

















**SINGAPORE LAND LIMITED** 

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Developer: Singland Development (Farrer Drive) Pte Ltd (Co. Reg -201202541W) • Developer's License No: C1077 • Tenure of Land: 99 years • Location: Lot 99581P MK 02 at Farrer Drive • Expected Date of Vacant Possession: 14 September 2018 • Expected Date of Legal Completion: 14 September 2021

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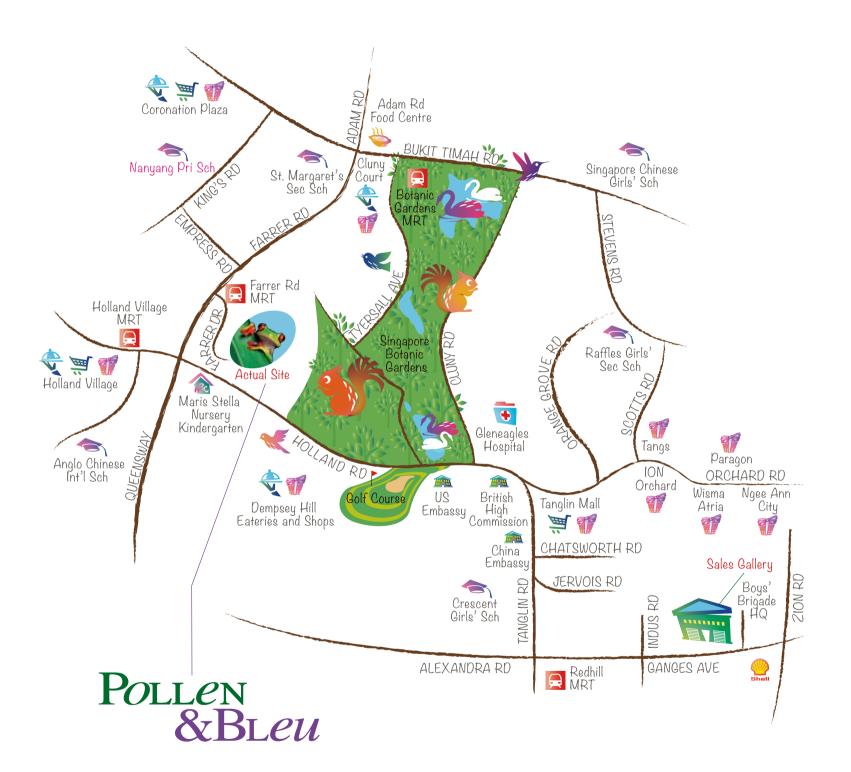








Tucked away in tranquil Farrer Drive in District 10 is this special place where imagination comes alive.



# the secret garden – 1st storey

- 1. Children's Playground 2. Fitness Station 3. BBQ Pavilion 4. Courtyard Garden 5. Rock Garden
- 6. Seating Alcove 7. Trellis 8. Water Feature 9. Focal Sculpture 10. Drop Off 11. Guard House



# the floating garden – 4th storey

Viewing Deck 2. Function Deck 3. Viewing Bridge 4. Sunken Sunset Lounge 5. Sky Terrace 6. Children
 Play Berm With Slide 7. Gymnasium Room 8. Changing Room 9. Infinity Edge Lap Pool 10. Kids' Pool
 Jacuzzi Pool 12. Shallow Water Deck 13. Pool Side Dining Lounge 14. Pool Bar 15. Water Feature



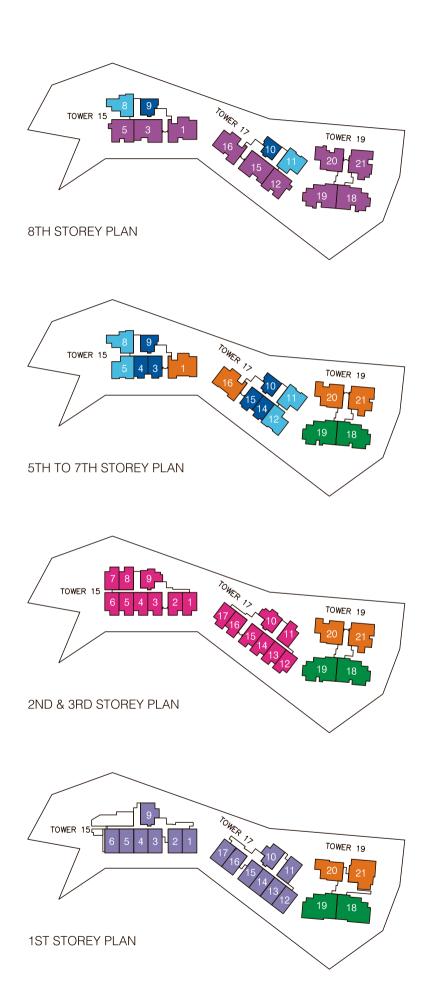
# the enchanted garden – roof top

1. Viewing Deck 2. Viewing Bridge



# schematic diagram



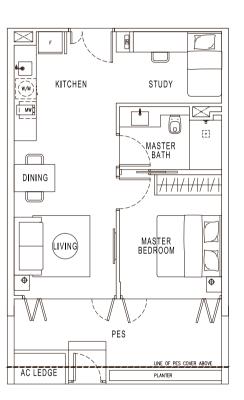


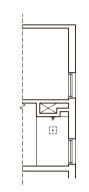
## **GARDEN TERRASSE**

TYPE SH1 Area 65 sqm / 700 sqft

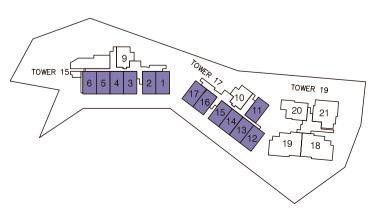
#01-01 to #01-02 #01-12 to #01-15

(Mirrored) #01-03 to #01-06 #01-11, #01-16 to #01-17





#01-01 #01-12 (MIRRORED) #01-11, #01-17





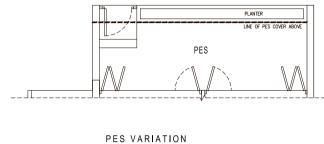
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## **GARDEN TERRASSE**

