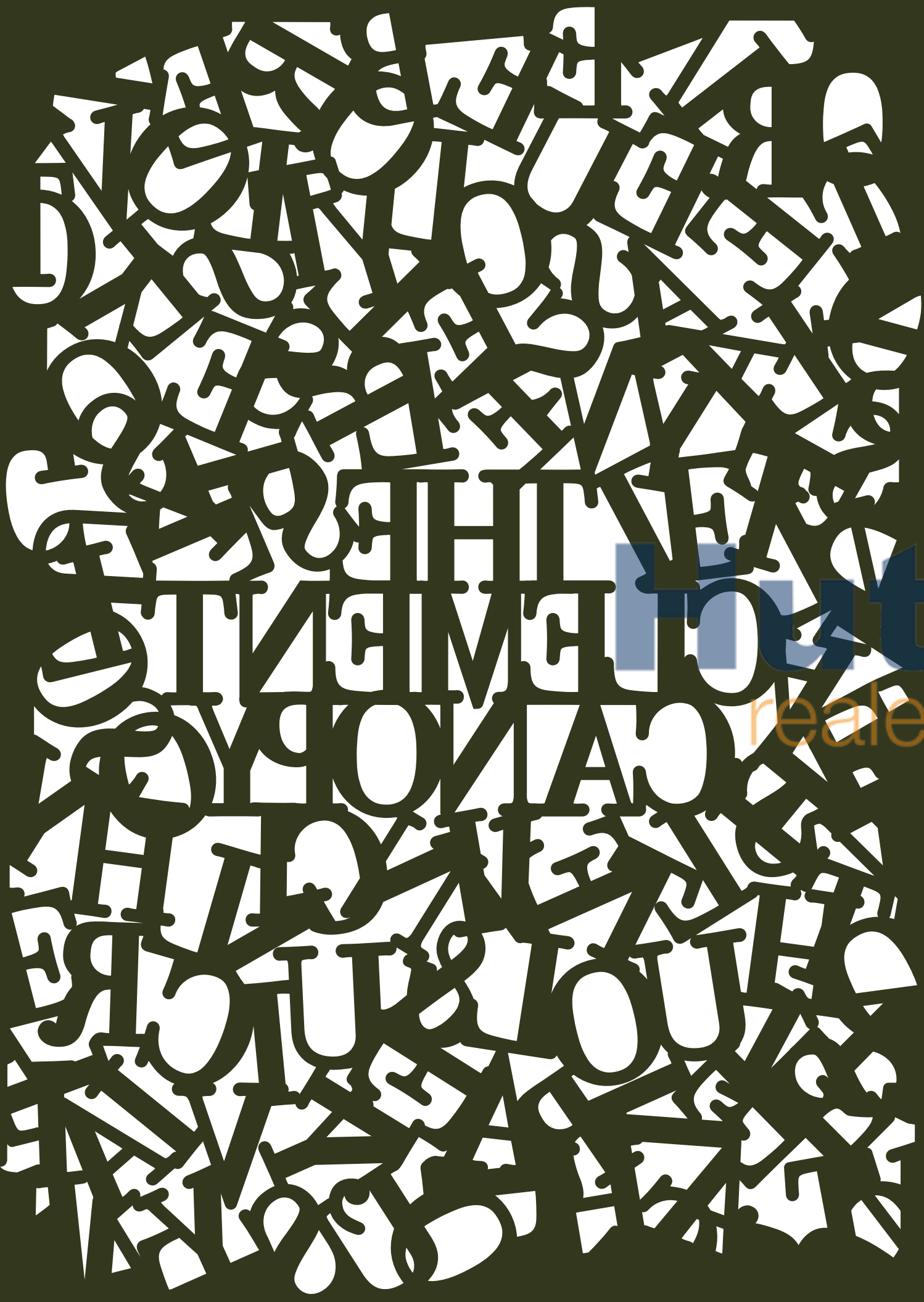




Huttons[®]
realestategroup



Intertons[®]
realestategroup

THE
CEMENT
CANOPY

Huttons[®]
realestategroup

T H E
C L E M E N T
C A N O P Y

THE CLEMENT CANOPY
A LIVING, BREATHING HOME

The background features a dense forest of stylized trees, each represented by a thin white outline of a trunk and a rounded, irregular canopy. The trees vary in height and shape, creating a sense of depth and texture. The overall color palette is a muted, earthy green.

Huttons[®]

realestategroup

Everything, starting with nature.



Huttons[®] realestategroup

Welcome to The Clement Canopy.
A living, breathing home.



To live deliberately
To play senselessly
To love ceaselessly
To grow freely
To have essentially
Home, naturally.

Huttons
realestategroup



To live deliberately

Huttons[®]
realestategroup

To understand nature is to understand life. Nature provides space for reflection and meditation. A way to gain perspective and personal introspection.

A green greeting

Let nature welcome you.
She's dressed in every shape
and shade of green.

Huttons®
realestategroup

Flowing with life

Water is life. Soft and soulful,
ebbing and flowing.

Huttons®
realestategroup

Nurtured by nature

The landscape of The Clement Canopy takes its inspiration from nature. Imagine walking through a lush green forest. Some of the canopies even rise above the architecture. The experience is immersive and fills the senses.

Huttons®
realestategroup

Nature has the ability to bring us back to ourselves.
In nature, we relax. The Clement Canopy is a home within
nature. The landscape lets home-dwellers discover nature's
facets. Light and shadow. Day and night. Water and earth.
Here, human and nature live side by side.

Huttons[®]
realestategroup





To play senselessly

Huttons[®]
realestategroup

When was the last time
you played with water?
Laughed like a child?
Where we are can bring
out our most natural selves.

A blue escape

See how nature shapes the surroundings. Take a swim among the canopy. Relax by the poolside and let the gentle sounds of rustling leaves take you away.

Huttons[®]
realestategroup

Nature all round

Undulating river beds and rising trees frame the Canopy Lounge, where you can enjoy a different experience of the lush canopy.

