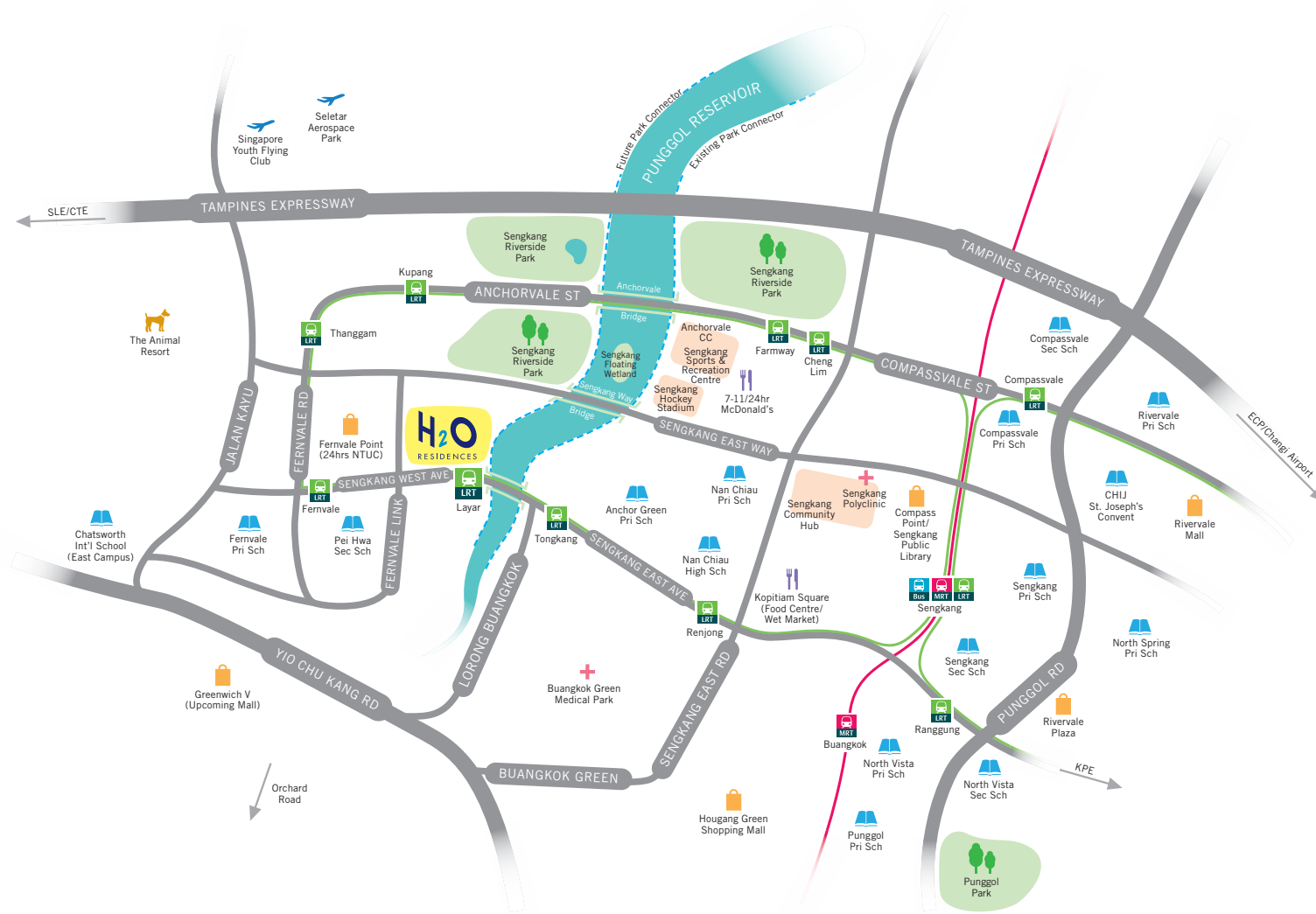




H₂O
RESIDENCES

Floor Plans



Come Home to a World of Delightful Discoveries

Enjoy a greener and more vibrant riverfront lifestyle at H₂O Residences. Awarded the Active, Beautiful, Clean Waters (ABC Waters) certification by PUB, this private development is the first-of-its-kind in Singapore designed to integrate seamlessly with the surrounding expanses of nature and water. Flourishing with an incredible variety of nature-inspired facilities while connecting you to a world of conveniences and serene luxury, H₂O Residences is a unique paradise to live in.

Excellentlly sited in one of the most well-connected neighbourhoods • Nestled along the banks of Punggol Reservoir • Next to Layar LRT Station connecting to Sengkang MRT station • Near to park connectors, Sengkang Riverside Park, Sengkang Floating Wetland and Sengkang Sports & Recreation Centre • Easy access to TPE, KPE, SLE and CTE • Minutes to Ang Mo Kio business parks and other upcoming integrated retail and business areas • Near prestigious schools and international institutions • Close to eateries and amenities in established residential estates • Lush land size of approximately 183,000 sq ft (almost 3 football fields) • Choice of 1- to 4-bedroom apartments and penthouses





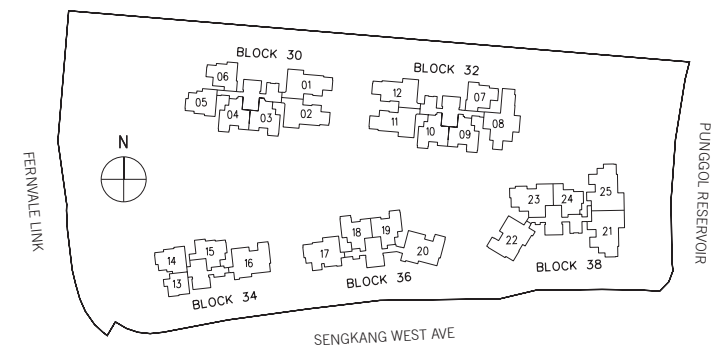
Artist's impression

Site Plan



Legend

- | | | | |
|----------------------|-----------------------|--------------------------------|--|
| 1 Guard House | 6 Meandering Pool | 15 Rain Garden | 20 Whistling Pavilion |
| 2 Arrival Plaza | 7 Jet Pool | 16 Cattail's Trail | 21 BBQ Area |
| 3 Tennis Court | 8 Discovery Pool | 17 Discovery Playground | 22 Nature's Terrace |
| 4 The Executive Club | 9 Serenity Deck | 18 Infinity Lap Pool | 23 Side Gate |
| • The Aquaria | 10 Aqua Gym | 19 The Fitness Club | |
| • Function Room | 11 Sunshine Deck | • Gym | |
| • Shop | 12 The Playscape | • Vantage Point | * These areas are public areas. |
| • Changing Rooms | 13 Fitness Station | • Changing Rooms & Steam Baths | Not exclusive for the condominium residents. |
| 5 Eco Pond | 14 Discovery Bio-Pond | | |



Schematic Diagram

Block 30
Fernvale Link S(797530)

Unit Floor	01	02	03	04	05	06
23	D1	D1	C1	C1	B1	B2
22	D1	D1	C1	C1	B1	B2
21	D1	D1	C1	C1	B1	B2
20	D1	D1	C1	C1	B1	B2
19	D1	D1	C1	C1	B1	B2
18	D1	D1	C1	C1	B1	B2
17	D1	D1	C1	C1	B1	B2
16	D1	D1	C1	C1	B1	B2
15	D1	D1	C1	C1	B1	B2
14	D1	D1	C1	C1	B1	B2
13	D1	D1	C1	C1	B1	B2
12	D1	D1	C1	C1	B1	B2
11	D1	D1	C1	C1	B1	B2
10	D1	D1	C1	C1	B1	B2
9	D1	D1	C1	C1	B1	B2
8	D1	D1	C1	C1	B1	B2
7	D1	D1	C1	C1	B1	B2
6	D1	D1	C1	C1	B1	
5	D1	D1	C1	C1	B1	
4	D1	D1	C1	C1	B1	
3	D1	D1	C1	C1	B1	
2	D1	D1	C1	C1	B1	
1	D1(PES)	D1(PES)	C1(PES)	C1(PES)	B1(PES)	

Block 32
Fernvale Link S(797531)

Unit Floor	07	08	09	10	11	12
		PH1				
22	B2		C1	C1	D1	D1
21	B2	F1	C1	C1	D1	D1
20	B2	F1	C1	C1	D1	D1
19	B2	F1	C1	C1	D1	D1
18	B2	F1	C1	C1	D1	D1
17	B2	F1	C1	C1	D1	D1
16	B2	F1	C1	C1	D1	D1
15	B2	F1	C1	C1	D1	D1
14	B2	F1	C1	C1	D1	D1
13	B2	F1	C1	C1	D1	D1
12	B2	F1	C1	C1	D1	D1
11	B2	F1	C1	C1	D1	D1
10	B2	F1	C1	C1	D1	D1
9	B2	F1	C1	C1	D1	D1
8	B2	F1	C1	C1	D1	D1
7	B2	F1	C1	C1	D1	D1
6	B2	F1	C1	C1	D1	D1
5	B2	F1	C1	C1	D1	D1
4	B2	F1	C1	C1	D1	D1
3	B2	F1	C1	C1	D1	D1
2	B2	F1	C1	C1	D1	D1
1	B2(PES)	F1(PES)	C1(PES)	C1(PES)	D1(PES)	D1(PES)

Block 34
Fernvale Link S(797532)

Unit Floor	13	14	15	16
19	A1	B4	C3	E3
18	A1	B4	C3	E3
17	A1	B4	C3	E3
16	A1	B4	C3	E3
15	A1	B4	C3	E3
14	A1	B4	C3	E3
13	A1	B4	C3	E3
12	A1	B4	C3	E3
11	A1	B4	C3	E3
10	A1	B4	C3	E3
9	A1	B4	C3	E3
8	A1	B4	C3	E3
7	A1	B4	C3	E3
6	A1	B4	C3	E3
5	A1	B4	C3	E3
4	A1	B4	C3	E3
3	A1	B4	C3	E3
2	A1	B4	C3	E3
1	A1(PES)	B4(PES)	C3(PES)	E3(PES)

Block 36
Fernvale Link S(797533)

Unit Floor	17	18	19	20
19	D2	C2	C2	E3
18	D2	C2	C2	E3
17	D2	C2	C2	E3
16	D2	C2	C2	E3
15	D2	C2	C2	E3
14	D2	C2	C2	E3
13	D2	C2	C2	E3
12	D2	C2	C2	E3
11	D2	C2	C2	E3
10	D2	C2	C2	E3
9	D2	C2	C2	E3
8	D2	C2	C2	E3
7	D2	C2	C2	E3
6	D2	C2	C2	E3
5	D2	C2	C2	E3
4	D2	C2	C2	E3
3	D2	C2	C2	E3
2	D2	C2	C2	E3
1	D2(PES)	C2(PES)	C2(PES)	E3(PES)

Block 38
Fernvale Link S(797534)

Unit Floor	21	22	23	24	25
	PH3				PH2
21		E1	E2	B3	
20	F3	E1	E2	B3	F2
19	F3	E1	E2	B3	F2
18	F3	E1	E2	B3	F2
17	F3	E1	E2	B3	F2
16	F3	E1	E2	B3	F2
15	F3	E1	E2	B3	F2
14	F3	E1	E2	B3	F2
13	F3	E1	E2	B3	F2
12	F3	E1	E2	B3	F2
11	F3	E1	E2	B3	F2
10	F3	E1	E2	B3	F2
9	F3	E1	E2	B3	F2
8	F3	E1	E2	B3	F2
7	F3	E1	E2	B3	F2
6	F3	E1	E2	B3	F2
5	F3	E1	E2	B3	F2
4	F3	E1	E2	B3	F2
3	F3	E1	E2	B3	F2
2	F3	E1	E2	B3	F2
1	F3(PES)	E1(PES)	E2(PES)	B3(PES)	F2(PES)

Legend: 1-Bedroom 2-Bedroom 2-Bedroom + Study/Kid's Room 3-Bedroom 3-Bedroom + Study/Kid's Room 4-Bedroom Penthouse



Discover the Refreshing Landscape of Your ABC Waters Certified Residence

Reflecting the soothing vibes of the river, all five residential towers of H₂O Residences are a contemporary vision of cool elegance. Every detail is designed to captivate your senses. From the careful North-South orientation that facilitates the best views; to the spacious balconies inviting you to enjoy the breezy outdoors. A sparkling array of unique water features and facilities add to the uplifting eco-living ambience.

Awarded the Active, Beautiful, Clean Waters (ABC Waters) certification by PUB, H₂O Residences is the first private development to integrate with the surrounding water bodies and park. From your residence, you can explore the riverbanks and landscape of the Sengkang Riverside Park or simply take a stroll along the floating boardwalk that connects to the Sengkang Floating Wetland. For a different view, hop into a canoe and enjoy the river view at your leisure, or choose from a wide variety of sporting options at the upcoming Water Sports Activities Centre nearby.

Discover more eco-friendly landscape features back home with the lush Rain Garden and Nature's Terrace, benefitting the eco-system with their natural ability to filter rainwater for recirculation. Children will also love spending time at the Discovery Bio-Pond where they can observe and learn from the fishes, plants and other curious life forms within.

