



WHERE
ASPIRATIONS
& ADVENTURES
MEET



INSPIRED BY AUSTRALIAN NATURE AND OUTDOORS ADVENTURE

Think azure blue skies, sinuous coastlines, cloud-kissed uplands, curvaceous reef islands, verdant cliffs, honeyed sand plains, seamless grasslands, picturesque ranges, graceful lakes. It's the great Australian nature; it's what dream homes are inspired by.





GREAT AUSTRALIAN NATURE AMIDST BUANGKOK GREENERY

The Australian wilds is brought to life amidst the idyllic pastures of Buangkok/Sengkang. With the Punggol Park and Sungei Serangoon river in the surroundings, this is home to nature, and where nature is at home.





Artist's Impression

A HOME FOR HIGH ASPIRATIONS & LIFESTYLES

Austville Residences is home to your lofty aspirations and dreams. It is a symbol of life success and a gateway to a lifestyle full of romantic adventures.



LIVING AMIDST COMFORTS AND CONVENIENCES

Where countless living amenities are just within close vicinity makes a home more than a home. At Austville Residences, nothing seems far from reach.





**SENGKANG
COMMUNITY CLUB**



KANGKAR LRT



**RIVERVALE
PLAZA**



**PUNGGOL
PARK**



**COMPASS POINT
SHOPPING MALL**



HOUGANG MALL

SINGAPORE'S FIRST AUSTRALIAN RESORT- THEMED CONDOMINIUM

From Aussie Grill, Eucalyptus Walk, Vineyard Pavilion to Lagoon Infinity Pool, Austville Residences is your passport to great Australian escapes right at home!







BUANGKOK DRIVE



SITE PLAN

LEGEND



SURFER'S ENTRANCE

A.1 Drop Off Point

LAGOON POOL

B1 Love Nest Jacuzzi
 B2 50m Lap Infinity Pool
 B3 Hydrotherapy Cove
 B4 Pool Side Pavilion
 B5 Sundeck
 B6 Leisure Pool
 B7 Beach Pool

THE OUTHOUSE

C1 Multi-Purpose Room
 C2 BBQ Pit
 C3 Gymnasium
 C4 Steam Room / Changing Room
 C5 Children's Playroom
 C6 "3-D Max" Entertainment Room
 C7 "Tassie" Sand Pit

CHILDREN'S WONDERLAND

D1 Children's Playground
 D2 Hedge Maze

FUN IN THE SUN

E1 Aussie Grill
 E2 Multi-Purpose Court
 E3 Tennis Court
 E4 Jogging Track
 E5 Outdoor Daybed
 E6 Putting Green
 E7 Lawn

HEALTH IN THE GARDEN

F1 Meditation Deck
 F2 Pebble Court

BACK TO NATURE

G1 Billabong
 G2 Yabbie Creek
 G3 The Grape Vine
 G4 Vineyard Pavilion
 G5 Forest Garden Trail
 G6 Rock Mist and Arid Trail
 G7 Eucalyptus Walk
 G8 Fern Trail

Artist's Impression



CLUBHOUSE ENTRANCE

Artist's Impression



VINEYARD PAVILION

Artist's Impression



50M LAP INFINITY POOL



Artist's Impression



BEACH POOL

UNIT DISTRIBUTION CHART

Block 11 Sengkang East Ave				
	1	2	3	4
18	B2T	B1T	D1T	D1T
17	B2	B1	D1	D1
16	B2	B1	D1	D1
15	B2	B1	D1	D1
14	B2	B1	D1	D1
13	B2	B1	D1	D1
12	B2	B1	D1	D1
11	B2	B1	D1	D1
10	B2	B1	D1	D1
9	B2	B1	D1	D1
8	B2	B1	D1	D1
7	B2	B1	D1	D1
6	B2	B1	D1	D1
5	B2	B1	D1	D1
4	B2	B1	D1	D1
3	B2	B1	D1	D1
2	B2B	B1B	D1B	D1B
1	B2P	B1P	D1P	D1P

Block 23 Sengkang East Ave				
	27	28	29	30
18	D1T	D1T	C1T	C1T
17	D1	D1	C1	C1
16	D1	D1	C1	C1
15	D1	D1	C1	C1
14	D1	D1	C1	C1
13	D1	D1	C1	C1
12	D1	D1	C1	C1
11	D1	D1	C1	C1
10	D1	D1	C1	C1
9	D1	D1	C1	C1
8	D1	D1	C1	C1
7	D1	D1	C1	C1
6	D1	D1	C1	C1
5	D1	D1	C1	C1
4	D1	D1	C1	C1
3	D1	D1	C1	C1
2	D1B	D1B	C1B	C1B
1	D1P	D1P	C1P	C1P

Block 13 Sengkang East Ave							
	5	6	7	8	9	10	11
18	A1T	B4T	B4T	A2T	B4T	B4T	A1T
17	A1	B4	B4	A2	B4	B4	A1
16	A1	B4	B4	A2	B4	B4	A1
15	A1	B4	B4	A2	B4	B4	A1
14	A1	B4	B4	A2	B4	B4	A1
13	A1	B4	B4	A2	B4	B4	A1
12	A1	B4	B4	A2	B4	B4	A1
11	A1	B4	B4	A2	B4	B4	A1
10	A1	B4	B4	A2	B4	B4	A1
9	A1	B4	B4	A2	B4	B4	A1
8	A1	B4	B4	A2	B4	B4	A1
7	A1	B4	B4	A2	B4	B4	A1
6	A1	B4	B4	A2	B4	B4	A1
5	A1	B4	B4	A2	B4	B4	A1
4	A1	B4	B4	A2	B4	B4	A1
3	A1	B4	B4	A2	B4	B4	A1
2	A1B	B4B	B4B	A2B	B4B	B4B	A1B
1	A1P	B4P	B4P	A2P	B4P	B4P	A1P

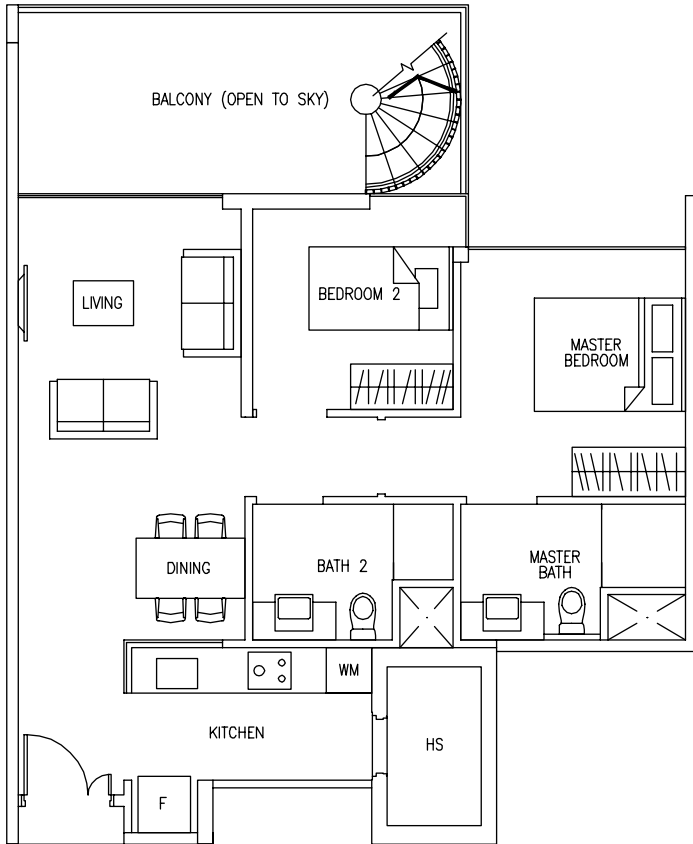
Block 15 Sengkang East Ave				
	12	13	14	15
18	B1T	B2T	B3T	C2T
17	B1	B2	B3	C2
16	B1	B2	B3	C2
15	B1	B2	B3	C2
14	B1	B2	B3	C2
13	B1	B2	B3	C2
12	B1	B2	B3	C2
11	B1	B2	B3	C2
10	B1	B2	B3	C2
9	B1	B2	B3	C2
8	B1	B2	B3	C2
7	B1	B2	B3	C2
6	B1	B2	B3	C2
5	B1	B2	B3	C2
4	B1	B2	B3	C2
3	B1	B2	B3	C2
2	B1B	B2B	B3B	C2B
1	B1P	B2P	B3P	C2P

Block 21 Sengkang East Ave							
	20	21	22	23	24	25	26
18	A1T	B4T	B4T	A2T	B4T	B4T	A1T
17	A1	B4	B4	A2	B4	B4	A1
16	A1	B4	B4	A2	B4	B4	A1
15	A1	B4	B4	A2	B4	B4	A1
14	A1	B4	B4	A2	B4	B4	A1
13	A1	B4	B4	A2	B4	B4	A1
12	A1	B4	B4	A2	B4	B4	A1
11	A1	B4	B4	A2	B4	B4	A1
10	A1	B4	B4	A2	B4	B4	A1
9	A1	B4	B4	A2	B4	B4	A1
8	A1	B4	B4	A2	B4	B4	A1
7	A1	B4	B4	A2	B4	B4	A1
6	A1	B4	B4	A2	B4	B4	A1
5	A1	B4	B4	A2	B4	B4	A1
4	A1	B4	B4	A2	B4	B4	A1
3	A1	B4	B4	A2	B4	B4	A1
2	A1B	B4B	B4B	A2B	B4B	B4B	A1B
1	A1P	B4P	B4P	A2P	B4P	B4P	A1P

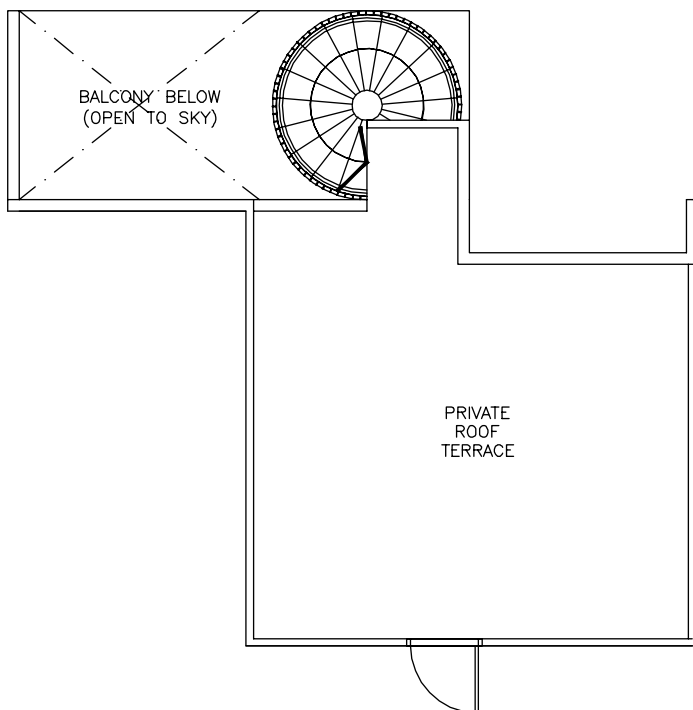
Block 19 Sengkang East Ave				
	16	17	18	19
18	D1T	D1T	B2T	B1T
17	D1	D1	B2	B1
16	D1	D1	B2	B1
15	D1	D1	B2	B1
14	D1	D1	B2	B1
13	D1	D1	B2	B1
12	D1	D1	B2	B1
11	D1	D1	B2	B1
10	D1	D1	B2	B1
9	D1	D1	B2	B1
8	D1	D1	B2	B1
7	D1	D1	B2	B1
6	D1	D1	B2	B1
5	D1	D1	B2	B1
4	D1	D1	B2	B1
3	D1	D1	B2	B1
2	D1B	D1B	B2B	B1B
1	D1P	D1P	B2P	B1P

