



THE
mi|tonia
Residences

Where breathtaking greens give
rise to golf resort style living.



A bold and expansive vision designed to inspire.

A reflection of who you are, as well as your unique approach to life, your home at THE MILTONIA RESIDENCES will be akin to a mist-covered rolling lawn with glistering water and glades interspersed amongst the shade of beautiful trees.





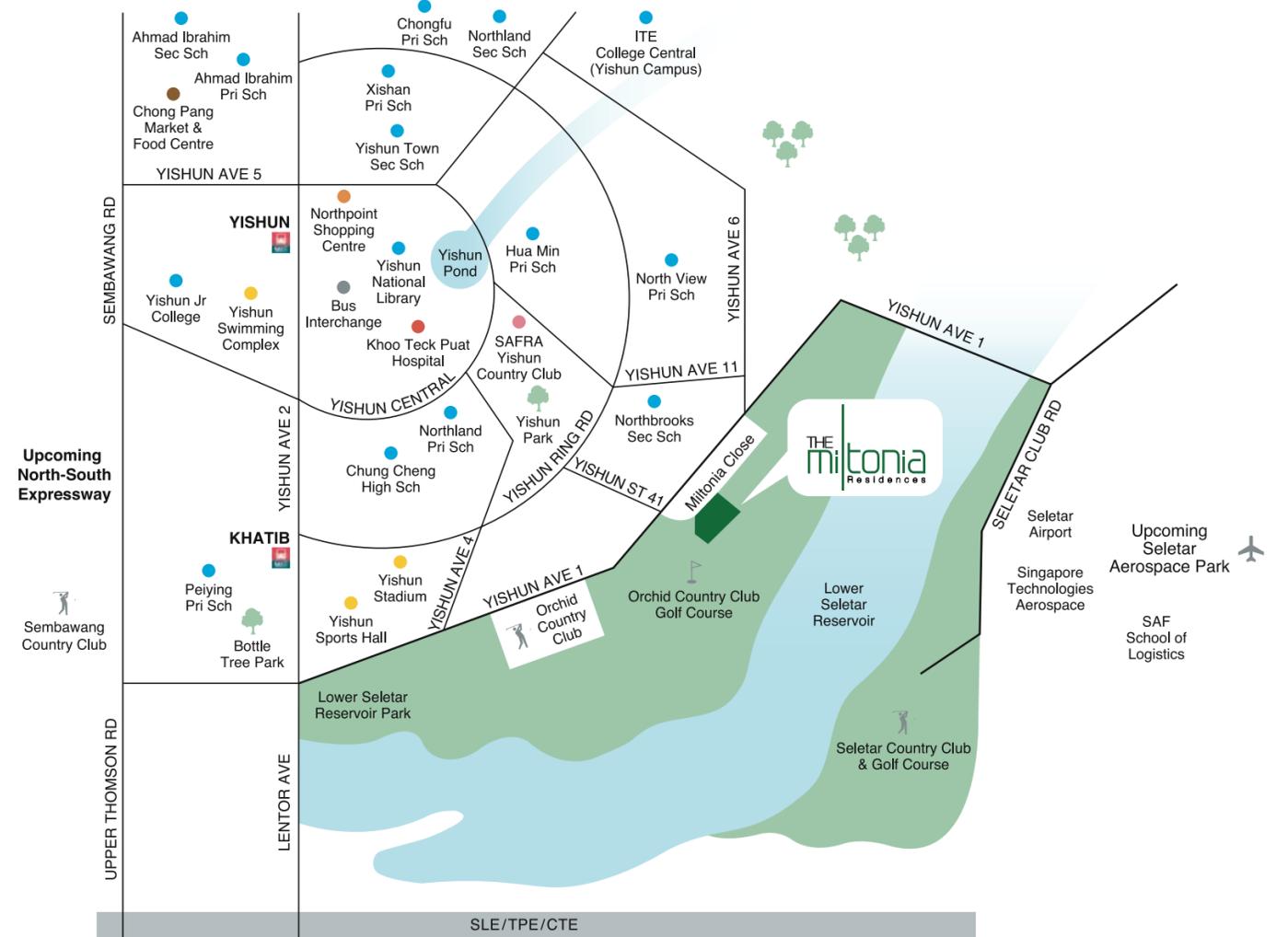
See beyond the obvious.
Revel in the simple truths of life,
simply because you've earned it.



When home is home to endless opportunities for leisure, what need is there to venture out? Think of it as your personal resort, where every day holds exciting new opportunities for relaxation. Whether you are looking for quiet respite, heart-thumping non-stop action or just a heartwarming get-together with family and close friends, you won't be disappointed.

True freedom
is the liberty to
follow your
every desire.

Enscorced within its own little magical setting, your home will place you in close proximity to the unspoilt greens and amazing waterscapes of Orchid Country Club. Take a gentle stroll around charming Lower Seletar Reservoir and watch as Mother Nature weaves a wonderful tapestry around your life. Of course, convenience is everywhere as well. Khatib, Yishun MRT Stations and Northpoint Shopping Centre will see to your every need.



Site Plan



LEGEND:

- | | | |
|-----------------------------------|--|---|
| A ENTRY WATER FEATURE | M MEANDERING CREEK | U VIEWING DECK / SUNKEN PAVILION |
| B MAIN DROP-OFF | N CLUBHOUSE
- Gymnasium
- Function Room | V STREAM GARDEN |
| C GUARD HOUSE | O WADING POOL | W FOUNTAIN COURT
- Male & Female changing rooms |
| D WATER WALL | P LAP POOL | X SCENTED GARDEN |
| E DINING PAVILION | Q JACUZZI | Y YOGA / MEDITATION GROUNDS |
| F FITNESS AREA | R BUBBLE BED | Z PALM & FERN GARDENS |
| G BBQ PITS | S SUN DECK | AA WETLAND GARDEN |
| H BASKETBALL HALF COURT | T WET DECK | BB JOGGING TRACK |
| J PLAY MOUND | | CC PEDESTRIAN SIDE GATE |
| K CLIMBING DOME / SAND BOX | | DD BIN CENTRE & SUB STATION |
| L SEATING ALCOVE | | |

Schematic Diagrams

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20		
#05	C3-PHb	B4-PH	B4-PH	C3-PHb	C3-PHb	B3-PH	B3-PH	C3-PHb	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHb	D2-PHb	C4-PH		
#04	B1-b	A2	A2	B1-b	B1-b	A1	A1	B1-b	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2		
#03	B1-b	A2	A2	B1-b	B1-b	A1	A1	B1-b	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2		
#02	B1-b	A2	A2	B1-b	B1-b	A1	A1	B1-b	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2		
#01	B1-Ga	A2-G	A2-G	B1-Ga	B1-Ga	A1-G	A1-G	B1-Ga	B2-Gb	C2-Gd	C2-Gb	B2-Ga	B2-Gb	C2-Gd	C2-Gb	B2-Ga	B2-Gb	C2-Gc	C2-Ga	B2-Ga		
	520 MILTONIA CLOSE S(768104)								522 MILTONIA CLOSE S(768105)				524 MILTONIA CLOSE S(768106)				526 MILTONIA CLOSE S(768107)					
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
#05	C4-PH	D2-PHb	D2-PHb	C4-PH	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHa	D2-PHa	C4-PH	C3-PHa	D1-PH	D1-PH	C3-PHa	C4-PH	D2-PHb	D2-PHb	C4-PH		
#04	B2	C2-b	C2-b	B2	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B1-a	C1	C1	B1-a	B2	C2-b	C2-b	B2		
#03	B2	C2-b	C2-b	B2	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B1-a	C1	C1	B1-a	B2	C2-b	C2-b	B2		
#02	B2	C2-b	C2-b	B2	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B1-a	C1	C1	B1-a	B2	C2-b	C2-b	B2		
#01	B2-Ga	C2-Ga	C2-Gc	B2-Gb	B2-Ga	C2-Gb	C2-Gd	B2-Gb	B2-Ga	C2-Gb	C2-Gd	B2-Gb	B1-Gc	C1-Ga	C1-Gb	B1-Gc	B2-Gb	C2-Gc	C2-Ga	B2-Ga		
	528 MILTONIA CLOSE S(768108)				530 MILTONIA CLOSE S(768109)				532 MILTONIA CLOSE S(768110)				534 MILTONIA CLOSE S(768111)				536 MILTONIA CLOSE S(768112)					
	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60		
#05	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHa	D2-PHa	C4-PH	C3-PHa	D1-PH	D1-PH	C3-PHa	C3-PHb	B4-PH	B4-PH	C3-PHb	C3-PHb	B3-PH	B3-PH	C3-PHb		
#04	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B1-a	C1	C1	B1-a	B1-b	A2	A2	B1-b	B1-b	A1	A1	B1-b		
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#02	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B1-a	C1	C1	B1-a	B1-b	A2	A2	B1-b	B1-b	A1	A1	B1-b		
#01	B2-Gb	C2-Gd	C2-Gb	B2-Ga	B2-Gb	C2-Gd	C2-Gb	B2-Ga	B1-Gd	C1-Gb	C1-Ga	B1-Gd	B1-Ga	A2-G	A2-G	B1-Ga	B1-Ga	A1-G	A1-G	B1-Ga		
	538 MILTONIA CLOSE S(768113)				540 MILTONIA CLOSE S(768114)				542 MILTONIA CLOSE S(768115)				546 MILTONIA CLOSE S(768117)									
	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82
#05	C3-PHa	B4-PH	C3-PHb	C3-PHb	B3-PH	C3-PHa	C3-PHa	D1-PH	D1-PH	C3-PHa	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHa	D2-PHa	C4-PH	C4-PH	D2-PHb	D2-PHb	C4-PH
#04	B1-a	A2	B1-b	B1-b	A1	B1-a	B1-a	C1	C1	B1-a	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2
#03	B1-a	A2	B1-b	B1-b	A1	B1-a	B1-a	C1	C1	B1-a	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2
#02	B1-a	A2	B1-b	B1-b	A1	B1-a	B1-a	C1	C1	B1-a	B2	C2-a	C2-a	B2	B2	C2-a	C2-a	B2	B2	C2-b	C2-b	B2
#01	B1-Gb	A2-G	B1-Ga	B1-Ga	A1-G	B1-Gb	B1-Gd	C1-Ga	C1-Gb	B1-Gd	B2-Ga	C2-Gb	C2-Gd	B2-Gb	B2-Ga	C2-Gb	C2-Gd	B2-Gb	B2-Ga	C2-Ga	C2-Gc	B2-Gb
	548 MILTONIA CLOSE S(768118)						550 MILTONIA CLOSE S(768119)				552 MILTONIA CLOSE S(768120)				554 MILTONIA CLOSE S(768121)				556 MILTONIA CLOSE S(768122)			

LEGEND:

- | | | | |
|--|--|---|---|
| 1-Bedroom | 3-Bedroom | 2-Bedroom PH | 4-Bedroom+Utility PH |
| 2-Bedroom | 3-Bedroom+Utility | 3-Bedroom+Utility PH | |

1-Bedroom

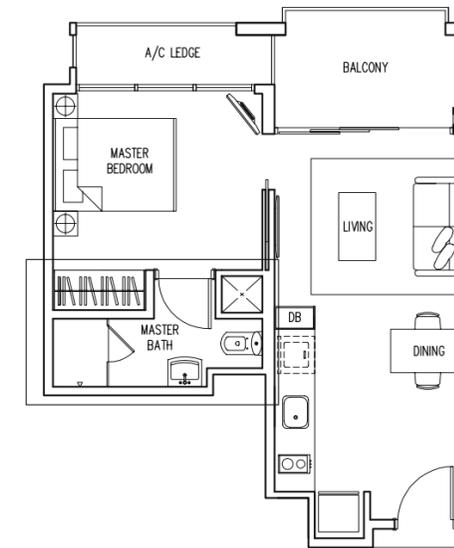
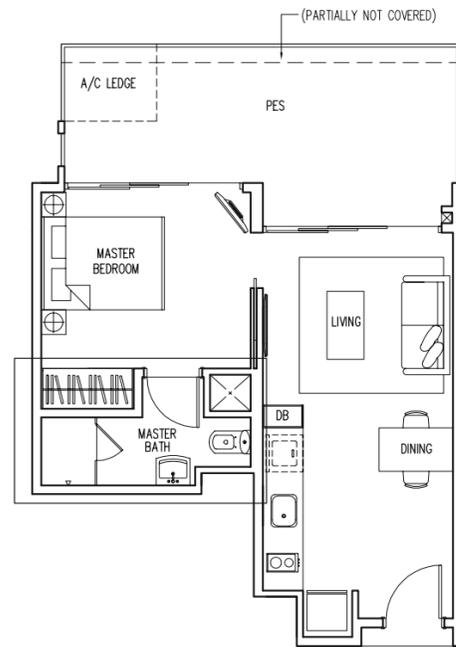
Type A1-G (High Ceiling)

