

Seletar Park

r e s i d e n c e



Artist's Impression



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“Seletar Park Residence strives for tranquility and calmness, qualified by space, light and structural order. Spaces interact with lush gardens, water courts and air wells, engineering a sensuous engagement with the elements.”



Chan Soo Khian, Principal, SCDA Architects

Selected Awards

- Arcasia Awards Gold Medal, 2011-2012, 2005-2006
- The Chicago Athenaeum International Award for Architecture, 2010, 2009, 2007, 2006
- Finalist for the World Architecture Festival, 2010, 2008
- SIA Architectural Design Award, 2011, 2008, 2001, 1998
- Kenneth F. Brown Asia Pacific Culture and Architecture Design Award, 2007
- President's Design Award, 2006
- SIA-Getz Prize for Emergent Architecture, 2006
- RIBA Worldwide Award, 2005
- Architectural Record Design Vanguard Firm, 2003

Site Plan

- 1 TREE HOUSE
- 2 CHILDREN'S PLAYGROUND
- 3 BBQ AREA
- 4 50M LAP POOL
- 5 WADING POOL
- 6 JACUZZI
- 7 CASCADING WATER FEATURE
- 8 SUNKEN COURTYARD
- 9 CLUB HOUSE
- GYMNASIUM
- STEAM ROOM
- GOLF SIMULATION ROOM
- PRIVATE DINING
- FUNCTION ROOM
- READING ROOM
- 10 REFLECTIVE POOL
- 11 CABANAS



Unit Distribution Type

17 Seletar Road S(807019)

	01	02	03	04	05	06	07	08
5	B11a PH 05-01		B10 PH 05-03		B11b PH 05-05		B11b PH 05-07	
4	A4c 04-01	A3a 04-02	A3b 04-03	A4a 04-04	A4g 04-05	A3e 04-06	A3d 04-07	A4h 04-08
3	A4e 03-01	A3c 03-02	A3c 03-03	A4d 03-04	A4i 03-05	A3f 03-06	A3f 03-07	A4i 03-08

19 Seletar Road S(807020)

	37	38	39	40
5	B2a PH 05-37	B3b PH 05-38	B1a PH 05-39	B1b PH 05-40
4	B4f 04-37	B4e 04-38	B4i 04-39	B4i 04-40
3	B4b 03-37	B4c 03-38	B4g 03-39	B4h 03-40
2	B4f 02-37	B4e 02-38	B4i 02-39	B4i 02-40
1	B4b G 01-37	B4c G 01-38	B4d G 01-39	B4d G 01-40

19 Seletar Road S(807020)

	41	42	43	44
5	B3a PH 05-41	B2b PH 05-42	B1a PH 05-43	B1b PH 05-44
4	B4e 04-41	B4f 04-42	B4i 04-43	B4i 04-44
3	B4a 03-41	B4d 03-42	B4g 03-43	B4h 03-44
2	B4e 02-41	B4f 02-42	B4i 02-43	B4i 02-44
1	B4c G 01-41	B4b G 01-42	B4d G 01-43	B4d G 01-44

17 Seletar Road S(807019)

	09	10	11	12	13	14
5	B9 PH 05-09		B8 PH 05-11		C1 PH 05-13	C1 PH 05-14
4	A2b 04-09	A1a 04-10	A1b 04-11	A2a 04-12	C1a 04-13	C1b 04-14
3	A2c 03-09	A1c 03-10	A1c 03-11	A2c 03-12	C1c 03-13	C1c 03-14
2	A2b 02-09	A1a 02-10	A1b 02-11	A2a 02-12	C1a 02-13	C1b 02-14
1	A2 G 01-09	A1 G 01-10	A1 G 01-11	A2 G 01-12	C1 G 01-13	C1 G 01-14

17 Seletar Road S(807019)

	15	16	17	18	19	20
5	B8 PH 05-15		B8 PH 05-17		C1 PH 05-19	C1 PH 05-20
4	A2b 04-15	A1a 04-16	A1b 04-17	A2a 04-18	C1a 04-19	C1b 04-20
3	A2c 03-15	A1c 03-16	A1c 03-17	A2c 03-18	C1c 03-19	C1c 03-20
2	A2b 02-15	A1a 02-16	A1b 02-17	A2a 02-18	C1a 02-19	C1b 02-20
1	A2 G 01-15	A1 G 01-16	A1 G 01-17	A2 G 01-18	C1 G 01-19	C1 G 01-20

21 Seletar Road S(807021)

	45	46	47	48
5	B2a PH 05-45	B6b PH 05-46	B5a PH 05-47	B4a PH 05-48
4	B4f 04-45	B2a 04-46	B3c 04-47	B1e 04-48
3	B4b 03-45	B2b 03-46	B3a 03-47	B1a 03-48
2	B4f 02-45	B2a 02-46	B3c 02-47	B1e 02-48
1	B4a G 01-45	B2 G 01-46	B3 G 01-47	B1b G 01-48

21 Seletar Road S(807021)

	49	50	51	52
5	B7 PH 05-49	B3a PH 05-50	C2 PH 05-51	C2 PH 05-52
4	B1f 04-49	B1f 04-50	D1b 04-51	D1a 04-52
3	B1d 03-49	B1b 03-50	D1c 03-51	D1c 03-52
2	B1f 02-49	B1f 02-50	D1b 02-51	D1a 02-52
1	B1a G 01-49	B1a G 01-50	D1 G 01-51	D1 G 01-52

17 Seletar Road S(807019)

	21	22	23	24	25	26
5	B8 PH 05-21		B8 PH 05-23		C1 PH 05-25	C1 PH 05-26
4	A2b 04-21	A1a 04-22	A1b 04-23	A2a 04-24	C1a 04-25	C1b 04-26
3	A2c 03-21	A1c 03-22	A1c 03-23	A2c 03-24	C1c 03-25	C1c 03-26
2	A2b 02-21	A1a 02-22	A1b 02-23	A2a 02-24	C1a 02-25	C1b 02-26
1	A2 G 01-21	A1 G 01-22	A1 G 01-23	A2 G 01-24	C1 G 01-25	C1 G 01-26

17 Seletar Road S(807019)

	27	28	29	30	31	32
5	B8 PH 05-27		B9 PH 05-29		C1 PH 05-31	C1 PH 05-32
4	A2b 04-27	A1a 04-28	A1b 04-29	A2a 04-30	C1a 04-31	C1b 04-32
3	A2c 03-27	A1c 03-28	A1c 03-29	A2c 03-30	C1c 03-31	C1c 03-32
2	A2b 02-27	A1a 02-28	A1b 02-29	A2a 02-30	C1a 02-31	C1b 02-32
1	A2 G 01-27	A1 G 01-28	A1 G 01-29	A2 G 01-30	C1 G 01-31	C1 G 01-32

21 Seletar Road S(807021)

	53	54	55	56
5	B3b PH 05-53	B3a PH 05-54	C2 PH 05-55	C2 PH 05-56
4	B1f 04-53	B1f 04-54	D1b 04-55	D1a 04-56
3	B1d 03-53	B1b 03-54	D1c 03-55	D1c 03-56
2	B1f 02-53	B1f 02-54	D1b 02-55	D1a 02-56
1	B1a G 01-53	B1a G 01-54	D1 G 01-55	D1 G 01-56

21 Seletar Road S(807021)

	57	58	59	60	61
5	B4b PH 05-57	B5b PH 05-58	B6a PH 05-59	C2 PH 05-60	C2 PH 05-61
4	B1e 04-57	B3c 04-58	B2a 04-59	D2b 04-60	D2a 04-61
3	B1c 03-57	B3b 03-58	B2c 03-59	D2c 03-60	D2c 03-61
2	B1e 02-57	B3c 02-58	B2a 02-59	D2b 02-60	D2a 02-61
1	B1b G 01-57	B3 G 01-58	B2 G 01-59	D2 G 01-60	D2 G 01-61

17 Seletar Road S(807019)

	33	34	35	36
5	B10 PH 05-33		A4f 05-35	B2b PH 05-36
4	A4b 04-33	A3a 04-34	A4c 04-35	B4f 04-36
3	A4d 03-33	A3c 03-34	A4f 03-35	B4d 03-36
2	A4b 02-33	A3a 02-34	A4c 02-35	B4f 02-36
1	A4 G 01-33	A3 G 01-34	A4 G 01-35	B4a G 01-36

Legend:

