



12
ON 尚阁
Shan

12
ON 尚
阁

Shan



THE TIME IS NOW



12 ON Shan 尚阁

1

FREEHOLD ICON

It is not often a freehold development in a winning location emerges which makes **12onShan**, a brand new 78 unit residential development located in the heart of central Singapore a rare and highly prized new freehold icon. Nestled in the charming street along Shan Road within an attractive location wired by city conveniences on foot, car and public train, this is a development that will flourish over generations.

The time to own 12onShan is now.





Artist's Impression



Artist's Impression

2

SOPHISTICATION

A sensory tactile interplay of warm timber, cool concrete and stone come together in an elegant display of contemporary sophistication to give **12onShan** an edge in modernity and presence. The result is a glorious 16 storey residential development that evokes a nest of warmth and retreat, whilst drawing inspiration from the privileges of being sited in a lively urban neighbourhood.

Built on a strong foundation of a quality location and superior development, **12onShan** is a bona fide residential development of value, for both home ownership and investment appeal with a high rental track record.

BONA FIDE

3



KEY POINTS OF ATTRACTION

MALLS

- ZHONGSHAN MALL BALESTIER
- SQUARE 2 SHOPPING CENTRE
- NOVENA SQUARE SHOPPING CENTRE
- VELOCITY SHOPPING CENTRE
- BALESTIER HILL SHOPPING CENTRE
- GOLDHILL SHOPPING CENTRE
- UNITED SQUARE SHOPPING CENTRE

SCHOOLS

- EASB ASIA INSTITUTE OF MANAGEMENT
- BALESTIER HILL PRIMARY SCHOOL
- BALESTIER HILL SECONDARY SCHOOL
- ST. JOSEPH'S INSTITUTE JUNIOR

AMENITIES

- ZHONGSHAN PARK
- KAMPONG JAVA PARK
- FARRER PARK FIELD
- FARRER PARK SWIMMING COMPLEX
- FARRER PARK TENNIS CENTRE
- MT. ELIZABETH NOVENA HOSPITAL
- TAN TOCK SENG HOSPITAL
- KK WOMEN'S & CHILDREN'S HOSPITAL

12 ON Shan 尚阁

12onShan's choice location provides convenience in every way possible, with amenities of every kind at the doorstep. A few minutes on foot will bring you to a myriad of food choices along a vibrant stretch of shophouses while shopping malls such as Novena Square, United Square, Balestier Plaza and Zhong Shan Mall pulsates with more dining and retail options. Yet the buzz of the city is never far away as you are close to the Novena MRT station and major CTE and PIE expressways to connect you islandwide via a choice of public transport or private ride.

PRIME LOCATION

4

WALK 

- 8 Mins** To Novena MRT Station
- 12 Mins** To Toa Payoh MRT Station
- 5 Mins** To Balestier Hill Primary & Secondary School

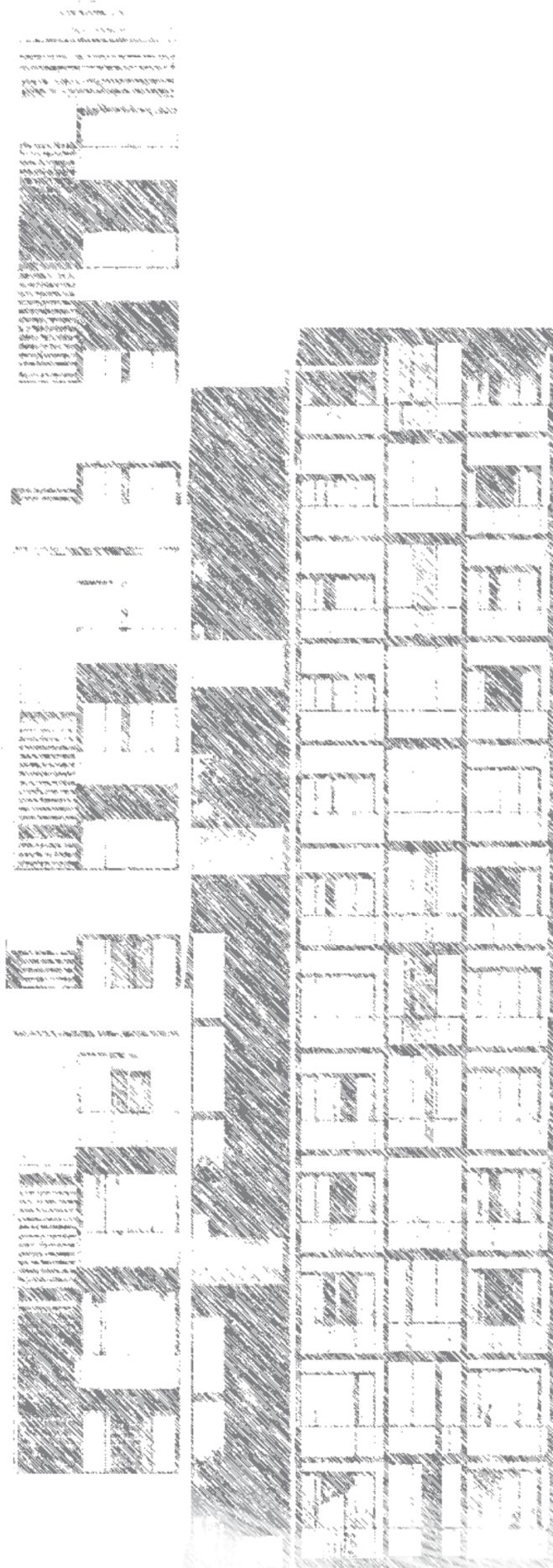
TRAIN 

- 6 Mins** Orchard Road (3 Stops - From Novena MRT)
- 8 Mins** Orchard Road (4 Stops - From Toa Payoh MRT)
- 11 Mins** Raffles Place (6 Stops - From Novena MRT)
- 13 Mins** Raffles Place (7 Stops - From Toa Payoh MRT)

DRIVE 

- 3 Mins** Novena Square (via Irrawaddy Road)
- 7 Mins** United Square (via Irrawaddy Road & Thomson Road)
- 8 Mins** To Tan Tock Seng Hospital
- 9 Mins** To Mount Elizabeth Novena Hospital
- 10 Mins** To Novena Medical Centre
- 8 Mins** Orchard Road (via Newton Road)
- 12 Mins** Raffles Place (via CTE)
- 8 Mins** Central Expressway (CTE)
- 10 Mins** Pan Island Expressway (PIE)

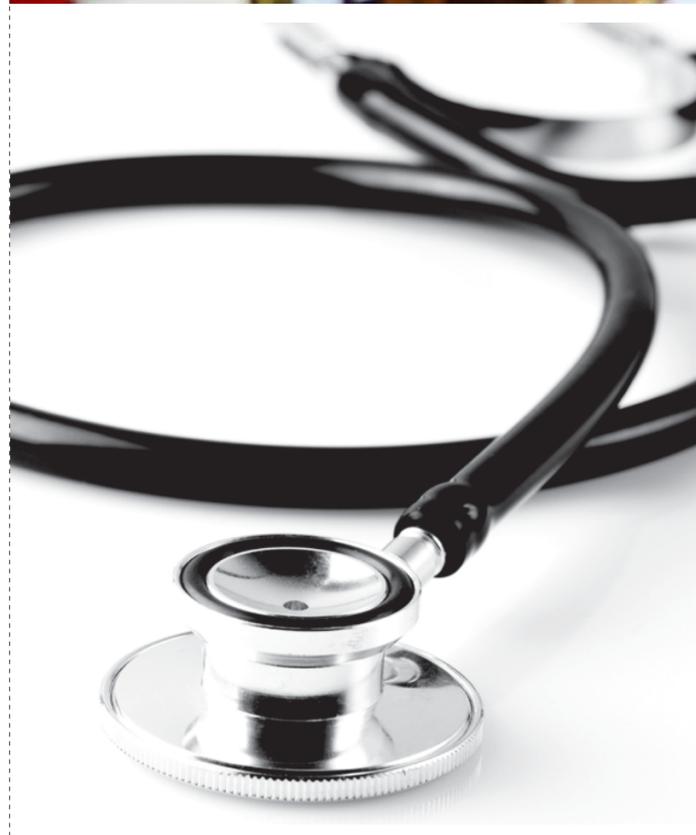




12onShan brings together the best of an established Balestier/Novena city fringe location that includes a rich heritage, famous eateries, shopping malls and quality schools. With everything in place, **12onShan** provides a haven for dining and retail indulgences with private sanctuaries to retreat home to. Revel in the colour and vibrancy of this burgeoning location as you appreciate the comfort and serenity of your private space.

