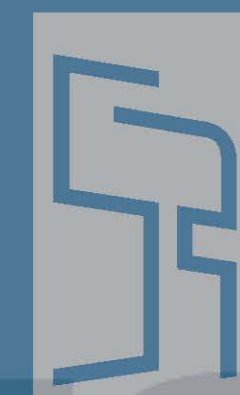


[www.sturdeerestidences.com.sg](http://www.sturdeerestidences.com.sg)



STURDEE  
RESIDENCES

EXPERIENCE NEW CITY LIVING

YOUR CONTEMPORARY HOME

INSPIRED BY  
A SHARED ZEST FOR CITY LIFE  
SURROUNDED BY A RICH URBAN FABRIC  
BRINGING SEAMLESS CONNECTIVITY  
AND CONVENIENCE

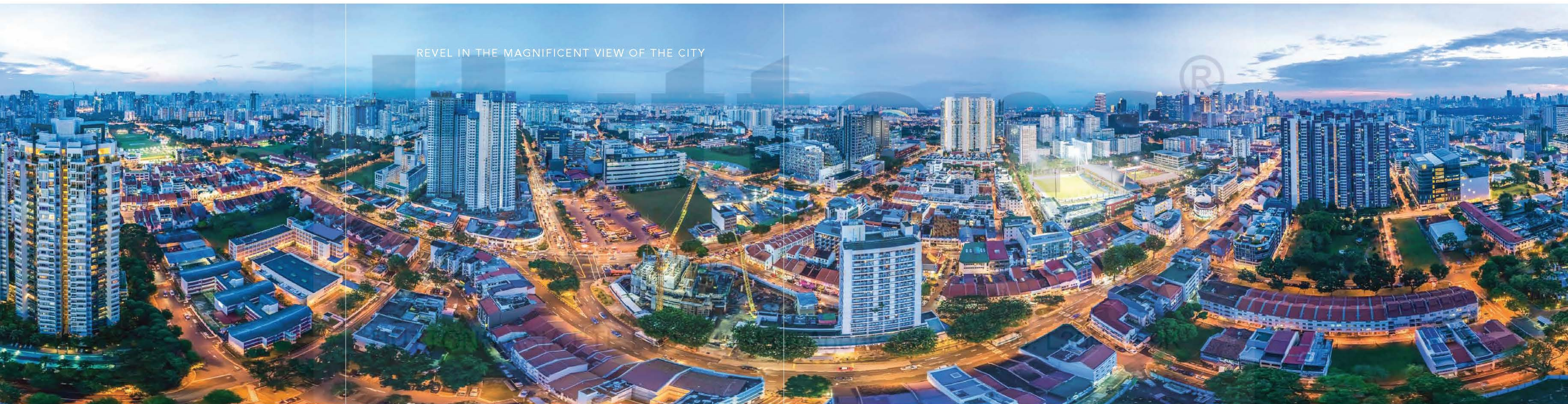
HUTTONS ASIA PTE LTD

Estate Agents Licence No: L3008899K



DRAFT



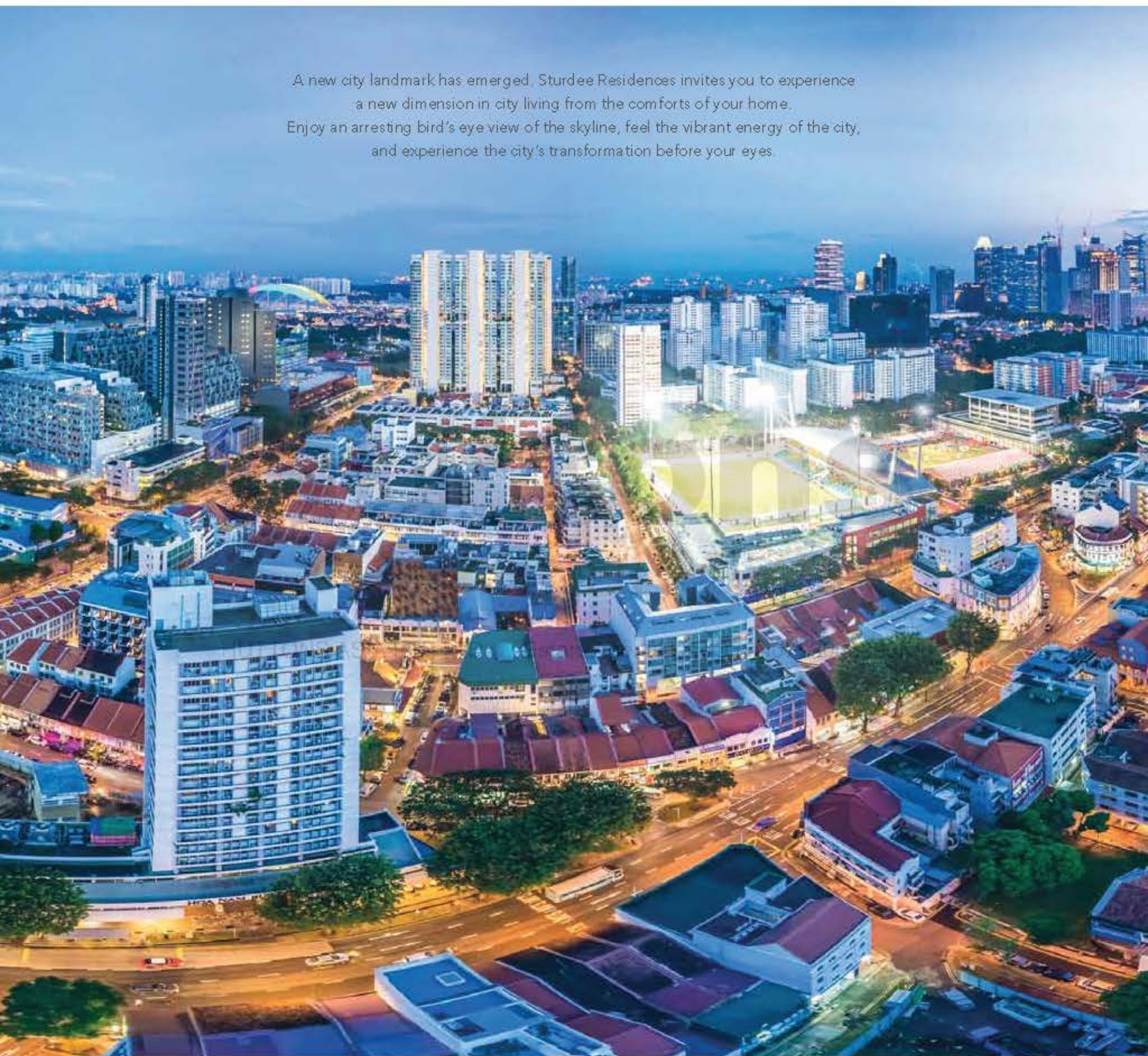


REVEL IN THE MAGNIFICENT VIEW OF THE CITY

DRAFT



A new city landmark has emerged. Sturdee Residences invites you to experience  
a new dimension in city living from the comforts of your home.  
Enjoy an arresting bird's eye view of the skyline, feel the vibrant energy of the city,  
and experience the city's transformation before your eyes.



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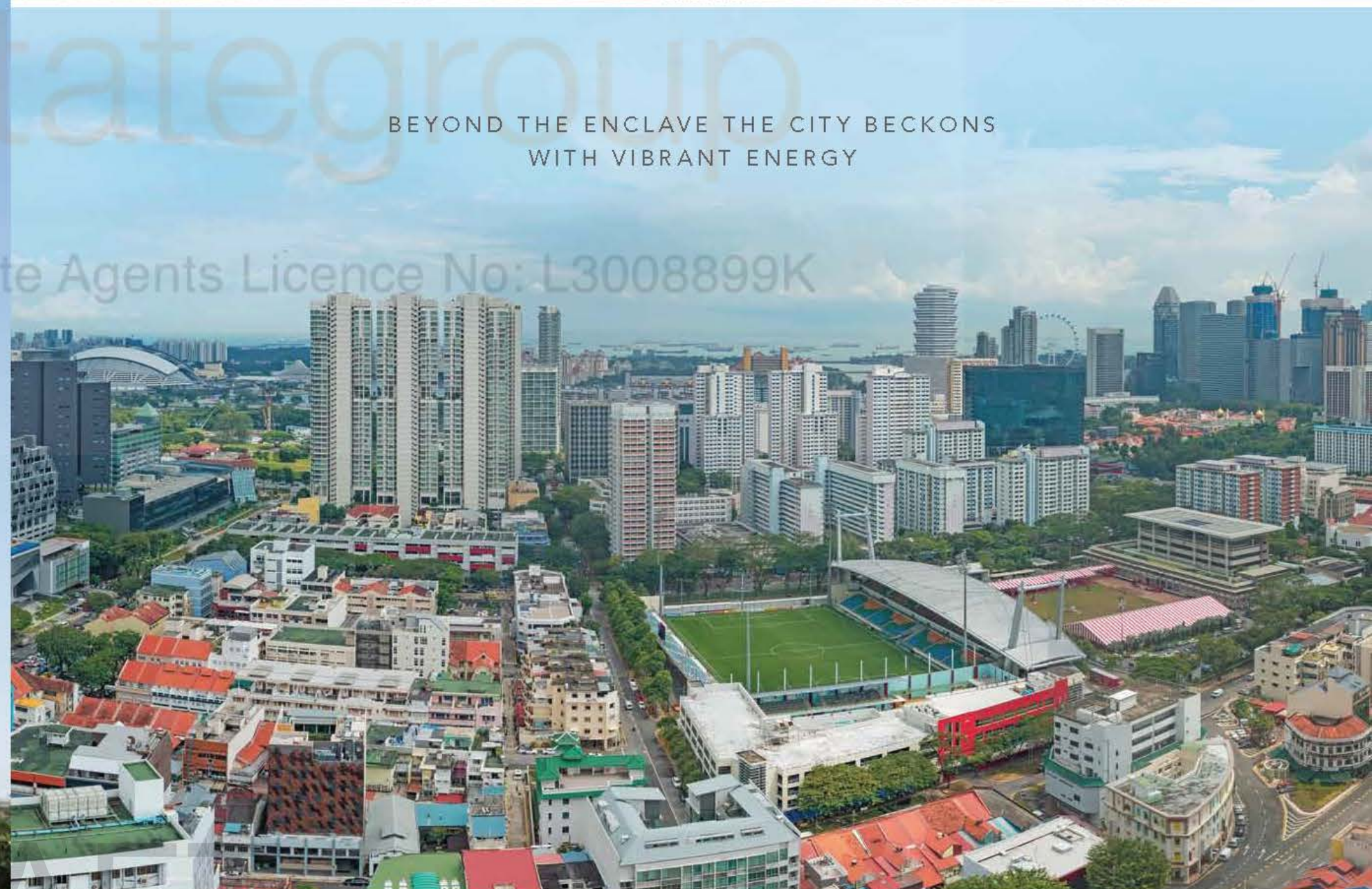


ARTIST'S IMPRESSION

SURROUNDED BY CHARMING CONSERVATION  
SHOPHOUSES, THE NEIGHBOURHOOD IS FILLED WITH  
QUAINT NOSTALGIA AND STEEPED IN RICH HERITAGE.



BEYOND THE ENCLAVE THE CITY BECKONS  
WITH VIBRANT ENERGY



LTD Estate Agents Licence No: L3008899K



# IN THE HEART OF A TRANSFORMING CITY DISTRICT OF THE FUTURE

JALAN BESAR / ROCHOR



LEGEND	
Existing Developments	
<span style="color: green;">●</span> Park	<span style="color: blue;">●</span> Waterbody
<span style="color: green;">—</span> Park Connectors / Cycling Routes	<span style="color: red;">MRT</span>
New Developments	
<span style="color: red;">■</span> Residential	<span style="color: red;">+</span> Healthcare Facility
<span style="color: blue;">■</span> Integrated Development	<span style="color: green;">■</span> Sports & Recreation
<span style="color: blue;">■</span> School	<span style="color: blue;">MRT</span>
<span style="color: green;">■</span> Park / Interim Park	<span style="color: brown;">■</span> Road Improvement
<span style="color: green;">—</span> Park Connectors / Cycling Routes	

Sturdee Residences is in the heart of a rejuvenated precinct that stretches from Jalan Besar to Kampong Glam, Ophir and Rochor, within the expanding city districts of Singapore. These areas have been earmarked by the Urban Redevelopment Authority of Singapore as key areas in Singapore to be preserved for their historical value while being revitalised for the future.

