

Principal *Collection*

The Principal Collection offers an elevated style of living, where you can live out your dreams and be inspired by unlimited possibilities.

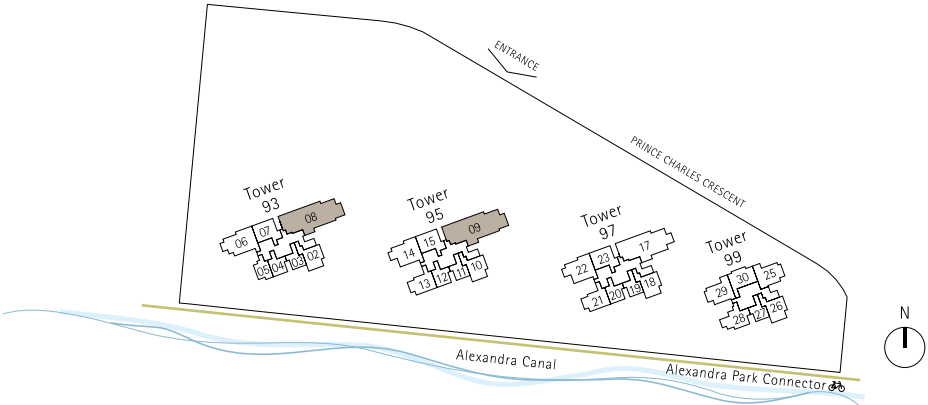
The collection comprises nine exclusive 4- and 5-bedroom apartments with private lift lobby that span 186 to 218 square metres of unconstrained space, accompanied by the most spectacular views from the highest levels. As an added privilege, each apartment also offers buyers the option to maintain a separate study room, or to merge this space into an expanded living room, individually configured to suit your lifestyle.

