



MONT BOTANIK
RESIDENCE



COCOON YOURSELF
IN A VERDANT GARDEN,
FOR LIFE

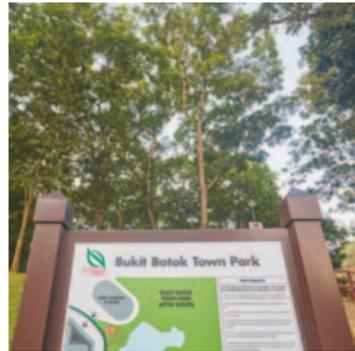
A RARE FREEHOLD ADDRESS OF TRANQUILITY AND EXCLUSIVITY

Rustic serenity, cutting edge modernism. An exclusive lifestyle coveted by many, but lived by a few. Now, you can own it for eternity. At Mont Botanik Residence, a rare Freehold development, nature's elements harmonise in a sanctuary.

Escape to your personal vertical garden of esteemed privacy and quietude. Venture out, the foliage of tropical trees serves as lush screens for the ample space.

More than just a symbol of prestige living, it is a legacy for generations to come.



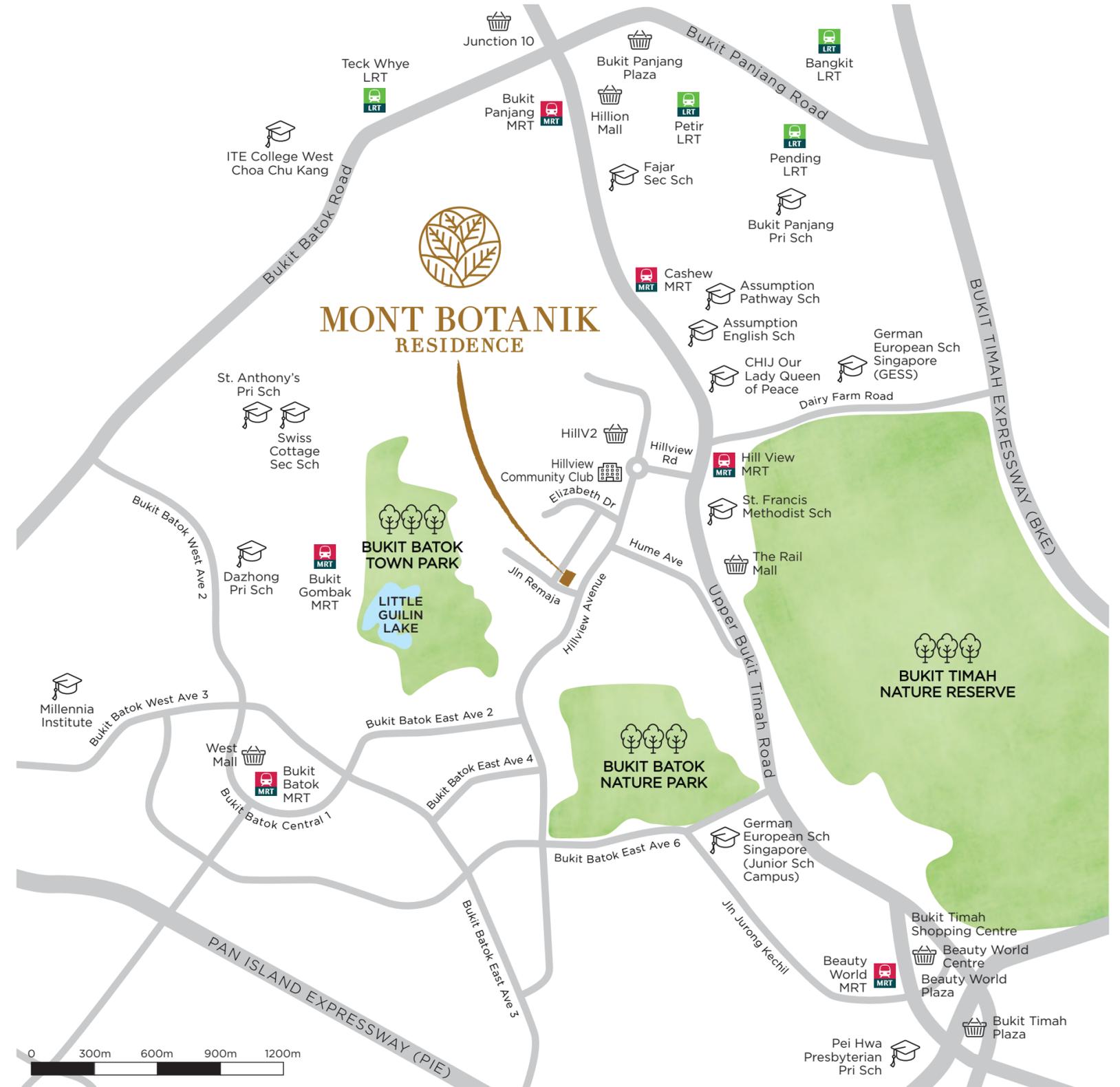


LITTLE GUILIN LAKE

WHERE NATURE UNFOLDS IN EVERY FORM

Mont Botanik Residence is located in a part of Singapore that retains its natural beauty, with parks like Bukit Timah Nature Park, as well as Little Guilin Lake and tree-lined boulevards along wide roads.

As the stress of city living gets to you, you can always count on home to bring much needed calm to your senses. Spacious grassy meadows make for a peaceful walk after dinner or before the crack of dawn, with dewy leaves, crisp fresh air and the symphony of the morning forest. Whether you're a picnicker, nature lover or adventure seeker, there's something for you. Who knows, along the way you just might make a friend or two among the birds, squirrels and abundant wildlife.



BECAUSE LESS TRAVELLING MEANS MORE TIME

Time is a priceless commodity; let us create more time for you. Despite its location away from the hustle and bustle of the city, Mont Botanik Residence does not compromise on accessibility. Hillview MRT station puts you within minutes of lifestyle hubs like Westgate, JCube and Holland Village. Closer to home, you can enjoy a wide array of F&B choices and get all your daily necessities and essentials from HillV2, Hillion Mall and Bukit Panjang Plaza.