Jalan Besar will undergo a transformation and emerge as an urbanized district while retaining the much loved and unique Kampung spirit right in the heart of Singapore. The Ophir-Rochor corridor will be a mixed-use district featuring offices, hotels and residences, connecting the established commercial node at Marina Centre to future developments along Rochor Canal and Bukit Timah Canal. In addition to injecting greater vibrancy into the city, an attractive feature will be generous greenery and landscaping that will enhance the uniqueness and distinctiveness of this strategic city fringe area.



The city's dynamic expansion will offer residents round-the-clock access to a host of lifestyle activities, from the active to the relaxing.

- 236 hectares of parks, promenades and public spaces.
- The Bay East and Bay Central Gardens at Gardens by the Bay.
- Expansive street and sky-level greenery along the walkways, public spaces and sky parks.
- The transformation of Rochor Canal into a vibrant, clean and beautiful river with new recreational and community spaces along its banks.
- Extension of the waterfront promenade around Marina Reservoir.
- Water-based activities in Marina Reservoir, including water sports and river taxi rides.

Seamless connectivity is further enhanced with new MRT lines, expanded park connectors and alternative driving routes.

- The Downtown and Thomson MRT lines will feature 22 new stations and be ready as early as 2017, while the Downtown Line 3 Bendemeer MRT Station will open to connect the north-western and eastern regions of Singapore to the CBD and Marina Bay area.
- Comprehensive pedestrian networks will provide all-weather connectivity.
- New cycling paths along key routes will be available through the upgrading of existing park connectors integrating both the ABC Waters @ Kallang River (Upper Boon Keng) with HDB's Kallang Trivista.
- The completion of the North-South Expressway in 2020 provides shorter driving time across the island.

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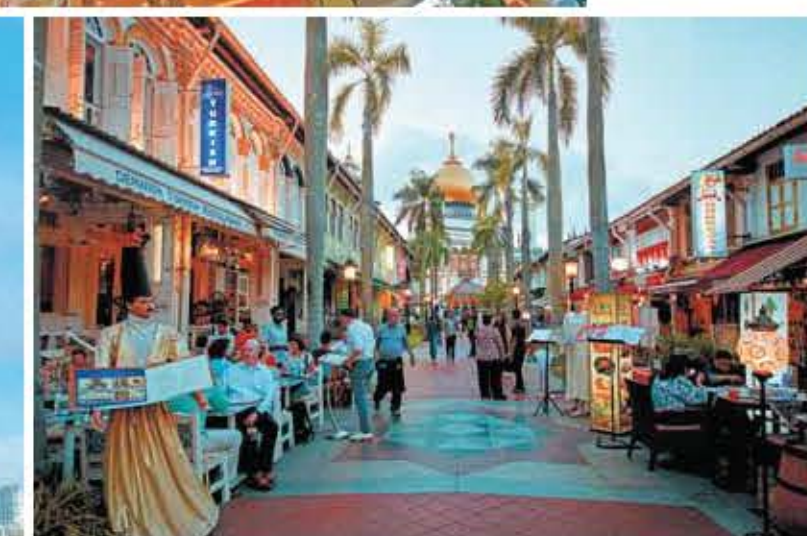
FOR THE  
CONNECTED  
URBANITE



EFFORTLESS LIVING  
FOR WORK, REST & PLAY

CENTERED TO YOUR NECESSITIES

Nestled within a lush green enclave, scenic quiet lanes lead to major arterial roads and easy access to MRT stations. Expect all the modern convenience to get you to what you need and to where you need to be, on foot, train or car commute, in no time.



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## STURDEE RESIDENCES



### Minutes walk to

- City Square Mall
- Farrer Park MRT
- Connexion
- Bendemeer MRT (u/c)
- Jalan Besar Stadium
- Hong Wen Pri Sch



### 2 STOPS to Dhoby Ghaut MRT Interchange



### 3 STOPS to City Hall MRT Interchange

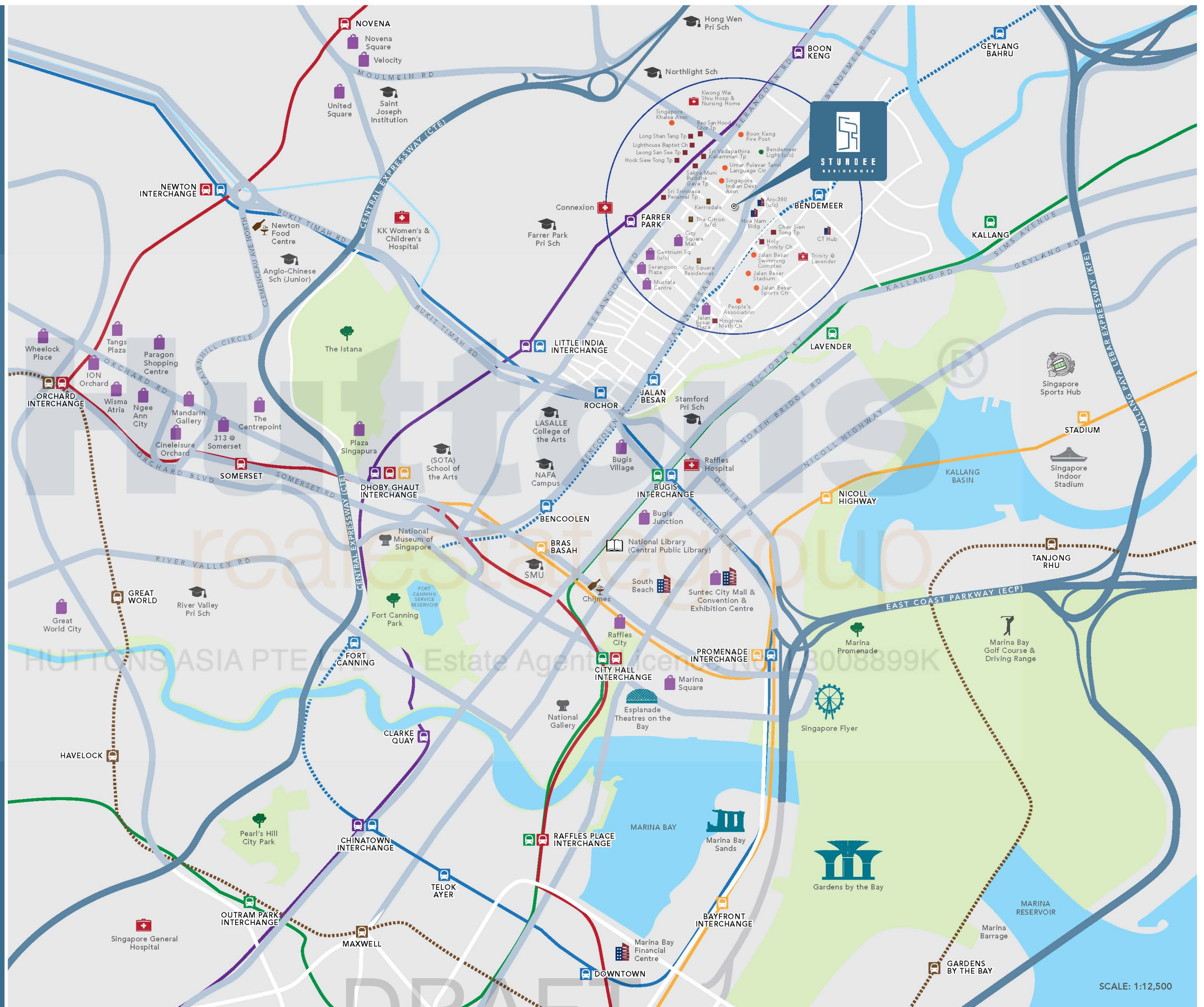


### 4 STOPS to Orchard Shopping Belt / CBD



### 5 STOPS to Marina Bay

Conveniently and strategically located in the centre of a new city transformation, Sturdee Residences is surrounded by an established network of connectivity and accessibility and will continue to richly benefit from future evolution and growth as the district expands in accordance with Singapore's urban master plans.





## TRANQUILITY AMIDST THE CITY'S BUSTLE

Towering at 30 storeys high, 305 residential apartments offers breathtaking views of the city skyline. A tranquil and serene personal abode awaits, on top of the convenience, quaint charm and endless lifestyle choices at its doorstep.

HUTTONS ASIA PTE LTD     Estate







ARTIST'S IMPRESSION

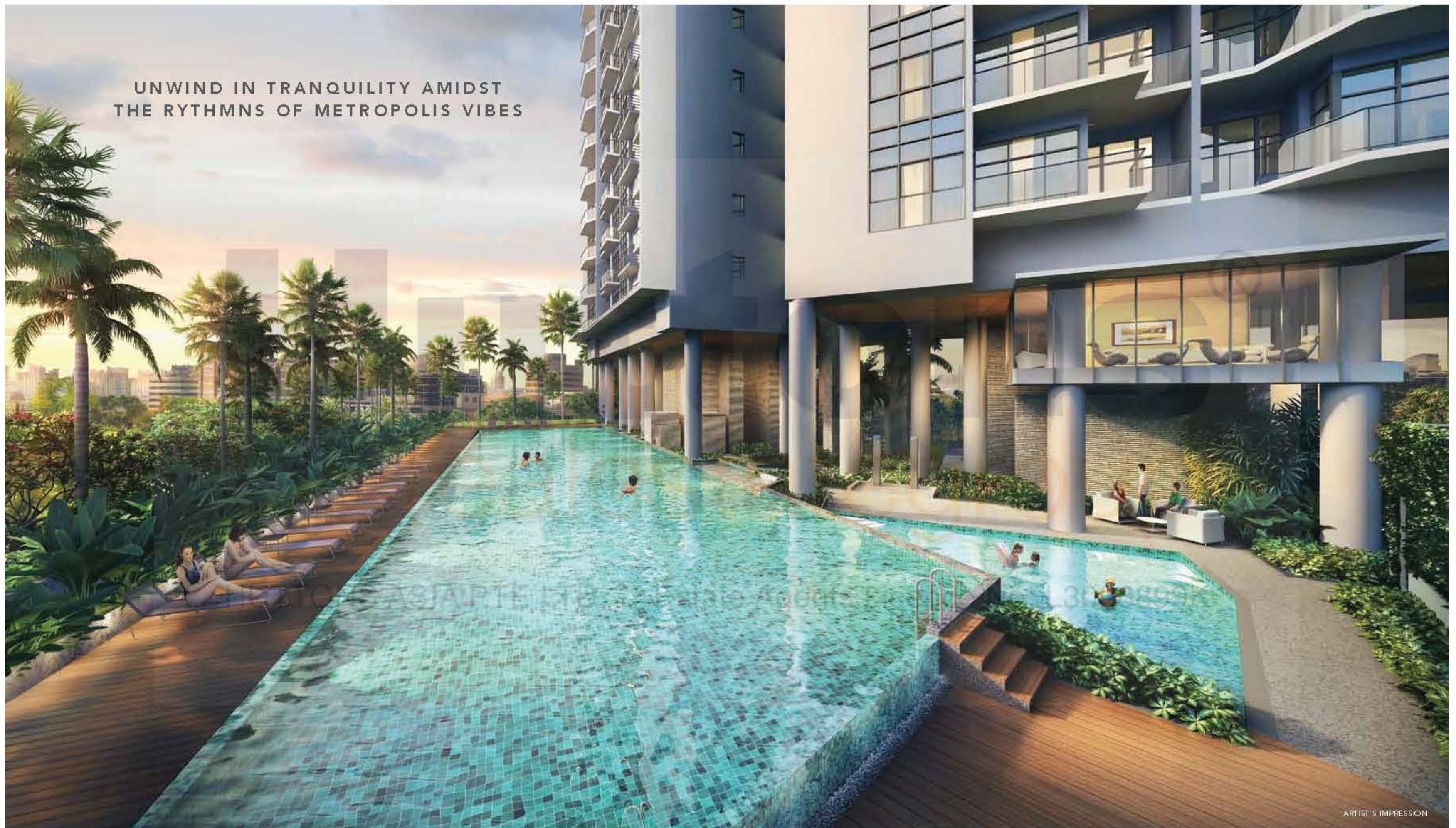
A distinctive entrance combining soothing water features, manicured greens and provides the perfect welcome to a chic urban residence.