Collection 1

Type PC1

5-Bedroom + Study + Private Lift Lobby
218 sqm . 2347 sqft

Tower 93 #22-08 to #24-08
Tower 95 #22-09 to #24-09



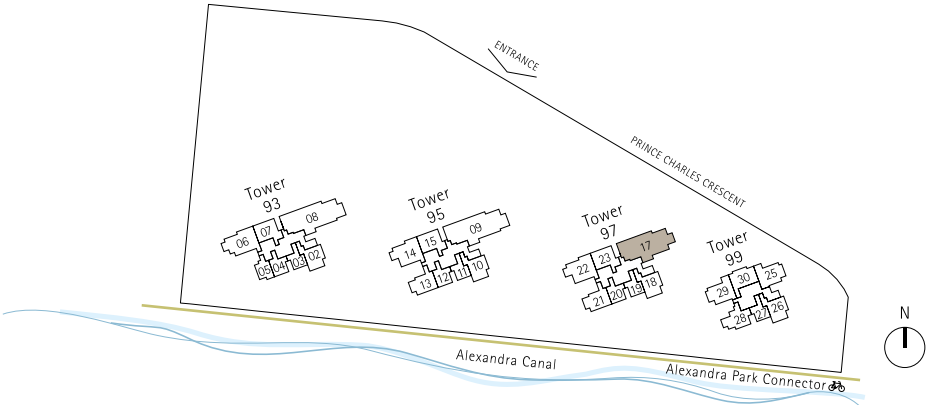
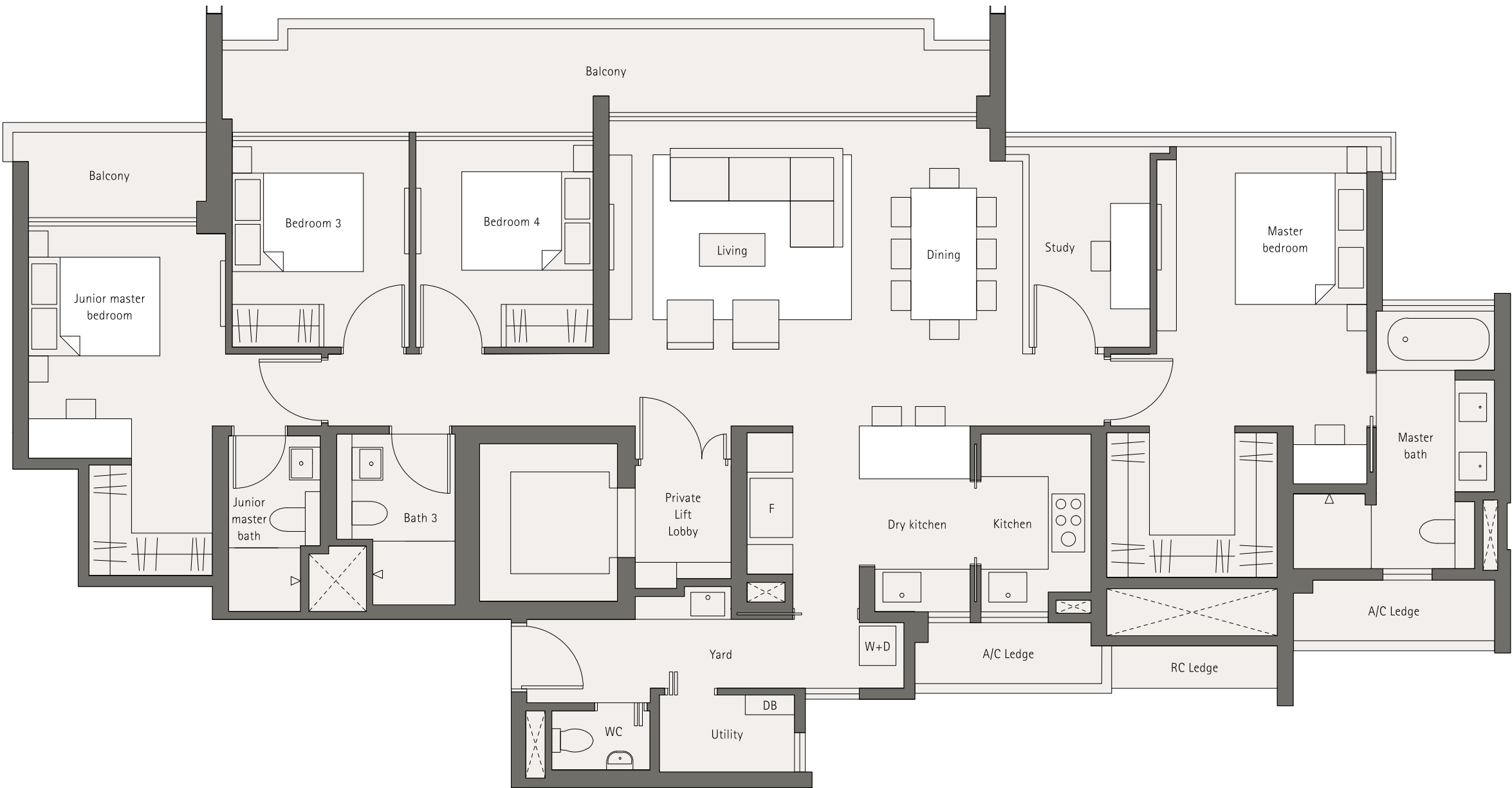
Collection

2

Type PC2

4-Bedroom + Study + Private Lift Lobby
186 sqm . 2002 sqft

Tower 97 #22-17 to #24-17



Developer Sales
Contact: +65 6100 6698

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

BUILDING SPECIFICATIONS & ELECTRICAL SCHEDULE

1.0 FOUNDATION

- a) Reinforced concrete piles and/or footings and/or raft foundation

2.0 SUPERSTRUCTURE

- a) Reinforced concrete and/or metal structure

3.0 WALLS

- a) External Wall: concrete wall and/or lightweight precision blockwall and/or brickwall and/or precast panels; and
b) Internal Wall: concrete wall and/or lightweight precision blockwall and/or brickwall and/or drywall partition and/or precast panels and/or aggregate wall and/or lightweight concrete panel/drywall; and
c) Boundary Wall: fencing and/or vertical metal channels and/or solid wall

4.0 ROOF

- a) Flat Roof: reinforced concrete roof with appropriate waterproofing and insulation
b) Metal Roof: metal roof with appropriate insulation

5.0 CEILING

- a)

Ceiling Height		
	PC1	PC2
Living	3.25	3.25
Dining	3.25	3.25
Master Bedroom	3.00	3.00
Junior Master Bedroom	3.00	3.00
Bedroom	3.00	3.00
Study	3.25	3.25
Private Lift Lobby	3.00	3.00
Dry Kitchen	3.00	3.00
Kitchen	3.00	3.00
Yard	3.00	3.00
Master Bath	2.60	2.60
Junior Master Bath	2.30	2.30
Bath	2.30	2.30
Utility	2.30	2.30
WC	2.30	2.30
Balcony	3.45	3.45

