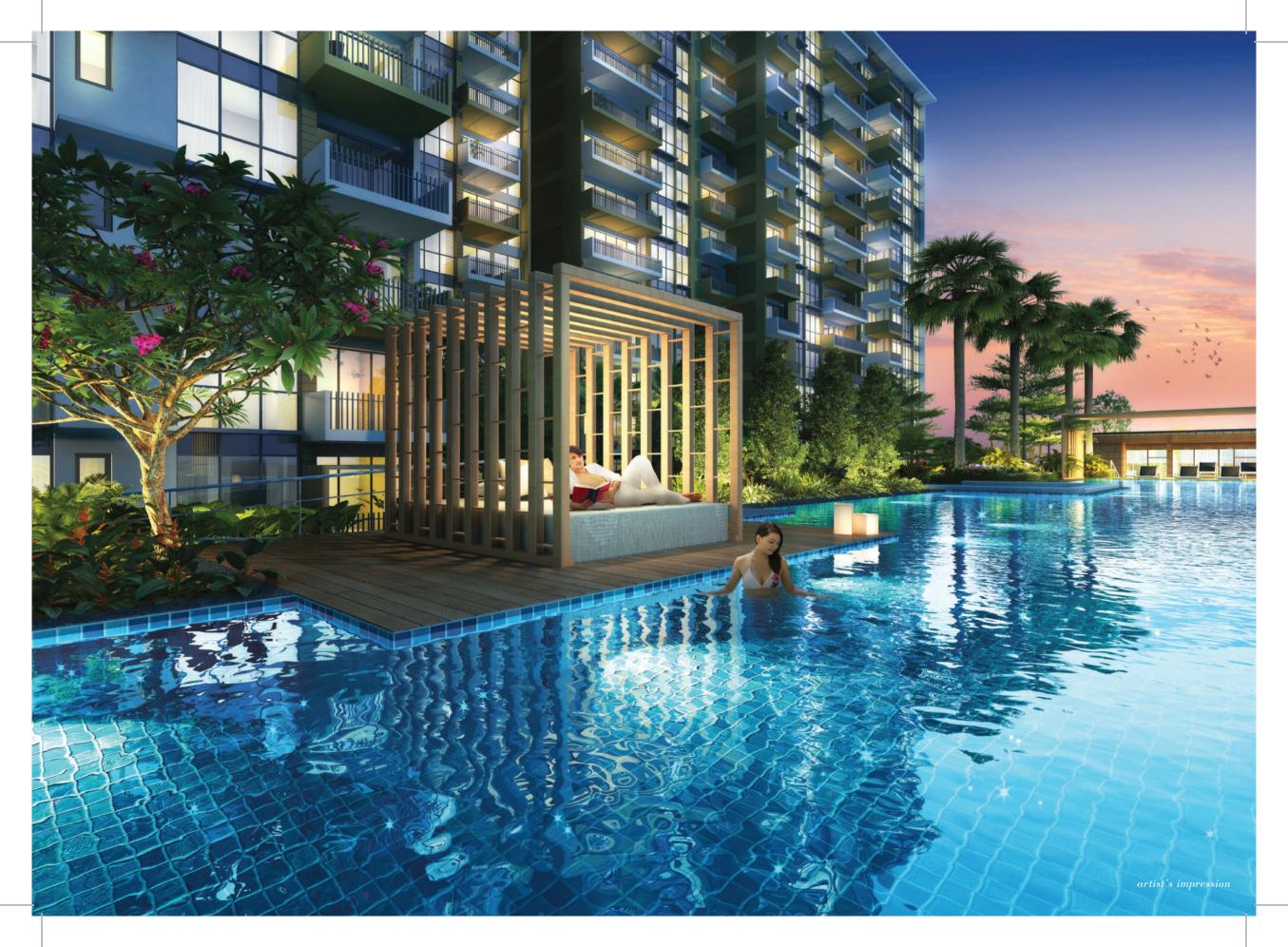
THE VALES

luxury within reach





come home to CONFORT and LUXURY at THE VALES

The journey in the search for your home will lead you to a path of quiet tranquility and unmatched luxury. Welcome home to The Vales.

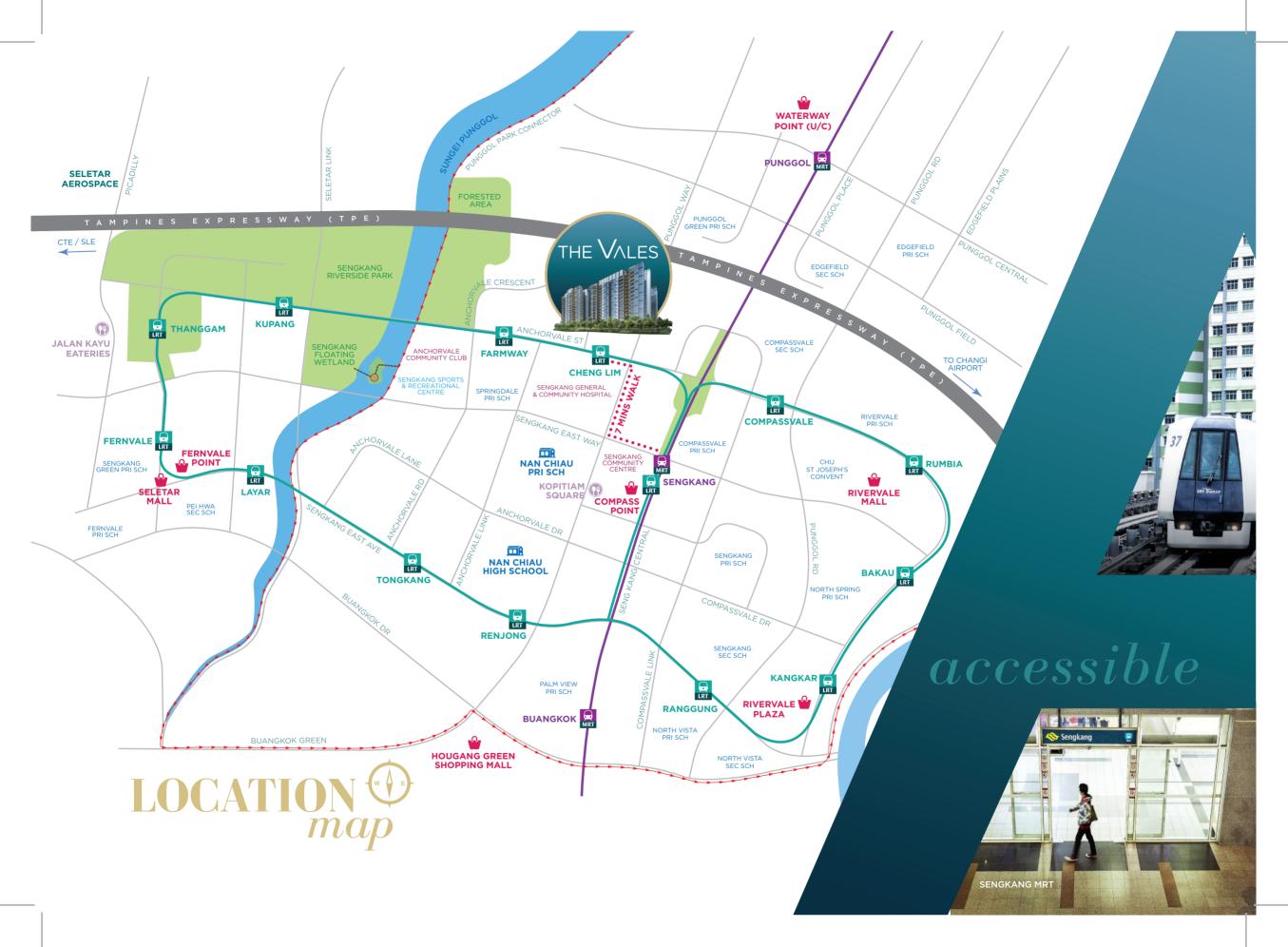
Once a bustling fishing village, The Vales takes its name from a valley, where picturesque greenery still surrounds with touches of modern living.