Huttons[®]
realestategroup

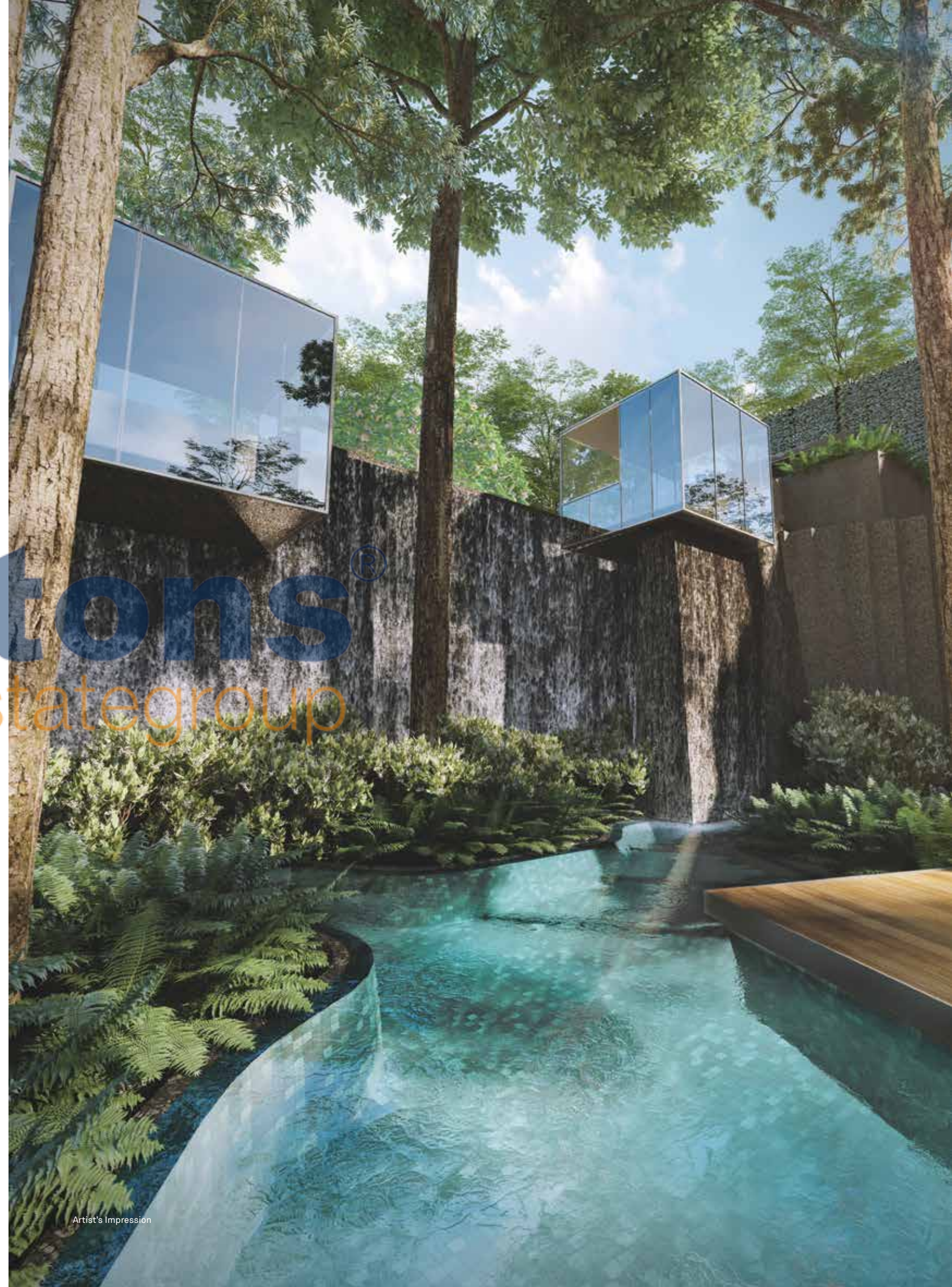
Canopy dining

The private dining deck gives a view of nature, while you entertain your guests in comfort. Host a party, invite a few close friends for a cosy get-together, watch the waters reflect the skies.

Huttons®
realestategroup

Thoughtfully designed facilities bring the family closer together, by taking the home beyond its walls. The landscape becomes your playground and sanctuary. Various pools, fitness and wellness spaces, play areas for children, and a host of other exceptional features interweave in and out of nature to make The Clement Canopy a place to call home.

Huttons[®]
realestategroup



Gathering memories

Dine while enjoying the outdoors.
Kids have ample space to seek
out their little adventures, while
grown-ups share stories over wine.





To love ceaselessly

Huttons[®]
realestategroup

Because memories
are made of moments.
And moments happen
when we find ourselves
in places that let us be.

Living well

The living and dining spaces have an open plan that gives greater flexibility and practicality.



A private sanctuary

A range of unit types caters to families, couples, and individuals alike.

Huttons®
realestategroup

Home smart home

Stay connected to your home with technology. Smart home features let you enjoy everyday conveniences that sync to your lifestyle.

A close-up photograph of a person's hands holding a tablet computer. The person is wearing a grey zip-up hoodie. The background is a bright, out-of-focus window. The Hutttons real estate group logo is overlaid on the image. The word "Hutttons" is in a large, bold, blue font with a registered trademark symbol (®) to its upper right. Below it, the words "realestategroup" are written in a smaller, orange, lowercase font.

Hutttons[®]
realestategroup

Just as we inhabit spaces, spaces inhabit us. Our spaces shape our relationships, how we interact with one another, and even the way we spend time by ourselves. Find your space for reading a book, catching up with your loved ones, or watching your precious little baby take his first step.

Huttons[®]
realestategroup



Site plan

First Storey

- 1 Arrival
- 2 Chill Out Deck
- 3 Canopy Lounge
- 4 Hanging Cocoon
- 5 Kids' Play Pool
- 6 Family Pool
- 7 Island Pool
- 8 Bubble Pool
- 9 Aqua Gym
- 10 Waterfall Spa
- 11 Wellness Deck
- 12 Dining Pavilion
- 13 Entertainment Room
- 14 Reading Lounge
- 15 Study Room
- 16 Spa Bed
- 17 Pool Lounge

Second Storey

- 18 Private Dining
- 19 Forest Deck
- 20 Gym

Third Storey

- 21 Lap Pool
- 22 Lap Pool Deck
- 23 Poolside Grill
- 24 Cabana
- 25 Pool
- 26 Pool Decks
- 27 Kids' Playground
- 28 Fitness Corner
- 29 Garden Grill
- 30 Swing Garden
- 31 Foot Reflexology Path
- 32 Putting Green
- 33 Pavilions
- 34 Waterfall Pods
- 35 Canopy Grill
- 36 Tennis Court



Map is not drawn to scale
Artist's Impression



2-Bedroom

2-Bedroom



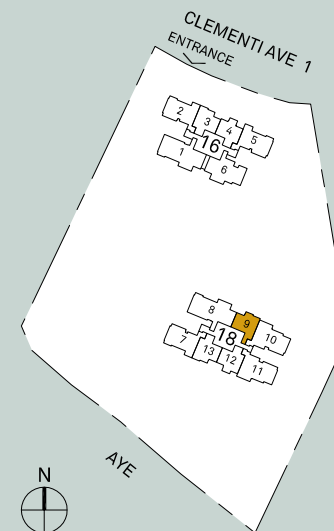
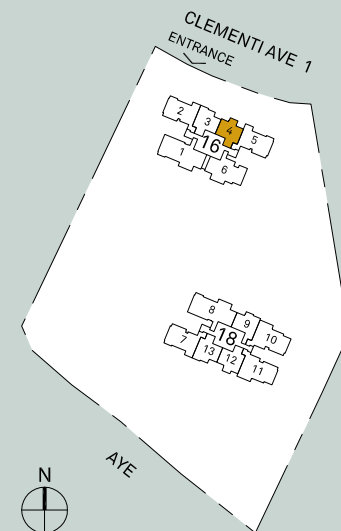
Huttons[®]
realestategroup

