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— Imagine a home that makes the good life better. —

Welcome home to Kandis Residence

Wake up to nature at your doorstep. Embrace peace in a tranquil enclave.  
Take pleasure in premium facilities. Enjoy easy access to the conveniences you  
need. Delight in connectivity via MRT and integrated routes.

When there's something about the address that makes your heart go aflutter,  
you know it's the one.



*Nature is not a place to visit. It is home.*



### *Make yourself at home in nature*

Nestled in an idyllic location in Sembawang, Kandis Residence is the only condominium development in a neighbourhood of low-rise landed housing in one of the most serene enclaves in the northern part of Singapore.

While reveling in a green oasis, you are also never too far away from amenities that complement a modern lifestyle. Take your pick from choice dining establishments, Sun Plaza and schools, all of which are a short walk or drive away. To swiftly get into the city, you can count on seamless connectivity via Sembawang MRT station, as well as upcoming Canberra station.

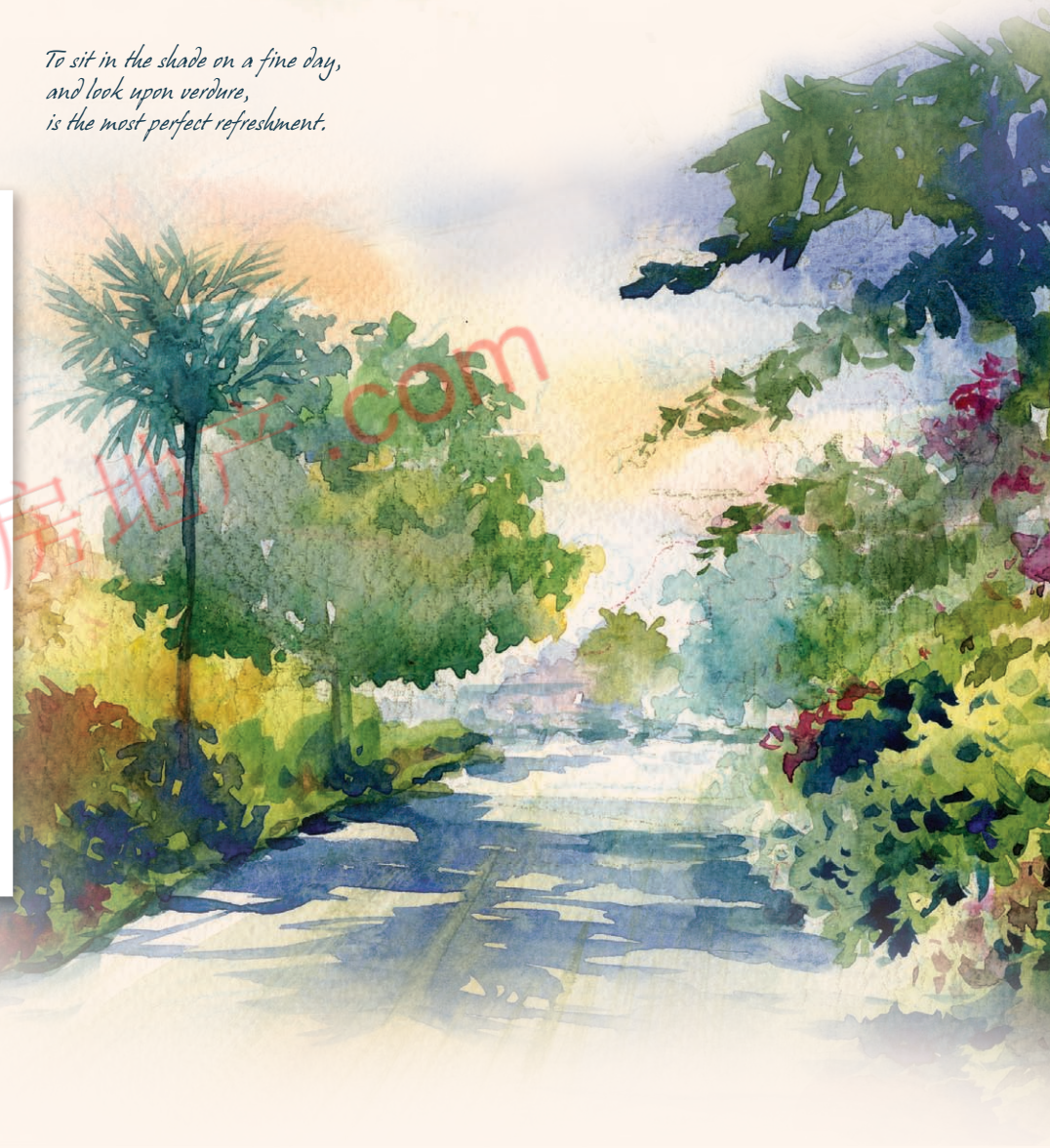




*To sit in the shade on a fine day,  
and look upon verdure,  
is the most perfect refreshment.*



Presenting a thoughtful choreography of sensory space, the underlying push and pull of the combating elements can be felt, vying for ascendancy, resolving in stunning compromise. A cascading water feature greets you at the entrance as the space opens up to a glistening lap pool and inviting sunning lawn. Strategically-positioned inter-block courtyards invite the outdoors indoors while gorgeously landscaped walkways accompany you every step of the way.







### *Harmony, inside out*

Designed to please the senses, Kandis Residence reflects your appreciation for timeless style. Borne through meticulous craftsmanship, every home actualizes the co-habitation of tranquillity and structural order via clean and assured line-work contouring the gentle medley of colour and space. Find your realized living experience accentuated by smart home features and premium fittings from leading brands.



**BOSCH**  
Invented for life

**hansgrohe**

**Roca**

**LÄUFEN**  
Badrooms Created since 1883 [www.laufen.com](http://www.laufen.com)



*Memories take us back, dreams bring us forward*



Much deliberation goes into the design of every room too. Rooms are thoughtfully angled to freely let in natural light at different hours of the day and windows are cleverly positioned to afford clear views while offering the privacy you desire.



Intimate corners serve to form functional spaces for relaxation as well as places of casual engagement, fostering harmony and laughter. After all, a home at Kandis Residence is meant to feel uniquely crafted for you and your loved ones in mind.





### *Of sun, sand and sea*

Sembawang Park, one of Singapore's iconic green spaces and the seafront are conveniently within walking distance.

Stroll along restored pathways and venture into Singapore's naval heritage. You'll chance upon the atmospheric Beaulieu House, peaceful Sembawang Jetty and the remains of the 1920s Seletar Pier.

Alternatively, grab a picnic basket (or fishing rod), hop on to your bicycle and you're ready to frolic in nature.





*Nature is the best medicine for serenity.  
Peace, calmness, stillness, it's good for the heart.*



Tucked away in the northern part of Singapore, Sembawang Park is haven to fitness enthusiasts and picnickers who want to get away from it all. Facing the Straits of Johor, the park also offers a breezy beach vista - a not so well-kept secret among avid anglers.



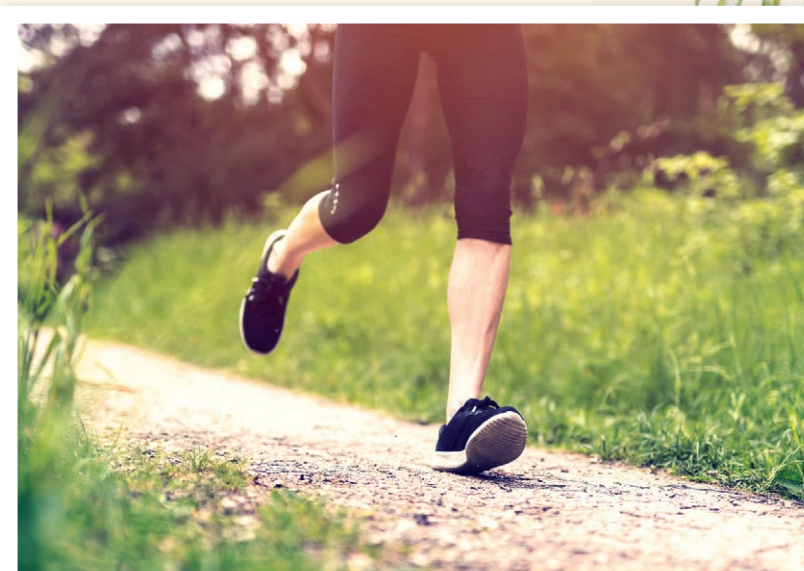






### *Listen to Earth's music*

That music surrounds and imbues itself in those who choose to delight in nature's company. All you need to do is get out there, whether it's with the kids in tow or just you and your trusty running shoes.







The establishment of North Coast Innovation Corridor, a new commercial hub in-the-planning, also herald exciting possibilities. Whichever way you look at it, a home in Kandis Residence points to an exquisite balance of contemporary livability, seamless convenience and smart investment.

### *Proximity to convenience*

At Kandis Residence, you may be away from the hustle and bustle of the city, but the little conveniences of life are still at hand. Sun Plaza and upcoming malls like Canberra Plaza as well as schools (Wellington and Sembawang Primary Schools) are a few minutes drive away. With Sembawang MRT station, as well as the upcoming Canberra station and Thomson-East Coast line, there will be more ways than ever before to conveniently connect you wherever your day takes you.