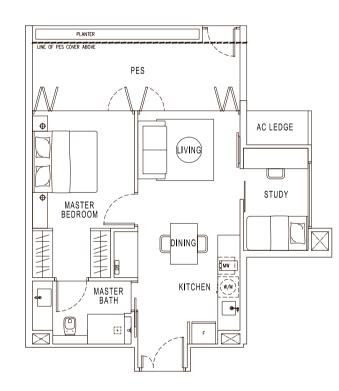
TYPE SH2 Area 68 sqm / 732 sqft

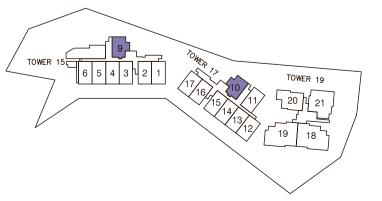
#01-09

(Mirrored) #01-10



TOWER 15 #01-10





0 1 3 5M

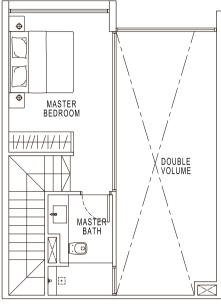


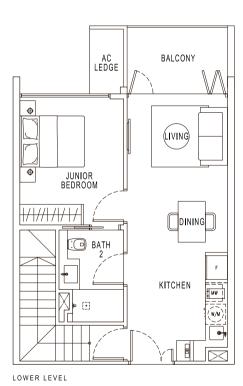
## **ATELIER LOFT**

**TYPE LF1** Area 108 sqm / 1163 sqft

#02-01 to #02-02 #02-07 to #02-08 #02-12 to #02-15

(Mirrored) #02-03 to #02-06 #02-11, #02-16 to #02-17





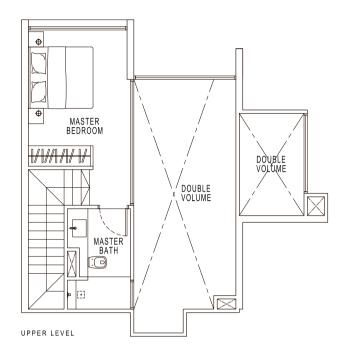
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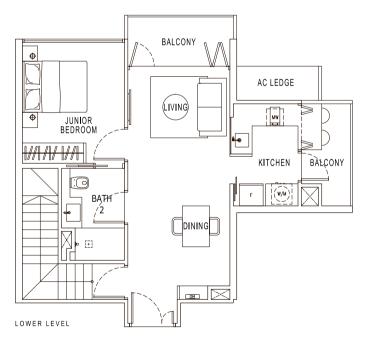
## **ATELIER LOFT**

