



WANDERVALE



A decorative border in a light brown color frames the page. It consists of a double-line rectangular border with ornate, symmetrical corner designs. Each corner features a central diamond shape with a smaller diamond inside, and two elongated, teardrop-like shapes extending outwards from the corners.

WANDERVALE

A decorative border in a light peach color frames the page. It features ornate, symmetrical corner designs and a simple line for the sides.

**LIVE AN  
ADVENTURE**



Be enchanted by the natural beauty of life  
where every day is a fairytale.

Wandervale - A captivating haven for  
tranquil, quality living.







WANDERVALE











Lot One Shopping Mall

**W**alk to the Choa Chu Kang MRT and Bus Interchange. Catch the latest movie and pack your groceries at Lot One. Have a good read at the library. Enjoy a healthy run at the nearby park. Options aplenty for everyone.





Choa Chu Kang MRT & Bus Interchange



Choa Chu Kang Public Library



Within 1 km to South View Primary School



Shaw Cinema at Lot One Shopping Mall



Choa Chu Kang Park



Fresh groceries within your reach



Warren Golf & Country Club



Artist's Impression



Shopping conveniences within the vicinity



**H**op onto the complimentary shuttle bus\* to Bukit Panjang Downtown Line 2 MRT and the upcoming Hillion Mall.

Explore the myriad of mouth-watering cuisines, retail therapy, entertainment options and other conveniences to meet your daily needs.

\* Complimentary for the first year following T.O.P.

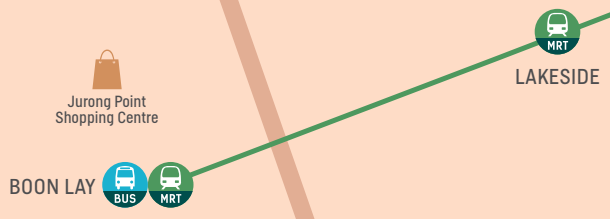


0 50 100 150 200m

# WANDERVALE



PAN ISLAND EXPRESSWAY (PIE)



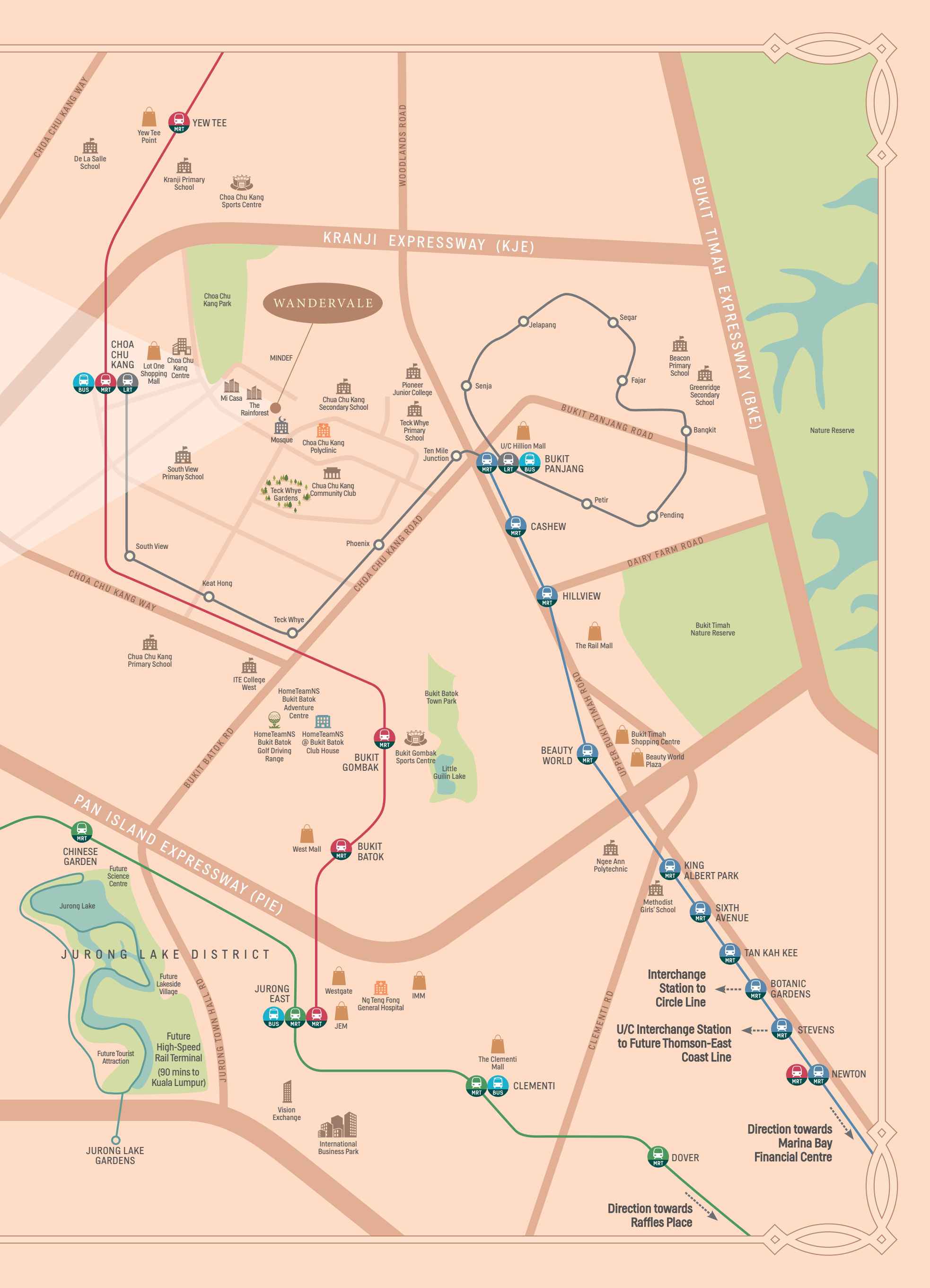
AYER RAJAH EXPRESSWAY (AYE)



## LEGEND

- Downtown MRT Line 2
- North-South MRT Line
- East-West MRT Line
- Bus Interchange
- Bukit Panjang LRT Line
- HDB Flats / Future Residential and High Rise Developments

Map not drawn to scale



YEW TEE

KRANJI EXPRESSWAY (KJE)

BUKIT TIMAH EXPRESSWAY (BKE)

WANDERVALE

CHOA CHU KANG

BUKIT PANJANG ROAD

BUKIT PANJANG

CASHEW

HILLVIEW

BEAUTY WORLD

BUKIT GOMBAK

BUKIT BATOK

PAN ISLAND EXPRESSWAY (PIE)

JURONG LAKE DISTRICT

JURONG EAST

CLEMENTI

KING ALBERT PARK

SIXTH AVENUE

TAN KAH KEE

Interchange Station to Circle Line

BOTANIC GARDENS

U/C Interchange Station to Future Thomson-East Coast Line

STEVENS

NEWTON

Direction towards Marina Bay Financial Centre

Direction towards Raffles Place



JURONG LAKE GARDENS

International Business Park

DOVER







LET THE  
MAGIC POTION  
BRING YOU  
TO THE  
ENCHANTED  
GARDENS



ACT I



**W**andervale elevates tranquil living amidst nature for discerning individuals.

Lush greenery against the backdrop of elegant architecture offers the perfect setting for a botanical retreat.



Artist's Impression











SWIRL INTO  
A WORLD OF  
FANTASY AT THE  
SPELLBOUND  
FALLS



ACT II



















Artist's Impression



Artist's Impression





**E**xpansive landscapes and recreational facilities have been specially designed to provide ultimate relaxation.

Pamper your senses and calm your soul back home at Wandervale.





A thoughtful balance of nature and contemporary living, Wandervale invites you to create everlasting memories with your loved ones.







STEP THROUGH  
THE DOOR TO  
WANDERLAND



ACT III



**N**atural lighting to complement the fine living spaces completed with quality home fittings from Electrolux and Hansgrohe.















# SITE PLAN



## LEGEND

- |                                 |                       |                          |
|---------------------------------|-----------------------|--------------------------|
| 1. GUARD HOUSE                  | 11. STAR-GAZING LAWN  | 21. REFLEXOLOGY WALK     |
| 2. SIDE GATE                    | 12. LOUNGE POOL       | 22. LAP POOL             |
| 3. ARRIVAL PLAZA BELOW          | 13. SUN DECK          | 23. AQUA DECK            |
| 4. TULIP LOUNGE                 | 14. OUTDOOR FOOTBATH  | 24. WELLNESS GYM POOL    |
| 5. BBQ PAVILION                 | 15. ONSEN SPA POOL    | 25. SENSORY PLAYLAND     |
| 6. ALFRESCO LOUNGE              | 16. SPA BED           | 26. CHANGING/SHOWER ROOM |
| 7. OUTDOOR FITNESS TERRACE      | 17. MASSAGE JETS      | 27. READING ALCOVE       |
| 8. BUBBLER JETS WATER FEATURE   | 18. WELLNESS SPA POOL | 28. SURFACE CARPARK      |
| 9. WANDER FARM                  | 19. JACUZZI           | 29. RESTING PAVILION     |
| 10. GOURMET BBQ DINING PAVILION | 20. WANDERLAND MAZE   |                          |



Building Plan Approval No.:  
A1409-01430-2014-BP01 approved on 1 December 2015

NOTE:  
The boundary lines of the units set out herein are for illustrative purposes only, and are not to be taken as a factual representation of the boundary lines of the actual units.