CONVENIENCE

5





6

RELAXED LIFESTYLE

12onShan's comprehensive range of facilities creates a perfect backdrop for a relaxed lifestyle for contemporary urbanites. An inviting lap pool against a calming timber deck will lull you in picturesque calm, while more energizing workouts beckon at the state of the art gym. Ample greenery and soothing landscaping eases the way to enjoy life's true comforts.



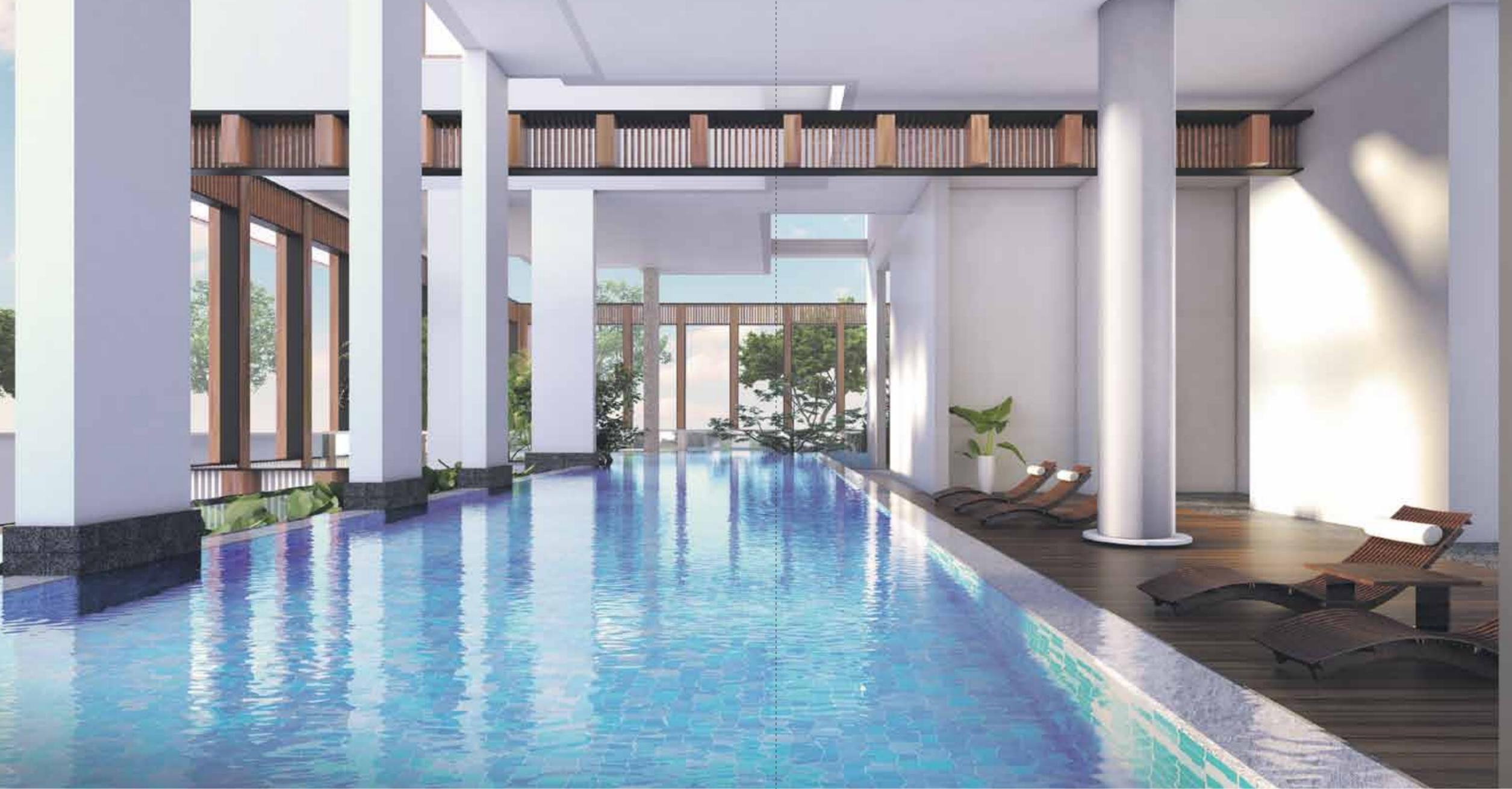


7

CLOSE TO NATURE

12onShan shines as a rare gem, combining the advantages of lush greenery within an urbanised location. Having two parks by way of Zhong Shan and Novena Rise within close walking distance provides residents a superior quality of life like no other.

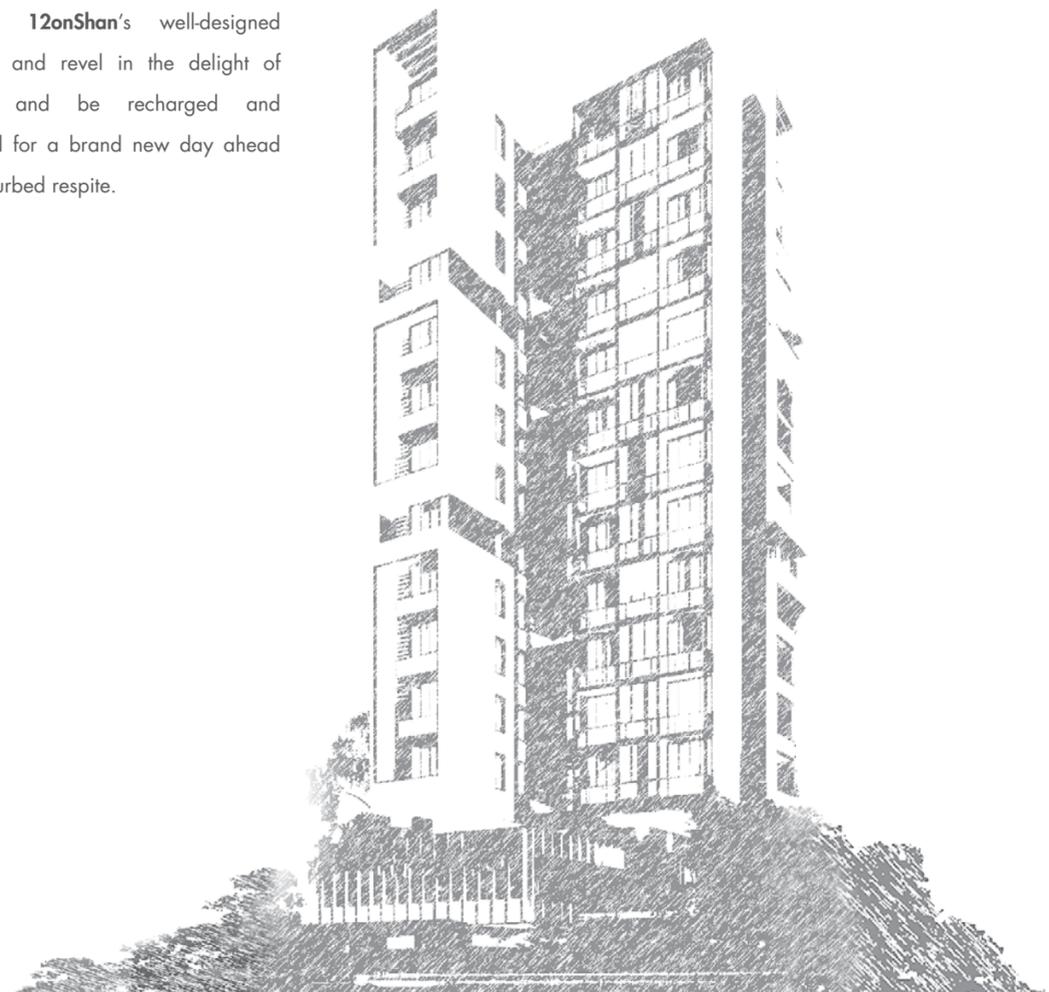




Step into **12onShan's** well-designed apartments and revel in the delight of relaxation and be recharged and rejuvenated for a brand new day ahead with undisturbed respite.

HOME

8





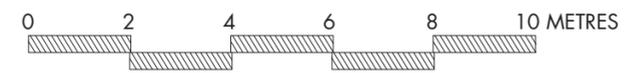
9

FACILITIES

With a host of 19 facilities over 2 floors, you need not leave home for a complete experience taking you from a languid splash and a spot of sun bathing in the day, to reenergizing workouts in the gym by evenings. Quiet landscaped corners offer extra respite to be enjoyed in any way you fancy.