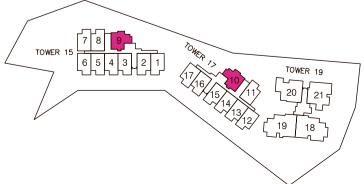
**TYPE LF2** Area 118 sqm / 1270 sqft

#02-09

(Mirrored) #02-10





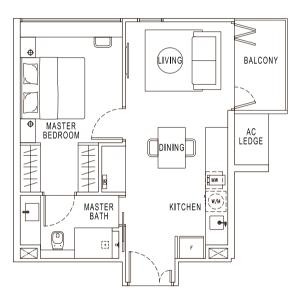


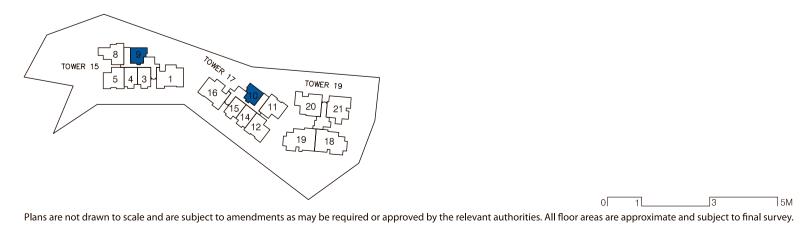


TYPE A1 Area 51 sqm / 549 sqft

#05-09 to #08-09

(Mirrored) #05-10 to #08-10



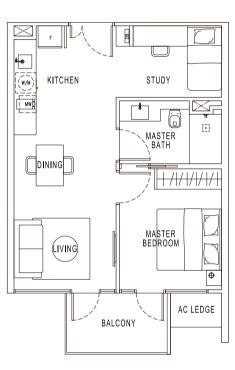


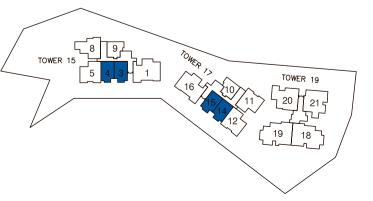
## 1-BEDROOM + STUDY

**TYPE A2** Area 56 sqm / 603 sqft

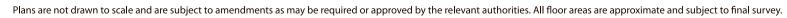
#05-03 to #07-03 #05-14 to #07-14

(Mirrored) #05-04 to #07-04 #05-15 to #07-15





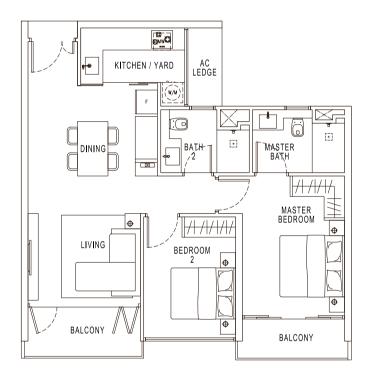


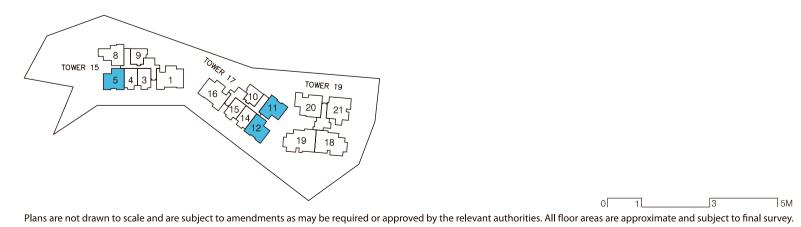


TYPE B1 Area 81 sqm / 872 sqft

#05-12 to #07-12

(Mirrored) #05-05 to #07-05 #05-11 to #08-11



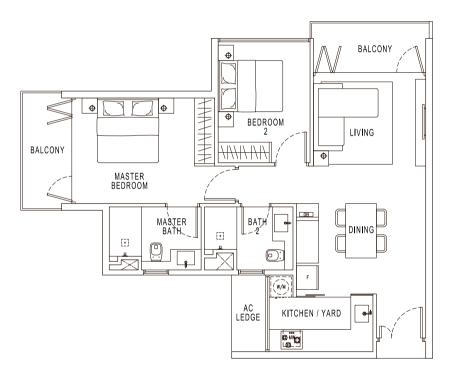


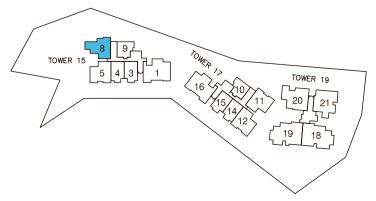


## 2-BEDROOM

TYPE B2 Area 83 sqm / 893 sqft

#05-08 to #08-08



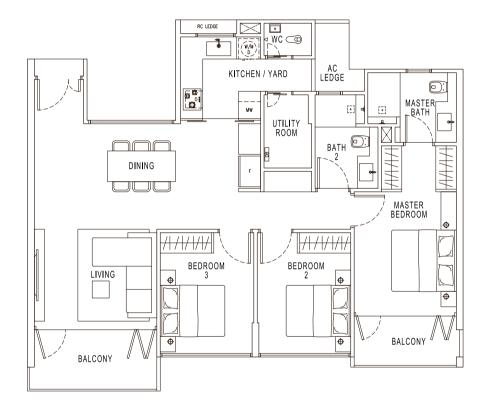


