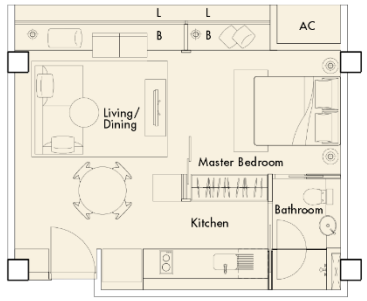
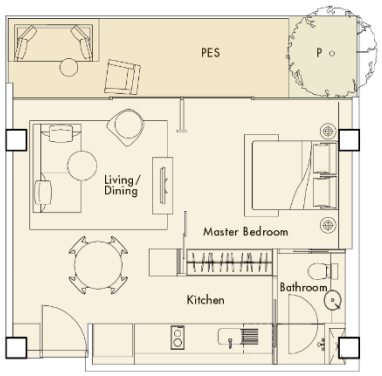
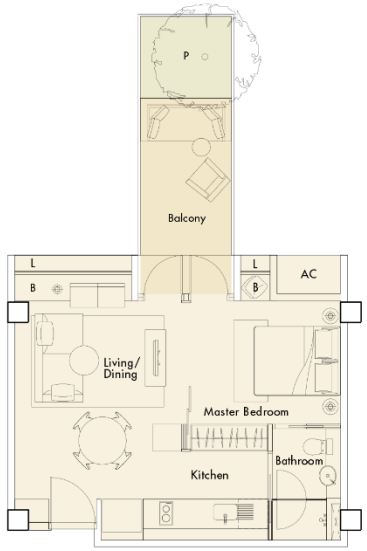
Type A1
07 – 01
08 – 01
09 – 01
465 sq ft / 43.2 sq m

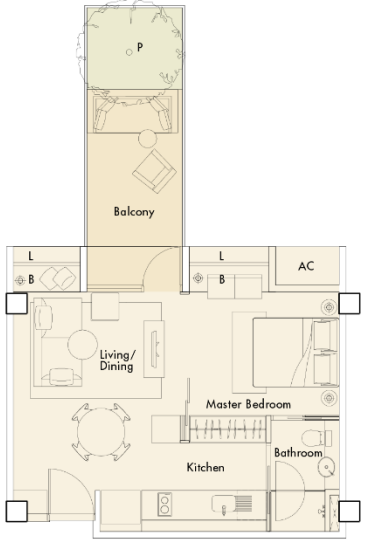




Type A1 – P
05 – 01
621 sq ft / 57.7 sq m

Type A1 – 1
06 – 01
600 sq ft / 55.8 sq m





Type A1 – 2
10 – 01
598 sq ft / 55.6 sq m



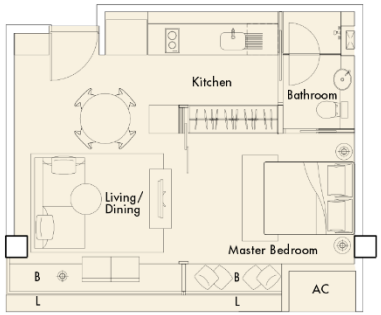
nomu

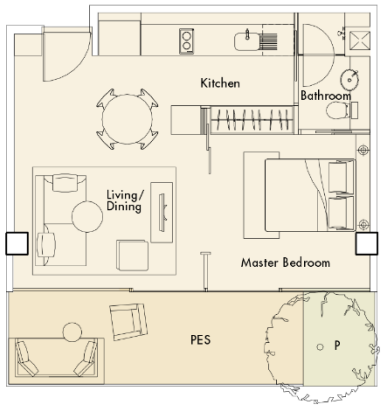
one-bedroom units A1

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space

N 0 1 5m

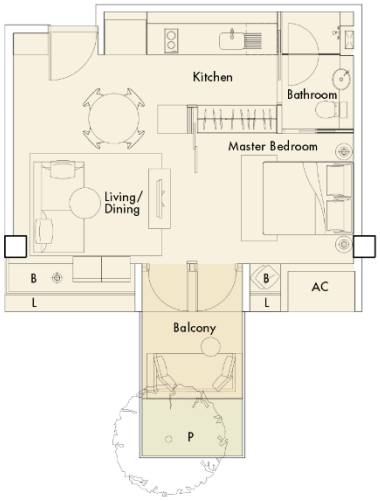
Type A2
06 – 04
07 – 04
09 – 04*
466 sq ft / 43.3 sq m
*screening may be required

