www.huttonsgroup.com

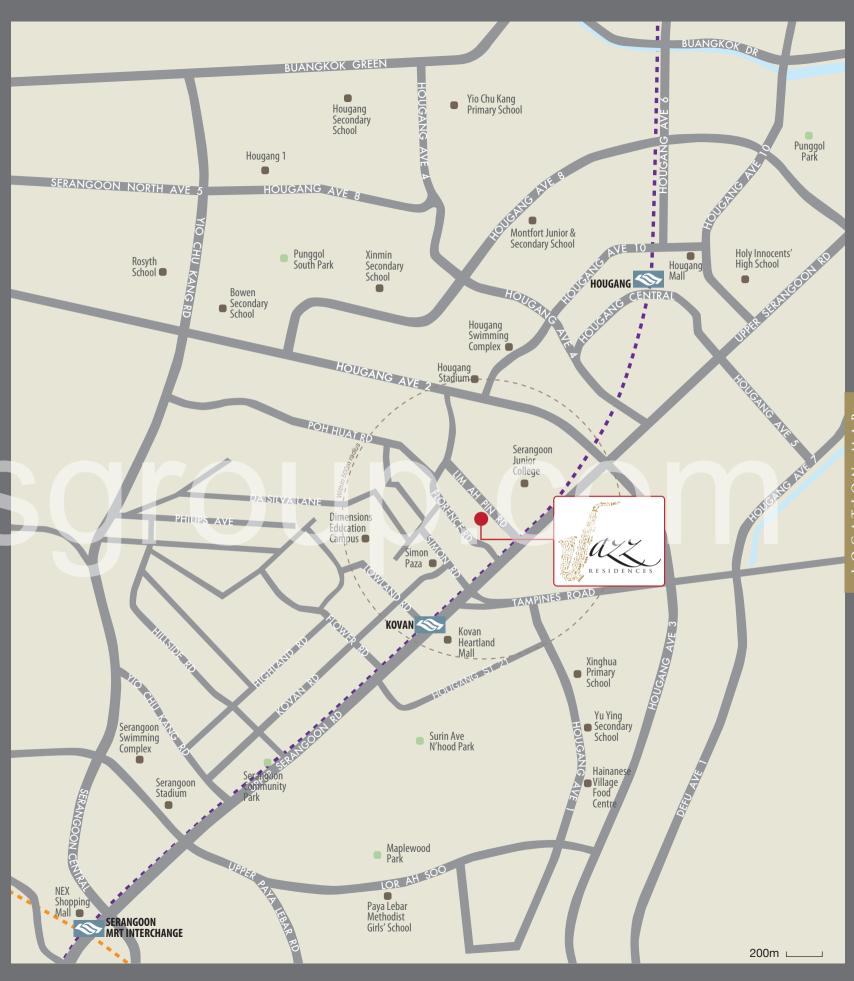
RESIDENCES





LOCATED IN HOUGANG, AN UP-AND-COMING TOWN THAT STILL RETAINS ALL THE CHARM OF NATURE, WHILE BEING CLOSE TO CITY CONVENIENCES.

WITH KOVAN MRT STATION A STONE'S THROW AWAY, YOU CAN VENTURE THROUGHOUT SINGAPORE WITH EASE. SHOPPING MALLS, SCHOOLS, NATURE PARKS AS WELL AS DINING OPTIONS ALL WITHIN THE VINCINITY. DRIVERS WILL BE DELIGHTED WITH THE CONVENIENT CONNECTIONS TO THE CENTRAL EXPRESSWAY AND KALLANG-PAYA LEBAR EXPRESSWAYS.