It is also near good schools like Pei Hwa Presbyterian Primary and National University of Singapore. The International School, German European School Singapore (GESS) is also a stone's throw away. At your doorstep, choose between PIE or BKE to get to places with utmost ease.



WESTGATE



JCUBE



HOLLAND VILLAGE



HILLION MALL



HILLV2



HILLVIEW MRT STATION



NATIONAL UNIVERSITY OF SINGAPORE



PEI HWA PRESBYTERIAN SCHOOL



GERMAN EUROPEAN SCHOOL SINGAPORE (GESS)

AND NOW, PRESENTING TO YOU OUR GARDEN HOME
COME WITH US, WILL YOU?



A WELCOME THAT'S
WARMER THAN
THE WEATHER

Well, not literally. The inviting enclave of Mont Botanik Residence is designed to work with nature, bringing forth a warm, natural welcome that's unlike any other. As you enter the driveway, you will notice how the high ceiling and opulent water features meld with the waving trees and shrubs to shroud you in a warm embrace. It's like entering a luxurious resort, but this time it's your home.





LAPS OF INDULGENCE

At Mont Botanik Residence, blue skies, a verdant greenspace and azure waters become one to soothe your senses. The sleek clubhouse can be seen from the drop-off area, creating a magnificent vista for both you and your guests. Enjoy a relaxing swim at the Fun Pool with Waterwall, catch the rays at the Entrance Reflecting Pool or simply watch your kids lap it up at the Kid's Pool. Wherever you are at the water's edge, luxurious indulgence reaches out into infinity.



SURROUNDED BY NATURE AND WITHIN NATURE

While others are contented to have nature at close proximity, you will be delighted to know that you will be living right within nature itself. A feature unique to Mont Botanik Residence, the towering Vertical Garden is an escape that is tailored to give every resident the privacy and tranquility of his or her own garden, without even having to step out of the development.

TAKING EXCLUSIVITY TO NEW HEIGHTS

Mont Botanik Residence's distinct architecture is inspired by nature and the desire to create exclusive living. A harmony of form and function, it features an Infinity Jacuzzi Enclave Pool, Outdoor Fitness Station and Outdoor Dining Deck at the rooftop. Chill out on the deck chair as you gaze into the infinite greenery of your neighbourhood and lose yourself in its tranquility. Mont Botanik Residence is designed to meld with the surroundings to bring you a new level of exclusivity.





THE ULTIMATE CREATURE COMFORT, CLOSE TO NATURE

Imagine a relaxing morning dip as the sun rays greet your day, or a soothing evening swim to the accompaniment of chirping birds. Here, at the rooftop Infinity Pool overlooking the serenity of your rustic surroundings, you can enjoy the ultimate resort-style experience to relax, reflect or entertain. Go ahead. Jump in, and indulge yourself, every day.

A STEP AWAY
TO YOUR OWN
PRIVATE GARDEN



LUXURIES YOUR
HEART DESIRES,
TRANQUILITY YOUR
MIND REQUIRES

Units are imbued with luxurious touches and thoughtfulness in design that goes beyond mere aesthetics. Efficient planning of space means you get to revel in the feel of a landed property living where your personal activities can extend beyond the balcony. The space is serene and sublime, a place to socialise or relax. Here in the solace of your family room, you can grasp nature and indulge in modernity for a perfect harmony of the senses.



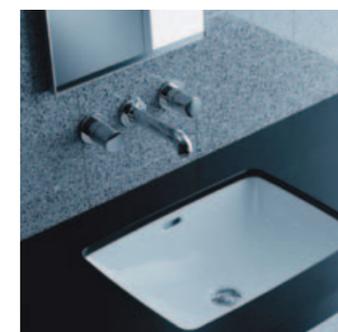
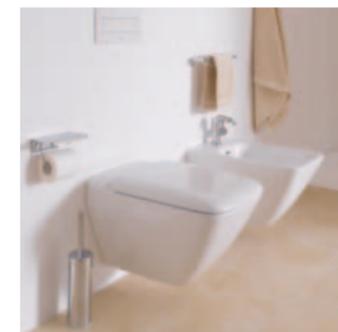
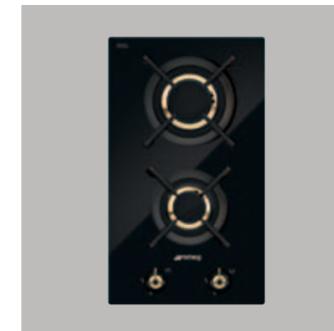
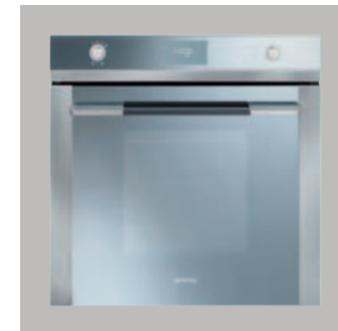


YOUR HAVEN OF PRIVACY AND RESTFULNESS

Intimate corners envisaged for relaxation. Spaces conceived for restfulness. Enjoy an essence of space defined by seamless fluidity, well-appointed interiors and abundant natural lighting. The cosy bedrooms are ingeniously designed to bring about a heightened sense of belonging and warmth, ensuring that every night is a night of tranquility.

A DEFINITIVE LINE-UP THAT'S SECOND TO NONE

Just imagine premium quality finishes that sit alongside world-leading brands of home fittings and appliances. Run your hands over it. Examine the details. Every unit is a showcase of form and function in equilibrium. Mont Botanik Residence offers the finest features with acute attention to details.