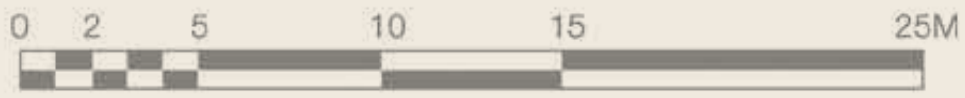
# LANDSCAPE PLAN

(MEZZANINE)



## LEGEND

- |                        |                                    |
|------------------------|------------------------------------|
| 1. WANDER LAWN         | 9. KIDS' WATER PLAY                |
| 2. ADVENTURE PLAYLAND  | 10. WATER CASCADE                  |
| 3. KIDS' CLIMBING WALL | 11. CHILDREN'S WADING POOL         |
| 4. LIFT AND STAIRS     | 12. BIN CENTRE @ BASEMENT          |
| 5. SUBSTATION          | 13. CHANGING/SHOWER ROOM AND SAUNA |
| 6. WISDOM READING ROOM | 14. WELLNESS GYM ROOM              |
| 7. FUNCTION ROOM 1     | 15. RECREATIONAL TENNIS COURT      |
| 8. FUNCTION ROOM 2     |                                    |



Building Plan Approval No.:  
A1409-01430-2014-BP01 approved on 1 December 2015

# DISTRIBUTION CHART

351 CHOA CHU KANG AVENUE 3 SINGAPORE 689879

	01	02	03	04
13th	B2T	C1T	C1T	B2T
12th	B2	C1	C1	B2
11th	B2	C1	C1	B2
10th	B2	C1	C1	B2
9th	B2	C1	C1	B2
8th	B2	C1	C1	B2
7th	B2	C1	C1	B2
6th	B2	C1	C1	B2
5th	B2	C1	C1	B2
4th	B2	C1	C1	B2
3rd	B2	C1	C1	B2
2nd	B2	C1	C1	B2
1st	B2a	C1a	C1b	B2b

353 CHOA CHU KANG AVENUE 3 SINGAPORE 689880

	05	06	07	08
13th	B2T	B1T	B1T	B2T
12th	B2	B1	B1	B2
11th	B2	B1	B1	B2
10th	B2	B1	B1	B2
9th	B2	B1	B1	B2
8th	B2	B1	B1	B2
7th	B2	B1	B1	B2
6th	B2	B1	B1	B2
5th	B2	B1	B1	B2
4th	B2	B1	B1	B2
3rd	B2	B1	B1	B2
2nd	B2	B1	B1	B2
1st	B2a	B1a	B1b	B2b

355 CHOA CHU KANG AVENUE 3 SINGAPORE 689881

	09	10	11	12
13th	C1T	B2T	B2T	C1T
12th	C1	B2	B2	C1
11th	C1	B2	B2	C1
10th	C1	B2	B2	C1
9th	C1	B2	B2	C1
8th	C1	B2	B2	C1
7th	C1	B2	B2	C1
6th	C1	B2	B2	C1
5th	C1	B2	B2	C1
4th	C1	B2	B2	C1
3rd	C1	B2	B2	C1
2nd	C1	B2	B2	C1
1st	C1a	B2a	B2b	C1b

357 CHOA CHU KANG AVENUE 3 SINGAPORE 689882

	13	14	15	16
15th	B3T	B1T	B1T	B3T
14th	B3	B1	B1	B3
13th	B3	B1	B1	B3
12th	B3	B1	B1	B3
11th	B3	B1	B1	B3
10th	B3	B1	B1	B3
9th	B3	B1	B1	B3
8th	B3	B1	B1	B3
7th	B3	B1	B1	B3
6th	B3	B1	B1	B3
5th	B3	B1	B1	B3
4th	B3	B1	B1	B3
3rd	B3	B1	B1	B3
2nd	B3	B1	B1	B3
1st	B3a	B1a	B1a	B3a

359 CHOA CHU KANG AVENUE 3 SINGAPORE 689883

	17	18	19	20
15th	B2T	A1T	A1T	B2T
14th	B2	A1	A1	B2
13th	B2	A1	A1	B2
12th	B2	A1	A1	B2
11th	B2	A1	A1	B2
10th	B2	A1	A1	B2
9th	B2	A1	A1	B2
8th	B2	A1	A1	B2
7th	B2	A1	A1	B2
6th	B2	A1	A1	B2
5th	B2	A1	A1	B2
4th	B2	A1	A1	B2
3rd	B2	A1	A1	B2
2nd	B2	A1	A1	B2
1st	B2a	A1a	A1a	B2a

361 CHOA CHU KANG AVENUE 3 SINGAPORE 689884

	21	22	23	24
15th	B2T	C1T	C1T	B2T
14th	B2	C1	C1	B2
13th	B2	C1	C1	B2
12th	B2	C1	C1	B2
11th	B2	C1	C1	B2
10th	B2	C1	C1	B2
9th	B2	C1	C1	B2
8th	B2	C1	C1	B2
7th	B2	C1	C1	B2
6th	B2	C1	C1	B2
5th	B2	C1	C1	B2
4th	B2	C1	C1	B2
3rd	B2	C1	C1	B2
2nd	B2	C1	C1	B2
1st	B2a	C1a	C1a	B2a



**363 CHOA CHU KANG AVENUE 3 SINGAPORE 689885**

	25	26	27	28
17th	A1T	B3T	B3T	A1T
16th	A1	B3	B3	A1
15th	A1	B3	B3	A1
14th	A1	B3	B3	A1
13th	A1	B3	B3	A1
12th	A1	B3	B3	A1
11th	A1	B3	B3	A1
10th	A1	B3	B3	A1
9th	A1	B3	B3	A1
8th	A1	B3	B3	A1
7th	A1	B3	B3	A1
6th	A1	B3	B3	A1
5th	A1	B3	B3	A1
4th	A1	B3	B3	A1
3rd	A1	B3	B3	A1
2nd	A1			A1
1st				

**365 CHOA CHU KANG AVENUE 3 SINGAPORE 689886**

	29	30	31	32
17th	B2T	A1T	A1T	B2T
16th	B2	A1	A1	B2
15th	B2	A1	A1	B2
14th	B2	A1	A1	B2
13th	B2	A1	A1	B2
12th	B2	A1	A1	B2
11th	B2	A1	A1	B2
10th	B2	A1	A1	B2
9th	B2	A1	A1	B2
8th	B2	A1	A1	B2
7th	B2	A1	A1	B2
6th	B2	A1	A1	B2
5th	B2	A1	A1	B2
4th	B2	A1	A1	B2
3rd	B2	A1	A1	B2
2nd	B2	A1	A1	B2
1st	B2a	A1a	A1b	B2c

**367 CHOA CHU KANG AVENUE 3 SINGAPORE 689887**

	33	34	35	36
17th	B3T	A1T	A1T	B3T
16th	B3	A1	A1	B3
15th	B3	A1	A1	B3
14th	B3	A1	A1	B3
13th	B3	A1	A1	B3
12th	B3	A1	A1	B3
11th	B3	A1	A1	B3
10th	B3	A1	A1	B3
9th	B3	A1	A1	B3
8th	B3	A1	A1	B3
7th	B3	A1	A1	B3
6th	B3	A1	A1	B3
5th	B3	A1	A1	B3
4th	B3	A1	A1	B3
3rd	B3	A1	A1	B3
2nd	B3	A1	A1	B3
1st	B3a	A1a	A1b	B3b

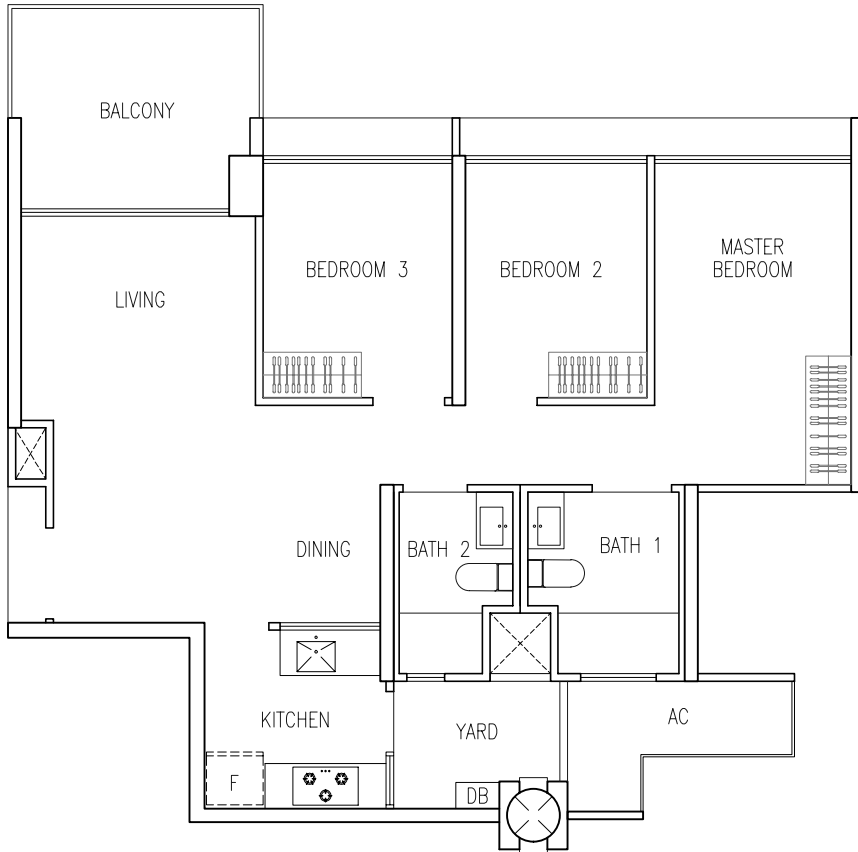
**LEGEND**

- TYPE A (3 BEDROOM)
- TYPE B (3 BEDROOM PREMIUM)
- TYPE C (4 BEDROOM)