● TYPE A1

TYPE A2 ●

TOWER 16
#02-04 TO #40-04

TOWER 18
#02-09 TO #40-09

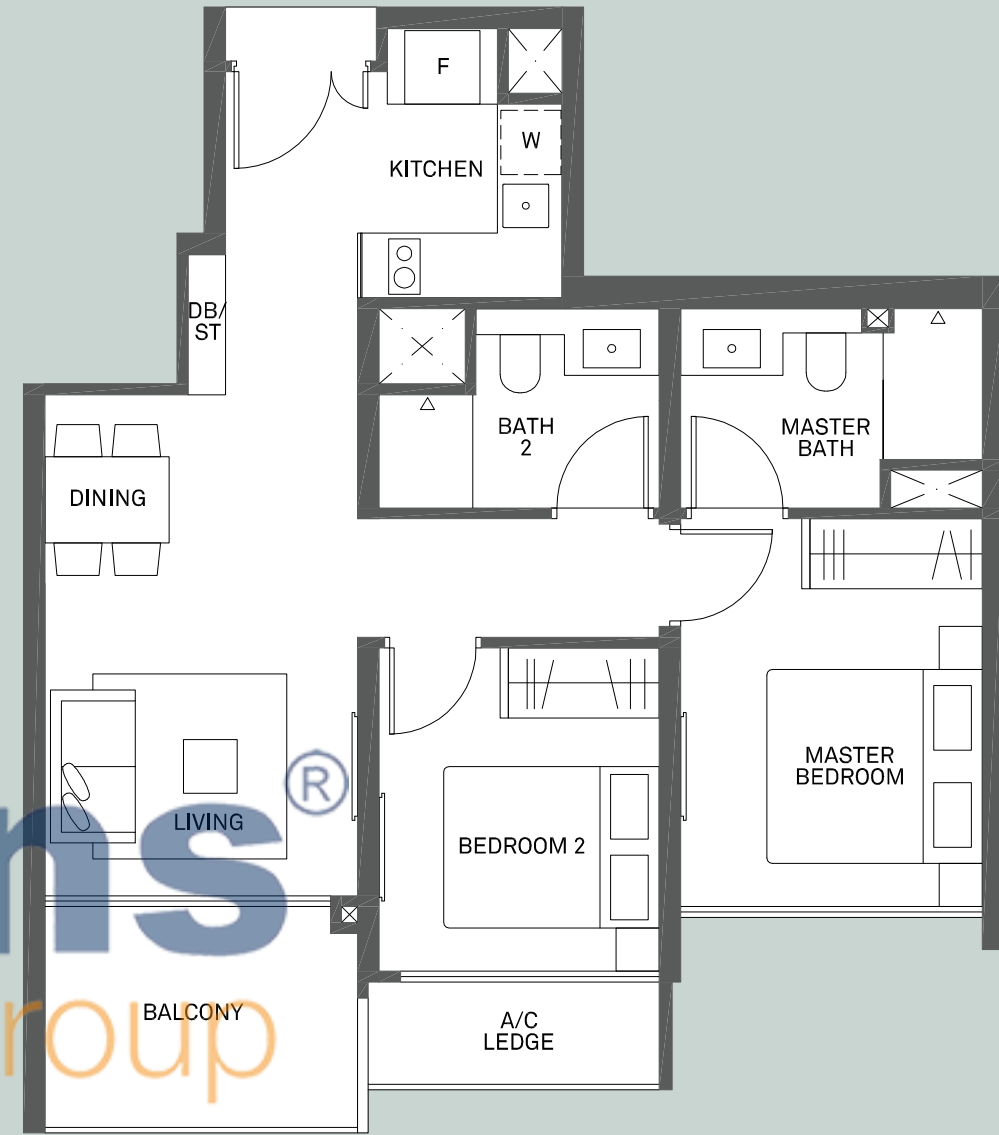


AREA
59 SQ.M (635 SQ.FT)

AREA
61 SQ.M (657 SQ.FT)

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".



● TYPE B1

TYPE B2 ●

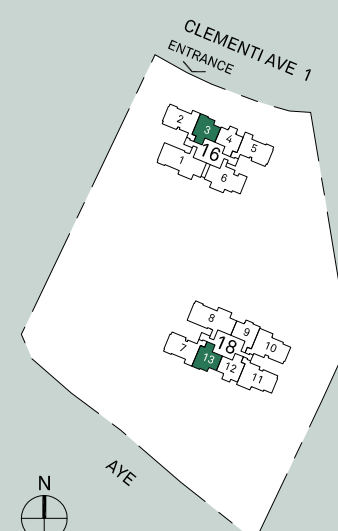
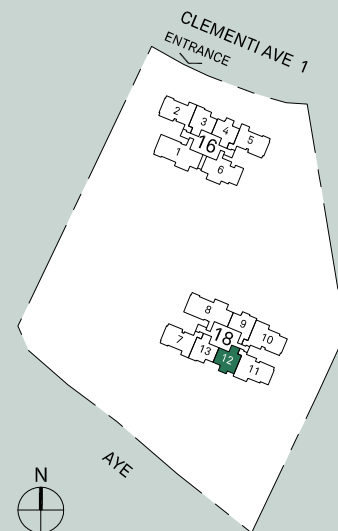
TOWER 18
#04-12 TO #40-12

TOWER 16
#02-03 TO #40-03 (Mirrored)

TOWER 18
#04-13 TO #40-13

AREA
66 SQ.M (710 SQ.FT)

AREA
68 SQ.M (732 SQ.FT)



Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

3-Bedroom + Yard

3-Bedroom + Guest Room



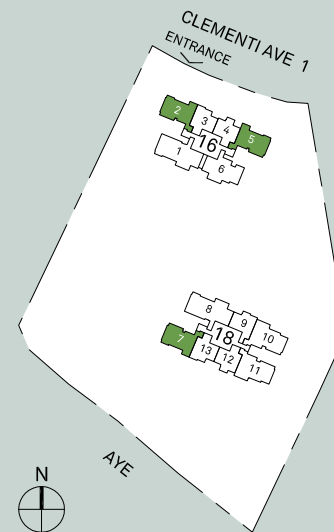
● TYPE C1

● TYPE D1

1
TOWER 16
#03-02 TO #39-02 (Mirrored)

2
TOWER 16
#02-05 TO #39-05

TOWER 18
#04-07 TO #39-07

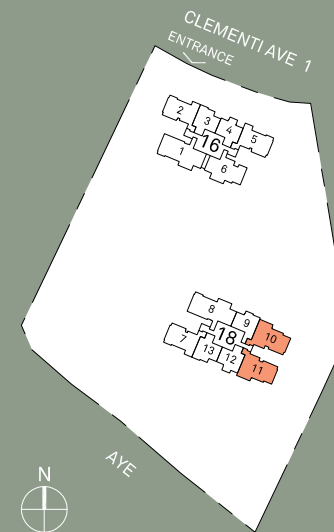


AREA
92 SQ.M (990 SQ.FT)

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

1
TOWER 18
#03-10 TO #39-10 (Mirrored)

2
TOWER 18
#04-11 TO #39-11



AREA
103 SQ.M (1109 SQ.FT)

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

3-Bedroom + Guest Room

4-Bedroom

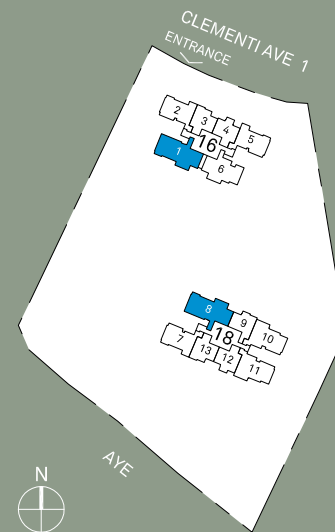
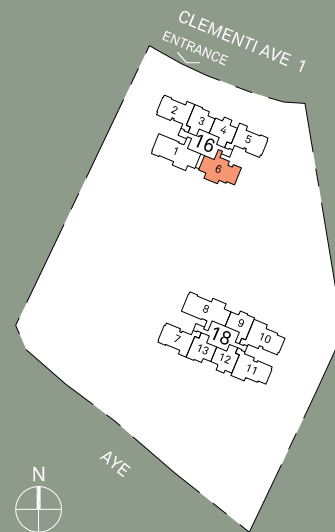


● TYPE D2

● TYPE E

TOWER 16
#02-06 TO #39-06

● 1
TOWER 16
#02-01 TO #39-01 (Mirrored)



● 2
TOWER 18
#02-08 TO #39-08

AREA
106 SQ.M (1141 SQ.FT)

AREA
125 SQ.M (1346 SQ.FT)

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

Area includes A/C ledge, balcony, pes, private roof terrace and void (where applicable). The above plans and illustrations are subject to changes as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony, pes, and private roof terrace shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".



