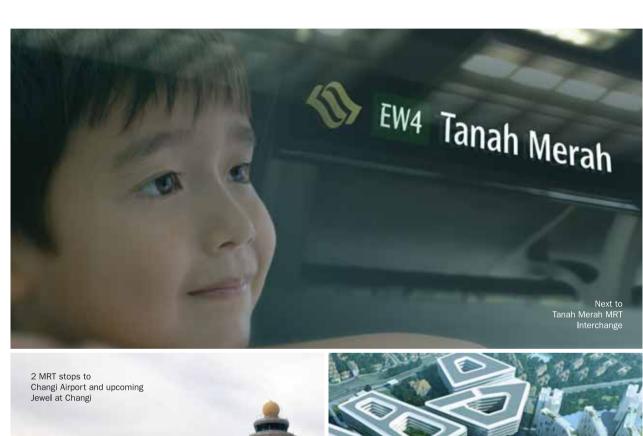


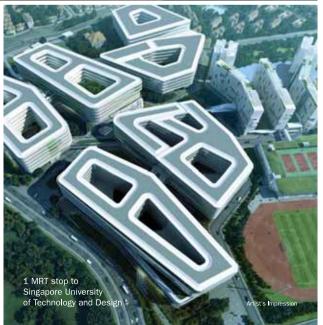
Live connected to work, play and beyond

At The Glades, time is always on your side. Trains wait at your doorstep to whisk you and your family to offices and schools, as well as practical and recreational amenities.

Your home is linked to Tanah Merah MRT Interchange via a sheltered walkway, and near the upcoming Sungei Bedok MRT Station, so getting about is a breeze, rain or shine.







2 Artist's Impression

Dine and entertain, or melt away stress in the inviting Spa Pool under the Sky Pods. Artist's Impression

An uplifting gym or yoga experience awaits at the Wellness Clubhouse.



An invigorating playground for the family

Designed as a contemporary eco-resort, The Glades will delight both young and old with its many exciting facilities. Enjoy the Grand Waterfall, Forest Trail, and Eco Pond, and relax and have fun at the Hydrotherapy Rain Shower, Olympic-length Grand Pool, Children's Play Zone, and three Sky Pods – each with its own Spa Pool. There's so much to discover and enjoy!







Take pride in the finest living spaces

Every apartment at The Glades is thoughtfully designed and carefully put together using luxurious materials and premium imported fittings, including SMEG appliances, Whirlpool combination washer-dryers, Hansgrohe showers systems and Vitra bathrooms. With a wide range of apartment sizes and configurations available – from suites, convertibles, lofts and penthouses to dual-key homes – there's a home at The Glades that's just perfect for you.











A world of fun and rejuvenation awaits

LEGEND

- A. Guardhouse
- B. Entrance Plaza
- C. Island Feature
- D. Vehicular Exit
- E. Side Gate to MRT
- F. Side Gate
- Water Cascade
- Island Pavilions
- Forest Valley
- Bio-Swale
- K. Leisure/Bubble Pools
- L. Water Curtains with Vertical Green

- M. Olympic-length Grand Pool
- N. Grand Waterfall
- O. Wellness Clubhouse
 - Gymnasium
 - Indoor Studio
 - Outdoor Deck
- P. Changing/Shower Rooms with Steam Baths
- Q. Aqua Gym
- R. Hydro-therapy Rain Shower
- S. Forest Spa
- T. Sky Pods
 - T1 Zen Pavilion with Thermal Spa Pool
 - T2 Mediterranean Pavilion with Spa Pool

- U. Eco Pond
- V. Children's Play Zone
 - V1 Adventure Slide
 - V2 Play Pool
 - V3 Playground
- W. Forest Trail
- X. Eco Clubhouse
 - Function Room
- 67-69 Commercial Shops Y. Outdoor Fitness Stations
- Z. Semi-sunken Tennis Court
- AA. Garden Terrace on second level of Block 12
 - AA1 Tea Deck



TYPE A1

42 sq m/ 452 sq ft #03-38 to #11-38, #03-40 to #11-40, #03-44 to #11-44, #03-46 to #11-46, #03-47 to #11-47