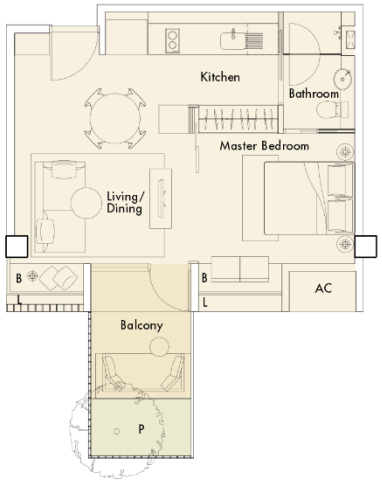




Type A2 – P
05 – 04
635 sq ft / 59.0 sq m

Type A2 – 1
08 – 04*
546 sq ft / 50.8 sq m
*screening may be required





Type A2 – 2
10 – 04*
547 sq ft / 50.9 sq m
*screening may be required



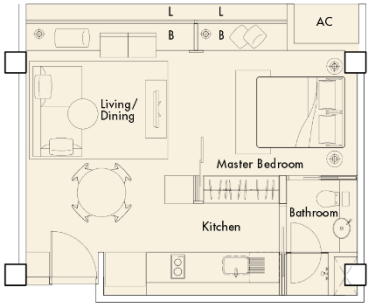
nomu

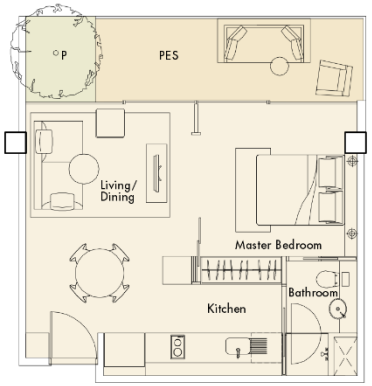
one-bedroom units A2

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



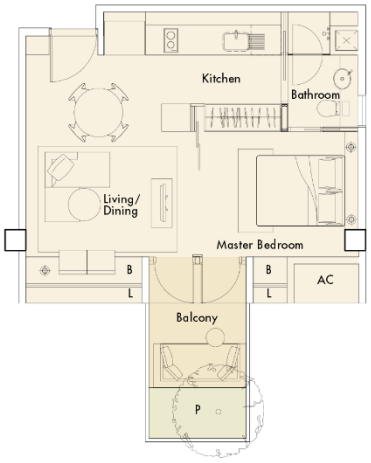
Type A3
06 – 08
460 sq ft / 42.8 sq m

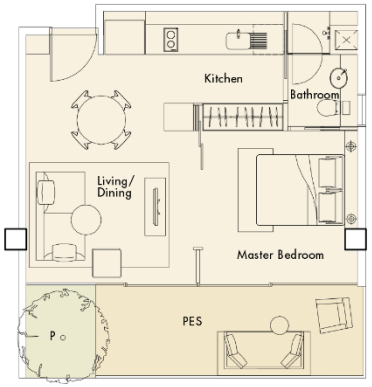




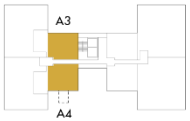
Type A3 – P
05 – 08
600 sq ft / 55.8 sq m

Type A4 – 1
06 – 05
546 sq ft / 50.8 sq m





Type A4 – P
05 – 05
615 sq ft / 57.2 sq m



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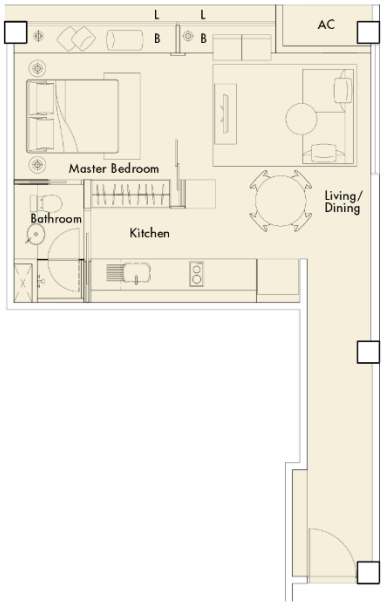
one-bedroom units A3/A4

