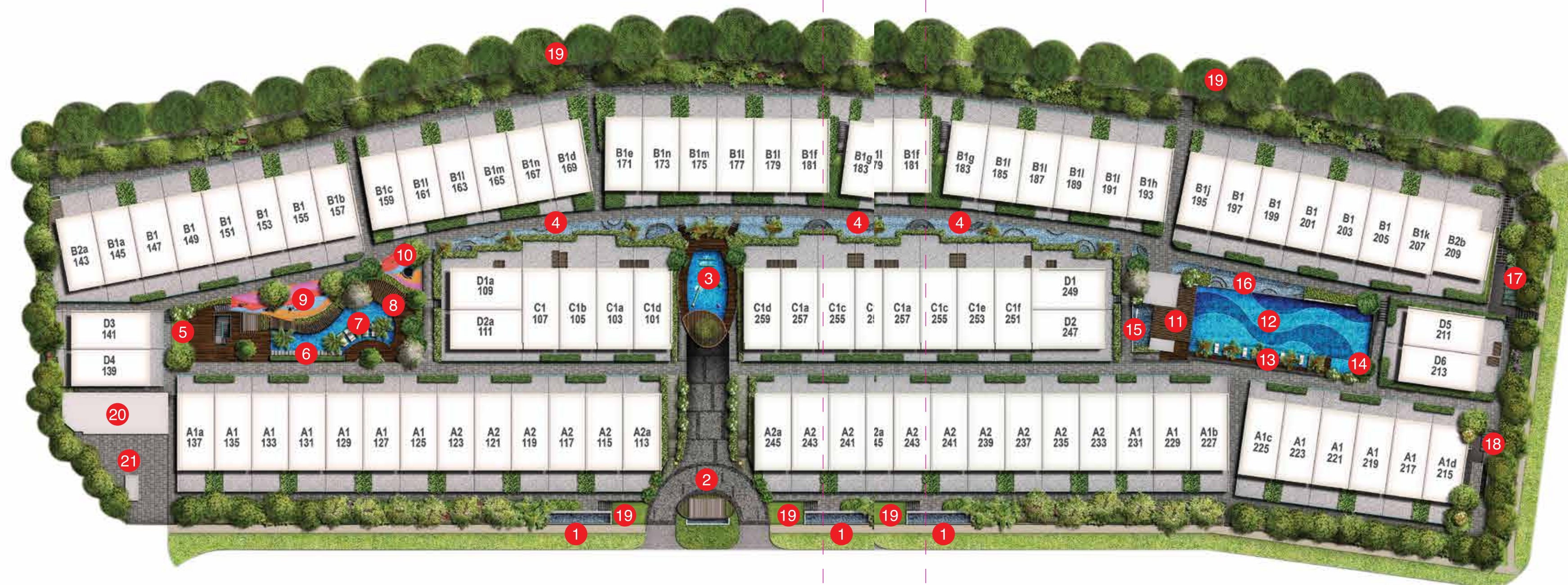




Intermediate Terrace

Living Out Your Fantasies

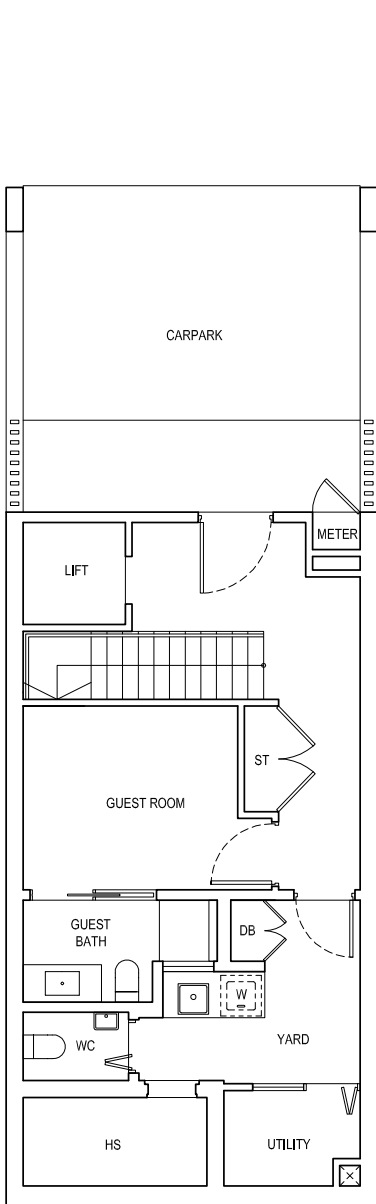
Imagine having your circle of friends over for a celebration, getting hands-on and engaged together over a BBQ, and then adjourning quickly to your spacious house for late night drinks and intimate conversations. Or waking up and walking through your backdoor directly to a luxurious pool for a refreshing early morning swim. Or simply chilling at the cosy pool deck with lounge beds and feature trellis. In addition, conveniently linked to the main pool is a covered BBQ bar style corner perfect for gatherings. Not to mention the aromatheutic garden that will sooth your senses. However you imagine your desired lifestyle to be, Watercove is where all your dreams come true.



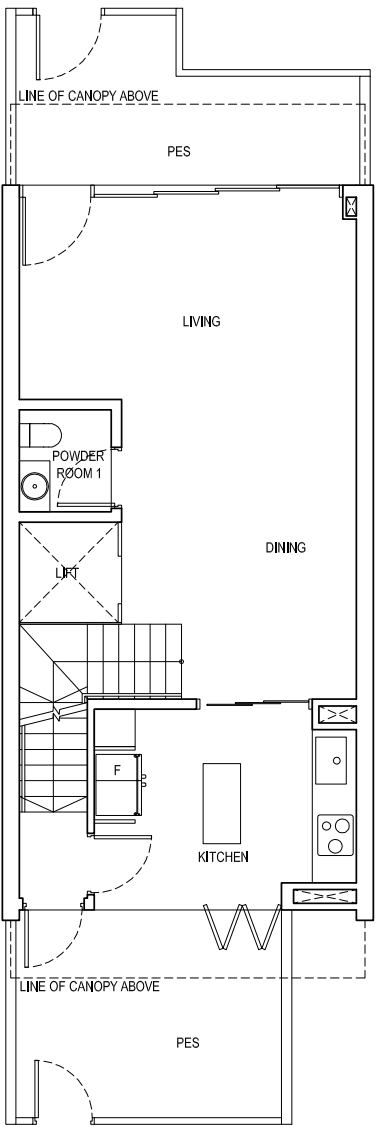
Intermediate Terrace

Type A1

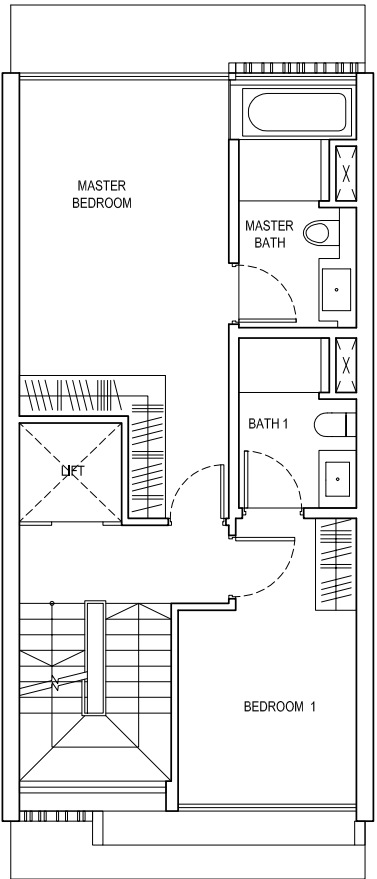
Area: 322 sq m/3466 sq ft
House No. 125, 129, 133, 217, 221, 229
Mirror Image: House No. 127, 131, 135, 219, 223, 231
(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 15 sq m, A/C Ledge: 11 sq m and Voids: 8 sq m)



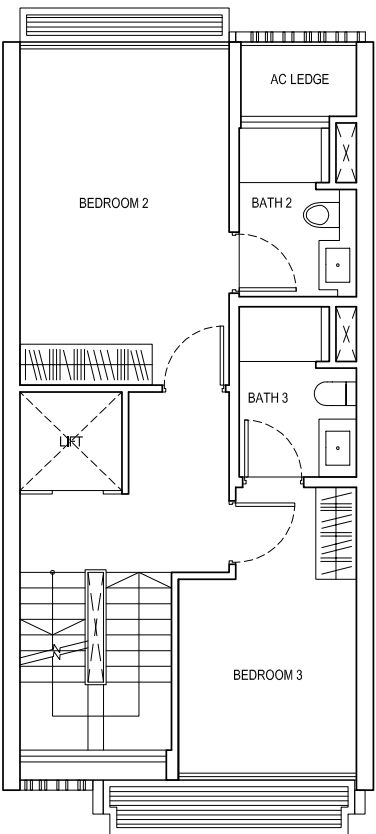
BASEMENT
0 1 2 3 5M
SCALE 1:100



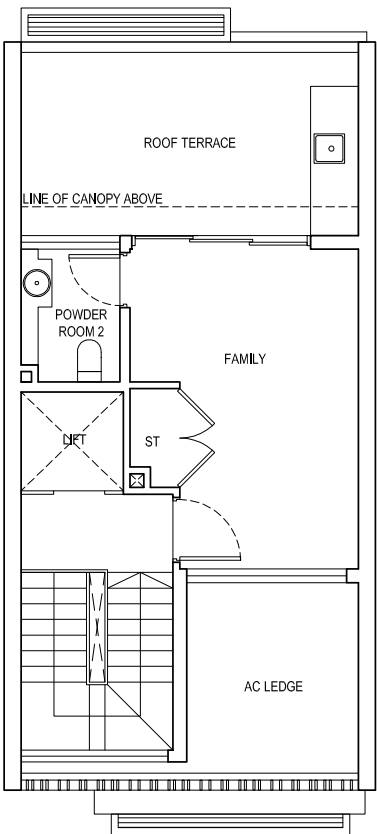
1ST STOREY



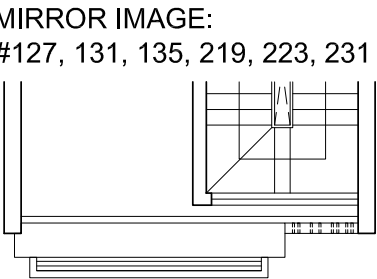
2ND STOREY



3RD STOREY



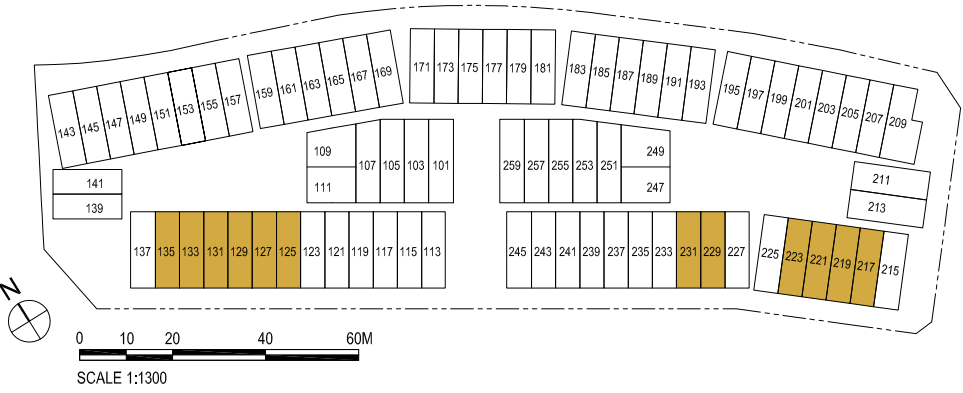
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NOT FOR CIRCULATION

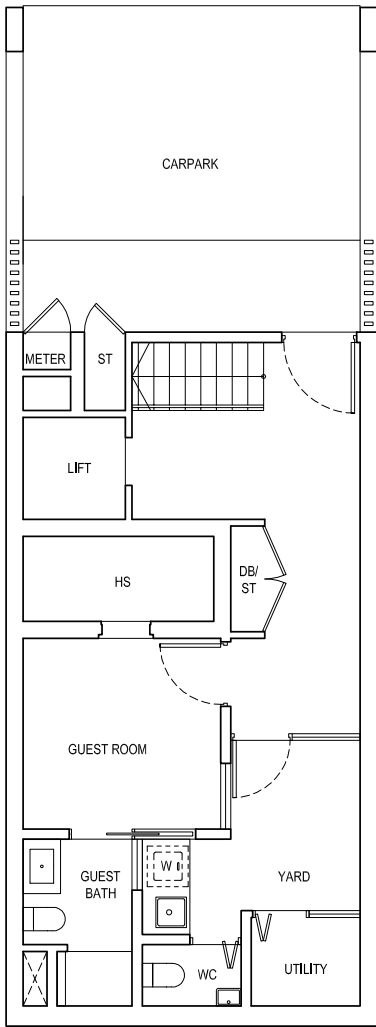
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



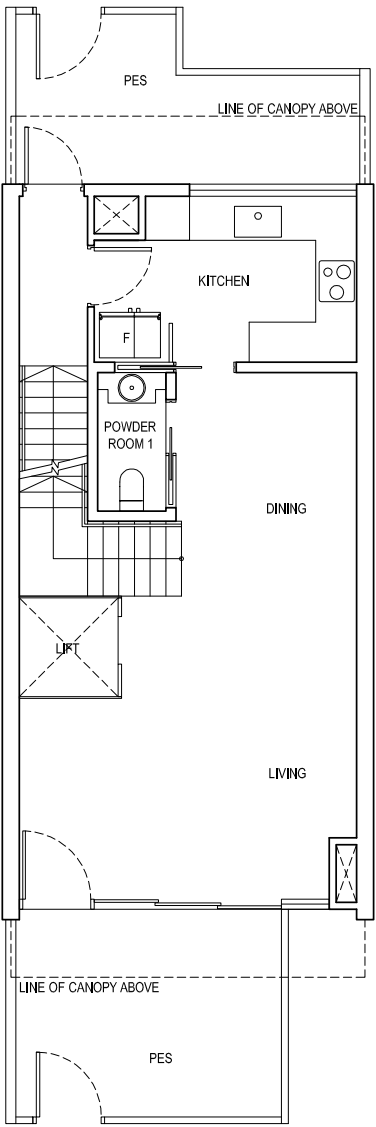
Intermediate Terrace

Type A2

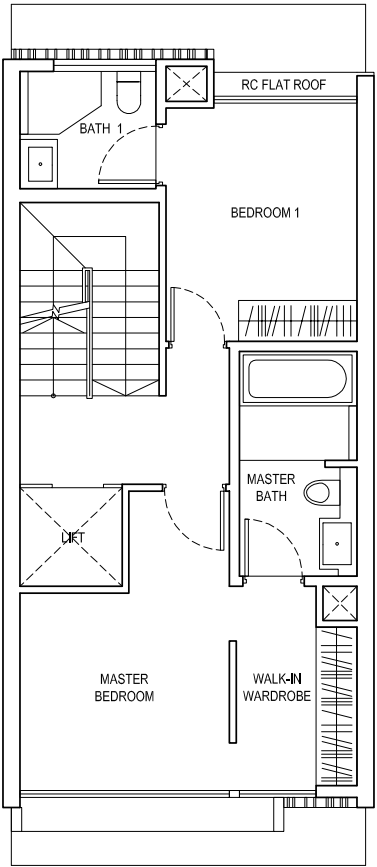
Area: 322 sq m/3466 sq ft
House No. 117, 121, 235, 239, 243
Mirror Image: House No. 115, 119, 123, 233, 237, 241
(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 14 sq m, A/C Ledge: 15 sq m and Voids: 8 sq m)



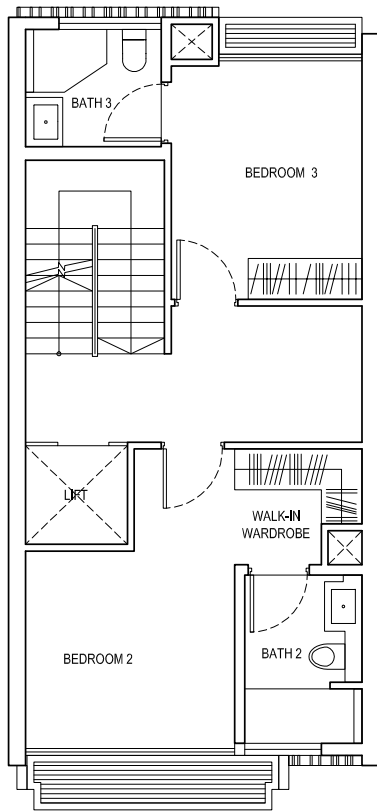
BASEMENT
0 1 2 3 5M
SCALE 1:100



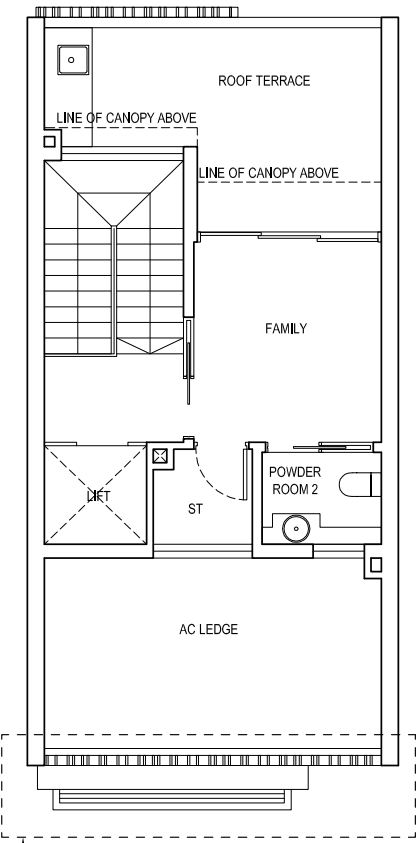
1ST STOREY



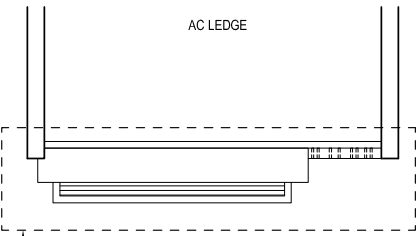
2ND STOREY



3RD STOREY



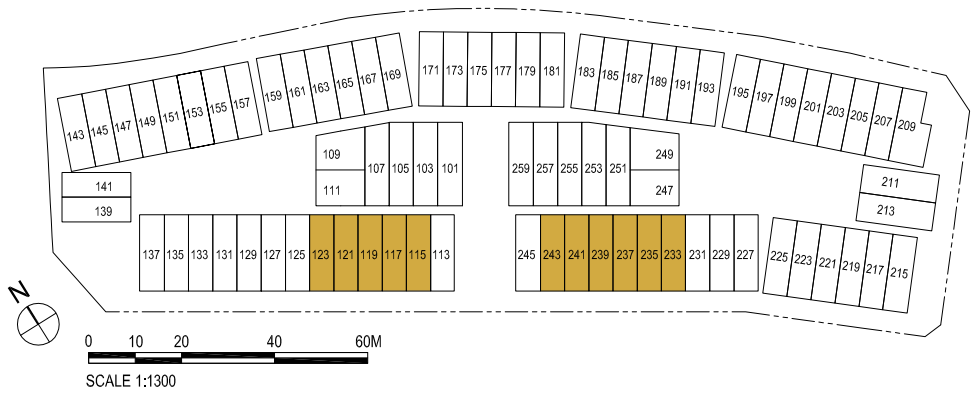
APPLICABLE TO: #117, 121
MIRROR IMAGE: #233, 237, 241



APPLICABLE TO: #235, 239, 243
MIRROR IMAGE: #115, 119, 123

ATTIC

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NOT FOR CIRCULATION

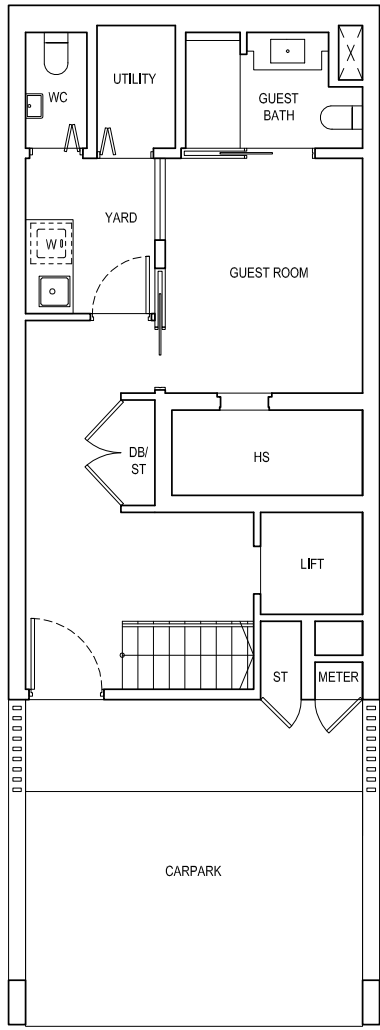


Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016

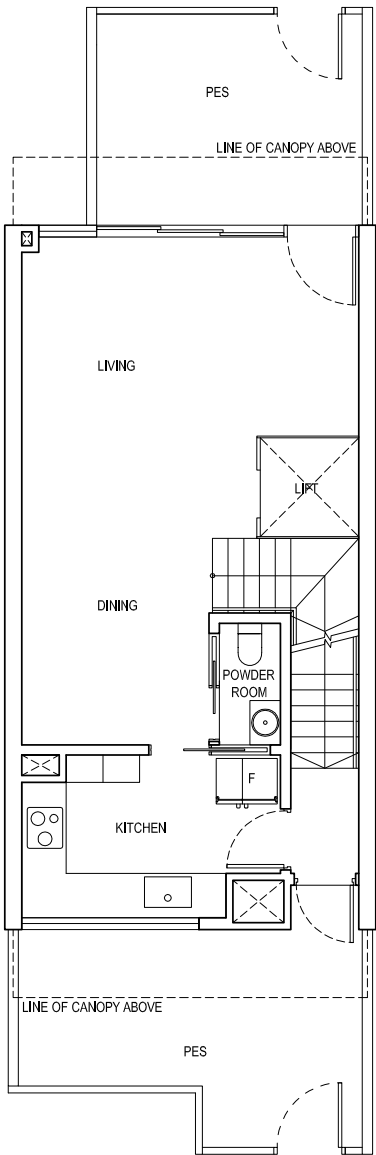
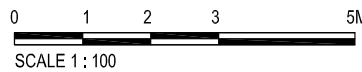
Intermediate Terrace

Type B1

Area: 322 sq m/3466 sq ft
House No. 147, 151, 155, 199, 203
Mirror Image: House No. 149, 153, 197, 201, 205
(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



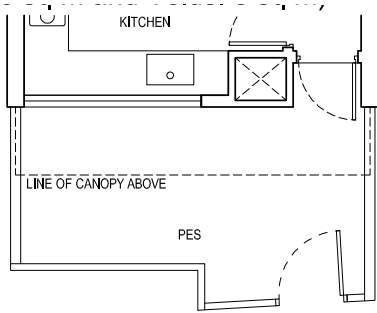
BASEMENT



1ST STOREY

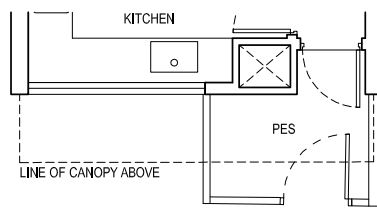
Type B1K (1st Storey)

Area: 321 sq m/3455 sq ft
House No. 207
(Inclusive of Private Carpark: 25 sq m, PES: 28 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



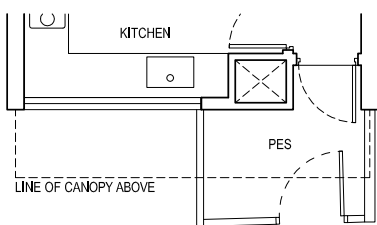
Type B1L (1st Storey)

Area: 311 sq m/3348 sq ft
House No. 163, 179, 187, 191
Mirror Image: House No. 161, 177, 185, 189
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



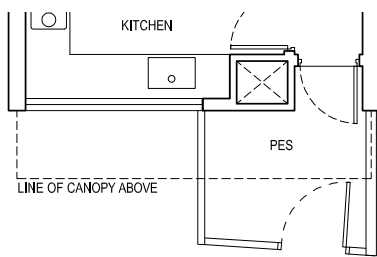
Type B1m (1st Storey)

Area: 311 sq m/3348 sq ft
House No. 175
Mirror Image: House No. 165
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)

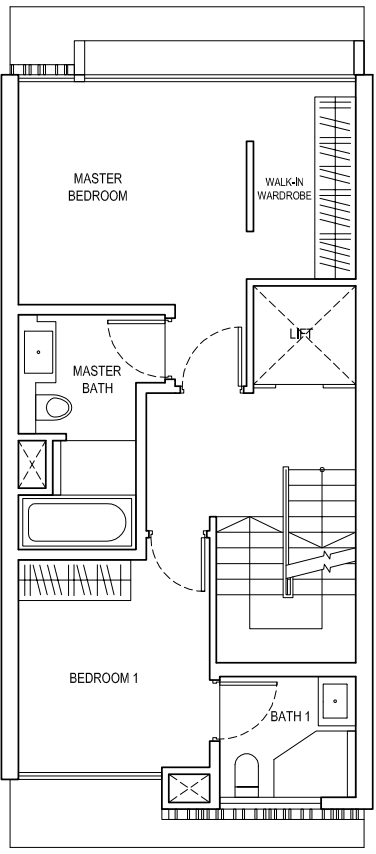


Type B1n (1st Storey)

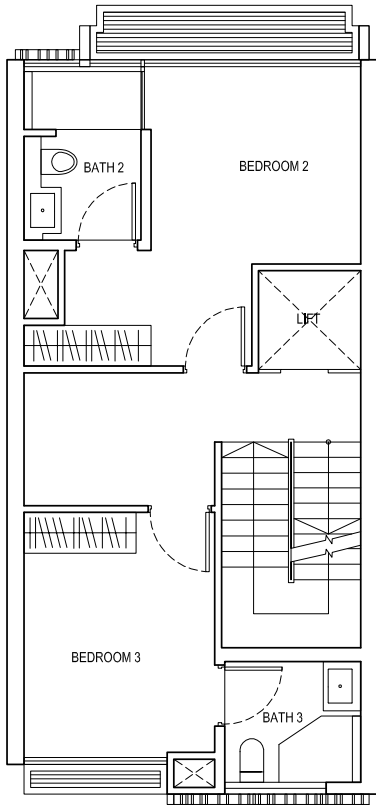
Area: 312 sq m/3358 sq ft
House No. 167
Mirror Image: House No. 173
(Inclusive of Private Carpark: 25 sq m, PES: 19 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



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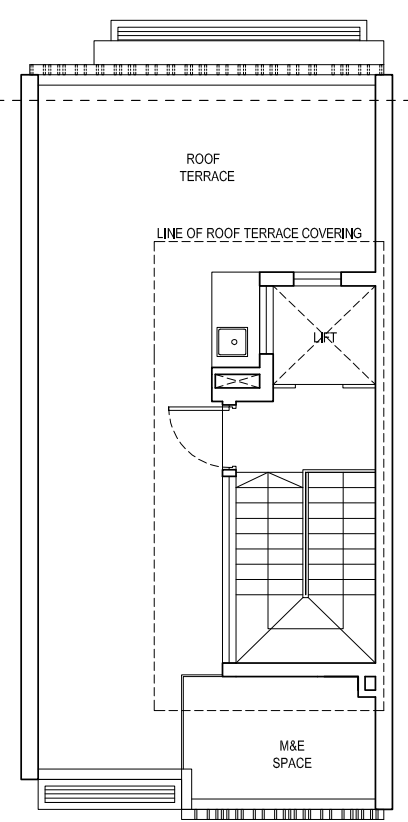


2ND STOREY



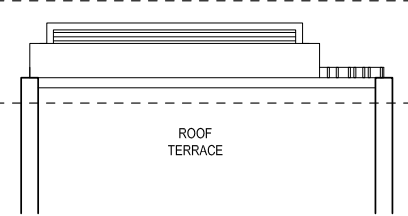
3RD STOREY

APPLICABLE TO:
#147, 151, 155,
163, 167, 175,
179, 187, 191,
199, 203, 207



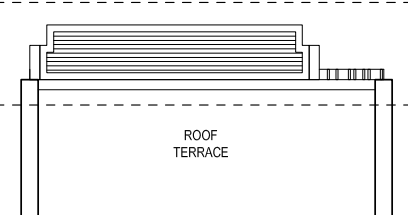
LOWER ROOF

APPLICABLE TO:
#149, 153, 165,
177, 189, 201, 205



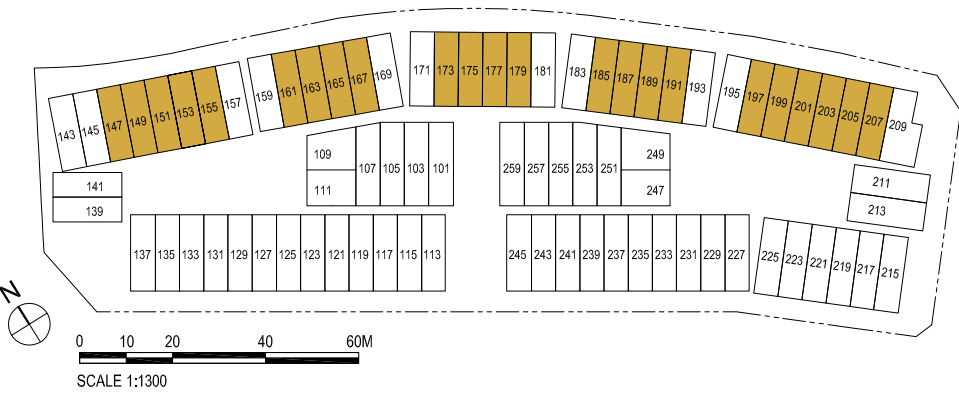
LOWER ROOF

APPLICABLE TO:
#161, 173, 185, 197



LOWER ROOF

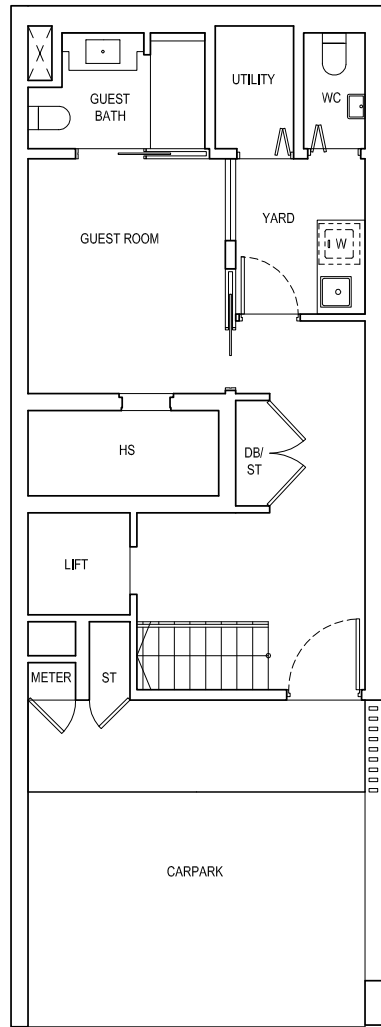
DRAFT COPY
NOT FOR CIRCULATION



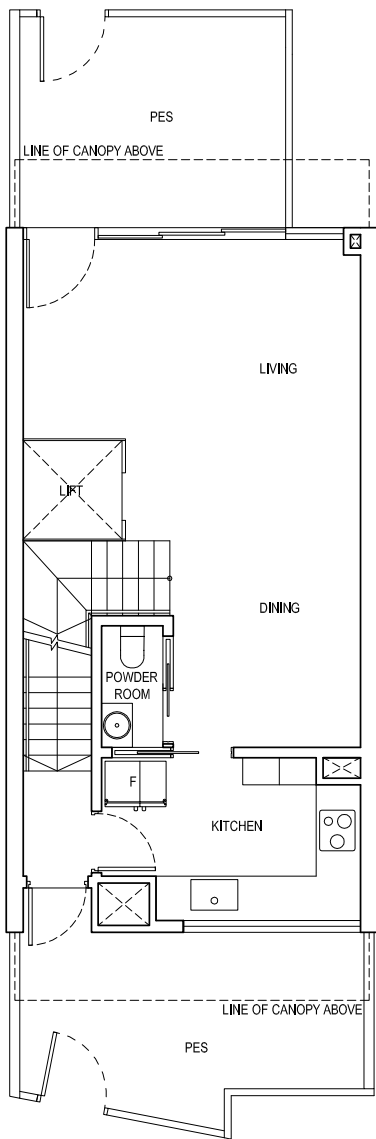
Intermediate Terrace

Type B1a

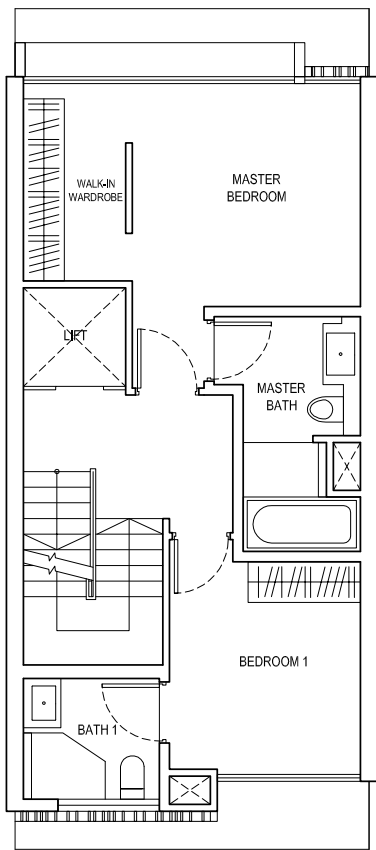
Area: 321 sq m/3455 sq ft
House No. 145
(Inclusive of Private Carpark: 25 sq m, PES: 28 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



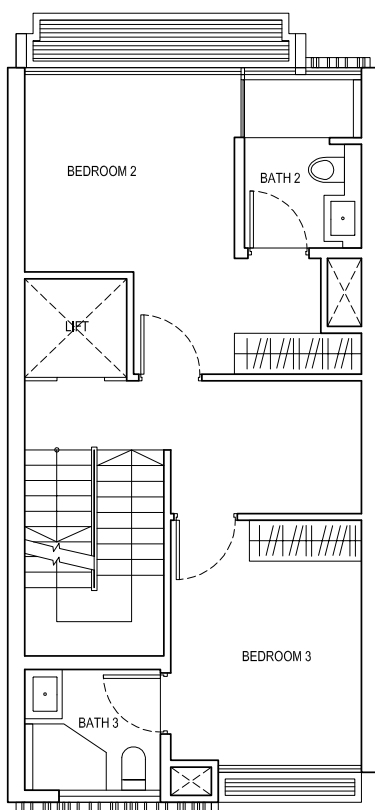
BASEMENT
0 1 2 3 5M
SCALE 1:100



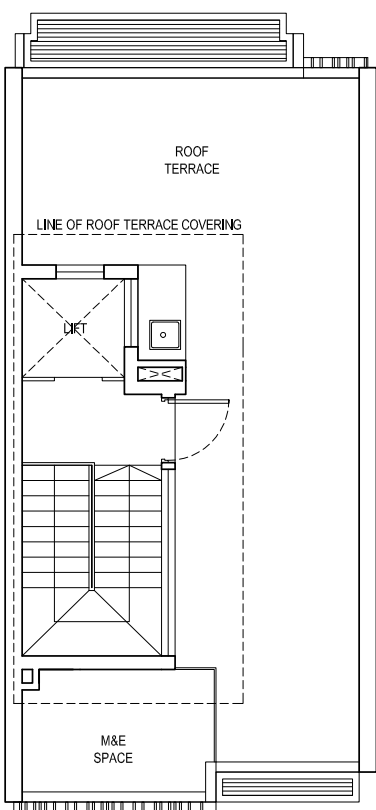
1ST STOREY



2ND STOREY



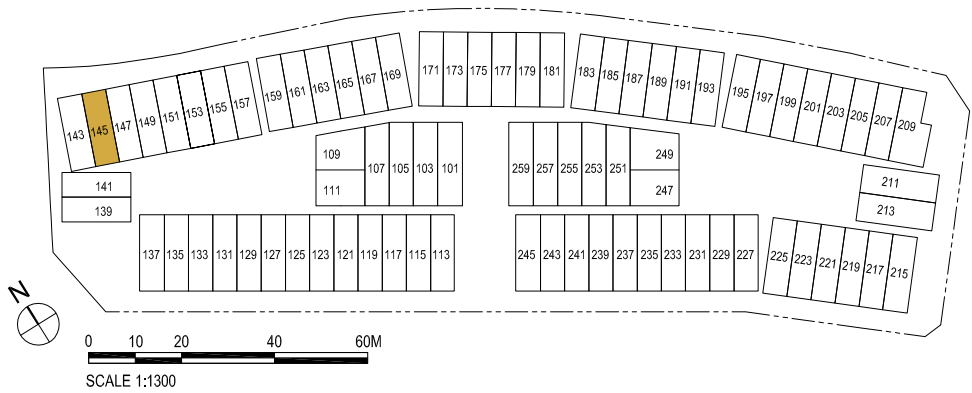
3RD STOREY



LOWER ROOF

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NOT FOR CIRCULATION

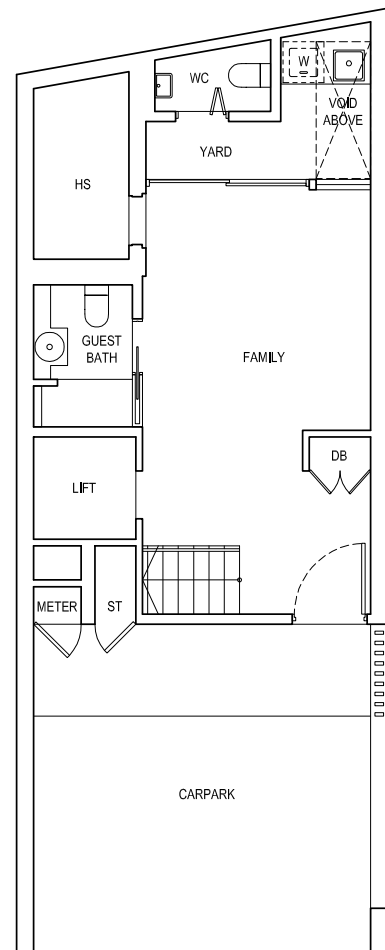
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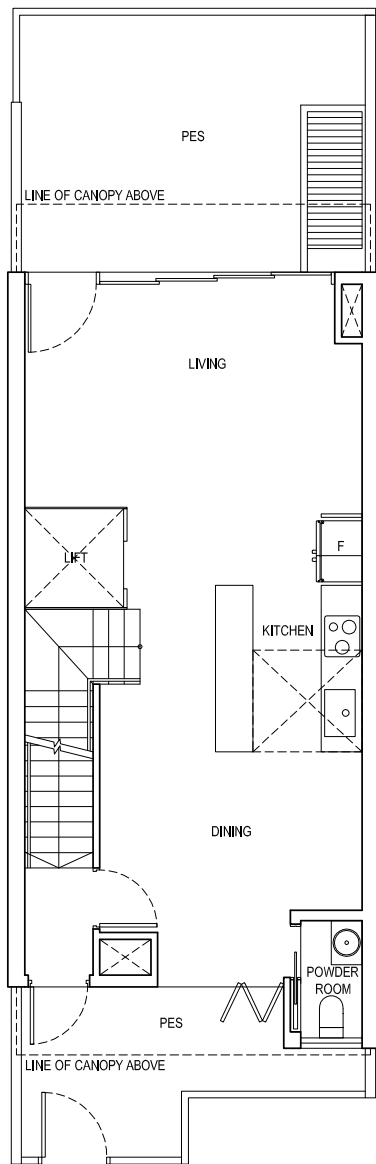
Intermediate Terrace

