

1-BEDROOM

TYPE C

36 sq m / 387 sq ft

#06-02 to #13-02
#15-02 to #23-02
#25-02 to #32-02

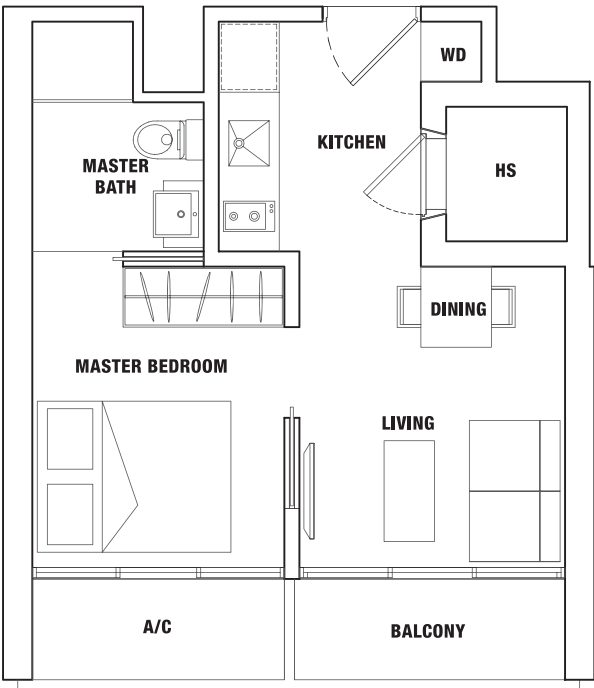
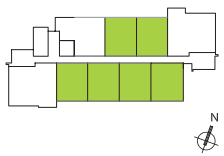
#06-03 to #13-03
#15-03 to #23-03
#25-03 to #32-03

#06-05 to #13-05
#15-05 to #23-05
#25-05 to #32-05

#06-06 to #13-06
#15-06 to #23-06
#25-06 to #32-06

#06-07 to #13-07
#15-07 to #23-07
#25-07 to #32-07

#06-08 to #13-08
#15-08 to #23-08
#25-08 to #32-08

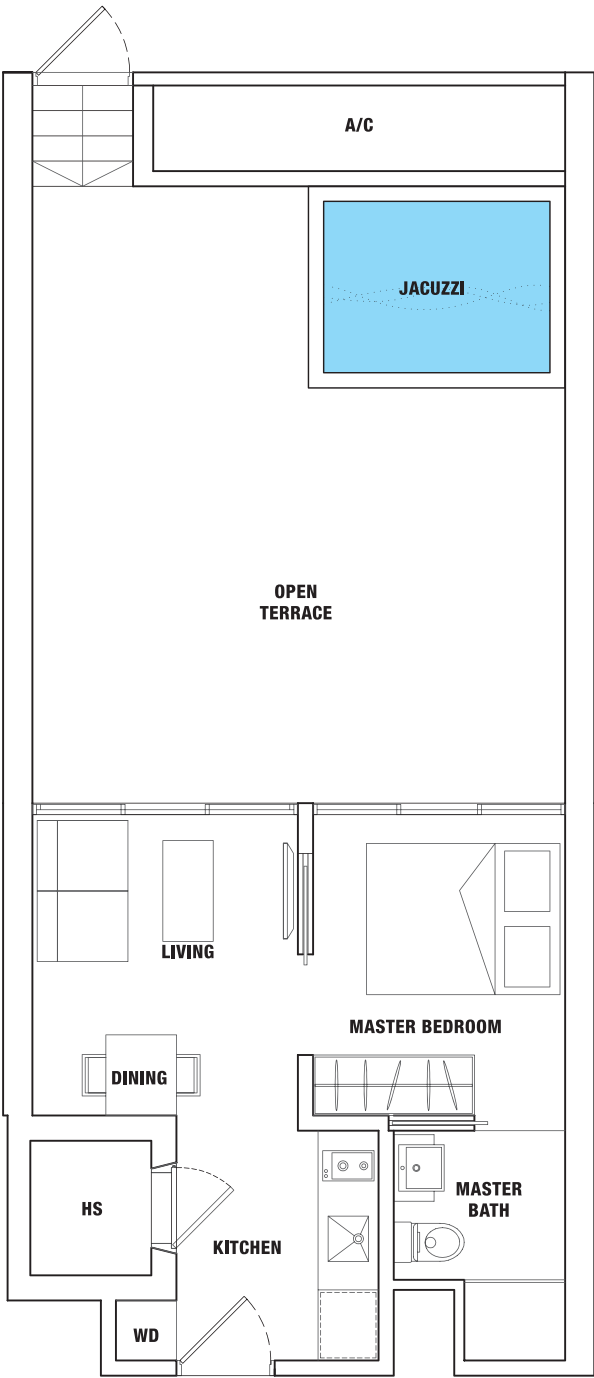
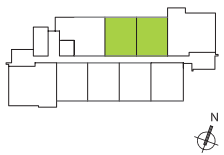


TYPE RT2

70 sq m / 753 sq ft

#05-02

#05-03



1-BEDROOM

TYPE RT4

53 sq m / 570 sq ft

#05-06

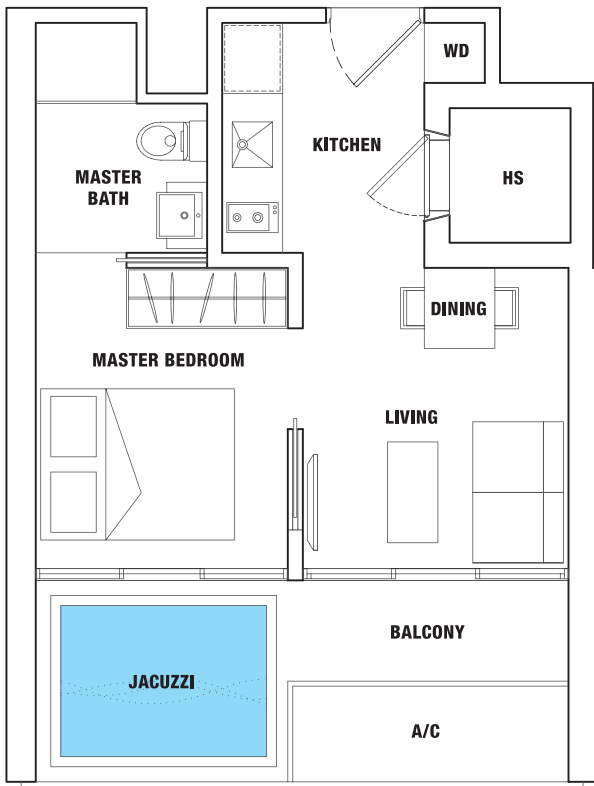
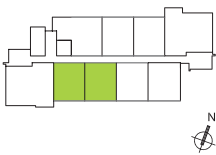


