

# ROBIN RESIDENCES

Floor Plans

COME HOME TO TRANQUILITY  
IN URBANITY











# SITE PLAN

## LEGEND

- ① Guard House
- ② Arrival Plaza
- ③ Swimming Pool
- ④ Wading Pool
- ⑤ Sun Deck
- ⑥ Playing Lawn
- ⑦ Reflective Pool
- ⑧ Leisure Lounge
- ⑨ Meditation Deck
- ⑩ Children's Playground
- ⑪ Aromatic Garden
- ⑫ Tea Corner
- ⑬ Side Gate
- ⑭ Clubhouse

-Function Room  
-Gymnasium  
-Changing Room

- Studio
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom

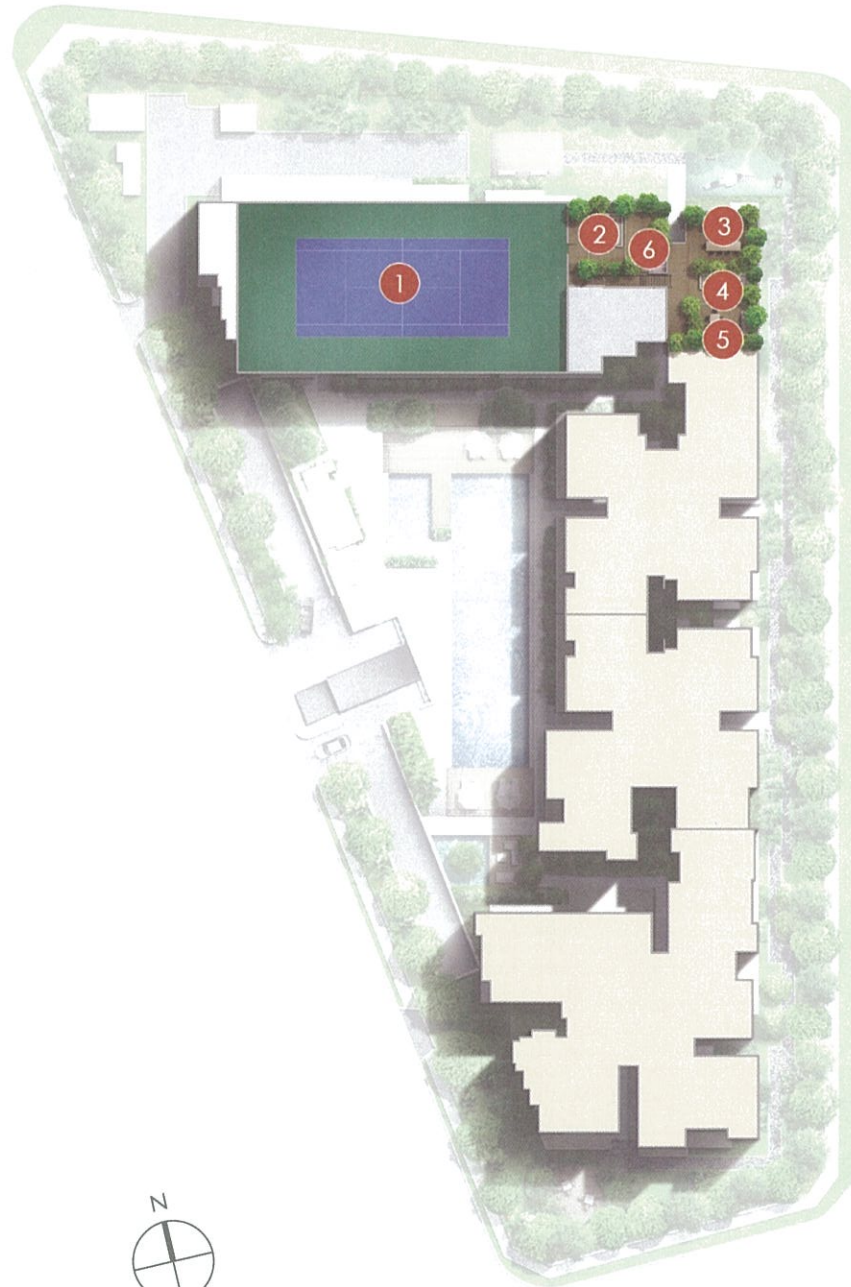




# SKY TERRACE

## LEGEND

- 1 Recreation Tennis Court
- 2 Viewing Pavilion
- 3 Barbeque Corner
- 4 Sky Lounge
- 5 Party Pavilion
- 6 Changing Room





## UNIT DISTRIBUTION

# 1 ROBIN DRIVE

PH 10 #05-01	PH 3 #05-02	PH 9 #05-03		PH 5 #05-05	PH 4 #05-06
E1 #04-01	C5 #04-02	D2 #04-03	Blc #05-04	B3 #04-05	B2 #04-06
E1 #03-01	C5 #03-02	D2 #03-03	Blc #03-04	B3 #03-05	B2 #03-06
E1 #02-01	C5 #02-02	D2 #02-03	Blc #02-04	B3 #02-05	B2 #02-06
E1-P #01-01	C5-P #01-02	D2-P #01-03	Blc-P1 #01-04	B3-P #01-05	B2-P #01-06
Basement Carpark					

## 7 ROBIN DRIVE

Sky Terrace							
C4 #05-15	Bla #05-16	Blc #05-17	Blc #05-18	Bl #05-19	Al #05-20	Al #05-21	Bib #05-22
C4 #04-15	Bla #04-16	Blc #04-17	Blc #04-18	Bl #04-19	Al #04-20	Al #04-21	Bib #04-22
C4 #03-15	Bla #03-16	Blc #03-17	Blc #03-18	Bl #03-19	Al #03-20	Al #03-21	Bib #03-22
C4 #02-15	Bla #02-16	Blc #02-17	Blc #02-18	Bl #02-19	Al #02-20	Al #02-21	Bib #02-22
C4-P #01-15	Bla-P #01-16	Blc-Pl #01-17	Blc-P #01-18	Bl-P #01-19	Al-P #01-20	Al-P #01-21	Bib-P #01-22
Basement Carpark							



# 2 BEDROOM

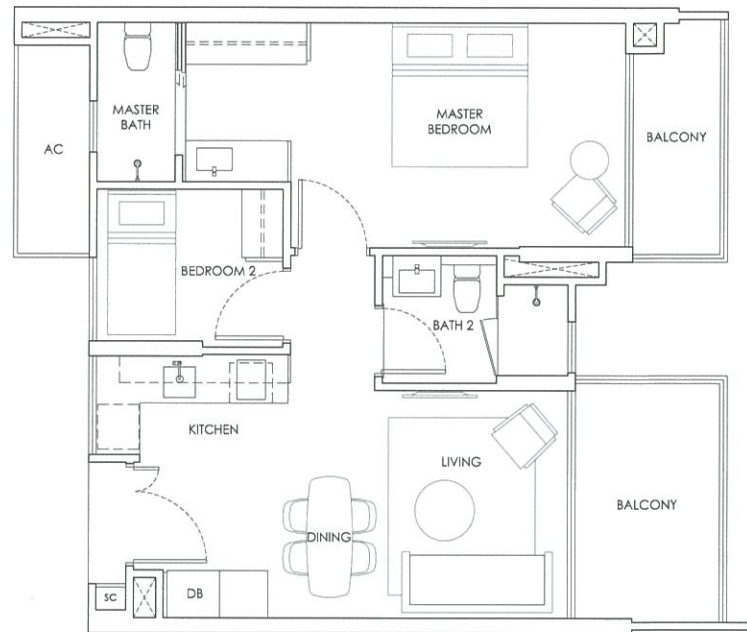
## Type B2

66 sq m / 710 sq ft

#02-06

#03-06

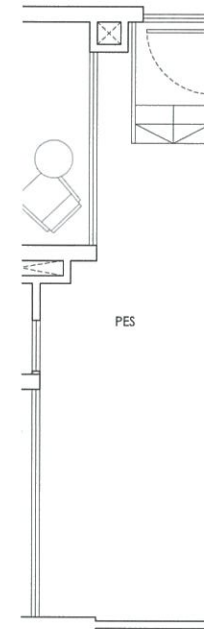
#04-06



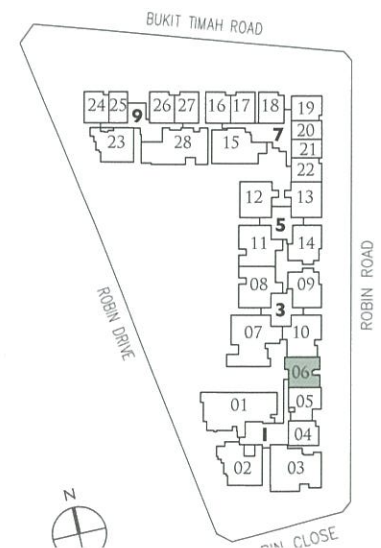
## Type B2-P

72 sq m / 775 sq ft

#01-06



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are set down to scale and are for the purpose of illustration only.





# 2 BEDROOM

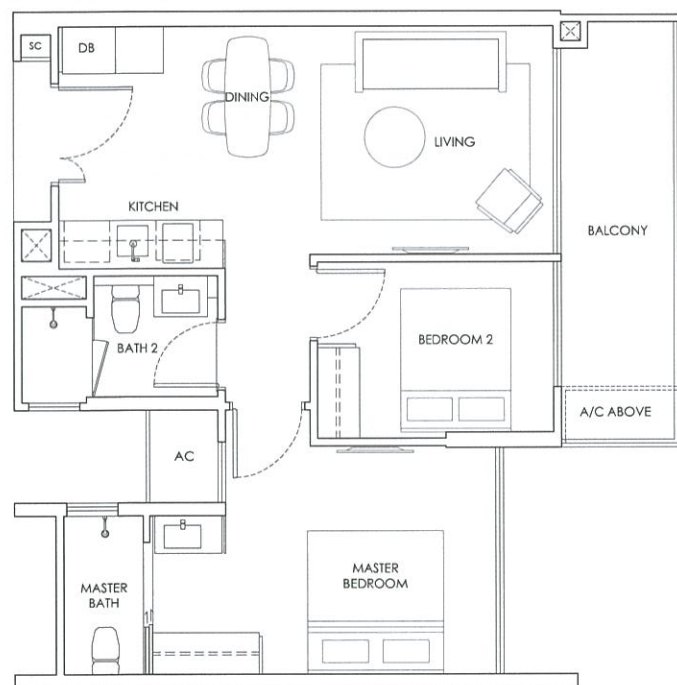
## Type B3

64 sq m / 689 sq ft

#02-05

#03-05

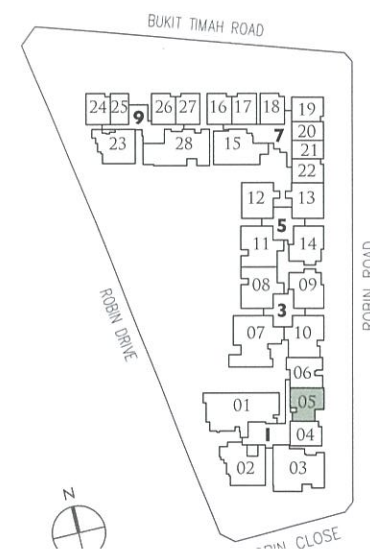
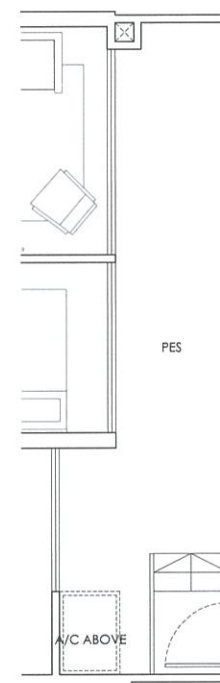
#04-05