FLOOR PLANS

2 BEDROOM



LOWER



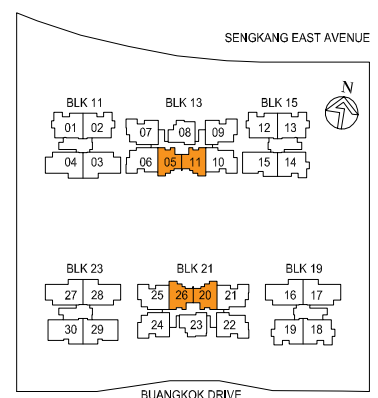
UPPER

TYPE A1T

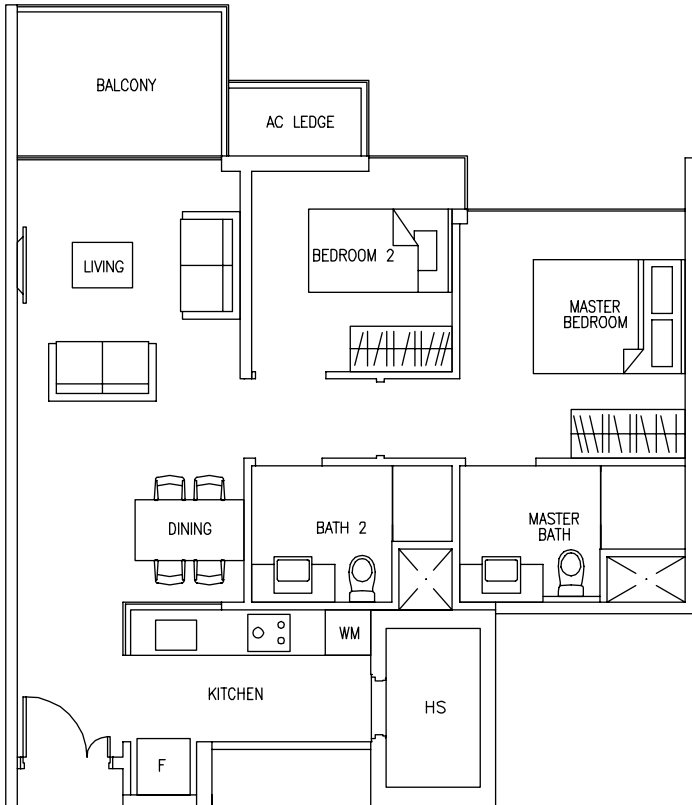
113 SQM / 1216 SQFT

#18-05*, #18-11, #18-20*, #18-26

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



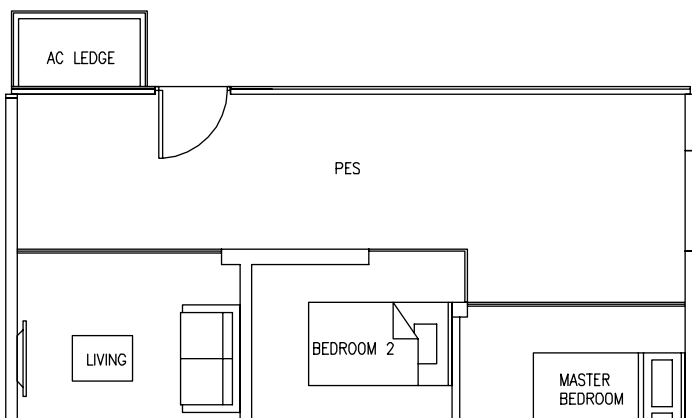
2 BEDROOM



TYPE A1

73 SQM / 786 SQFT

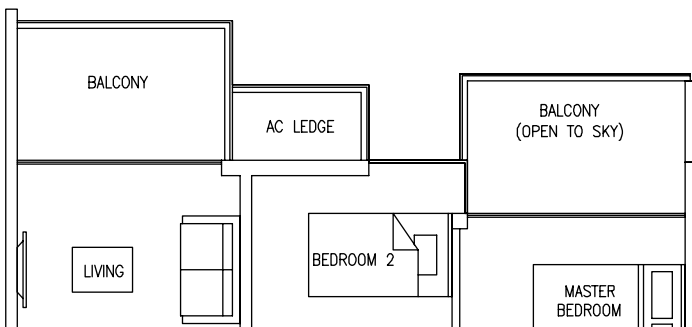
#03-05* to #17-05*
 #03-11 to #17-11
 #03-20* to #17-20*
 #03-26 to #17-26



TYPE A1P

88 SQM / 947 SQFT

#01-05*, #01-11, #01-20*,
 #01-26



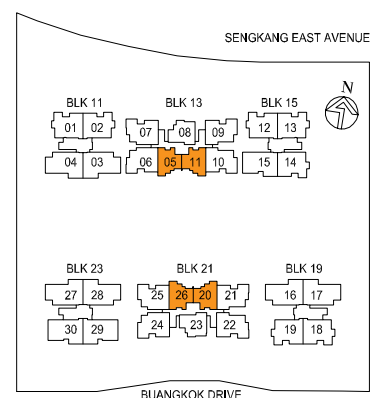
TYPE A1B

77 SQM / 829 SQFT

#02-05*, #02-11, #02-20*,
 #02-26

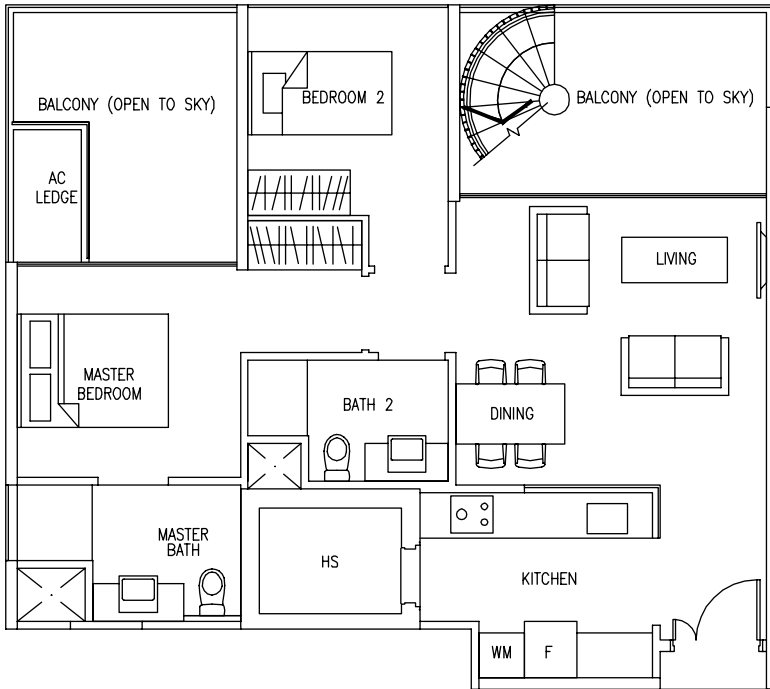
Disclaimer :

Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

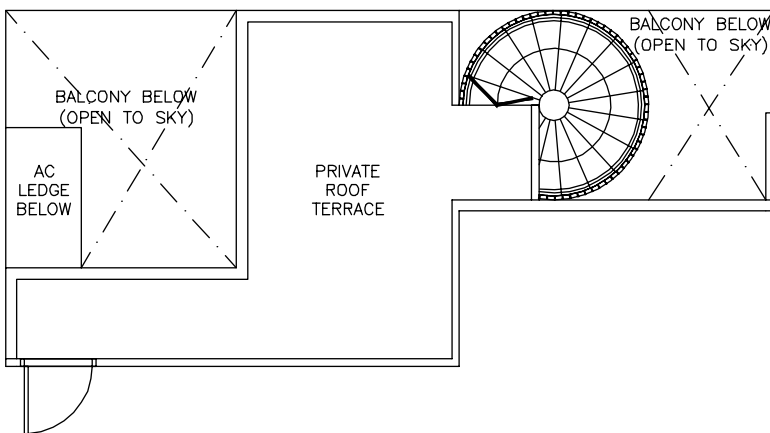


FLOOR PLANS

2 BEDROOM



LOWER



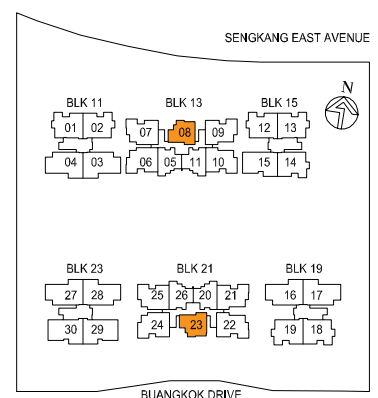
UPPER

TYPE A2T

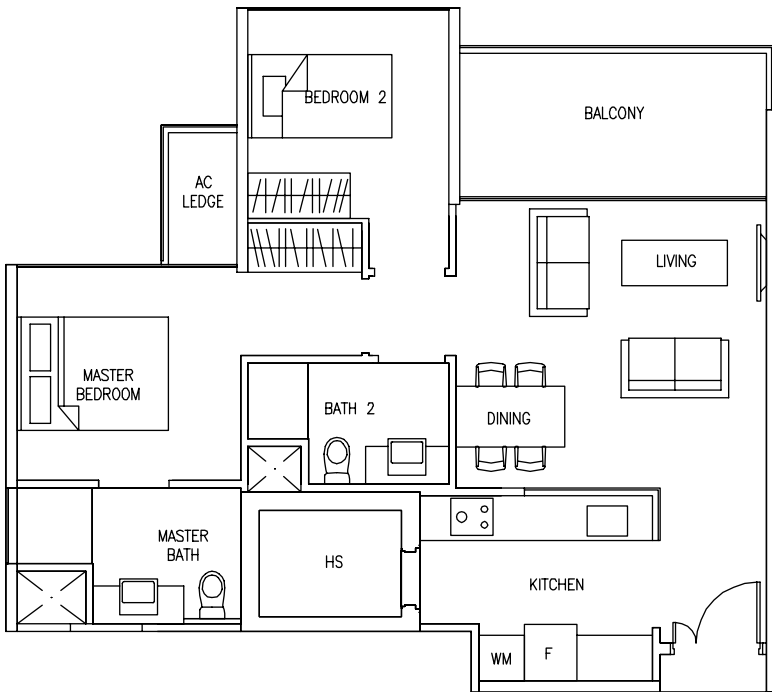
103 SQM / 1109 SQFT

#18-08, #18-23*

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



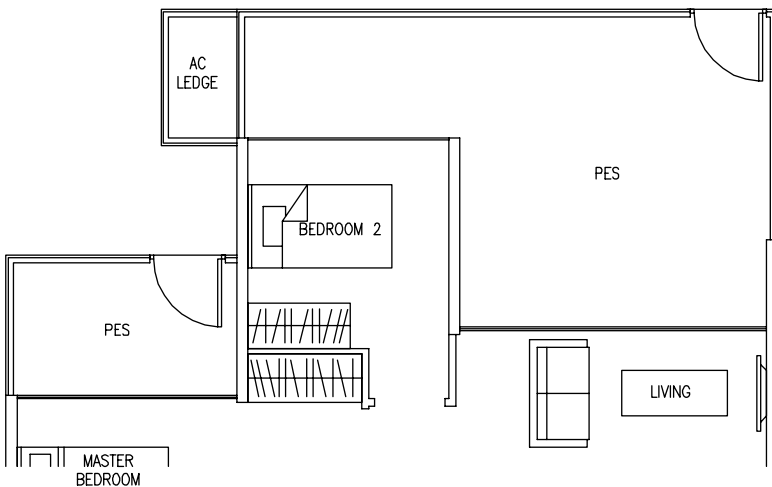
2 BEDROOM



TYPE A2

75 SQM / 807 SQFT

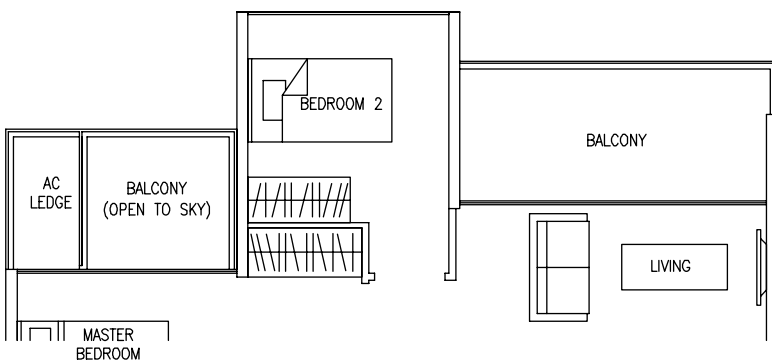
#03-08 to #17-08
#03-23* to #17-23*



TYPE A2P

94 SQM / 1012 SQFT

#01-08, #01-23*

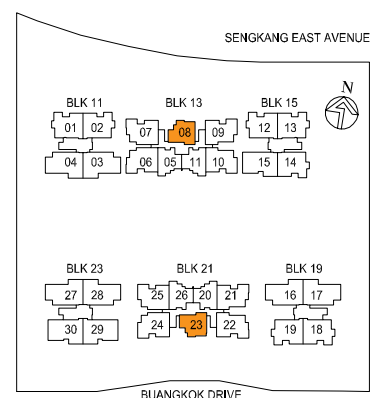


TYPE A2B

77 SQM / 829 SQFT

#02-08, #02-23*

Disclaimer :
Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



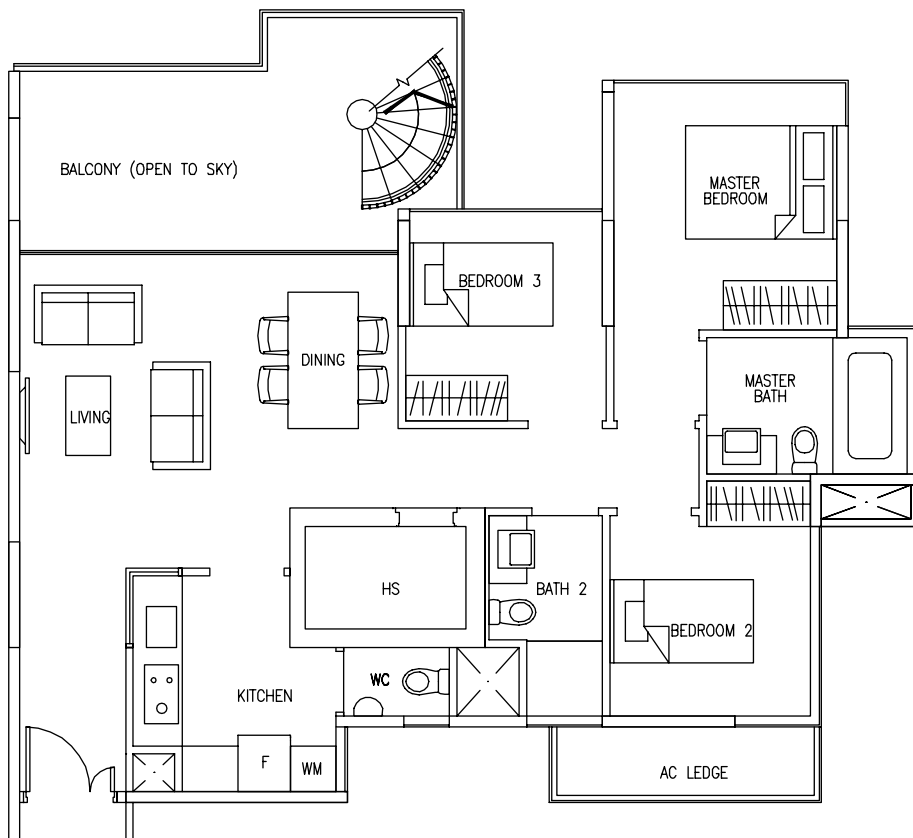
FLOOR PLANS

3 BEDROOM

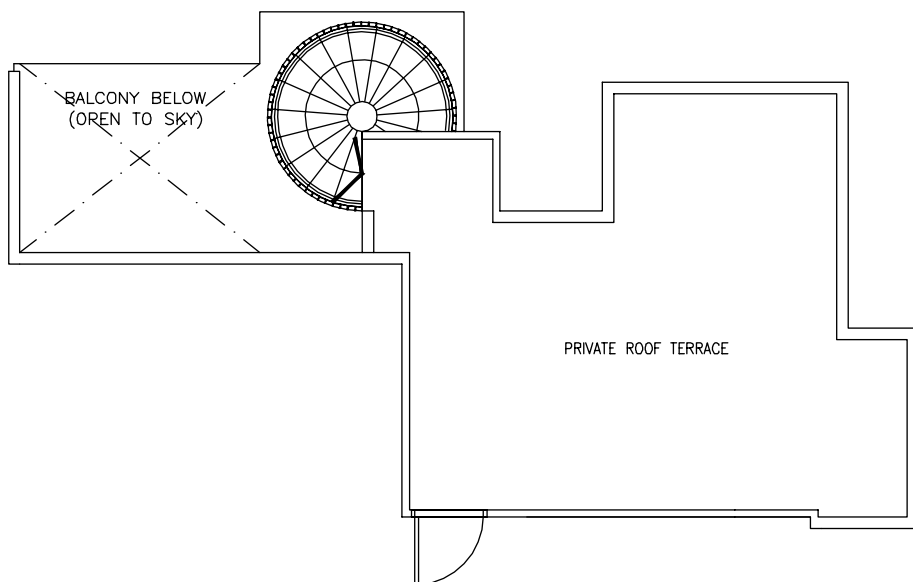
TYPE B1T

134 SQM / 1442 SQFT

#18-02, #18-12*, #18-19



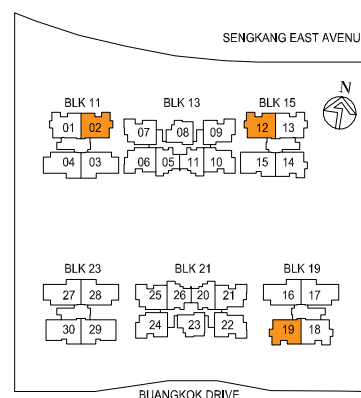
LOWER



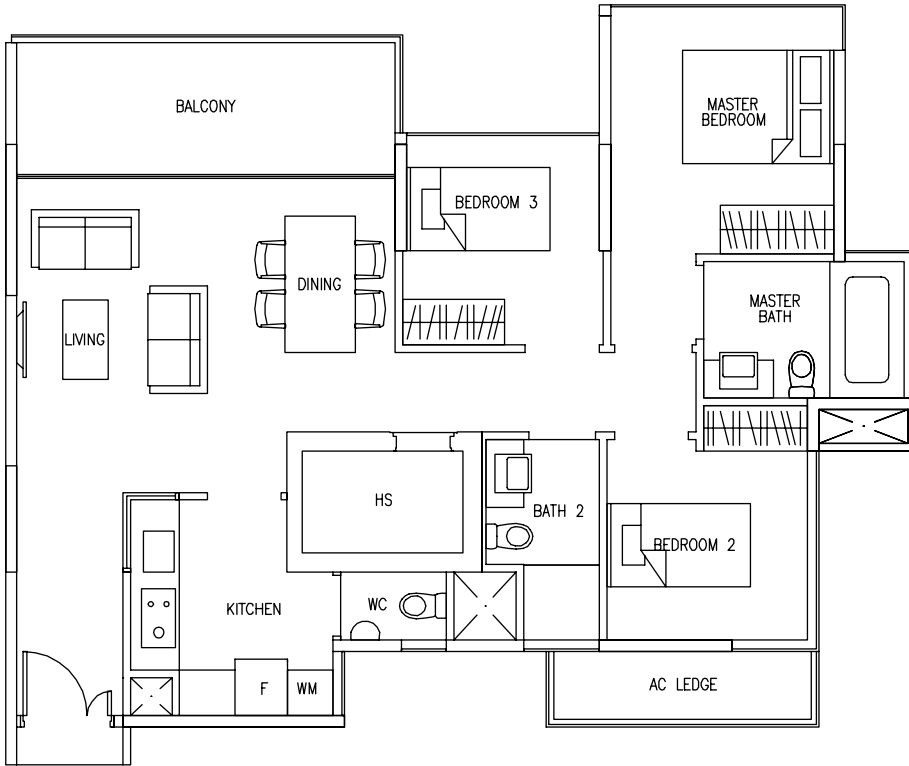
UPPER

Disclaimer :

Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



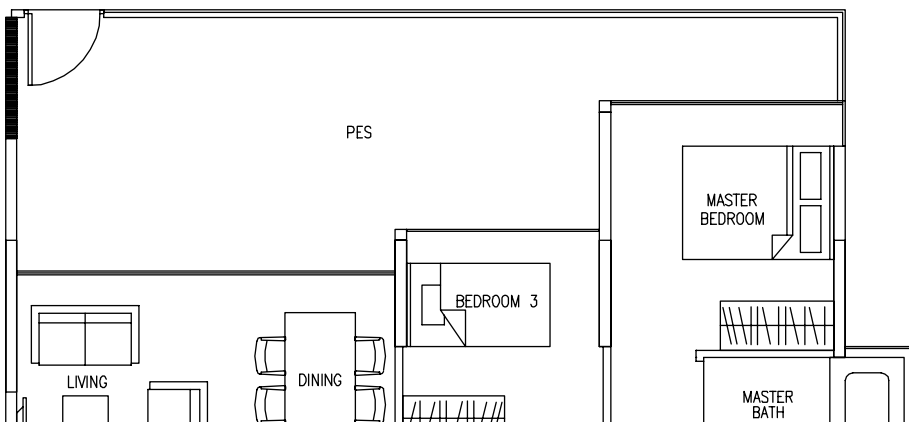
3 BEDROOM



TYPE B1

96 SQM / 1033 SQFT

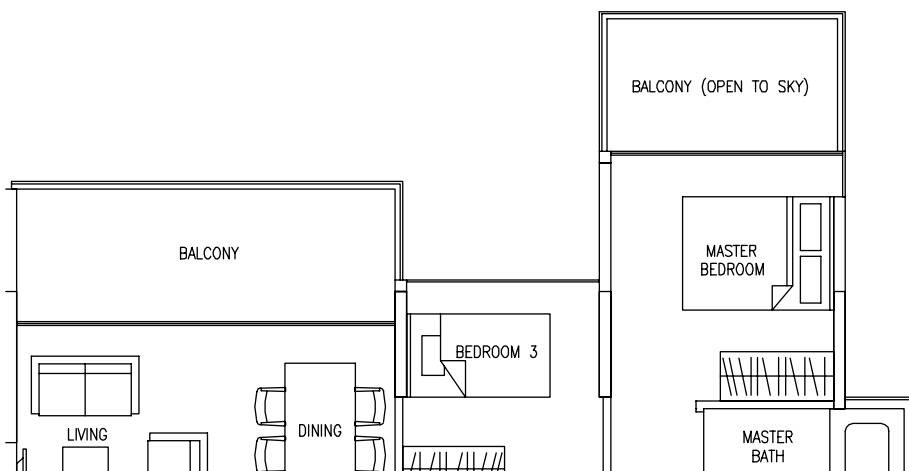
#03-02 to #17-02
 #03-12* to #17-12*
 #03-19 to #17-19