TYPE RT5

41 sq m / 441 sq ft

#05-07

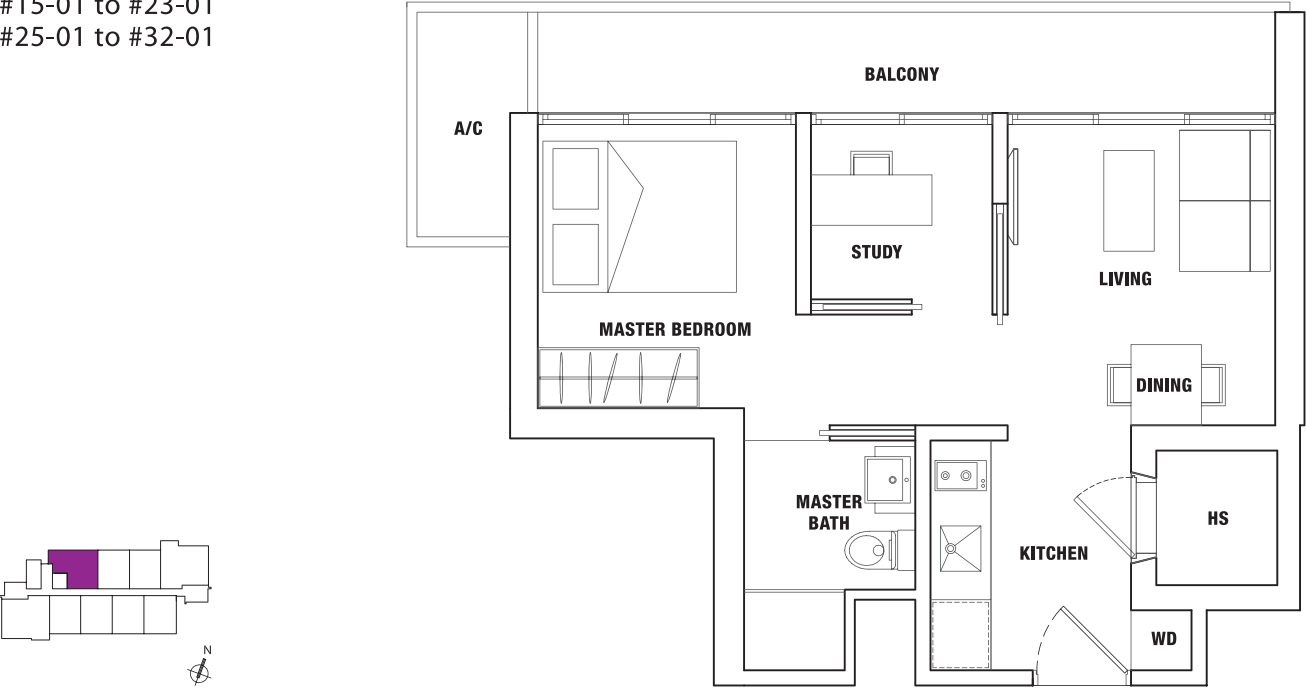
#05-08



1-BEDROOM + STUDY

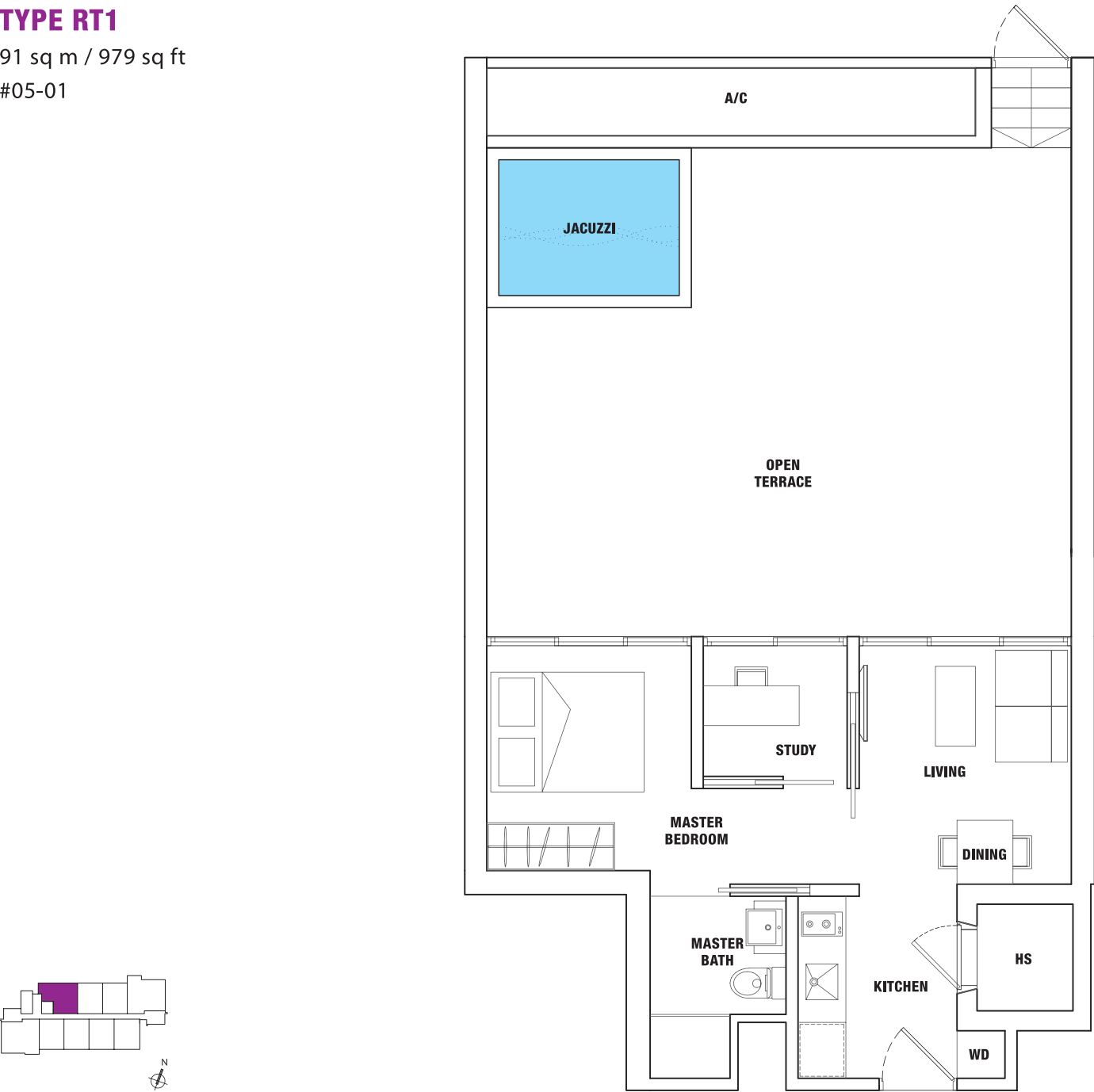
TYPE B

47 sq m / 506 sq ft
#06-01 to #13-01
#15-01 to #23-01
#25-01 to #32-01



TYPE RT1

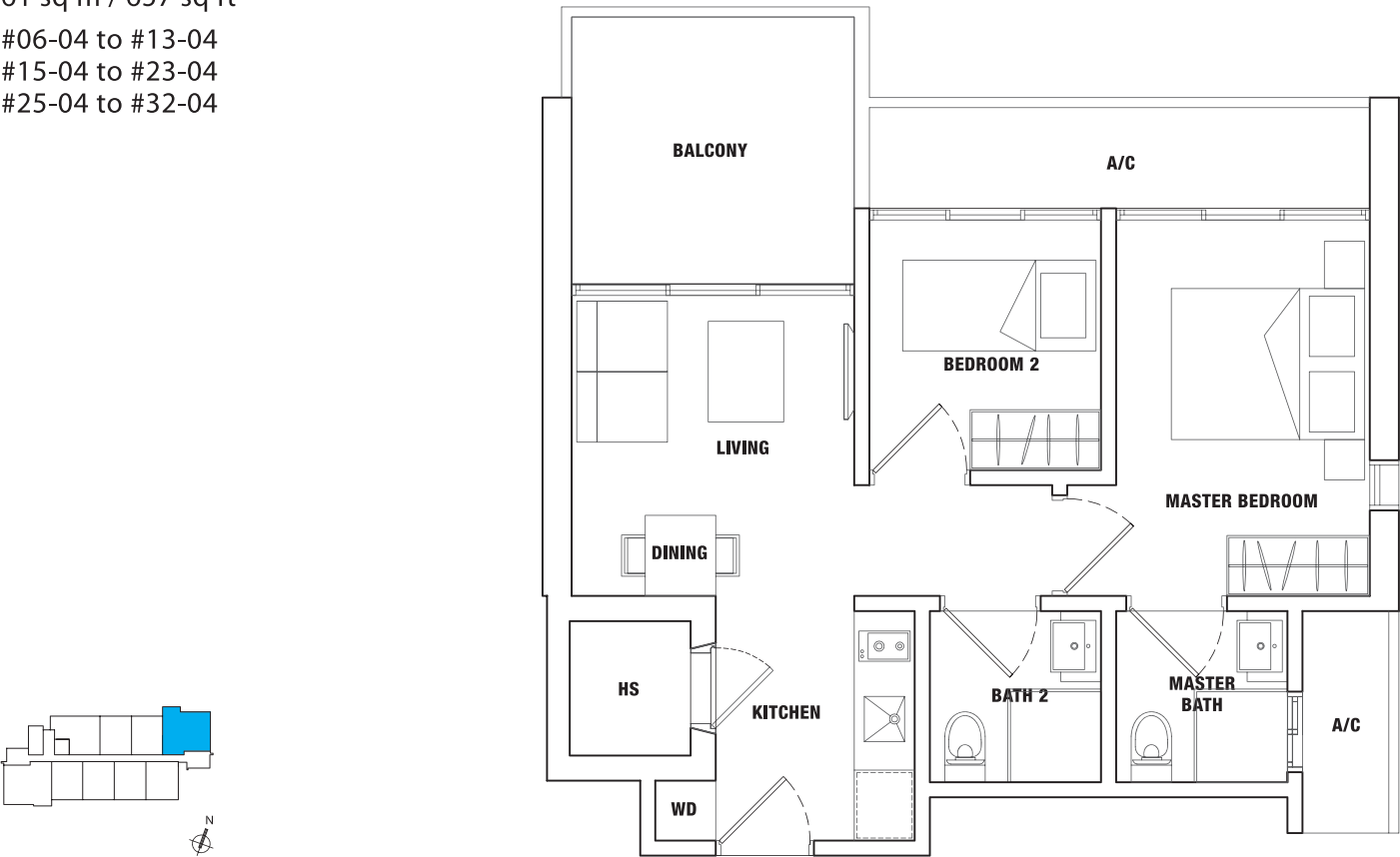
91 sq m / 979 sq ft
#05-01



2-BEDROOM