TYPE A1-P 45 sq m/ 484 sq ft #01-38, #01-40, #01-44, #01-46, #01-47



TYPE A2

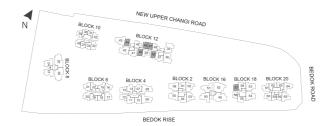
43 sq m/ 463 sq ft #02-57 to #12-57



TYPE A2-P

45 sq m/ 484 sq ft #01-57





TYPE A3

47 sq m/ 506 sq ft #02-59 to #11-59, #02-66 to #11-66



TYPE A3-P 50 sq m/ 538 sq ft #01-59, #01-66



TYPE A4

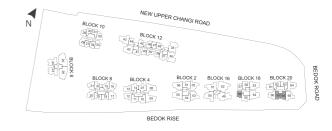
44 sq m/ 474 sq ft #02-56 to #12-56



TYPE A4-P

46 sq m/ 495 sq ft #01-56

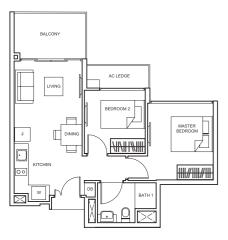




2 BEDROOM 2 BEDROOM

TYPE Bc1

54 sq m/ 581 sq ft #02-15 to #12-15. #02-22 to #12-22

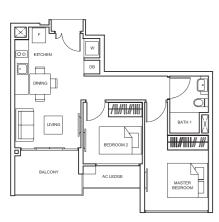


TYPE Bc1-P 62 sq m/ 667 sq ft #01-15, #01-22

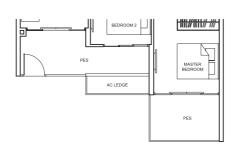


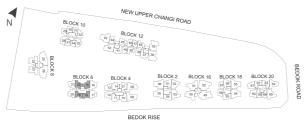
TYPE Bc2

55 sq m/ 592 sq ft #02-18 to #12-18, #02-19 to #12-19



TYPE Bc2-P 65 sq m/ 700 sq ft #01-18, #01-19

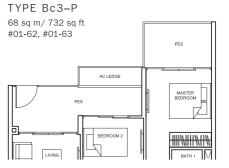




TYPE Bc3

58 sq m/ 624 sq ft #02-62 to #12-62. #02-63 to #12-63





TYPE Bc4

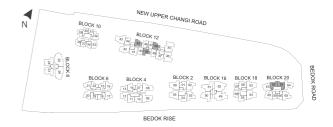
53 sq m/ 570 sq ft #03-39 to #11-39, #03-45 to #11-45, #03-48 to #11-48



TYPE Bc4-P

61 sq m/ 657 sq ft #01-39, #01-45, #01-48





13

2 BEDROOM 2 BEDROOM

TYPE B1

67 sq m/ 721 sq ft #02-16 to #12-16, #02-17 to #12-17, #02-20 to #12-20, #02-21 to #12-21



TYPE B1-P

78 sq m/ 840 sq ft #01-16, #01-17, #01-20, #01-21



TYPE B2

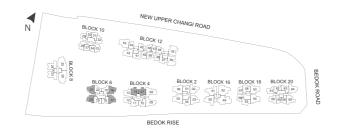
63 sq m/ 678 sq ft #02-07 to #09-07, #02-14 to #09-14



