

PROFILE 1

COUPLES

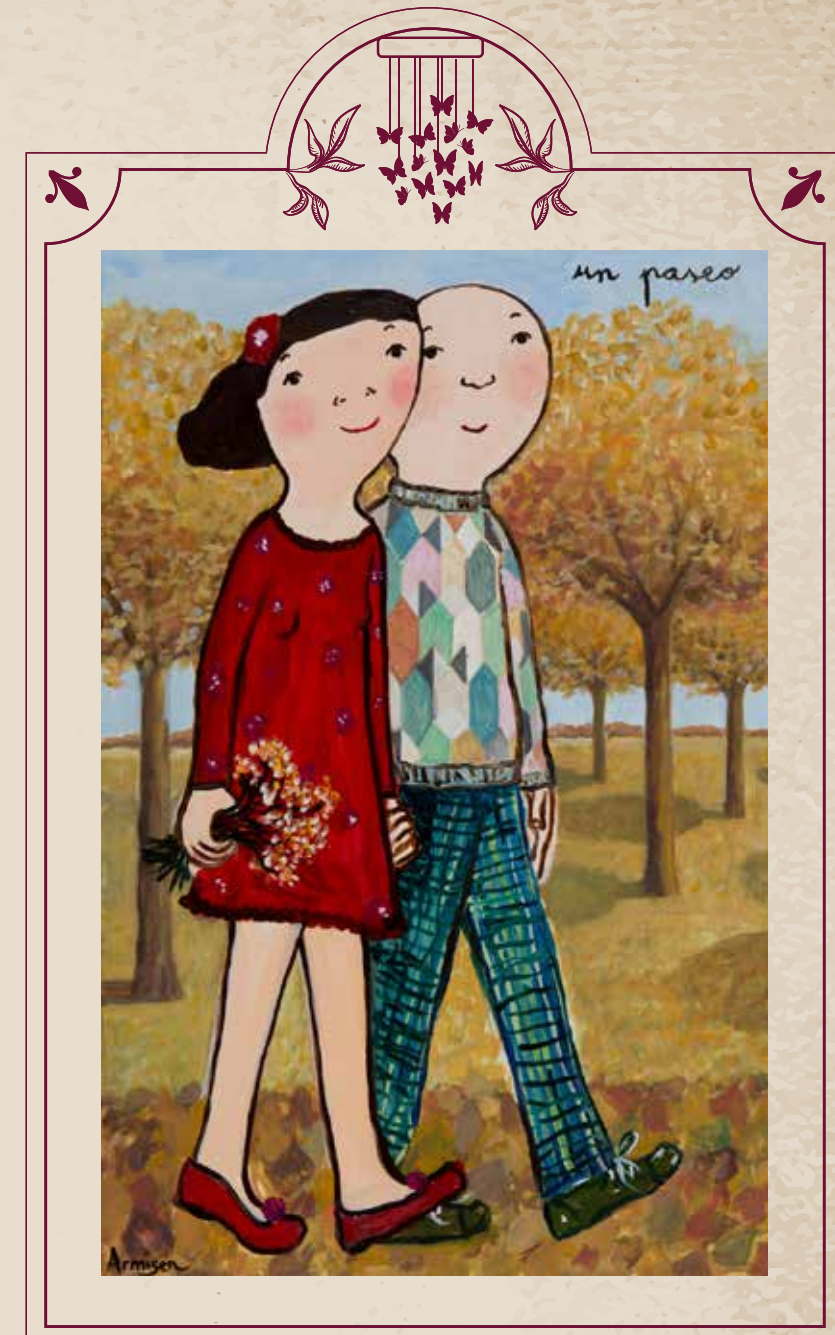
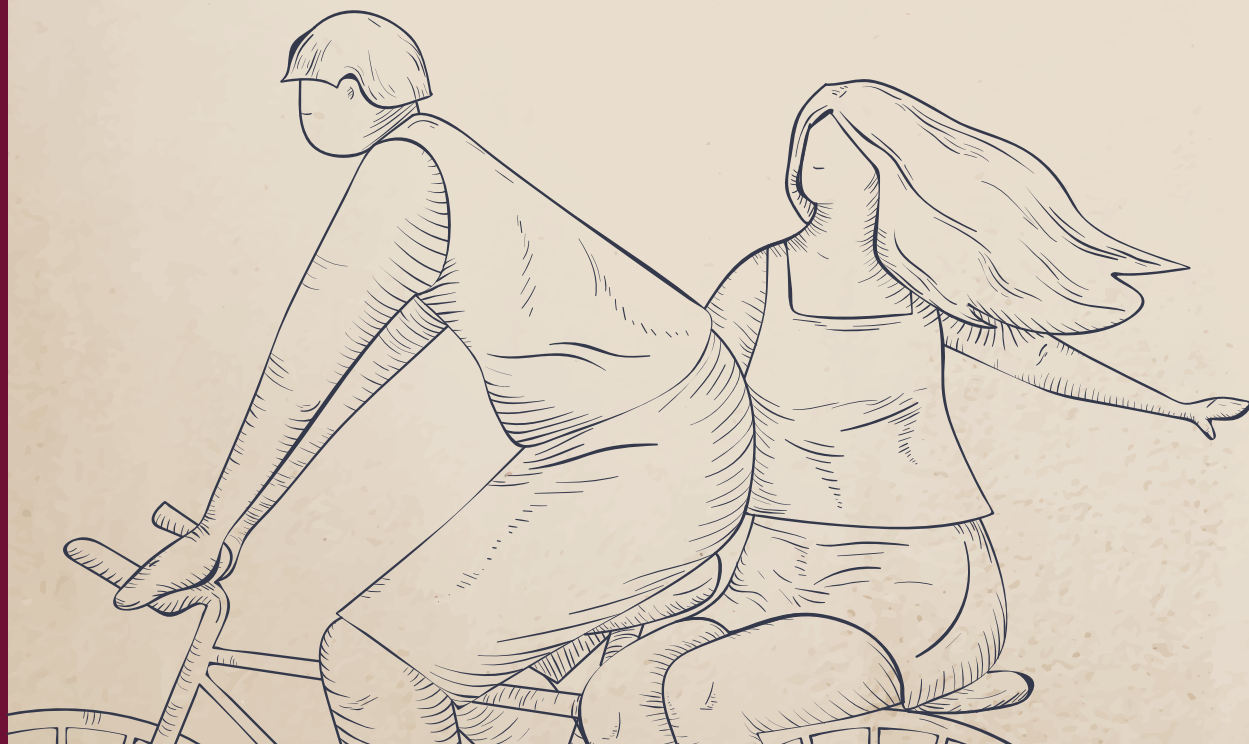
Finally! A home just for the two of us
to look forward to after work and all the daily tasks
Where we can try all our DIYs and saved recipes
Grow plants and take lots of photos for our Instagram

Sleep in during the weekends after our overnight face masks
Wake up to sunshine and roll the blinds up without a fuss
It's time to cafe hop and explore all the food enclaves
but not before a quick pilates, just to set the pace

Having such a wide variety of choices around home makes it hard to choose
But really, when all is so much fun, what is there to lose?
The wife loves the show kitchen where Eva Armisen's painting hangs
I myself prefer the entrance, where the chandelier sparkles at length

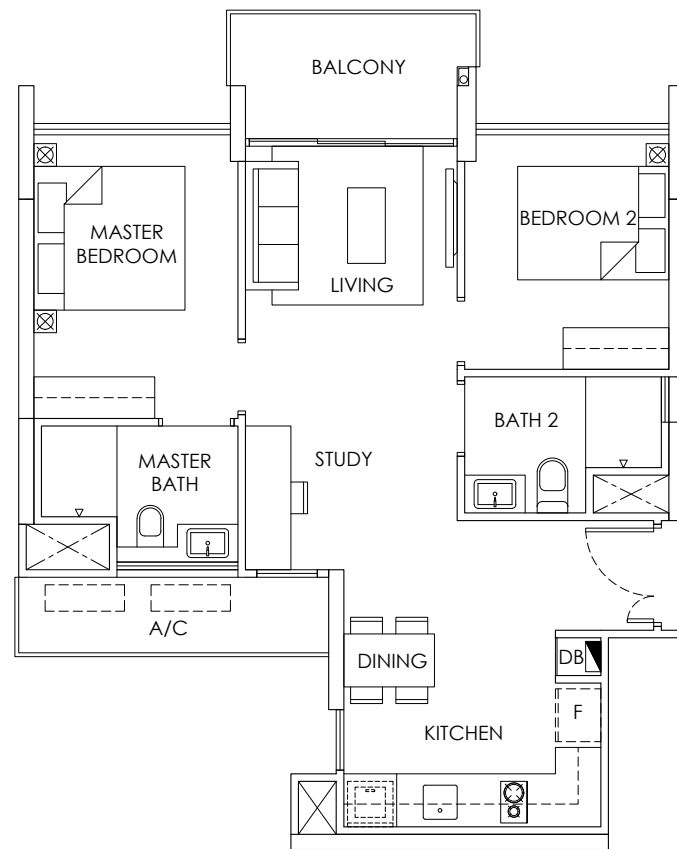
There's so much to look forward to when you live in OLÁ
Hola — it means hello, my favourite Spanish word by far
It's what I'll use to greet friends and family in many gatherings to come
Which, with 24/7 shops around, will be easy to get done

And that's what a home means. A place full of love
To make and share memories, experience, and grow
A space where we find peace and serenity
A space to create, the reality we always had in our dreams



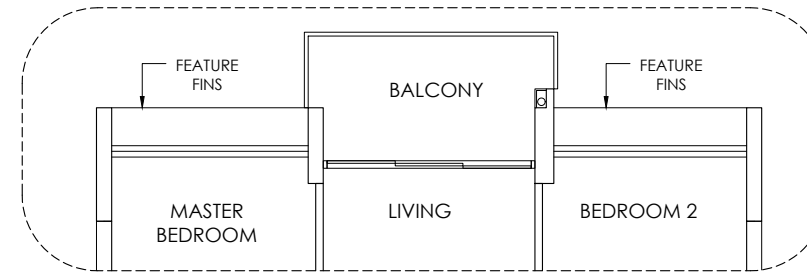
Painting above:
A Walk – Un Paseo, 2017 by Eva Armisen

2 BEDROOM 72 SQM / 775 SQFT



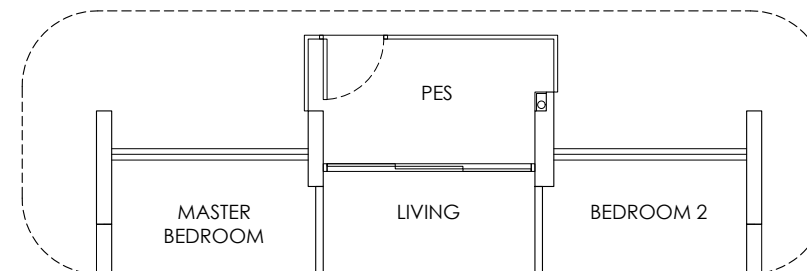
TYPE A1

- #02-23, #03-23
- #05-23, #06-23
- #08-23, #09-23
- #11-23, #12-23
- #14-23, #15-23
- #02-36*, #03-36*
- #05-36*, #06-36*
- #08-36*, #09-36*
- #11-36*, #12-36*
- #14-36*, #15-36*



TYPE A1-1

- #04-23, #07-23
- #10-23, #13-23
- #04-36*, #07-36*
- #10-36*, #13-36*



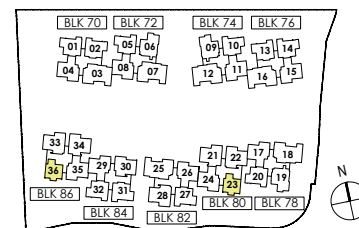
TYPE A1-P

- #01-23
- #01-36*

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
 PES - Private Enclosed Space * - Mirror Units

Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



PROFILE 2

YOUNG FAMILIES

All settled in now, and well on our plans
To enrol the kids at Nan Chiau, alma mater of our clan
Places to visit from heritage trails to green parks
Perfect to spot new butterflies and perhaps even some ducks

First for the housewarming for the friends and family
With the weather sunny and cloudy, how nice it will be
The husband can't wait to try the grill, the wife excited to bake
We'll be ready with dips, meats, and pasta - for dessert we'll have cake

Plenty of spots to explore without leaving OLÁ, easy to keep guests close
With pools of different sizes at the cabanas and coves
Loto Oasis with the beautiful lotus, patios with coconut palms
Winding walk paths made for everyone to find calm

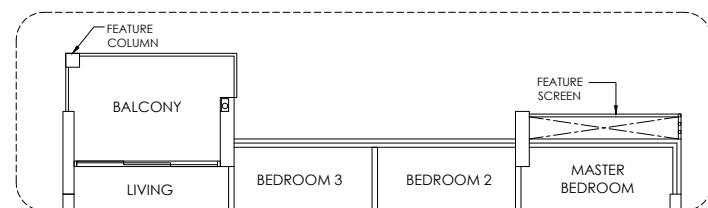
And who can forget the chandelier, a great welcome to all
dancing fairies of light waiting for night to fall
Always an enchanting sight taking the breath away
Making us proud to call OLÁ our home, a sanctuary night and day