TYPE B1P

116 SQM / 1249 SQFT

#01-02, #01-12*, #01-19

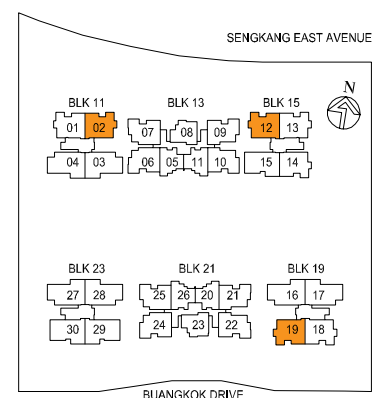


TYPE B1B

102 SQM / 1098 SQFT

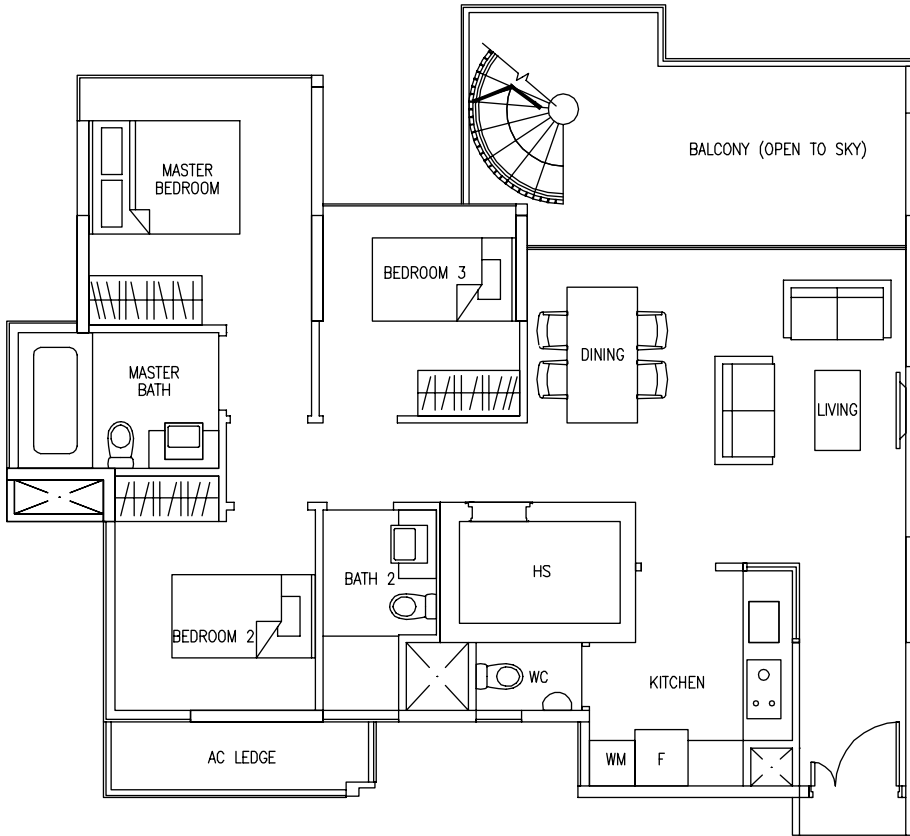
#02-02, #02-12*, #02-19

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

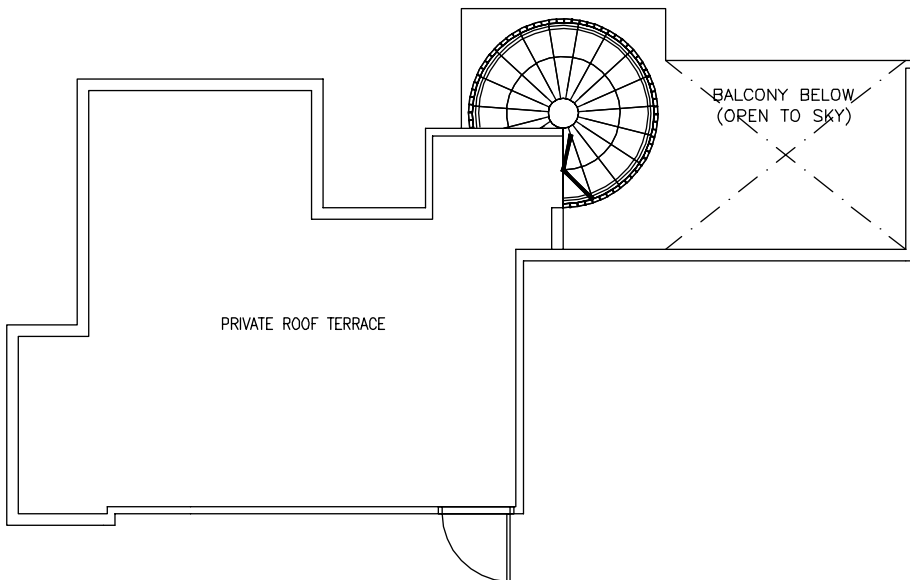


FLOOR PLANS

3 BEDROOM



LOWER



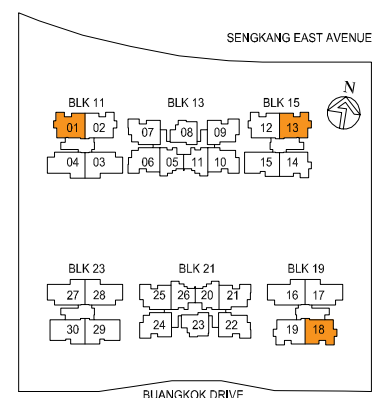
UPPER

TYPE B2T

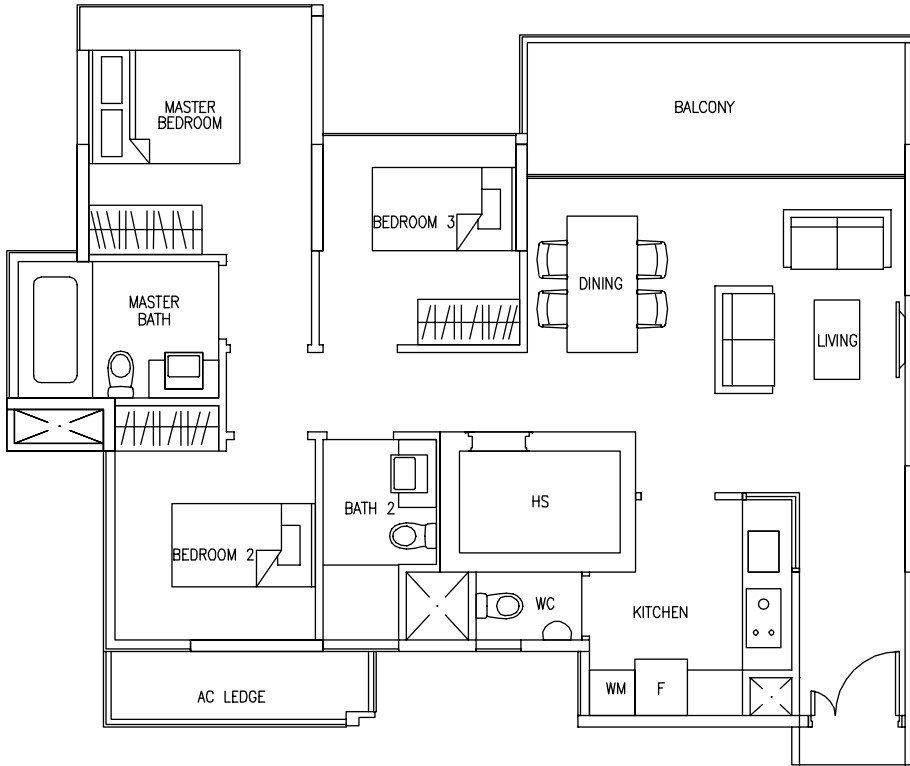
134 SQM / 1442 SQFT

#18-01, #18-13*, #18-18

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



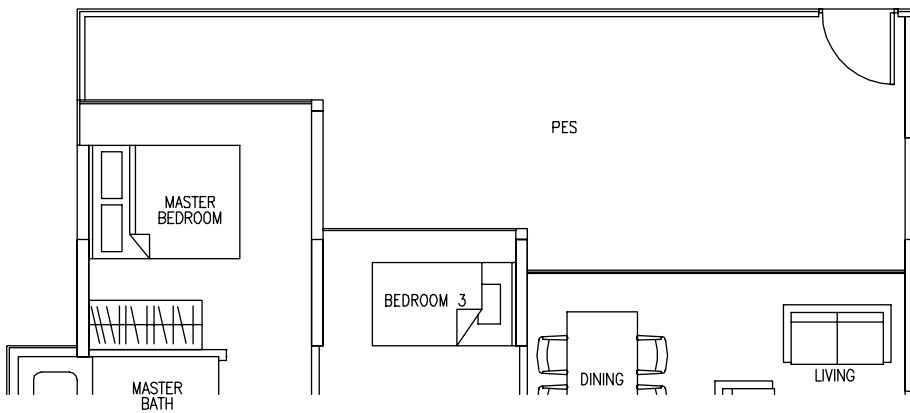
3 BEDROOM



TYPE B2

96 SQM / 1033 SQFT

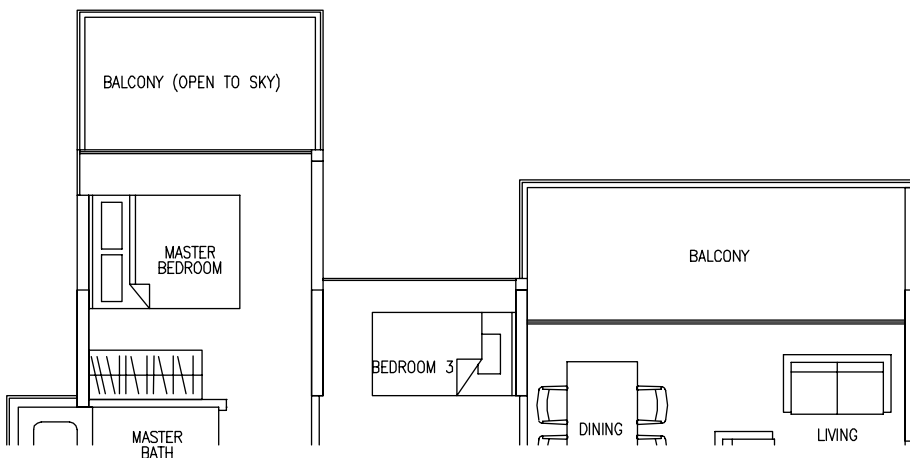
#03-01 to #17-01
 #03-13* to #17-13*
 #03-18 to #17-18