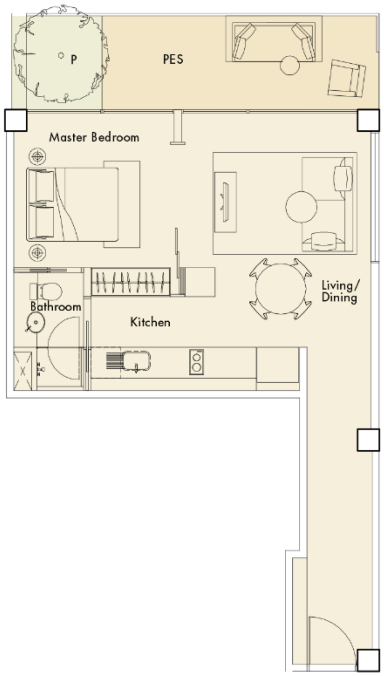
AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



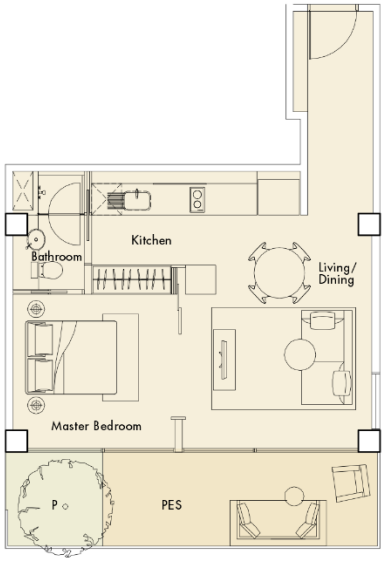
Type A5
06 – 07
599 sq ft / 55.7 sq m



Type A5 – P
05 – 07
731 sq ft / 68.0 sq m



Type A6 – P
05 – 06
701 sq ft / 65.2 sq m





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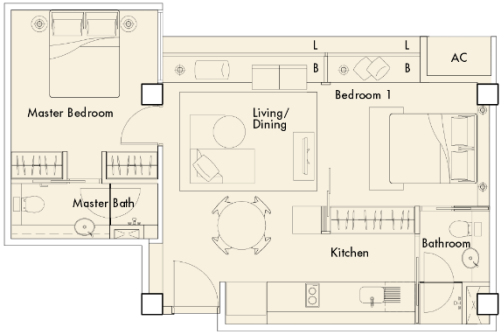
one-bedroom units A5/A6

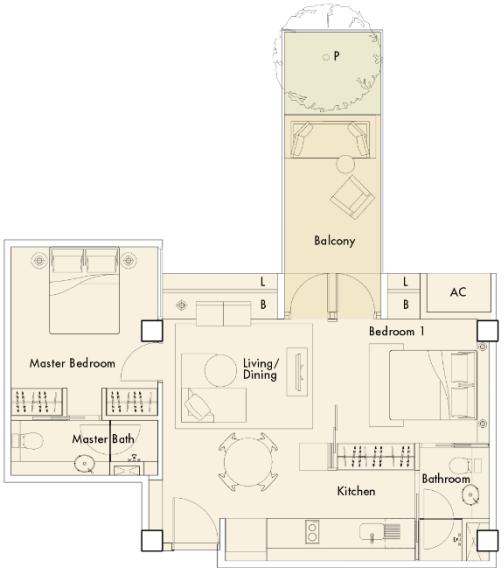
AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