Area 592 sqft / 55 sqm
(inclusive of PES & AC Ledge)

BLK 520 #01-06, #01-07

BLK 546 #01-58, #01-59

BLK 548 #01-65



Type A1

Area 517 sqft / 48 sqm
(inclusive of Balcony & AC Ledge)

BLK 520 #02-06 to #04-06
#02-07 to #04-07

BLK 546 #02-58 to #04-58
#02-59 to #04-59

BLK 548 #02-65 to #04-65

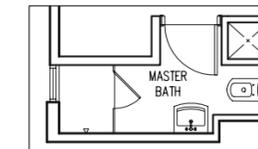
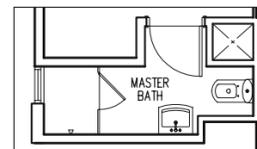
Type A2-G (High Ceiling)

Area 592 sqft / 55 sqm
(inclusive of PES & AC Ledge)

BLK 520 #01-02, #01-03

BLK 546 #01-54, #01-55

BLK 548 #01-62



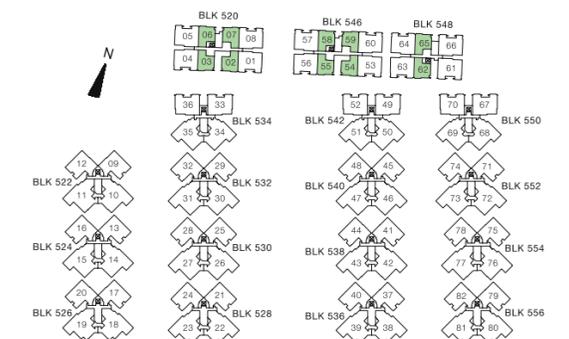
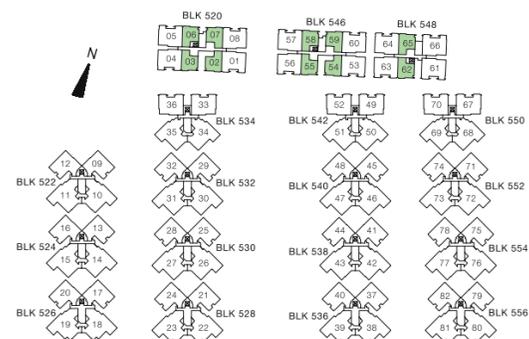
Type A2

Area 517 sqft / 48 sqm
(inclusive of Balcony & AC Ledge)

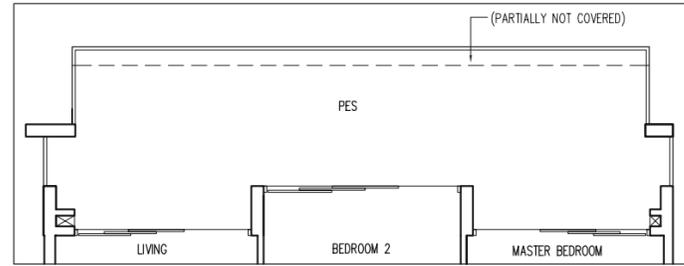
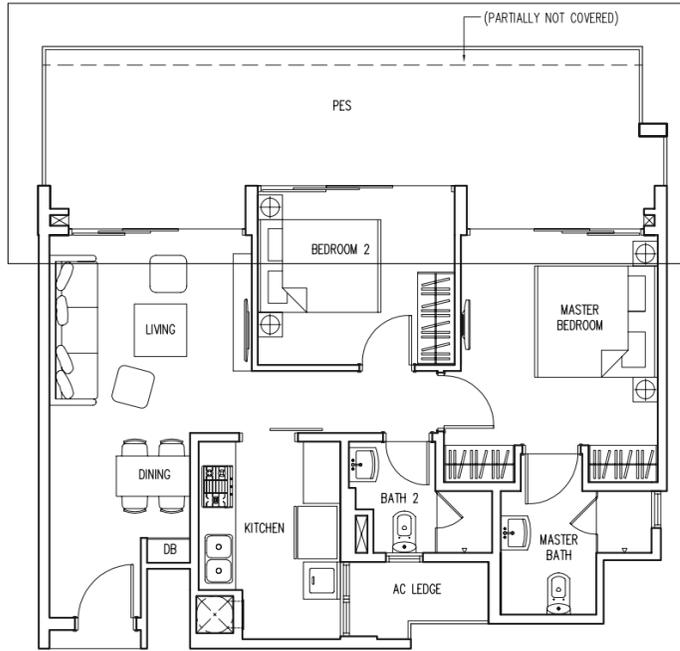
BLK 520 #02-02 to #04-02
#02-03 to #04-03

BLK 546 #02-54 to #04-54
#02-55 to #04-55

BLK 548 #02-62 to #04-62

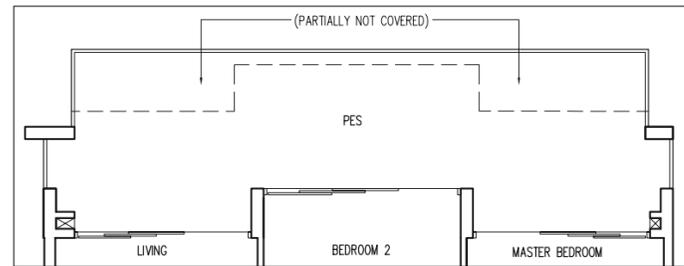


2-Bedroom



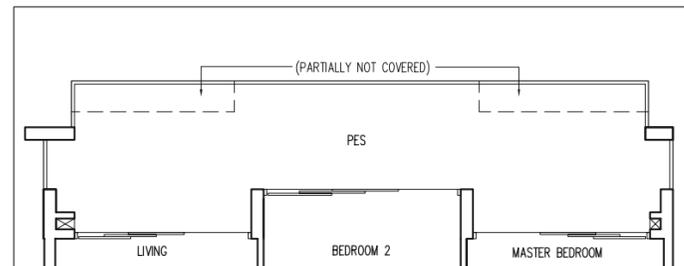
Type B1-Gb (High Ceiling)

Area 980 sqft / 91 sqm
(inclusive of PES & AC Ledge)
BLK 548 #01-61, #01-66



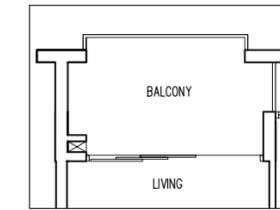
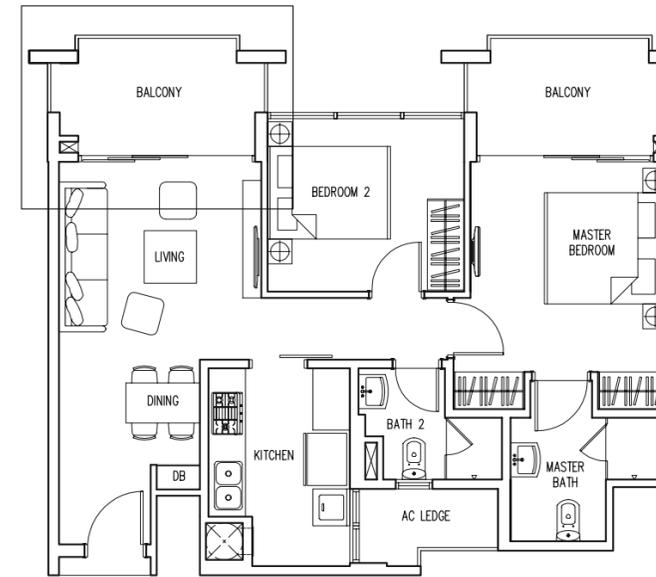
Type B1-Gc

Area 980 sqft / 91 sqm
(inclusive of PES & AC Ledge)
BLK 534 #01-33, #01-36



Type B1-Gd

Area 936 sqft / 87 sqm
(inclusive of PES & AC Ledge)
BLK 542 #01-49, #01-52
BLK 550 #01-67, #01-70



Type B1a

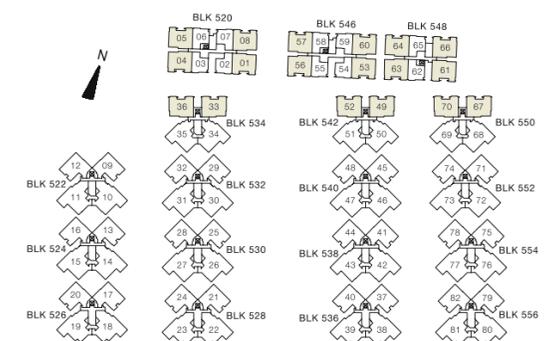
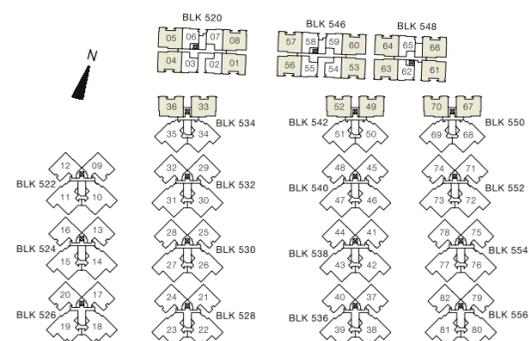
Area 840 sqft / 78 sqm
(inclusive of Balcony & AC Ledge)
BLK 534 #02-33 to #04-33
#02-36 to #04-36
BLK 542 #02-49 to #04-49
#02-52 to #04-52
BLK 548 #02-61 to #04-61
#02-66 to #04-66
BLK 550 #02-67 to #04-67
#02-70 to #04-70

Type B1b

Area 840 sqft / 78 sqm
(inclusive of Balcony & AC Ledge)
BLK 520 #02-01 to #04-01
#02-04 to #04-04
#02-05 to #04-05
#02-08 to #04-08
BLK 546 #02-53 to #04-53
#02-56 to #04-56
#02-57 to #04-57
#02-60 to #04-60
BLK 548 #02-63 to #04-63
#02-64 to #04-64

Type B1-Ga (High Ceiling)

Area 990 sqft / 92 sqm
(inclusive of PES & AC Ledge)
BLK 520 #01-01, #01-04, #01-05, #01-08
BLK 546 #01-53, #01-56, #01-57, #01-60
BLK 548 #01-63, #01-64



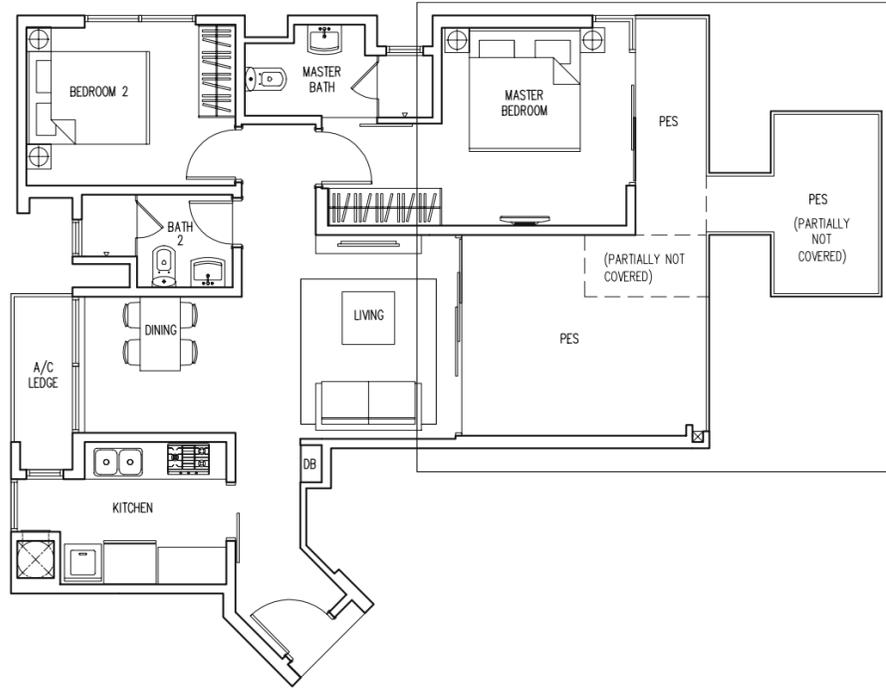
2-Bedroom



Type B2-Ga

Area 1001 sqft / 93 sqm
(inclusive of PES & AC Ledge)