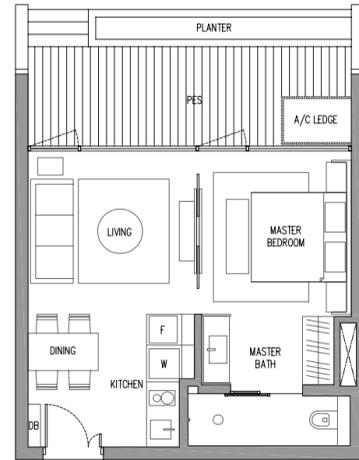
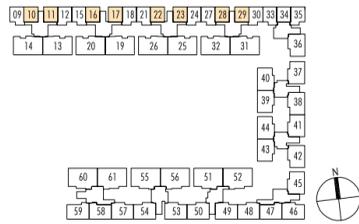
	1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom
	2-Bedroom + Study		3-Bedroom Penthouse				
	2-Bedroom Penthouse						
	2-Bedroom Penthouse (Super)						

1-Bedroom

Type A1 G

Area 646 sqft

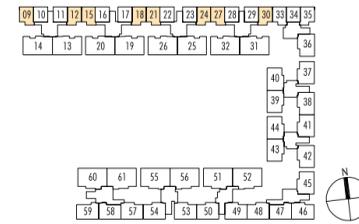
01-10, 01-16, 01-22, 01-28
01-11, 01-17, 01-23, 01-29



Type A2 G

Area 722 sqft

01-09, 01-15, 01-21, 01-27
01-12, 01-18, 01-24, 01-30



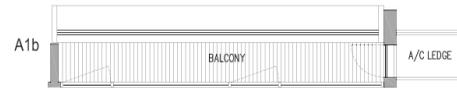
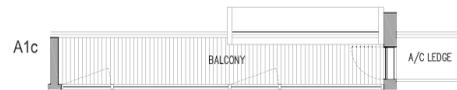
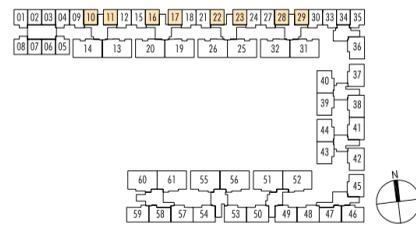
Type A1

Area 528 sqft

A1c
03-10, 03-16, 03-22, 03-28
03-11, 03-17, 03-23, 03-29

A1b
02-11, 02-17, 02-23, 02-29
04-11, 04-17, 04-23, 04-29

A1a
02-10, 02-16, 02-22, 02-28
04-10, 04-16, 04-22, 04-28



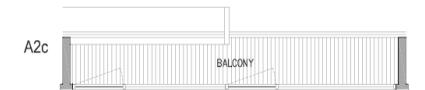
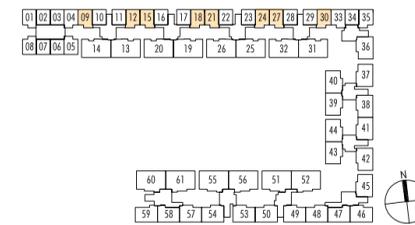
Type A2

Area 593 sqft

A2c
03-09, 03-15, 03-21, 03-27
03-12, 03-18, 03-24, 03-30

A2b
02-09, 02-15, 02-21, 02-27
04-09, 04-15, 04-21, 04-27

A2a
02-12, 02-18, 02-24, 02-30
04-12, 04-18, 04-24, 04-30



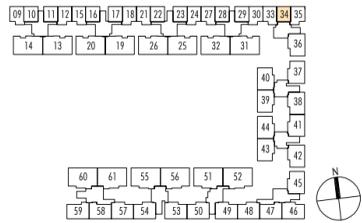
1-Bedroom

1-Bedroom

Type A3 G

Area 646 sqft

01-34



Type A3

Area 528 sqft

A3f
03-06, 03-07

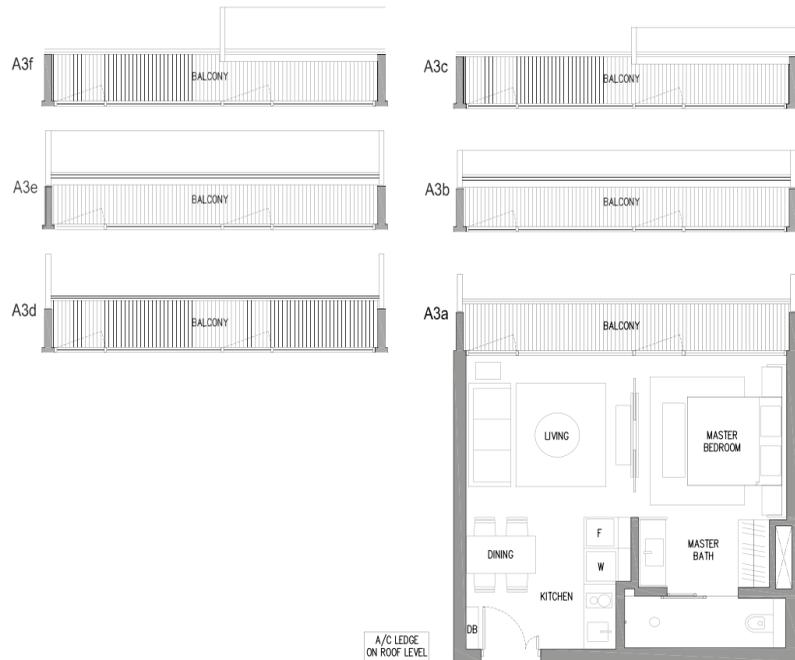
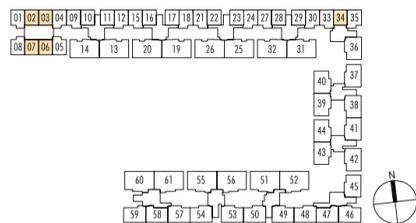
A3e
04-06

A3d
04-07

A3c
03-02, 03-03, 03-34

A3b
04-03

A3a
04-02, 02-34, 04-34

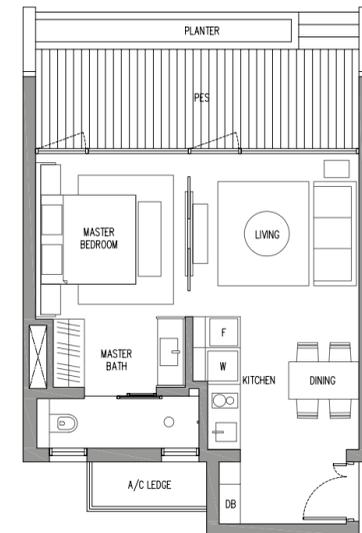
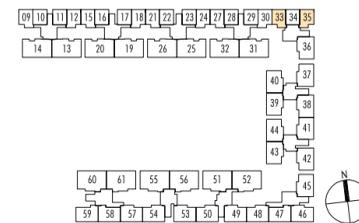


1-Bedroom

Type A4 G

Area 711 sqft

01-33, 01-35



Type A4

Area 582 sqft

A4i
03-05, 03-08

A4h
04-08

A4g
04-05

A4f
03-35, 05-35

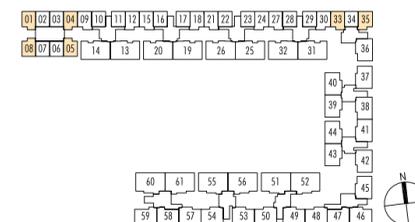
A4e
03-01

A4d
03-04, 03-33

A4c
04-01, 02-35, 04-35

A4b
02-33, 04-33

A4a
04-04



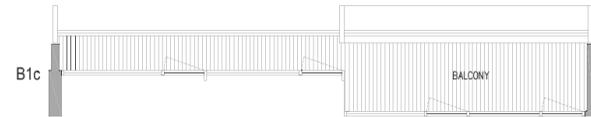
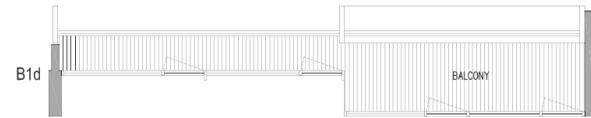
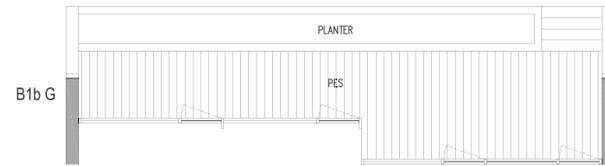
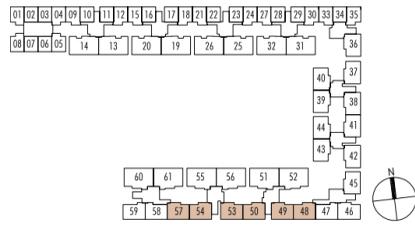
2-Bedroom

