



SINGHAIYI
GROUP

BUILDING FOR GENERATIONS
精诚存信 佳业传承



MASTERPIECE

THE EXCLUSIVE RESORT

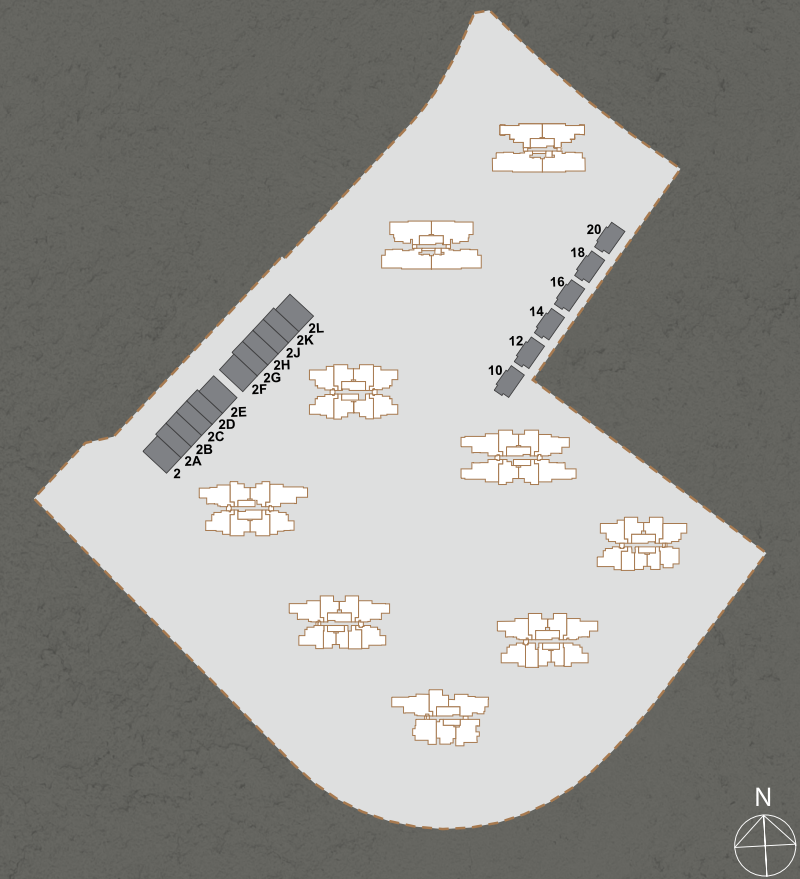


PARC
CLEMATIS
锦泰门第

12 TERRACES



FIND PLEASURE
IN LEISURE AND NATURE



• STRATA HOUSES: BUNGALOWS AND TERRACES

• “EXCLUSIVE RESORT LIVING” WITH 50M LAP POOL,
PRIVATE GARDEN AND LUSH LANDSCAPE SURROUNDINGS

• CONTRASTING EARTH-TONED ARCHITECTURAL FAÇADE
TO ELEVATE THE RESORT STYLE AMBIENCE

• 6 BUNGALOWS & 12 TERRACES

ENJOY COMMUNAL LIVING WITH
 approx. **400,000** sq. ft.
 OF FACILITIES



RELAX+

- 1 LAWN 1 (READING LAWN)
- 2 RAIN GARDEN
- 3 COMMUNITY GARDEN
- 4 RAIN SPA PAVILION
- 5 CABANA
- 6 LAWN 3 (STARGAZING LAWN)
- 7 PAVILION STUDY 1 (CHILLAX CORNER 1)
- 8 PAVILION STUDY 2 (CHILLAX CORNER 2)
- SKY GARDEN (Block 8E @ 24th Storey)

RELAX

- 9 LAWN 2 (PICNIC LAWN)
- 10 DINING DECK
- 11 JACUZZI ALCOVE 1
- 12 JACUZZI ALCOVE 2
- 13 AQUATHERAPY POOL
- 14 REFLEXOLOGY GARDEN
- 15 HYDROTHERAPY POOL
- 16 DINING PAVILION (TEA PLACE)
- 17 PAVILION (STUDY / LOUNGE 1)
- 18 PAVILION (STUDY / LOUNGE 2)

BALANCE

- 19 WATER FEATURES 1
- 20 WATER FEATURES 2
- 21 WATER FEATURES 3
- 22 CLUBHOUSE 1 (READING ROOM)
- 23 CHANGING ROOM & STEAM ROOM
- 24 LAUNDRY PAVILION
- 25 POOL DECK 1
- 26 POOL DECK 2
- 27 50M LAP POOL 1
- 28 POOL DECK 3
- 29 50M LAP POOL 2
- 30 POOL DECK 4
- 31 50M LAP POOL 3
- 32 POOL DECK 5
- 33 COURTYARD PAVILION (CLEMATIS PAVILION)
- 34 PAVILION (PET'S PLAYGROUND)
- 35 PET LAWN

ACTIVE

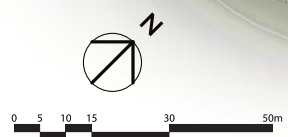
- 36 CLUBHOUSE 2 (CHEF'S KITCHEN)
- 37 CLUBHOUSE 3 (CELEBRATION HALL)
- 38 DINING PAVILION (MEDITERRANEAN 1)
- 39 DINING PAVILION (MEDITERRANEAN 2)
- 40 DINING PAVILION (CARIBBEAN)
- 41 DINING PAVILION (GREENHOUSE)
- 42 DINING PAVILION (TEPPANYAKI)
- 43 DINING PAVILION (WOK IT)
- 44 TODDLER PLAY POOL
- 45 KIDS' WATER PLAY
- 46 PAVILION KIDS PORTABLE BBQ (KIDS' PLAYHOUSE)

ACTIVE+

- 47 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE ENTERTAINMENT ROOM : Music / Games Console / Movie)
- 48 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE GAMES ROOM)
- 49 CLUBHOUSE 5 @ L2 (GYM)
- 50 CLUBHOUSE 5 @ L2 (DANCE STUDIO)
- 51 PLAYGROUND 1 (AQUATIC THEMED)
- 52 MAIN POOL (BEACH POOL)
- 53 TENNIS COURT
- 54 MULTI-PURPOSE COURT
- 55 OUTDOOR FITNESS 1
- 56 OUTDOOR FITNESS 2
- 57 PAVILION SPORT (SPORTS ARENA)
- 58 CAMPING GARDEN
- 59 PLAYGROUND 2 (INCLUSIVE)
- 60 PLAYGROUND 3 (ZOO THEMED)

ANCILLARIES

- A MAIN ENTRANCE
- B DROP-OFF
- C GUARDHOUSE
- D SIDE GATE
- E ARRIVAL LOBBY
- F COVERED LINKWAY TO AYE BUS STOP B1
- G COVERED LINKWAY TO BUS STOP B3 AND TO CLEMENTI MRT VIA CASCADIA
- H SECONDARY VEHICULAR ACCESS
- I SUBSTATION / TRANSFORMER ROOM
- J MDF (Main Distribution Frame)
- K GENSET
- L BIN CENTRE
- M M&E VENTILATION SHAFT
- WATER TANK (All Towers @ Lower Roof Level)
- BOOSTER PUMP