*The good life is one inspired by love  
and guided by knowledge*







## Site Plan



### Recreation and Communal Facilities

- |                         |                            |                          |  |  |                         |
|-------------------------|----------------------------|--------------------------|--|--|-------------------------|
| a 33m Infinity Lap Pool | f Floating Palm Deck       | l Tai-Chi Lawn           | q Seating Deck   | v Clubhouse (1st Storey) with Gymnasium, Function/Multi Purpose Room, Accessible Family Washroom and Club House (Roof Terrace) with Dining Deck, BBQ Pavilion, Reflective Pool | w Outdoor Generator     |
| b Spa Pool              | g Lounge Deck with Trellis | m Reflexology            | r Lily Pond  | x Bin Centre (Basement)  | y Electrical Substation |
| c Shallow Lounge Pool   | h Pool Deck                | n Putting Green          | s1 Reflecting Pool (1st storey)                          | z Guard House (Drop-off area)  | aa Pedestrian Side Gate |
| d Bubble Pool           | i Children's Playground    | o Courtyard Water Garden | s2 Reflecting Pool (2nd storey)                          |  |                         |
| e Kid's Pool            | j Fitness Station          | p Jogging Path           | t Entrance Reflecting Pool & Water Cascades (1st storey) |  |                         |
|                         | k Fitness Lawn             |                          | u Entrance Drop-off                                      |  |                         |

### Unit Distribution Chart

10 Kandis Link, 756971

	17	18	19	20	21	22
03	C3S 03-17	C3S 03-18	A1 03-19	A2 03-20	A2 03-21	A1 03-22
02	C3S 02-17	C3S 02-18	A1 02-19	A2 02-20	A2 02-21	A1 02-22
01	C3SG 01-17	C3SG 01-18	A1G 01-19	A2G 01-20	A2G 01-21	A1G 01-22
B	Basement Carpark					



8 Kandis Link, 756970

	11	12	13	14	15	16
07	B2 07-11	B6S 07-12	B3 07-13	B5 07-14	B4 07-15	B2 07-16
06	B2 06-11	B6S 06-12	B3 06-13	B5 06-14	B4 06-15	B2 06-16
05	B2 05-11	B6S 05-12	B3 05-13	B5 05-14	B4 05-15	B2 05-16
04	B2 04-11	B6S 04-12	B3 04-13	B5 04-14	B4 04-15	B2 04-16
03	B2 03-11	B6S 03-12	B3 03-13	B5 03-14	B4 03-15	B2 03-16
02	B2 02-11	B6S 02-12	B3 02-13	B5 02-14	B4 02-15	B2 02-16
01	B2G 01-11	B6SG 01-12	B3G 01-13	B5G 01-14	B4G 01-15	B2G 01-16
B	Basement Carpark					

6 Kandis Link, 756969

	07	08	09	10
07	C2 07-07	C2 07-08	B1 07-09	B1 07-10
06	C2 06-07	C2 06-08	B1 06-09	B1 06-10
05	C2 05-07	C2 05-08	B1 05-09	B1 05-10
04	C2 04-07	C2 04-08	B1 04-09	B1 04-10
03	C2 03-07	C2 03-08	B1 03-09	B1 03-10
02	C2 02-07	C2 02-08	B1 02-09	B1 02-10
01	C2G 01-07	C2G 01-08	B1G 01-09	B1G 01-10
B	Basement Carpark			

2 Kandis Link, 756967

	01	02	03	04	05	06
07	C1 07-01	B6S 07-02	C4S 07-03	B2 07-04	B4 07-05	B5 07-06
06	C1 06-01	B6S 06-02	C4S 06-03	B2 06-04	B4 06-05	B5 06-06
05	C1 05-01	B6S 05-02	C4S 05-03	B2 05-04	B4 05-05	B5 05-06
04	C1 04-01	B6S 04-02	C4S 04-03	B2 04-04	B4 04-05	B5 04-06
03	C1 03-01	B6S 03-02	C4S 03-03	B2 03-04	B4 03-05	B5 03-06
02	C1 02-01	B6S 02-02	C4S 02-03	B2 02-04	B4 02-05	B5 02-06
01	C1G 01-01	B6SG 01-02	C4SG 01-03	B2G 01-04	B4G 01-05	B5G 01-06
B	Basement Carpark					

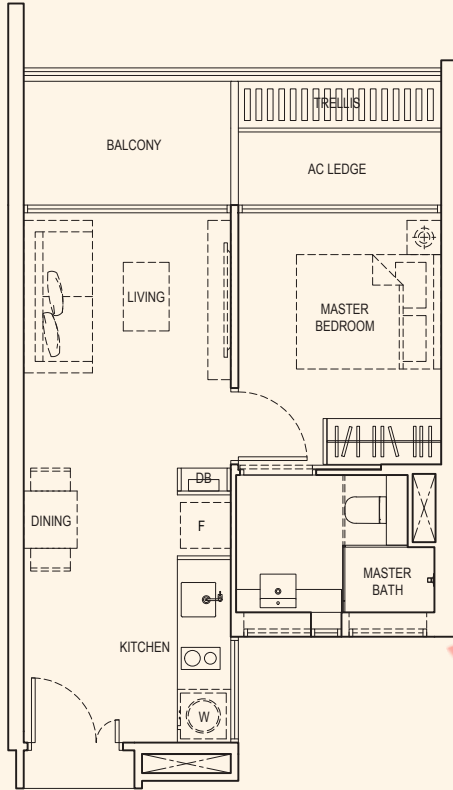
## Type A1

1 Bedroom

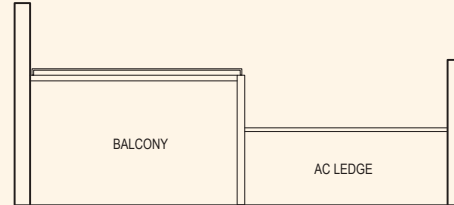
Area: 485 sqft

4 Units

#02-19, #02-22<sup>1</sup>



#03-19, #03-22<sup>1</sup>



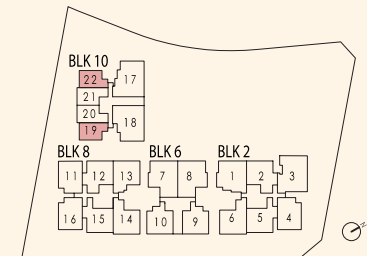
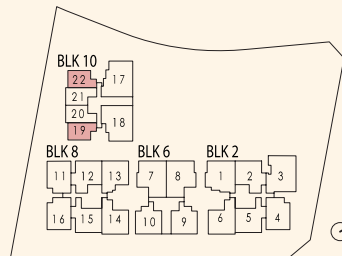
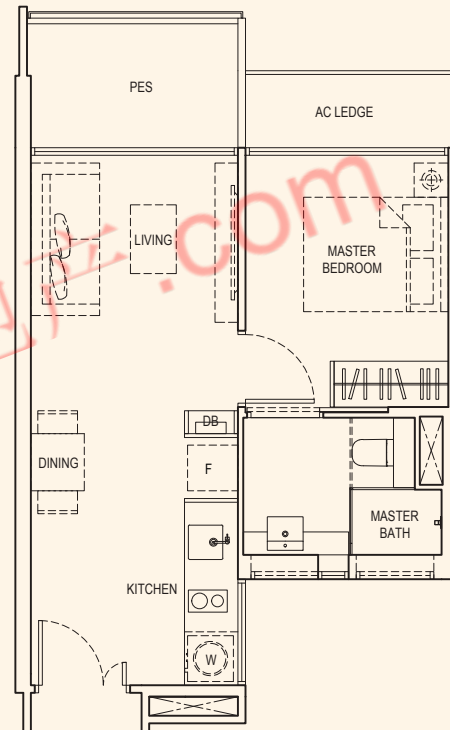
## Type A1G