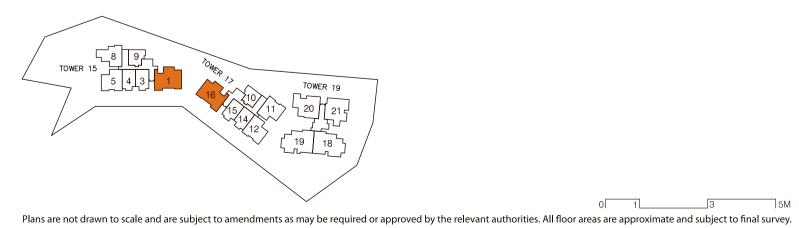


TYPE C1 (b) Area 112 sqm / 1206 sqft

#05-01 to #07-01

(Mirrored) #05-16 to #07-16

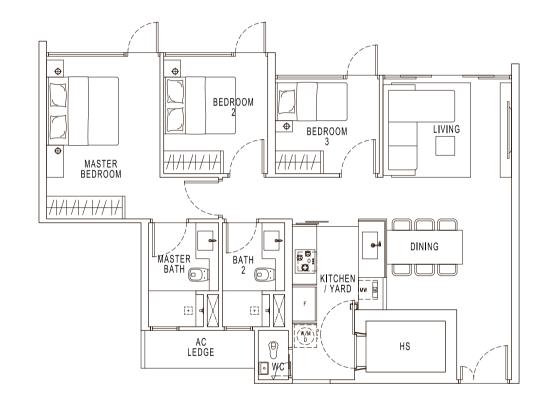


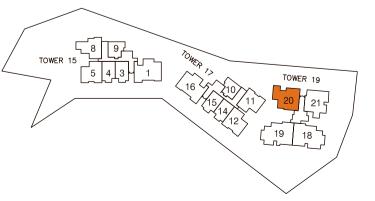


## **3-BEDROOM**

TYPE C2 (p) Area 91 sqm / 980 sqft

#01-20

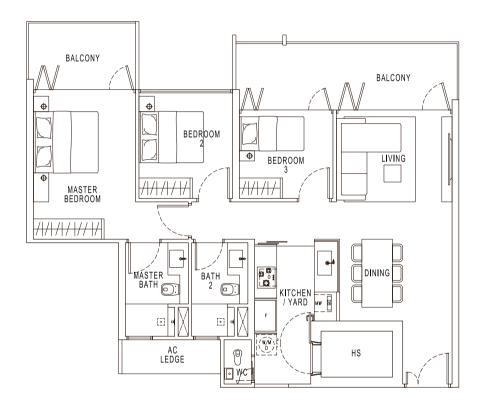


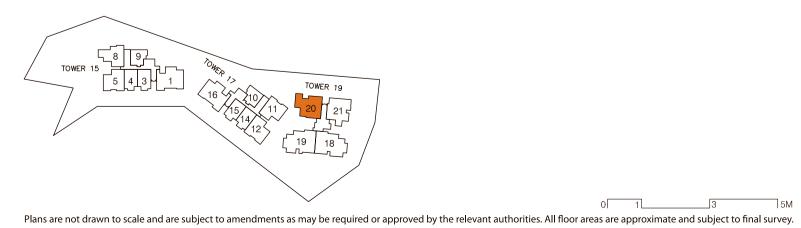




**TYPE C2 (b1)** Area 110 sqm / 1184 sqft

#03-20, #05-20, #07-20



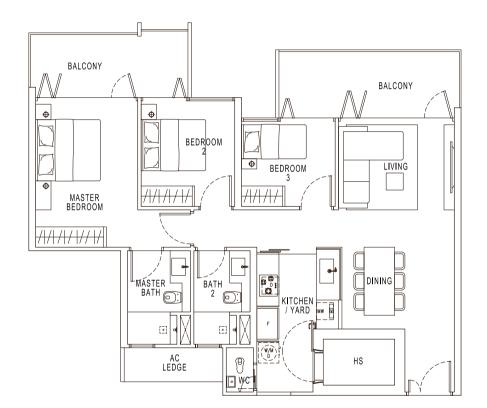


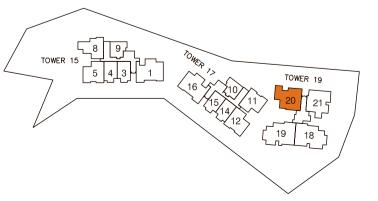


## **3-BEDROOM**

TYPE C2 (b2) Area 110 sqm / 1184 sqft

#02-20, #06-20



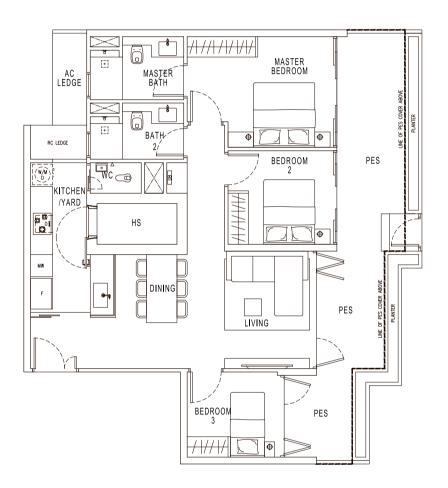


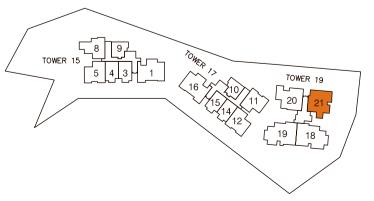


TYPE C3 (p)

Area 122 sqm / 1313 sqft

#01-21



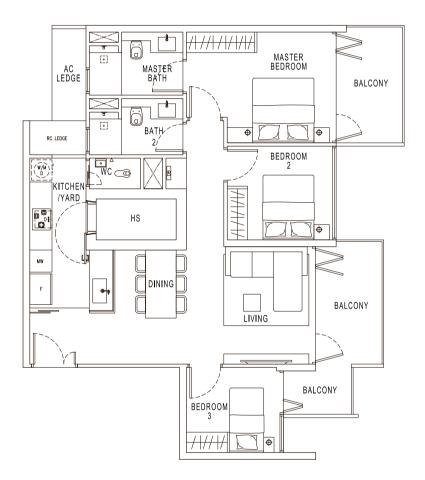


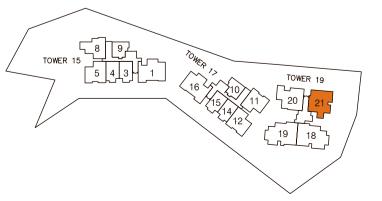
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## **3-BEDROOM**