Type C1

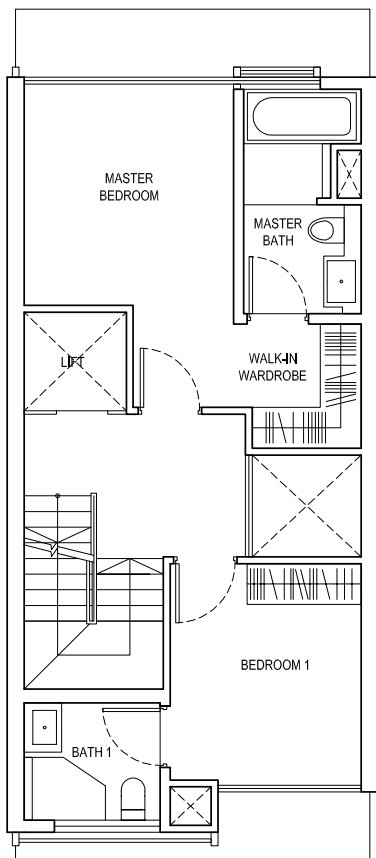
Area: 322 sq m/3466 sq ft
House No. 107
(Inclusive of Private Carpark: 25 sq m, PES: 28 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 20 sq m)



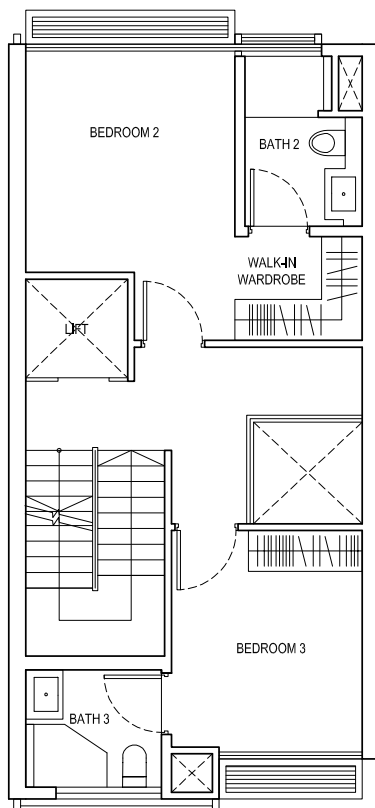
BASEMENT
0 1 2 3 5M
SCALE 1 : 100



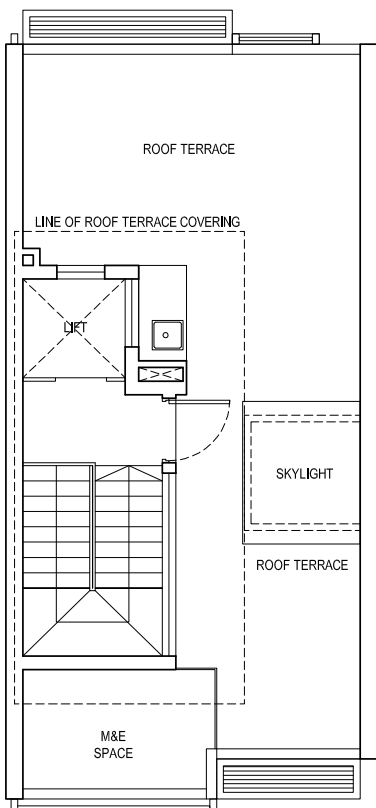
1ST STOREY



2ND STOREY



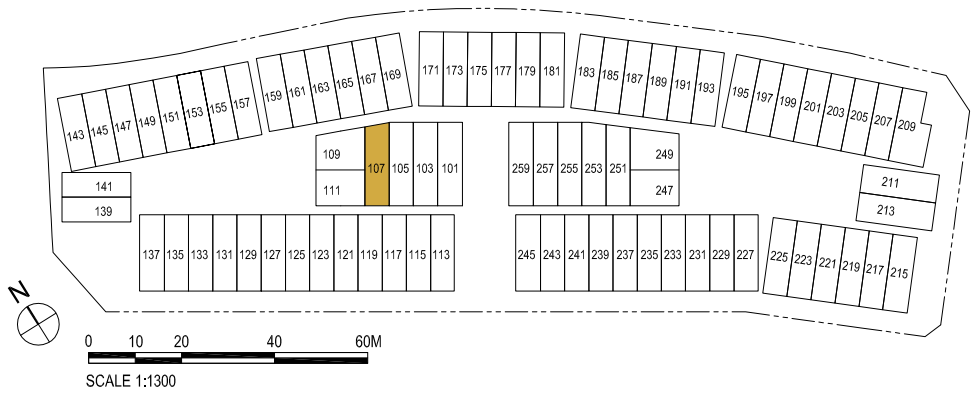
3RD STOREY



LOWER ROOF

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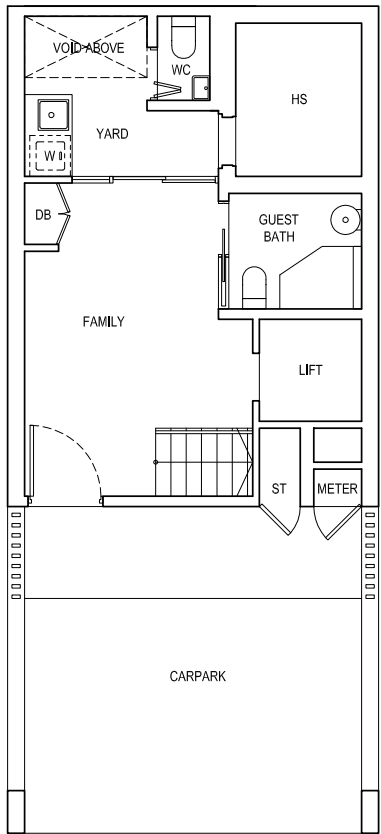
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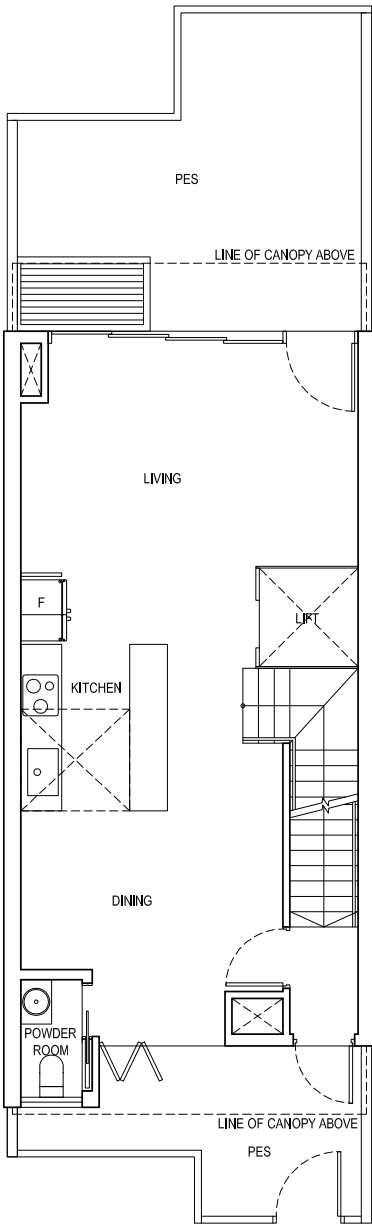
Intermediate Terrace

Type C1a

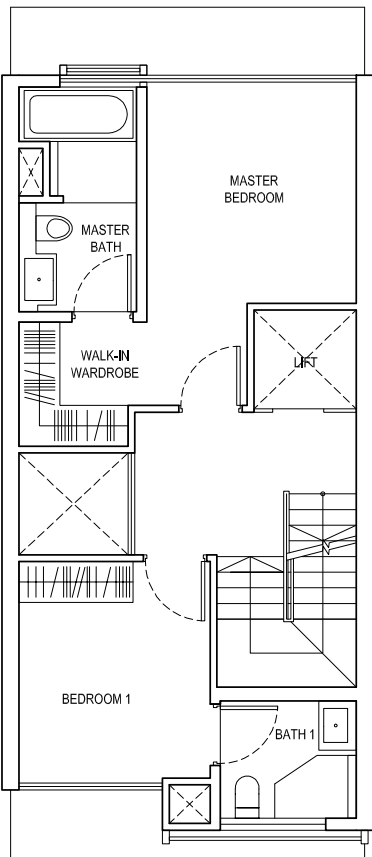
Area: 317 sq m/3412 sq ft
House No. 257 Mirror Image: House No. 103
(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



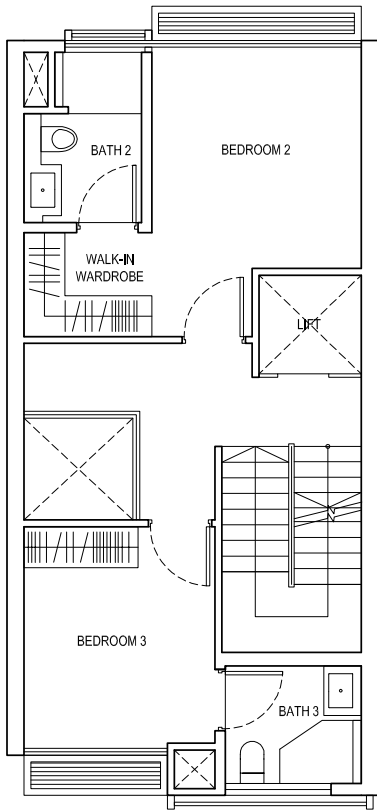
BASEMENT
0 1 2 3 5M
SCALE 1:100



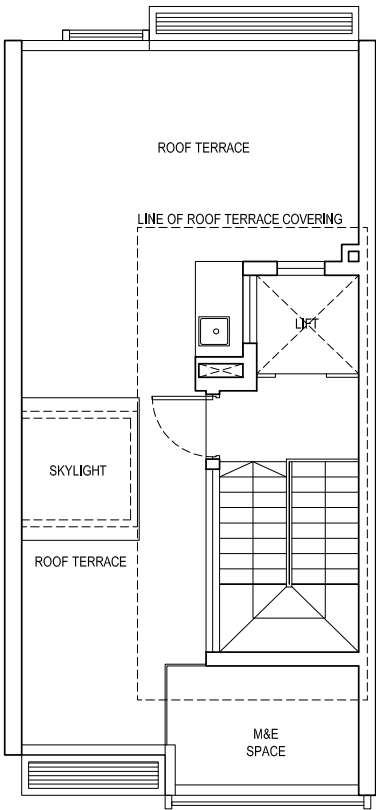
1ST STOREY



2ND STOREY



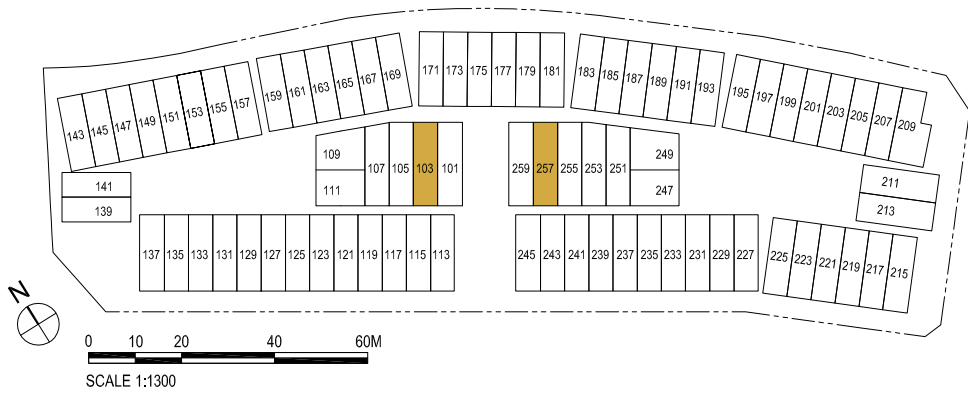
3RD STOREY



LOWER ROOF

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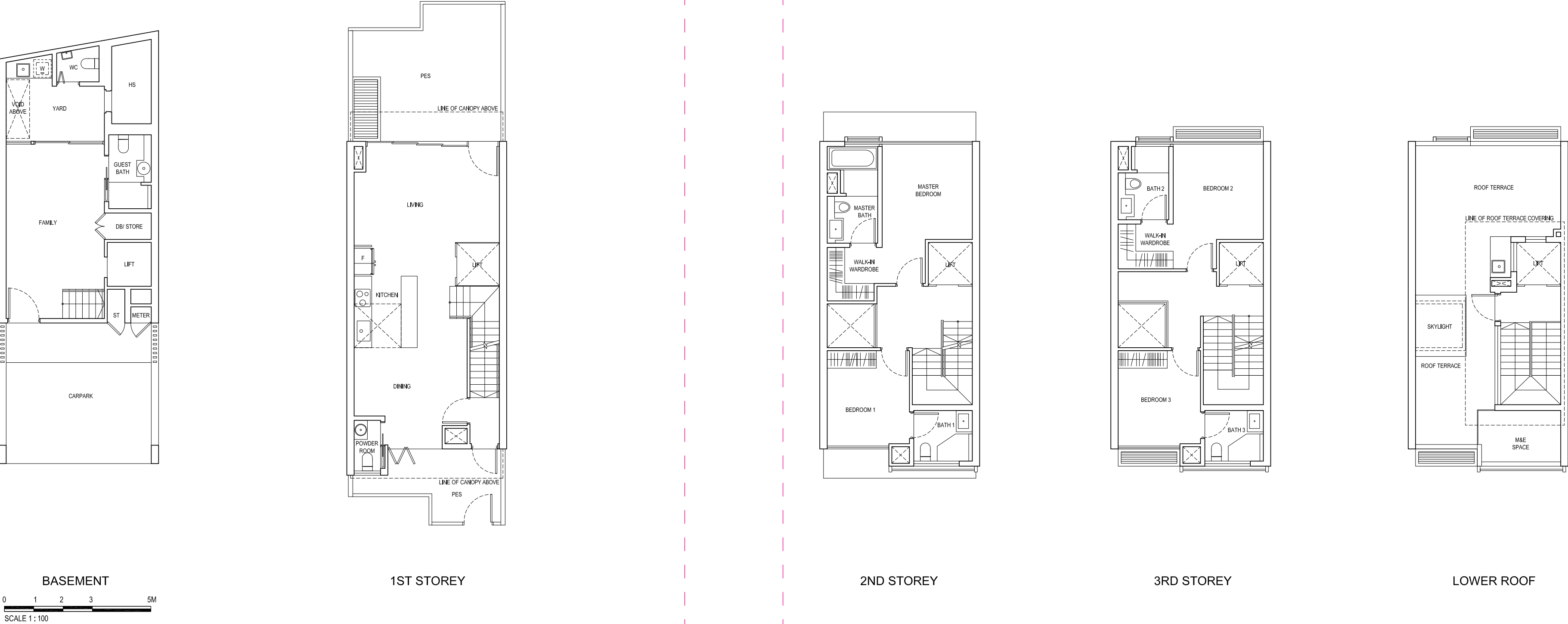
Intermediate Terrace

Type C1b

Area: 330 sq m/3552 sq ft

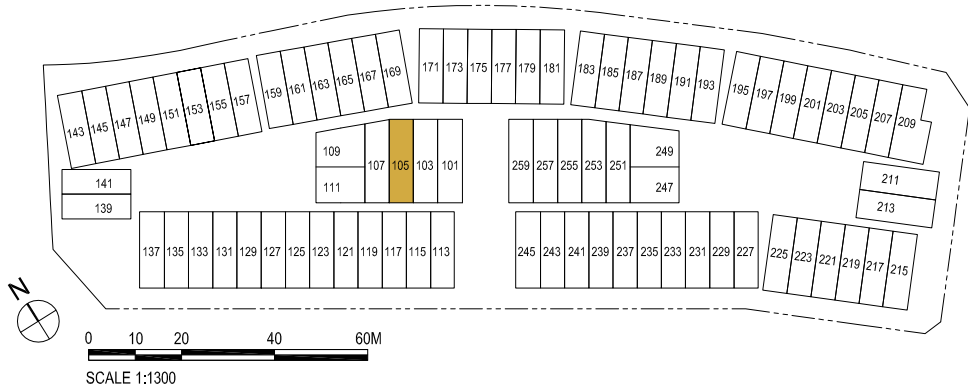
House No. 105

(Inclusive of Private Carpark: 25 sq m, PES: 31 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



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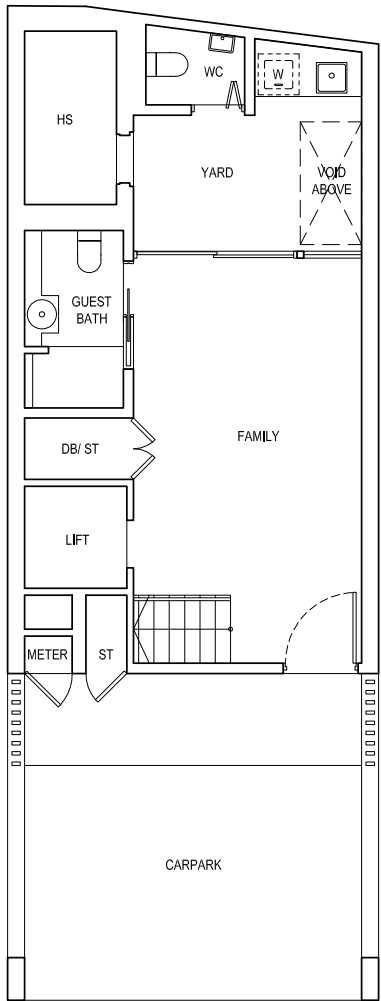
Intermediate Terrace

Type C1c

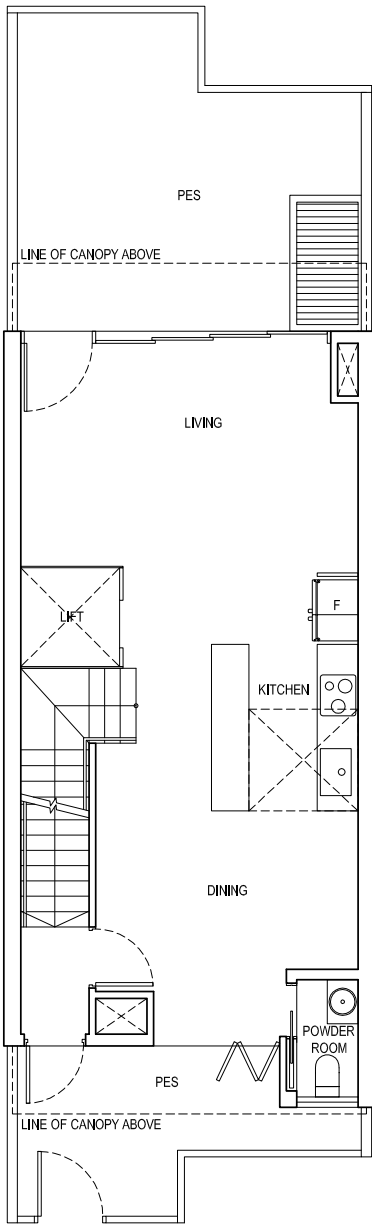
Area: 329 sq m/3541 sq ft

House No. 255

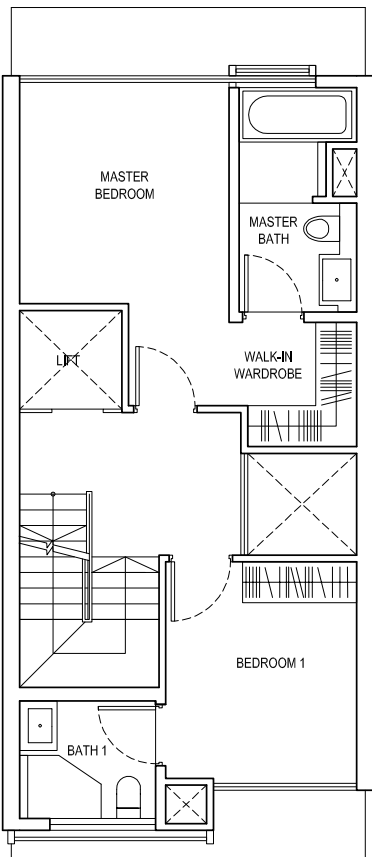
(Inclusive of Private Carpark: 25 sq m, PES: 30 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



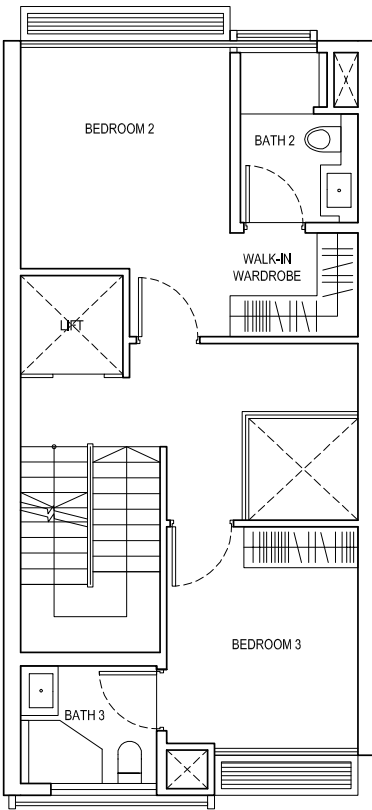
BASEMENT
0 1 2 3 5M
SCALE 1: 100



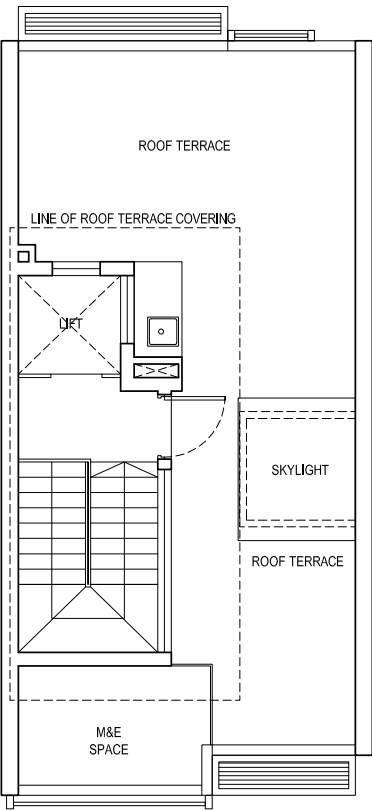
1ST STOREY



2ND STOREY



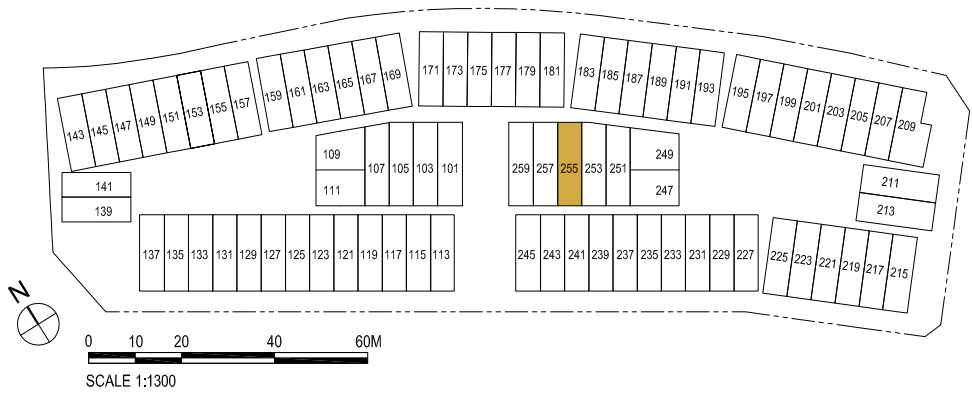
3RD STOREY



LOWER ROOF

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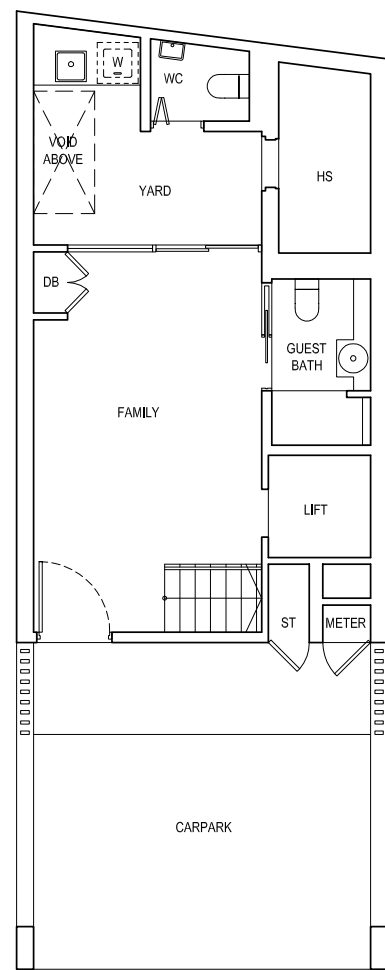


Intermediate Terrace

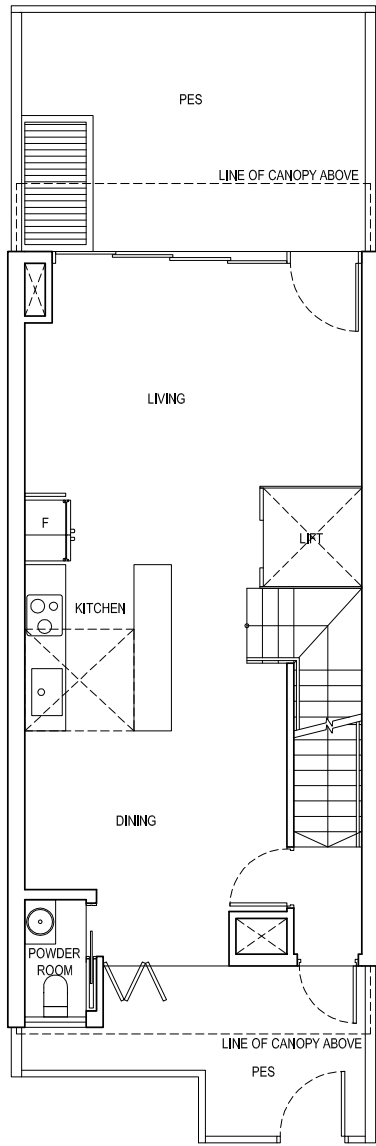
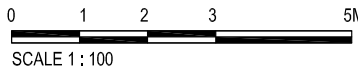
Type C1e Area: 323 sq m/3477 sq ft

House No. 253

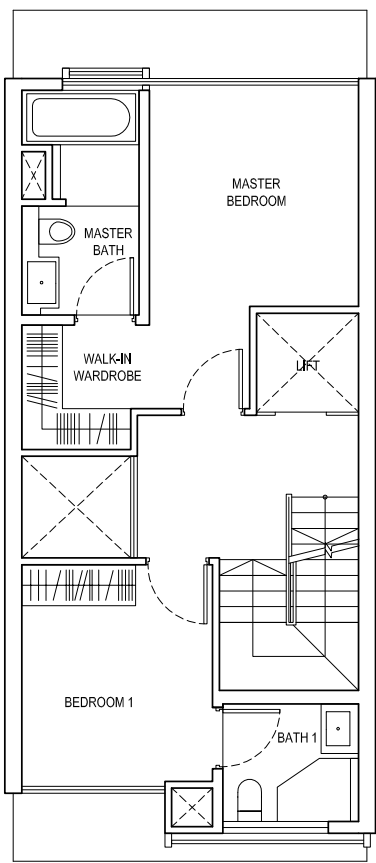
(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



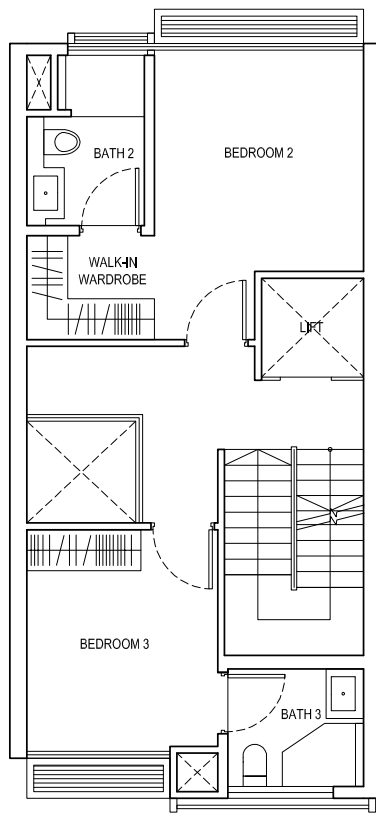
BASEMENT



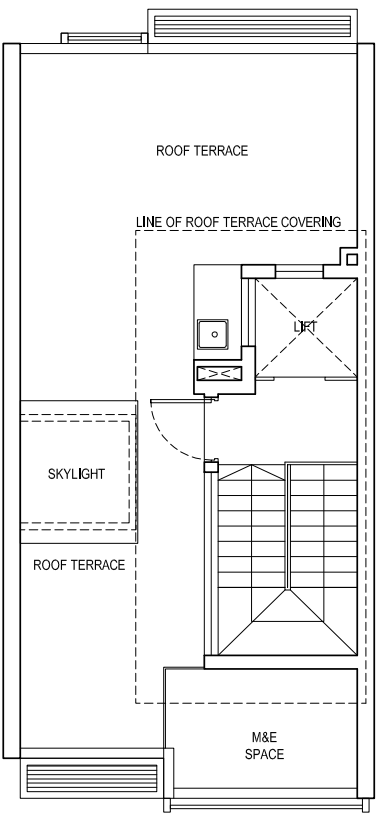
1ST STOREY



2ND STOREY



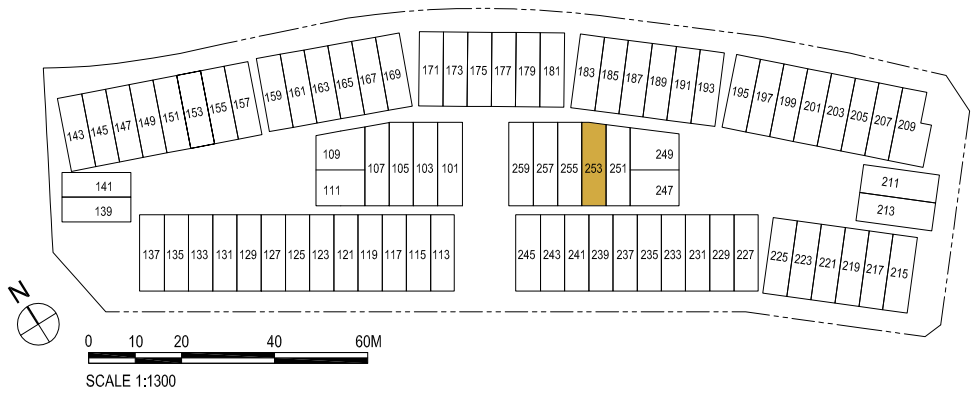
3RD STOREY



LOWER ROOF

DRAFT COPY
NOT FOR CIRCULATION

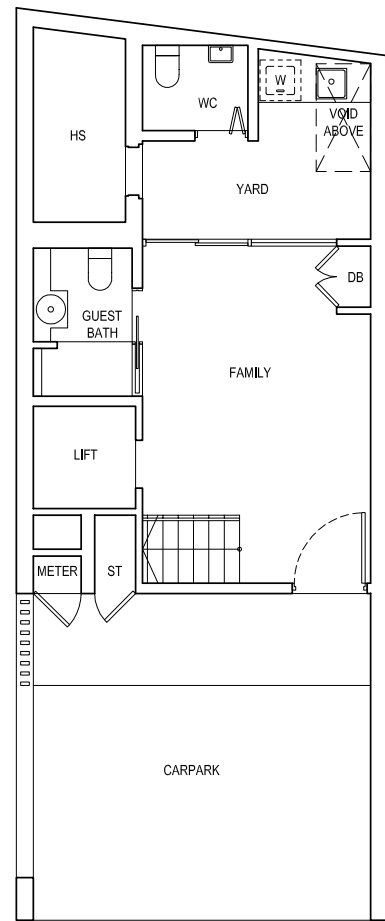
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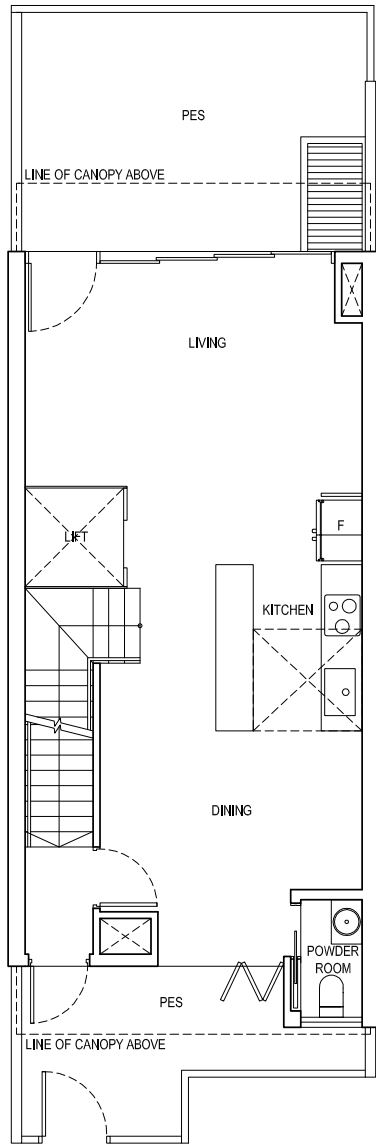
Intermediate Terrace

Type C1f

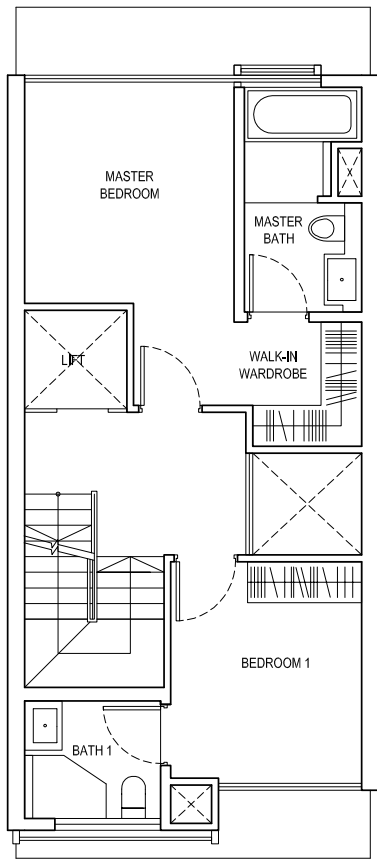
Area: 319 sq m/3434 sq ft
House No. 251
(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



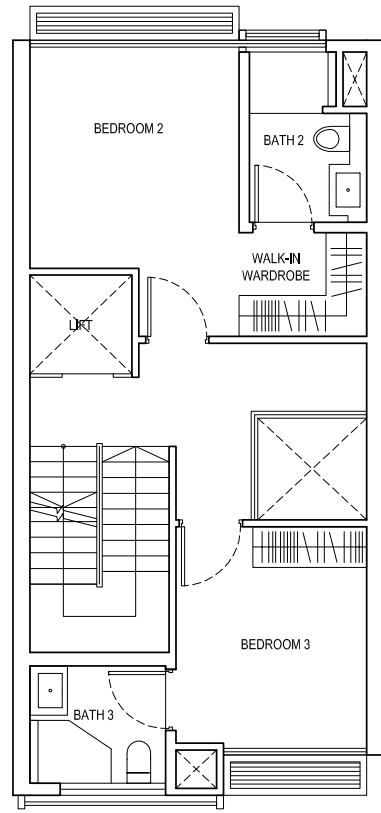
BASEMENT
0 1 2 3 5M
SCALE 1 : 100



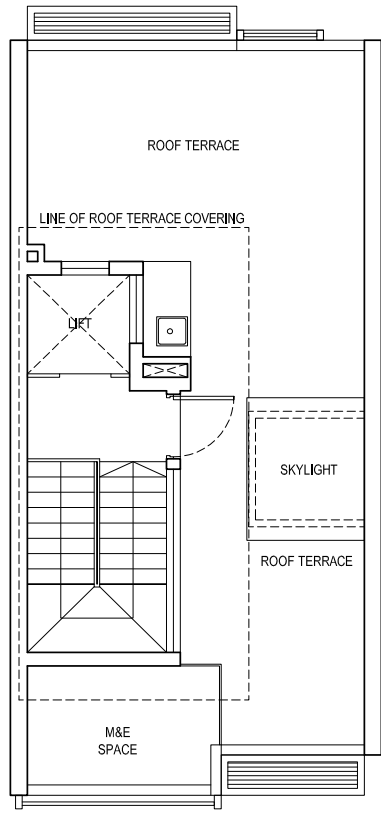
1ST STOREY



2ND STOREY



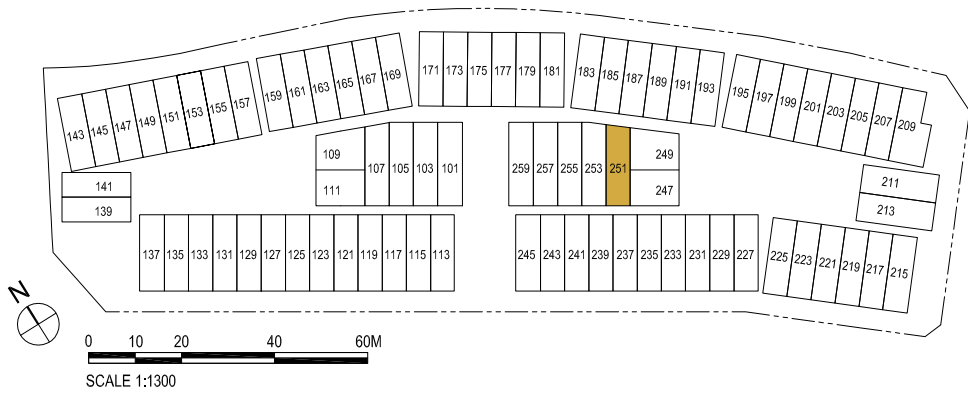
3RD STOREY



LOWER ROOF

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Specifications

1. FOUNDATION

Piled/footing foundation and/or other approved foundation system.
2. SUPERSTRUCTURE

Reinforced concrete structure.
3. WALLS

All external and internal walls are of masonry and/or reinforced concrete panel and/or prefabricated panel construction.
4. ROOF

Reinforced concrete with waterproofing system and appropriate insulation to flat roof.
5. CEILING

(i) Living, Dining, Utility, Master Bedroom, Bedrooms, Guest Room, Foyer, Family and Attic

- Skim coat with/without ceiling board and/or box-up to the designated areas

(ii) Master Bath, Baths, Powder Rooms, Guest Bath, Kitchen and WC

- Moisture-resistant plasterboard ceiling and Skim Coat

(iii) All other areas – (including Household Shelter, Utility, Meter compartment and Store)

- Skim coat to underside of reinforced concrete slab with applicable
6. FINISHES

(a) Internal Wall:

(i) Master Bath

- Marble laid up to false ceiling for all exposed areas

(ii) Baths, Guest Bath, Powder Room and Kitchen

- Porcelain and/or homogeneous tiles and/or marble up to false ceiling for all exposed areas (where applicable)

(iii) WC

- Ceramic tiles laid up to false ceiling for all exposed areas

(iv) All other internal walls

- Cement and sand plaster with emulsion paint (including car park area)

(b) External Wall

Cement and sand plaster with spray textured coating to designated areas

- Floor

(c) Floor

(i) Living and Dining

- Marble with marble skirting (where applicable)

(ii) Master Bath and Powder Room (on 1st Floor where applicable)

- Marble

(iii) Store, WC, Utility, Yard, Roof Terraces and PES

- Homogeneous tile with tile skirting (where applicable)

(iv) Guest Room, Guest Bath, Baths, Kitchen, HS, Yard, Foyer, Family (Basement & Attic) and Staircase (Basement to 1st Storey)

- Porcelain or homogeneous tiles with tile skirting (where applicable)

(v) Master Bedroom, Bedrooms, and Staircase (1st Storey to Attic Level)

- Timber flooring with timber skirting

(vi) Carpark and Driveways

- Epoxy finish with hardener with partial tile finish or Epoxy Finish with hardener

- Visitors Carparks and Handicapped lots to be epoxy finished

- Driveway to be concrete finish with hardener
- Note :**
No tiles behind/below kitchen cabinet, vanity cabinet, backplash, long bath and mirror.
7. WINDOWS

(i) Master Bedroom and Bedrooms

- Top Hung /Casement windows with fixed panels or fixed panels and/or sliding windows with fixed panels.
- (ii) Master Bath, Baths, Powder Rooms and Guest Bath

- Top hung/Casement window with/without fixed panel and/or aluminium-framed louvered windows (where applicable)

- Sliding windows with/without fixed panel and/ or aluminium-framed louvered windows (where applicable)

(iii) WC and Utility

- Top-hung window

(iv) Kitchen

- Top hung window / Sliding Window with/without fixed panel

- Aluminum framed sliding glass panel windows
- Note:**
1) All windows are aluminium-framed in powder-coated finish.
2) All casement windows are either side-hung, top-hung or bottom-hung or any combination of the mentioned.
3) All glazing shall be approximately 6mm thick tinted and/ or clear and/or frosted glass and all glazing up to 1 m from the floor level shall be laminated.
8. DOORS

(i) Main Entrance (Basement)

- Approved fire rate solid core timber panel door.