Type B3
07 – 08
09 – 08
649 sq ft / 60.3 sq m

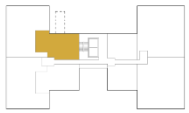


Type B3 – 1
08 – 08
782 sq ft / 72.7 sq m





Type B3 – 2
10 – 08
780 sq ft / 72.5 sq m



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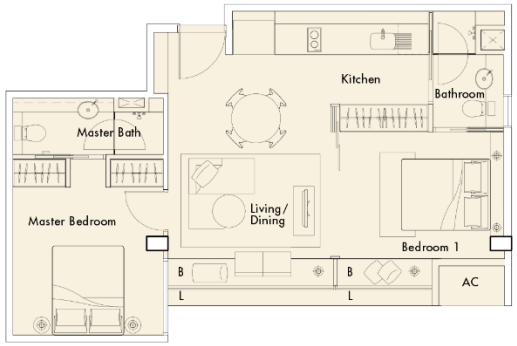
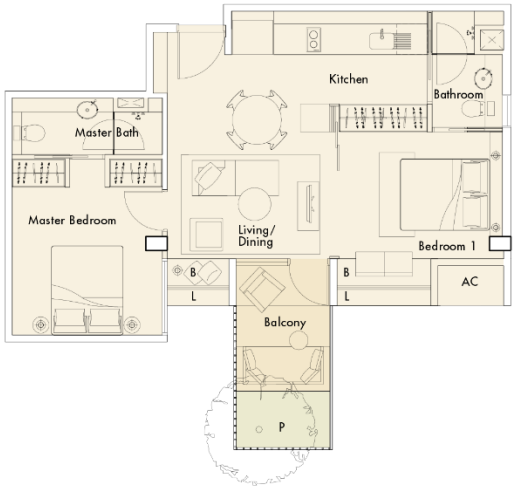
two-bedroom units B3

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



Type B4
07 – 05
08 – 05*
09 – 05*
655 sq ft / 60.9 sq m
*screening may be required

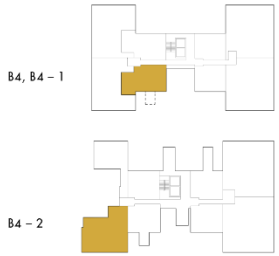




Type B4 – 1
10 – 05*
734 sq ft / 68.2 sq m
*screening may be required

Type B4 – 2
06 – 06
937 sq ft / 87.1 sq m





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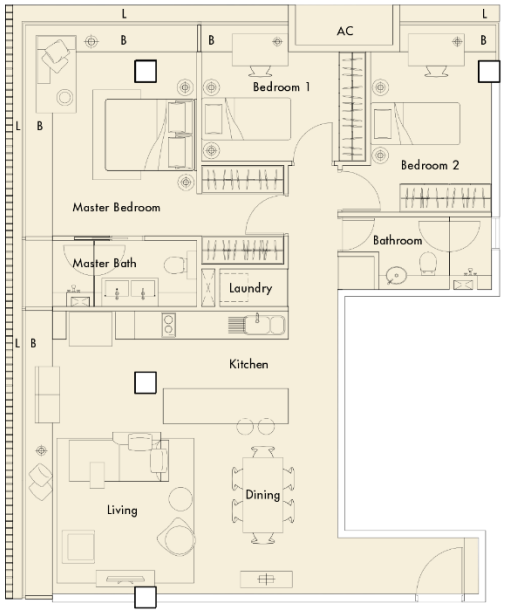
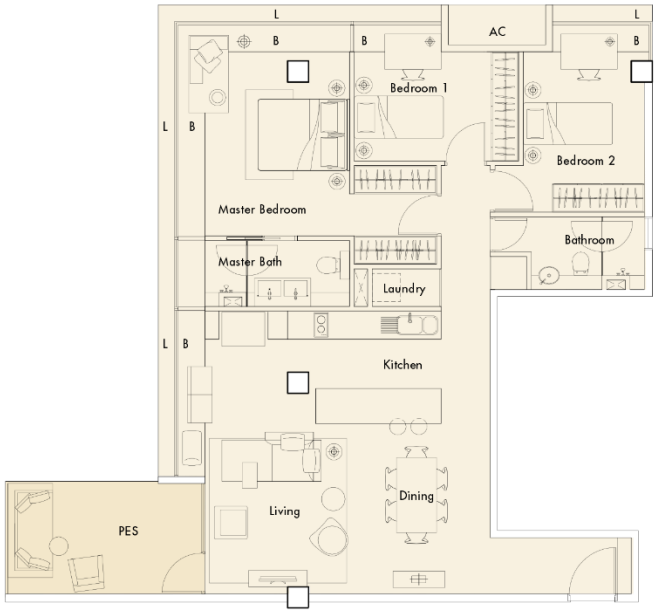
two-bedroom units B4

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



Type D3
08 – 07*
09 – 07*
10 – 07*
1,147 sq ft / 106.6 sq m
*screening may be required