Today, this spirit of The Vales lives on in 9 blocks of modern towers with contemporary designs that house 2-, 3-, 4- and 5-bedroom units, villa homes and Penthouses. Its superb proximity to modern conveniences is second to none. So you and your loved ones will appreciate the shops, schools, transport, and leisure needs that make life that much more worth living.



vibrant







Where being WHERE YOU WANT to be, is an everyday PRIVILEGE



Seamless connection will be your given right. Connecting to where you need to be and where you want to be, without much effort.

- Direct / doorstep access to Cheng Lim LRT
- 7 minutes' walk to Sengkang MRT / bus interchange
- 7 minutes' walk to Compass Point Shopping Centre
- Proximity to TPE / CTE / KPE
- 4 LRT stops to Seletar Mall
- Good schools such as Nan Chiau Primary School, Nan Chiau High School and CHIJ St Joseph's Convent
- Proximity to commercial & recreational activities such as Riverside Park, Punggol Watertown and Seletar Aerospace Park





NAN CHIAU PRIMARY



SUPERMARKETS

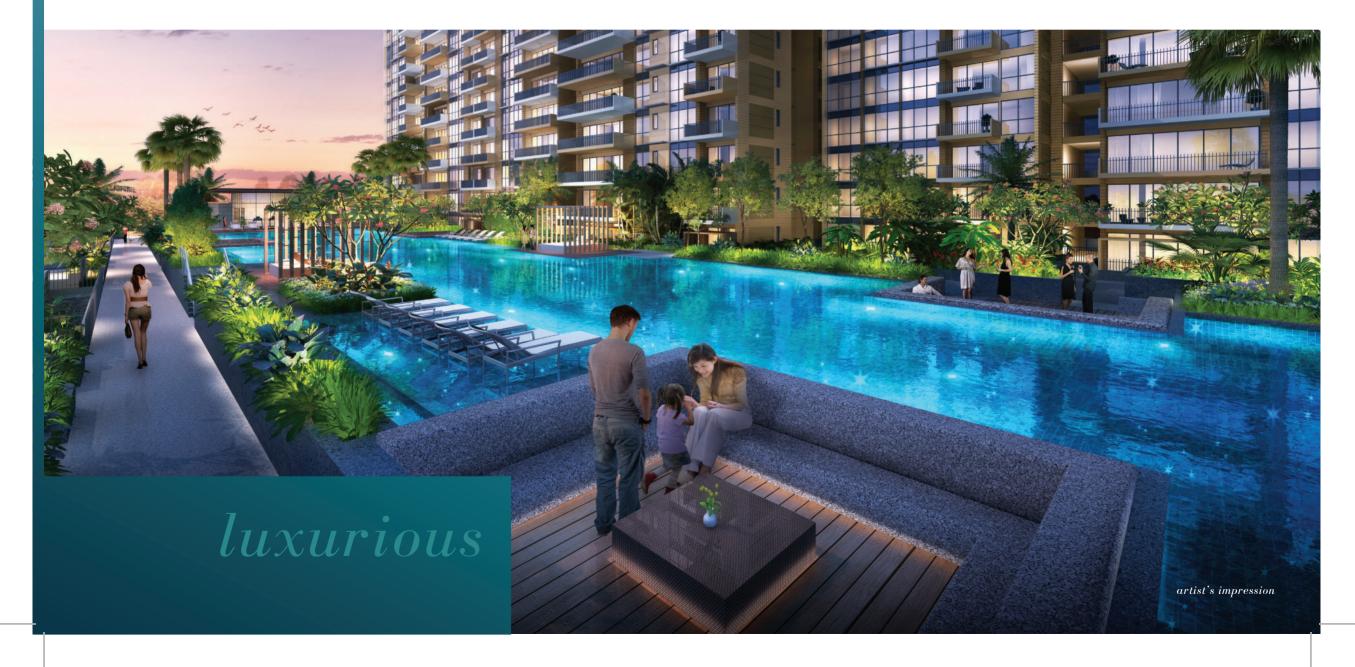


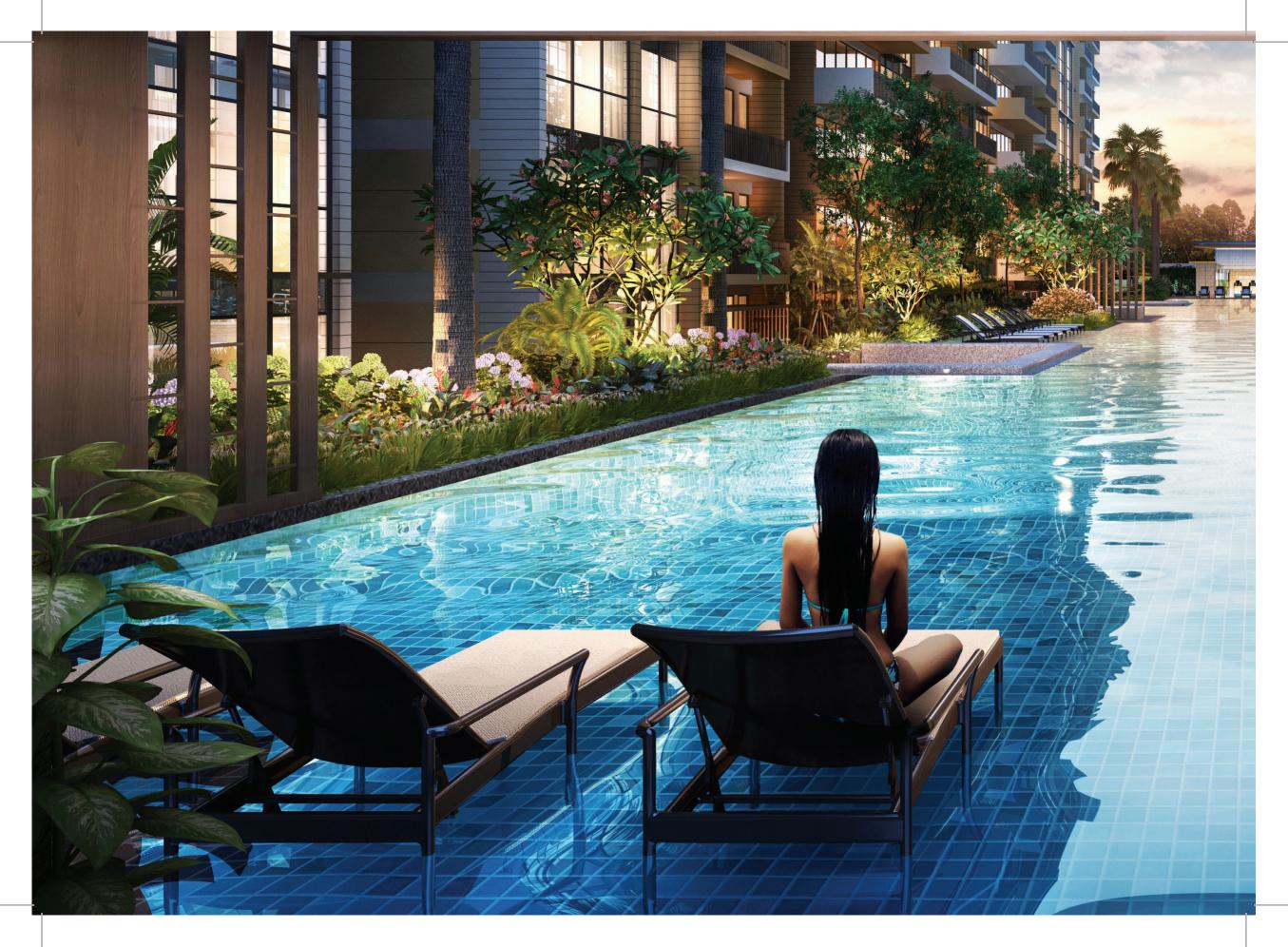


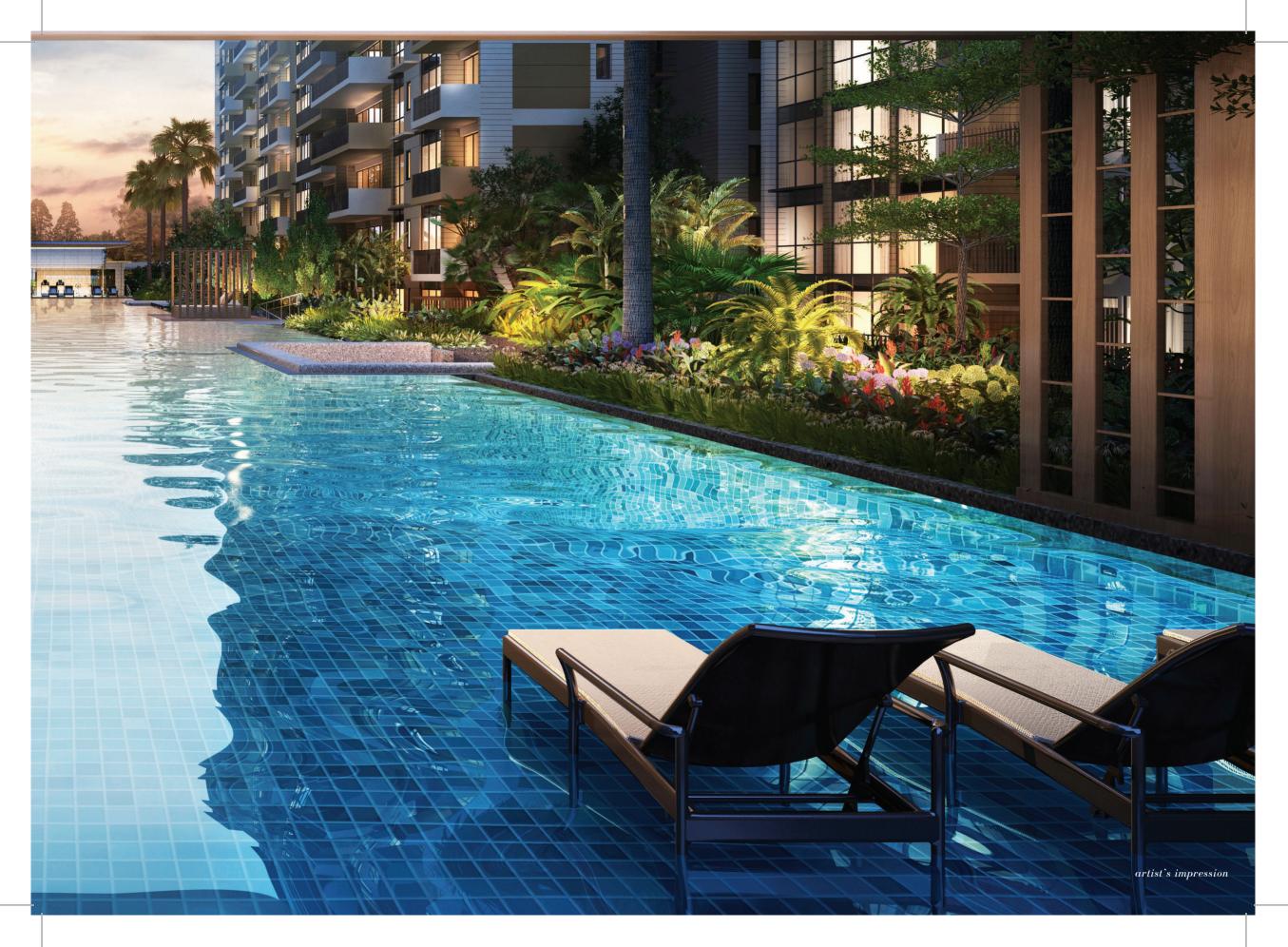
Welcome to your private, cosy enclave, with facilities that touch your every senses.