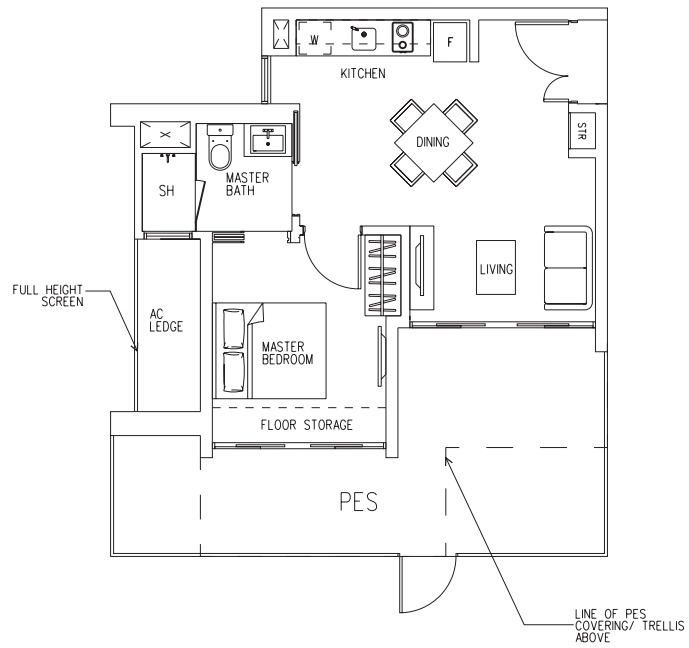
1-BEDROOM APARTMENT

Type A1 (PES)

66 sq m (710 sq ft)

Block 34

#01-13



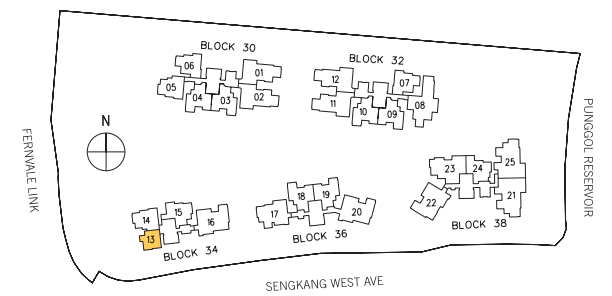
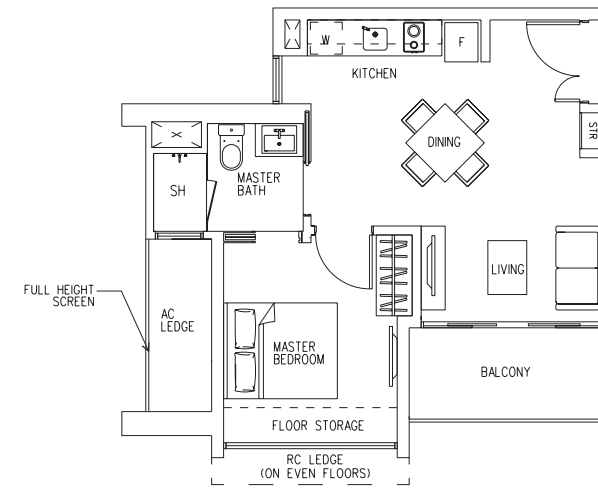
1-BEDROOM APARTMENT

Type A1

49 sq m (527 sq ft)

Block 34

#02-13 to #19-13



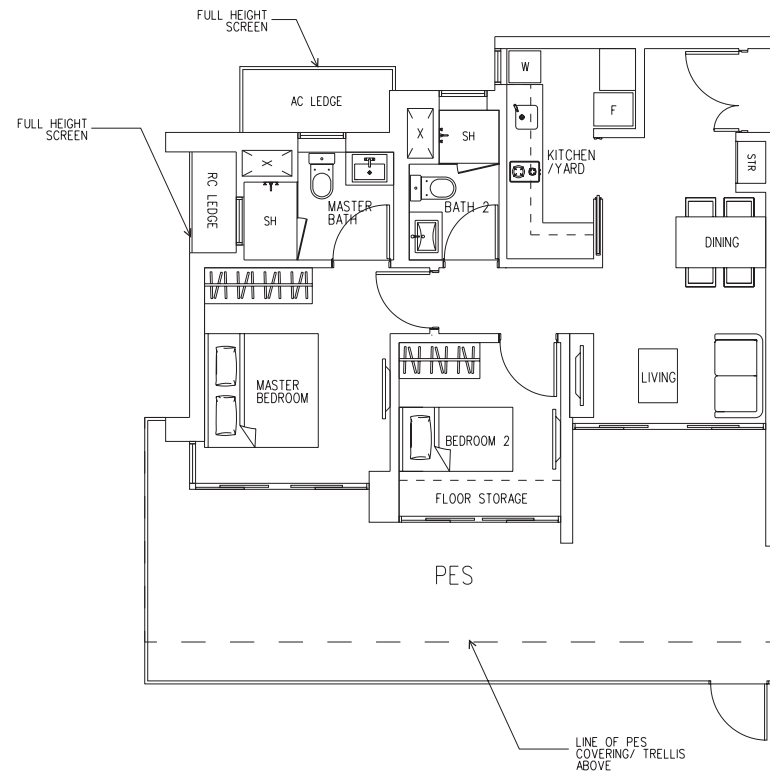
2-BEDROOM APARTMENT

Type B1 (PES)

99 sq m (1,066 sq ft)

Block 30

#01-05



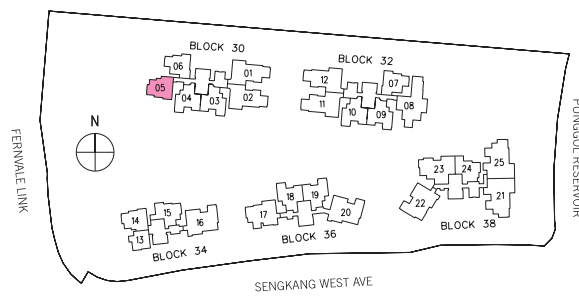
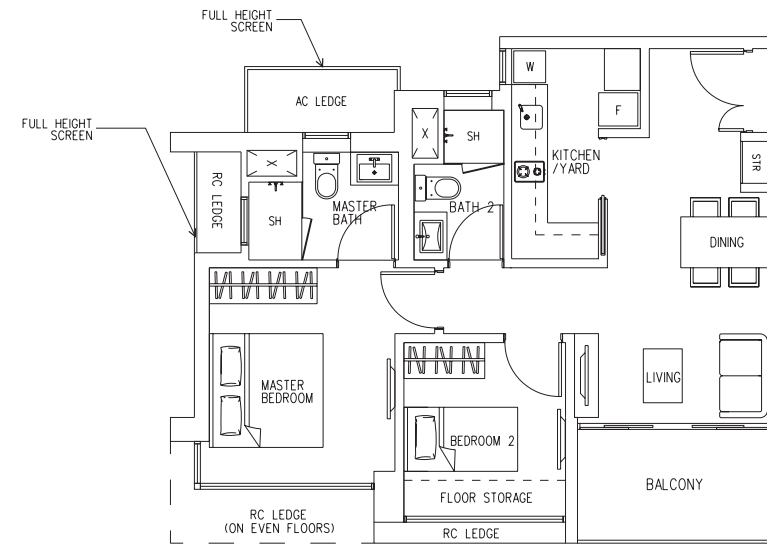
2-BEDROOM APARTMENT

Type B1

69 sq m (743 sq ft)

Block 30

#02-05 to #23-05

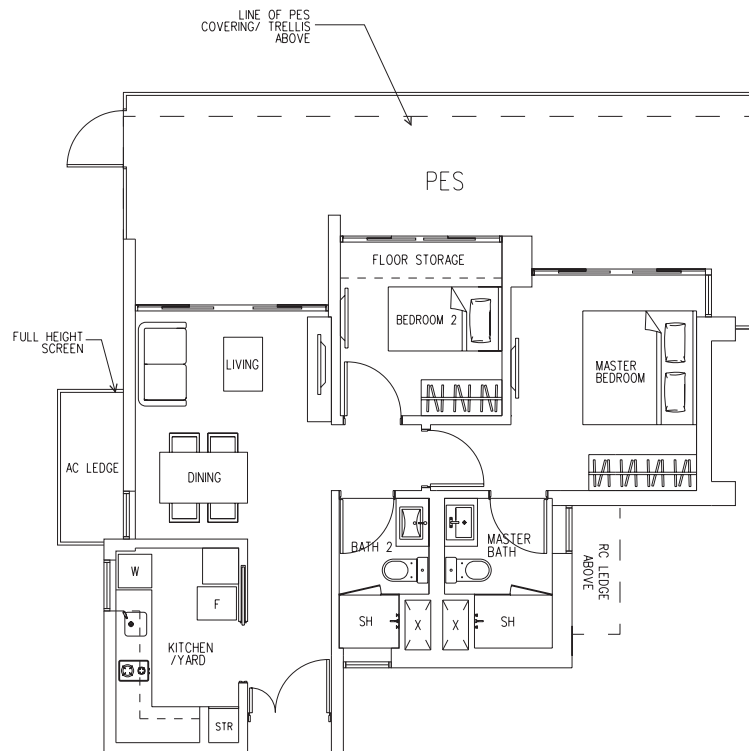


2-BEDROOM APARTMENT

Type B2 (PES)

95 sq m (1,023 sq ft)

Block 32
#01-07



2-BEDROOM APARTMENT

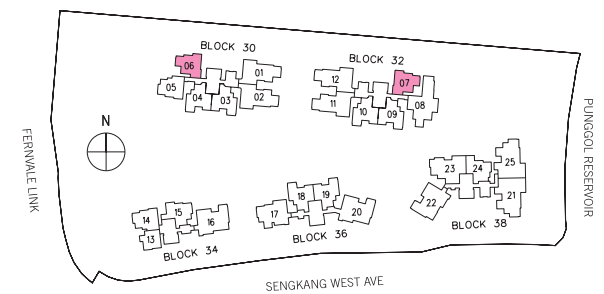
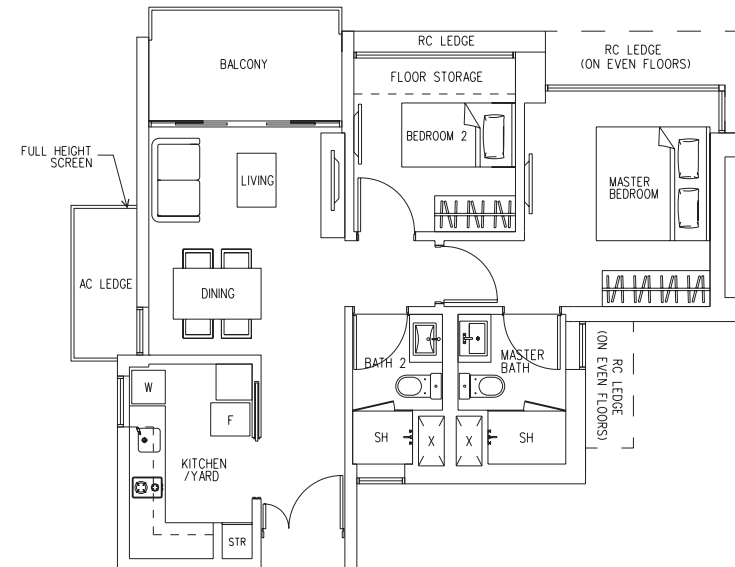
Type B2

70 sq m (753 sq ft)

Block 30
#07-06* to #23-06*

Block 32
#02-07 to #22-07

*mirror image



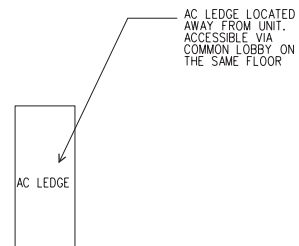
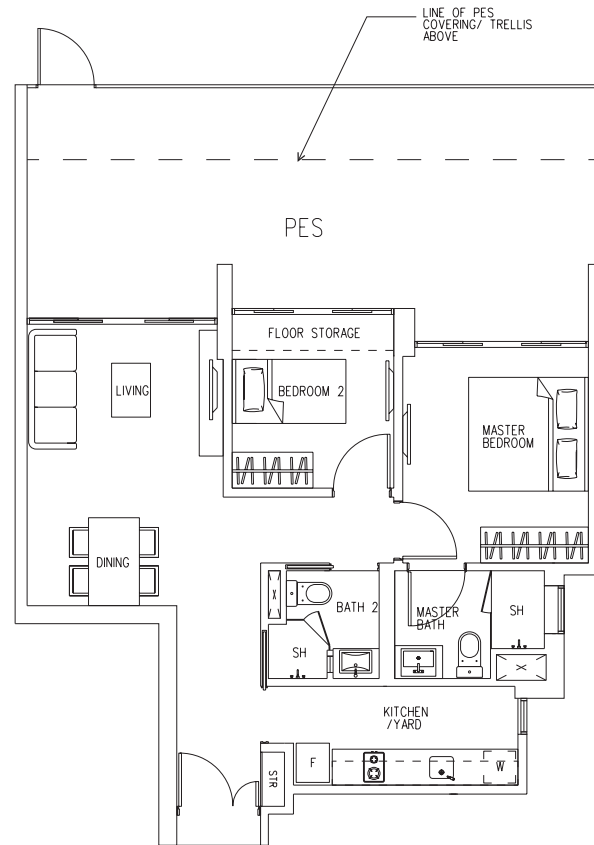
2-BEDROOM APARTMENT

Type B3 (PES)

106 sq m (1,141 sq ft)

Block 38

#01-24



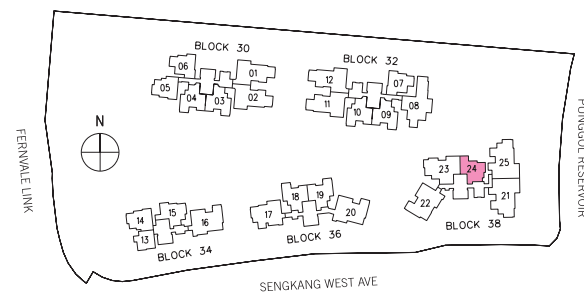
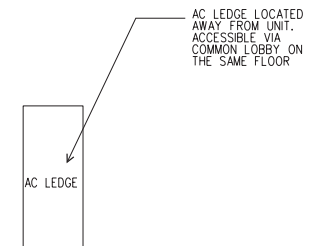
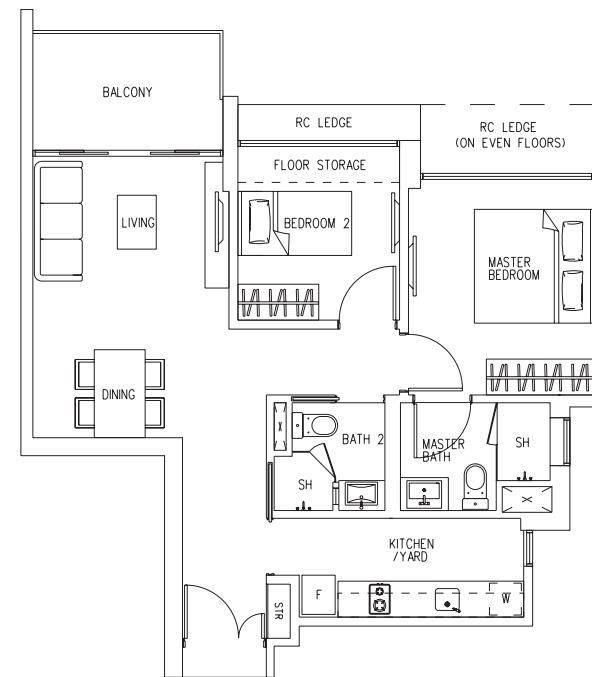
2-BEDROOM APARTMENT

Type B3

74 sq m (797 sq ft)

Block 38

#02-24 to #21-24



2-BEDROOM + STUDY/KID'S ROOM

Type C1 (PES)

112 sq m (1,206 sq ft)