Type D3 – P
07 – 07
1,245 sq ft / 115.7 sq m



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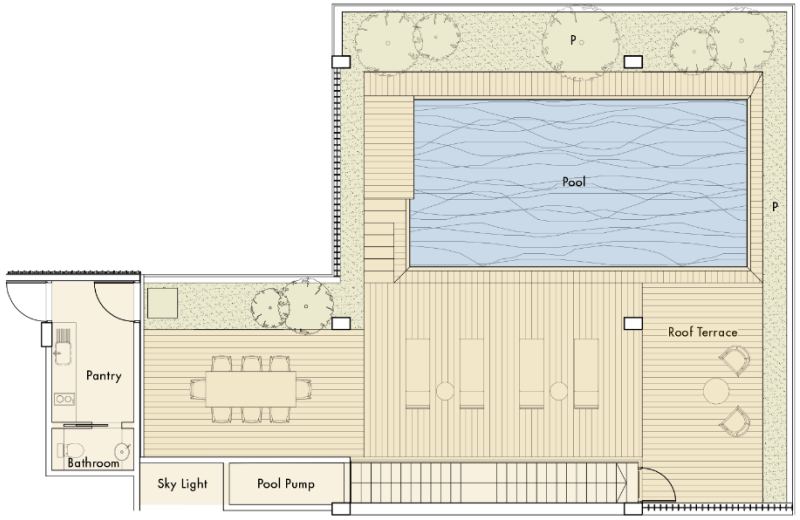
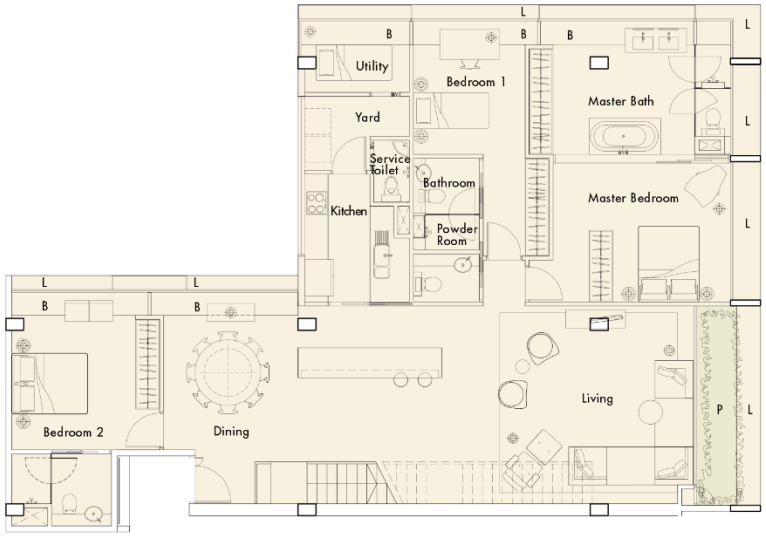
three-bedroom units D3