1 Bedroom (Ground Level & High Ceiling)

Area: 485 sqft

2 Units

#01-19, #01-22<sup>1</sup>



<sup>1</sup>Mirror Image

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



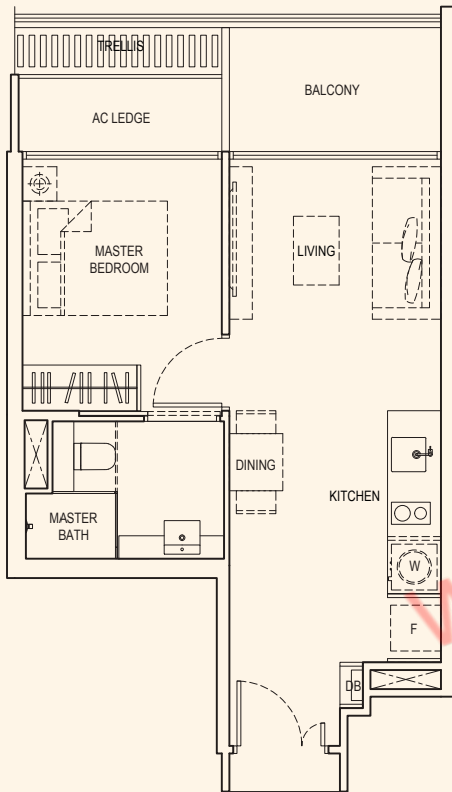
## Type A2

1 Bedroom

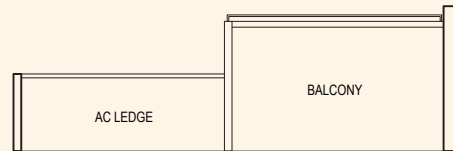
Area: 496 sqft

4 Units

#02-20<sup>1</sup>, #02-21



#03-20<sup>1</sup>, #03-21



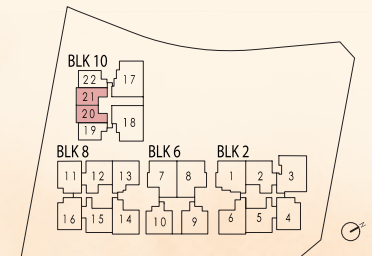
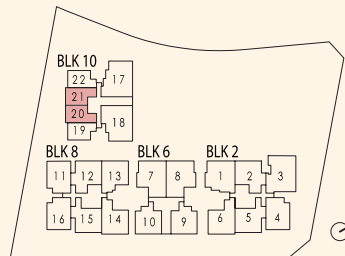
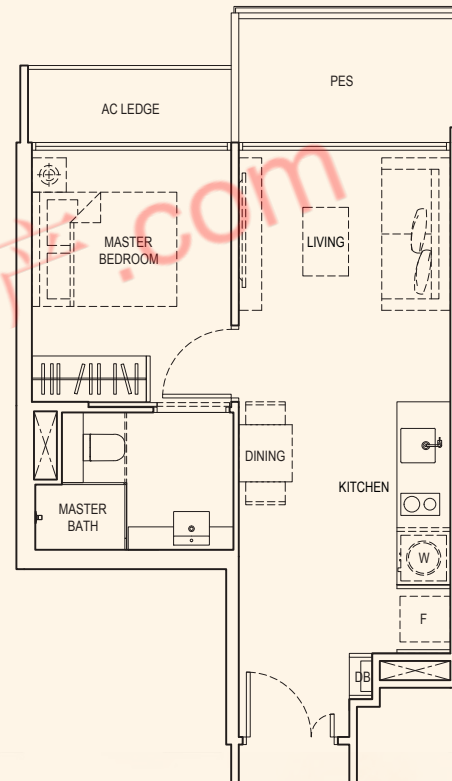
## Type A2G

1 Bedroom (Ground Level & High Ceiling)

Area: 496 sqft

2 Units

#01-20<sup>1</sup>, #01-21



<sup>1</sup>Mirror Image

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

2 Bedroom

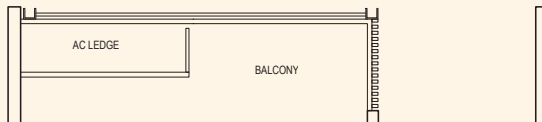
Area: 732 sqft

12 Units

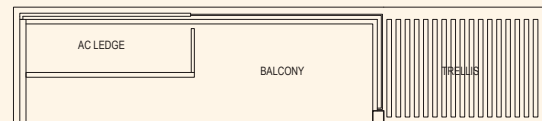
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#06-09, #06-10<sup>1</sup>

#07-09, #07-10<sup>1</sup>

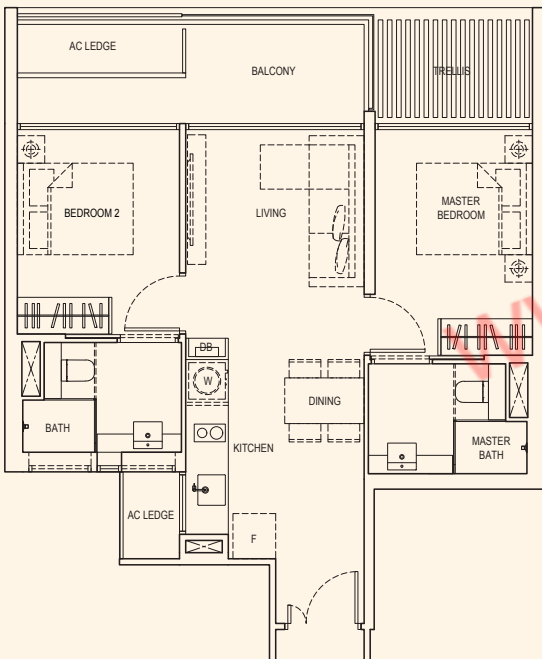


#04-09, #04-10<sup>1</sup>



#02-09, #02-10<sup>1</sup>

#05-09, #05-10<sup>1</sup>



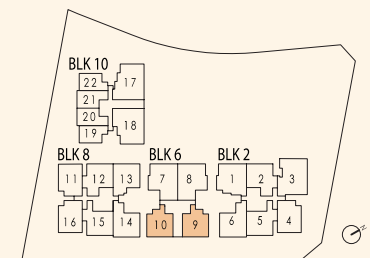
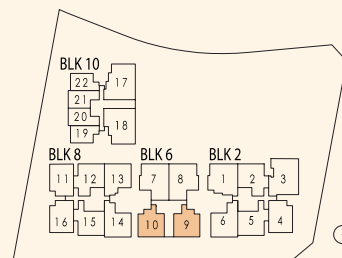
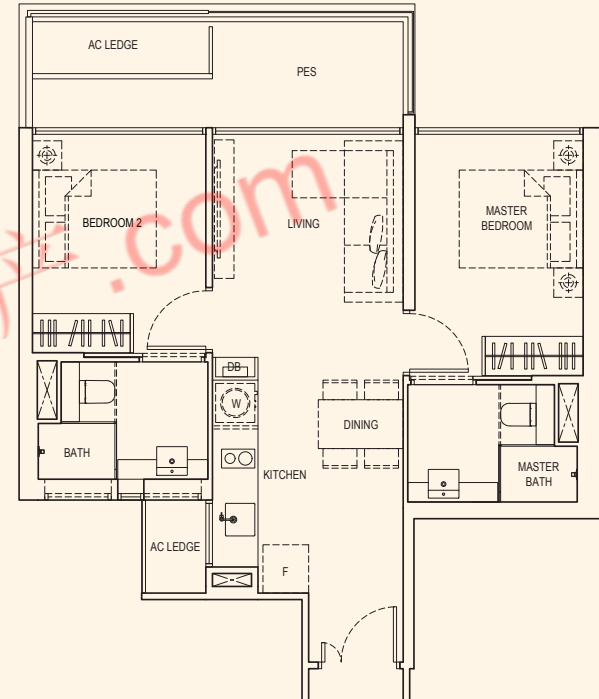
## Type B1G

2 Bedroom (Ground Level & High Ceiling)

Area: 732 sqft

2 Units

#01-09, #01-10<sup>1</sup>



<sup>1</sup> Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 B2

2 Bedroom

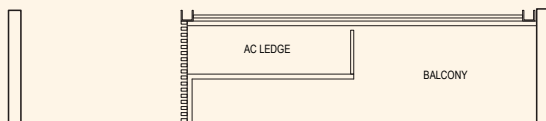
Area: 765 sqft

18 Units

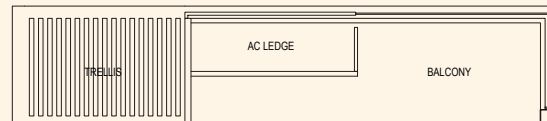
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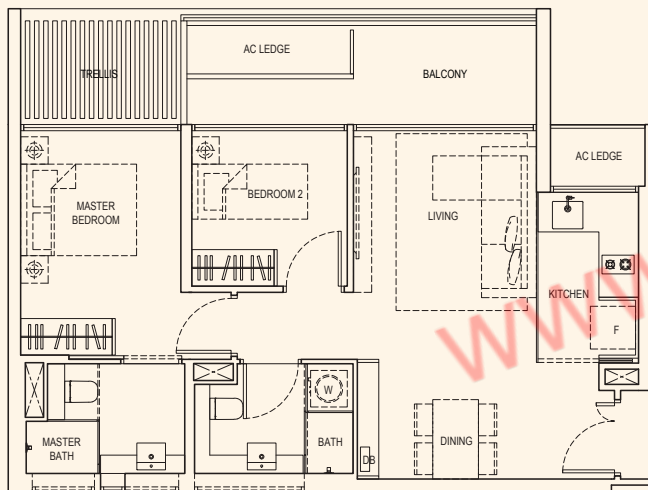


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#05-04', #05-11', #05-16



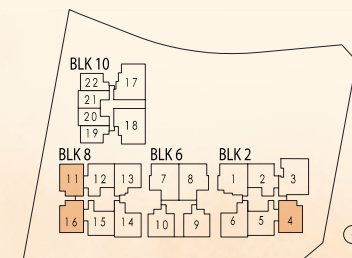
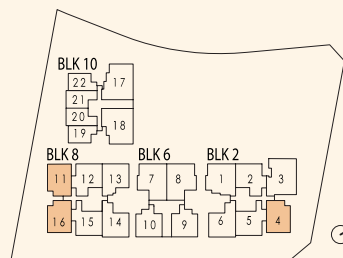
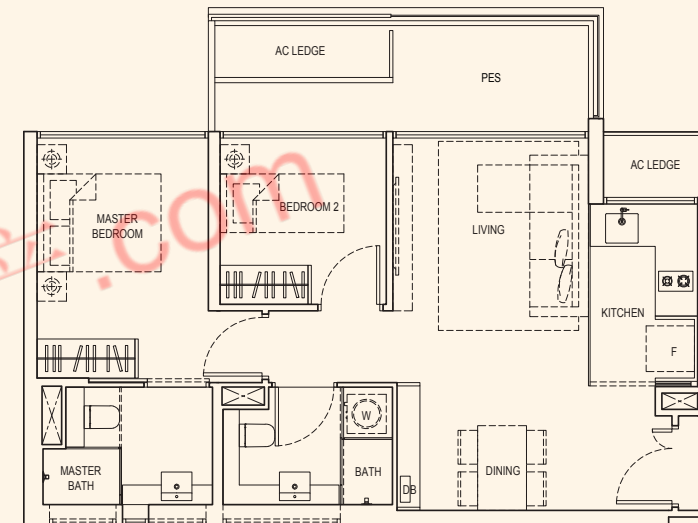
## Type B2G