Inviting pools and pool pods, stylish cabanas and sleek clubhouse, these are just touches to create a luxurious resort-style home that's above all.

For that something exquisite, our villa homes come with its private parking lot. Now, how's that for exclusivity?











Luxuriate in style and graciousness at every moment. Wrap yourself up in modern contemporary chic. A stylish world awaits you beyond your door. Have a quiet drink as you contemplate your next move. Bring on health at the gym. Or simply slink into our pool pod and watch the world go by. It's your choice. And your choice is all about excitement and exclusivity at every turn.



exciting



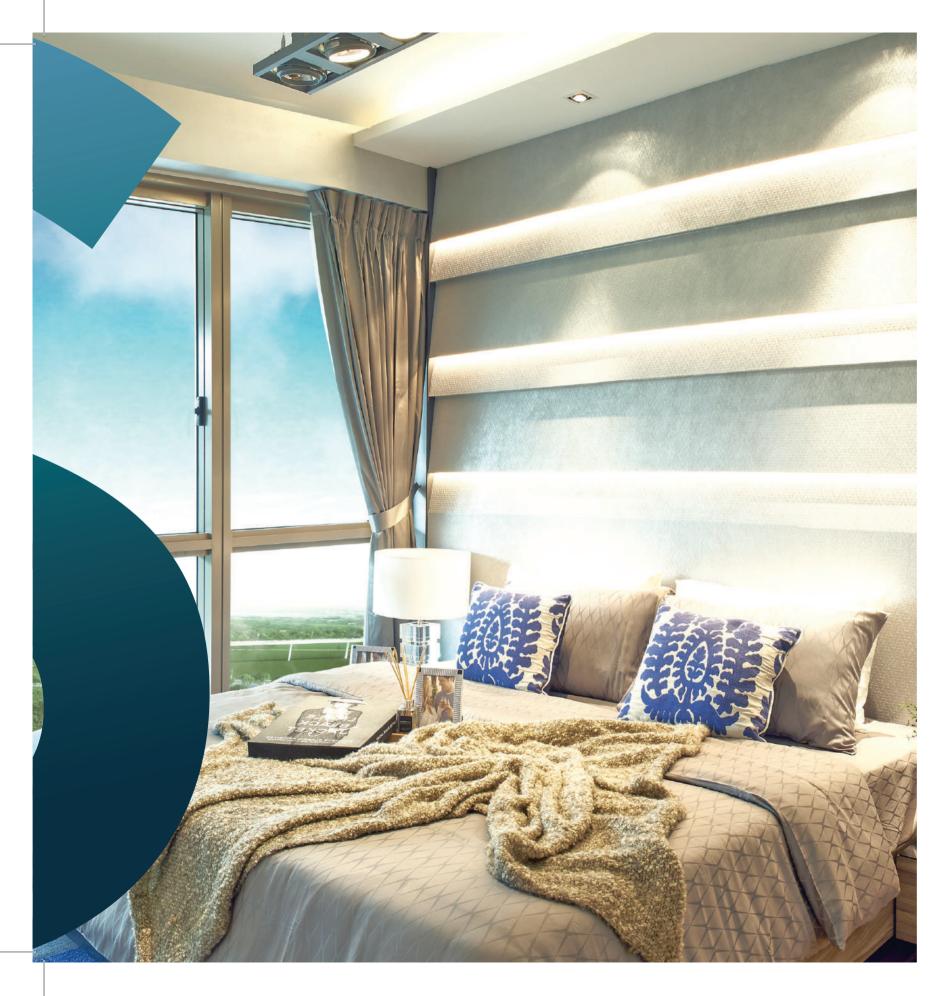
welcome to THE SOUL of your home

The heart and soul of every home deserves our utmost attention. Well thought-out spaces merge both practicality and elegance. Spaces are optimally utilised, so everything you appreciate is within easy reach. For maximum efficiency, our 4 penthouses, 3- and 4-bedroom units are designed with the living and dining areas side by side.

Your rooms come with quality furnishings and each room type is crafted exquisitely for your comfort and enjoyment. And, whichever you pick, sophistication follows you.













LEGEND

A	GUARD HOUSE	K	FAMILY PAVILION
В	ENTRANCE PORCH (WITH DROP-OFF)	L	GYM (WITH CHANGING ROOM AND STEAM ROOM)
С	POOL DECK	M	COVE HAMMOCK
D	AQUA DECK	N	BBQ CORNER
E	LAP POOL	0	OUTDOOR FITNESS
F	SPA POOL	P	SEATING AREA
G	FAMILY POD	Q	CLUBHOUSE AND GAMES ROOM
н	CABANA	R	TENNIS COURT
I	WATER PLAY AREA	S	OPEN COMMUNAL COURT
J	PLAYGROUND	Т	JOGGING PATH

- 2 BEDROOM (A1, A1a, A2)
- 3 BEDROOM (B1, B2, A2a)
- 3 BEDROOM PREMIUM (B3, B3a, B3b)
- 4 BEDROOM (C1)
- 4 BEDROOM PREMIUM (C2)
- 5 BEDROOM (D)





floor PLANS

TYPE A1

71 sq m / 764 sq ft

#02 - 23 to #14 - 23 #02 - 31 to #14 - 31

Mirror Unit #02 - 36 to #14 - 36

TYPE A1-P

72 sq m / 775 sq ft

#01 - 23, #01 - 31

Mirror Unit #01 - 36

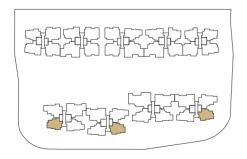
TYPE A1-T

71 sq m / 764 sq ft #15 - 23, #15 - 31

Mirror Unit

#15 - 36

KEY PLAN



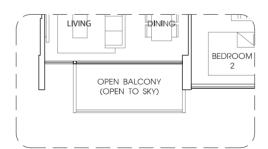
TYPE A1



TYPE A1-P



TYPE A1-T





TYPE A1a-P



TYPE A1a -T



TYPE A1a

70 sq m / 753 sq ft #02 - 14 to #14 - 14

Mirror Unit #02 - 17 to #14 - 17

TYPE A1a-P

71 sq m / 764 sq ft #01 - 14

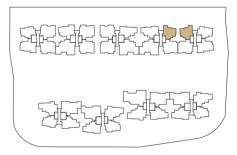
Mirror Unit #01 - 17

TYPE A1a-T

70 sq m / 753 sq ft #15 - 14

Mirror Unit #15 - 17





TYPE A2

71 sq m / 764 sq ft #02 - 01 to #14 - 01

Mirror Unit #02 - 18 to #14 - 18

TYPE A2-P

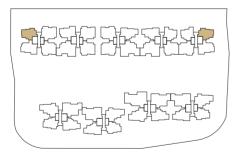
72 sq m / 775 sq ft Mirror Unit#01 - 18

TYPE A2-T

71 sq m / 764 sq ft #15 - 01

Mirror Unit #15 - 18



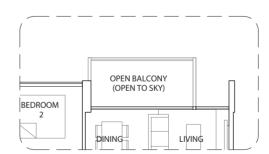


TYPE A2 BALCONY BEDROOM MASTER BEDROOM DINING LIVING MASTER BATH 2 AC AC BALCONY KIT.