1st FLOOR



2nd - 10th FLOOR



- | | | | |
|--------------------------|-------------------------|---|---|
| ① Security Cabin | ⑧ Pool Deck | ⑮ Alfresco Dining Terrace | ⑳ Bin Centre
(Service Lane at Gound Level) |
| ② Porte-Cochere | ⑨ Accessible Washroom | ⑯ Fun Play Pool with Waterwall | ㉑ Outdoor Generator
(Open to Sky from Basement 1) |
| ③ Entrance Water Feature | ⑩ Kid's Pool | ⑰ Kid's Play Area | ㉒ Sprinkler Pump Area
(Open to Sky from Service Lane at Gound Level) |
| ④ Gourmet Hall | ⑪ Tree Square | ⑱ Resting Pavilion | ㉓ Side Gate (To Jalan Remaja) |
| ⑤ Gourmet Terrace | ⑫ Sunning Lawn | ⑲ Substation - Transformer Room
(Service Lane at Ground Level) | ㉔ Side Gate (To Jalan Batu Nilam) |
| ⑥ Gym | ⑬ Hammock Garden | ㉔ Substation - Switch Room
(Service Lane at Ground Level) | |
| ⑦ 25M Lap Pool | ⑭ Barbeque with Trellis | | |

ROOF TERRACE

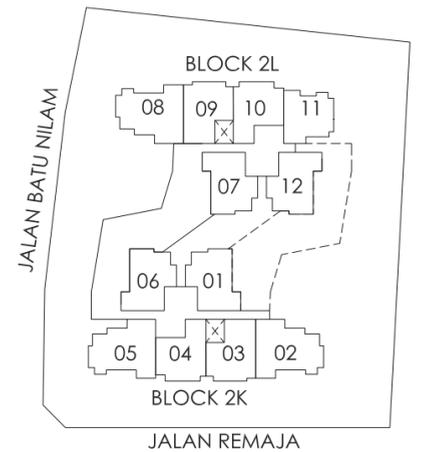


- ① Infinity Jacuzzi Enclave Pool
- ④ Outdoor Fitness Corner
- ⑦ Outdoor Dining Deck
- ② Poolside Lounge
- ⑤ Bar Top Dining Terrace
- ⑧ Accessible Washroom
- ③ Quiet Scent Garden
- ⑥ Barbeque Corner
- ⑨ Domestic Water Tank

DISTRIBUTION CHART

	2K JALAN REMAJA						2L JALAN REMAJA						
	01	02	03	04	05	06	07	08	09	10	11	12	
ROOF	ROOF TERRACE & FACILITIES						ROOF TERRACE & FACILITIES						
LEVEL 10	A4 10-01	B1 10-02	A1 10-03	A2 10-04	B1 10-05	A4-P 10-06		A4-P 10-07	B1 10-08	A1 10-09	A2 10-10	A3 10-11	A4 10-12
LEVEL 9	A4-P 09-01	B1 09-02	A1 09-03	A2 09-04	B1 09-05	A4 09-06		A4 09-07	B1 09-08	A1 09-09	A2 09-10	A3 09-11	A4-P 09-12
LEVEL 8	A4 08-01	B1 08-02	A1 08-03	A2 08-04	B1 08-05	A4-P 08-06		A4-P 08-07	B1 08-08	A1 08-09	A2 08-10	A3 08-11	A4 08-12
LEVEL 7	A4-P 07-01	B1 07-02	A1 07-03	A2 07-04	B1 07-05	A4 07-06		A4 07-07	B1 07-08	A1 07-09	A2 07-10	A3 07-11	A4-P 07-12
LEVEL 6	A4 06-01	B1 06-02	A1 06-03	A2 06-04	B1 06-05	A4-P 06-06		A4-P 06-07	B1 06-08	A1 06-09	A2 06-10	A3 06-11	A4 06-12
LEVEL 5	A4-P 05-01	B1 05-02	A1 05-03	A2 05-04	B1 05-05	A4 05-06		A4 05-07	B1 05-08	A1 05-09	A2 05-10	A3 05-11	A4-P 05-12
LEVEL 4	A4 04-01	B1 04-02	A1 04-03	A2 04-04	B1 04-05	A4-P 04-06		A4-P 04-07	B1 04-08	A1 04-09	A2 04-10	A3 04-11	A4 04-12
LEVEL 3	A4-P 03-01	B1 03-02	A1 03-03	A2 03-04	B1 03-05	A4 03-06		A4 03-07	B1 03-08	A1 03-09	A2 03-10	A3 03-11	A4-P 03-12
LEVEL 2	A4 02-01	B1 02-02	A1 02-03	A2 02-04	B1 02-05	A4-P 02-06		A4-P 02-07	B1 02-08	A1 02-09	A2 02-10	A3 02-11	A4 02-12
LEVEL 1	LANDSCAPE & FACILITIES						LANDSCAPE & FACILITIES						
BASEMENT 1	BASEMENT CARPARK						BASEMENT CARPARK						
BASEMENT 2	BASEMENT CARPARK						BASEMENT CARPARK						

- LEGEND**
- 2 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM + STUDY
 - 2 BEDROOM + STUDY
 - 3 BEDROOM + STUDY

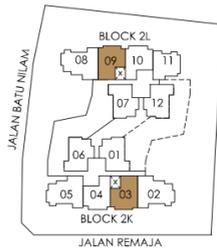
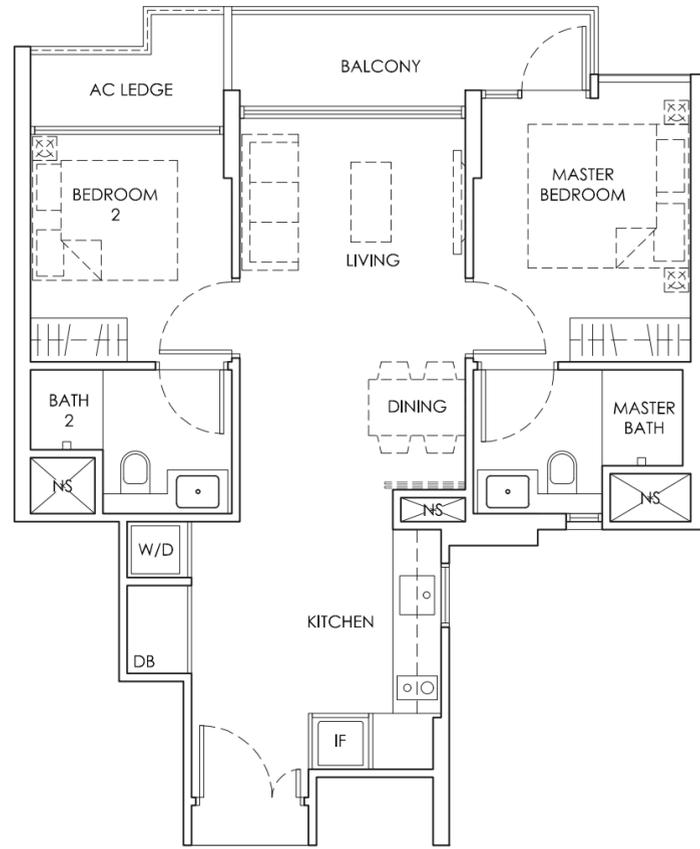