TYPE B2-P

71 sq m/ 764 sq ft #01-07, #01-14





TYPE B3

63 sq m/ 678 sq ft #02-10 to #09-10, #02-11 to #09-11



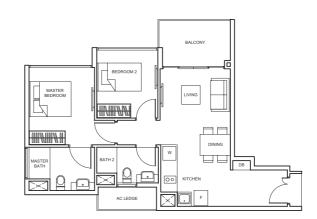
TYPE B3-P

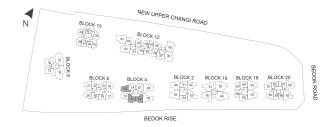
71 sq m/ 764 sq ft #01-10, #01-11



TYPE B4

64 sq m/ 689 sq ft #02-13 to #09-13





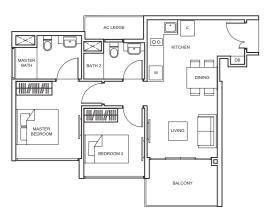
15

Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

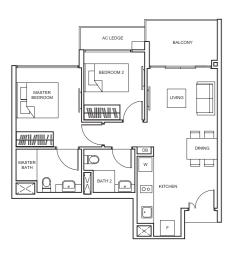
TYPE B5

62 sq m/ 667 sq ft #02-12 to #09-12



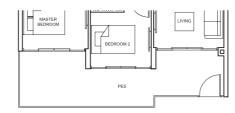
TYPE B6

64 sq m/ 689 sq ft #02-01 to #09-01, #02-58 to #12-58



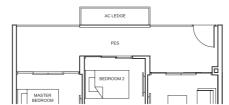
TYPE B5-P

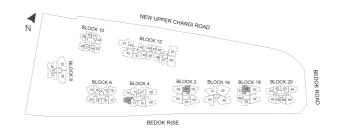
74 sq m/ 797 sq ft #01-12



TYPE B6-P

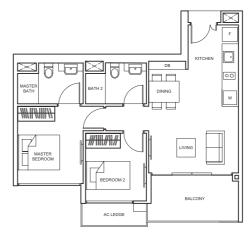
73 sq m/ 786 sq ft #01-01, #01-58





TYPE B7

67 sq m/ 721 sq ft #02-04 to #09-04, #02-55 to #12-55



TYPE B7-P

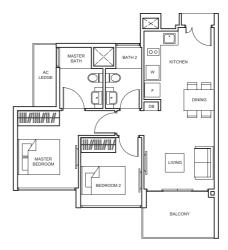
76 sq m/818 sq ft

#01-04, #01-55



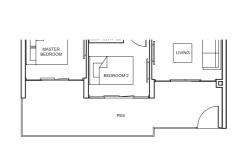
TYPE B8

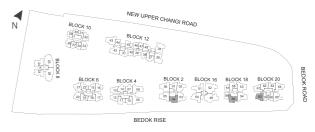
62 sq m/ 667 sq ft #02-60 to #11-60



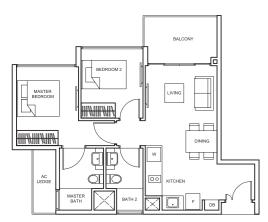
TYPE B8-P

73 sq m/ 786 sq ft #01-60

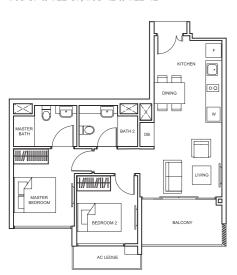




TYPE B9 62 sq m/ 667 sq ft #02-61 to #11-61

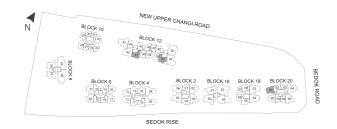


TYPE B10 65 sq m/ 700 sq ft #03-37 to #12-37, #03-41 to #12-41



TYPE B10-P 74 sq m/ 797 sq ft #01-37, #01-41

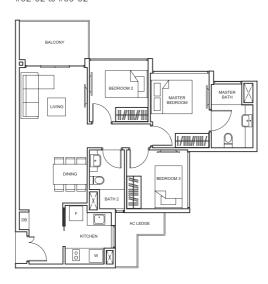




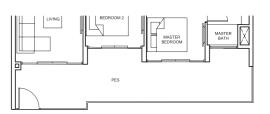
TYPE Cc1 78 sq m/ 840 sq ft



TYPE Cc2 78 sq m/ 840 sq ft #02-02 to #09-02



TYPE Cc1-P 94 sq m/ 1,012 sq ft #01-23, #01-24





Are includes PSS, A/C ledge, balcony, roof terrace and strata void, if any, Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure, Please refer to the key plans for orientation.

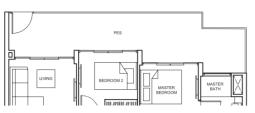
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities, All floor areas are approximate measurements only and are subject to final survey.

SUITE 3 BEDROOM 3 BEDROOM SUITE

TYPE Cc3 80 sq m/861 sq ft



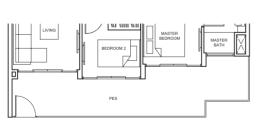
TYPE Cc3-P 95 sq m/ 1,023 sq ft #01-64

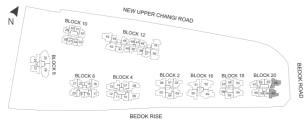


TYPE Cc4 78 sq m/ 840 sq ft #02-65 to #11-65



TYPE Cc4-P 93 sq m/ 1,001 sq ft #01-65





TYPE Cc5 79 sq m/850 sq ft #02-03 to #09-03

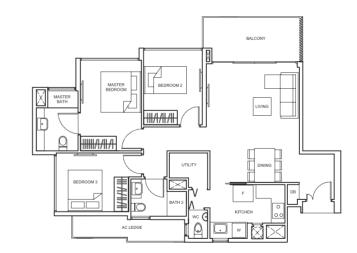


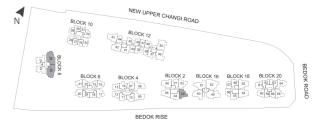
TYPE Cc5-P 94 sq m/ 1,012 sq ft #01-03



TYPE C1

99 sq m/ 1,066 sq ft #02-25, #04-25, #06-25, #08-25, #10-25, #02-26, #04-26, #06-26, #08-26, #10-26





Balconies shall not be enclosed. Only approved screens are to be used.

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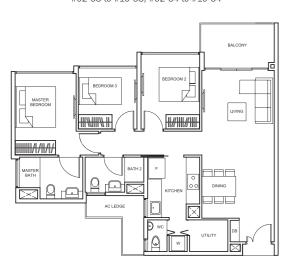
TYPE C2

96 sq m/ 1,033 sq ft #02-08 to #08-08



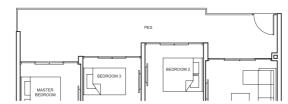
TYPE C3

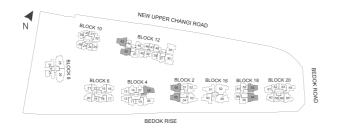
92 sq m/ 990 sq ft to 93 sq m/ 1,001 sq ft #02-05 to #08-05, #02-06 to #08-06, #03-42 to #10-42, #03-43 to #10-43, #02-53 to #10-53, #02-54 to #10-54



TYPE C3-P

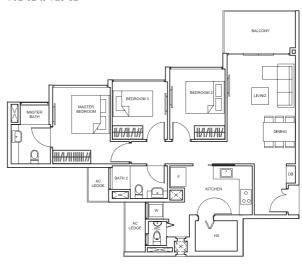
110 sq m/ 1,184 sq ft #01-05, #01-06, #01-42, #01-43, #01-53, #01-54





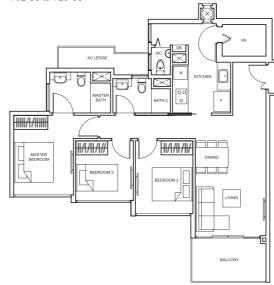
TYPE C4

94 sq m/ 1,012 sq ft #02-51 to #10-51



TYPE C5

95 sq m/ 1,023 sq ft #02-50 to #10-50



TYPE C5-P

113 sq m/ 1,216 sq ft #01-50





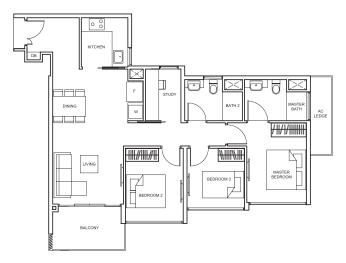
Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any, Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.