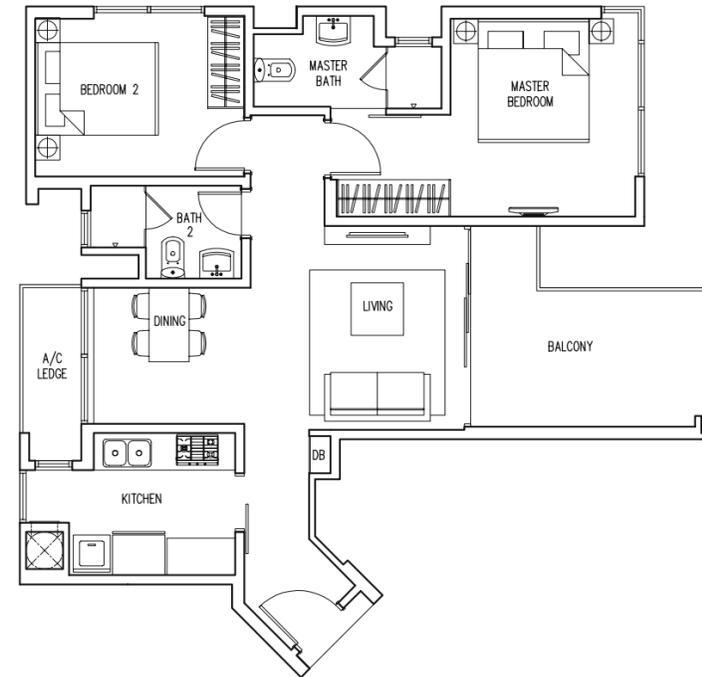
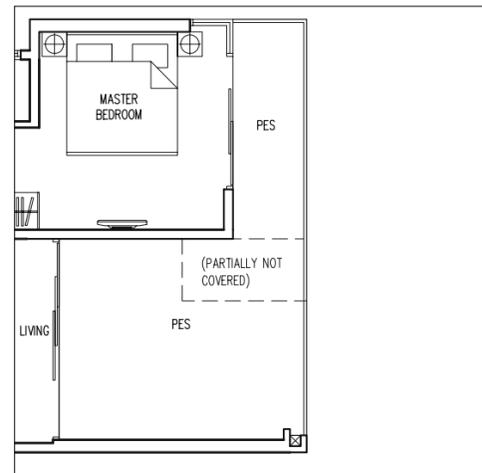
- BLK 522 #01-12 BLK 536 #01-40
- BLK 524 #01-16 BLK 538 #01-44
- BLK 526 #01-20 BLK 540 #01-48
- BLK 528 #01-21 BLK 552 #01-71
- BLK 530 #01-25 BLK 554 #01-75
- BLK 532 #01-29 BLK 556 #01-79



Type B2-Gb

Area 936 sqft / 87 sqm
(inclusive of PES & AC Ledge)

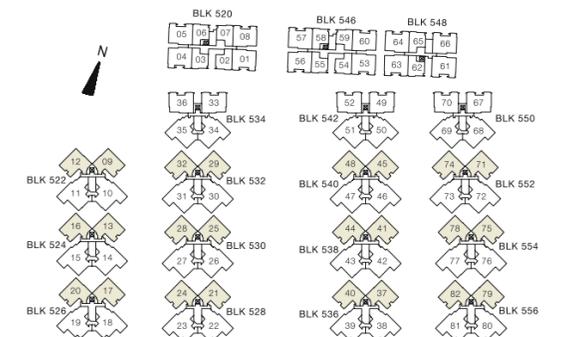
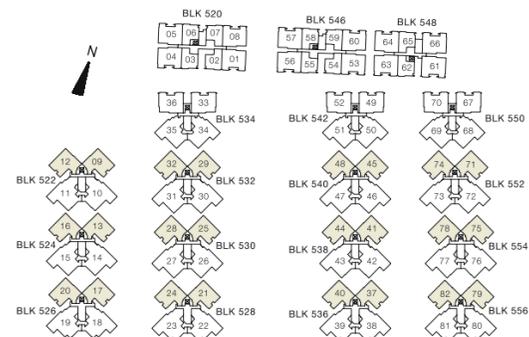
- BLK 522 #01-09 BLK 536 #01-37
- BLK 524 #01-13 BLK 538 #01-41
- BLK 526 #01-17 BLK 540 #01-45
- BLK 528 #01-24 BLK 552 #01-74
- BLK 530 #01-28 BLK 554 #01-78
- BLK 532 #01-32 BLK 556 #01-82



Type B2

Area 861 sqft / 80 sqm
(inclusive of Balcony & AC Ledge)

- BLK 522 #02-09 to #04-09 BLK 536 #02-37 to #04-37
#02-12 to #04-12 #02-40 to #04-40
- BLK 524 #02-13 to #04-13 BLK 538 #02-41 to #04-41
#02-16 to #04-16 #02-44 to #04-44
- BLK 526 #02-17 to #04-17 BLK 540 #02-45 to #04-45
#02-20 to #04-20 #02-48 to #04-48
- BLK 528 #02-21 to #04-21 BLK 552 #02-71 to #04-71
#02-24 to #04-24 #02-74 to #04-74
- BLK 530 #02-25 to #04-25 BLK 554 #02-75 to #04-75
#02-28 to #04-28 #02-78 to #04-78
- BLK 532 #02-29 to #04-29 BLK 556 #02-79 to #04-79
#02-32 to #04-32 #02-82 to #04-82



Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

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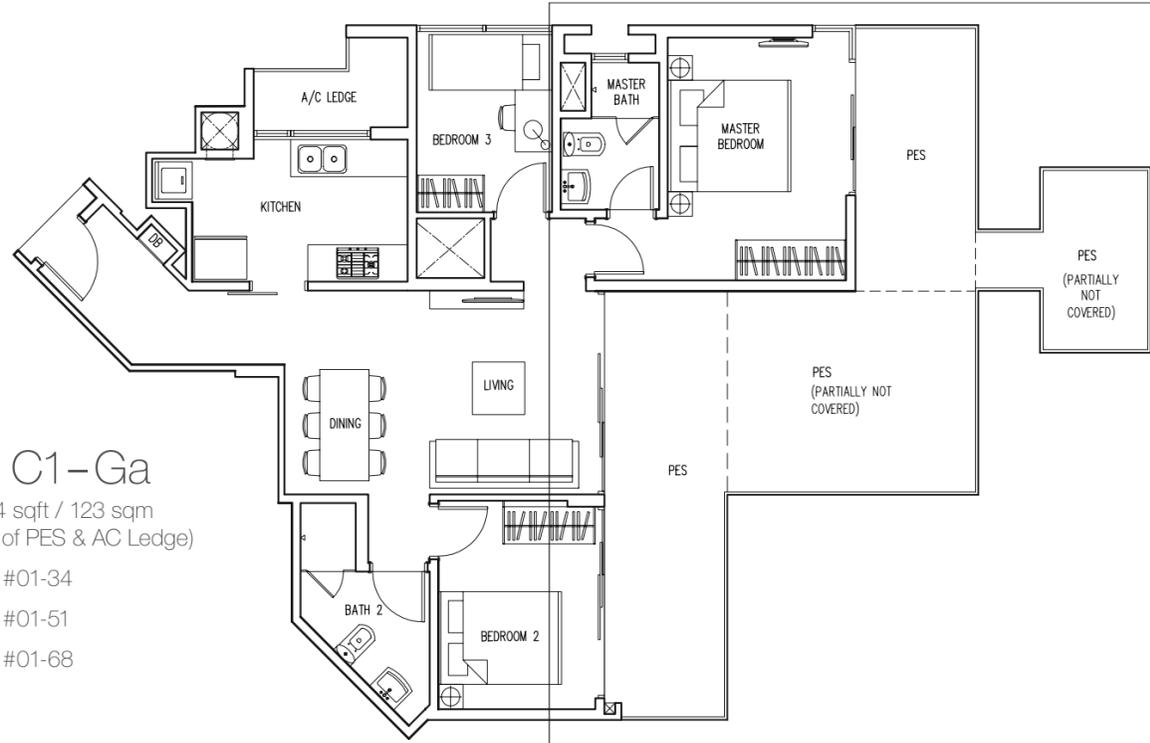
3-Bedroom



Type C1-Ga

Area 1324 sqft / 123 sqm
(inclusive of PES & AC Ledge)

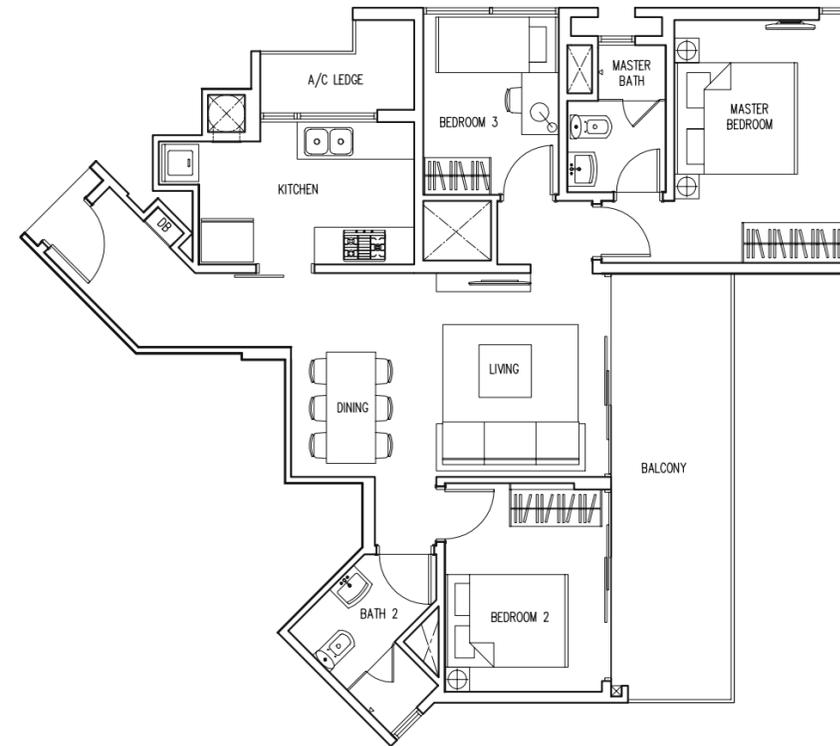
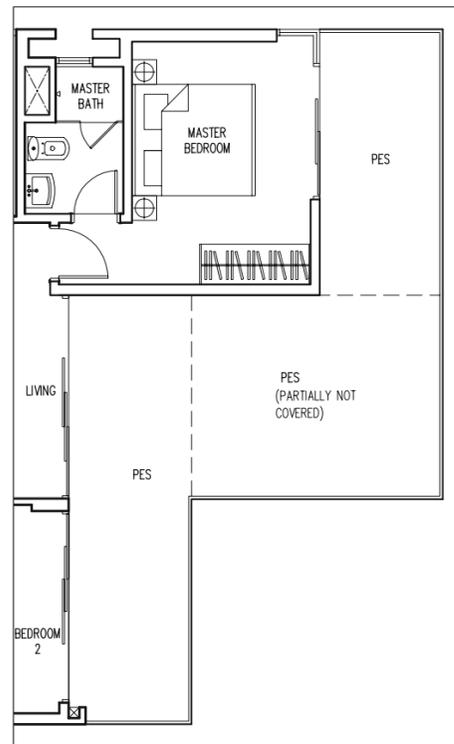
- BLK 534 #01-34
- BLK 542 #01-51
- BLK 550 #01-68