A GRAND ENTRANCE PROVIDES A WARM AND INVITING WELCOME TO RESIDENTS AND GUESTS





UNWIND IN TRANQUILITY AMIDST  
THE RYTHMNS OF METROPOLIS VIBES



ARTIST'S IMPRESSION

DRAFT



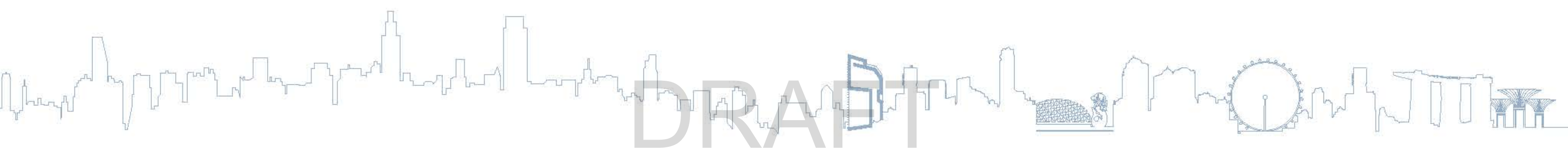


**LEVEL 14**  
WELLNESS COURTYARD

ARTIST'S IMPRESSION

Be spoilt with a choice of indoor and outdoor workout routines against a spectacular backdrop to complete your perfect exercise regime.

THE PERFECT WORKOUT AGAINST  
AN INVITING OPEN SKYLINE





## SOAK IN THE GOOD LIFE

A relaxing outdoor terrace on the 19th floor extends beyond the comforts of your home, for a quiet personal retreat or simply to soak in the city sights with that special someone.



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IMPRESS AND INDULGE YOUR GUESTS  
UNDER THE STARS

Step into a world of hospitality indulgence in the sky. The open sky deck on the 29th floor is fully equipped to support the arrangement of private chefs and cocktail evenings, to treat your guests to a feast of culinary adventures, alongside an impressive vantage of the city skyline.

LEVEL 29  
SKY PARK

ARTIST'S IMPRESSION

DRAFT



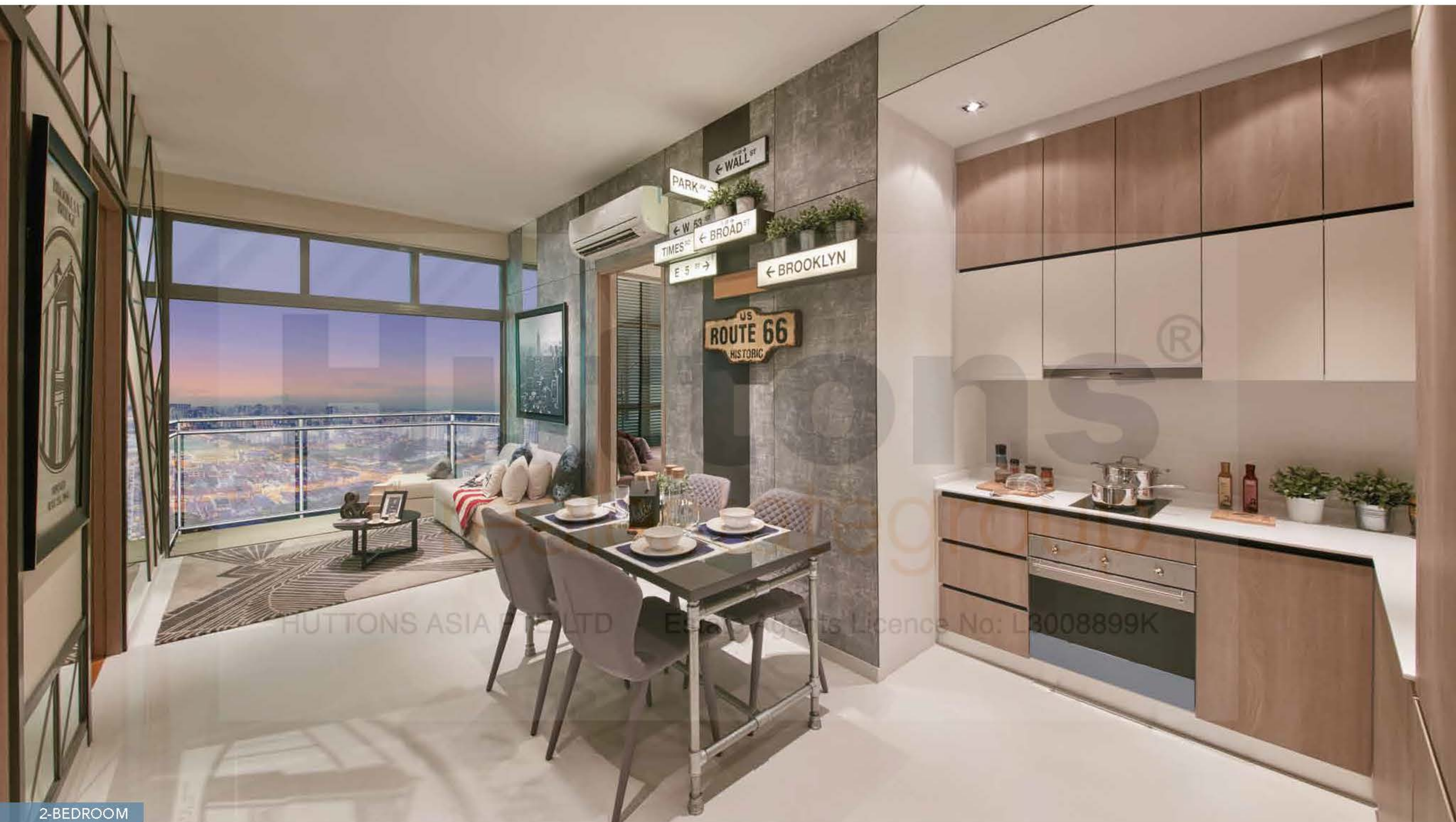


## THE PERFECT PLACE FOR EVERYONE

Sturdee Residences is the perfect place for everyone, from the young urbanite to the cosy family. With a comprehensive host of facilities ranging from covered pavilions and open decks for a quiet sanctuary, to a 50m lap pool and cross training fitness room, everything is in place for a healthy enriched lifestyle. Even the little ones can bask in special activity corners that will keep them entertained for hours.

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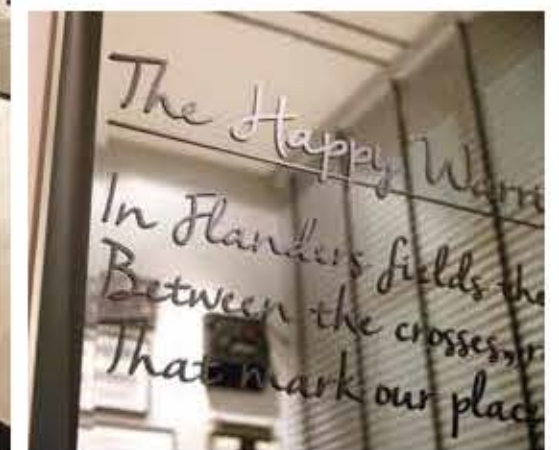
2-BEDROOM

YOUR HOME,  
AN EXTENSION OF THE  
CITYSCAPE

DRAFT

305 units comprising 1-, 2-, 3-, 4-bedroom apartments and penthouses have been designed with modernity and innovation in mind, through the effective use of floor-to-ceiling windows and open plan layouts. Flanked by views of the skyline and equipped with quality finishes and fittings, this is truly an urban oasis at its best.





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4-BEDROOM



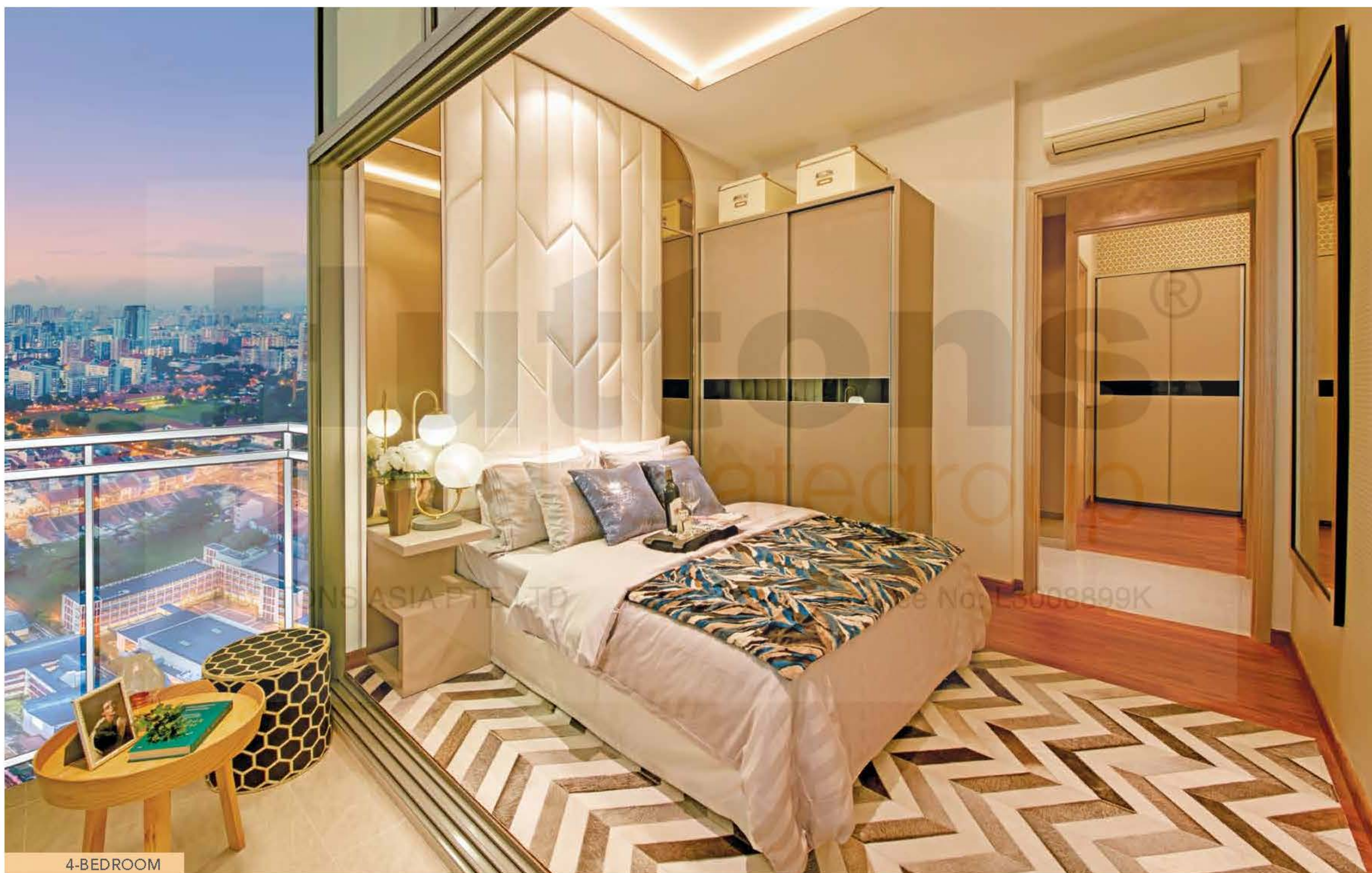
## LUXURY URBAN LIVING

Embrace livable city spaces that comfortably provide spacious city lifestyles to truly celebrate the exceptional pride of home.