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Balconies shall not be enclosed. Only approved screens are to be used.

TYPE C6 93 sq m/ 1,001 sq ft #02-09 to #08-09

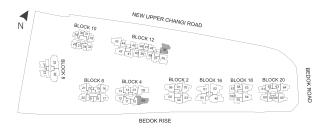


TYPE C7 95 sq m/ 1,023 sq ft #03-35 to #10-35



TYPE C7-P 107 sq m/ 1,152 sq ft #01-35





TYPE C8 95 sq m/ 1,023 sq ft #03-36 to #10-36



TYPE C8-P 105 sq m/ 1,130 sq ft #01-36





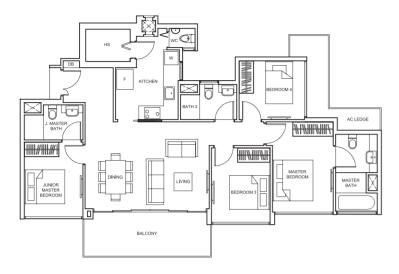
Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

SUITE 4 BEDROOM 4 BEDROOM DUAL KEY

TYPE D2

119 sq m/ 1,281 sq ft #02-49 to #10-49



TYPE D2-P

140 sq m/ 1,507 sq ft #01-49

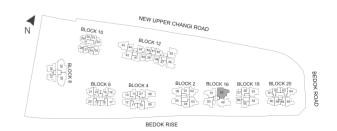




TYPE DK

128 sq m/ 1,378 sq ft #02-52 to #10-52





27

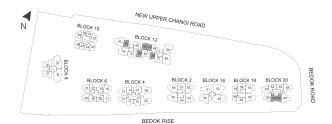
TYPE A1-L

62 sq m/ 667 sq ft #12-38, #12-40, #12-44, #12-46, #12-47



TYPE A3-L 66 sq m/ 710 sq ft #12-59, #12-66

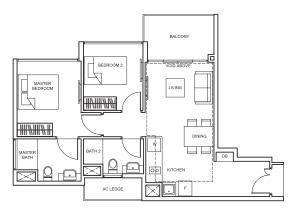




TYPE Bc4-L 64 sq m/ 689 sq ft #12-39, #12-45, #12-48

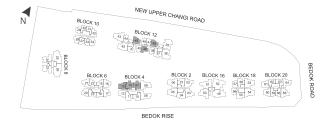


TYPE B4-L 80 sq m/ 861 sq ft #10-13



TYPE B2-L 78 sq m/ 840 sq ft #10-07, #10-14



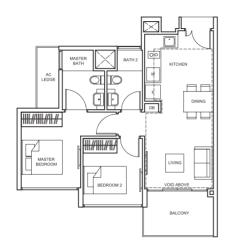


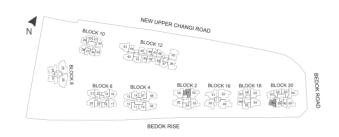
2 BEDROOM 3 BEDROOM LOFT

TYPE B6-L 82 sq m/ 883 sq ft #10-01



TYPE B8-L 80 sq m/861 sq ft #12-60





TYPE Cc2-L 97 sq m/ 1,044 sq ft

#10-02



TYPE Cc4-L

97 sq m/ 1,044 sq ft #12-65



TYPE Cc3-L 98 sg m/ 1.055 sg ft #12-64



TYPE Cc5-L

98 sq m/ 1,055 sq ft #10-03





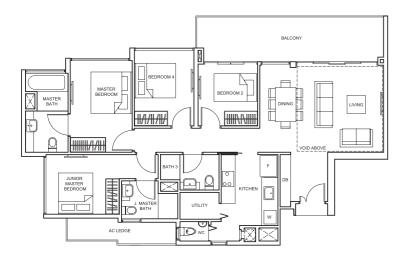
Balconies shall not be enclosed. Only approved screens are to be used.