Painting above:
Together, 2017 by Eva Armisén

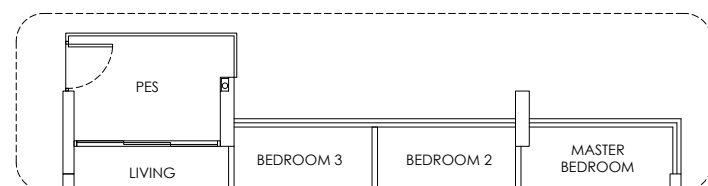
3 BEDROOM 86 SQM / 926 SQFT

3 BEDROOM 86 SQM / 926 SQFT



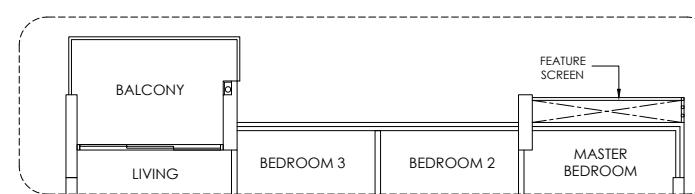
TYPE B1-1

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- #08-01*, #11-01* #11-14, #14-14
- #14-01*
- #02-10, #05-10 #02-20, #05-20
- #08-10, #11-10 #08-20, #11-20
- #14-10 #14-20
- #02-32, #05-32
- #02-05*, #05-05* #08-32, #11-32
- #08-05*, #11-05* #14-32
- #14-05*



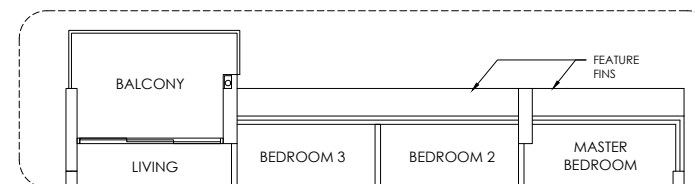
TYPE B1-P

- #01-01*, #01-02
- #01-05*, #01-20
- #01-27*, #01-31*
- #01-32



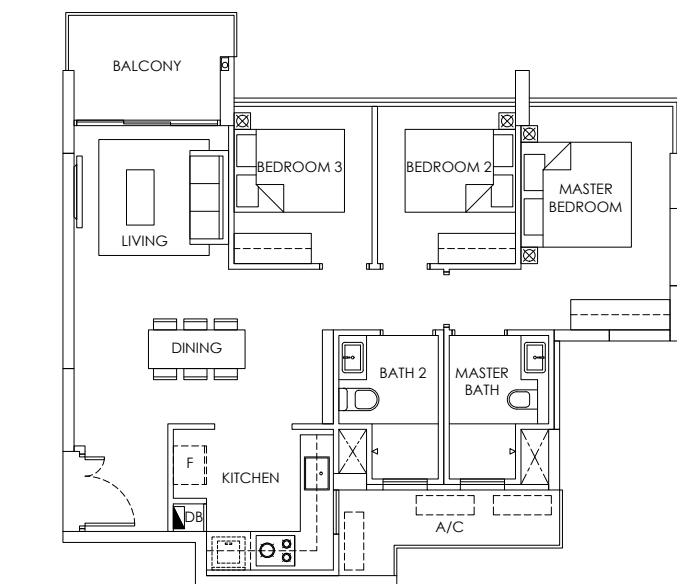
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- #08-02, #11-02 #11-13*, #14-13*
- #14-02
- #02-27*, #05-27* #02-31*, #05-31*
- #08-27*, #11-27* #08-31*, #11-31*
- #14-27* #14-31*



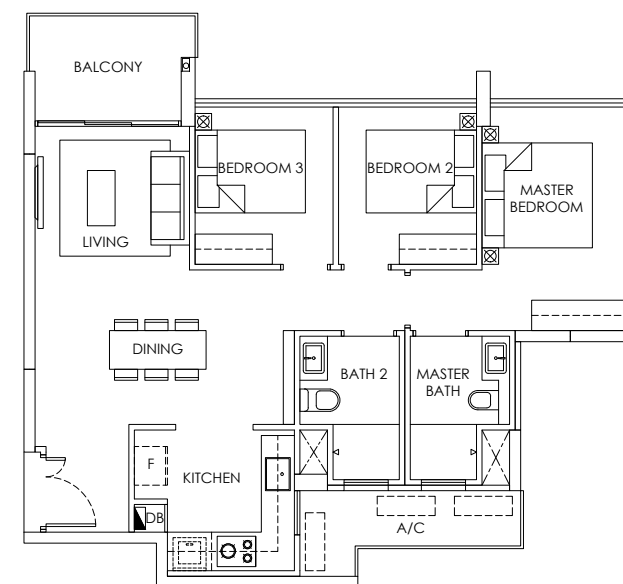
TYPE B1-3

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- #10-01*, #13-01* #10-14, #13-14
- #04-02, #07-02 #04-20, #07-20
- #10-02, #13-02 #10-20, #13-20
- #04-05*, #07-05* #04-27*, #07-27*
- #10-05*, #13-05* #10-27*, #13-27*
- #04-10, #07-10 #04-31*, #07-31*
- #10-10, #13-10 #10-31*, #13-31*
- #04-13*, #07-13* #04-32, #07-32
- #10-13*, #13-13* #10-32, #13-32



TYPE B1

- #03-01*, #06-01* #03-02, #06-02
- #09-01*, #12-01* #09-02, #12-02
- #15-01*
- #03-05*, #06-05* #03-10, #06-10
- #09-05*, #12-05* #09-10, #12-10
- #15-05*
- #03-13*, #06-13* #03-14, #06-14
- #09-13*, #12-13* #09-14, #12-14
- #15-13*
- #03-27*, #06-27* #03-20, #06-20
- #09-27*, #12-27* #09-20, #12-20
- #15-27*
- #03-31*, #06-31* #03-32, #06-32
- #09-31*, #12-31* #09-32, #12-32
- #15-31*



TYPE B1-R

- #16-02, #16-13*
- #16-31*

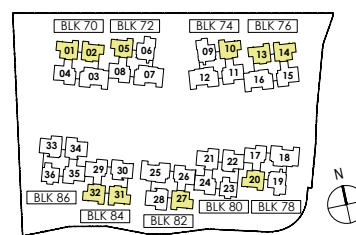
0 1m 2m 4m

0 1m 2m 4m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

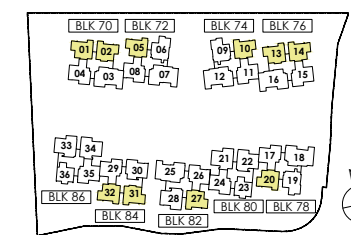
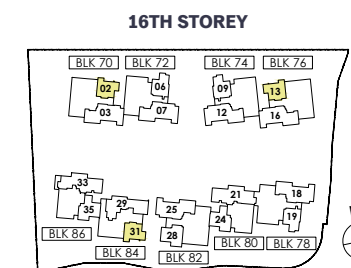
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LEGEND:

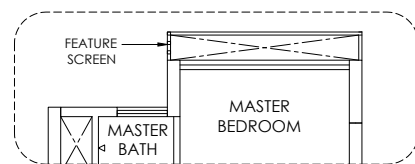
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3 BEDROOM 88 SQM / 947 SQFT

3 BEDROOM 88 SQM / 947 SQFT



TYPE B2-1

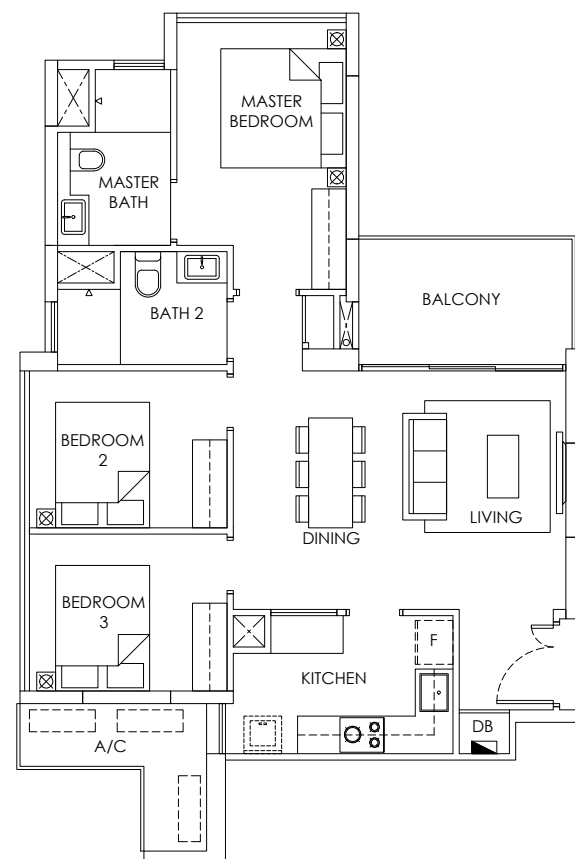
#02-06*, #05-06* #02-19, #05-19
 #08-06*, #11-06* #08-19, #11-19
 #14-06* #14-19

#02-09, #05-09
 #08-09, #11-09
 #14-09

TYPE B2

#03-06*, #06-06* #03-19, #06-19
 #09-06*, #12-06* #09-19, #12-19
 #15-06* #15-19

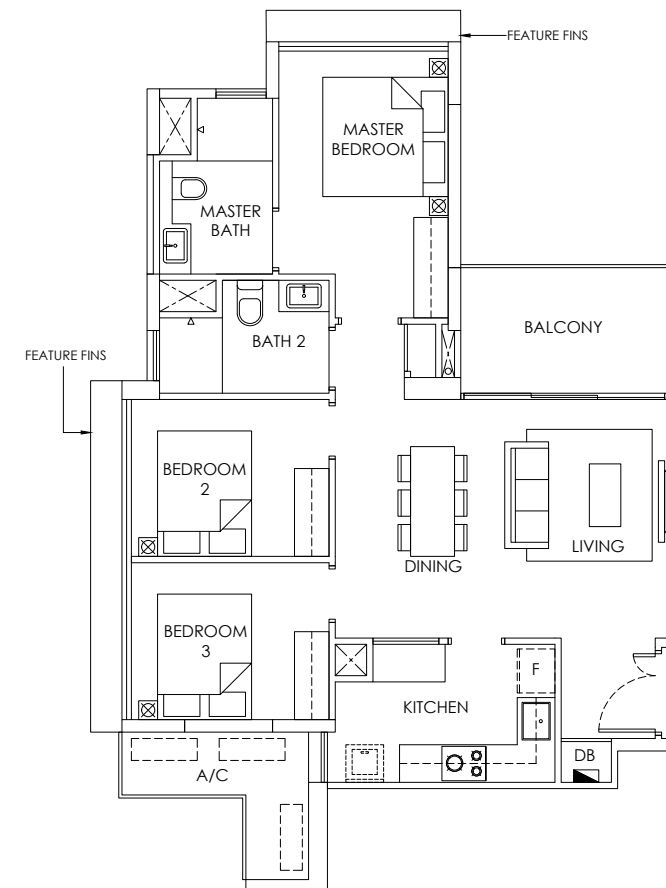
#03-09, #06-09
 #09-09, #12-09
 #15-09



LEGEND:

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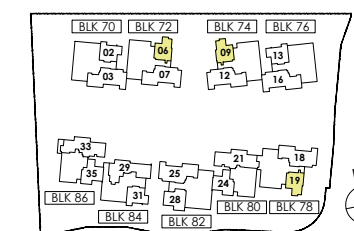
TYPE B2-2 / B2-R

#04-06*, #07-06* #16-06*
 #10-06*, #13-06* #16-09
 #16-19

#04-09, #07-09
 #10-09, #13-09

#04-19, #07-19
 #10-19, #13-19

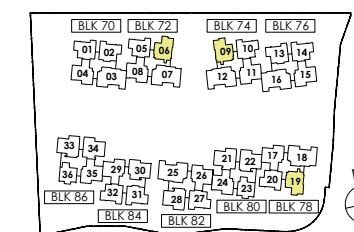
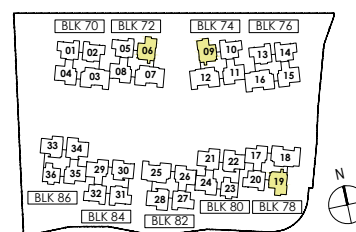
16TH STOREY