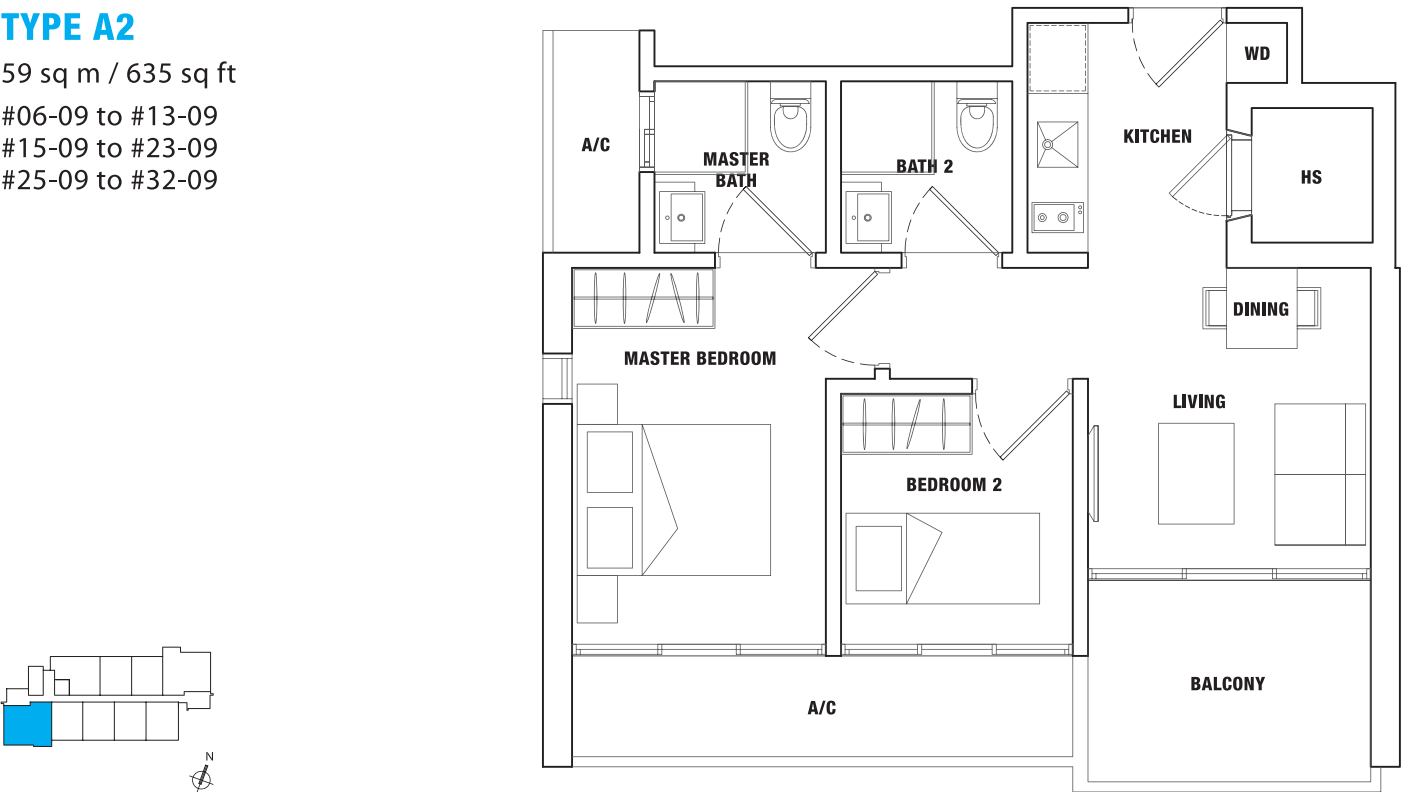
TYPE A1

61 sq m / 657 sq ft
#06-04 to #13-04
#15-04 to #23-04
#25-04 to #32-04



TYPE A2

59 sq m / 635 sq ft
#06-09 to #13-09
#15-09 to #23-09
#25-09 to #32-09

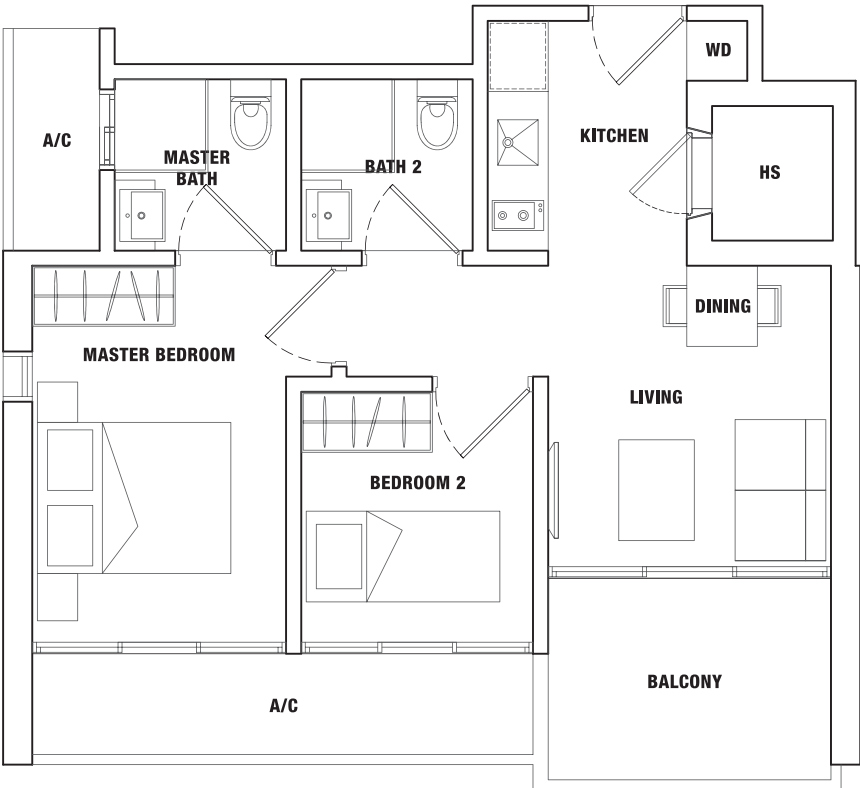


2-BEDROOM

TYPE RT3
123 sq m / 1324 sq ft
#05-04

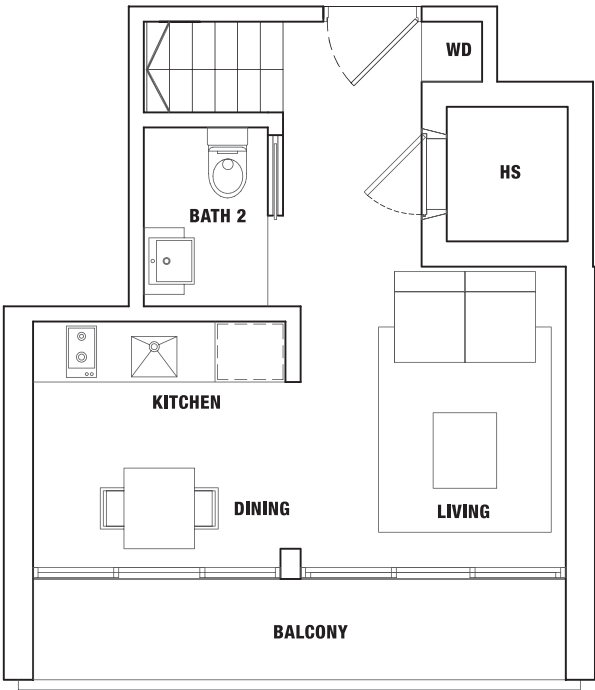