Type B1 G

Area 1,012 sqft

B1b G
01-48, 01-57

B1a G
01-49, 01-50, 01-53, 01-54



Type B1

Area 840 sqft

B1f
02-49, 02-50, 02-53, 02-54
04-49, 04-50, 04-53, 04-54

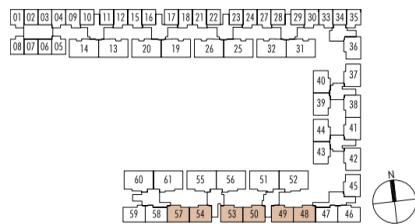
B1e
02-48, 04-48, 02-57, 04-57

B1d
03-49, 03-53

B1c
03-57

B1b
03-50, 03-54

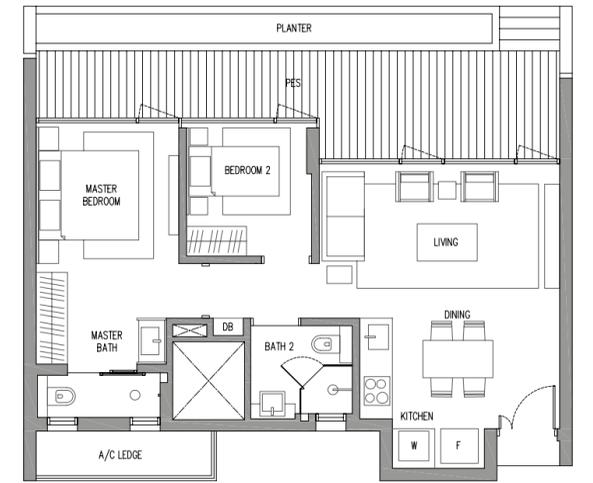
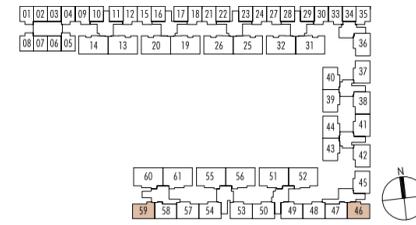
B1a
03-48



Type B2 G

Area 1,012 sqft

01-46, 01-59



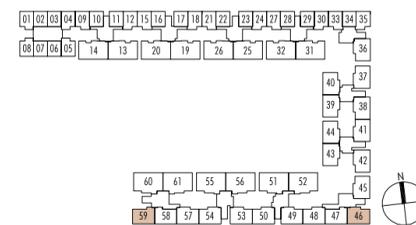
Type B2

Area 840 sqft

B2c
03-59

B2b
03-46

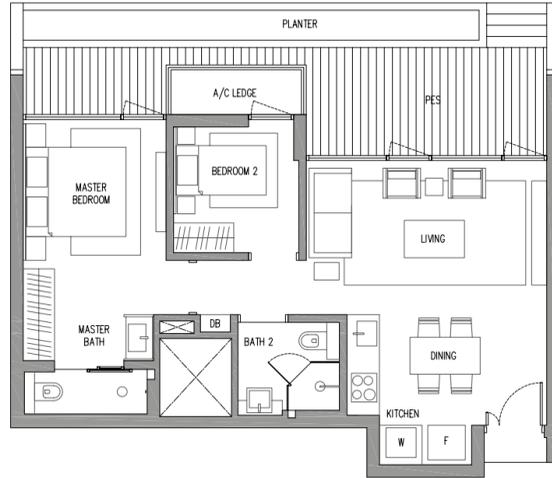
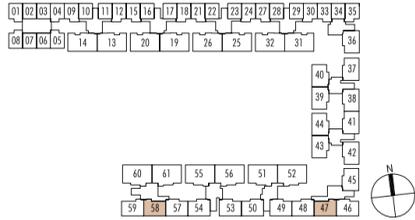
B2a
02-46, 04-46, 02-59, 04-59



2-Bedroom

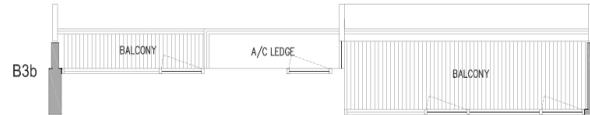
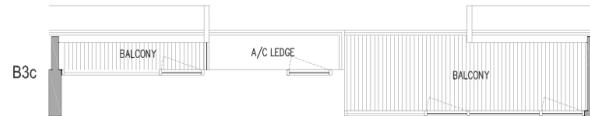
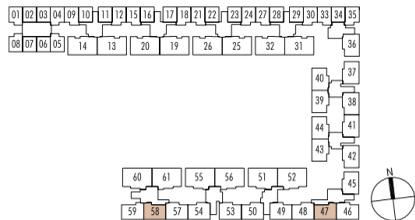
Type B3 G

Area 969 sqft
01-47, 01-58



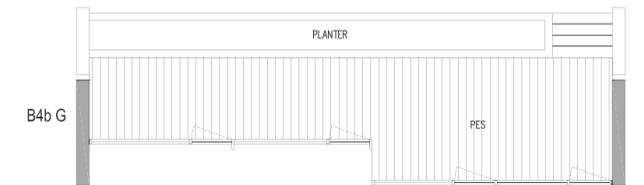
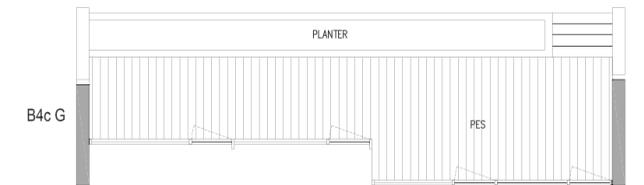
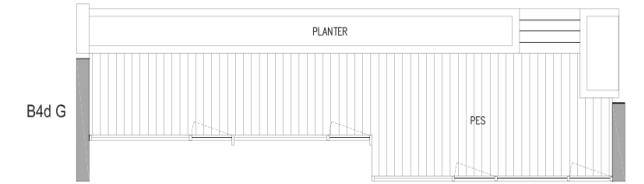
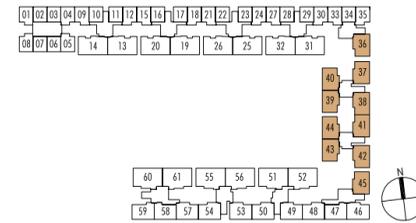
Type B3

Area 797 sqft
B3c
02-47, 04-47, 02-58, 04-58
B3b
03-58
B3a
03-47



Type B4 G

Area 1,077 sqft
B4d G
01-39, 01-40, 01-43, 01-44
B4c G
01-38, 01-41
B4b G
01-37, 01-42
B4a G
01-36, 01-45