Block 30

#01-04

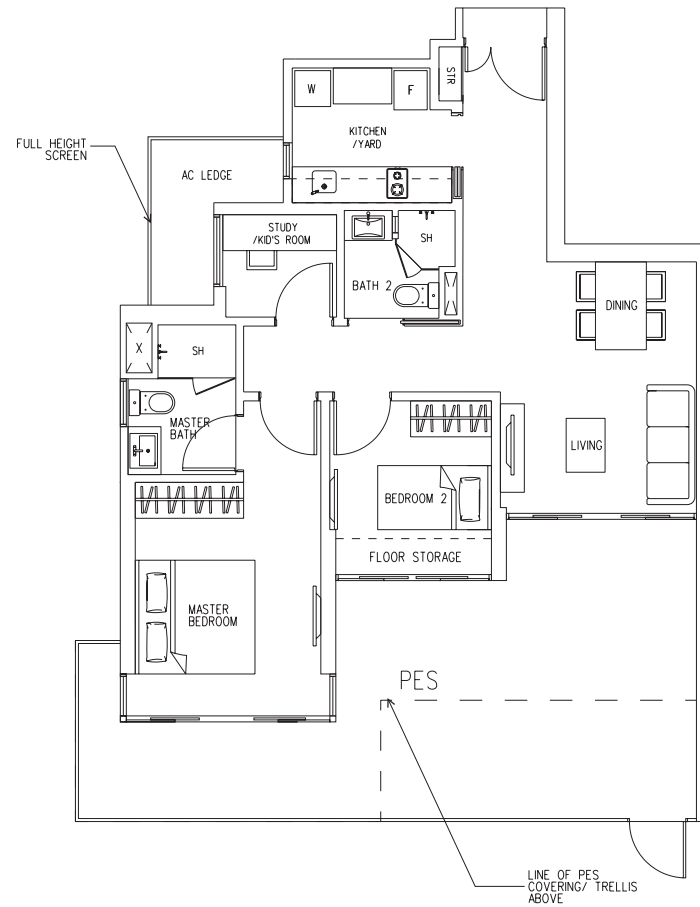
#01-03*

Block 32

#01-10

#01-09*

*mirror image



2-BEDROOM + STUDY/KID'S ROOM

Type C1

82 sq m (883 sq ft)

Block 30

#02-04 to #23-04

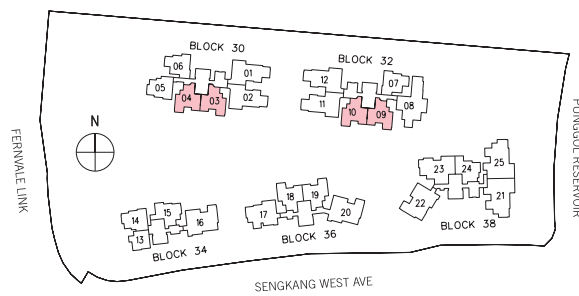
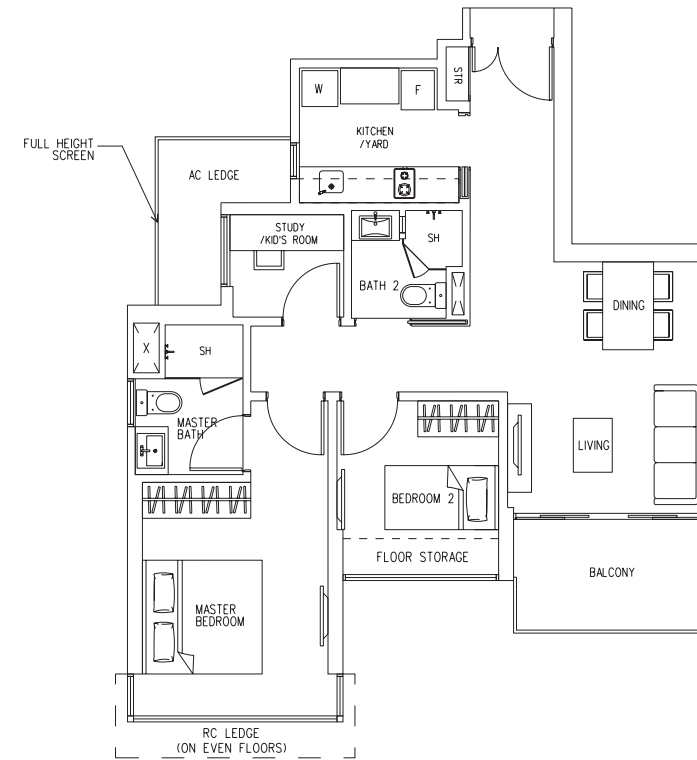
#02-03* to #23-03*

Block 32

#02-10 to #22-10

#02-09* to #22-09*

*mirror image



2-BEDROOM + STUDY/KID'S ROOM

Type C2 (PES)

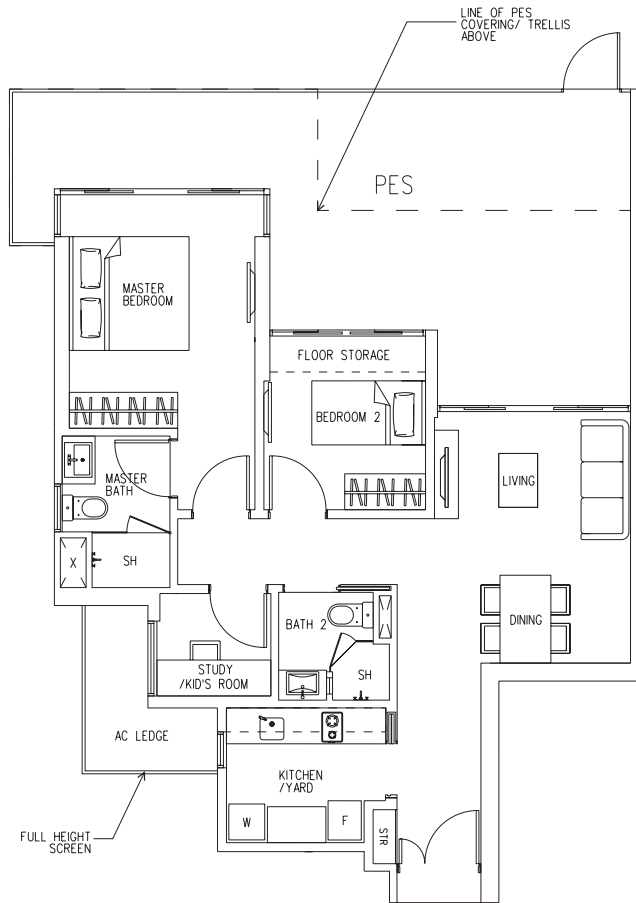
112 sq m (1,206 sq ft)

Block 36

#01-18

#01-19*

*mirror image



2-BEDROOM + STUDY/KID'S ROOM

Type C2

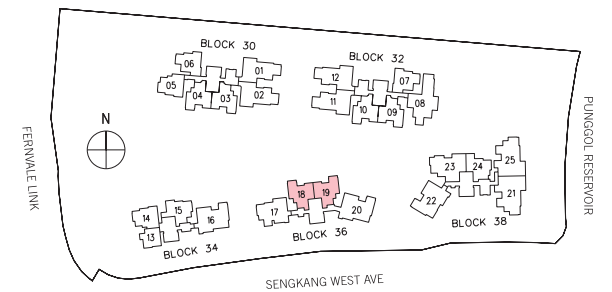
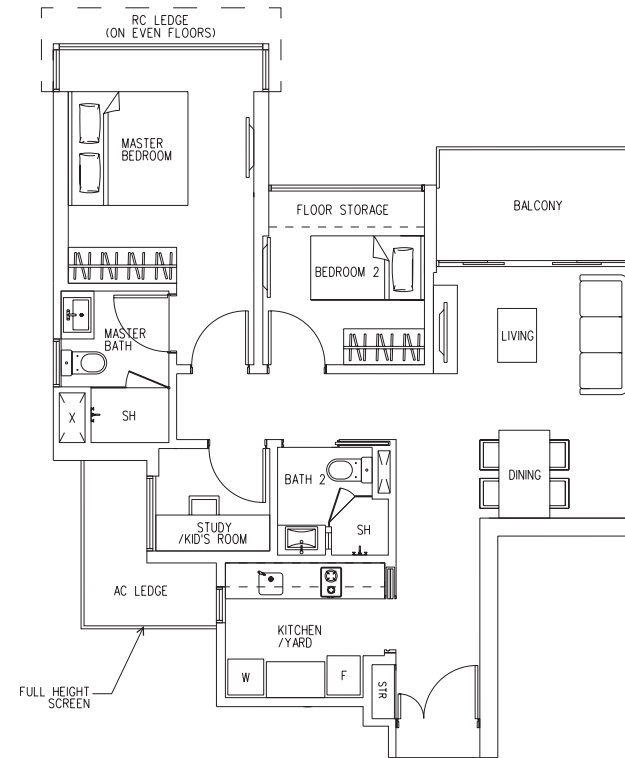
82 sq m (883 sq ft)

Block 36

#02-18 to #19-18

#02-19* to #19-19*

*mirror image

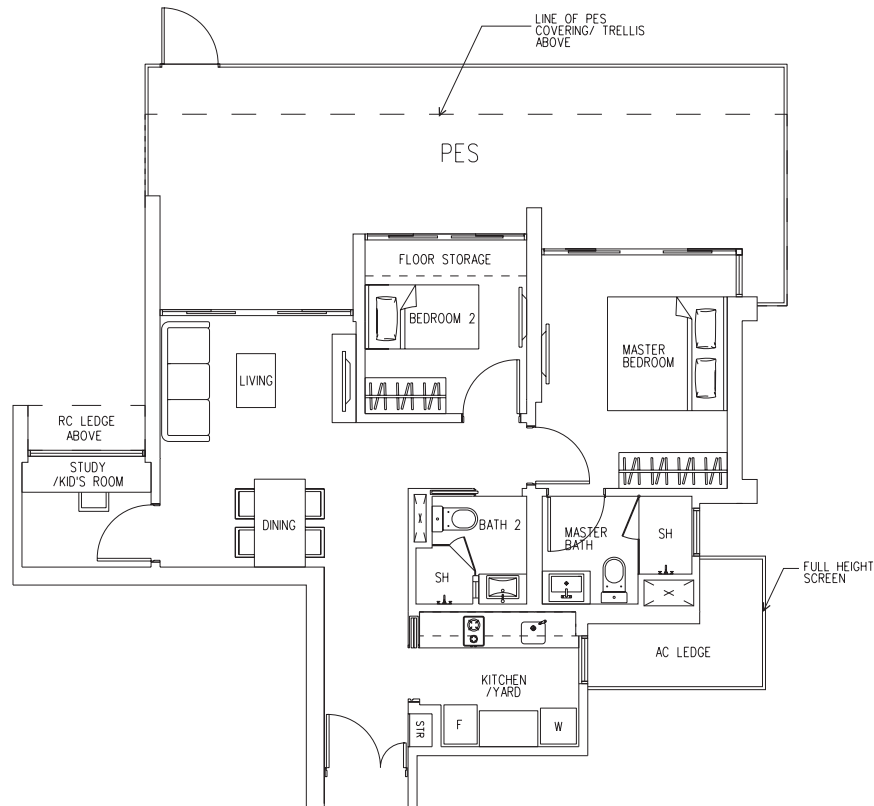


2-BEDROOM + STUDY/KID'S ROOM

Type C3 (PES)

109 sq m (1,173 sq ft)

Block 34
#01-15

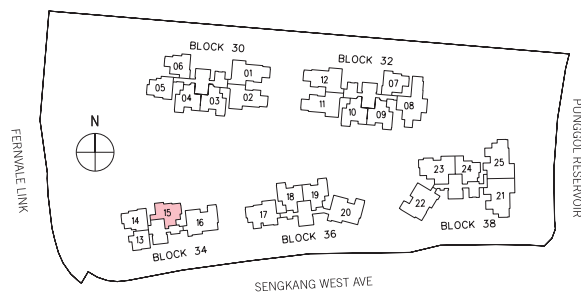
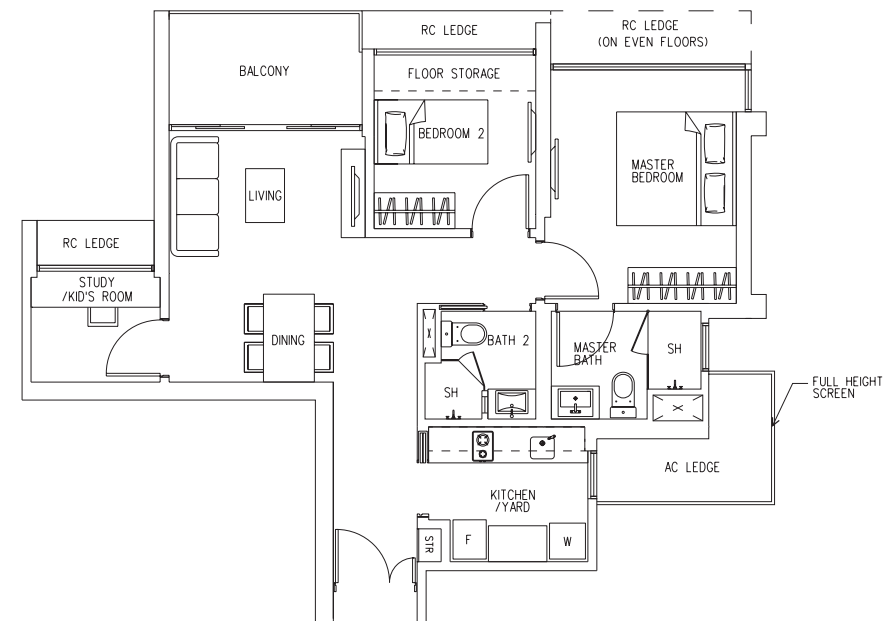


2-BEDROOM + STUDY/KID'S ROOM

Type C3

79 sq m (850 sq ft)

Block 34
#02-15 to #19-15



3-BEDROOM APARTMENT

Type D1 (PES)

152 sq m (1,636 sq ft)

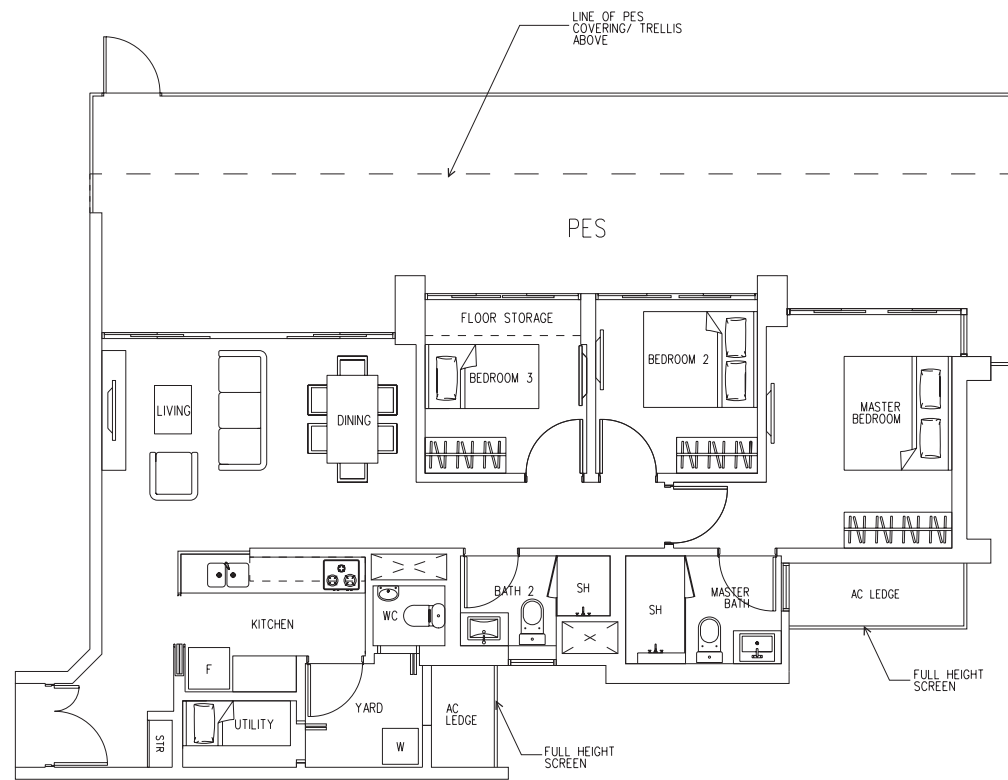
Block 30

#01-01
#01-02*

Block 32

#01-11
#01-12*

*mirror image



3-BEDROOM APARTMENT

Type D1

105 sq m (1,130 sq ft)