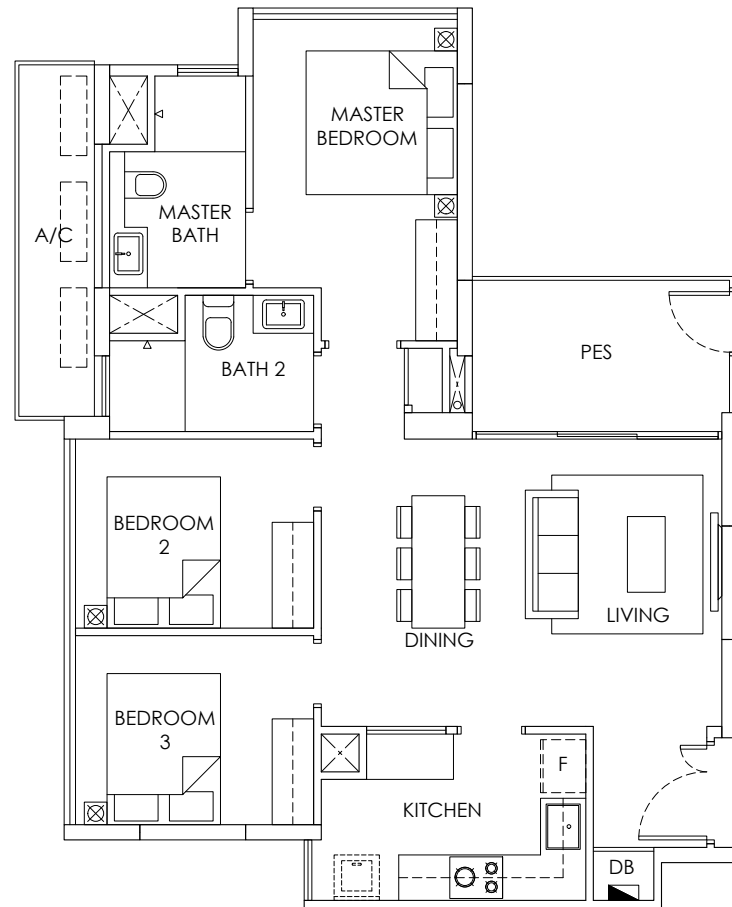
LEGEND:

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3 BEDROOM 88 SQM / 947 SQFT



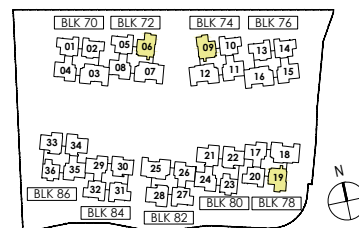
TYPE B2-P

- #01-06*
- #01-09
- #01-19

LEGEND:

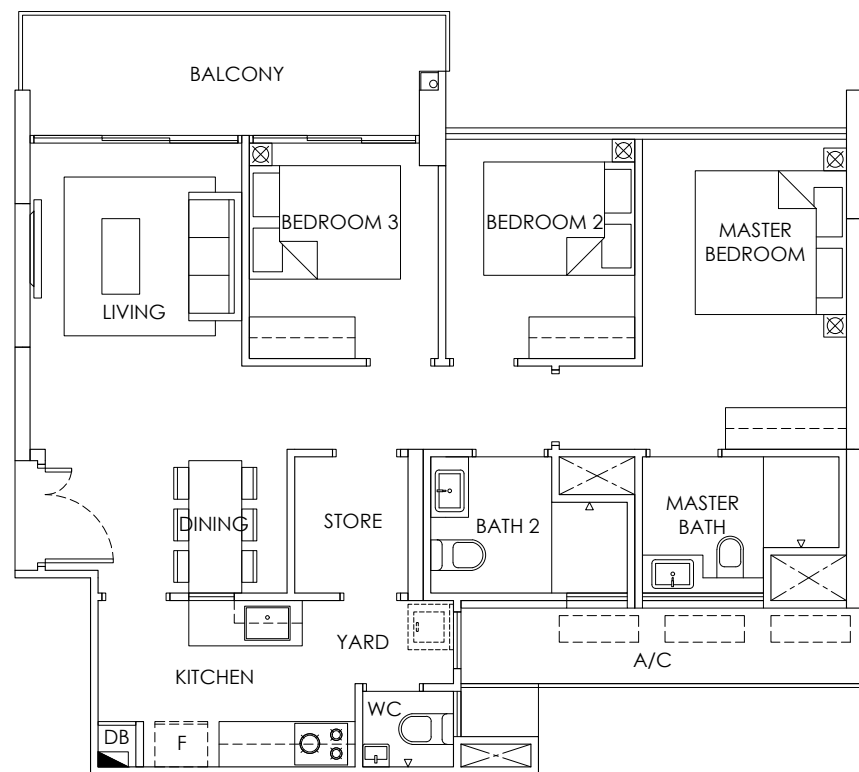
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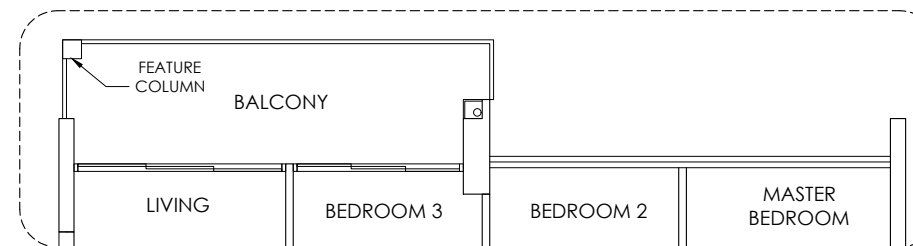
Artist's impression

3 BEDROOM + 1 DELUXE 93 SQM / 1001 SQFT



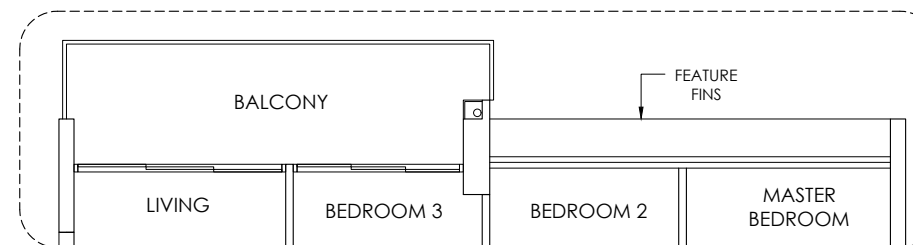
TYPE B6

#03-30, #06-30
#09-30, #12-30
#15-30



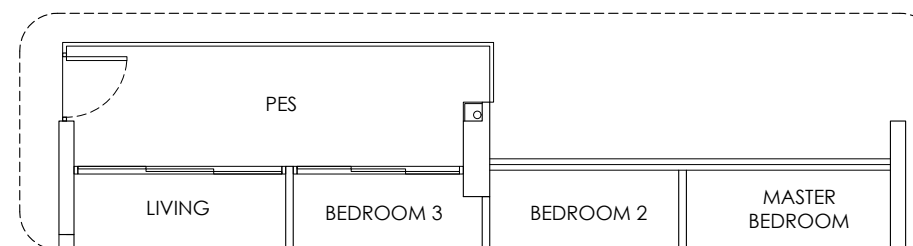
TYPE B6-1

#02-30, #05-30
#08-30, #11-30
#14-30



TYPE B6-2

#04-30, #07-30
#10-30, #13-30



TYPE B6-P

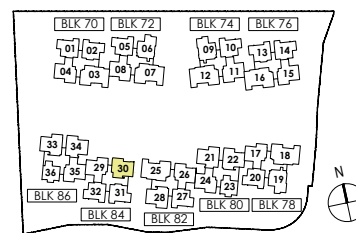
#01-30



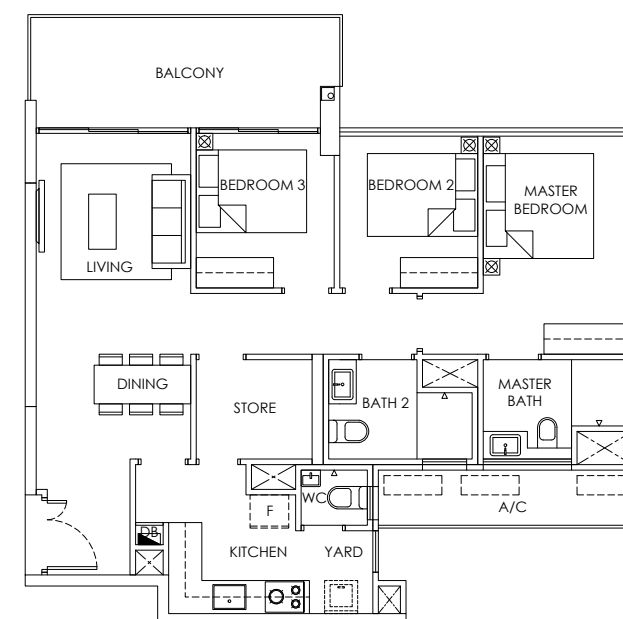
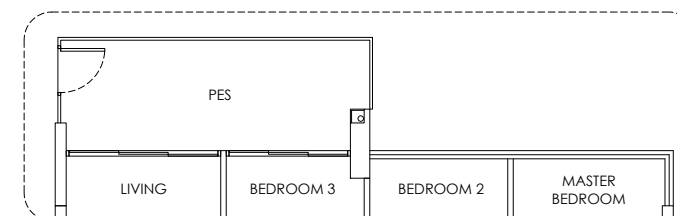
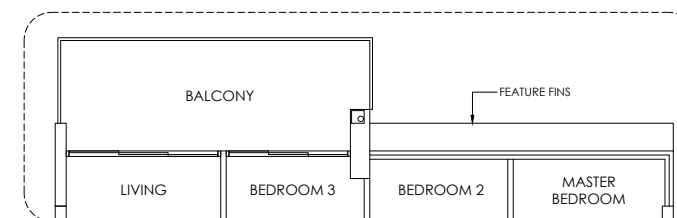
LEGEND:

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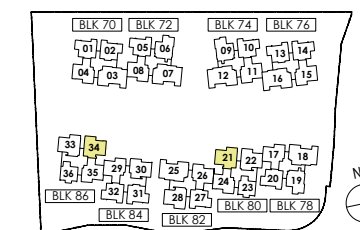
3 BEDROOM + 1 PREMIUM 98 SQM / 1055 SQFT



LEGEND:

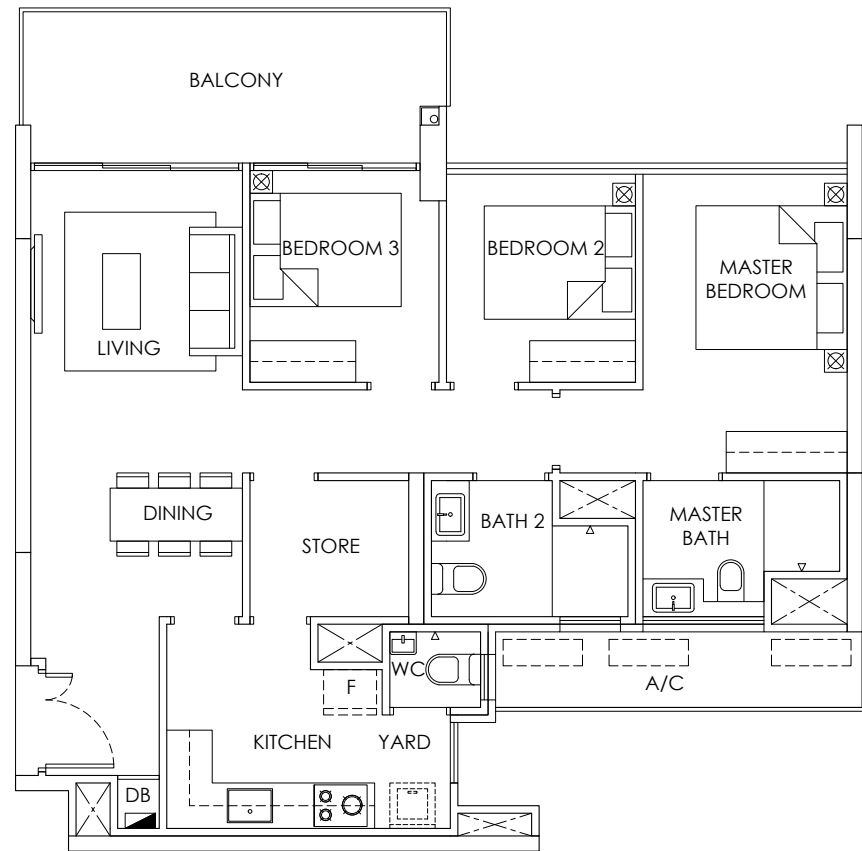
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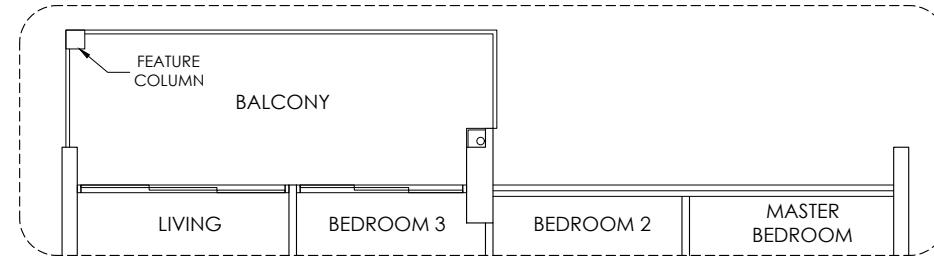
Artist's impression