on



2 CHILDREN'S PLAYGROUND

3 LAP SWIMMING POOL

4 PRIVATE ENGLOSED SPACE

5 PRIVATE ROOF TERRACE



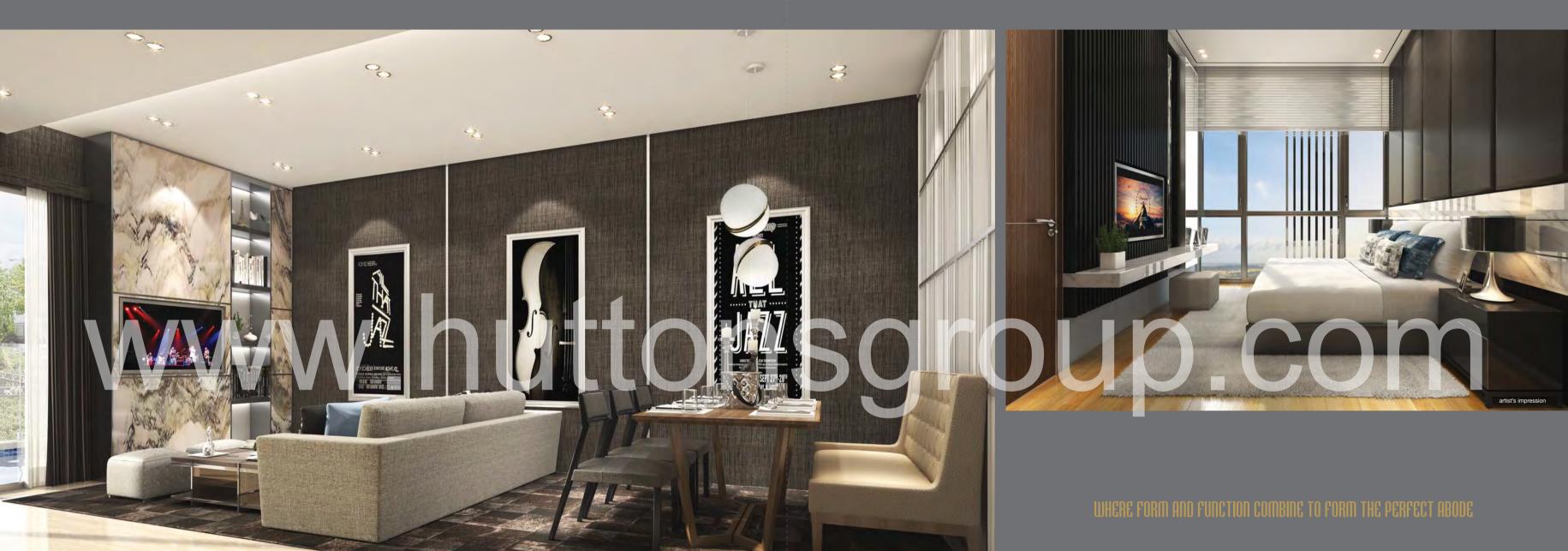
LIVE THE LIFE THAT OTHERS DREAM OF

ENJOY THE NATURE THAT SURROUNDS YOUR HOME. LIE BACK AND REJUVENATE YOUR MIND, BODY AND SOUL. LET THE COOL WATERS OF THE POOL MELT AWAY THE STRESSES OF THE DAY.





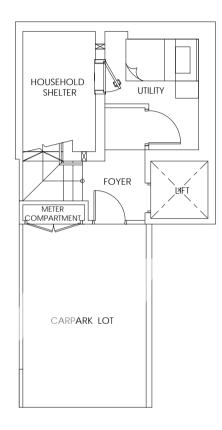




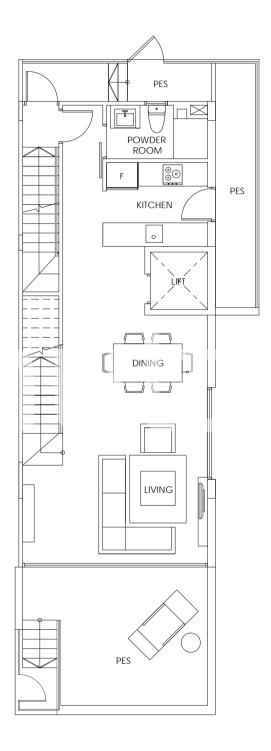
BE WOWED BY A HOME THAT IS BOTH GORGEOUS TO THE EYE AND HOME TO TH

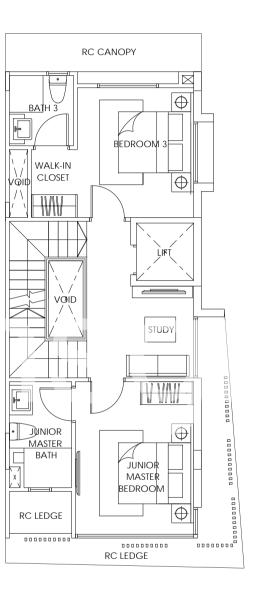
HOUSE NO. 4

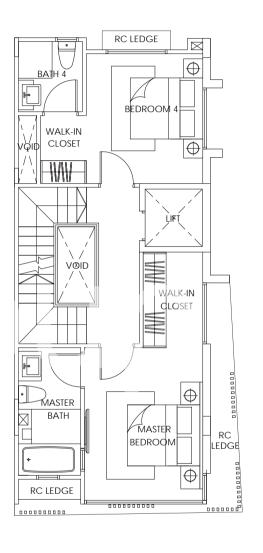
433 sq m (4661 sq ft)