Type B4

Area 872 sqft

B4i
02-39, 02-40, 02-43, 02-44
04-39, 04-40, 04-43, 04-44

B4h
03-40, 03-44

B4g
03-39, 03-43

B4f
02-36, 02-37, 02-42, 02-45
04-36, 04-37, 04-42, 04-45

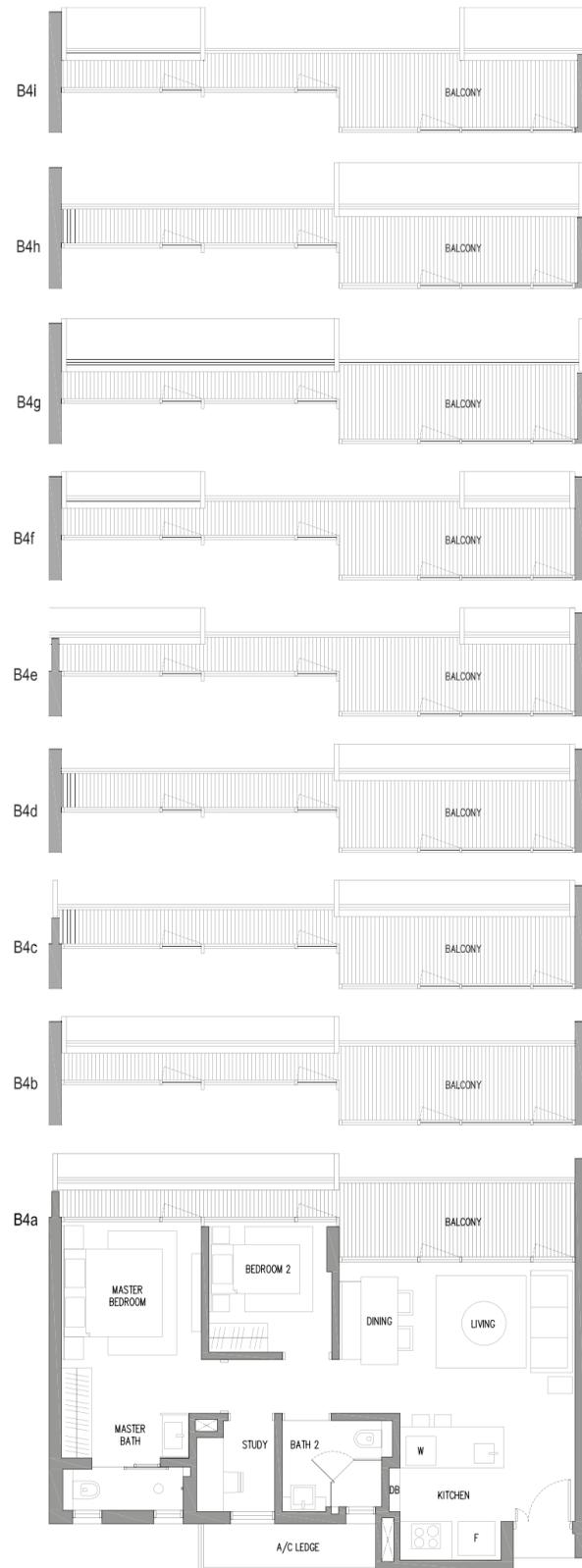
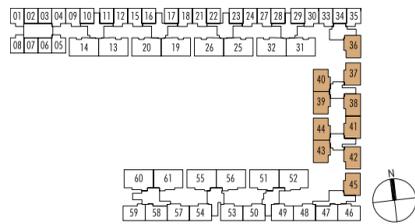
B4e
02-38, 04-38, 02-41, 04-41

B4d
03-36, 03-42

B4c
03-38

B4b
03-37, 03-45

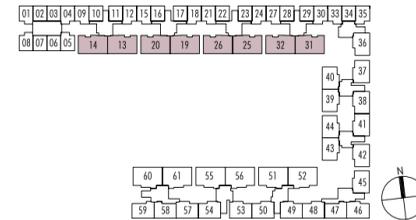
B4a
03-41



Type C1 G

Area 1,604 sqft

01-13, 01-19, 01-25, 01-31
01-14, 01-20, 01-26, 01-32



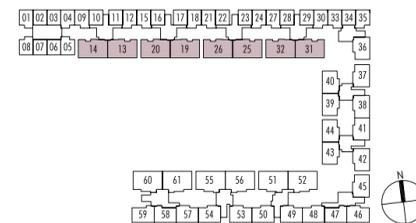
Type C1

Area 1,292 sqft

C1c
03-13, 03-19, 03-25, 03-31
03-14, 03-20, 03-26, 03-32

C1b
02-14, 02-20, 02-26, 02-32
04-14, 04-20, 04-26, 04-32

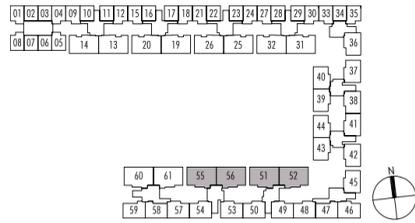
C1a
02-13, 02-19, 02-25, 02-31
04-13, 04-19, 04-25, 04-31



Type D1 G

Area 1,701 sqft

01-51, 01-52, 01-55, 01-56



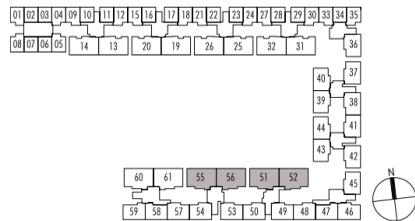
Type D1

Area 1,378 sqft

D1c
03-51, 03-52, 03-55, 03-56

D1b
02-51, 04-51, 02-55, 04-55

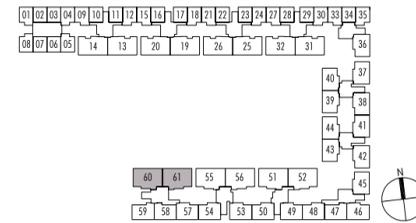
D1a
02-52, 04-52, 02-56, 04-56



Type D2 G

Area 1,701 sqft

01-60, 01-61



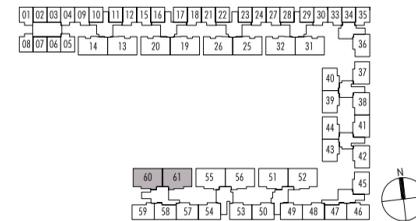
Type D2

Area 1,378 sqft

D2c
03-60, 03-61

D2b
02-60, 04-60

D2a
02-61, 04-61



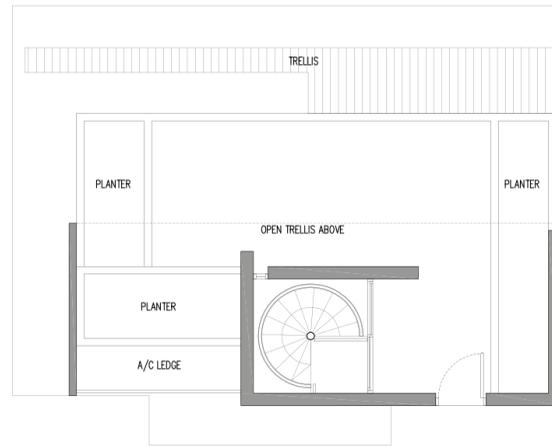
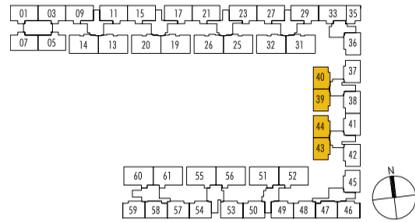
2-Bedroom Penthouse

Type B1 PH

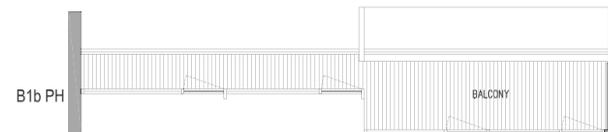
Area 1,443 sqft

B1b PH
05-40, 05-44

B1a PH
05-39, 05-43



B1 PH
ROOF TERRACE



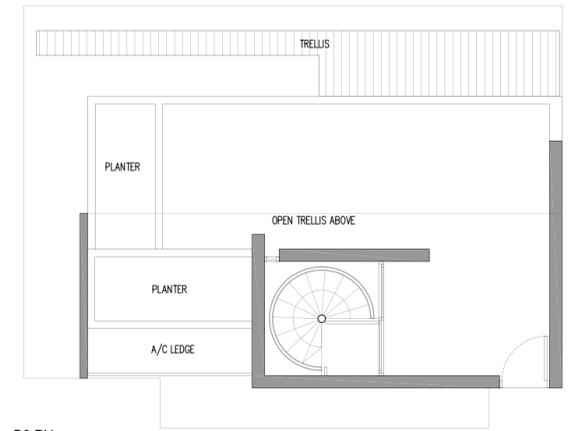
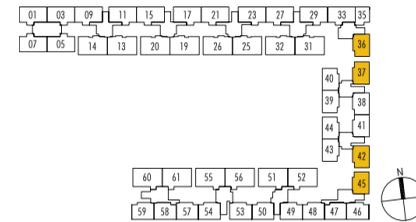
2-Bedroom Penthouse