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LOFT 4 BEDROOM 1 BEDROOM CONVERTIBLE

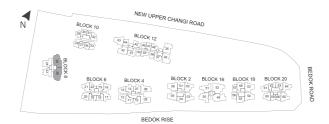
TYPE D1

140 sq m/ 1,507 sq ft #03-25, #05-25, #07-25, #09-25, #03-26, #05-26, #07-26, #09-26



TYPE D1-P 156 sq m/ 1,679 sq ft #01-25, #01-26





TYPE As1

45 sq m/ 484 sq ft #02-30 to #11-30, #02-31 to #11-31



TYPE As 1-P 49 sq m/ 527 sq ft #01-30, #01-31



TYPE As3 44 sq m/ 474 sq ft #02-29 to #11-29



TYPE As2

44 sq m/ 474 sq ft #02-27 to #11-27, #02-34 to #11-34



TYPE As2-P

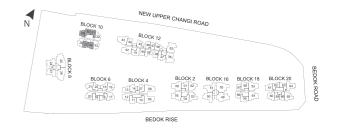
46 sq m/ 495 sq ft #01-27, #01-34



TYPE As3-P

46 sq m/ 495 sq ft #01-29





Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcomy, roof terrace and strata void, if any, Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to final survey.

Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, Balconior, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to final survey.

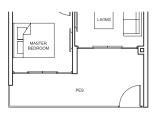
CONVERTIBLE 2 BEDROOM PENTHOUSE

TYPE Bs1

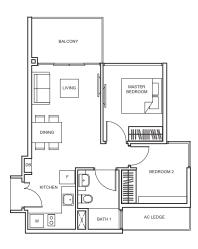
58 sq m/ 624 sq ft #02-28 to #11-28, #02-33 to #11-33



TYPE Bs1-P 64 sq m/ 689 sq ft #01-28, #01-33

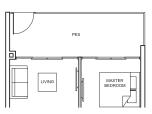


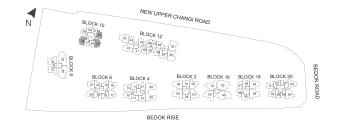
TYPE Bs2 54 sq m/ 581 sq ft #02-32 to #11-32



TYPE Bs2-P 60 sq m/ 646 sq ft

#01-32

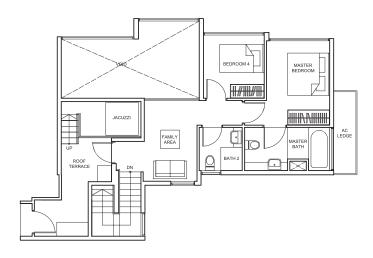




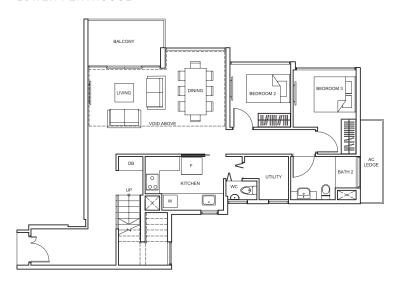
TYPE P2

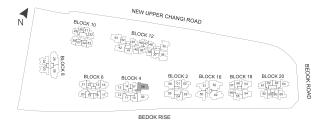
186 sq m/ 2,002 sq ft #09-08

UPPER PENTHOUSE



LOWER PENTHOUSE





Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any, Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.

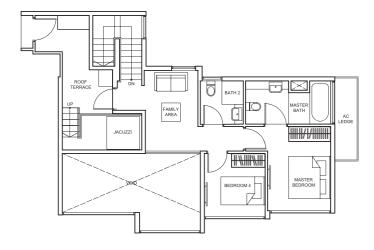
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

PENTHOUSE PENTHOUSE

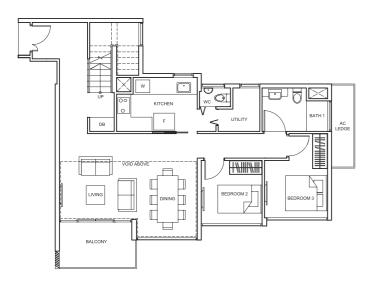
TYPE P3

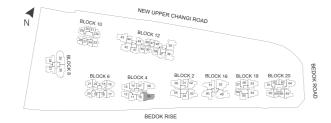
182 sq m/ 1,959 sq ft

UPPER PENTHOUSE



LOWER PENTHOUSE

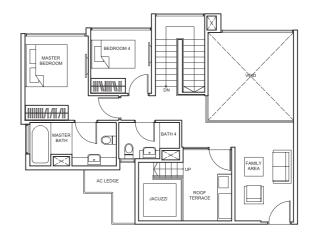




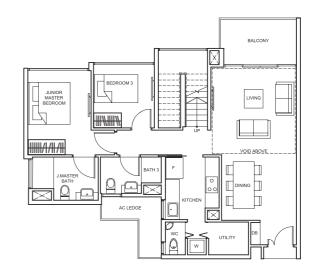
TYPE P4

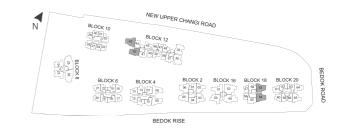
181 sq m/ 1,948 sq ft #11-42, #11-43, #11-53, #11-54

UPPER PENTHOUSE



LOWER PENTHOUSE





Balconies shall not be enclosed. Only approved screens are to be used.