DRAFT







DRAFT





DRAFT





DRAFT



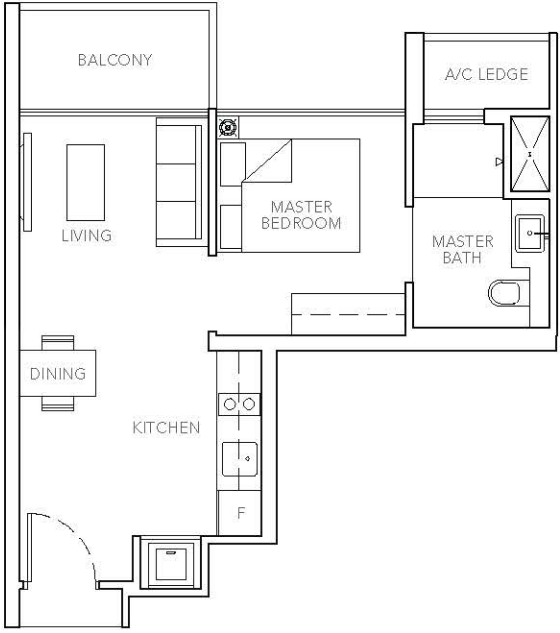
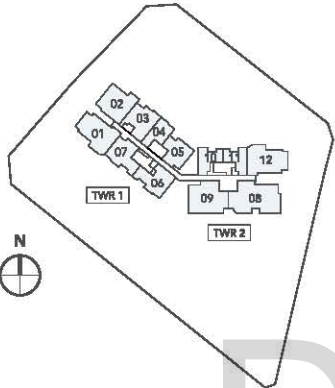
PENTHOUSES					
TOWER 1			SKY PARK	TOWER 2	
STOREY / UNIT NO.	01	02		08	12
30	PH2	PH3		PH4	PH1
29	PH2	PH3		PH4	PH1

TOWER 1							
STOREY / UNIT NO.	01	02	03	04	05	06	07
28	C2	C1	B3	A2	B1	B2a	B2
27	C2	C1	B3	A2	B1	B2a	B2
26	C2	C1	B3	A2	B1	B2a	B2
25	C2	C1	B3	A2	B1	B2a	B2
24	C2	C1	B3	A2	B1	B2a	B2
23	C2	C1	B3	A2	B1	B2a	B2
22	C2	C1	B3	A2	B1	TRANQUIL & THERAPEUTIC GARDEN	B2
21	C2	C1	B3	A2	TRANQUIL & THERAPEUTIC GARDEN		B2
20	C2	C1	B3	A2			B2
19	C2	C1	B3	A2			B2
18	C2	C1	B3	A2	B1	B2a	B2
17	C2	C1	B3	A2	B1	B2a	B2
16	C2	C1	B3	A2	B1	B2a	B2
15	C2	C1	B3	A2	B1	B2a	B2
14	C2	C1	B3	A2	B1	B2a	B2
13	C2	C1	B3	A2	B1	B2a	B2
12	C2	C1	B3	A2	B1	B2a	B2
11	C2	C1	B3	A2	B1	B2a	B2
10	C2	C1	B3	A2	B1	B2a	B2
9	C2	C1	B3	A2	B1	B2a	B2
8	C2	C1	B3	A2	B1	B2a	B2
7	C2	C1	B3	A2	B1	B2a	B2
6	C2	C1	B3	A2	B1	B2a	B2
5	C2	C1	B3	A2	B1	B2a	B2
4	C2	C1	B3	A2	B1	B2a	B2
3	C2	C1	B3	A2	B1	B2a	B2
2	Recreational Facilities Deck						
1							

TOWER 2					
STOREY / UNIT NO.	08	09	10	11	12
28	D1	C3	A1	A1	C2
27	D1	C3	A1	A1	C2
26	D1	C3	A1	A1	C2
25	D1	C3	A1	A1	C2
24	D1	C3	A1	A1	C2
23	D1	C3	A1	A1	C2
22	D1	C3	A1	A1	C2
21	D1	C3	TRANQUIL & THERAPEUTIC GARDEN	A1	C2
20	D1	C3		A1	C2
19	D1	C3a	A1	A1	C2
18	D1	WELLNESS COURTYARD	A1	A1	C2
17	D1		A1	A1	C2
16	D1		A1	A1	C2
15	D1		A1	A1	C2
14	D1	C3	A1	A1	C2
13	D1	C3	A1	A1	C2
12	D1	C3	A1	A1	C2
11	D1	C3	A1	A1	C2
10	D1	C3	A1	A1	C2
9	D1	C3	A1	A1	C2
8	D1	C3	A1	A1	C2
7	D1	C3	A1	A1	C2
6	D1	C3	A1	A1	C2
5	D1	C3	A1	A1	C2
4	D1	C3	A1	A1	C2
3	D1	C3	A1	A1	C2
2	Multi-Purpose Room				
1	Recreational Facilities Deck				

LEGEND

- 1-Bedroom
- 2-Bedroom
- 2+1-Bedroom
- 3-Bedroom
- 4-Bedroom
- Penthouse



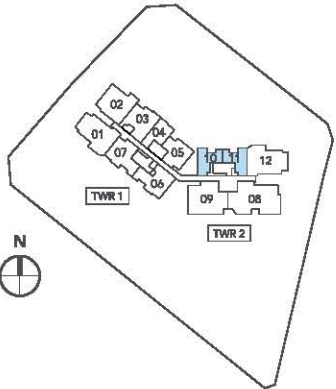
A1 1-BEDROOM

39 sq m / 420 sq ft

#03-10 to #18-10

#22-10 to #28-10

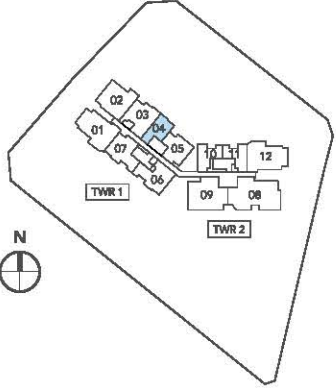
#03-11 to #28-11 (mirror image)



A2 1-BEDROOM

39 sqm / 420 sq ft

#03-04 to #28-04





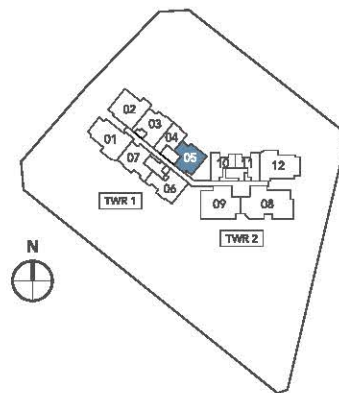
B1

2-BEDROOM

53 sq m / 570 sq ft

#03-05 to #18-05

#22-05 to #28-05



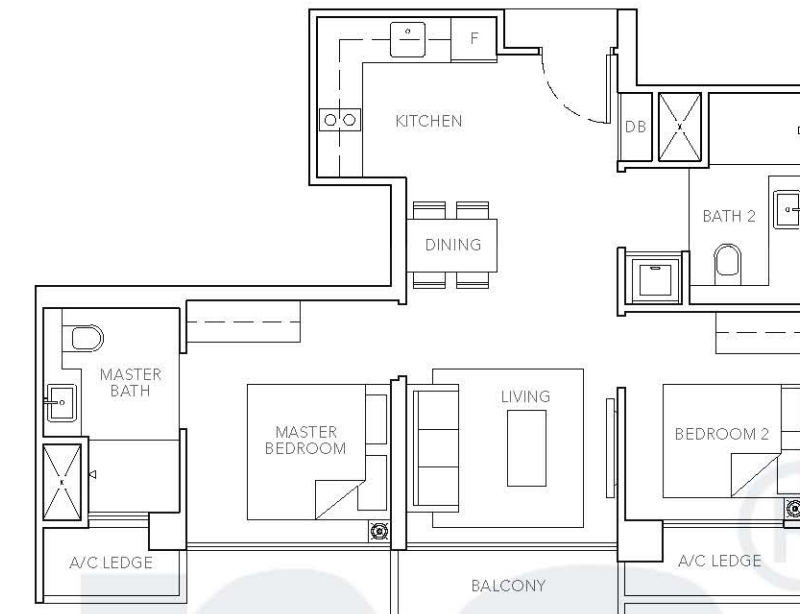
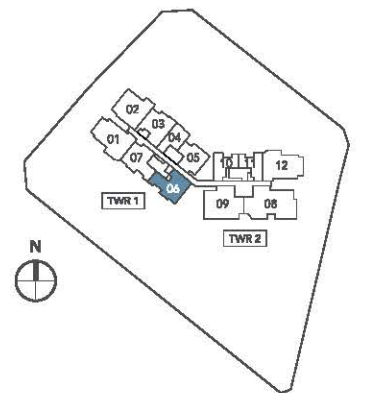
B2A

2-BEDROOM

61 sq m / 657 sq ft

#03-06 to #18-06

#23-06 to #28-06

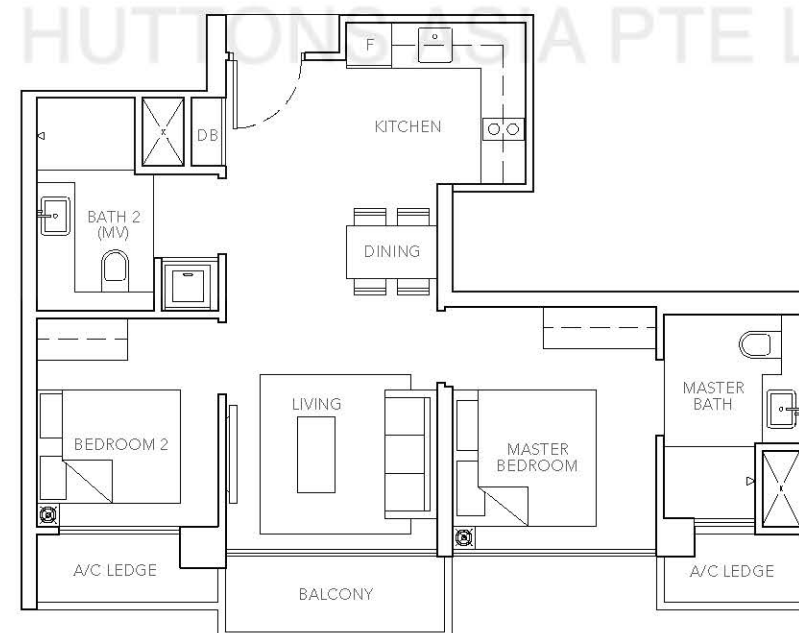
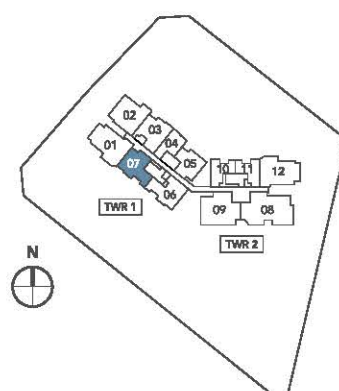