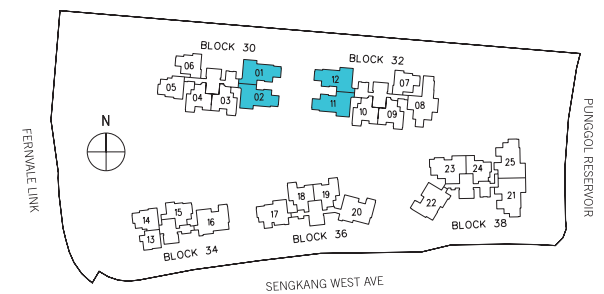
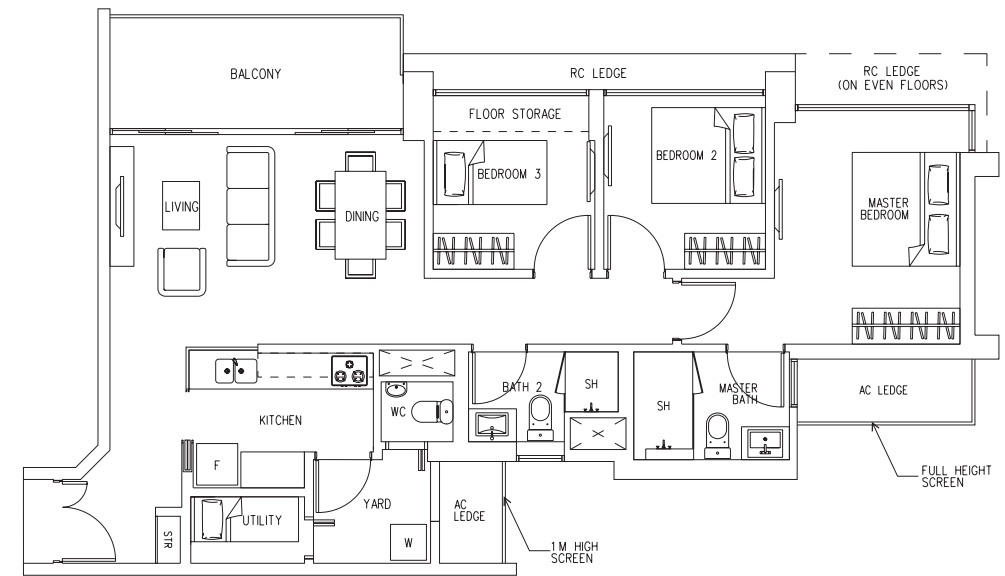
Block 30

#02-01 to #23-01
#02-02* to #23-02*

Block 32

#02-11 to #22-11
#02-12* to #22-12*

*mirror image



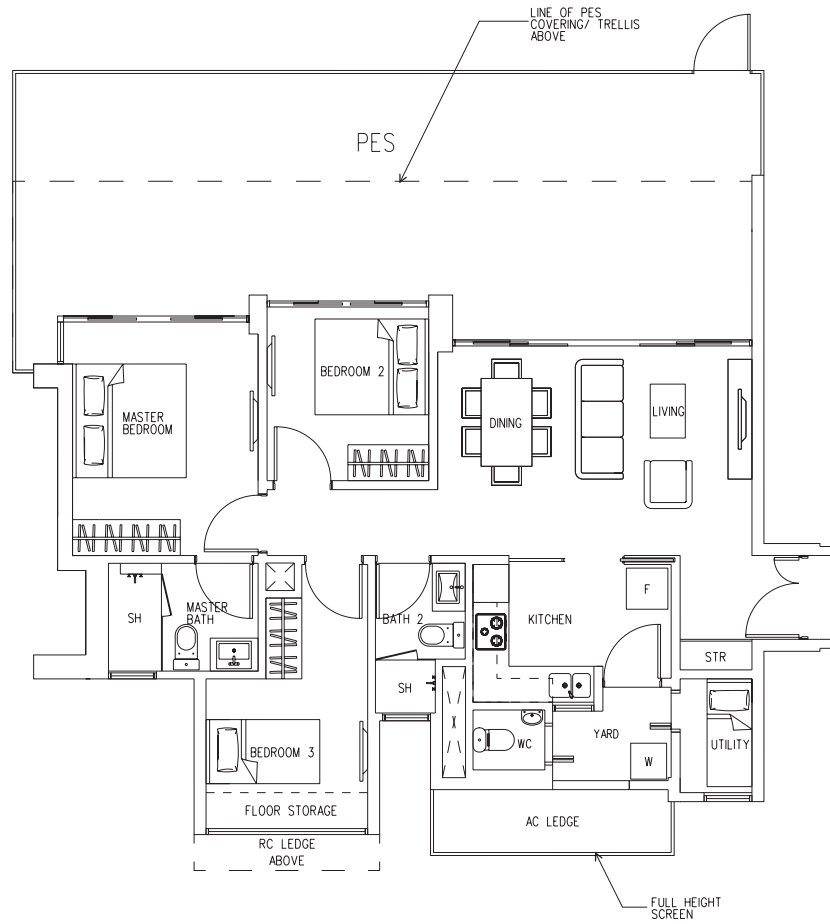
3-BEDROOM APARTMENT

Type D2 (PES)

143 sq m (1,539 sq ft)

Block 36

#01-17



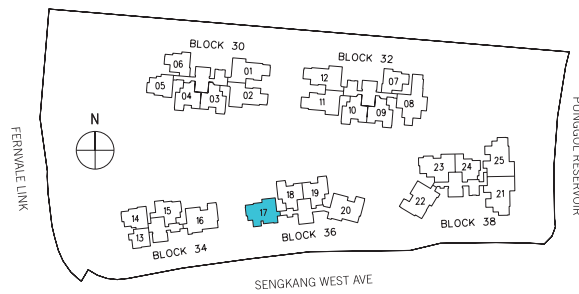
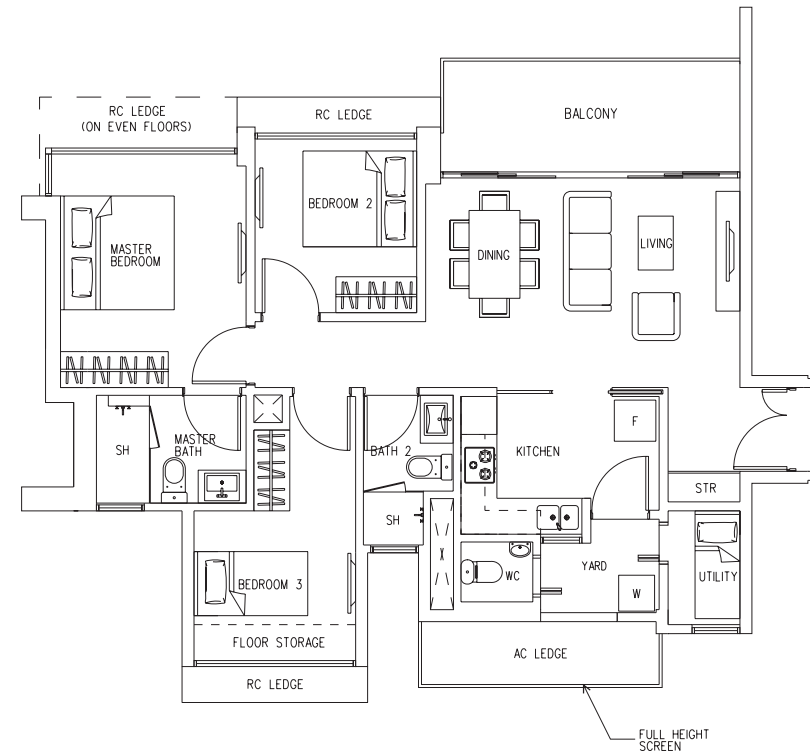
3-BEDROOM APARTMENT

Type D2

100 sq m (1,076 sq ft)

Block 36

#02-17 to #19-17

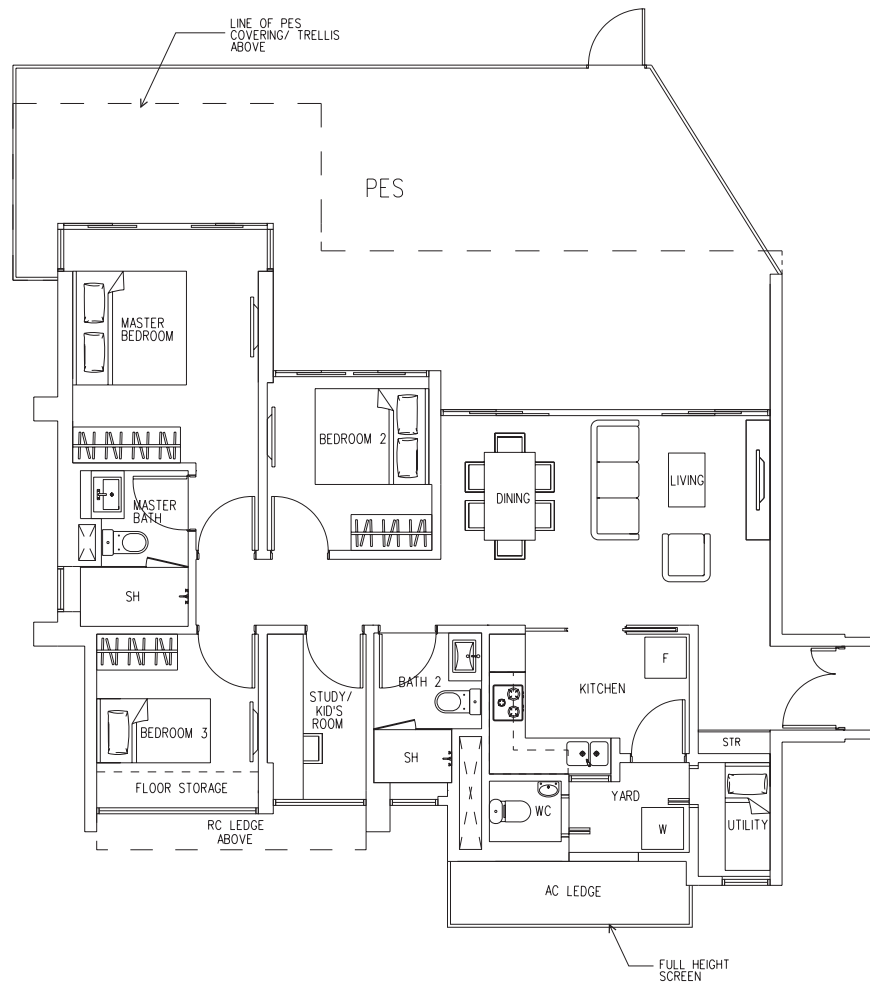


3-BEDROOM + STUDY/KID'S ROOM

Type E1 (PES)

155 sq m (1,668 sq ft)

Block 38
#01-22

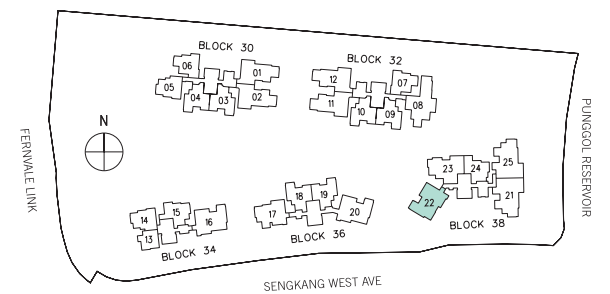
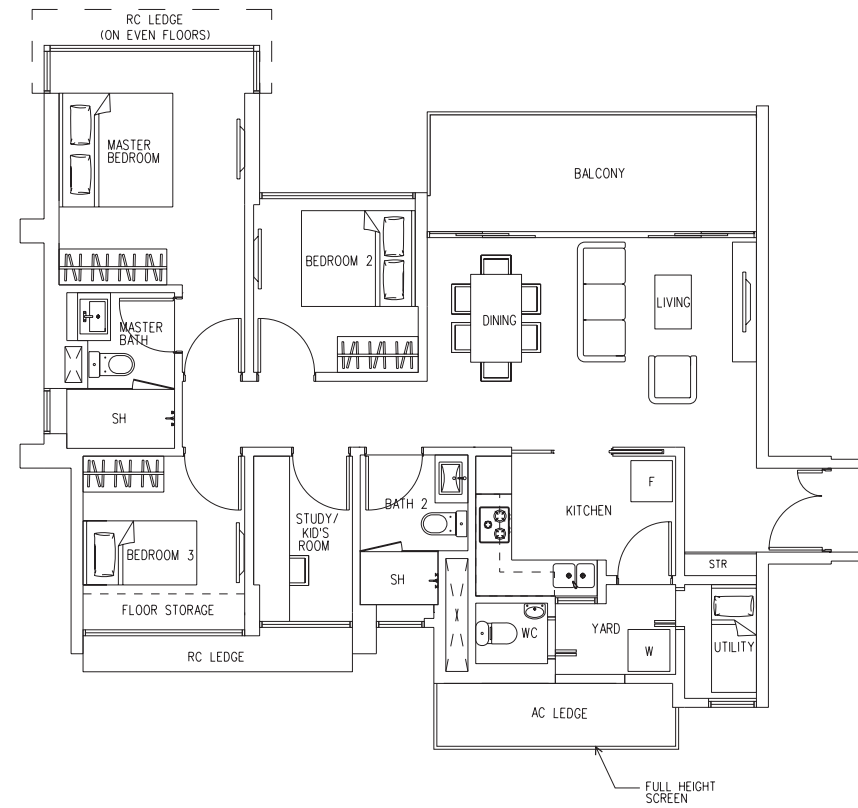


3-BEDROOM + STUDY/KID'S ROOM

Type E1

111 sq m (1,195 sq ft)