TYPE B2P

116 SQM / 1249 SQFT

#01-01, #01-13*, #01-18

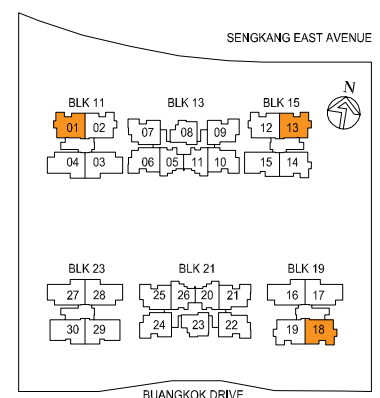


TYPE B2B

102 SQM / 1098 SQFT

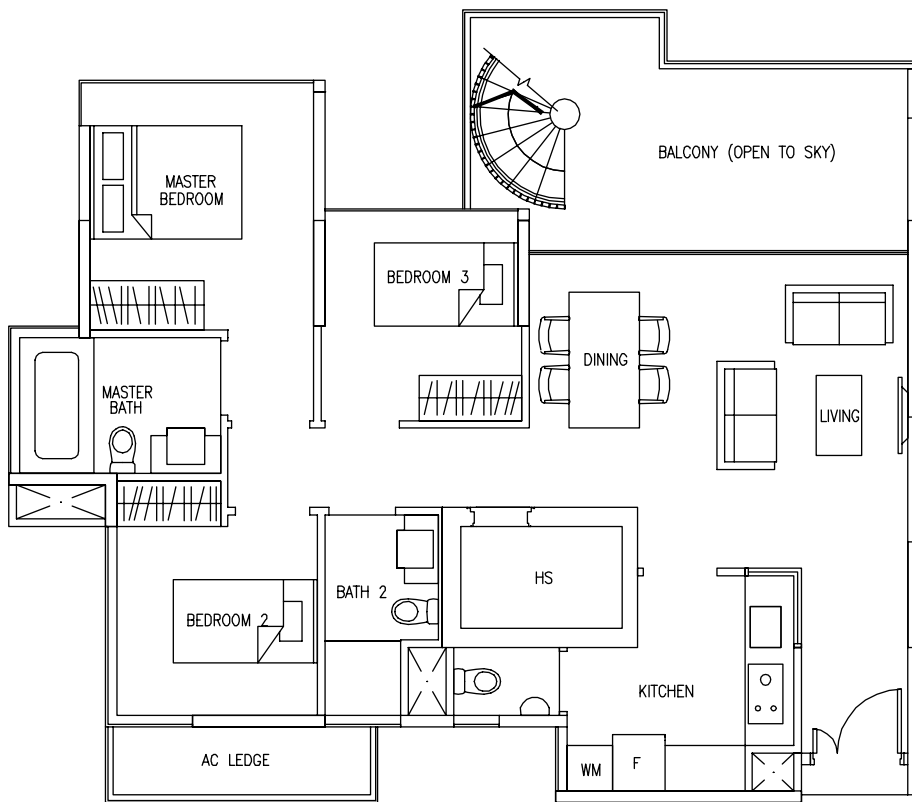
#02-01, #02-13*, #02-18

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

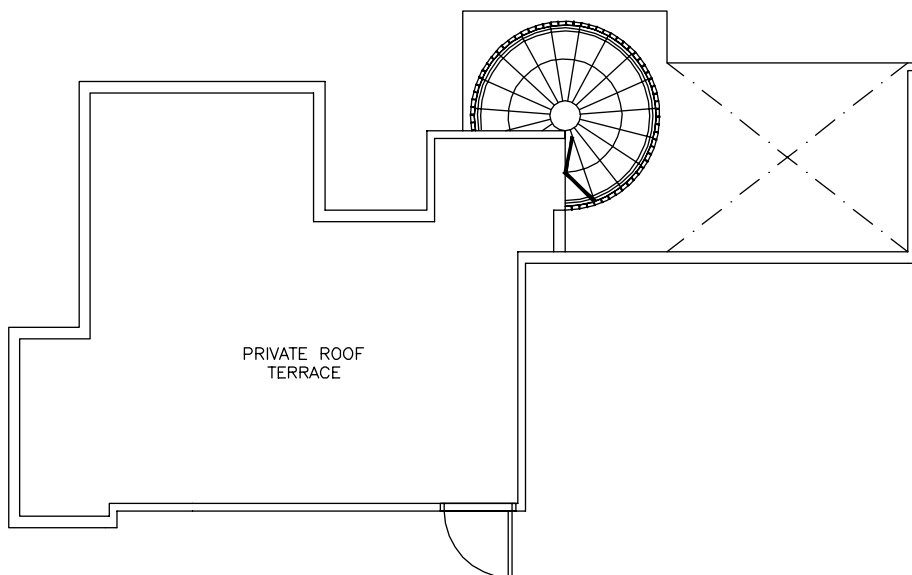


FLOOR PLANS

3 BEDROOM



LOWER



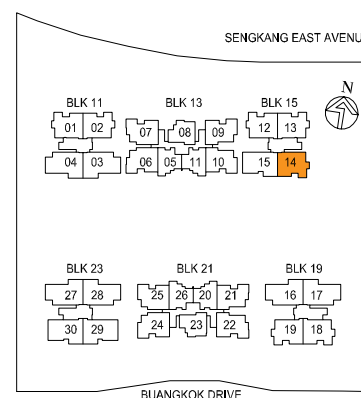
UPPER

TYPE B3T

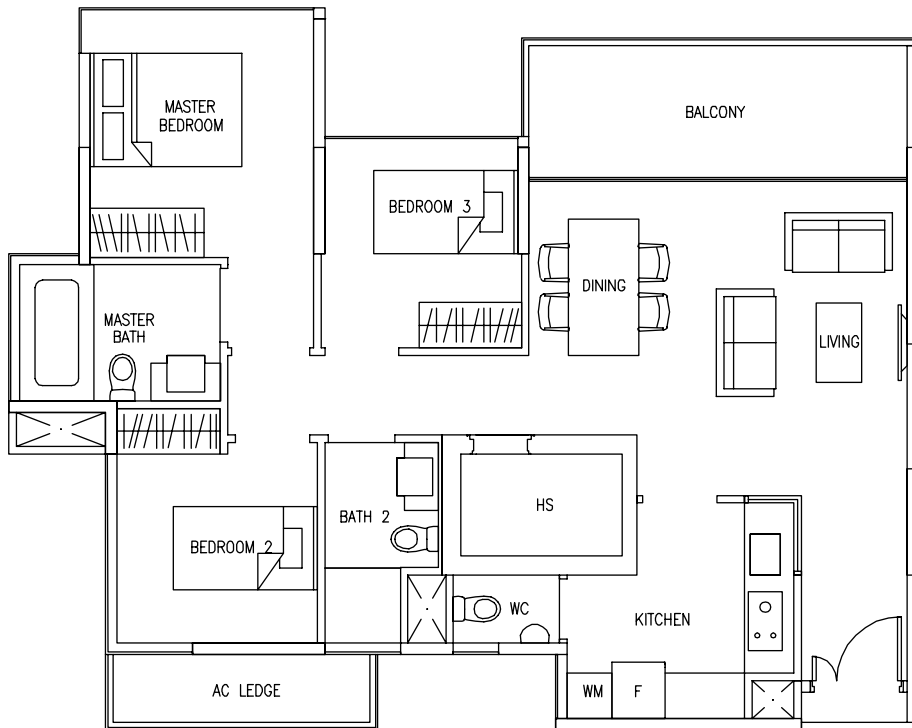
134 SQM / 1442 SQFT

#18-14

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



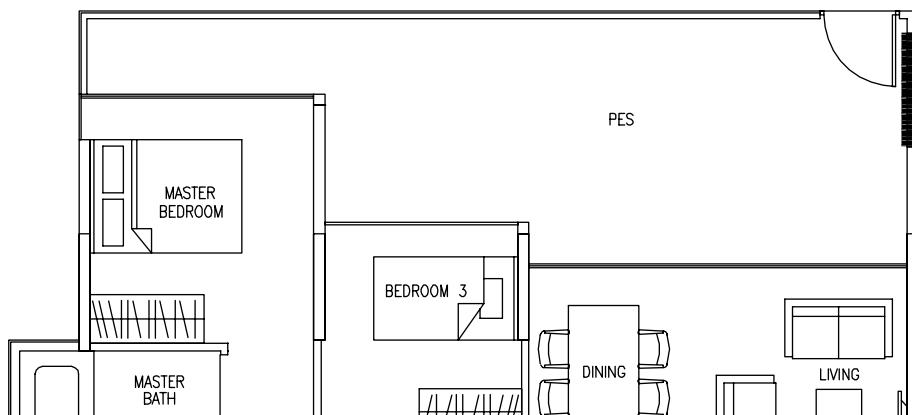
3 BEDROOM



TYPE B3

96 SQM / 1033 SQFT

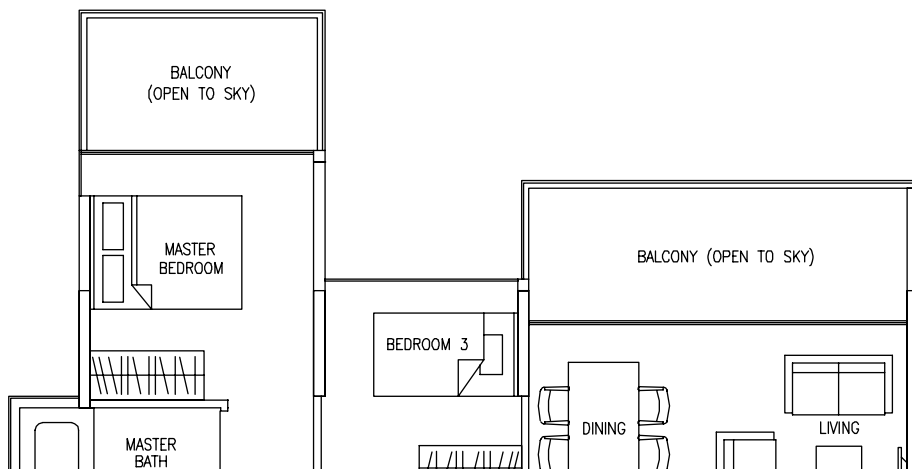
#03-14 to #17-14



TYPE B3P

114 SQM / 1227 SQFT

#01-14

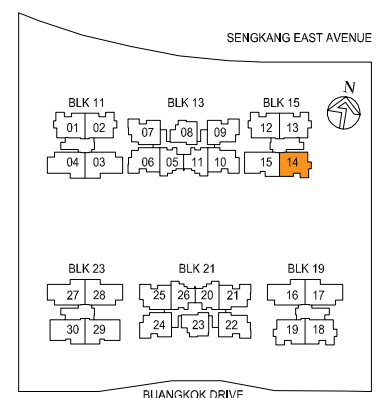


TYPE B3B

102 SQM / 1098 SQFT

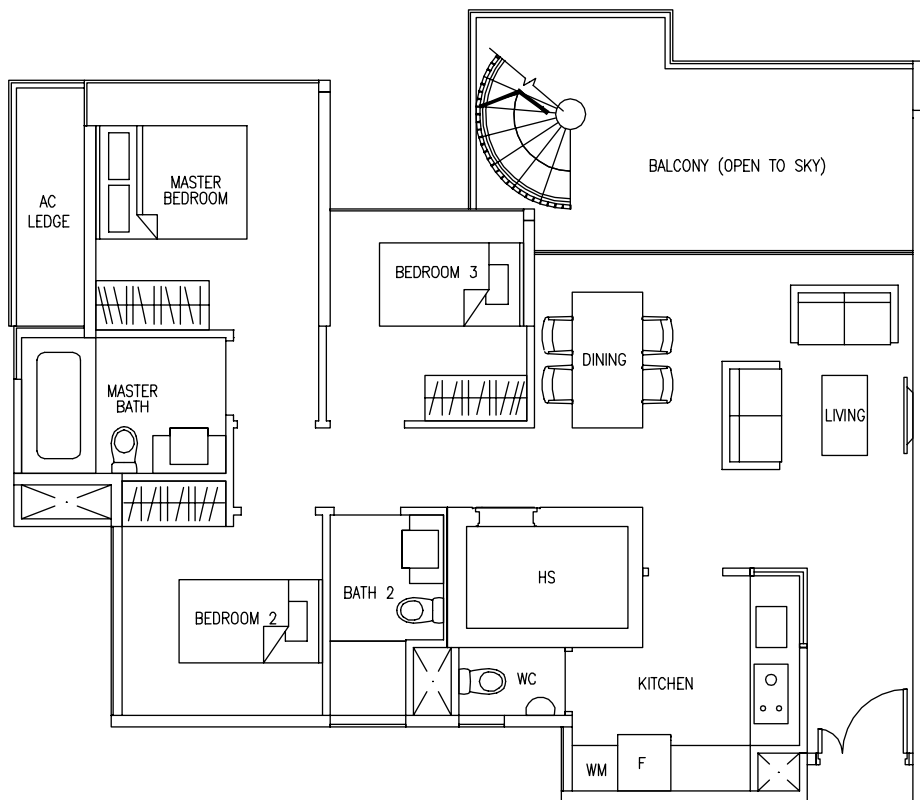
#02-14

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

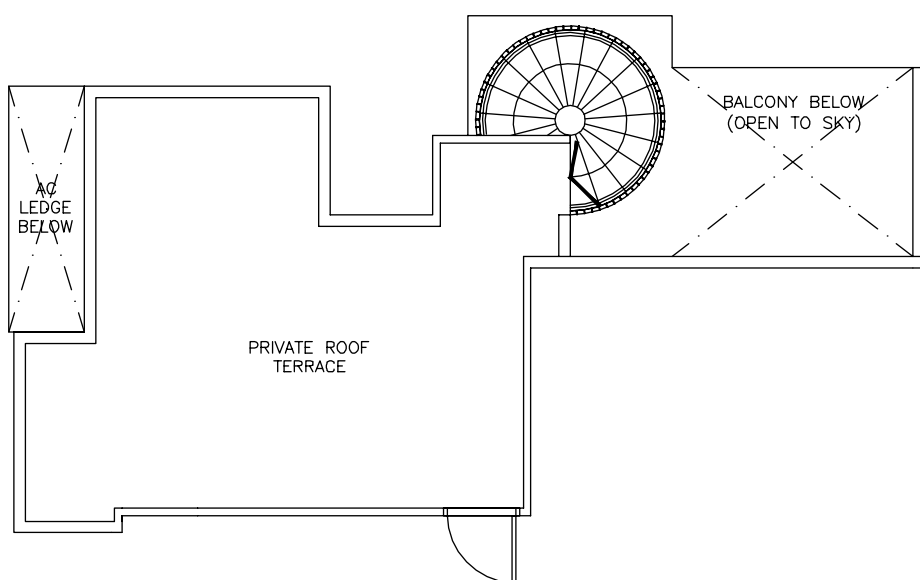


FLOOR PLANS

3 BEDROOM



LOWER



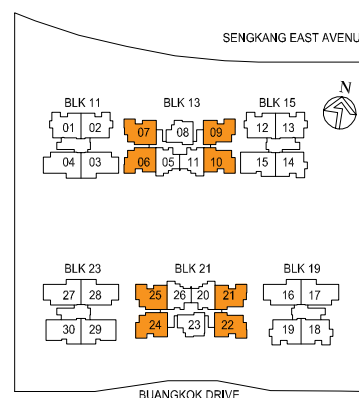
UPPER

TYPE B4T

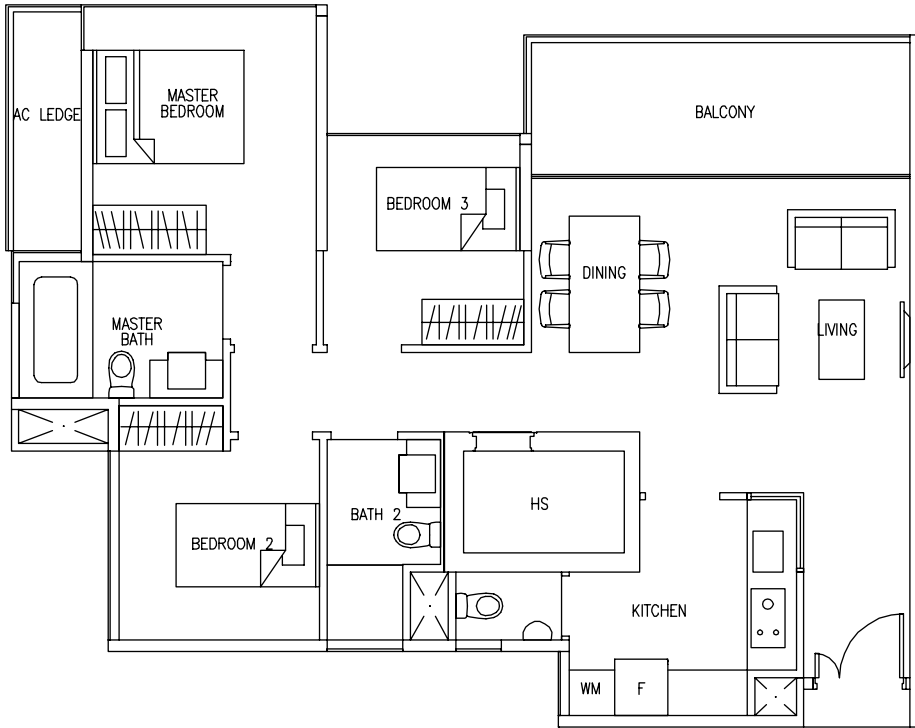
134 SQM / 1442 SQFT

#18-06*, #18-07, #18-09*,
#18-10, #18-21*, #18-22,
#18-24*, #18-25

Disclaimer :
Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



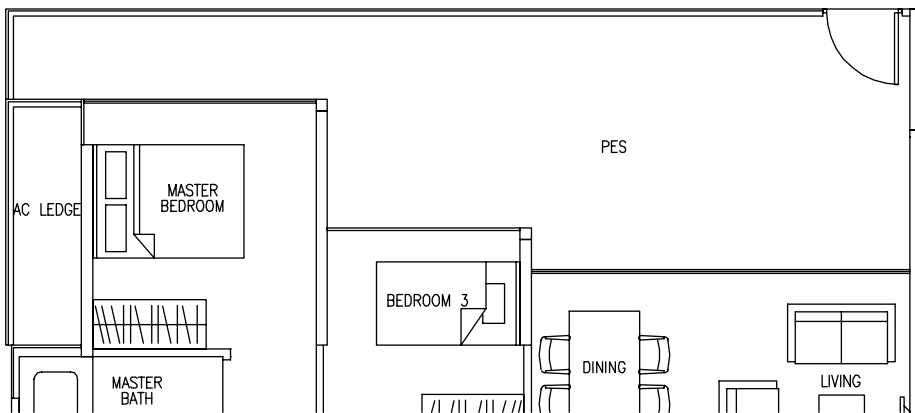
3 BEDROOM



TYPE B4

95 SQM / 1023 SQFT

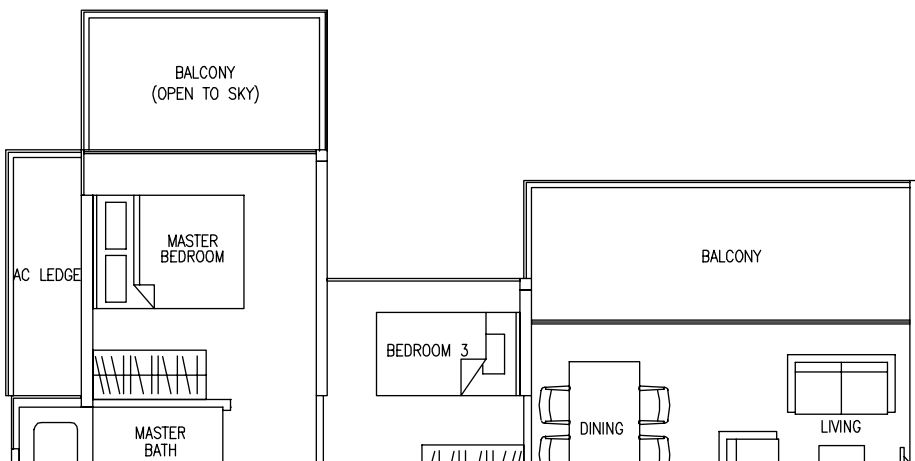
- #03-06* to #17-06*
- #03-07 to #17-07
- #03-09* to #17-09*
- #03-10 to #17-10
- #03-21* to #17-21*
- #03-22 to #17-22
- #03-24* to #17-24*
- #03-25 to #17-25