3 BEDROOM + 1 PREMIUM 98 SQM / 1055 SQFT



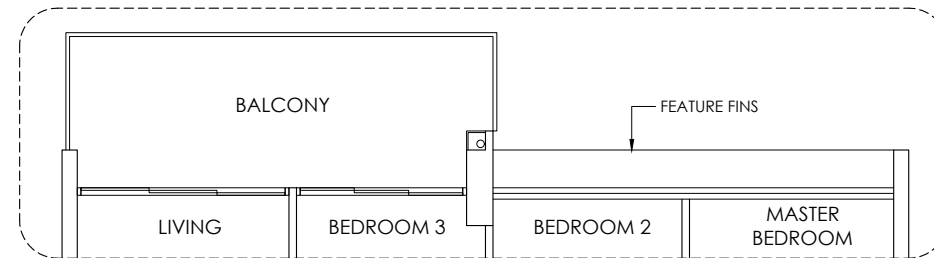
TYPE B4

- #03-22
- #06-22
- #09-22
- #12-22
- #15-22



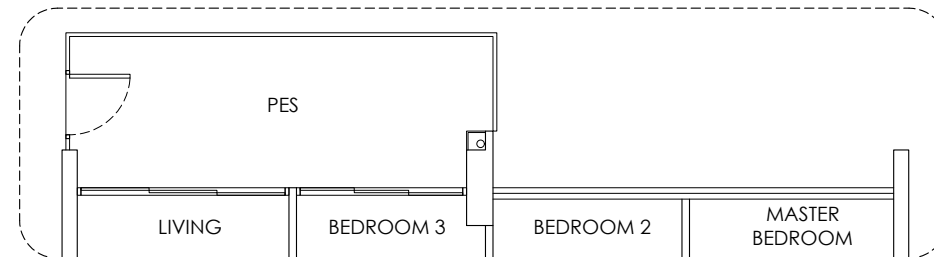
TYPE B4-1

- #02-22
- #05-22
- #08-22
- #11-22
- #14-22



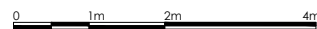
TYPE B4-2

- #04-22
- #07-22
- #10-22
- #13-22



TYPE B4-P

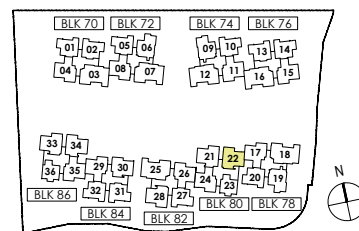
- #01-22



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
 PES - Private Enclosed Space * - Mirror Units

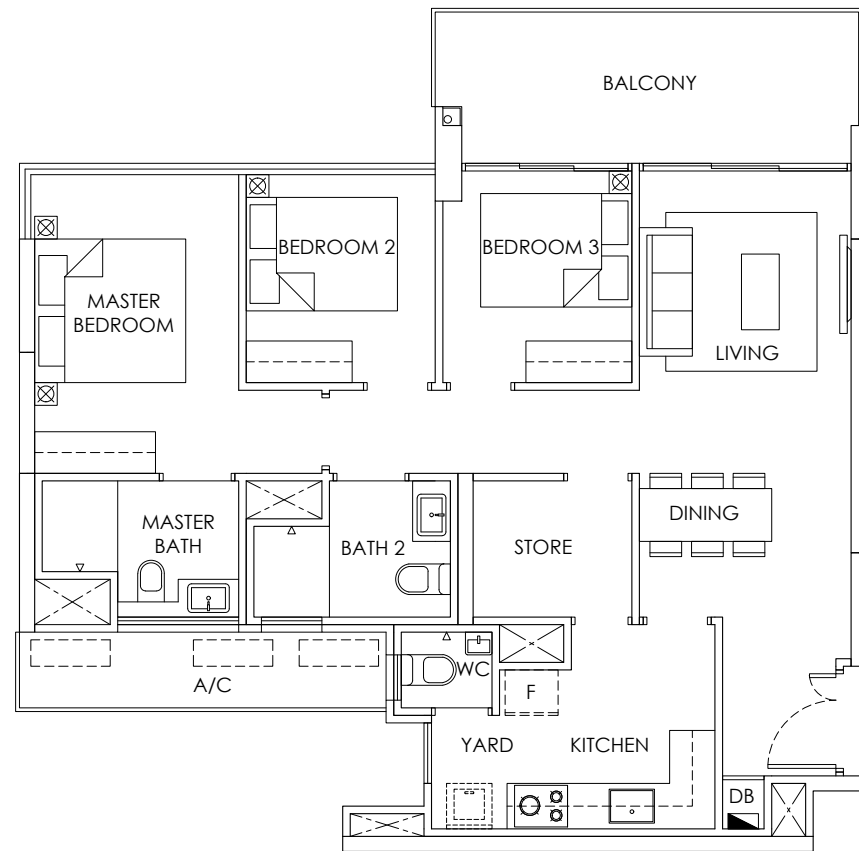
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Artist's Impression

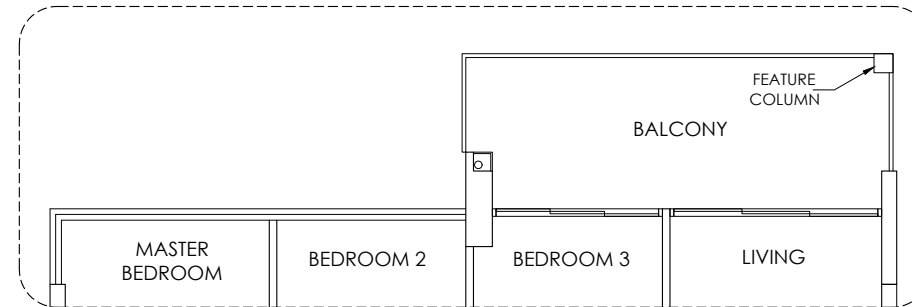
3 BEDROOM + 1 PREMIUM 98 SQM / 1055 SQFT



TYPE B4A

#03-28*, #06-28*
#09-28*, #12-28*
#15-28*

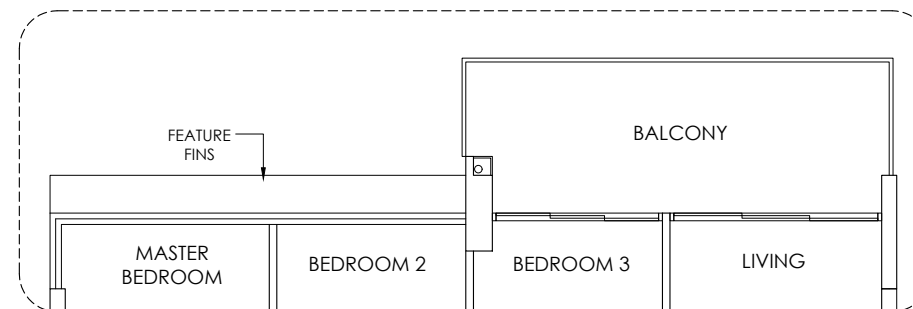
#03-33, #06-33
#09-33, #12-33
#15-33



TYPE B4A-1

#02-28*, #05-28*
#08-28*, #11-28*
#14-28*

#02-33, #05-33
#08-33, #11-33
#14-33

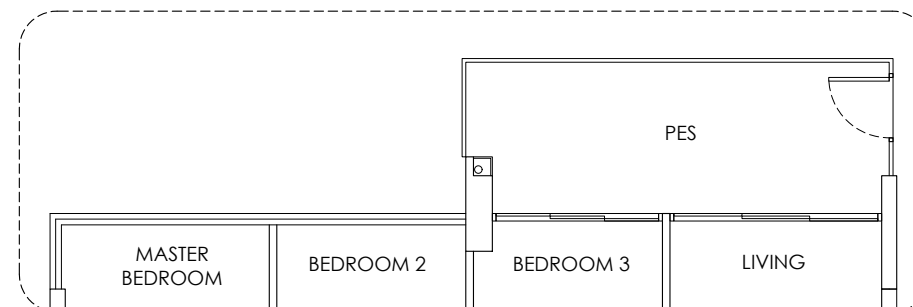


TYPE B4A-2 / B4A-R

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#10-28*, #13-28*

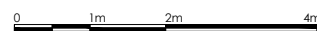
#04-33, #07-33
#10-33, #13-33

#16-28*

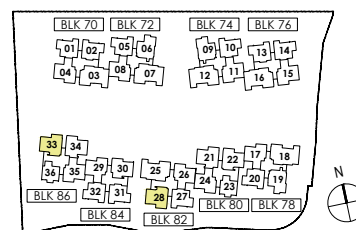
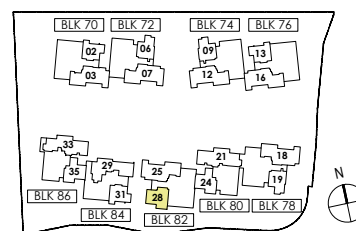


TYPE B4A-P

#01-28*
#01-33



16TH STOREY



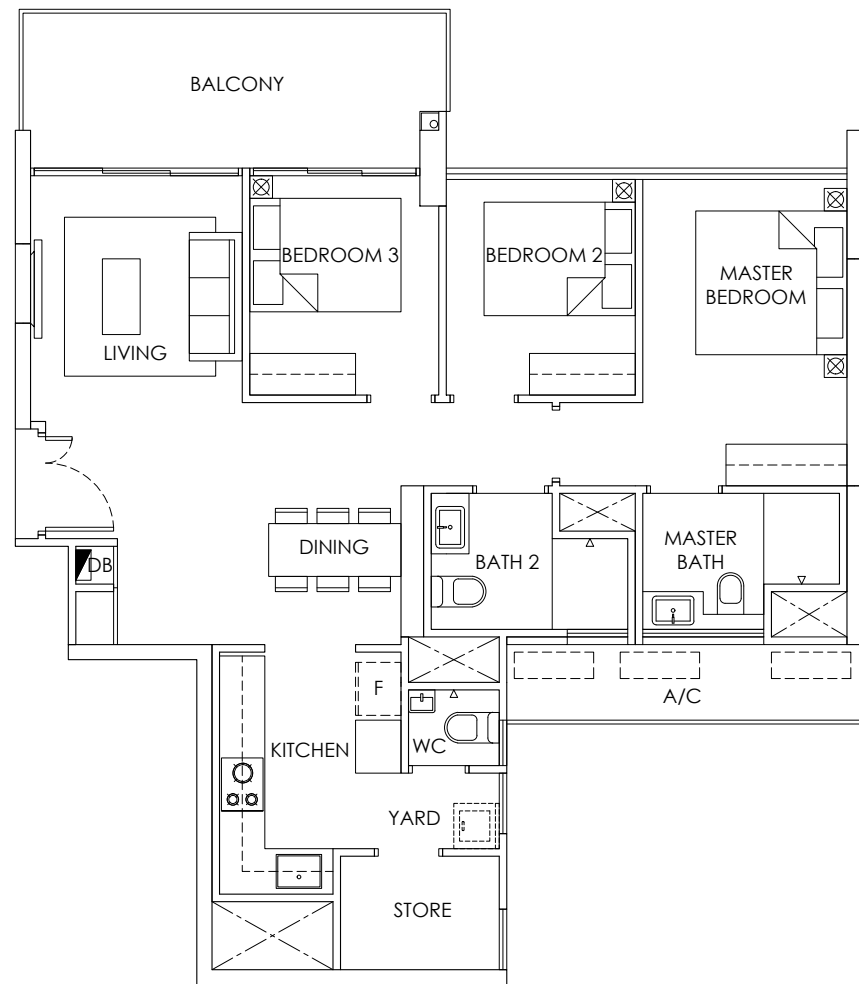
LEGEND:

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3 BEDROOM + 1 PREMIUM 98 SQM / 1055 SQFT



TYPE B5

#02-08, #03-08
#05-08, #06-08
#08-08, #09-08
#11-08, #12-08
#14-08, #15-08

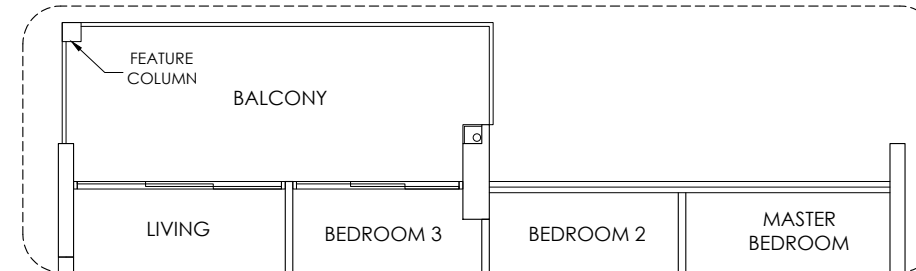
#02-11*, #03-11*
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#08-11*, #09-11*
#11-11*, #12-11*
#14-11*, #15-11*