**TYPE C3 (b1)**Area 106 sqm / 1141 sqft

#02-21, #06-21

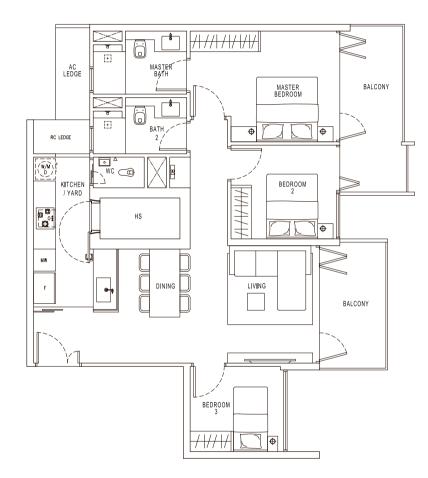


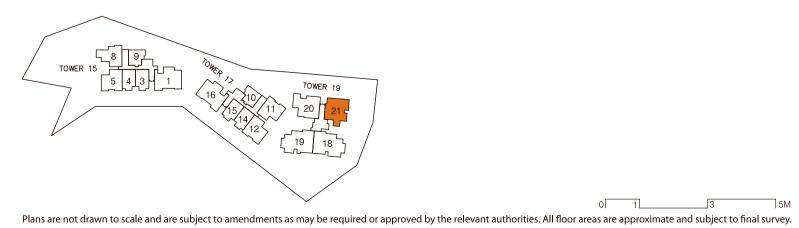




TYPE C3 (b2) Area 106 sqm / 1141 sqft

#03-21, #05-21, #07-21

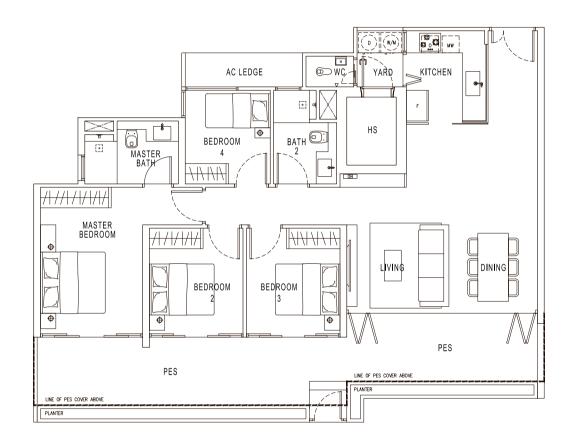


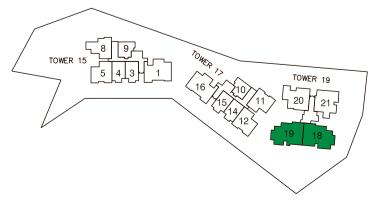


TYPE D (p) Area 148 sqm / 1593 sqft

#01-19

(Mirrored) #01-18





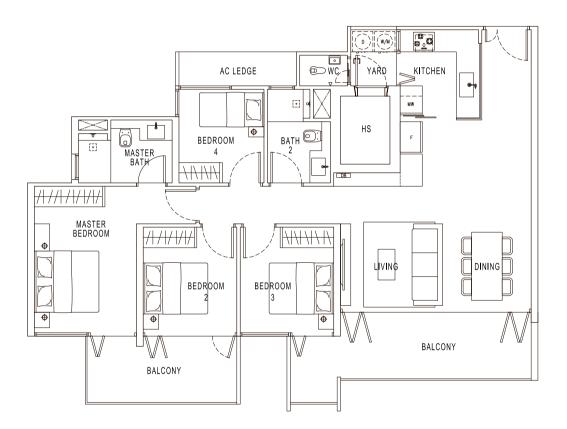


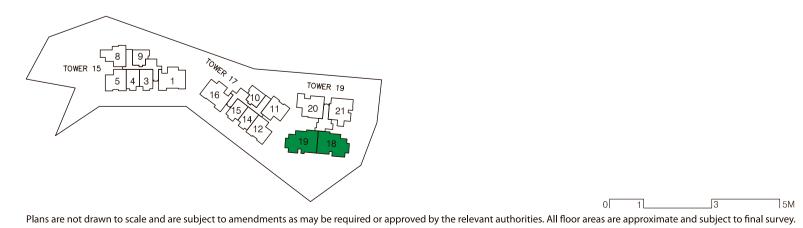


TYPE D (b1) Area 134 sqm / 1442 sqft

#03-19, #05-19, #07-19

(Mirrored) #02-18, #06-18





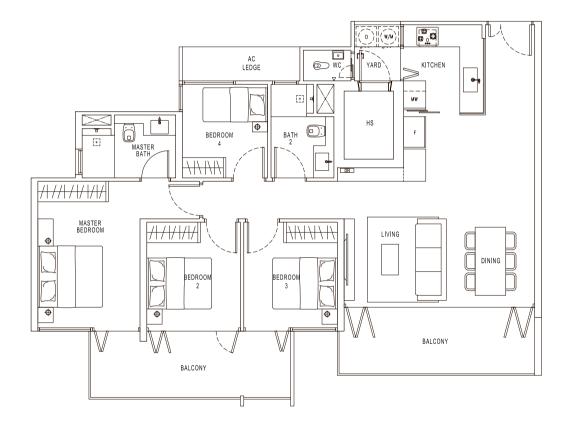
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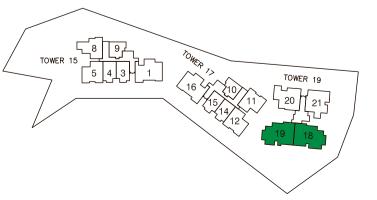
TYPE D (b2) Area 133 sqm / 1432 sqft

#02-19, #06-19

(Mirrored)

#03-18, #05-18, #07-18





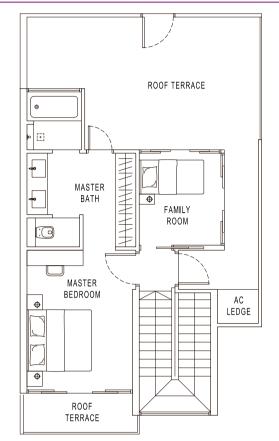


## **PENTHOUSE**

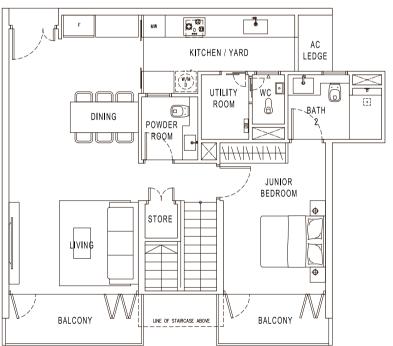
TYPE PH1 Area 171 sqm / 1841 sqft

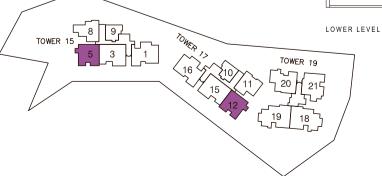
#08-12

(Mirrored) #08-05



UPPER LEVEL



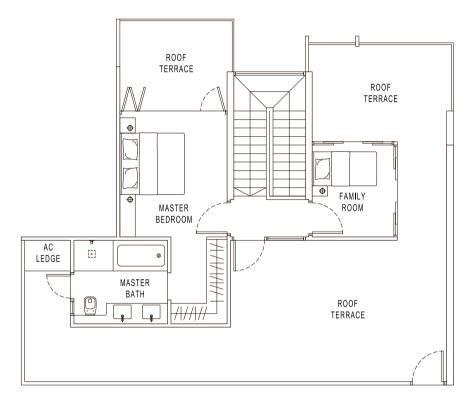


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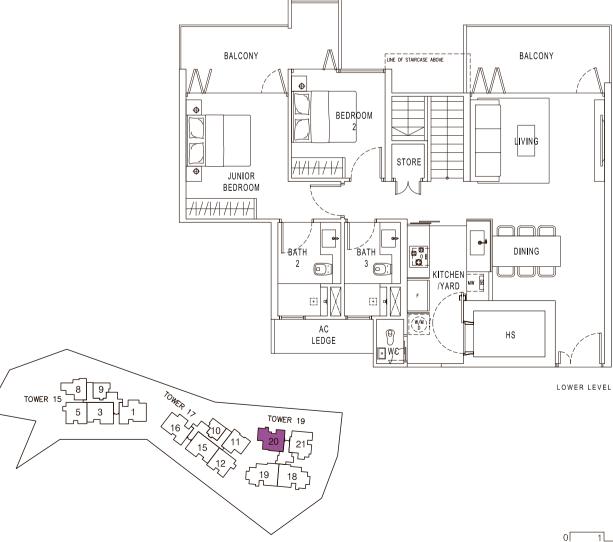
## **PENTHOUSE**