Block 38
#02-22 to #21-22

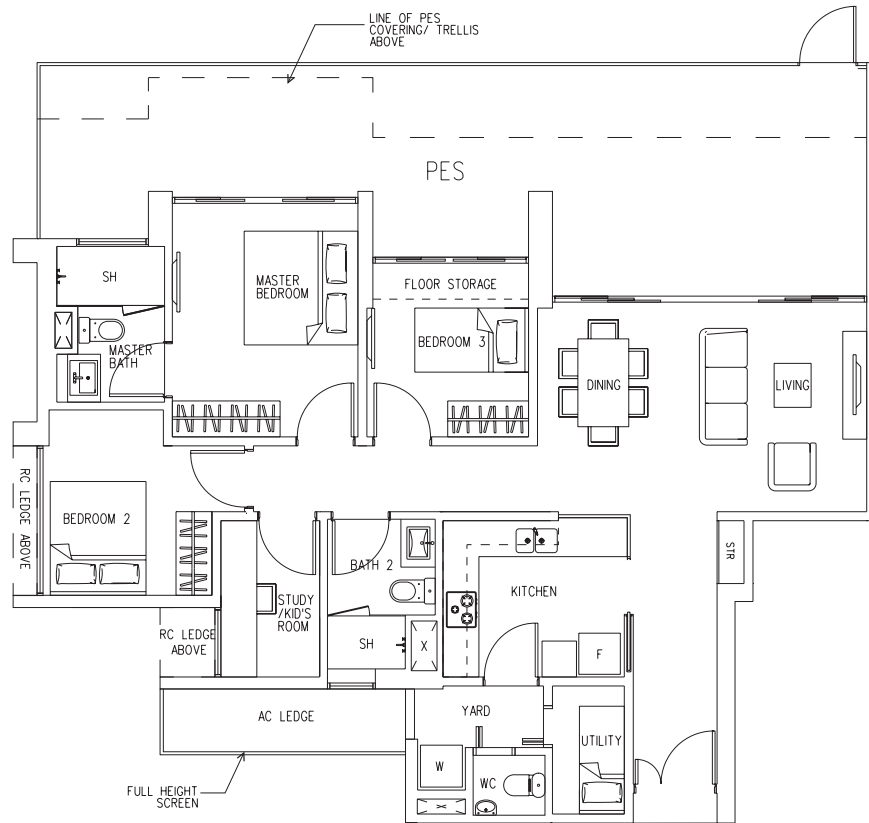


3-BEDROOM + STUDY/KID'S ROOM

Type E2 (PES)

148 sq m (1,593 sq ft)

Block 38
#01-23

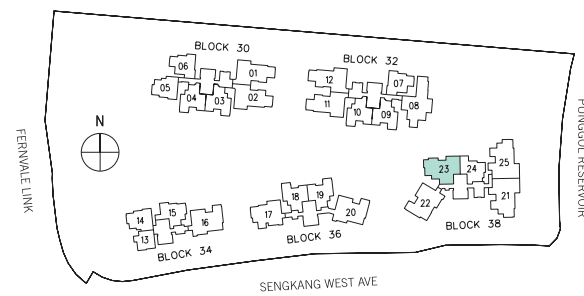
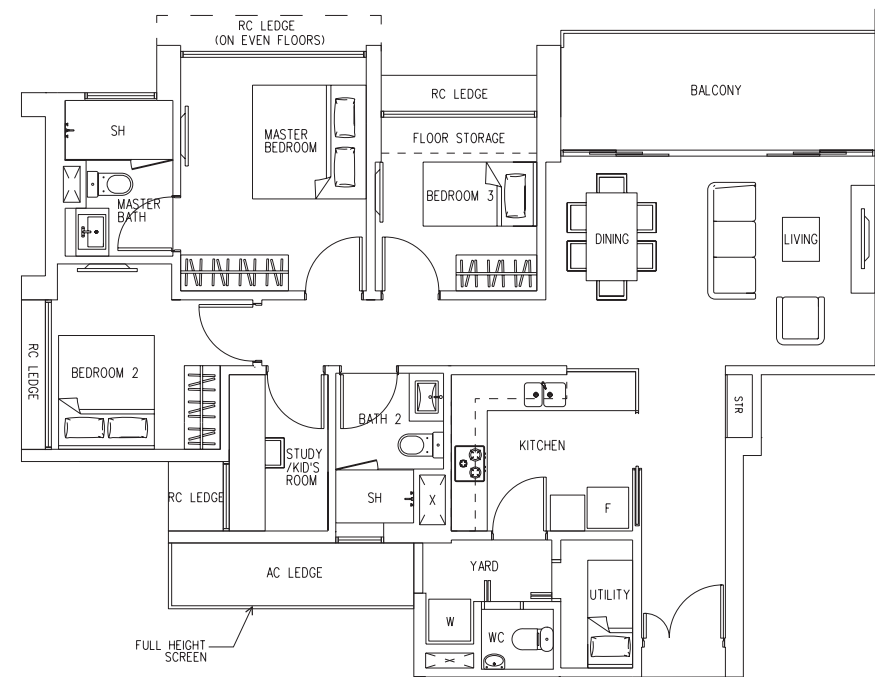


3-BEDROOM + STUDY/KID'S ROOM

Type E2

114 sq m (1,227 sq ft)

Block 38
#02-23 to #21-23



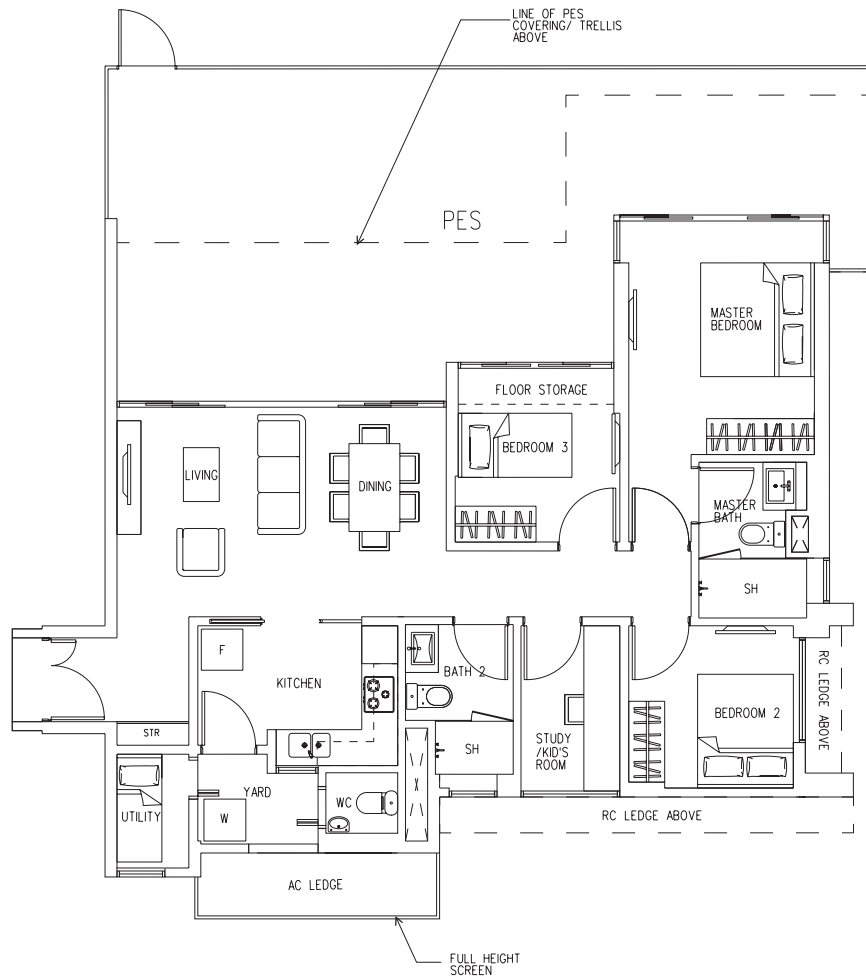
3-BEDROOM + STUDY/KID'S ROOM

Type E3 (PES)

155 sq m (1,668 sq ft)

Block 34
#01-16

Block 36
#01-20



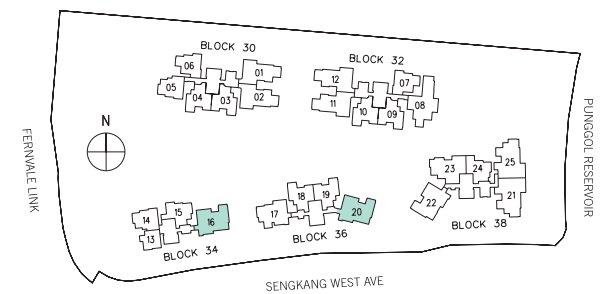
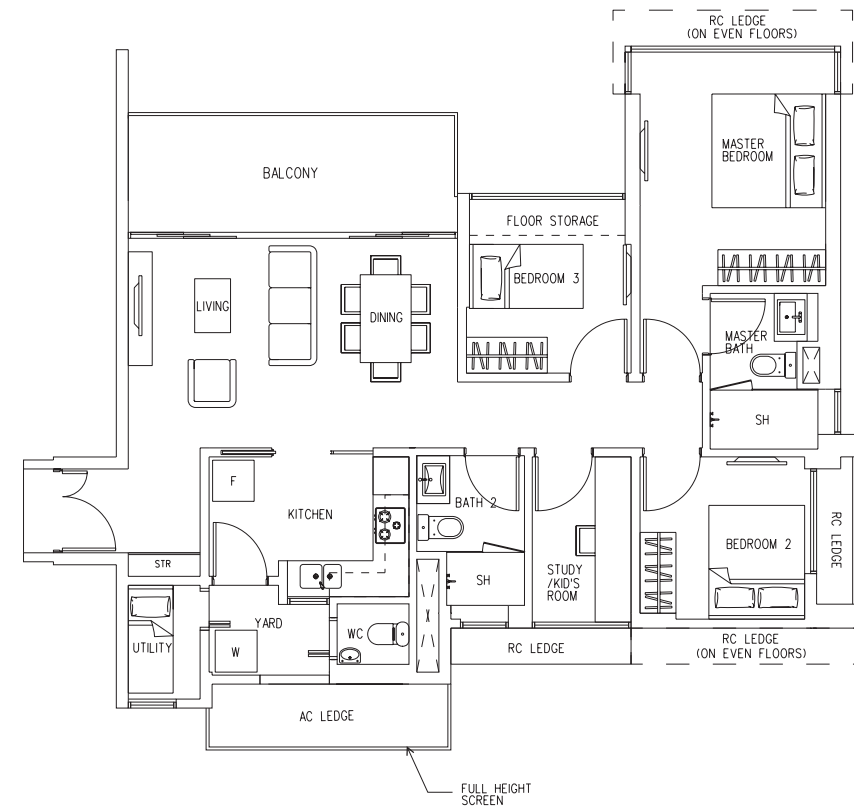
3-BEDROOM + STUDY/KID'S ROOM

Type E3

111 sq m (1,195 sq ft)

Block 34
#02-16 to #19-16

Block 36
#02-20 to #19-20

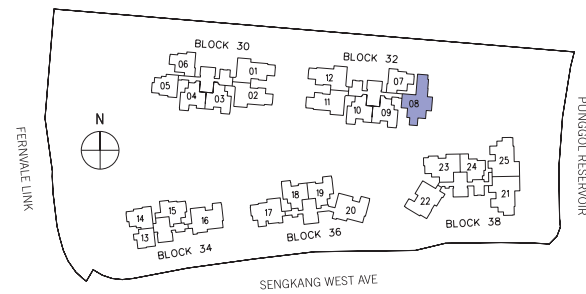
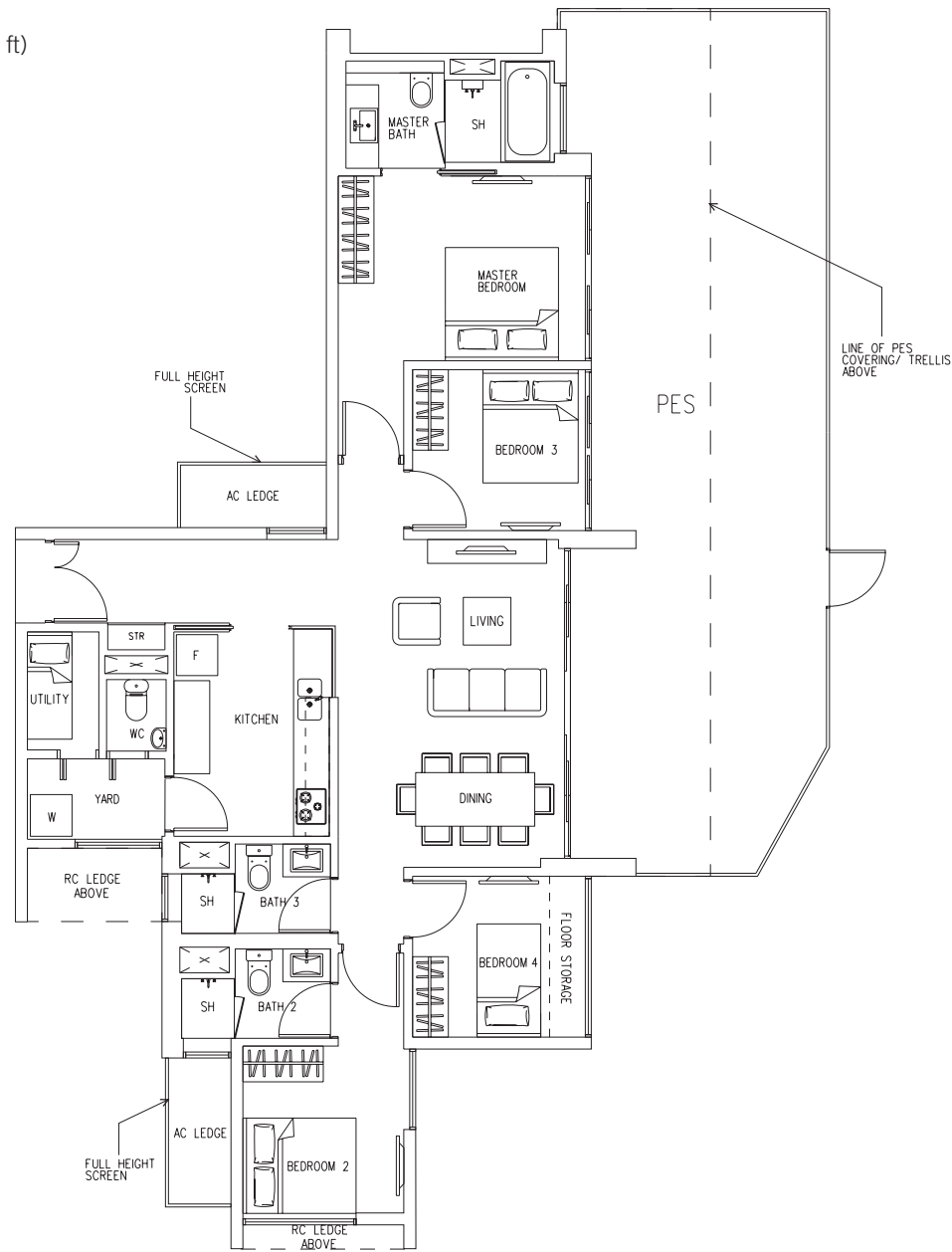


4-BEDROOM APARTMENT

Type F1 (PES)

177 sq m (1,905 sq ft)