#03-24, #06-24
#09-24, #12-24
#15-24

#03-26, #06-26
#09-26, #12-26
#15-26

#02-29*, #03-29*
#05-29*, #06-29*
#08-29*, #09-29*
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#03-35*, #06-35*
#09-35*, #12-35*
#15-35*

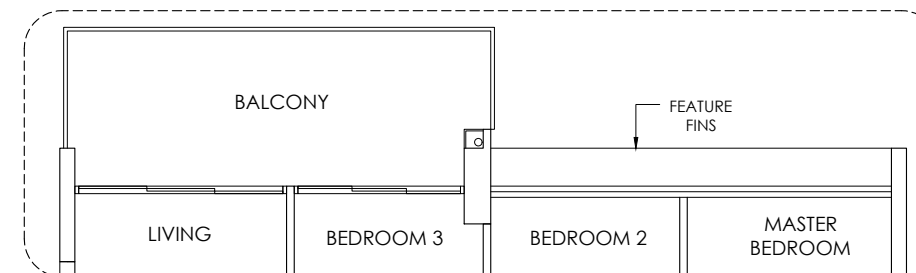


TYPE B5-1

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#08-24, #11-24
#14-24

#02-26, #05-26
#08-26, #11-26
#14-26

#02-35*, #05-35*
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#14-35*



TYPE B5-2 / B5-R

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#10-08, #13-08

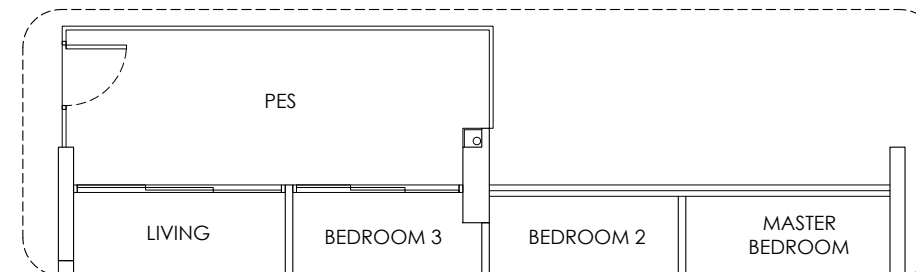
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#10-24, #13-24
#16-24

#04-26, #07-26
#10-26, #13-26

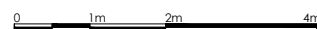
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#16-35*

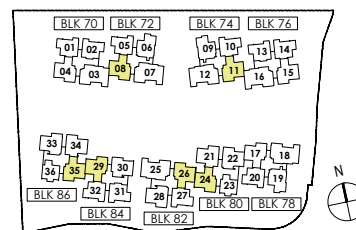
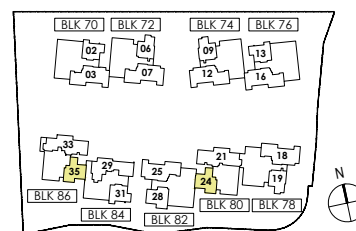


TYPE B5-P

#01-08, #01-11*
#01-24, #01-26
#01-29*, #01-35*



16TH STOREY



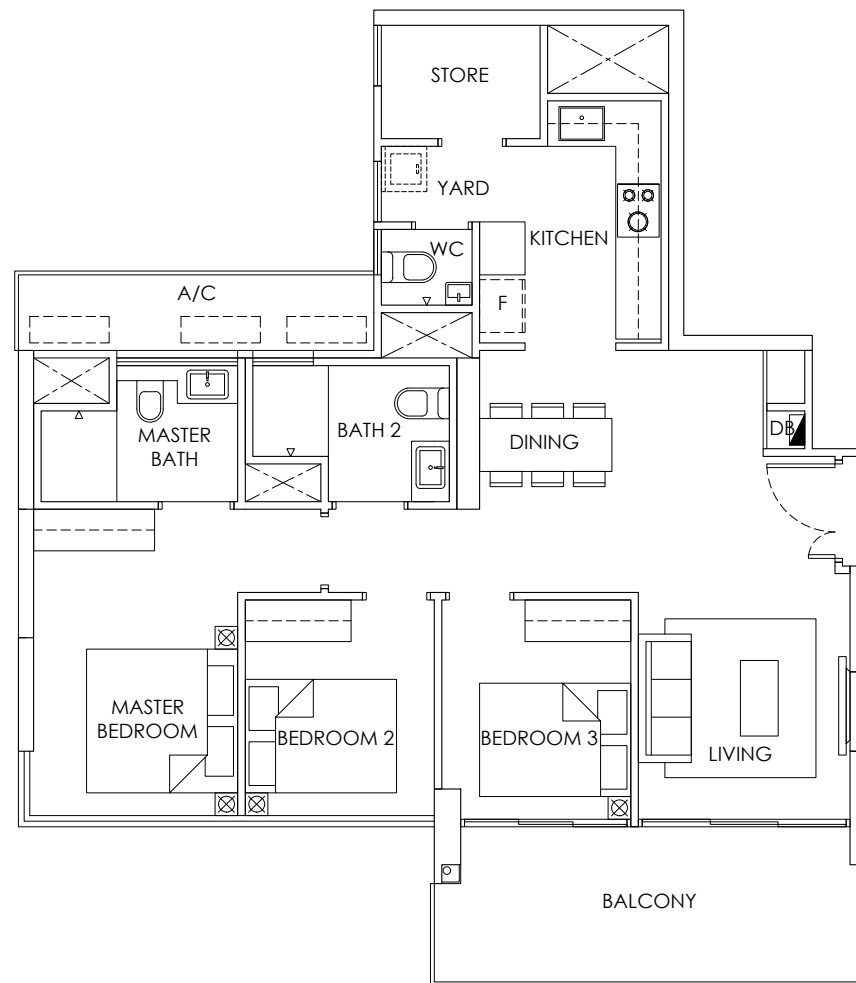
LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



3 BEDROOM + 1 PREMIUM 98 SQM / 1055 SQFT

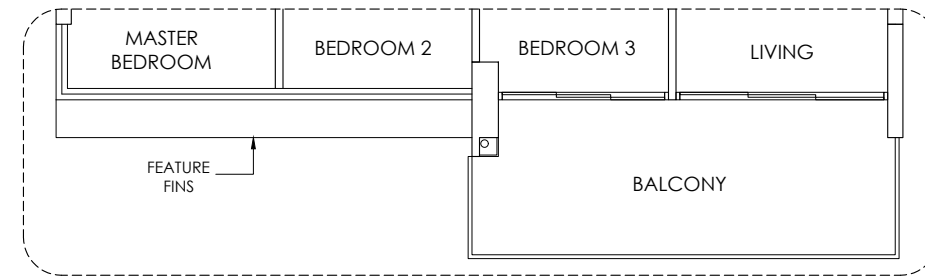


TYPE B5A

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#05-04, #06-04
#08-04, #09-04
#11-04, #12-04
#14-04, #15-04

#03-15*
#05-15*, #06-15*
#08-15*, #09-15*
#11-15*, #12-15*
#14-15*, #15-15*

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#05-17*, #06-17*
#08-17*, #09-17*
#11-17*, #12-17*
#14-17*, #15-17*

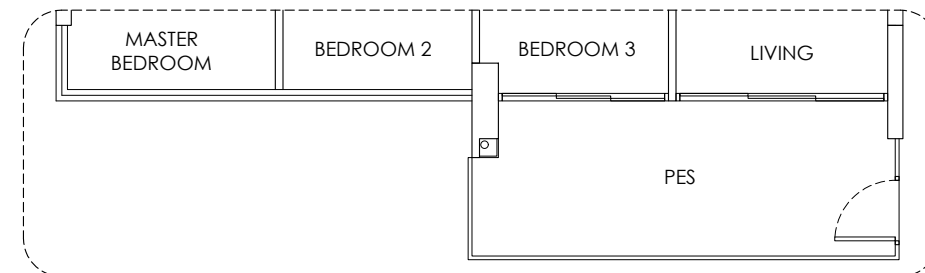


TYPE B5A-1

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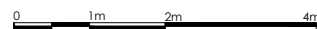
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#10-17*, #13-17*



TYPE B5A-P

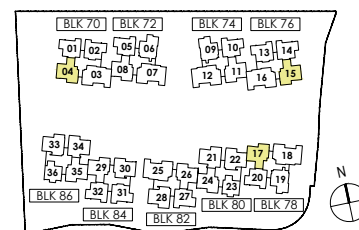
#01-04
#01-17*



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

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Artist's impression



PROFILE 3

MATURE FAMILIES

Barely dawn and we're awake before the alarm rings
A new day ahead, it's exciting to see what it brings
A quick breakfast at home, and we walk our kids together to school
Daddy grabs a coffee on his way to work, Mummy goes to the pool

A swim before she jumps into calls at home for her own business venture
Though pregnant with a second child, she's her own entrepreneur
Soon enough it's noon. Time for lunch after picking the kids up
A playdate is planned for the afternoon, there'll be ice cream if we're in luck

The afternoon flies by, none of us notice the clock
Only at 7 do we realise the time in shock
We say our goodbyes and start prep for dinner
But what's this? Daddy is home with food, what a winner

We sit around the table and share about our day
Watching the sunset fading into night as the kids have a bit of play
There's housework to do, but with the Smart Home app
It's much easier to get things done in a snap

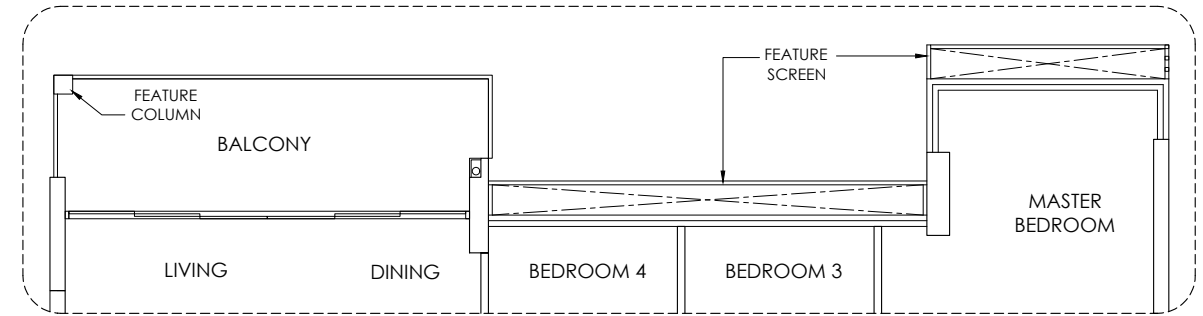
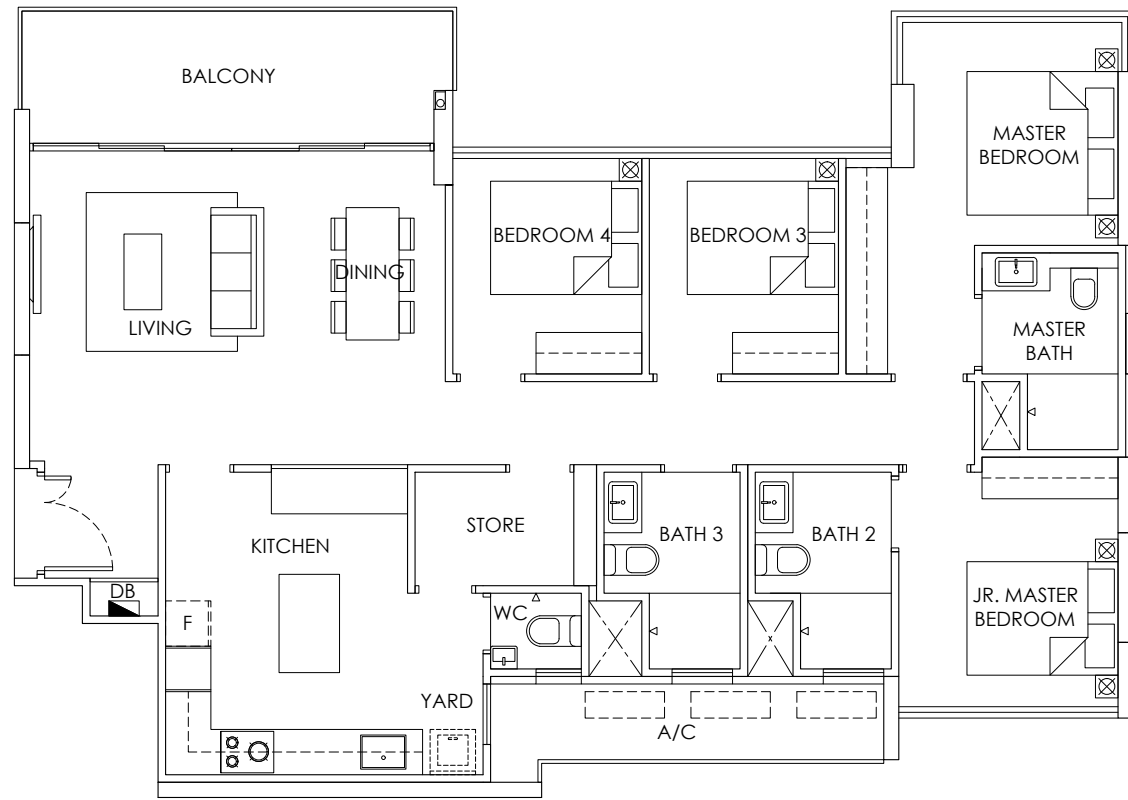
Tomorrow is full of business meetings for both Daddy and Mummy
Clean up and food prep done, some admin and accounting
Time to get everyone in bed and prepare for an early night
Essential rest and sleep, for more dreams to take flight