OVERALL FACILITIES PLAN

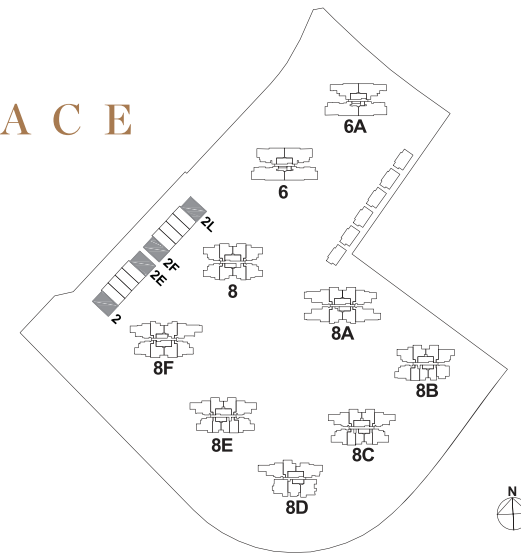
CORNER TERRACE

BASEMENT

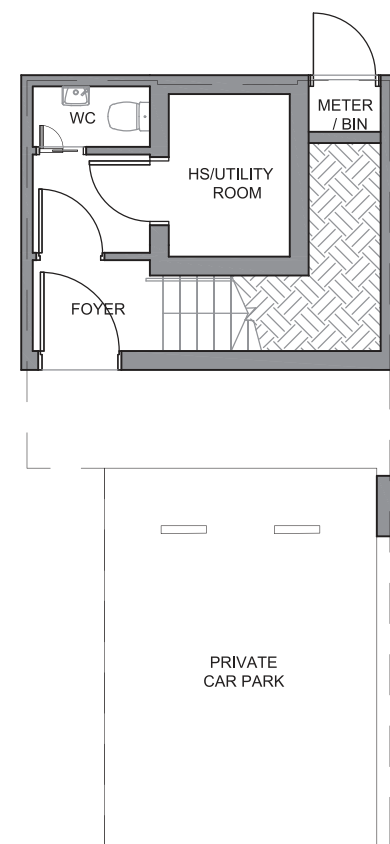
TYPE TERRACE

Area 322 sq m / (approx. 3466 sq ft)
 (Inclusive of 14 sq m PES,
 34 sq m Garden,
 26 sq m Private Car Park,
 7 sq m AC Ledge
 & 69 sq m Strata Voids)

Block 2, 2F
 Block 2E, 2L (mirrored)



Key plan is not drawn to scale



LEGEND:
 F - Fridge DB - Distribution Board ST - Storage W - Washer & Dryer Only Applicable to High Void
 U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
 The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure A of this brochure.

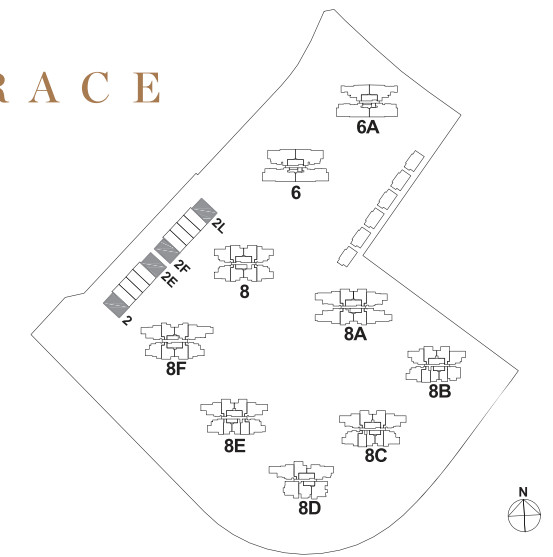
CORNER TERRACE

1ST STOREY

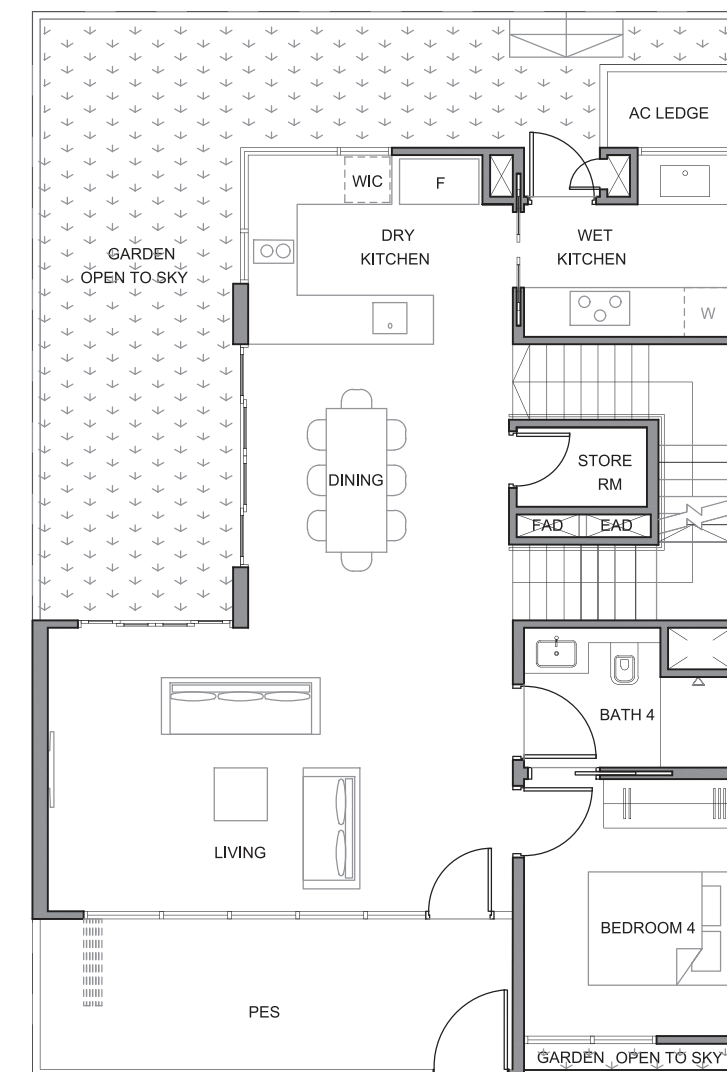
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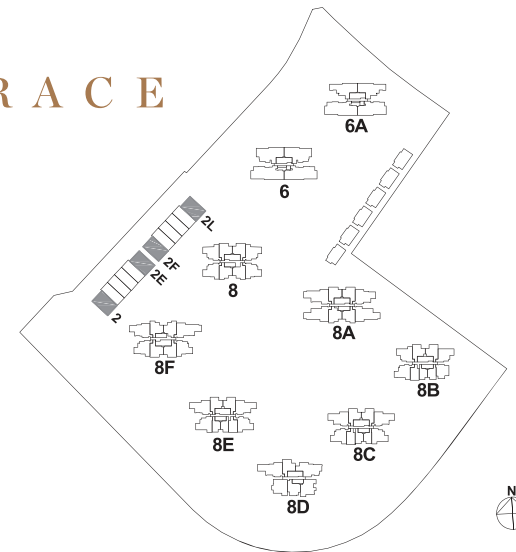
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CORNER TERRACE