2ND STOREY Legend

- 1.** Swimming Pool
- 2.** Jacuzzi Gyre
- 3.** Pool Deck
- 4.** Cocoon Lounge
- 5.** Outdoor Gym
- 6.** Indoor Gym
- 7.** Yoga Corner
- 8.** Reading Carrel
- 9.** Tea Terrace
- 10.** Hammock Spot
- 11.** Outdoor Dining Hall
- 12.** Kitchenette
- 13.** VIP Lounge

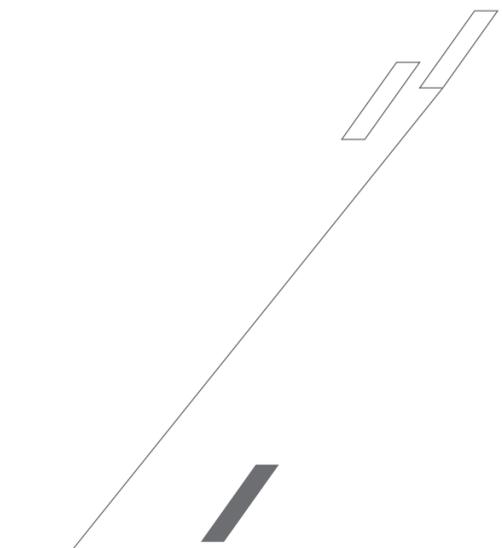
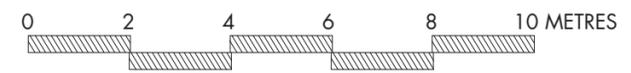




COMMUNAL ROOF TERRACE

Legend

- 1. Pavilion
- 2. Barbecue Area
- 3. Outdoor Terrace
- 4. Children's Fun Play
- 5. Exercise Lawn
- 6. Garden Aisle



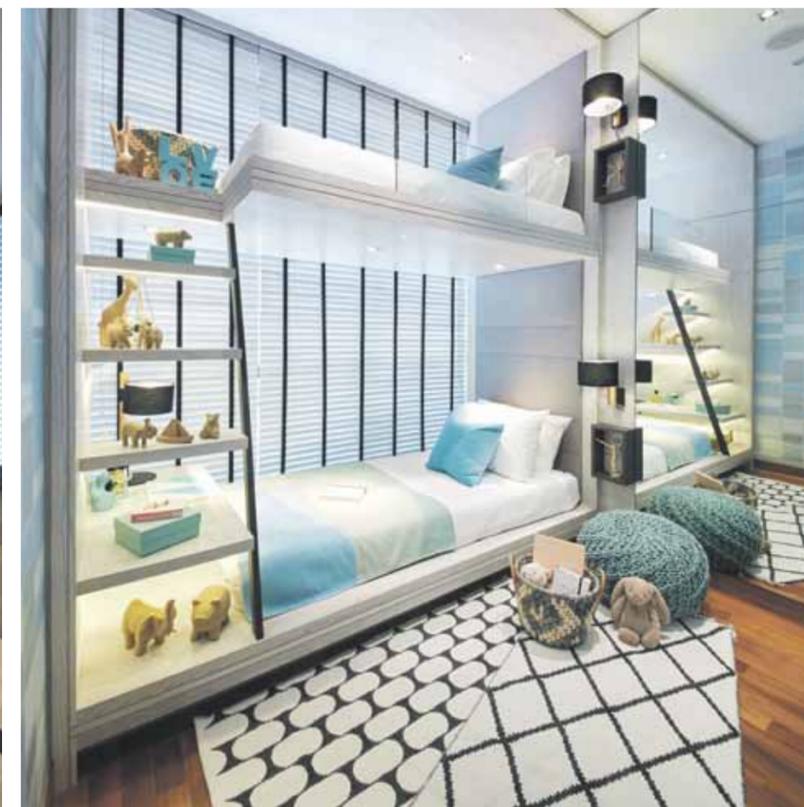


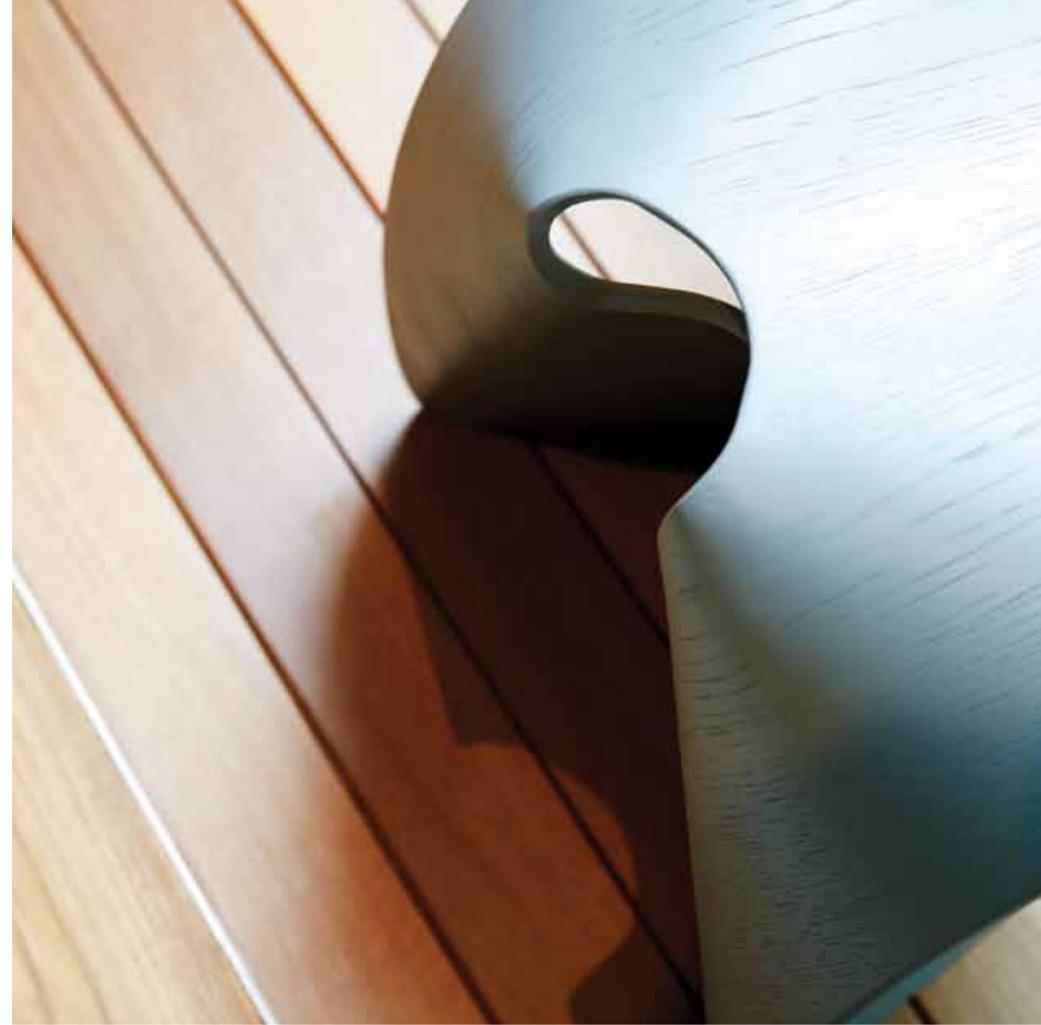
Precise detail in sensible space planning has resulted in efficiently planned interiors that give residents quality of space to ignite and inspire personal freedom to express their desires.