TYPE PH2 Area 214 sqm / 2303 sqft

#08-20



UPPER LEVEL

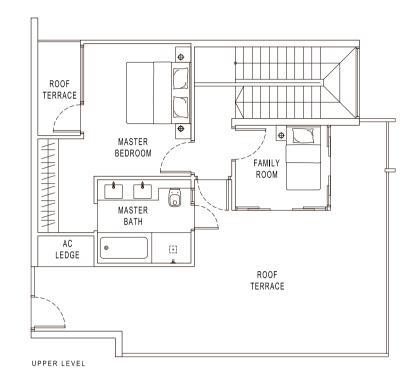


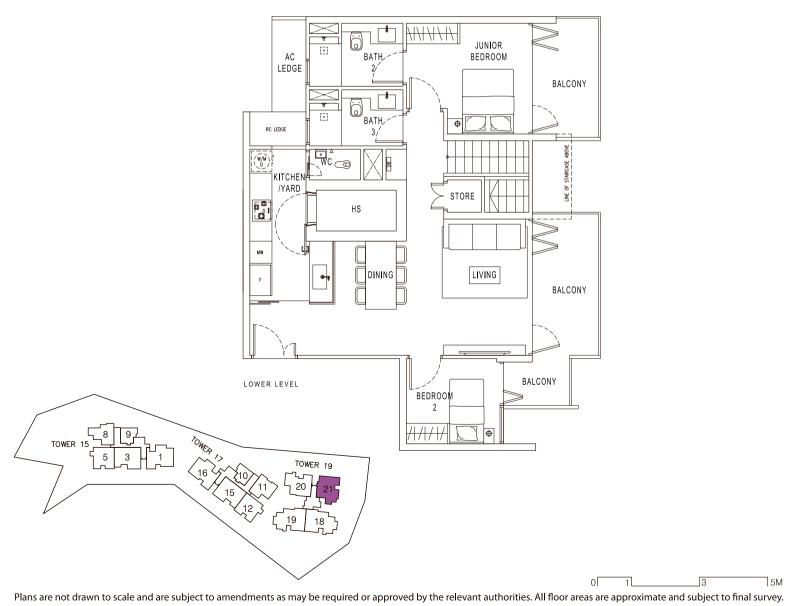


## **PENTHOUSE**

TYPE PH3 Area 195 sqm / 2099 sqft

#08-21



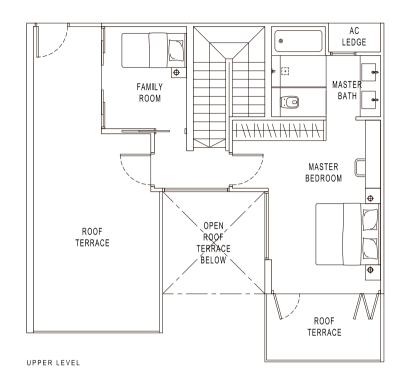


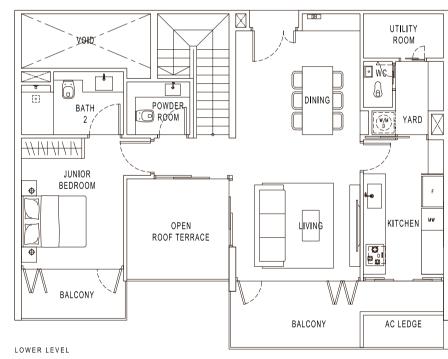
**PENTHOUSE** 

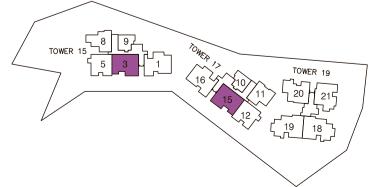
TYPE PH4 Area 190 sqm / 2045 sqft

#08-03

(Mirrored) #08-15







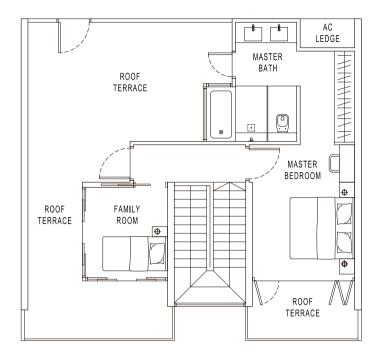


## **PENTHOUSE**

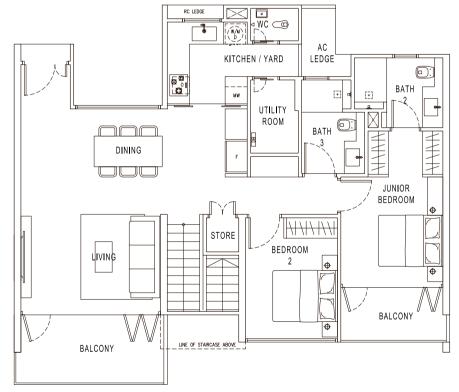
TYPE PH5 Area 200 sqm / 2153 sqft

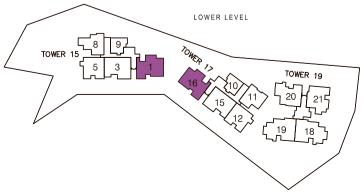
#08-01

(Mirrored) #08-16



UPPER LEVEL





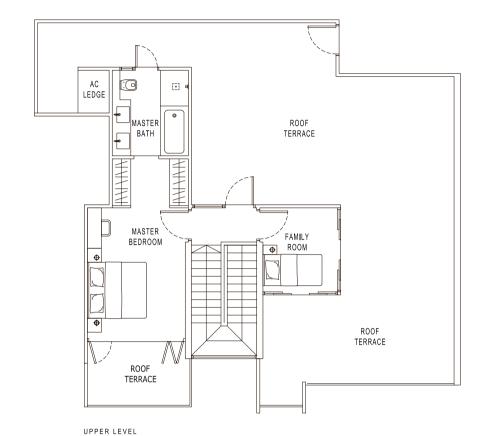
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## **PENTHOUSE**

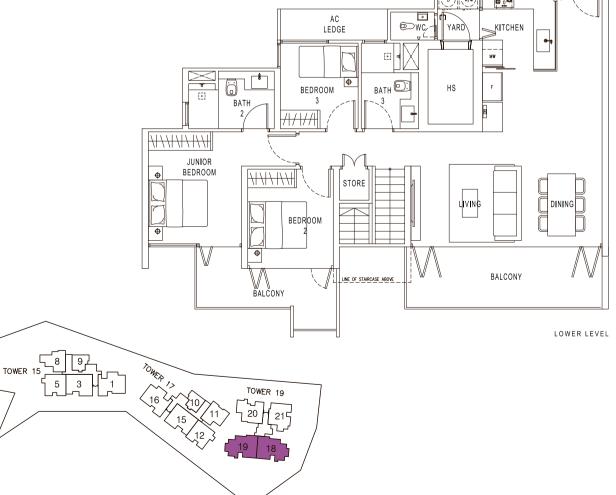
TYPE PH6 Area 263 sqm / 2831 sqft

#08-19

(Mirrored) #08-18



OPPER LEVEL





## **SPECIFICATIONS**

### 1. FOUNDATION

Reinforced concrete piles

### 2. SUPERSTRUCTURE

Reinforced concrete and/or steel

## WALLS

a. External Walls : Reinforced in-situ / precast concrete wall and/or common clay brick b. Internal Walls Reinforced in-situ / precast concrete wall and/or common clay

brick and/or concrete block and/or dry wall partition c Boundary Wall : Reinforced concrete wall and/or brick wall and/or metal fence