(ii) Main Entrance (1st Storey)

- Aluminum Framed Glass swing door /Glass sliding door combo.

(iii) Dining to Kitchen

- Sliding Glass door or Sliding Timber door with fixed glass panel

(iv) Master Bedroom, Bedrooms, Guest Room and Baths

- Flushed hollow core timber swing/pocket door

(v) Master Bath, Guest Bath and Powder Rooms

- Flushed hollow core timber swing/pocket door

(vi) PES, Roof Terrace, Kitchen and Yard

- Powder-coated aluminium-framed swing glass door and/or aluminium-framed sliding glass door with/without fixed glass panel.

(vii) Store & DB

- Flushed hollow core timber door

(viii) WC and Utility

- Aluminium-framed bi-fold door

(ix) Lift

- Stainless Steel sliding doors with fixed glass panels.

- Fire Rated Metal for basement lift doors.

(x) Household Shelter

- Approved Metal Blast Door
9. IRONMONGERY

Selected quality locksets and ironmongery to all doors where applicable. Digital lockset only applicable for main entrance door at basement.
10. SKYLIGHTS

Skylights are of laminated glass with/without fixed aluminium louvers.
11. ELECTRICAL INSTALLATION

- Concealed electrical wiring in conduits below false ceiling level.
- Electrical wiring above false ceiling, in distribution board compartment and in Household Shelter shall be in exposed conduits and/or trunking
- Refer to Electrical Schedule for details
12. SCV AND TELEPHONE / DATA POINT

Refer to Electrical Schedule for details
13. LIGHTNING PROTECTION

Lightning protection provided in compliance with Singapore Standard SS555:2010
14. PAINTING

- Internal wall surfaces : emulsion paint
- External wall surfaces : textured coating
15. WATERPROOFING

Waterproofing shall be provided to Master Bath, Baths, Powder Rooms, Kitchen, Reinforced Concrete Flat Roof, Reinforced Concrete Sloping Roof, PES, AC Ledges, whole unit basement floor and Roof Terrace
16. PES GATE AND ENCLOSURE

Glass panels/ Glass Panel Gate with aluminum capping and Aluminum Screen Fencing and/or painted walls with ventilation louvers
17. SOIL TREATMENT

Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities
18. ADDITIONAL ITEMS

(i) Kitchen

- High and low level kitchen cabinets complete with solid surface top, built-in gas hob, built in hood, free standing fridge, conventional oven, and stainless steel single-bowl sink with mixer.
For Type C, C1, C1a, C1b, C1c, C1d, C1e, C1f – cabinets provided above the fridge (All other types will be box up only).

(ii) Wardrobes

- Built-in wardrobes to all Bedrooms except Guest Room and Family

(iii) Vanity Counter

- Marble vanity counter top with cabinet below to Master Bath, Guest Baths and Baths
- Solid Surface top with cabinet door below at the yard area.
- Granite top with cabinets at outdoor sink at Roof Terrace.

(iv) Air-Conditioning

- Concealed ducted fan coil units to Living and Dining
- Wall mounted fan coil units to Master Bedroom, Bedrooms and Family (Attic) Corridor between bedrooms on the 2nd floor for all of Type Ds and the corridor between Bedrooms on the 3rd Floor for unit types A2s and all of Type Bs.
- Ceiling Cassette fan coil units to Guest Room (Basement) and Family (Basement)

(v) Water Heater

- Hot Water supply To Master Bath, Baths, Guest Bath and Kitchen via electric water heaters

(vi) Yard

- Free-standing washing machine

(vii) Framed Shower Screen

- Glass shower screen enclosure for Master Bath, Guest Bath and Baths

(viii) Bib tap is provided at the following areas:

- Roof Terrace
- PES
- Basement Carpark
- Basement Yard Area (For Washing Machine)
- 19) SANITARY WARES & FITTINGS

(i) Master Bath

- 1 vanity basin with basin mixer; 1 long bath with mixer tap, 1 shower mixer; 1 Rain Shower; 1 wall hung water closet, 1 mirror cabinet, 1 towel rail , 1 toilet paper holder and 1 robe hook

(ii) Bath (Except Bath 2 which comes with a wall hung water closet)

- 1 vanity basin with basin mixer; 1 shower mixer; 1 water closet, 1 mirror; 1 towel rail, 1 toilet paper holder and 1 robe hook.

(iii) Guest Bath

- 1 vanity basin with basin mixer; 1 shower mixer , 1 water closet, 1 mirror 1 towel rail , 1 toilet paper holder and 1 robe hook

(iv) WC

- 1 wall hung basin with tap, 1 shower handset with tap, 1 water closet, 1 mirror; 1 towel rail and 1 toilet paper holder

(v) Roof Terrace

- 1 single-bowl sink with tap

(vi) Yard in Basement

- 1 single-bowl sink with tap
- 20) SECURITY SYSTEM

(i) Card Access control system for Gym and Pedestrian Side gates

(ii) Audio Intercom system to units

(iii) CCTV camera at 1st Storey boundary , Main and side entrances

(iv) Vehicular Barrier System at the main entrance.
- | Area | Type A | Type B | Type C | Type D |
|-------------------|----------------------------------|--------------------------------------|----------------------------------|---|
| PES | 2.80 m | 2.80 m | 2.80 m | 2.80 m |
| Living | 3.65 m | 2.60 m - 3.00 m | 2.60 m - 2.80 m | 2.60 m - 3.65 m |
| Dining | 3.65 m | 2.60 m - 3.00 m | 2.30 m - 2.60 m | 2.60 m - 3.00 m |
| Kitchen | 2.40 m - 2.90 m | 2.20m (Partial over Fridge) - 2.60m | 2.60 m | 2.10 m (Partial over Fridge) - 2.60 m |
| Dry Kitchen | Not Applicable | Applicable for B2B only - 3.00 m | Not Applicable | Not Applicable |
| Family (Basement) | 2.60 m | 2.60m | 2.60 m | 2.60 m - 3.40 m
Not Applicable to D2 & D2a |
| Guest room | 2.60 m - 1.80 m (Partial Box Up) | 2.60 m - 2.00m (Partial Box Up) | Not Applicable | Not Applicable |
| Utility | 2.00 m - 2.40 m | 2.00m - 2.40 m | Not Applicable | Not Applicable |
| HS | 2.40 m - 3.10 m | 2.40 m - 3.00m | 3.10 m - 3.25 m | 2.30 m - 3.40 m |
| Master Bedroom | 2.40 m - 2.80 m | 2.40 m - 2.70 m | 2.40 m - 2.80 m | 2.40 m - 2.90 m |
| Bedroom 1 | 2.40 m - 2.80 m | 2.40 m - 2.70 m | 2.40m - 2.80 m | 2.40m - 2.80 m |
| Bedroom 2 | 2.40 m - 2.80 m | 2.40 m - 2.90 m | 2.40 m - 2.90 m | 2.40 m - 2.80 m |
| Bedroom 3 | 2.40 m - 2.80 m | 2.40 m - 2.80 m | 2.40 m - 2.90 m | 2.40 m - 2.90 m |
| Family (Attic) | 2.40 m - 2.90 m | Not Applicable | Not Applicable | Not Applicable |
| Powder room 1 | 2.40 m -2.70 m | 2.10 m(Partial Box Up) - 2.40m | 2.40 m - 2.60 m | 2.10 m (Partial Box Up) - 2.40 m |
| Powder room 2 | 2.40 m | Not Applicable | Not Applicable | Not Applicable |
| Guest Bath | 2.00 m (Partial Box Up) - 2.40 m | 2.00M (Partial Box Up) - 2.40 m | 2.40 m | 2.40 m |
| Master Bath | 2.40 m | 2.40 m | 2.40 m | 2.40 m |
| Bath 1 | 2.40 m | 2.40 m | 2.40 m - 2.70 m | 2.40 m |
| Bath 2 | 2.40 m | 2.40 m | 2.40 m | 2.40 m |
| Bath 3 | 2.40 m | 2.40 m | 2.40 m | 2.40 m |
| AC Ledge | 2.50 m | Not Applicable | Not Applicable | Not Applicable |
| WC | 2.40 m | 2.40 m | 2.40 m | 2.40 m |
| Yard | 2.60 m | 2.60 m | 2.60 m | 2.60 m |
| Carpark | 2.00 m(Partial Box up - 2.40 m | 2.00 m(Partial Box Up) - 2.40 m | 1.65 m (Partial Box Up) - 2.40 m | 2.40 m |
- | Item | Description | Unit Type A1, A1a, A1b, A1c, A1d | Unit Type A2, A2a | Unit Type B1, B1a, B1b, B1c, B1d, B1e, B1f, B1g, B1h, B1j, B1k, B1l, B1m, B1n | Unit Type B2a, B2b | Unit Type C1, C1a, C1b, C1d, C1e, C1f | Unit Type D1, D1a, D2, D2a, D3, D4, D5, D6 |
|------|---------------------------------|----------------------------------|-------------------|---|--------------------|---------------------------------------|--|
| 1 | Lighting Points | 42 | 42 | 40 | 40 | 38 | 38 |
| 2 | 13A Power Points | 11 | 11 | 11 | 11 | 10 | 10 |
| 3 | 13A Twin Power Points | 9 | 9 | 8 | 10 | 10 | 10 |
| 4 | Isolators | 3 | 3 | 3 | 3 | 3 | 3 |
| 5 | SCV Point | 7 | 7 | 6 | 6 | 6 | 6 |
| 6 | Telephone / Data Point | 10 | 10 | 10 | 10 | 10 | 10 |
| 7 | Audio Intercom | 2 | 2 | 2 | 2 | 2 | 2 |
| 8 | Door Bell Points | 1 | 1 | 1 | 1 | 1 | 1 |
| 9 | Electric Oven Connection Points | 1 | 1 | 1 | 1 | 1 | 1 |
| 10 | Washing Machine Point | 2 | 2 | 2 | 2 | 2 | 2 |
| 11 | Kitchen Hob Connection Point | 1 | 1 | 1 | 1 | 1 | 1 |
| 12 | Kitchen Hood Connection Point | 1 | 1 | 1 | 1 | 1 | 1 |
| 13 | Refrigerator Point | 1 | 1 | 1 | 1 | 1 | 1 |
- NOTES

1. 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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.

2. ALTERNATIVE MATERIAL OR EQUIPMENT

Where any material or equipment is to be used or anything to be done under the Building Specifications hereto is stated in the alternative, it shall be at the Vendor's/Architect's sole choice and discretion.

3. GLASS

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

4. TILES

Selected tile sizes, tile surface flatness and individual tonality cannot be perfect and are subject to manufacturing and acceptable range described in International Standard ISO 13006, ISO 10545-1 to ISO 10545-16 and BCA QM. Selected tiles may also have minor tonality differences as part of its design. Notwithstanding this note, the vendor shall remain fully responsible for the performance of its obligation under clause 9 and clause 17.

5. MARBLE AND GRANITE

Marble 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 granite as well as non-uniformity between pieces 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

6. TIMBER

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation.

7. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions, Home lift configuration, Layout/locations 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.

8. FALSE CEILING

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling/access panels is subject to Architect's sole discretion and final design.

9. OPEN TERRACE WITH TRELLIS

Where the unit is designed with open terrace with trellises, the Purchaser shall not dismantle such trellises nor shall the Purchaser cover up such trellises over the roof terrace except with prior approval in writing of the relevant competent authorities.

10. CABLE TELEVISION / BROADBAND NETWORKS

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.

11. INTERNET ACCESS

If the Purchaser requires internet access, the Purchaser

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.

12. AIR-CONDITIONING SYSTEM

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.

13. MECHANICAL VENTILATION EXHAUST FAN SYSTEM

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

14. HEAT RECOVERY SYSTEM

To ensure good working condition of the heat recovery system, the system has to be maintained and cleaned by the purchaser on a regular basis.

15. HOME LIFT

To ensure good working condition of the home lift, the home lift has to be maintained by the purchaser on a regular basis and as prescribed by the supplier. The purchase is liable to pay all fees (including but not limited to annual license fee, subscription fee and maintenance fee) for the procurement of all the necessary approvals and/or license from the relevant authorities or any other parties with regards to the Home lift after the expiry of the Defects Liability period as provided in clause 17 of the Sales and Purchase Agreement.

16. MOBILE PHONE RECEPTION

Telephone reception on mobile phones within the project, is subject to availability/provisions of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the vendor.

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3/30/17 11:08 AM

Creating Memorable Homes, Generation After Generation.

Our Mission

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

Our Milestones

For over half a century, Bukit Sembawang Group has built many of Singapore's renowned and established residential developments comprising of landed homes, private condominiums and apartments.

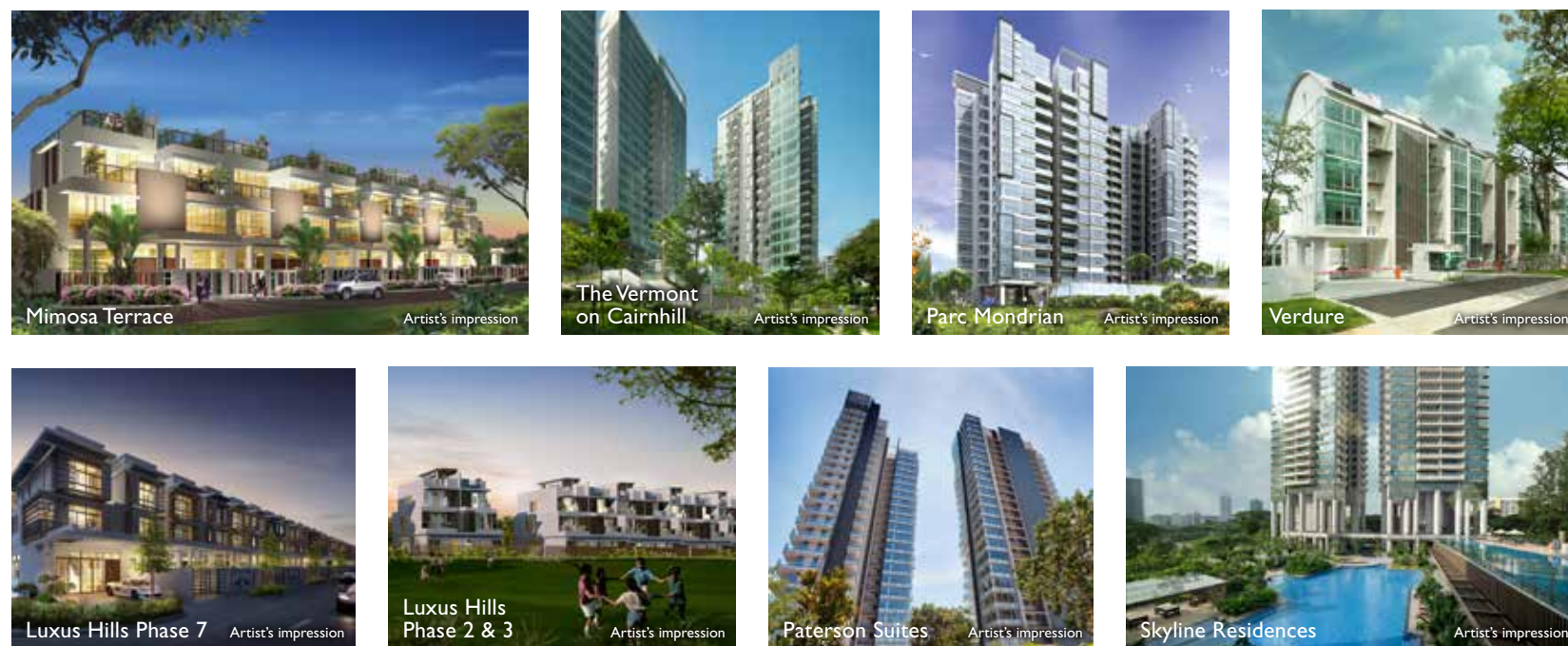
Our Commitment

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate - for generations after generations.

Our Projects

Our widely-acclaimed portfolios of high-end private condominiums and apartments include completed projects such as Parc Mondrian, Verdure, Paterson Suites, The Vermont on Cairnhill, and recently completed Skyline Residences and Paterson Collection.

Bukit Sembawang Group started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The Group now focuses on property development investments and other property-related activities.



Another quality development by



**BUKIT SEMBAWANG
ESTATES LIMITED**



HOMES FOR EVERY GENERATION

时代家居 世代家园

Developer : Sembawang Estates (Private) Limited (Co. Regn No. : 195400158C) • Tenure : Estate in perpetuity (Freehold) • Lot(s) No. : Lot 2099V and 2277V, MK19 at Sembawang Road • Building Plan Approval No. : A0730-00003-2003-BP01 dated 6 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016 • Developer's Licence No. : B1430 • Encumbrances on the land : Nil • Expected Date of Vacant Possession : 31 December 2020 • Expected Date of Legal Completion: 31 December 2023

While reasonable care has been taken in preparing this mailer, the developer 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 regarded as statements or representations of fact. All information and specifications are current at the time of print, subject to changes as may be required. Nothing herein shall form part of any offer or contract. All plans are subject to amendments as may be required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and cannot be regarded as representations of fact. The developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement, including the Specifications of the Building and Description of Housing Project contained therein, shall form the entire agreement between the developer and a purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in this brochure, the development model or any unit layout model and/or by our agents) unless approved by the Controller of Housing (if applicable) and expressly agreed to in writing between the parties.

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

Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items
The position and provision of all power points, switches, TV and SCV Outlets and Other Items listed in the Electrical Schedule as may be displayed in the show house(s) are indicative and for illustration purpose only and subject Consultants' design.



Corner Terrace & Semi-Detached

Cutter 15mm Cutter 15mm

Living Out Your Fantasies

Watercove offers 76 terrace and 4 semi-detached houses designed in the style of colonial black and white bungalows, an aesthetic that continues from the development facade all the way to the interior. This is tastefully balanced with the architectural concept of the modern tropical resort and modern design. The development's strata units provide direct access to the waterfront, and are designed to deliver every day the myriad comforts and relaxation of resort living within this tranquil domain. However you imagine your desired lifestyle to be, Watercove is where all your dreams come true.



Corner Terrace

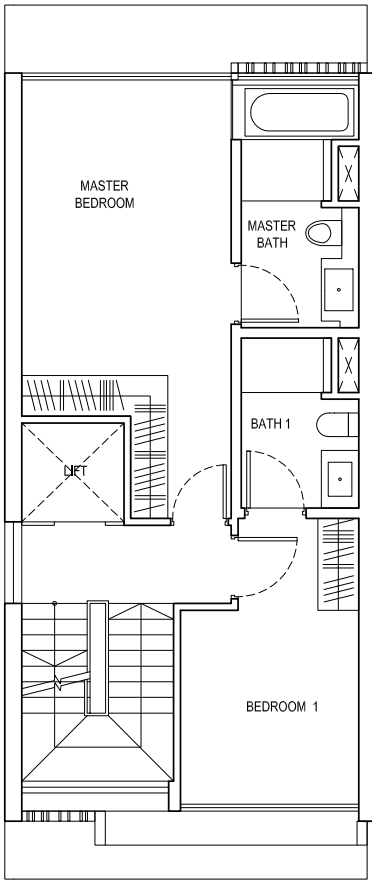
Type A1a

Area: 322 sq m/3466 sq ft
House No. 137
(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 15 sq m, A/C Ledge: 11 sq m and Voids: 8 sq m)

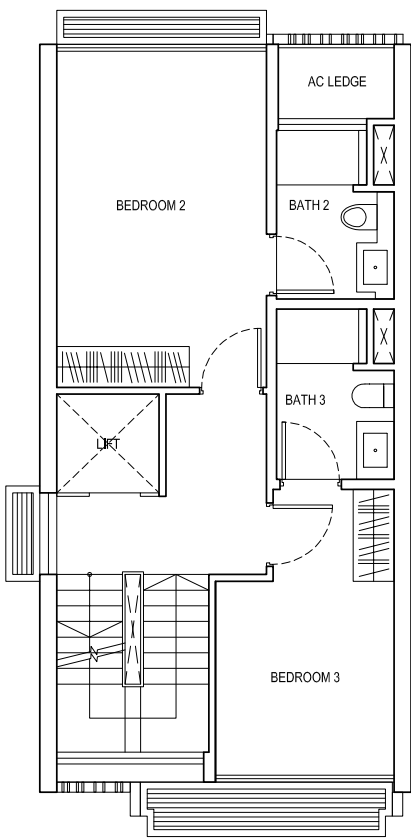


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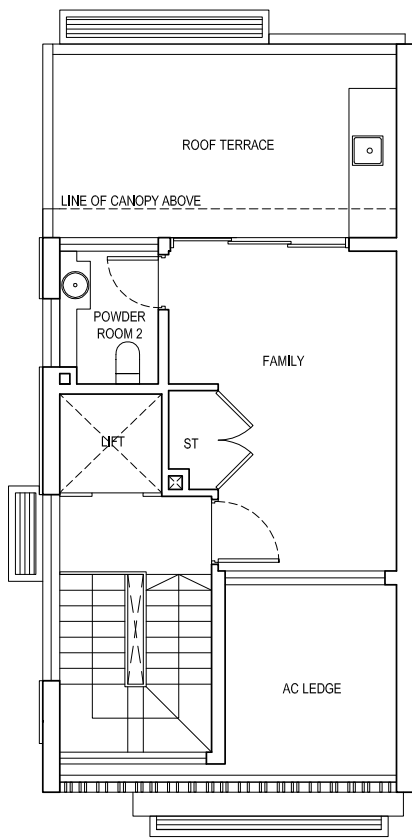
1ST STOREY



2ND STOREY

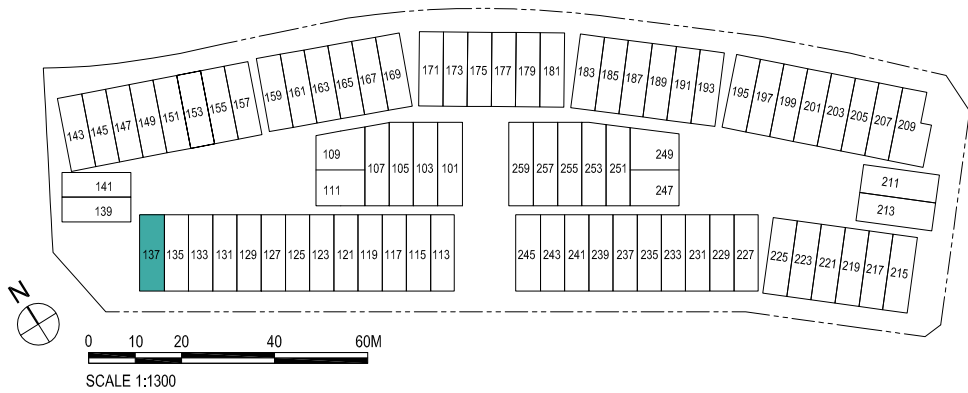


3RD STOREY



ATTIC

Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



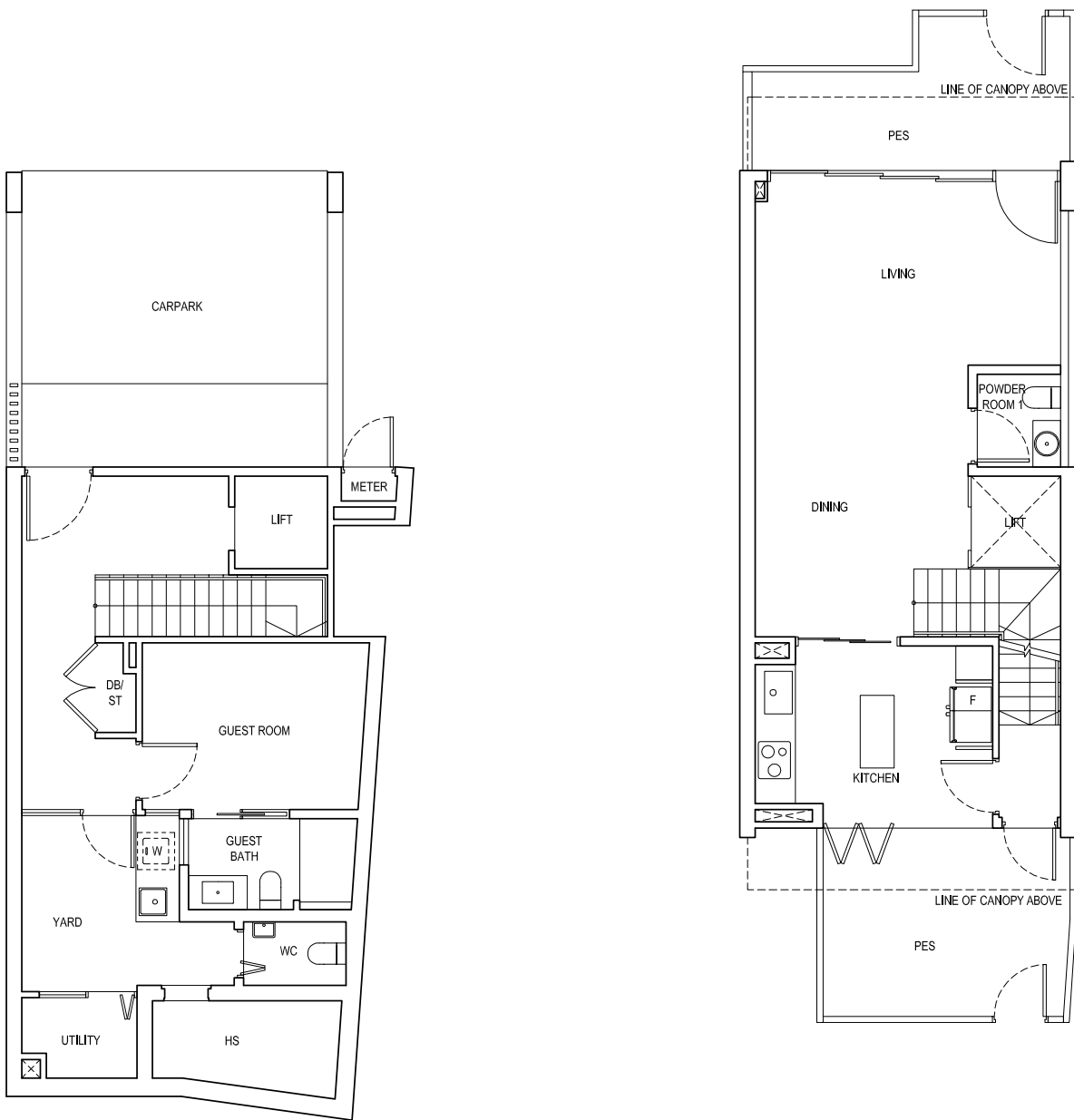
Corner Terrace

Type A1b

Area: 327 sq m/3520 sq ft

House No. 227

(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 15 sq m,A/C Ledge: 11 sq m and Voids: 8 sq m)

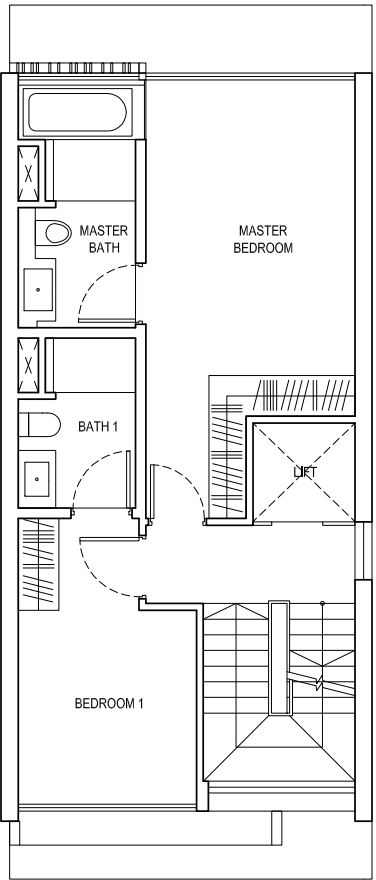


BASEMENT

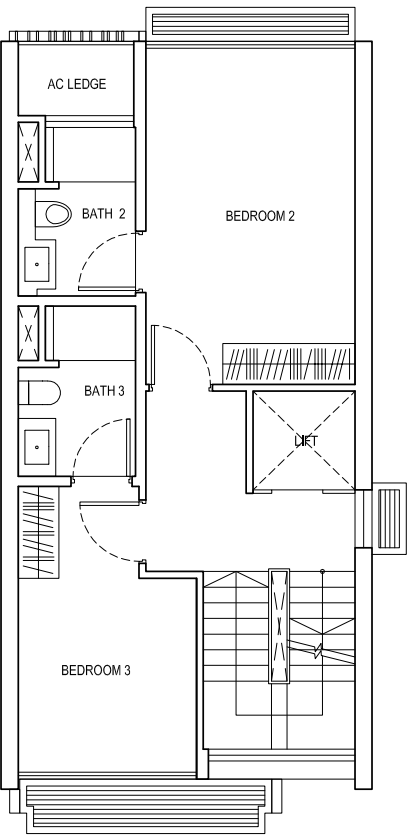
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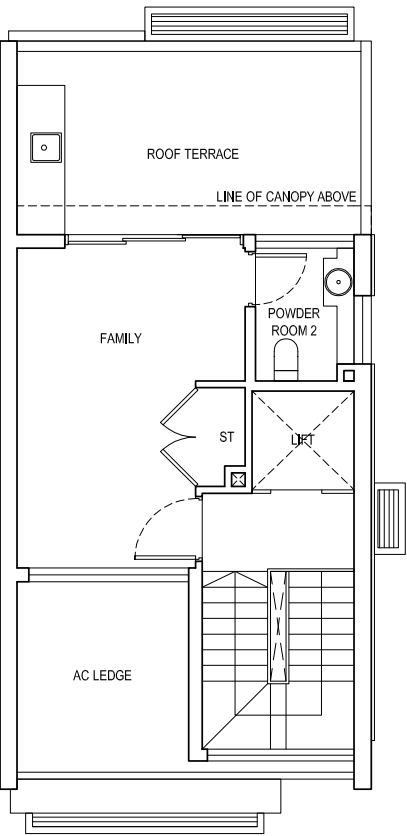
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2ND STOREY

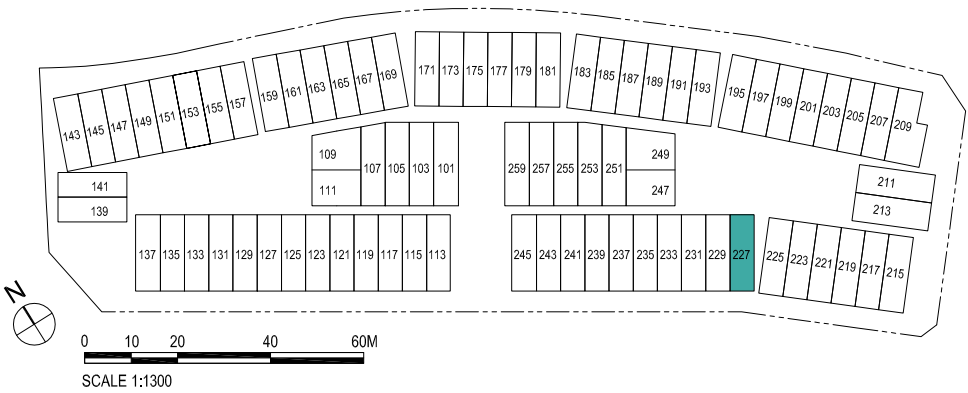


3RD STOREY



ATTIC

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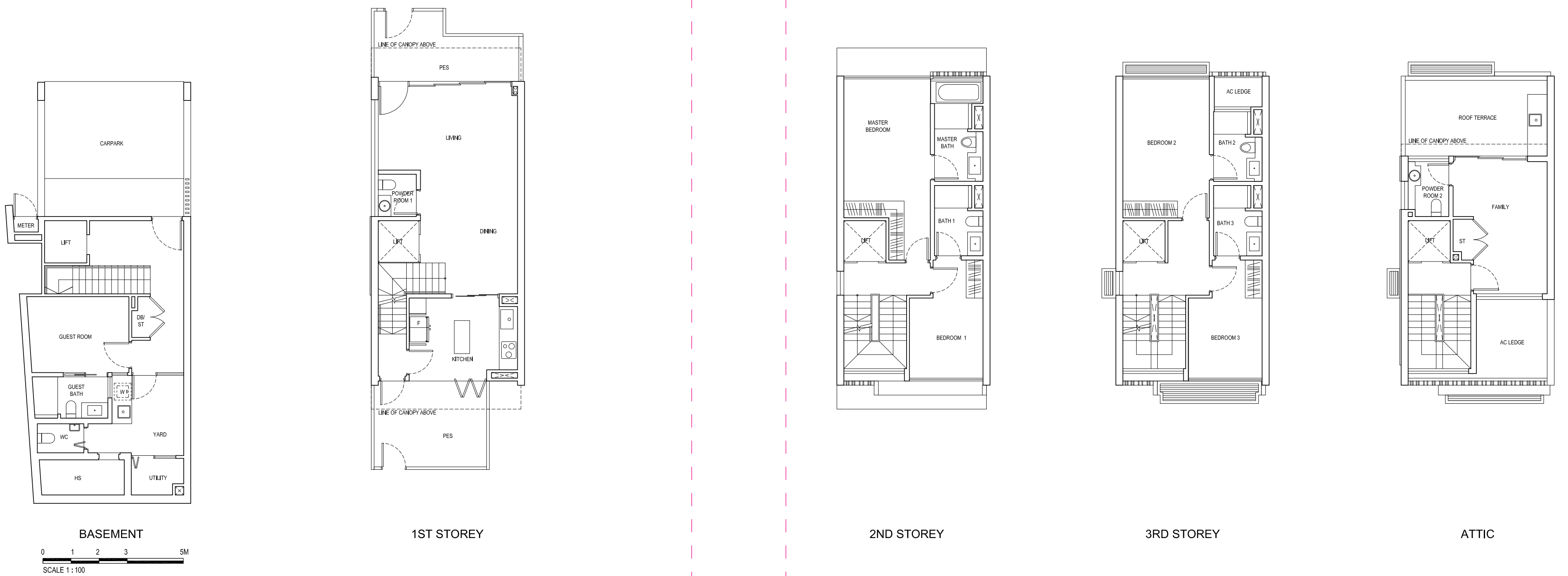
Corner Terrace