SPACIOUS LAYOUTS

10



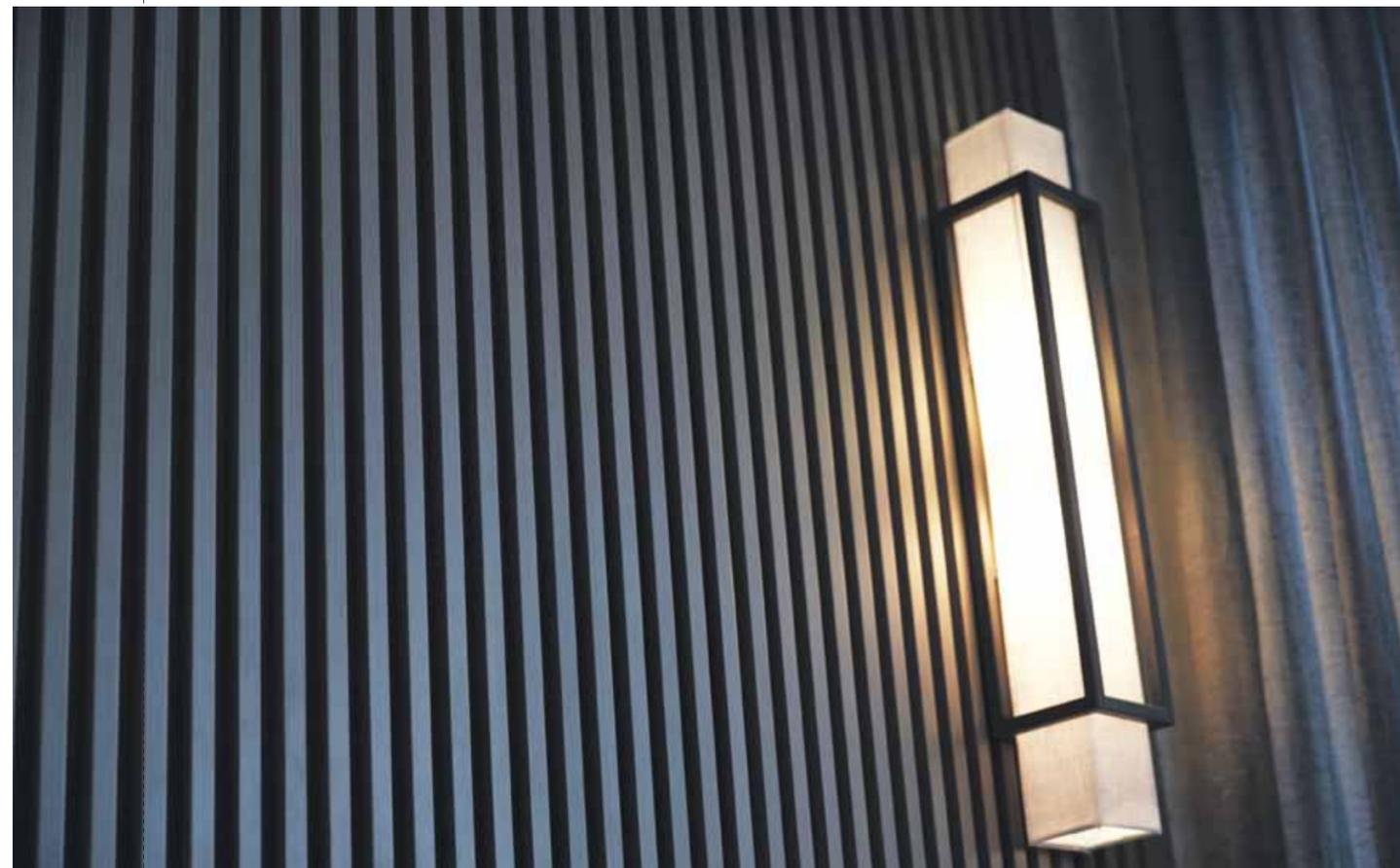




11

FURNISHING

Equipped with the finest quality finishes and branded fittings and appliances, meticulous attention has been invested in every detail to enhance your modern comforts.



DIAGRAMMATIC CHART

	1	2	3	4	5	6
LEVEL	ROOF TERRACE					
15	B3	C1A	B2	B1	C2A	A2
14	B3	C1A	B2	B1	C2A	A2
13	B3	C1B	A1B	B1	C2B	A2
12	B3	C1B	A1C	B1	C2C	A2
11	B3	C1B	A1A	B1	C2A	A2
10	B3	C1B	A1A	B1	C2A	A2
9	B3	C1B	A1A	B1	C2A	A2
8	B3	C1B	A1B	B1	C2B	A2
7	B3	C1B	A1C	B1	B4C	A2
6	B3	C1B	A1A	B1	B4B	A2
5	B3	C1B	A1A	B1	B4B	A2
4	B3	C1B	A1A	B1	B4B	A2
3	B3	C1B	A1B	B1	B4A	A2
2	FACILITIES DECK @ 2 ND STOREY					
1	ENTRANCE / CARPARK					
B1	CARPARK					
B2	CARPARK					
B3	CARPARK					



ROOM
TYPES

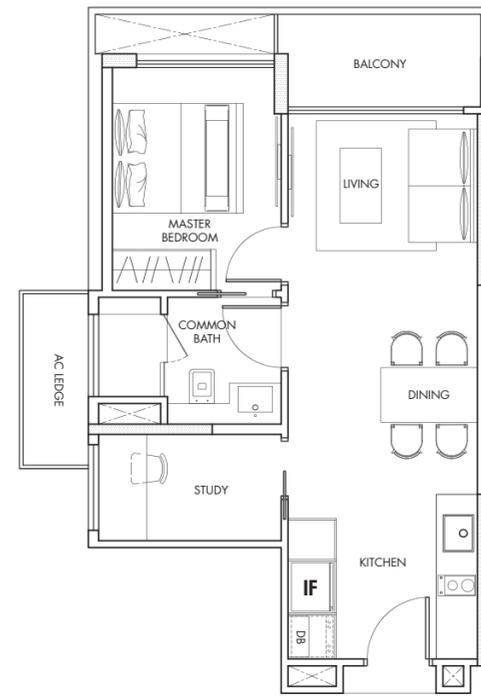
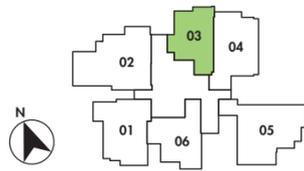




#04-03, #05-03, #06-03,
#09-03, #10-03, #11-03

50 sqm/ 538 sqft

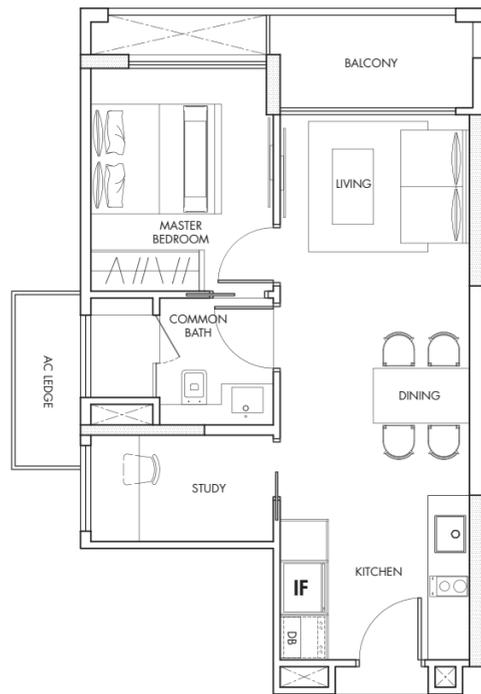
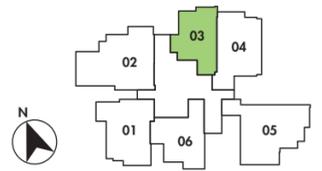
TYPE: A1A ■



#07-03, #12-03

50 sqm/ 538 sqft

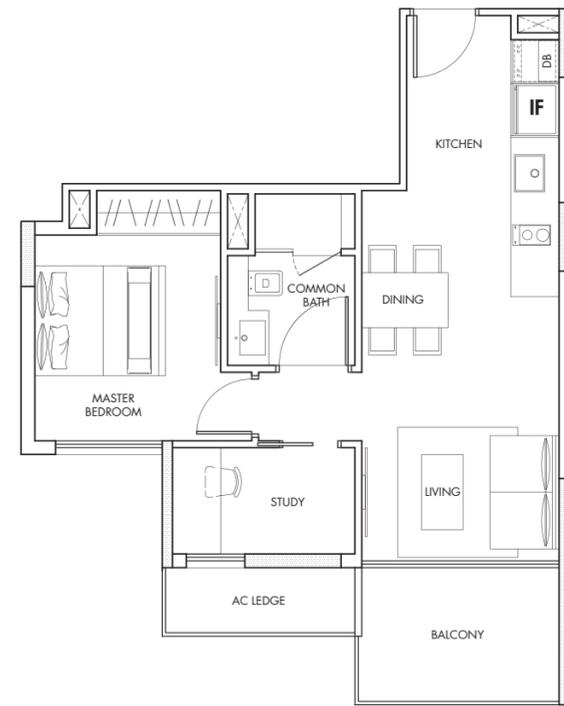
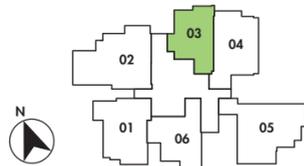
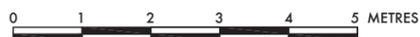
TYPE: A1C ■



#03-03, #08-03, #13-03

50 sqm/ 538 sqft

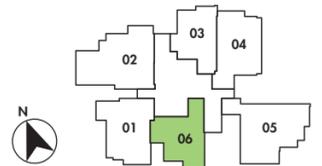
TYPE: A1B ■

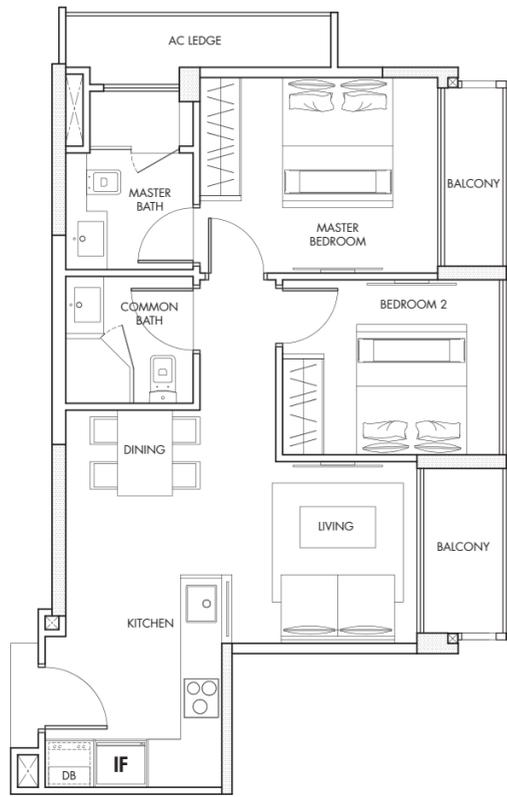


#03-06, #04-06, #05-06, #06-06, #07-06,
#08-06, #09-06, #10-06, #11-06,
#12-06, #13-06, #14-06, #15-06