Type B2 PH

Area 1,432 sqft

B2b PH
05-36, 05-42

B2a PH
05-37, 05-45



B2 PH
ROOF TERRACE



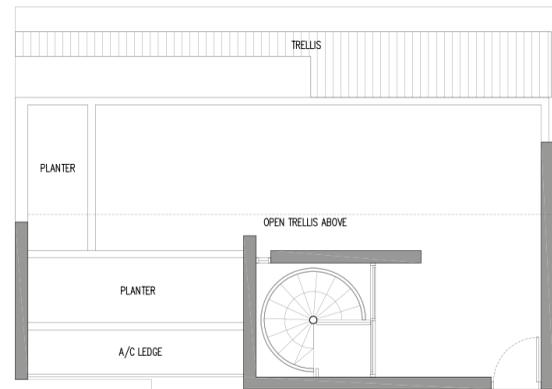
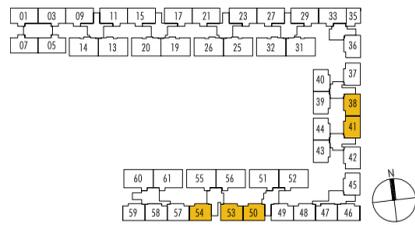
2-Bedroom Penthouse

Type B3 PH

Area 1,507 sqft

B3b PH
05-38, 05-53

B3a PH
05-41, 05-50, 05-54



B3 PH
ROOF TERRACE



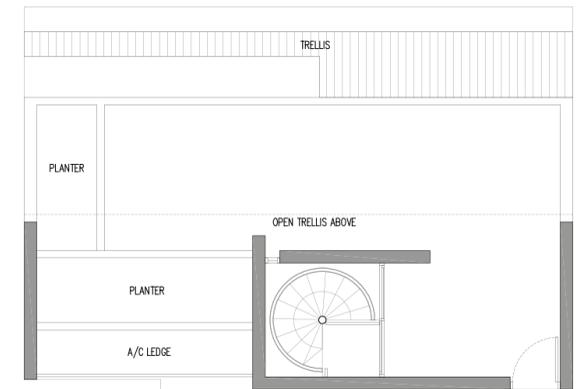
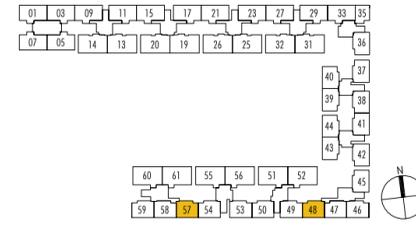
2-Bedroom Penthouse

Type B4 PH

Area 1,507 sqft

B4b PH
05-57

B4a PH
05-48



B4 PH
ROOF TERRACE



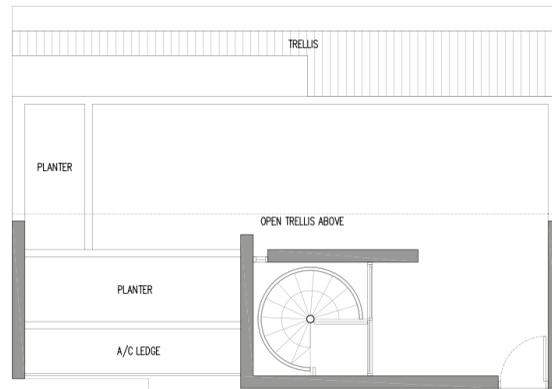
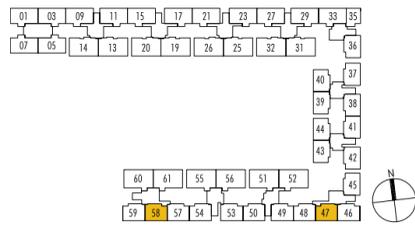
2-Bedroom Penthouse

Type B5 PH

Area 1,507 sqft

B5b PH
05-58

B5a PH
05-47



B5 PH
ROOF TERRACE



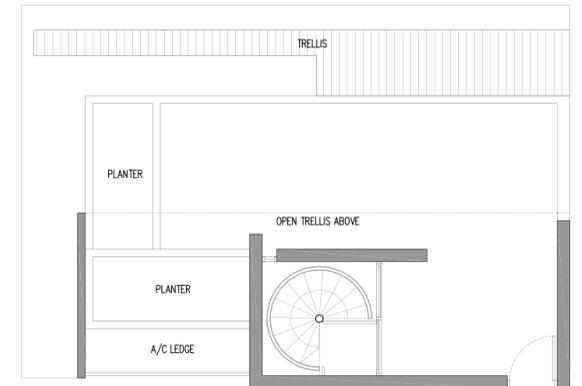
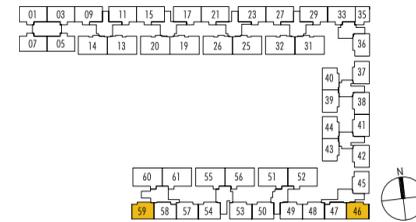
2-Bedroom Penthouse

Type B6 PH

Area 1,443 sqft

B6b PH
05-46

B6a PH
05-59



B6 PH
ROOF TERRACE

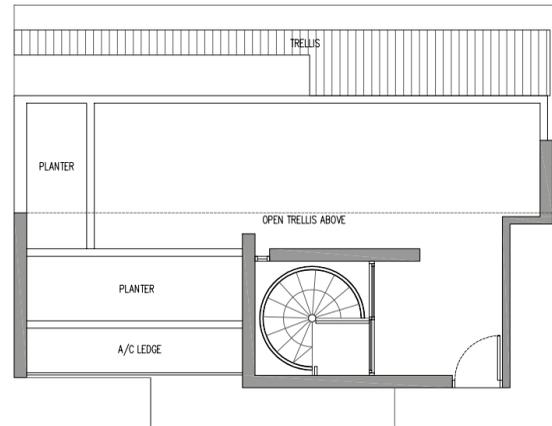
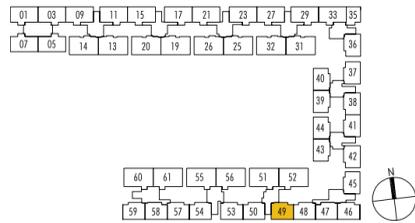


2-Bedroom Penthouse

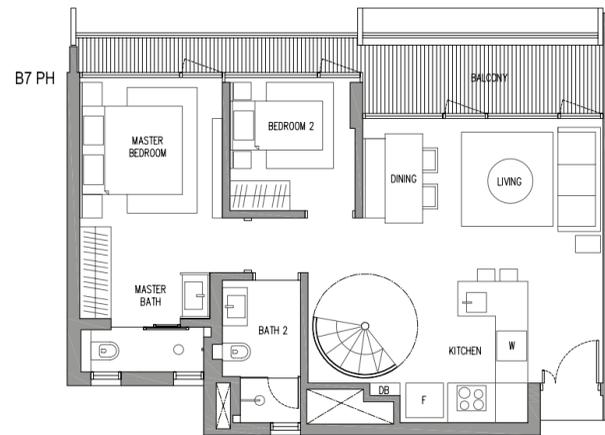
Type B7 PH

Area 1,475 sqft

05-49



B7 PH
ROOF TERRACE



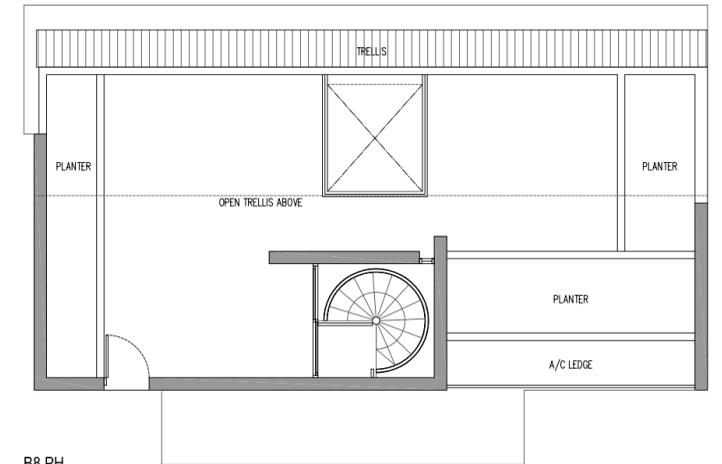
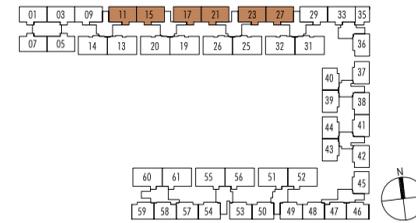
B7 PH

2-Bedroom Penthouse (Super)

