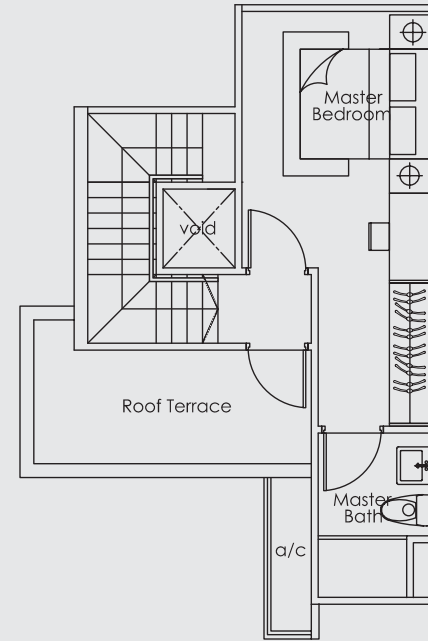
LOWER LEVEL

TYPE PH-G

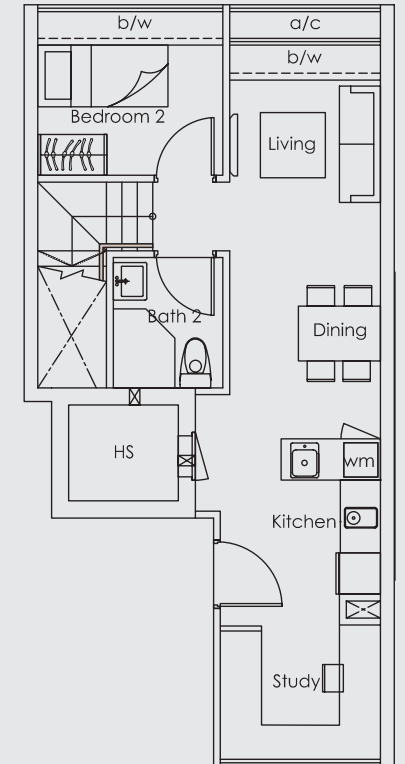
84 sq m

2+1 bdrm

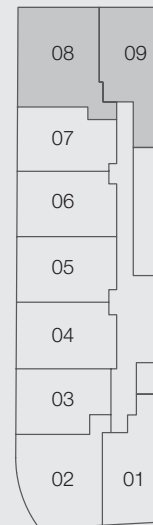
#05-09



UPPER LEVEL



LOWER LEVEL



(All areas inclusive of a/c, b/w, void & roof terrace)

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 Shops

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) Staircases

Skim coat with emulsion paint finish.

6. Finishes

Wall

For Shops

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) Staircases

Plaster and/or skim coat with emulsion paint finish.

Floor

For Shops

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) Staircases

Cement and sand screed finish with nosing tile.

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 bathroom (if required).

Refer to Electrical Schedule for details.

Electrical Schedule (Shops)

TYPE	Power Tap-off (30A TPN)	Emergency Light	Telecom Tap-off	Television Tap-off
Shop 1 (#01-01)	1	1	1	1
Shop 2 (#01-02)	1	1	1	1
Shop 3 (#01-03)	1	1	1	1
Shop 4 (#01-04)	1	1	1	1
Shop 5 (#01-05)	1	1	1	1

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

1 passenger lift serving 1st to 5th floor ('KONE' or equivalent).

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range describes 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.

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

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
Skim coat and/or water resistant ceiling board with emulsion paint finish.
 - d) Kitchen
Skim coat and/or ceiling board with emulsion paint finish.
 - e) Household Shelter
Skim coat 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) Staircases
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
Ceramic tiles and/or homogenous tiles finish.
 - d) Kitchen
Ceramic tiles and/or homogenous tiles finish.
 - e) Household Shelter
Skim coat with emulsion paint finish.

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

For Common Areas
 - a) 1st 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) Staircases
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
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
 - d) Kitchen
Ceramic tiles and/or homogenous tiles finish
 - e) Household Shelter
Ceramic tiles and/or homogenous tiles finish
 - f) Open Terrace (If any)
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
 - g) Attic Bedrooms, Staircase (For Penthouse Only)
Random teak strips flooring with timber skirting finish.
 - h) Planter Boxes, A/C Ledges
Cement screed with paint finish.
- For Common Areas**
 - a) 1st 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) Staircases
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
Timber door and/or PVC door and/or aluminum bi-fold door
 - d) Household Shelter
PSB approved blast door
 - e) 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 (Penthouse only)
1 shower bath with shower mixer and shower set.
1 basin and mixer tap
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) Lap 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
1 passenger lift serving 1st to 5th floor ('KONE' or equivalent)
- i) Private Jacuzzi at roof terrace
Unit Type PHB, PHC, PHDm PH D1, PHE and PHF only.

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range describes 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.

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.

Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household 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 (Residential)

UNIT TYPE	Lighting Point	13A S/S/O	2 X 13A S/S/O	TV Pointt	Telephone Pointt	Water Heater	Cooker	Hood	Intercom Point	Isolator	Bell
TYPE A	6	2	3	4	4	1	1	1	1	1	1
TYPE A1	6	2	3	4	4	1	1	1	1	1	1
TYPE B	6	2	3	4	4	1	1	1	1	1	1
TYPE B1	6	2	3	4	4	1	1	1	1	1	1
TYPE C	5	2	2	3	3	1	1	1	1	1	1
TYPE D	5	2	2	3	3	1	1	1	1	1	1
TYPE D1	5	2	2	3	3	1	1	1	1	1	1
TYPE E	5	2	2	3	3	1	1	1	1	1	1
TYPE F	6	2	3	4	4	1	1	1	1	1	1
TYPE G	5	2	2	3	3	1	1	1	1	1	1
TYPE G1	6	2	3	4	4	1	1	1	1	1	1
TYPE PH A	10	4	5	5	5	2	1	1	1	2	1
TYPE PH B	9	4	4	4	4	2	1	1	1	2	1
TYPE PH C	9	4	4	4	4	2	1	1	1	2	1
TYPE PH D	9	4	4	4	4	2	1	1	1	2	1
TYPE PH D1	9	4	4	4	4	2	1	1	1	2	1
TYPE PH E	9	4	4	4	4	2	1	1	1	2	1
TYPE PH F	9	4	4	4	4	2	1	1	1	2	1
TYPE PH G	10	4	5	5	5	2	1	1	1	2	1

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NAME OF PROJECT	VIBES@KOVAN
ADDRESS OF PROJECT	93 Kovan Road, Singapore 548178
DEVELOPER	Oxley Assets Pte Ltd (ROC: 201008224M)
TENURE OF LAND	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	LOT 5145A MK 22
PLANNING APPROVAL NO.	ES20100611R0202
BUILDING PLAN NO.	A1694-00183-2010-BP01 dated
DEVELOPER'S LICENCE NO.	C0715
ESTIMATED DATE OF VACANT POSSESSION	31 Dec 2015
ESTIMATED DATE OF LEGAL COMPLETION	31 Dec 2018

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