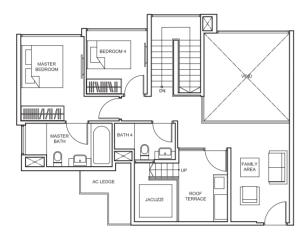
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

PENTHOUSE

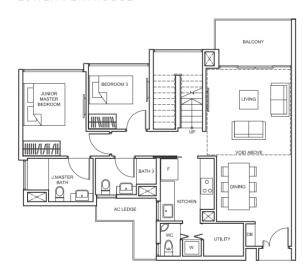
TYPE P4a

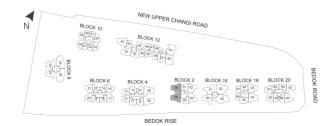
181 sq m/ 1,948 sq ft #09-05, #09-06

UPPER PENTHOUSE



LOWER PENTHOUSE



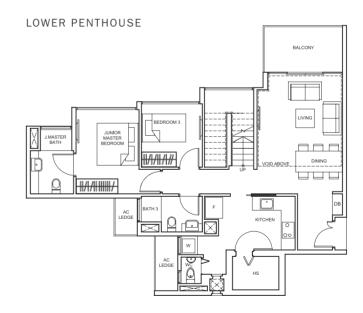


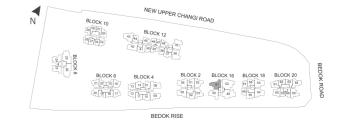
TYPE P5

184 sq m/ 1,981 sq ft #11-51

UPPER PENTHOUSE

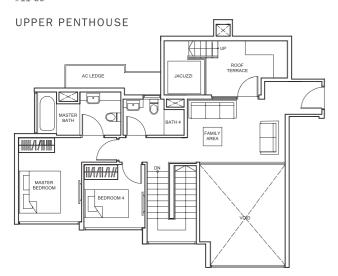


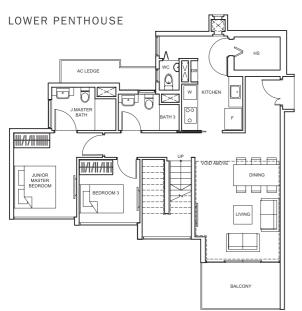


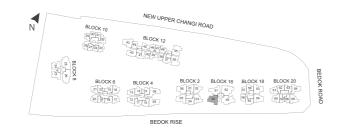


PENTHOUSE

TYPE P6 187 sq m/ 2,013 sq ft #11-50







TYPE P7 178 sq m/ 1,916 sq ft #11-35, #11-36

UPPER PENTHOUSE



LOWER PENTHOUSE





Balconies shall not be enclosed. Only approved screens are to be used.

Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.

All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

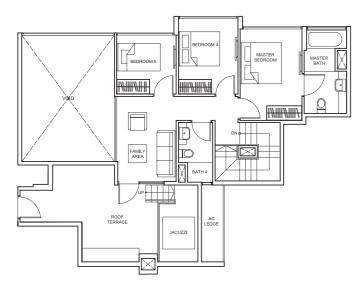
PENTHOUSE PENTHOUSE

TYPE P8

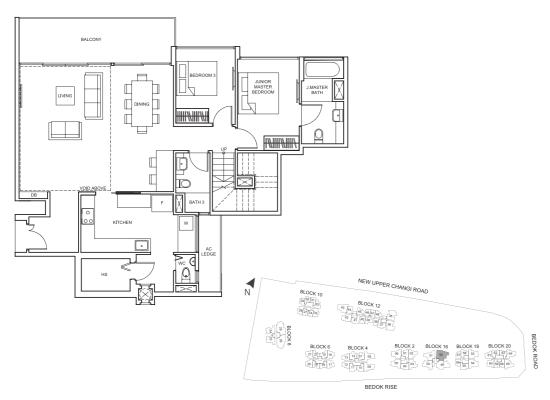
241 sq m/ 2,594 sq ft

#11-52

UPPER PENTHOUSE



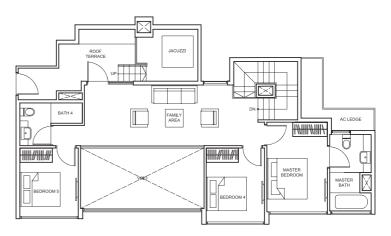
LOWER PENTHOUSE



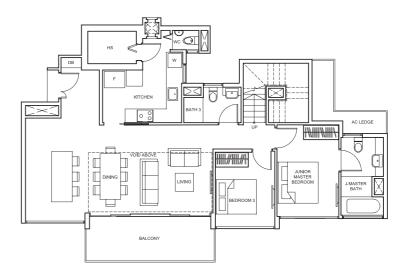
TYPE P9

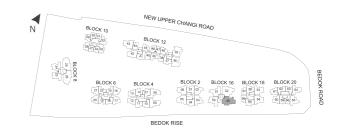
228 sq m/ 2,454 sq ft #11-49

UPPER PENTHOUSE



LOWER PENTHOUSE





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Piled foundation for main building structure

Sub-structure and Superstructure

Reinforced concrete structure

Walls

- Internal Walls: Reinforced concrete and/ or brickwall and/or blockwall and/or glass wall and/or dry partition
- External Walls: Reinforced concrete and/or brickwall and/or blockwall