## Type B3-P

72 sq m / 775 sq ft

#01-05



# 2 BEDROOM

## Type B4

77 sq m / 829 sq ft

#02-09

#03-09

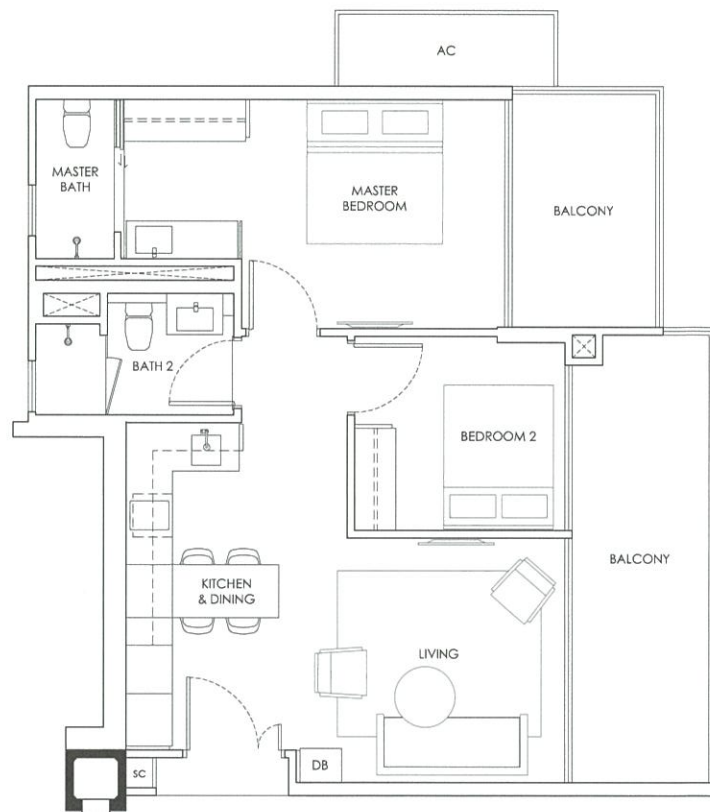
#04-09

Mirror image

#02-14

#03-14

#04-14



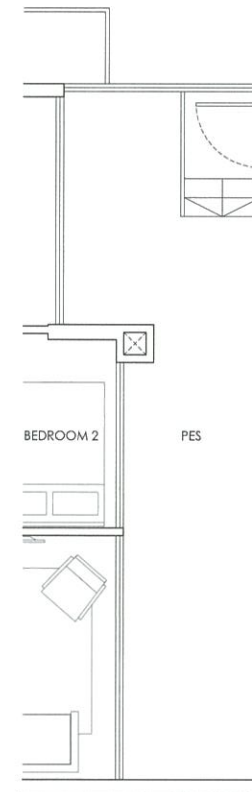
## Type B4-P

79 sq m / 850 sq ft

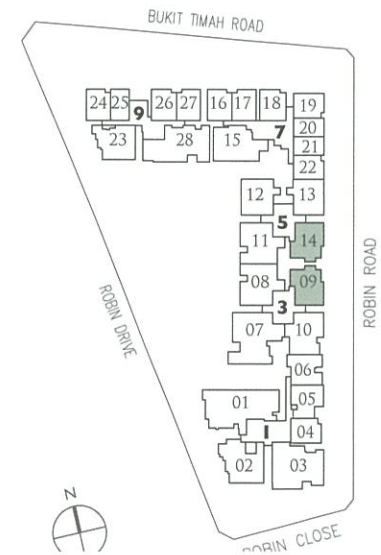
#01-09

Mirror image

#01-14



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual





# 2 BEDROOM

## Type B5

79 sq m / 850 sq ft

#02-12

#03-12

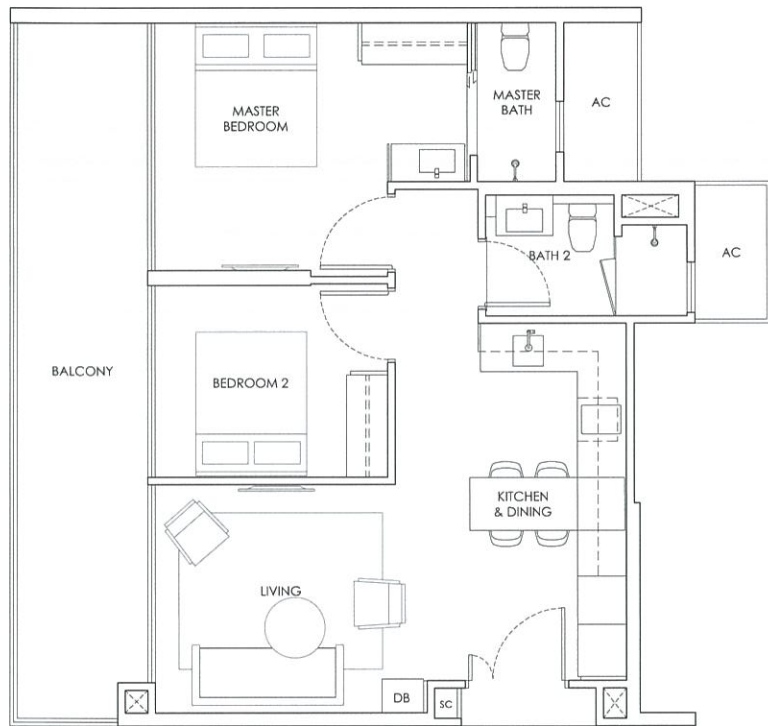
#04-12

Mirror image

#02-13

#03-13

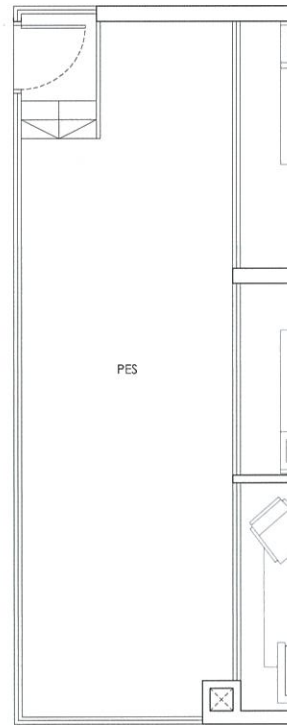
#04-13



## Type B5-P

89 sq m / 958 sq ft

#01-12

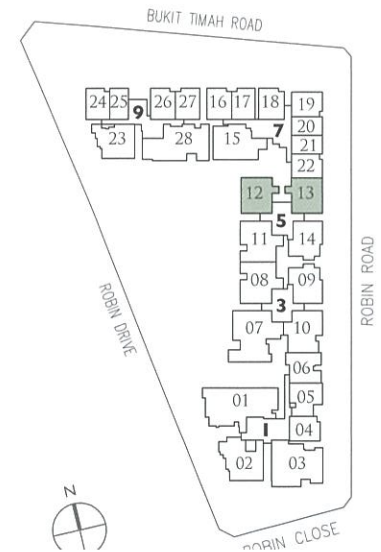
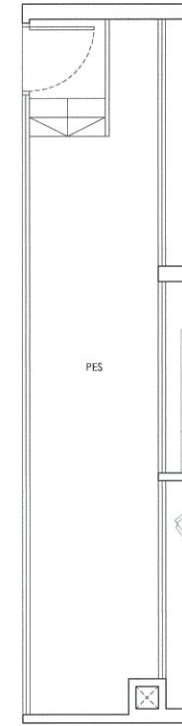


## Type B5-P1

79 sq m / 850 sq ft

Mirror image

#01-13



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual

# 3 BEDROOM

## Type C I

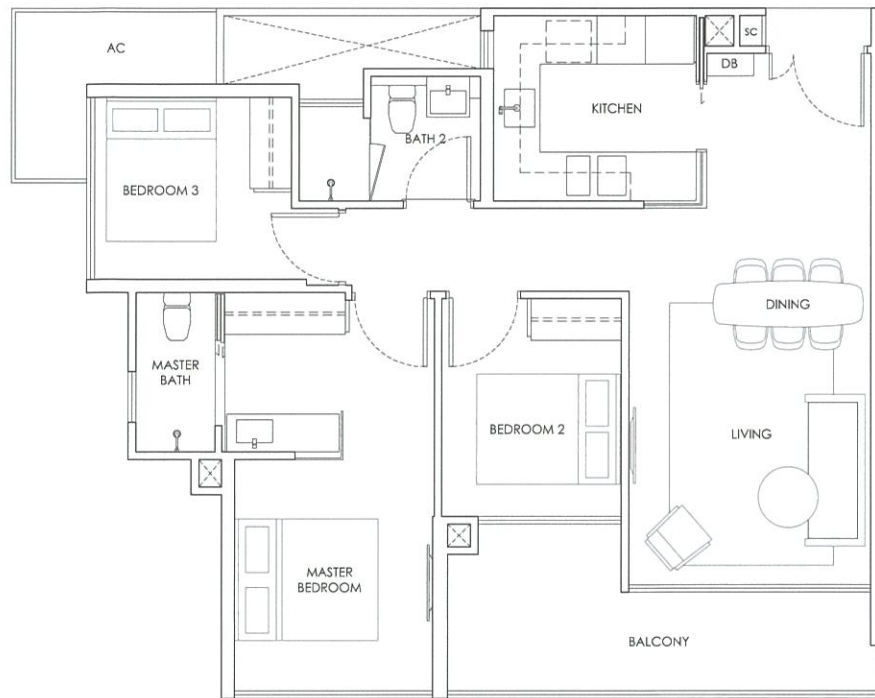
86 sq m / 926 sq ft

#02-23

#03-23

#04-23

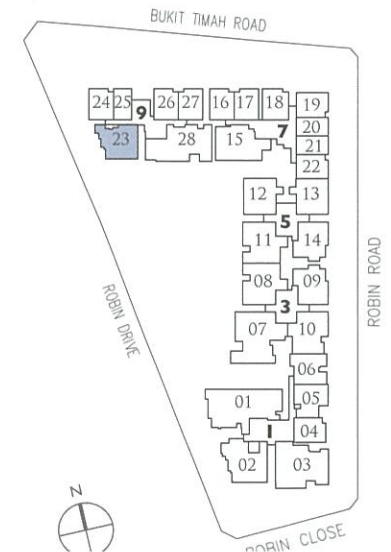
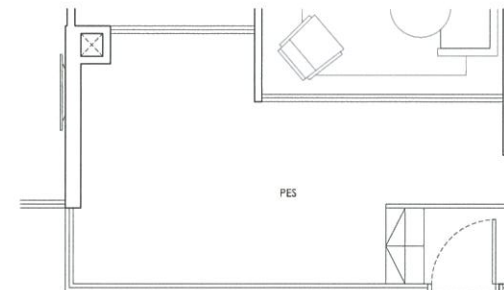
#05-23



## Type C I-P

92 sq m / 990 sq ft

#01-23





# 3 BEDROOM

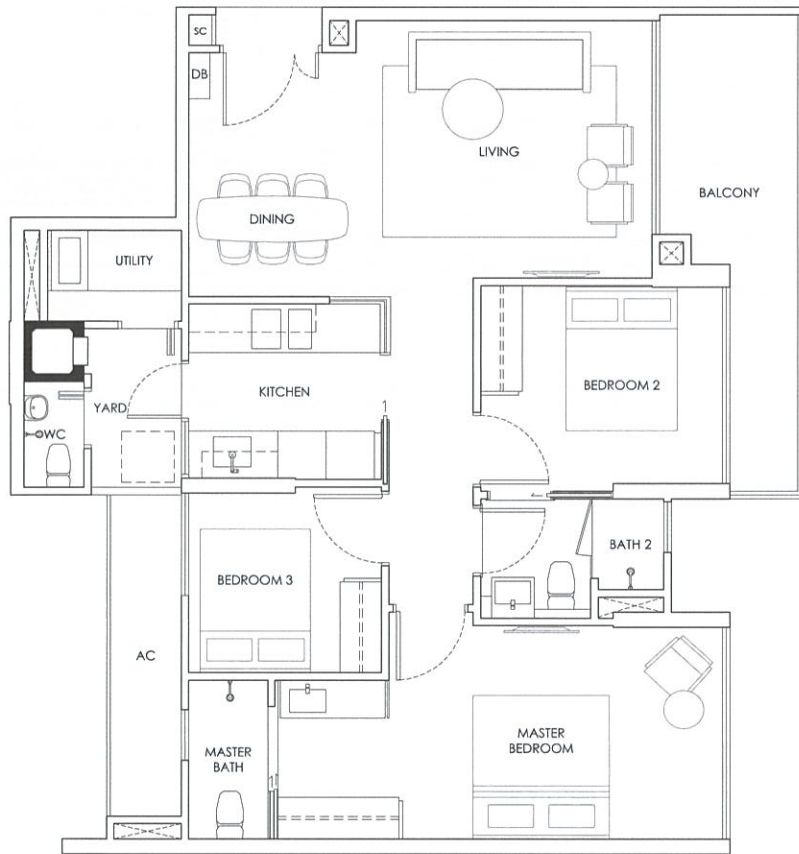
## Type C2

94 sq m / 1012 sq ft

#02-10

#03-10

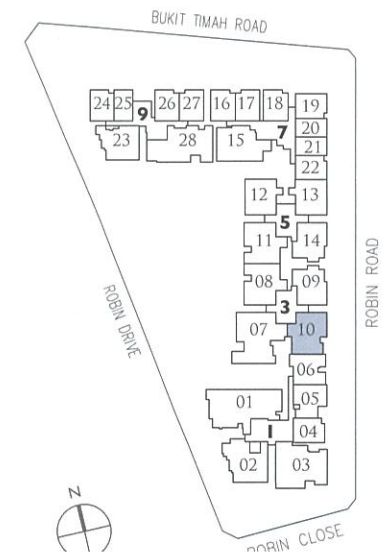
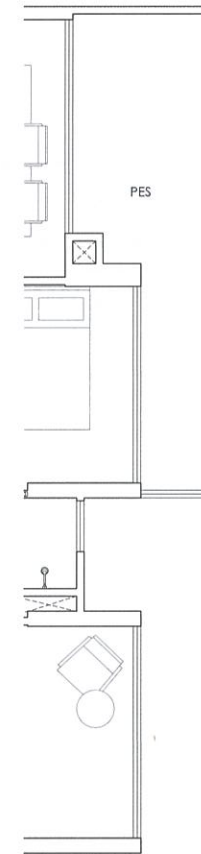
#04-10