# 3 BEDROOM

Type A1, A1T, A1a, A1b

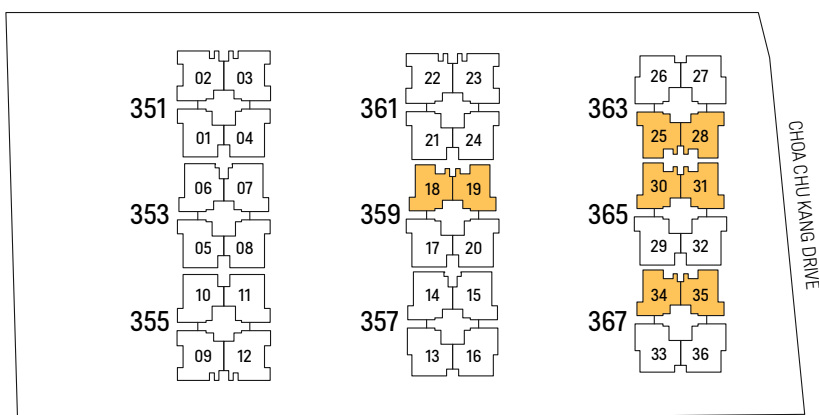
89 sqm / 958 sqft



## Type A1

89 sqm / 958 sqft

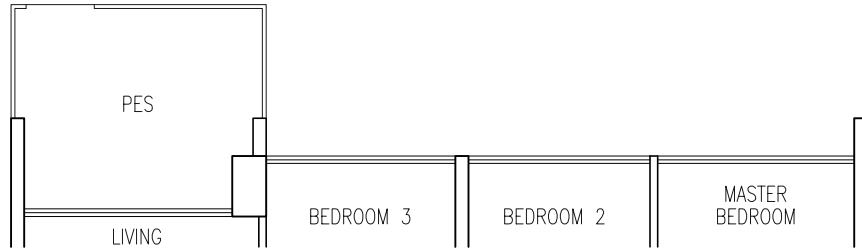
Blk 359		Blk 363		Blk 365		Blk 367	
#02-18	#02-19*	#02-25*	#02-28	#02-30	#02-31*	#02-34	#02-35*
#04-18	#04-19*	#04-25*	#04-28	#04-30	#04-31*	#04-34	#04-35*
#06-18	#06-19*	#06-25*	#06-28	#06-30	#06-31*	#06-34	#06-35*
#08-18	#08-19*	#08-25*	#08-28	#08-30	#08-31*	#08-34	#08-35*
#10-18	#10-19*	#10-25*	#10-28	#10-30	#10-31*	#10-34	#10-35*
#12-18	#12-19*	#12-25*	#12-28	#12-30	#12-31*	#12-34	#12-35*
#14-18	#14-19*	#14-25*	#14-28	#14-30	#14-31*	#14-34	#14-35*
		#16-25*	#16-28	#16-30	#16-31*	#16-34	#16-35*



ENTRANCE  
CHO A CHU KANG AVE 3



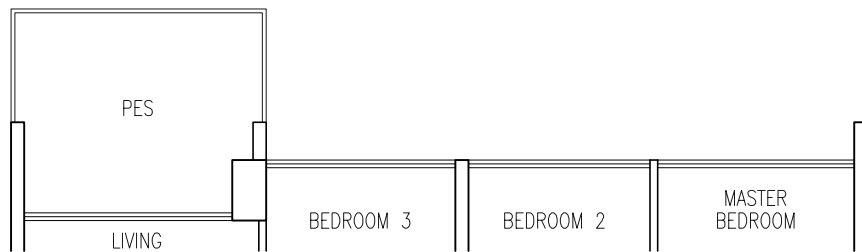
Keyplan not to scale.



**Type A1a**

89 sqm / 958 sqft

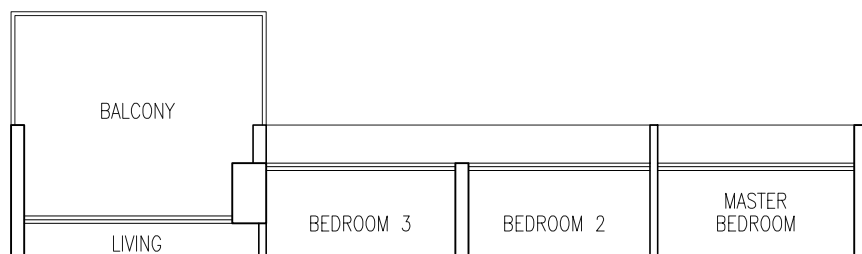
Blk 359      Blk 365      Blk 367  
 #01-18      #01-30      #01-34  
 #01-19\*



**Type A1b**

89 sqm / 958 sqft

Blk 365      Blk 367  
 #01-31\*      #01-35\*



**Type A1 / A1T**

89 sqm / 958 sqft

Blk 359		Blk 363		Blk 365		Blk 367	
#03-18	#03-19*	#03-25*	#03-28	#03-30	#03-31*	#03-34	#03-35*
#05-18	#05-19*	#05-25*	#05-28	#05-30	#05-31*	#05-34	#05-35*
#07-18	#07-19*	#07-25*	#07-28	#07-30	#07-31*	#07-34	#07-35*
#09-18	#09-19*	#09-25*	#09-28	#09-30	#09-31*	#09-34	#09-35*
#11-18	#11-19*	#11-25*	#11-28	#11-30	#11-31*	#11-34	#11-35*
#13-18	#13-19*	#13-25*	#13-28	#13-30	#13-31*	#13-34	#13-35*
#15-18	#15-19*	#15-25*	#15-28	#15-30	#15-31*	#15-34	#15-35*
		#17-25*	#17-28	#17-30	#17-31*	#17-34	#17-35*

**\* denotes mirror unit**

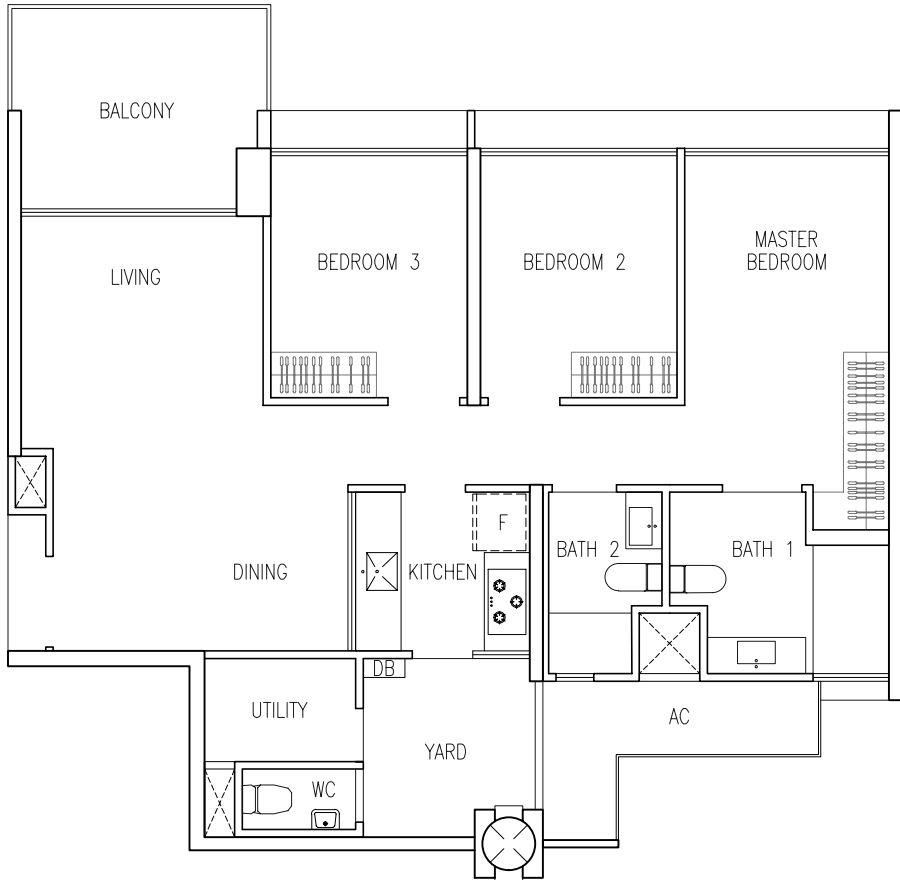
- Area includes AC ledge, Balcony and PES, where applicable. The plans are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.
- The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the Specifications in the brochure.