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space



Type P1
11 – 01
3,853 sq ft / 358.0 sq m







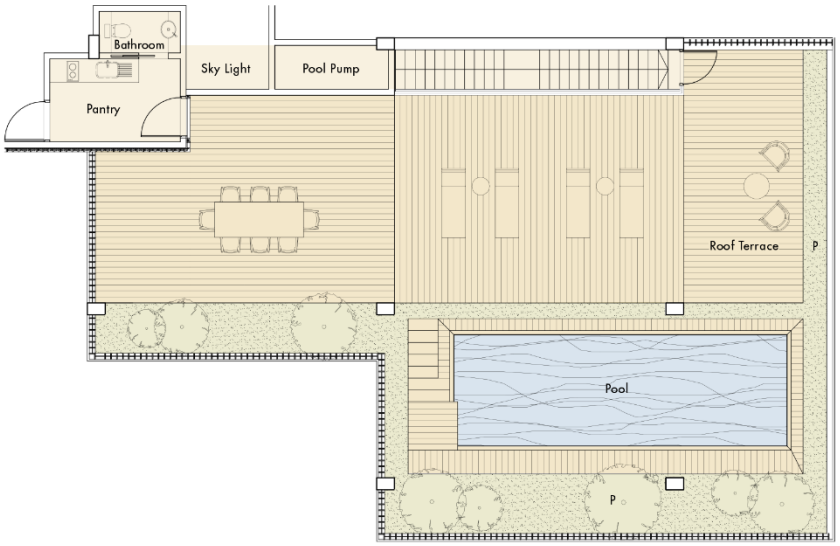
nomu

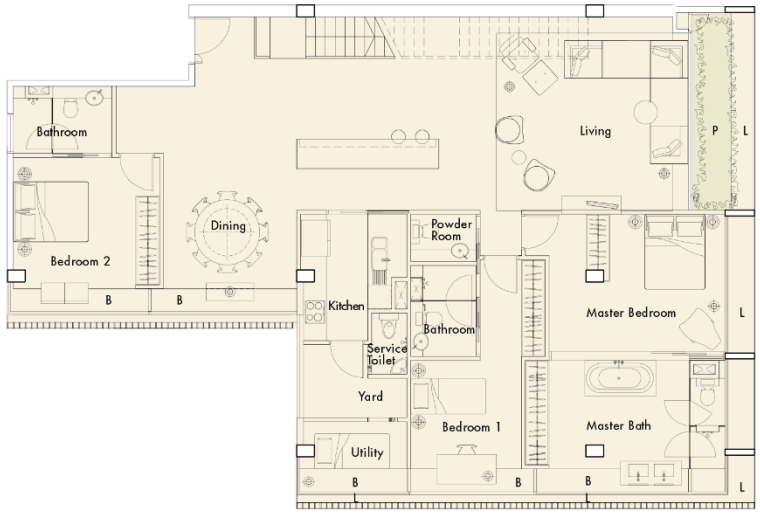
penthouse P1

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space

N 0 1 5m

Type P2
11 – 02*
4,370 sq ft / 406.0 sq m
*screening may be required







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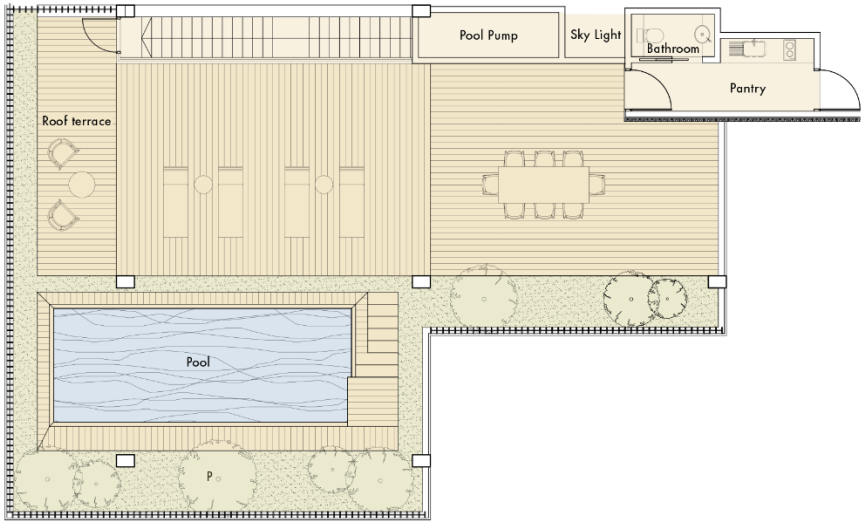
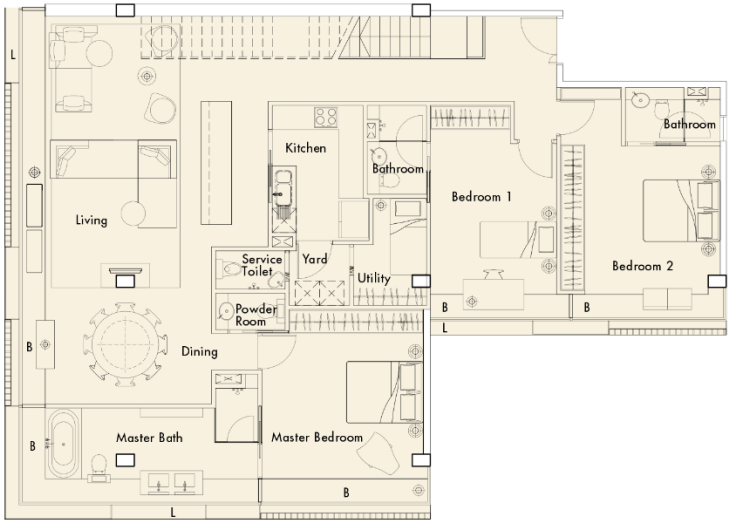
penthouse P2

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space

N 0 1 5m

Type P4
11 – 05*
4,004 sq ft / 372.0 sq m
*screening may be required







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penthouse P4

AC – Aircon Ledge B – Bay Window 500ht L – External Ledge P – Planter PES – Private Enclosed Space