B2

2-BEDROOM

61 sq m / 657 sq ft

#03-07 to #28-07

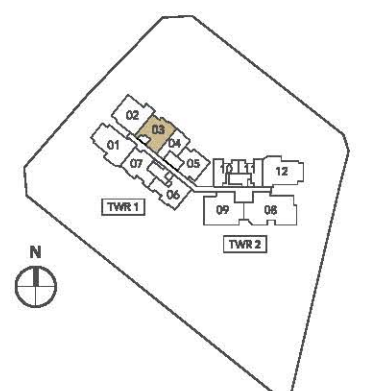


B3

2+1-BEDROOM

67 sq m / 721 sq ft

#03-03 to #28-03



Area includes A/C ledge, balcony and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

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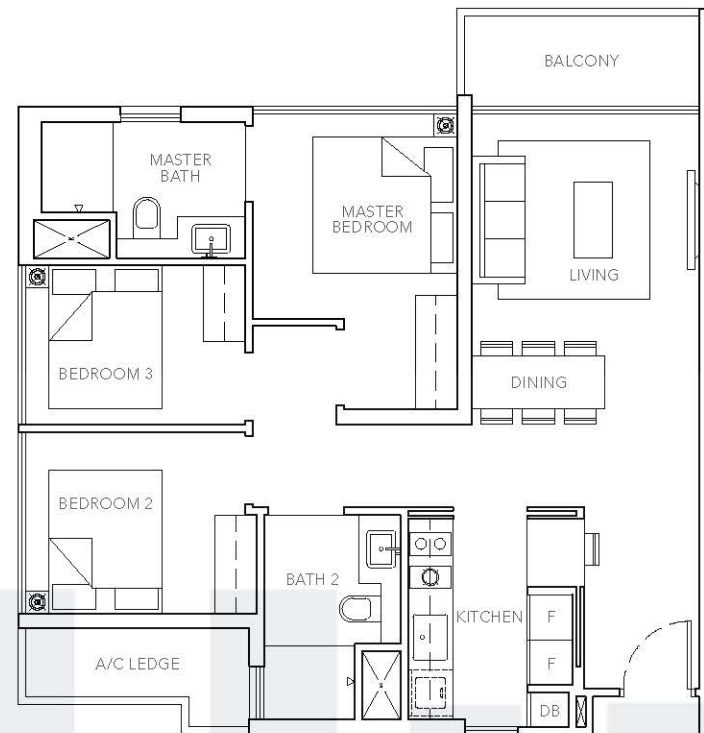
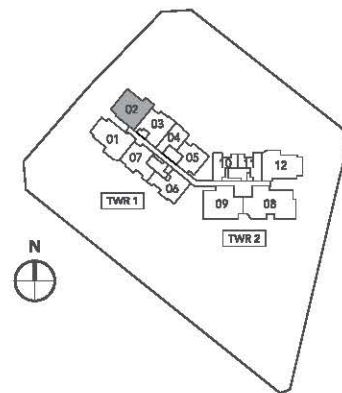


# C1

## 3-BEDROOM

77 sq m / 829 sq ft

#03-02 to #28-02

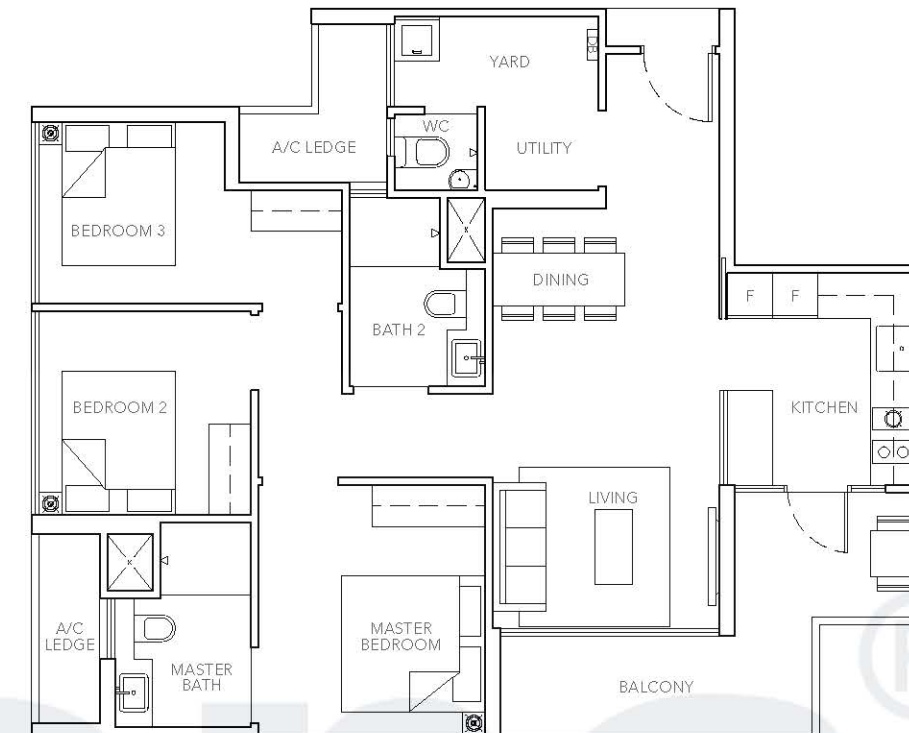
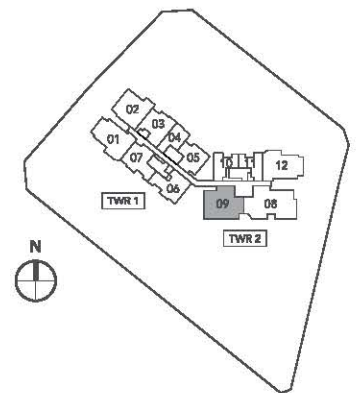


# C3

## 3-BEDROOM

97 sq m / 1044 sq ft

#03-09 to #13-09  
#20-09 to #28-09

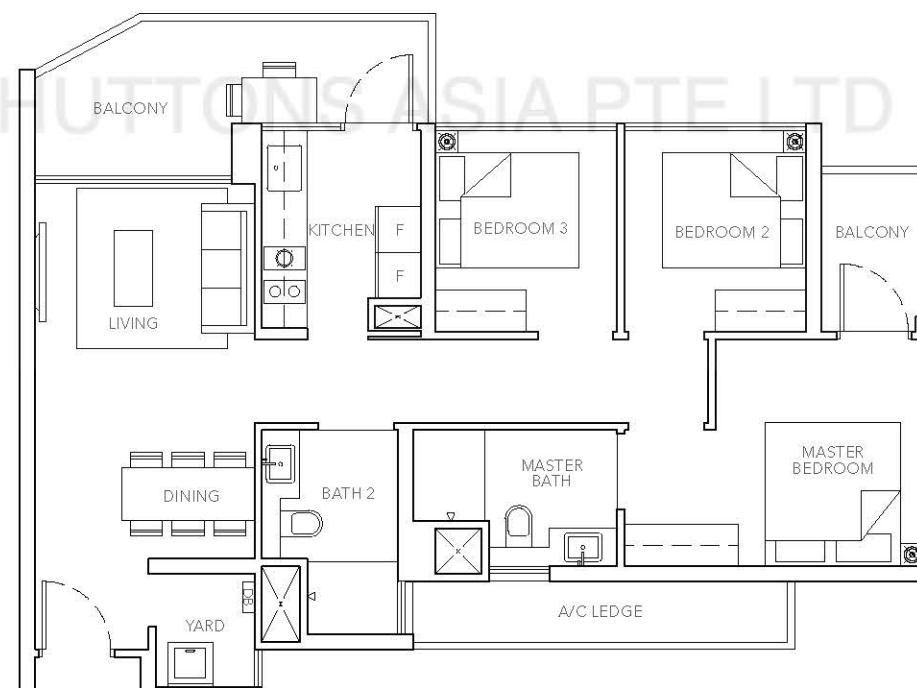
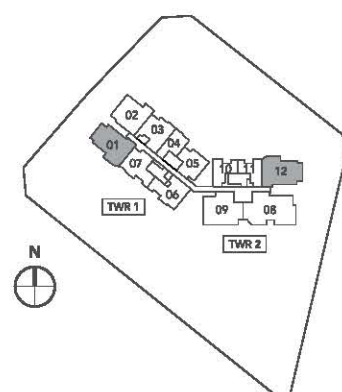


# C2

## 3-BEDROOM

88 sq m / 947 sqft

#03-01 to #28-01  
#03-12 to #28-12

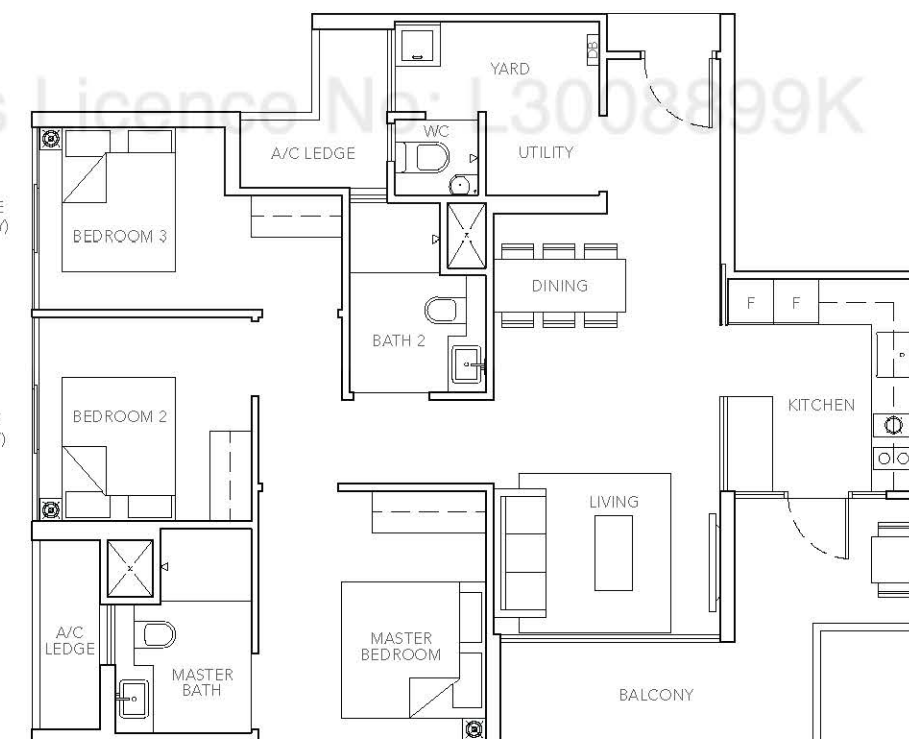
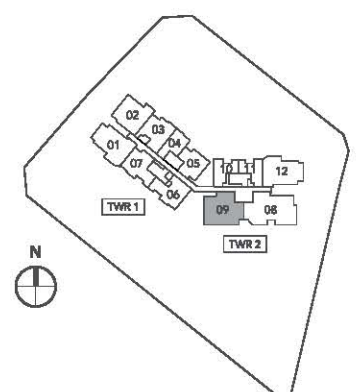


# C3A

## 3-BEDROOM

96 sq m / 1033 sq ft

#19 - 09



ACCESS TO  
TO SKY TERRACE  
(AT 19TH STOREY)

ACCESS TO  
TO SKY TERRACE  
(AT 19TH STOREY)