# 3 BEDROOM PREMIUM

Type B1, B1T, B1a, B1b

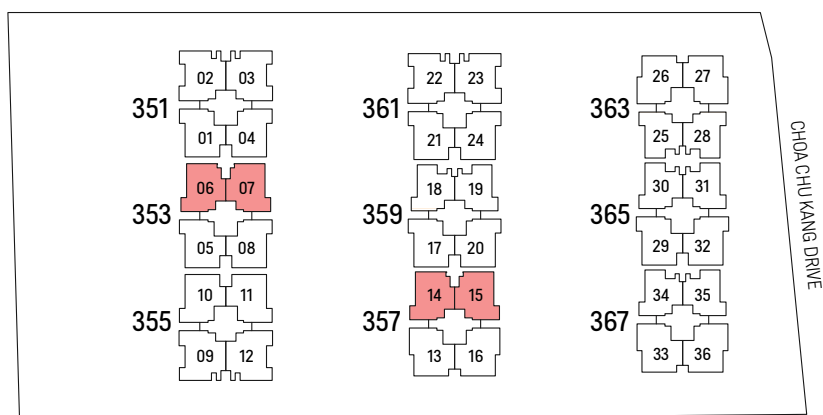
101 sqm / 1087 sqft



## Type B1

101 sqm / 1087 sqft

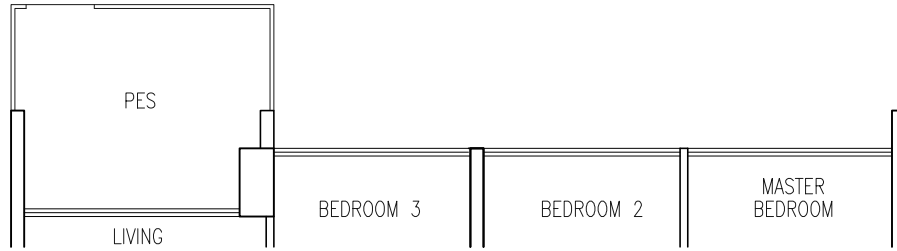
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#04-06	#04-07*	#04-14	#04-15*
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#08-06	#08-07*	#08-14	#08-15*
#10-06	#10-07*	#10-14	#10-15*
#12-06	#12-07*	#12-14	#12-15*
		#14-14	#14-15*



ENTRANCE  
CHOA CHU KANG AVE 3

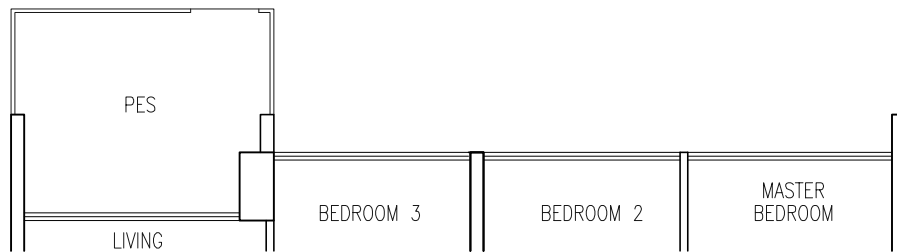


Keyplan not to scale.



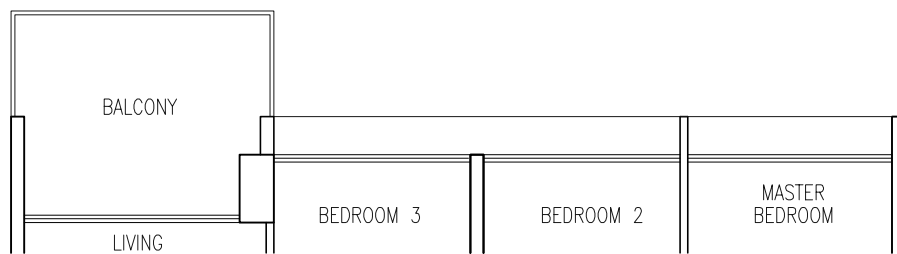
**Type B1a**  
101 sqm / 1087 sqft

<u>Blk 353</u>	<u>Blk 357</u>
#01-06	#01-14
	#01-15*



**Type B1b**  
101 sqm / 1087 sqft

<u>Blk 353</u>
#01-07*



**Type B1 / B1T**  
101 sqm / 1087 sqft

<u>Blk 353</u>		<u>Blk 357</u>	
#03-06	#03-07*	#03-14	#03-15*
#05-06	#05-07*	#05-14	#05-15*
#07-06	#07-07*	#07-14	#07-15*
#09-06	#09-07*	#09-14	#09-15*
#11-06	#11-07*	#11-14	#11-15*
#13-06	#13-07*	#13-14	#13-15*
		#15-14	#15-15*

**\* denotes mirror unit**

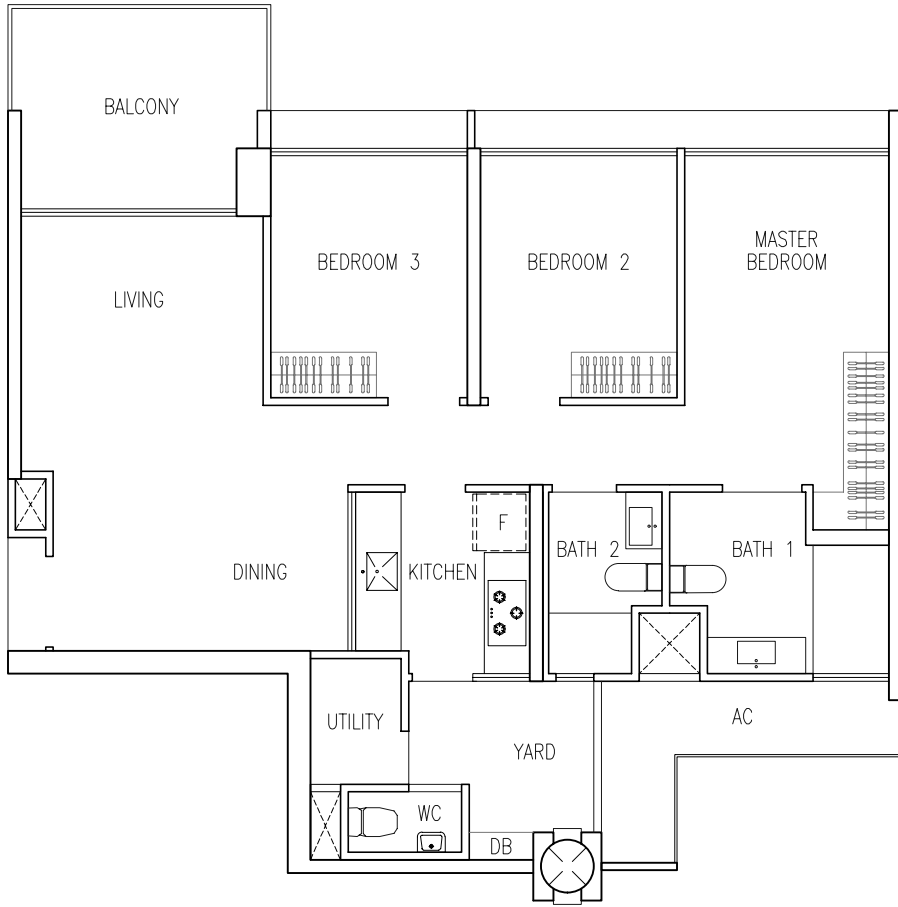
- Area includes AC ledge, Balcony and PES, where applicable. The plans are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.
- The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the Specifications in the brochure.



# 3 BEDROOM PREMIUM

Type B2, B2T, B2a, B2b, B2c

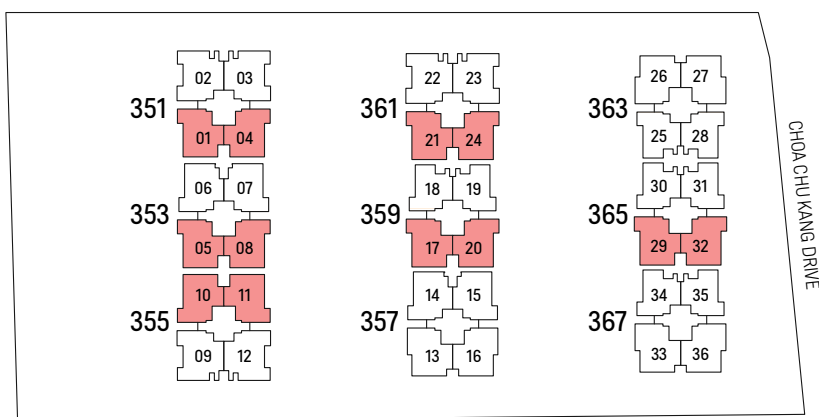
102 sqm / 1098 sqft



## Type B2

102 sqm / 1098 sqft

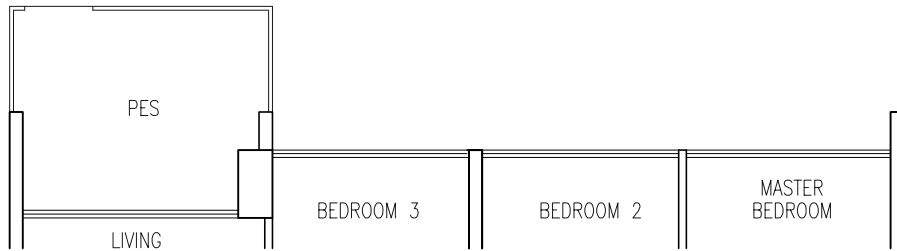
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#04-01*	#04-05*	#04-10	#04-17*	#04-20	#04-21*
#06-01*	#06-05*	#06-10	#06-17*	#06-20	#06-21*
#08-01*	#08-05*	#08-10	#08-17*	#08-20	#08-21*
#10-01*	#10-05*	#10-10	#10-17*	#10-20	#10-21*
#12-01*	#12-05*	#12-10	#12-17*	#12-20	#12-21*
			#14-17*	#14-20	#14-21*
					#14-24
					#16-29*
					#16-32
#02-04	#02-08	#02-11*			
#04-04	#04-08	#04-11*			
#06-04	#06-08	#06-11*			
#08-04	#08-08	#08-11*			
#10-04	#10-08	#10-11*			
#12-04	#12-08	#12-11*			