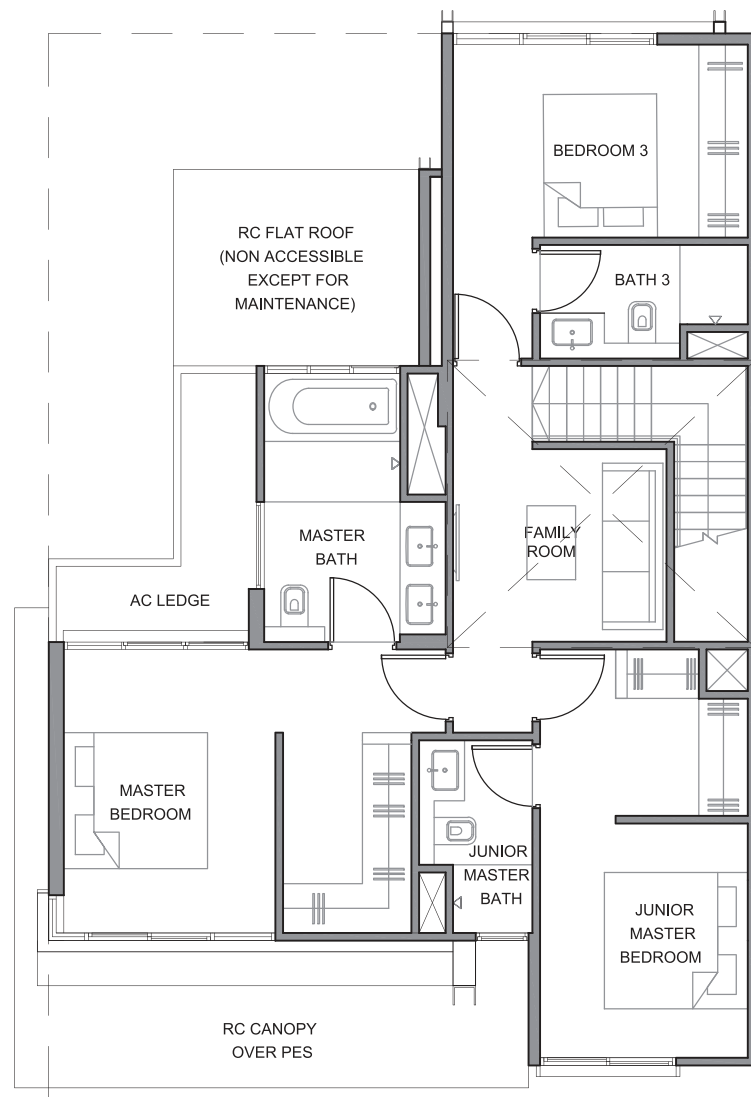
2ND STOREY TYPE TERRACE

Area 322 sq m / (approx. 3466 sq ft)
(Inclusive of 14 sq m PES,
34 sq m Garden,
26 sq m Private Car Park,
7 sq m AC Ledge
& 69 sq m Strata Voids)

Block 2, 2F
Block 2E, 2L (mirrored)



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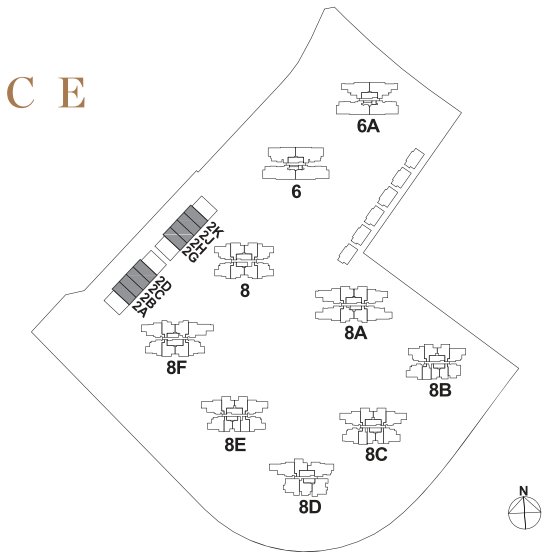
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TERRACE

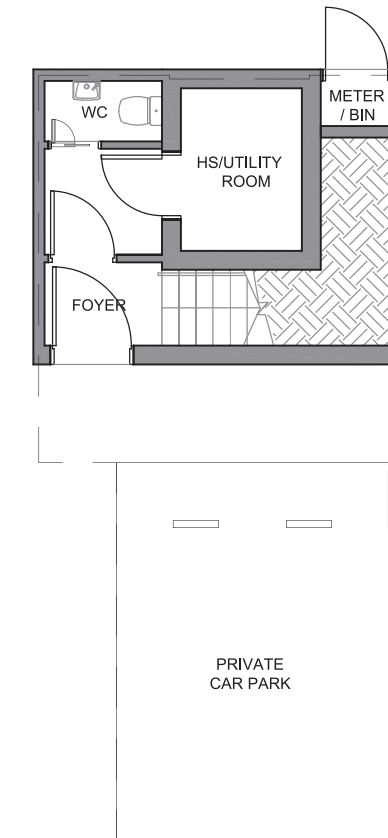
BASEMENT TYPE TERRACE

Area 247 sq m / (approx. 2659 sq ft)
(Inclusive of 12 sq m PES,
17 sq m Garden,
26 sq m Private Car Park,
7 sq m AC Ledge
& 34 sq m Strata Voids)

Block 2B, 2D, 2H, 2K
Block 2A, 2C, 2G, 2J (mirrored)



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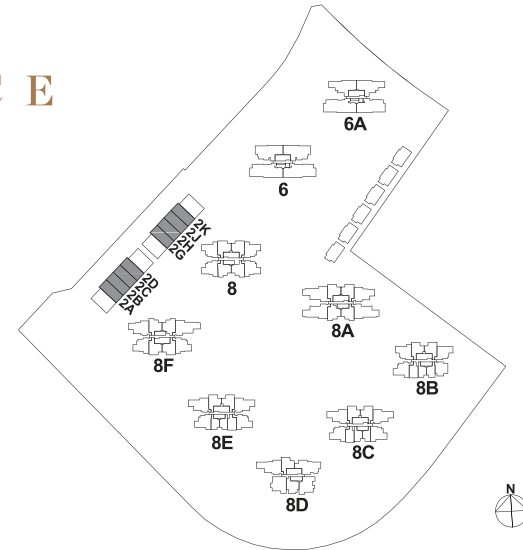
TERRACE

1ST STOREY

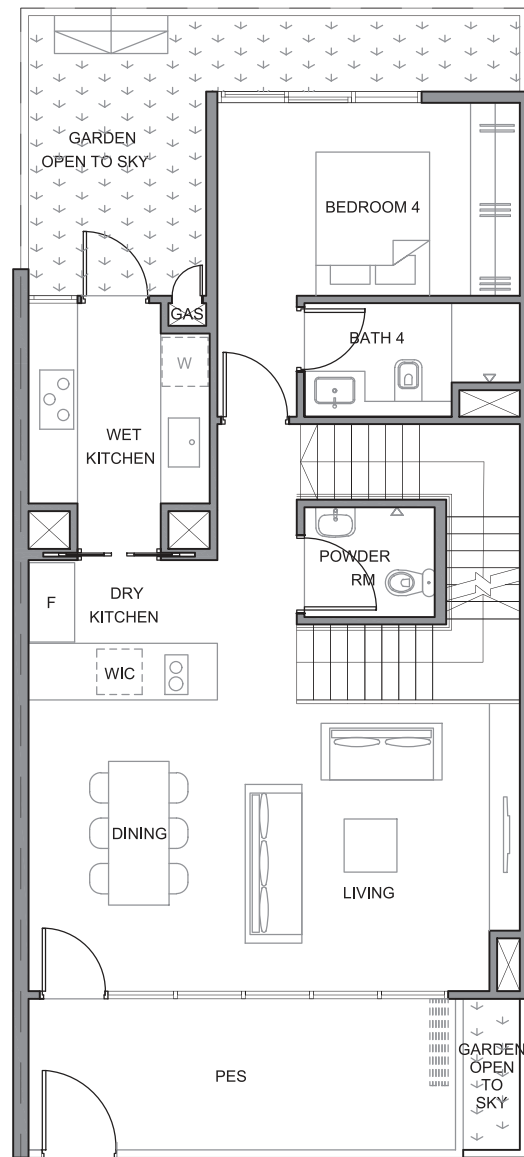
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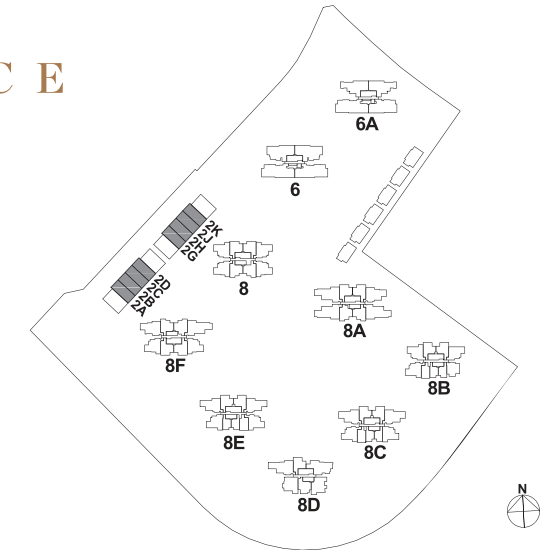
TERRACE