Type A1c

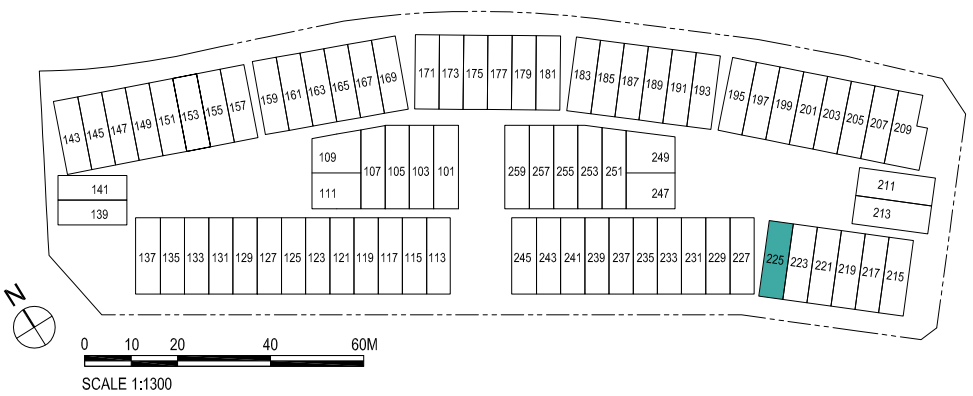
Area: 326 sq m/3509 sq ft

House No. 225

(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 15 sq m, A/C Ledge: 11 sq m and Voids: 8 sq m)



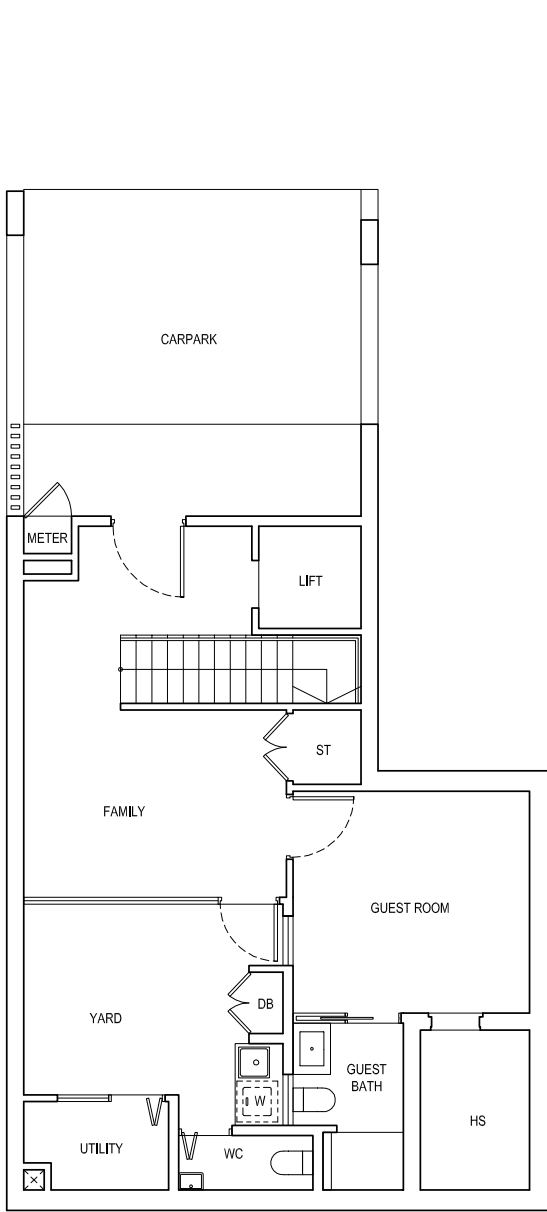
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



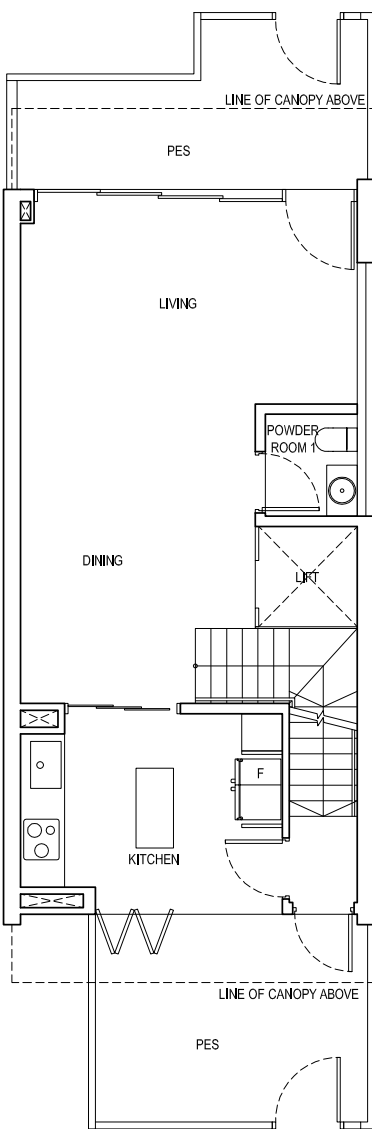
Corner Terrace

Type A1d

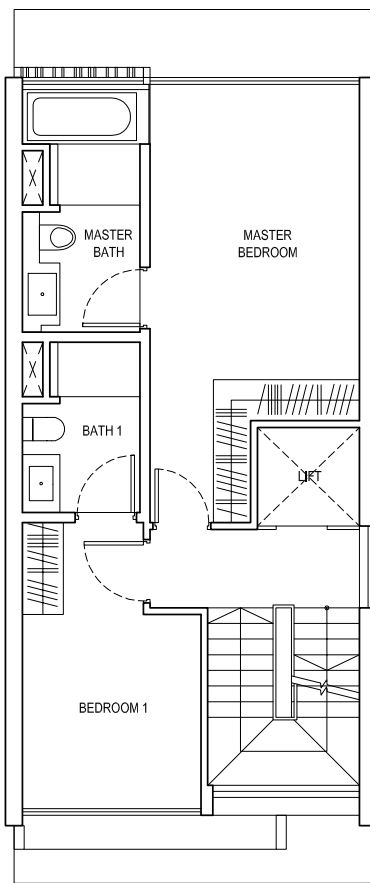
Area: 338 sq m/3638 sq ft
House No. 215
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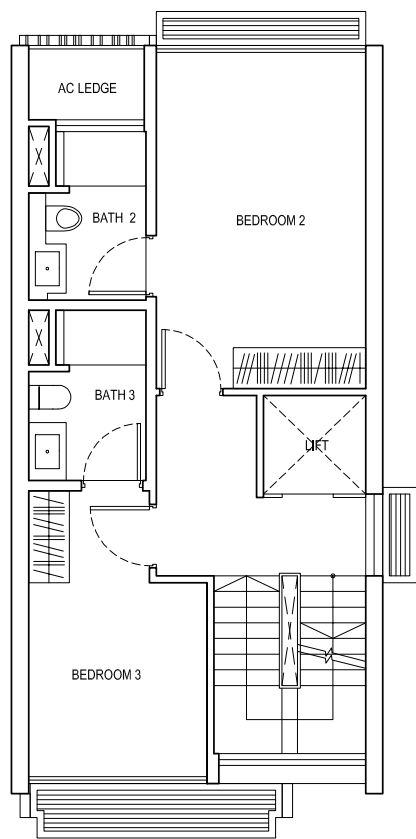
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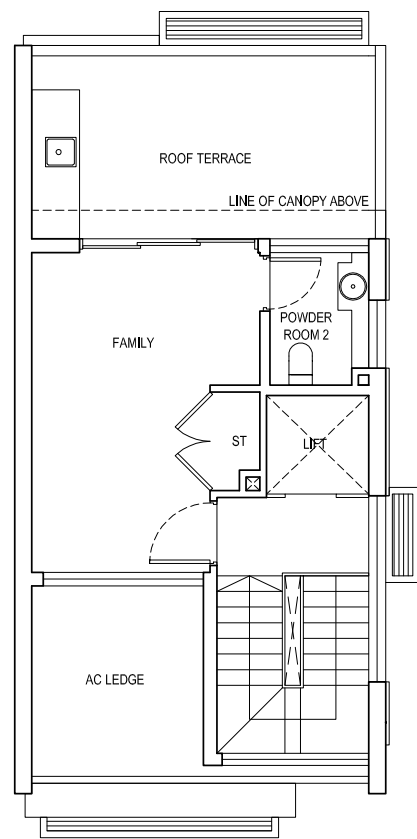
1ST STOREY



2ND STOREY

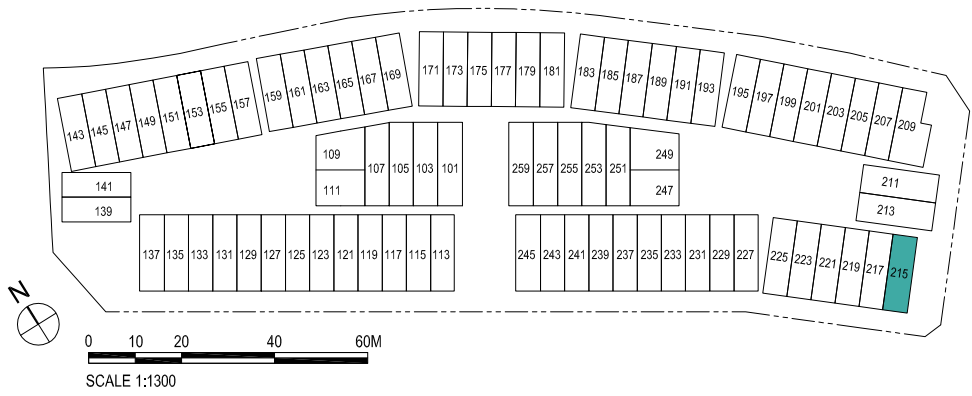


3RD STOREY



ATTIC

Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



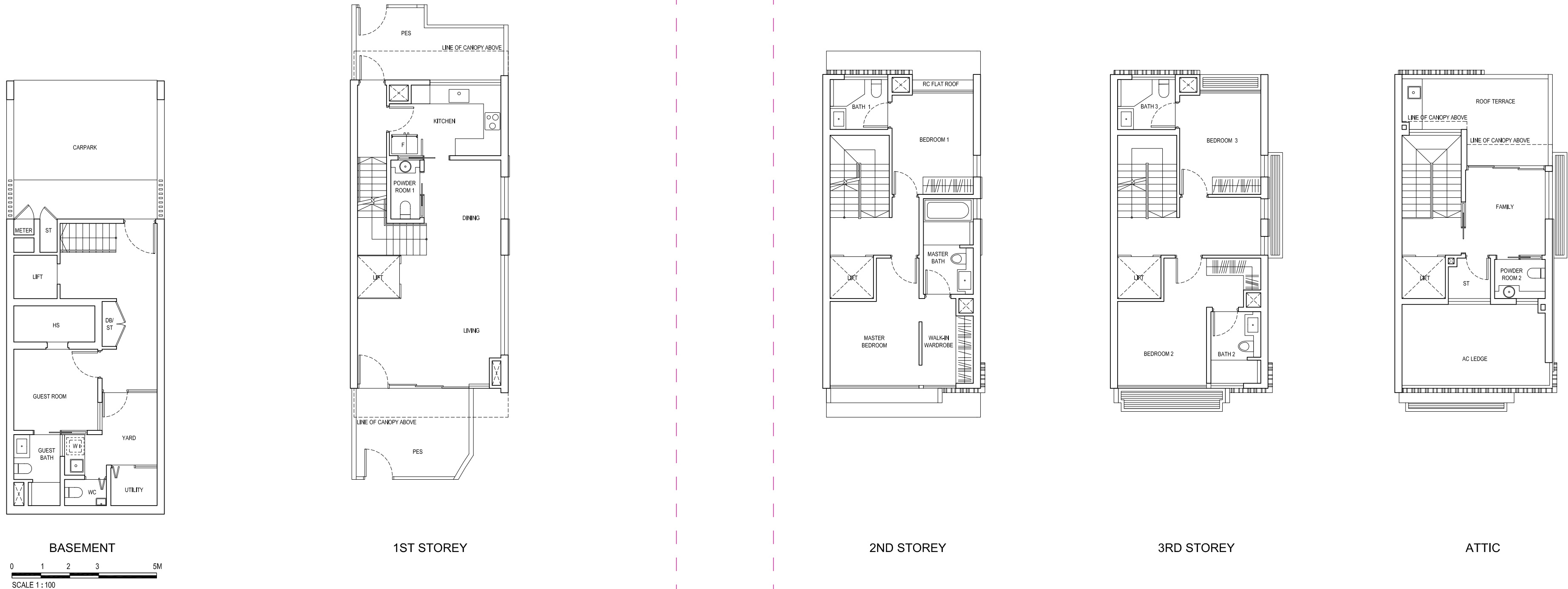
Corner Terrace

Type A2a

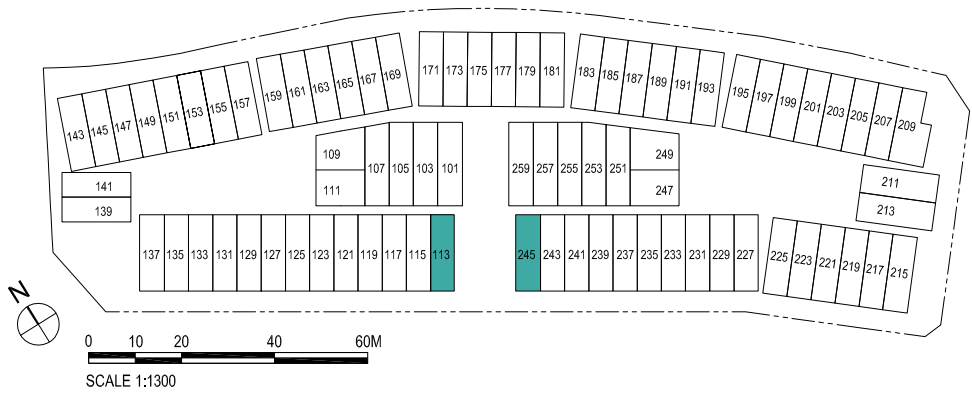
Area: 322 sq m/3466 sq ft

House No. 113Mirror Image: House No. 245

(Inclusive of Private Carpark: 25 sq m, PES: 24 sq m, Roof Terrace: 14 sq m, A/C Ledge: 15 sq m and Voids: 8 sq m)



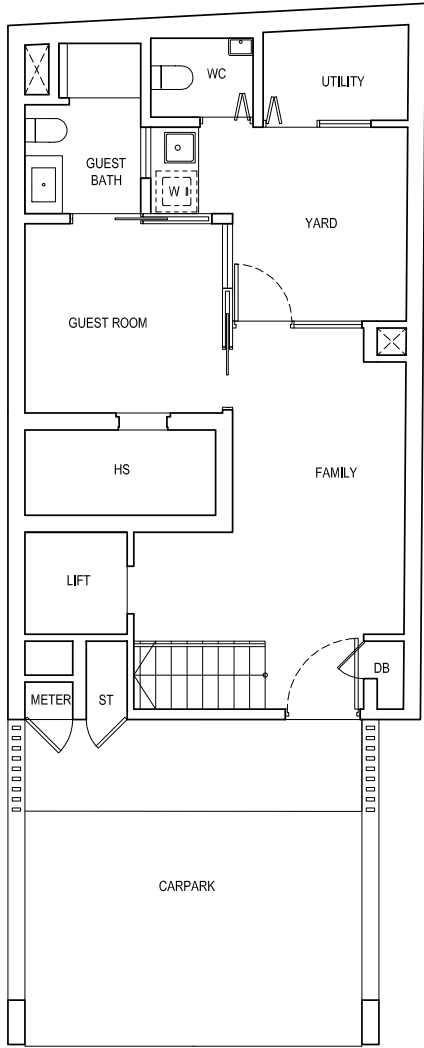
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



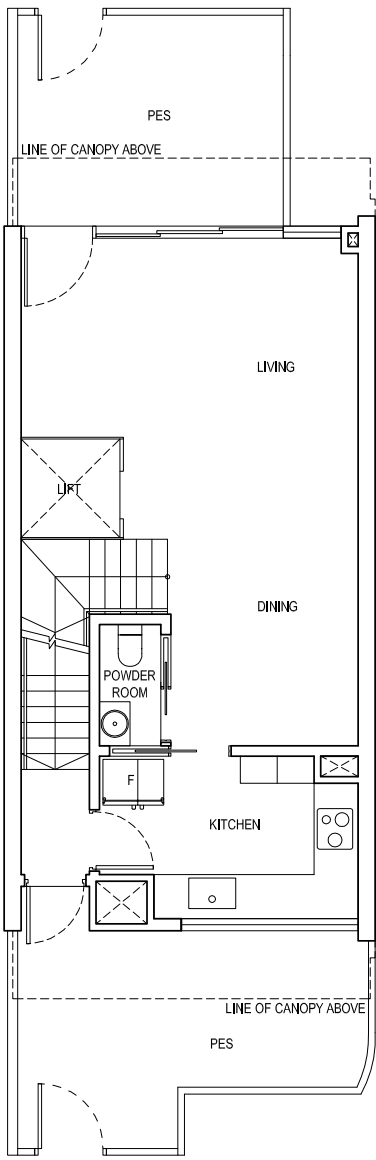
Corner Terrace

Type B1b

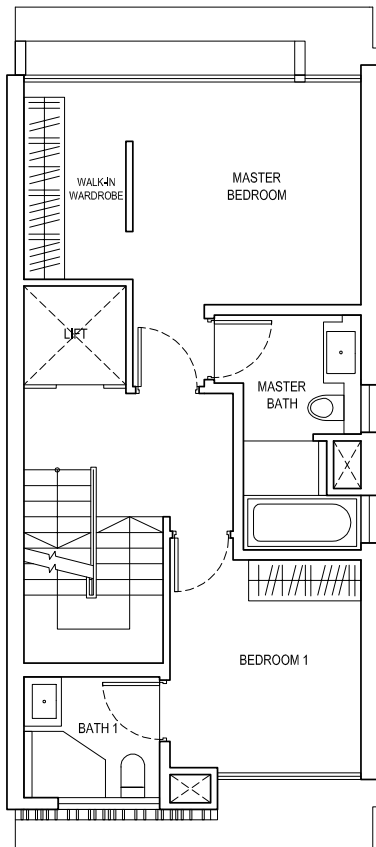
Area: 330 sq m/3552 sq ft
House No. 157
(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



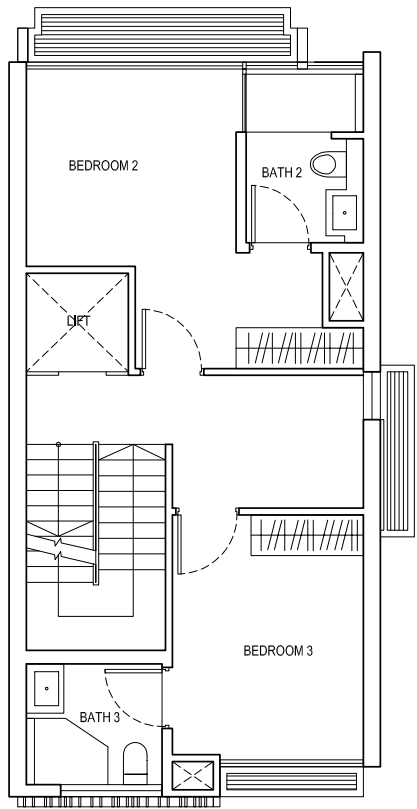
BASEMENT
0 1 2 3 5M
SCALE 1:100



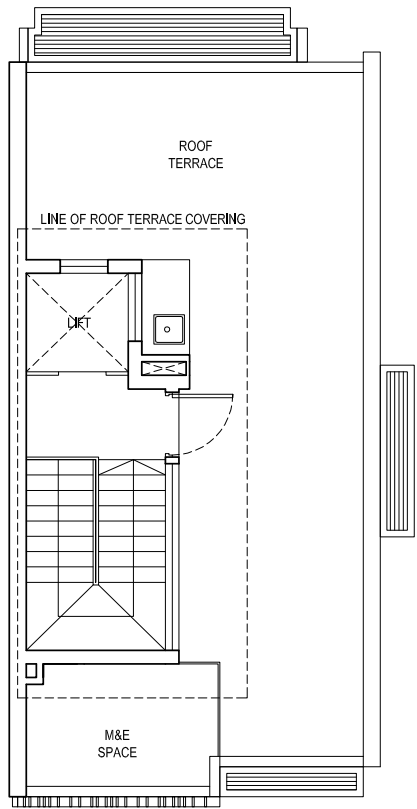
1ST STOREY



2ND STOREY

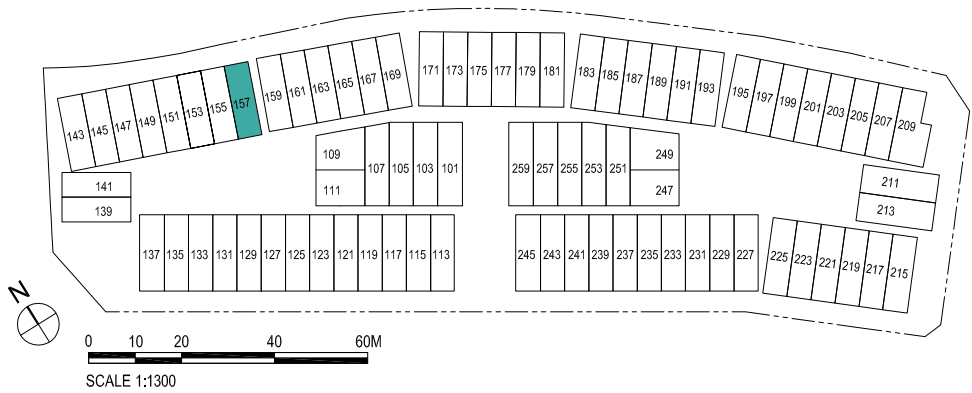


3RD STOREY



LOWER ROOF

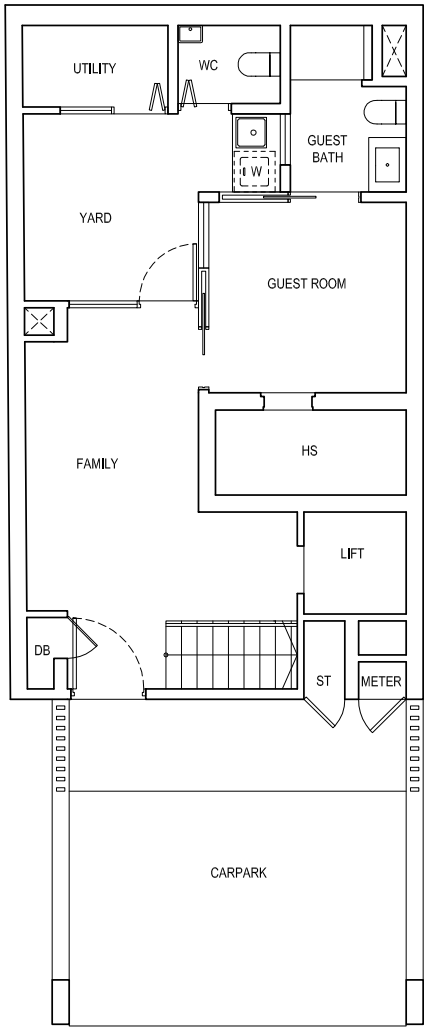
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



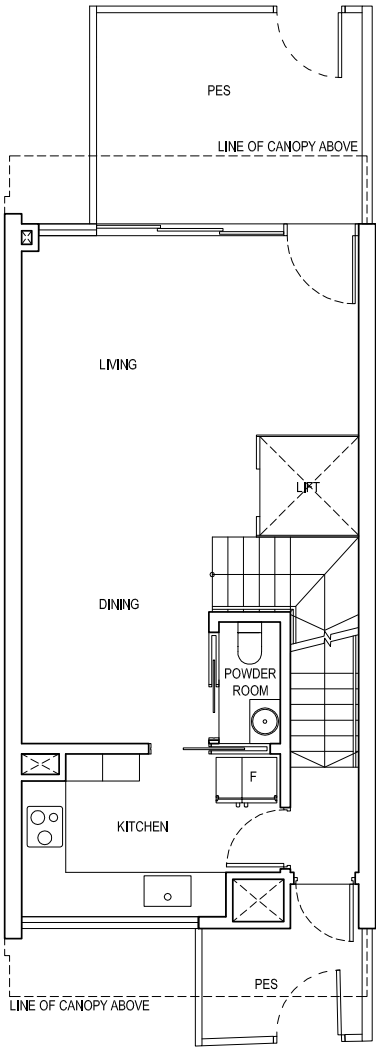
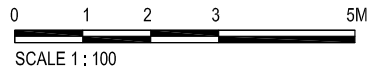
Corner Terrace

Type B1c

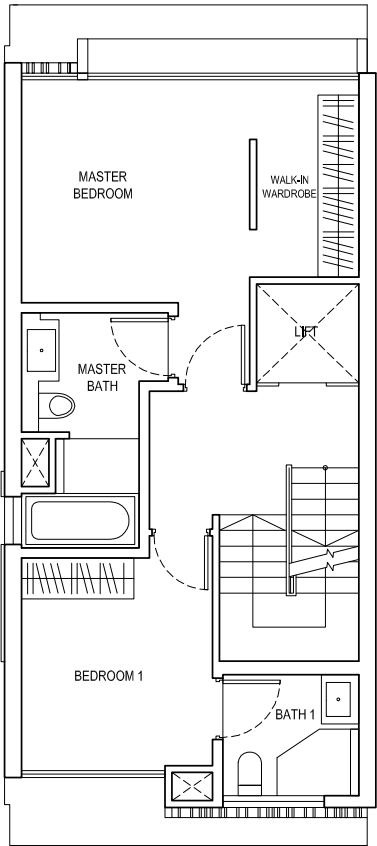
Area: 318 sq m/3423 sq ft
House No. 159
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



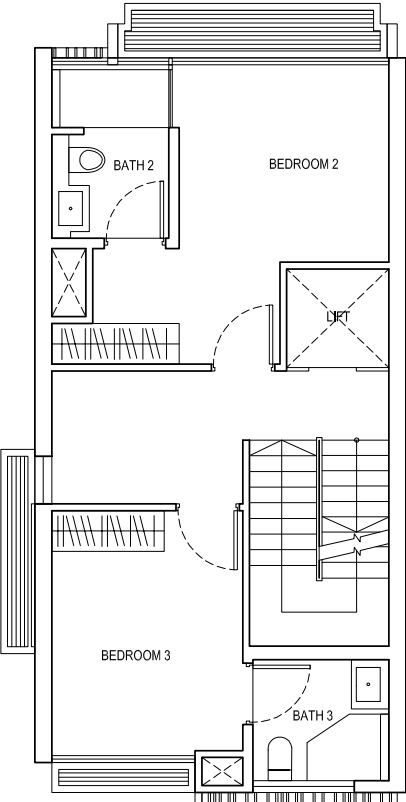
BASEMENT



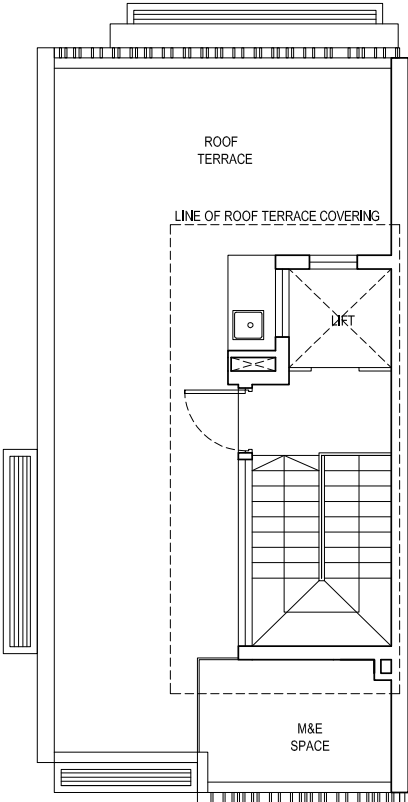
1ST STOREY



2ND STOREY

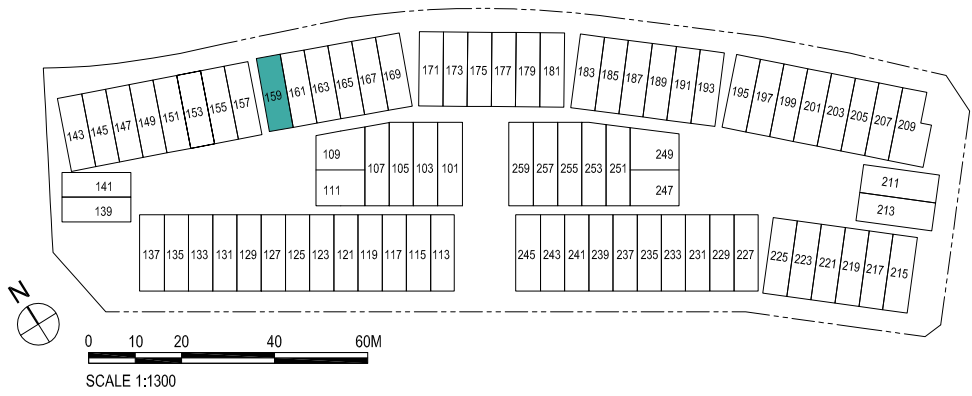


3RD STOREY



LOWER ROOF

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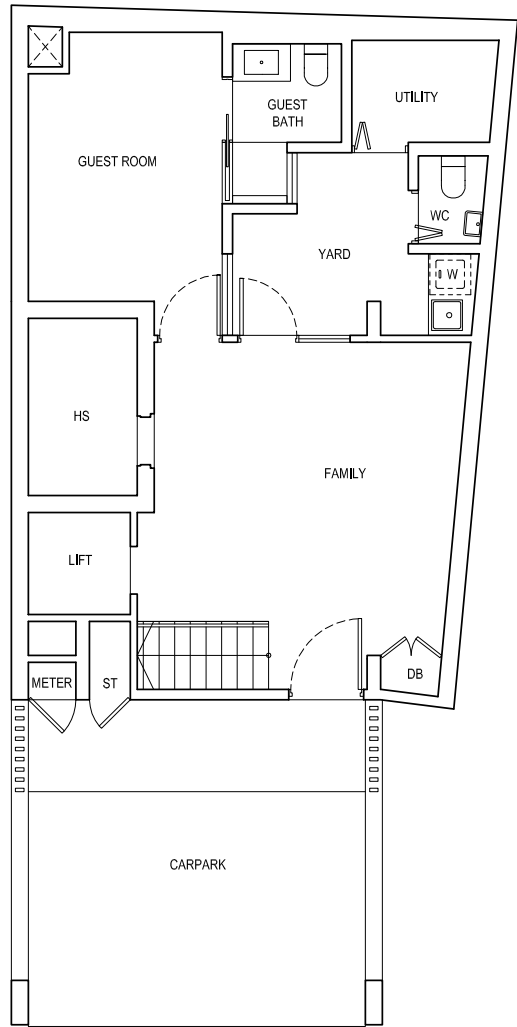
Corner Terrace

Type B1d

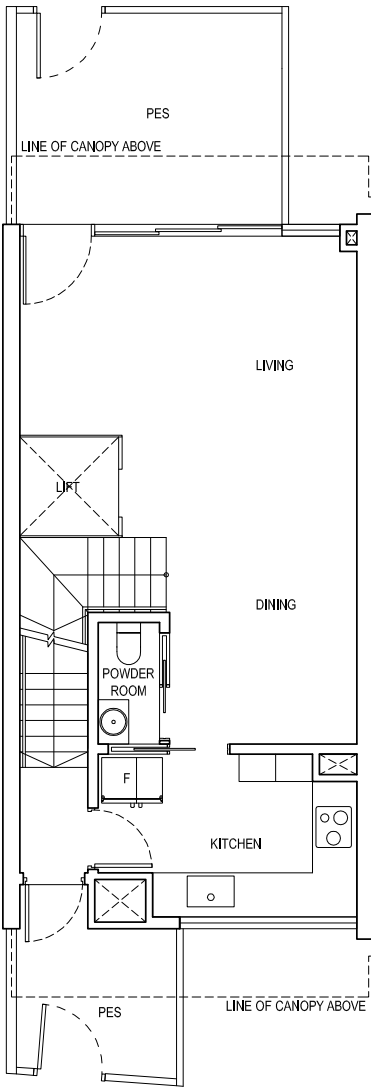
Area: 328 sq m/3531 sq ft

House No. 169

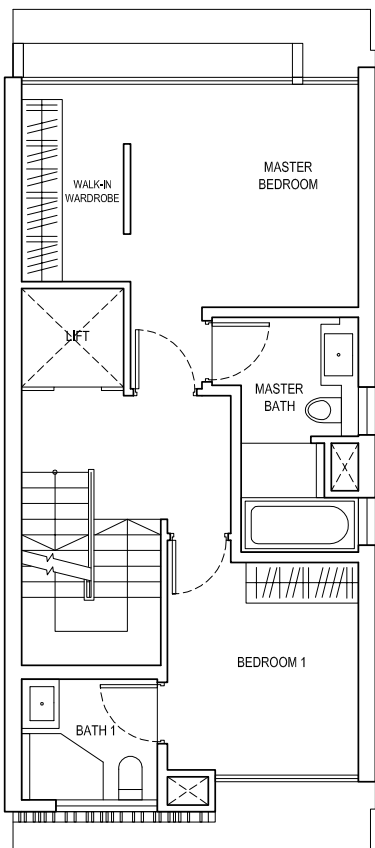
(Inclusive of Private Carpark: 25 sq m, PES: 19 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