TYPE RT6
59 sq m / 635 sq ft
#05-09

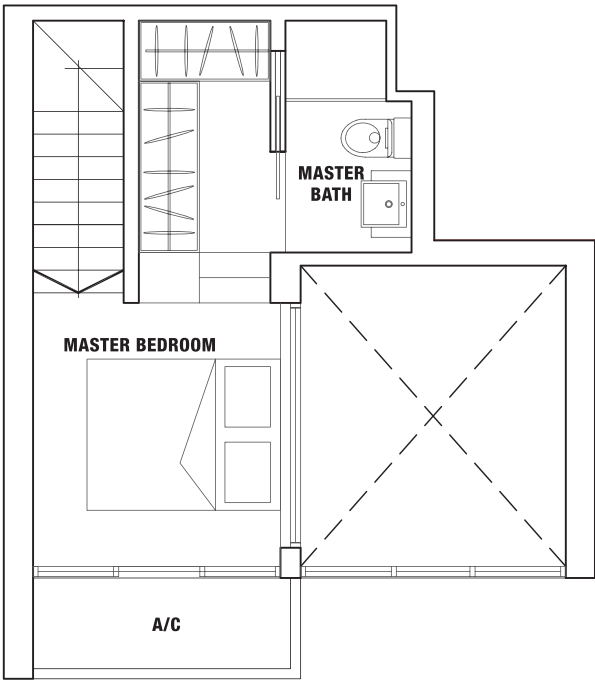


DUPLEX (1-BEDROOM)

TYPE DP1
66 sq m / 710 sq ft
#33-02
#33-03
#33-05
#33-06
#33-07
#33-08



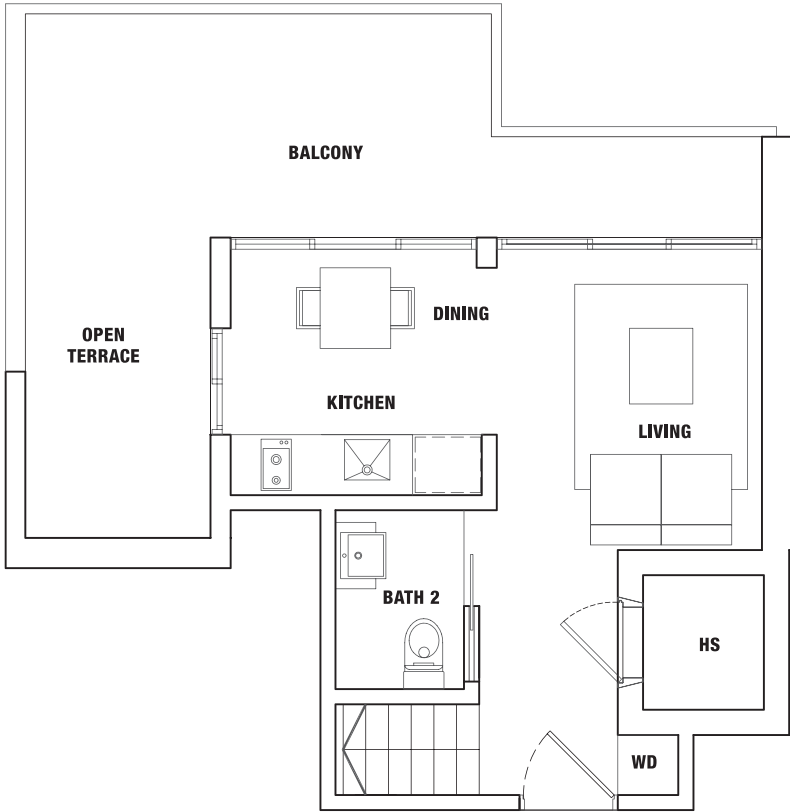
LOWER FLOOR



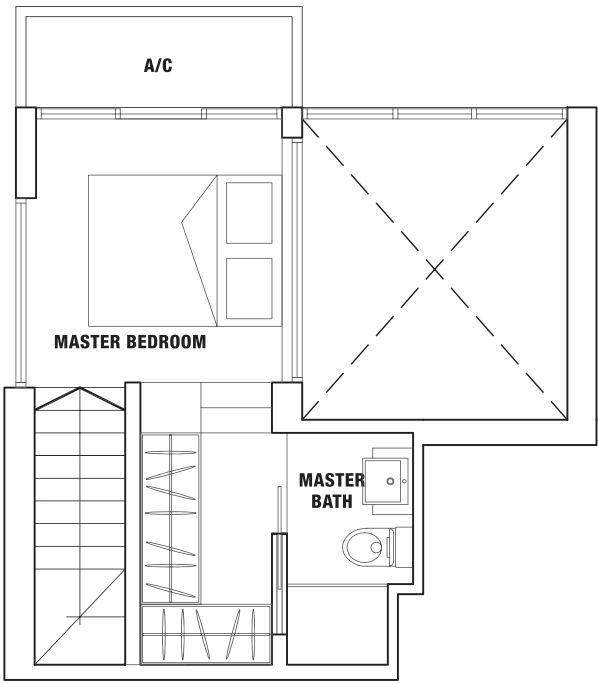
UPPER FLOOR

DUPLEX (1-BEDROOM)