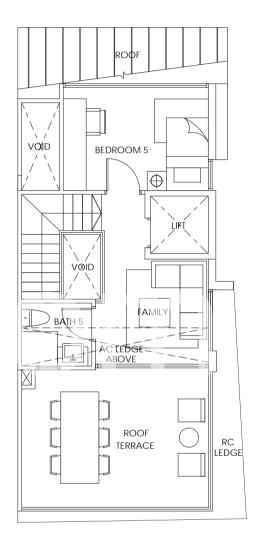


BASEMENT







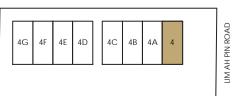


2ND STOREY 3RD STOREY ATTIC

1ST STOREY

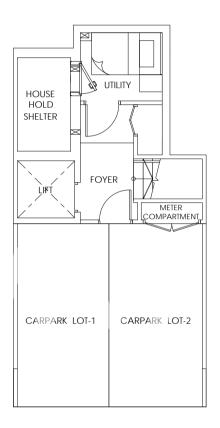




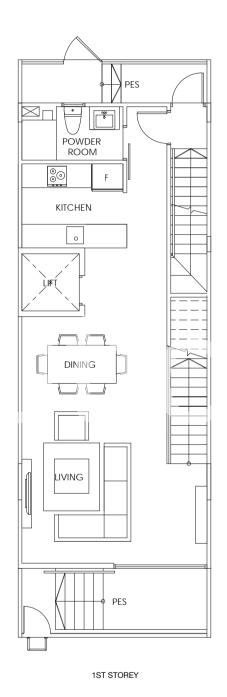


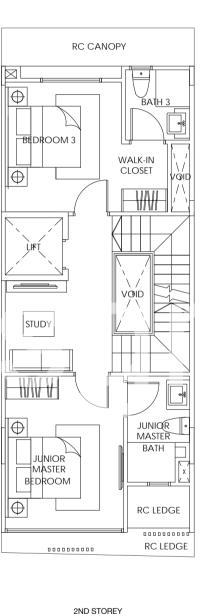
HOUSE NO. 4A

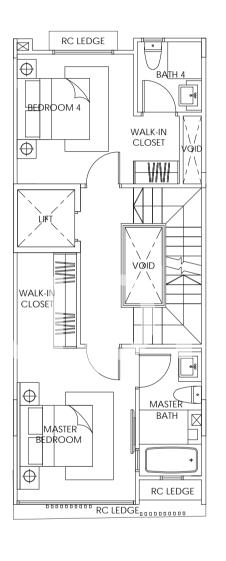
342 sq m (3681 sq ft)

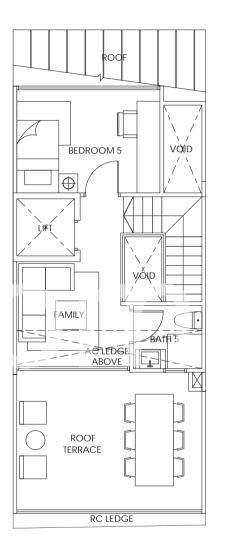


BASEMENT



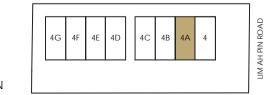






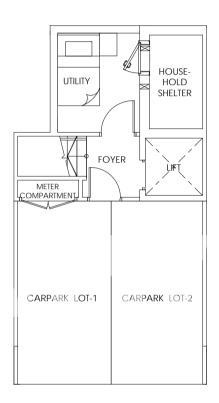
3RD STOREY ATTIC



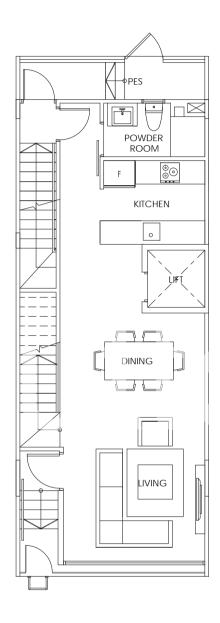


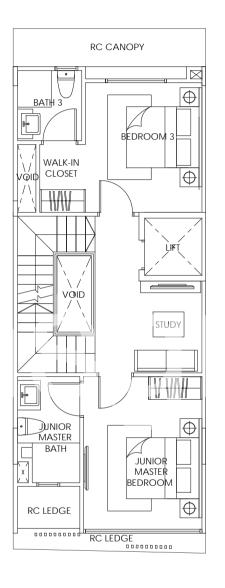
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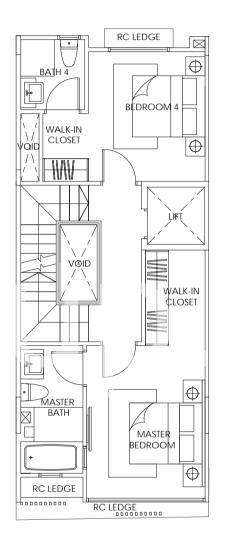
312 sq m (3358 sq ft)