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# DRAFT



D1

4-BEDROOM

121 sq m / 1302 sq ft

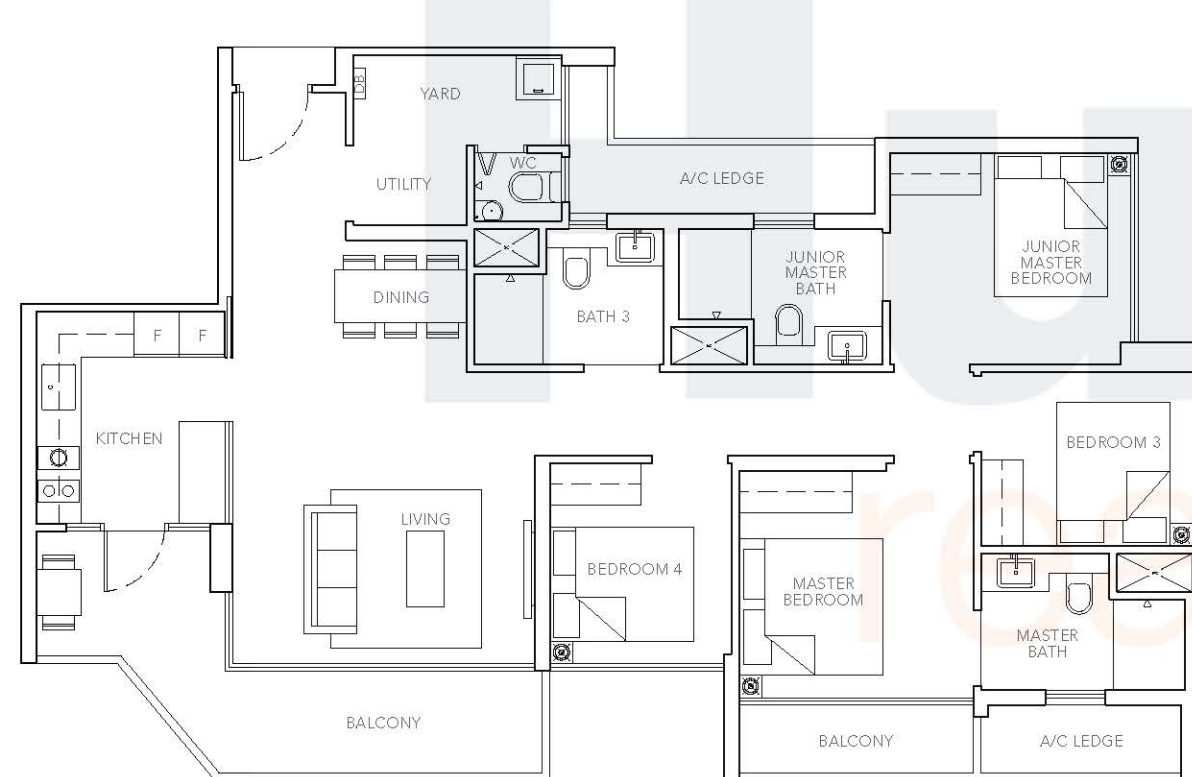
#03-08 to #28-08

PH1

5-BEDROOM

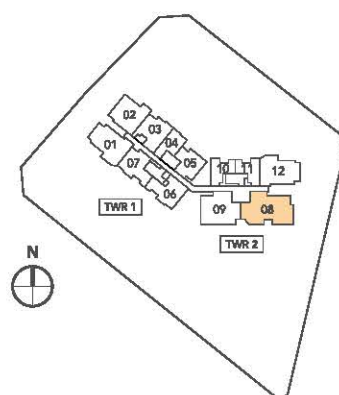
130 sq m / 1399 sq ft

#29-12 to #30-12

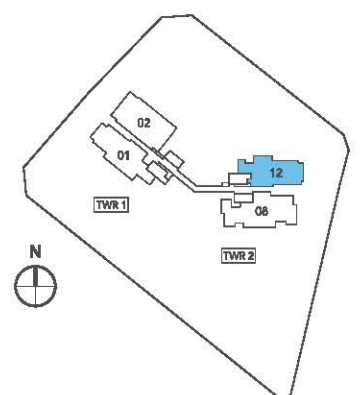


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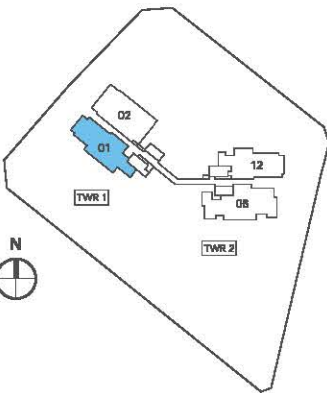
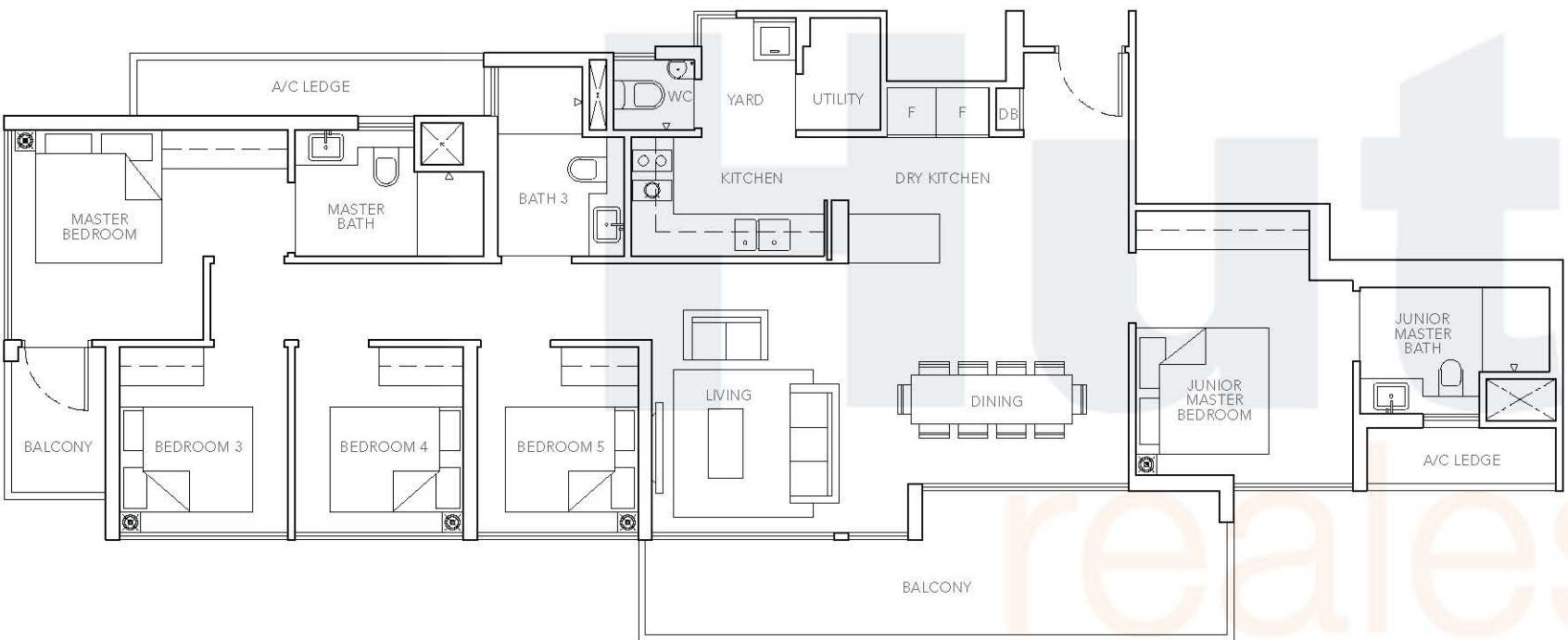


PH2

5-BEDROOM

144 sq m / 1550 sq ft

#29-01 to #30-01



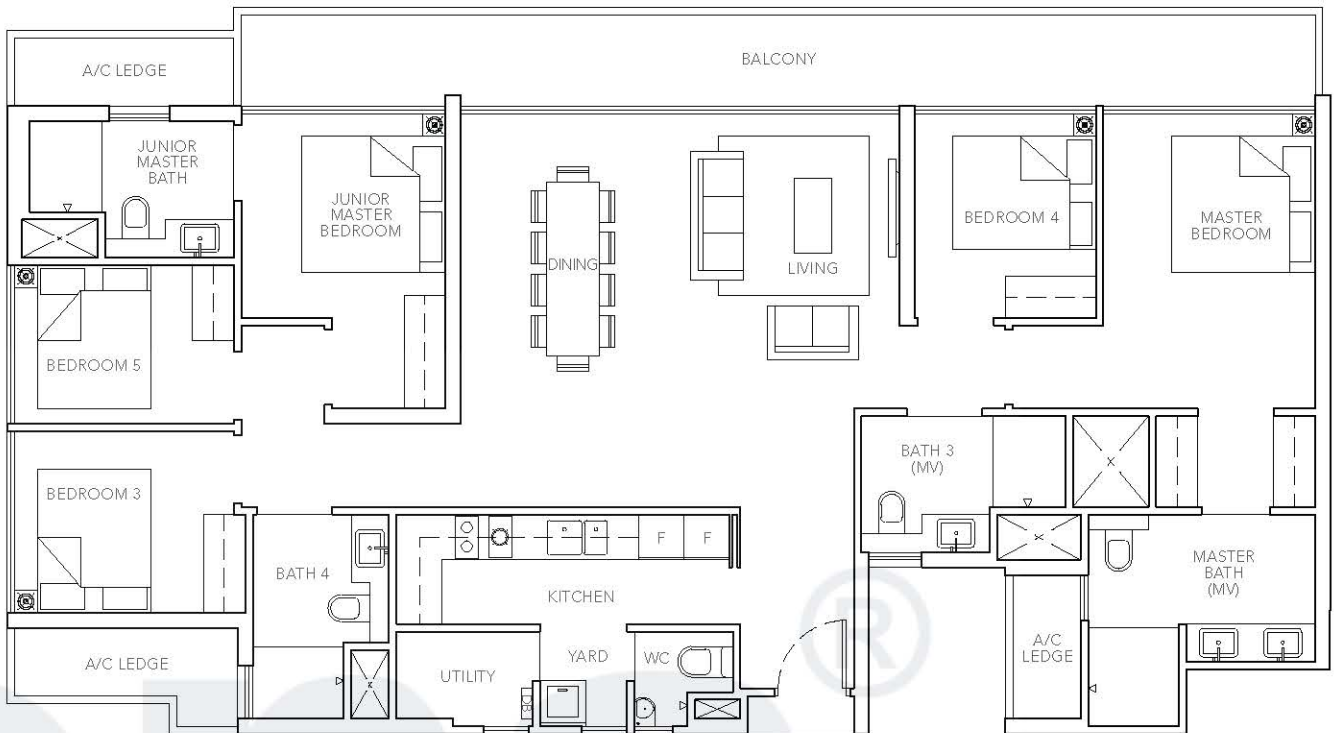
Area includes A/C ledge, balcony and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