N 0 1 5m

building specifications

1. **Foundation**
Existing reinforced concrete piles with new micropiles

2. **Sub-structure and Super Structure**
Existing and new reinforced concrete structure

3. **Walls**
- External Wall
Light-weight concrete blocks/panels and/or partition wall system with combination of aluminum, steel, paint, sealed concrete finish and cladding panels
- Internal Wall
Light-weight concrete blocks/panels and/or partition wall system with emulsion paint
- Boundary Wall
Combination of masonry/reinforced concrete with textured finish and metal fencing

4. **Roof**
Reinforced concrete flat roof with waterproofing and insulation

5. **Ceiling**
Ceiling board with paint

6. **Internal Wall Finishes**
- Living, Dining, Bedrooms, Yard and Utility
Emulsion paint
- Bathrooms
Combination of marble, homogeneous porcelain slabs/tiles (to design) and coloured-back glass up to false ceiling height
- Kitchen
Marble and emulsion paint
- Service Toilet
Homogeneous tiles up to false ceiling height
- Common Areas, Lift Lobbies and Corridors
Fibrous cement board, emulsion paint on plaster and steel

7. **Floor Finishes**
- Living, Dining and Kitchen
Technical wood flooring with timber veneer finish and homogeneous porcelain slabs to architects design
- Bedrooms
Technical wood flooring with timber veneer finish
- Bathrooms, Yard and Utility
Homogeneous porcelain slabs and tiles to design
- Service Toilet
Homogeneous tiles
- Balconies and Roof Terrace
Granite, homogeneous porcelain slabs and tiles, timber and/or pebble-wash to design
- 5th Storey Environmental Deck
Granite, pebble-wash, gravel and timber deck
- Lift Lobbies and Corridors
Granite
- Escape Staircases
Cement and sand screed. Steel/timber for roof terraces

8. **Windows**
Aluminium framed window with glass

9. **Doors**
- Main Door
Approved fire rated timber veneer door
- Bedrooms & Bathrooms
Timber veneer door
- Access from Dry Kitchen to Wet Kitchen
(Type D1, D2 and Penthouses only)
Timber/Timber and glass sliding door
- Utility & Service Toilet
(Type D1, D2 and Penthouses only)
Selected bi-fold sliding/folding UPVC door
- Access to Balcony (where applicable)
Aluminium framed swing and/or sliding glass door
- Quality stainless steel locksets and ironmongery to all doors

10. **Sanitary Fittings**
- Master Bathroom (Type C4, D and Penthouses)
  - 1 marble vanity counter complete with basin and mixer (2 sets for Type C4, D and Penthouses only)
  - 1 long bath with bath mixer
  (Type D1, D2 and Penthouses only)
  - 1 shower area with frameless shower screen, shower set complete with mixer and hand held shower
  - 1 water closet
  - 1 toilet paper roll holder
  - Towel rail
  - Mirror

- Other Bathrooms
  - 1 marble vanity counter complete with basin and mixer
  - 1 shower area with frameless shower screen, shower set complete with mixer and hand held shower
  - 1 water closet
  - 1 toilet paper roll holder
  - Towel rail
  - Mirror

- Powder Room (Penthouses only)
  - 1 marble vanity counter complete with basin and mixer
  - 1 water closet
  - 1 toilet paper roll holder
  - Mirror

- Service Toilet (Type D1, D2 and Penthouses only)
  - 1 wash basin with tap
  - 1 water closet
  - 1 toilet paper roll holder
  - 1 shower set
  - 1 bib tap

- Kitchen
  - 1 sink complete with kitchen mixer (hot and cold water)
  - 1 washing machine tap (Type A and B only)

- Yard (Type D1, D2 and Penthouses only),
Laundry (Type C4 and D3 only)
  - 1 washing machine bib tap

11. **Electrical Installation/Telephone/TV**
- Concealed electrical wiring below false ceiling level. Electrical wiring above false ceiling are in exposed conduits
- Ceiling light points (Fittings not provided)
- Power points
- Telephone points
- SCV connection provided with TV/SCV points
- Fan points
- Concealed electric storage water heaters for all bathrooms and kitchen
- Lightning protection system provided in accordance with Singapore Standard Code of Practice

12. **Waterproofing**
Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, Service Toilet, RC flat roof, Balconies, Planters, Roof Terrace, Swimming Pools as and where required