Block 32
#01-08

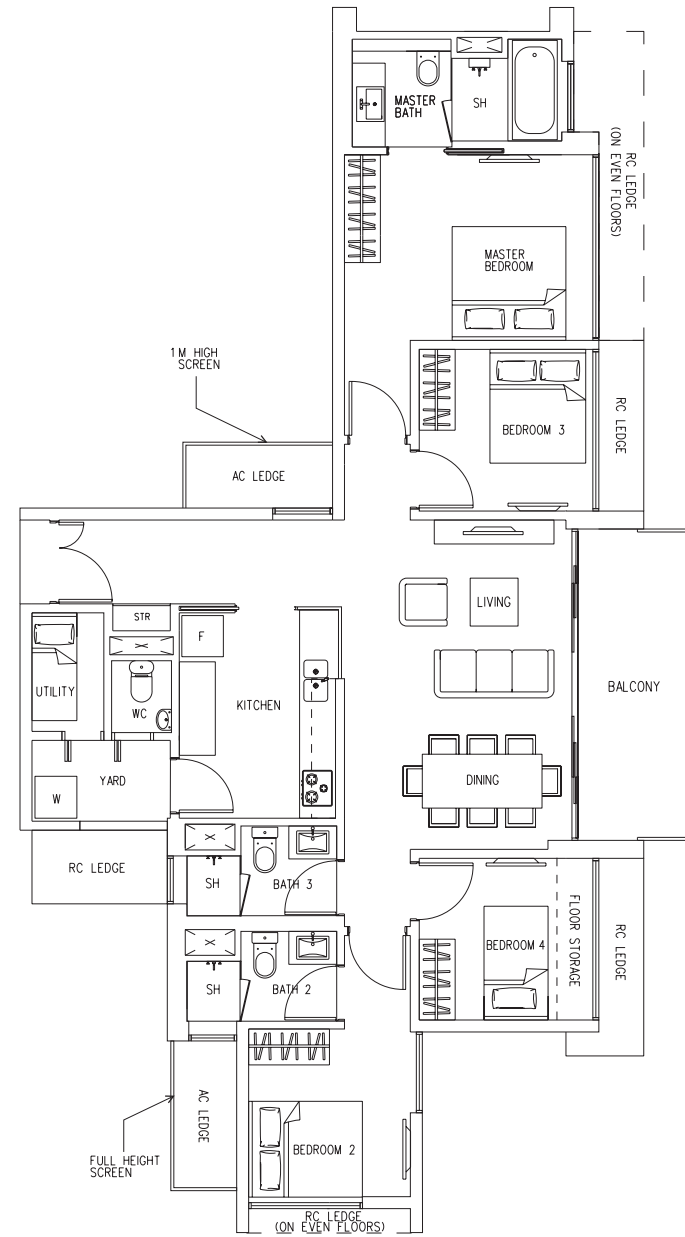


4-BEDROOM APARTMENT

Type F1

128 sq m (1,378 sq ft)

Block 32
#02-08 to #21-08



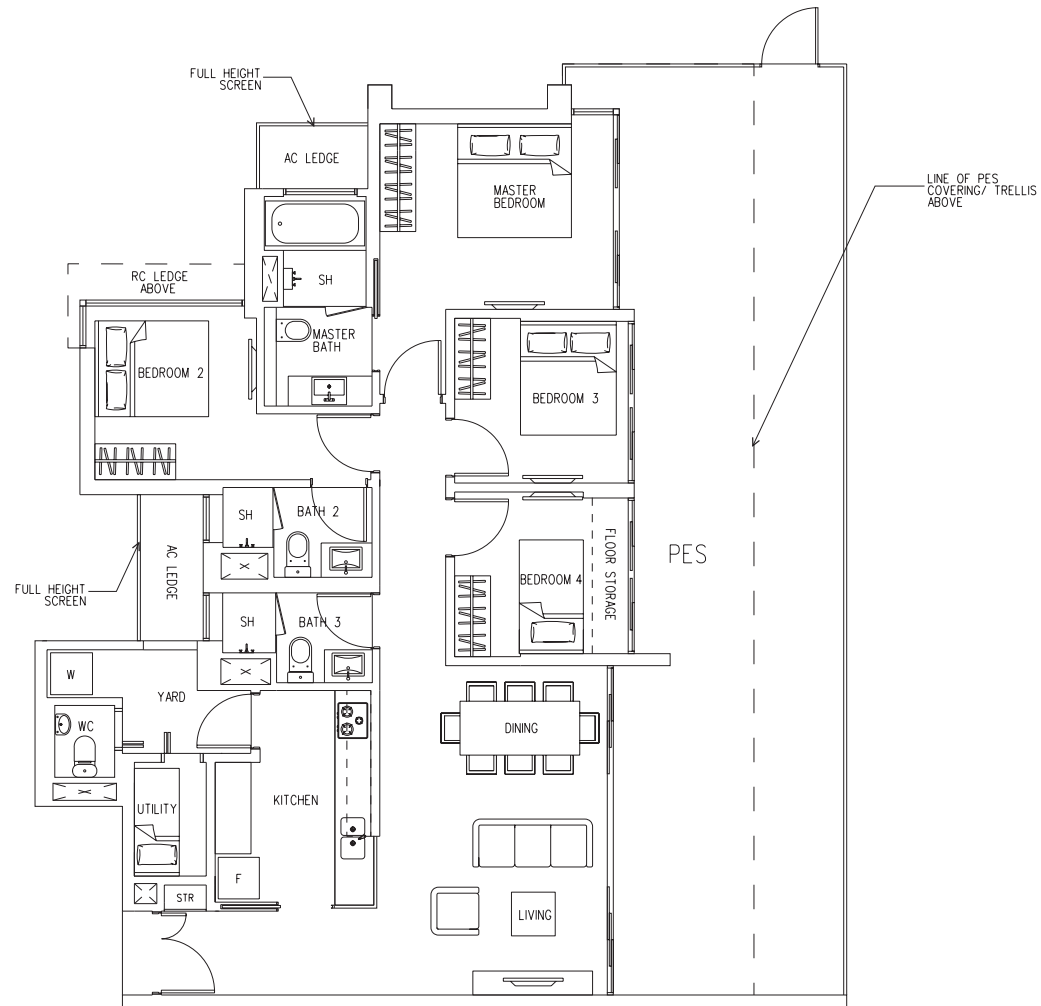
4-BEDROOM APARTMENT

Type F2 (PES)

176 sq m (1,894 sq ft)

Block 38

#01-25



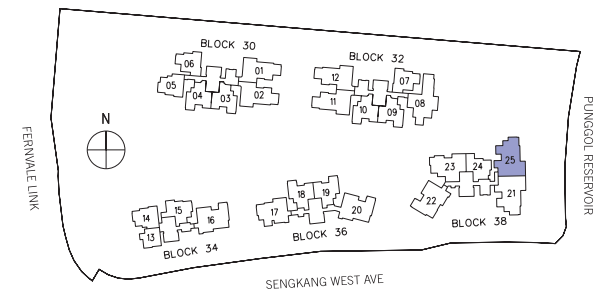
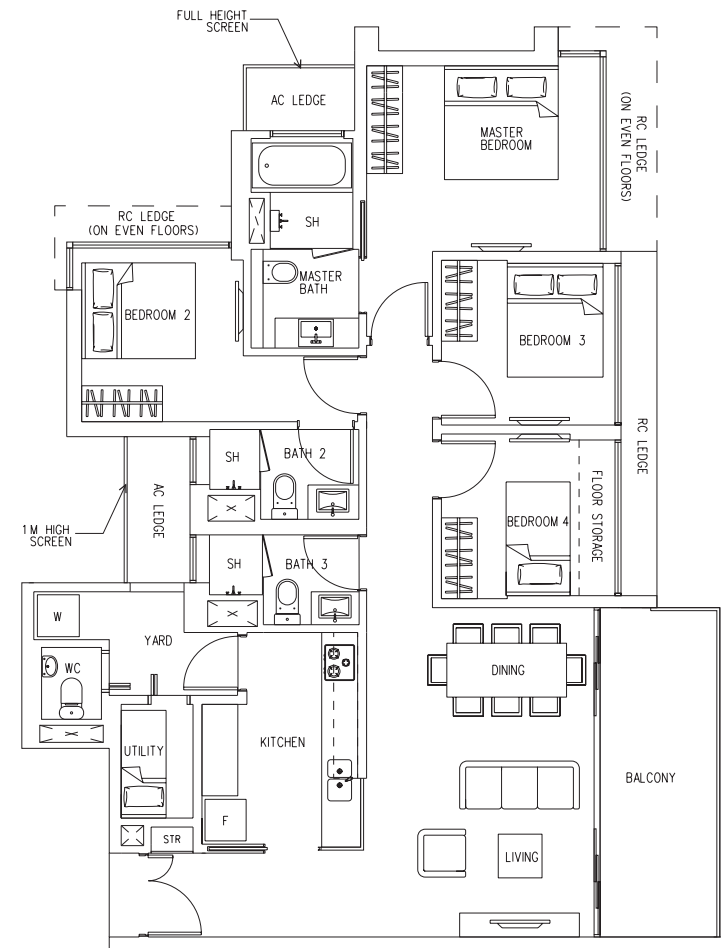
4-BEDROOM APARTMENT

Type F2

129 sq m (1,389 sq ft)

Block 38

#02-25 to #20-25

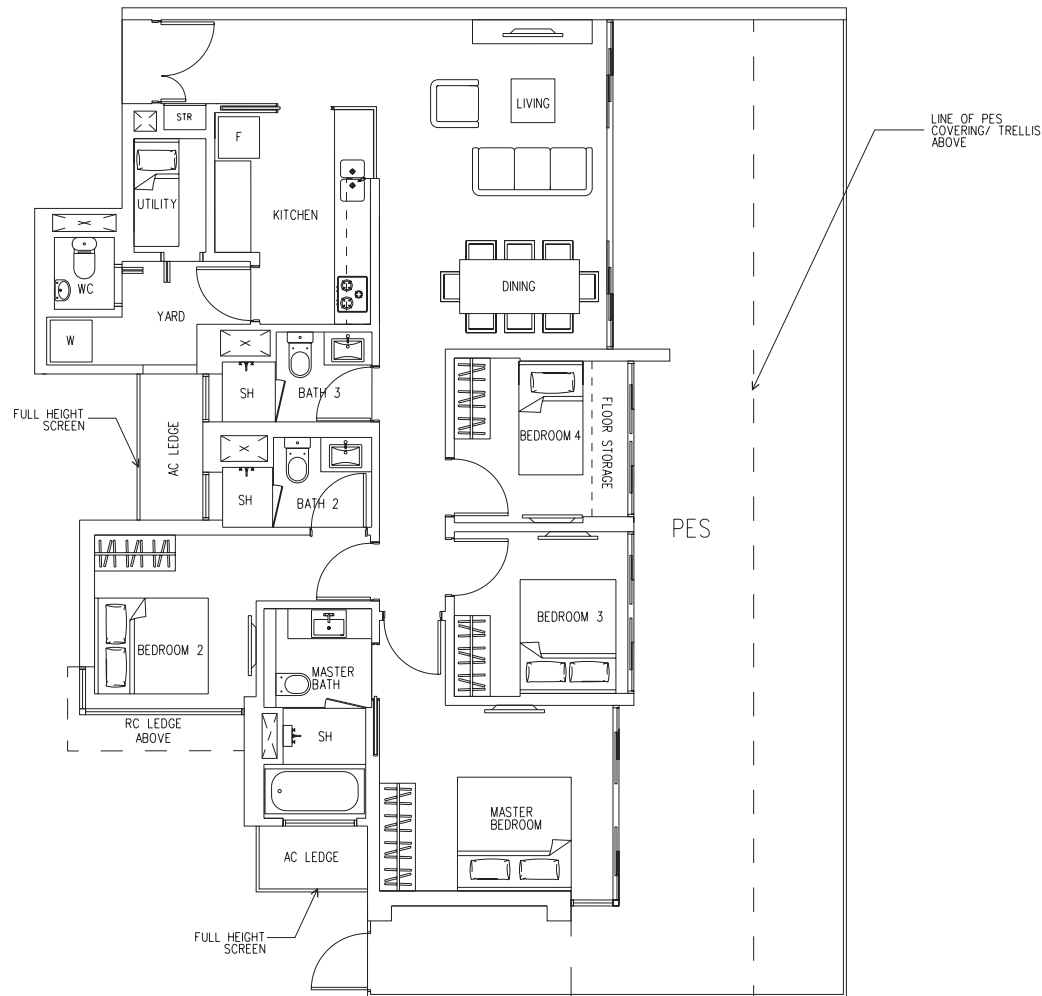


4-BEDROOM APARTMENT

Type F3 (PES)

185 sq m (1,991 sq ft)

Block 38
#01-21

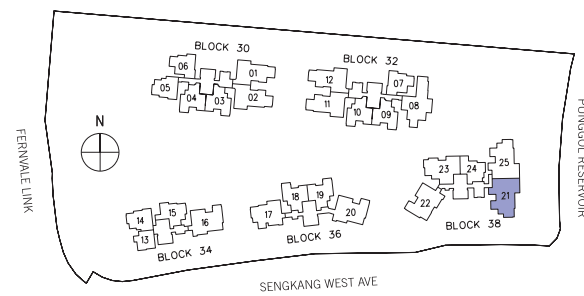
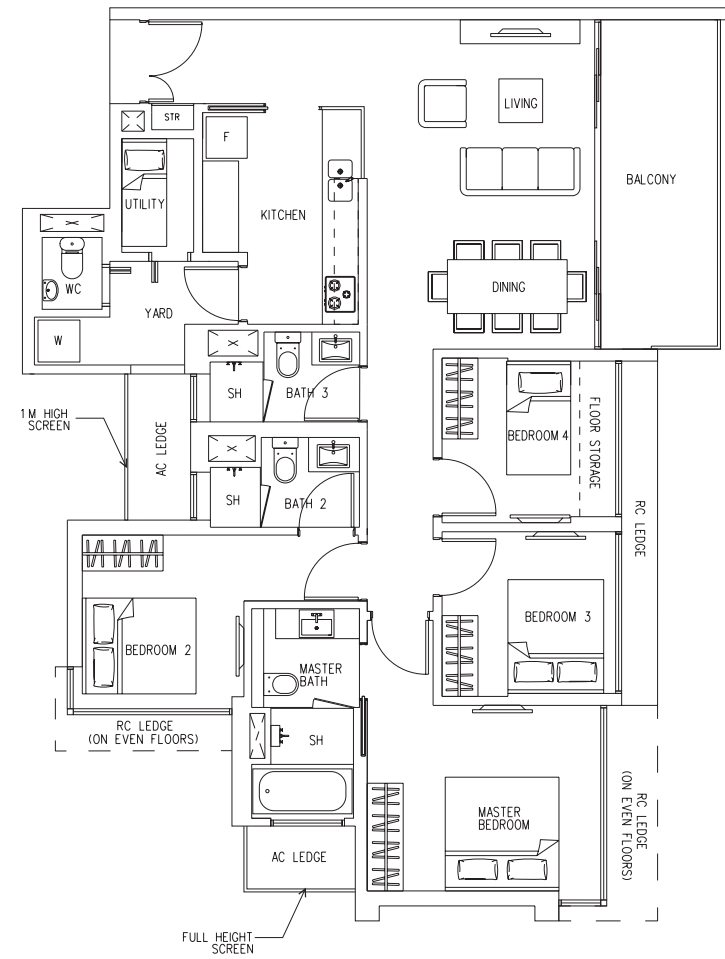