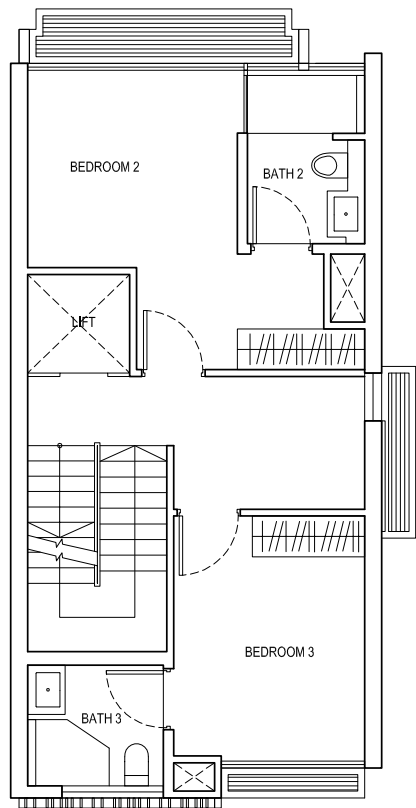
BASEMENT
0 1 2 3 5M
SCALE 1:100



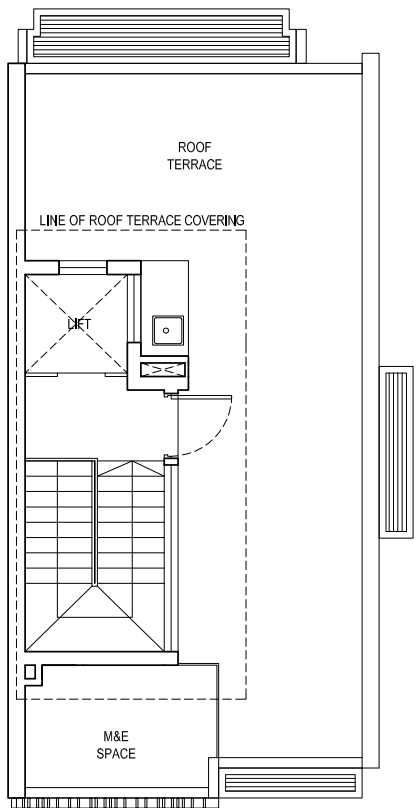
1ST STOREY



2ND STOREY

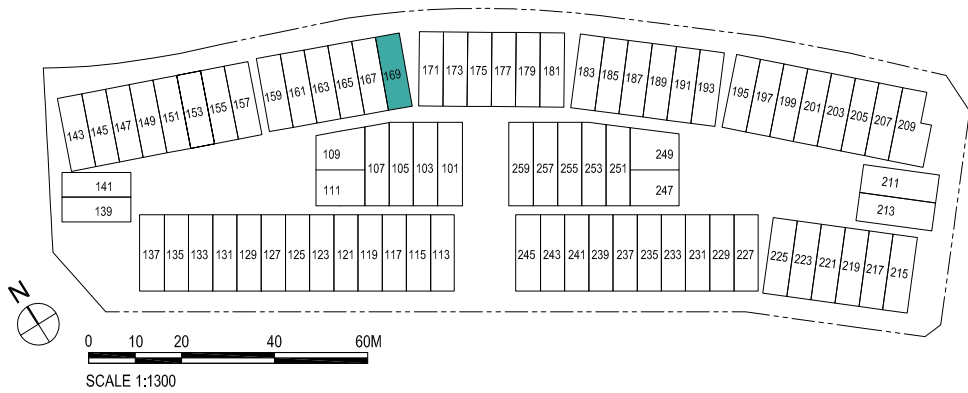


3RD STOREY



LOWER ROOF

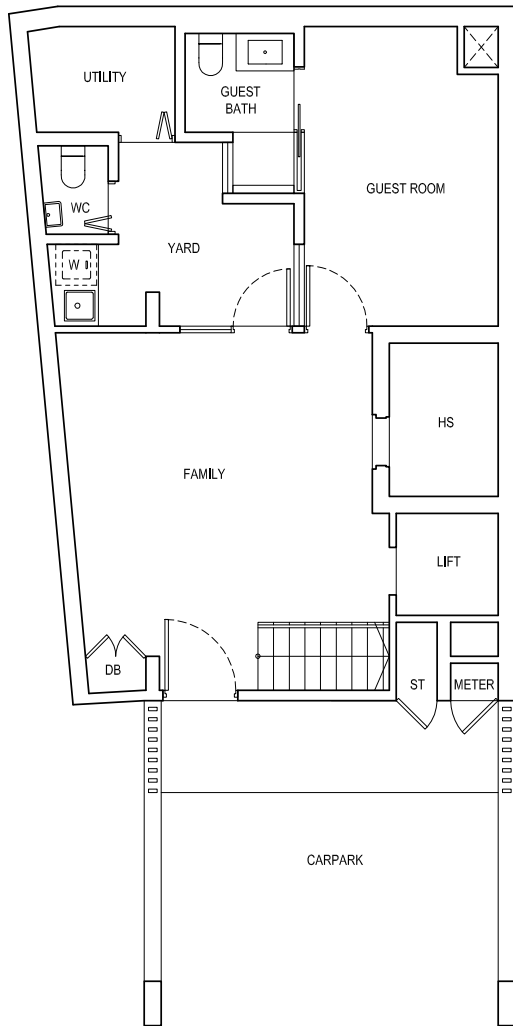
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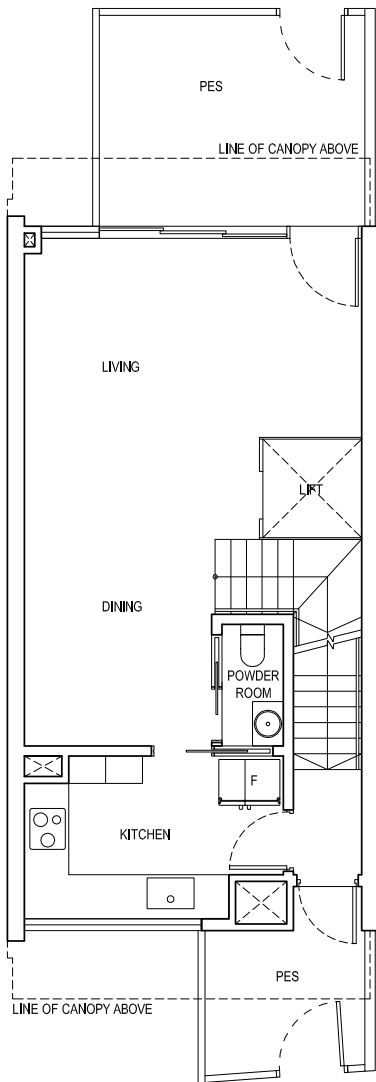
Corner Terrace

Type B1e

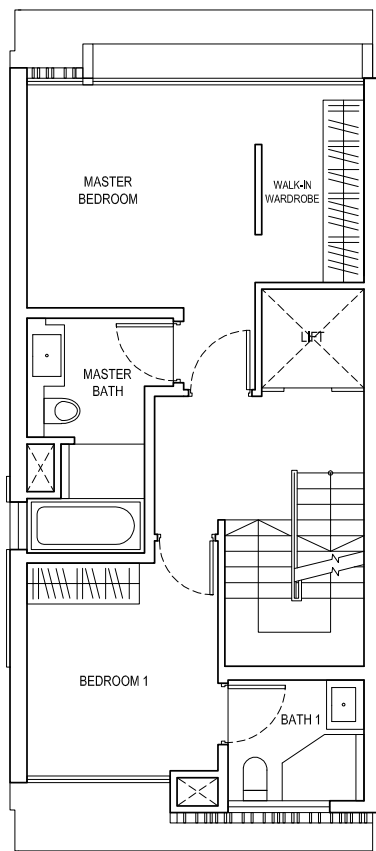
Area: 328 sq m/3530 sq ft
House No. 171
(Inclusive of Private Carpark: 25 sq m, PES: 19 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



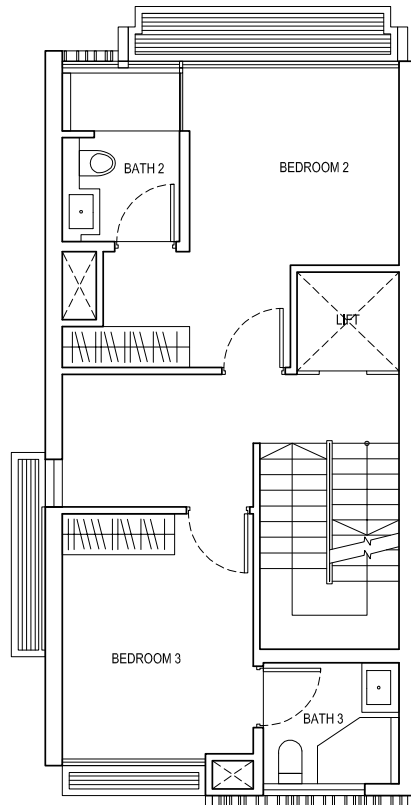
BASEMENT



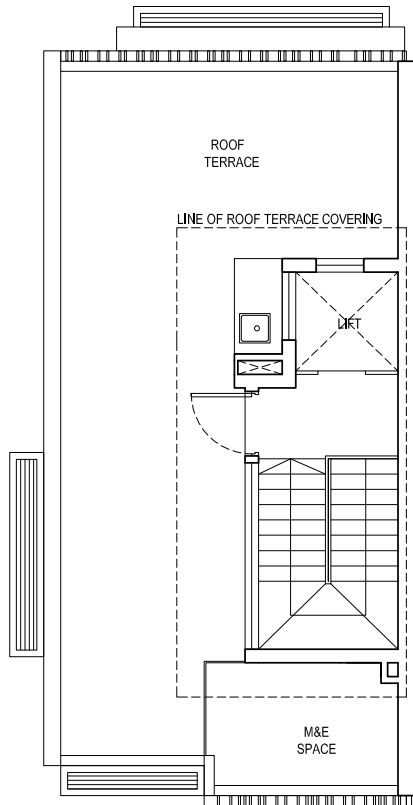
1ST STOREY



2ND STOREY

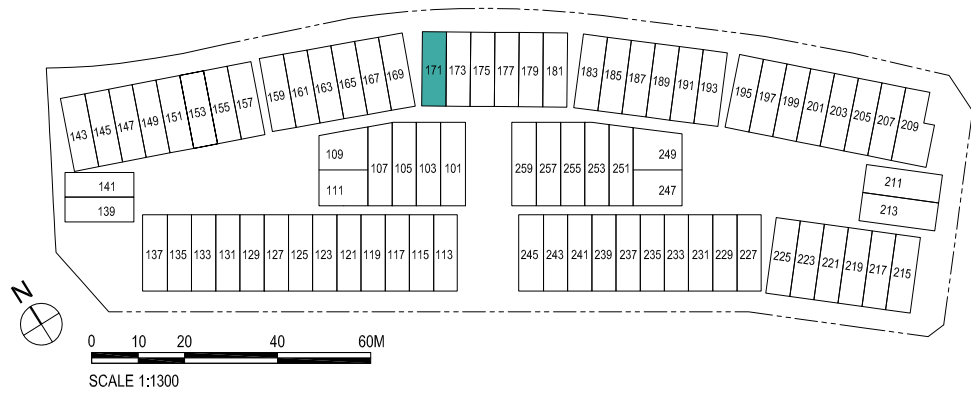


3RD STOREY



LOWER ROOF

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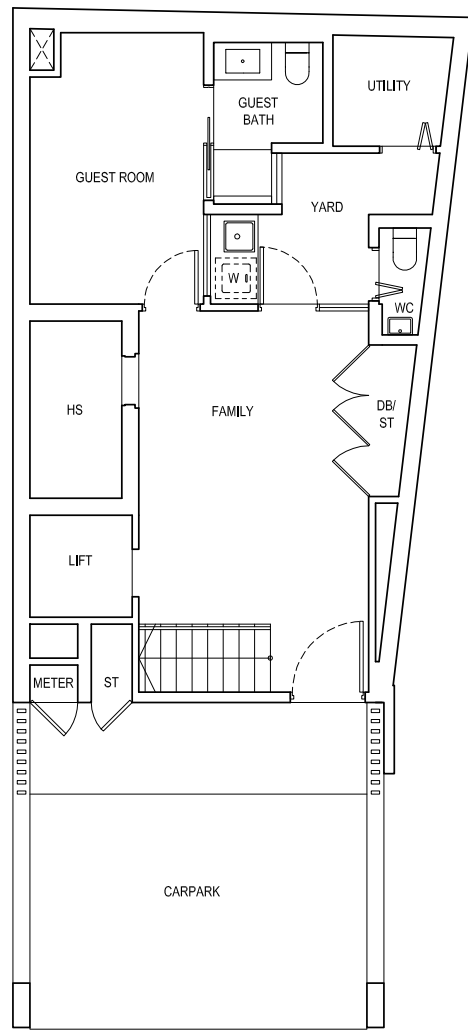
Corner Terrace

Type B1f

Area: 317 sq m/3412 sq ft

House No. 181

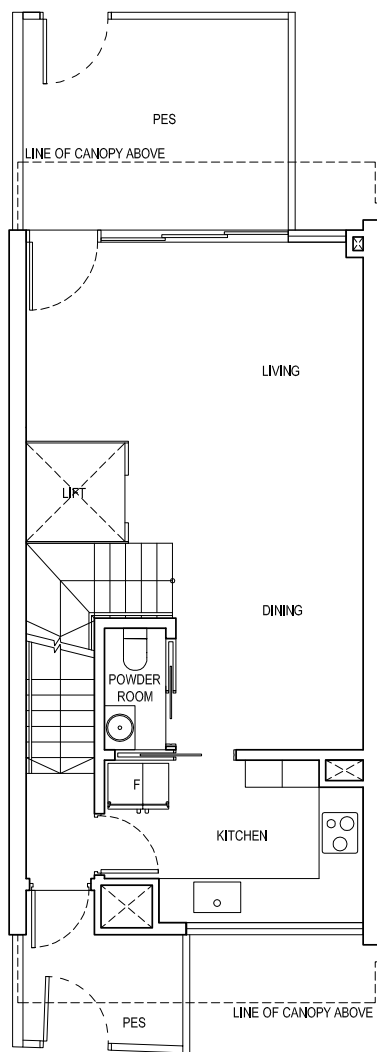
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



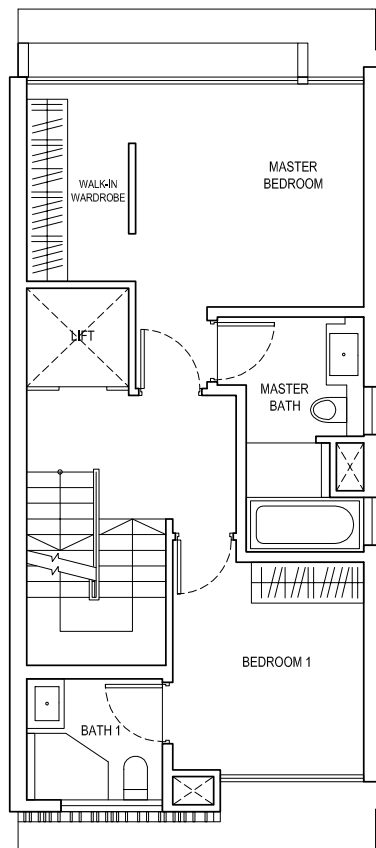
BASEMENT

0 1 2 3 5M

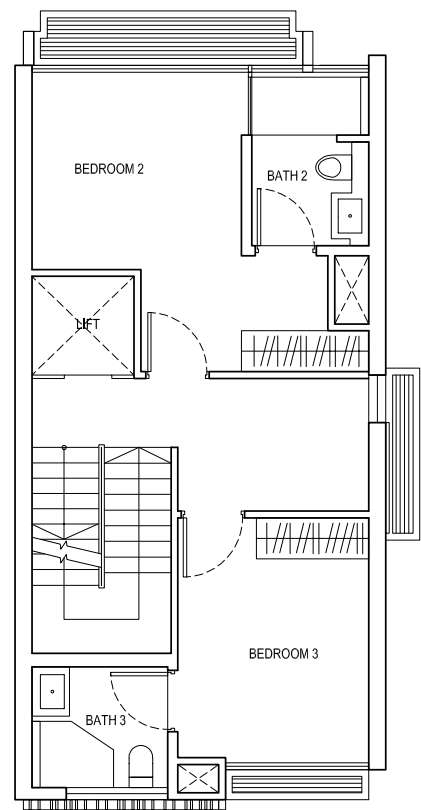
SCALE 1 : 100



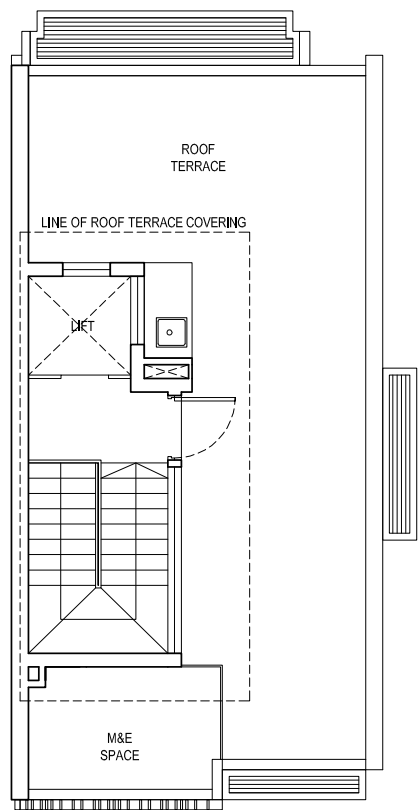
1ST STOREY



2ND STOREY

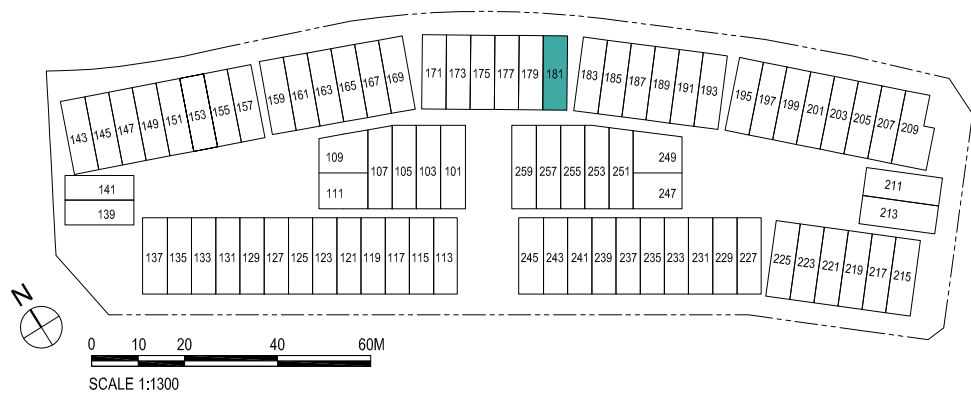


3RD STOREY



LOWER ROOF

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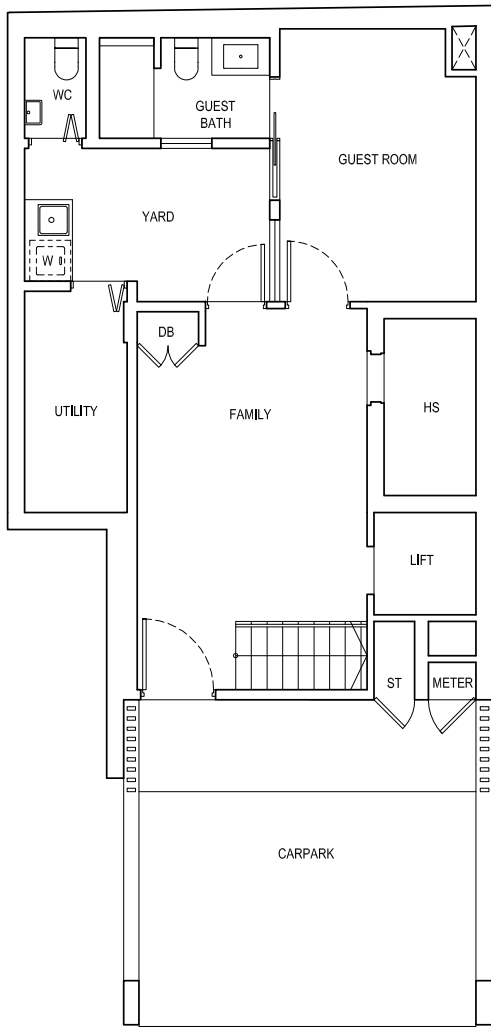
Corner Terrace

Type B1g

Area: 323 sq m/3477 sq ft

House No. 183

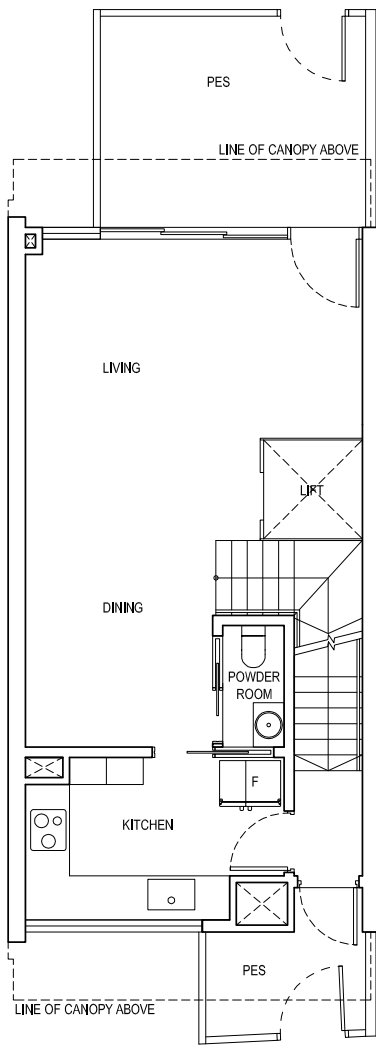
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



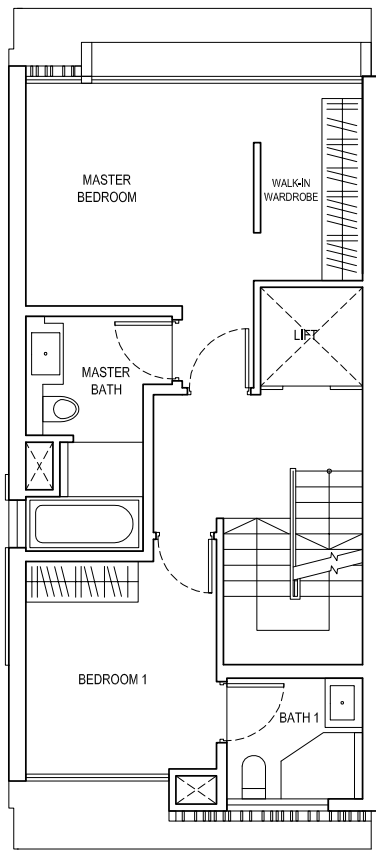
BASEMENT

0 1 2 3 5M

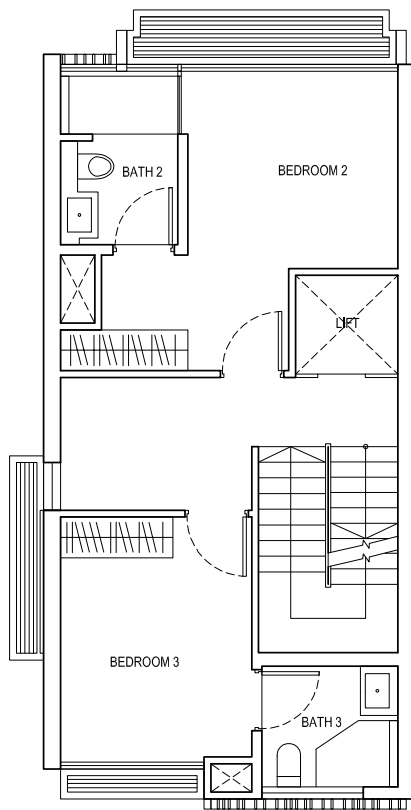
SCALE 1 : 100



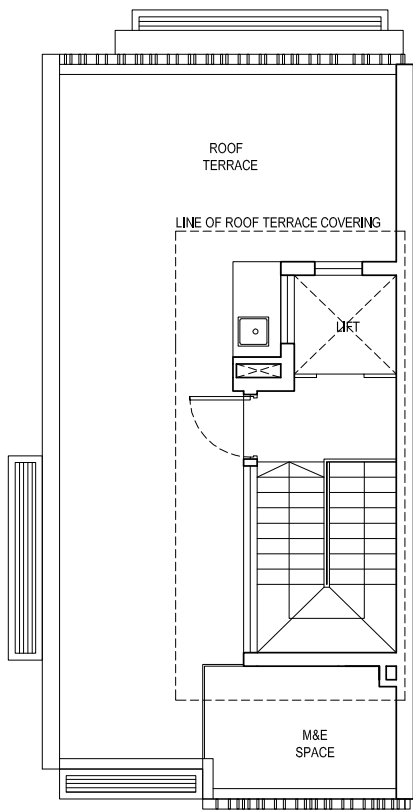
1ST STOREY



2ND STOREY

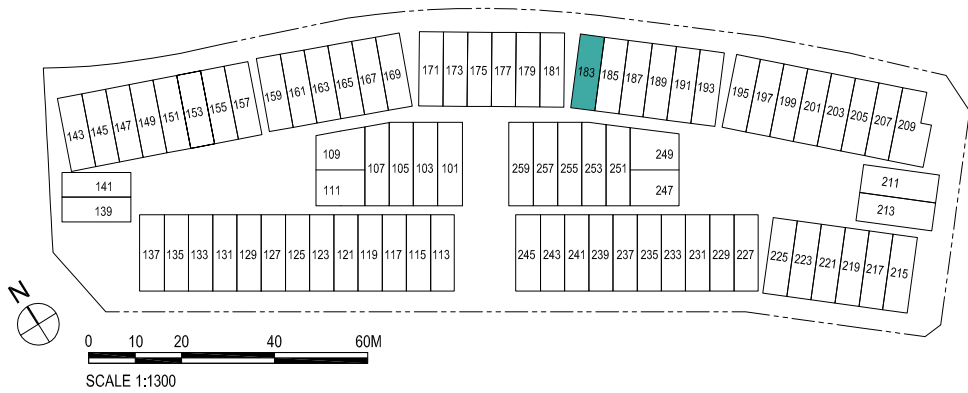


3RD STOREY



LOWER ROOF

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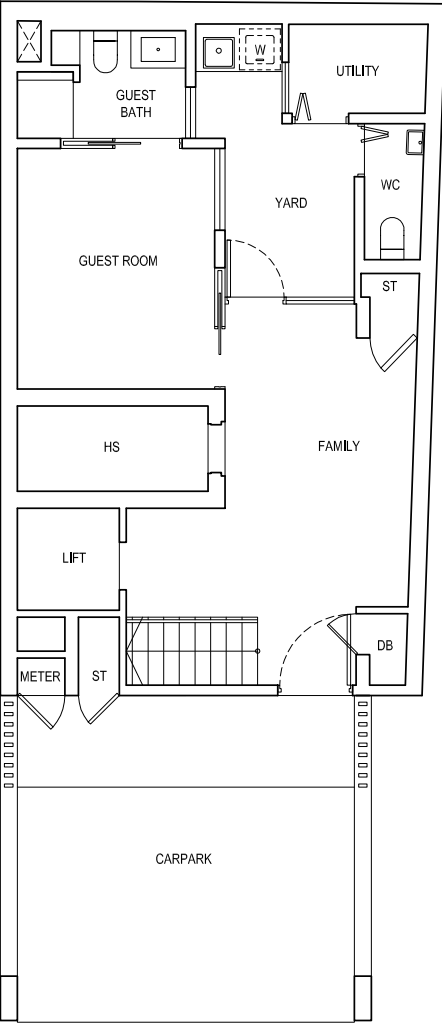
Corner Terrace

Type B1h

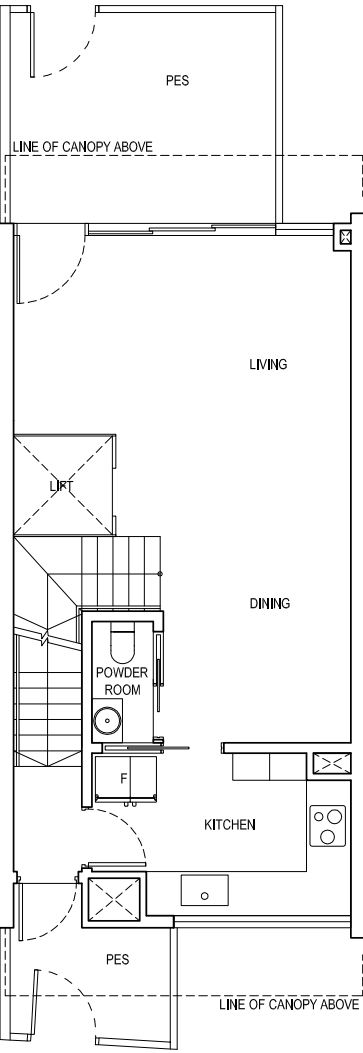
Area: 320 sq m/3444 sq ft

House No. 193

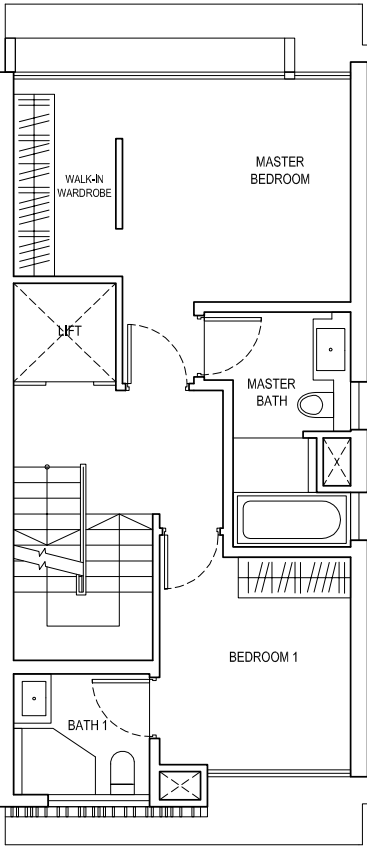
(Inclusive of Private Carpark: 25 sq m, PES: 18 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



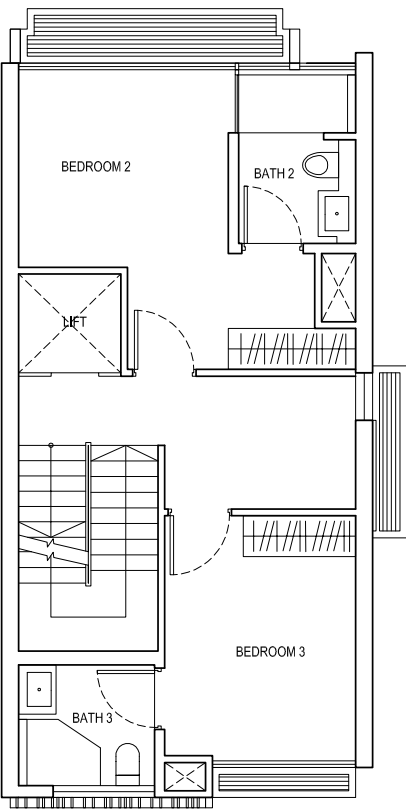
BASEMENT
0 1 2 3 5M
SCALE 1:100



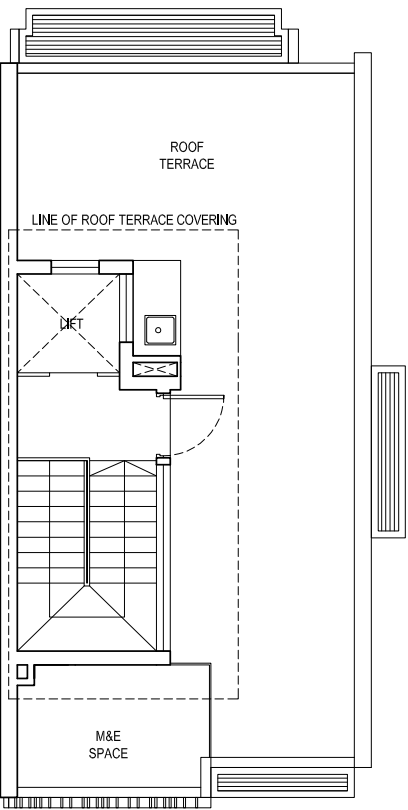
1ST STOREY



2ND STOREY

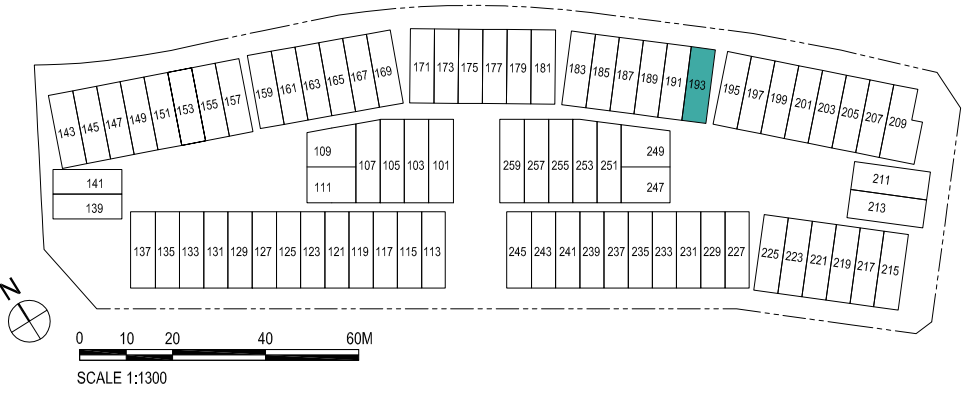


3RD STOREY



LOWER ROOF

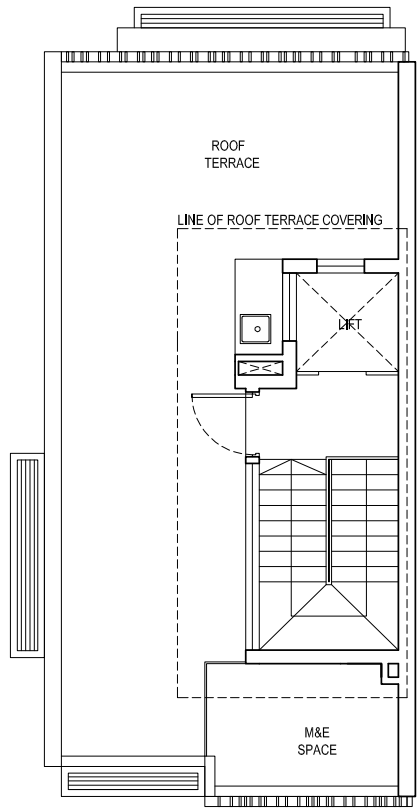
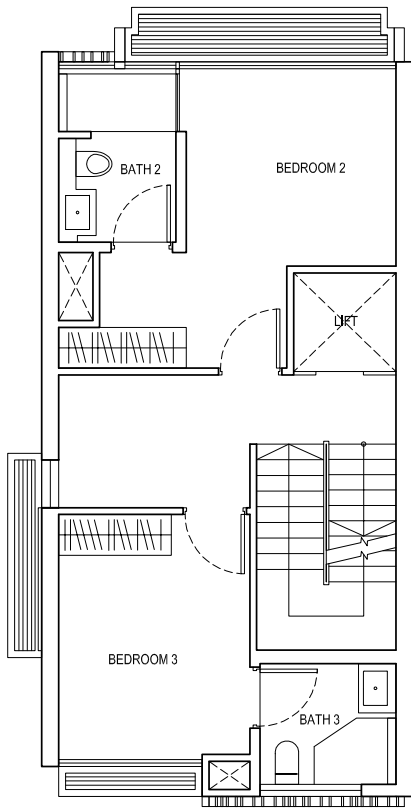
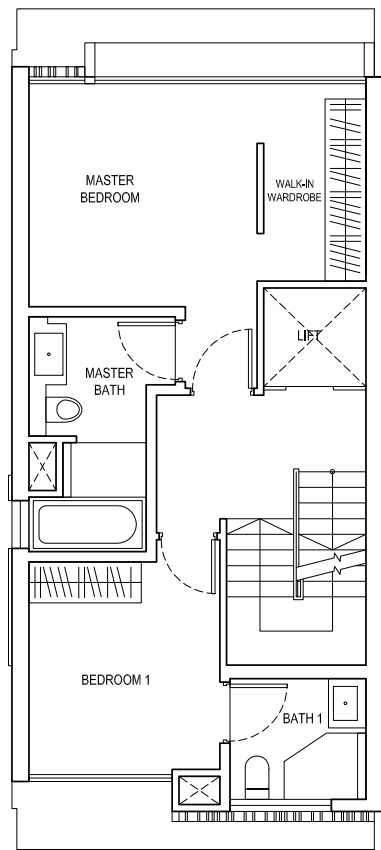
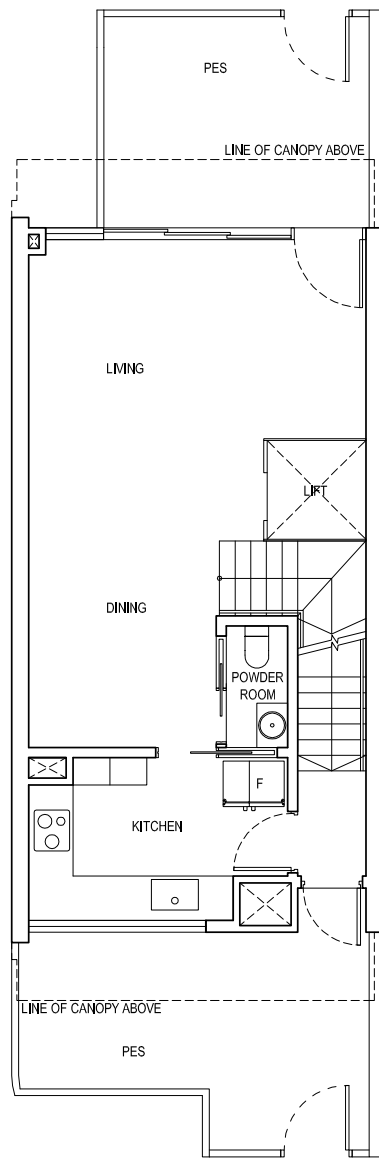
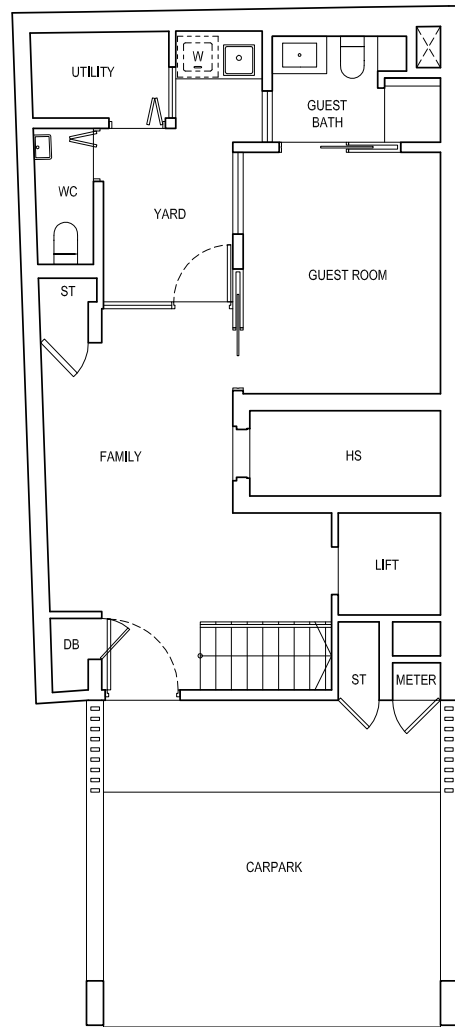
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Corner Terrace

Type B1j

Area: 331 sq m/3563 sq ft
House No. 195
(Inclusive of Private Carpark: 25 sq m, PES: 29 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 8 sq m)