13. **Driveway and Carpark**
- Entrance Driveway
Granite and cobble stones
- Multi-storey Carpark
Concrete floor

14. **Facilities**
- 1st Storey
Entrance Lobby with water features and Guardhouse
- 5th Storey
Environmental Deck
  - Swimming Pool
  - Covered Function Area
  - Timber Sun Deck
  - BBQ Area
  - Gymnasium
  - Steam Room
  - Changing Room
  - Landscaped Sky Garden
  - Management Office
- 8th and 10th Storeys
Landscaped Sky Garden

15. **Additional Items**
- High and low level kitchen cabinets with marble and stainless steel backsplash with pre-formed 'corian' or equivalent solid surface counter top/sink with single drainer and mixer
- Kitchen Appliances
Electric cooker hob and concealed hood, built in oven (stainless steel finish)
- Wardrobes
Wardrobes provided to all bedrooms
- Split system air-conditioner for living/dining and all bedrooms
- Audio intercom security system
- Electric water heater - hot water supply to all bathrooms and kitchen except service toilet
- Proximity card access (1 card per unit) for carpark
- Proximity card access to common residential areas (4 per unit for 3+ bedroom units, 3 per unit for others)
- Video surveillance system at common areas (CCTV surveillance system at strategic locations)

16. **Notes**
- The Developer reserves the right to modify any part or parts of the building prior to completion as directed by the Architect or as directed or approved by the Authorities.
- Materials indicated are generally applied. Specifically detailed elements may have trims, edges, bulkheads and other such elements in compatible materials to suit design and functional requirements.
- Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite and porcelain tiles are pre-polished before laying and care has been taken for their installation. However, granite and porcelain tiles cannot be re-polished after installation being a much harder material than marble, hence some differences can be felt at the joint.
- Natural timber with various grains and tonality differences are inherent properties of this material. While timber will be pre-selected before installation, this non-conformity cannot be totally avoided. Due to exposure to weathering, natural discoloration or difference in tonality is unavoidable. Timber requires regular maintenance.
- The layout/location of wardrobes, kitchen cabinets, fan coil units and door swing positions are subject to the Architect's sole discretion and final design.
- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, topping up of refrigerant and clearing the condensate pipes to ensure good working condition of the system.
- Where warranties are given by manufacturers and/or suppliers for the above equipment and/or appliances, such warranties shall be assigned to the Purchaser at the time when possession of the Unit is delivered to the Purchaser.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd, internet service providers (ISP), any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels or with any ISP for service connection for internet access.

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- This is an adaptive re-use development of an existing building constructed in the early 1970s. Structural testing and strengthening where required has been carried out under the supervision of a Professional Engineer.
- As this development is an adaptive re-use, the carpark is a modification of the original carpark layout, designed and approved under the regulations of the time. Owners and users of the carpark should exercise caution as not all dimensions achieve current standards.
- The maximum design live load for floor areas of the residential units is limited to 1.5 KN/m^2. Superimposed Dead Load (SDL) shall not exceed 1.2 KN/m^2. Any significant loading proposed by the users must be cleared with the management corporation.
- The kitchen and bathrooms are designed to be used as a dry area in the western style, with no setdown in floor level from the rooms to the kitchen and bathrooms. These rooms should be cleaned using a damp mop rather than flooding the floor with water. The internal wet area floors are provided with a gradient falling to floor outlets. Purchasers should ensure that the floor outlets in wet areas are kept clear and are advised not to leave running water unattended.
- The building is within the vicinity of the Istana. The authorities may require screening of windows/ balconies facing the Istana for higher levels units. Vertical screens will be provided where required, designed so as to allow the occupant to see out directly while blocking oblique views.

Proposed reconstruction of existing 12-storey residential development comprising commercial/ carpark podium and residential apartments/facilities on lots 235T and 656N TS 19 at 20 Handy Road (Museum Planning Area)

Developer
Handy Investments Pte Ltd

Developer licence number
B1915

Land Tenure
Freehold

Expected date of vacant possesion
31 Dec 2009

Expected date of conveyance of legal title
31 Dec 2012

Building Plan number
A1511-00116-2004-BP01

Dated
11 Nov 2005

Architect
WOHA Architects Pte Ltd

Civil and Structural Engineer
CS Consulting Engineers

Mechanical and Electrical Engineer
AE&T Consultants

Quantity Surveyor
CS Toh & Sons & Associates Consultancy

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