PH3

5-BEDROOM

155 sq m / 1668 sq ft

#29-02

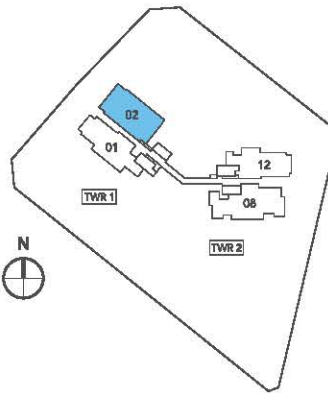
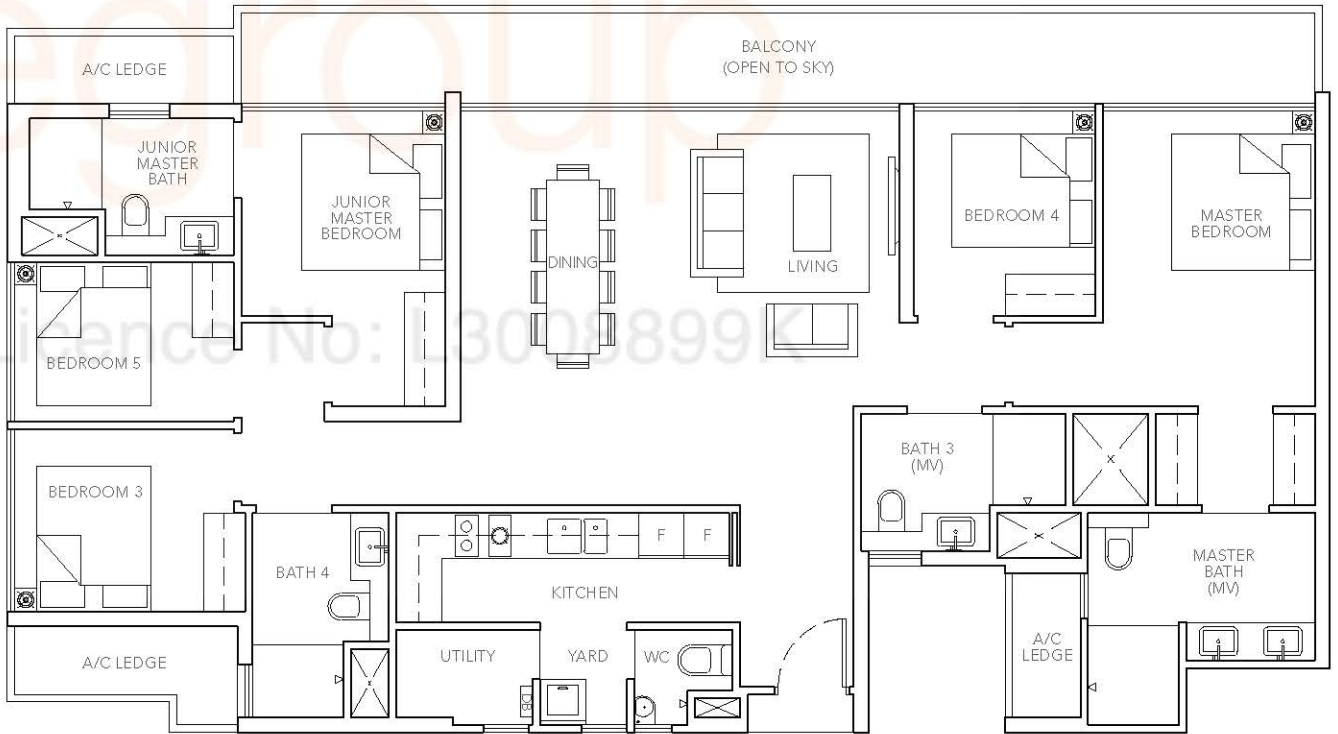


PH3

5-BEDROOM

155 sq m / 1668 sq ft

#30-02



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DRAFT

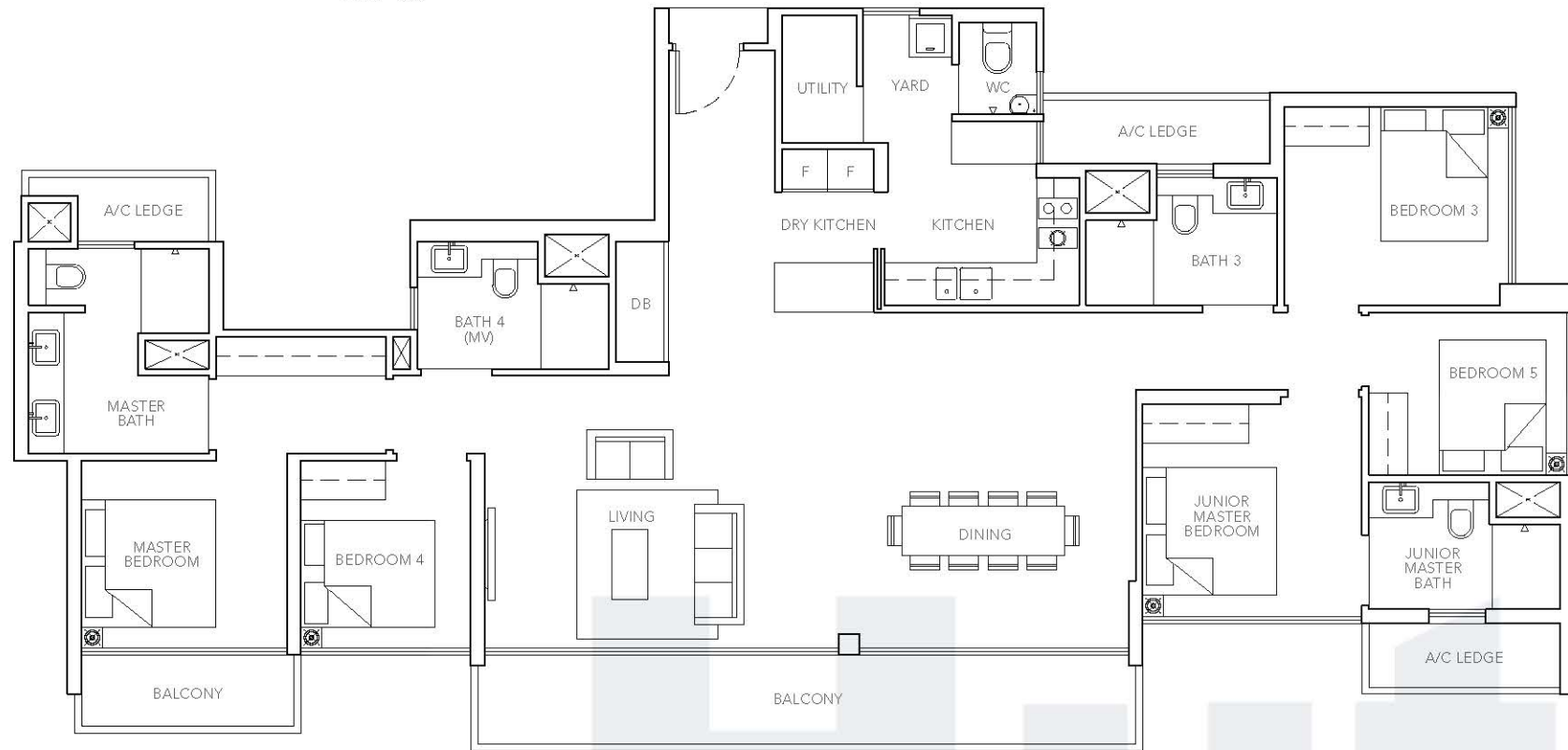


PH4

## 5-BEDROOM

170 sq m / 1830 sq ft

#29-08

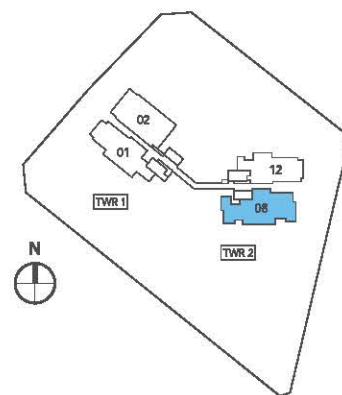
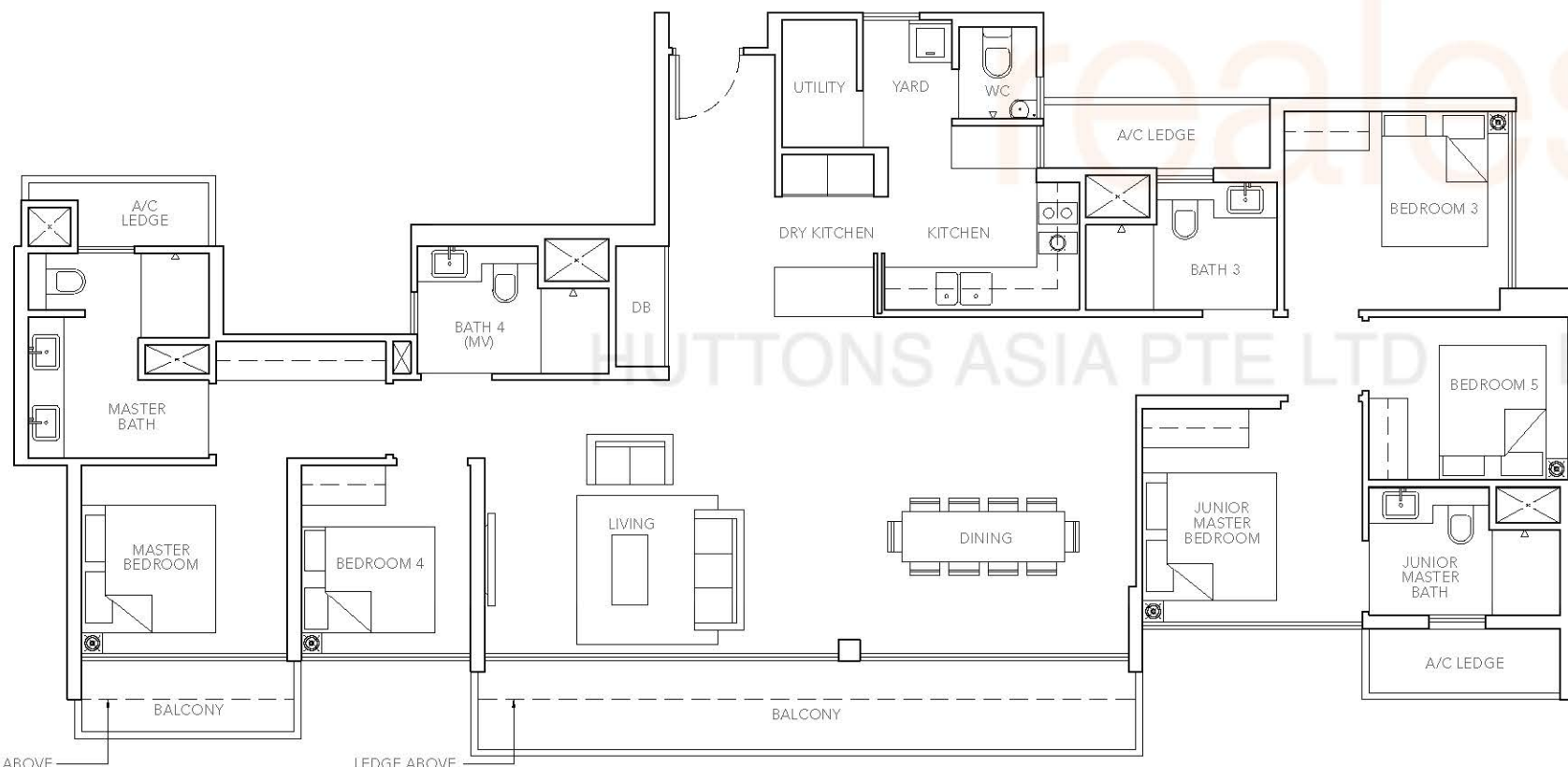


PH4

## 5-BEDROOM

170 sq m / 1830 sq ft

#30-08



Area includes A/C ledge, balcony and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