To grow freely

Huttons[®]
realestategroup

Wouldn't it be wonderful
if our surroundings,
just like our home,
can give us the space
to explore and grow?

Panoramic Views

Imagine waking up to views of the distant horizon, or coming home to a sunset sky, casting a golden hue over the ocean. Despite Singapore being an island, homes that boast sea views are rare and highly prized, and for good reason.



THE
CLEMENT
CANOPY

Huttons[®]

realestategroup

ONE-NORTH

KENT RIDGE EDUCATION BELT

JURONG LAKE DISTRICT

FUSIONOPOLIS

ANGLO-CHINESE JUNIOR COLLEGE

ANGLO-CHINESE SCHOOL (INDEPENDENT)

NATIONAL UNIVERSITY OF SINGAPORE

UNITED WORLD COLLEGE

SINGAPORE POLYTECHNIC

YONG SIEW TOH CONSERVATORY OF MUSIC

YALE-NUS COLLEGE

NUS HIGH SCHOOL OF MATH AND SCIENCE

NAN HUA HIGH SCHOOL

CLEMENTI MALL/MRT

FUTURE HIGH SPEED RAIL

WEST-GATE

MEDIACORP CAMPUS

INSEAD ASIA

WEST COAST PARK

UNIVERSITY TOWN

PANDAN RIVER

PANDAN RESERVOIR

BIG BOX

*Disclaimer: Exact locations for all future projects and developments are to be determined by the authorities.

Location

KENT RIDGE & CLEMENTI

- 01 Nan Hua High School
- 02 NUS High School of Math and Science
- 03 Yale-NUS College
- 04 University Town
- 05 Japanese Primary School, Singapore
- 06 Yong Siew Toh Conservatory of Music
- 07 Lee Kong Chian Natural History Museum
- 08 United World College (Dover campus)
- 09 Singapore Polytechnic
- 10 Anglo-Chinese School (Independent)
- 11 National University of Singapore
- 12 National University Hospital
- 13 Fairfield Methodist School (Secondary)
- 14 Anglo-Chinese Junior College
- 15 West Coast Plaza
- 16 West Coast Park
- 17 Republic of Singapore Yacht Club
- 18 Kent Ridge Park
- 19 321 Clementi
- 20 Clementi 448 Market & Food Centre
- 21 Clementi Public Library
- 22 Clementi Mall
- 23 Nan Hua Primary School
- 24 Nexus International School
- 25 Sunset Way
- 26 Clementi Arcade
- 27 Singapore Institute of Management
- 28 Ngee Ann Polytechnic
- 29 Tanglin Trust School

ONE-NORTH, HOLLAND VILLAGE & ROCHESTER

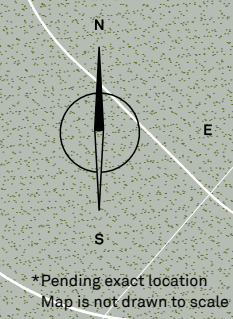
- 30 Rochester Park
- 31 The Star Vista
- 32 Rochester Mall
- 33 The Metropolis
- 34 Biopolis
- 35 INSEAD Asia
- 36 Fusionopolis 1 & 2
- 37 Mediacorp Campus
- 38 timbre+
- 39 Wessex
- 40 Holland Village
- 41 Anglo-Chinese School (International)

JURONG LAKE DISTRICT

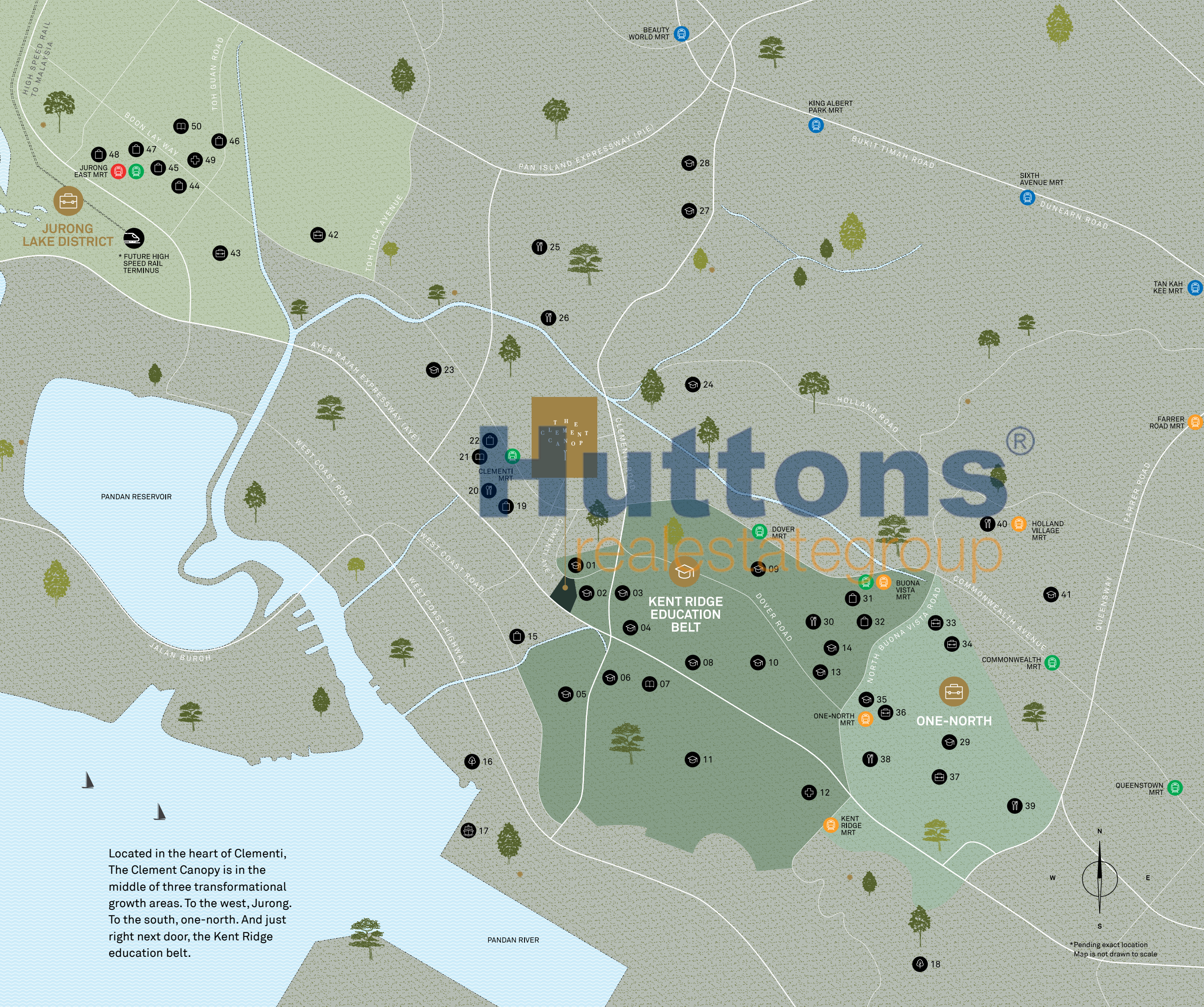
- 42 Tradehub 21
- 43 International Business Park
- 44 Big Box
- 45 Jem
- 46 IMM
- 47 Westgate
- 48 JCube
- 49 Ng Teng Fong General Hospital
- 50 Devan Nair Institute