ENTRANCE  
CHOA CHU KANG AVE 3



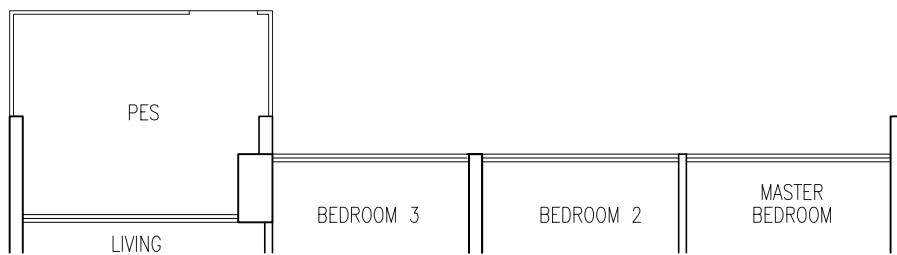
Keyplan not to scale.



### Type B2a

102 sqm / 1098 sqft

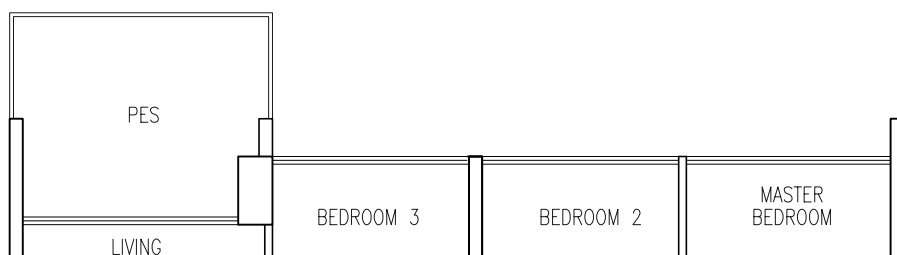
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Blk 359 #01-17* #01-20	Blk 361 #01-21* #01-24	Blk 365 #01-29*



### Type B2b

102 sqm / 1098 sqft

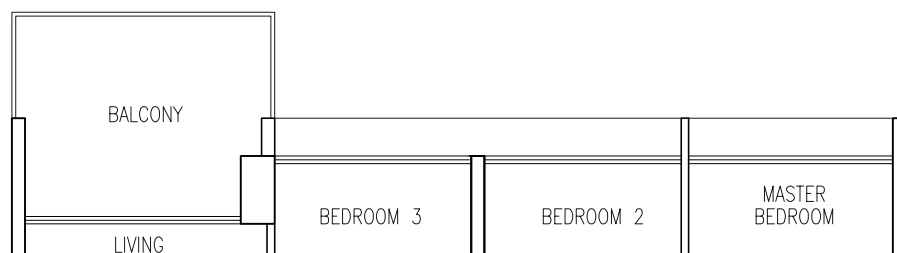
Blk 351 #01-04	Blk 353 #01-08	Blk 355 #01-11*
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### Type B2c

102 sqm / 1098 sqft

Blk 365 #01-32
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### Type B2 / B2T

102 sqm / 1098 sqft

Blk 351	Blk 353	Blk 355	Blk 359	Blk 361	Blk 365
#03-01*	#03-05*	#03-10	#03-17*	#03-20	#03-21*
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			#15-17*	#15-20	#15-21*
#03-04	#03-08	#03-11*			#03-24
#05-04	#05-08	#05-11*			#05-24
#07-04	#07-08	#07-11*			#07-24
#09-04	#09-08	#09-11*			#09-24
#11-04	#11-08	#11-11*			#11-24
#13-04	#13-08	#13-11*			#13-24
					#15-24
					#03-29*
					#05-29*
					#07-29*
					#09-29*
					#11-29*
					#13-29*
					#15-29*
					#17-29*
					#03-32
					#05-32
					#07-32
					#09-32
					#11-32
					#13-32
					#15-32
					#17-32

#### \* denotes mirror unit

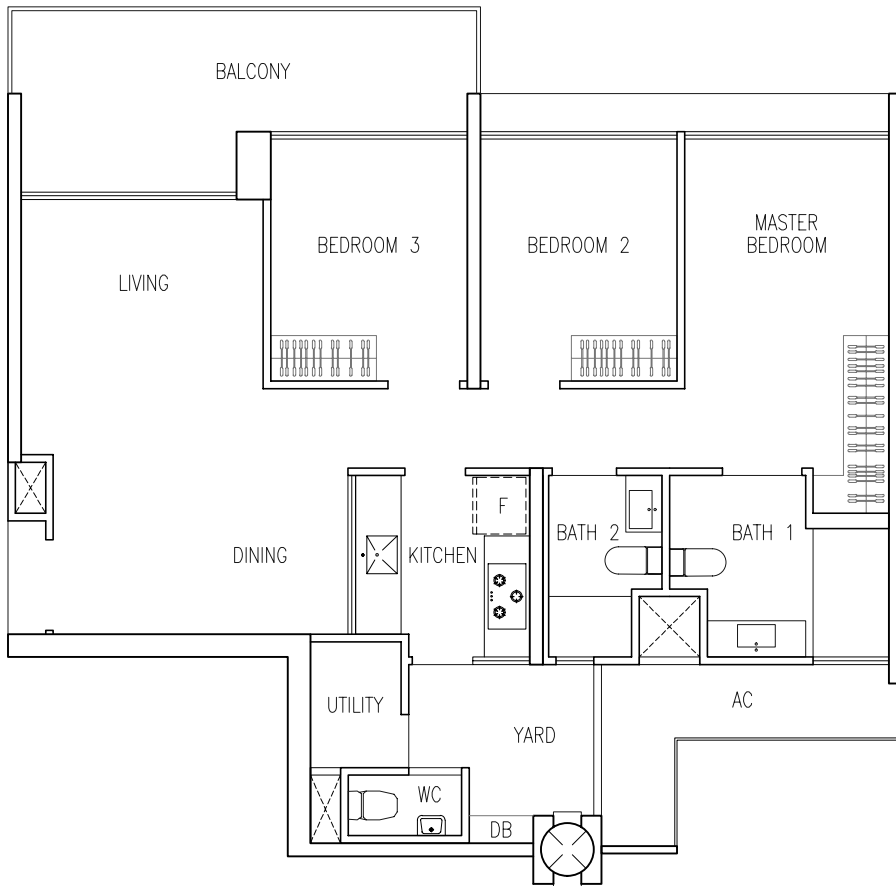
- Area includes AC ledge, Balcony and PES, where applicable. The plans are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.
- The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the Specifications in the brochure.



# 3 BEDROOM PREMIUM

Type B3, B3T, B3a, B3b

105 sqm / 1130 sqft

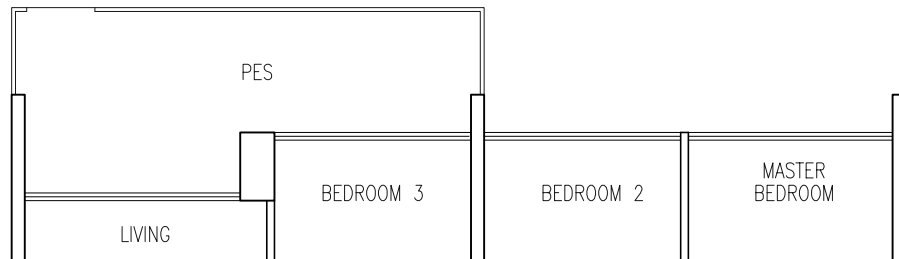


## Type B3 / B3T

105 sqm / 1130 sqft

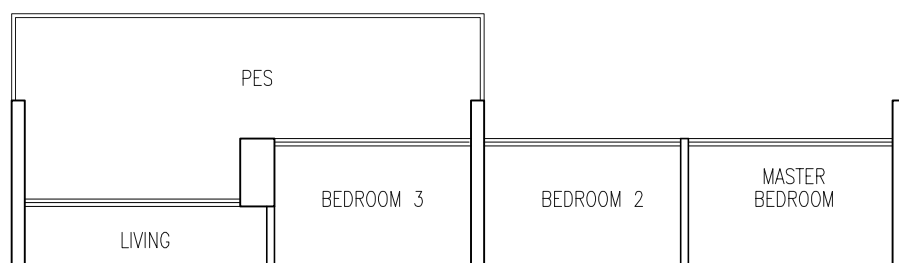
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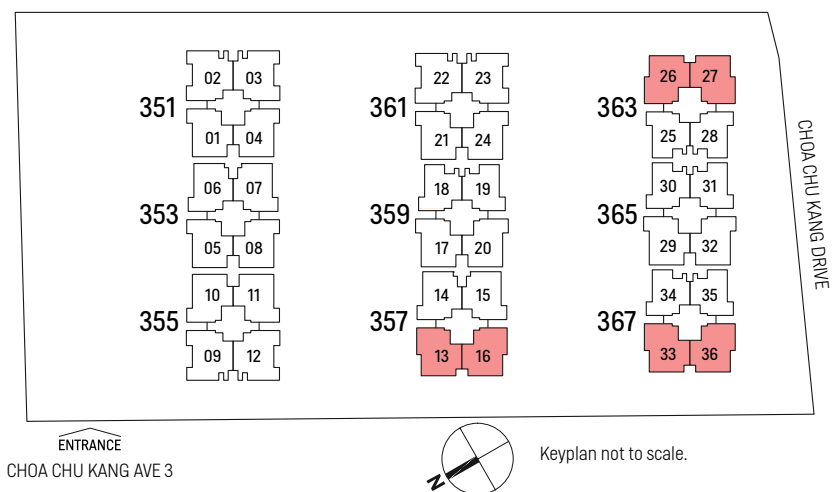
**Type B3a**  
105 sqm / 1130 sqft