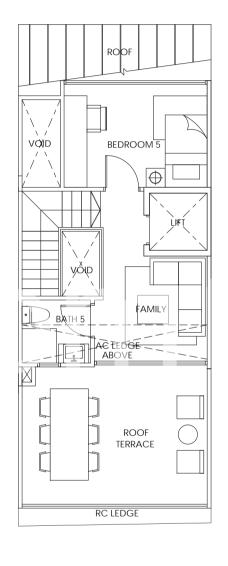


BASEMENT

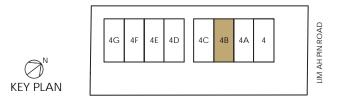






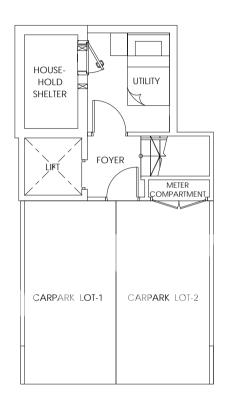




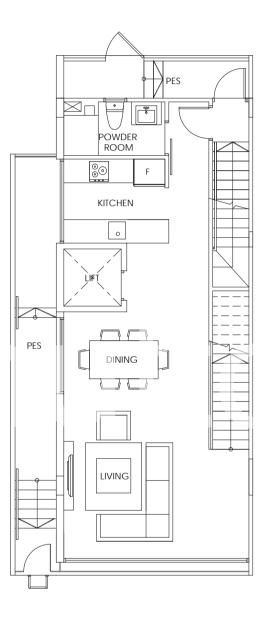


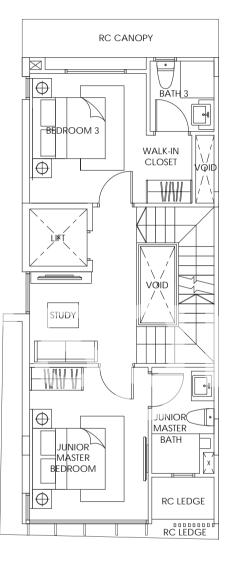
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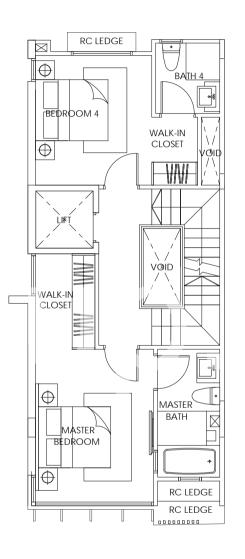
369 sq m (3972 sq ft)

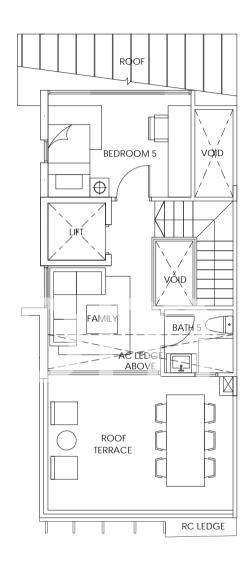


BASEMENT

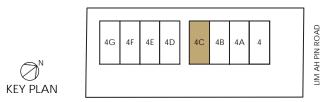






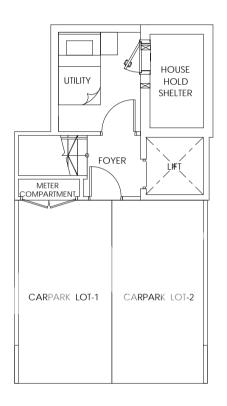




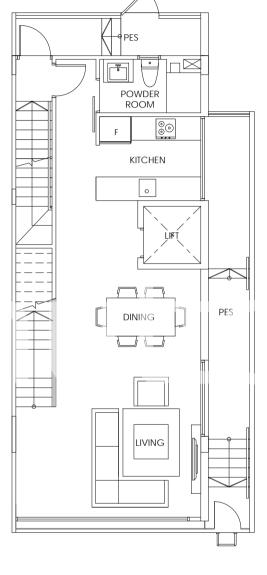


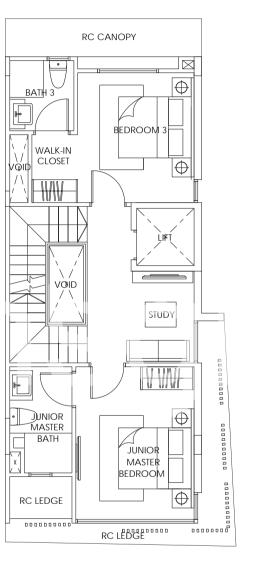
HOUSE NO. 4D

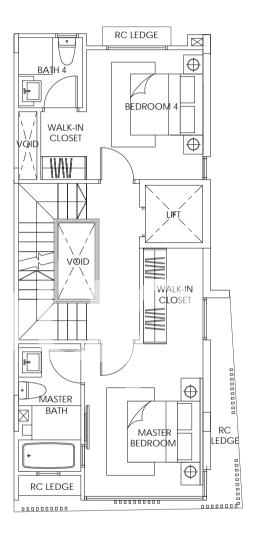
372 sq m (4004 sq ft)