54 sqm/ 581 sqft

TYPE: A2 ■

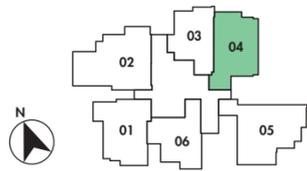




#03-04, #04-04, #05-04, #06-04, #07-04,
#08-04, #09-04, #10-04, #11-04, #12-04,
#13-04, #14-04, #15-04

64 sqm/ 689 sqft

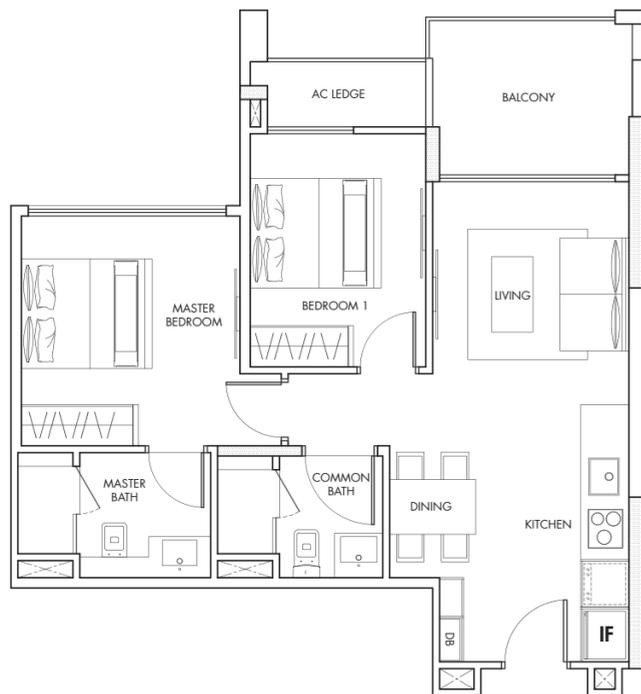
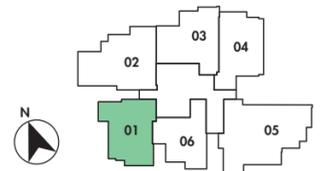
TYPE: B1 ■



#03-01, #04-01, #05-01, #06-01, #07-01,
#08-01, #09-01, #10-01, #11-01, #12-01,
#13-01, #14-01, #15-01

63 sqm/ 678 sqft

TYPE: B3 ■

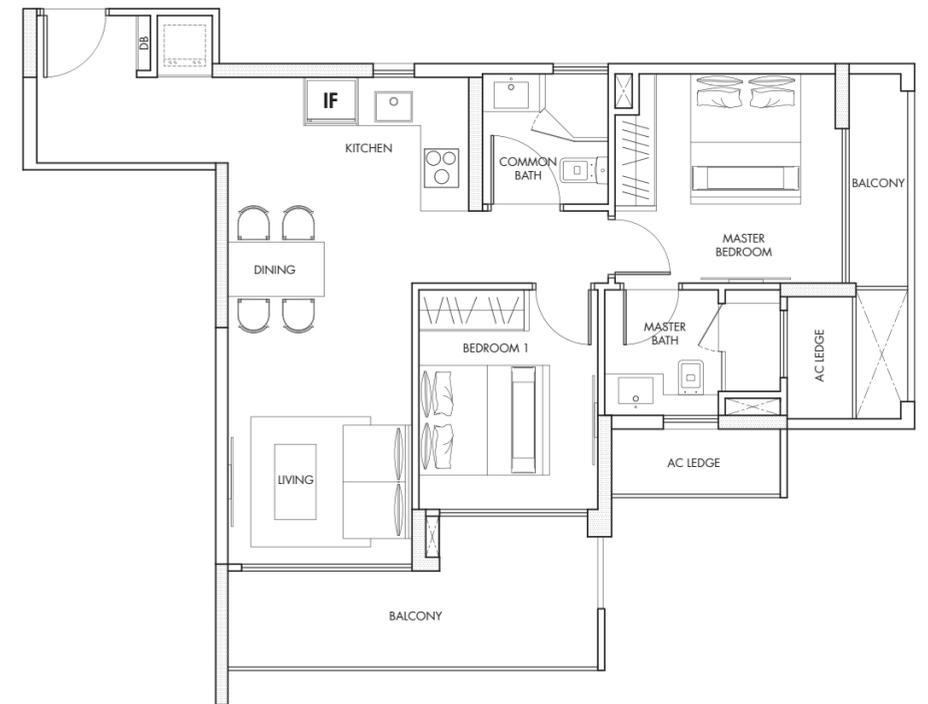
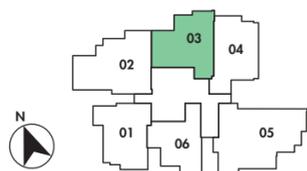