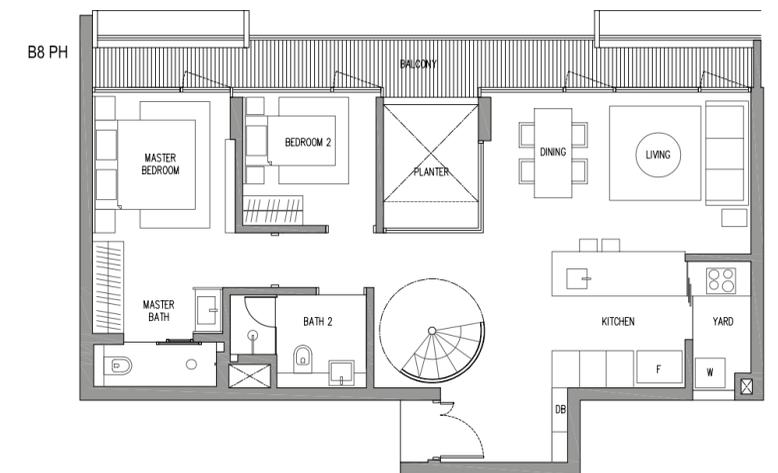
Type B8 PH

Area 1,992 sqft

05-11, 05-17, 05-23
05-15, 05-21, 05-27



B8 PH
ROOF TERRACE



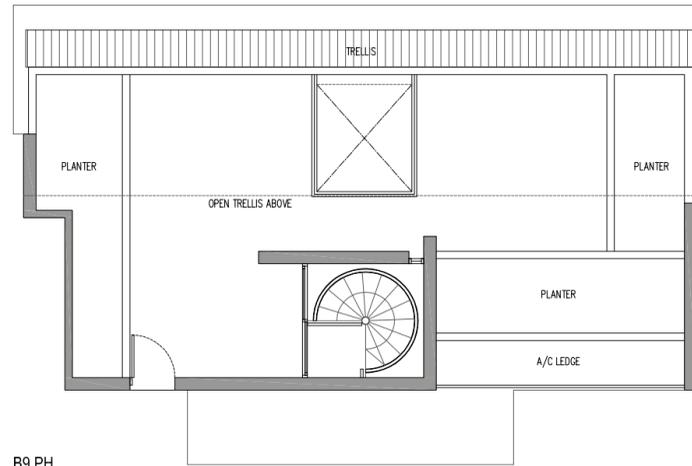
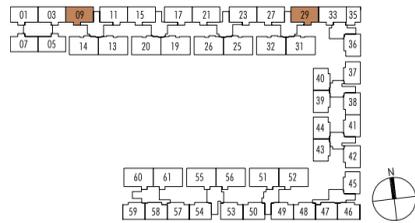
B8 PH

2-Bedroom Penthouse (Super)

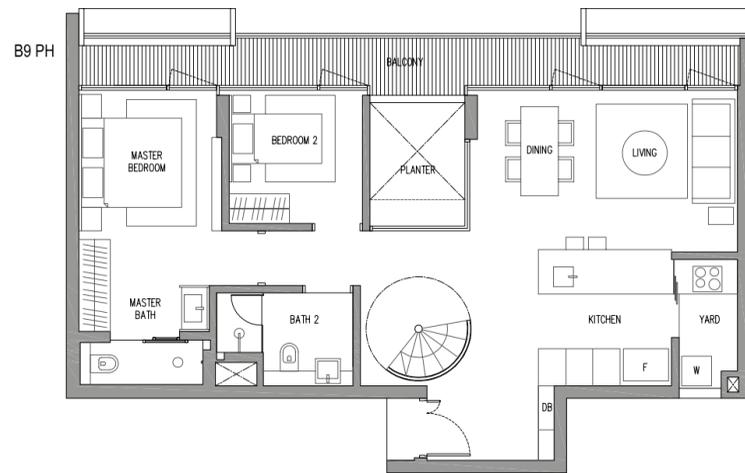
Type B9 PH

Area 1,960 sqft

05-09, 05-29



B9 PH
ROOF TERRACE



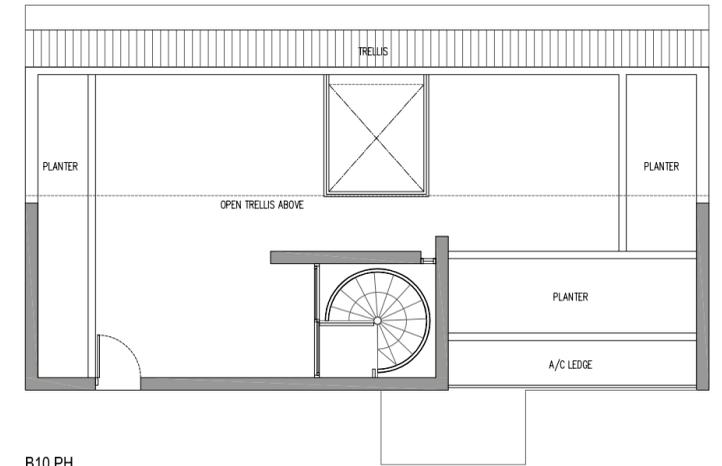
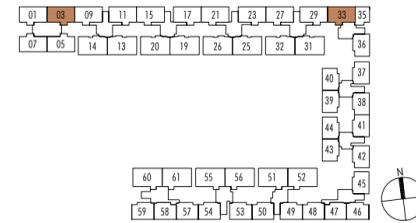
B9 PH

2-Bedroom Penthouse (Super)

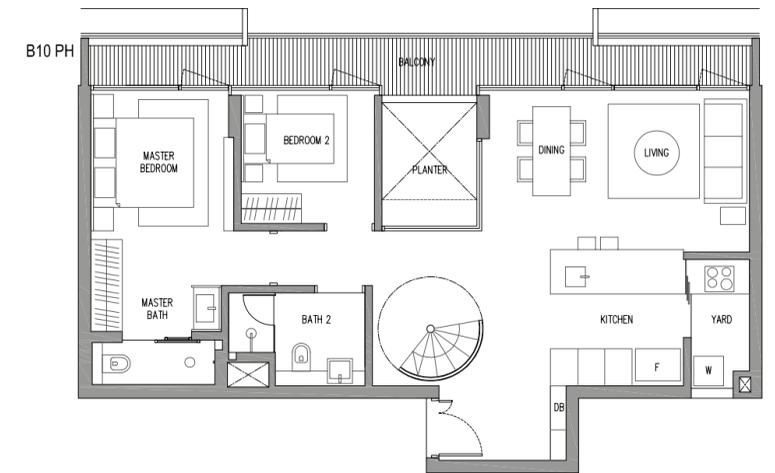
Type B10 PH

Area 1,992 sqft

05-03, 05-33



B10 PH
ROOF TERRACE



B10 PH

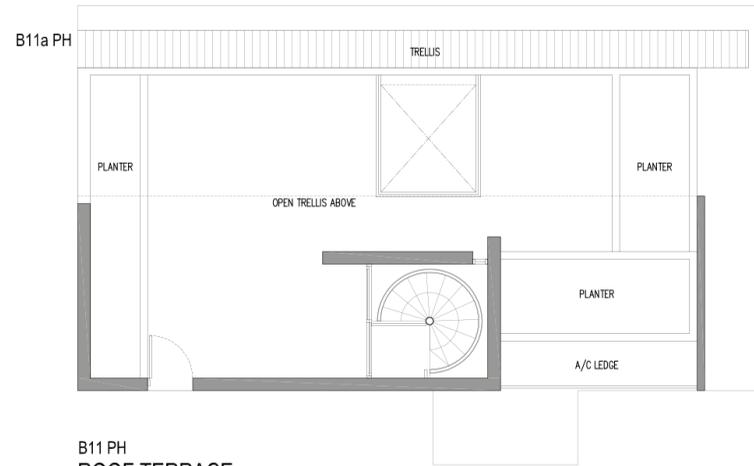
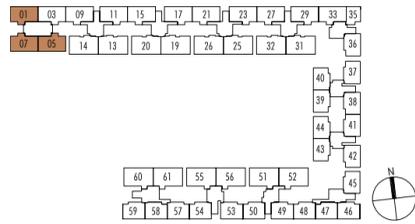
2-Bedroom Penthouse (Super)