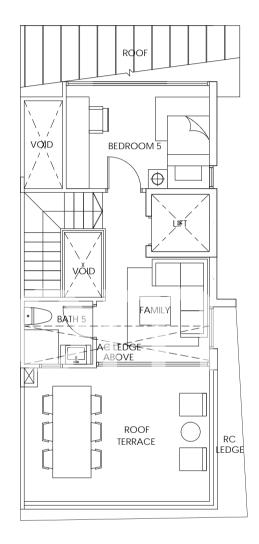


BASEMENT

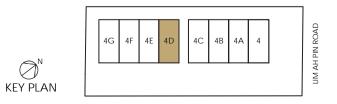






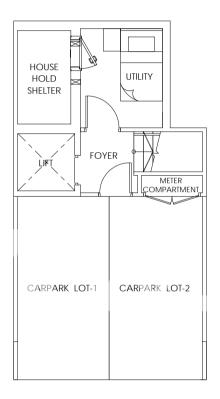




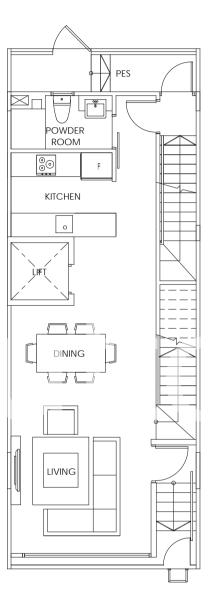


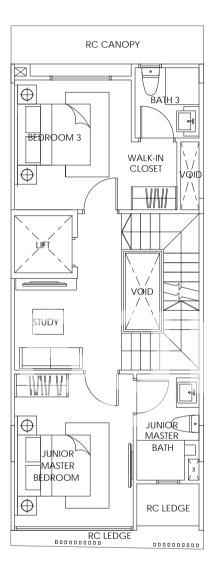
HOUSE NO. 4E

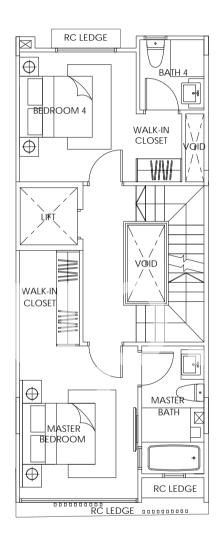
312 sq m (3358 sq ft)

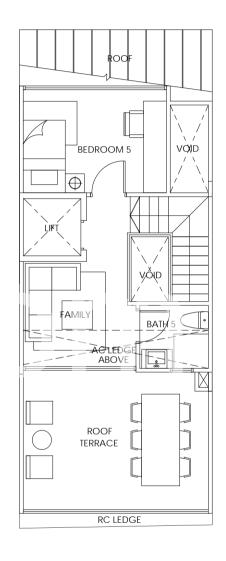


BASEMENT

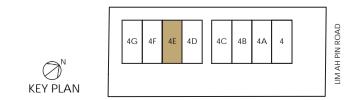






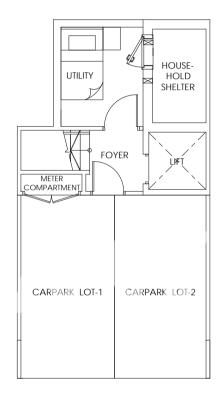




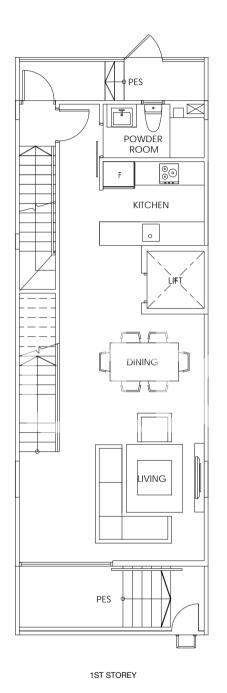


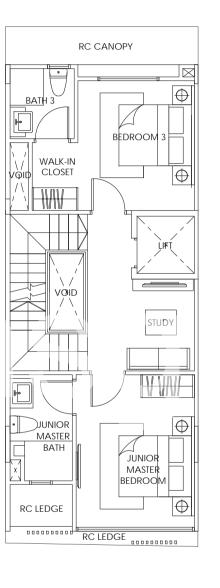
HOUSE NO. 4F

340 sq m (3660 sq ft)