Blk 357	Blk 367
#01-13*	#01-33*
#01-16	



**Type B3b**  
105 sqm / 1130 sqft

Blk 367
#01-36



ENTRANCE  
CHOA CHU KANG AVE 3



Keyplan not to scale.



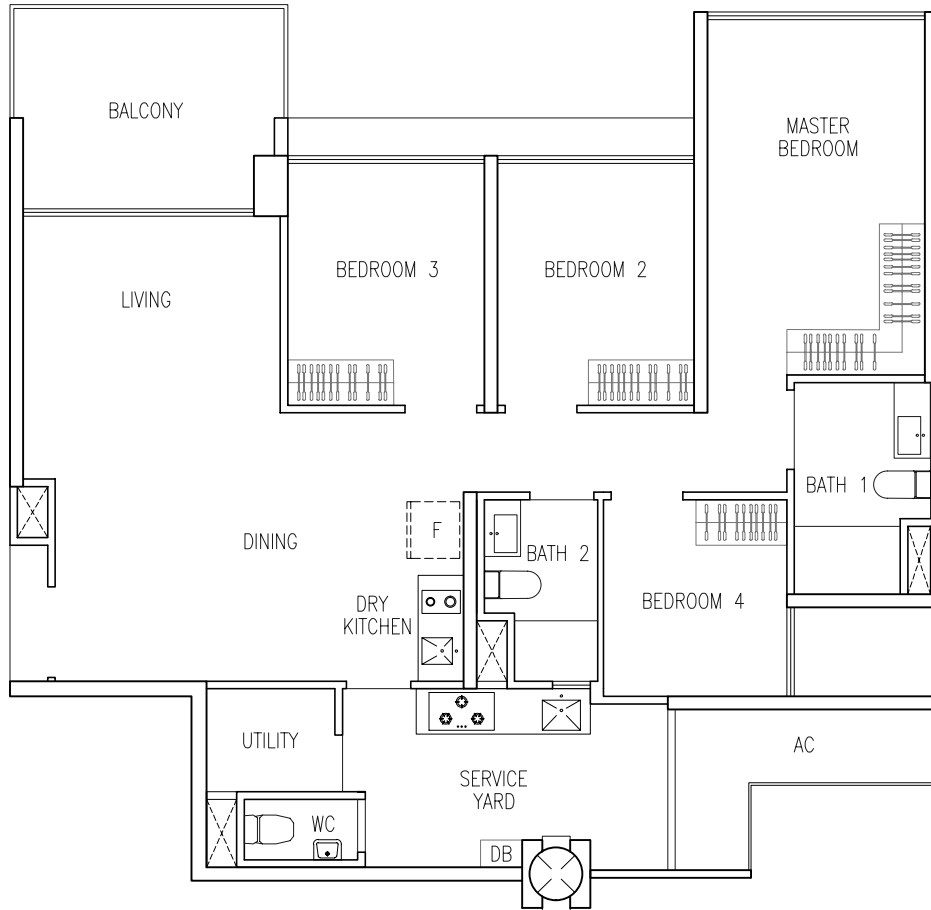
**\* denotes mirror unit**

- Area includes AC ledge, Balcony and PES, where applicable. The plans are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.
- The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the Specifications in the brochure.

# 4 BEDROOM

Type C1, C1T, C1a, C1b

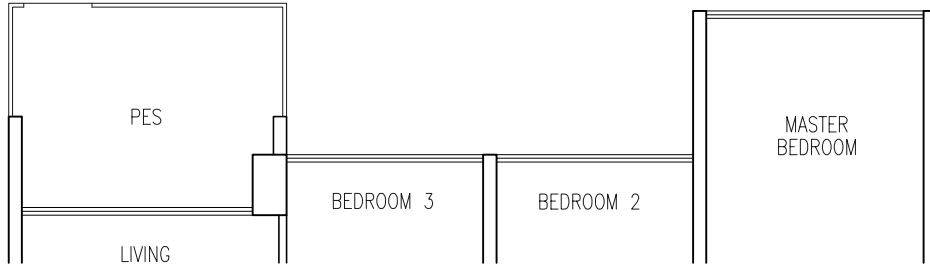
116 sqm / 1249 sqft



## Type C1 / C1T

116 sqm / 1249 sqft

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#06-02	#06-03*	#06-09*	#06-12	#06-22	#06-23*
#07-02	#07-03*	#07-09*	#07-12	#07-22	#07-23*
#08-02	#08-03*	#08-09*	#08-12	#08-22	#08-23*
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#13-02	#13-03*	#13-09*	#13-12	#13-22	#13-23*
				#14-22	#14-23*
				#15-22	#15-23*



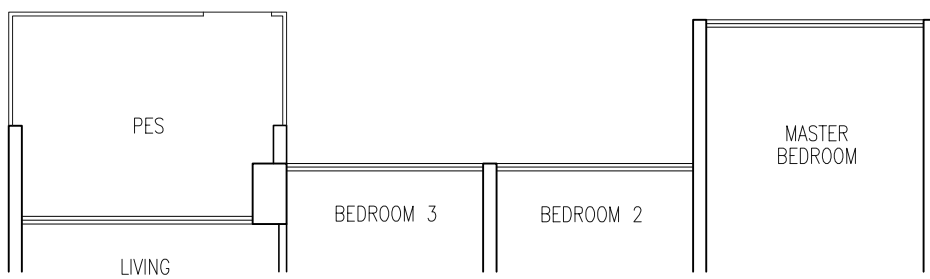
**Type C1a**

116 sqm / 1249 sqft

Blk 351  
#01-02

Blk 355  
#01-09\*

Blk 361  
#01-22  
#01-23\*

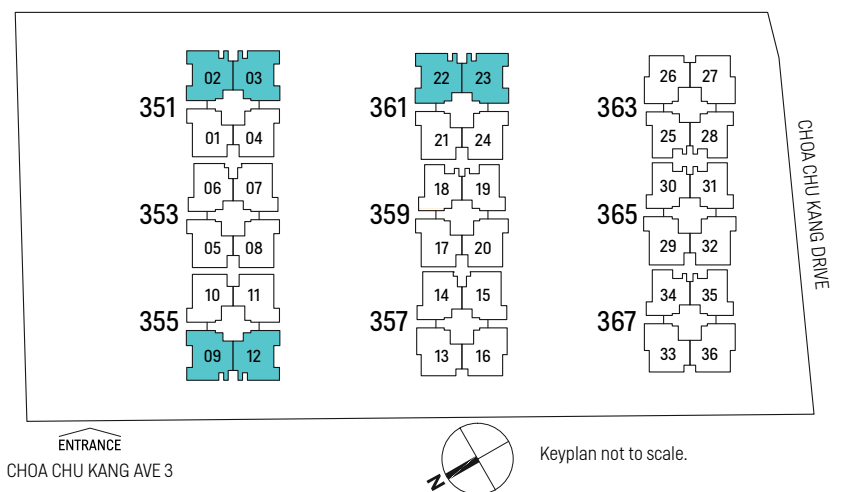


**Type C1b**

116 sqm / 1249 sqft

Blk 351  
#01-03\*

Blk 355  
#01-12



ENTRANCE  
CHOA CHU KANG AVE 3



Keyplan not to scale.



**\* denotes mirror unit**

- Area includes AC ledge, Balcony and PES, where applicable. The plans are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey.
- The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the Specifications in the brochure.

# SPECIFICATIONS

## 1. FOUNDATION

Cast in-situ concrete bored piles generally and/or other approved foundation system

## 2. SUPER-STRUCTURE

Reinforced concrete structure and/or steel structure

## 3. WALLS

a) External:

Common clay brick and/or block wall and/or reinforcement concrete walls and/or precast concrete wall and/or lightweight concrete panel

b) Internal:

Common clay brick and/or block wall and/or reinforcement concrete walls and/or precast concrete wall and/or lightweight concrete panel and/or drywall system

## 4. ROOF

a) Flat Roof : Reinforced concrete slab with appropriate insulation and waterproofing system

## 5. CEILING

### Unit

- |  |   |
|--|---|
| i) Floor to Ceiling Height   | Refer to Ceiling Height Schedule for details  |
| ii) Living, Dining, Bedrooms, Balcony, Yard, Service Yard, Dry Kitchen, W.C., Utility and Private Enclosed Space (PES) | Skim coat on concrete ceiling and/or fibrous plaster board ceiling and/or box-up to designated areas with emulsion paint where applicable |
| iii) Kitchen, Hallway to Bedroom and Bathroom  | Fibrous plasterboard ceiling with emulsion paint  |

### Common Area

- |                                      |  |
|--------------------------------------|--|
| iv) Lift Lobbies and any other areas | Cement skim coat on concrete ceiling and/or fibrous plaster-board with emulsion paint where applicable |
|--------------------------------------|--|

Note:

- i. Concrete soffit surface above false ceiling will be left in its original bare condition.