4-BEDROOM APARTMENT

Type F3

129 sq m (1,389 sq ft)

Block 38
#02-21 to #20-21

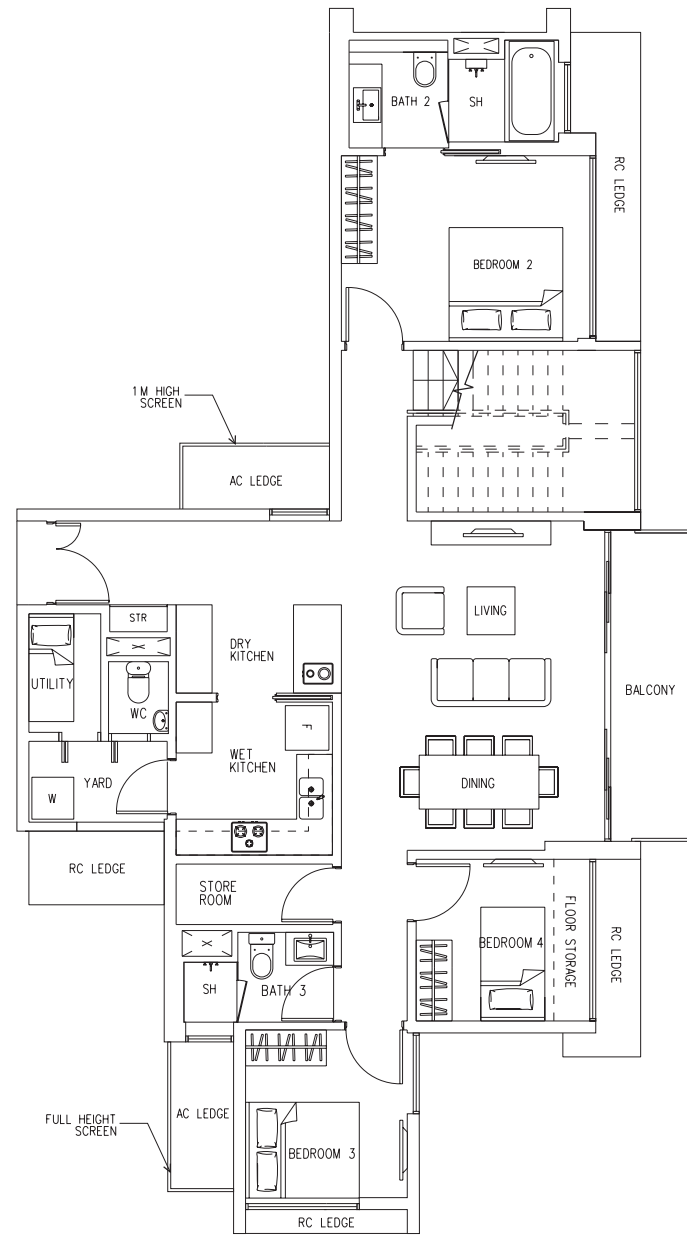


PENTHOUSE

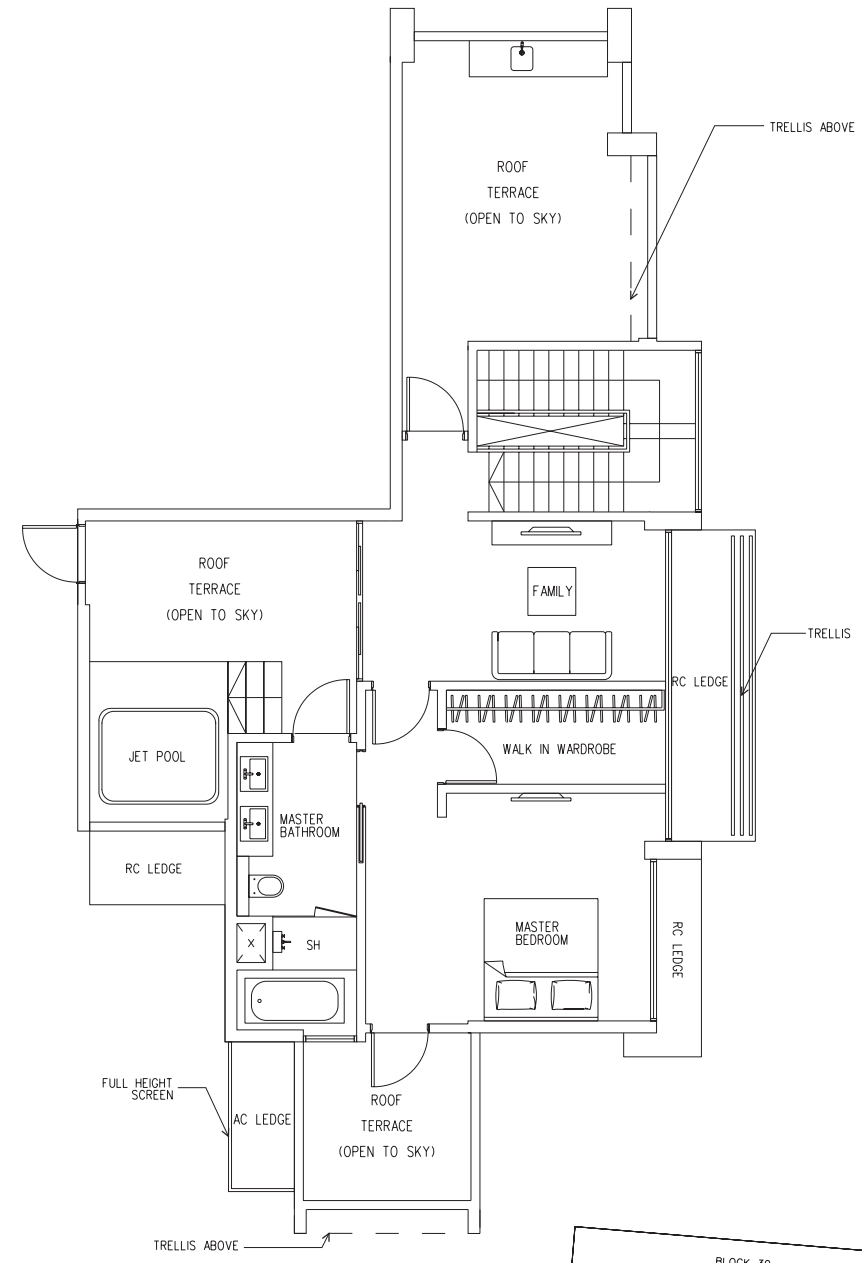
Type PH1

252 sq m (2,713 sq ft)

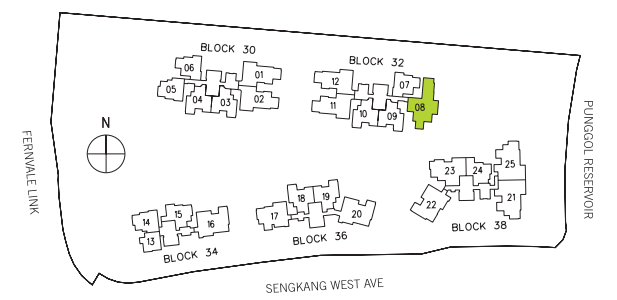
Block 32
#22-08



Lower Level



Upper Level



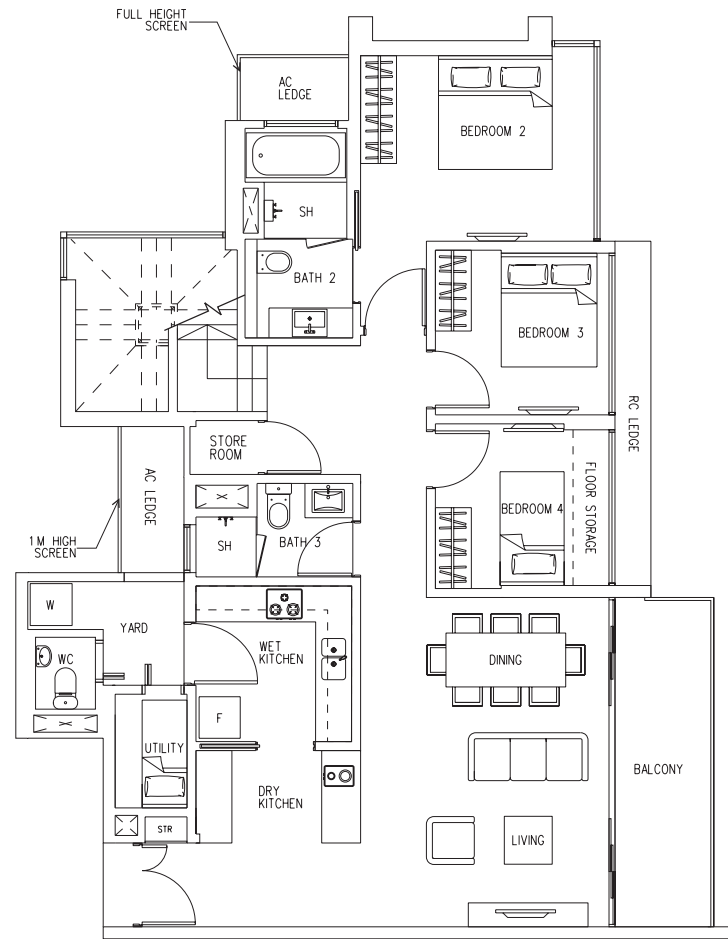
PENTHOUSE

Type PH2

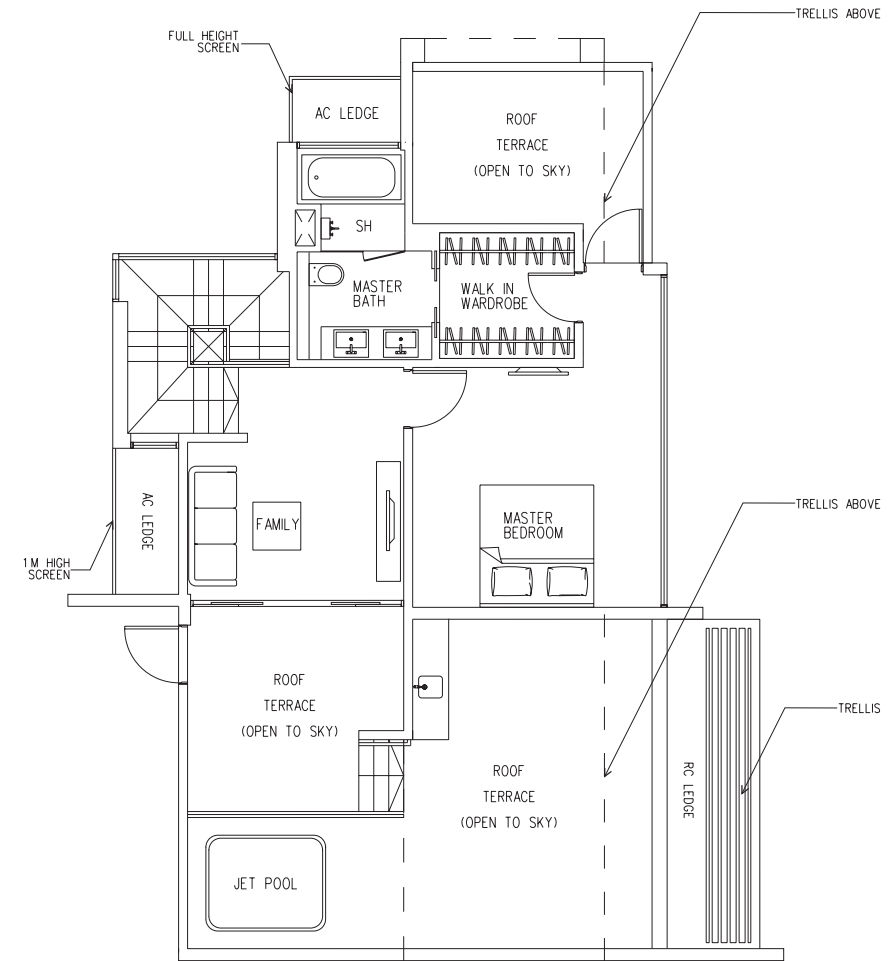
247 sq m (2,659 sq ft)