TYPE A1

2 Bedroom

Area: 64 sq m / 689 sq ft
18 Units

#02-03 to #10-03,
#02-09 to #10-09



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE
D : DRYER IF : INTEGRATED FRIDGE NS : NON-STRATA AREA

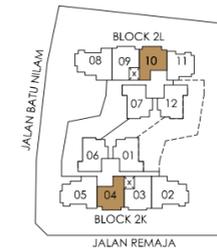
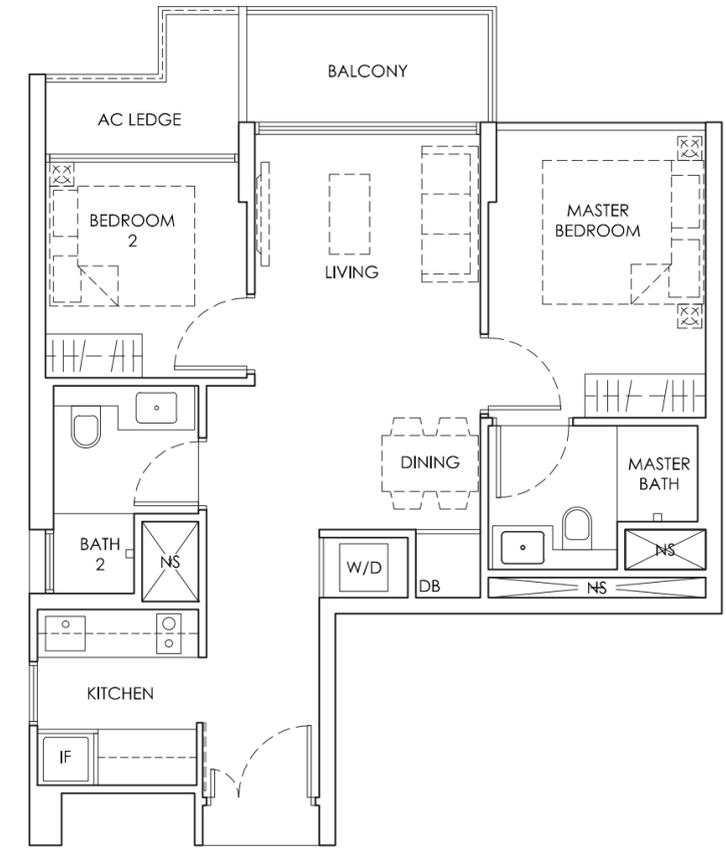
Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an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

TYPE A2

2 Bedroom

Area: 65 sq m / 700 sq ft
18 Units

#02-04 to #10-04,
#02-10 to #10-10



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE
D : DRYER IF : INTEGRATED FRIDGE NS : NON-STRATA AREA

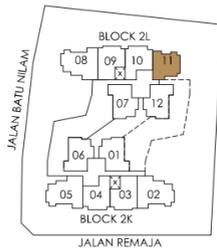
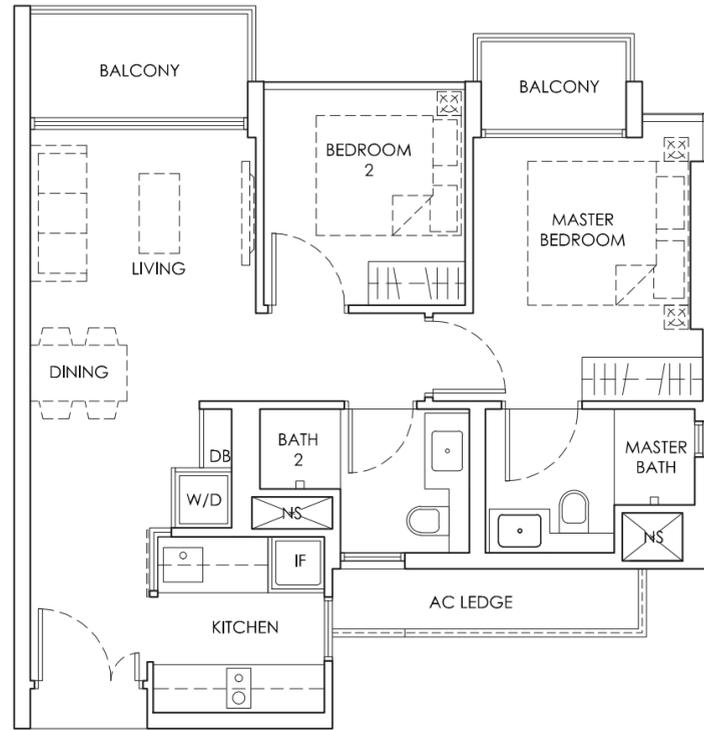
Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an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

TYPE A3

2 Bedroom

Area: 65 sq m / 700 sq ft
9 Units

#02-11 to #10-11



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE
D : DRYER IF : INTEGRATED FRIDGE NS : NON-STRATA AREA

Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES 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".