#14-03, #15-03

67 sqm/ 721 sqft

TYPE: B2 ■

0 1 2 3 4 5 METRES

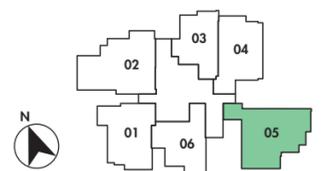


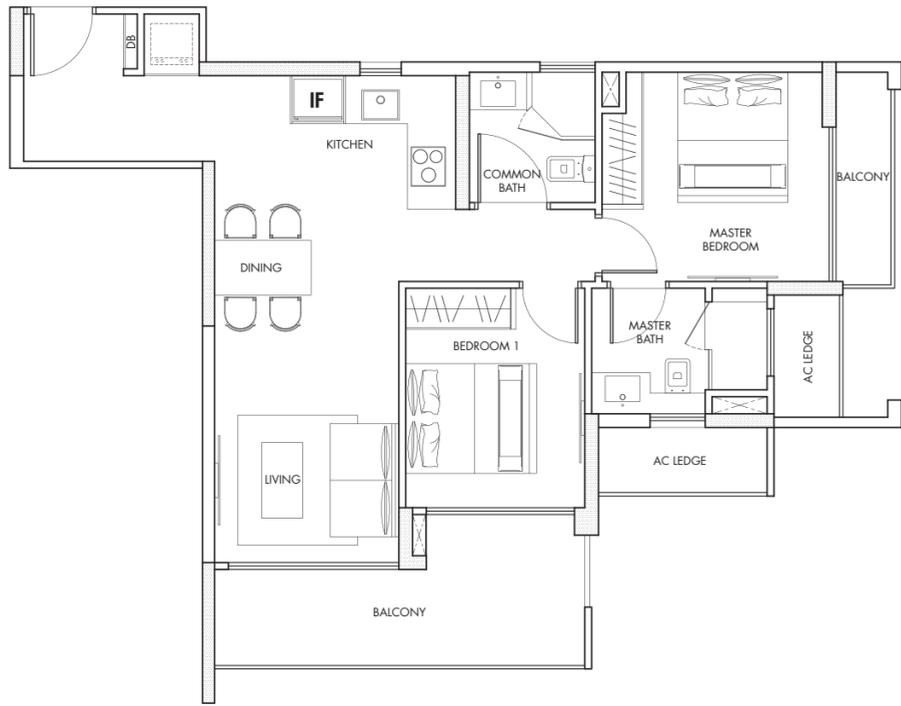
#03-05

78 sqm/ 840 sqft

TYPE: B4A ■

0 1 2 3 4 5 METRES

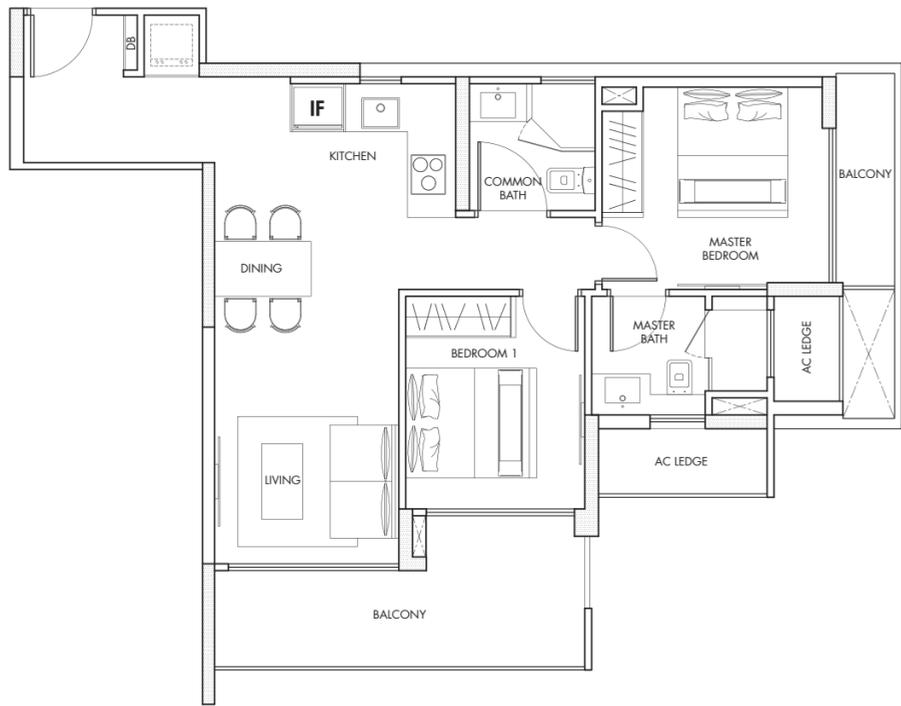




#04-05, #05-05, #06-05

78 sqm/ 840 sqft

TYPE: **B4B** ■

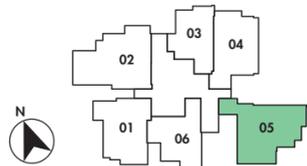


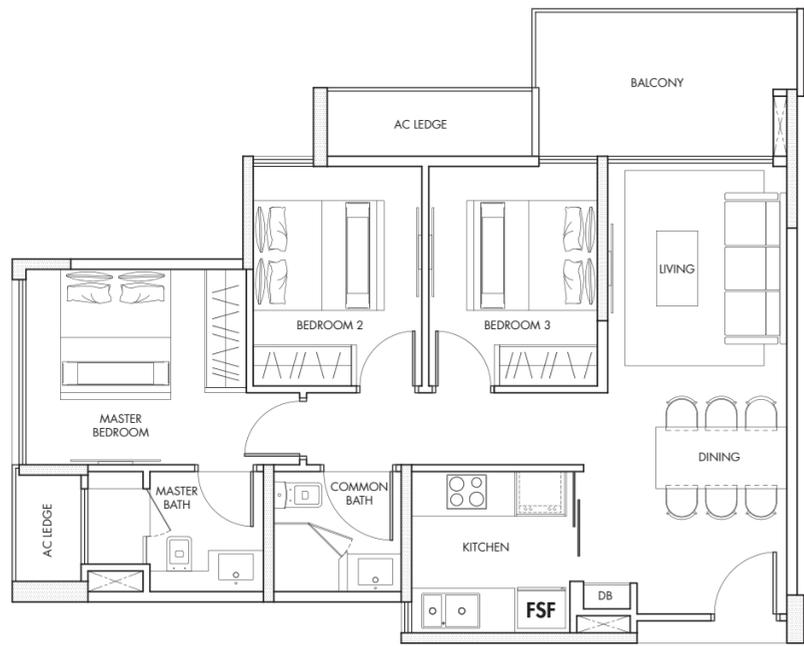
#07-05

77 sqm/ 829 sqft

TYPE: **B4C** ■

0 1 2 3 4 5 METRES

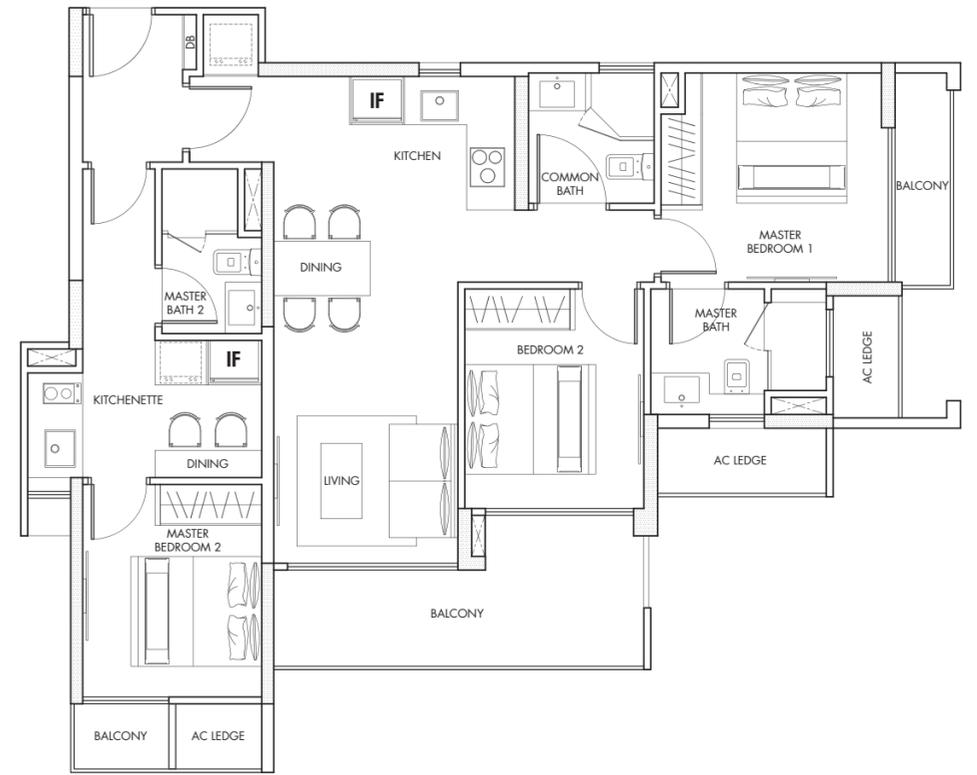
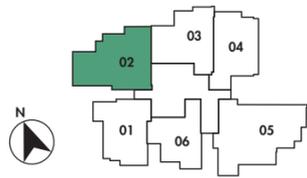




#14-02, #15-02

81 sqm/ 872 sqft

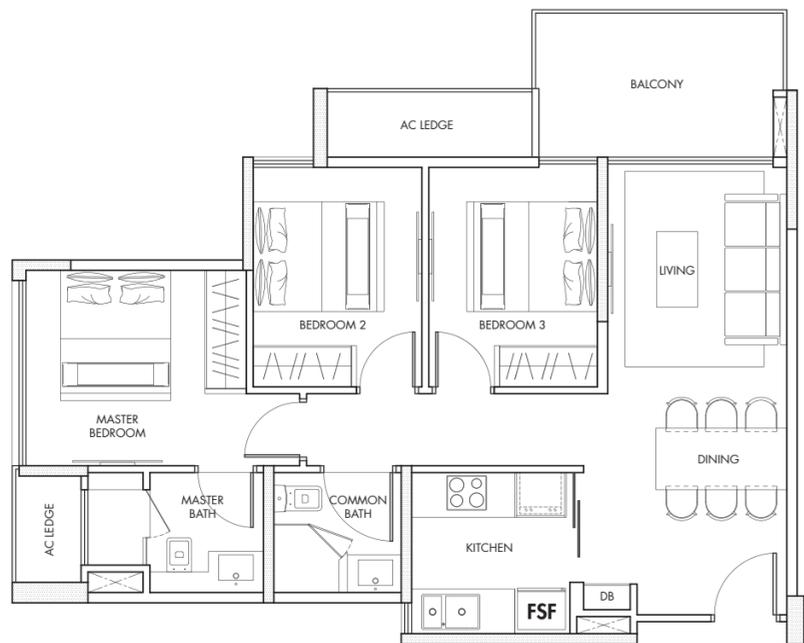
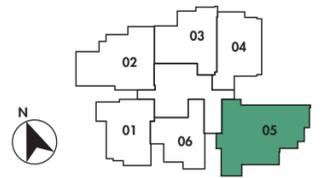
TYPE: C1A ■