Painting above:
A Party, 2016 by Eva Armisén

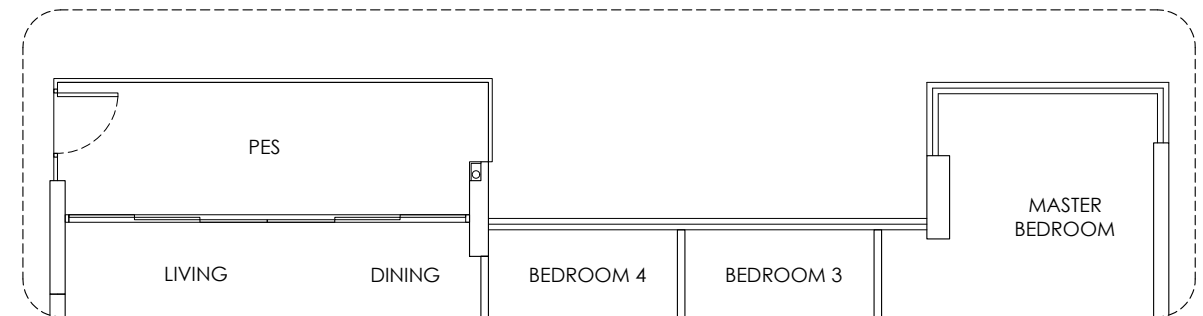
4 BEDROOM

129 sqm / 1389 sqft



TYPE C1-1

- #02-03*, #05-03* #05-16, #08-16,
- #08-03*, #11-03* #11-16, #14-16
- #14-03*
- #02-07*, #05-07* #02-18, #05-18
- #08-07*, #11-07* #08-18, #11-18
- #14-07* #14-18
- #02-12, #05-12
- #08-12, #11-12
- #14-12

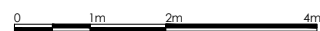


TYPE C1-P

- #01-03*
- #01-07*
- #01-12
- #01-25*

TYPE C1

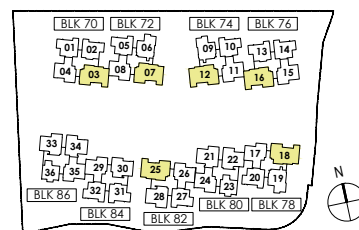
- #03-03*, #06-03* #03-16, #06-16
- #09-03*, #12-03* #09-16, #12-16
- #15-03* #15-16
- #03-07*, #06-07* #03-18, #06-18
- #09-07*, #12-07* #09-18, #12-18
- #15-07* #15-18
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- #09-12, #12-12 #09-25*, #12-25*
- #15-12 #15-25*



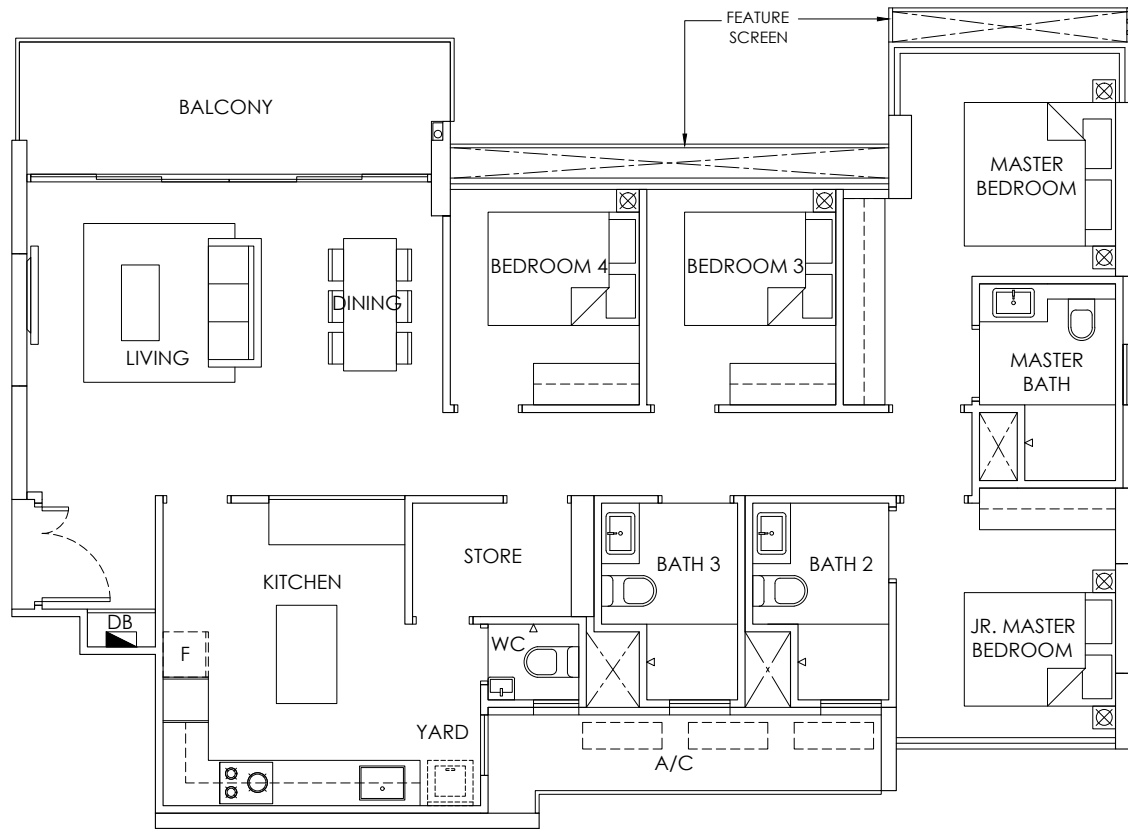
LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
 PES - Private Enclosed Space * - Mirror Units

Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.

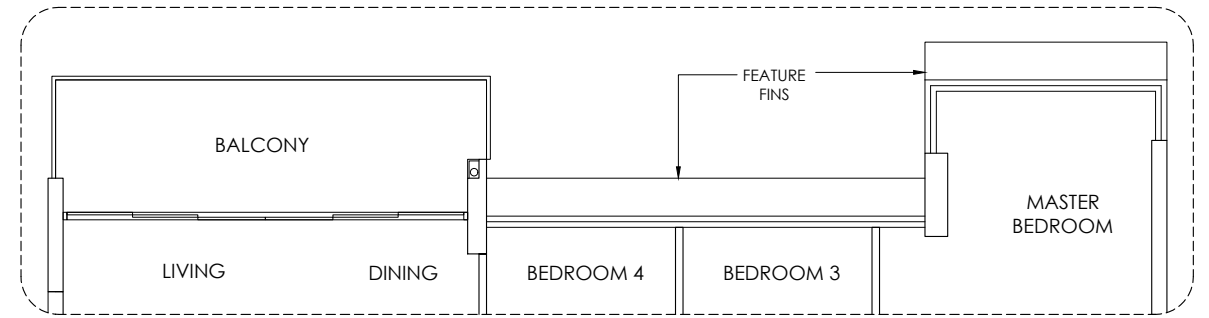


4 BEDROOM 129 sqm / 1389 sqft



TYPE C1-2

- #02-25*, #05-25*
- #08-25*, #11-25*
- #14-25*

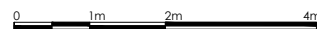


TYPE C1-3

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- #10-03*, #13-03* #10-16, #13-16

- #04-07*, #07-07* #04-18, #07-18
- #10-07*, #13-07* #10-18, #13-18

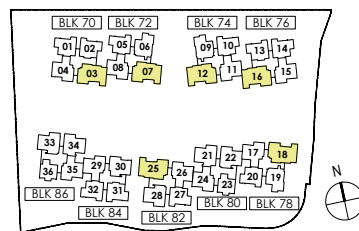
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- #10-12, #13-12 #10-25*, #13-25*



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
 PES - Private Enclosed Space * - Mirror Units

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PROFILE 4

MULTI-GEN FAMILIES

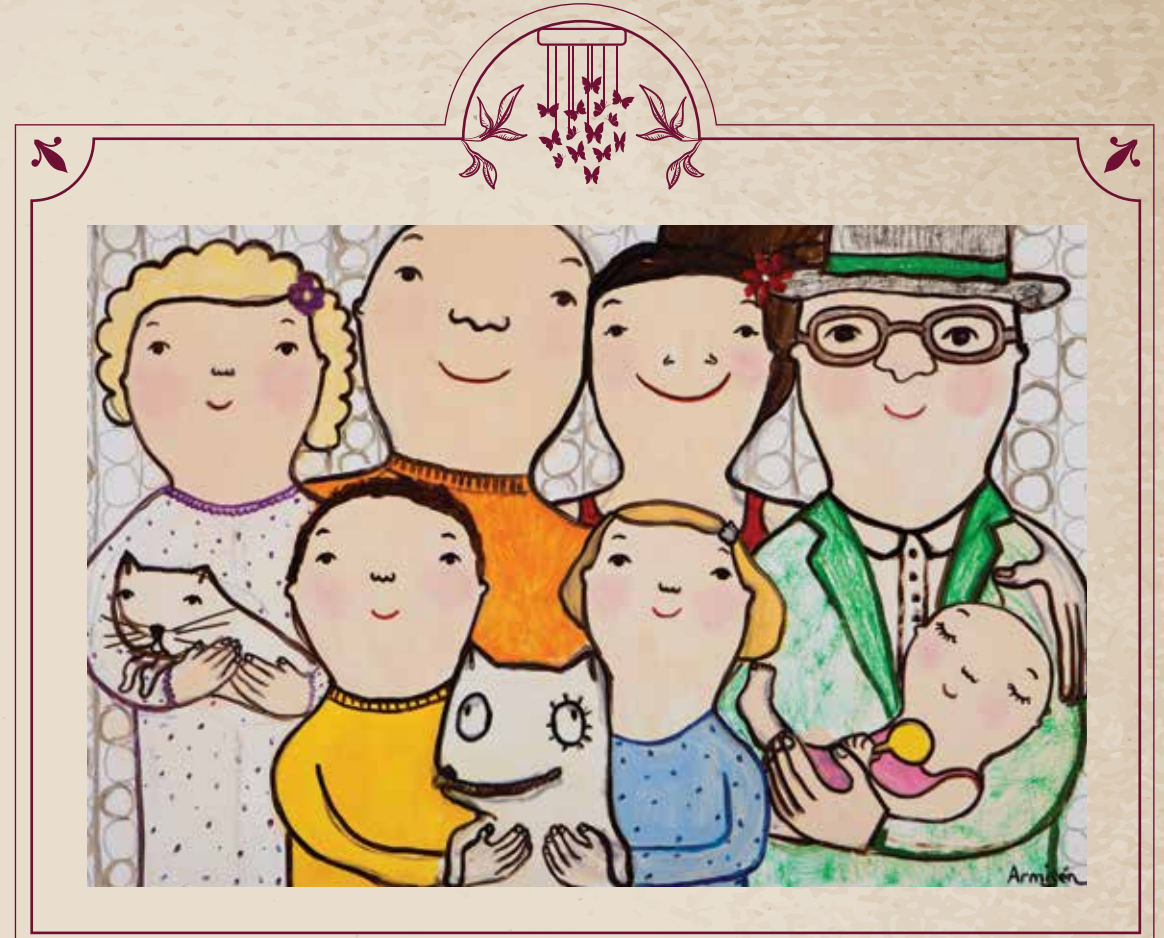
Sunlight streams in. It's quiet and serene
Our curtains billow softly to reveal trees green
We hear muted sounds of families in the pool below
What a luxury it is, a morning to take slow

But not for long! The door opens and our grandkids hop into our bed
Chased by their mummy with their Milo and bread
“Wake up wake up! It's time to eat!
Mama came back with all your favourite treats!”