## Type C2-P

94 sq m / 1012 sq ft

#01-10



# 3 BEDROOM

## Type C3

99 sq m / 1066 sq ft

#02-08

#03-08

#04-08

Mirror image

#02-11

#03-11

#04-11



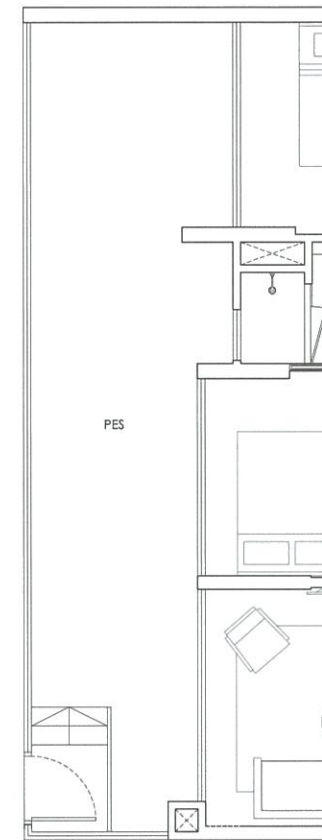
## Type C3-P

111 sq m / 1195 sq ft

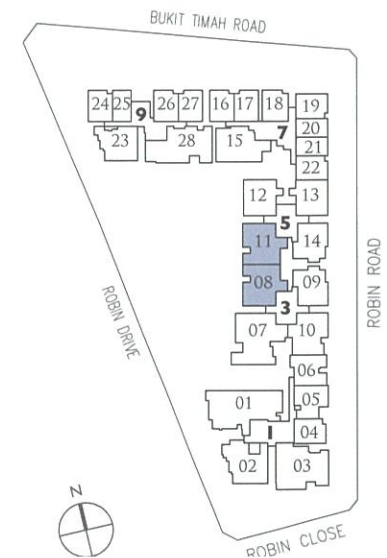
#01-08

Mirror image

#01-11



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual





# 3 BEDROOM

## Type C4

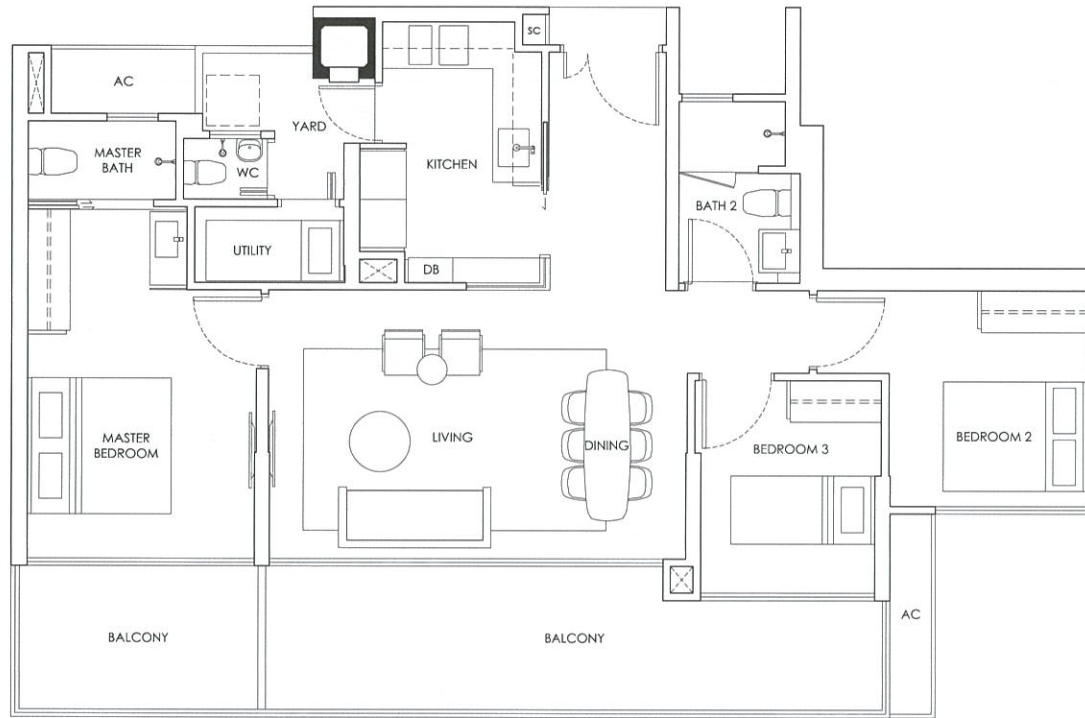
107 sq m / 1152 sq ft

#02-15

#03-15

#04-15

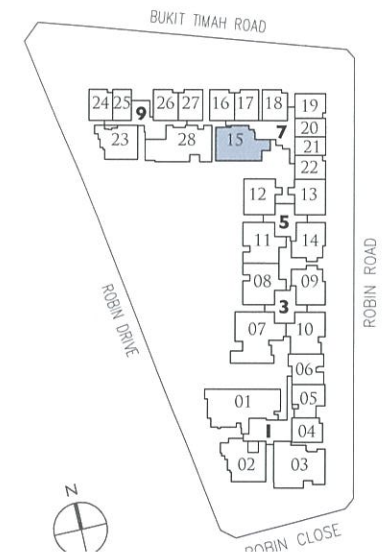
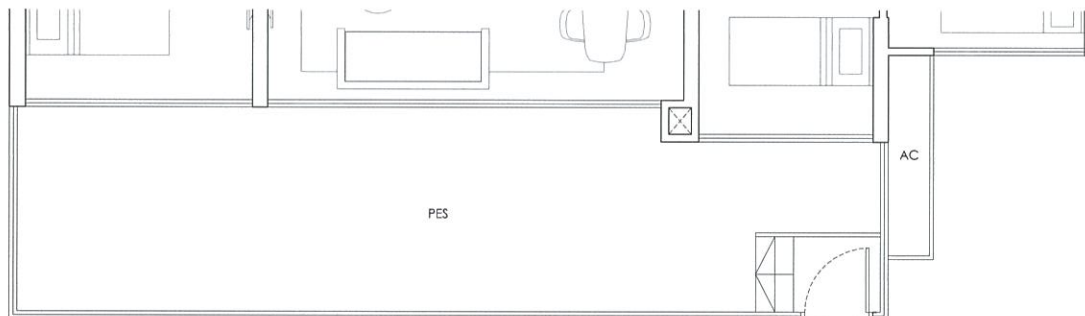
#05-15