TERRACE

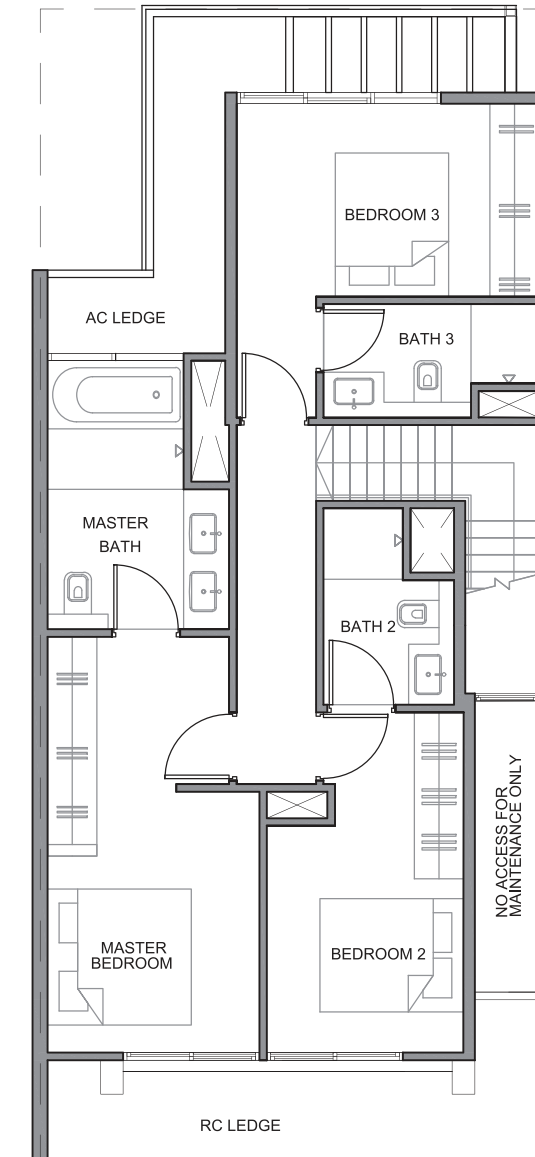
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Block 2B, 2D, 2H, 2K
 Block 2A, 2C, 2G, 2J (mirrored)



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6 BUNGALOWS

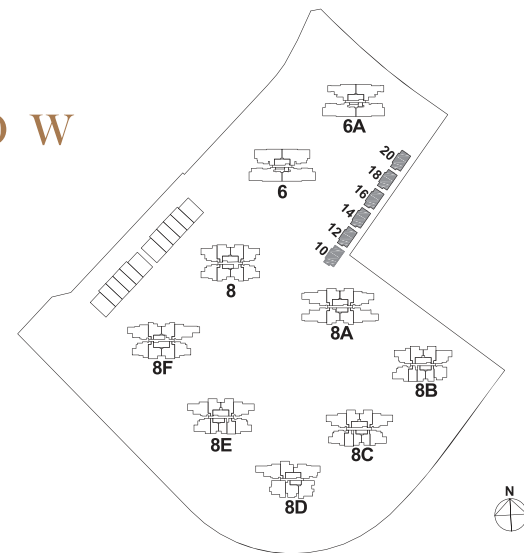


BUNGALOW

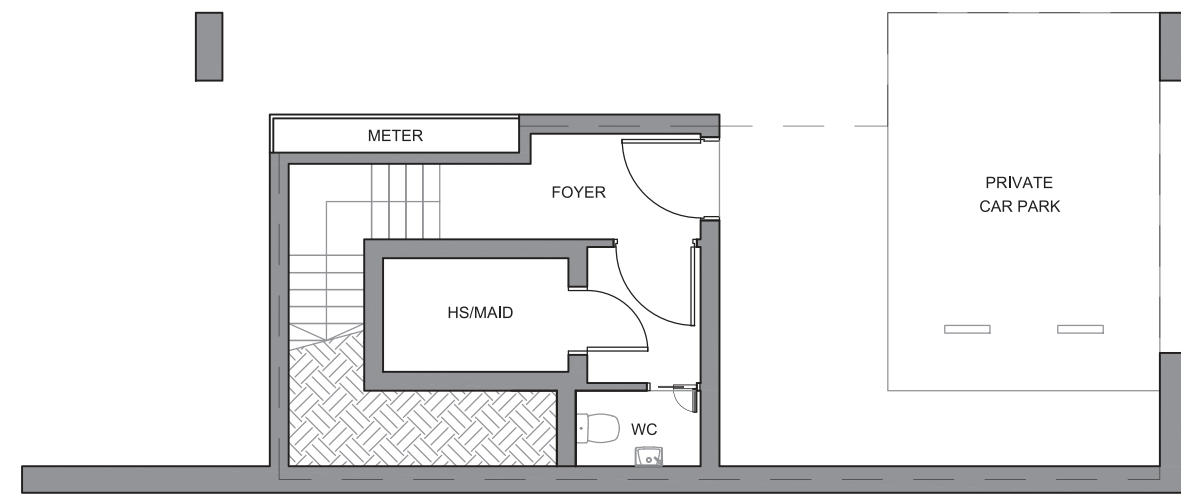
BASEMENT TYPE BUNGALOW

Area 356 sq m / (approx. 3832 sq ft)
 (Inclusive of 33 sq m Private Car Park,
 16 sq m PES,
 37 sq m Garden,
 8 sq m AC Ledge &
 69 sq m Strata Voids, 1 sq m Void)

Block 10, 12, 14, 16, 18, 20



Key plan is not drawn to scale



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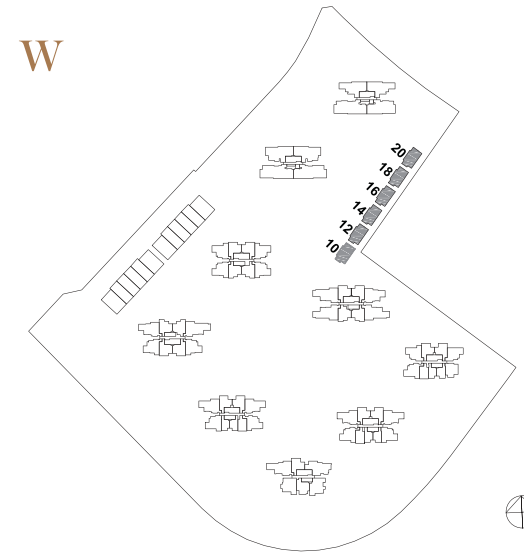
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BUNGALOW