## SPECIFICATIONS

- FOUNDATION**  
Reinforced concrete bored piles and/or Reinforced concrete footings and/or Driven piles.
- SUPERSTRUCTURE**  
Reinforced concrete and/or Pre-Stress concrete and/or precast reinforced concrete and/or Structural steel to Engineer's design and specification.
- WALLS**
  - External Wall:** Reinforced concrete and/or light weight concrete panel and/or masonry walls and/or curtain wall system.
  - Internal Wall:** Reinforced concrete wall and/or light weight concrete panel/blocks and/or pre-cast reinforced concrete wall and/or masonry walls and/or drywall partition system.
- ROOF**
  - Reinforced concrete flat roof with appropriate waterproofing and insulation roofing system.
  - Metal Roof : metal roof with appropriate insulation
- CEILING**  
Refer to Ceiling Height Schedule for the floor to ceiling height in the Unit
  - Apartment Unit**
    - Living/Dining/Bedrooms/Hallway to Bedroom/Balcony
      - Skim coat and/or plaster ceiling board and/or bulkhead to designated area with paint finish (where applicable)
    - Kitchen/Master Bathroom/Junior Master Bathroom/Common Bathroom/WC
      - Plaster ceiling board/or bulkhead to designated area (where applicable)
  - Common area**
    - Lift Lobbies/Corridors/Gymnasium/Handicap Toilet/Multi-Purpose Room
      - Plaster ceiling board and/or skim coat and/or bulkhead to designated area with paint finish (where applicable)
    - Car park/Ramp/Staircase and Landing
      - Skim coat and/or bulkhead to designated area with paint finish (where applicable)
- FINISHES**
  - Wall**
    - Apartment Unit**
      - Living/Dining/Bedrooms/Hallway to Bedrooms
        - Cement and sand plaster and/or skim coat with paint finish (up to false ceiling or at exposed surface only)
      - Master Bathroom/Junior Master Bathroom
        - Composite Marble or Compressed Marble (up to false ceiling height where applicable and no composite marble or compressed marble behind vanity cabinets and mirror where applicable)
      - Common Bathroom
        - Tiles (up to false ceiling height where applicable and no tiles behind vanity cabinets and mirror where applicable)
      - Kitchen
        - Tiles (up to false ceiling height where applicable and no tiles behind kitchen cabinets where applicable) and/or cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable)
      - Toilet or WC (where applicable)
        - Tiles (up to false ceiling height where applicable and no tiles behind mirror where applicable) and/or cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable)
      - Balcony
        - Cement and sand plaster and/or skim coat with paint finish (where applicable)
      - Utility room
        - Cement and sand plaster and/or skim coat with paint finish (where applicable)
    - Common Area**
      - Main Lift lobby (Basement 1 & 2 and 1<sup>st</sup> storey)
        - Stones and/or Tiles and/or cement and sand plaster and/or skim coat with paint finish
      - Typical Floor Lift lobby (2<sup>nd</sup> to 30<sup>th</sup> storey)
        - Cement and sand plaster and/or skim coat with paint finish
      - Common Corridor/Staircase and Carpark
        - Cement and sand plaster and/or skim coat with paint finish
      - All external walls including Balcony
        - Cement and sand plaster with spray textured and/or paint finishes
  - Floor**
    - Apartment Unit**
      - Living/Dining/Kitchen/Hallway to Bedrooms/Study Corner (where applicable)
        - Compressed Marble with skirting
      - Master Bathroom/Junior Master Bathrooms
        - Composite Marble or Compressed Marble
      - Common Bathroom/WC
        - Tiles
      - Bedrooms
        - Timber and/or Engineered timber-strips with skirting.
      - Balcony
        - Tiles
      - Utility room (where applicable)
        - Tiles with skirting
- WINDOWS**  
All windows of the units shall be powder coated finish aluminum frame with tinted and/or clear glass and/or frosted glass where appropriate to Architect's design and specification
- DOORS**
  - Main Entrance
    - Approved fire-rated timber door complete with approved ironmongeries to Architect's design and specification
  - Bedrooms/Bathrooms
    - Hollow core timber swing door and/or sliding door complete with approved ironmongeries to Architect's design and specification
  - Kitchen
    - Timber and/or aluminum framed/frameless glass sliding door and/or swing door and/or pocket door and /or slide and fold door complete with approved ironmongeries to Architect's design and specification (where applicable)
  - WC
    - Swing door and/or slide and fold door complete with approved ironmongeries to Architect's design and specification (where applicable)
  - Balcony
    - Aluminum framed sliding and/or swing door and/or slide and fold door complete with approved ironmongeries to Architect's design and specification
- SANITARY FITTINGS**
  - Master and Junior Master Bathrooms
    - One shower compartment complete with shower mixer set and shower set
    - One water closet
    - One vanity cabinet complete with basin and mixer
    - One mirror
    - One towel rail
    - One toilet paper holder
  - Common Bathrooms (where applicable)
    - One shower compartment complete with shower mixer and shower set
    - One water closet
    - One vanity cabinet complete with basin and mixer
    - One mirror
    - One towel rail
    - One toilet paper holder
  - WC (where applicable)
    - One water closet
    - One wash basin complete with tap
    - One shower set
    - One toilet paper holder
    - One mirror
- ELECTRICAL INSTALLATION**
  - Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance-corridor shall be in exposed trays and/or conduits and/or trunking
  - Type and number of lighting and power points refer to Electrical Schedule for details.
- TV/CABLE SERVICES/TELEPHONE POINTS**  
Numbers of TV/Cable Services/Telephone points refer to Electrical Schedule.
- LIGHTNING PROTECTION**  
Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.
- PAINTING**
  - External Wall
    - Spray Textured paint finish and /or emulsion paint to designated area
  - Internal Wall
    - Emulsion paint finish
- WATER PROOFING**  
Water proofing shall be provided to floor of Bathroom, Kitchen, WC, Balconies
- DRIVEWAY AND CAR PARK**  
Surface driveways and drop off area
  - Concrete/stone paver and/or tile and/or pre-mix and/or concrete floor and/or Grass-cell pavers  
Basement Car park and ramp to Basement
  - Reinforced concrete slab with hardener
- LANDSCAPE/RECREATIONAL FACILITIES AND ELEMENTS**  
**Basement 1**
  - Guard House
  - Entrance Courtyard
  - Entrance Water Feature
  - Side Gate



- 5) Shared Bicycle Bay @ Basement  
6) Management Office @ Basement

- First Storey  
7) Children's Play Zone  
8) Dining Deck  
9) Barbecue Pavilion  
10) Spice Garden  
11) Outdoor Shower  
12) Relaxing Corner  
13) Wading and Fun Pool  
14) Street Soccer Court (Non-standard)  
15) Basketball Court (Half Court)  
16) Butterfly Garden  
17) Teppanyaki Pavilion  
18) Grill Pavilion  
19) Sun Deck  
20) Jacuzzi  
21) Infinity Lap Pool (approx. 50m in length)  
22) Communal Lounge  
23) Reading Corner  
24) Foot Reflexology Trail  
25) Lush Landscape Garden  
26) Changing Room  
27) Seating Corner

- Second Storey  
28) Multi-Purpose Room

- Fourteen Storey  
29) Aerobic and Wellness Plaza  
30) Outdoor Fitness Alcove  
31) Indoor Gymnasium  
32) Yoga Deck  
33) TRX Exercise Corner  
34) Aromatic Landscape Garden

- Nineteen Storey  
35) Leisure Deck  
36) Reflective Pool  
37) Putting Green  
38) Cozy Corner with Swing Bench  
39) Hammock Corner  
40) Seating Alcove  
41) Evergreen Landscape Garden

- Twenty Nine Storey  
42) Private Sky Lounge  
43) Private Sky Dining  
44) Private Sky Bar  
45) Abloom Landscape Garden

#### 17. ADDITIONAL ITEMS

- a) Kitchen  
- Built in kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob  
- Built-in oven  
- Built-in integrated fridge
- b) Bedroom wardrobe  
- Built in wardrobe with laminate/veneer/glass to Architect's design and specification
- c) Air-Conditioning  
- Wall mounted fan coil unit air-conditioning system to Living/Dining and Bedrooms to Engineer's design and specification
- d) Water heater  
- Hot water supply shall be provided to all Bathrooms and Kitchen
- e) Security System  
- Audio Intercom System to Units  
- Security Card Access Control System to Lift, Gyms and Pedestrian Side Gates  
- Carpark Barrier System at main entrance will be provided  
- Closed Circuit Television System (CCTV) surveillance to 1st storey lift lobby and designated common areas

#### ELECTRICAL SCHEDULE

Unit Type	Lighting Point	Power Point	Aircon Point	TV Point	Telephone Point	Water Heater	Cooker Hob	Cooker Hood	Fridge Point	Washing Machine Point	Audio Intercom Point	Bell Point
Type A1	6	7	1	2	2	1	1	1	1	1	1	1
Type A2	6	7	1	2	2	1	1	1	1	1	1	1
Type B1	8	9	2	3	3	1	1	1	1	1	1	1
Type B2	8	9	2	3	3	2	1	1	1	1	1	1
Type B2a	8	9	2	3	3	2	1	1	1	1	1	1
Type B3	10	10	2	4	4	2	1	1	1	1	1	1
Type C1	13	12	2	4	4	2	1	1	2	1	1	1
Type C2	14	12	2	4	4	2	1	1	2	1	1	1
Type C3	14	12	2	4	4	2	1	1	2	1	1	1
Type C3a	14	12	2	4	4	2	1	1	2	1	1	1
Type D1	16	15	3	5	5	3	1	1	2	1	1	1
Type PH 1	21	18	4	6	6	3	1	1	2	1	1	1
Type PH 2	21	18	4	6	6	3	1	1	2	1	1	1
Type PH 3	23	18	4	6	6	3	1	1	2	1	1	1
Type PH 4	24	18	4	6	6	3	1	1	2	1	1	1

#### NOTE :

- 1) ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION.

#### NOTE:

Marble/Compressed Marble/Limestone/Granite  
Marble/compressed marble/limestone/granite is natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### Timber-strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

#### Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

#### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards.

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

#### Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### False Ceiling

The false ceiling 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 purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

#### Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### Mechanical Ventilation System

Mechanical ventilation fans and ducting are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system with in internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

#### Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets /vanity cabinet/ mirror.

## THE DEVELOPERS

### SUSTAINED LAND PTE LTD



Sea Horizon



TRE Residences



Regent Residences

Since its inception in 2006, Sustained Land's unwavering mission is to develop homes that are not only functional but exude style, quality and sophistication. They have since developed more than 2500 residential units, affirming their reputation as one of Singapore's premier property developers. Sturdee Residences joins Sustained Land's repertoire of iconic residential property projects which include Tre Residences, The Poiz, Sea Horizon, Coastal Breeze Residences, 833 MB Residences, Tivoli Grande, The Line, 38i Suites, Regent Residences and 8M Residences. Headquartered in Singapore, it has subsidiaries, joint ventures and associates serving a broad spectrum of customers.



38i Suites



The Poiz

### HO LEE GROUP



Lake Life



Heron Bay



Watercolour

The Ho Lee Group was incorporated in 1996 with the convergence of businesses ranging from general building construction to specialized metal works, formwork fabrication and sales and rental of construction machines and equipment. From its inception in 1996, HLG had went on to acquire Wee Poh Construction Co. (Pte) Ltd (WPC) in 2005 which is a civil engineering construction company graded by the Building Construction Authority of Singapore (BCA) with an A1 grading. The Group also acquired Liang Huat Aluminium Ltd in 2007, an Aluminium and Curtain Wall Specialist listed on the Main Board of the Stocks Exchange of Singapore (SGX). The Group also expanded with the development of commercial and residential properties and have today a varied portfolio of properties comprising the Built-to-Order Mauser Factory in Tuas, Singapore, The Watercolour Executive Condominium, The Heron Bay Executive Condominium, to name a few.





The Bently



One Robey



Royce Residences



Suites @ Topaz



The Citron Residences

## GOODLAND GROUP

The Goodland Group is a Singapore-based premier lifestyle property developer established in 1993. The Singapore main-board listed Group prides itself for building quality, signature, and environment friendly developments. Its extensive range of property portfolio includes residential projects, commercial and industrial developments in Singapore, Malaysia and Cambodia which include among others The Shoreline Residences I & II, Suites @ Topaz, Royce Residences, OneRobey and Vibes @ East Coast, The Citron Residences, The Citron, The Morris Residences and The Bently Residences@ Kovan in Singapore.

## KWONG LEE LAND

Kwong Lee Land is the property arm of Kwong Lee Engineering. Started in 1969, Kwong Lee Engineering has established itself as Singapore's biggest and most trusted spiral steel pipe manufacturer. We are proud to have contributed to Singapore's progress by supplying a large part of Singapore's water transmission mains. We are committed to continue playing a key role in support of the efficient management of Singapore's precious water resources.

JOINTLY DEVELOPED BY:



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Developer: SL CAPITAL (1) PTE LTD • Company Registration Number: 201504344E • Developer's Licence No: C1193 • Tenure of Land: 99 Years  
Commencing from 29 June 2015 • Expected Date of Vacant Possession: 30 June 2020 • Expected Date of Legal Completion: 30 June 2023 • Lot & Mukim No: 2639W TS17 • Building Plan No: A1698-00486-2014-BP02

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