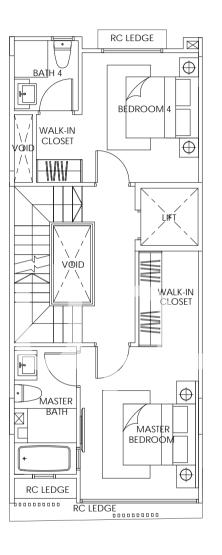


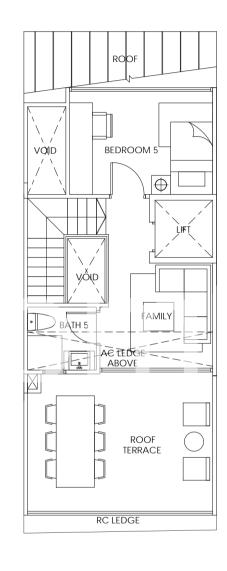
BASEMENT





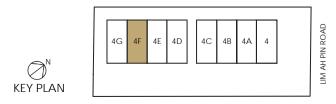
2ND STOREY





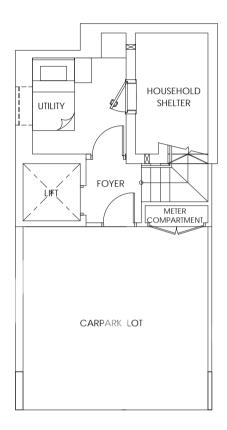
3RD STOREY ATTIC



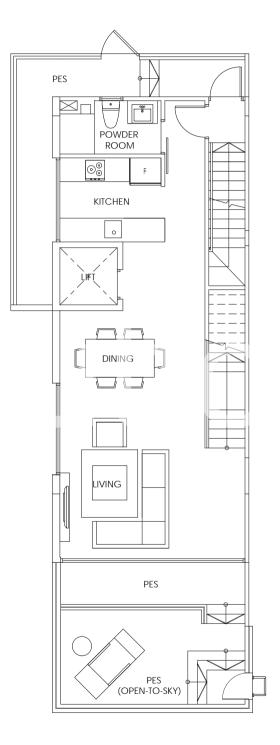


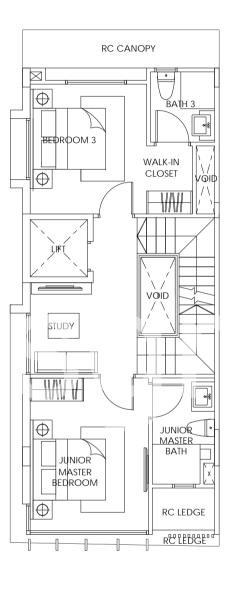
HOUSE NO. 4G

429 sq m (4618 sq ft)

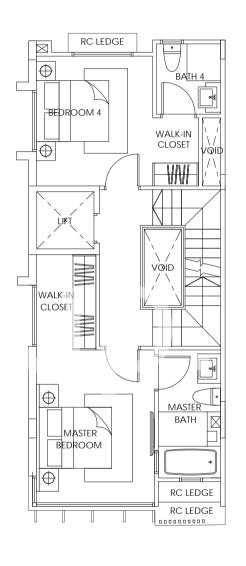


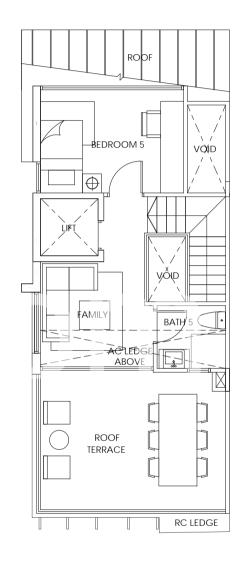
BASEMENT





2ND STOREY

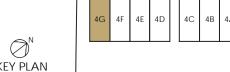




ATTIC 3RD STOREY

1ST STOREY





KEY PLAN

SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete Raft Foundation System to Structural Engineer design

2 SUPER-STRUCTURE

Reinforced Concrete Structure System to Structural Engineer design

WALLS

External

Reinforced Concrete Wall and/or Common clay

Brick wall and/or steel mesh fence and/or precast panel wall

Internal - Common clay brick and/or Dry Partition boards and or precast panel wall

4. ROOF

Metal Roof and Reinforced Concrete Flat Roof with appropriate Waterproofing System