2 Bedroom (Ground Level & High Ceiling)

Area: 765 sqft

3 Units

#01-04', #01-11', #01-16



<sup>1</sup> Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 B3

2 Bedroom

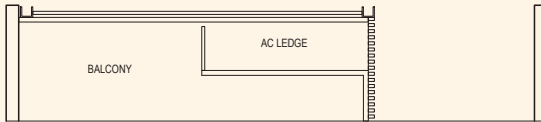
Area: 776 sqft

6 Units

#03-13

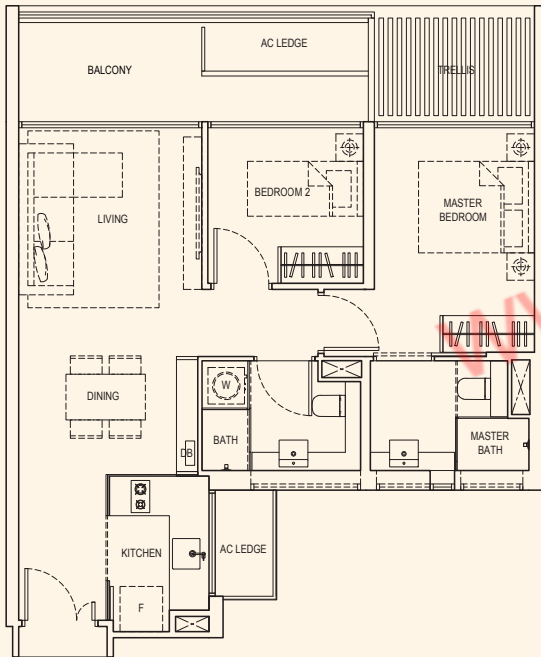
#06-13

#07-13

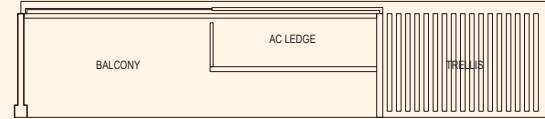


#02-13

#05-13



#04-13



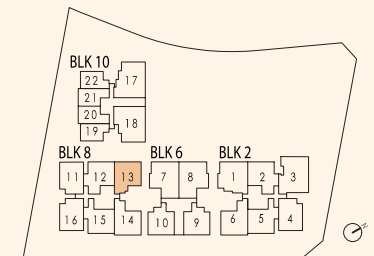
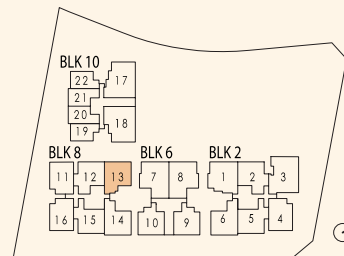
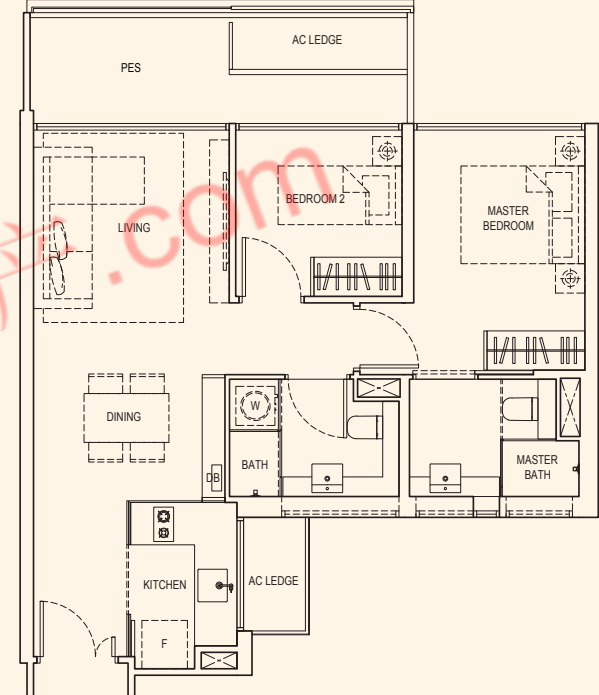
## Type B3G

2 Bedroom (Ground Level & High Ceiling)

Area: 776 sqft

1 Unit

#01-13





## Type B4

2 Bedroom

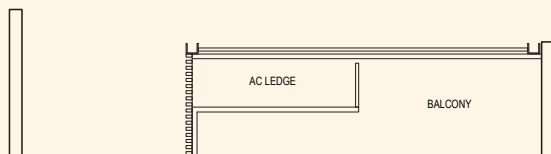
Area: 797 sqft

12 Units

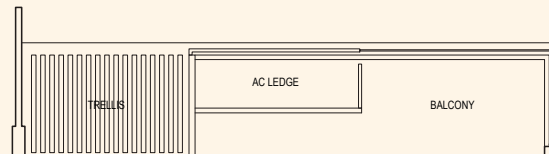
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#07-05', #07-15

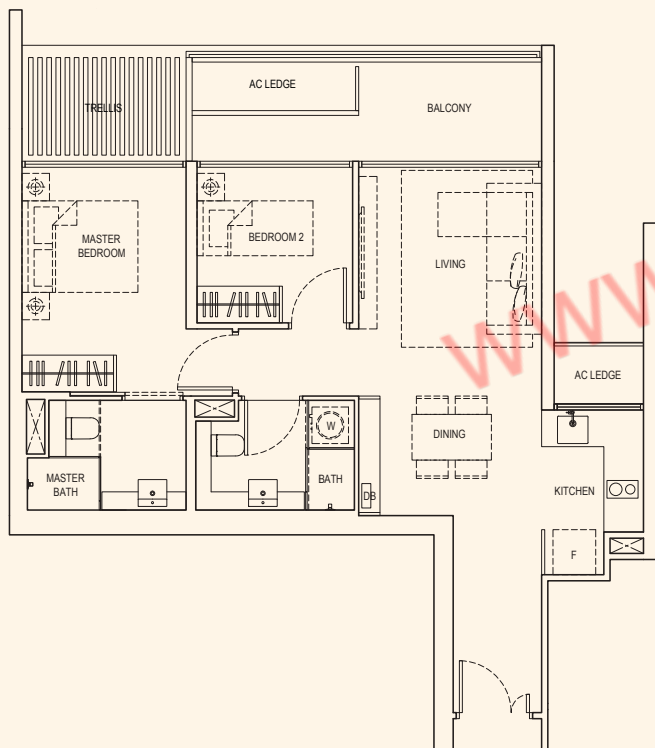


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#02-05', #02-15

#05-05', #05-15



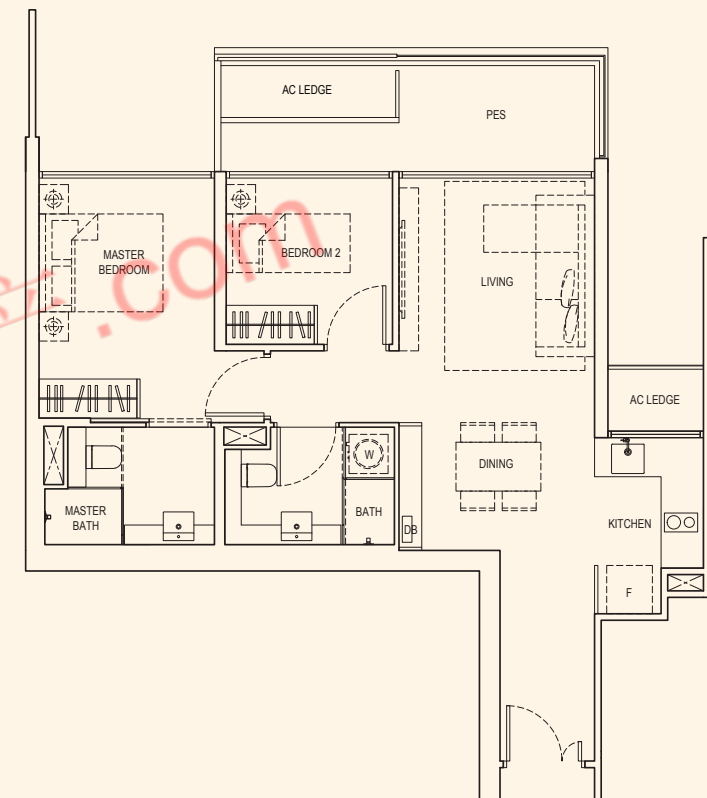
## Type B4G

2 Bedroom (Ground Level & High Ceiling)

Area: 797 sqft

2 Units

#01-05', #01-15



<sup>1</sup> Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 B5

2 Bedroom

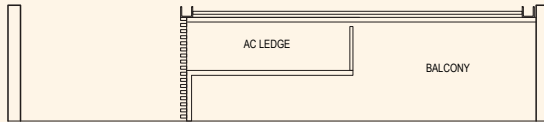
Area: 797 sqft

12 Units

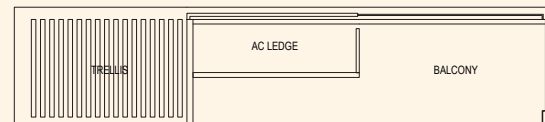
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#06-06', #06-14