## Type C4-P

117 sq m / 1259 sq ft

#01-15



# 3 BEDROOM

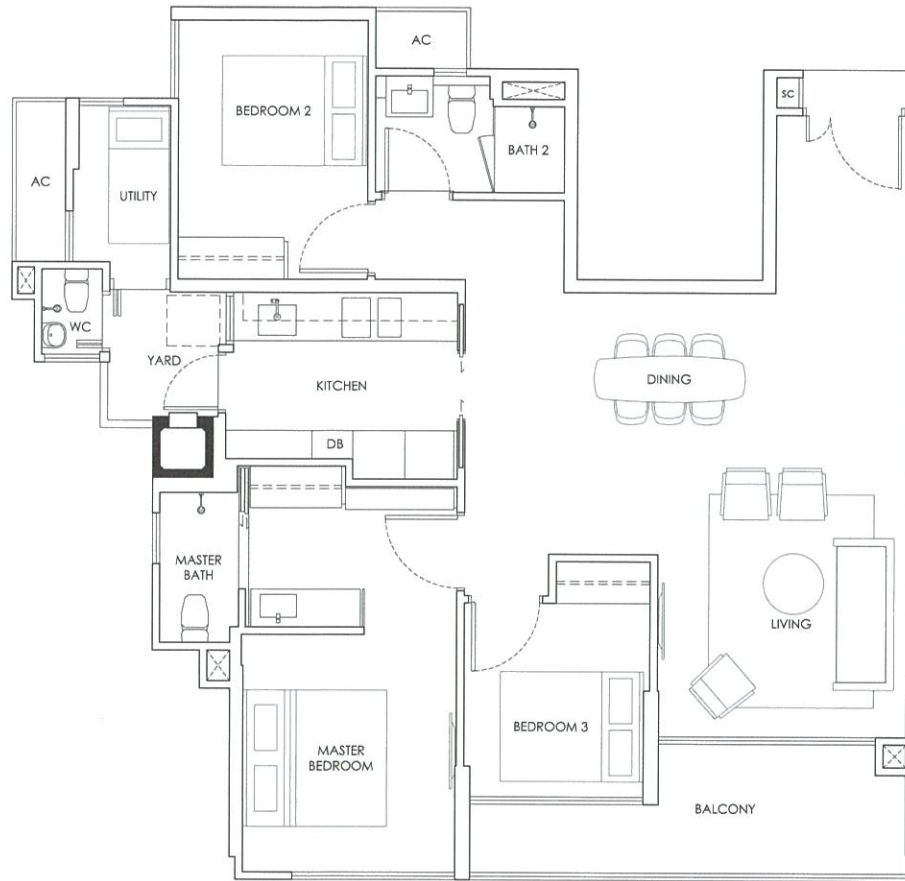
## Type C5

104 sq m / 1119 sq ft

#02-02

#03-02

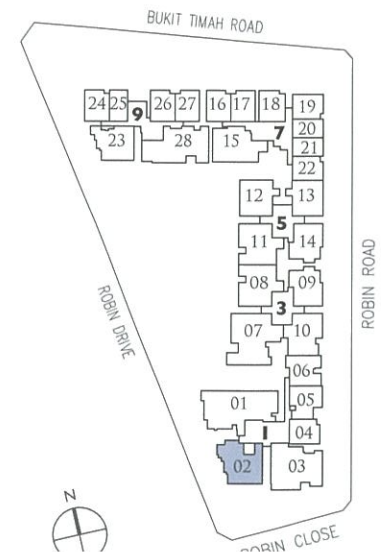
#04-02



## Type C5-P

119 sq m / 1281 sq ft

#01-02





# 4 BEDROOM

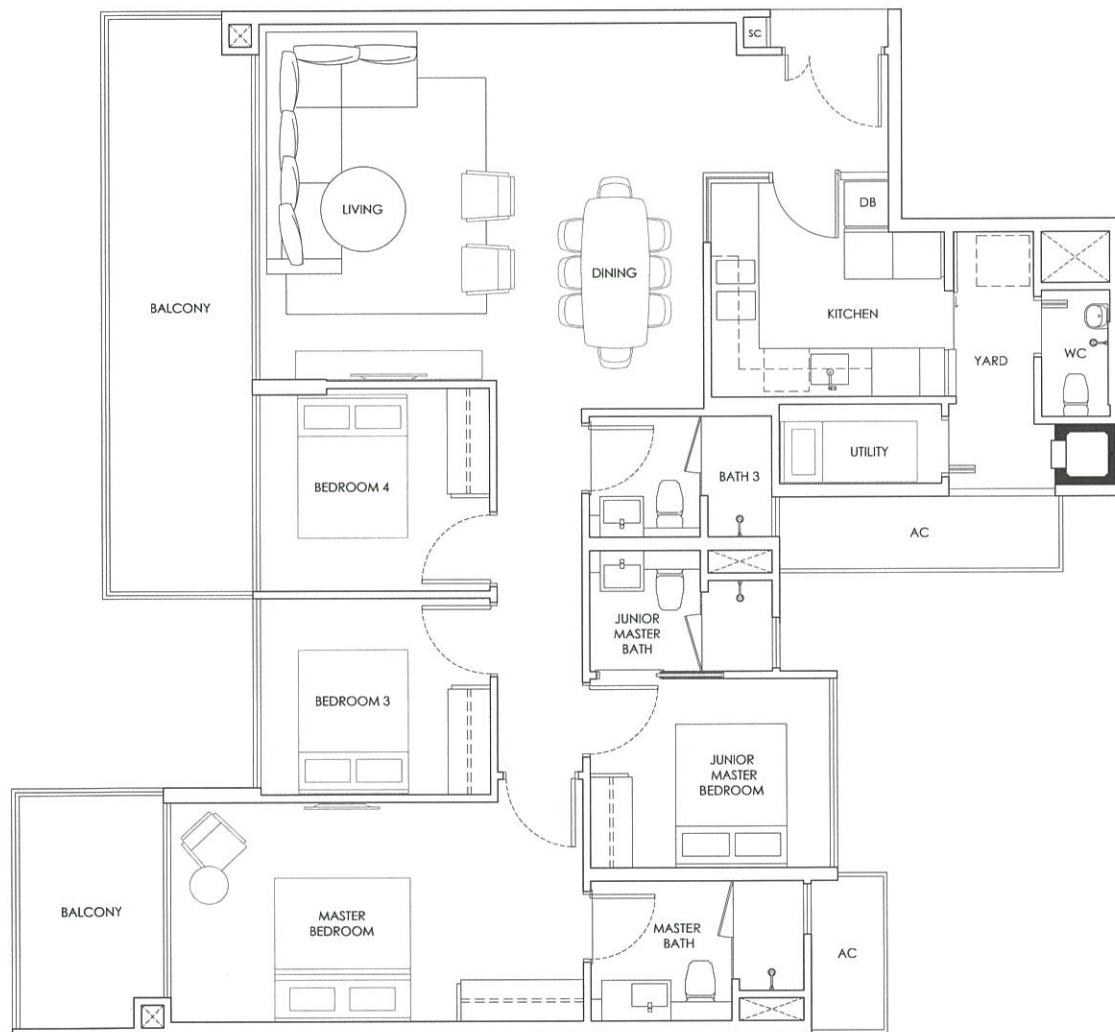
## Type D1

144 sq m / 1550 sq ft

#02-07

#03-07

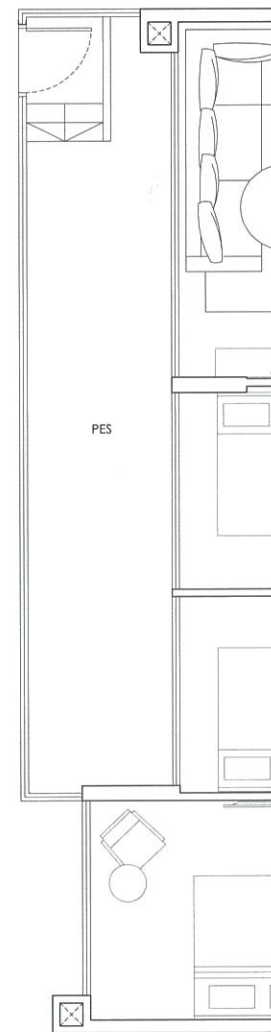
#04-07



## Type D1-P

143 sq m / 1539 sq ft

#01-07



# 4 BEDROOM

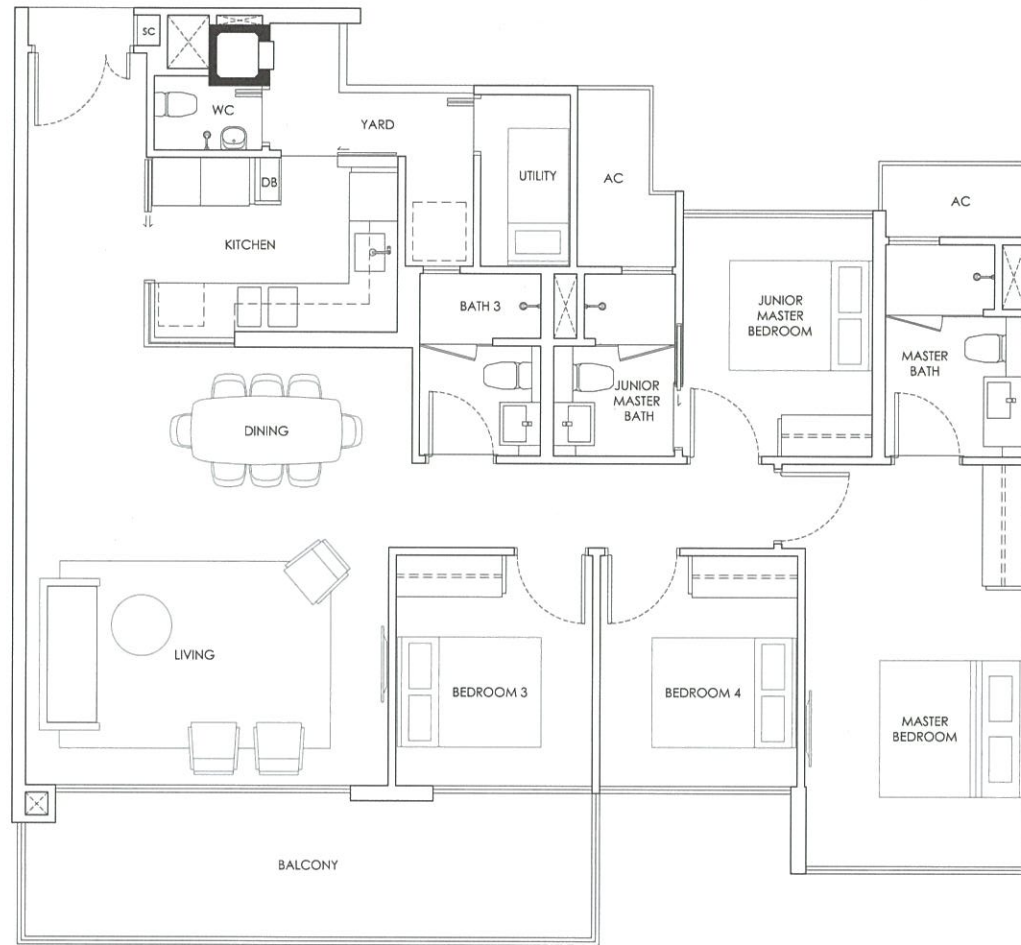
## Type D2

138 sq m / 1485 sq ft

#02-03

#03-03

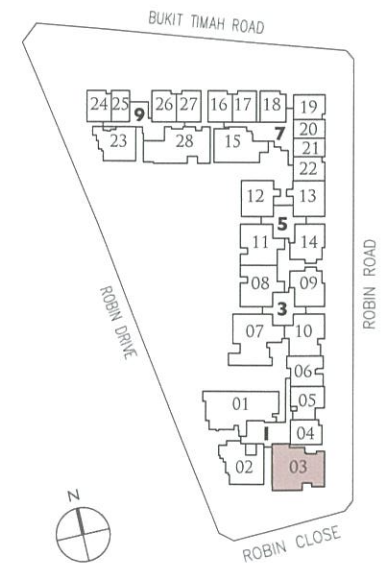
#04-03



## Type D2-P

148 sq m / 1593 sq ft

#01-03



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All dimensions are subject to change without notice.



# 4 BEDROOM

## Type D3

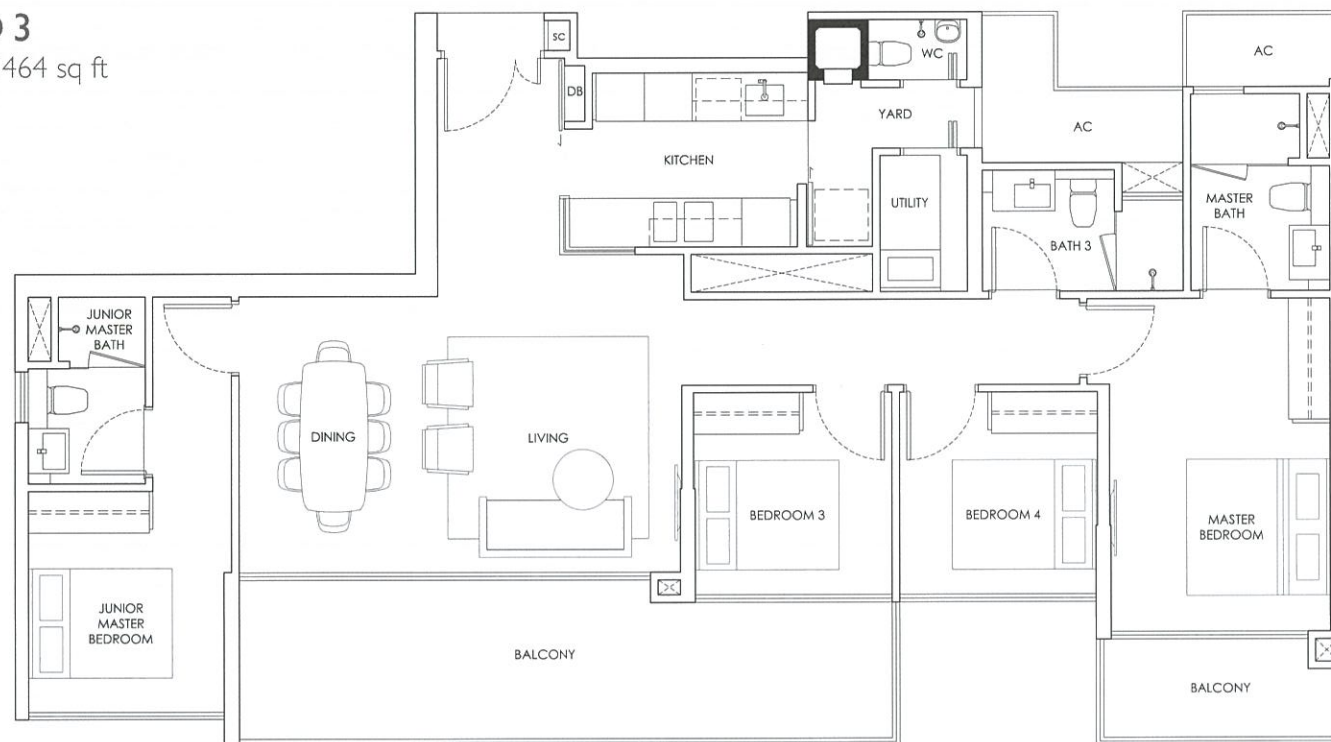
136 sq m / 1464 sq ft

#02-28

#03-28

#04-28

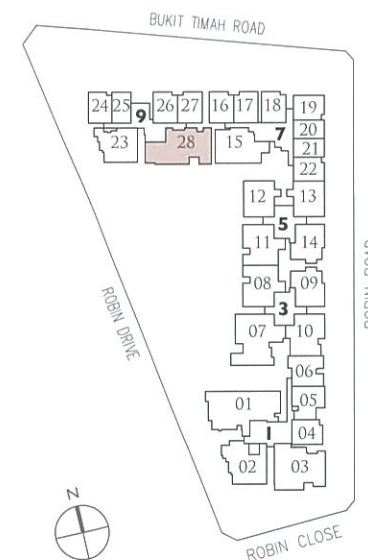
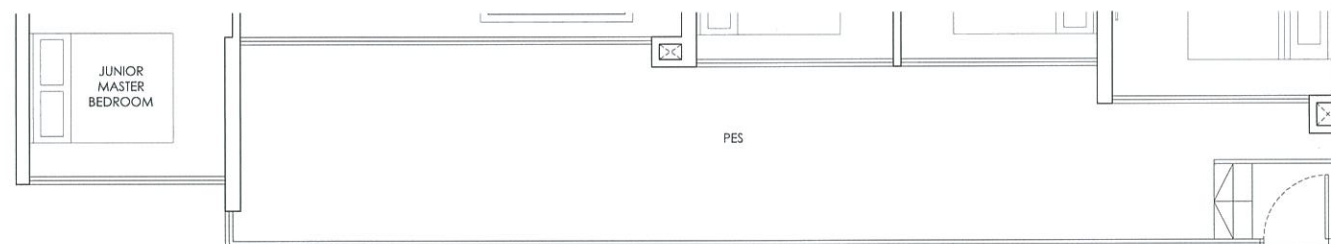
#05-28



## Type D3-P

148 sq m / 1593 sq ft

#01-28



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual

# 5 BEDROOM

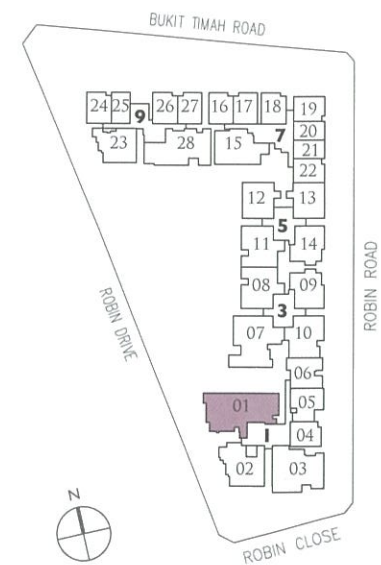
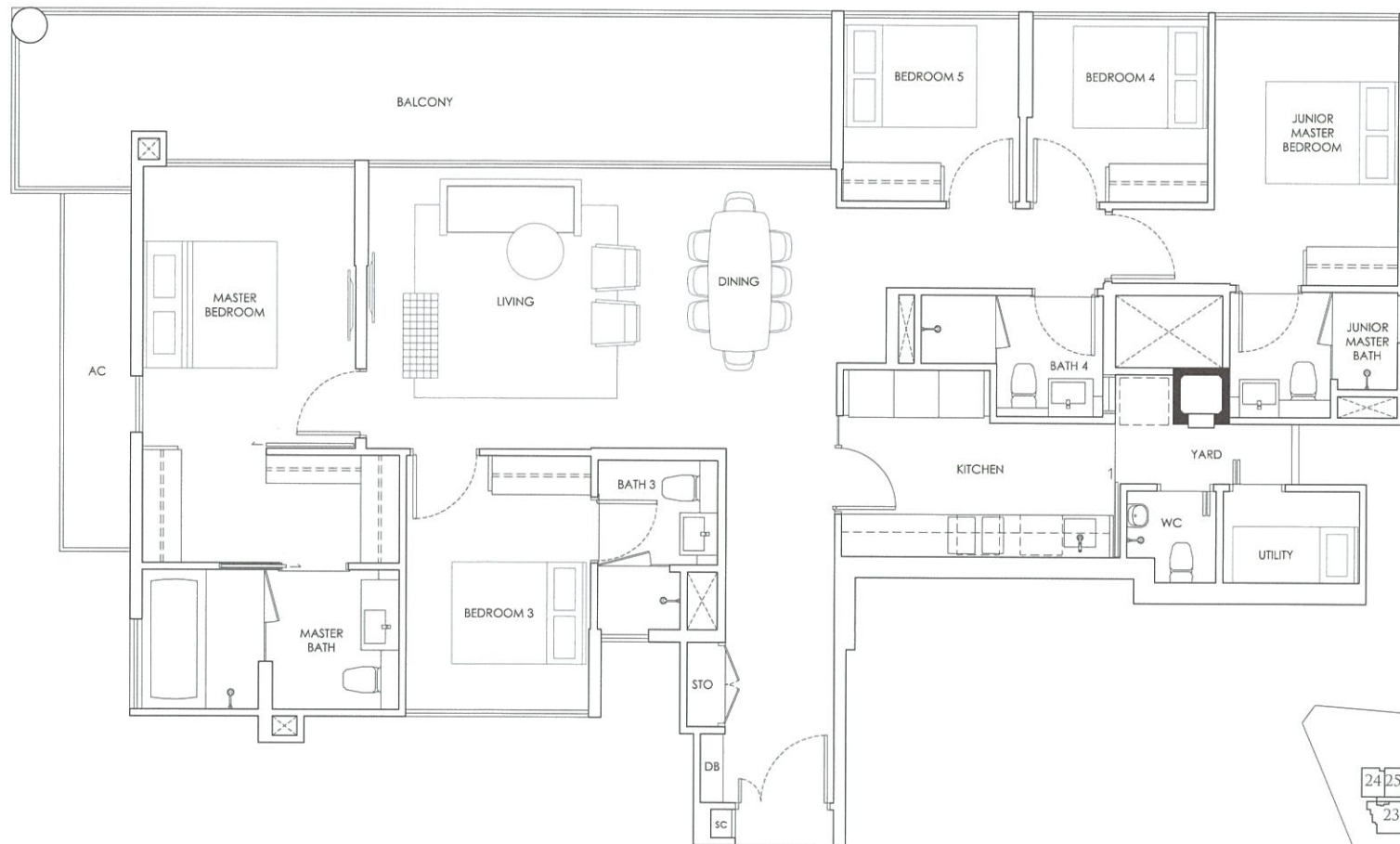
## Type E1