5. CFILING

Living, Dining, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Study, Family, Foyer, Household Shelter and Utility

- Cement and Sand Plaster and/or Skim Coat Plaster to underside of Slab Soffit /Ream and/or Fibrous Gypsum Plasterboard and/or Moisture Resistant Ceiling Boards

Master Bath, Junior Master Bath, Baths and Powder Room

Moisture resistant ceiling boards

6. FINISHES

Wall Unit

Living, Dining, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Foyer, Utility and Household

Cement and sand plaster and/or Skim coat plaster with emulsion paint. Master Bath, Junior Master Bath, Baths And Powder Room

Ceramic tiles and/or Homogeneous tiles laid up to exposed ceiling height

- Ceramic tiles and/or Tempered glass and/or Cement and sand plaster finished with emulsion paint

Floor Unit

Livina, Dinina

Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirting.

Homogeneous tiles and/or Ceramic tiles

Master Bedroom, Junior Master Bedroom, Bedrooms, Family and Study

Timber Parquet and/or Timber strip flooring and/or Homogenous tiles with similar skirting

Master Bath, Junior Master Bath, Baths And Powder Room Homogeneous tiles and/or Ceramic tiles and/or mosaic tiles

Foyer, PES, Utility and Deck

Homogeneous Tiles and/or Ceramic Tiles

Staircase

- Timber Parquet and/or Timber Strip Flooring and/or Homogeneous Tiles to Treads & Risers

Roof Terrace

- Homogeneous Tiles and/or Ceramic Tiles

A/C Ledge Cement and Sand Screed finish

Homogeneous Tiles and/or Ceramic Tiles with similar Skirting

Wall (Common Area) External

Cement and Sand Plaster and/or Skim Coat with Emulsion paint finish

Cement and Sand Plaster and/or Skim Coat with Emulsion paint finish

Floor (Common Area)

Staircases

Homogenous Tiles and/or Ceramic Tiles and/or Cement and Sand Screed

Swimming Pool

Mosaic Tiles and/or Homogeneous Tiles and/or Ceramic Tiles

Driveway and Car park

- Reinforced Concrete and/or Homogeneous Tiles and/or Ceramic tiles

WINDOWS

Powder Coated Aluminum Framed with approximate 6mm thick Tinted/ Clear/ Frosted Glass to be provided to Living and Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Master Bath, Junior Master

Note: All Windows are either Side-Hung, Top-Hung, Sliding, Fixed, Louvered or any Combination of the mentioned)

8. DOORS

Rasement Door

- Approved Fire-Rated Timber Door

Master Bedroom/Junior Bedroom/Bedrooms

- Timber Decorative Door

Master Bath/Junior Master Bath/Bath/Utility/Powder Room - Timber Decorative Door/PVC and/or Aluminum Bi-Fold Door and/or Timber Bi-Fold Door

Household Shelter

- PSB Approved Blast Door

Ironmonaerv

- Quality locksets and hinges

9. RAILINGS

Stainless steel and/ or Glass and/or Galvanized mild steel in paint finish

10. SANITARY WARES AND FITTINGS

Master Bath

1 Wash basin

1 Wash basin mixer 1 Mirror

1 Pedestal Water Closet

1 Shower mixer with hand and/or rain shower

1 Long Bath with complete shower mixer and hand shower

Junior Master Bath

1 Wash basin mixer 1 Mirror

1 Pedestal Water Closet

1 Shower mixer with hand shower and rain shower

1 Wash basin

1 Wash basin mixer

1 Mirror

1 Pedestal Water Closet 1 Shower mixer with hand shower and rain shower

Powder Room

1 Wash basin

1 Wash basin mixe

1 Pedestal Water Closet 1 Shower mixer with hand shower and rain shower

(Note: The type and colour of the sanitary wares, fittings and other accessories (if any) are subject to Architect's selection and discretion.

11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

Refer to Electrical schedule

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard

13. PAINTING

a. External walls Emulsion paint b. Internal walls Emulsion paint

Waterproofing to Reinforced Concrete Flat Roof, Master Bath, Junior Master Bath, Common Baths, Powder Room, Balcony, Roof Terrace, PES, Pool Deck, AC Ledge and appropriate areas

15. DRIVEWAY & CARPARK

Driveway - Reinforced concrete finished with homogeneous tiles and/or cement and sand screed Carpark - Reinforced concrete finished with homogeneous tiles and/or cement and sand screed

16. RECREATIONAL FACILITIES

Swimming Pool

Children Playground

17 ADDITIONAL ITEMS Electrical Water Heater

Hot water supply to Kitchen and Bathrooms

(i) Cassette air-conditioning system to Living and Dining Air-conditioning (ii) Wall mounted Multi-split system to Master Bedroom, Junior Master Bedroom

and Bedrooms, Family, and Study

Intercom System Audio Intercom to Individual Units at Basement, 1st, 2nd & 3rd Storey Main Auto Gate System - Auto Sliding Gate for Vehicular access with wireless Remote control

Card Access Control - For pedestrian access from Side Gate only - 1 no. of Private Home Lift Private Home Lift

Notes to Specifications

Marble/ Granite

Marble/Granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation this non-conformity in the marble/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. The tonality and pattern of such marble, limestone or granite selected and installed shall be subject to availability.