TYPE B4P

116 SQM / 1249 SQFT

- #01-06*, #01-07, #01-09*,
- #01-10, #01-21*, #01-22,
- #01-24*, #01-25



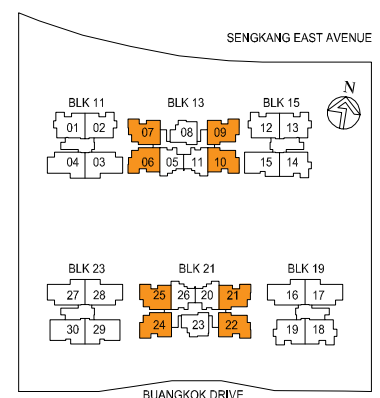
TYPE B4B

101 SQM / 1087 SQFT

- #02-06*, #02-07, #02-09*,
- #02-10, #02-21*, #02-22,
- #02-24*, #02-25

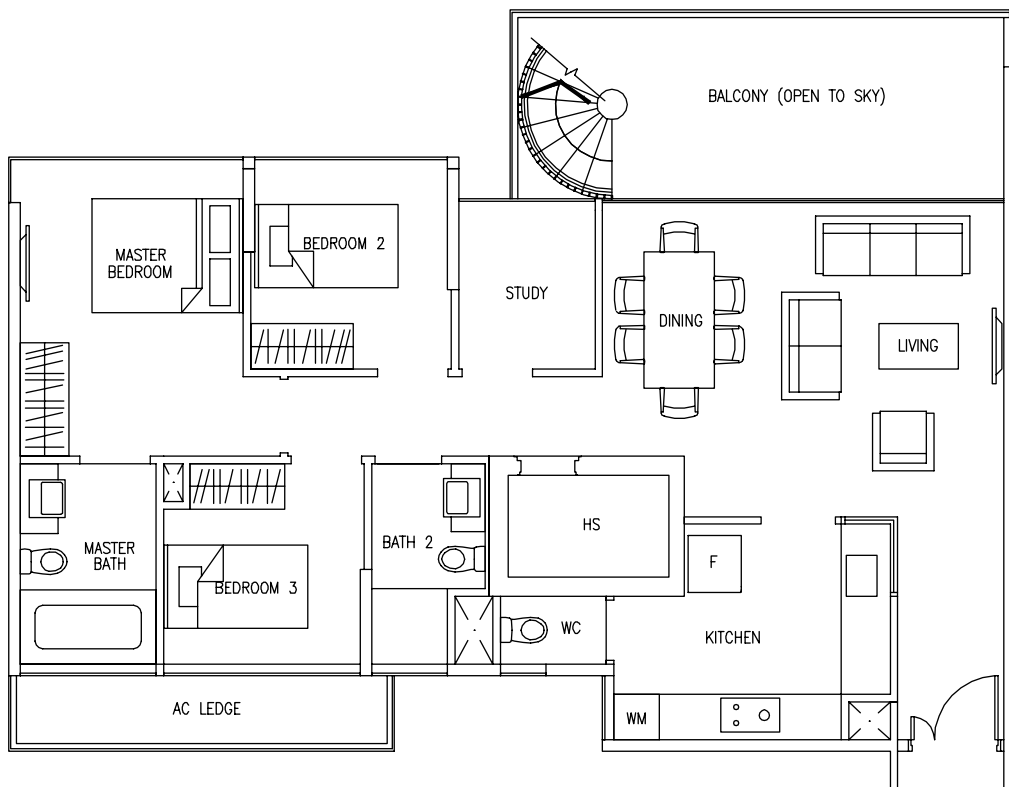
Disclaimer :

Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

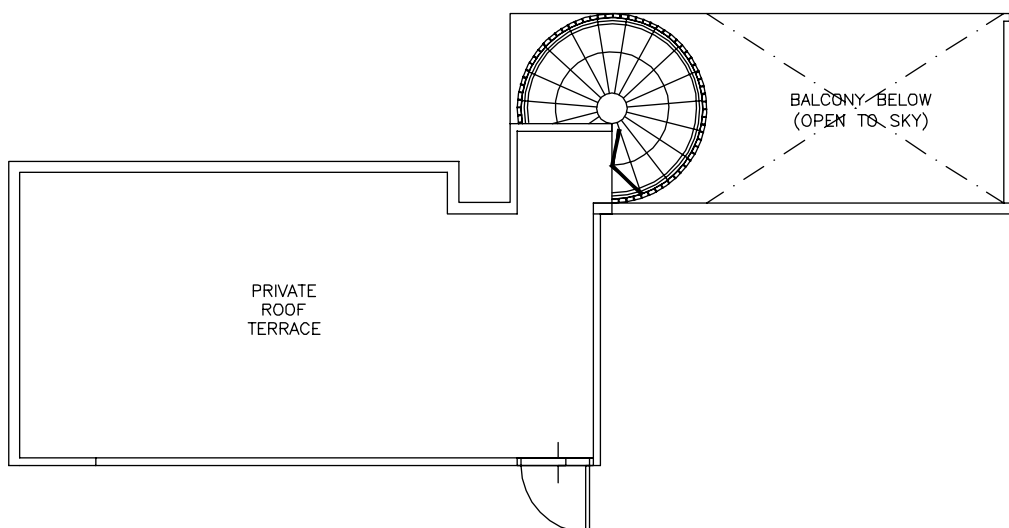


FLOOR PLANS

3+1 BEDROOM



LOWER



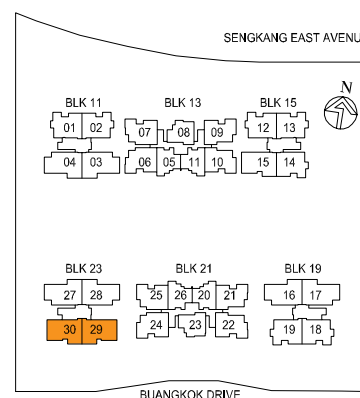
UPPER

TYPE C1T

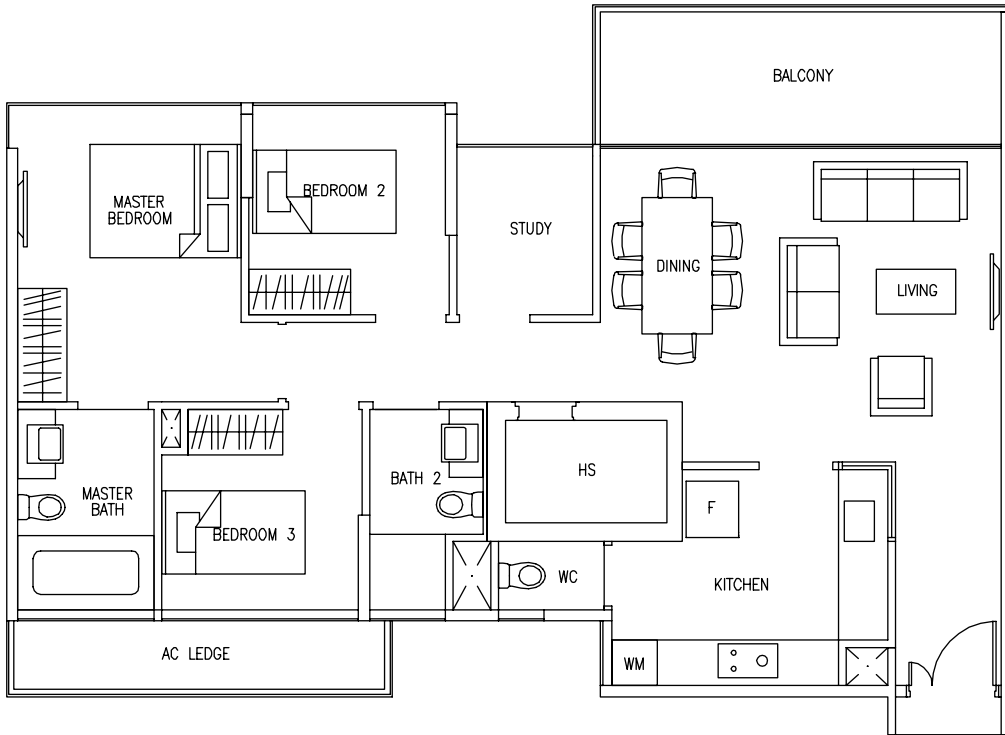
143 SQM / 1539 SQFT

#18-29, #18-30*

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



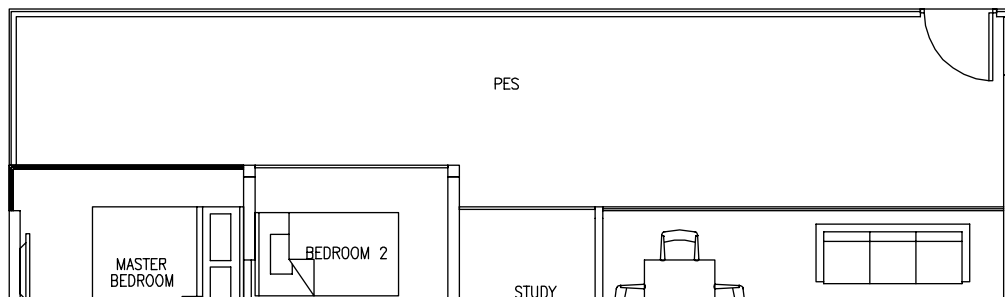
3+1 BEDROOM



TYPE C1

107 SQM / 1152 SQFT

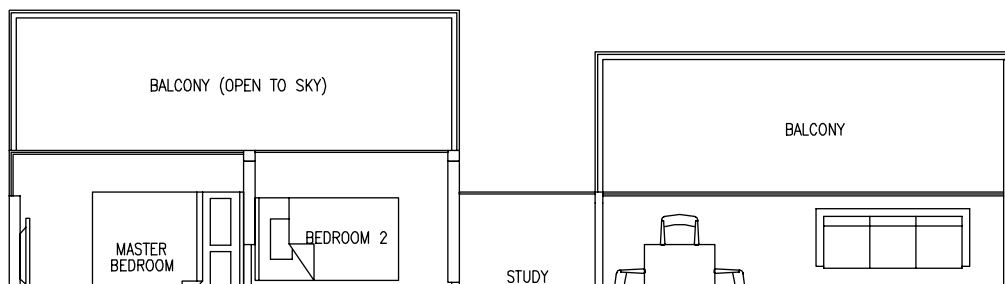
#03-29 to #17-29
#03-30* to #17-30*



TYPE C1P

128 SQM / 1378 SQFT

#01-29, #01-30*

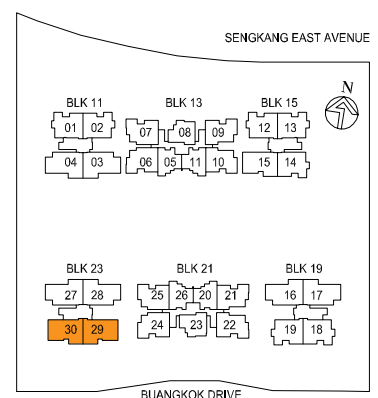


TYPE C1B

118 SQM / 1270 SQFT

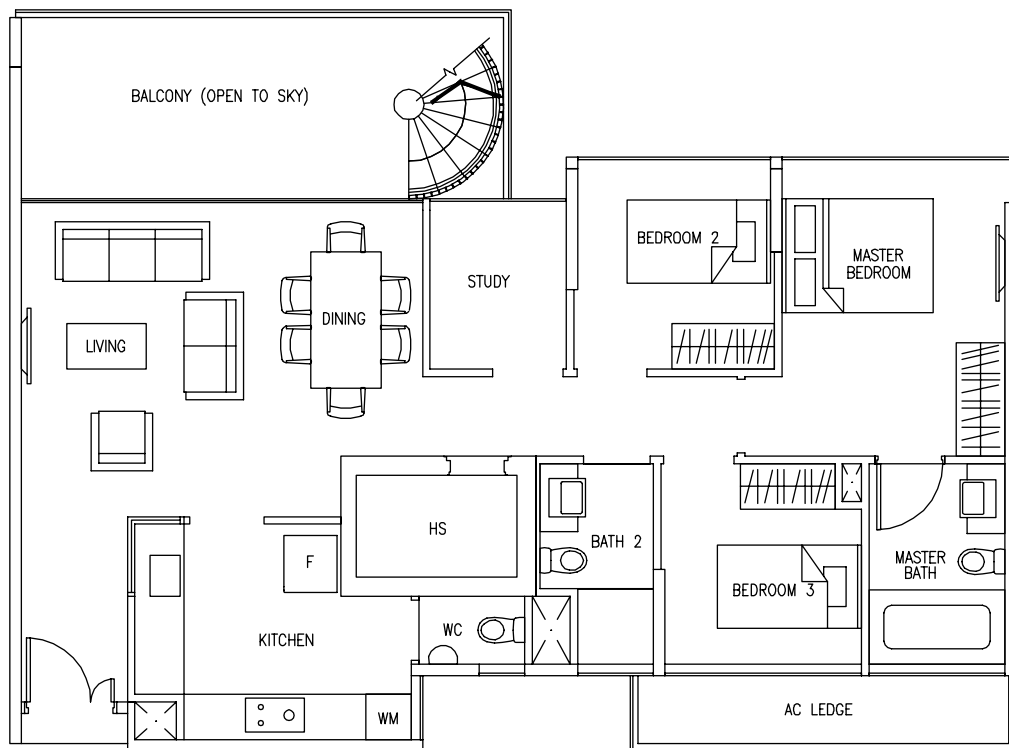
#02-29, #02-30*

Disclaimer :
Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

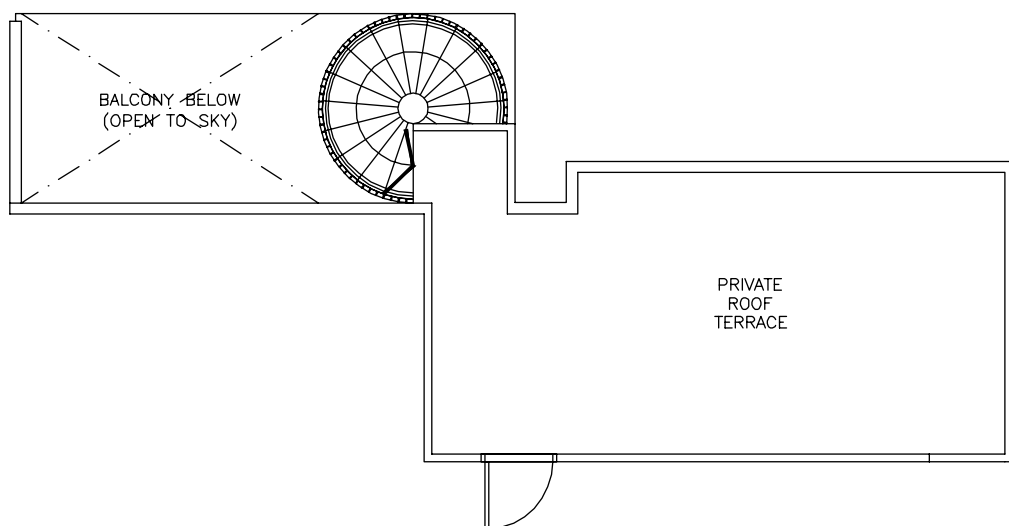


FLOOR PLANS

3+1 BEDROOM



LOWER



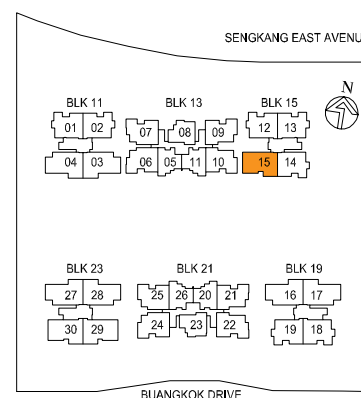
UPPER

TYPE C2T

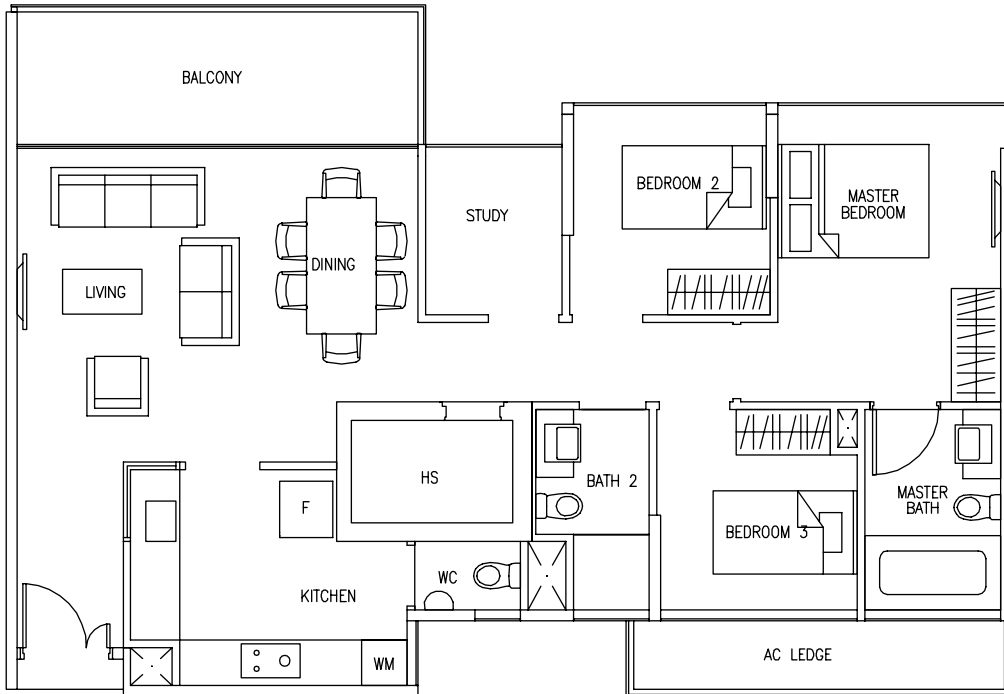
142 SQM / 1528 SQFT

#18-15

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



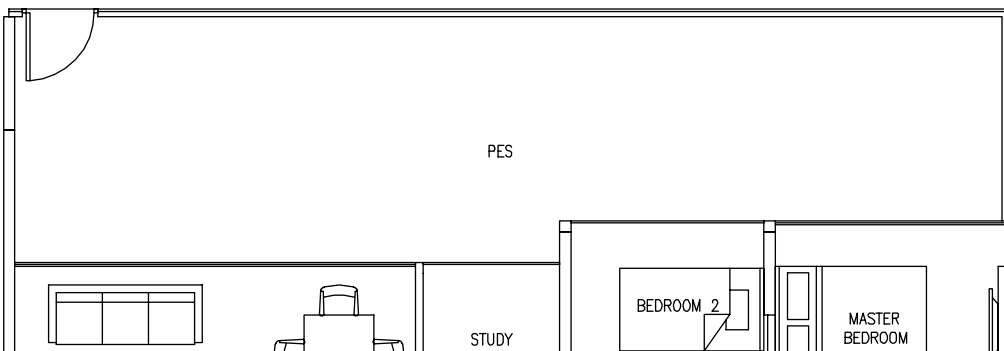
3+1 BEDROOM



TYPE C2

106 SQM / 1141 SQFT

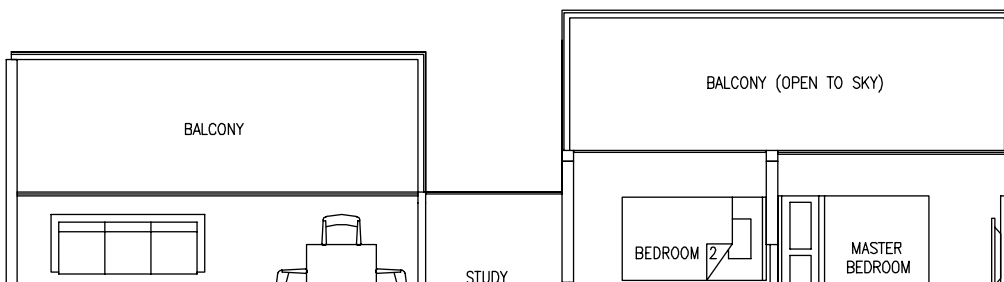
#03-15 to #17-15



TYPE C2P

137 SQM / 1475 SQFT

#01-15

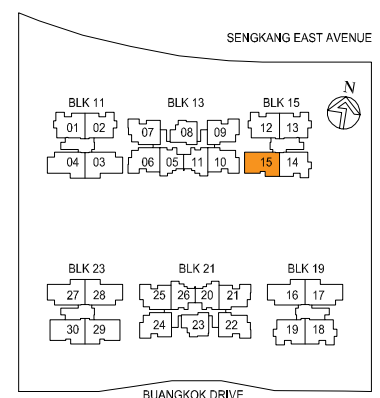


TYPE C2B

117 SQM / 1259 SQFT

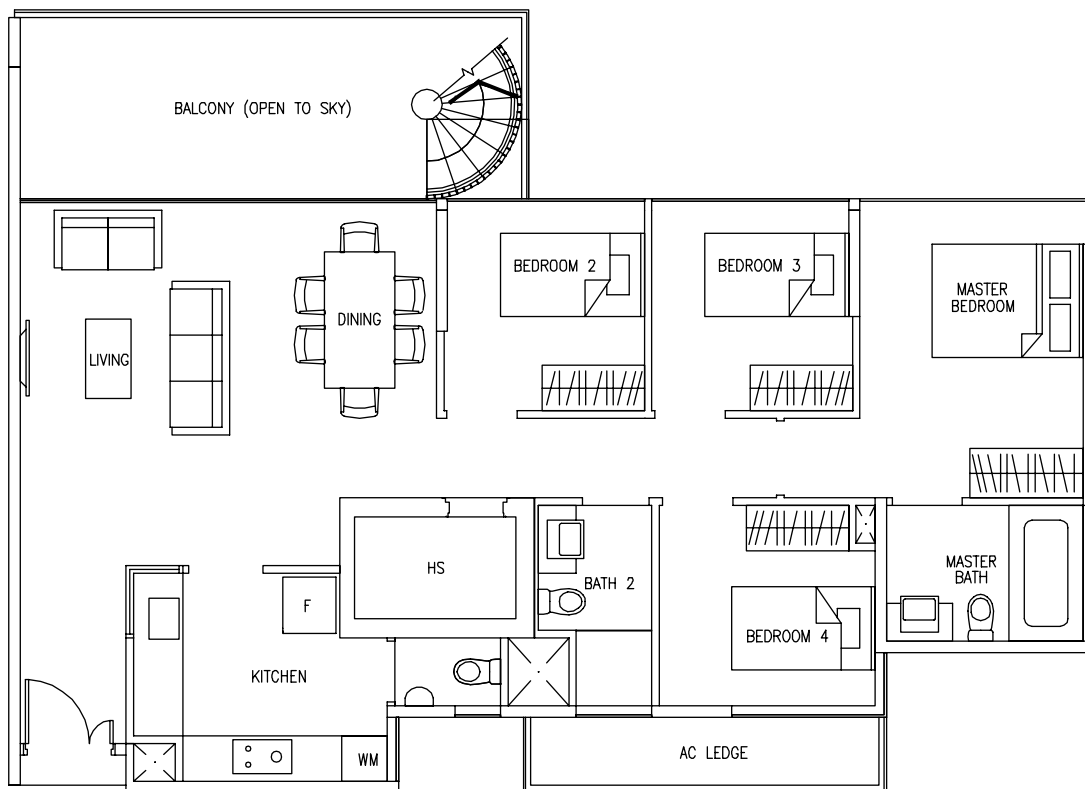
#02-15

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

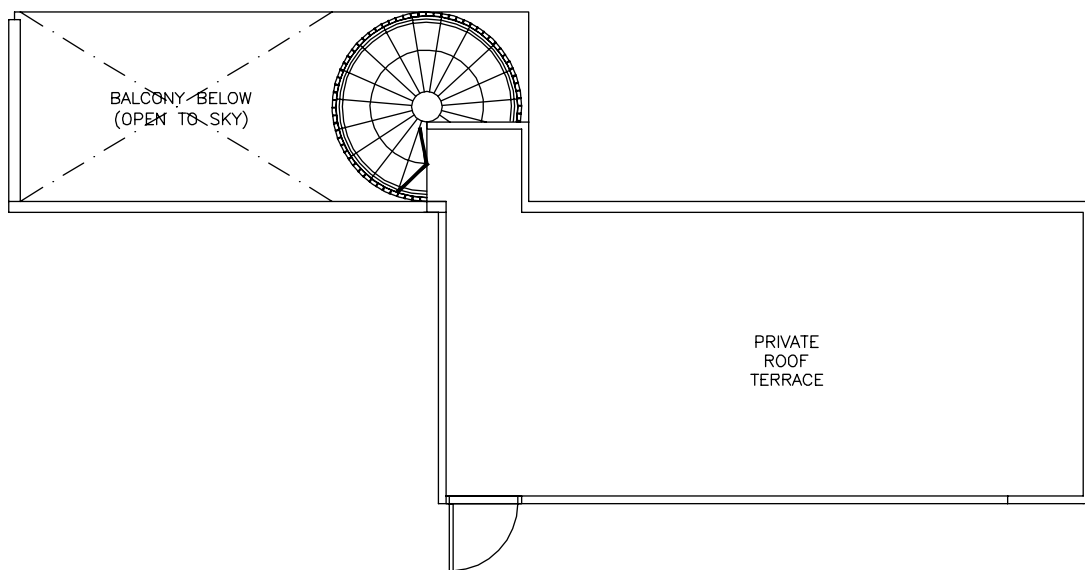


FLOOR PLANS

4 BEDROOM



LOWER



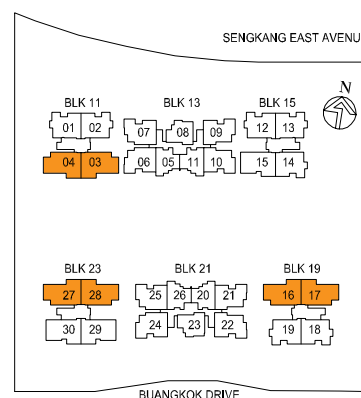
UPPER

TYPE D1T

155 SQM / 1668 SQFT

#18-03*, #18-04,
#18-16*, #18-17,
#18-27*, #18-28

Disclaimer :
Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



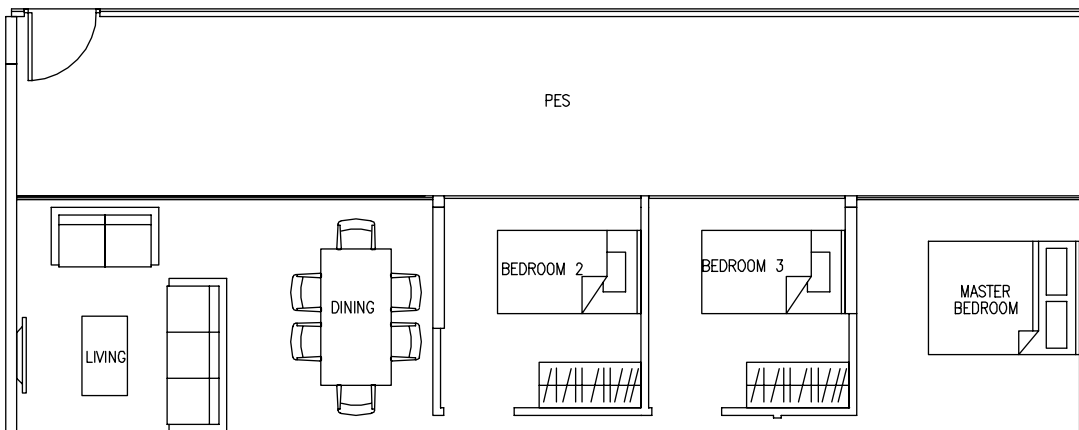
4 BEDROOM



TYPE D1

114 SQM / 1227 SQFT

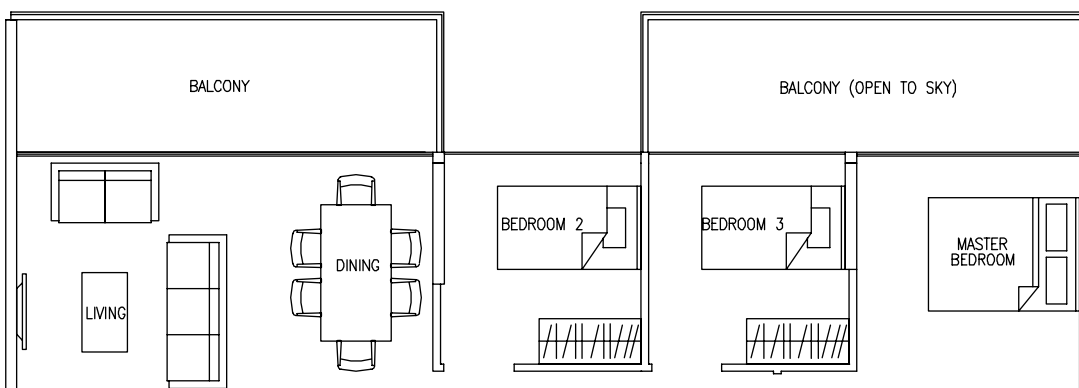
#03-03* to #17-03*
 #03-04 to #17-04
 #03-16* to #17-16*
 #03-17 to #17-17
 #03-27* to #17-27*
 #03-28 to #17-28



TYPE D1P

139 SQM / 1496 SQFT

#01-03*, #01-04,
 #01-16*, #01-17,
 #01-27*, #01-28

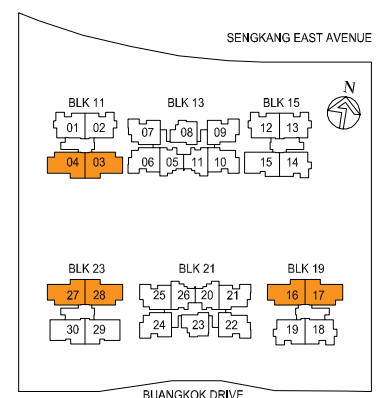


TYPE D1B

125 SQM / 1345 SQFT

#02-03*, #02-04,
 #02-16*, #02-17,
 #02-27*, #02-28

Disclaimer :
 Areas include A/C ledge, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



SPECIFICATIONS

1) FOUNDATION

Reinforced concrete bored piles and / or reinforced concrete precast piles

2) SUPERSTRUCTURE

Reinforced concrete structure

3) WALLS

- (a) External - Reinforced concrete and / or common clay bricks
- (b) Internal - Reinforced concrete and / or common clay bricks and / or pre-cast wall panels / lightweight concrete blocks / drywall partitions

4) ROOF

Reinforced concrete roof with appropriate insulation and waterproofing system

5) CEILING

(i) Unit

- Living, Dining, Bedrooms, Study, PES, : Skim coat with emulsion paint where applicable
- Balcony Hallway to Bedrooms / Entry to : Plasterboard / skim coat with emulsion paint where applicable
- Living, Kitchen, Bathrooms and WC
- Household Shelter : Skim coat plaster with emulsion paint

(ii) Common Areas

- All lift lobbies from B2 to 18th storey : Skim coat and / or ceiling board with emulsion paint finish
- Basement Carpark, And Staircases : Skim coat with emulsion paint finish

6) FINISHES

(A) WALL

(i) Unit

- Living, Dining, Hallway, Bedrooms, Study, Household Shelter : Cement & sand plaster and / or skim coat with emulsion paint
- Common Bathroom, Master Bathroom : Homogenous tiles and / or ceramic tiles and / or porcelain tiles
- Kitchen, WC : Cement & sand plaster and / or skim coat with emulsion paint and / or spray texture coating
- PES, Balcony and Terrace

- NOTE**
- All homogenous tiles, porcelain tiles, ceramic tiles, cement / sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only
 - No tiles behind / below kitchen cabinet, long bath, vanity cabinet and mirror
 - Wall surface above the false ceiling level will be left in its original bare condition

(ii) Common Areas

Internal Wall

- Basement 1 & 2, 1st Storey Lift Lobbies : Cement & sand plaster and / or skim coat with emulsion paint and / or spray textured paint and / or homogenous / ceramic tiles and / or natural stone feature

Lift Lobbies

- 2nd to 18th Storey Common Lift Lobbies : Cement & sand plaster and / or skim coat with emulsion paint and / or homogenous / ceramic tiles and / or textured paint
- All Common Corridors : Cement & sand plaster and / or skim coat with emulsion paint

External Wall Finishes

- All External Walls : Cement & sand plaster and / or skim coat with emulsion paint and / or spray texture coating

(B) FLOOR

(i) Unit

- Living, Dining & Hallway : Compressed marble w/ matching skirting
- All Bedrooms & study : Laminated timber floor w/ matching skirting
- All Bathrooms : Homogenous tiles and / or ceramic tiles and / or porcelain tiles
- Household Shelter, PES, Balcony and Terrace : Homogenous tiles and / or ceramic tiles and / or porcelain tiles
- WC, Kitchen : Homogenous tiles and / or ceramic tiles and / or porcelain tiles

(ii) Common Areas

- All lift Lobbies and all Common Corridors from B2 to 18th Storey : Homogenous tiles and / or ceramic tiles
- Escape Staircases from Basement to Roof : Cement / sand screed with anti-slip groove

- NOTE**
- No floor finishes and skirting below and behind wardrobe

7) WINDOWS

Aluminium framed windows with clear and / or tinted and / or obscured glass where appropriate

8) DOORS

- i) Approved fire-rated timber doors to Main Entrance
- ii) Hollow core timber door to all Bedrooms, Master Bath and Common Bathrooms
- iii) Timber framed door to Kitchen (All types except Types A1 & A2)
- iv) Aluminium framed glass sliding door to Balcony, PES, Terrace
- v) Slide-and-fold door panel to WC
- vi) Approved metal door for all Household Shelters
- vii) Quality locksets and ironmongery to all doors

9) **SANITARY FITTINGS**

(i) (All Types except Type A1 & A2)

Master Bath : 1 long bath with mixer and shower head
1 pedestal water closet
1 solid surface vanity top with 1 semi-recessed basin and mixer & open shelving
1 mirror
1 toilet paper holder
1 towel rail

(ii) (Type A1 & A2)

Master Bath : 1 shower compartment with mixer and shower head
1 pedestal water closet
1 solid surface vanity top with 1 semi-recessed basin and mixer & open shelving
1 mirror
1 toilet paper holder
1 towel rail

(iii) **Common Baths**

: 1 shower compartment with mixer and shower head
1 solid surface vanity top with 1 semi-recessed basin and mixer & vanity cabinet