170 sq m / 1830 sq ft

#02-01

#03-01

#04-01



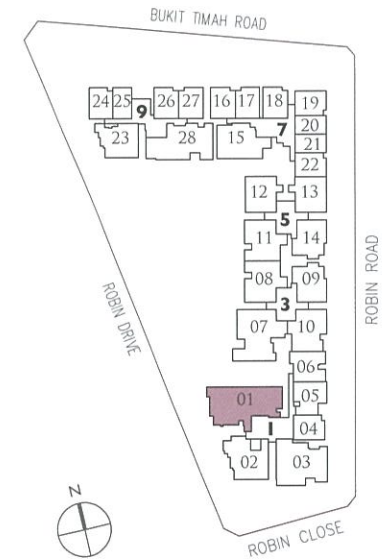
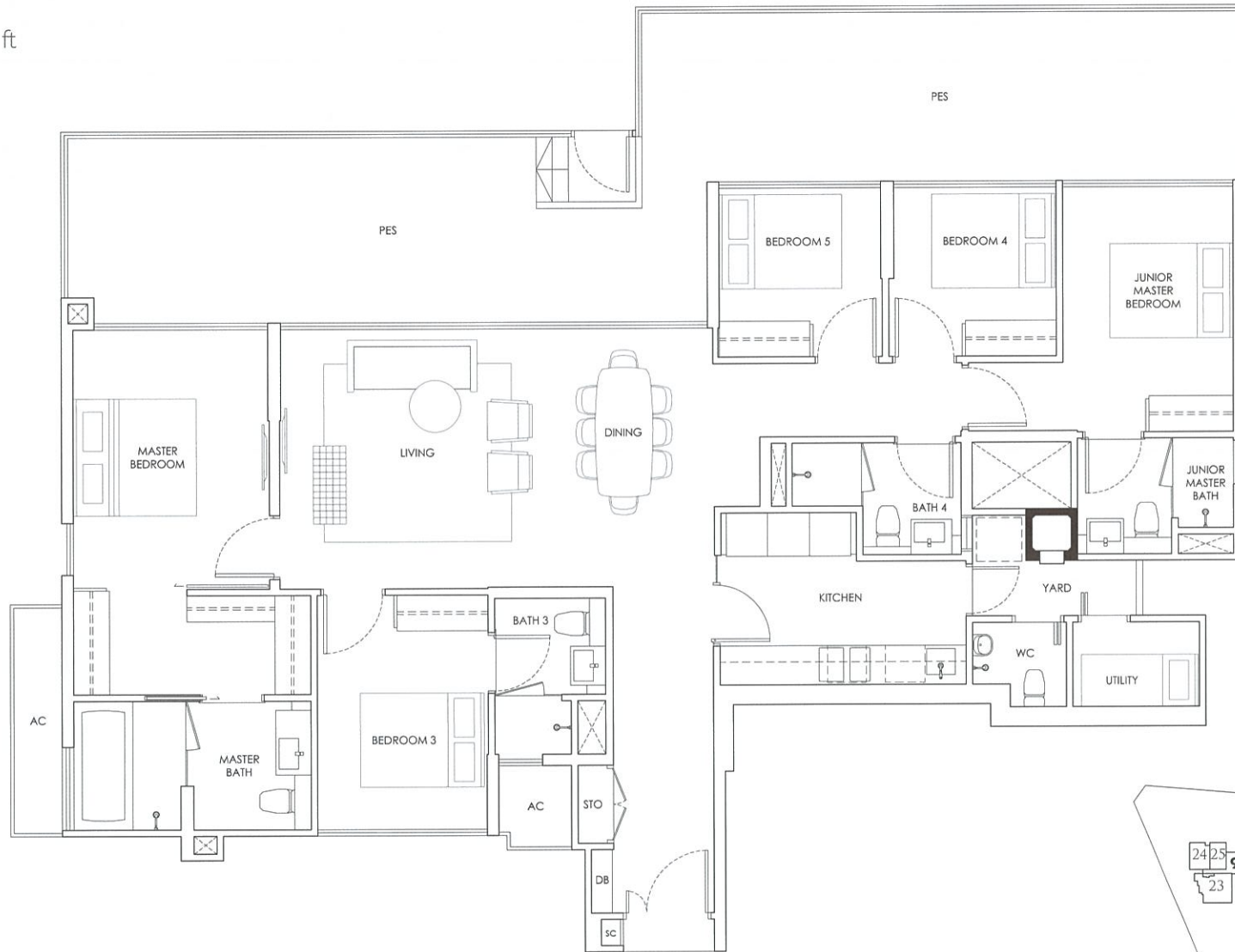
Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All floor space are estimates only and are subject to final survey.