#09-05, #10-05, #11-05,
#14-05, #15-05

104 sqm/ 1119 sqft

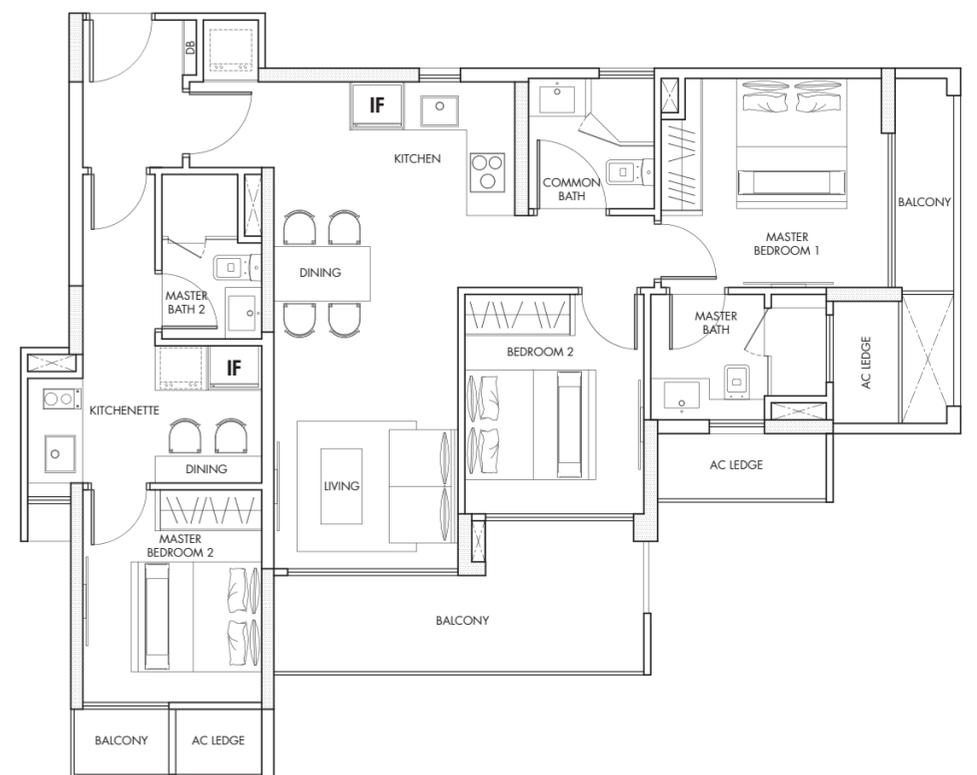
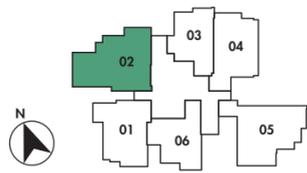
TYPE: C2A ■



#03-02, #04-02, #05-02, #06-02, #07-02,
#08-02, #09-02, #10-02, #11-02, #12-02,
#13-02

81 sqm/ 872 sqft

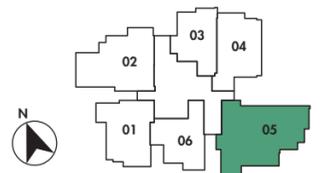
TYPE: C1B ■

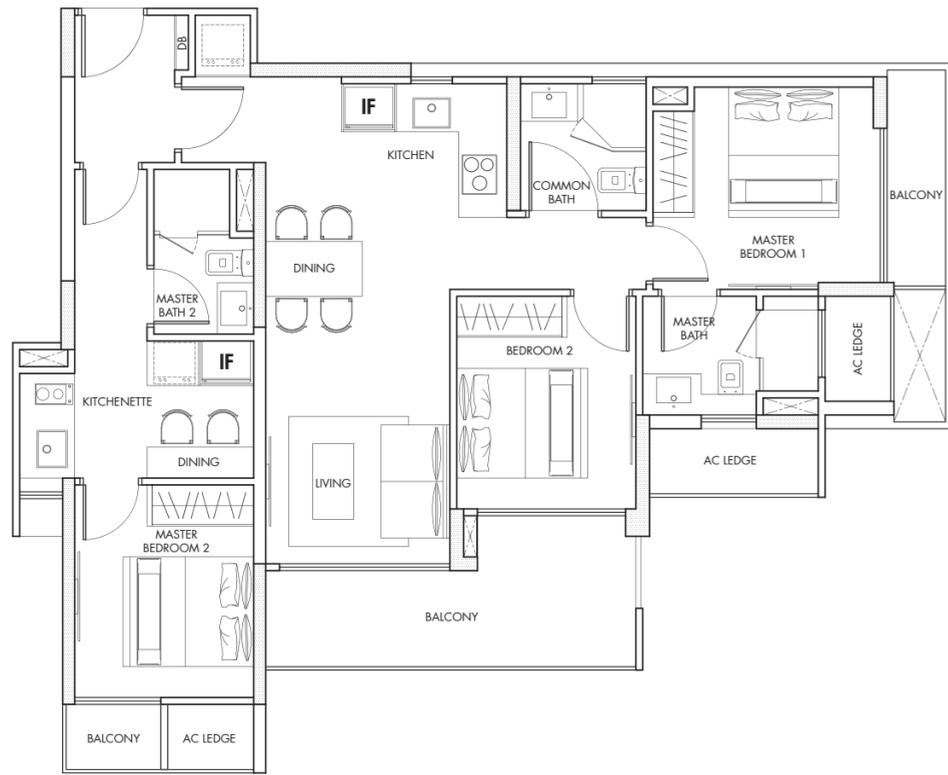


#08-05, #13-05

104 sqm/ 1119 sqft

TYPE: C2B ■





12

DEVELOPER

Be part of a sterling portfolio of properties brought to you by TA Corporation, an established quality property and construction group with a track record of over 40 years' experience in the Singapore construction industry and over 15 years' experience in real estate development. Highly reputed as a developer of quality residential developments, the Group holds a track record of a wide range of well-known residential and commercial developments in Singapore, as well as a respectable portfolio in China, Thailand, and Cambodia.

Another Prestigious Development
By TA Corporation Ltd

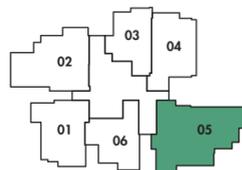


Developer: TA Realty Pte Ltd (201309661R)
Developer's Licence No.: C1139
Tenure of Land: Estate In Fee Simple (Freehold)
Lot/ TS No.: Lot 00472T, 00473A & 99702A TS 29
BP Approval No.: A1553-00210-2013 dated 10 March 2016
Expected Date of Vacant Possession: 30 September 2019
Expected Date of Legal Completion: 30 September 2022

#12-05

103 sqm/ 1109 sqft

TYPE: **C2C**



SPECIFICATIONS

1. FOUNDATION
Reinforced concrete bored piles and/or reinforced concrete footing
2. STRUCTURE
Reinforced concrete structure and/or steel structure
3. WALLS
 - a. External Walls
Cast in-situ and/or precast concrete wall and/or common clay brick and/or lightweight concrete wall
 - b. Internal Walls
Dry wall partitions and/or cast in-situ and/or precast concrete and/or lightweight concrete wall and/or common clay brick
4. ROOF
Reinforced concrete flat roof with insulation and waterproofing system
5. CEILING
Apartment Units
 - a. Living, Dining, Bedrooms, Balcony, Study (for type A1A, A1B, A1C & A2)
Skim coat with emulsion paint and/or plaster ceiling board
 - b. Kitchen, Kitchenette (for type C2A, C2B & C2C), Master Bath (for type B1, B2, B3, B4, C1A, C1B, C2A, C2B & C2C), Common Bath, Master Bath 2 (for type C2A, C2B, C2C)
Ceiling board with emulsion paint
 - Common Area
 - a. Lift Lobby, Gym, Management Office, Handicapped Toilet
Skim coat with emulsion paint and/or ceiling board
 - b. Basement Carpark, Staircase, Guard House, Driveway
Skim coat with emulsion paint

ESTIMATED CEILING HEIGHT (m)									
S/N	UNIT TYPE	LIVING	DINING	KITCHEN	STUDY	MASTER BEDROOM	BEDROOM 1/ BEDROOM 2	MASTER BATH/ COMMON BATH	BALCONY
1	A1A	3.0	3.0	2.6	3.0	3.0	---	2.6	3.05
2	A1B	3.0	3.0	2.6	3.0	3.0	---	2.6	3.05
3	A1C	3.0	3.0	2.6	3.0	3.0	---	2.6	3.05
4	A2	3.0	3.0	2.6	2.8	3.0	---	2.6	3.05
5	B1	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
6	B2	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
7	B3	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
8	B4A	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
9	B4B	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
10	B4C	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
11	C1A	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
12	C1B	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
13	C2A	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
14	C2B	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05
15	C2C	3.0	3.0	2.6	---	3.0	3.0	2.6	3.05

DISCLAIMER: the above ceiling heights are intended to give a general indication of proposal only and may vary in the finished building

6. WALL FINISHES
Apartment Units
 - a. Living, Dining, Bedrooms, Balcony, Study (for type A1A, A1B, A1C & A2)
Cement and sand plaster with emulsion paint and/or dry wall with emulsion paint and/or skim coat with emulsion paint finish (up to false ceiling and on exposed area only)
 - b. Bathrooms
Homogenous tiles finish (up to false ceiling and on exposed area only)
 - c. Kitchenette (for type C2A, C2B & C2C), Kitchen
Cement and sand plaster with emulsion paint and/or Homogenous tiles and/or Ceramic tiles (up to false ceiling and on exposed area only)