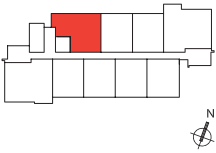
TYPE DP4
81 sq m / 872 sq ft
#33-01



LOWER FLOOR

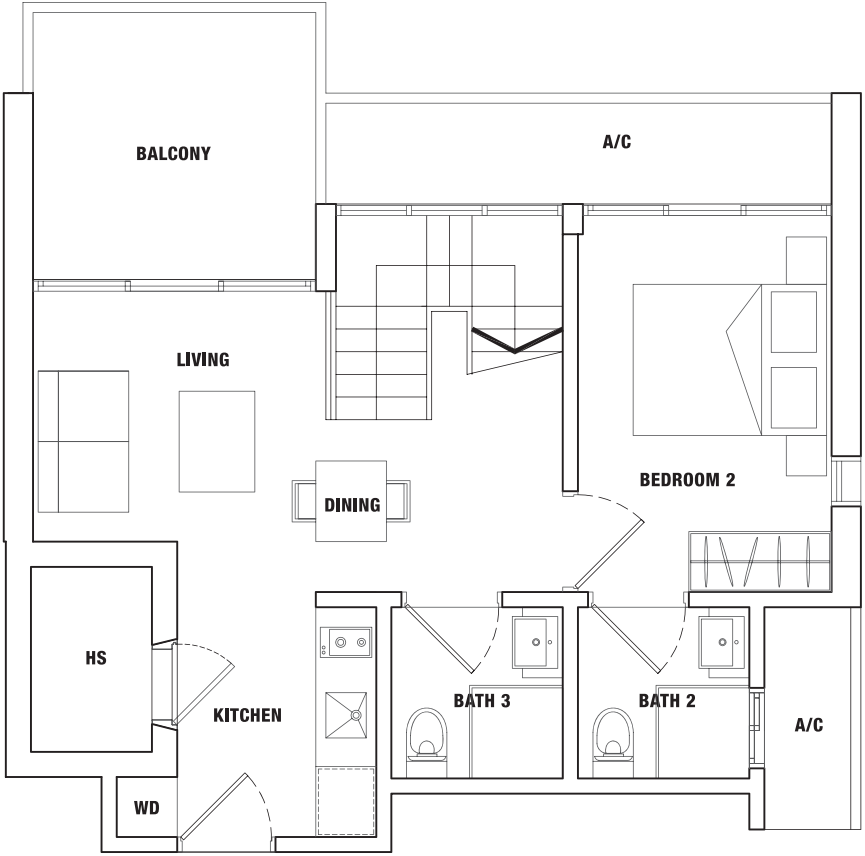


UPPER FLOOR

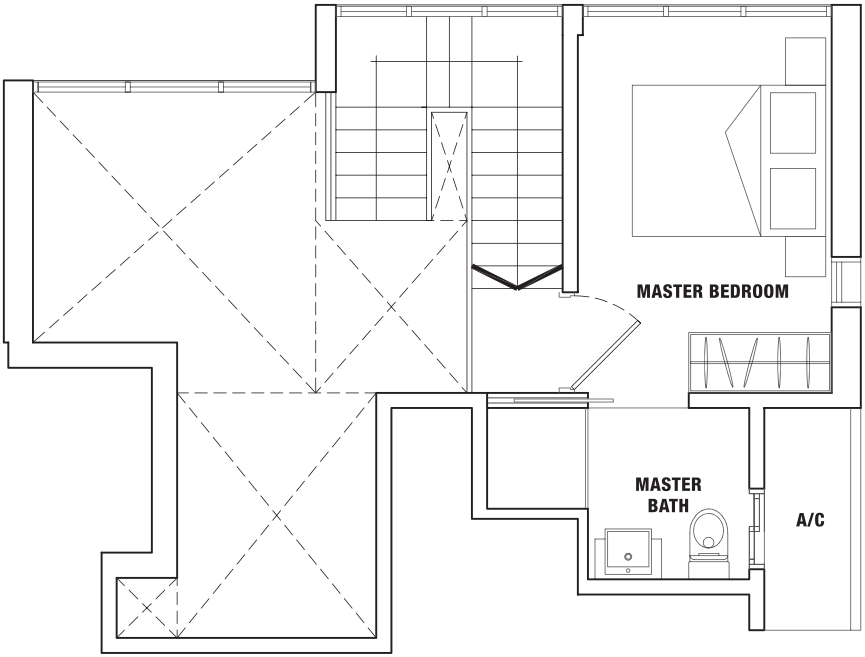


DUPLEX (2-BEDROOM)

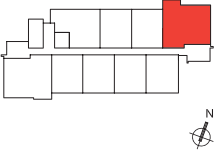
TYPE DP2
102 sq m / 1098 sq ft
#33-04



LOWER FLOOR

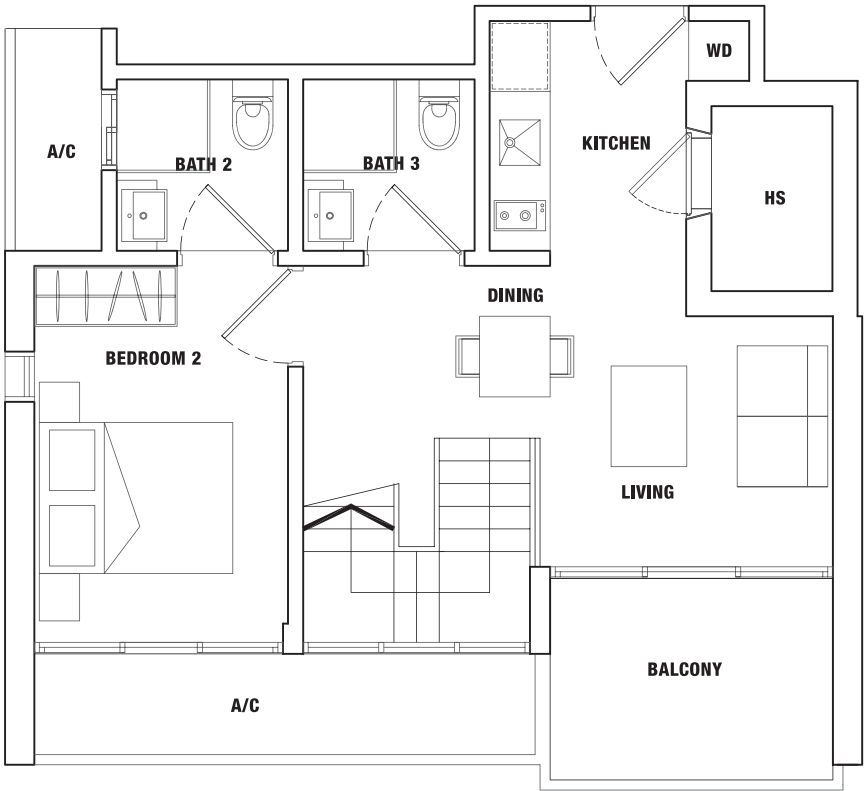


UPPER FLOOR

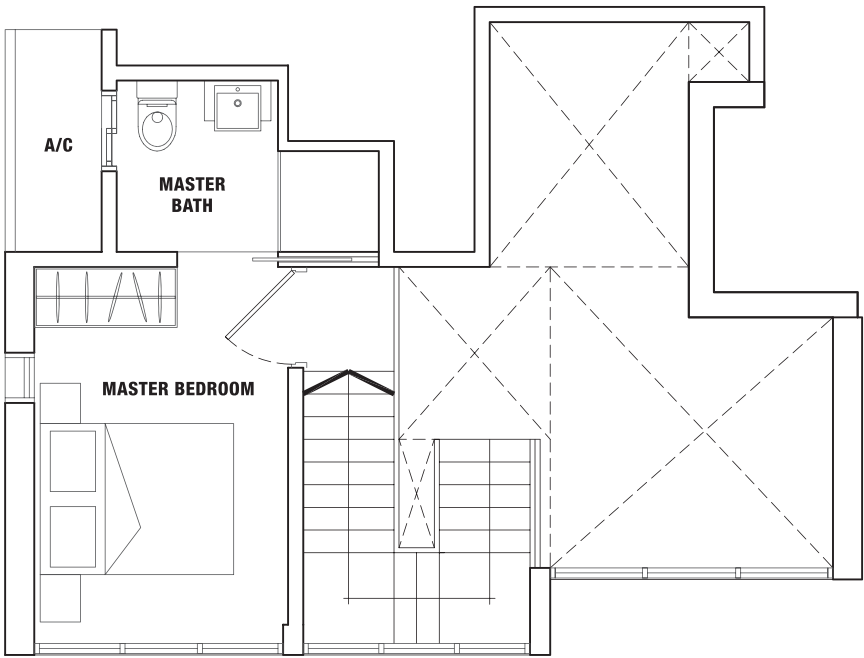


DUPLEX (2-BEDROOM)