# 5 BEDROOM

## Type E1-P

197 sq m / 2120 sq ft

#01-01



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual

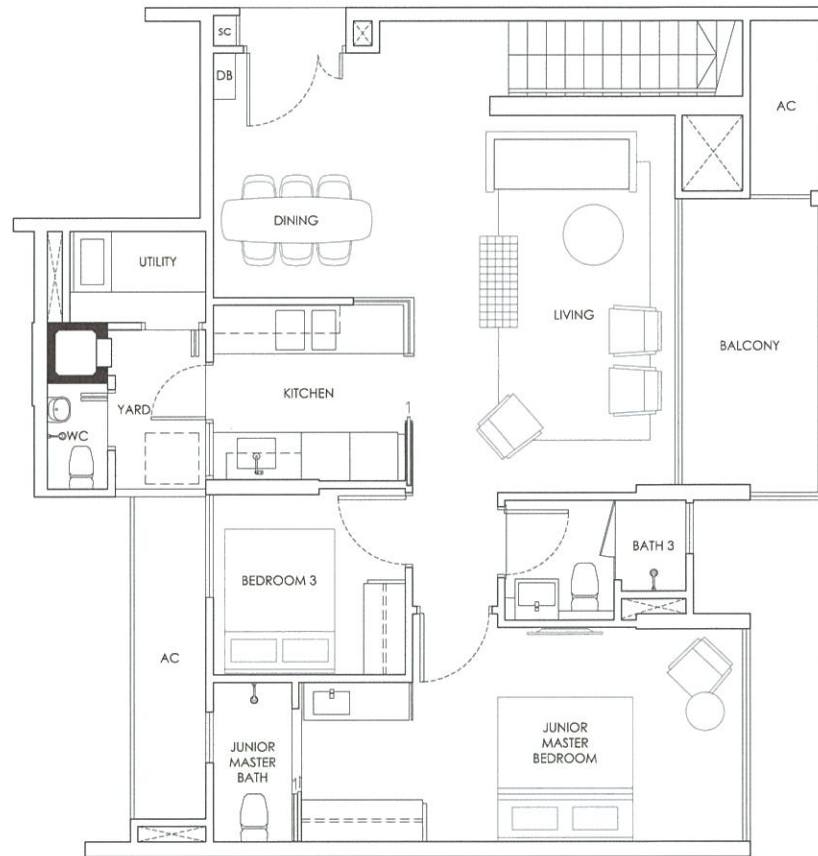


# 3 BEDROOM PENTHOUSE

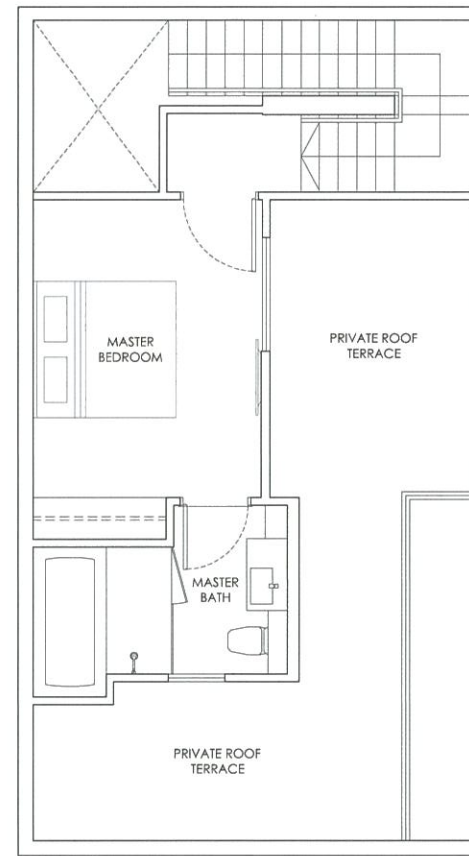
## Type PH I

150 sq m / 1615 sq ft

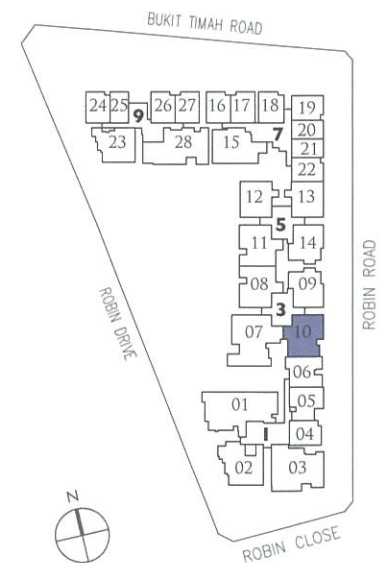
#05-10



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual

# 3 BEDROOM PENTHOUSE

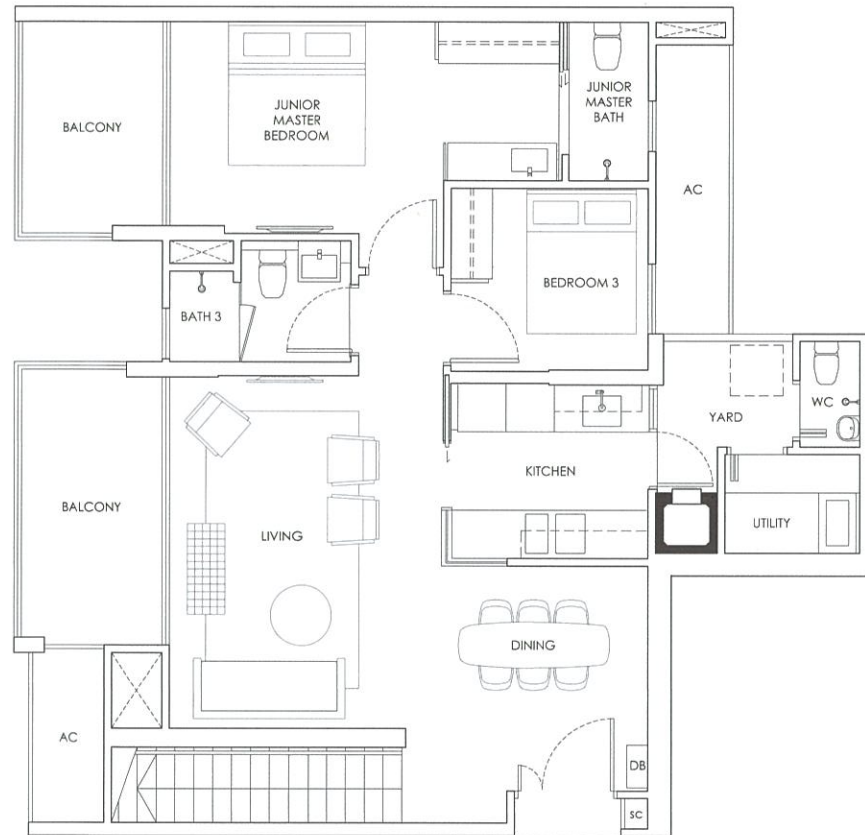
## Type PH2

157 sq m / 1690 sq ft

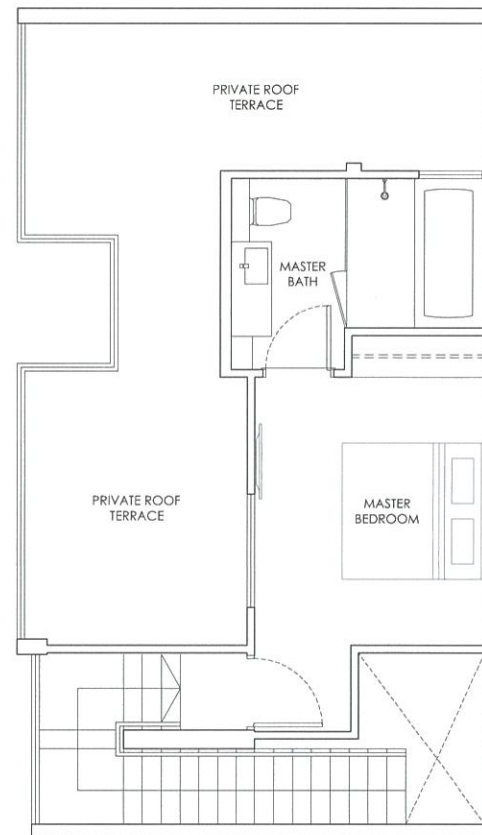
#05-08

Mirror image

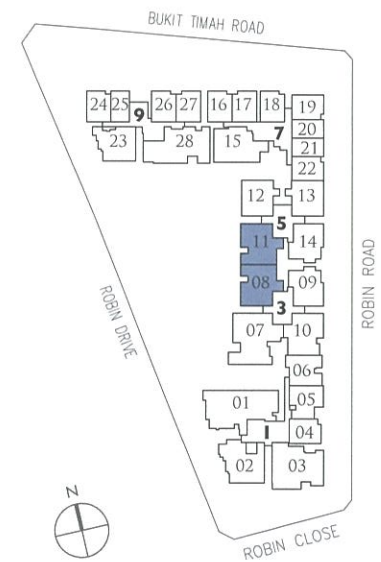
#05-11



Lower



Upper

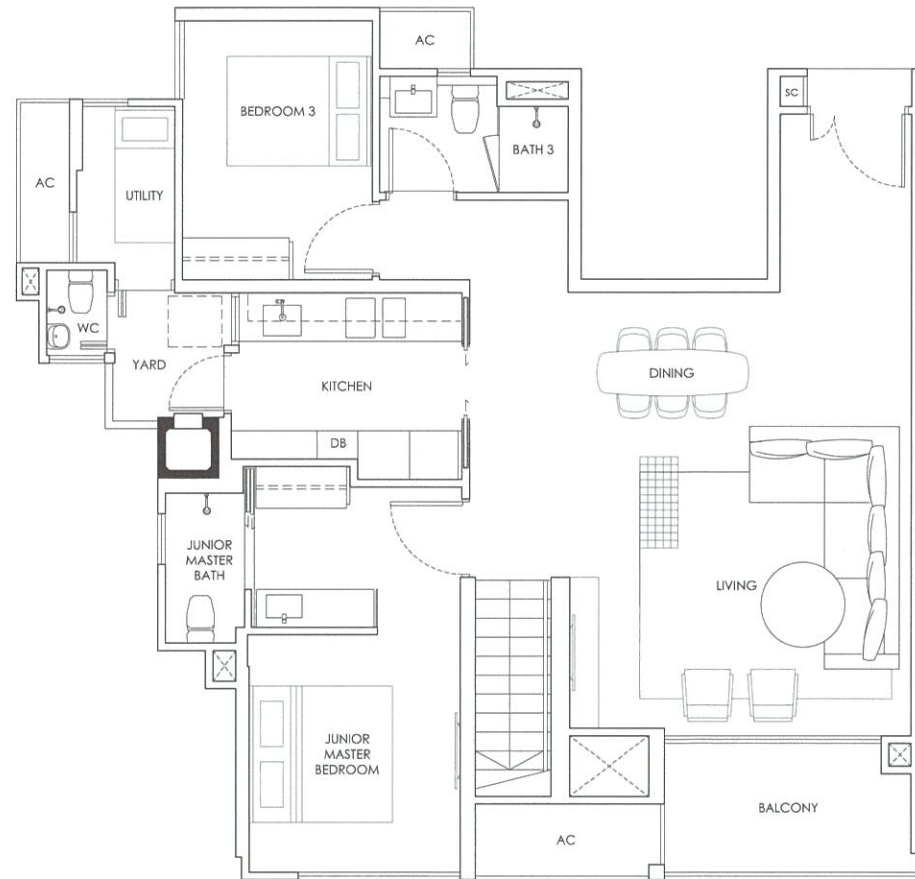


# 3 BEDROOM PENTHOUSE

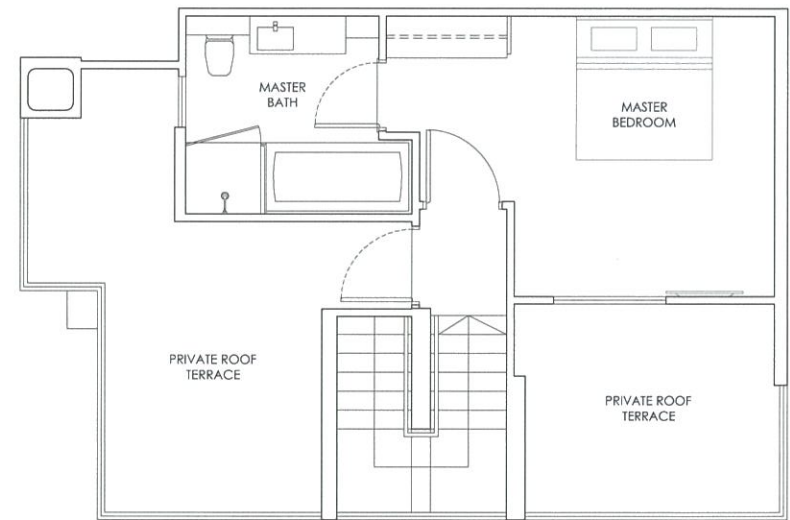
## Type PH3

165 sq m / 1776 sq ft

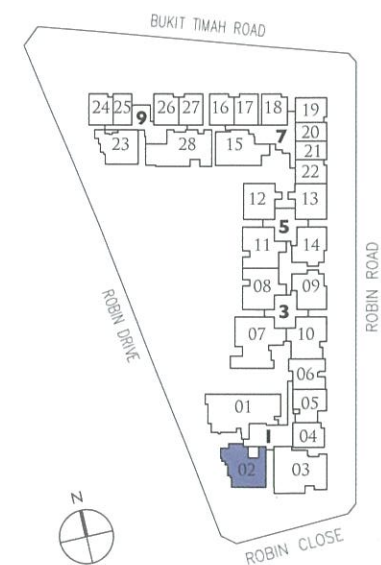
#05-02



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual



# 3 BEDROOM PENTHOUSE

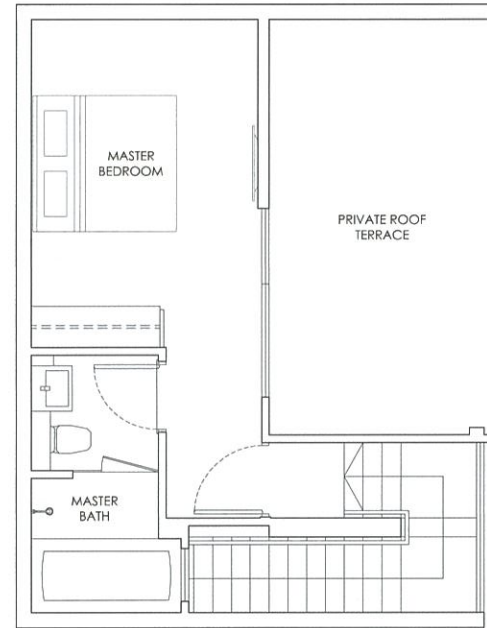
## Type PH4

118 sq m / 1270 sq ft

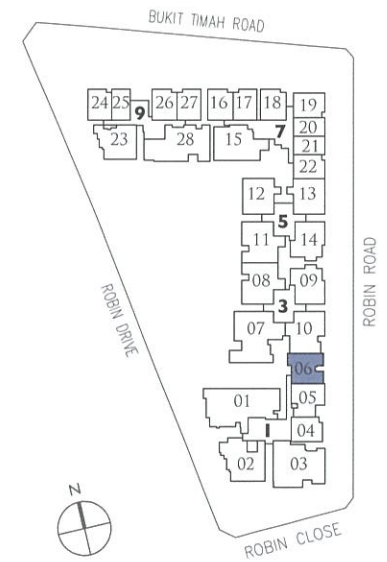
#05-06



Lower



Upper

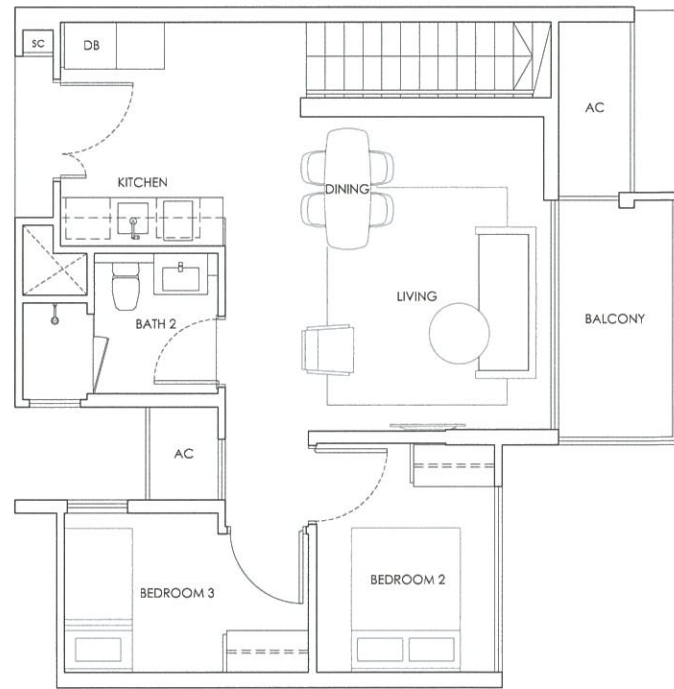


# 3 BEDROOM PENTHOUSE

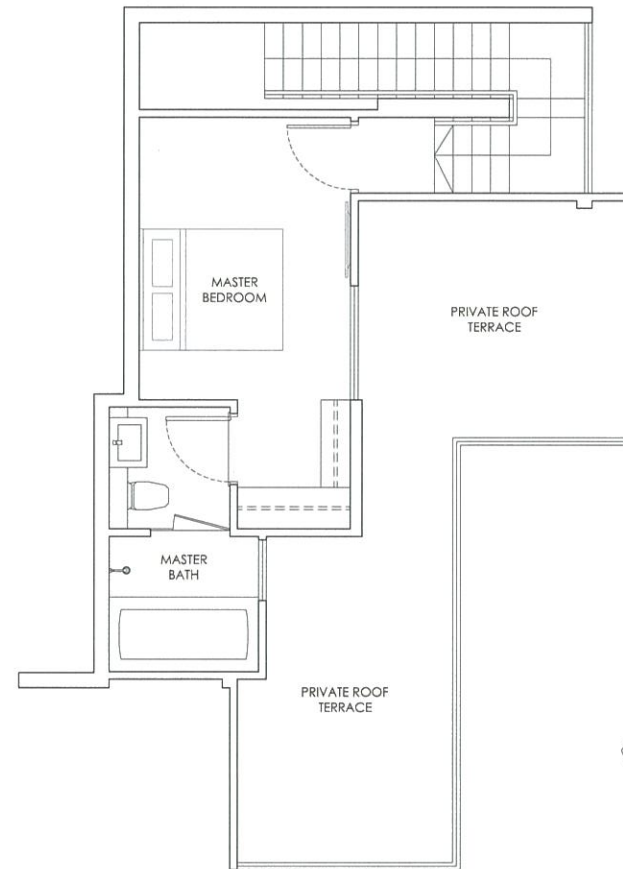
## Type PH5

117 sq m / 1259 sq ft

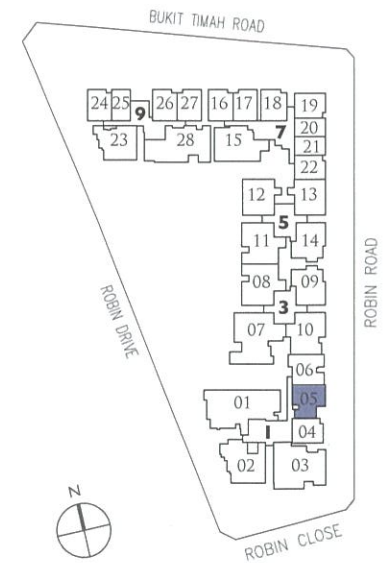
#05-05



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All floor areas are estimates only and are subject to final survey.