Type B11 PH

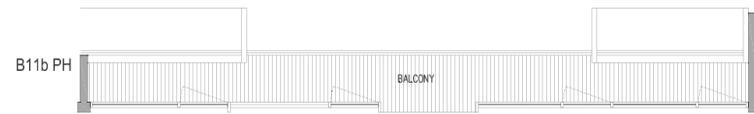
Area 1,916 sqft

B11b PH
05-05, 05-07

B11a PH
05-01



B11 PH
ROOF TERRACE

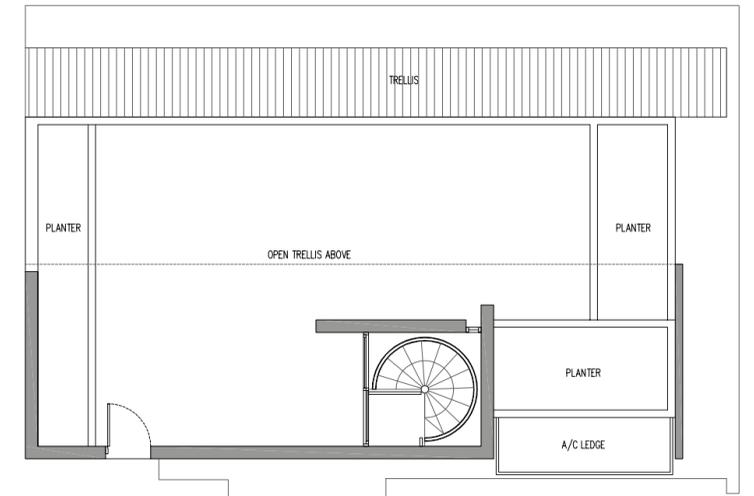
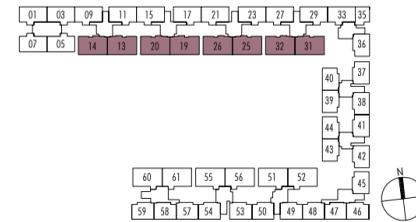


3-Bedroom Penthouse

Type C1 PH

Area 2,239 sqft

05-13, 05-19, 05-25, 05-31
05-14, 05-20, 05-26, 05-32



C1 PH
ROOF TERRACE

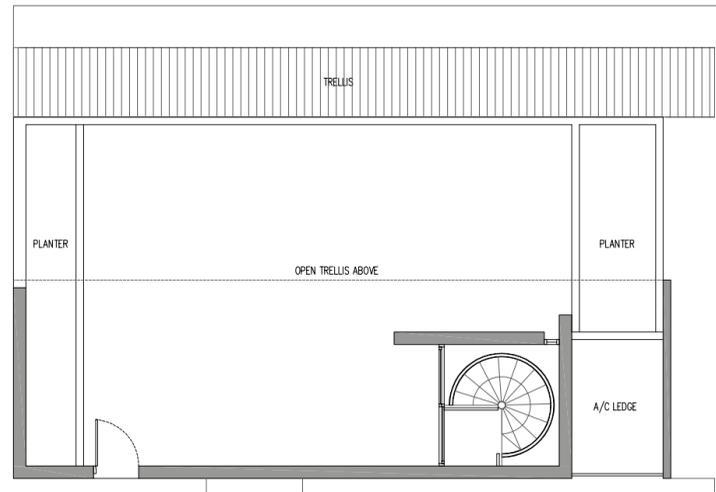
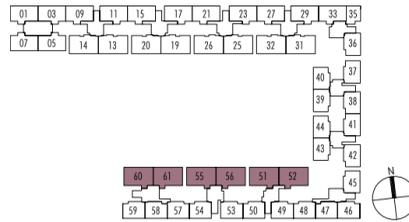


3-Bedroom Penthouse

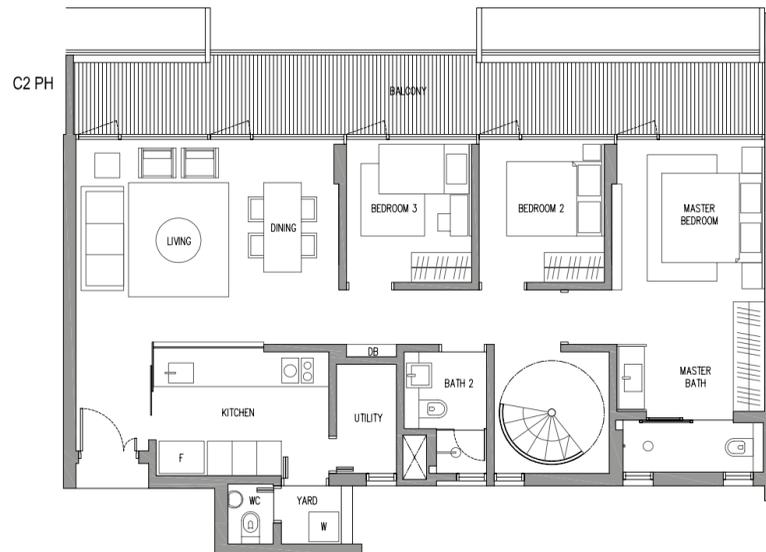
Type C2 PH

Area 2,315 sqft

05-51, 05-55, 05-60
05-52, 05-56, 05-61



C2 PH
ROOF TERRACE



C2 PH

Specifications

- Foundation**
Reinforced concrete shallow foundation and/or cast in-situ bored piles and/or driven or jack-in pre-cast reinforced concrete piles
- Superstructure**
Pre-cast and/or cast in-situ reinforced concrete framed structure and/or steel structure
- Walls**
External Wall : Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry
Internal Wall : Pre-cast and/or cast in-situ reinforced concrete and/or masonry and/or lightweight concrete panels and/or drywall partition system with cement skim coat/plaster (where applicable)
- Roof**
Pitched Roof: Metal roof with appropriate insulation (where applicable)
Flat Roof: Reinforced concrete roof with appropriate waterproofing and insulation (where applicable)
- Ceiling**
Typical Units
(a) Ceiling boards with emulsion paint to localized areas where boxing-up is required (where applicable)
(b) Skim coat and/or plaster ceiling with emulsion paint to other parts of the apartment (where applicable)
(c) Timber ceiling at PES and balconies
Common Areas
(a) Skim coat and/or plaster ceiling with emulsion paint and/or ceiling boards with emulsion paint to common areas and localized areas where boxing-up is required (where applicable)
- Finishes**
(a) Wall:
Typical Units
i) Emulsion paint to foyer, living, dining, bedrooms, kitchen, utility (where applicable), store (where applicable), corridors, yard (where applicable), private internal staircase (where applicable)
ii) Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint and/or timber cladding to balcony, roof terraces (where applicable), air-con ledge, private enclosed space (where applicable) and other walls exposed to the exterior/weather (where applicable)
iii) Selected stone to exposed areas of master bathroom
iv) Homogeneous tiles to exposed areas of common bathrooms
v) Homogeneous tiles to exposed areas of WC (where applicable)
Common Areas
i) Textured coating and/or paint and/or stone cladding to feature walls (where applicable)
ii) Textured coating and/or paint and/or stone cladding and/or homogeneous/porcelain/ceramic tiles to basement's common lift lobby and ground floor lift lobby (where applicable)
iii) Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint to upper floor lift lobby, maintenance roof, and other walls exposed to the exterior/weather (where applicable)
(b) Floor:
Typical units
i) Selected stone to foyer, living (except Type A), dining, master bathroom
ii) Timber flooring to exposed areas of bedroom and Type A living
iii) Homogeneous/porcelain/ceramic tiles to common bathroom, kitchen, utility (where applicable), store (where applicable), yard, and roof terrace
iv) Timber flooring on steel structure to private internal stairs
v) Timber deck to private enclosed space (where applicable) and balconies (where applicable)
vi) Cement and sand screed to planter and air-con ledge
Common Areas
i) Lap Pool, Wading Pool - Pool tiles (where applicable)
ii) Pool Deck - Timber decking and/or stone and/or washed pebbles and/or homogeneous and/or porcelain/ceramic tiles and/or stamped concrete (where applicable)
iii) Basement lift lobby - Stone and/or washed pebbles and/or homogeneous and/or porcelain and/or ceramic tiles (where applicable)
iv) 1st storey and typical floor common lift lobby - Stone and/or washed pebbles and/or homogeneous and/or porcelain and/or ceramic tiles (where applicable)
v) Maintenance roof - Cement and sand screed and/or precast slabs and/or homogenous and/or porcelain and/or ceramic tiles and/or washed pebbles (where applicable)
- Windows**
Aluminum framed window with glass
- Doors**
(a) Approved fire-rated timber entrance door from common lift lobby (where applicable)
(b) Swing and/or sliding and/or pocket timber and/or glass door to bedroom, master bathroom, common bathroom and kitchen
(c) PVC bi-fold and/or aluminum framed acrylic door to WC (where applicable) and utility (where applicable)
(d) Aluminum framed glass door to balcony, private enclosed space, roof terrace (where applicable)
(e) Good quality locksets, hinges and door handles
- Sanitary Fittings**
(a) Master Bathroom
- 1 water closet
- 1 wash basin and mixer
- 1 shower area with shower set
- 1 toilet roll holder
- 1 mirror
(b) Common Bathroom
- 1 water closet
- 1 wash basin and mixer
- 1 shower area with shower set
- 1 toilet roll holder
- 1 mirror
(c) WC (where applicable)
- 1 water closet
- 1 wash basin
- 1 shower set
- 1 toilet roll holder
- Electrical Installation:**
(a) All electrical wirings are concealed except for electrical wiring in conduits/trunking exposed above the false ceiling and in spaces within DB closet where DB is located
(b) Refer to Electrical Schedule for details
- TV/Telephone**
Refer to Electrical Schedule for details
- Lightning Protection**
Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice
- Painting**
External Walls - Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint (where applicable)
Internal Walls - Textured coating and/or emulsion paint (where applicable)
- Waterproofing**
Waterproofing provided to floor of basement, RC flat roof, bathrooms, kitchens, yard, WCs, balconies, roof terraces, private enclosed spaces and planters where applicable
- Driveway and Car Park**
Surface driveway and ramp - Selected pavers and/or stones and/or washed pebbles and/or tiles and/or reinforced concrete slab and/or tarmac (where applicable)
Basement Car Park - Reinforced concrete slab with hardener and/or epoxy coating and/or stamped concrete complete with anti-slip grooves at ramp areas (where applicable)
- Recreation Facilities**
(a) Lap Pool
(b) Wading Pool
(c) Cabanas
(d) Reflective Pool
(e) Cascading Water Feature
(f) Sunken Courtyard
(g) Gymnasium
(h) Steam room
(i) Private Dining
(j) Function Room
(k) BBQ area
(l) Children's Playground