It's Sunday and we're going to Sengkang Riverside Park
To find exotic fruit trees, learn about the mangosteen wood bark
Custard apple and pomelo, not the same fruits we grew up with
The grandkids look forward to pick and eat some lychees

I myself want to spot some mangrove birds and sea otters
We're preparing a picnic to eat by the wetland waters
It's rare to be in a place where all you see is the sky
Where we can watch the clouds move lazily and planes flying by

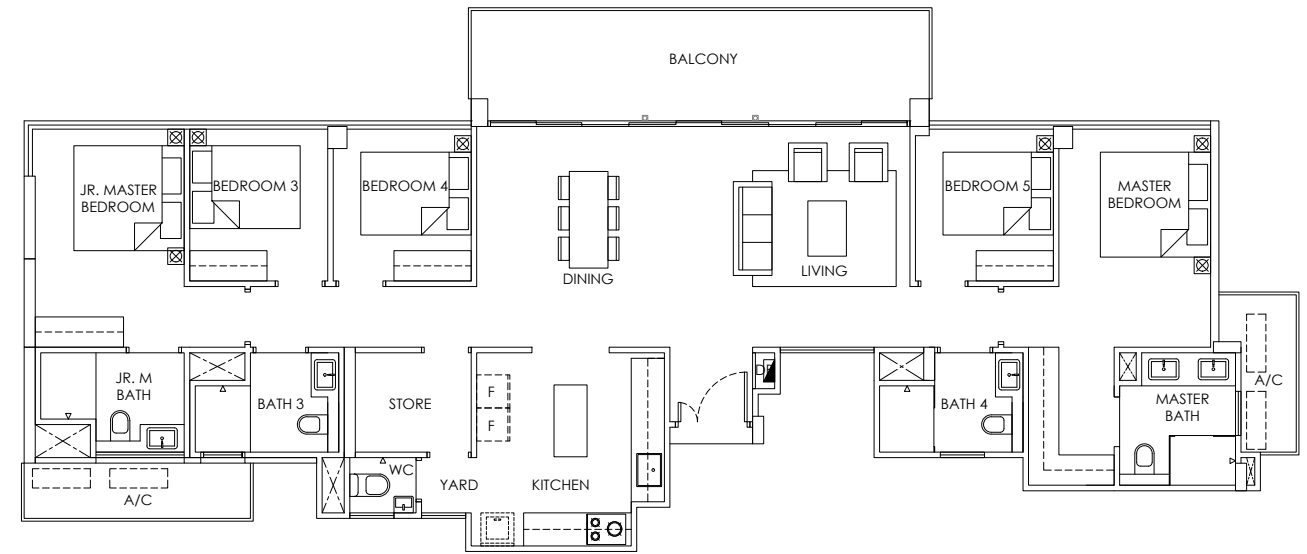
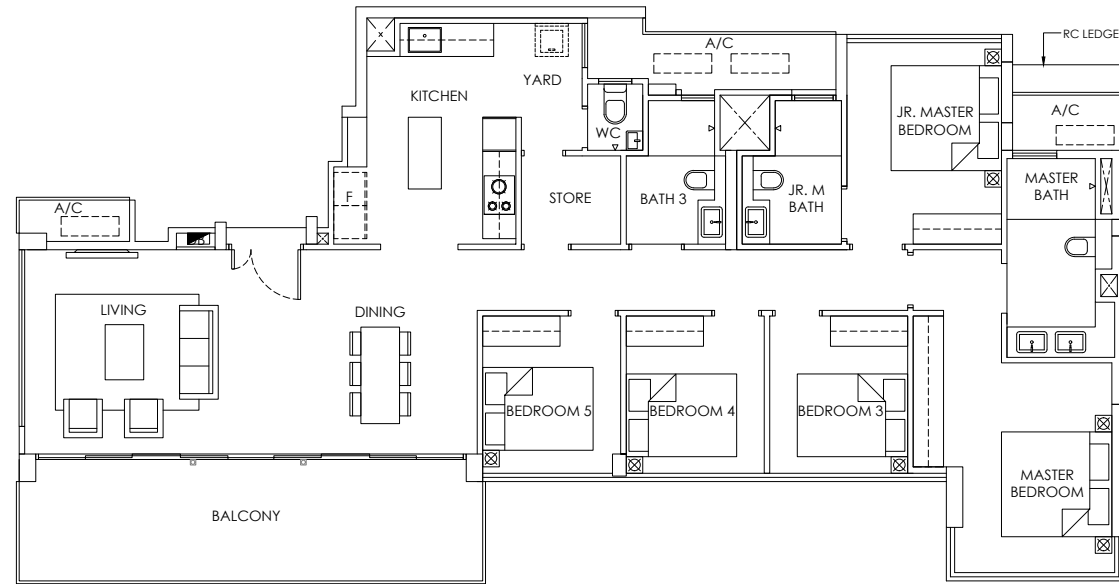
And then we have a movie planned for the evening
But not before walking home to be showered and clean
Slow days are my favourite, and the simplest of things
Is to be with loved ones, with joy, laughter, and peace



Painting above:
Family Portrait, 2016 by Eva Armisén

5 BEDROOM PENTHOUSE 160 SQM / 1722 SQFT

5 BEDROOM PENTHOUSE 160 SQM / 1722 SQFT

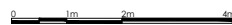


TYPE PH1

- #16-03
- #16-07
- #16-12*
- #16-16*
- #16-18*
- #16-25

TYPE PH2

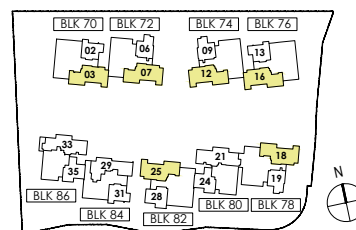
- #16-21
- #16-33*



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

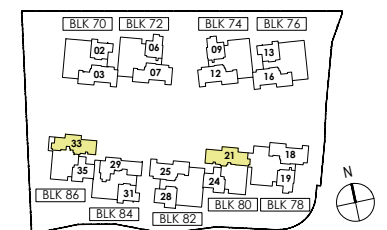
Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



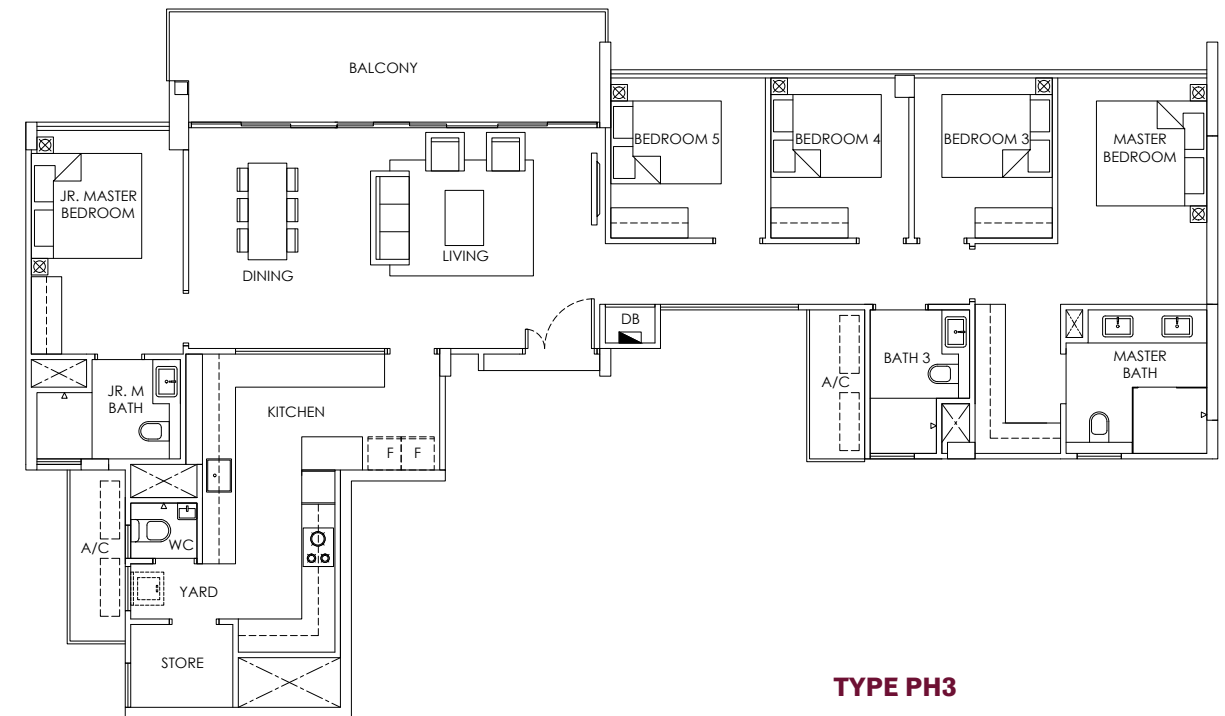
LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



5 BEDROOM PENTHOUSE 160 SQM / 1722 SQFT



TYPE PH3

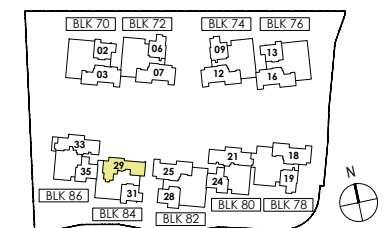
#16-29



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet A/C - Aircon
PES - Private Enclosed Space * - Mirror Units

Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



Artist's impression

OTHER SPECIFICATIONS

1. Foundation

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade

2. Superstructure

Pre-cast and/or cast-in-situ reinforced concrete and/or reinforced concrete prefabricated and Precast Bathroom units (PBU) and/or steel structures

3. Walls

- (a) External Wall: Reinforced concrete wall and/or precast panel
 (b) Internal Wall: Reinforced concrete wall and/or lightweight precision block wall and/or drywall partition and/or precast panels and/or lightweight concrete panel

4. Roof

Reinforced concrete roof and/or structural steel roofing system with appropriate insulation and water-proofing system.

5. Ceiling

(a) Approximate Floor to Ceiling Height _____

Apartments

- i. Living, Dining, Study (for Type A1, A1-1 and A1-P), Bedrooms, Store, AC ledges, Balcony and Private enclosed space Approx. 2.70m
 ii. Yard Approx. 2.35m
 iii. Entry to Living, Hallway to Bedrooms and Kitchen Approx. 2.40m
 iv. Bathrooms and WC Approx. 2.35m

Note: All the bulkhead ceiling height at designated area is approx. 2.35m

Penthouses & Unit Type B1-R, B2-R, B4A-R, B5-R

- i. Living, Dining, Bedrooms, Balcony, Store and AC ledges Approx. 3.10m
 ii. Entry to Living, Hallway to Bedrooms, Kitchen and Yard Approx. 2.65m
 iii. Bathrooms and WC Approx. 2.40m

Note: All the bulkhead ceiling height at designated area is approx. 2.65m

(b) Type and Material of Ceiling _____

Apartments

- i. Living/Dining, All Bedrooms, Study, Hallway to bedrooms
 Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint and/or part box-ups with emulsion paint at designated areas (where applicable)

- ii. Kitchen, All Bathrooms, Utility, Yard, WC, Balcony, Store
 Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with emulsion paint and/or part box-ups with emulsion paint at designated areas (where applicable)

Common Property

- i. Car park, management office, mail box area, Guard House, Show Kitchen, Multipurpose Room, Indoor Gym, Dance Studio, Ramp, Corridors and Enclosed Staircase
 Skim coat and/or cement/sand and/or metal ceiling and/or plaster ceiling board with paint finish to common property and localized areas where box up is required (where applicable)
 ii. Lift Lobbies, Changing Rooms and Toilets
 Skim coat and/or cement/sand and/or metal ceiling and/or moisture resistant ceiling board with paint finish to common property and localized areas where box up is required (where applicable)

6. Finishes

(a) Wall (Apartments) _____

- i. Living/Dining, Entry to Living, All Bedrooms, Study, Hallway to bedrooms, Yard, Store
 Cement/sand plaster and/or skim coating & paint finish
 ii. Bathrooms and WC
 Tile laid up to designated exposed surface to ceiling height
 iii. Kitchen
 Skim coating & paint finish and/or tiles laid up to designated exposed areas
 iv. Balcony
 Textured coating and/or weather-proof and/or emulsion paint and/or cement/sand plaster
 Note: All wall finishes in (i) - (iv) are to exposed surface area only. Wall surface above false ceiling level will be left in its original bare condition.

(b) Wall (Common Property) _____

- i. Basement Lift Lobbies, Typical Lift Lobbies from 1st Storey to 16 Storey, Clubhouse Lift Lobbies from 1st Storey to 2nd Storey and Common Lift Lobbies from Basement to 2nd Storey
 Tile laid up to false ceiling height to designated exposed areas and/or cement/sand plaster and/or skim coat with paint finish at other areas
 ii. Main Drop off / Waiting Area, Show Kitchen, Multipurpose Room, Dance Studio, Indoor Gym, Clubhouse, Mail Box Area, Changing Rooms and Toilets
 Tile laid up to false ceiling height to designated exposed areas and /or cement /sand plaster and/or skim coat with paint finish at other areas
 iii. Common Corridors, Staircases and Staircase Storey Shelters
 Skim coating & paint finish and/or tiles laid up to designated exposed areas



- iv. Guard House and Management Office
Cement / sand plaster and/or skim coat with paint finish

- v. All External Area
Tile and /or cement / sand plaster and/or skim coat with paint finish

(c) Floor (Apartments)

- i. Living/Dining, Entry to Living, Study, Kitchen Hallway to bedrooms, Balcony, Yard, and Store
Tiles with skirting
- ii. Bedrooms and Wardrobe
Vinyl Flooring
- iii. Bathrooms and WC
Tiles
- iv. A/C Ledge
Cement & sand screed

Note: All floor finishes are to exposed surface only. No tiles/skirting behind/beneath all built-in cabinets, kitchen cabinets, vanity/ mirror cabinets, and mirror or above false ceiling. No skirting is provided in the entrance alcove to all units.