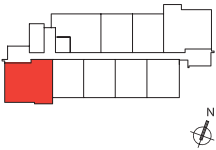
TYPE DP3
100 sq m / 1076 sq ft
#33-09



LOWER FLOOR

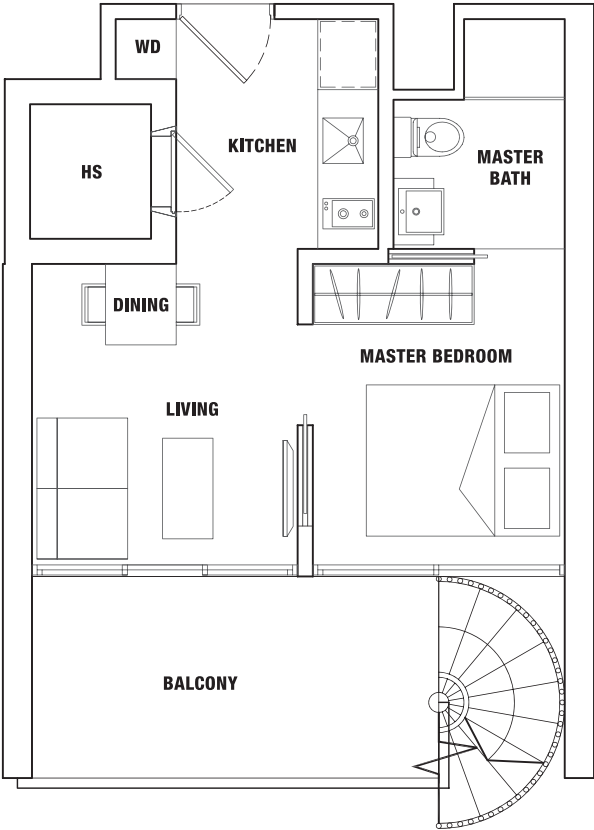


UPPER FLOOR

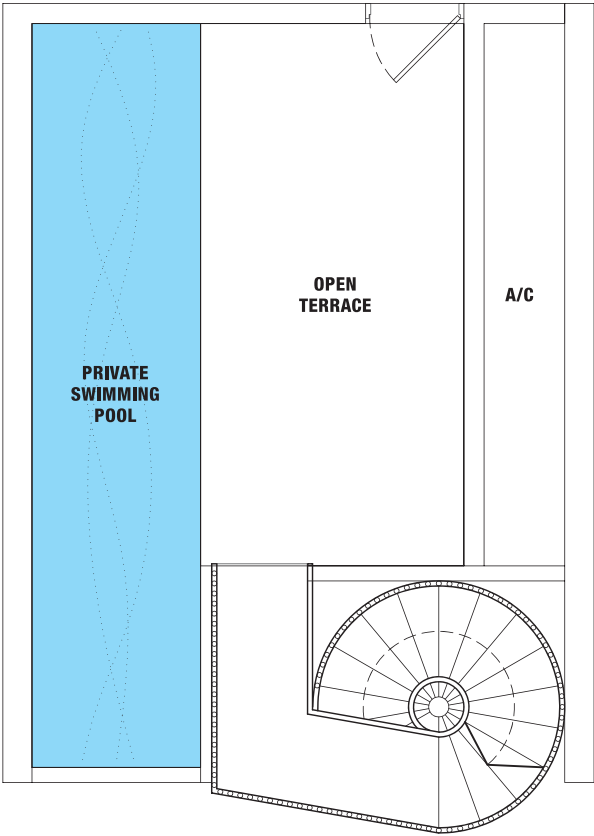


PENTHOUSE (1-BEDROOM)

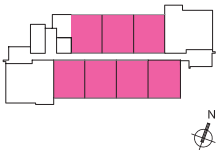
TYPE PH1
83 sq m / 893 sq ft
#35-01
#35-02
#35-03
#35-05
#35-06
#35-07
#35-08