Type C1-Gb

Area 1259 sqft / 117 sqm
(inclusive of PES & AC Ledge)

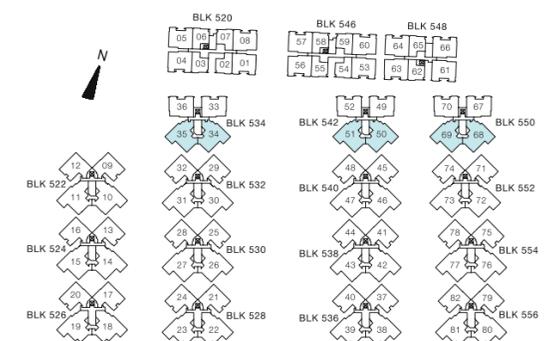
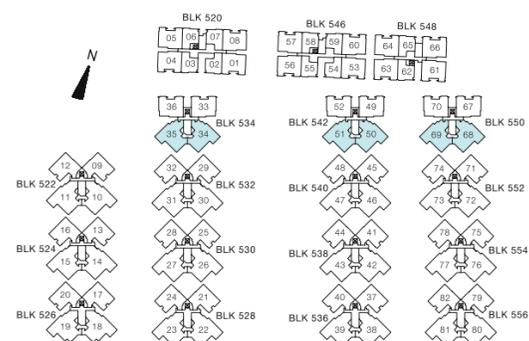
- BLK 534 #01-35
- BLK 542 #01-50
- BLK 550 #01-69



Type C1

Area 1023 sqft / 95 sqm
(inclusive of Balcony & AC Ledge)

- BLK 534 #02-34 to #04-34
#02-35 to #04-35
- BLK 542 #02-50 to #04-50
#02-51 to #04-51
- BLK 550 #02-68 to #04-68
#02-69 to #04-69



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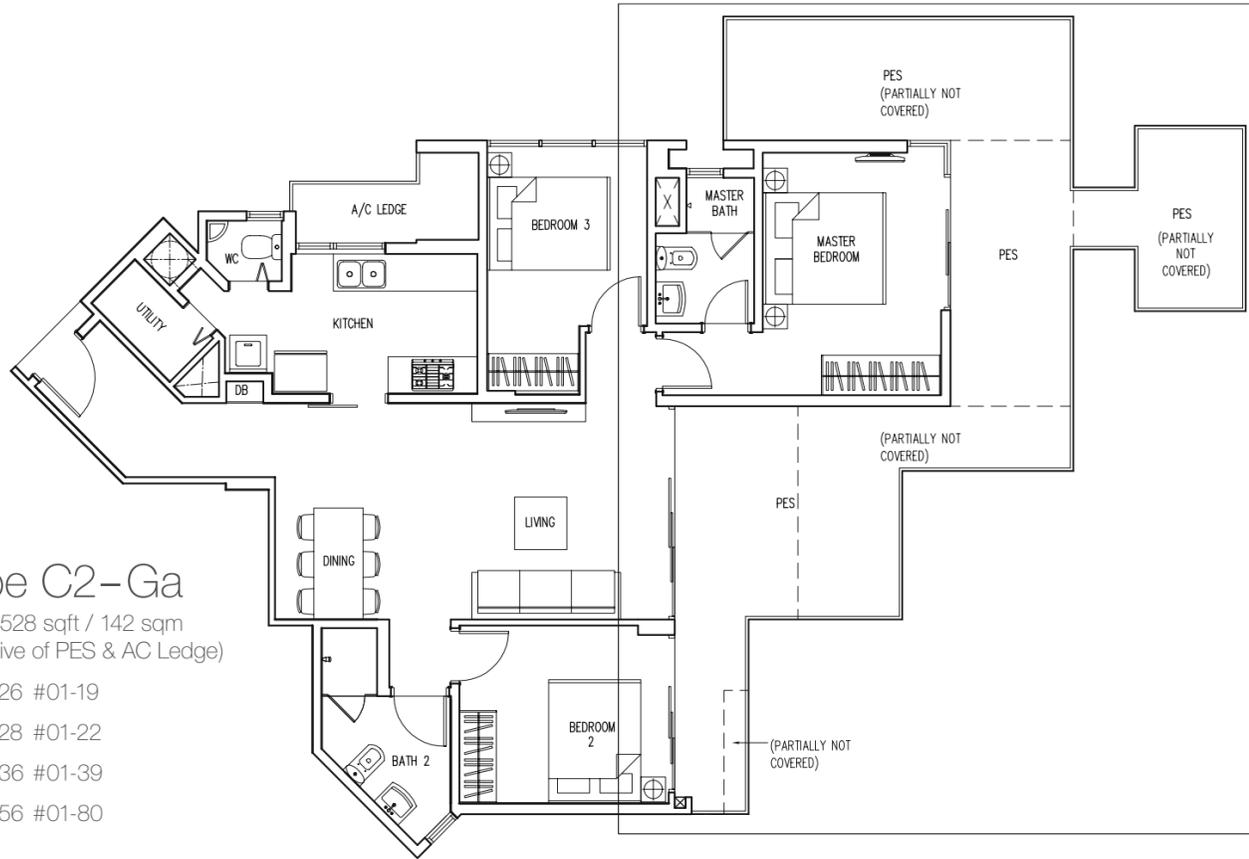
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3-Bedroom+Utility

Type C2-Ga

Area 1528 sqft / 142 sqm
(inclusive of PES & AC Ledge)

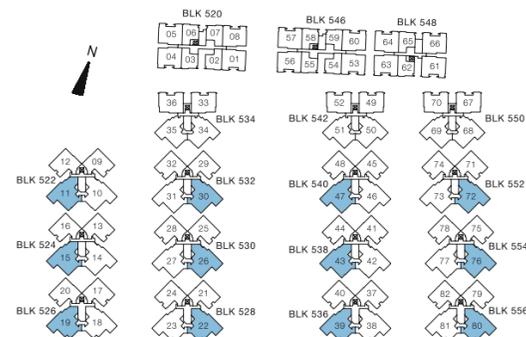
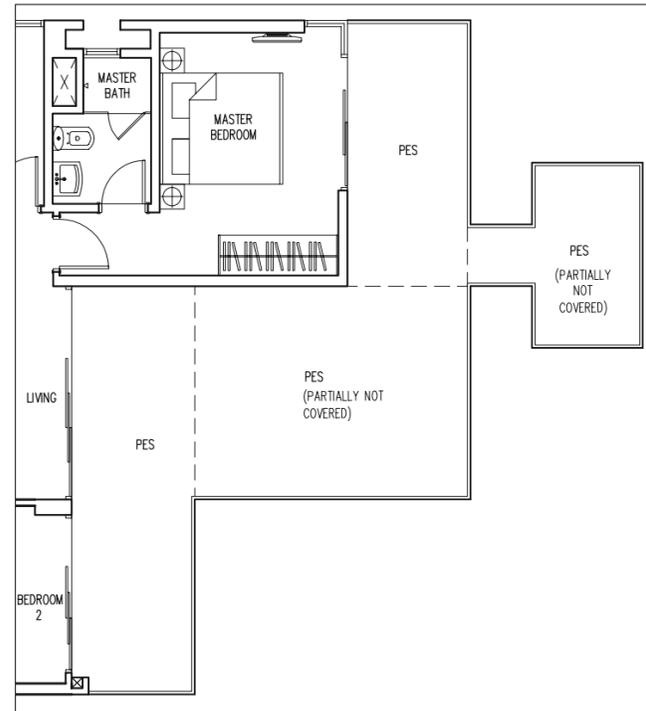
- BLK 526 #01-19
- BLK 528 #01-22
- BLK 536 #01-39
- BLK 556 #01-80



Type C2-Gb

Area 1507 sqft / 140 sqm
(inclusive of PES & AC Ledge)

- BLK 522 #01-11 BLK 538 #01-43
- BLK 524 #01-15 BLK 540 #01-47
- BLK 530 #01-26 BLK 552 #01-72
- BLK 532 #01-30 BLK 554 #01-76

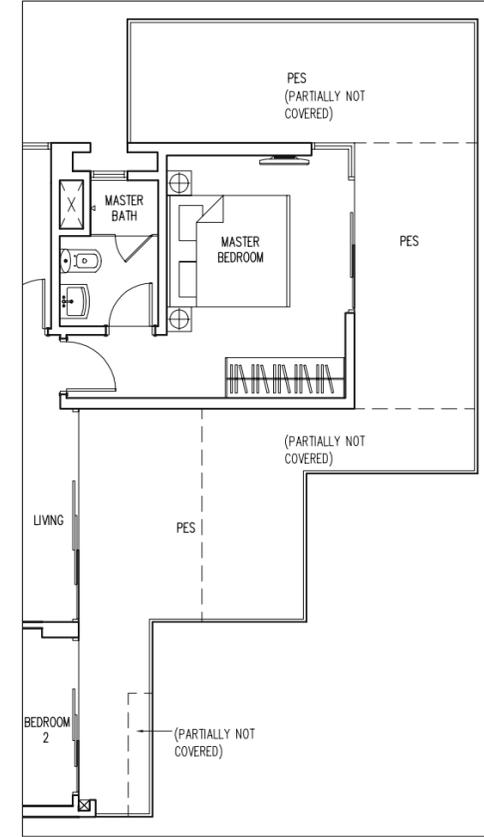


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Type C2-Gc

Area 1464 sqft / 136 sqm
(inclusive of PES & AC Ledge)

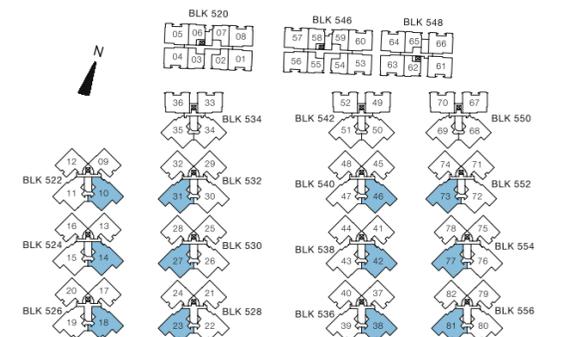
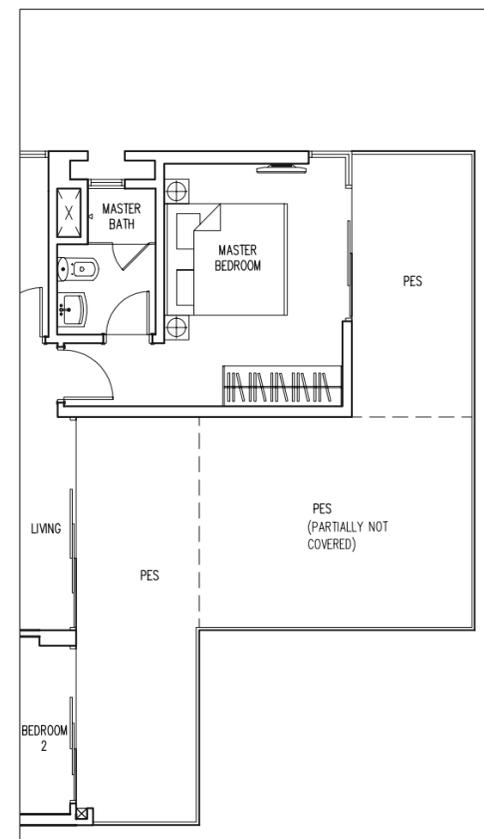
- BLK 526 #01-18
- BLK 528 #01-23
- BLK 536 #01-38
- BLK 556 #01-81



Type C2-Gd

Area 1432 sqft / 133 sqm
(inclusive of PES & AC Ledge)