BASEMENT
0 1 2 3 5M
SCALE 1:100

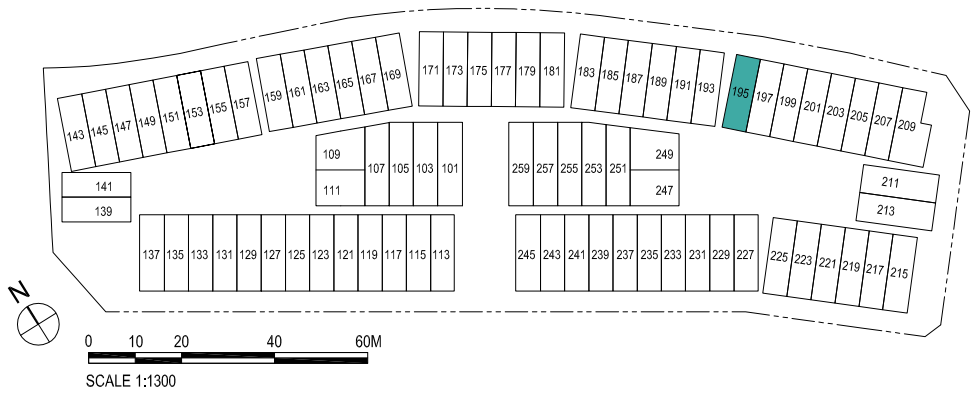
1ST STOREY

2ND STOREY

3RD STOREY

LOWER ROOF

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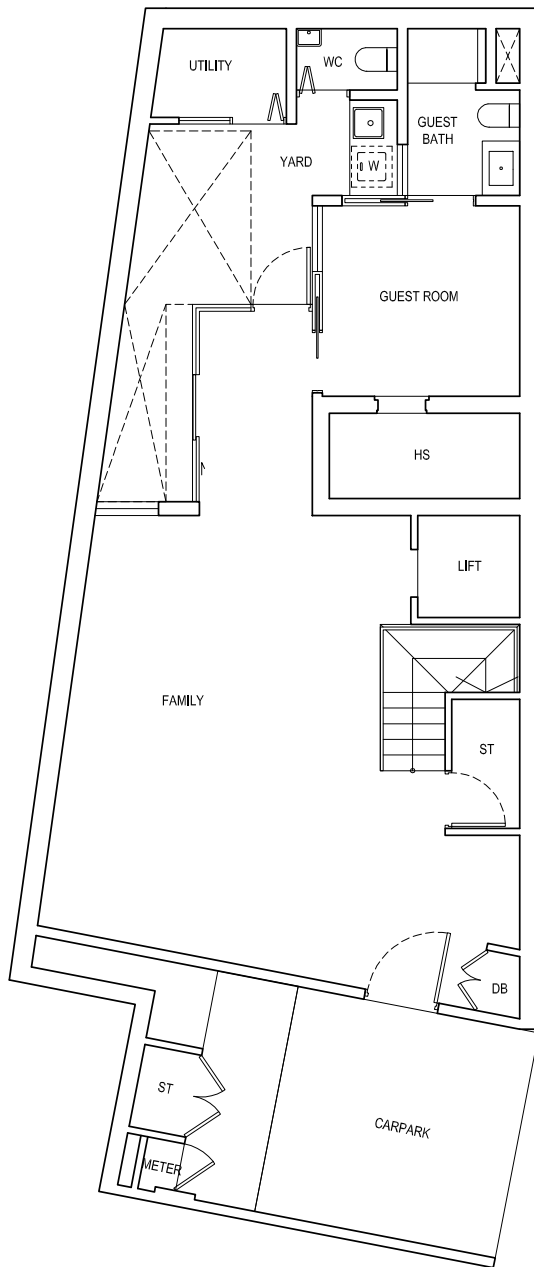
Corner Terrace

Type B2a

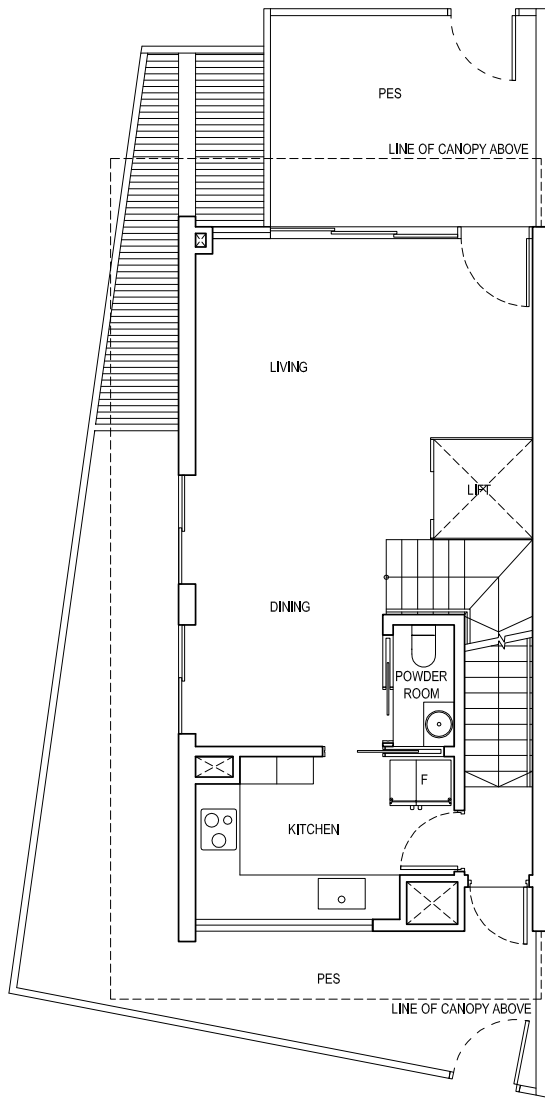
Area: 393 sq m/4230 sq ft

House No. 143

(Inclusive of Private Carpark: 33 sq m, PES: 41 sq m, Roof Terrace: 37 sq m, M&E Space: 6 sq m and Voids: 17 sq m)

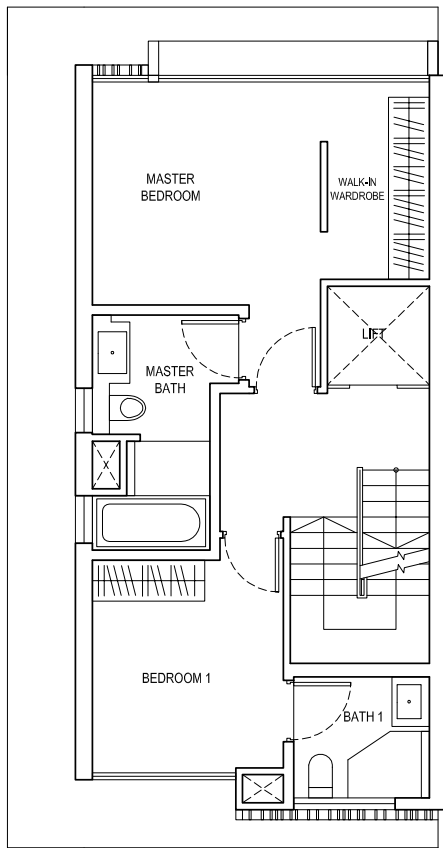


BASEMENT

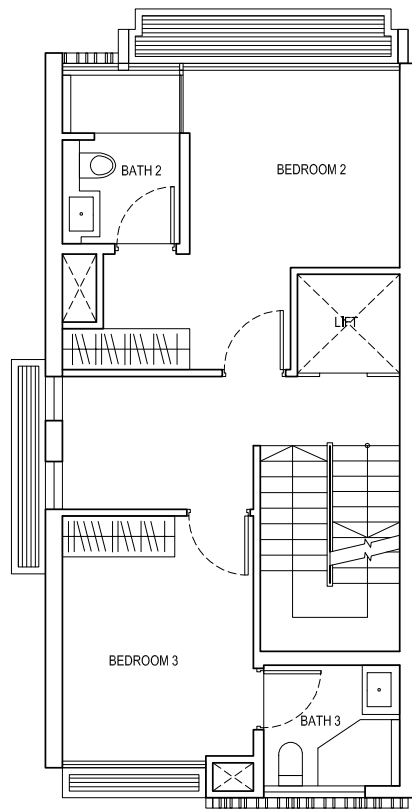


1ST STOREY

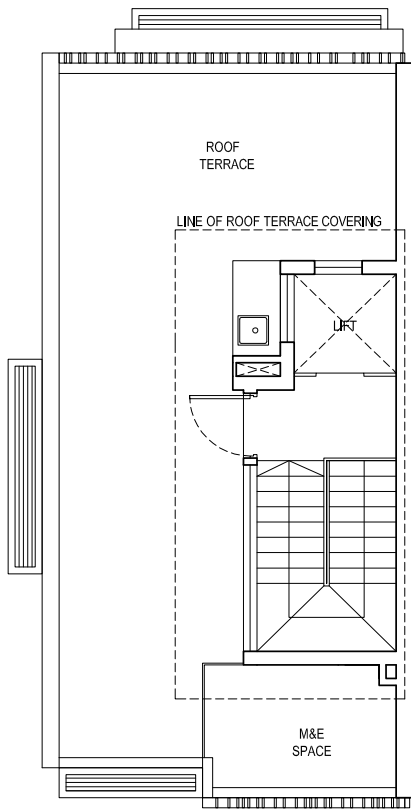
0 1 2 3 5M
SCALE 1:100



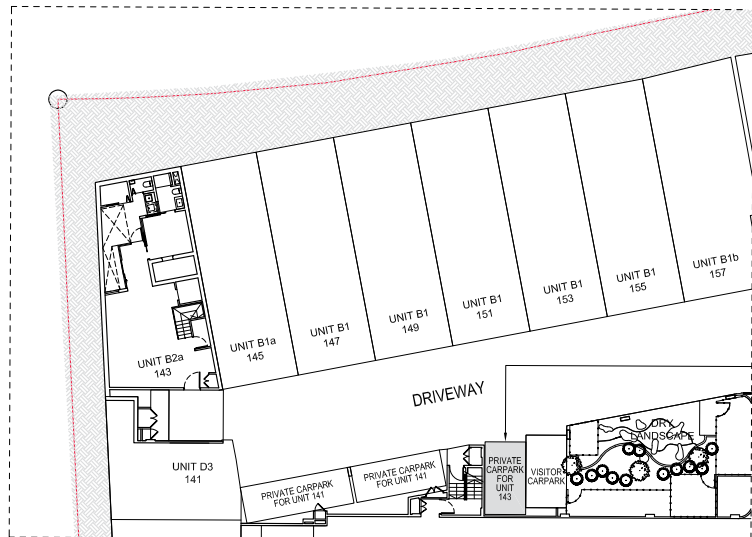
2ND STOREY



3RD STOREY

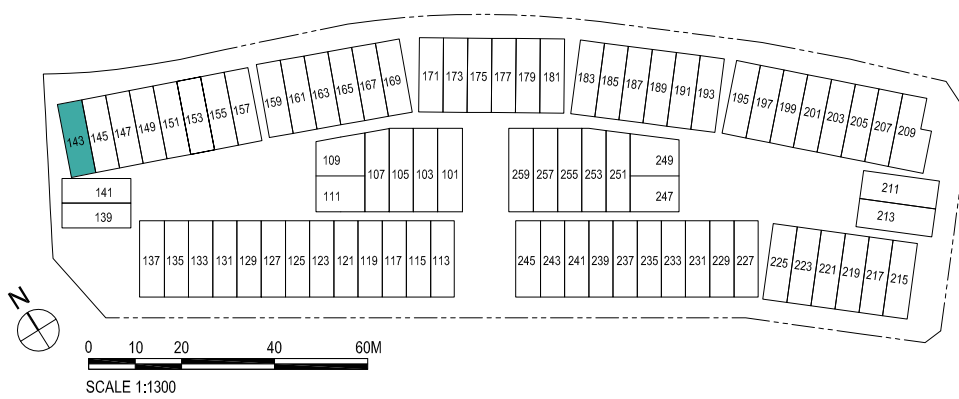


LOWER ROOF



THIS UNIT COMES WITH ACCESSORY LOT LOCATED HERE

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0 10 20 40 60M
SCALE 1:1300

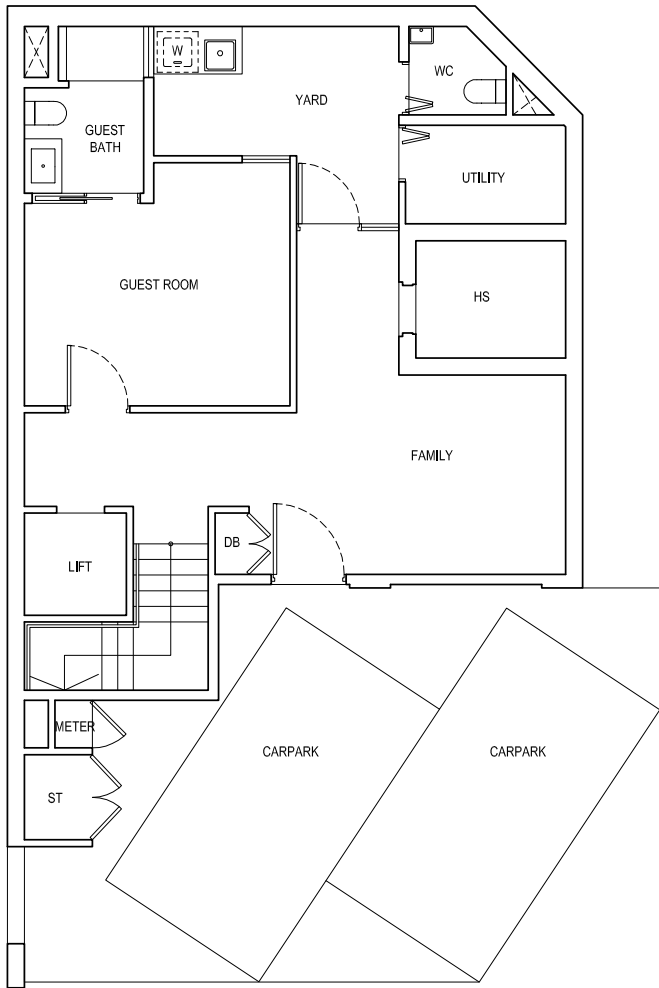
Corner Terrace

Type B2b

Area: 420 sq m/4521 sq ft

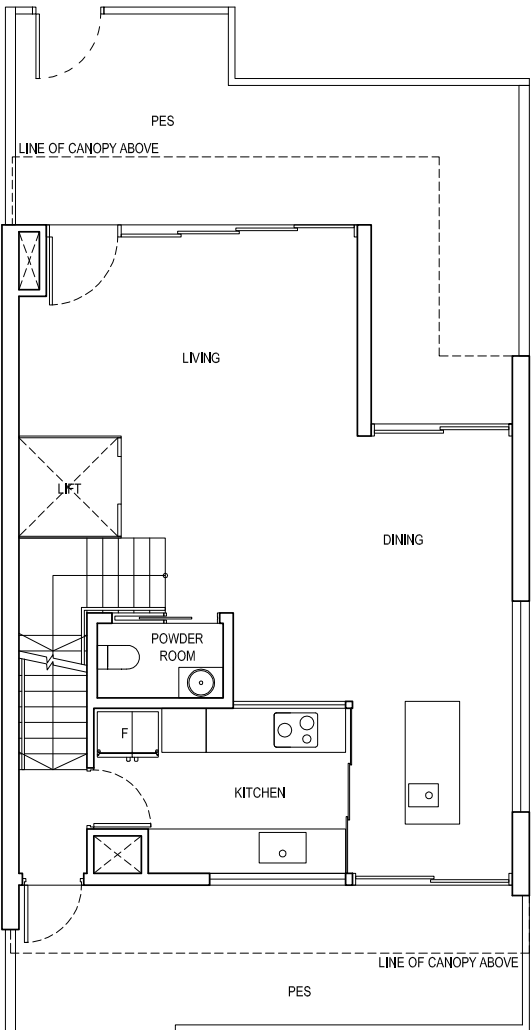
House No. 209

(Inclusive of Private Carpark: 42 sq m, PES: 45 sq m, Roof Terrace: 47 sq m, A/C Ledge: 4 sq m, M&E Space: 2 sq m and Voids: 8 sq m)

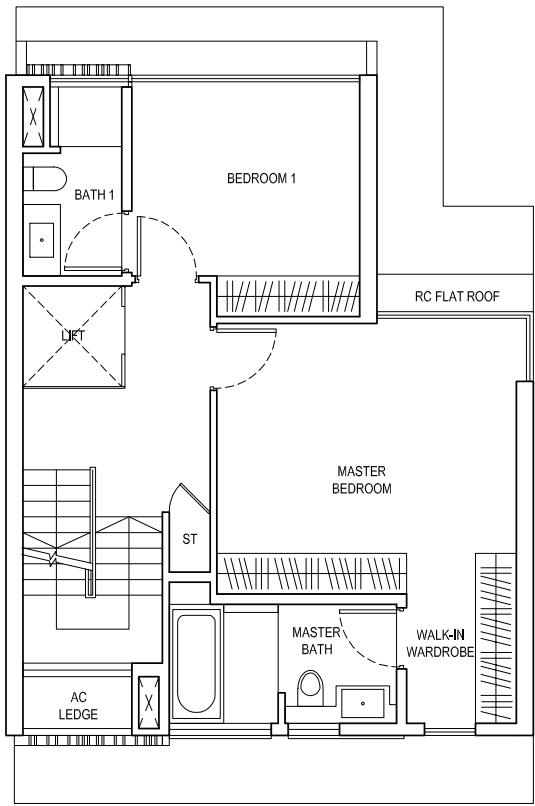


BASEMENT

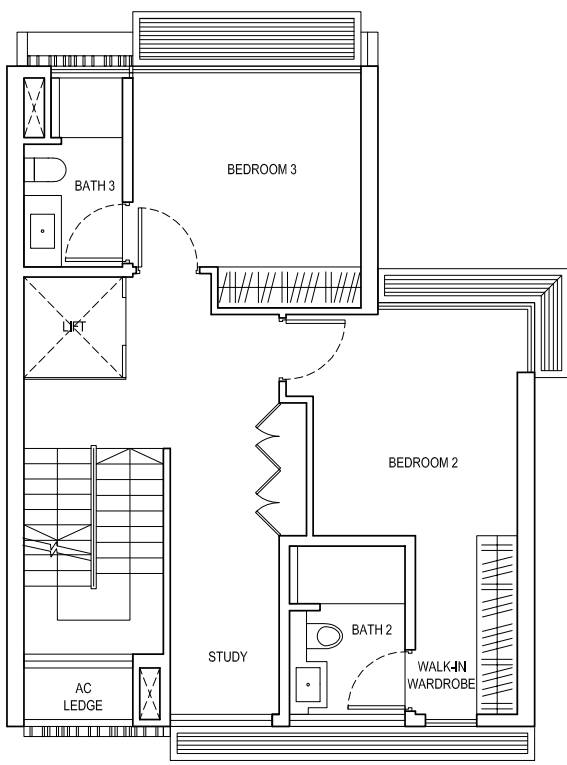
0 1 2 3 5M
SCALE 1 : 100



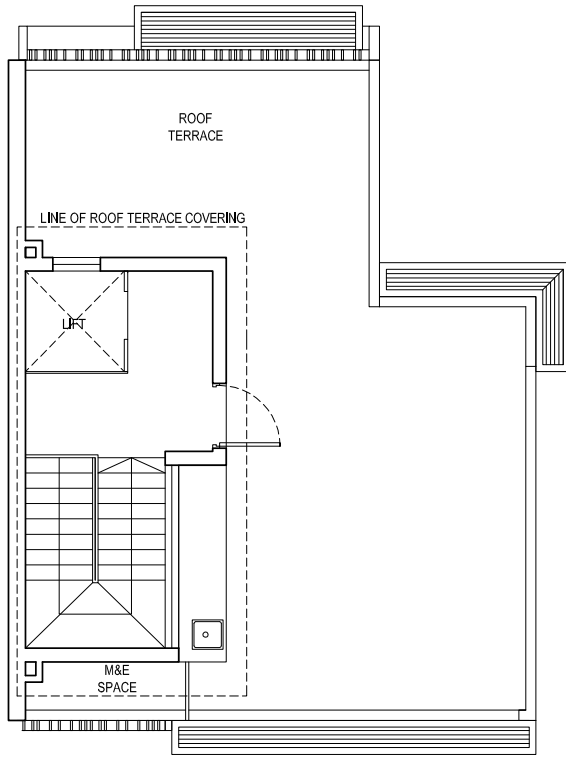
1ST STOREY



2ND STOREY

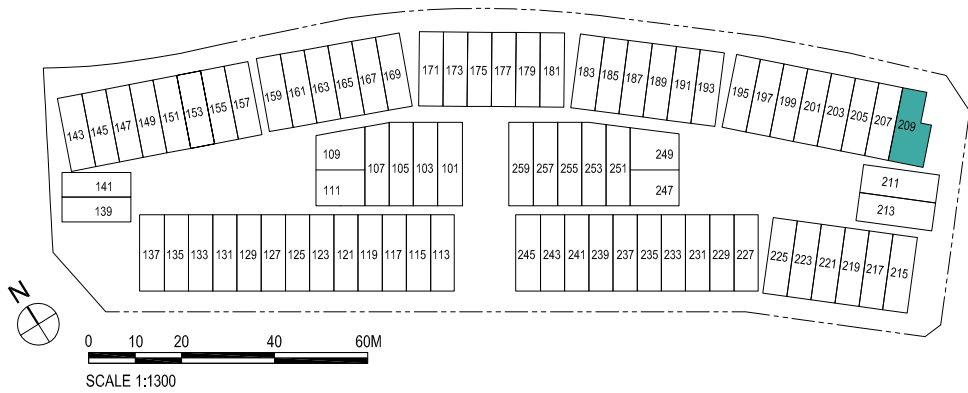


3RD STOREY



LOWER ROOF

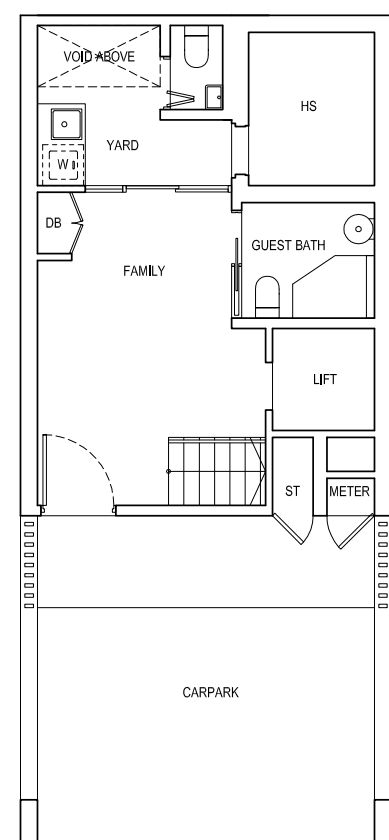
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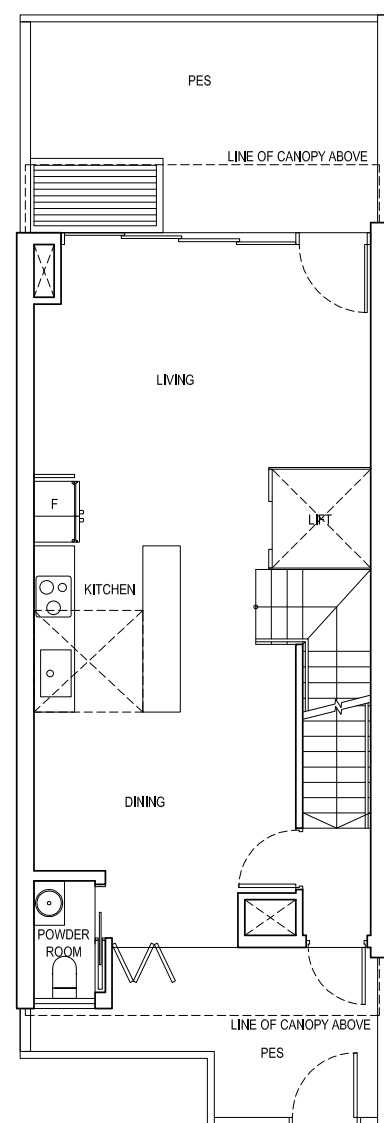
Corner Terrace

Type C1d

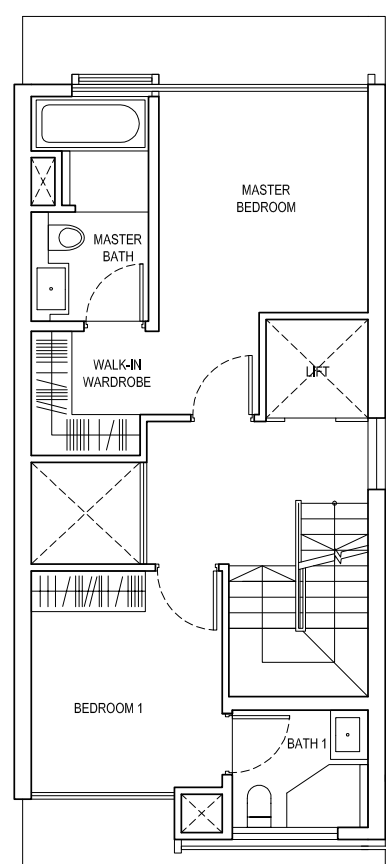
Area: 313 sq m/3369 sq ft
House No. 101 Mirror Image: House No. 259
(Inclusive of Private Carpark: 25 sq m, PES: 25 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)



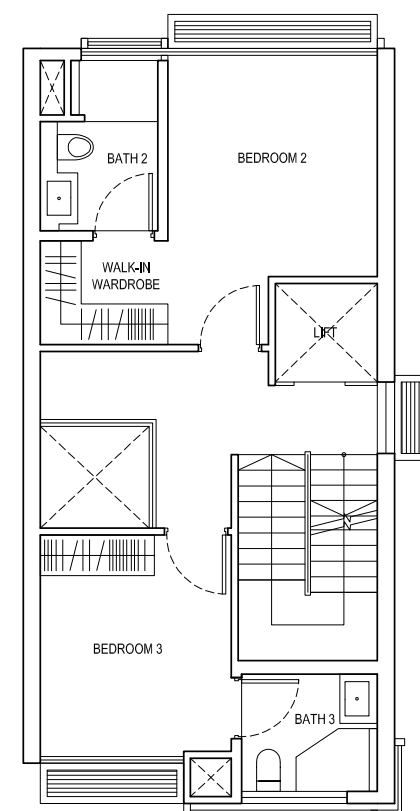
BASEMENT
0 1 2 3 5M
SCALE 1:100



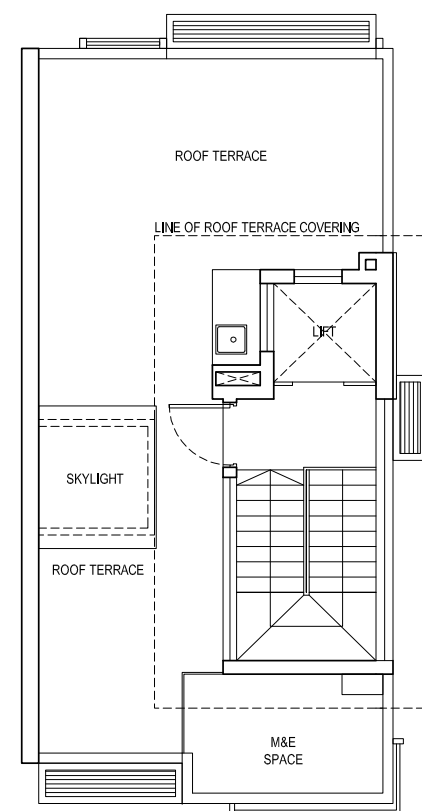
1ST STOREY



2ND STOREY

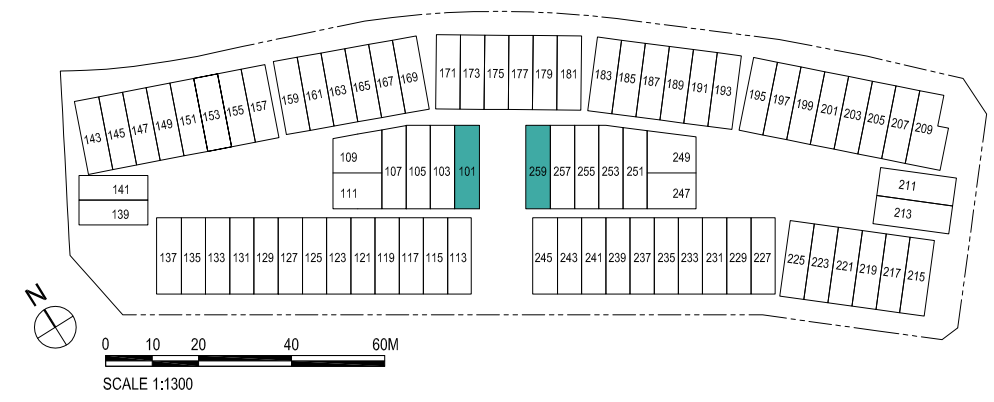


3RD STOREY



LOWER ROOF

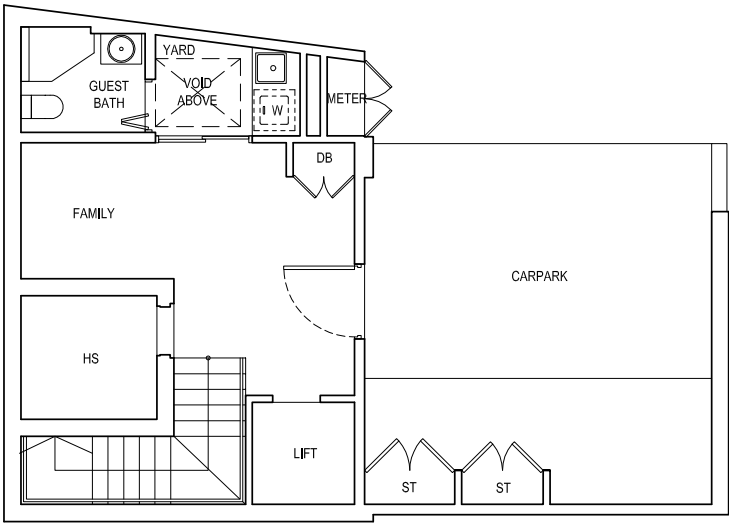
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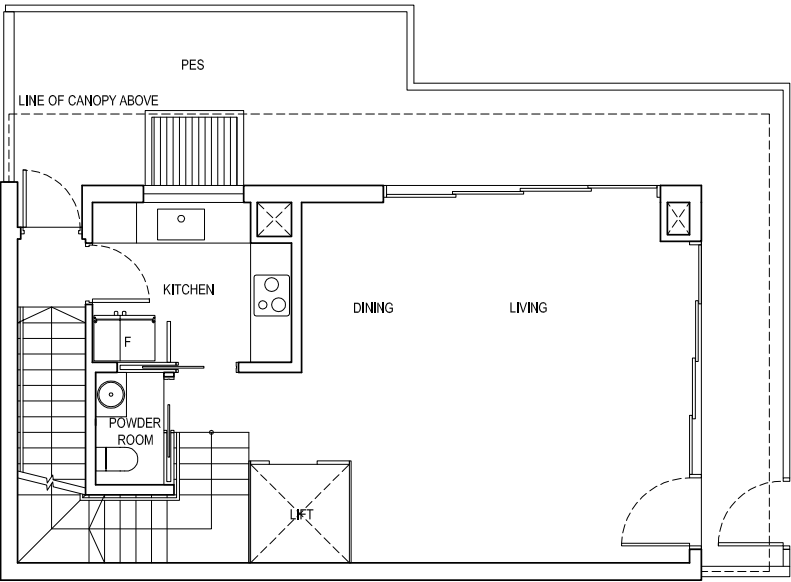
Corner Terrace

Type D1

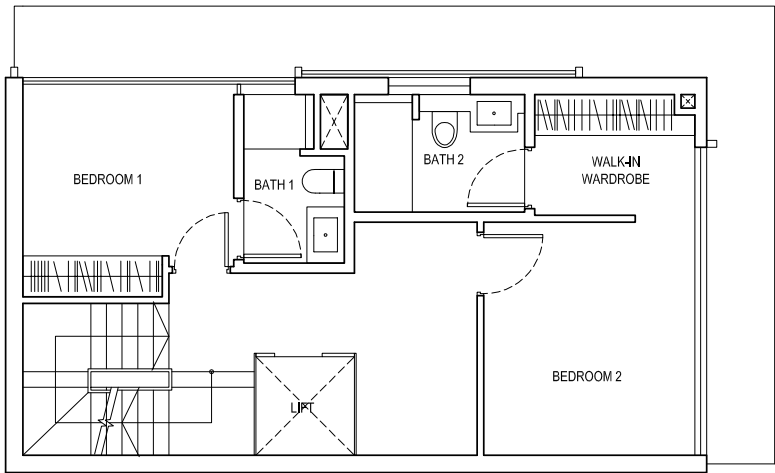
Area: 324 sq m/3487 sq ft
House No. 249
(Inclusive of Private Carpark: 27 sq m, PES: 31 sq m, Roof Terrace: 38 sq m, M&E Space: 4 sq m and Voids: 10 sq m)



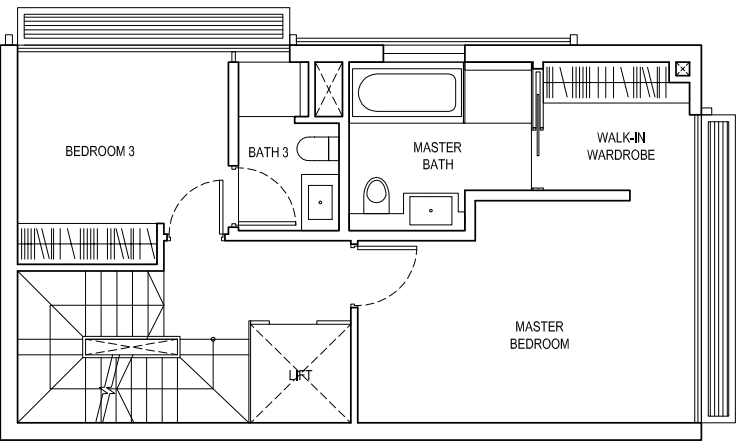
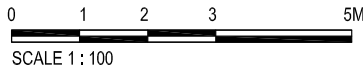
BASEMENT



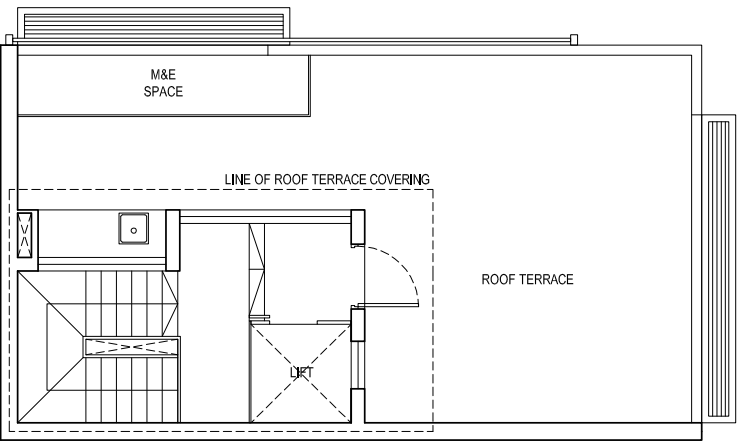
1ST STOREY



2ND STOREY

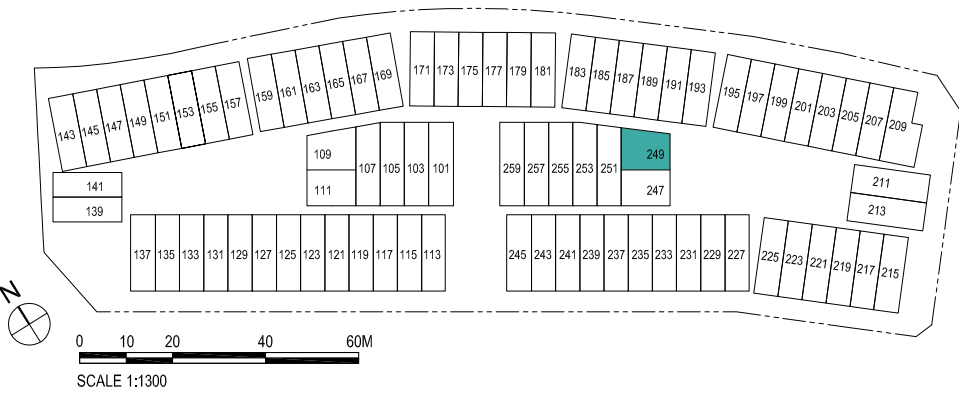


3RD STOREY



LOWER ROOF

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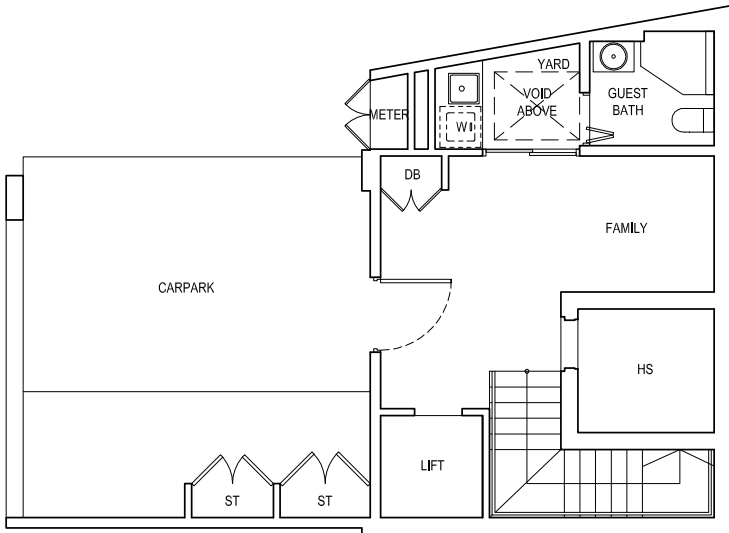
Corner Terrace