# 3 BEDROOM PENTHOUSE

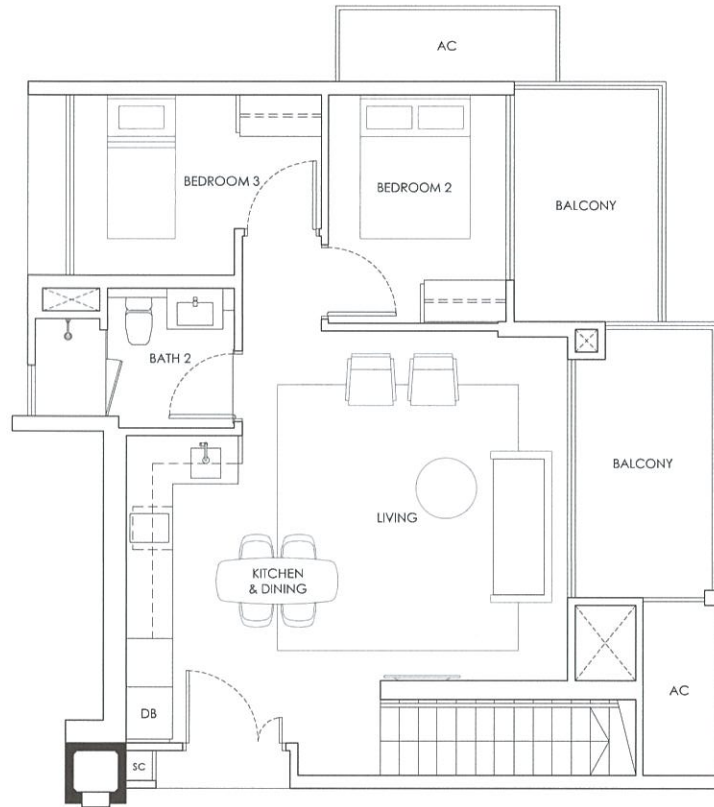
## Type PH6

123 sq m / 1324 sq ft

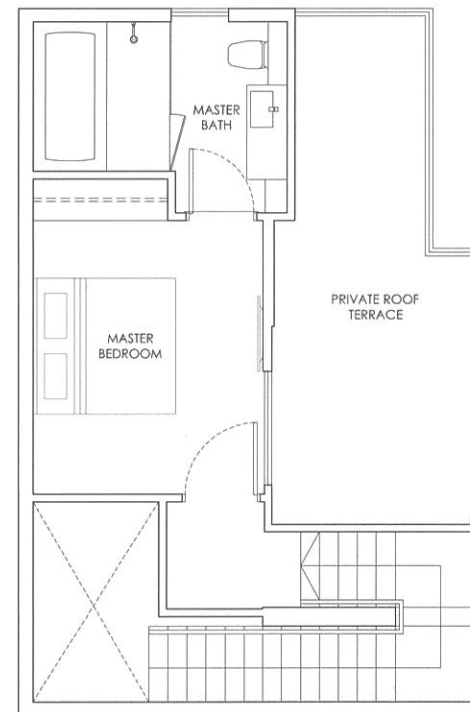
#05-09

Mirror image

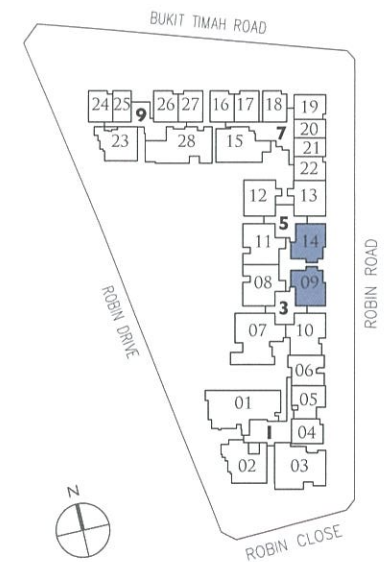
#05-14



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual



# 3 BEDROOM PENTHOUSE

## Type PH7

128 sq m / 1378 sq ft

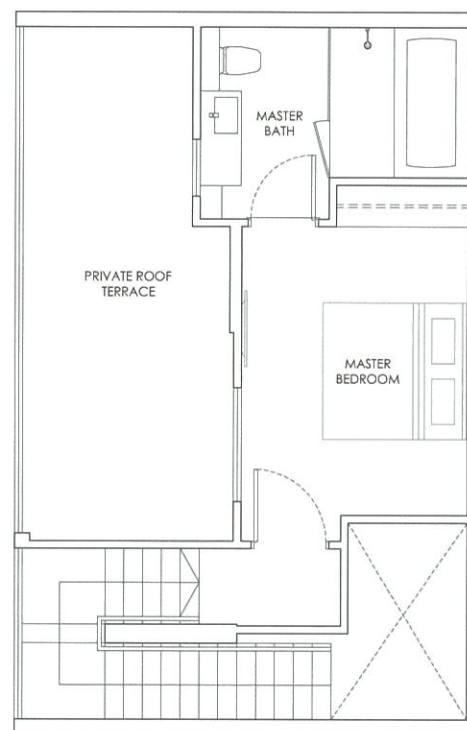
#05-12

Mirror image

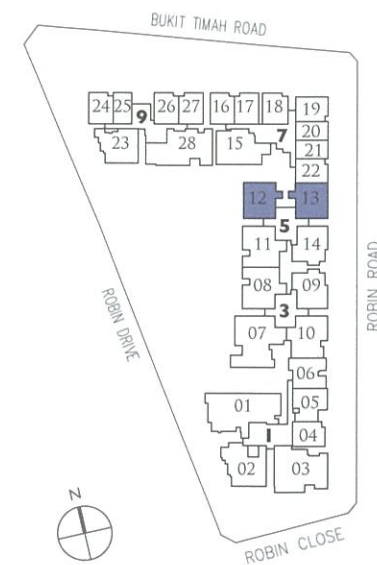
#05-13



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All floor areas are estimates only and are subject to final survey.

# 4 BEDROOM PENTHOUSE

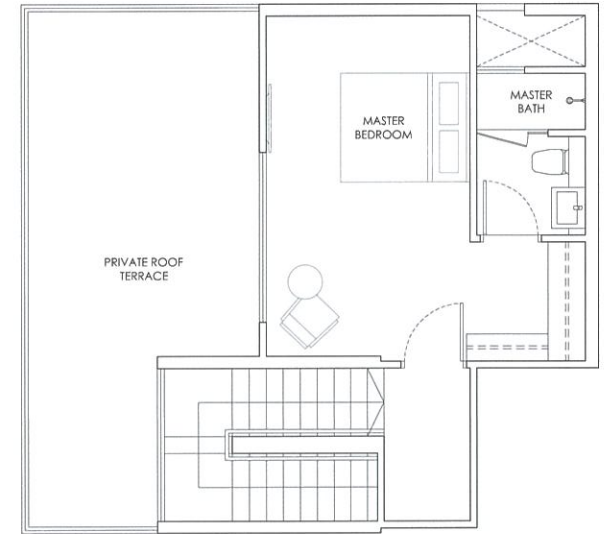
## Type PH8

204 sq m / 2196 sq ft

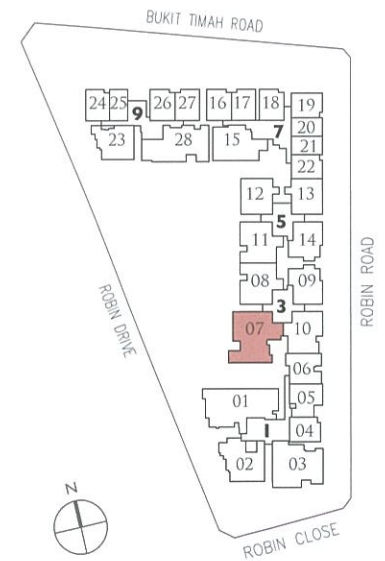
#05-07



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual

# 4 BEDROOM + STUDY PENTHOUSE

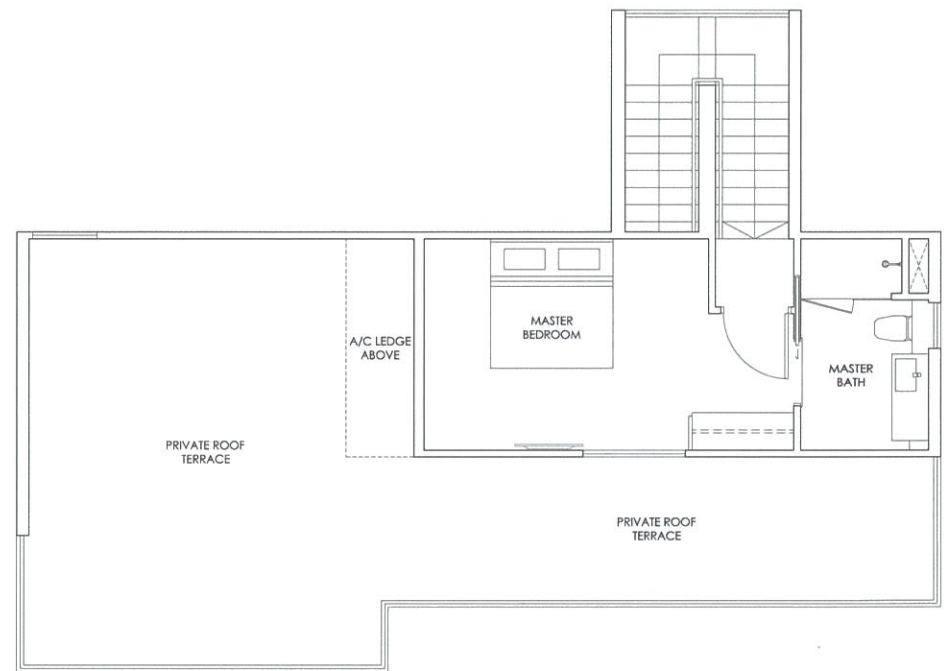
## Type PH9

220 sq m / 2368 sq ft

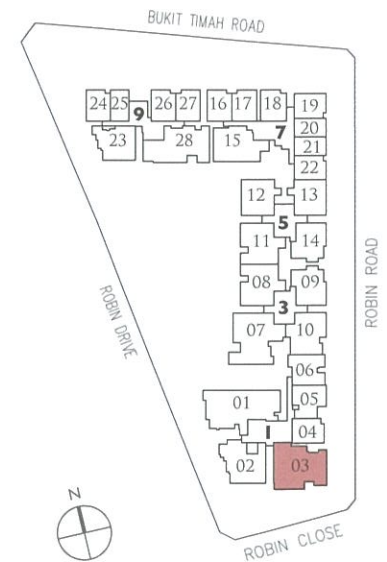
#05-03



Lower



Upper



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All floor areas are estimates only and are subject to final survey.

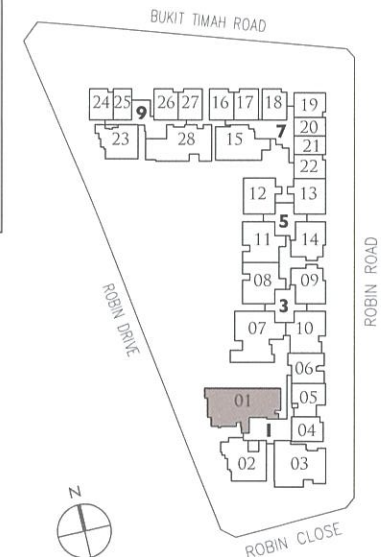
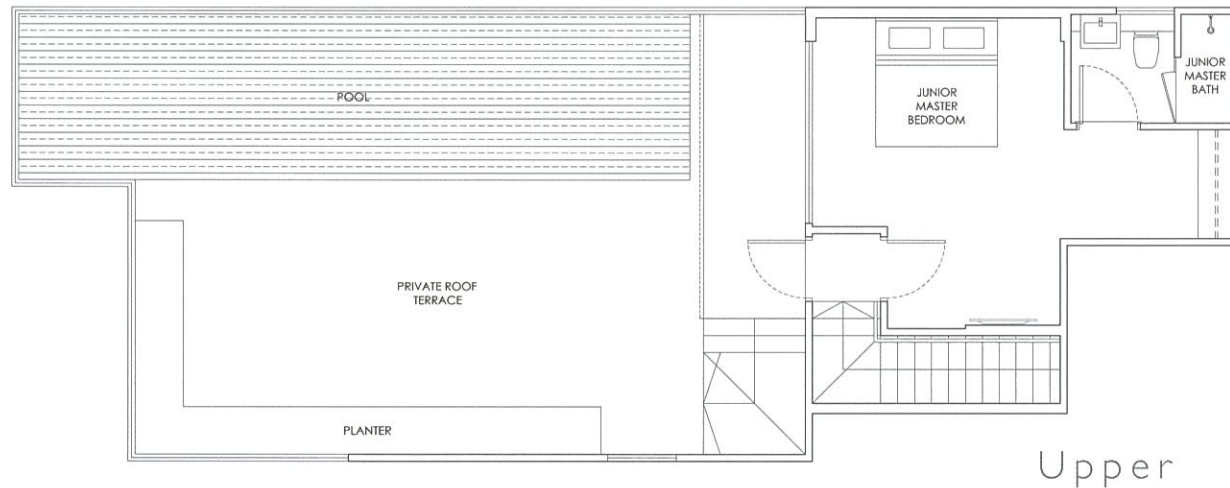


# 6 BEDROOM PENTHOUSE

## Type PH10

273 sq m / 2939 sq ft

#05-01



Area include A/C ledge, balcony, PES and roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual representation of the different available layouts. All floor areas are estimates only and are subject to final survey.