- b) Private Lift Lobby, Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Study, Master Bath, Junior Master Bath, Bath, Kitchen, Dry Kitchen, Utility, Yard, WC, 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)

6.0 FINISHES

- a) Wall (Apartment Units)

Private Lift Lobby, Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Study, Dry Kitchen, Utility: 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: marble (up to false ceiling height (where applicable) and no marble behind vanity cabinets and mirrors) (where applicable)

Junior Master Bath, Bath and WC: porcelain/homogeneous tiles (up to false ceiling height (where applicable) and no tiles behind vanity cabinets and mirrors) (where applicable)

Kitchen, Yard: porcelain/homogeneous tiles (up to false ceiling height and no 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

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 on cement board (where applicable)

- b) Wall (Common Areas)

Basement Lift Lobbies: porcelain/homogeneous tiles and/or cement and sand plaster with spray textured paint and/or emulsion paint

1st Storey Lift Lobbies: porcelain/homogeneous tiles and/or cement and sand plaster with spray textured paint and/or emulsion paint

Typical Lift Lobbies: laminate finish on appropriate backing material and/or cement and sand plaster with spray textured paint and/or emulsion paint

Corridors: cement and sand plaster with spray textured coating and/or emulsion paint

Escape Staircases:

External (where applicable): cement and sand plaster with spray textured coating and/or emulsion paint

Internal: cement and sand plaster with emulsion paint

- c) Floor (Apartment Units)

Master Bedroom, Junior Master Bedroom, Bedroom, Study: engineered timber flooring with timber skirting

Private Lift Lobby, Living/Dining, Dry Kitchen: marble with timber skirting

Master Bath: marble

Junior Master Bath, Bath, Kitchen, Yard, WC, Utility, Balcony: porcelain/homogeneous tiles

- d) Floor (for Common Areas)

Basement Lift Lobbies: granite and/or porcelain tile and/or homogeneous tile

1st Storey Lift Lobbies: granite and/or porcelain tile and/or homogeneous tile

Typical Lift Lobbies: porcelain/homogeneous tiles

Corridors: cement and sand screed and/or homogeneous tiles

Escape Staircases: cement and sand screed

7.0 WINDOWS

- a) Powder-coated aluminium-framed windows with minimum 5mm thick tinted/acid etched/clear glass panels

8.0 DOORS

- a) Main Door, Rear Door: timber door (fire-rated, where required)
b) Master Bedroom, Junior Master Bedroom, Bedroom, Junior Master Bath, Bath, Study: timber swing door
c) Master Bath, Yard: timber sliding door
d) Kitchen: timber-framed/aluminium-framed sliding with glass infill sliding door (minimum 5mm glass thickness)
e) Balcony: powder-coated aluminium-framed glass sliding door (minimum 8mm glass thickness)
f) WC, Utility: aluminium-framed slide and fold door
g) Selected quality locksets and ironmongery shall be provided where applicable

9.0 SANITARY FITTINGS

- a) Bath and Junior Master Bath

1 glass shower compartment and door with shower 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

- b) Master Bath

1 glass shower compartment and door with shower 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
1 long bath with bath set and hand shower

- c) WC

1 wash hand basin with tap
1 pedestal water closet
1 toilet paper roll holder
1 shower set

10.0 ELECTRICAL INSTALLATION

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

11.0 TV/TELEPHONE POINTS/DATA POINTS

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

12.0 LIGHTNING PROTECTION

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

13.0 PAINTING

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

14.0 WATERPROOFING

- a) Waterproofing shall be provided to floors of bathrooms, kitchens, yard, WC and balconies