-  East West Line MRT
-  Downtown Line MRT
-  Circle Line MRT
-  North South Line MRT

Located in the heart of Clementi, The Clement Canopy is in the middle of three transformational growth areas. To the west, Jurong. To the south, one-north. And just right next door, the Kent Ridge education belt.



* Pending exact location
Map is not drawn to scale



All-round learning and living at Kent Ridge & Clementi

Renowned schools and institutions are all around The Clement Canopy, from primary to secondary to tertiary levels, including the National University of Singapore, Anglo-Chinese Junior College, INSEAD Asia, and Nan Hua High School.

A mature estate, Clementi itself packs a hive of lifestyle options. One never has to go far to enjoy a night out with friends, or a laid-back Sunday afternoon.



Kent Ridge & Clementi

Lee Kong Chian Natural History Museum

One of the newest yet oldest museums in Singapore, the Lee Kong Chian Natural History Museum (its predecessor being the Raffles Museum) takes visitors to the beginning of life on earth, through 16 thematic zones from plants and amphibians to mammals and mighty dinosaurs.



Lee Kong Chian Natural History Museum

Anglo-Chinese School (Independent)

With a history of over 100 years, the very established ACS (Independent) offers two academic tracks: the four-year Express programme leading to the GCE "O" Levels Examination, and the six-year Integrated Programme leading to the International Baccalaureate (IB) Diploma programme.



Anglo-Chinese School (Independent)



Nan Hua Primary School

Excellent choice of schools all around

Some of Singapore's most sought-after schools are also within the vicinity, including Nan Hua High School, Anglo-Chinese School (Independent), Fairfield Methodist School, Anglo-Chinese Junior College, Nan Hua Primary School, Singapore Institute of Management, and Singapore Polytechnic.



National University of Singapore



United World College (Dover)

International Schools

Within close proximity to The Clement Canopy are also some of the most renowned international schools, including United World College (Dover), Nexus International School, Tanglin Trust School and Japanese Primary School.



University Town



Yong Siew Toh Conservatory of Music

National University of Singapore

An NUS education is recognised as among the best in Asia, and the world. Institutions within the campus include NUS High School, Yale-NUS College, Yong Siew Toh Conservatory of Music, National University of Singapore, and National University Hospital.

Kent Ridge & Clementi

Sunset Way

Sunset Way is a trendy and atmospheric lifestyle enclave, peppered with cosy cafes, casual eateries, and family-run restaurants. Here, it's easy to find a friendly spot to unwind after a long day.



Sunset Way



Clementi 448



timbre+

Clementi 448 and Ayer Rajah Market & Food Centre

Some of the best local eats can be found at Clementi 448 and Ayer Rajah Market & Food Centre, from fried carrot cake to prawn mee and Indian rojak. Nearby, timbre+ is a great place for craft beers and live music.

Republic of Singapore Yacht Club

The oldest yacht club in Asia, with past members including the officers and men of Sir Stamford Raffles, the Republic of Singapore Yacht Club offers easy access to the Southern Islands and Indonesia's Riau Archipelago.



Republic of Singapore Yacht Club

West Coast Park and Kent Ridge Park

These national parks offer a chance to soak in the great outdoors. Cycle, jog, or simply take a leisurely stroll among nature. In addition, Kent Ridge Park is also perfect for history buffs and the young and old to learn about the heritage of Singapore, with hiking trails that connect to the Southern Ridges.



West Coast Park

West Coast Plaza, Clementi Arcade, 321 Clementi, Clementi Mall and Public Library

There's something for everyone at these family-friendly malls. Pick up a book, shop for groceries, or go for a Zumba class at the gym.



Clementi Mall

To the south, one-north, Holland Village & Rochester

Within minutes' drive from The Clement Canopy, one-north is a hub for biomedical sciences, infocomm technology, media, physical sciences and engineering. Just about a microcosm of the new world, one-north presents a universe of opportunity, and best of all, just a stone's throw from Clementi.

Charming and trendy enclaves, Holland Village and Rochester are ideal for a delectable weekend brunch. Watch the world go by over a cup of latte, or take a stroll along leafy pathways. The nearby Wessex estate, with its black and white colonial houses, also makes for a great day out with the whole family.



one-north, Holland Village & Rochester



one-north

Designed to host a cluster of world-class research facilities and business park space, one-north is an exciting and vibrant work-play-live-learn environment. Developments under one-north include Fusionopolis, Mediapolis, Biopolis, Wessex and Rochester Park. It is also home to established multinational companies like Shell and P&G.



Biopolis



Mediacorp Campus

An architectural landmark within Mediapolis@one-north, Singapore's first digital media hub, Mediacorp Campus boasts a state-of-the-art 1,500-seat theatre that is primed to become Singapore's new venue for international and locals acts.

INSEAD Asia

One of the world's leading and largest graduate business schools, INSEAD boasts a truly global educational experience for its programme participants. INSEAD Asia offers its highly sought-after and recognised MBA programme, and is situated within minutes' drive from The Clement Canopy.



INSEAD Asia



The Star Vista

Eat, shop, have a cuppa, and even catch a concert at The Star Performing Arts Centre, which has been the venue for world-renowned international and regional shows.

one-north, Holland Village & Rochester



Chip Bee Gardens



Rochester Mall

Rochester Mall

Situated just beside Rochester Park, this unique open-concept mall provides the ideal setting for memorable dining experiences and more. Enjoy a special meal surrounded by thoughtfully landscaped terraced-gardens and the beauty of nature.



Holland Village

Holland Village

A perennial favourite among expats and locals alike, Holland Village has a relaxed vibe, its streets lined with cafes, restaurants and bars. Just across the road, Chip Bee Gardens is perfect for wandering around its leafy surrounds, where independent lifestyle shops wait to be discovered.



Rochester Park

Rochester Park

Trendy restaurants housed in elegantly restored colonial bungalows provide an unforgettable setting for any occasion. The ambience here is a perfect mix of rustic charm and urban sophistication.



Wessex

Wessex

Built in the 1940s, Wessex Estate is an excellent spot to spend a leisurely Sunday afternoon. Wander past black and white colonial-style buildings, soak in the charming surroundings, and end the walk with an ice-cold beer at the popular Wessex Tavern.