Type D1a

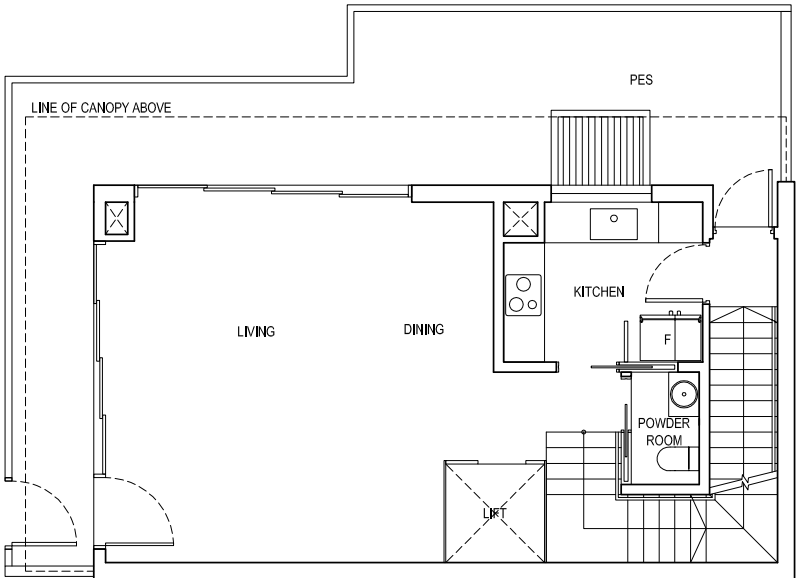
Area: 325 sq m/3498 sq ft

House No. 109

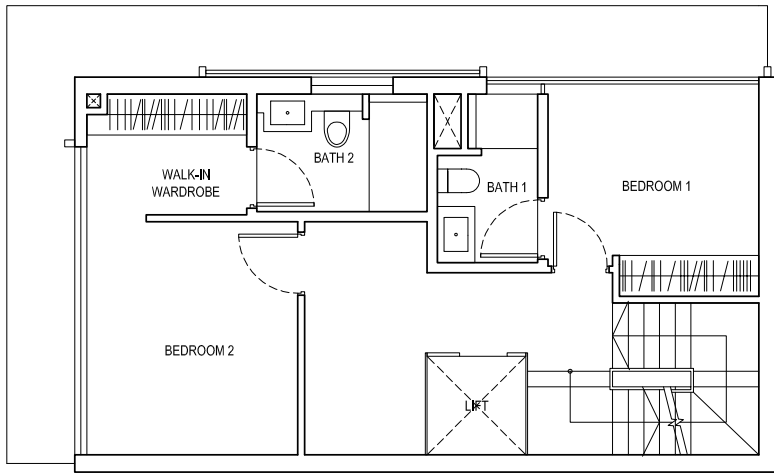
(Inclusive of Private Carpark: 27 sq m, PES: 32 sq m, Roof Terrace: 38 sq m, M&E Space: 4 sq m and Voids: 10 sq m)



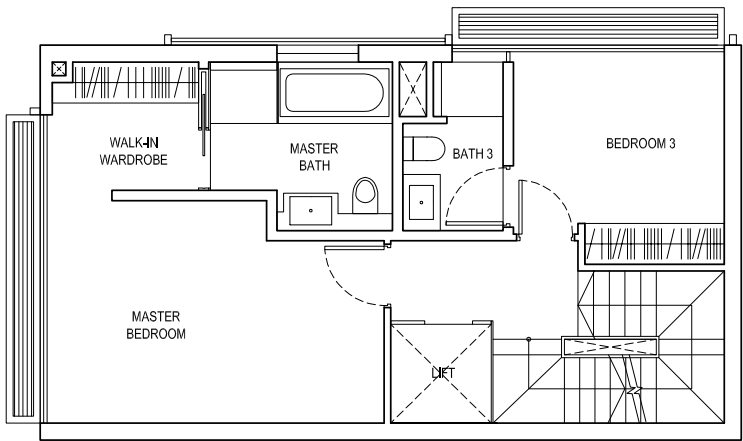
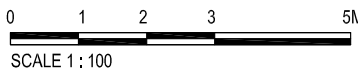
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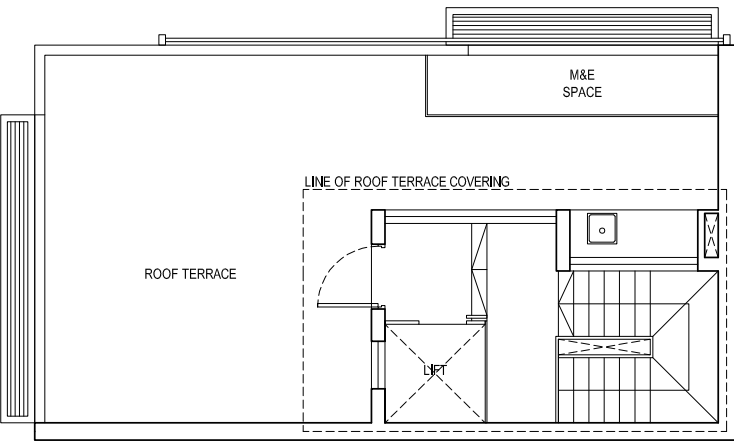
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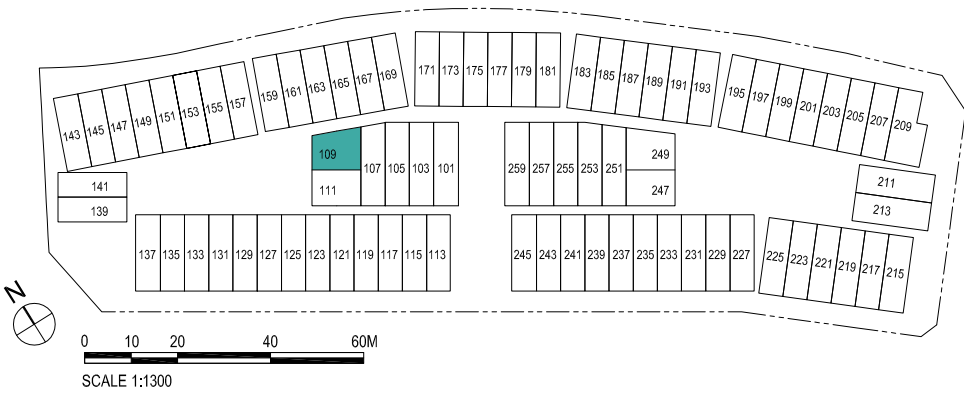


3RD STOREY



LOWER ROOF

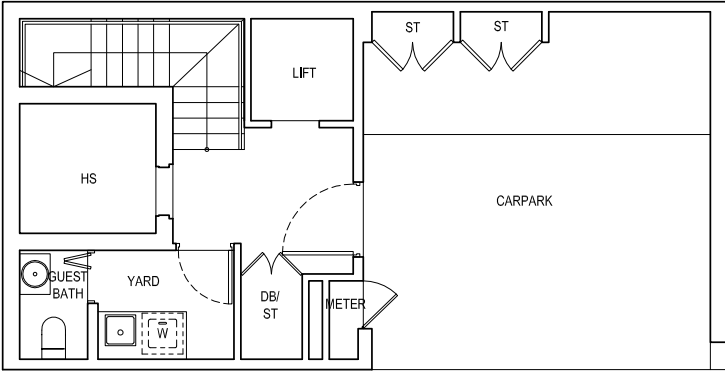
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



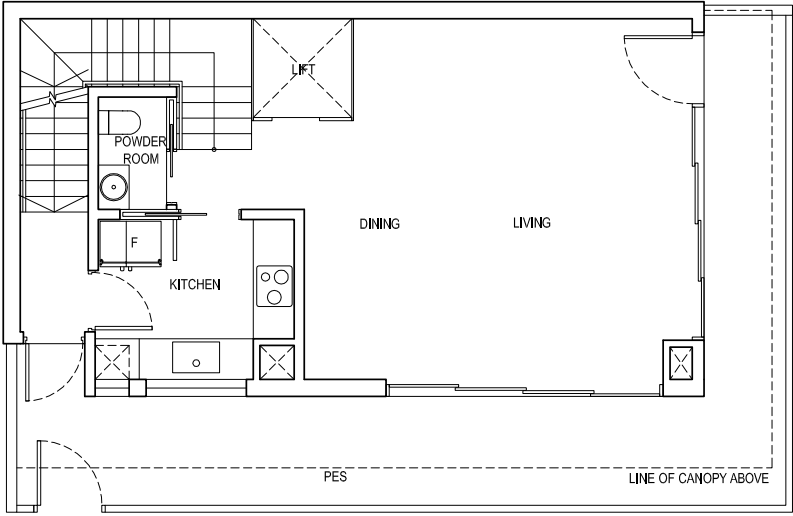
Corner Terrace

Type D2

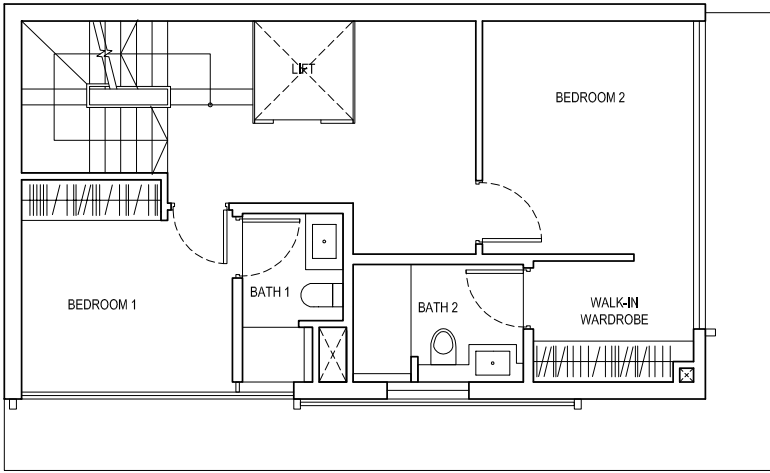
Area: 310 sq m/3337 sq ft
House No. 247
(Inclusive of Private Carpark: 26 sq m, PES: 28 sq m, Roof Terrace: 38 sq m, M&E Space: 4 sq m and Voids: 8 sq m)



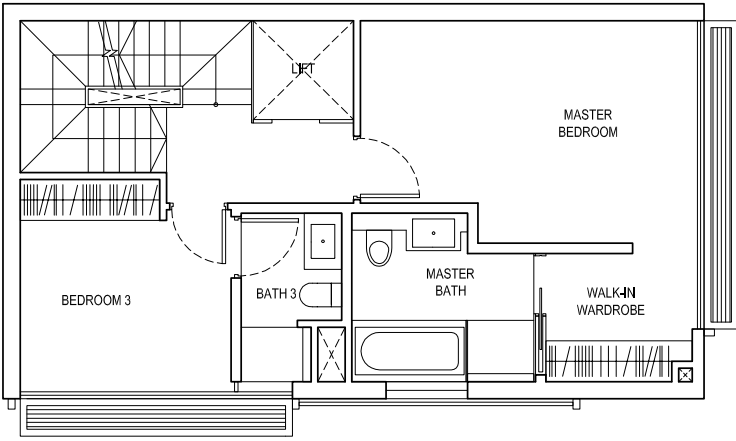
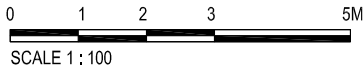
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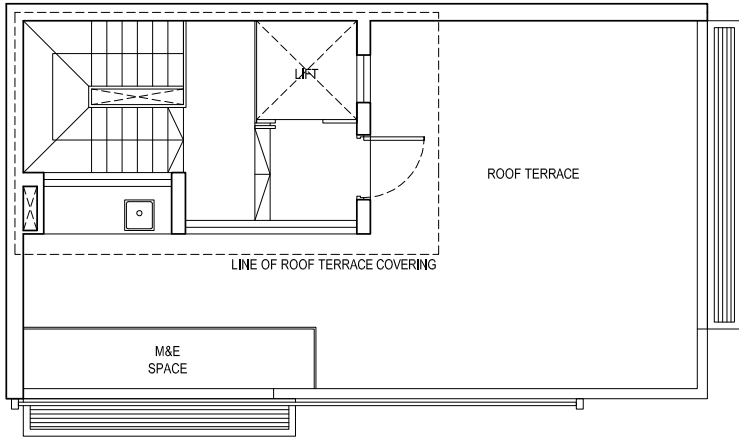
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2ND STOREY

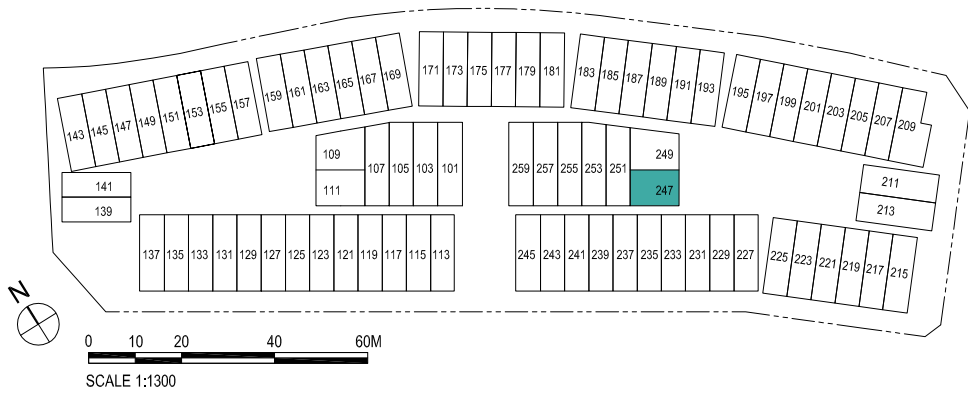


3RD STOREY



LOWER ROOF

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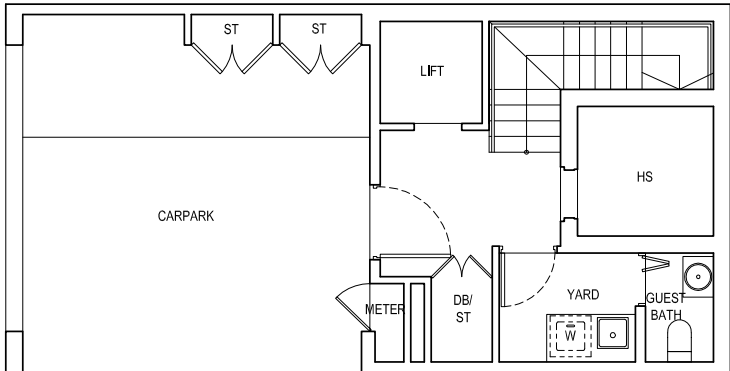
Corner Terrace

Type D2a

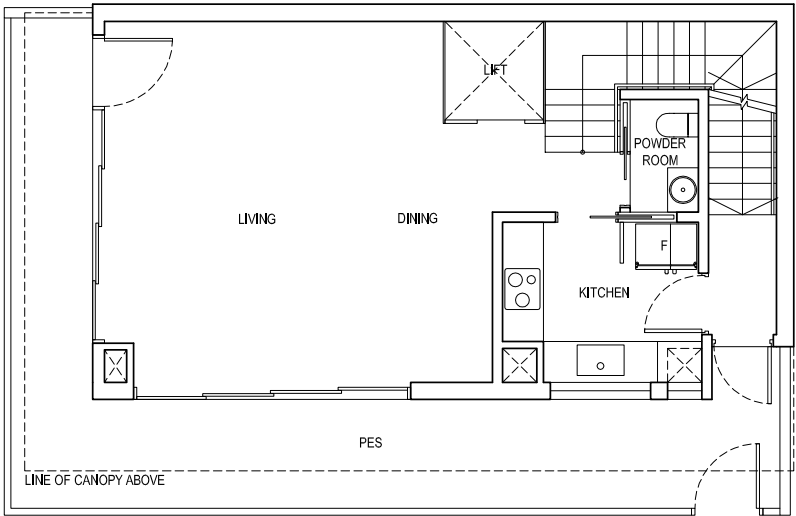
Area: 310 sq m/3337 sq ft

House No. 111

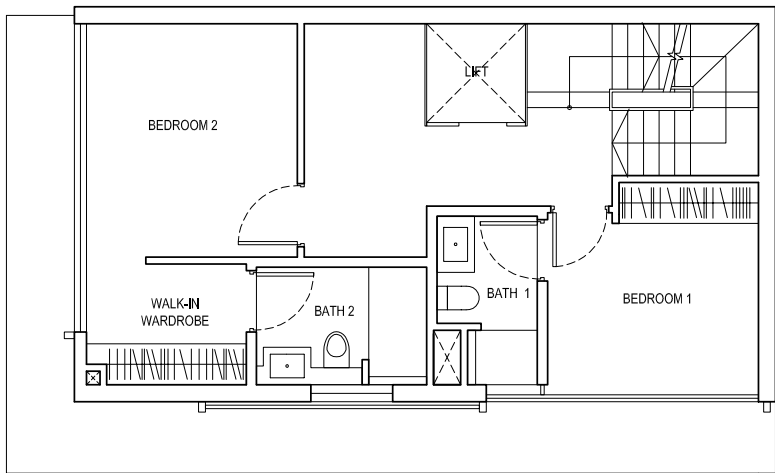
(Inclusive of Private Carpark: 26 sq m, PES: 28 sq m, Roof Terrace: 38 sq m, M&E Space: 4 sq m and Voids: 8 sq m)



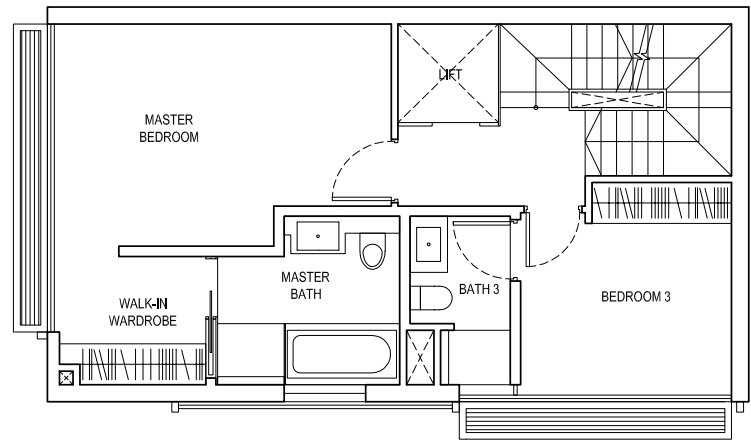
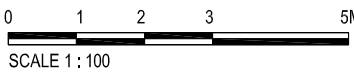
BASEMENT



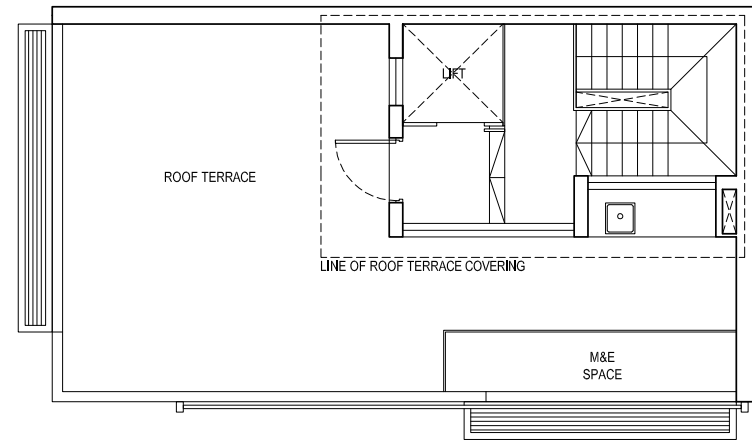
1ST STOREY



2ND STOREY

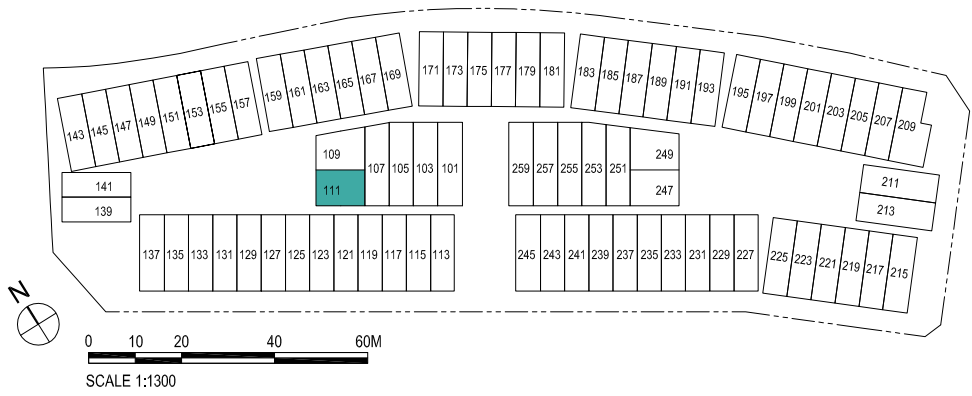


3RD STOREY



LOWER ROOF

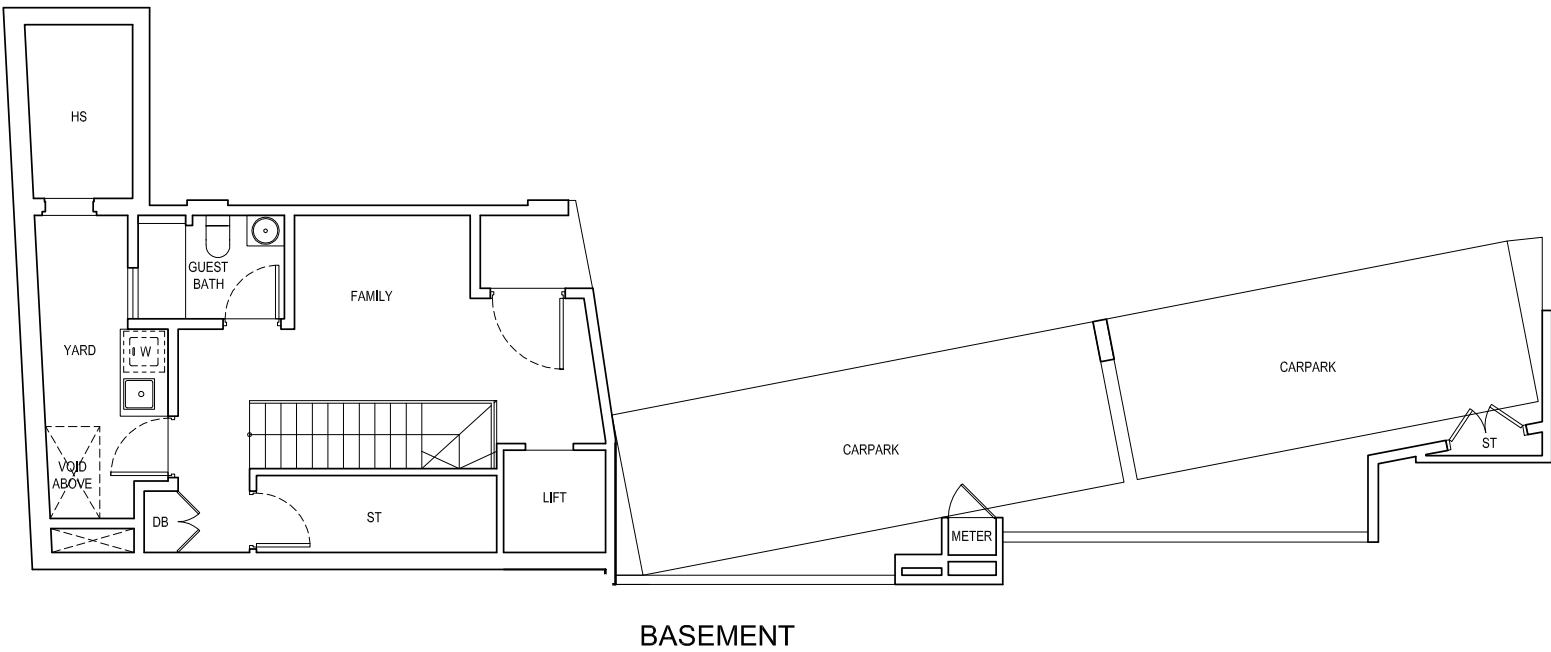
Plans are subject to change as may be required or approved by relevant authorities. Areas are estimates only and are subject to final survey. Building Plan No.: A0730-00003-2003-BP01 dated 06 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016



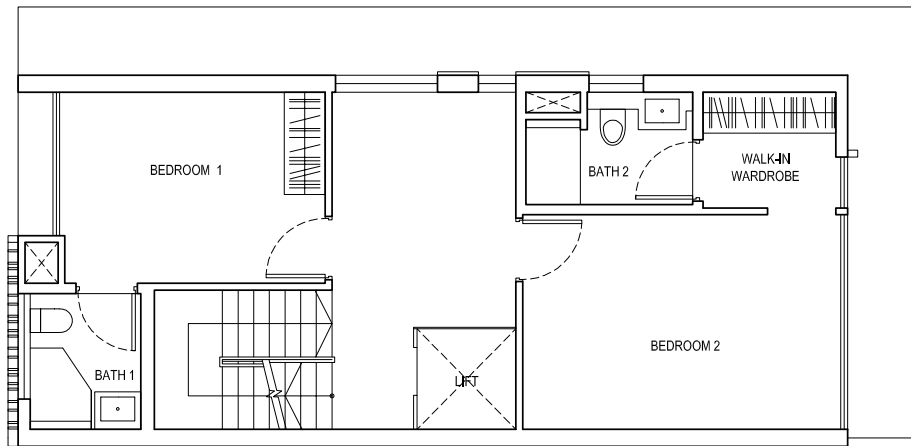
Semi-Detached

Type D3

Area: 357 sq m/3843 sq ft
House No. 141
(Inclusive of Private Carpark: 25 sq m, PES: 27 sq m, Roof Terrace: 36 sq m, M&E Space: 6 sq m and Voids: 19 sq m)

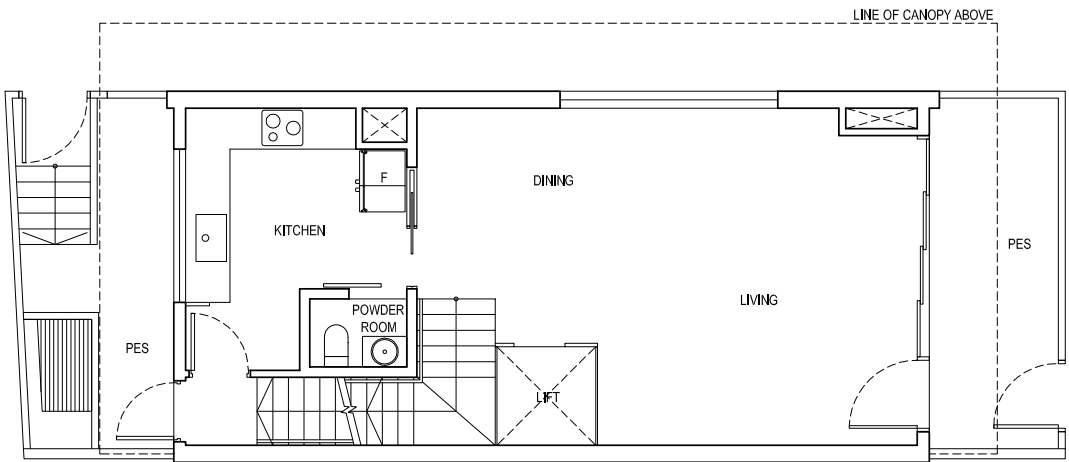


BASEMENT

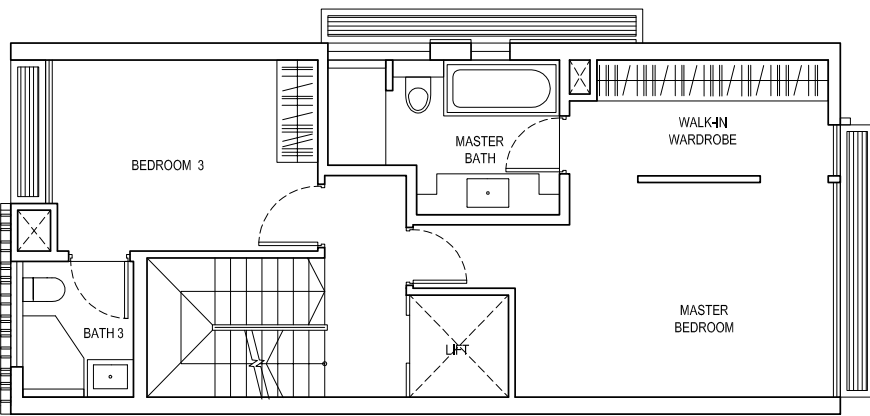


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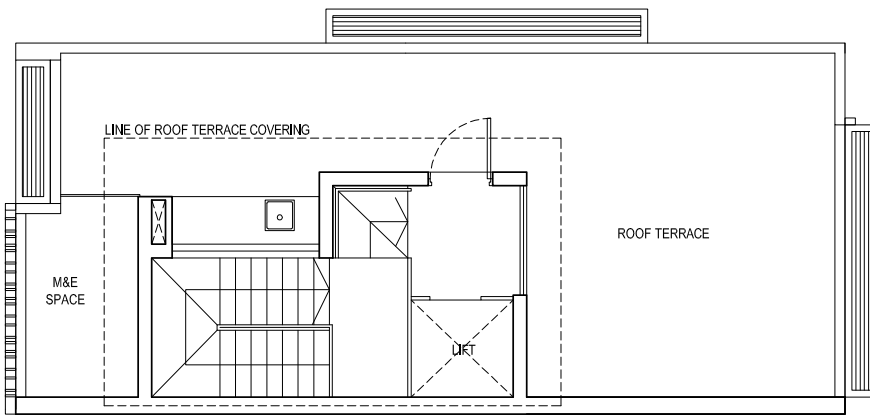
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SCALE 1:100



1ST STOREY

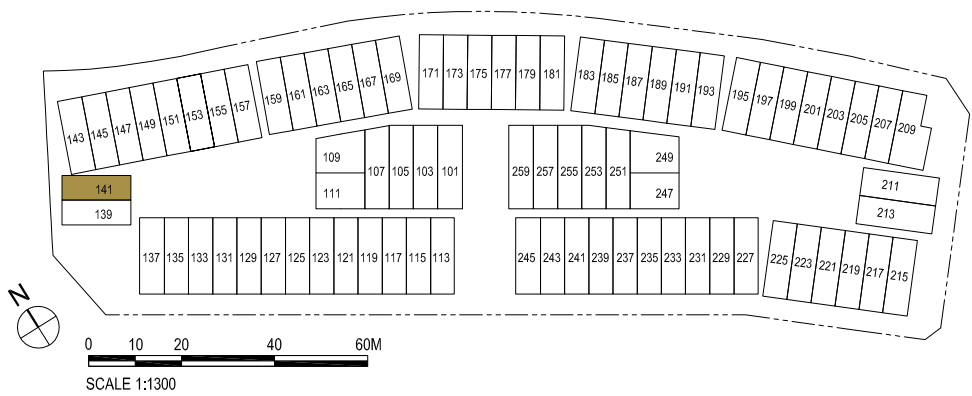


3RD STOREY



LOWER ROOF

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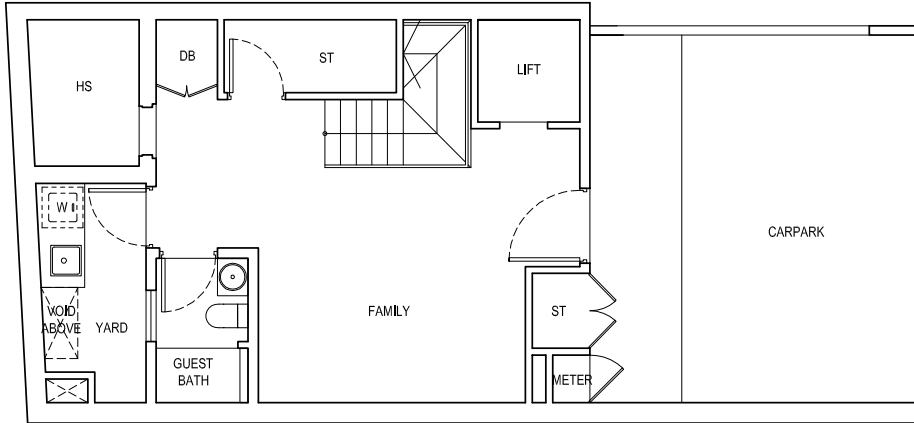
Semi-Detached

Type D4

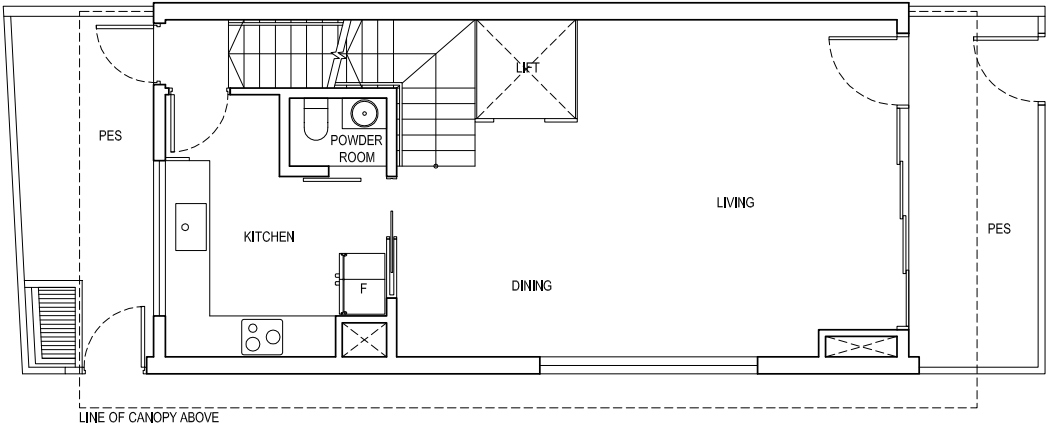
Area: 341 sq m/3670 sq ft

House No. 139

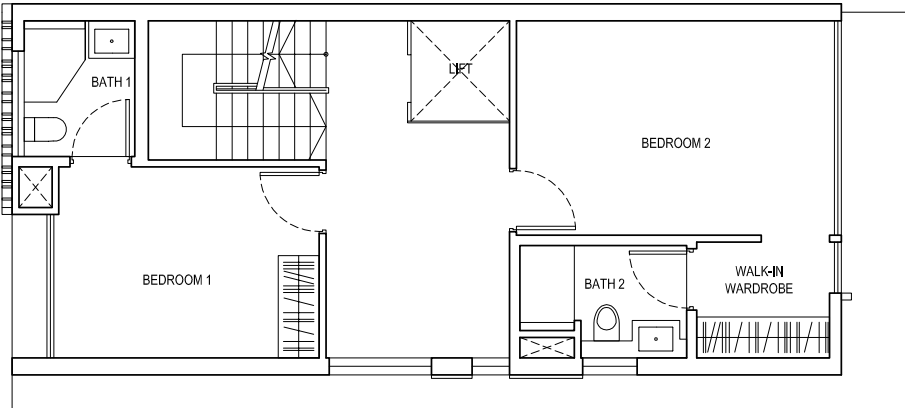
(Inclusive of Private Carpark: 27 sq m, PES: 21 sq m, Roof Terrace: 41 sq m, M&E Space: 6 sq m and Voids: 9 sq m)



BASEMENT



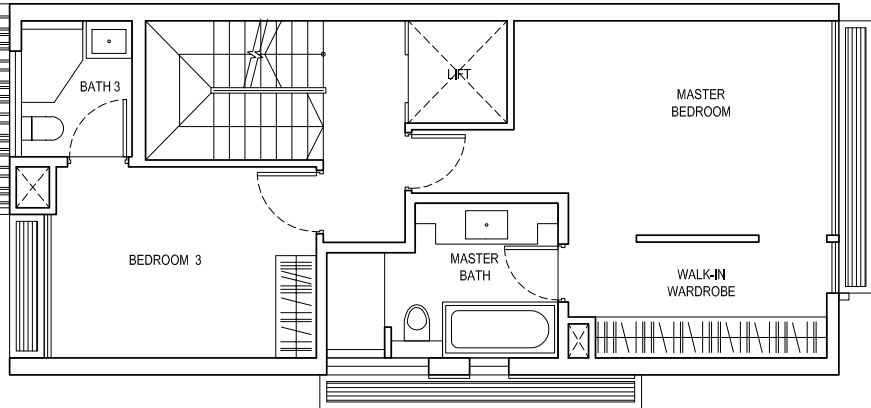
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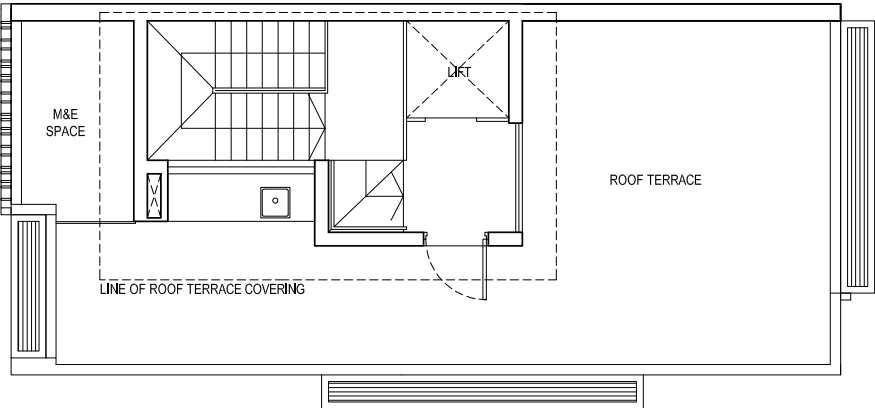
2ND STOREY