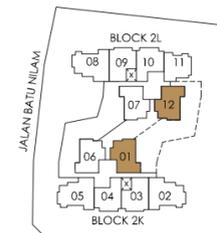
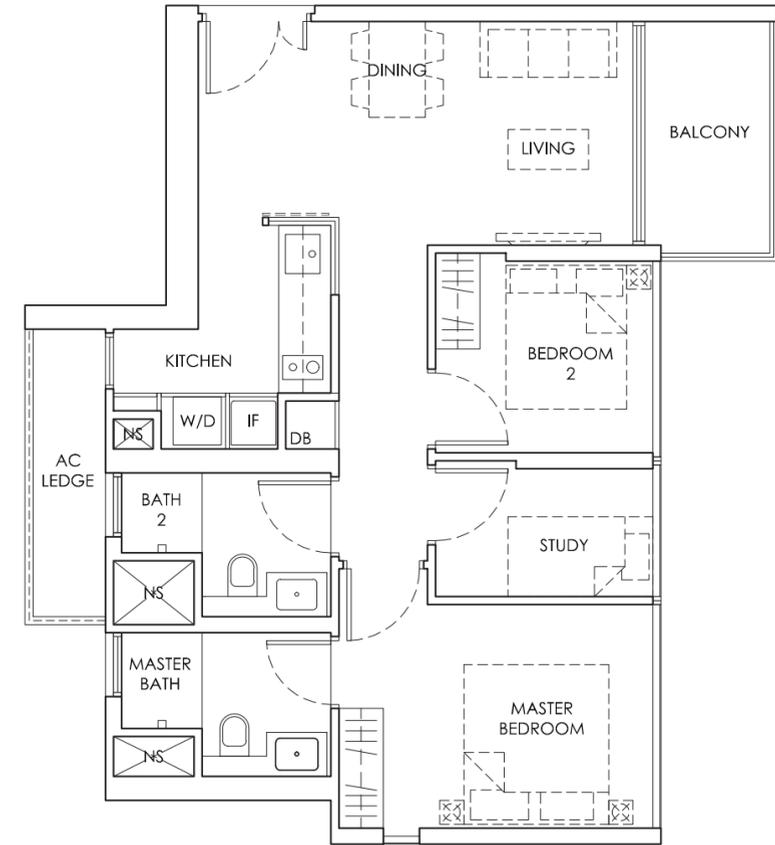
TYPE A4

2 Bedroom + Study

Area: 72 sq m / 776 sq ft
18 Units

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

Mirror Units
#02-01, #04-01, #06-01, #08-01, #10-01,
#03-07, #05-07, #07-07, #09-07



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE
D : DRYER IF : INTEGRATED FRIDGE NS : NON-STRATA AREA

Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES 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".

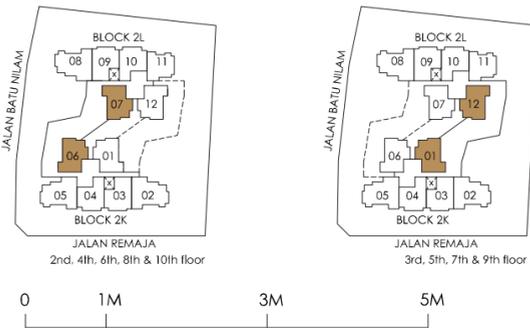
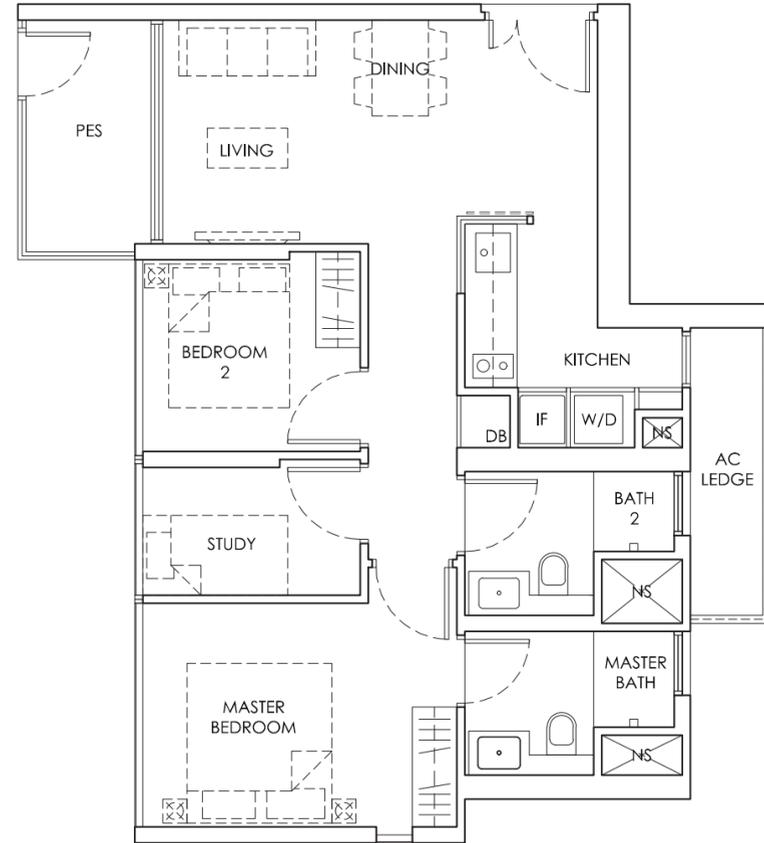
TYPE A4-P

2 Bedroom + Study

Area: 72 sq m / 776 sq ft
18 Units

#03-01, #05-01, #07-01, #09-01,
#02-07, #04-07, #06-07, #08-07,
#10-07

Mirror Units
#02-06, #04-06, #06-06, #08-06,
#10-06,
#03-12, #05-12, #07-12, #09-12



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE D : DRYER
IF : INTEGRATED FRIDGE PES : PRIVATE ENCLOSED SPACE NS : NON-STRATA AREA

Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES 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".