TYPE A2-P



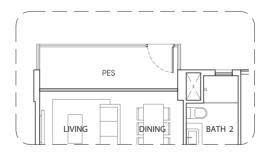
TYPE A2-T



TYPE B1



TYPE B1-P



TYPE B1

84 sq m / 904 sq ft

#02 - 10 to #14 - 10 #02 - 24 to #14 - 24 #02 - 32 to #14 - 32

Mirror Unit

#02 - 13 to #14 - 13 #02 - 27 to #14 - 27 #02 - 35 to #14 - 35

TYPE B1-P

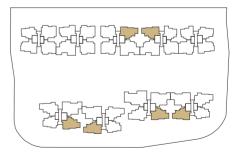
85 sq m / 915 sq ft

#01 - 10, #01 - 24 #01 - 32

Mirror Unit

#01 - 13, #01 - 27, #01 - 35





TYPE B2

85 sq m / 915 sq ft #02 - 04 to #14 - 04

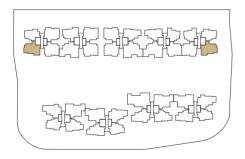
Mirror Unit #02 - 19 to #14 - 19

TYPE B2-T

85 sq m / 915 sq ft

Mirror Unit #15 - 19







TYPE B2-T

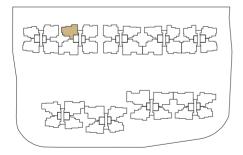


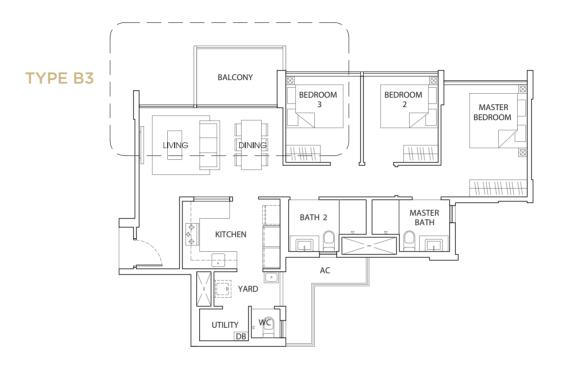
TYPE B2a

85 sq m / 915 sq ft #02 - 05 to #14 - 05









TYPE B3

97 sq m / 1044 sq ft

#02 - 22 to #14 - 22

#02 - 28 to #14 - 28

#02 - 30 to #14 - 30

Mirror Unit

#02 - 33 to #14 - 33

TYPE B3-P

98 sq m / 1055 sq ft

#01 - 28

TYPE B3-T

97 sq m / 1044 sq ft

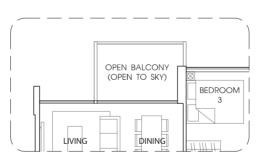
#15 - 22, #15 - 28

#15 - 30

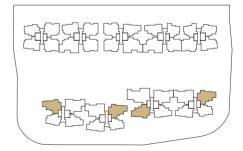
TYPE B3-P



TYPE B3 -T







TYPE B3a

96 sq m / 1033 sq ft

#02 - 03 to #14 - 03 #02 - 07 to #14 - 07 #02 - 15 to #14 - 15

Mirror Unit

#02 - 12 to #14 - 12 #02 - 20 to #14 - 20

TYPE B3a-P

97 sq m / 1044 sq ft #01 - 03

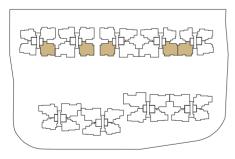
TYPE B3a



TYPE B3a-P









TYPE B3b-P



TYPE B3b -T



TYPE B3b

96 sq m / 1033 sq ft #02 - 02 to #14 - 02 #02 - 06 to #14 - 06

Mirror Unit #02 - 09 to #14 - 09

TYPE B3b-P

97 sq m / 1044 sq ft #01 - 06

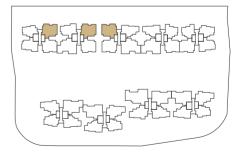
Mirror Unit #01 - 09

TYPE B3b-T

96 sq m / 1033 sq ft #15 - 06

Mirror Unit #15 - 09





TYPE C1

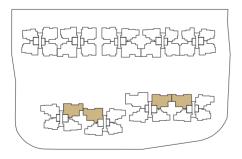
118 sq m / 1270 sq ft

#02 - 21 to #14 - 21 #02 - 29 to #14 - 29

Mirror Unit

#02 - 26 to #14 - 26 #02 - 34 to #14 - 34

KEY PLAN



TYPE C1



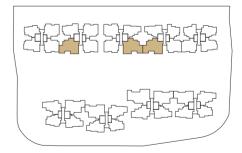


TYPE C2

131 sq m / 1410sq ft #02 - 08 to #14 - 08 #02 - 16 to #14 - 16

Mirror Unit #02 - 11 to #14 - 11





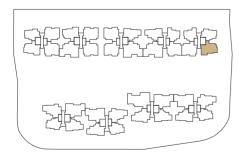
TYPE C3-P

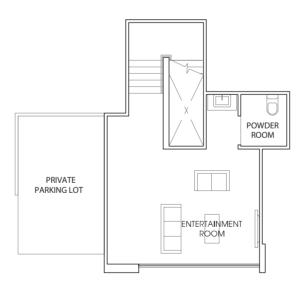
153 sq m / 1647 sq ft #01 - 19

TYPE C3-P









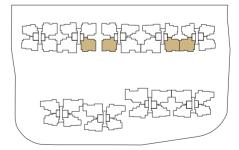


TYPE C4-P

156 sq m / 1679 sq ft #01 - 07, #01 - 15

Mirror Unit #01 - 12, #01 - 20



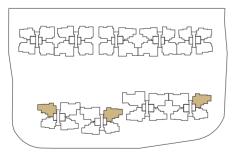