Reinforced concrete roof and/or metal roof

### 5. CEILING

6. FINISHES

Cement & sand plaster or skim coating and/or plaster ceiling board (where applicable) and/or box-up to designated area

Moisture resistant ceiling board and/or (a) Master Bath, Baths. plaster ceiling board with paint finish

### (a) 1. Wall (for Apartments Type SH, LF, A and B Series Only)

Cement & sand plaster and/or skim coating and/or dry wall partition with paint finish

Tile laid up to false ceiling height and on (i) Master Bath Bath

### exposed surfaces only 2. Wall (for Apartments Type C, D and PH Series Only)

Cement & sand plaster and/or skim coating and/or dry wall partition with paint finish

(i) Master Bath, Baths, : Marble tile laid up to false ceiling height and

Powder Room

on exposed surface only (ii) WC

Tile laid up to false ceiling height and on exposed surface only

### (b) 1. Floor (for Apartments Type SH, LF, A and B Series Only)

(i) Living, Dining, Hallway leading to Bedrooms, Study, Kitchen, Yard, PES, Balcony

(ii) Master Redroom : Tile (Type SH and A Series)

(iii) Master Bedroom, Bedroom Timber

(Type LF and B series) (iv) Junior Bedroom Tile (Type LF series)

Tile (v) Master Bath, Bath (vi) Staircase Timber (vii) A/C Ledge Screed

2. Floor (for Apartments Type C, D and PH Series Only) : Marble

Living, Dining, Hallway

leading to Bedrooms (ii) Master Bedroom, Junior : Timber Bedroom, Bedrooms,

Family Room, Staircase (iii) Master Bath, Baths. : Marble

Powder Room (iv) Utility Room, Household : Tile Shelter, Kitchen, Yard, Store,

WC, PES, Balcony, Roof Terrace, Open Roof Terrace

(v) A/C Ledge

## 7. WINDOWS

Powder coated aluminium framed window with appropriate glass

## 8. DOORS

(i) Main Entrance Fire-rated timber door (ii) Master Bedroom, Junior Hollow core timber door

Bedroom, Bedrooms, Store,

Baths, Powder Room (iii) Family Room Hollow core timber door and/or powder

coated aluminium framed glass door (iv) Study (Type SH2 only) Framed glass door

Hollow core timber door and/or glass door and/or aluminium framed glass door

(vi) Kitchen (Type LF2, B, C, D,

: Hollow core timber door and/or glass door PH series only) (vii) WC and Utility Room Bi-fold door

(viii) Household Shelte Steel door (ix) Roof Terrace : Metal gate

## 9. SANITARY FITTINGS

(a) Master Bath (Type SH, LF, A, B, C and D series only) 1 vanity top complete with a basin and mixed

- 1 shower cubicle complete with shower mixer
- 1 water closet

## 1 mirror

## (b) Master Bath (Type PH series only)

- 1 vanity top complete with two basins and mixer 1 long bath complete with bath mixed
- 1 shower cubicle complete with shower mixer
- 1 water closet
- 1 mirror

### (c) Baths

- 1 vanity ton complete with a basin and mixer
- 1 shower cubicle complete with shower mixer
- 1 water closet
- 1 mirror

### (d) Powder Room (Type PH1 and PH4 only)

- 1 vanity top complete with a basin and mixer
- 1 water closet
- 1 mirror
- (e) WC (Type C, D and PH series only)
- 1 hand shower 1 wash basin with tap
- 1 squatting pan (f) Roof Terrace (Type PH series only)

### 10. ELECTRICAL SCHEDULE

- (a) Refer to Electrical Schedule for details
- (b) All electrical wiring in concealed conduit (whenever possible) and exposed wiring above false ceiling

### 11. TV/ DATA POINT / TELEPHONE POINTS

(a) Refer to Electrical Schedule for details (b) All TV/Tel wiring in concealed conduit (whenever possible) and exposed TV/Tel wiring

### 12. LIGHTNING PROTECTION

Lightning Protection System in accordance with Singapore Standard SS555:2010

## 13. PAINTING

(a) Internal Walls Emulsion paint

External paint and/or textured coating finish to designated area (b) External Walls

## 14. WATERPROOFING

Waterproofing to be provided to floors of Kitchen, Yard, Master Bath, Baths, Powder Room, WC. PES, Balcony, Roof Terrace, Open Roof Terrace, RC Flat Roof Slab, as and where required

### 15. DRIVEWAY AND CAR PARK

Premix and/or clay paving blocks and/or concrete (a) Surface Driveway (b) Basement Car Park Concrete

Note: Some parts of driveway are open to sky

### 16. RECREATION FACILITIES

## (a) 1st Storey

Sky Terraces Children Playground Children Play Equipment with Slide Fitness Station Gymnasium

**BBQ** Pavilion Changing Room Courtyard Garden Infinity Edge Lap Pool

Rock Garden 10. Kid's Pool 11. Jacuzzi Pool Seating Alcove Trellises 12. Shallow Water Deck

Water Feature 13. Pool Side Dining Lounge 9. Focal Sculpture 14. Pool Bar (b) 4th Storev 15. Water Feature

Viewing Deck (c) Attic / Rooftop Function Deck Viewing Deck Viewina Bridge 2. Viewing Bridge