Next Stop, Jurong

Jurong Lake District is primed to become Singapore's next CBD. And because it's just one MRT stop away from Clementi MRT, residents at The Clement Canopy can truly enjoy the best of both worlds — the tranquility of home and the bustle of an exciting next-century commercial hub.



Artist's Impression

*Disclaimer: Exact locations for all future projects and developments are to be determined by the authorities.

Jurong Lake District

Jurong Gateway Precinct Vast investment potential

The biggest commercial hub outside the city centre providing 500,000 sq.m of office space and 250,000 sq.m of retail, F&B and entertainment space.

- JCube
- Jem
- Westgate
- Big Box
- Genting Hotel Jurong
- Ng Teng Fong General Hospital



Jurong Innovation District Hotbed of research innovation

Integrated spaces for living, learning and innovation, hosting over 100,000 people in the innovation park of the future.

- CleanTech Park
- Launchpad @ Jurong Innovation District
- Nanyang Technological University



Future Cross Island MRT Line Jurong to Changi in 40 minutes



Future High Speed Rail Jurong to KL in 90 minutes





To have essentially

Huttons[®]
realestategroup

It is the details
of how we live that
make us different.

Specifications

1 FOUNDATION

Reinforced concrete piles and/or footings

2 SUPERSTRUCTURE

Reinforced concrete and reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and steel structures

3 WALLS

- External Wall: concrete wall and/or lightweight precision blockwall and/or precast panels; and
- Internal Wall: concrete wall and/or lightweight precision blockwall and/or drywall partition and/or precast panels and/or aggregate wall and/or lightweight concrete panel/drywall; and
- Boundary Wall: fencing and/or solid wall and/or solid wall with openings

4 ROOF

Flat Roof: reinforced concrete roof with waterproofing and insulation

5 CEILING

Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m) Bulkheads at 2.4m and/or 2.3m, where applicable.																	
Description	A1	A2G	A2	B1G	B1	B2G	B2	C1G	C1	C1P	D1G	D2G	D1, D2	D1P, D2P	EG	E	EP
Living*	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Dining*	2.75	2.75	2.75	2.40	2.40	2.75	2.75	2.75	2.75	2.75	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Master Bedroom	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
Junior Master Bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.75	2.75	2.75
Bedroom 2	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
Bedroom 3	-	-	-	-	-	-	-	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
Guest Room	-	-	-	-	-	-	-	-	-	-	2.75	2.75	2.75	2.75	-	-	-
Dry Kitchen**	-	-	-	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Wet Kitchen	-	-	-	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.40	-	-	-	-	-	-	-	-	-	-
Yard	-	-	-	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Master Bath	2.40	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Junior Master Bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.40	2.40	2.40
Bath 1	-	2.40	2.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bath 2	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	-	-	-
Bath 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.40	2.40	2.40
Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.75	2.75	2.75
WC	-	-	-	-	-	-	-	-	-	-	2.30	2.30	2.30	2.30	2.30	2.30	2.30
PES	-	2.90	-	-	-	-	-	-	-	-	-	2.90	-	-	2.90	-	-
Private Roof Terrace	-	-	-	2.90	-	2.90	-	2.90	-	-	2.90	-	-	-	-	-	-
Balcony***	2.90	-	2.90	-	2.90	-	2.90	-	2.90	2.90	-	-	2.90	2.90	-	2.90	2.90

* Ceiling height of 2.75m/4.40m applies to Living/Dining of Type C1P.

** Ceiling height of 2.85m/4.40m applies to Living/Dining of Types D1P, D2P and EP.

*** Ceiling height of 2.40m/2.75m applies to Dry Kitchen of Types C1G, C1 and C1P.

** Ceiling height of 2.40m/2.85m applies to Dry Kitchen of Types D1G, D1, D2G, D2, EG and E.

*** Ceiling height of 4.40m applies to Balcony at Living/Dining of Type C1P, D1P, D2P and EP.

- General Note:
- Localised bulkhead of 2.40m and/or 2.30m applies for all unit types.
 - Ceiling height of 2.30m applies to shower cubicles of all bathrooms for all unit types.
 - Acoustic ceiling will be installed at balconies and private roof terrace for units at Block 18, #03-07 to #40-07, #03-11 to #40-11, #03-12 to #40-12, #03-13 to #40-13 and where required by Authorities.

- Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room, Store, Master Bath, Junior Master Bath, Bathrooms, WC, Kitchen, Wet Kitchen, Dry Kitchen, Yard, PES, Private Roof Terrace, Balcony: skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable)

6 FINISHES

- Wall (Apartment Units)
 - Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Dry Kitchen, Guest Room, Store: cement and sand plaster with emulsion paint (up to false ceiling or at exposed area only) and/or skim coat with emulsion paint (up to false ceiling or at exposed area only) and/or drywall with emulsion paint (up to false ceiling or at exposed area only)
 - Master Bath/Junior Master Bath/Bath/WC: ceramic/homogeneous tiles (up to false ceiling height (where applicable) and no ceramic/homogeneous tiles behind vanity cabinets and mirrors) (where applicable)
 - Kitchen, Wet Kitchen, Yard: ceramic/homogeneous tiles (up to false ceiling height and no ceramic/homogeneous tiles behind kitchen cabinets) (where applicable) and/or plaster and paint with emulsion paint and/or skim coat with emulsion paint and/or drywall with emulsion paint
 - PES, Private Roof Terrace, Balcony: cement and sand plaster with spray textured paint and/or emulsion paint; and/or skim coat with spray textured paint and/or emulsion paint; spray textured paint and/or emulsion paint (where applicable)
- Wall (Common Areas)
 - Basement Lift Lobbies, Lower 1st Storey Lift Lobbies, 1st Storey Lift Lobbies, 2nd and 3rd Storey Lift Lobbies at Block 18: stone/ceramic/homogeneous tiles, and/or laminate finish on appropriate backing material and/or cement and sand plaster with spray textured paint and/or emulsion paint
 - 2nd and 3rd Storey Lift Lobbies at Block 16, Typical Lift Lobbies and Carpark Lift Lobbies: ceramic/homogeneous tiles and/or cement and sand plaster with spray textured paint and/or emulsion paint
 - Corridors: ceramic/homogeneous tiles and/or cement and sand plaster with spray textured coating and/or emulsion paint
 - Escape Staircases: internal and external (where applicable): cement and sand plaster with emulsion paint and/or spray textured coating
 - External Wall: cement and sand plaster with spray textured coating and/or emulsion paint

c. Floor (Apartment Units)

- Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room: timber flooring with timber skirting
 - Living/Dining (Type A1, A2G, A2, B1G, B1, B2G, B2, C1G, C1 and C1P only), Dry Kitchen (Type C1G, C1 and C1P only): ceramic/homogeneous tiles with white-painted timber skirting
 - Living/Dining (Type D1G, D1, D1P, D2G, D2, D2P, EG, E and EP only), Dry Kitchen (Type D1G, D1, D1P, D2G, D2, D2P, EG, E and EP only): marble with white-painted timber skirting
 - Master Bath/Junior Master Bath/Bath: ceramic/homogeneous tiles
 - Kitchen, Wet Kitchen, Yard, Store, WC, PES, Private Roof Terrace, Balcony: ceramic/homogeneous tiles with ceramic/homogeneous skirting
- d. Floor (for common areas)
- All Lift Lobbies: ceramic/homogeneous tile
 - Footpaths, Corridors: wash pebbles and/or cement and sand screed and/or ceramic and/or homogeneous tiles and/or composite timber
 - Escape Staircases: cement and sand screed

7 WINDOWS

- Powder-coated aluminium-framed windows with minimum 5mm thick tinted/clear glass panels.
- Windows with window limiters for units at Block 18, #03-07 to #40-07, #03-11 to #40-11, #03-12 to #40-12, #03-13 to #40-13 and where required by Authorities.