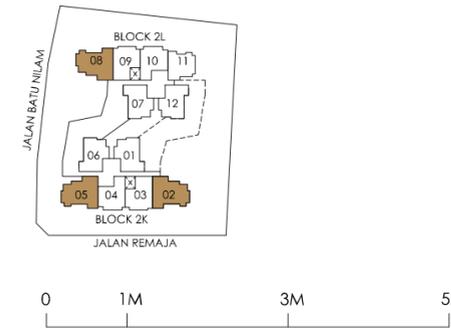
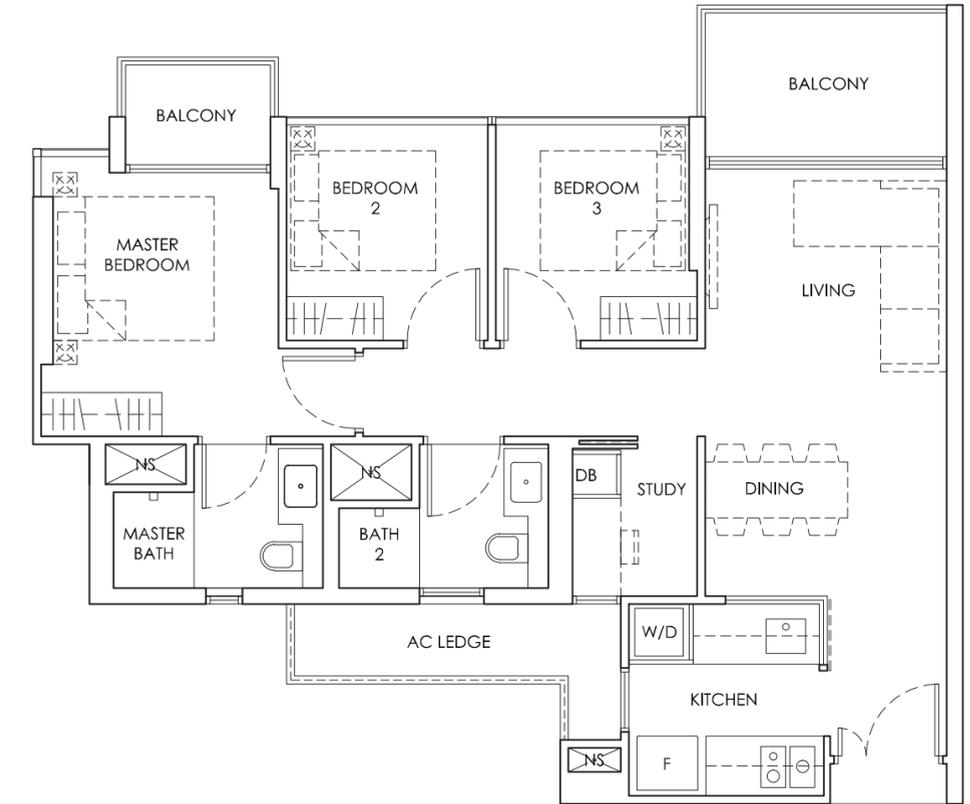
TYPE B1

3 Bedroom + Study

Area: 88 sq m / 948 sq ft
27 Units

#02-02 to #10-02,
#02-08 to #10-08

Mirror Units
#02-05 to #10-05



LEGEND:
DB : DISTRIBUTION BOARD AC LEDGE : AIR-CONDITIONER LEDGE W : WASHING MACHINE
D : DRYER F : FRIDGE NS : NON-STRATA AREA

Area includes A/C ledge, balcony, PES (where applicable). The above plans and illustrations are subject to change as may be required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony and PES 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".

SPECIFICATIONS OF THE BUILDING:

1. FOUNDATION

Reinforced concrete and/or steel piles and/or footings and/or raft foundation

2. SUPERSTRUCTURE

Reinforced concrete and/or metal structure

3. WALLS

- a. External Wall
Reinforced concrete and/or lightweight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system
- b. Internal Wall
Reinforced concrete wall and/or lightweight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition

4. ROOF

Flat roof:
Reinforced concrete roof and/or metal roof with insulation and waterproofing system

5. CEILING

- a. Floor to Ceiling Height

Areas	Ceiling Heights (m)
Living Room	3.2
Dining Room	3.2
Master Bedroom	3.2
Bedroom 2 / 3 / Study	3.2
Kitchen / Corridor	2.7
Master Bath / Bath 2	2.4
PES / Balcony (except type A4)	3.2
Balcony (type A4)	3.0

- b. Apartment

- (i) Kitchen
Moisture resistance ceiling board and/or ceiling box ups and/or plaster ceiling board with paint finish to designated area
- (ii) Bathrooms
Concrete slab with skim coat with or without ceiling board
- (iii) Living, Dining, Bedroom and Study
Concrete slab with skim coat with or without plaster ceiling board and/or ceiling box ups and/or cement/sand plaster to designated area
- (iv) Balcony and Private Enclosed Space (PES)
Concrete slab with skim coat and/or ceiling box ups and/or cement/sand plaster to designated area

- c. Common Area

- (i) Lift Lobbies at basement, 1st storey, typical lobbies and roof terrace. Ceiling board with paint finish and/or cement plaster with paint to designated area
- (ii) General
Cement plaster and/or skim coat with paint

6. FINISHES

- a. Walls (For Apartments)

- (i) Living, Dining, Bedrooms, Study, Hallway leading to Bedrooms, Balcony and PES
Emulsion Paint finish to exposed surface only
- (ii) All Bathrooms
Tiles to designated exposed surface below the ceiling
- (iii) Kitchen
Emulsion paint finish and/or full height ceramic and/or porcelain tiles to designated exposed surface below the false ceiling
- (iv) Balcony and Private Enclosed Space (PES)
Cement/sand plaster with paint finish and/or skim coat with paint finish

- b. Walls (Common Areas)

- (i) Lift Lobbies at Basement and 1st Storey
Stones and/or tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling
- (ii) Lift Lobbies at Typical Storey
Tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling
- (iii) All External Wall Finishes
Cement/sand plaster with paint finish and/or skim coat with paint finish
- (iv) Basement Carpark
Skim coat and/or cement/sand plaster with paint finish

- c. Floor (For Apartments)

- (i) Living, Dining, Kitchen and Study (Type B1)
Compressed marble with skirting
- (ii) Bedroom & Study (Type A4 & A4-P)
Timber flooring with skirting
- (iii) Balcony and Private Enclosed Space (PES)
Tiles with skirting
- (iv) AC Ledge
Cement/sand plaster with skim coat

- d. Floor (Common Areas)

- (i) Lift Lobbies at Basement and 1st Storey
Stone and/or tiles
- (ii) Lift Lobbies at Typical Storey
Tiles and/or cement sand screed

- (iii) Staircase and Landing
Cement/sand screed finish and/or concrete finish and/or homogeneous tiles to designated areas

7. WINDOWS

- a. All windows of the apartment shall be powder coated aluminium framed glass window with min 6mm thick clear and/or tinted and/or acid etched and/or spandrel glass (where applicable)

8. DOORS

- a. Apartments
 - (i) Main Entrance
Fire-rated timber door
 - (ii) Bedroom, Bathroom and Study
Hollow-core timber door
 - (iii) Kitchen
Sliding glass door
 - (iv) Balcony and Private Enclosed Space (PES)
Aluminium framed sliding glass door
 - (v) Private Enclosed Space (PES) to common area
Stainless steel frame swing glass door
- b. Common Areas
 - (i) Storey Shelter Door
Blast-proof steel door
- c. General
 - (i) All glazing to doors shall be tinted and/or clear and/or reflective and/or frosted glass
 - (ii) Good quality locksets and ironmongery