## 6. FINISHES

### WALL

#### Unit

- |  |  |
|--|--|
| i) Living, Dining, Bedrooms, Hallway to Bedrooms, Yard and Utility | Drywall system and/or cement and sand plaster and/or cement skim coat and/or emulsion paint (on designated exposed surfaces only)  |
| ii) Kitchen of Type A & B  | Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)   |
| iii) Dry Kitchen of Type C   | Cement and sand plaster and/or cement skim coat and/or emulsion paint (up to false ceiling height and on designated exposed surfaces only)   |
| iv) Service Yard of Type C   | Part Porcelain and/or ceramic and/or homogeneous tiles and part cement and sand plaster and/or cement skim coat and/or emulsion paint (up to false ceiling height and on designated exposed surfaces only) |
| v) Bath 1 and Bath 2   | Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)   |
| vi) W.C.   | Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)   |
| vii) Balcony and Private Enclosed Space (PES)                      | Cement and sand plaster and/or cement skim coat with emulsion paint  |

#### Common Area

- |  |   |
|--|---|
| viii) Clubhouse Lift Lobby, Basement and 1st Storey Lift Lobby           | Part Porcelain and/or homogeneous and/or ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish |
| ix) Typical Lift Lobby   | Part Porcelain and/or homogeneous and/or ceramic tiles and part cement and sand plaster with emulsion paint and/or spray texture coating finish |
| x) Staircases and Basement Car Park                                      | Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray texture coating finish   |
| xi) Handicap Toilet, Male and Female Toilet with Changing Room and Sauna | Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling height and on designated exposed surfaces only)                          |
| xii) Other Wall Finishes   | Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray texture coating finish   |

Note:

- i. All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and at designated exposed surfaces only, where applicable.
- ii. No provision of tiles behind kitchen cabinet, vanity counter, glass panel on the wall and mirror, where applicable.
- iii. Wall surface above false ceiling level will be left in its original bare condition.

### FLOOR

#### Unit

- |   |  |
|---|--|
| i) Living, Dining and Hallway to Bedrooms       | Porcelain and/or ceramic and/or homogeneous tiles (on designated exposed surfaces only) with timber skirting |
| ii) Bedrooms                                    | Teak parquet with timber skirting (on designated exposed surfaces only)                                      |
| iii) Bath 1 and Bath 2                          | Porcelain and/or ceramic and/or homogeneous tiles (on designated exposed surfaces only)                      |
| iv) Kitchen, Dry Kitchen, Yard and Service Yard | Porcelain and/or ceramic and/or homogeneous tiles (on designated exposed surfaces only)                      |
| v) Utility and W.C.                             | Porcelain and/or ceramic and/or homogeneous tiles (on designated exposed surfaces only)                      |
| vi) A/C Ledges                                  | Cement and sand screed   |
| vii) Balcony and Private Enclosed Space (PES)   | Porcelain and/or ceramic and/or homogeneous tiles  |

### Common Area

- |  |   |
|--|---|
| viii) Basement, 1st Storey Lift Lobby and Clubhouse Lift Lobby             | Part porcelain and/or homogeneous and/or ceramic tiles and/or cement and sand screed                |
| ix) Typical Lift Lobby   | Part porcelain and/or homogeneous and/or ceramic tiles and/or cement and sand screed                |
| x) Escape Staircases   | a) Basement to 1st Storey : Homogeneous and/or ceramic tiles<br>b) Typical Storey : Concrete finish |
| xi) Function Room  | Porcelain and/or homogeneous and/or ceramic tiles   |
| xii) Gymnasium and Reading Room  | Vinyl flooring and/or carpet  |
| xiii) Handicap Toilet, Male and Female Toilet with Changing Room and Sauna | Porcelain and/or homogeneous and/or ceramic tiles   |

Note:

- i. No skirting behind kitchen cabinet and wardrobe area.

## 7. WINDOWS

Powder coated aluminium framed windows with clear and/or tinted and/or obscured glass where applicable

## 8. DOORS

- |   |  |
|---|--|
| a) Main Entrance  | Approved fire-rated veneer and/ or laminate wrap timber swing door                                   |
| b) Bedrooms, Bath 1 and Bath 2  | Veneer and/or laminate wrap timber sliding or swing door   |
| c) Dining to Kitchen of Type A and B  | Veneer and/or laminate wrap timber sliding or swing door with glass infill panel                     |
| d) Dry Kitchen to Service Yard of Type C  | Veneer and/or laminate wrap timber swing door with glass infill panel                                |
| e) Living to Balcony, Living to Private Enclosed Space (PES) and Bedroom to Balcony | Powder coated aluminium framed sliding or swing door with clear and/or tinted glass where applicable |
| f) Kitchen to Yard of Type A and B  | Powder coated aluminium framed sliding or swing or folding door with or without glass infill panel   |
| g) Utility and W.C.   | PVC and/or aluminum bi-fold door and/or slide and swing door   |
| h) Balcony and Private Enclosed Space (PES)   | Metal railing. Low metal gate for selected units only where applicable                               |
| i) Ironmongery  | Lockset and ironmongery shall be provided  |

## 9. SANITARY FITTINGS

### Bath 1

- 1 glass shower compartment complete with shower mixer and shower set
- 1 wash basin and tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

### Bath 2

- 1 glass shower compartment complete with shower mixer and shower set
- 1 wash basin and tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

### W.C.

- 1 hand-held shower set
- 1 pedestal water closet
- 1 paper holder
- 1 wash basin and basin tap

## 10. ELECTRICAL INSTALLATION

a) Refer to Electrical Schedule for details

- b) All electrical wirings within the unit are concealed except for electrical wirings above false ceiling and exposed within DB closet which shall be exposed in tray, and/or conduits and/or trunking

## 11. TV /CABLE TV/ TELEPHONE/ DATA POINTS

a) Refer to Electrical Schedule for details

- b) Telephone / Data point in Category 6 (Cat 6) cable provided to Living and all Bedrooms and terminated in RJ45 patch panel in DB closet.

## 12. LIGHTNING PROTECTION

Lightning protection shall be provided in accordance with the relevant Singapore Standard

## 13. PAINTING

- |               |  |
|---------------|--|
| External Wall | Sprayed textured coating and/or emulsion paint |
| Internal Wall | Emulsion paint                                 |

## 14. WATERPROOFING

Waterproofing shall be provided to floors of bathroom, balcony, Private Enclosed Space (PES), kitchen, yard, service yard, W.C. and RC Flat Roof where appropriate

## 15. DRIVEWAY AND CARPARK

- |                  |   |
|------------------|---|
| Surface Driveway | Concrete and/or clay paving block/ stamped concrete finish and/or granite pavers at designated area |
| Basement Carpark | Reinforced concrete slab in original finish   |

**16. RECREATION FACILITIES**

- a. Tulip Lounge
- b. BBQ Pavilion
- c. Alfresco Lounge
- d. Outdoor Fitness Terrace
- e. Wander Farm
- f. Gourmet BBQ Dining Pavilion
- g. Star-gazing Lawn
- h. Lounge Pool
- i. Sun Deck and Aqua Deck
- j. Onsen Spa Pool
- k. Wellness Spa Pool
- l. Jacuzzi
- m. Wanderland Maze with Reflexology Walk
- n. Lap Pool
- o. Wellness Gym Pool
- p. Sensory Playland
- q. Reading Alcove
- r. Resting Pavilion
- s. Adventure Playland
- t. Kids' Climbing Wall
- u. Function Room and Reading Room
- v. Changing/ Shower Room and Sauna
- w. Kids' Water Play
- x. Wading Pool
- y. Wellness Gym Room
- z. Recreational Tennis Court

**17. ADDITIONAL ITEMS**

The following items will be provided by the Developer:

- i) Built-in high and/or low level kitchen cabinets with solid surface counter top, stainless steel sink and mixer with homogeneous and/or ceramic tiles backsplash for Type A and B.
- ii) Built-in high and/or low level kitchen cabinets with solid surface counter top, stainless steel sink and mixer with back painted glass backsplash for dry kitchen of Type C.
- iii) Electric induction hob with hood to dry kitchen of Type C.
- iv) Gas cooker hob with hood to kitchen of Type A and B and service yard of Type C. Gas cooker hob shall be town gas supply. Turn-on and utility charges shall be borne by the Purchaser.
- v) 1 no. of built-in oven to kitchen of Type A and B and dry kitchen of Type C.
- vi) Exposed wall-mounted single/multi split fan coil unit air-conditioning system provided to Living, Dining and Bedroom, where applicable.
- vii) Built-in wardrobe in laminated finish (external surface only) provided to all Bedrooms.
- viii) Hot Water Supply shall be provided to all bathroom (exclude W.C., kitchen, dry kitchen and service yard). All units shall be provided with gas water heater and gas control panel. The gas control panel shall be beside lighting switch located outside bathroom or bedroom. Turn-on and utility charges shall be borne by the Purchaser.
- ix) All apartment units equipped with wiring and cable ready for internet connection.
- x) Automatic car barrier system.
- xi) Individual refuse hopper located within all residential units.
- xii) Proximity card access system is provided at pedestrian side gate and designated common areas.
- xiii) Security surveillance cameras are provided at designated common areas.
- xiv) Audio Telephony System  
Provision of audio intercom between guard house and apartment unit based on telephony system without phone equipment in the unit.