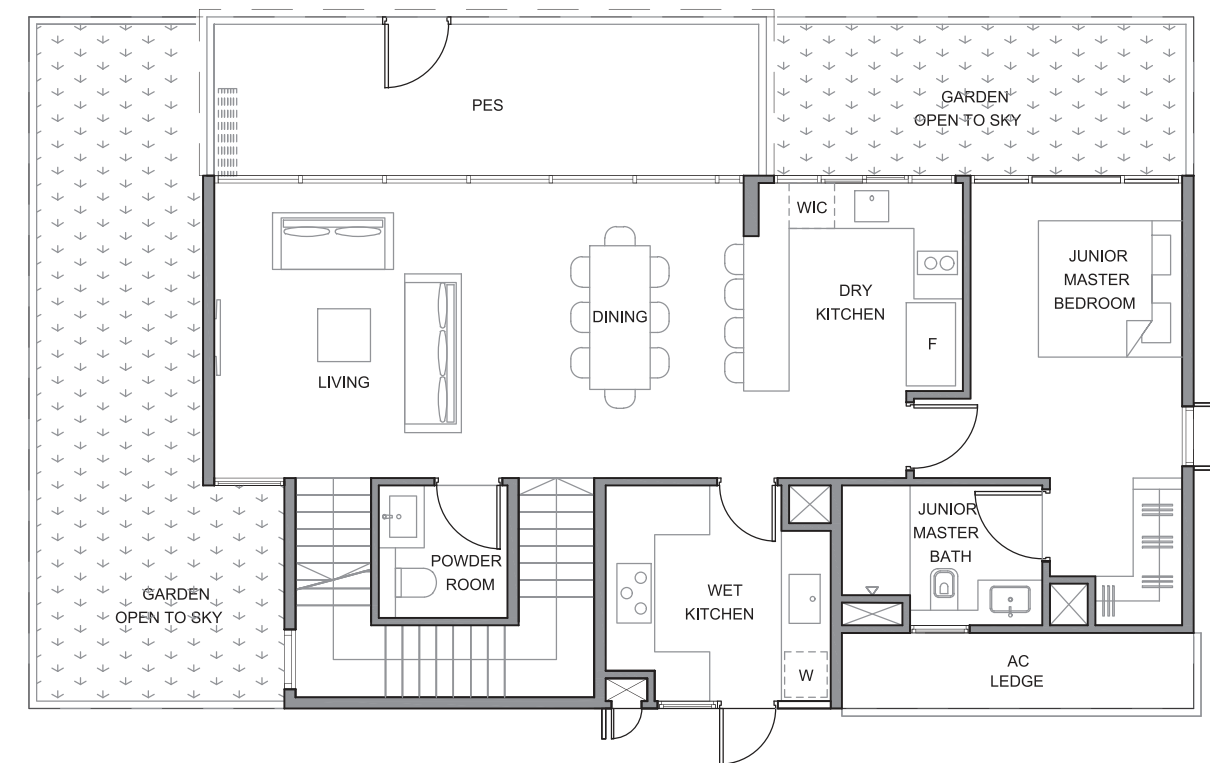
1ST STOREY TYPE BUNGALOW

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 (Inclusive of 33 sq m Private Car Park,
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 37 sq m Garden,
 8 sq m AC Ledge &
 69 sq m Strata Voids, 1 sq m Void)

Block 10, 12, 14, 16, 18, 20



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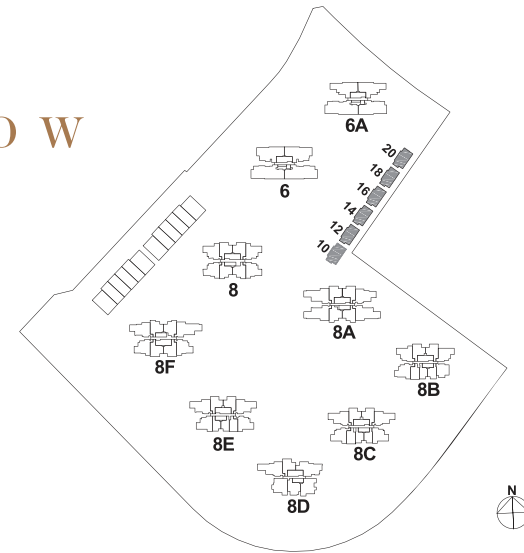
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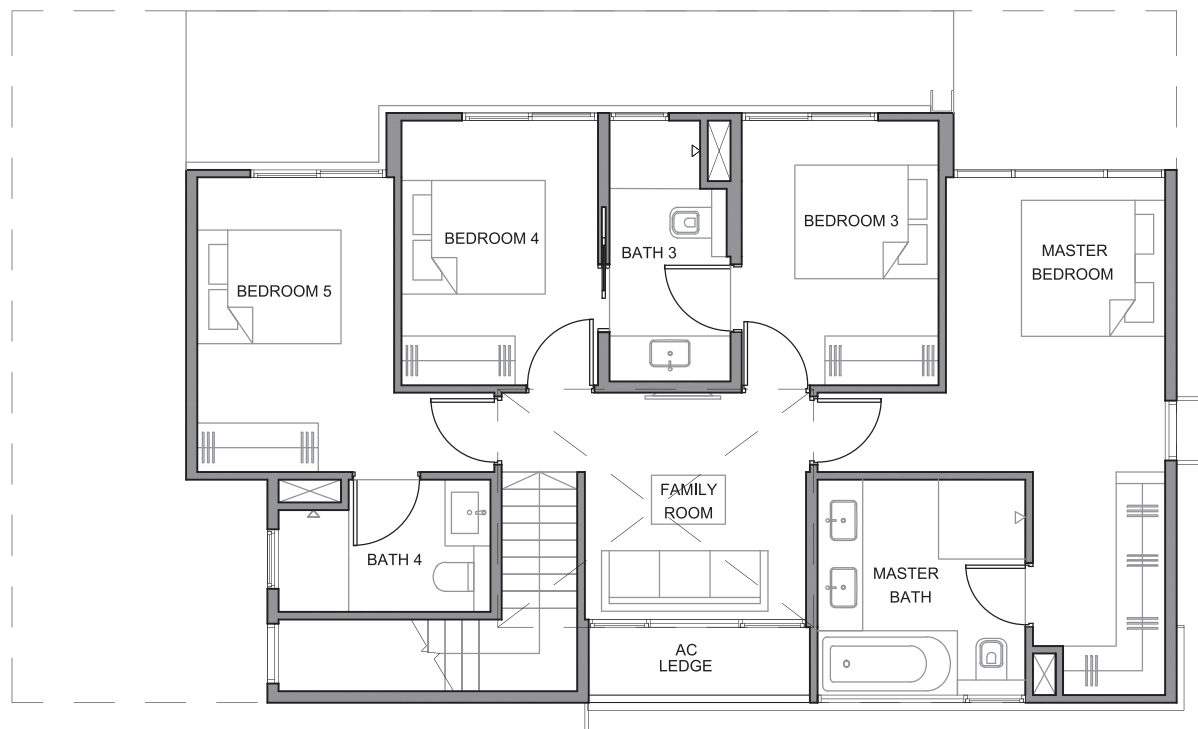
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(Inclusive of 33 sq m Private Car Park,
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37 sq m Garden,
8 sq m AC Ledge &
69 sq m Strata Voids, 1 sq m Void)

Block 10, 12, 14, 16, 18, 20



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UNIT DISTRIBUTION CHART

BUNGALOW BLOCK 10 BLOCK 12 BLOCK 14 BLOCK 16 BLOCK 18 BLOCK 20



TERRACE BLOCK 2 BLOCK 2A BLOCK 2B BLOCK 2C BLOCK 2D BLOCK 2E



BLOCK 2F BLOCK 2G BLOCK 2H BLOCK 2J BLOCK 2K BLOCK 2L



SPECIFICATIONS

1. FOUNDATION

Bored piles and/or pre-cast piles and/or reinforced concrete piles and/or footings and/or non-suspended slab on grade

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and reinforced concrete pre-fabricated and pre-cast bathroom units (PBU) and steel structures

3. WALLS

(a) External Wall curtain : Concrete wall and/or pre-cast wall and/or lightweight block wall and/or wall where applicable
 (b) Internal Wall : Concrete wall and/or lightweight concrete panels and/or block wall and/or drywall partition system

4. ROOF

(a) Flat Roof insulation : Reinforced concrete roof and/or metal roof with appropriate thermal and waterproofing system

5. CEILING

(a) Apartment

i Bedroom, Living and Dining, Kitchen (wet and dry), Bathroom, Walk-in Wardrobe, Store, Study, Powder Room, DB, WC, Yard, Hallway to Bedroom, Balcony, AC Ledge, PES.