- BLK 522 #01-10 BLK 538 #01-42
- BLK 524 #01-14 BLK 540 #01-46
- BLK 530 #01-27 BLK 552 #01-73
- BLK 532 #01-31 BLK 554 #01-77



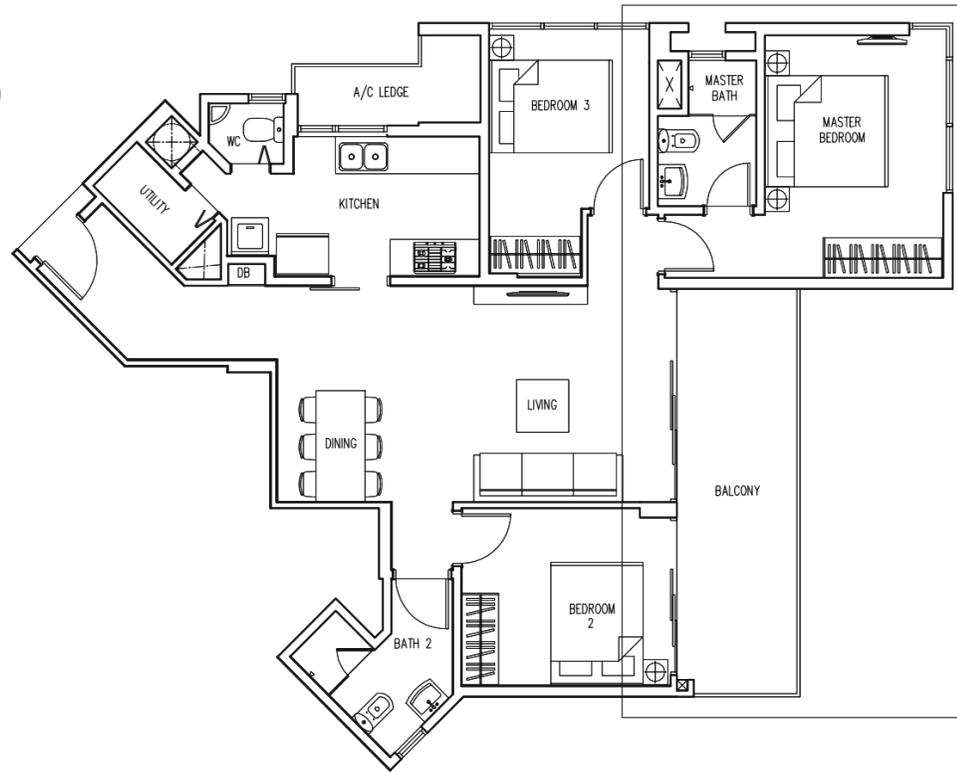
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3-Bedroom+Utility

Type C2a

Area 1173 sqft / 109 sqm
(inclusive of Balcony & AC Ledge)

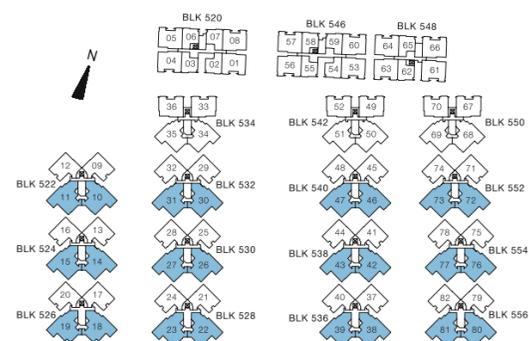
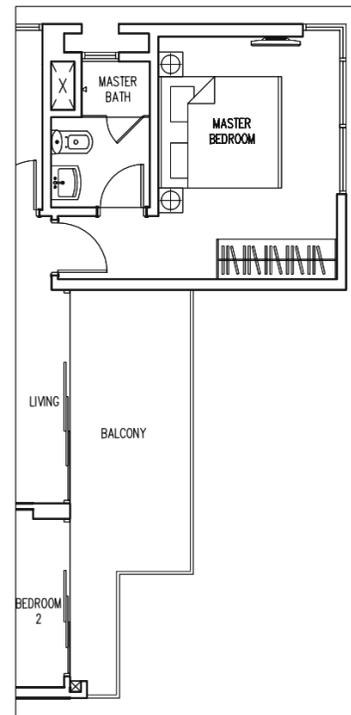
- BLK 522 #02-10 to #04-10
#02-11 to #04-11
- BLK 524 #02-14 to #04-14
#02-15 to #04-15
- BLK 530 #02-26 to #04-26
#02-27 to #04-27
- BLK 532 #02-30 to #04-30
#02-31 to #04-31
- BLK 538 #02-42 to #04-42
#02-43 to #04-43
- BLK 540 #02-46 to #04-46
#02-47 to #04-47
- BLK 552 #02-72 to #04-72
#02-73 to #04-73
- BLK 554 #02-76 to #04-76
#02-77 to #04-77



Type C2b

Area 1141 sqft / 106 sqm
(inclusive of Balcony & AC Ledge)

- BLK 526 #02-18 to #04-18
#02-19 to #04-19
- BLK 528 #02-22 to #04-22
#02-23 to #04-23
- BLK 536 #02-38 to #04-38
#02-39 to #04-39
- BLK 556 #02-80 to #04-80
#02-81 to #04-81



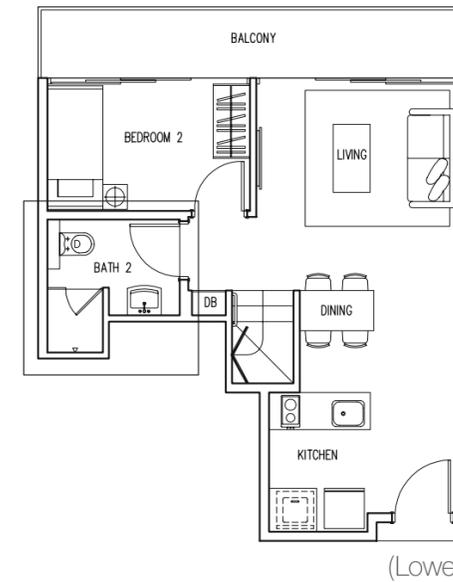
Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

2-Bedroom Penthouse

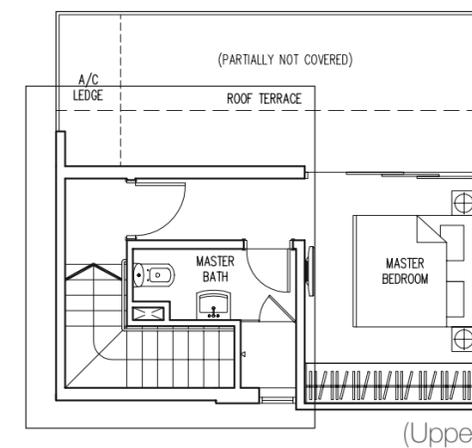
Type B3-PH

Area 1001 sqft / 93 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

- BLK 520 #05-06, #05-07
- BLK 546 #05-58, #05-59
- BLK 548 #05-65



(Lower)

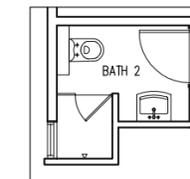


(Upper)

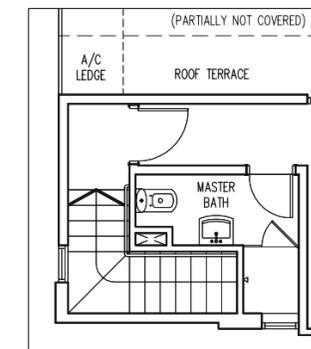
Type B4-PH

Area 1001 sqft / 93 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

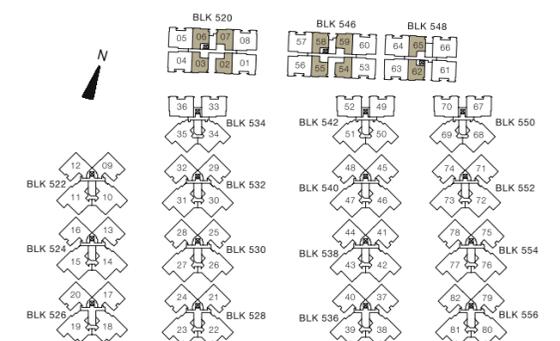
- BLK 520 #05-02, #05-03
- BLK 546 #05-54, #05-55
- BLK 548 #05-62



(Lower)



(Upper)



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3-Bedroom+Utility Penthouse



Type C3-PHa

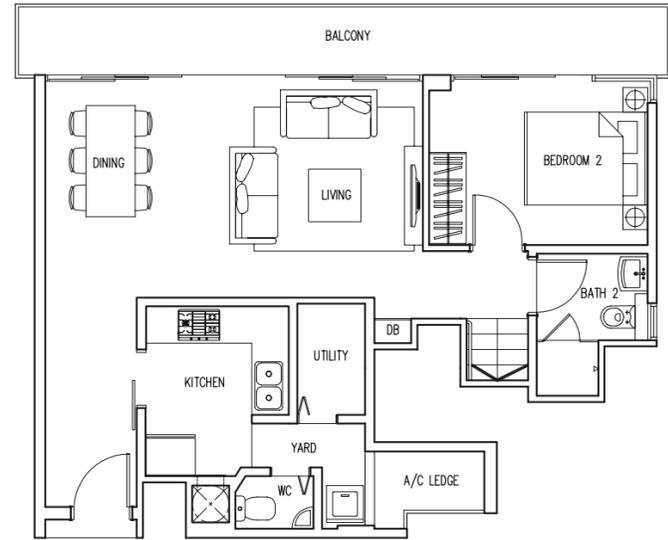
Area 1550 sqft / 144 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

BLK 534 #05-33, #05-36

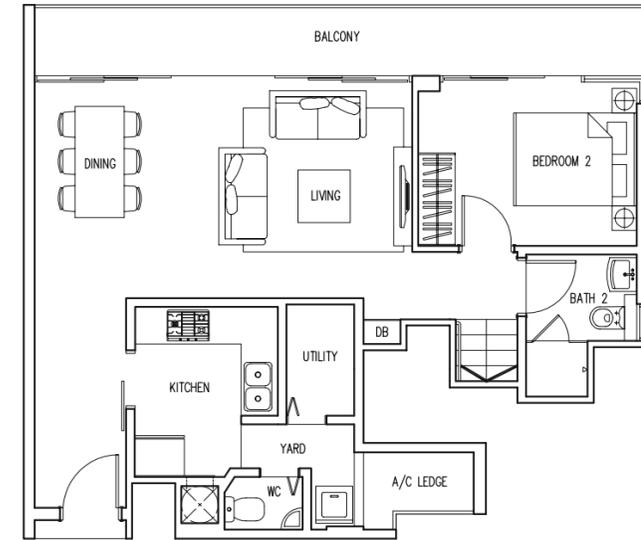
BLK 542 #05-49, #05-52

BLK 548 #05-61, #05-66

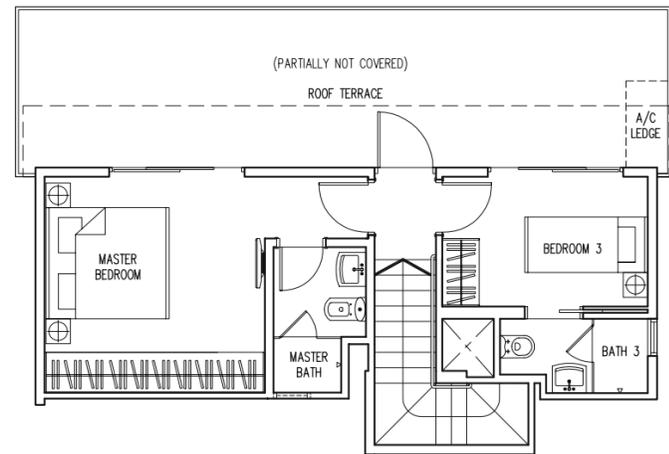
BLK 550 #05-67, #05-70



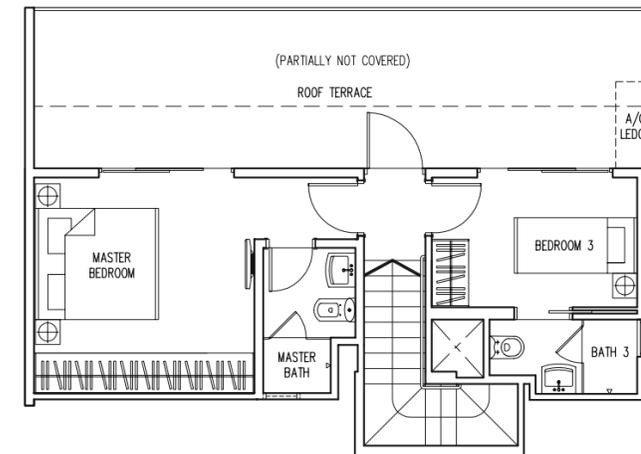
(Lower)