1 pedestal water closet
1 mirror
1 toilet paper holder
1 towel rail

(iv) **WC**

: 1 pedestal water closet
1 basin with tap
1 shower set with bib tap
1 toilet paper holder

(v) **Balcony, PES and Terrace** : 1 bib tap

10) **ELECTRICAL INSTALLATION**

(i) All electrical wirings are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in conduits

(ii) Refer to Electrical Schedule for details

11) **TV AND TELEPHONE**

(i) Refer to Electrical Schedule for details

12) **LIGHTNING PROTECTION**

(i) Lightning Protection System shall be provided in accordance with Singapore Standard CP33: 1996

13) **AIR CONDITIONING**

(i) Wall mounted FCU air-conditioning split system to Living, Dining, Study and Bedrooms

14) **PAINTING**

(i) External Walls : External emulsion paint and / or textured coating to designated area

(ii) Internal Walls : Emulsion paint finish

15) **WATERPROOFING**

Waterproofing for Bathrooms, Kitchen, WC, Balcony, Landscape Deck, Terrace, R.C. flat roof, Pools, Water Features, Jacuzzi, Male / Female Changing Room, Handicapped Toilets, Guardhouse & Basement where applicable

16) **DRIVEWAY AND CARPARK**

(i) Interlocking pavers and / or cobblestone and / or concrete floor with hardener to Open Surface Driveway at designated areas

(ii) Concrete floor with hardener to applicable areas of ramps to basement ramp, driveway and podium carparks

17) **RECREATION FACILITIES**

- (A) Pavilion
- (B) Swimming pools
- (C) BBQ Pits
- (D) Fitness Area
- (E) Children's Playground
- (F) Tennis Court
- (G) Multi-Purpose Court
- (H) Clubhouse with:
 - a. Gymnasium
 - b. Multi-Purpose Room
 - c. Children Play Room
 - d. AV Room
 - e. Male & Female Changing Rooms w/ Steam Room

18) **ADDITIONAL ITEMS**

- (a) Kitchen Cabinets - Solid surface countertop complete with high and low level kitchen cabinets, sink with mixer, cooker hob, hood and built-in oven
- (b) Bedroom Wardrobes - Built-in wardrobes
- (c) Water Heater - Hot water supply from gas water heater to master and common bathroom only
- (d) Security
 - i) Proximity Card Access
 - ii) Carpark barrier system at the main entrance at Guardhouse
 - iii) CCTV surveillance for general security
- (e) Gas - Town gas at kitchen hob
- (f) PES / Balcony / Terrace - Metal railing and / or reinforced concrete and / or brick wall
- (g) PES Gate - Metal gate

SPECIFICATIONS

19) ELECTRICAL SCHEDULE

ITEM	UNIT TYPE							
	A1 & A2 A1B & A2B A1P & A2P	A1T & A2T	B1, B2, B3 & B4 B1B, B2B, B3B & B4B B1P, B2P, B3P & B4P	B1T, B2T, B3T & B4T	C1 & C2 C1B & C2B C1P & C2P	C1T & C2T	D1 D1B D1P	D1T
Lighting Point	9	12	12	15	13	16	13	16
13A Switched Socket Outlet	17	18	20	21	22	23	23	24
13A Switched Socket Outlet For Washing Machine	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1
Aircon Isolator*	2	2	2	2	3	3	3	3
FM/TV Outlet	1	1	1	1	1	1	1	1
SCV Outlet	3	3	4	4	4	4	5	5
Telephone Outlet	3	3	4	4	4	4	5	5
Cooker Hood Point	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1

*All isolators for CU are subjected to A/C equipment configuration.

Notes:

Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) or 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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3 of the Sales and Purchase Agreement ("S&P"), the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and / or such relevant entities / authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and / or the relevant entities / authorities. This shall include all costs / fees incurred for any additional hard wiring required.

Marble, Limestone and Granite

Marble, limestone and 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 or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. Subject to Clause 14.3 of the S&P, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Vanity Counters, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout / Location of wardrobes, kitchen cabinets, vanity counters, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

Timber

Timber is a natural material containing grain / vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Wall

No tiles behind / below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

Wall surface above the false ceiling level will be left in its original bare condition.

Glass

Glass is widely used in residential developments and may break / shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage.

False Ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance to concealed M&E equipment for regular servicing purposes. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

Mechanical Ventilation System

The mechanical ventilation system for the toilet, foyer and any other areas within the Unit is to be maintained by the Purchaser on a regular basis.

Tiles

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

• Developer : MaxLee Development Pte Ltd (Co. Reg No. 201015064D) • Lot No. : Lot 02170T MK21 at Sengkang East Avenue • Developer's Licence : C0701 • Building Plan Approval No. : A0814-00014-2010-BP01 dated 7 December 2010 • Tenure : Leasehold 99-years w.e.f. 24 August 2010 • Expected Temporary Occupation Period (TOP) : 26 May 2014 • Expected Legal Completion (CSC) : 26 May 2017

While every reasonable care has been taken in preparing this brochure and in constructing the scale models and showflats, MaxLee Development Pte Ltd (the "Developer") and its Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, scale models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. All information, specifications, rendering, visual representations and plans are current at the time of publication and are subject to change as may be required by the Developer and / or the competent authorities, and shall neither form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements and / or representations of fact. Floor areas are approximate measurements and are subject to final survey. The Sale and Purchase Agreement (the "Sale Agreement") shall form the entire agreement between the Developer and the Purchaser, and shall supercede all statements, representations or promises made prior to the signing of the Sale Agreement and the terms of the Sale Agreement shall in no way be modified by any statements, representations or promises made by the Developer and / or its Marketing Agent(s). The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

Another Prestigious Project By



United
Engineers
Limited