Foyer
 Typical Storey : Room clearance not lower than 2825 mm;
 High Volume Unit : Room clearance not lower than 2825 mm;
 Strata Houses : Room clearance not lower than 3000 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Living/Dining
 Typical Storey : Room clearance not lower than 2875 mm;
 High Volume Unit : Room clearance not lower than 4325 mm;
 Strata Houses : Room clearance not lower than 3600 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable).

Bedroom
 Typical Storey : Room clearance not lower than 2850 mm;
 High Volume Units : Room clearance not lower than 2850 mm;
 Strata (Terrace) : Room clearance not lower than 3200 mm;
 Strata (Bungalow) : Room clearance not lower than 3600 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable).

Family/Study
 Typical Storey : Room clearance not lower than 2850 mm;
 Strata (Terrace) : Room clearance not lower than 2600 mm;
 Strata (Bungalow) : Room clearance not lower than 2800 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Kitchen (Dry)
 Typical Storey : Room clearance not lower than 2875 mm;
 High Volume : Room clearance not lower than 4325 mm;
 Strata Houses : Room clearance not lower than 2800 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Kitchen (Wet)/Yard
 Typical Storey : Room clearance not lower than 2450 mm;
 High Volume : Room clearance not lower than 2450 mm;
 Strata Houses : Room clearance not lower than 2800 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Store
 Typical Storey : Room clearance not lower than 2450 mm;
 High Volume : Room clearance not lower than 2450 mm;
 Strata : Room clearance not lower than 3000 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Bathroom, Powder Room, and WC
 Typical Storey : Room clearance not lower than 2475 mm;
 High Volume : Room clearance not lower than 2475 mm;
 Strata : Room clearance not lower than 2475 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Hallway to Bedroom
 Typical Storey : Room clearance not lower than 2450 mm;
 High Volume : Room clearance not lower than 2450 mm;
 Strata : Room clearance not lower than 3000 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

Balcony/PES/A/C Ledge
 Typical Storey : Room clearance not lower than 2825 mm;
 High Volume : Room clearance not lower than 2825 mm;
 Strata : Room clearance not lower than 2825 mm;
 Bulkhead ceiling not lower than 2450 mm (where applicable)

ii Other parts of the apartment: Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

(b) Common Area

i **Lift Lobbies at Basement, 1st Storey and Typical Lobbies:**
 Emulsion paint on box-up and/or moisture resistance board on skim-coated concrete ceiling and/or box-up ceiling board and/or bulkhead and/or appropriate ceiling (where applicable)

ii **Staircases:**
 Emulsion paint on skim-coat concrete ceiling and/or ceiling board and/or bulkhead (where applicable)

iii **Basement Carpark and Ramps:** Emulsion paint on skim-coat concrete ceiling

6. FINISHES

(a) Wall

i Unit: Living, Dining, Bedrooms, Store, Hallway to Bedroom, Balcony: Skim coat and/or cement sand plaster with paint finish (where applicable)

Bathrooms, WC, Kitchen, Yard: Stone and/or homogeneous tiles and/or porcelain tiles and/or skim coat and/or cement sand plaster with paint finish

Built-in cabinet, vanity counter, above ceiling, wardrobes: No finishes will be provided at areas above ceiling and behind built-in cabinets, wardrobes and vanity counters, etc.

ii Common Area : Basement: Skim coat and/or cement sand plaster with paint finish and/or stone and/or homogeneous tiles and/or textured paint and/or thin tile and/or textured paint and/or thin tile and/or Laminate (where applicable)

Lift Lobbies Entrance, Lift Lobbies: Skim coat and/or cement sand plaster with paint finish and/or stone and/or homogeneous tiles and/or textured paint and/or thin tile and/or laminate (where applicable)

Common Corridors, Staircases: Skim coat and/or cement sand plaster with paint finish (where applicable)

(b) Floor

a. Unit
 i 1BR, 2BR: Living, Dining, Kitchen, Foyer, and Hallways: Porcelain and/or homogeneous with porcelain and/or homogeneous skirting

ii 3BR, 4BR, 5BR, PH, Strata: Living, Dining, Kitchen, Foyer, and Hallways: Stone and/or porcelain and/or homogeneous with stone and/or porcelain and/or homogeneous skirting

iii All Units: Bedroom: Engineered timber flooring with timber skirting

iv All Units: Bathrooms, Kitchen, Yard, WC, Powder Room: Stone and/or porcelain and/or homogeneous tile

v All Units: Study, Store: Stone and/or porcelain and/or homogeneous floor tiles with stone and/or porcelain and/or homogeneous skirting

vi All Units: A/C Ledge, RC Ledge: Cement sand screed and/or smooth concrete surface

vi All Units Balcony: Porcelain and/or homogeneous floor tiles with appropriate skirting (where applicable)

b. Common Area

i Lift Lobby (Basement and 1st Storey only): Stone and/or marble and/or homogeneous tile flooring with appropriate skirting

ii Common Corridor, Sky Garden, Toilets, Changing Rooms: Stone and/or porcelain and/or homogeneous tiles with appropriate skirting

iii Staircases, M&E Rooms: Cement sand screed

iv Carpark, Ramps, Driveways: Smooth concrete finish with Epoxy coating and/or appropriate hardener

7. WINDOWS

All windows of the apartment shall be aluminium framed with clear and/or tinted and/or frosted and/or spandrel glass (where applicable) and/or laminated glass and/or ceramic laminated fritted (where applicable)

8. DOORS

a. Unit Main Entrance: Approved fire-rated timber door with digital lock

b. Bedrooms, Bathrooms, Store room, Dining, Kitchen: Hollow core timber swing and/or sliding door (Where applicable)

c. Balcony: Aluminium framed with sliding door glass panels

d. To Store and WC at Wet Kitchen and/or Kitchen and/or Yard: Aluminium framed slide and swing door (Where applicable)

All doors shall be provided with quality locksets and ironmongery.

9. SANITARY FITTINGS

i. Master Bathroom/Junior Master Bathroom

1 vanity mirror with cabinet
 1 overhead shower, where applicable
 1 bathtub, where applicable
 1 bathtub mixer, where applicable
 1 shower set
 1 shower mixer
 1 wall hung water closet with concealed cistern
 1 and/or 2 wash basin, where applicable
 1 and/or 2 basin mixer, where applicable
 1 towel rail, where applicable
 1 toilet paper holder

ii. Bath 1/Bath 2/Bath 3/Bath 4

1 vanity mirror with cabinet
 1 shower set
 1 shower mixer
 1 wall hung water closet with concealed cistern
 1 wash basin
 1 basin mixer
 1 toilet paper holder
 1 towel rail, where applicable

iii. WC

1 shower set
 1 shower mixer
 1 pedestal water closet
 1 wash basin
 1 basin mixer
 1 toilet paper holder
 1 towel rail, where applicable

iv. Balcony

1 bib tap

10. ELECTRICAL INSTALLATION

a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking. All electrical wirings shall be in accordance with Singapore Code of Practice CP5.

b. Refer to Electrical Schedule for details.