4. Sunken Sunset Lounge

## 17. ADDITIONAL ITEMS

Built-in wardrobes to all Bedrooms except Family Room (a) Wardrobes (b) Kitchen Cabinets High and low level kitchen cabinet, complete with solid surface worktop and stainless steel sink and **Appliances** 

mixer Kitchens complete with -(i) Type SH, LF, A and B Series only

- 1 cooker hob and hood

- 1 microwave oven 1 washer cum dryer

Type C, D and PH Series only - 1 cooker hob and hood - 1 microwave and 1 over

- 1 washing machine and 1 dryer

(c) Air-conditioning System Split-unit air-conditioning system (d) Mechanical Ventilation Exhaust system for internal baths (where applicable) (e) Water Heater Hot water supply to Master Bath, Baths, Powder

Room and Kitchens Town gas supply to Type B, C, D and PH series only (f) Town Gas Supply

(g) Audio Intercom Audio Intercom System

## NOTES:

## A. 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 / 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 seen at the joints. Subject to clause 14.3 (of the Sale and 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 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 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

### 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 (of the Sale and 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 Architect's selection, market availability and the sole discretion of the

E. Layout / Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Roards Layout / Location of wardrobes, cabinets, fan coil units, electrical points, television points, communication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

### F. 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 / her own contractor to service the air-conditioning system regularly.

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 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

### H. 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 Architect's sole discretion and final design.

### I. 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 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

## J. Colour Scheme

The colour scheme of the façade, balcony, roof terrace and private enclosed space are subject to Architect's sole discretion and final design.

## K. Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 (of the Sale and Purchase Agreement) and clause 17 (of the Sale and Purchase Agreement).

## 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 mechanica ventilation system for the exhaust system is to be maintained by the Purchaser on a regular basis.

M. Prefabricated Toilets

Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

Planters are designed to take the loading of potted plants only. No soil material or turf / plants will be provided in the planters.

All wall finishes shall be terminated at false ceiling. There will be no tiles / stone works / plaster behind the kitchen cabinets / long bath / vanity cabinet / mirror.

Select tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS 483:2000

### Q. Roofing Over / Enclosing Private Enclosed Space, Planter, Roof Terrace, Open Roof Terrace, Open Roof Garden and Balcony

The Purchaser acknowledges that he is aware that the private enclosed space(s) and/or planter(s) and/or roof terrace(s) and/or open roof terrace(s) and/or open roof garden(s) and/or balcony(ies) in the Unit (collectively known as the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open-air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner or form unless the prior written approvals of the relevant competent authorities and the Vendor or the management corporation (when formed) are first obtained, nor shall he be entitled to raise objections to the fact that the Open-Air Spaces (if any) is/are open to the sky. In addition, the Purchaser shall also at all times observe the rules, regulations and the by-laws of the management corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

The area described as "Study" is merely descriptive of a possible use of such area which will be provided in a bare condition. No statement or representation is made that such area is or will be fitted out for any particular purpose

### GENERAL DESCRIPTION OF HOUSING PROJECT

## 1. Details of Building Specifications

Please refer to the above Specifications

### 2. Types of Residential and Commercial Units Located in the Building Project

Please see part 3 below for the types of residential units There are no commercial units in the Housing Project

3. Total Number of units in each class

1 Bedroom + Study (Type SH1 and SH2) : 15 units 2 Bedrooms (Type LF1 and LF2) 17 units 1 Bedroom (Type A1) 8 units 1 Bedroom + Study (Type A2) : 12 units 2 Bedrooms (Type B1 and B2) 14 units 3 Bedrooms (Type C1, C2 and C3) 18 units 4 Bedrooms (Type D) 12 units 3 Bedrooms Penthouses (Type PH1 and PH4) 4 units 4 Bedrooms Penthouses (Type PH2, PH3 and PH5) 4 units 5 Bedrooms Penthouses (Type PH6) 2 units

## 4. Description of Common Property

(i) Viewing Deck

Swimming pool, gymnasium, car park, guardhouse, bin centre, passenger lifts and all other areas and amenities deemed such by relevant authorities

106 residential units

(v) Sky Terraces (a) 1st Storev (i) Children Playground (vi) Children Play Equipment with Slide

(ii) Fitness Statio (vii) Gymnasium (viii) Changing Room (iii) BBO Pavilion

(ix) Infinity Edge Lap Pool (iv) Courtyard Garden

(v) Rock Garden (x) Kid's Pool

(xi) Jacuzzi Pool (vi) Seating Alcove (xii) Shallow Water Deck (vii) Trellises

(xiii) Pool Side Dining Lounge (viii) Water Feature (ix) Focal Sculpture (xiv) Pool Bar (xv) Water Feature (b) 4th Storey

(c) Attic / Rooftop (ii) Function Decl (iii) Viewing Bridge (ii) Viewing Bridge

(iv) Sunken Sunset Lounge and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158)

Viewing Deck

## 5. Description of Parking Spaces

114 car parking lots inclusive of 3 handicap carpark lots

6. Purpose of Housing Project and restrictions as to use The Housing Project is a residential development. The restrictions, rules and regulations as to the use of the residential units are set out in the Fourth Schedule (of the Sale and Purchase

## **ELECTICAL SCHEDULE**

UNIT TYPE ITEM	A1	A2	B1 B2	C1	C2(p)	C2(b1)	C2(b2)	C3(p)	C3(b1) C3(b2)	D(p)	D(b1) D(b2)	SH1	SH2	LF1	LF2	PH1	PH2	PH3	PH4	PH5	PH6
Lighting Point	7	7	10	16	13	16	17	16	16	18	18	8	8	10	12	27	28	26	27	27	33
13A Switched Socket Outlet	9	10	14	19	16	18	18	18	17	18	19	10	10	13	13	19	21	20	21	19	23
Aircon Isolator	1	1	2	2	2	2	2	2	2	3	3	2	2	2	2	2	3	3	3	2	4
Heater Point	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	1	1
Tv Point	2	3	3	4	5	5	5	5	5	6	6	3	3	3	3	4	6	6	4	5	7
Telephone Outlet	2	3	3	4	5	5	5	5	5	6	6	3	3	3	3	4	6	6	4	5	7
Data Outlet	2	2	3	4	4	4	4	4	4	5	5	3	3	3	3	4	5	5	4	5	6
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	1	1	1	1	1	1
Microwave Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bell Push C/W Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1