9. SANITARY FITTINGS

- a. Master Bath and Bath 2
 - (i) 1 vanity top complete with basin (Laufen/Roca) and mixer (Hansgrohe)
 - (ii) 1 frameless glass shower screen with shower mixer (Hansgrohe)
 - (iii) 1 water closet (Laufen)
 - (iv) 1 utility tray
 - (v) 2 hooks
 - (vi) 1 mirror
 - (vii) 1 toilet paper holder
 - (viii) 1 bidet spray

10. ELECTRICAL INSTALLATION

- a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking

- b. Refer to Electrical Schedule for details

11. TV/Data/Telephone Point

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555:2010

13. PAINTING

- a. Internal Walls : Emulsion paint and/or equivalent water-based emulsion paint
- b. External Walls : Spray textured paint finish and/or selected external paint

14. WATERPROOFING

Waterproofing shall be provided to floor of Bathrooms, Kitchen, Private Enclosed Space (PES), Balcony and Reinforced Concrete Flat Roof

15. DRIVEWAY AND CAR PARK

- a. Surface driveway
Selected Pavers and/or stones and/or reinforced concrete slab and/or grass-cell pavers and/or tarmac (where applicable)
- b. Basement Car Park/Driveway
Reinforced concrete floor with hardener

16. RECREATION FACILITIES

- 1st Storey
1. Security Cabin
 2. Porte-Cochere
 3. Entrance Water Feature
 4. Gourmet Hall
 5. Gourmet Terrace
 6. Gym
 7. 25m Lap Pool
 8. Pool Deck
 9. Accessible Washroom
 10. Kid's Pool
 11. Tree Square
 12. Sunning Lawn
 13. Hammock Garden
 14. Barbeque with Trellis
 15. Alfresco Dining Terrace
 16. Fun Play Pool with Waterwall

17. Kid's Play Area
18. Resting Pavilion

Roof Terrace Facilities

1. Infinity Jacuzzi Enclave Pool
2. Poolside Lounge
3. Quiet Scent Garden
4. Outdoor Fitness Corner
5. Bar Top Dining Terrace
6. Barbeque Corner
7. Outdoor Dining Deck
8. Accessible Washroom

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
Kitchen cabinets with suitable worktop complete with stainless steel sink with mixer (Hansgrohe), hood (Smeg), hob (Smeg), conventional oven (Smeg)
- b. Bedroom Wardrobe
Built-in wardrobes in melamine provided in all bedrooms
Bulk head shall be installed, where necessary

- c. Air-conditioning
Wall mounted air-conditioning system (Daikin) to Living, Dining, Bedrooms and Study
- d. Electric Storage Hot Water
Hot water supply provided to all Bathrooms and Kitchen
- e. Refrigerator
Type A: Integrated freezer fridge (Smeg) provided to Kitchen
Type B: Freestanding freezer fridge (Smeg) provided to Kitchen
- f. Washer and Dryer
Washer (Smeg) and Dryer (Smeg) to all types
- g. Town Gas
Town Gas supplied to all unit types
- h. Security System
 - (i) Audio Intercom between respective Basement/1st storey Lift Lobbies and Apartment units, where applicable
 - (ii) Automatic car barrier access system
 - (iii) Proximity card access system to Basement, 1st storey Lift Lobbies, side gates, gym and clubhouse, where applicable
 - (iv) Closed circuit television system at designated common areas
- i. Smart Home System
Smart Home Hub
Digital Door Lockset

ELECTRICAL SCHEDULE

Description	Electrical Schedule					
	A1	A2	A3	A4	A4-P	B1
Lighting Point	9	9	12	12	12	13
Power Point	15	15	16	18	18	23
Hood Point	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1
Washing Machine / Dryer Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Aircon Isolator	2	2	2	2	2	3
Data / Telephone Point	4	4	4	5	5	6
TV Point	3	3	3	3	3	4
Door Bell Point	1	1	1	1	1	1
Audio Intercom Point	1	1	1	1	1	1

NOTES TO SPECIFICATIONS

A. Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/limestone/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 of the Sales & Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the Sales & Purchase Agreement.

C. Air-conditioning System

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

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

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

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 clauses 9 and 17 of the Sales & Purchase Agreement.

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 M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

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 clauses 9 and 17 of the Sales & Purchase Agreement.

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.

BALCONY SCREENING (ANNEXURE 1)

L. Prefabricated Bathroom Units

Certain bathroom and W.C. 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.