Roof

Flat Roof: Reinforced concrete roof with insulation and waterproofing system

Ceiling

For Residential Units

Living, Dining, Bedrooms, Kitchen, Kitchenette. Baths, Study, Balcony, Family Area, Utility, Store, Household Shelter (HS) and WC: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish

For Common Areas

- Basement and 1st Storey Lift Lobby: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish
- ii) Typical Lift Lobby: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish
- iii) Staircases and Landing: Skim coat with emulsion paint finish

Finishes

Walls - for Residential Units

- Living, Dining, Bedrooms, Study, Family Area, Utility, Store and HS: Plaster and/ or skim coat with emulsion paint finish
- Master Baths, Junior Master Baths, Bath 1 and Powder Room: Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/ or Ceramic tiles
- iii) Common Baths and WC: Homogeneous and/or Porcelain and/or Ceramic tiles
- iv) Kitchen and Kitchenette: Homogeneous and/or Porcelain and/or Ceramic tiles and/or Plaster and/or skim coat with emulsion paint finish

Note: No tiles behind kitchen cabinets, long bath, mirrors, vanity cabinets. Tiles lay up to false ceiling and on exposed areas only.

Walls - For Common Areas

- Basement and 1st Storey Lift Lobby: Natural Marble/Granite and/or Stainless Steel and/or Homogeneous tiles and/or Plaster and/or skim coat with emulsion paint finish
- Typical Lift Lobby: Homogeneous tiles and/or Plaster and/or skim coat with emulsion paint finish
- iii) Staircase and Landing: Plaster and/or skim coat with emulsion paint finish

b1 Floors – for Residential Units

- Living, Dining, Bedrooms (For Type A, As) and Junior Master Suite (For Type DK): Natural Marble and/or Agglomerated Marble with matching skirting
- ii) All Baths, Powder Room and WC: Homogeneous and/or Porcelain and/ or Ceramic tiles
- iii) Bedrooms (Except Type A, As) Study and Family Area: Laminated floor with matching skirting
- iv) Kitchen (For Type A, As, B, Bc and Bs) and Kitchenette Natural Marble and/or Agglomerated Marble
- v) Kitchen (Except Type A, As, B, Bc and Bs): Homogeneous and/or Porcelain and/or

- vi) PES, Balcony, Roof Terrace, Utility and HS: Homogenous tiles and/or Porcelain and/or Ceramic tiles with matching skirting
- vii) Staircase: Timber board

Note: Floor finishes continuing to unexposed area under wardrobe and kitchen cabinet

b2 Floors - For Common Areas

- i) Basement and 1st Storev Lift Lobby: Natural Marble and/or Granite and/or Agglomerated Marble and/or Homogeneous tiles with matching skirting
- ii) Typical Lift Lobby: Homogeneous tiles and/or Porcelain and/or Ceramic tiles with matching skirting
- iii) Staircases and Landing: Cement sand screed with nosing tiles

Windows

All windows of the unit will be powder coated finish aluminium frame with tinted and/or clear glass and/or frosted glass where appropriate.

8

- Main Entrance: Fire rated timber doors Bedrooms, Study, Baths and Powder Room:
- Hollow core timber doors Internal Main Door and Door to Junior Master Suite (For Type DK): Hollow core timber louvered door
- Kitchen (Except Type A. As. B. Bc and Bs
- DB and Store: Laminated door panel
- Balcony, PES and Roof Terrace: Powder coated aluminium framed glass door with/ without fixed glass panel

- · Solid surface vanity top complete with 1 wash basin & 1 mixer tap
- (for Type D and Type PH)
- 1 pedestal water closet
- 1 mirror
- 1 toilet paper holder
- 1 towel rail

lunior Master Rath and all Raths

- · Solid surface vanity top complete with
- 1 wash hasin & 1 mixer tan • 1 bath tub complete with 1 shower set
- (for Junior Master Bath of Type PH8 and PH9) 1 shower screen complete with 1 shower set
- 1 pedestal water closet
- 1 toilet paper holder
- 1 towel rail

Powder Room

- Solid surface vanity top complete with 1 wash basin & 1 mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 toilet paper holder

wc

- 1 wash basin & tap
- 1 shower set
- 1 pedestal water closet 1 toilet paper holder
- 1 mirror
- PES 1 bib tap

- and Kitchenette): Hollow core timber door with glass infill viewing panel
- WC and Utility: PVC door
- HS: Steel door with timber louvered door or aluminium framed door or PVC door

Note: Ironmongery and locksets shall be provided.

Sanitary Fittings

Master Rath and Rath 1

- 1 bath tub complete with 1 shower set
- 1 shower screen complete with 1 shower set
 - - Deck
 - Outdoor Shower
 - Pavilion
 - Eco Pond
 - Fitness Slide
 - Function Room
 - Forest Spa Pool

 - Tennis Court

17 Additional Items

- - ii Cooker hood
 - iii Electric cooker hob (for Type A, As, B, Bc and Bs and Kitchenette)
 - Gas cooker hob (for Type C, Cc D, DK
 - v Built-in microwave oven (for Type A, As, B, Bc, Bs, Cc and Kitchenette)
 - vi Built-in oven (for Type C. D. DK and PH)
 - vii Free-standing fridge
 - Wardrobes: Wardrobes to all bedrooms
- PES: Galvanised steel gate to all units of PES Hot Water Supply: Hot water supply to all Baths,

Roof Terrace

- 1 jacuzzi (Except Type PH7)
- 1 sink (Except Type PH7)
- 1 bib tap

Note: The brand, type and colour of wares, fittings and accessories are subject to the Architect's selection and availability.