8 DOORS

- Main Door: approved fire-rated timber door
- Master Bedroom, Junior Master Bedroom, Bedrooms, Master Bath, Junior Master Bath, Bathrooms: timber swing/sliding door
- Guest Room (Type D1G, D1, D1P, D2G, D2 and D2P only): timber sliding door and/or aluminium-framed slide and fold door
- Store, WC: aluminium-framed slide and fold door
- Wet Kitchen (Type C1G, C1, C1P, D1G, D1, D1P, D2G, D2, D2P, EG, E and EP only): timber-framed/aluminium-framed with glass infill sliding door (minimum 5mm glass thickness)
- PES, Private Roof Terrace, Balcony: powder-coated aluminium-framed glass sliding door (minimum 8mm glass thickness)
- PES, Private Roof Terrace: metal gate
- Selected quality locksets and ironmongery shall be provided where applicable

9 SANITARY FITTINGS

- Master Bath (All except Type A2G and A2)
 - Junior Master Bath (Type EG, E and EP only)
 - Bath 1 (Type A2G and A2 only)
 - 1 glass shower compartment and door with shower mixer set and overhead shower
 - 1 vanity top complete with basin and mixer
 - 1 wall-mounted water closet
 - 1 toilet paper roll holder
 - 1 towel rail/robe hook
 - 1 mirror
- Bath 2 (All except Type A1, A2G, A2, EG, E and EP)
 - Bath 3 (Type EG, E and EP only)
 - 1 glass shower compartment and door with shower mixer set
 - 1 vanity top complete with basin and mixer
 - 1 wall-mounted water closet
 - 1 toilet paper roll holder
 - 1 towel rail/robe hook
 - 1 mirror
- WC (Type D1G, D1, D1P, D2G, D2, D2P, EG, E and EP only)
 - 1 wash hand basin with tap
 - 1 pedestal water closet
 - 1 toilet paper roll holder
 - 1 shower set

10 ELECTRICAL INSTALLATION

- All electrical wiring in concealed conduit whenever possible except for electrical wiring above false ceiling
- Refer to item 19 Electrical schedule for details

11 TV/TELEPHONE POINTS/DATA POINTS

- All wiring in concealed conduit whenever possible except for wiring above false ceiling
- Refer to item 19 Electrical schedule for details
- Data point in Category 6 (Cat6) cable provided to Living/Dining and all bedrooms and terminated in patch panel in DB Closet

12 LIGHTING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2010

13 PAINTING

- External walls: spray textured coating finish and/or external emulsion paint; and
- Internal walls: emulsion paint

14 WATERPROOFING

Waterproofing shall be provided to floors of Master Bath, Junior Master Bath, Bath, Kitchen, Wet Kitchen, Dry Kitchen (Type E, EG and EP only), Yard, WC, PES, Private Roof Terrace and Balconies.

15 DRIVEWAY AND CARPARK

- Surface driveway and drop-off area: Pre-mix finish and/or concrete finish and/or stone (where applicable)
- Carpark, carpark ramps and driveway: reinforced concrete floor with hardener

16 RECREATION FACILITIES

- | 1st Storey: | 2nd Storey: | 3rd Storey: |
|---|--------------------|---|
| 1. Arrival | 18. Private Dining | 21. Lap Pool – estimated area 350 sq.m |
| 2. Chill Out Deck | 19. Forest Deck | 22. Lap Pool Deck |
| 3. Canopy Lounge | 20. Gym | 23. Poolside Grill |
| 4. Hanging Cocoons | | 24. Cabana |
| 5. Kids' Play Pool – estimated area 20 sq.m | | 25. Pool – estimated area 300 sq.m |
| 6. Family Pool – estimated area 90 sq.m | | 26. Pool Decks |
| 7. Island Pool – estimated area 120 sq.m | | 27. Kids' Playground |
| 8. Bubble Pool – estimated area 200 sq.m | | 28. Fitness Corner |
| 9. Aqua Gym | | 29. Garden Grill |
| 10. Waterfall Spa – estimated 70 sq.m | | 30. Swing Garden |
| 11. Wellness Deck | | 31. Foot Reflexology Path |
| 12. Dining Pavilion | | 32. Putting Green |
| 13. Entertainment Room | | 33. Pavilions |
| 14. Reading Lounge | | 34. Waterfall Pods |
| 15. Study Room | | 35. Canopy Grill |
| 16. Spa Bed | | 36. Tennis Court – 1 number of tennis hardcourt with acrylic finish |
| 17. Pool Lounge | | |

17 ADDITIONAL ITEMS

- Kitchen Cabinets: built-in high and/or low level kitchen cabinets complete with solid surface counter top for all kitchen.
- Kitchen, Wet Kitchen: 1 stainless steel sink with mixer, Dry Kitchen (Type E, EG, EP only): 1 stainless steel sink with mixer
- Kitchen Appliances (Type A1, A2 and A2G only): oven, integrated fridge, washer cum dryer, electric cooker hob and cooker hood
 - Kitchen Appliances (Type B1, B2 and B2G only): oven, fridge, washer cum dryer, electric cooker hob and cooker hood
 - Kitchen Appliances (Type C1, C1G, C1P, D1, D1G, D1P, D2, D2G, D2P, E, EG and EP only): oven, fridge, washer, dryer, electric cooker hob and cooker hood
 - Dry Kitchen Appliances (Type E, EG and EP only): wine chiller
- Wardrobes: Built-in wardrobes with laminate and/or melamine finish to Master Bedroom, Junior Master Bedroom and Bedrooms
- Air-conditioning: Exposed wall-mounted fan coil units to Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom and Guest Room (Type D1, D1G, D1P, D2, D2G and D2P only)
- Audio Intercom System is provided to all apartment units for communication with Guard House and visitor call panel
- Electric storage water heater: Hot water supply from electric storage type water heater to Master Bath, Junior Master Bath, Bath, Kitchen, Wet Kitchen, Dry Kitchen (Type E, EG and EP only) only for each apartment unit; no hot water supply for WC.
- Security card access control system will be provided at Basement Lift Lobbies, Lower 1st Storey Lift Lobbies, 1st Storey Lift Lobbies, 2nd Storey Lift Lobby at Block 18, 3rd Storey Lift Lobby at Block 18, Pedestrian Side Gates, Gym, Study Room and Reading Lounge.
- Acoustic ceiling will be installed at balcony and private roof terrace for units at Block 18, #03-07 to #40-07, #03-11 to #40-11, #03-12 to #40-12 and #03-13 to #40-13 and where required by Authorities.
- The private enclosed space (PES), balcony and private roof terrace shall not be enclosed unless with the approved balcony screen as shown in Annexure 1. The cost of screen and installation shall be borne by the Purchaser.
- Digital lockset for main door for all apartment units.