15.0 DRIVEWAY AND CARPARK

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

16.0 LANDSCAPE FACILITIES AND ELEMENTS

BASEMENT, 1st STOREY

- 1 Drop-off
2 Entrance eucalyptus court
3 Water cascade
4 Sculpture pool – estimated 90 sqm
5 Clubhouse
– Wine cellar & lounge
– Entertainment suite
– Private dining room with kitchenette
– Outdoor dining terrace with bar
6 Gymnasium – estimated 135 sqm
7 Steam rooms
8 Reflecting pool – estimated areas ranging from 25 sqm to 90 sqm
9 Aerobics & fitness deck
10 Private lounge pool – estimated 15 sqm
11 Therapy pool – estimated 35 sqm
12 Forest pavilion
13 Tennis court – 1 number of tennis hard court with acrylic finish
14 Seating alcove
15 Play court
16 Relaxation pool – estimated 85 sqm
17 Lounge pool – estimated 15 sqm
18 Wellness pool – estimated 285 sqm
19 Bubble pool – estimated 50 sqm
20 BBQ deck
21 Sculptural lawn
22 Play lawn
23 Sunken lawn court
24 Bio-pond
25 Entertainment suite
26 Bar & dining/BBQ terrace
27 Lounging deck
28 20m lap pool – estimated 200 sqm
29 Lawn steps
30 Tai chi lawn
31 Jacuzzi – estimated areas ranging from 40 sqm to 130 sqm
32 Family pool – estimated 75 sqm
33 Sun deck
34 Kids' pool – estimated 15 sqm
35 Meditation deck
36 50m lap pool – estimated 590 sqm
37 Yoga deck
38 Seating deck
39 Amphitheatre
40 Sun & flower garden
41 Music room
42 Kids' play area
43 Water jets platform – estimated 25 sqm
44 25m lap pool – estimated 185 sqm
45 Bamboo garden
46 Outdoor fitness
47 Reading room & terrace
48 Side gate
49 Jogging path
50 Shared bicycle bay at basement

24th STOREY

- 51 Sky pool – estimated 55 sqm
52 Sky deck
53 Sky dining/BBQ & pavilion
54 Sky lounge
55 Sky jacuzzi – estimated 10 sqm

17.0 ADDITIONAL ITEMS

- a) Kitchen Cabinets: built-in high and low level kitchen cabinets complete with quartz worktop
- b) Kitchen: 1 stainless steel sink with mixer
Dry Kitchen: 1 stainless steel sink with mixer
Yard: 1 porcelain sink
- c) i) Kitchen Appliances: washer, dryer, gas cooker hob and cooker hood
ii) Dry Kitchen Appliances: oven, fridge, standalone coffee machine, wine chiller and steam oven
- d) Wardrobes: Wardrobes to Master Bedroom, Junior Master Bedroom, Bedroom
- e) Air-conditioning:
Ceiling concealed ducted air-conditioner to Living/Dining, Study, Bedroom
- f) Audio Video Intercom System is provided to apartment units for communication with Guard House and visitor call panel
- g) Electric storage water heater: Hot water supply from electric storage type water heater to Master Bath, Junior Master Bath, Bath, Kitchen and Dry Kitchen only; no hot water supply for WC
Note: Turn-on and utilities charges shall be borne by the Purchaser.
- h) Provision of town gas supply to kitchen hobs
Note: Turn-on and utilities charges shall be borne by the Purchaser.
- i) Security card access control system will be provided at Basement Lift Lobbies, 1st Storey Lift Lobbies, Pedestrian Side Gates, Gymnasium, Wine Lounge/Wine Cellar and lift cars
- j) Smoke detector is provided
Note: To ensure good working condition, the smoke detector has to be maintained. Servicing shall be done on a regular basis by the Purchaser.

18.0 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, the tonality and pattern of the marble, limestone, or granite selected and installed shall be subject to availability.
- b) Engineered Wood
The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood is subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- c) Natural Timber
Timber is a natural material that contains 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 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.
- d) 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.
- e) 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 for making arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- f) Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.
- g) 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, audio video intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- h) 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.
- i) 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.
- j) 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.
- k) 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.
- l) 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.
- m) Prefabricated Toilets/Prefabricated Bathrooms
Certain master bathroom, 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.
- n) Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/ long bath/vanity cabinet/mirror.
- o) Tiles
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards S5483:2000.
- p) Quartz
Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface.

- q) Colour Scheme and Treatment
The colour scheme and treatment of façade and balcony are subject to Architect's selection, final design and market availability.
- r) 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.
- s) 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.

19.0 ELECTRICAL POINT SCHEDULE

DESCRIPTION	PENTHOUSE	
	PC1	PC2
Lighting Point	24	22
13A Power Point	39	35
13A Power Point (WP)	1	1
Telephone Point	7	6
Data Point	7	6
TV Point	7	6
Bell Point	1	1
Water Heater Point	4	3
Washer Point	1	1
Dryer Point	1	1
Cooker Hob Point	1	1
Cooker Hood Point	1	1
Oven Point	1	1
Fridge Point	1	1
Wine Chiller Point	1	1
Standalone Coffee Maker Point	1	1
Steam Oven Point	1	1
Audio Video Intercom	1	1
Smoke Detector	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.

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