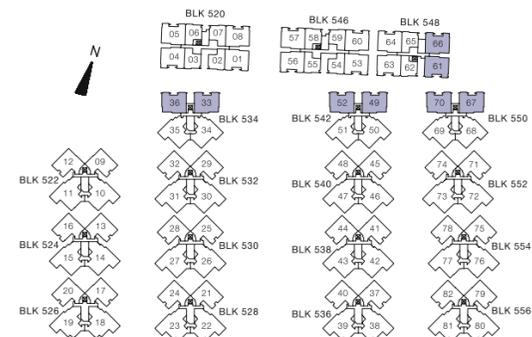
(Lower)



(Upper)



(Upper)



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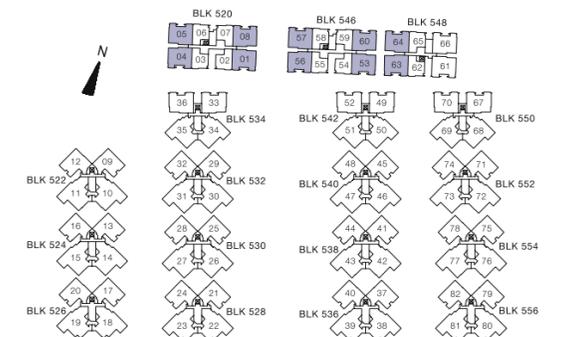
Type C3-PHb

Area 1528 sqft / 142 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

BLK 520 #05-01, #05-04, #05-05, #05-08

BLK 546 #05-53, #05-56, #05-57, #05-60

BLK 548 #05-63, #05-64



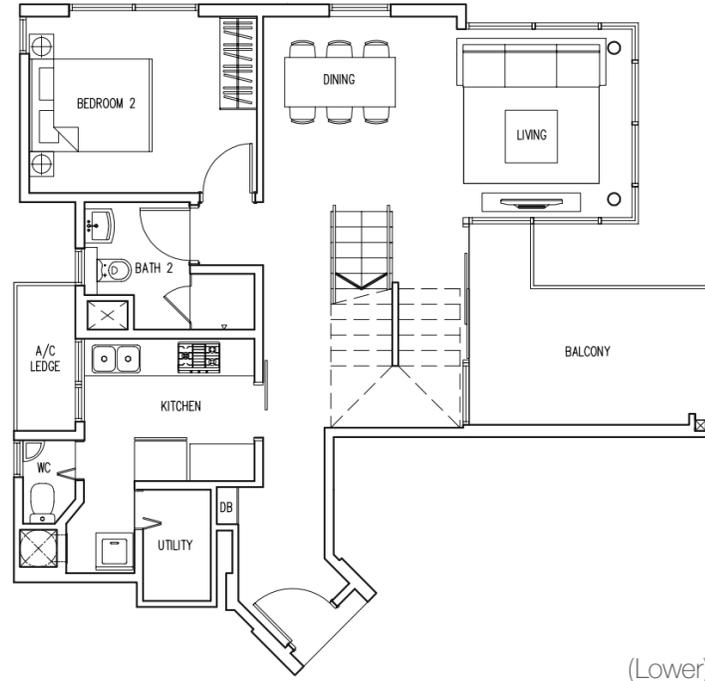
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3-Bedroom+Utility Penthouse

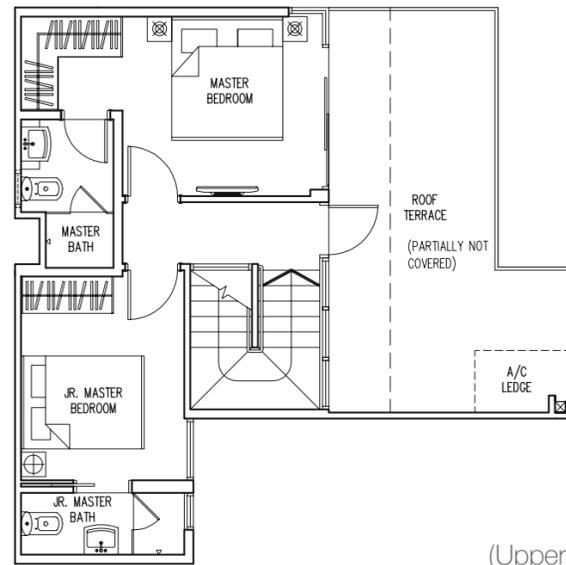
Type C4-PH

Area 1518 sqft / 141 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

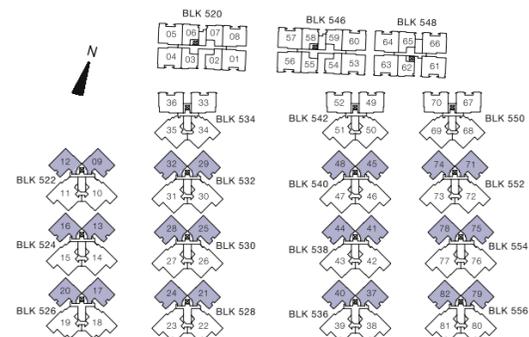
- BLK 522 #05-09, #05-12
- BLK 524 #05-13, #05-16
- BLK 526 #05-17, #05-20
- BLK 528 #05-21, #05-24
- BLK 530 #05-25, #05-28
- BLK 532 #05-29, #05-32
- BLK 536 #05-37, #05-40
- BLK 538 #05-41, #05-44
- BLK 540 #05-45, #05-48
- BLK 552 #05-71, #05-74
- BLK 554 #05-75, #05-78
- BLK 556 #05-79, #05-82



(Lower)



(Upper)



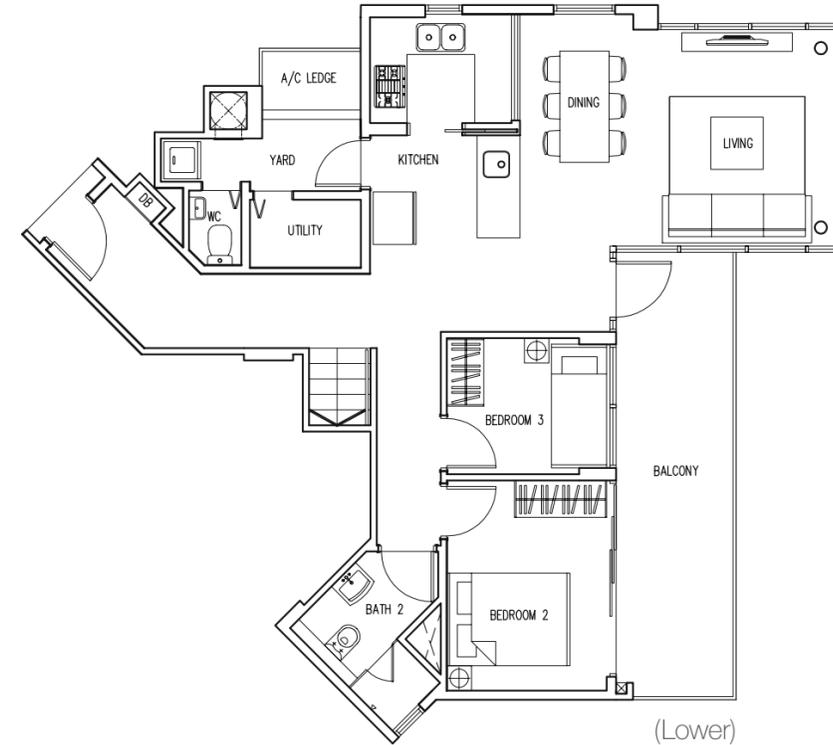
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4-Bedroom+Utility Penthouse

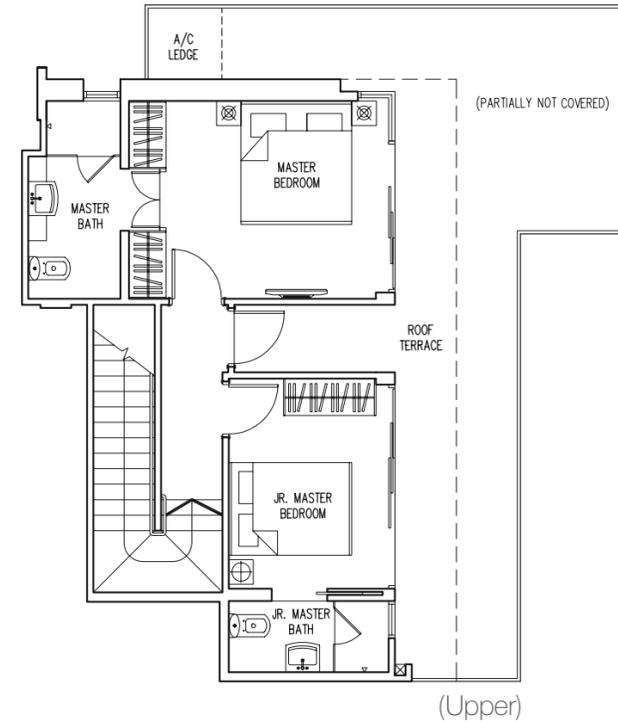
Type D1-PH

Area 1905 sqft / 177 sqm
(inclusive of Roof Terrace, Balcony & AC Ledge)

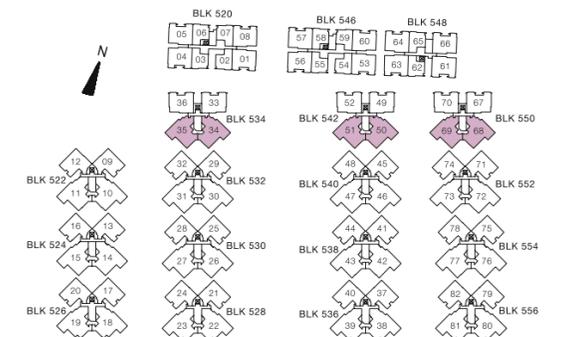
- BLK 534 #05-34, #05-35
- BLK 542 #05-50, #05-51
- BLK 550 #05-68, #05-69



(Lower)



(Upper)