#07-06', #07-14

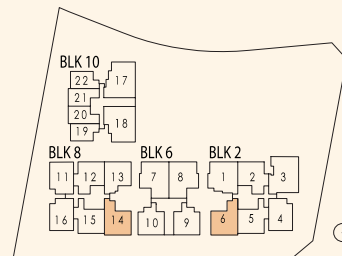
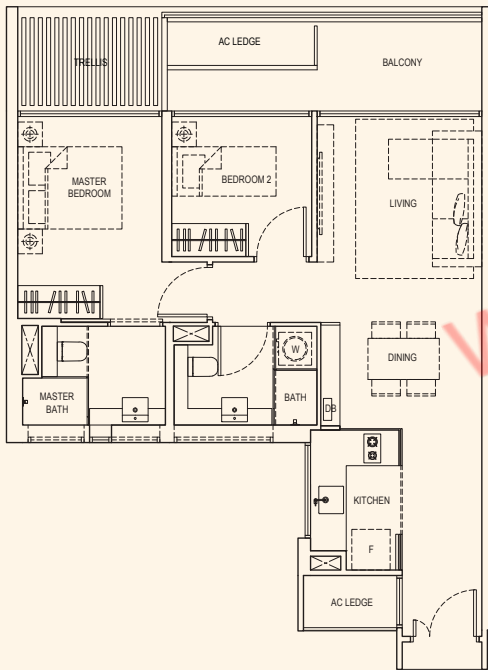


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#02-06', #02-14

#05-06', #05-14



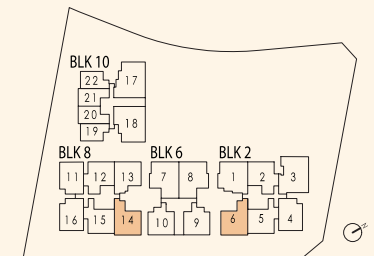
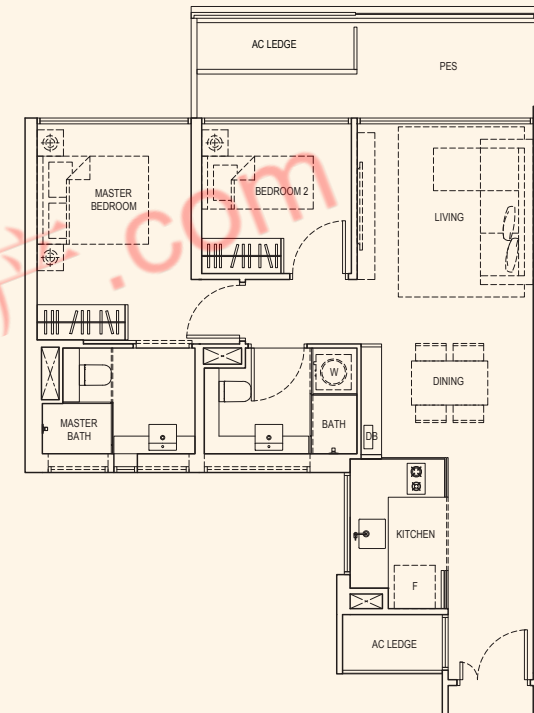
## Type B5G

2 Bedroom (Ground Level & High Ceiling)

Area: 797 sqft

2 Units

#01-06', #01-14



<sup>1</sup>Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 B6S

2 Bedroom + Study

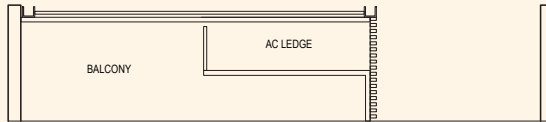
Area: 808 sqft

12 Units

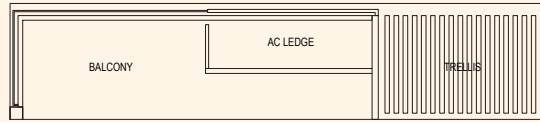
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#06-02<sup>1</sup>, #06-12

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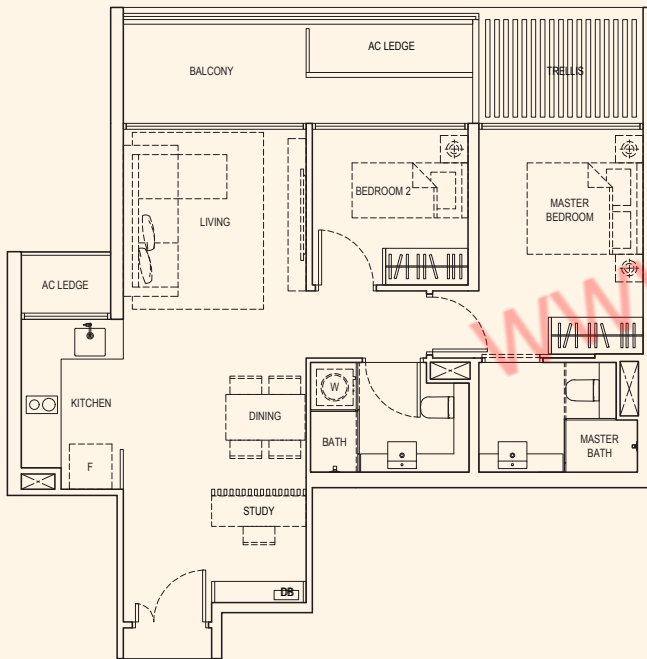


#04-02<sup>1</sup>, #04-12



#02-02<sup>1</sup>, #02-12

#05-02<sup>1</sup>, #05-12



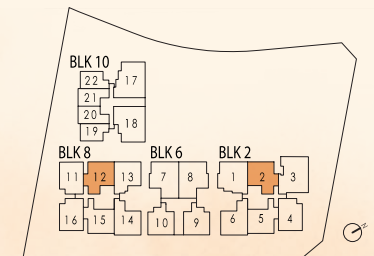
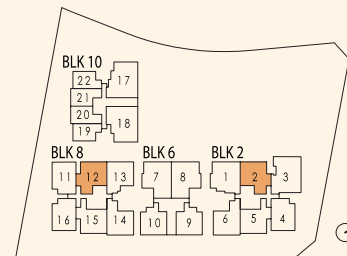
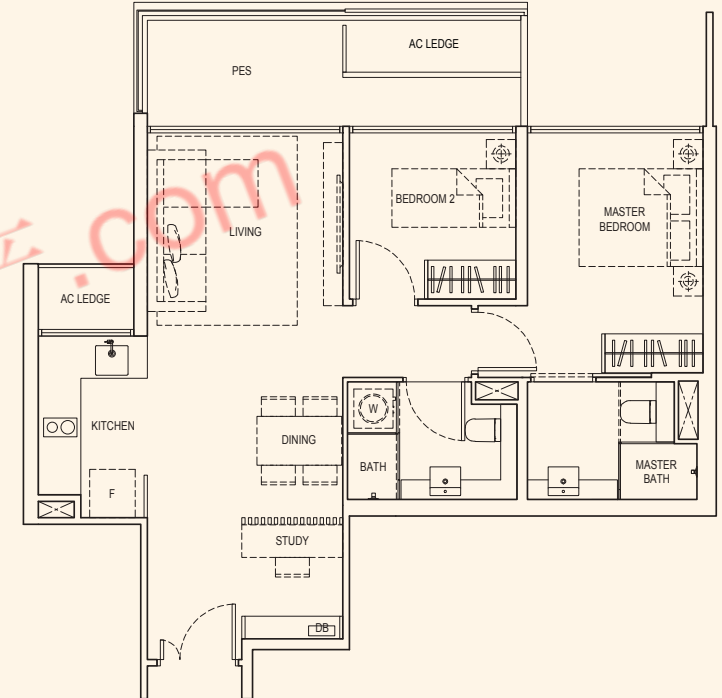
## Type B6SG

2 Bedroom + Study (Ground Level & High Ceiling)

Area: 808 sqft

2 Units

#01-02<sup>1</sup>, #01-12



<sup>1</sup>Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 C1

3 Bedroom

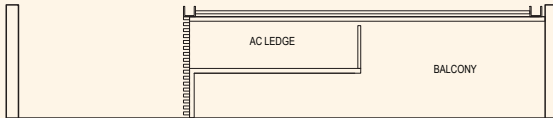
Area: 915 sqft

6 Units

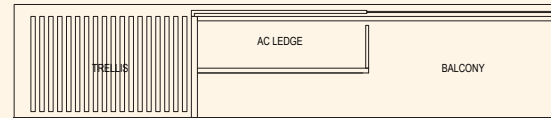
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#06-01