M. 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.

N. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

O. Quartz

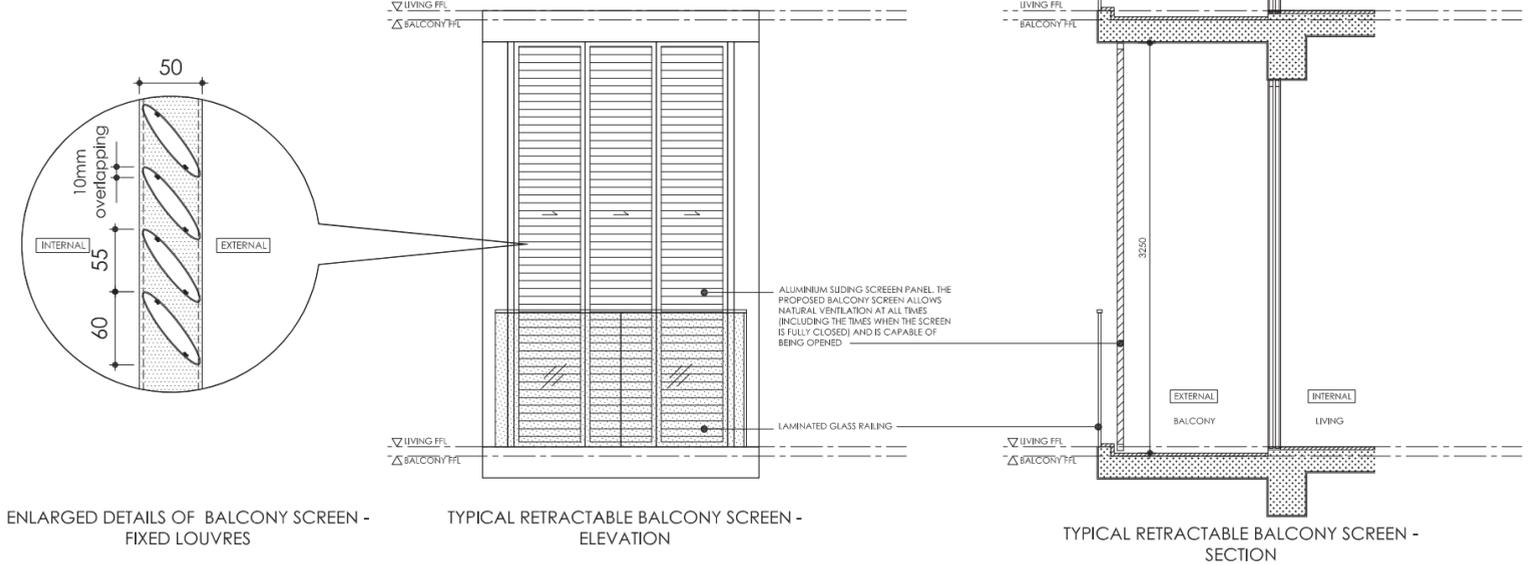
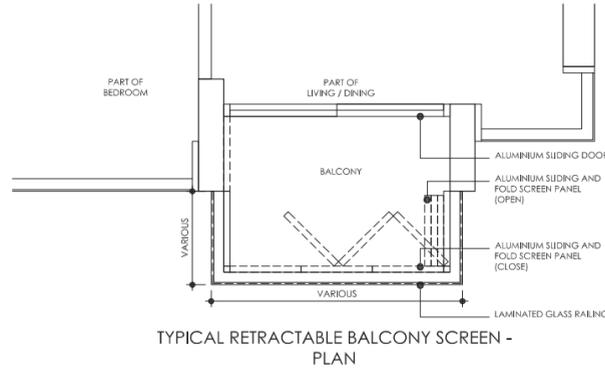
Quartz Stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometimes varies and as a result, the final products are subject to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the Sales & Purchase Agreement.

P. Mobile Phone Reception

Mobile reception within the Housing Project is subject to the availability/provision of the respective Telecom/mobile provider(s). The Vendor shall not be liable to the Purchaser for inadequate/weak mobile reception as this is not within the purview/control of the Vendor.

Q. Home Automation

This project is provided with basic smart home features consisting of gateway, digital lockset at residential unit entrance. This smart system is expandable to include other smart home features at Purchaser's own cost. The Purchaser shall engage his/her own specialist contractor to maintain, repair and upgrade (if necessary) the home automation system on a regular basis so as to ensure its good working condition.



Note: The balcony shall not be enclosed unless with the approved balcony screen. The balcony screen will not be provided and the purchasers have to install and bear the cost of the installation of the balcony screen.

ABOUT THE COMPANY

Established in 1969 and listed on the Singapore Stock Exchange in 1973, Tuan Sing Holdings Limited is an investment holding company with interests in multiple industries, particularly in the areas of property development, property investment and hotels investment. Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific region. Tuan Sing is a recognised property developer of quality residential, commercial and industrial properties in Singapore and China.



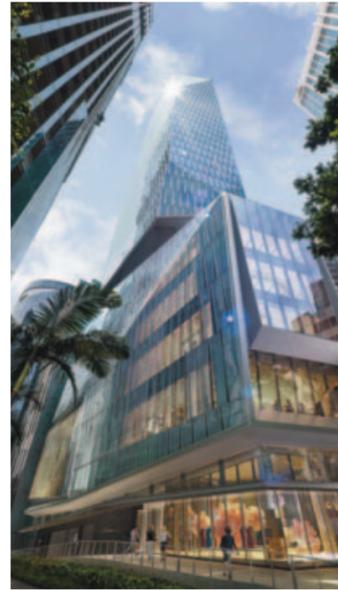
Cluny Park Residence

Cluny Park Residence is a 52-unit luxury residential development located directly opposite the Botanic Gardens. It is the one and only freehold condominium along Cluny Park Road. The development occupies a land area of approximately 4,544 square metres and is easily accessible via the Botanic Gardens MRT station. Designed by renowned SCDA Architects, the architecture of Cluny Park Residence is precisely moulded into a canvas for a modern lifestyle with quality designer fittings and appliances.



Seletar Park Residence

Seletar Park Residence is an exclusive five-storey residential development with 276 luxurious 1 to 4 Bedroom units and penthouses. Designed by award-winning SCDA Architects, the 99-year leasehold residential development is located within the established Seletar Hills private estate, close to the upcoming Seletar Aerospace Park. It enjoys easy access to the rest of Singapore via the Central Expressway and Tampines Expressway, and is near the Yio Chu Kang MRT station and Fernvale LRT station.



18 Robinson

18 Robinson is a stunning 28-storey integrated development in the Central Business District of Singapore. A statement building with its distinct polygonal structure, this sleek Grade-A office and retail tower is reminiscent of New York's Times Square and Manhattan's Flatiron Building. Located at the junction of Robinson Road and Market Street, its presence reflects the convergence of people at the very crux of the city hub, mirroring the eclectic energy at Tokyo's Shibuya Crossing. Unsurpassed in location for business and leisure, this brilliant creation by the award-winning New York-based architect, Kohn Pedersen Fox Associates, and architects61, is the new centerpiece of the city capital.



Sennett Residence

Sennett Residence is a 99-year leasehold development comprising three distinct towers with unique cantilevered penthouses and one low rise block. The development offers 1 to 4 bedroom units and penthouses with private roof pool terrace. Conveniently situated immediately next to the Potong Pasir MRT station and in close proximity to major expressways, Sennett Residence offers residents easy access to the city.

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Disclaimer:

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Developer - Episcia Land Pte Ltd • Company Registration No.: 201316166G • Developer's License No. - C1241 • Tenure of Land : Estate in fee simple • Encumbrances : Mortgage to Bank of China Limited Singapore • Location : MK 10 on Lot 01498T 2K & 2L Jalan Remaja • Expected Date of Vacant Possession : 13 June 2022 • Expected Date of Legal Completion : 13 June 2025 • Building Plan Approval No. - A1698-00596-2017-BP01 dated 18 July 2018