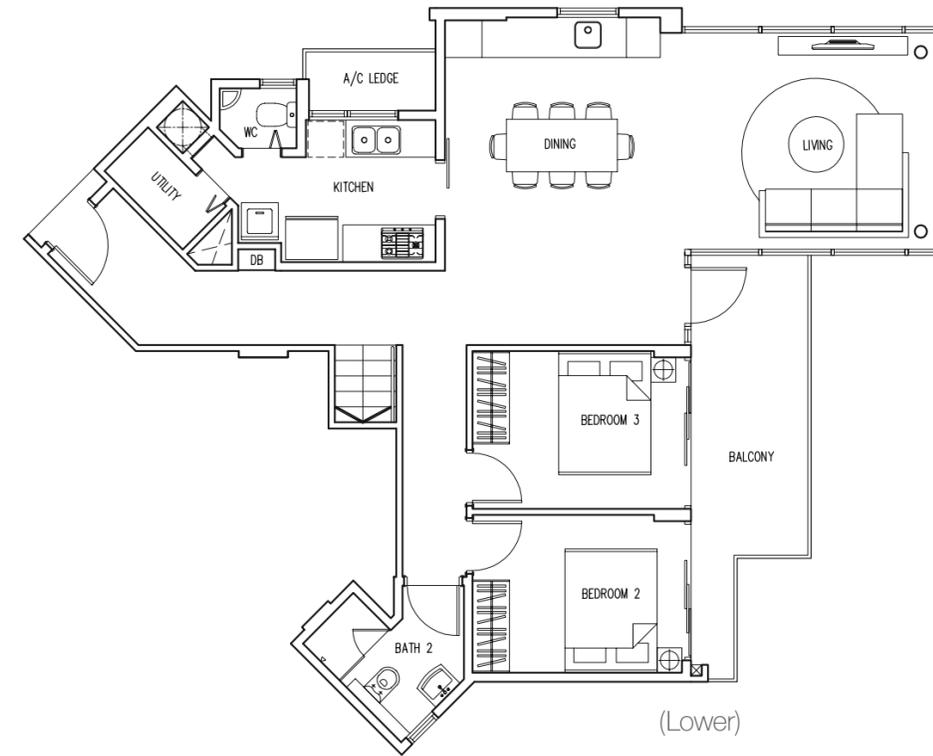
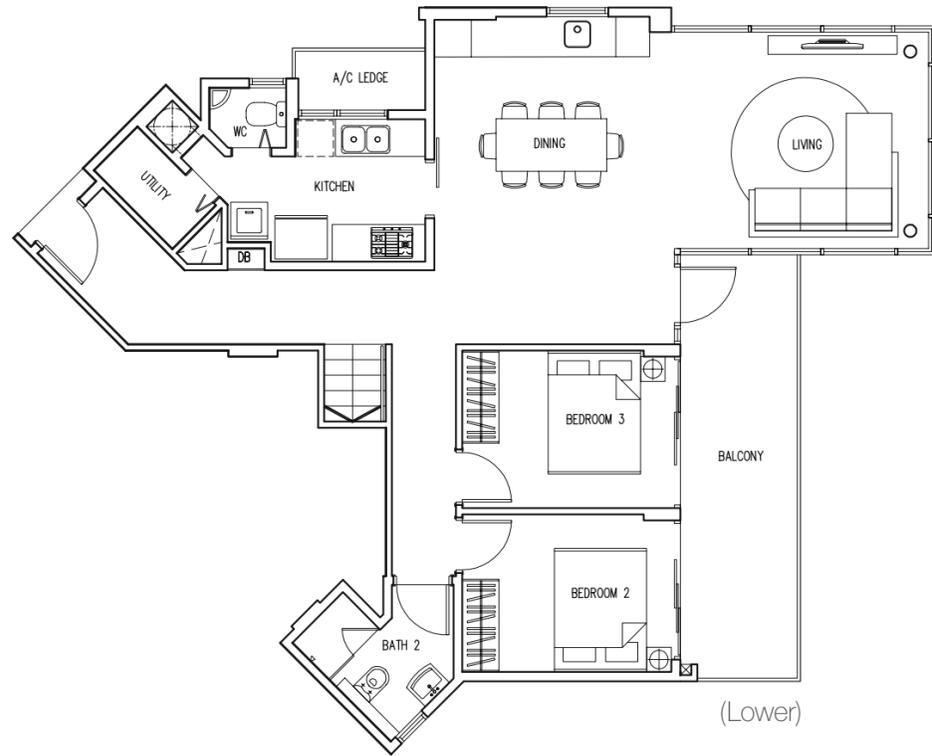
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4-Bedroom+Utility Penthouse

Type D2-PHa

Area 2077 sqft / 193 sqm
(inclusive of Roof Terrace,
Balcony & AC Ledge)

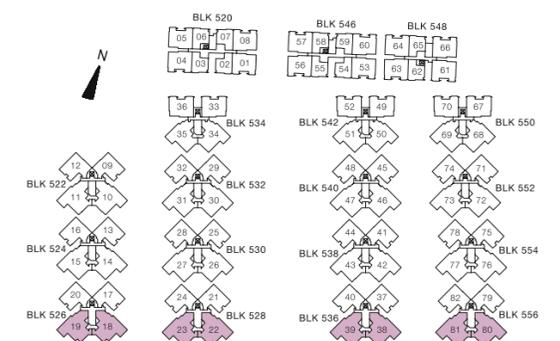
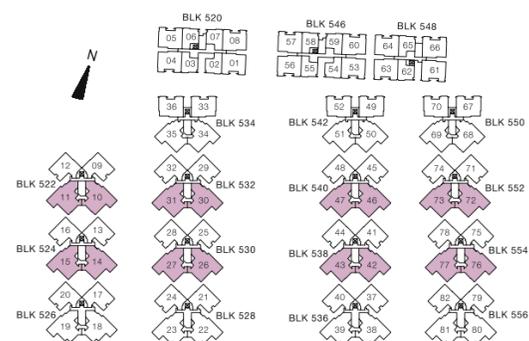
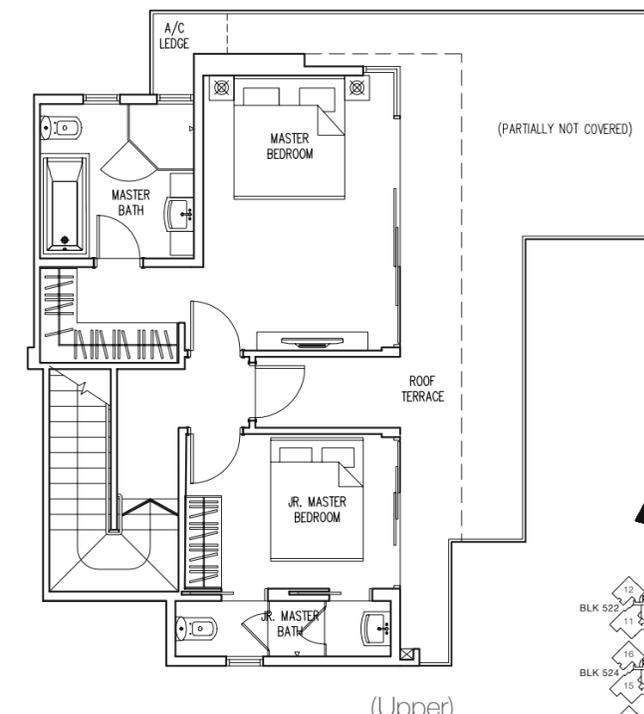
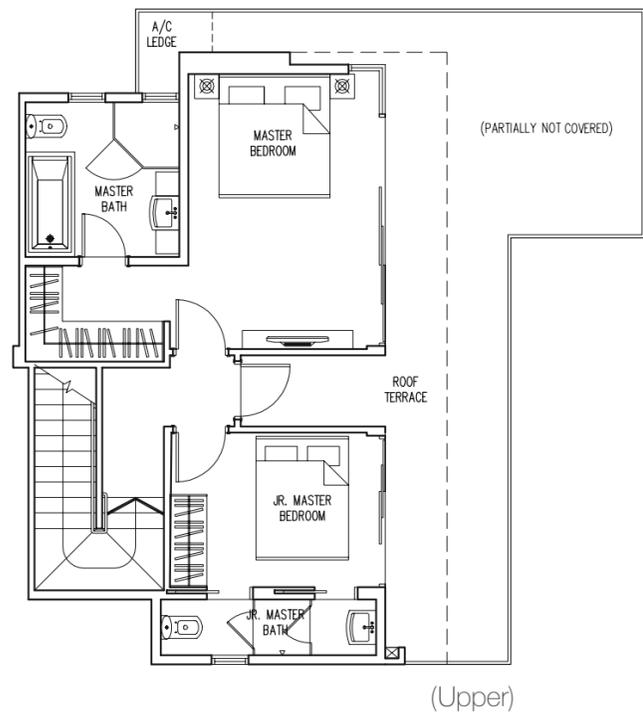
- BLK 522 #05-10, #05-11
- BLK 524 #05-14, #05-15
- BLK 530 #05-26, #05-27
- BLK 532 #05-30, #05-31
- BLK 538 #05-42, #05-43
- BLK 540 #05-46, #05-47
- BLK 552 #05-72, #05-73
- BLK 554 #05-76, #05-77



Type D2-PHb

Area 2034 sqft / 189 sqm
(inclusive of Roof Terrace,
Balcony & AC Ledge)

- BLK 526 #05-18, #05-19
- BLK 528 #05-22, #05-23
- BLK 536 #05-38, #05-39
- BLK 556 #05-80, #05-81



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Specifications

1. FOUNDATION

Reinforced Concrete Raft Foundation generally and/or other approved foundation system

2. SUB-STRUCTURE & SUPER-STRUCTURE

Reinforced Concrete to Engineer's specification

3. WALLS

- 3.1 External : Masonry and/or reinforced concrete wall
- 3.2 Internal : Masonry wall and/or precast concrete wall and/or dry wall system and/or lightweight concrete wall

4. ROOF

- 4.1 Flat Roof : Reinforced concrete flat roof with appropriate roofing system
- 4.2 Pitched roof : Metal deck with appropriate insulation

5. CEILING

- 5.1 For Apartment
- i) Living, Dining, Bedrooms, Kitchen, Bathrooms, WC, DB, Yard, Utility, Balcony and Roof Terrace : Skim coat and/or ceiling board and/or box-up to designated areas with paint finish
- ii) PES : Skim coat with paint finish
- 5.2 For Common Area
- i) Lift Lobbies : Skim Coat and/or Ceiling board with paint finish
- ii) Basement Car Park, Staircase and Any Other Areas : Skim coat with paint finish

6. FINISHES

- 6.1 Wall: For Apartment
- i) Living, Dining, Bedrooms, DB, Yard, Utility, Balcony and Roof Terrace : Cement and sand plaster and/or skim coat with paint finish
- ii) Kitchen, Bathrooms and WC : Tiles
- iii) PES : Cement and sand plaster and/or skim coat with paint finish
- 6.2 Wall: For Common Area
- i) Internal
- (a) Lift Lobbies : Tiles and/or cement and sand plaster and/or skim coat with paint finish
- (b) Corridors and Staircases : Cement and sand plaster and/or skim coat with paint finish
- 6.3 Floor: For Apartments
- i) Internal
- (a) Living and Dining : Tiles with skirting
- (b) Bedrooms : Engineered Timber flooring with skirting
- (c) Kitchen, Bathrooms, WC, DB, Yard, Utility, Balcony and Roof Terrace : Tiles
- (d) PES : Tiles and/or Composite Timber Finish and/or timber finish
- 6.4 Floor: For Common Areas
- i) Internal
- (a) Lift Lobbies, Corridors and Staircases from Basement to 2nd Storey landing : Tiles
- (b) Staircases from 2nd Storey upwards : Cement and sand screed with nosing tiles
- ii) External
- (a) Pool Deck, Viewing Deck and Communal Areas : Tiles and/or pebble wash and/or stone and/or timber finish and/or composite timber finish
- (b) Lap Pool, Wading Pool and Jacuzzi : Pool tiles and/or stone tiles
- (c) Children's Playground : EPDM granulated rubber flooring and/or sandbox

7. WINDOWS

Powder coated aluminium framed windows with glazing

8. DOORS

- 8.1 Main Entrance : Approved fire-rated timber door
- 8.2 Bedrooms, Bathrooms and DB : Hollow core timber door
- 8.3 Kitchen : Hollow core timber door with glass panel
- 8.4 WC and Utility : Slide and fold aluminium framed door with acrylic panel
- 8.5 Yard (for Type D1-PH only), Balcony, PES and Roof Terrace : Powder coated aluminium framed glass door

9. IRONMONGERY

Selected quality locksets

10. OTHERS

- 10.1 PES : Glass with metal railing and/or metal railing and/or metal gate with partial reinforced concrete parapet wall
- 10.2 Balcony and Roof Terrace : Glass with metal railing and/or metal railing and/or metal railing with partial reinforced concrete parapet wall
- 10.3 Internal Staircase : Engineered Timber flooring with metal railing and timber handrail
- 10.4 A/C Ledge : Metal railing