TYPE C5-P

155 sq m / 1668 sq ft #01 - 22, #01 - 30

Mirror Unit #01 - 33







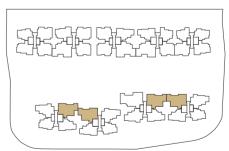


TYPE C6-P

159 sq m / 1712 sq ft #01 - 21, #01 - 29

Mirror Unit #01 - 26, #01 - 34



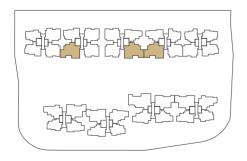


TYPE C7-P

160 sq m / 1722 sq ft #01 - 08, #01-16

Mirror Unit #01 - 11









TYPE D

148 sq m / 1593 sq ft #02 - 25 to #14 - 25

TYPE D-P

149 sq m / 1604 sq ft #01 - 25





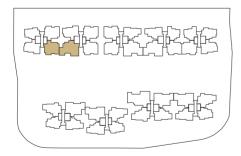


TYPE PH1

155 sq m / 1668 sq ft #15 - 08





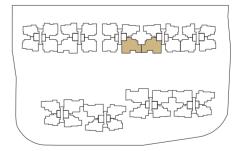


TYPE PH2

154 sq m / 1658 sq ft #15 - 16



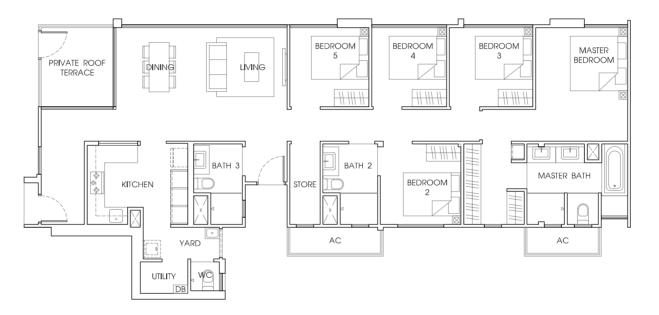




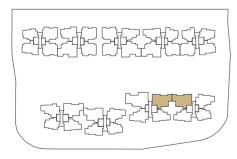
TYPE PH3

154 sq m / 1658 sq ft #15 - 26

TYPE PH3



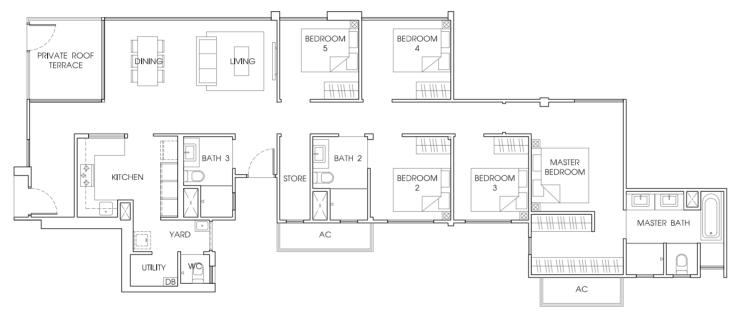




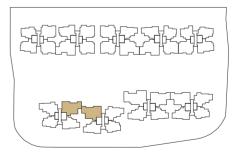
TYPE PH4

157 sq m / 1690 sq ft #15 - 34

TYPE PH4







Unit Distribution Chart

BLOCK	BLOCK 71						
UNIT NUMBER STOREY	01	02	03	04			
15	A2-T						
14	A2	B3b	B3a	B2			
13	A2	B3b	B3a	B2			
12	A2	B3b	B3b B3a				
11	A2	B3b	B3a	B2			
10	A2	B3b	B3a	B2			
9	A2	B3b	B3a	B2			
8	A2	B3b	B3b B3a				
7	A2	B3b	B3a	B2			
6	A2	B3b	B3a	B2			
5	A2	B3b	B3a	B2			
4	A2	B3b	B3a	B2			
3	A2	B3b	B3a	B2			
2	A2	B3b	B3a	B2			
1			B3a-P				
B1		·	·				

BLOCK		BLO	CK 73	
UNIT NUMBER	05	06	07	08
STOREY				
15		B3b-T		PH1
14	B2a	B3b	B3a	C2
13	B2a	B3b	B3a	C2
12	B2a	B3b	B3a	C2
11	B2a	B3b	B3a	C2
10	B2a	B3b	B3a	C2
9	B2a	B3b	B3a	C2
8	B2a	B3b	B3a	C2
7	B2a	B3b	B3a	C2
6	B2a	B3b	B3a	C2
5	B2a	B3b	B3a	C2
4	B2a	B3b	B3a	C2
3	B2a	B3b	B3a	C2
2	B2a	B3b	B3a	C2
1		B3b-P	C4-P	C7-P
B1			U4-P	C/-P

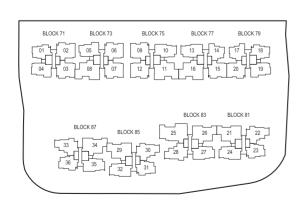
BLOCK		BLO	CK 75			
UNIT NUMBER	09	10	11	12		
STOREY	0.5	10		14		
15	B3b-T					
14	B3b	B1	C2	B3a		
13	B3b	B1	C2	B3a		
12	B3b	B1	C2	B3a		
11	B3b	B1	C2	ВЗа		
10	B3b	B1	C2	B3a		
9	B3b	B1	C2	B3a		
8	B3b	B1	C2	B3a		
7	B3b	B1	C2	B3a		
6	B3b	B1	C2	ВЗа		
5	B3b	B1	C2	B3a		
4	B3b	B1	C2	B3a		
3	B3b	B1	C2	B3a		
2	B3b	B1	C2	B3a		
1	B3b-P	B1-P	C7-P	C4-P		
B1			C/-P	C4-P		

BLOCK		BLO	CK 77			
UNIT NUMBER STOREY	13	14	15	16		
15		A1a-T		PH2		
14	B1	C2				
13	B1	A1a	ВЗа	C2		
12	B1	A1a	B3a	C2		
11	B1	C2				
10	B1	A1a	B3a	C2		
9	B1	A1a	B3a	C2		
8	B1	A1a	B3a	C2		
7	B1	A1a	ВЗа	C2		
6	B1	A1a	ВЗа	C2		
5	B1	A1a	B3a	C2		
4	B1	A1a	B3a	C2		
3	B1	A1a	B3a	C2		
2	B1	A1a	B3a	C2		
1	B1-P	A1a-P	C4-P	C7-P		
B1			U4-P	67-P		