Timber strips

Timber Strips/Parquet 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 the builder and the 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

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

Service Provider

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the service providers or any other relevant party' or any relevant authorities. The Vendor is not responsible to make arrangements with the service provider for the service connection to the Property.

E Materials, Fittings, Equipment, Finishes, Installations and

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

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

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

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 Property, the Vendor will assign to the Purchaser such warranties at the time when possession of the Property is delivered to the Purchaser.

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 equired. Location of false ceiling is subject to the Architect's sole discretion and final design.

I Glass
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this

.I Mechanical Ventilation System

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

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

All wall finishes shall be terminated at false ceiling level. There will be no tiles works behind Kitchen Cabinets/Long Bath/Vanity Cabinet/Mirror

Private Home Lift

The Purchaser is liable to maintain the Lift within their unit on a regular basis by engaging a maintenance firm from the Industry to ensure that the Lift is in good working condition and comply to the Relevant Authorities' Requirement by renewing the Licence annually at their own

ELECTRICAL SCHEDULE

TYPE/HOUSE NO.	HOUSE 4	HOUSE 4A	HOUSE 4B	HOUSE 4C	HOUSE 4D	HOUSE 4E	HOUSE 4F	HOUSE 4G
LIGHTING POINT	43	42	42	42	42	42	42	42
13A SWITCH SOCKET OUTLET	46	45	45	45	45	45	45	45
TELEPHONE POINT	10	10	10	10	10	10	10	10
TV POINT	9	9	9	9	9	9	9	9
DATA POINT	9	9	9	9	9	9	9	9
SHAVER UNIT POINT	1	1	1	1	1	1	1	1
WATER HEATER POINT	6	6	6	6	6	6	6	6
COOKER HOOD POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1
ISOLATOR FOR AIR-CONDITIONING	5	5	5	5	5	5	5	5
HAIR DRYER POINT	1	1	1	1	1	1	1	1

Developer/Vendor

KOVAN GRANDEUR PTE LTD

Name of Project : Jazz Residences

Address of Project : No. 4 / 4A / 4B / 4C / 4D / 4E / 4F / 4G Lim Ah Pin Road

Legal Description : Mk 22 Lots 2776T, 2777A, 09723N

Developer's License No · C1166

: Paramount mortgage in favour of Hong Leong Finance Limited Encumbrance

Building Plan No A1694-00244-2013-BP01 dated 27 Apr 2014 A1694-00244-2013-BP02 dated 20 May 2016

Expected Date of Top No Later Than : 28 February 2017 Expected Date of Legal Completion No Later Than : 28 February 2020

Tenure of Land

While every reasonable care has been taken in the preparation of this brochure, no warranty is given as to the contents of this brochure and interested parties should rely on the Sale and Purchase Agreemen

: Estate in Fee Simple (Freehold)

In particular, visual representations such as pictures, models, drawings, illustrations and photographs and renderings, not limited to landscape and furniture, (the "Visual Representations") are artistic impressions only and do not necessarily represent as built standard specifications. The vendor reserves the right to modify features, any unit, plans, the development or any part thereof at the vendor's sole discretion.

All information, contained herein and in the show unit(s), or elsewhere, including but not limited to the brand, colour and model of all materials, fittings, finishes, equipment, installations, features, plans, specifications, appliances and other display in the show unit(s) or elsewhere (the "Materials"), which are for general guidance only, are current at the time of printing and are subject to such changes as are required by the vendor and/or the relevant authorities, and should not be relied upon as accurately describing any specific natter. Floor areas are approximate measurements only and are subject to final survey.

The Visual Representations and the Materials shall not constitute a warranty or representation of fact and cannot form part of an offer or contract in respect of any unit in the development. The vendor shall not be bound by any statement, representation, or promise (whether written or oral) by the vendor and/or the vendor's agent(s) or otherwise with respect to the development and/or any unit, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statement, representation or promise (whether or not contained in the Visual Representations and/or the Materials and/or by the Vendor and/or the Vendor's agent(s) or otherwise) made prior to or after the signing of the Sale and Purchase Agreement.