Type/ Location	Electrical schedule													
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air Con Isolator	Audio Video Intercom	Smoke detectors
TERRACE	28	32	6	7	1	2	2	2	2	1	5	4	1	3
TERRACE CORNER	32	35	7	8	1	2	2	2	2	1	6	4	1	3
BUNGALOW	38	40	8	9	1	2	2	2	2	1	6	5	1	3

Type/ Location	Electrical schedule													
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air Con Isolator	Audio Video Intercom	Smoke detectors
1BR-1	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-1H	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-2	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-2H	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR+S1	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S1-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S2	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S2-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S3	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S3-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
2BR-1	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR - 1H	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR DK - 1	10	19	3	4	1	1	2	2	1	1	2	2	1	2
2BR DK 1 - H	10	19	3	4	1	1	2	2	1	1	2	2	1	2
2BR DK - 2	10	19	3	4	2	2	2	2	1	1	2	2	1	2
2BR DK - 2H	10	19	3	4	2	2	2	2	1	1	2	2	1	2
3BR	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 1	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 1H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 2	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 2H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 3	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 3H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR DK - 1	13	22	4	5	1	1	2	2	1	1	4	3	1	2
3BR DK - 1H	13	22	4	5	1	1	2	2	1	1	4	3	1	2
3BR DK - 2	13	22	4	5	2	2	2	2	1	1	4	3	1	2
3BR DK - 2H	13	22	4	5	2	2	2	2	1	1	4	3	1	2
3BR P-1	13	22	4	5	1	1	1	1	1	1	4	3	1	1
3BR P-1H	13	22	4	5	1	1	1	1	1	1	4	3	1	1
4BR-1	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-1H	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-2	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-2H	15	25	5	6	1	1	1	2	2	1	4	3	1	2

Type/ Location	Electrical schedule													
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air Con Isolator	Audio Video Intercom	Smoke detectors
2BR-2	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-3	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-4	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-5	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-S1	9	18	3	4	1	1	1	1	1	1	2	2	1	1
3BR-4	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-5	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-6	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-P2	13	23	4	5	1	1	1	1	1	1	4	3	1	1
4BR P1	16	28	5	6	1	1	1	2	2	1	4	3	1	2
5BR 1	21	31	6	7	1	2	2	2	2	1	5	3	1	2
5BR 1-H	21	31	6	7	1	2	2	2	2	1	5	3	1	2
5BR 2	21	31	6	7	1	2	2	2	2	1	5	3	1	2
5BR 2-H	21	31	6	7	1	2	2	2	2	1	5	3	1	2
PH 1	25	32	6	7	1	2	2	2	2	1	5	3	1	2
PH 2	25	32	6	7	1	2	2	2	2	1	5	3	1	2
PH 3	25	32	6	7	1	2	2	2	2	1	5	3	1	2
PH 4	25	32	6	7	1	2	2	2	2	1	5	3	1	2
PH 5	25	32	6	7	1	2	2	2	2	1	5	3	1	2

Type/ Location	Electrical schedule													
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air Con Isolator	Audio Video Intercom	Smoke detectors
3BR P3	13	24	4	5	1	1	1	1	2	1	3			

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS
Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2018

13. PAINTING

a. External Wall Spray textured coating and/ or emulsion paint and/ or other approved exterior paint

b. Internal Wall Emulsion paint

14. WATERPROOFING
Where applicable, appropriate waterproofing systems are provided for Bathrooms, Kitchen, Toilets, Wet Kitchen/Kitchen, Balcony, Landscaped Deck, Open Terraces, Planter Box, Reinforced Concrete Flat/Sloping Roofs, Pools, Water Features, Changing Rooms, Common Toilets and Basements. Appropriate waterproofing systems are provided where applicable

15. DRIVEWAY AND CAR PARK
Interlocking pavers and/or cobblestones and/or concrete floors with hardener are provided at driveways and carpark areas

16. RECREATION FACILITIES

- 1) Lawn
- 2) Rain Garden
- 3) Community Garden
- 4) Rain Spa Pavilion
- 5) Cabana
- 6) Dining Deck
- 7) Pavilion
- 8) Jacuzzi Alcove
- 9) Aquatherapy Pool
- 10) Reflexology Garden
- 11) Hydrotherapy Pool
- 12) Dining Pavilion
- 13) Water Features
- 14) Clubhouse
- 15) Changing Room & Steam Room
- 16) Laundry Pavilion
- 17) Pool Deck
- 18) 50m Lap Pool
- 19) Courtyard Pavilion
- 20) Pet Lawn
- 21) Toddler Play Pool
- 22) Kids' Water Play
- 23) Pavilion Kids Portable BBQ
- 24) Playground
- 25) Main Pool
- 26) Tennis Court
- 27) Multi-purpose Court
- 28) Outdoor Fitness
- 29) Pavilion Sports
- 30) Camping Garden

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets**
Laminated finish with engineered countertop and/or quartz and/or stone and/or solid surface and/or tile worktop finish (where applicable)
- b. Kitchen Appliances**
Telescopic Hood,
Built-in Induction Hob (where applicable),
Built-in Gas Hob (where applicable),
Built-in Microwave Oven (where applicable),
Built-in Convection Oven (where applicable),
Undercounter Refrigerator (where applicable),
Refrigerator
Washer Cum Dryer
Wine Chiller (where applicable)

c. Wardrobes
Wardrobe to all bedrooms except 3BR bedroom 3 and 4BRP1 bedroom 4

d. Water Heater
Hot water supply to all Kitchens and all Baths except WC

e. Air-conditioners
Wall mounted fan coil units (FCU) to Living/Dining, Bedrooms

f. Home Fire Alarm Devices

Types	Smoke Detector
1 BR-1, 1 BR-1 H, 1 BR-2, 1 BR-2 H, 1 BR-S1, 1 BR-S1 H, 1 BR-S2, 1 BR-S2 H, 1 BR-S3, 1 BR-S3 H, 2 BR-1, 2 BR-1 H, 2 BR-2, 2 BR-3, 2 BR-4, 2 BR-5, 2 BR-S1, 3 BR, 3 BR H, 3 BR 1, 3 BR 1H, 3 BR-2, 3 BR-2 H, 3 BR-3, 3 BR-3 H, 3 BR-4, 3 BR-5, 3 BR-6, 3 BR-P1, 3 BR-P1 H, 3 BR-P2	1
2 BR-DK1, 2 BR-DK1 H, 2 BR-DK2, 2 BR-DK2 H, 3 BR-DK1, 3 BR-DK1 H, 3 BR-DK2, 3 BR-DK2 H, 3 BR-P3, 3 BR-P3 H, 4 BR-1, 4 BR-1 H, 4 BR-2, 4 BR-2 H, 4 BR-P1, 4 BR-P2, 4 BR-P2 H, 4 BR-P3, 4 BR-P3 H, 5 BR-1, 5 BR-1 H, 5 BR-2, 5 BR-2 H, 5 BR-P2, 5 BR-P2 H PH-1, PH-2, PH-3, PH-4, PH-5	2
TERRACE, CORNER TERRACE, BUNGALOW	3

18. GATE AND ENCLOSURE
Metal railing with metal gates

19. SOIL TREATMENT
Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

20. SECURITY SYSTEM

- a. Proximity card access to designated Lift lobbies and to side gates.
- b. Audio Video Intercom system provided to all units
- c. CCTV for common areas.

21. WASTE DISPOSAL SYSTEM
Pneumatic waste conveyance system

Notes to Specifications

A. MARBLE/COMPRESSED MARBLE/LIMESTONE/GRANITE/QUARTZ

Marble/compressed marble/limestone/granite/quartz are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite/quartz as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. ENGINEERED TIMBER FLOORING

Engineered timber flooring 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 floorings are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered timber that is used outdoors may become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C. AIR-CONDITIONING SYSTEM

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

D. TELEVISION AND/OR INTERNET ACCESS

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

F. LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

G. WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

H. WEB PORTAL OF THE HOUSING PROJECT

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

I. FALSE CEILING

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

J. GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

K. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L. PRE-FABRICATED BATHROOM UNITS

Certain bathroom and W.C. may be pre-fabricated 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. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

M. PLANTERS

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

N. WALL

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/longbath/vanity cabinet/mirror.