BLOCK	BLOCK 79						
UNIT NUMBER	17	18	19	20			
STOREY	17 A1a-T A1a	2	2	20			
15	A1a-T	A2-T	B2-T				
14	A1a	A2	B2	B3a			
13	A1a	A2	B2	B3a			
12	A1a	A2	B2	B3a			
11	A1a	A1a A2 B2		B3a			
10	A1a A2 B2		B3a				
9	A1a	A1a A2 B2		B3a			
8	A1a	A2	B2	B3a			
7	A1a	A2	B2	B3a			
6	A1a	A2	B2	B3a			
5	A1a	A2	B2	B3a			
4	A1a	A2	B2	B3a			
3	A1a	A2	B2	B3a			
2	A1a	A2	B2	B3a			
1	A1a-P	A2-P	C3-P	C4-P			
B1			U3-P	C4-P			

BLOCK		BLO	CK 81		
UNIT NUMBER	21	22	23	24	
STOREY					
15		B3-T	A1-T		
14	C1	B3	A1	B1	
13	C1	B3	A1	B1	
12	C1	B3	A1	B1	
11	C1	B3	A1	B1	
10	C1	C1 B3 A1 C1 B3 A1			
9	C1	B3	A1	B1	
8	C1	B3	A1	B1	
7	C1	B3	A1	B1	
6	C1	B3	A1	B1	
5	C1	B3	A1	B1	
4	C1	B3	A1	B1	
3	C1	B3	A1	B1	
2	C1	B3	A1	B1	
1	C6-P	C5-P	A1-P	B1-P	
B1	CU-P	0J-F			

BLOCK	BLOCK 83						
UNIT NUMBER	25	26	27	28			
STOREY	25		21	20			
15		PH3		B3-T			
14	D	C1	B1	B3			
13	D	C1	B1	B3			
12	D	C1	B1	B3			
11	D	C1	B1	B3			
10	D	C1	B1	B3			
9	D	C1	B1	B3			
8	D	C1	B1	B3			
7	D	C1	B1	B3			
6	D	C1	B1	B3			
5	D	C1	B1	B3			
4	D	C1	B1	B3			
3	D	C1	B1	B3			
2	D	C1	B1	B3			
1	D-P	C6-P	B1-P	B3-P			
B1		C0-P					



BLOCK	BLOCK 85				
UNIT NUMBER STOREY	29	30	31	32	
15		B3-T	A1-T		
14	C1	B3	A1	B1	
13	C1	B3	A1	B1	
12	C1	B3	A1	B1	
11	C1	B3	A1	B1	
10	C1	B3	A1	B1	
9	C1	B3	A1	B1	
8	C1	B3	A1	B1	
7	C1	B3	A1	B1	
6	C1	B3	A1	B1	
5	C1	B3	A1	B1	
4	C1	B3	A1	B1	
3	C1	B3	A1	B1	
2	C1	B3	A1	B1	
1	C6-P	C5-P	A1-P	B1-P	
B1	OU-F	00-F			

BLOCK		BLO	CK 87				
UNIT NUMBER STOREY	33	34	35	36			
15		PH4		A1-T			
14	B3	C1	B1	A1			
13	B3	C1	B1	A1			
12	B3	C1	B1	A1			
11	B3	C1	B1	A1			
10	B3	C1	B1	A1			
9	B3	C1	B1	A1			
8	B3	C1	B1 B1	A1			
7	B3	C1		A1			
6	B3	C1 B	B1	A1			
5	B3	C1	B1	A1			
4	B3	C1	B1	A1			
3	B3	C1	B1	A1			
2	B3	C1	B1	A1			
1	C5-P	C6-P	B1-P	A1-P			
B1	03-1	00 - F					

Specifications

1. FOUNDATION

Reinforced concrete bored piles and/or Reinforced concrete footings and/or Driven piles.

2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-cast reinforced concrete and/or structural steel.

3. WALLS

a. External Wall

Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.

b. Internal Wall

Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

4. ROOF

Reinforced concrete roof and/or metal roof with insulation and waterproofing system

5. CEILING

a. Apartment

i Kitchen, Bathroom, Powder Room, WC, Utility, Yard

Ceiling board and/or ceiling box-up and/or cement sand plaster and/or skim coat with paint finish to designated area (where applicable)

ii Other parts of the apartment

Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

b. Common Area

i Lift lobbies at Basement, 1st Storey and typical lobbies

Ceiling board with paint and/or cement sand plaster with paint finish

ii Generally

Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas

6. FINISHES

a. Wall

Unit - Living, Dining, Bedroom, Entertainment Room, PES, Utility, Yard, DB

Skim coat and/or cement sand plaster with paint finish

Unit - Kitchen, Bathroom, Powder Room, WC

Tiles and/or skim coat and/or cement sand plaster with paint finish

ii. Common Area - Lift lobbies

Tiles and/or skim coat and/or cement sand plaster with paint finish

Common Area - Basement Carpark

Skim coat and/or cement sand plaster with paint finish

b. Floor

Unit - Living, Dining, Kitchen, Bathrooms, Balcony, Roof Terrace, Entertainment Room, Powder Room, WC, PES, Utility, Yard, DB

Tiles

Unit - Bedroom

Laminate flooring

Unit - AC Ledge

Cement sand plaster

ii. Common Area - Lift lobbies

Tiloc

Common Area - Storev Shelter

Tiles and/or cement sand screed

7. WINDOWS

All windows of the apartment shall be aluminium framed window with clear and/or tinted and/or frosted and/or spandrel glass (where applicable)

8. DOORS

a. Main Entrance

Approved fire-rated timber door

b. Living/ Dining/ Entertainment Room / Bedrooms to Balcony/ PES/ Open Balcony/ Private Roof Terrace

Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass

c. Bedroom, Bathroom, Powder Room

Hollow core timber door

d. Kitchen

Timber framed sliding door with fixed glass panel

e. Private Enclosed Space

Aluminium and/ or metal gate

f. Private Roof Terrace

Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass

g. WC, Utility

PVC bi-fold door

h. Storey Shelter

Approved blast-proof metal door

Good quality locksets and ironmongery to be provided to all doors.