LOWER FLOOR

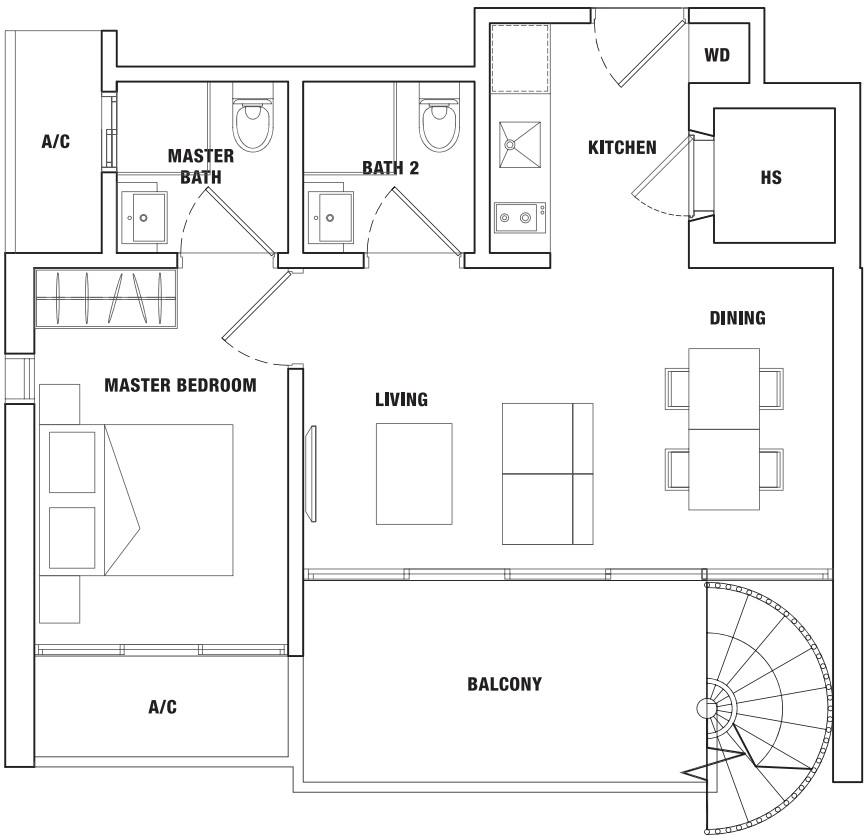


UPPER FLOOR

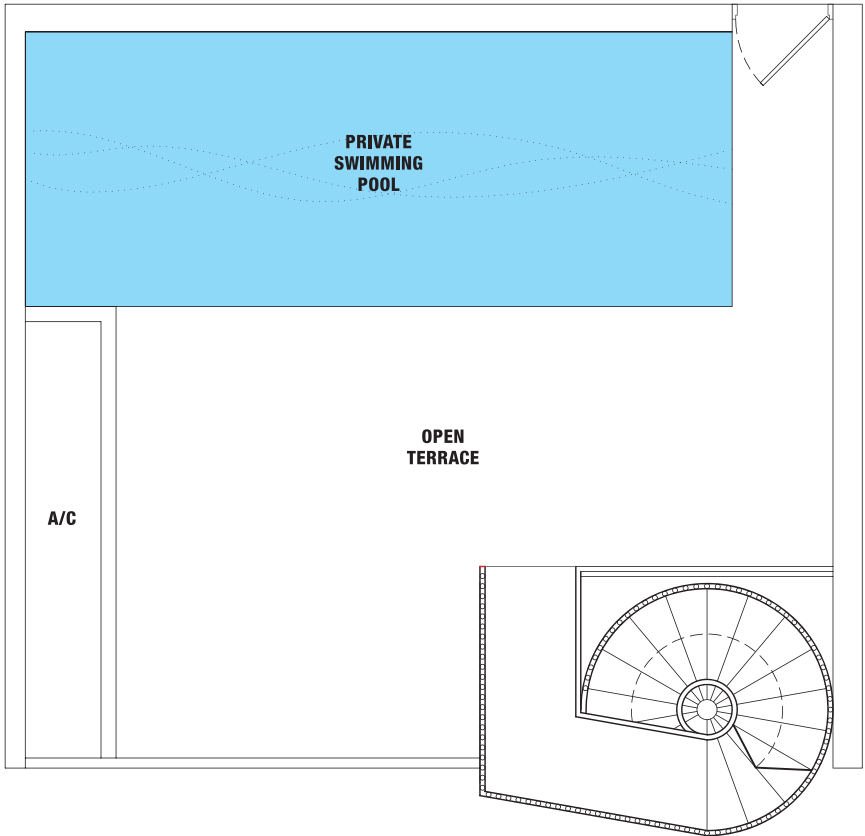


PENTHOUSE (1-BEDROOM)

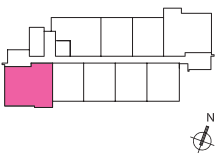
TYPE PH3
120 sq m / 1292 sq ft
#35-09



LOWER FLOOR

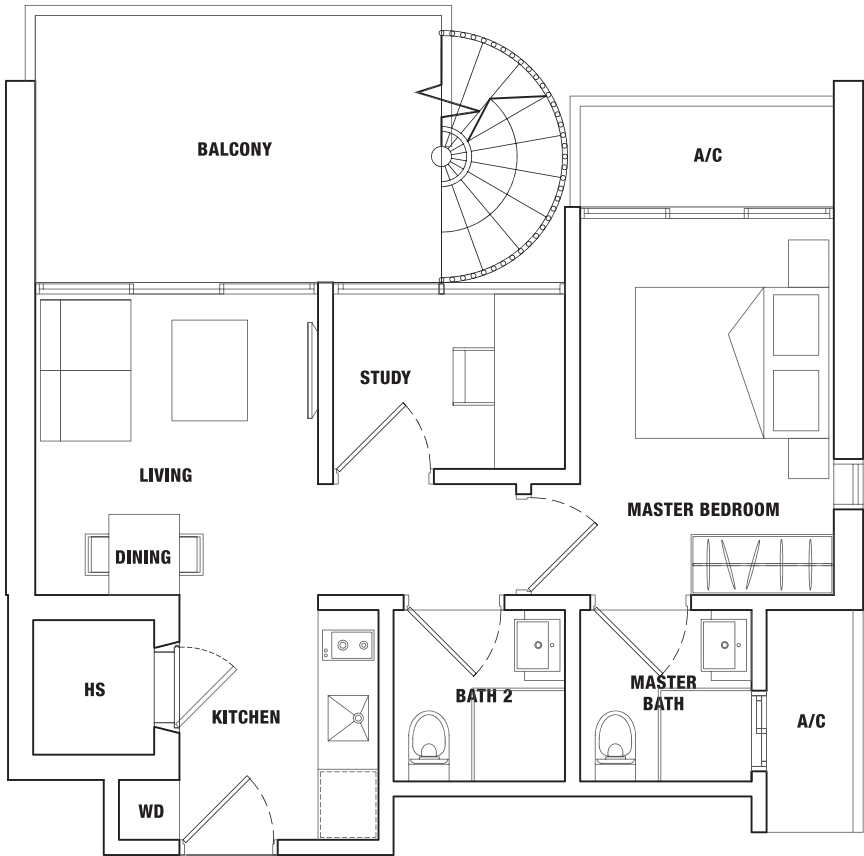


UPPER FLOOR

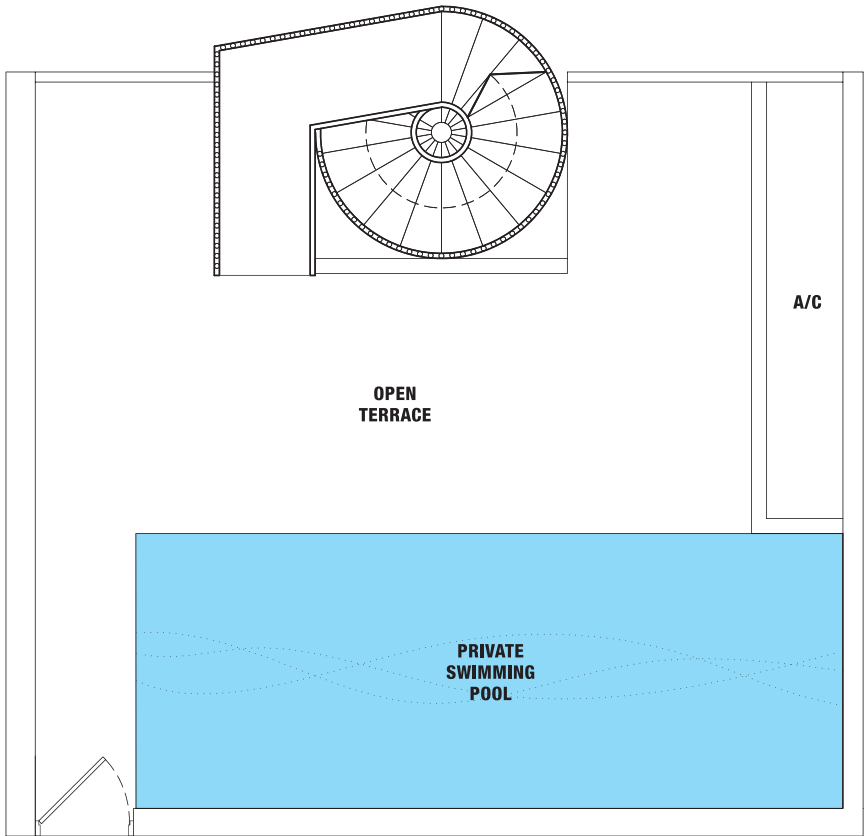


PENTHOUSE (1-BEDROOM + STUDY)

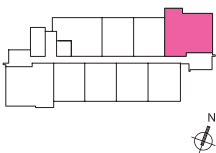
TYPE PH2
123 sq m / 1324 sq ft
#35-04



LOWER FLOOR



UPPER FLOOR



DISTRIBUTION CHART

UNIT	01	02	03	04	05	06	07	08	09
STOREY									
36TH									
35TH	PH1	PH1	PH1	PH2	PH1	PH1	PH1	PH1	PH3
34TH									
33RD	DP4	DP1	DP1	DP2	DP1	DP1	DP1	DP1	DP3
32ND	B	C	C	A1	C	C	C	C	A2
31ST	B	C	C	A1	C	C	C	C	A2
30TH	B	C	C	A1	C	C	C	C	A2
29TH	B	C	C	A1	C	C	C	C	A2
28TH	B	C	C	A1	C	C	C	C	A2
27TH	B	C	C	A1	C	C	C	C	A2
26TH	B	C	C	A1	C	C	C	C	A2
25TH	B	C	C	A1	C	C	C	C	A2

24TH (SKY TERRACE)

23RD	B	C	C	A1	C	C	C	C	A2
22ND	B	C	C	A1	C	C	C	C	A2
21ST	B	C	C	A1	C	C	C	C	A2
20TH	B	C	C	A1	C	C	C	C	A2
19TH	B	C	C	A1	C	C	C	C	A2
18TH	B	C	C	A1	C	C	C	C	A2
17TH	B	C	C	A1	C	C	C	C	A2
16TH	B	C	C	A1	C	C	C	C	A2
15TH	B	C	C	A1	C	C	C	C	A2