O. CABLE SERVICES

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

P. HOME FIRE ALARM DEVICE (HFAD)

Home Fire Alarm Device is provided to each residential unit as per compliance to local authority requirement. To ensure working condition, the HFAD has to be maintained from time to time.

Q. HOMOGENEOUS/PORCELAIN/CERAMIC TILES/ENGINEERED COUNTERTOP

Homogeneous/Porcelain/Ceramic Tiles/Engineered Countertop are materials containing veins with tonality differences. There will be colour and markings caused by the print of the pattern where non-uniformity between pieces cannot be totally avoided.

SMART HOME LIVING



IOT Gateway
Control Your Smart Home devices via Mobile



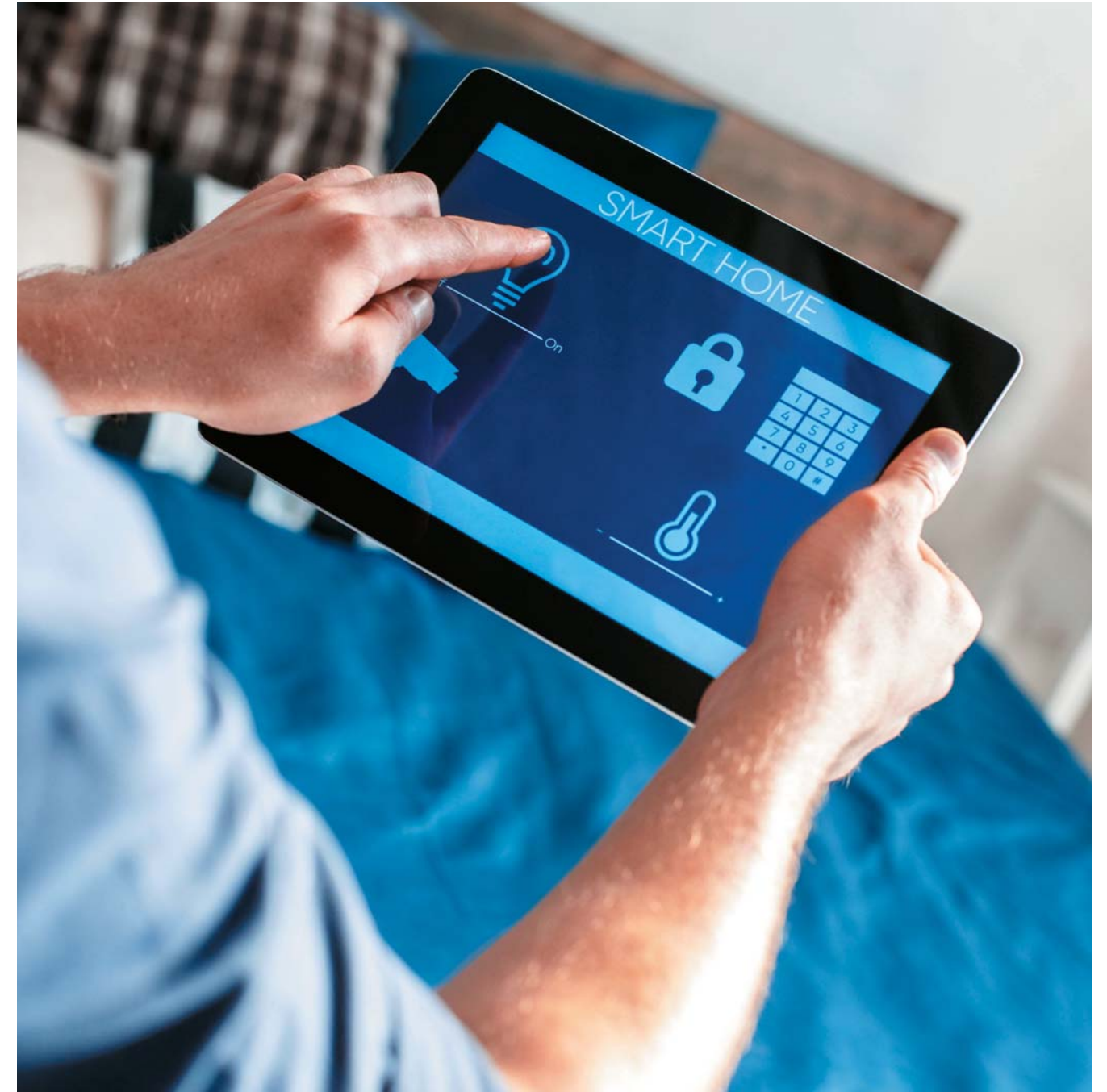
Aircon Control

On / Off, adjust for temperature & time schedule for your Aircon remotely via Mobile device



Digital Lockset

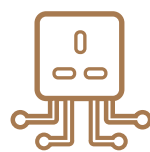
Access your door via Manual PIN, Mobile app, key and fingerprint



Future Expansions



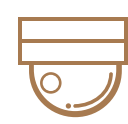
Lighting Control



Smart Plug



Voice Control



Camera



And more...



Lifestyle Services



Masterclasses



Smart Intercom



Facility Booking



Visitor Registration



Car Plate Recognition

CORPORATE PROFILE



CITY SUITES (SINGAPORE)



9 PENANG ROAD (SINGAPORE)



THE VALES (SINGAPORE)



THE GAZANIA (SINGAPORE)



THE LILIUM (SINGAPORE)



VIETNAM TOWN (USA)

SingHaiyi Group Ltd. is a fast-growing, diversified real estate company listed on the Mainboard of the Singapore Exchange (SGX), focused on property development, investment and management services. With strategic support from its major shareholders, it is led by a board and management team that has deep insights and strong connections that enable access to unique and rare investment opportunities.

Over the years, SingHaiyi has built a solid track record in property development in Singapore with well-designed and quality residential properties such as The Vales and City Suites, both rated "CONQUAS STAR" by the Building and Construction Authority.

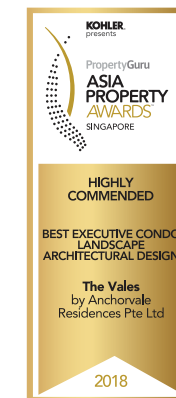
The Vales has won three awards at the recent 2018 PropertyGuru Asia Property Awards (Singapore), including the Best Executive Condo Development Award, Best Executive Condo Interior Design Award and Best Executive Condo Architectural Design Award. This is an endorsement of the design and quality of SingHaiyi's projects.

Apart from an established track record in residential and commercial property development in Singapore and the U.S., it holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the United States, Australia and a growing presence in Asia.

Backed by the philosophy of "精诚存信, 佳业传承", SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

AWARDS AND ACCOLADES

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
LANDSCAPE
ARCHITECTURAL DESIGN
HIGHLY COMMENDED



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
ARCHITECTURAL DESIGN
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
DEVELOPMENT
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
INTERIOR DESIGN
WINNER



BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM CONQUAS



CITY SUITES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor
CORPORATE RESIDENCE PTE LTD
Developer
Date of Issue: 22/06/2018



THE VALES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor
ANCHORVALE RESIDENCES PTE LTD
Developer
Date of Issue: 06/04/2018



BCA GREEN MARK AWARDS



9 PENANG ROAD
Platinum Award
2017



THE VALES
Gold Plus Award
2015

Developer: SingHaiyi Gold Pte Ltd • Company Registration No.: 201732272R • Developer's License No.: CI330 • Tenure of Land: existing 99 years leasehold commencing from 8 March 1992 or date of acceptance of Singapore Land Authority's letter of offer for lease upgrading (whichever is applicable) • Expected Date of Vacant Possession: 1 September 2023 • Expected Date of Legal Completion: 1 September 2026 • Lot & Mukim No.: MK05 LOT 04512W • Encumbrances: United Overseas Bank Limited

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