#07-01

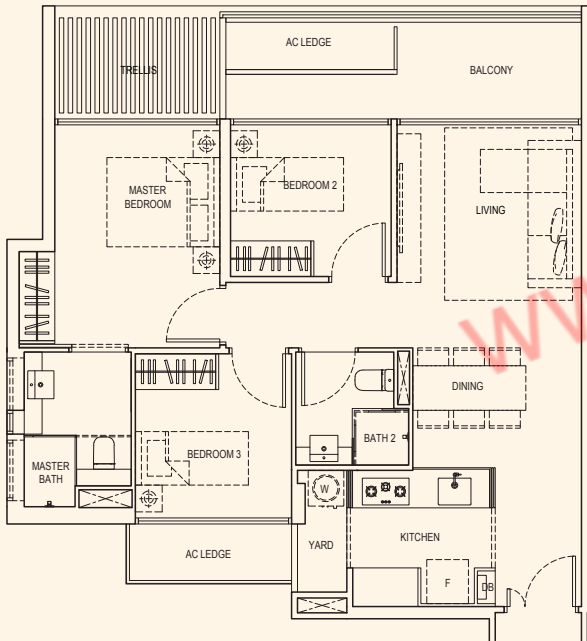


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#02-01

#05-01



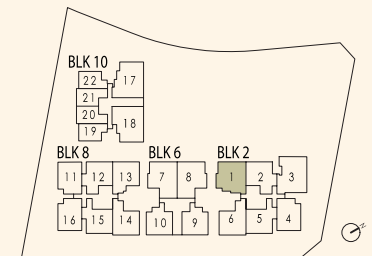
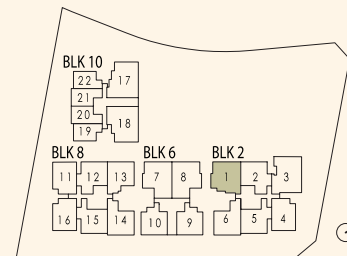
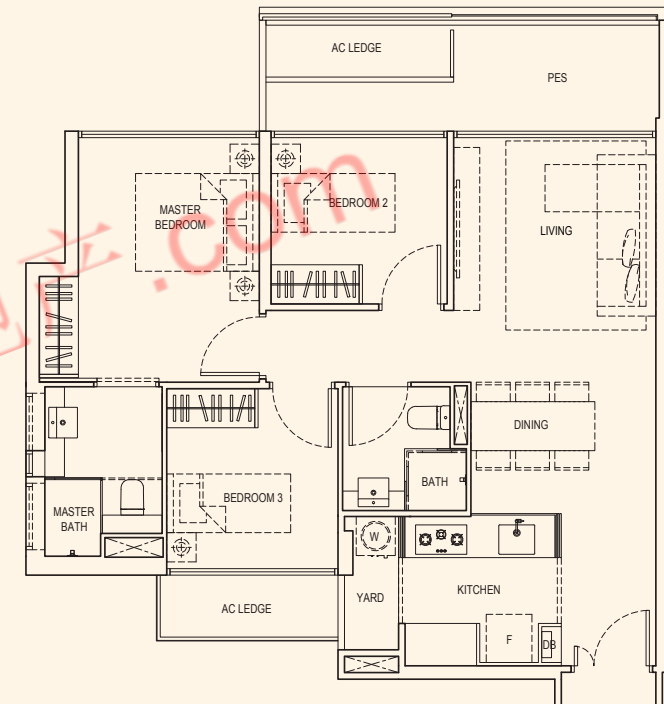
## Type C1G

3 Bedroom (Ground Level & High Ceiling)

Area: 915 sqft

1 Unit

#01-01





## Type C2

3 Bedroom

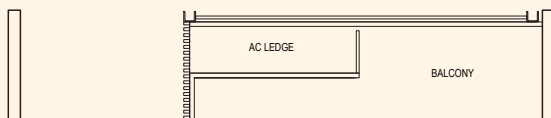
Area: 937 sqft

12 Units

#03-07, #03-08<sup>1</sup>

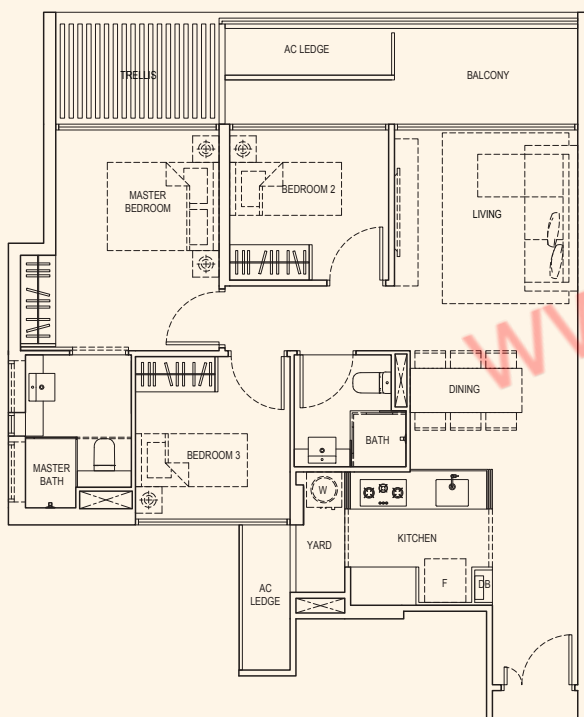
#06-07, #06-08<sup>1</sup>

#07-07, #07-08<sup>1</sup>

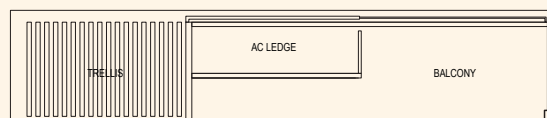


#02-07, #02-08<sup>1</sup>

#05-07, #05-08<sup>1</sup>



#04-07, #04-08<sup>1</sup>



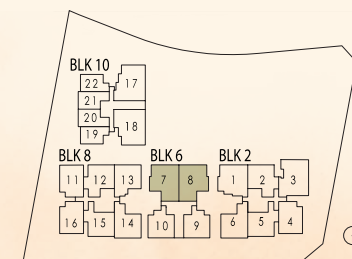
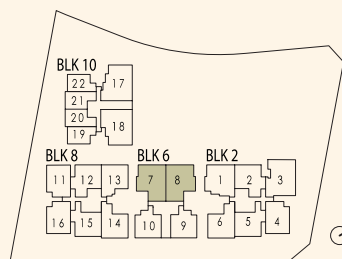
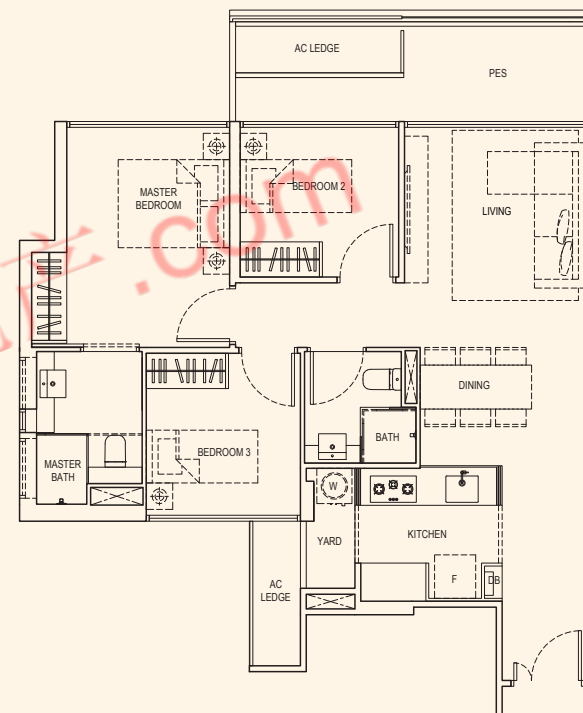
## Type C2G

3 Bedroom (Ground Level & High Ceiling)

Area: 937 sqft

2 Units

#01-07, #01-08<sup>1</sup>



<sup>1</sup>Mirror Image

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

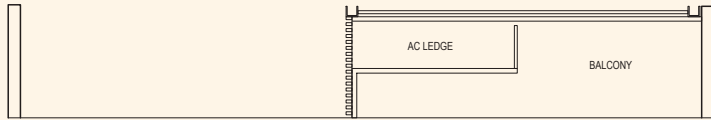
## Type C3S

3 Bedroom + Study

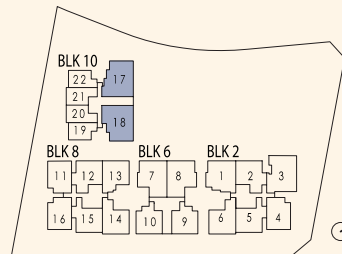
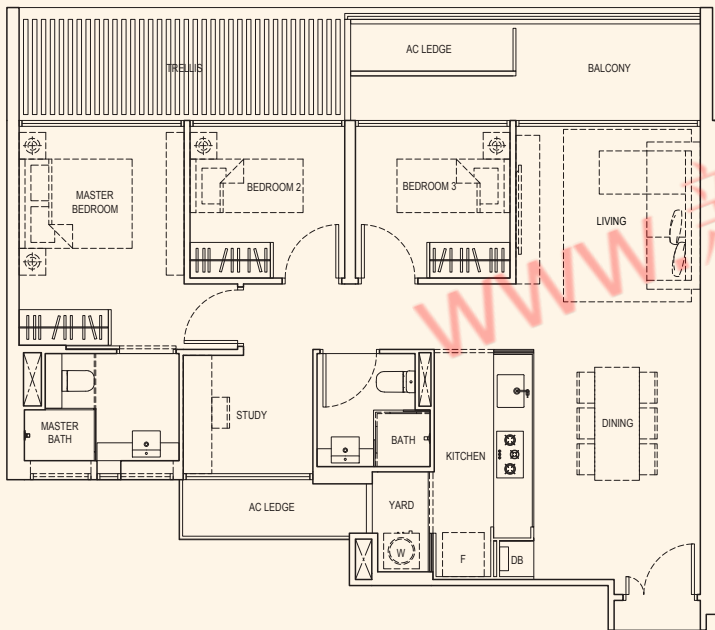
Area: 1023 sqft