- (m) Golf Simulation Room
- (n) Reading Room
- (o) Tree House

- Additional Items**
(a) Kitchen cabinets
- High and/or low kitchen cabinet with selected solid-surface countertops
(b) Kitchen appliances
- Cooker hood, cooker hob, oven, fridge*, washer cum dryer*
* denotes appliance applicable to Type A units only
(c) Wardrobe
- Wardrobes provided to all bedrooms
(d) Air-Conditioning (All Apartment Units)
- Split unit air-conditioning system to living, dining, and bedrooms.
(e) Hot water supply
- Hot water supply to all bathrooms (excluding WC) and kitchen
(f) Internal bathrooms are mechanically ventilated where applicable
(g) Gas supply
- Town gas supply to kitchen for Type C & D units only
(h) Security
i) Audio Intercom System for communication between Guard House/Basement Lift Lobby/1st Storey Lift Lobby and all apartment units
ii) Closed circuit television system at designated common areas
iii) Proximity card access to basement and 1st storey lift lobbies
iv) Auto car barrier system at development entrance

Note:

- Marble and Granite**
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings which may appear over time due to absorption of moisture and caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, the non-conformity to marble, limestone and granite as well as non-conformity between pieces cannot be totally avoided. Granites and porcelain tiles are pre-polished before laying and care had been taken for their installation. However, granite and porcelain tiles, being a much harder material than marble, cannot be re-polished after installation hence some level differences can be felt at the joints.
- Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards.
- Timber**
Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips/engineered timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding/re-grinding is carried out.
- Glass**
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakages, which may occur in glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards**
Layout/locations of wardrobes, kitchen cabinets, air-conditioning units, fittings, electrical points, audio handsets, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- Cable Television**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd or any other relevant service providers. The Developer is not responsible to make arrangements with any of the said service providers for the service connection for their respective subscription channels.
- Condenser Units and Air-conditioner Ledges**
Air-conditioning system has to be maintained on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system. The condenser units for all the unit types housed on the common roof area are to be maintained by the respective Purchasers.
- Mechanical Ventilation System**
Mechanical ventilation system within the apartment unit has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.
- False Ceiling**
The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.
- Planters**
Planters at roof terraces (where applicable) are designed for potted plants only and no soil material or turf/plants will be provided.
- Brand and Model**
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.
- Warranties**
Where warranties are given by manufacturers and/or suppliers of the above installation, such warranties shall be handed over to the Purchaser at the time when possession of the building units is delivered to the Purchaser.
- Layout Plans and Brochure Disclaimer**
The information contained in this brochure is subject to change as may be approved by the authorities and cannot form part of an offer or contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate and subject to final survey. Illustrations in this brochure are artist's impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners or agents cannot be held responsible for any inaccuracy.

Electrical Provision

Type of Units	A1G A2G A3G A4G	B1G B2G B3G B1 B2 B3	B4G	B4	C1G C1	D1G D2G D1 D2	B1PH B2PH B3PH B4PH B5PH B6PH B7PH	B8PH B9PH B10PH B11PH	C1PH C2PH
Light Point	6	11	11	11	13	17	14	16	19
13A SSO	7	14	14	16	19	22	19	21	24
Washing Machine Point	1	1	1	1	1	1	1	1	1
TV Outlet	1	3	3	3	4	5	3	3	4
Tel Outlet	2	3	4	4	4	5	3	3	4
Door Bell Point	1	1	1	1	1	1	1	1	1
Water Heater Point	1	2	2	2	2	2	2	2	2
Cooker Point	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1
Aircon Isolator	1	2	2	2	3	3	2	2	3
Audio Intercom	1	1	1	1	1	1	1	1	1

About The Company

Established in 1969 and listed on the Singapore Stock Exchange in 1973, Tuan Sing Holdings Limited is an investment holding company with diverse interests ranging from property development, hospitality, industrial services and other investments. Headquartered in Singapore, the Group's business operations are located in various countries throughout the Asia Pacific region, including Singapore, China, Australia, Malaysia and Indonesia. The group has over 70 subsidiaries and associates, with a workforce of more than 4,300 employees operating in various countries in the region. Tuan Sing Holdings Limited is a recognised property developer in quality residential, commercial and industrial properties in both Singapore and China.

SINGAPORE

Mont Timah

Mont Timah comprises 32 one-of-its-kind strata landed homes situated on elevated ground at Hindhede Drive abutting the Bukit Timah Nature Reserve. Designed by the winner of the President's Design Award 2011, Chan Sau Yan Associates, these residences utilise modern contemporary tropical design, blending condominium lifestyle with landed home living and define a new benchmark for luxury cluster living.



Mont Timah
BCA Green Mark (Gold) Award

BOTANIKA

BOTANIKA is a freehold, 34-unit exclusive boutique residential development designed by the multi-award-winning SCDA Architects. Awarded the SIA Architectural Design Award 2011 (Residential), the development is nestled in nature's greenery next to the Singapore Botanic Gardens and just minutes from the best shopping in the heart of the city.



BOTANIKA
SIA Architectural Design Award 2011 (Residential)

Leedon Park Development

Leedon Park Development consists of six distinctive good class freehold bungalows exclusively nestled in a tree conservation area just off Holland Road in the prime district of Singapore. The project was completed in 2002.



Leedon Park Development



Lakeside Ville – National Overall Gold Medal (Bungalow)

CHINA

Lakeside Ville

Lakeside Ville is a luxury residential development comprising 296 villa units, 148 condominium units, 24 3-storey townhouses, as well as a clubhouse, 2 man-made lakes, 2 tennis courts, an indoor all-season swimming pool and other facilities. Located in the Qingpu District of Shanghai, the development was recognised as one of the 10 Best Designed Villas in Shanghai and awarded the National Overall Gold Medal in the Bungalow category by the Ministry of Construction. Lakeside Ville was also one of the Top 5 finalists in the Best Urban Design category at the Dubai International Architecture+Awards in 2004.



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Disclaimer

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• Developer – Asplenium Land Pte Ltd (Co. Reg. No. – 201002288N) • Developer's Licence No. – C0872 • Tenure of Land – 99 years wef 15 March 2011 • Location – MK18-17403L at Seletar Road
• Expected Date of TOP – 30 September 2015 • Expected Date of Legal Completion – 30 September 2018 • Building Plan Approval No. – A1387-00428-2011-BP01 dated 24 Feb 2012