14TH (SKY TERRACE)

13TH	B	C	C	A1	C	C	C	C	A2
12TH	B	C	C	A1	C	C	C	C	A2
11TH	B	C	C	A1	C	C	C	C	A2
10TH	B	C	C	A1	C	C	C	C	A2
9TH	B	C	C	A1	C	C	C	C	A2
8TH	B	C	C	A1	C	C	C	C	A2
7TH	B	C	C	A1	C	C	C	C	A2
6TH	B	C	C	A1	C	C	C	C	A2
5TH	RT1	RT2	RT2	RT3		RT4	RT5	RT5	RT6
SWIMMING POOL & DECK LEVEL									
4TH	CAR PARK								
3RD	CAR PARK								
2ND	CAR PARK								
1ST	CAR PARK / ENTRANCE								
B1	CAR PARK								

LEGEND

- Type C, RT2, RT4 & RT5 (1-Bedroom)
- Type B & RT1 (1-Bedroom + Study)
- Type A1, A2, RT3 & RT6 (2-Bedroom)
- Duplex
Type DP1 & DP4 (1-Bedroom)
Type DP2 & DP3 (2-Bedroom)
- Penthouse
Type PH1 & PH3 (1-Bedroom)
Type PH2 (1-Bedroom + Study)

SPECIFICATIONS

FOUNDATION

Bored Piles and/or Concrete Piles and/or Steel H Piles.

SUPERSTRUCTURE

Reinforced Concrete Framework and/or steel frame.

WALL

- a. External: Common clay bricks and/or reinforced concrete generally.
- b. Internal: Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete generally.

ROOF

Flat Roof: Reinforced concrete roof with waterproofing and insulation.

CEILING

[For Apartments]

- a. Living, Dining, Master Bedroom, Bedroom, Study, Kitchen & Balcony:
Skim coat with emulsion paint generally and plaster board ceiling where applicable.
- b. Master Bathroom & Bathroom: Plaster board with emulsion paint.
- c. Household Shelter: Skim coat with emulsion paint finish.

FINISHES

- a. INTERNAL WALL [For Apartments]

i. Living, Dining, Master Bedroom, Bedroom & Study:
Cement and sand plaster with emulsion paint.

ii. Master Bathroom & Bathroom: Natural marble.

iii. Kitchen: Ceramic or homogeneous tiles laid up to false ceiling height and on exposed surface only.

iv. Balcony, Open Terrace & Roof Terrace: Plaster and/or skim coat with emulsion paint finish.
- b. FLOOR [For Apartments]

i. Living/Dining/Kitchen & Study: Natural marble with skirting.

ii. Balcony, Open Terrace & Roof Terrace: Ceramic and/or homogeneous tiles.

iii. Household Shelter: Ceramic tiles and/or homogeneous tiles.

iv. Master Bathroom & Bathroom: Natural marble and/or granite.

v. Bedroom & Study Room (For unit type 1 & 1+1 BR only): Natural Marble with skirting.
Bedroom (For unit type 2 BR only): Timber parquet or timber strip flooring with timber skirting.

vi. A/C Ledges: Cement and sand screed finish.

WINDOWS

Aluminium framed glass windows.

Note:

- a. All aluminium frames shall be powder coated and/or natural anodised finish.
- b. All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- c. All glazing below 1m from floor level shall be tempered or laminated glass.
- d. All glazing to be plain float and/or tinted glass.

DOORS

- a. Main Entrance: Approved fire-rated timber door.
- b. Master Bedroom, Bedroom, Master Bathroom, Bathroom & Study: Timber door and/or PVC door.
- c. Balcony, Open Terrace & Roof Terrace: Aluminium framed glass door.

Note:

- a. All aluminium frames shall be powder coated and/or natural anodised finish.
- b. Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c. All glazing to be plain float and/or tinted glass.

IRONMONGERY

Main Entrance door and other timber doors shall be provided with locksets.

SANITARY FITTINGS

- a. Master Bath:

1 x Glass shower cubicle c/w shower mixer, overhead shower & shower handset.

1 x Basin c/w tap mixer.

1 x Water closet.

1 x Toilet roll holder.

1 x Mirror c/w cabinet.
- b. Common Bath (Except for unit type DP1 & DP4 only):

1 x Glass shower cubicle c/w shower mixer & shower handset.

1 x Basin with tap mixer.

1 x Water closet.

1 x Toilet roll holder.

1 x Mirror.
- c. Common Bath (For unit type DP1 & DP4 only):

1 x Shower mixer & shower handset.

1 x Basin with tap mixer.

1 x Water closet.

1 x Toilet roll holder.

1 x Mirror.

ELECTRICAL INSTALLATION/TV/TELEPHONE

- a. Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- b. The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- c. Cable-Readiness to comply with authorities' requirements.

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

WATERPROOFING

Waterproofing to floors of Kitchen, Master Bathroom, Bathrooms, Open Terrace, Roof Terrace, Balcony and Reinforced Concrete Flat Roof and Swimming Pool.

PAINTING

- a. Internal Walls: Emulsion Paint.
- b. External Walls: Weather shield paint and/or spray textured coating at selected areas only.

CAR PARK

Concrete finished with floor hardener and/or Perforated concrete slab and/or interlocking pavers and/or Aeration Slab (where applicable).

RECREATIONAL FACILITIES

Level 1	- Swimming Pool	- Outdoor Fitness Station
	- Children's Pool	- Children's Playground
	- Wading Pool	- Reflective Pool
	- Tennis Court	
Level 5 (Podium Deck)		
- Communal Pool	- BBQ Corner	
- Water Jet Corner	- Deck Pavilion	
Level 14		
- Observation Deck	- Yoga Space	
- Meditation Corner	- Scented Spa Pots	
- Gymnasium	- Massage Slab	
- Reflective Pool	- Reflexology Walk	
Level 24		
- Observation Deck	- Reflective Pool	
- Landscaped Gardens	- Family and Friends' Lounge	
- Observation Lounge		

ADDITIONAL ITEMS:

- a. Kitchen Cabinets:

i. Built-in kitchen cabinets with solid surface counter top, electrical cooker hob & cooker hood.

ii. One stainless steel sink complete with sink mixer.

iii. Built-in oven

iv. Built-in integrated refrigerator.
- b. Wardrobes: Built-in Wardrobes in all bedrooms.
- c. Air-conditioning for Living, Dining, Master Bedroom, Bedroom & Study.
- d. Hot Water Supply for Master Bathroom, Bathroom & Kitchen.
- e. Security: Audio intercom system to main door only.
- f. Jacuzzi: For unit type RT1, RT2 & RT5.
- g. Private Swimming Pool: For all Penthouse units & unit type RT3 & RT4 only.

NOTE:

- a. The brand and model of all equipment and appliances supplied will be provided subject to availability.
- b. Layout/location of wardrobes, kitchen cabinets, fan coil units and electrical points are subject to Architect's sole discretion and final design.
- c. Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- d. Equipment for SCV will be paid and installed by Purchaser.
- e. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- f. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex, mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- g. All doors either be of swing or sliding or bi-fold type.
- h. 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 of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- i. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of facts. Photographs for images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

Developer:



Sole Marketing Agent:



Name of Project: Spottiswoode 18 **Developer:** RL Developments Pte Ltd (ROC No.: 200919297R) **Developer's Licence No.:** C0699
Tenure of Land: Estate in Fee Simple Lot 388P & Part 820T TS23 at 18 Spottiswoode Park Road **Building Plan No.:** A1276-00516-2010-BP01
dated 1 December 2010 **Expected Date of T.O.P.:** 31 December 2015 **Expected Date of Legal Completion:** 31 December 2018