4 Units

#03-17, #03-18<sup>1</sup>



#02-17, #02-18<sup>1</sup>



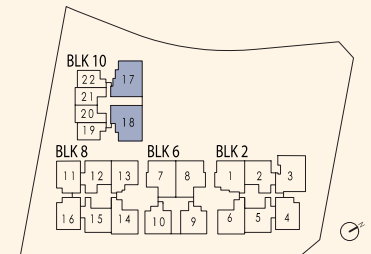
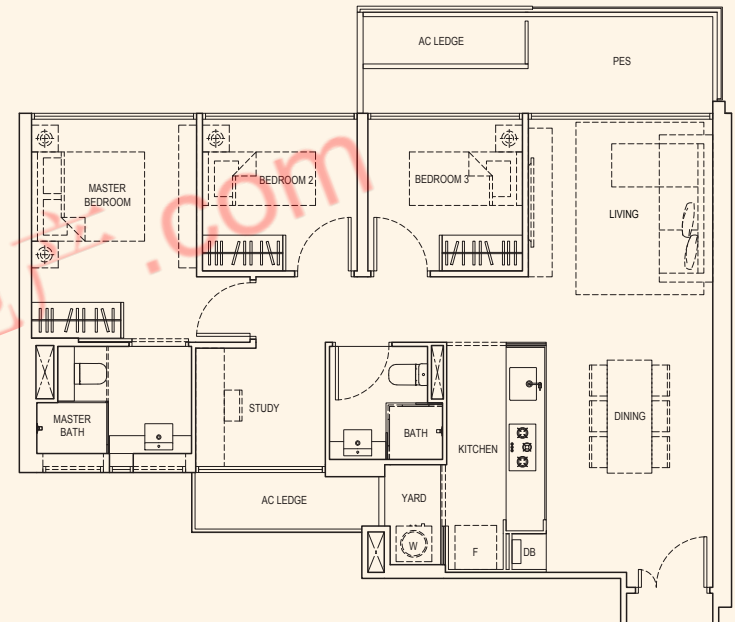
## Type C3SG

3 Bedroom + Study (Ground Level & High Ceiling)

Area: 1023 sqft

2 Units

#01-17, #01-18<sup>1</sup>



<sup>1</sup>Mirror Image

Area includes A/C ledge, balcony and PES (where applicable). The above plans and illustrations are subject to changes as maybe required by the relevant authorities. Areas are estimates only and are subject to final survey. The balcony 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 C4S

3 Bedroom + Study

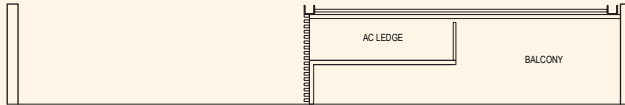
Area: 1034 sqft

6 Units

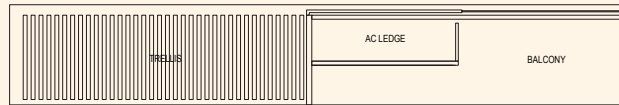
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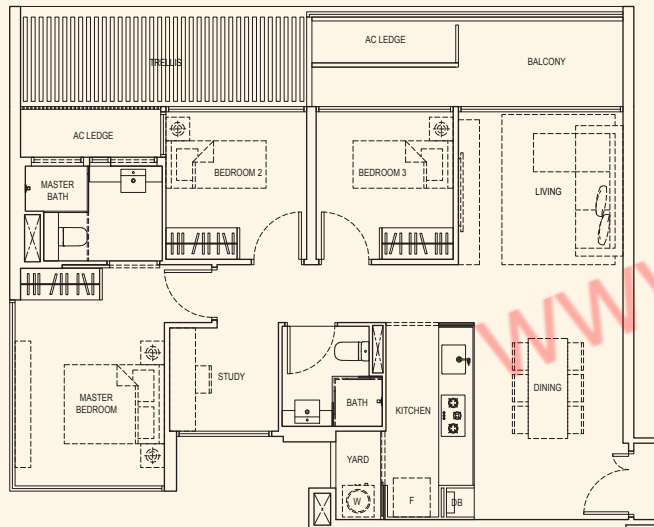


#04-03



#02-03

#05-03



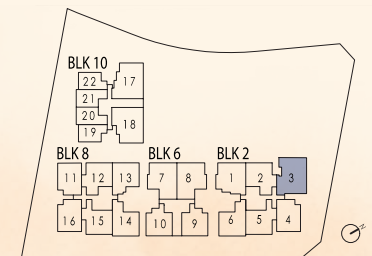
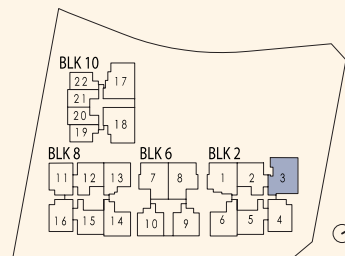
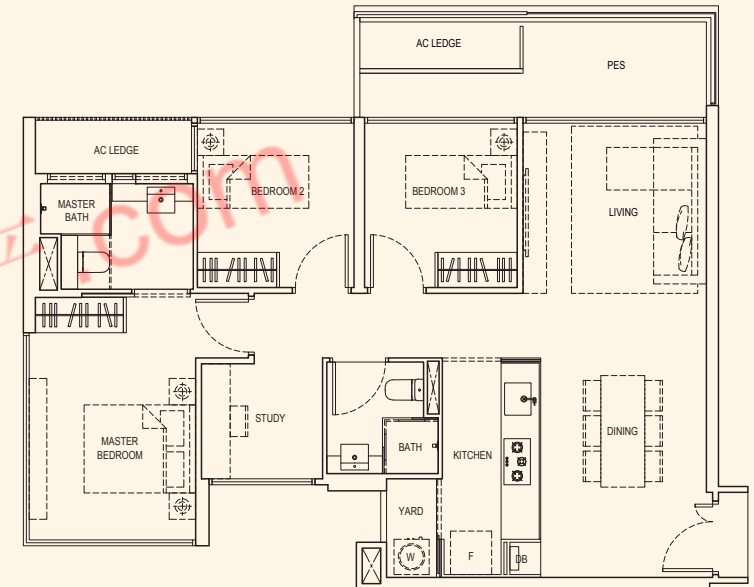
## Type C4SG

3 Bedroom + Study (Ground Level & High Ceiling)

Area: 1034 sqft

1 Unit

#01-03





# Specifications

## 1. FOUNDATION

Precast Reinforced Concrete Pile.

## 2. SUPERSTRUCTURE

Reinforced concrete structure and/or precast reinforced concrete panel and/or steel structural steel to Engineer's design and specification.

## 3. WALLS

- a. External Walls
  - Reinforced Concrete and/or Precast Concrete and/or masonry wall.
- b. Internal Walls
  - Masonry and/or cast in-situ RC wall and/or pre-cast RC wall and/or drywall partitions.

## 4. ROOF

- a. Flat Roof
  - Reinforced concrete roof with insulation and waterproofing system.

## 5. CEILING

- a. Floor to Ceiling Height

Areas	Ceiling Heights (m)		
	Block 2, 6, 8 : 1st Storey Block 10 : 1st Storey	Block 2, 6, 8 : 2nd - 6th Storey Block 10 : 2nd Storey	Block 2, 6, 8 : 7th Storey Block 10 : 3rd Storey
Living Room	4.3	2.9	4.3
Dining Room	4.3	2.9	4.3
Master Bedroom	4.3	2.9	4.3
Bedroom 2	4.3	2.9	4.3
Bedroom 3	4.3	2.9	4.3
Study	4.3	2.9	4.3
Kitchen	3.0	2.4	3.0
Yard	3.0	2.4	3.0
Master Bath	2.4	2.4	2.4
Bath 2	2.4	2.4	2.4
Bath 3	2.4	2.4	2.4
PES	4.3	-	-
Balcony	-	2.9	5.3

## b. Apartment

- i) Kitchen and Foyer
  - Moisture resistant 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
- iii) Living, Dining, Bedrooms and Study
  - Concrete slab with skim coat with or without plaster ceiling boards and/or Ceiling box ups and/or cement/sand plaster to designated area
- iv) Yard
  - Concrete slab with skim coat and/or Ceiling box-ups and/or cement/sand plaster to designated area.
- v) 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 Areas

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

## 6. FINISHES

- a. Walls (For Apartments)
  - i) Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms and Foyer
    - 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 tiles to designated exposed surface below the false ceiling.
  - iv) Yard
    - Emulsion Paint finish to exposed surface only
- b. Walls (Common Area)
  - 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 and/or skim coat with paint finish.

## c. Floor (For Apartment)

- i) Living, Dining, Kitchen, Bathrooms and Foyer
  - Tiles with skirting
- ii) All Bedrooms and Study
  - Timber Flooring with skirting
- iii) Yard (For unit type C only)
  - Tiles with skirting
- iv) Balcony and Private Enclosed Space.
  - Tiles with skirting

## d. Floor (Common Areas)

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

## 7. WINDOWS

- a. All windows of the apartments shall be aluminium framed glass window.

## 8. DOORS

- a. Main Entrance
  - Approved fire-rated timber door.
- b. Private Enclosed Space and Balcony
  - Aluminium framed sliding glass door.

## c. Bedrooms and Bathrooms

- Hollow core timber door

## d. Kitchen (For unit type B and C only)

- Glass sliding door (except unit B1 & B1G; B4 & B4G; B6S & B6SG)

## 9. SANITARY FITTINGS

- a. Master Bathroom
  - 1 shower cubicle with 1 shower mixer set (Hansgrohe)
  - 1 wash basin (Laufen) with basin mixer (Hansgrohe)
  - 1 water closet (Roca)
  - 1 towel rail and/or towel hook
  - 1 toilet paper holder
  - 1 mirror

## b. Common Bath

- 1 shower cubicle with 1 shower mixer set (Hansgrohe)
- 1 wash basin (Laufen) with basin mixer (Hansgrohe)
- 1 water closet (Roca)
- 1 towel rail and/or towel hook
- 1 toilet paper holder
- 1 mirror

## 10. ELECTRICAL INSTALLATION

- a. All electrical wirings are concealed except for electrical wiring in conduits or trucking exposed above false ceiling and within DB closet.