Electrical Schedule

- Sufficient points are provided
- All electrical wirings are concealed except for electrical wiring in trunking in the distribution board closet and those in conduits exposed above false ceiling

11 TV/Telephone Schedule

Sufficient points are provided.

Lightning Protection

Lightning protection system will be provided in accordance with Singapore Standard SS555: Part 1 of 4 - Code of Practice for Protection against Lightning.

13 Painting

- Internal Walls: Emulsion paint finish
- External Walls: Spray textured paint finish and/or emulsion paint to designated areas

14 Waterproofing

Waterproofing shall be provided to R.C. Flat Roof, PES, Roof Terrace, Balcony, Bathrooms, Powder Room, Kitchen, Kitchenette and WC.

- **Driveway and Car Park**
- Surface Driveway: Pavers Basement Ramp, Driveway & Car Park: Concrete floor with hardener

Recreational Facilities

- Guard House
- Drop-Off
- Egress Side Gate
- Water Feature
- Floating Pavilion Bio-Swale
- Leisure Pool Lap Pool
- Clubhouse/Yoga Deck
- Children's Wading Pool
- Outdoor Fitness Station
- Community Farming

- Kitchen Cabinets and Appliances:
 - Low and high level kitchen cabinets with solid surface worktop and stainless steel

 - viii Free-standing washer cum dryer
- Air-conditioning: Wall mounted fan coil unit to Living, Dining, Bedrooms, Family Area and Study
- Powder Room, WC, Kitchen and Kitchenette

NOTES

Gas (Except Type A, As, B, Bs, Bc and A. Marble/Compressed Marble/Granite Kitchenette): Town Gas supply to Kitchen.

- Turn-on and utility charges will be borne by the Purchaser Cable Vision: Provision of cable outlet only for cable vision services. Subscription charges shall be borne by Purchaser
- Security System:

except Type PH7

- i Card Access System
 - · Lift access
- · Pedestrian entrance gates ii Audio intercom system between each apartment unit and guardhouse and common lift lobbies on basements and
- 1st storey (all blocks) iii EPS type car park barrier system will be
- provided iv CCTV surveillance cameras to basements, 1st storey lift lobbies and designated common areas
- Fibre Broadband: Provision of infrastructure for laying of OpenNet fibre optic and 1 no of Cat 6 data point within the unit for Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges to OpenNet shall be borne by the Purchaser

Electric BBQ grill: All Penthouses Roof Terrace

Marble/compressed 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/compressed marble/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laving 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.

В. Timber

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is 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.

Air-conditioning system To ensure good working condition of the airconditioning 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 shall engage his/her own contractor to service the air-conditioning system regularly in order to ensure the good working condition of the system.

and/or internet access.

discretion of the Vendor.

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 other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels

E. Materials, Fittings, Equipment, Finishes, Installations

and Appliances 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, market availability and sole

F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units. Electrical Points, Lighting Points, Tap 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 points, lighting points, tap 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.

H. Web Portal of the Housing Project

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.

The Purchaser agrees that the Maintenance Charges

and Maintenance Fund be utilised to pay set up fee.

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.

take up insurance(s) covering glass breakage. Laminated Flooring Laminated flooring is a manufactured material which contains tonality differences to match natural wood

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.

cabinets/long bath/vanity cabinet/mirror. N. Tiles

False Ceiling

The false ceiling provision conceals and allows space for 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. The layout and location of false ceiling and access panels are subject to the Architect's sole discretion and final design.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. Glass may break or shatter, be it spontaneously or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the unit, the Purchaser may wish to

finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and vendor.

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

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS 483:2000.

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We see property development as a life-touching, life-transforming business. We want to help build lives, realise dreams, and shape landscapes. And in doing so, set a new standard of quality living within Asia, one that is sustainable and answers modern urban needs.

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Our track record speaks for itself. We brought waterfront living to a whole new level with the iconic residences at Keppel Bay and Marina Bay. We redefined Singapore's skyline and changed the face of business with landmark developments such as Marina Bay Financial Centre and Ocean Financial Centre.

As we look towards the future, we remain focused on providing urban living solutions through our core businesses of property development and property fund management. All while we continue to create live-work-play environments of enduring value for the community.

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Architecture - Our tribute to life.







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• Developer: Sherwood Development Pte Ltd • Developer's Licence No.: C1069 • Tenure of land: 99 years leasehold commencing 21 January 2013 • Expected Date of Vacant Possession: 31 December 2017 • Expected Date of Legal Completion: 31 December 2020 • Location of Housing Project including Lot No./Mukim: Lot 10896V MK 27 at Bedok Rise