Notes:

- (A) **Marble/ Compressed Marble/ Limestone/ Granite**  
Marble/ compressed marble/ limestone/ 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/ compressed 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 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.
- (B) **Timber and Composite Timber Strips**  
Timber strips are natural materials containing vein and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- (C) **Laminated Flooring/ Vinyl Flooring**  
Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- (D) **Air-Conditioning System**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.
- (E) **Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- (F) **Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- (G) **Layout/location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Gas Heater Control, Door Swing Positions and Plaster Ceiling Boards**  
Layout/ location of fan coil units, electrical points, television points, telecommunication points, gas heater control and gas heaters, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- (H) **Warranties**  
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and 17.

- (I) **Web Portal of the Housing Project**  
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- (J) **False Ceiling**  
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design. Wall surface and concrete soffit surface above the false ceiling level will be left in its original bare condition.
- (K) **Glass**  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- (L) **Mechanical Ventilation System**  
Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- (M) **Prefabricated Toilet/ Prefabricated Bathrooms**  
Certain bathroom and W.C. may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
- (N) **Planters**  
Planters are designed to take the loading of potted plants only. No soil material or turf/ plants will be provided in the planters.
- (O) **Wall**  
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind and below kitchen cabinets, bathroom vanity cabinets and mirror.
- (P) **Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards. Manufacturing and constructional tolerances are expected.
- (Q) **Cable Services**  
The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or the Housing Project.
- (R) **Network Reception and Coverage**  
Network reception and coverage for mobile electronic and/or mobile telephone equipment and/or devices within the Development is subject to the availability/provision of satellite/wireless coverage by the respective network service providers and is not within the purview /control of the Vendor.
- (S) **Color Scheme and Treatment**  
The color scheme and treatment of façade and balcony are subject to the Architect's selection, final design and market availability.
- (T) **Recreational Facilities**  
All recreational facilities are subject to change and approval by the relevant authorities and/or technical requirements and compliances.
- (U) **Ceiling Height**  
The Apartment ceiling heights specified herein are estimates and are subject to changes as may be required and/or approved by the Commissioner of Building Control and/or other relevant authorities and clause 14 shall not apply to any such changes. The Purchaser shall not have the right to any adjustment in the Purchase Price as a result of such changes.

**CEILING HEIGHT SCHEDULE**

UNIT TYPE	ROOM	CEILING HEIGHT (m) – (Floor to underside of slab/ceiling, where applicable. Localized bulkheads and beams at 2.2m – 2.4m, where applicable)
<b>Type A1, A1a, A1b, B1, B1a, B1b, B2, B2a, B2b, B2c, B3, B3a, B3b, C1, C1a, C1b</b>		
	Living, Dining and Dry Kitchen (where applicable)	2.75m
	Bedrooms	2.75m
	Hallway to Bedrooms	2.35m
	Bath 1 and 2	2.35m at shower
	Kitchen (where applicable)	2.40m
	Balcony or Private Enclosed Space (where applicable)	2.75m
	Yard and Service Yard (where applicable)	2.40m
	Utility	2.40m
	W.C.	2.35m
<b>Type A1T, B1T, B2T, B3T, C1T</b>		
	Living, Dining and Dry Kitchen (where applicable)	3.20m
	Bedrooms	3.20m
	Hallway to Bedrooms	2.75m
	Bath 1 and 2	2.60m at shower
	Kitchen (where applicable)	2.75m
	Balcony	3.20m
	Yard and Service Yard (where applicable)	2.75m
	Utility	2.75m
	W.C.	2.60m

- Note:
- The floor-to-ceiling height set out above are estimates.
  - Construction tolerance to be expected.

# SPECIFICATIONS (CONT'D)

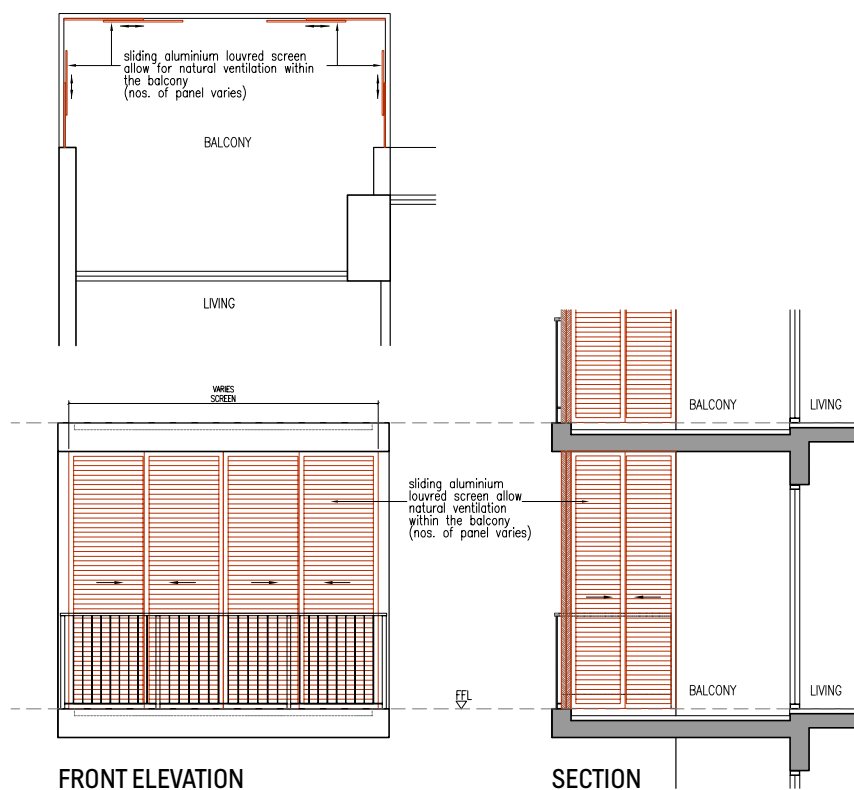
## Electrical Schedule

ITEM	UNITTYPE				
	A1/A1T/A1a/A1b	B1/B1T/B1a/B1b	B2/B2T/B2a/B2b/B2c	B3/B3T/B3a/B3b	C1/C1T/C1a/C1b
LIGHTING POINT	12	14	14	15	16
13A S/S/O	17	20	20	20	25
13A S/S/O (WP)	1	1	1	1	1
13A S/S/O (FOR WASHING MACHINE)	1	1	1	1	1
AIRCON ISOLATOR	2	3	3	3	3
COOKER HOOD POINT	1	1	1	1	2
COOKER HOB POINT	-	-	-	-	1
OVEN POINT	1	1	1	1	1
WATER HEATER ISO (GAS)	1	1	1	1	1
TV POINT	4	4	4	4	5
TELEPHONE / DATA POINT	5	5	5	5	6
BELL POINT	1	1	1	1	1
FRIDGE POINT (#)	1	1	1	1	1

### Notes:

- "WP" denotes weatherproof
- All isolators for compressor units are subject to air-conditioning equipment configuration.
- Twin power points shall be counted as 2 nos. of 13A power points.
- # Switch Socket Outlet with By-Pass Switch

# APPROVED OPERABLE BALCONY SCREEN

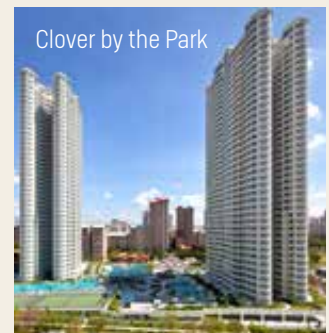


1. The Balcony shall not be enclosed unless with approved balcony screen. For illustration of the approved balcony screen, please refer to the following.
2. Screen design is provided for aesthetic uniformity of the estate.
3. The owner is required to refer to the Management for any additional details.
4. Material to be of aluminium with powder coated finish.
5. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
6. Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure.
7. This drawing is for reference only. Owner shall verify all dimensions prior to commencement of work.
8. Drawing not to scale, and none can be regarded as representation of fact.

### Disclaimer

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

# SIM LIAN GROUP LIMITED



Listed on the Stock Exchange of Singapore, the Sim Lian Group is an established developer of residential developments. Over the last three decades, we have enjoyed a reputable standing - all because we put your needs first. We visualise ideas that cater to your affluence and satisfaction, taking great pride when these visualisations are translated into quality homes.

In the creation of space and homes, there are criteria we adhere conscientiously to. Exquisite craftsmanship and finishing. Dedicated attention to intricate details. Carefully thought through designs that cater to discerning tastes and demands of contemporary living. Competitive pricing for choice locations. These are the distinctive hallmarks of property that bears the Sim Lian brand.

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# NOTES



# NOTES





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