- b. Refer to Electrical Schedule for details.

## 11. TV/TELEPHONE POINTS

Refer to Electrical Schedule for details.

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

## 13. PAINTING

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

## 14. WATER PROOFING

Waterproofing shall be provided to floor of Bathrooms, Kitchen, Yard, Balcony, Private Enclosed Space, 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 tarmac (where applicable).
- b. Basement Car Park/Driveway
  - Reinforced concrete floor with hardener

## 16. RECREATION FACILITIES

- a. 33m Infinity Lap Pool
- b. Spa Pool
- c. Shallow Lounge Pool
- d. Bubble Pool
- e. Kid's Pool
- f. Floating Palm Deck
- g. Lounge Deck with Trellis
- h. Pool Deck
- i. Children's Playground
- j. Fitness Station
- k. Fitness Lawn
- l. Tai-Chi Lawn
- m. Reflexology
- n. Putting Green
- o. Courtyard Water Garden
- p. Jogging Path
- q. Seating Deck
- r. Lily Pond
- s. Reflecting Pool
- t. Entrance Reflecting Pool & Water Cascades
- u. Entrance Drop-off
- v. Clubhouse with Gymnasium, Function/Multi-Purpose Room, Male and Female Changing Room, Handicapped Toilet, Dining Deck, BBQ Pavilion and Reflective Pool at roof terrace

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
- Kitchen cabinets with suitable worktop complete with stainless steel sink with mixer (Hansgrohe), hood (Bosch), hob (Bosch) and conventional oven(Bosch).
- b. Wardrobes
- Built in wardrobes in laminate finish provided to all bedrooms.
  - Bulkhead shall be installed where necessary.
- c. Air Conditioning
- Wall-mounted air-conditioning system to Living, Dining, and Bedrooms and Study.
- d. Hot Water
- Hot water supply provided to all Bathrooms and Kitchen.
- e. Refrigerator
- Freestanding freezer fridge (Bosch) provided to Kitchen.
- f. Washer and Dryer
- Washer cum dryer (Bosch) to unit type A1, A1G, A2, A2G, B1 and B1G.
  - Washer (Bosch) and Dryer (Bosch) to all of unit type B (except B1 and B1G) and all of unit type C.
- g. Town Gas
- Town Gas supplied to all unit type except type A1, A1G, A2, A2G, B1, B1G, B4, B4G, B6S and B6SG.
- 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 and 1st storey Lift Lobbies and side gate where applicable.
  - iv) Closed circuit television system at designated common areas.
- i. Prefabricated bathroom units to all bathrooms.
- j. Smart Home System
- Smart Home Hub
  - Digital Door Lockset

NOTES TO SPECIFICATIONS

**A 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.

**B 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.

**C 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.

**D 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.

**E 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.

Electrical Schedule												
Description	Electrical Schedule											
	A1/A1G	A2/A2G	B1/B1G	B2/B2G	B3/B3G	B4/B4G	B5/B5G	B6/B6SG	C1/C1G	C2/C2G	C3S/C3SG	C4S/C4SG
Lighting Point	6	6	11	12	14	14	14	15	16	16	16	16
Power Point	10	10	15	15	15	15	15	17	17	17	22	22
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machine / Dryer Point	1	1	1	2	2	2	2	2	2	2	2	2
Water Heater Point	1	1	1	1	1	1	1	1	1	1	1	1
Aircon Isolator	2	2	3	3	3	3	3	3	4	4	4	4
TV Point	2	2	3	3	3	3	3	3	4	4	4	4
Telephone / Data Point	4	4	5	5	5	5	5	6	6	6	7	7
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Audio Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1

**F 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.

**G 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.

**H 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.

**I 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.

**J 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.

**K 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 or 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 the 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.

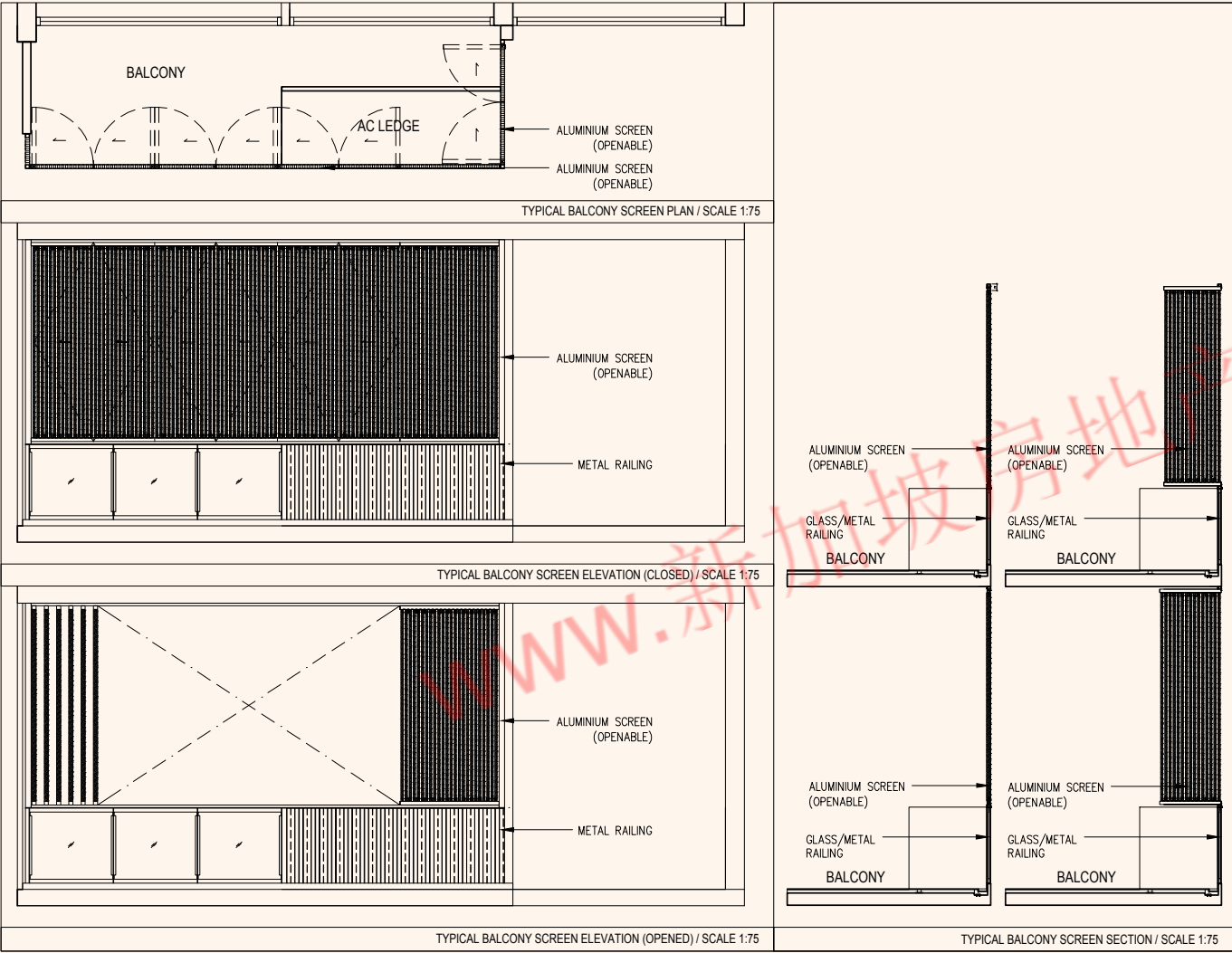
**L Marble /Limestone/Granite**  
Marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this 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, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

**M Web Portal of the Housing Project (if applicable)**  
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 (if applicable) as may be appointed by the Vendor or the Management Corporation when it is formed.

**N Prefabricated Bathroom Units**  
All bathroom are prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not allowed as they will compromise the waterproofing warranty.

**O Mobile Reception**  
Mobile reception within the Housing Project is subjected 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.

ANNEXURE 1  
Typical Balcony Screen



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



## ABOUT THE DEVELOPER

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 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.



### Mont Timah

Mont Timah is a 99-year leasehold development situated on elevated ground at Hindhede Drive abutting the Bukit Timah Nature Reserve. The development comprises 32 exclusive strata units of spacious cluster housing, each with a courtyard, a private lift and a roof terrace offering a commanding view of the rainforest. Designed by President's Design Award 2011 winner, Chan Sau Yan & Associates, its cluster home concept with a modern contemporary tropical design blends a condominium lifestyle and landed home living. Mont Timah was awarded with BCA Green Mark (Gold) as well as Best Housing at 2012 South East Asia Property Awards.



### 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 Residences offers residents easy access to the city.

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Developer: Dillenia Land Pte. Ltd. (UEN 201215638D). Developer's License No: C1222. Tenure of Land: 99 years wef 11 July 2016. Location: MK19 on Lot 3880T Jalan Kandis. Expected Date of TOP: 21 April 2021. Expected Date of Legal Completion: 21 April 2024. Building Plan Approval No. - A2266-03472-2016-BP01 dated 19 June 2017.



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