# SPECIFICATIONS

## 1. Foundation

Reinforced concrete bored piles and / or reinforced concrete piles and / or other approved foundation system

## 2. Super structure & sub-structure

Reinforced concrete structure and / or steel structure

## 3. Walls

- a. External walls – Plastered common clay bricks and / or reinforced concrete wall and / or precast wall
- b. Internal walls – plastered common clay bricks and / or reinforced concrete walls and / or lightweight concrete walls and / or drywalls

## 4. Roof

- a. Flat roof – Appropriate thermal insulation and waterproofing system with concrete panels with bituminous seals along joints
- b. Sloping roof – Sheet metal roofing with appropriate thermal insulation

## 5. Ceiling

- a. Unit
  - i. Emulsion paint on skim-coated concrete ceiling and / or box-up plasterboard ceiling to Living, Dining, Bedroom, and where applicable to Hallways to bedrooms, Balcony and PES (Private enclosed space)
  - ii. Emulsion paint on box-up and / or calcium silicate board or equivalent ceiling to Kitchen, Bathrooms, Yard and Utility (if applicable)
  - iii. Emulsion paint on fibrous plasterboard to Foyer, Corridor and Wardrobe
- b. Common Areas
  - i. Emulsion paint on skim-coated concrete ceiling and / or plasterboard ceiling to Lift lobbies and Staircases
  - ii. Emulsion paint on skim-coated concrete ceiling to Basement car park

## 6. Finishes

### 6.1. Wall finishes

- a. Unit
  - i. Emulsion paint on exposed sections of plastered masonry walls and / or reinforced concrete walls and / or drywalls to Living, Dining, Bedroom, and where applicable to Hallways to bedrooms, Yard and Utility
  - ii. Natural stone / veneer / emulsion paint on exposed sections of masonry walls and / or reinforced concrete walls to Bathrooms
  - iii. Emulsion paint with spray-textured coating on plastered masonry walls and / or reinforced concrete walls to Balcony and where applicable to PES (Private enclosed space) and Open Terraces

Note:

- i. All wall finishes are provided on the exposed areas only
- ii. No finishes will be provided at areas above the ceiling and behind built-in cabinets, wardrobes, vanity counters, etc.
- iii. Wall areas above the ceiling shall be left in its original bare condition.
- iv. Wall with recess area for pocket sliding door shall be left in its original bare condition.

### b. Common areas (Internal)

- i. Emulsion paint on plastered masonry and / or reinforced concrete walls to Basement
- ii. Emulsion paint on plastered masonry and / or reinforced concrete walls with localized homogeneous wall tiles around lift entrances to Main Lift Lobbies

- iii. Emulsion paint on plastered masonry and / or reinforced concrete walls to Common corridors, Staircases

- c. Common areas (External) – Emulsion paint with spray-textured coating on plastered masonry walls and / or reinforced concrete walls

### 6.2. Floor finishes

- a. Unit
  - i. Natural stone flooring with appropriate skirting to Living, Dining, Kitchen, and where applicable to Hallways to bedrooms
  - ii. Engineered timber flooring with appropriate skirting to Bedrooms
  - iii. Natural stone flooring on exposed areas only to Bathrooms
  - iv. Ceramic floor tiles with appropriate skirting to Yard, and Utility
  - v. Cement sand screed and / or smooth concrete surface to A/C ledge, planters
  - vi. Ceramic floor tiles with appropriate skirting to Balcony, and where applicable, to PES & Open Terrace
- b. Common areas
  - i. Natural stone and / or homogeneous flooring with appropriate skirting to Lift Lobby
  - ii. Cement sand screed to Staircases
  - iii. Smooth concrete finish with an appropriate coating to Car park
  - iv. Carpet and / or cement – sand screed and / or homogeneous floor tiles to Club House
  - v. Rubber flooring or equivalent to Playground

Note:

- i. All floor finishes and skirting (if applicable) are provided on exposed surfaces only
- ii. No floor finishes / skirting will be provided at areas beneath and / or behind built-in cabinets, wardrobes, Vanity counters, etc.
- iii. No floor finishes / skirting will be provided at wall with recess area for pocket sliding door.

## 7. Windows

- a. Generally, casement windows comprising aluminum framed with tinted and / or frosted glass panels are provided
- b. Windows may be top-hung and / or side hinged and / or fixed panels

## 8. Doors

- a. Certified fire-rated timber door to Main Entrance
- b. Semi-hollow core timber swing / sliding door to Store room, Bedrooms, Master Bath & Common Bath (if applicable)
- c. Semi-hollow core timber swing / sliding door to Dining & Kitchen (if applicable)
- d. Sliding doors comprising aluminum framed with tinted and / or laminated glass panels are provided to Balcony, open terrace (if applicable)
- e. PVC bi-fold and / or slide & swing door to Utility, Toilet at Yard (if applicable)
- f. Painted mild steel gate to PES
- g. Certified metal door for Storey Shelter at Staircases with fire-rated timber doors to Common Areas

Note: All doors shall be provided with quality locksets and ironmongery

## 9. Sanitary fittings

- a. Master Bathroom / Junior Master Bathroom
  - 1 vanity with cabinet
  - 1 shower with mixer and shower head
  - 1 wall hung water closet or 1 pedestal water closet
  - 1 wash basin with mixer
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
  - Note: 1 Bath tub will be provided at Master Bathroom
- b. Common Bathroom
  - 1 vanity with cabinet
  - 1 shower with mixer and shower head
  - 1 pedestal water closet
  - 1 wash basin with mixer
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail

- c. Toilet at yard (if applicable)  
 I shower set with bib tap  
 I pedestal water closet  
 I wash basin with tap  
 I toilet paper holder  
 I mirror
- d. FES & Open terrace (if applicable)  
 I bib tap

## 10. Electrical installation

- a. All electrical wirings are concealed in floor and wall in conduits wherever possible.  
 b. In areas where false ceiling are provided and at service closets, exposed wiring will be provided.  
 c. Schedule of electrical points and provisions

Electrical provisions	Unit Types									
	A1, A1-P & A1-B	B1, B1-P, B1a, B1a-P, B1a-P1, B1a-B, B1b, B1b-P, B1c, B1c-P, B1c-P1, B1c-B, B2, B2-P, B3, B3-P, B4, B4-P, B5, B5-P & B5-P1	CI & CI-P	C2, C2-P, C3, C3-P, C4, C4-P, C5 & C5-P	D1, D1-P, D2, D2-P, D3 & D3-P	E1 & E1-P	PH-1, PH-2 & PH3	PH4, PH5, PH-6 & PH-7	PH8 & PH9	PH10
Lighting Point	8	12	20	22	28	36	22	22	38	46
Power Point	10	20	30	30	36	38	32	28	36	48
Telephone Point	2	3	4	4	5	6	4	4	5	7
TV Point	1	3	4	4	5	6	4	4	5	7
Data Point	1	2	2	2	2	2	2	2	2	2
SSO for appliances	6	6	8	8	10	10	8	6	10	10
Heater connection	1	1	2	2	3	4	2	2	3	5
CU isolator	1	2	2	3	3	4	3	3	4	4

## 11. TV / Cable services / Telephone points

Refer to above schedule

## 12. Lightning protection

Lightning protection system shall be provided in accordance with SS 555:2010

## 13. Painting

External walls – Emulsion paint on textured coating on plastered masonry and / or reinforced concrete walls.

Internal walls – Emulsion paint on plastered masonry and / or reinforced concrete walls and / or dry walls.

## 14. Waterproofing

Where applicable, appropriate waterproofing systems are provided for Bathrooms, Wet Kitchen, Toilets at Yard, Balcony, Landscaped deck, Open Terraces, Planter Box, reinforced concrete flat / sloping roofs, pools, water features, changing rooms, common toilets and Basement

## 15. Driveway & Car park

Interlocking pavers and / or cobblestones and / or concrete floors with hardener are provided at driveways and car park areas

## 16. Recreation Facilities

- a. At 1st Storey
- Swimming Pool
  - Wading Pool
  - Sun Deck
  - Playing Lawn
  - Leisure Lounge
  - Meditation Deck
  - Children's playground
  - Aromatic Garden
  - Tea Corner
  - Club house with Gymnasium Function Room and Changing Room
- b. At Roof deck
- Recreational Tennis Court
  - Party Pavilion
  - Viewing Pavilion
  - Sky Lounge
  - Barbeque Corner
  - Changing Room

## 17. Additional items

- a. Kitchen fit-out – Built-in high & low cabinets with solid surface worktop complete with sink and the following kitchen appliances:

Appliance	Unit Types									
	A1, A1-P & A1-B	B1, B1-P, B1a, B1a-P, B1a-P1, B1a-B, B1b, B1b-P, B1c, B1c-P, B1c-P1, B1c-B, B2, B2-P, B3, B3-P, B4, B4-P, B5, B5-P & B5-P1	CI & CI-P	C2, C2-P, C3, C3-P, C4, C4-P, C5 & C5-P	D1, D1-P, D2, D2-P, D3 & D3-P	E1 & E1-P	PH-1, PH-2 & PH3	PH4, PH5, PH-6 & PH-7	PH8 & PH9	PH10
Induction Hob	•	•	•	•	•	•	•	•	•	•
Single Wok Burner			•	•	•	•	•*		•	•
Telescopic Hood	•	•	•	•	•	•	•	•	•	•
Catalytic Oven	•	•	•	•	•	•	•	•	•	•
Steam Oven			•	•	•	•	•*		•	•
Integrated Fridge	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher					•	•			•	•
Built-under wine cellar						•			•	•

\*Not provided for Types PH4, PH5, PH6 and PH7



- c. Air-conditioners  
Ducted air-conditioning systems are provided for the Living, Dining and Master Bedrooms. Wall mounted FCU air-conditioning systems are provided for Bedrooms.
- d. Bin Hoist – A bin hoist is provided for the conveyance of trolley bins from the Basement to the Bin Centre at the 1st Storey.
- e. Flood Gates – In compliance with the advice of NEA, flood gates are provided at the top most levels of the ingress and egress ramps connecting the entrance driveway to the Basement car park.

#### Notes to Specifications

- 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 strips  
Timber strips are natural materials containing veins 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. Natural 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. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. False Ceiling  
The false ceiling space provision allows for the optimal function and installation of M&E services. Access

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.

- I. 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.
- J. Mechanical Ventilation System  
Mechanical Ventilation fans and ducting are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- K. Wall  
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 / wall with recess area for pocket sliding door
- L. Layout / Location of Wardrobes, Cabinets, Fan Coil Units, Water Tap Points, 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, water tap points, 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.
- M. Planters  
Planters (if provided in the Unit) are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- N. Engineered Timber  
Engineered timber 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. Engineered timbers 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.

# ABOUT US

## Sing Holdings Limited

Founded in 1964, Sing Holdings Limited and its subsidiaries (the "Group") is a property development and investment group listed on the Mainboard of the Singapore Exchange. It has an established track record with investment and development experiences in a wide spectrum of properties ranging from landed houses, apartments, condominiums, office and industrial buildings, factories to warehouses.

The Group prides itself in delivering quality developments to its purchasers and tenants. From the conceptualisation of project layouts and designs to the selection of fittings and finishes, the construction of the development to the final touches upon completion, every detail is meticulously combed to ensure finest quality.

Some of the Group's completed developments include residential projects such as 38 Draycott Drive, Meyer Residence at Meyer Place, BelleRive in Bukit Timah area and The Laurels at Cairnhill. Waterwoods, the Group's ongoing project, is an Executive Condominium development at Punggol Field Walk / Punggol East. The Group also developed industrial and commercial buildings such as BizTech Centre along Aljunied Road, EastGate in the East Coast area and Ocean Towers, an award-winning Grade-A office building in Shanghai, the People's Republic of China.

The Group will continue to focus on its core business of property development and investment. It endeavours to deliver dream homes to its homebuyers, in its bid to realise its vision of becoming A Developer of Premier Living.



BelleRive



The Laurels



Waterwoods



## Disclaimer

Whilst every reasonable care has been taken in preparing this brochure and constructing the model, sales gallery and showflats, the developer and its agent(s) shall not be held responsible for any inaccuracies and omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. Visual representation including models, drawings, illustrations, photographs and art renderings are artist's impression only and are not to be regarded as representation of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans and specification are current at the time of print and are subject to changes as may be required by the relevant authorities and cannot form part of the contract. The Sale & Purchase Agreement shall form the entire agreement between the developer and the purchaser, and shall in no way be modified by any statements or representations whether contained in this brochure or given by the developer's agents or otherwise.

**Developer:** Sing Holdings (Robin) Pte Ltd (UEN 199400309Z) • **Developer's License No.:** C1094 • **Location:** Lots 195A, 369T, 370V, 603V and 99787X TS 26 • **Building Plans No.:** A1378-01202-2012-BP01 dated 28 Feb 2014, A1378-01202-2012-BP02 dated 08 Apr 2014, A1378-01202-2012-BP03 dated 27 May 2014 • **Tenure of Land:** Freehold • **Expected Date of Vacant Possession:** 31 December 2016 • **Expected Date of Legal Completion:** 31 December 2019



Developed by



**SING HOLDINGS LIMITED**

96 Robinson Road, #10-01 SIF Building, Singapore 068899

Tel: (65) 6536 6696

Website: [www.singholdings.com](http://www.singholdings.com)

[www.robinresidences.sg](http://www.robinresidences.sg)