- Common Area
 - a. Lift Lobby (Basement, 1st storey, 2nd storey, Communal Roof Terrace)
Natural marble and/or homogenous tiles and/or cement and sand plaster with emulsion paint finish (up to false ceiling and on exposed area only)
 - b. Lift Lobby (3rd storey to 15th storey), Handicapped Toilet
Homogenous tiles and/or Ceramic tiles and/or cement and sand plaster with emulsion paint finish (up to false ceiling and on exposed area only)
 - c. Other Wall Areas
Cement and sand plaster with emulsion paint finish and/or skim coat with emulsion paint finish (up to exposed area were applicable only)
7. FLOOR FINISHES
Apartment Units
 - a. Living, Dining
Option 1 - Timber flooring with skirting (default finishes)
Option 2 - Natural marble flooring with skirting
 - b. Bedrooms
Timber flooring with skirting
 - c. Bathrooms
Homogenous tiles
 - d. Balcony (and its scupper drain), Study (for type A1A, A1B, A1C & A2), Kitchen, Kitchenette (for type C2A, C2B, C2C)
Homogenous tiles with skirting (where applicable)
 - e. AC ledge
Cement sand screed finish
 - Common Area
 - a. Lift Lobby (Basement, 1st storey, 2nd storey, Communal Roof Terrace)
Granite Tiles and/or Homogenous tiles and/or Ceramic tiles
 - b. Lift Lobby (3rd storey to 15th storey), handicapped Toilet
Homogenous tiles and/or Ceramic tiles
 - c. Pool Deck
Timber and/or Fiber-cement Board and/or Granite Tiles
 - d. Swimming Pool
Mosaic tiles
 - e. Communal Roof Terrace
Timber and/or Fiber-cement Board and/or Granite Tiles and/or Homogenous tiles
 - f. Common Staircase
Cement sand screed with Nosing tiles
 8. WINDOWS
Powder coated aluminium framed with glass according to authority requirements
 9. DOORS
 - a. Main Door
Fire rated timber door with selected veneer ply finish
 - b. Bedrooms
Hollow core flush door with selected veneer ply finish
 - c. Study (for type A1A, A1B, A1C & A2)
Pocket sliding door with selected veneer ply finish
 - d. Bathrooms
Hollow core flush door with selected veneer ply finish and/or pocket sliding door with selected veneer ply finish
 - e. Kitchen (for type C1A, C1B)
Frameless glass sliding door
 - f. Balcony
Powder coated aluminium framed sliding door with glass
 10. IRONMONGERY
Good quality locksets and ironmongery to be provided for all doors
 11. RAILLING
Apartment Units
 - a. Balcony
Laminated glass with stainless steel capping
 - b. AC ledge
Galvanised mild steel with enamel paint finish
 - Common Area
 - a. Enclosed Staircase
Galvanised mild steel with enamel paint finish
 - b. Communal Roof Terrace
Laminated glass parapet with stainless steel capping and/or bricks parapet with cement sand plaster with emulsion paint and/or galvanized mild steel with enamel paint finish
 12. SANITARY WARES AND FITTINGS
Apartment Units
 - a. Master Bath
 - 1 vanity top with basin, mixer tap and mirror cabinet
 - 1 shower compartment with hand shower, mixer and overhead rain shower
 - 1 wall hung water closet c/w concealed cistern
 - 1 paper holder
 - 1 towel rail
 - b. Master Bath 2 (for type C2A, C2B, C2C), Common Bath
 - 1 vanity top with basin, mixer tap and mirror cabinet
 - 1 shower compartment with hand shower and mixer
 - 1 water closet
 - 1 paper holder
 - 1 towel rail

- c. Kitchenette (for type C2A, C2B, C2C), Kitchen
- 1 kitchen sink and tap

13. PAINTING

- a. External Wall
Spray texture coating and/or emulsion paint finish
- b. Internal Wall
Emulsion paint finish

14. WATERPROOFING

Waterproofing to Bath, Kitchen, Kitchenette (for type C2A, C2B & C2C), Balcony, Basement, Planter, RC Roof, Communal Roof Terrace, Pool Deck and Swimming Pool

15. ELECTRICAL INSTALLATION

	UNIT TYPE							
	A1A A1B A1C	A2	B1	B2	B3	B4A B4B B4C	C1A C1B	C2A C2B C2C
Lighting Point	7	8	10	9	9	12	10	18
13A Switch Socket Outlet	14	14	18	17	17	17	21	26
13A Switch Socket Outlet for washing machine	1	1	1	1	1	1	1	2
Aircon Isolator	2	2	2	2	2	2	3	3
Electric Heater	1	1	2	2	2	2	2	3
TV Outlet	2	2	2	2	2	2	3	3
Telephone Outlet/ Cable Outlet	3	3	3	3	3	3	4	4
Hood Point	1	1	1	1	1	1	1	2
Induction Hob Point	1	1	1	1	1	1	1	2
Electric Oven Point	1	1	1	1	1	1	1	2
Audio Video Intercom Unit	1	1	1	1	1	1	1	2
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1
Note: All isolators for CU are subjected to A/C equipment configuration								

16. TV/ CABLE SERVICES/ TELEPHONE POINT

See table above

17. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with local codes

18. CARPARK PROVISION

- a. Basement Carpark: 52 lots
- b. Surface Carpark: 15 lots
- c. Mechanical Carpark: 11 lots
Designated for car sizes up to 5.2m (L) x 2.15m (W) x 2.0m (H), 2600kg (weight)
- d. Accessible Carpark: 2 lots

19. SURFACE DRIVEWAY/ CARPARK (1ST Storey)

Pavers and/or granite cobble stone and/or Aeration slab and/or reinforced concrete slab with floor hardener

20. BASEMENT CARPARK/ DRIVEWAY/ RAMP

Reinforce concrete slab with floor hardener

21. RECREATIONAL FACILITIES

- a. 2ND Storey Level
- Swimming Pool (approximately 80 sqm)
 - Pool Deck (approximately 40 sqm)
 - Indoor Gym (approximately 10 sqm)
 - Jacuzzi Gyre
 - Cocoon lounge
 - Outdoor Gym
 - Yoga Corner
 - Reading Carrel
 - Tea Terrace
 - Hammock Spot
 - Outdoor Dining Hall
 - Kitchenette
 - VIP Lounge
- b. Communal Roof Terrace
- Pavilion
 - BBQ Area
 - Outdoor Terrace
 - Exercise Lawn
 - Children's Fun Play
 - Garden Aisle

22. ADDITIONAL ITEMS

- a. Kitchen Cabinets
- Granite counter top
 - High and low cabinets
- b. Kitchen Appliances
- Integrated fridge (for all unit types except for type C1A & C1B)
 - Free standing fridge (for type C1A & C1B)
 - Induction hob
 - Hood
 - Microwave combi oven
 - Washer cum dryer
- c. Air-conditioning
Split type wall mounted air conditioning system to Living, Dining and all Bedrooms
- d. Wardrobe
Pole system wardrobe with sliding door to all Bedrooms
- e. Water-heater
Hot water supply to Kitchen and all Bathrooms
- f. Mechanical Ventilation System
Mechanical ventilation system for common baths which are not naturally ventilated
- g. Security System
- Vehicle barrier system at the main entrance of the development
 - Card access reader system for lift lobbies at basement carpark and 1ST storey, side gate and gym
 - CCTV surveillance cameras to strategic locations at common area
 - Electronic security lockset for main door
 - Audio/video intercom between each unit and guardhouse
 - Visitor Call Panels (VCP) located at basement carpark and 1ST Storey
- h. Cable Vision
Provision of cable outlet only for cable vision services
- i. Wireless Internet Access
Wireless network system to 2ND storey level and Communal Roof Terrace

23. NOTES TO SPECIFICATIONS

- a. 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. Subject to clause 14.3, the tonality and pattern of the marble selected and installed shall be subject to availability.
- b. 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 17.
- 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/her own contractor to service the air-conditioning system regularly.
- d. 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.
- e. Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, colour and model as specified for all materials, fittings, equipment, finishes, installation of appliances to be supplied shall be provided subject to Architect's selection and market availability.
- f. Layout/ Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Appliances and Fittings, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical appliances and fittings, 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.
- g. 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 their performance of its obligations under clause 9 and clause 17.
- h. 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.



- i. Glass
Glass is manufactured material that is not 100% pure. Invisible nickle 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.

- j. 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 within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

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

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

- m. Wireless Internet Connection
Wireless internet connection provision at designated communal areas such as pool deck and communal roof terrace subject to subscription of service by the Management Corporation with the relevant internet service provider.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. No part of the materials shall constitute a representation or warranty. All plans, information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. The developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the building authority. Floor areas are only approximate measurements and subject to final survey.

The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.

NOTES



COME HOME TO

12
ON 尚阁
Shan