11. SANITARY WARES AND FITTINGS

- 11.1 Bath 2, Junior Master Bath and Master Bath (except Master Bath of Type D2-PHa and D2-PHb only)
- 1 shower cubicle with shower mixer and hand shower set
 - 1 basin with cabinet and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 bib tap
 - 1 towel rail
- 11.2 Master Bath (for Type D2-PHa and D2-PHb only)
- 1 long bath with bath mixer and hand shower
 - 1 shower cubicle with shower mixer and hand shower set
 - 1 basin with cabinet and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 bib tap
 - 1 towel rail
- 11.3 WC
- 2 way tap with hand shower set
 - 1 basin with tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder

- 11.4 Kitchen (for all units except Type C3-PHa, C3-PHb and D1-PH)
- 1 bib tap
- 11.5 Yard (for Type C3-PHa, C3-PHb and D1-PH only)
- 1 bib tap
- 11.6 PES and Roof Terrace
- 1 bib tap

12. ELECTRICAL INSTALLATION

All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP 33: 1996

14. PAINTING

- 14.1 External Wall : Textured coating and/or weather shield paint finish to designated areas
- 14.2 Internal Wall : Paint finish

15. WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, WC, Yard, Balcony, Roof Terrace and PES

16. DRIVEWAY AND CARPARK

- 16.1 Surface Driveway : Tiles and/or stone and/or concrete pavers and/or tarmac and/or reinforced concrete
- 16.2 Basement Car Park/ Driveway : Reinforced concrete floor

17. FACILITIES

- A – Entry Water Feature
- B – Main Drop-off
- C – Guard House
- D – Water Wall
- E – Dining Pavilion
- F – Fitness Area
- G – BBQ Pits
- H – Basketball Half Court
- J – Play Mound
- K – Climbing Dome / Sand Box
- L – Seating Alcove
- M – Meandering Creek
- N – Clubhouse
 - Gymnasium
 - Function Room
 - Male & Female Changing Rooms
 - Steam Rooms
 - Handicap Toilet
- O – Wading Pool
- P – Lap Pool
- Q – Jacuzzi
- R – Bubble Bed
- S – Sun Deck
- T – Wet Deck
- U – Viewing Deck / Sunken Pavilion
- V – Stream Garden
- W – Fountain Court
- X – Scented Garden
- Y – Yoga/Meditation Grounds
- Z – Palm & Fern Gardens
- AA – Wetland Garden
- BB – Jogging Track
- CC – Pedestrian Side Gate
- DD – Bin Centre & Substation

18. OTHER FACILITIES

- a) Guard House
- b) Commercial Shop Unit
- c) Management Office

19. SOIL TREATMENT

Anti-termite soil treatment by Specialist, where applicable.

20. ADDITIONAL ITEMS

- 20.1 Wardrobes : To all Bedrooms
- 20.2 Kitchen Cabinets/Appliances:
- i) Kitchen (For all units except Type A1-G, A2-G, A1, A2, B3-PH and B4-PH)
Kitchen cabinets with solid surface counter top complete with kitchen sink, cooker hood, gas hob and built-in oven
- ii) Kitchen (For Type A1-G, A2-G, A1 and A2)
Kitchen cabinets with solid surface counter top complete with kitchen sink, cooker hood, electric hob and built-in microwave oven
- iii) Kitchen (For Type B3-PH and B4-PH)
Kitchen cabinets with solid surface counter top complete with kitchen sink, cooker hood, electric hob and built-in oven
- 20.3 Mobile Kitchen Trolley for Type D2-PHa and D2PHb only
- 20.4 Air-Conditioning : Split unit air-conditioning system to Living, Dining and all Bedrooms
- 20.5 Intercom : Audio intercom system is provided for communication with Guard House and Visitor Call Panel at Lift Lobbies at Basement and 1st Storey
- 20.6 Telephone/Cable Vision: Refer to Electrical Schedule for details
- 20.7 Gas Water Heater : Hot water provision to Bathrooms and Kitchen (For all unit types except Type A1-G, A2-G, A1, A2, B3-PH and B4-PH)
- 20.8 Electric Storage Water Heater : Hot water provision to Bathroom and Kitchen (For Type A1-G, A2-G, A1, A2, B3-PH and B4-PH)
- 20.9 Gas Supply : Town gas supply to Kitchen cooker hob and gas water heater (For all unit types except Type A1-G, A2-G, A1, A2, B3-PH and B4-PH)
- 20.10 Security System
- i) Card Access System : To Lift Lobbies at Basement & 1st Storey Pedestrian Side Gate and Gymnasium
- ii) Car Access System : Automatic Car Barrier System
- iii) Closed Circuit Television System : Surveillance cameras to Lift Lobbies at Basement & 1st Storey and Pedestrian Side Gate
- 20.11 Mechanical Ventilation System : To Master Bathroom (For Types A1-G and A1), To Bath 2 (For Type B3-PH, C1-Ga and C1-Gb)* To WC (for Type C3-PHa, C3-PHb and D1-PH)* *if applicable

NOTES:

- a) **Wall:**
No tile behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition.
- b) **Marble, Limestone and Granite:**
Marble, limestone and 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 marble, limestone or granite as well as non-conformity 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. Tonality and pattern of marble limestone or granite selected and installed shall be subject to availability.
- c) **Cable Television and/or Internet Access:**
The Purchaser is liable to pay annual fee, subscription fee and such other fee to the Cable Providers and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

ELECTRICAL SCHEDULE

Type	A1-G A2-G A1 A2	B1-Ga B1-Gb B1-Gc B1-Gd B1-a B1-b	B2	B2-Ga B2-Gb	C1-Ga C1-Gb C1 C2-a C2-b	C2-Ga C2-Gb C2-Gc C2-Gd	B3-PH B4-PH	C3-PHa C3-PHb C4-PH	D1-PH	D2-PHa D2-PHb
Lighting Point	5	10	11	12	12	13	13	15	20	20
13A S/S/O	10	14	14	14	16	17	16	17	20	20
Telephone	2	3	3	3	4	4	3	4	5	5
TV Point	2	3	3	3	4	4	3	4	5	5
Bell point (DC)	1	1	1	1	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1	1	1	1	1
Cooker Hob	1	1	1	1	1	1	1	1	1	1
Oven	-	1	1	1	1	1	1	1	1	1
Microwave Oven	1	-	-	-	-	-	-	-	-	-
A/C Isolator	2	2	2	2	3	3	3	3	3	4

d) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing position and plaster ceiling boards are subject to Architect's sole discretion and final design.

e) **Warranties:**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

f) **Windows, Materials, Fittings, Equipment, Finishes, Installations and Appliances:**

Color of Window frames and glass subject to Architect's Selection. Brand, colour and model of all materials, fittings, equipment, finishes, installation and appliances supplied shall be provided subjected to Architect's selection, market availability and the sole discretion of the Vendor.

g) **Air-Conditioning system:**

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing of condensate pipes and charging of gas.

h) **Mechanical Ventilation System:**

The mechanical ventilation system for the bathroom within the unit's exhaust system is to be maintained by the Purchaser on a regular basis to ensure good working condition.

i) **Timber:**

Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timberstrips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

j) **Tiles:**

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

k) **Position and provision of power points, switches, TV and SCV outlets and other items:**

The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultant's design.

l) **Glass:**

Glass is a 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.

m) **Recreation Facilities:**

All recreation facilities are subject to approval by relevant authorities and/or technical requirement/compliance.

n) **Balcony, Terrace and Roof Terrace:**

Balcony, Terrace and Roof Terrace which are open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony, Open Balcony, Open Terrace and Roof Terrace constitute additional gross floor area (GFA) which requires the necessary planning permission from the relevant authority and consensus of the Management Corporation.

o) **Gondola supports/brackets and/or metal platforms (collectively "gondolas"):**

"Gondolas" (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.

The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned above for the purposes of carrying out defects rectification, cyclical maintenance, repair, upkeep and cleaning work to the building facade of the Housing Project.

Developer's Profile

Hoi Hup Realty



Residences @ Killiney

Hoi Hup Realty Pte Ltd is a premier niche property developer based in Singapore.

With an unflinching dedication and steadfast commitment to creating living spaces of the highest quality, comfort, functionality and style, Hoi Hup has clinched numerous accolades, most notably the BCA Best Buildable Design Award Merit 2007, Construction Excellence Award 2008 and the coveted SME 500 Award.

Prominent past projects include Questa @ Dunman, Residences @ Killiney, Shelford 23, Versilia on Haig, Waterford Residence, Suites @ Cairnhill, Charlton Villas and De Royale, among others.

At Hoi Hup, we craft homes for you.

Current Project:

The Foresta@Mount Faber

Nestled within a serene neighborhood, the freehold condominium comprising 141 residential units, is surrounded by low rise landed houses and greenery, and yet within the vibrant city side. Its prime address of Wishart Road brings you in close proximity to Harbourfront Centre, Vivo City and the upcoming Telok Blangah MRT Station.



The Foresta@Mount Faber

Sunway Developments

Sunway Developments Pte Ltd is a wholly owned subsidiary of Sunway Concrete Products (S) Pte Ltd, a Sunway Group company. The Malaysian conglomerate core businesses include property development and investment, real estate REIT, design and build construction, building materials, leisure, education, information technology and hospitality.

Having received accolades from international bodies like FIABCI and IFAWPCA, they have also forged strategic partnerships with global investors such as the Government Corporation of Singapore (GIC), Malaysian Provident Fund (EPF), Kuwait Finance House (KFH) and Goldman Sachs. Sunway REIT is also the largest Malaysian REIT in terms of asset size and free float.

As one of Singapore's leading concrete precasters in Singapore, the company has projects in both public and private sectors, and has worked on several Design & Build Projects such as Ikea @ Tampines and The Meadows at Punggol, Design-Build-Sell-Scheme (DBSS) public housing developments, City View @ Boon Keng and The Peak @ Toa Payoh. In addition, they also teamed up with HDB in an R&D exercise to implement innovative products such as prefabricated toilet systems and lift upgrading to cater to the needs of the ever-changing market.

About Us – Hoi Hup Sunway Miltonia Pte Ltd

The Miltonia Residences is jointly developed by Hoi Hup Sunway Miltonia Pte Ltd - a consortium comprising Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd.

The combined strengths and expertise of these two companies have all the attributes of a winning combination, which sparked off the success of not just one, but two collaborations, of Design-Build-Sell-Scheme (DBSS) public housing developments, namely City View @ Boon Keng and The Peak @ Toa Payoh.



The Peak @ Toa Payoh



City View @ Boon Keng

Current Project:

Vacanza @ East

A spectacular freehold condominium showcasing seven blocks with 12 storeys and 473 astounding units, Vacanza @ East features an affluent resort lifestyle never experienced before – right amidst the landed homes enclaves at Lengkong Tujoh, near Kembangan MRT Station.



Vacanza @ East

Upcoming Projects:

Arc at Tampines

An Executive Condominium comprising 574 units, located at Tampines Avenue 8.

Another Design-Build-Sell-Scheme (DBSS) public housing development at Yuan Ching Road.

Another exclusive enclave brought to you by
Hoi Hup Realty Pte Ltd & Sunway Developments Ptd Ltd:



Hoi Hup Sunway Miltonia Pte Ltd Tel: 6311 9555 Fax: 6271 9282

Whilst reasonable care has been taken in the preparation of this brochure and the construction of the scale model and showflat, the developer does not warrant their accuracy and cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions may not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artists' impressions of the development only, and are not to be relied upon as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied/provided are subject to the Developer's/ its architect's selection, market availability and the sole discretion of the Developer.

All information, including equipment, materials, fittings, finishes, installations and appliances, description, plans and specifications, are current at the time of printing, and are subject to such changes as may be required by the Developer or the relevant authorities, and cannot form part of an offer or contract. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Developer reserves the right to modify any unit, plans, layouts, the building, the development or any part thereof prior to completion in its absolute discretion or as directed or approved by the architect or relevant authorities.

Developer: Hoi Hup Sunway Miltonia Pte Ltd • Company Registration No.: 201018354D • Developer's Licence No.: C0729 • Tenure of Land: 99 years from 30 November 2010 • Lot & Mukim No.: Lot 03340V MK 19
• Legal TOP/Legal Completion: 31 December 2015 / 31 December 2018 • BP No.: A0712-00110-2010-BP01(19 April 2011) • ABP No.: A0712-00110-2010-BP02 (2 June 2011)