9. SANITARY FITTINGS

a. Master Bathroom, Common Bathroom

- i 1 shower cubicle with 1 shower mixer set
- ii 1 wash basin with mixer
- iii 1 water closet
- iv 1 toilet paper holder
- v 1 mirror

b. Master Bathroom (Only for Penthouse)

i 1 shower cubicle with 1 shower mixer set

vi 1 long bathtub with 1 shower mixer set

- ii 2 wash basin with 2 mixers
- iii 1 water closet
- iv 1 toilet paper holder
- v 1 mirror

c. Powder Room (where applicable)

- i 1 wash basin with mixer
- ii 1 water closet
- iii 1 toilet paper holder
- iv 1 mirror

d. WC (where applicable)

- i 1 shower set (cold water inlet only)
- ii 1 water closet
- iii 1 toilet paper holder

e. Yard (where applicable)

i 1 laundry sink with tap

10. ELECTRICAL INSTALLATION

- a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.
- b. Refer to Electrical Schedule for details

11. TV / DATA / TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2010.

13. PAINTING

Fyternal Wall

Spray textured coating and/ or emulsion paint and/ or other approved exterior paint

b. Internal Wall

Emulsion paint

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, Kitchen, WCs, Yard, Private Enclosed Space (PES), Balcony, Open Balcony, Communal Roof Terrace, Private Roof Terrace, Reinforced Concrete Flat Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Landscape Deck, Basement Carparks (where applicable)

15. DRIVEWAY AND CAR PARK

a. Surface driveway/ Drop Off and Ramp

Concrete/stone pavers and/or tile and/or tarmac and/or concrete floor and/or stone and/ or grass-cell pavers to external driveway at designated areas (where applicable)

b. Basement Car park

Reinforced concrete slab with floor hardener

16. RECREATIONAL FACILITIES

- a) Barbecue Corner
- b) Cabanas
- c) Changing Room
- d) Cove Hammock
- e) Family Pavilion
- f) Family Pod
- g) Games Room
- h) Gymi) Jogging Path
- j) Lap Pool
- k) Multi-Purpose Room
- l) Outdoor Fitness
- m) Playground
- n) Pool Decko) Roof Terraces
- p) Spa Pool
- q) Steam Roomsr) Tennis Court
- s) Water Play Area

17. ADDITIONAL ITEMS

a. Kitchen Cabinets

Kitchen cabinets with solid surface worktop Sink with mixer

b. Kitchen Appliances

Cooker hob

Cooker hood

Built-in oven

c. Wardrobe

Quality wardrobe to all bedrooms

d. Hot Water Supply

Hot water supply shall be provided to all bathrooms (except WC) and kitchen

e. Security System

Intercom System to Units

Access Control System at designated common areas Automatic car barrier access system provided at the Main Entrance Closed circuit television system (CCTV) at designated common areas

f. Air-Conditioning

Wall mounted fan coil units (FCU) to Living/Dining, Bedrooms, Entertainment Room (where applicable)

NOTES:

A. 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/her own contractor to service the air-conditioning system regularly.

B. 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.

C. 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.

D. LAYOUT/LOCATION OF WARDROBES, CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

E. 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 clause 17.

F. 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.

G. 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.

H. LAMINATED 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 builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

I. 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.

J. PREFABRICATED TOILETS

Certain bathroom and W.C. may be 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.

K. WAL

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

L. TILES

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

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Switched Socket Outlet	15A Switched Socket Outlet (Washing Machine)	Gas Water Heater	Aircon Isolator	Telephone Point	TV Point	Data Point	Cooker Hood Point	Cooker Hob Point	Oven Point	Intercom	Bell Point
A1	10	19	1	1	2	3	3	2	1	1	1	1	1
A1a	10	19	1	1	2	3	3	2	1	1	1	1	1
A2	10	19	1	1	2	3	3	2	1	1	1	1	1
B1	10	22	1	1	2	4	4	2	1	1	1	1	1
B2	10	22	1	1	2	4	4	2	1	1	1	1	1
B2a	10	22	1	1	2	4	4	2	1	1	1	1	1
В3	14	22	1	1	2	4	4	2	1	1	1	1	1
ВЗа	14	22	1	1	2	4	4	2	1	1	1	1	1
B3b	14	22	1	1	2	4	4	2	1	1	1	1	1
C1	17	28	1	1	3	5	5	2	1	1	1	1	1
C2	17	28	1	1	3	5	5	2	1	1	1	1	1
C3	21	28	1	1	3	5	5	3	1	1	1	1	1
C4	21	28	1	1	3	5	5	3	1	1	1	1	1
C5	21	28	1	1	3	5	5	3	1	1	1	1	1
C6	20	28	1	1	3	5	5	3	1	1	1	1	1
C7	20	28	1	1	3	5	5	3	1	1	1	1	1
D	22	32	1	1	4	6	6	2	1	1	1	1	1
PH1	23	32	1	1	4	6	6	2	1	1	1	1	1
PH2	23	32	1	1	4	6	6	2	1	1	1	1	1
PH3	23	32	1	1	4	6	6	2	1	1	1	1	1
PH4	23	32	1	1	4	6	6	2	1	1	1	1	1

NOTE:

1) All isolators for CU are subjected to A/C equipment configuration



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SingHaiyi Group Ltd. ("SingHaiyi" or the "Group") specialises in property development, real estate investment and property management services in Singapore and the US. With strong parentage and strategic support from its major shareholders, the Group is led by a board and management team with deep insights and strong connections which provide the Group access to unique and rare investment opportunities.

Through its property development projects, the Group is involved in both the private as well as public residential segments in Singapore. The Group's development projects include **Charlton Residences**, **CityLife@Tampines** as well as **Pasir Ris One**. It also has a stake in mixed retail and commercial property TripleOne Somerset in Orchard Road which provides a broader exposure in different property segments in Singapore.

The Group's operations in the US also span the residential and retail segments. It has a favourable right-of-first-refusal agreement with related company, American Pacific International Capital, a property investment company based in, and focused on the US. With this valuable relationship, SingHaiyi is able to reach and access niche pockets of real estate investment opportunities across the US.

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With extensive experience which spans over 20 years in both the public and private residential sectors, Kay Lim has been delivering homes which are of high quality in Singapore. Some of Kay Lim's award-winning projects include HDB's first eco-precinct project, **Treelodge @ Punggol** and **Rangoon 88**, a boutique mixed-use development. Kay Lim was also the main contractor for the beautiful **CleanTech One** in Singapore's first eco-business park. Kay Lim's development projects include **Rangoon 88**, **Pasir Ris One** and **CityLife@ Tampines**.

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Developer: Anchorvale Residences Pte. Ltd. (Co. Reg. No. 201404770N) • Developer's License No.:C1158 • Tenure of Land: Leasehold estate of 99 years commencing from 19 May 2014 • Location: Lot 2632N MK 21 at Anchorvale Crescent • Building Plan No.: A1698-00423-2014-BP01 dated 17 March 2015 • Expected Date of Vacant Possession: 18 August 2018 • Expected Date of Legal Completion: 18 August 2021

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