Block 38

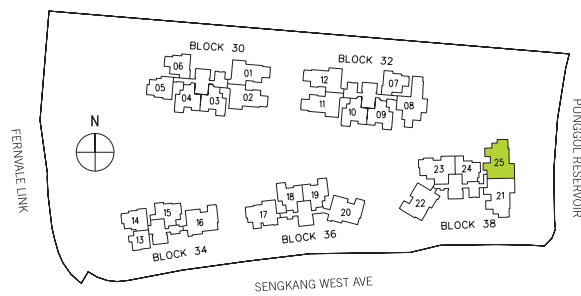
#21-25



Lower Level



Upper Level

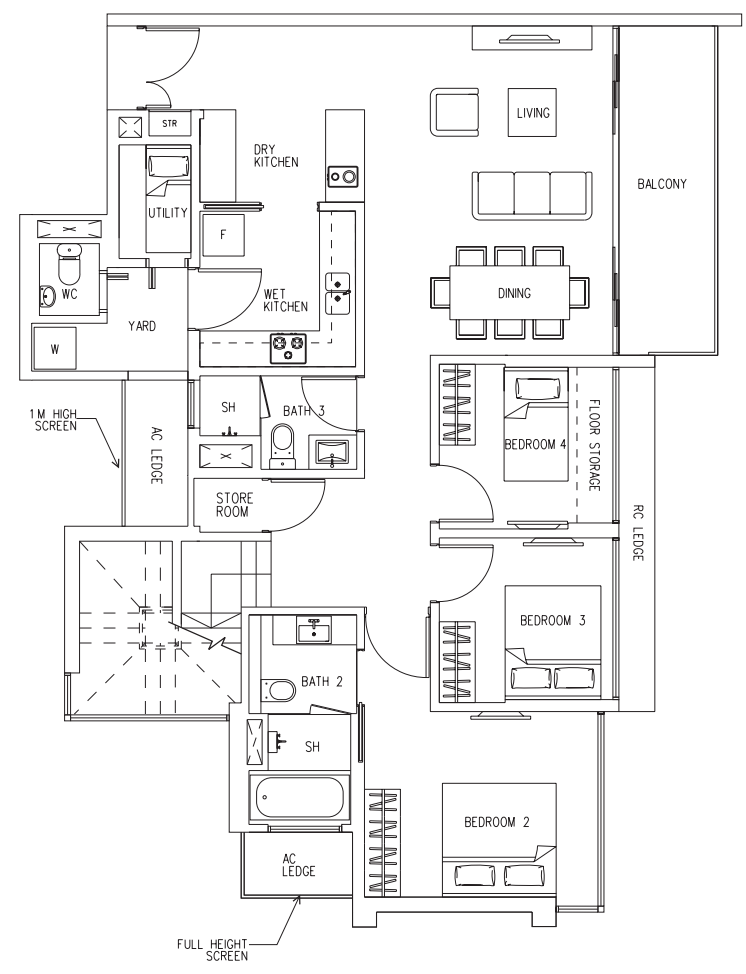


PENTHOUSE

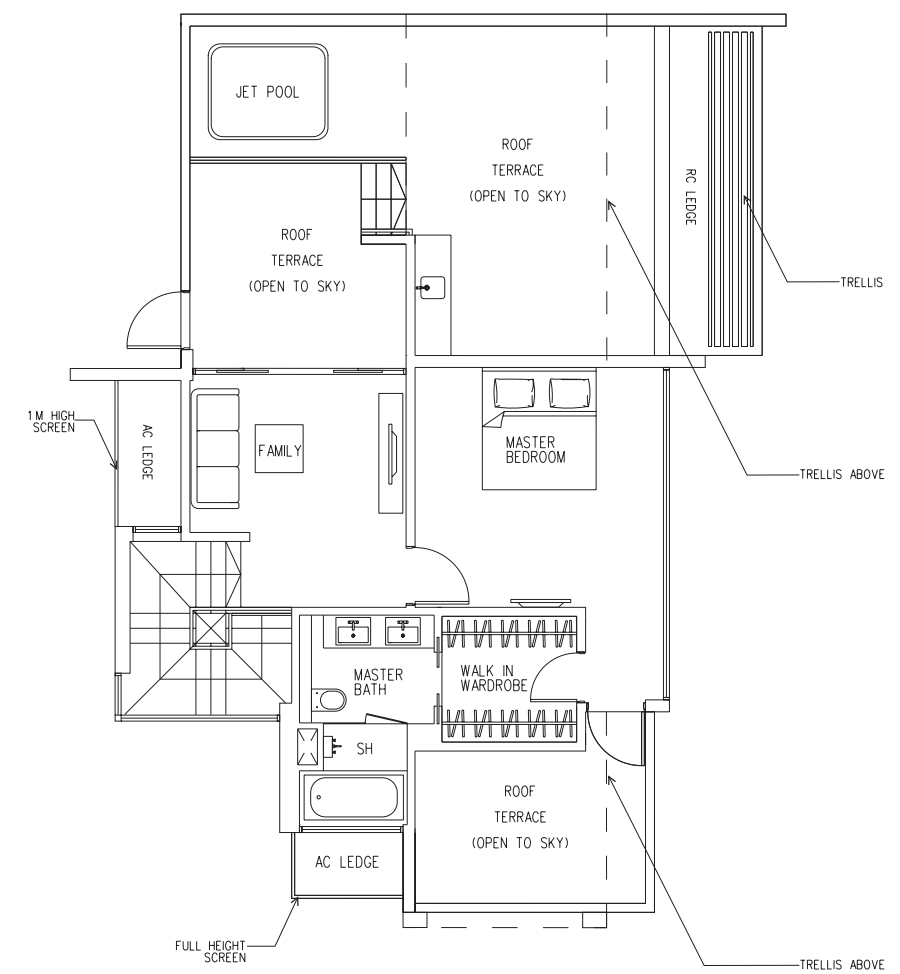
Type PH3

247 sq m (2,659 sq ft)

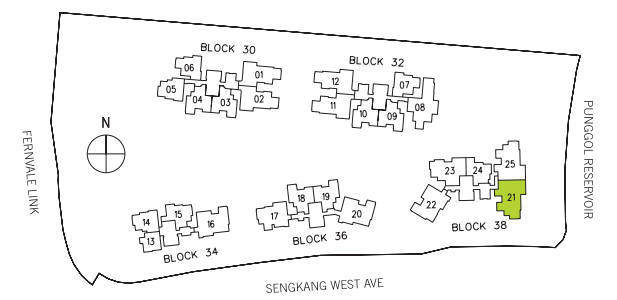
Block 38
#21-21



Lower Level



Upper Level



Specifications

1. FOUNDATION

Pile foundation.

2. SUPERSTRUCTURE

Reinforced concrete and/or steel framed structure.

3. WALLS

- a. External Walls : Concrete and/or masonry wall
- b. Internal Walls : Lightweight concrete panels and/or in-situ and/or pre-cast RC wall and/or drywall partition system and/or masonry wall and/or glass partition

4. ROOF

- a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system
- b. Metal Roof : Metal Roof with insulation

5. CEILING

Typical Unit

- a. Entry Foyer, Corridor leading to Bedrooms, Bathrooms, Kitchen, Yard and W.C. : Ceiling plaster board with paint finish
- b. Living, Dining, Bedrooms, Balcony, Study/Kid's Room and Utility : Concrete slab with skim coat and/or box-ups to designated area

Penthouse

- a. Entry Foyer, Corridor leading to Bedrooms, Walk-in Wardrobe, Bathrooms, Dry Kitchen, Wet Kitchen, Yard and W.C. : Ceiling plaster board with paint finish
- b. Living, Dining, Family, Balcony, Bedrooms, Utility and Storeroom : Concrete slab with skim coat and/or box-ups to designated area

6. FINISHES

Wall

- a. **External (for Typical Unit)**
 - Balcony and Private Enclosed Space : Exterior paint finish on exposed surfaces only
- b. **Internal (for Typical Unit)**
 - Living, Dining, Entry Foyer, Corridor leading to Bedrooms, Bedrooms, Study/Kid's Room, Yard and Utility : Paint finish on exposed surfaces only
 - Master Bathroom : Tiles and/or Stone to false ceiling height and on exposed surfaces only
 - Other Bathrooms, Kitchen and W.C. : Tile to false ceiling height and on exposed surfaces only
- c. **External (for Penthouse)**
 - Balcony & Roof Terrace : Exterior paint finish on exposed surfaces only
- d. **Internal (for Penthouse)**
 - Living, Dining, Entry Foyer, Corridor leading to Bedrooms, Family, Walk-in Wardrobe, Dry Kitchen, Yard, Utility and Storeroom : Paint finish on exposed surfaces only
 - Master Bathroom : Tiles and/or Stone to false ceiling height and on exposed surfaces only
 - Other Bathrooms, Wet Kitchen and W.C. : Tile to false ceiling height and on exposed surfaces only

Note: No tile/stone work behind/below kitchen cabinet, long bath & mirror

Floor

a. Typical Unit

- Living, Dining, Entry : Tile finish with tile skirting
- Foyer, Corridor Leading to Bedrooms, Utility : Tile finish
- Kitchen, Bathrooms, Yard, Balcony, Private Enclosed Space and W.C. : Laminated flooring with laminated skirting
- Bedrooms and Study/ Kid's Room : Laminated flooring with laminated skirting

b. Penthouse

- Living, Dining, Entry : Tile finish with tile skirting
- Foyer, Corridor Leading to Bedrooms, Yard, Utility and Storeroom : Tile finish
- Bathrooms, Dry Kitchen, Wet Kitchen, W.C., Balcony and Roof Terrace : Laminated flooring with laminated skirting
- Bedrooms, Family and Walk-in Wardrobe : Laminated flooring
- Staircase : Laminated flooring

Note: All floor finishes are to exposed surfaces only

7. WINDOWS

Aluminium framed windows with glazing.

8. DOORS

- a. Main Entrance : Approved fire-rated timber door and/or timber door
- b. Balcony, Roof Terrace and Private Enclosed Space : Aluminium sliding and/or swing door with glazing
- c. W.C. and Utility : Aluminium and/or PVC bi-fold and/or sliding and/or swing door and/or slide and swing door
- d. Bedrooms, Bathrooms, Walk-in Wardrobe, Study/ Kid's Room and Storeroom : Timber swing door and/or sliding door
- e. Kitchen and Yard : Aluminium and/or timber and/or glass sliding and/or double sliding door and/or swing door
- f. Roof Terrace and Private Enclosed Space to Common Area : Aluminium and/or metal swing door

9. IRONMONGERY

Good quality ironmongery to be provided to all doors.

10. SANITARY WARES, FITTINGS AND ACCESSORIES

Typical Unit

- a. Master Bathroom
 - 1 shower cubicle with 1 hand shower set
 - 1 long bath with 1 bath mixer set (for type F1, F2, and F3 only)
 - 1 wash basin with basin mixer
- b. Other Bathrooms
 - 1 shower cubicle with 1 hand shower set
 - 1 wash basin with basin mixer
 - 1 water closet
- c. W.C.
 - 1 hand shower set
 - 1 wash basin and tap
- d. Private Enclosed Space
 - 1 bib tap
- e. Yard or Kitchen
 - 1 bib tap (for washing machine)

Penthouse

- a. Master Bathroom
 - 1 shower cubicle with 1 hand shower set and 1 overhead shower
 - 1 long bath with 1 bath mixer set
 - 2 wash basins with basin mixer
- b. Bath 2
 - 1 shower cubicle with 1 hand shower set
 - 1 long bath with 1 bath mixer set
 - 1 wash basin with basin mixer
 - 1 water closet
- c. Other Bathrooms
 - 1 shower cubicle with 1 hand shower set
 - 1 wash basin with basin mixer
 - 1 water closet
- d. W.C.
 - 1 hand shower set
 - 1 wash basin and tap
 - 1 water closet
 - 1 toilet paper holder
- e. Roof Terrace
 - 1 sink with tap and 1 bib tap
- f. Yard
 - 1 bib tap (for washing machine)
- g. Wet Kitchen
 - 1 water point connection for dish washer

11. ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling entrance to DB closet shall be in exposed tray, conduits or trunking.
- b. Electrical Schedule

Description	Type						
	A	B	C	D	E	F	PH
Lighting Point	8	10	11	14	15	17	28
13A Switch Socket Outlet	11	16	18	21	23	24	29
TV Point	2	3	3	4	4	5	6
Telephone Outlet	2	3	4	4	5	5	6
Data Outlet	2	3	4	4	5	5	6
Bell Chime Point	1	1	1	1	1	1	1

12. TV/TELEPHONE

Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

14. PAINTING

- a. Internal Walls : Emulsion paint
- b. External Walls : Textured coating paint and/or other approved exterior paint

15. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, W.C., Kitchen, Yard, Balcony, Roof Terrace, Private Enclosed Space, Swimming Pool and Concrete Flat Roof.

16. DRIVEWAY & CARPARK

- a. Surface Driveway/Ramp : Stone and/or pavers and/or tarmac and/or concrete
- b. Basement Car Park/Driveway : Reinforced concrete slab

17. RECREATION FACILITIES

1. Tennis Court
2. The Executive Club
 - The Aquaria
 - Function Room
 - Shop
 - Changing Room
3. Eco Pond
4. Meandering Pool
5. Jet Pool
6. Discovery Pool
7. Serenity Deck
8. Aqua Gym
9. Sunshine Deck
10. The Playscape
11. Fitness Station
12. Discovery Bio-Pond
13. Rain Garden
14. Cattail's Trail
15. Discovery Playground
16. Infinity Lap Pool
17. The Fitness Club
 - Gym
 - Vantage Point
 - Changing Room & Steam Bath
18. Whistling Pavilion
19. BBQ Area
20. Nature's Terrace

18. ADDITIONAL ITEMS

- a. Kitchen Cabinets
Kitchen cabinets with solid surface worktop and stainless steel sink and mixer.
- b. Kitchen Appliances
Typical Units
 - Cooker hood, cooker hob, oven, fridge for all units except Type A1.
 - Cooker hood, electric hob and fridge for Type A1.Penthouse
 - Cooker hood, cooker hob, electric hob, oven, dishwasher and fridge.
- c. Built-in Wardrobes
Quality wardrobes provided to all Bedrooms.
- d. Air-Conditioning
Wall-mounted split system air-conditioning to Living, Dining, Bedrooms, Family (where applicable) and Study/Kid's Room (where applicable).
- e. Hot Water
Hot water supply provided to all Bathrooms and Kitchens except W.C.
- f. Town Gas
Town Gas supplied to all units, except Type A1 (provided with electric hob).
- g. Security System
Intercom between Basements/1st storey Lift Lobbies and Apartment units based on a system using telephone line.
Automatic car barrier access system.
Proximity card access system to Basement and first storey Lift Lobbies and side gates where applicable.
CCTV to Basements/1st storey lobbies and at designated common area.
- h. IT Feature
All apartments equipped with wiring and cable ready for Internet connection.
- i. Waste Disposal System
Pneumatic waste conveyance system with separate general waste and recyclables provided at common area.
- j. Jet Pool
1 Jet Pool provided for all penthouses units which is located at the roof terrace.
- k. Wireless Internet
Wireless internet connection provision at designated communal area.
- l. Floor Storage (Patent Application No. 201003317-3)
Floor storage compartment is provided within 1 bedroom of all unit types.

Notes

Marble, Granite and Limestone

Marble, granite and limestone 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 or 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. The colour, tonality and pattern of marble, granite or limestone selected and installed shall be subject to availability.

Timber

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

Laminated Flooring

Laminated flooring is a 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.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS483:2000. Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. As such, the colour/tonality of these look-alike tiles may vary to mimic the aesthetic looks of stone. Thus it is not possible to achieve total consistency of colour and grain in its selection. The surface of these look-alike tiles may also have unfilled veins or holes to depict the properties of the stone. This is not a defect but is done to simulate the texture of certain stone materials.

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.

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 clearing of filters and condensate pipes, re-charging of refrigerants. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

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. Ceiling works would be required if removal of equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings, Wares and Plaster Ceiling Board

Layout/location of plaster ceiling board, kitchen cabinets, wardrobes, electrical points and fan coil units, fittings and wares are subject to Architect's sole discretion and final design.

Prefabricated Toilets

Certain Bathrooms, Powder Rooms 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.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fee 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.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangement with the Internet Services Provider and/or such relevant entities/ authorities for internet services to the Unit and to make all necessary payments to the internet services provider and/or such relevant entities/authorities.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

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.

Wireless Internet Connection

Location of wireless internet connection provision is designated and shall rely on the subscription of service by the management corporation with the relevant service provider.

Cable Services

The Vendor shall endeavour to procure that a service provider for cable television or internet services ("the Cable Services") provides the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof) so as to enable the Unit/Building 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/Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or 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/Building and/or the Housing Project.

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively the Collaterals), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

Project Details: Developer: Impac Holdings Pte Ltd (Co. Reg. No. 200814149N) • Tenure of Land: 99 years wef 10 May 2010 • Lot No.: MK20-4340A • Developer License No.: C0682 • Building Plan Approval No.: A1164-00001-2010-BP01 (10 January 2011) • Expected Date of TOP: 31 December 2015 • Expected Date of Legal Completion: 31 December 2018

Consultants Details: Architect: DP Architects Pte Ltd • Landscape Consultant: Sald Pte Ltd • M&E Engineer: United Project Consultants Pte Ltd • C&S Engineer: DE Consultants (S) Pte Ltd • Quantity Surveyor: Davis Langdon & Seah Singapore Pte Ltd • Project Interior Designer: ADDP Architects

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