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SCALE 1 : 100

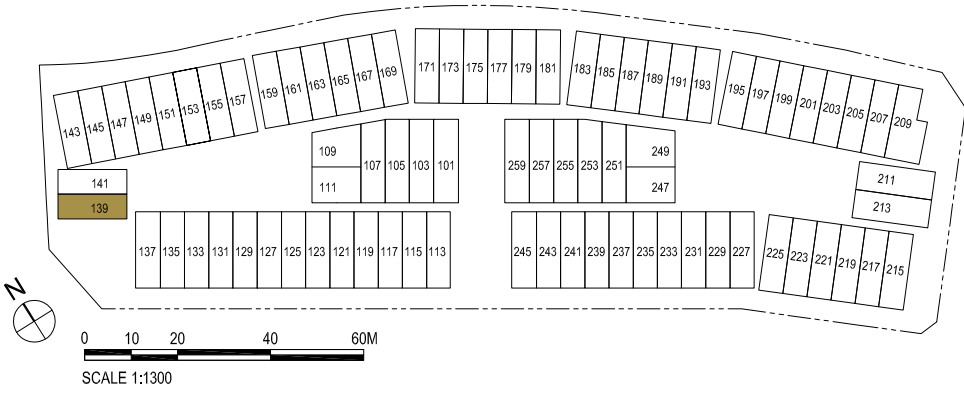


3RD STOREY



LOWER ROOF

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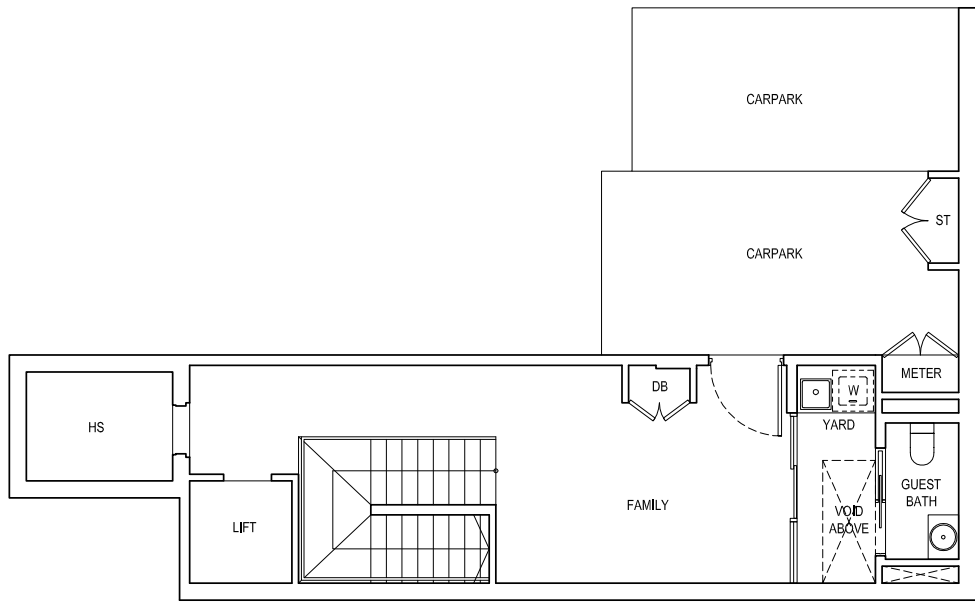
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Type D5

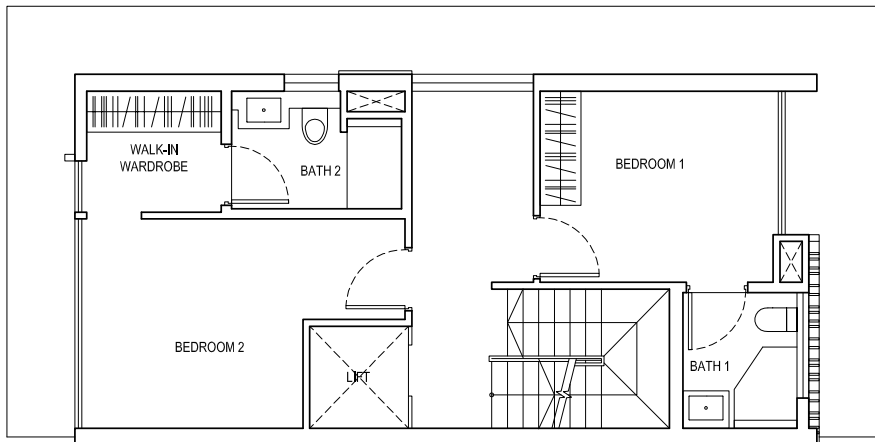
Area: 319 sq m/3434 sq ft

House No. 211

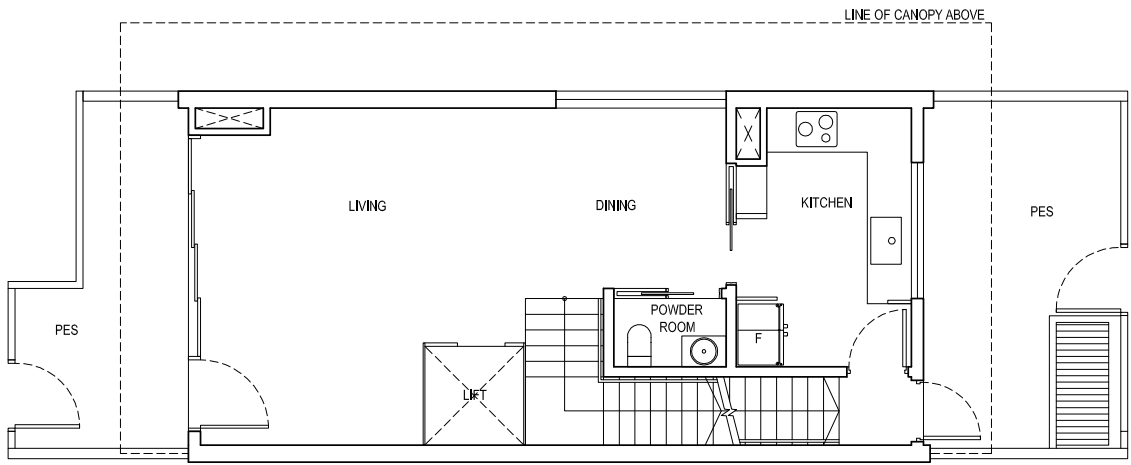
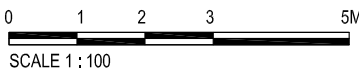
(Inclusive of Private Carpark: 26 sq m, PES: 25 sq m, Roof Terrace: 34 sq m, M&E Space: 5 sq m and Voids: 10 sq m)



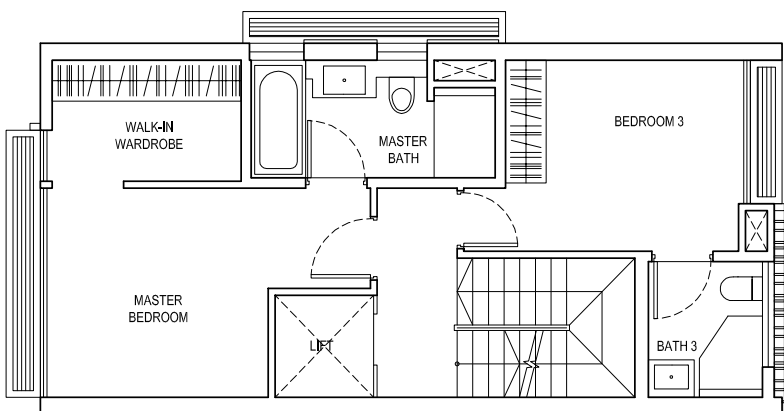
BASEMENT



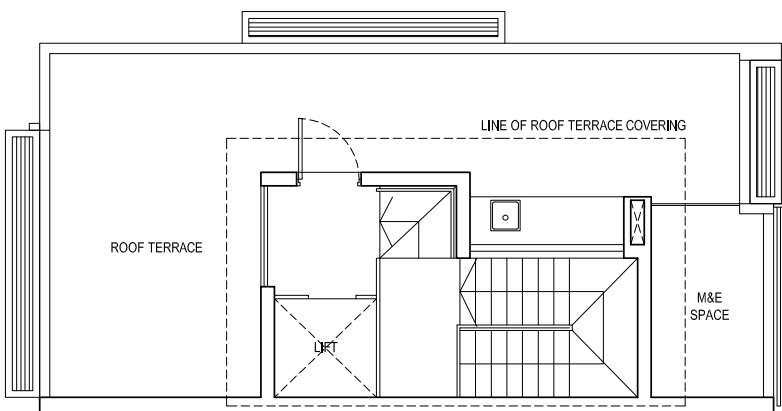
2ND STOREY



1ST STOREY

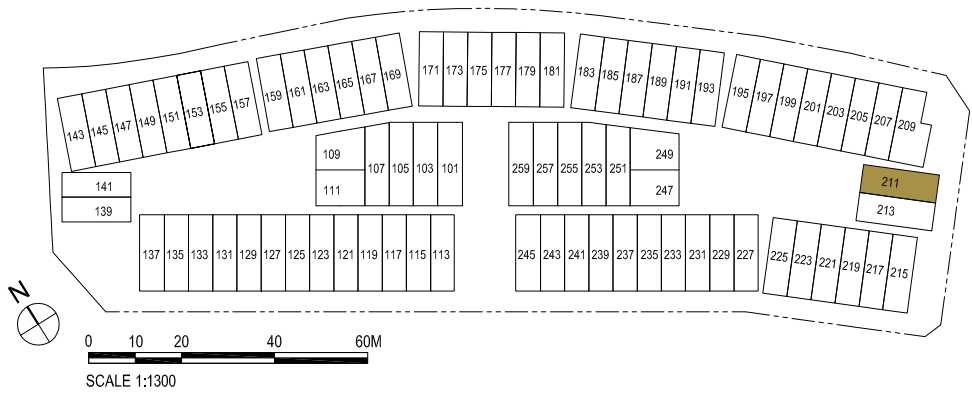


3RD STOREY



LOWER ROOF

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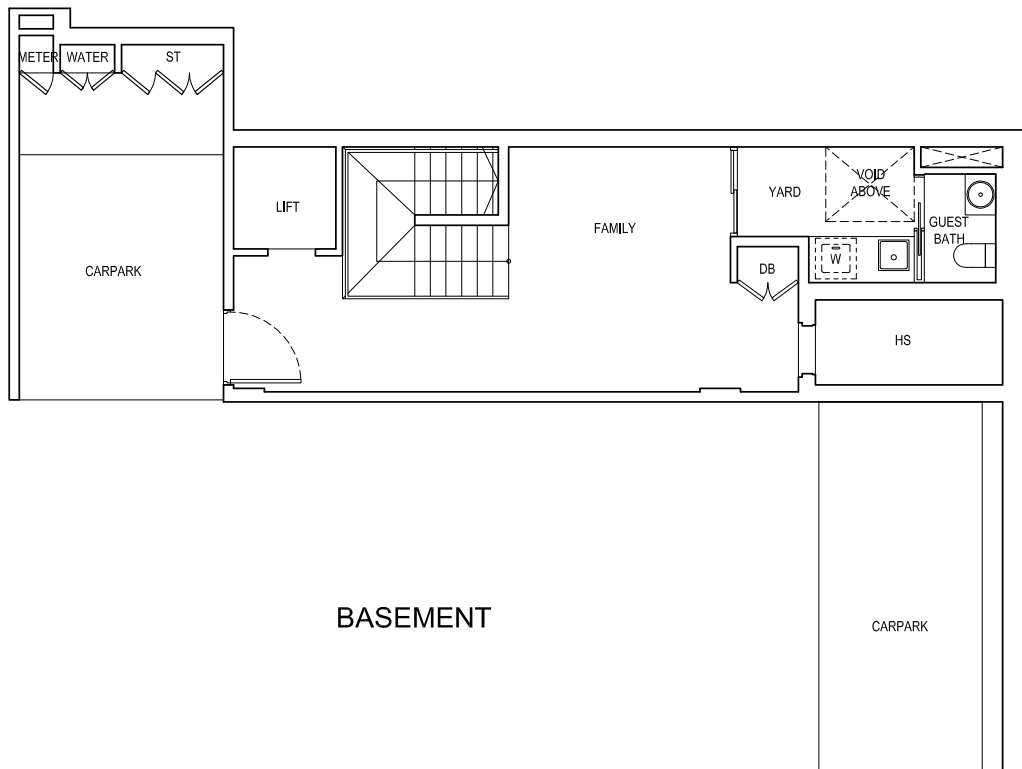
Semi-Detached

Type D6

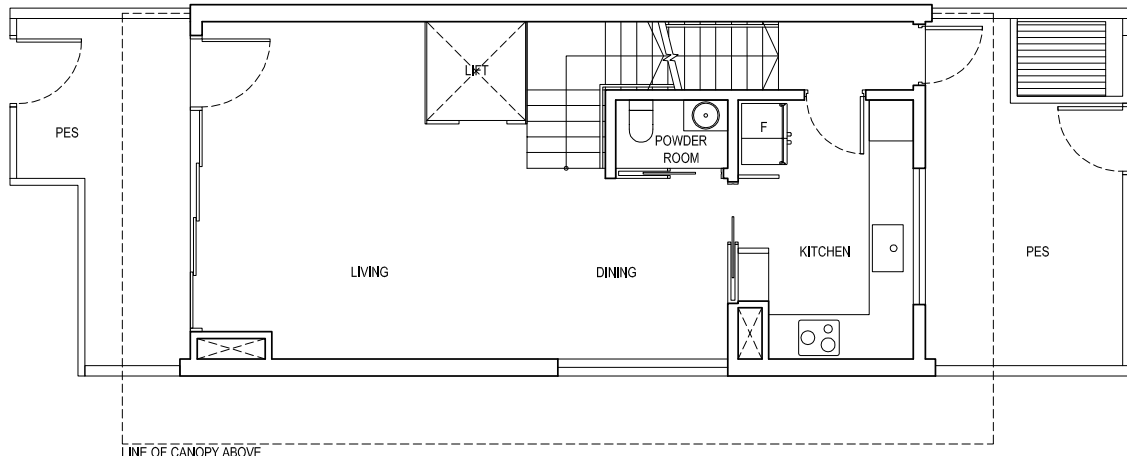
Area: 324 sq m/3487 sq ft

House No. 213

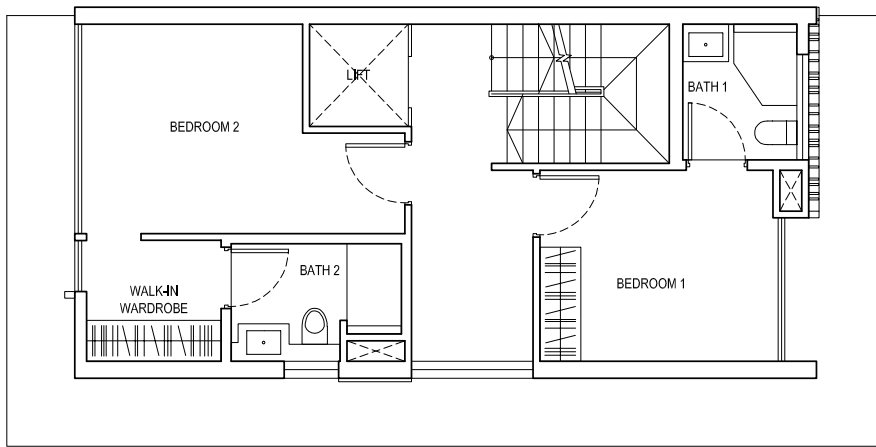
(Inclusive of Private Carpark: 30 sq m, PES: 25 sq m, Roof Terrace: 34 sq m, M&E Space: 5 sq m and Voids: 10 sq m)



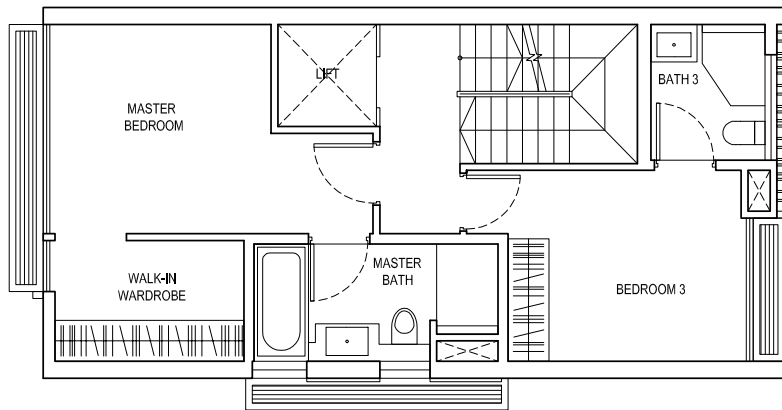
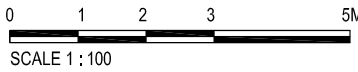
BASEMENT



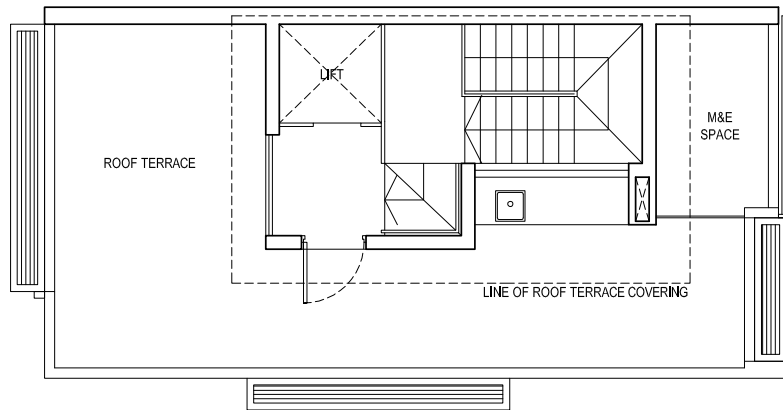
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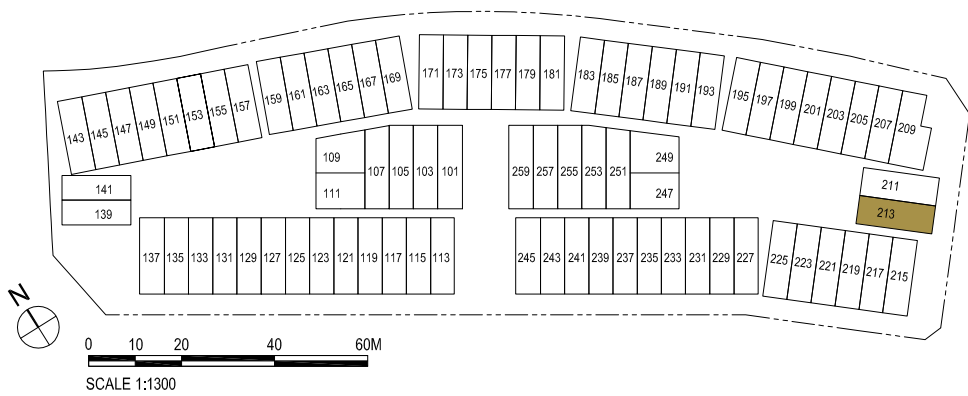
2ND STOREY



3RD STOREY



LOWER ROOF



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1. FOUNDATION

Piled/footing foundation and/or other approved foundation system.
2. SUPERSTRUCTURE

Reinforced concrete structure.
3. WALLS

All external and internal walls are of masonry and/or reinforced concrete panel and/or prefabricated panel construction.
4. ROOF

Reinforced concrete with waterproofing system and appropriate insulation to flat roof.
5. CEILING

(i) Living, Dining, Utility, Master Bedroom, Bedrooms, Guest Room, Foyer, Family and Attic

- Skim coat with/without ceiling board and/or box-up to the designated areas

(ii) Master Bath, Baths, Powder Rooms, Guest Bath, Kitchen and WC

- Moisture-resistant plasterboard ceiling and Skim Coat

(iii) All other areas – (including Household Shelter, Utility, Meter compartment and Store)

- Skim coat to underside of reinforced concrete slab with applicable
6. FINISHES

(a) Internal Wall:

(i) Master Bath

- Marble laid up to false ceiling for all exposed areas

(ii) Baths, Guest Bath, Powder Room and Kitchen

- Porcelain and/or homogeneous tiles and/or marble up to false ceiling for all exposed areas (where applicable)

(iii) WC

- Ceramic tiles laid up to false ceiling for all exposed areas

(iv) All other internal walls

- Cement and sand plaster with emulsion paint (including car park area)

(b) External Wall

Cement and sand plaster with spray textured coating to designated areas

- Floor

(c) Floor

(i) Living and Dining

- Marble with marble skirting (where applicable)

(ii) Master Bath and Powder Room (on 1st Floor where applicable)

- Marble

(iii) Store, WC, Utility, Yard, Roof Terraces and PES

- Homogeneous tile with tile skirting (where applicable)

(iv) Guest Room, Guest Bath, Baths, Kitchen, HS, Yard, Foyer, Family (Basement & Attic) and Staircase (Basement to 1st Storey)

- Porcelain or homogeneous tiles with tile skirting (where applicable)

(v) Master Bedroom, Bedrooms, and Staircase (1st Storey to Attic Level)

- Timber flooring with timber skirting

(vi) Carpark and Driveways

- Epoxy finish with hardener with partial tile finish or Epoxy Finish with hardener

- Visitors Carparks and Handicapped lots to be epoxy finished

- Driveway to be concrete finish with hardener

Note :
No tiles behind/below kitchen cabinet, vanity cabinet, backplash, long bath and mirror.

7. WINDOWS

(i) Master Bedroom and Bedrooms

- Top Hung /Casement windows with fixed panels or fixed panels and/or sliding windows with fixed panels.

- (ii) Master Bath, Baths, Powder Rooms and Guest Bath

- Top hung/Casement window with/without fixed panel and/or aluminium-framed louvered windows (where applicable)

- Sliding windows with/without fixed panel and/ or aluminium-framed louvered windows (where applicable)

(iii) WC and Utility

- Top-hung window

(iv) Kitchen

- Top hung window / Sliding Window with/without fixed panel

- Aluminum framed sliding glass panel windows

Note:
1) All windows are aluminium-framed in powder-coated finish.
2) All casement windows are either side-hung, top-hung or bottom-hung or any combination of the mentioned.
3) All glazing shall be approximately 6mm thick tinted and/ or clear and/or frosted glass and all glazing up to 1 m from the floor level shall be laminated.

8. DOORS

(i) Main Entrance (Basement)

- Approved fire rate solid core timber panel door.

(ii) Main Entrance (1st Storey)

- Aluminum Framed Glass swing door /Glass sliding door combo.

(iii) Dining to Kitchen

- Sliding Glass door or Sliding Timber door with fixed glass panel

(iv) Master Bedroom, Bedrooms, Guest Room and Baths

- Flushed hollow core timber swing/pocket door

(v) Master Bath, Guest Bath and Powder Rooms

- Flushed hollow core timber swing/pocket door

(vi) PES, Roof Terrace, Kitchen and Yard

- Powder-coated aluminium-framed swing glass door and/or aluminium-framed sliding glass door with/without fixed glass panel.

(vii) Store & DB

- Flushed hollow core timber door

(viii) WC and Utility

- Aluminium-framed bi-fold door

(ix) Lift

- Stainless Steel sliding doors with fixed glass panels.

- Fire Rated Metal for basement lift doors.

(x) Household Shelter

- Approved Metal Blast Door

9. IRONMONGERY

Selected quality locksets and ironmongery to all doors where applicable. Digital lockset only applicable for main entrance door at basement.

10. SKYLIGHTS

Skylights are of laminated glass with/without fixed aluminium louvers.

11. ELECTRICAL INSTALLATION

- Concealed electrical wiring in conduits below false ceiling level.

- Electrical wiring above false ceiling, in distribution board compartment and in Household Shelter shall be in exposed conduits and/or trunking

- Refer to Electrical Schedule for details

12. SCV AND TELEPHONE / DATA POINT

Refer to Electrical Schedule for details

13. LIGHTNING PROTECTION

Lightning protection provided in compliance with Singapore Standard SS555:2010

14. PAINTING

- Internal wall surfaces : emulsion paint

- External wall surfaces : textured coating

15. WATERPROOFING

Waterproofing shall be provided to Master Bath, Baths, Powder Rooms, Kitchen, Reinforced Concrete Flat Roof, Reinforced Concrete Sloping Roof, PES, AC Ledges, whole unit basement floor and Roof Terrace

16. PES GATE AND ENCLOSURE

Glass panels/ Glass Panel Gate with aluminum capping and Aluminum Screen Fencing and/or painted walls with ventilation louvers

17. SOIL TREATMENT

Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

18. ADDITIONAL ITEMS

(i) Kitchen

- High and low level kitchen cabinets complete with solid surface top, built-in gas hob, built in hood, free standing fridge, conventional oven, and stainless steel single-bowl sink with mixer. For Type C, C1, C1a, C1b, C1c, C1d, C1e, C1f – cabinets provided above the fridge (All other types will be box up only).

(ii) Wardrobes

- Built-in wardrobes to all Bedrooms except Guest Room and Family

(iii) Vanity Counter

- Marble vanity counter top with cabinet below to Master Bath, Guest Baths and Baths

- Solid Surface top with cabinet door below at the yard area.

- Granite top with cabinets at outdoor sink at Roof Terrace.

(iv) Air-Conditioning

- Concealed ducted fan coil units to Living and Dining

- Wall mounted fan coil units to Master Bedroom, Bedrooms and Family (Attic) Corridor between bedrooms on the 2nd floor for all of Type Ds and the corridor between Bedrooms on the 3rd Floor for unit types A2s and all of Type Bs.

- Ceiling Cassette fan coil units to Guest Room (Basement) and Family (Basement)

(v) Water Heater

- Hot Water supply To Master Bath, Baths, Guest Bath and Kitchen via electric water heaters

(vi) Yard

- Free-standing washing machine

(vii) Framed Shower Screen

- Glass shower screen enclosure for Master Bath, Guest Bath and Baths

(viii) Bib tap is provided at the following areas:

- Roof Terrace

- PES

- Basement Carpark

- Basement Yard Area (For Washing Machine)

- 19) SANITARY WARES & FITTINGS

(i) Master Bath

- 1 vanity basin with basin mixer; 1 long bath with mixer tap, 1 shower mixer; 1 Rain Shower; 1 wall hung water closet, 1 mirror cabinet, 1 towel rail , 1 toilet paper holder and 1 robe hook

(ii) Bath (Except Bath 2 which comes with a wall hung water closet)

- 1 vanity basin with basin mixer; 1 shower mixer; 1 water closet, 1 mirror; 1 towel rail, 1 toilet paper holder and 1 robe hook.

(iii) Guest Bath

- 1 vanity basin with basin mixer; 1 shower mixer , 1 water closet, 1 mirror 1 towel rail , 1 toilet paper holder and 1 robe hook

(iv) WC

- 1 wall hung basin with tap, 1 shower handset with tap, 1 water closet, 1 mirror; 1 towel rail and 1 toilet paper holder

(v) Roof Terrace

- 1 single-bowl sink with tap

(vi) Yard in Basement

- 1 single-bowl sink with tap

- 20) SECURITY SYSTEM

(i) Card Access control system for Gym and Pedestrian Side gates

(ii) Audio Intercom system to units

(iii) CCTV camera at 1st Storey boundary , Main and side entrances

(iv) Vehicular Barrier System at the main entrance.

Area	Type A	Type B	Type C	Type D
PES	2.80 m	2.80 m	2.80 m	2.80 m
Living	3.65 m	2.60 m - 3.00 m	2.60 m - 2.80 m	2.60 m - 3.65 m
Dining	3.65 m	2.60 m - 3.00 m	2.30 m - 2.60 m	2.60 m - 3.00 m
Kitchen	2.40 m - 2.90 m	2.20m (Partial over Fridge) - 2.60m	2.60 m	2.10 m (Partial over Fridge) - 2.60 m
Dry Kitchen	Not Applicable	Applicable for B2B only - 3.00 m	Not Applicable	Not Applicable
Family (Basement)	2.60 m	2.60m	2.60 m	2.60 m - 3.40 m Not Applicable to D2 & D2a
Guest room	2.60 m - 1.80 m (Partial Box Up)	2.60 m - 2.00m (Partial Box Up)	Not Applicable	Not Applicable
Utility	2.00 m - 2.40 m	2.00m - 2.40 m	Not Applicable	Not Applicable
HS	2.40 m - 3.10 m	2.40 m - 3.00m	3.10 m - 3.25 m	2.30 m - 3.40 m
Master Bedroom	2.40 m - 2.80 m	2.40 m - 2.70 m	2.40 m - 2.80 m	2.40 m - 2.90 m
Bedroom 1	2.40 m - 2.80 m	2.40 m - 2.70 m	2.40m - 2.80 m	2.40m - 2.80 m
Bedroom 2	2.40 m - 2.80 m	2.40 m - 2.90 m	2.40 m - 2.90 m	2.40 m - 2.80 m
Bedroom 3	2.40 m - 2.80 m	2.40 m - 2.80 m	2.40 m - 2.90 m	2.40 m - 2.90 m
Family (Attic)	2.40 m - 2.90 m	Not Applicable	Not Applicable	Not Applicable
Powder room 1	2.40 m -2.70 m	2.10 m(Partial Box Up) - 2.40m	2.40 m - 2.60 m	2.10 m (Partial Box Up) - 2.40 m
Powder room 2	2.40 m	Not Applicable	Not Applicable	Not Applicable
Guest Bath	2.00 m (Partial Box Up) - 2.40 m	2.00M (Partial Box Up) - 2.40 m	2.40 m	2.40 m
Master Bath	2.40 m	2.40 m	2.40 m	2.40 m
Bath 1	2.40 m	2.40 m	2.40 m - 2.70 m	2.40 m
Bath 2	2.40 m	2.40 m	2.40 m	2.40 m
Bath 3	2.40 m	2.40 m	2.40 m	2.40 m
AC Ledge	2.50 m	Not Applicable	Not Applicable	Not Applicable
WC	2.40 m	2.40 m	2.40 m	2.40 m
Yard	2.60 m	2.60 m	2.60 m	2.60 m
Carpark	2.00 m(Partial Box up - 2.40 m	2.00 m(Partial Box Up) - 2.40 m	1.65 m (Partial Box Up) - 2.40 m	2.40 m

Item	Description	Unit Type A1, A1a, A1b, A1c, A1d	Unit Type A2, A2a	Unit Type B1, B1a, B1b, B1c, B1d, B1e, B1f, B1g, B1h, B1j, B1k, B1l, B1m, B1n	Unit Type B2a, B2b	Unit Type C1, C1a, C1b, C1d, C1e, C1f	Unit Type D1, D1a, D2, D2a, D3, D4, D5, D6
1	Lighting Points	42	42	40	40	38	38
2	13A Power Points	11	11	11	11	10	10
3	13A Twin Power Points	9	9	8	10	10	10
4	Isolators	3	3	3	3	3	3
5	SCV Point	7	7	6	6	6	6
6	Telephone / Data Point	10	10	10	10	10	10
7	Audio Intercom	2	2	2	2	2	2
8	Door Bell Points	1	1	1	1	1	1
9	Electric Oven Connection Points	1	1	1	1	1	1
10	Washing Machine Point	2	2	2	2	2	2
11	Kitchen Hob Connection Point	1	1	1	1	1	1
12	Kitchen Hood Connection Point	1	1	1	1	1	1
13	Refrigerator Point	1	1	1	1	1	1

- NOTES

1. 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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser:

2. ALTERNATIVE MATERIAL OR EQUIPMENT

Where any material or equipment is to be used or anything to be done under the Building Specifications hereto is stated in the alternative, it shall be at the Vendor's/Architect's sole choice and discretion.

3. GLASS

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

4. TILES

Selected tile sizes, tile surface flatness and individual tonality cannot be perfect and are subject to manufacturing and acceptable range described in International Standard ISO 13006, ISO 10545-1 to ISO 10545-16 and BCA QM. Selected tiles may also have minor tonality differences as part of its design. Notwithstanding this note, the vendor shall remain fully responsible for the performance of its obligation under clause 9 and clause 17.

5. MARBLE AND GRANITE

Marble 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 granite as well as non-uniformity between pieces 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

6. TIMBER

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation.

7. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions, Home lift configuration, Layout/locations 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.

8. FALSE CEILING

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling/access panels is subject to Architect's sole discretion and final design.

9. OPEN TERRACE WITH TRELLIS

Where the unit is designed with open terrace with trellises, the Purchaser shall not dismantle such trellises nor shall the Purchaser cover up such trellises over the roof terrace except with prior approval in writing of the relevant competent authorities.

10. CABLE TELEVISION / BROADBAND NETWORKS

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.

11. INTERNET ACCESS

If the Purchaser requires internet access, the Purchaser

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.

12. AIR-CONDITIONING SYSTEM

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.

13. MECHANICAL VENTILATION EXHAUST FAN SYSTEM

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

14. HEAT RECOVERY SYSTEM

To ensure good working condition of the heat recovery system, the system has to be maintained and cleaned by the purchaser on a regular basis.

15. HOME LIFT

To ensure good working condition of the home lift, the home lift has to be maintained by the purchaser on a regular basis and as prescribed by the supplier. The purchase is liable to pay all fees (including but not limited to annual license fee, subscription fee and maintenance fee) for the procurement of all the necessary approvals and/or license from the relevant authorities or any other parties with regards to the Home lift after the expiry of the Defects Liability period as provided in clause 17 of the Sales and Purchase Agreement.

16. MOBILE PHONE RECEPTION

Telephone reception on mobile phones within the project, is subject to availability/provisions of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the vendor.
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Creating Memorable Homes, Generation After Generation.

Our Mission

As a leading and experienced property developer, we are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

Our Milestones

For over half a century, Bukit Sembawang Group has built many of Singapore's renowned and established residential developments comprising of landed homes, private condominiums and apartments.

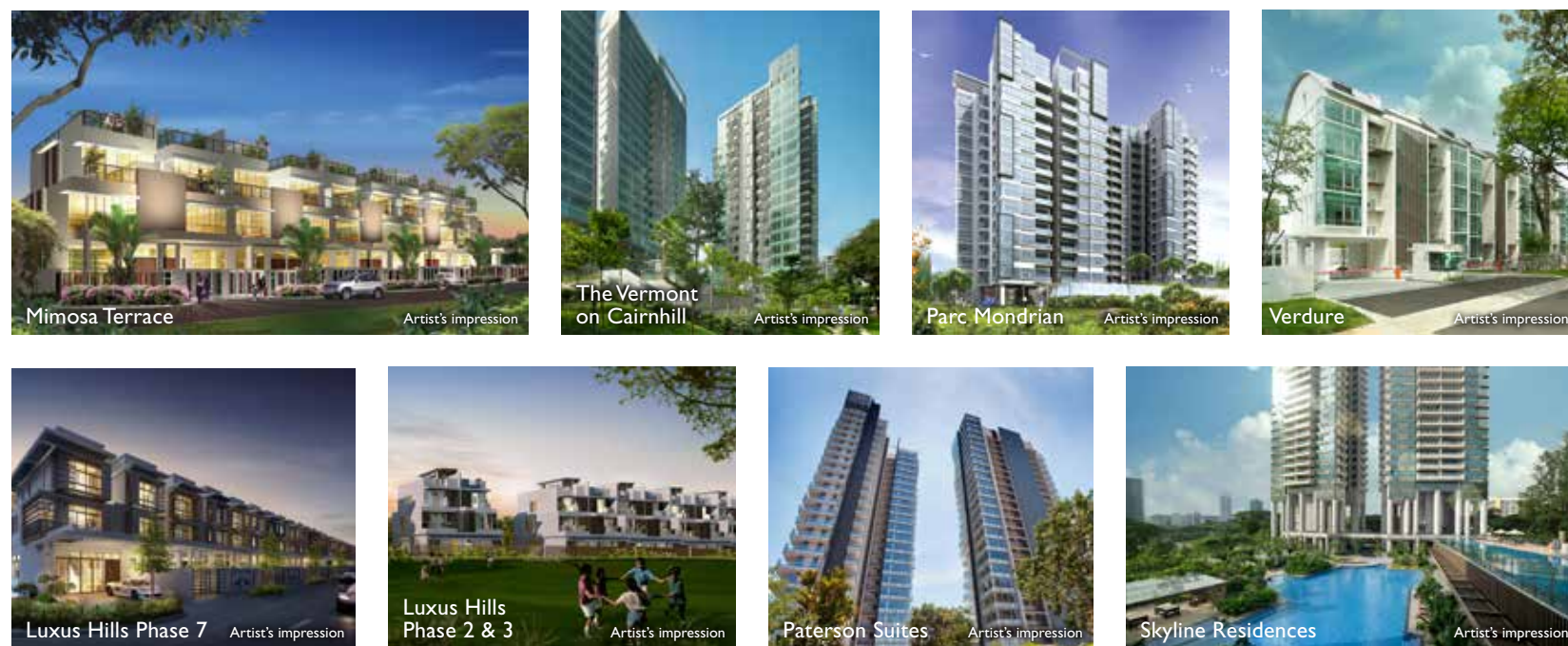
Our Commitment

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate - for generations after generations.

Our Projects

Our widely-acclaimed portfolios of high-end private condominiums and apartments include completed projects such as Parc Mondrian, Verdure, Paterson Suites, The Vermont on Cairnhill, and recently completed Skyline Residences and Paterson Collection.

Bukit Sembawang Group started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The Group now focuses on property development investments and other property-related activities.



Another quality development by



**BUKIT SEMBAWANG
ESTATES LIMITED**



HOMES FOR EVERY GENERATION

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Developer : Sembawang Estates (Private) Limited (Co. Regn No. : 195400158C) • Tenure : Estate in perpetuity (Freehold) • Lot(s) No. : Lot 2099V and 2277V, MK19 at Sembawang Road • Building Plan Approval No. : A0730-00003-2003-BP01 dated 6 October 2006 and A0730-00003-2003-BP02 dated 10 May 2016 • Developer's Licence No. : B1430 • Encumbrances on the land : Nil • Expected Date of Vacant Possession : 31 December 2020 • Expected Date of Legal Completion: 31 December 2023

While reasonable care has been taken in preparing this mailer, the developer 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 regarded as statements or representations of fact. All information and specifications are current at the time of print, subject to changes as may be required. Nothing herein shall form part of any offer or contract. All plans are subject to amendments as may be required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and cannot be regarded as representations of fact. The developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement, including the Specifications of the Building and Description of Housing Project contained therein, shall form the entire agreement between the developer and a purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in this brochure, the development model or any unit layout model and/or by our agents) unless approved by the Controller of Housing (if applicable) and expressly agreed to in writing between the parties.

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

Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items
The position and provision of all power points, switches, TV and SCV Outlets and Other Items listed in the Electrical Schedule as may be displayed in the show house(s) are indicative and for illustration purpose only and subject Consultants' design.