Specifications

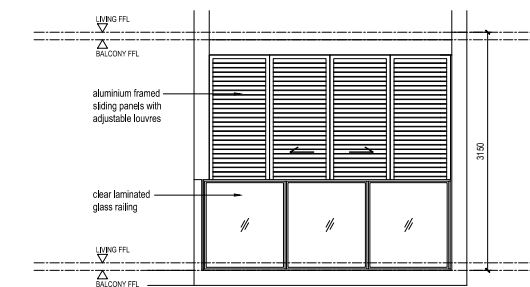
- 18 NOTES
- A. **MARBLE/GRANITE**
Marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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 (SPA), the tonality and pattern of the marble, limestone, or granite selected and installed shall be subject to availability.
- B. **NATURAL TIMBER**
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 the 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 (SPA).
- 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 refrigerant 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**
Subject to clause 14.3 (SPA), 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, AUDIO VIDEO 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 the 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 the performance of its obligations under clause 9 and clause 17 (SPA).
- H. **WEB PORTAL OF THE HOUSING PROJECT**
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- I. **FALSE CEILING**
The false ceiling space provision allows for the optimal function and installation of mechanical and electrical (M&E) services. Access panels are allocated for ease of maintenance access to such concealed M&E equipment and installation 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.
- J. **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 (SPA).
- K. **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.
- L. **WALL**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/longbath/vanity cabinet/mirror.
- M. **TILES**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- N. **COLOUR SCHEME AND TREATMENT**
The colour scheme and treatment of façade and balcony are subject to Architect's selection, final design and market availability.
- O. **MOBILE PHONE RECEPTION**
Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.
- P. **CABLE SERVICES**
The Vendor shall endeavour to procure a service provider for cable television and/or internet services ((the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.
- Q. **PREFABRICATED BATHROOM UNIT (PBU)**
Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
- R. **PREFABRICATED PRE-FINISHED VOLUMETRIC CONSTRUCTION (PPVC)**
Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation ("ACMV") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services and sanitary services are pre-designed and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.
- S. **ACOUSTIC CEILING AND WINDOW LIMITERS**
For compliance with authorities' requirements, certain unit and/or area may be provided with acoustic ceiling at the balcony and private roof terrace and provided with window limiters at the Master Bedroom and Bedroom.

ELECTRICAL SCHEDULE

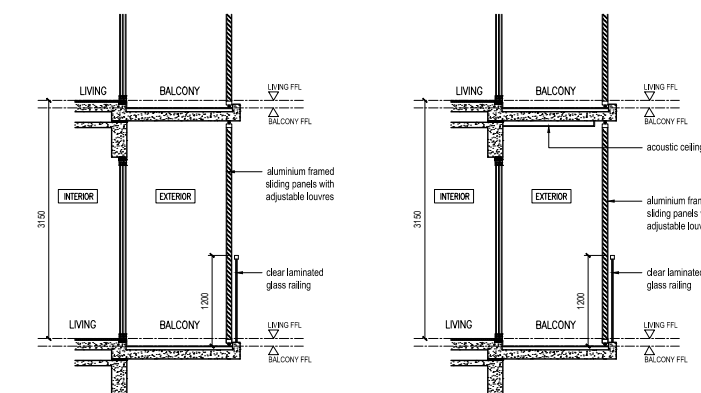
Description	Unit Type (Typical and Pinnacle)																		
	A1	A2G	A2	B1G	B1	B2G	B2	C1G	C1	C1P	D1G	D1	D1P	D2G	D2	D2P	EG	E	EP
Lighting Point	7	7	7	9	9	9	9	12	12	12	17	17	17	17	17	17	20	20	20
13A Power Point	18	18	18	18	18	18	18	22	22	23	24	24	25	24	24	25	31	31	32
13A Power Point (WP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telephone Point	4	4	4	4	4	4	4	5	5	5	5	5	5	5	5	5	6	6	6
Data Point	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	5	5	5
TV Point	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	5	5	5
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	2	2	2	2	2	2	2	3	3	3	3	3	3	4	4	4
Washer cum Dryer Point	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Washer Point	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1
Dryer Point	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Wine Chiller Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Audio Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Exhaust Fan (interlock with lighting)	1	1	1	2	2	2	2	0	0	0	0	0	0	1	1	1	1	1	1

- Note:
1. "WP" denotes weatherproof.
 2. Isolators shall be provided according to the no. of condensing units for each apartment.
 3. Isolators shall be provided according to the no. of heaters for each apartment.
 4. Twin power points will be counted as 2 number of 13A power points.

ANNEXURE 1



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION
Scale 1:50



TYPICAL BALCONY SCREEN SECTION
(WITHOUT CEILING)
Scale 1:50

TYPICAL BALCONY SCREEN SECTION
(WITH CEILING)
Scale 1:50

- Note:
1. The private enclosed space (PES), balcony and private roof terrace shall be not enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.

A PREMIUM DEVELOPMENT BY

UOL GROUP LIMITED

In every masterpiece we create, we stay true to our core values,
building on Passion, Innovation, Enterprise and People.

UOL Group is one of Singapore's leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of more than 50 years, UOL strongly believes in delivering product excellence and quality service in all our business ventures. Our impressive list of property development projects include best-selling residential units, award-winning office towers and shopping malls, premium hotels and serviced suites. Our unwavering commitment to architecture and quality excellence is reflected in all our developments, winning us prestigious prizes such as the FIABCI Prix d'Excellence Award, the Aga Khan Award for Architecture, Urban Land Institute Awards for Excellence and President's Design Award.



SINGAPORE LAND LIMITED (SINGLAND)

At Singapore Land Limited, we strive to build homes
with a clear emphasis on design and location.

We have been building dreams since 1963, and with each development continue to shape Singapore's residential landscape with innovative and inspirational living concepts. Our commercial properties are just as much a reflection of the standards we uphold. From setting benchmarks to building landmarks, our commercial portfolio represents our dedication to creative excellence and sustainable development. As a leading property developer, we remain focused on strategic expansion and seek new ways to enhance our overseas presence by seizing the right opportunities as they arise.

It's not just how you live,
but where you live that brings you everyday joy.



T H E
C L E M E N T
C A N O P Y

THE CLEMENT CANOPY

A LIVING, BREATHING HOME

For sales enquiries, please call

6100 6581 6100 6582 6100 6583

WWW.THECLEMENTCANOPY.SG

DEVELOPER

United Venture Development (Clementi) Pte Ltd

COMPANY REGISTRATION NO.

201544321Z

DEVELOPER'S LICENSE NO.

C1210

ENCUMBRANCES

Mortgage registered in favour of DBS Bank Ltd

TENURE OF LAND

99 years commencing on 09 March 2016

LOT NOS./MUKIM

Lot 05327T MK 03

BP NO.

A1659-00001-2016-BP02

EXPECTED DATE OF NOTICE OF VACANT POSSESSION

30 Nov 2020

EXPECTED DATE OF LEGAL COMPLETION

30 Nov 2023

ARCHITECT

ADDP Architects LLP

LANDSCAPE ARCHITECT

Ecoplan Asia Pte Ltd

INTERIOR DESIGNER

Index Design Pte Ltd

BRANDING CONSULTANT

FARM

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of facts. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sales and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.



Huttons
realestategroup

Created by nature

To live deliberately
To play senselessly
To love ceaselessly
To grow freely
To have essentially
Home, naturally.

Huttons[®]
realestategroup



Huttons[®]
realestategroup