(d) Floor (Common Property)

- i. All Lift Lobbies, Main Drop off/Waiting Area, Mail Box Area, Changing Rooms and Toilets
Tiles with skirting to designated area
- ii. Dance Studio, Indoor Gym, Show Kitchen, Multipurpose Room and Clubhouse
Tiles with Skirting and/or Vinyl Flooring
- iii. Common Corridors
Tiles
- iv. Staircases and Staircase Storey Shelters
Tiles and/or Cement sand screed with nosing tiles
- v. Guard House and Management Office
Tiles with skirting
- vi. Basement Carparks and Driveway
Cement/sand screed with hardener
- vii. Landscape Deck and Pool Deck
Composite timber and/or stone and/or tiles

Note: All floor finishes are to exposed surface only. For item (vi), hardener apply to driveway only.

7. Windows

All windows of the apartments will be aluminium-framed casement and/or sliding and/or top hung window with or without fixed glass panels.

- a) All aluminium frames shall be powder coated.
- b) All glazing shall be minimum 6mm thick clear and/or tinted and/or reflective and/or frosted glass and/or laminated glass.
- c) Windows may be provided with limiters for selected units, as and where required by authorities.

8. Doors

- i. Unit Main Entrance to Common Lobby
Approved fire-rated timber door with digital lockset
- ii. Living and/or Dining to Balcony, Bedroom 3 (for unit type B3-P, B3, B3-1, B4-P, B4, B4-1, B4-2, B4A-P, B4A, B4A-1, B4A-2, B4A-R, B5A-P, B5A, B5A-1, B5-P, B5, B5-1, B5-2, B5-R, B6-P, B6, B6-1, B6-2) to Balcony
Sliding doors comprising aluminium framed with laminated glass panel
- iii. Bedrooms, Master Bath, Common Bath, Kitchen and Store
Timber hollow core swing and/or sliding door and/or Timber framed and/or powder coated aluminium framed bi-fold door
- iv. WC
Bi-fold Door and/or slide & swing door
- v. Balcony (for unit type A1-P, B1-P, B2-P, B3-P, B4-P, B4A-P, B5-P, B5A-P, B6-P and C1-P)
Painted Mild Steel Gate

Note: Good quality locksets and ironmongery to be provided for all doors. All glass doors to be of tinted and/or clear glass and/or laminated glass (where applicable). Minimum thickness of glass shall be 6mm. For item (v), the balcony is referring to Private Enclosed Space at 1st Storey.

9. Sanitary Fittings

(a) Master Bathroom

- 1 shower compartment complete with shower mixer set
- 1 wall-mounted water closet
- 1 vanity top complete with 1 basin and 1 basin mixer (Except Penthouse Master Bathroom)
- 1 mirror cabinet
- 1 angle valve
- 1 towel rail
- 1 toilet paper holder
- 1 vanity top complete with 2 basins and 2 basin mixers (Only for Penthouse Master Bathroom)

(b) Common Bathroom

- 1 shower compartment complete with shower mixer set
- 1 pedestal water closet
- 1 vanity top complete with 1 basin and 1 basin mixer
- 1 fixed mirror
- 1 angle valve
- 1 towel rail
- 1 toilet paper holder



(c) WC

- 1 shower set
- 1 pedestal water closet
- 1 basin complete with tap
- 1 toilet paper holder
- 1 clothes hook

(d) Kitchen

- 1 kitchen sink with tap
- 1 bib tap for washer machine at designated area (where applicable)

(e) Yard

- 1 bib tap for washer machine at designated area (where applicable)

(f) Balcony

- 1 bib tap

10. Electrical Installation

- (a) Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and area above false ceiling, which shall be exposed conduit/trunking.
- (b) See Electrical Schedule for details.

11. TV / Data / Telephone Points

TV / Data points shall be provided in accordance with the Electrical Schedule.

12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. Painting

- i. Internal Wall: Emulsion Paint
- ii. External Wall: Spray textured coating paint and/or other approved exterior paint to exposed area only

14. Waterproofing

Waterproofing shall be provided to floor of Bathrooms, Kitchen, Yard, WC, Balcony, Reinforced Concrete (RC) Flat Roof, Landscape Deck, Planter Box, Swimming Pool, other Pools, Water Features, Changing Rooms, Common Toilets and Basement (where applicable).

15. Driveway And Car Park

(a) Surface driveway

Concrete and/or stone paver and/or tile and/or tarmac and/or reinforced concrete slab to External Driveway at designated areas (where applicable).

(b) Carpark and Ramp to Carpark

Reinforced concrete slab with floor hardener (where applicable)

16. Recreation Facilities

- 1. Main drop off OLÁ Grand Lobby
- 2. Kid's playground Kid's Playspace
- 3. Picnic lawn Picnic Jardin & BBQ
- 4. Fitness corner Activo Corner
- 5. Hammock lounge Siesta Lounge
- 6. Pets corner Pets Corner
- 7. Palm cove Palm Cove
- 8. 50m lap pool 50m Aqua Pool
- 9. Chill out bar Relajarse Bar
- 10. Pool deck Aqua Deck
- 11. Passage of dreams Passage of Dreams
- 12. Forestal cove Forestal Cove
- 13. Seating lounge Fresco Lounge
- 14. Stream deck Reflexión Deck
- 15. Forest deck Forestal Promenade
- 16. Spa forest Forestal Spa
- 17. Aqua fitness Aqua Fitness
- 18. Kid's splash pool Kid's Splash Pool
- 19. Forest atrium Forestal Atrium
- 20. Sensorio walk Sensorio Walk
- 21. Multipurpose room Event Cabana
- 22. Show kitchen Culinary Cabana
- 23. Pavilion Familia Plaza
- 24. Lotus pond Loto Oasis
- 25. Recreational tennis court Recreational Tennis Corte
- 26. Sensory garden Sensorio Garden
- 27. Aqua play Aqua Play
- 28. Stream pool Stream of Reflexión
- 29. Outdoor lounge Casa Lounge
- 30. Clubhouse Casa Club
- 31. Outdoor gym Outdoor Gym
- 32. Indoor gym Indoor Gym
- 33. Dance studio Flamenco Studio
- 34. Rooftop bar Cielo Bar
- 35. Grill station Grill Station
- 36. Grand pavilion Grand Pavilion
- 37. BBQ pavilion 1 Uno-Lagoon Hall
- 38. BBQ pavilion 2 Dos-Forestal Cove
- 39. Lookout point Imaginar Point



17. Other Support Facilities

Management Office, Electrical Substation, Bin Centre, and Outdoor Genset

18. Additional Items

(a) Kitchen Cabinets and Appliances

Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, gas hob, hood, and built-in oven.

(b) Bedroom Wardrobes

Built-in wardrobes with laminate and/or veneer and/or melamine finish are provided to bedrooms.

(c) Water Heater

Hot water supply shall be provided to all Bathrooms (Except WC and Kitchen)

(d) Security System

- i. Audio Intercom System between basement lift lobby, 1st storey lift lobby and side gates to apartment units, where applicable based on Audio Intercom System
- ii. Card Access System at lift lobbies and side gates where applicable
- iii. Carpark Barrier System at main entrance near Guardhouse
- iv. Closed Circuit Television System (CCTV) at strategic location

(e) Gas Supply

Town gas is supplied to all units with gas cooker hob and gas heater (except PH1, PH2 & PH3 which will be provided electric storage heater).

Note: Turn-on and utilities charges shall be borne by the purchaser.

(f) Balcony

Metal Railing

(g) Air-conditioners

Wall mounted fan coil unit air conditioning system to Living/Dining, Study and Bedrooms.

(h) Waste Disposal System

Pneumatic waste conveyance system provided for the development. Common refuse chute provided at common area at every residential lift lobby level

(i) Home Fire Alarm Device (HFAD)

All apartments provided with 1 number of Home Fire Alarm Device (HFAD)

Note: To ensure good working condition, the Home Fire Alarm Device (HFAD) has to be maintained.

Servicing shall be done on regular basis by the Purchaser.

(j) Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/side/below) on RC flat roof/ external wall/ RC ledge/ Trellis/ canopy of tower blocks.

(k) Motorised Roller Blind

All balconies provided with motorised roller blind

Note: The installation of the motorized roller blind shall be after the notice of vacant possession and to be arranged between purchaser and the supplier.

19. Electrical Schedule

Item	Unit Type												
	A1	B1	B2	B3	B4	B4A	B5	B5A	B6	C1	PH1	PH2	PH3
	A1-1 A1-P	B1-1 B1-2 B1-3 B1-P B1-R	B2-1 B2-2 B2-P B2-R	B3-1 B3-P	B4-1 B4-2 B4-P	B4A-1 B4A-2 B4A-P B4A-R	B5-1 B5-2 B5-P B5-R	B5A-1 B5A-P	B6-1 B6-2 B6-P	C1-1 C1-2 C1-3 C1-P			
Lighting Point	11	15	15	17	17	17	18	18	17	21	25	30	31
Power Point	19	22	20	21	21	21	21	21	21	26	30	30	30
Gas Heater Point & Isolator	1	1	1	1	1	1	1	1	1	1	0	0	0
Electric Heater Point & Isolator	0	0	0	0	0	0	0	0	0	0	3	4	3
13A Switched Socket Outlet For Washing Machine / Dryer	1	1	1	1	1	1	1	1	1	1	1	1	1
13A Switched Socket Outlet For Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	1
TV Point	4	5	5	5	5	5	5	5	5	6	7	7	7
Data Point	7	7	7	7	7	7	7	7	7	8	9	9	9
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1
GAS Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1

Note: 1. All isolators for cu are subjected to a/c equipment configuration.

Notes:**(A) Marble / Compressed Marble / Limestone / Granite**

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

(B) Timber strips / Composite Timber Strips

Timber strips / Composite Timber Strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips / Composite Timber Strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(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 Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Television Points, Data Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of Wardrobes, Kitchen Cabinets, fan coil units, electrical points, television points, data 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.

(K) Laminated Flooring

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

(L) 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.

(M) Prefabricated Bathroom Units

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



(N) Planters

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

(O) Wall

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

(P) Cable Services

The Vendor shall endeavor to procure a service provider for cable television 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 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 Housing Project.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider (ISP) 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 such relevant entities/authorities.

The Purchaser is liable to pay annual fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) 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 and/or internet access.

(Q) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS283:2000. Porcelain tiles are pre-polished before laying and care has been taken for their installation. However, porcelain tiles cannot be re-polished after installation, hence some level difference may be felt at the joints.

(R) Glass Curtain Wall Façade System

Glass Curtain wall facade systems are typically designed with extruded aluminium members, infilled with glass/glazing panels. Small amounts of controlled water penetration are deemed acceptable in curtain wall facade systems. Controlled water penetration is defined as water that penetrates beyond the inner most vertical plane of the façade, but has a designed means of drainage back to the exterior. Firestopping at the perimeter slab edge, which is a gap between the floor and the backpan of the curtain wall is essential to slow the passage of fire and combustion gases between floors. Spandrel areas must have non-combustible insulation at the interior face of the curtain wall. As such, curtain walls and perimeter sealants require

maintenance to maximise service life. Removal and replacement of perimeter sealants require surface preparation and proper detailing. Care must be taken when cleaning areas around powder coated aluminium material as some cleaning agents will destroy the finish. Exposed glazing seals and gaskets require regular inspection and maintenance to minimise water penetration, and to limit exposure of frame seals and insulating glass seals to wetting.

(S) Waste Disposal System

All units are provided with communal refuse hopper at the common areas. There is no refuse chute in the Unit.

(T) Network Reception and Coverage

Network reception and coverage for mobile electronic and/or mobile telephone equipment and/or devices within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective network service providers and is not within the purview/control of the Vendor.

(U) Engineered Wood

The top layer of engineered wood is from natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood is subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(V) Vinyl Flooring

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

(W) Home Fire Alarm Device (HFAD)

Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance with the authorities’ requirements. To ensure good working condition, the HFAD has to be maintained by the Purchaser on a regular basis.

(X) Digital Service / Reception

Digital TV Services is provided with necessary cabling or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service provider is not within the purview/control of the Vendor.



GENERAL DESCRIPTION OF HOUSING PROJECT

Details of building specifications:

Refer to specifications given.

Proposed New Erection Of 9 Blocks Of 16 Storeys Executive Condominium (Total 548 Units) With Landscape Deck, Basement Carpark, Swimming Pool And Communal Facilities On Lot 03142A MK21 At Anchorvale Crescent (Sengkang Planning Area)

548 residential units

Total number of units in each class:

No. of Rooms	Unit Type	Units
2 Bedroom	A1, A1-1, A1-P	30
3 Bedroom	B1, B1-1, B1-2, B1-3, B1-P, B1-R, B2, B2-1, B2-2, B2-P, B2-R, B3, B3-1, B3-P, B4, B4-1, B4-2, B4-P, B4A, B4A-1, B4A-2, B4A-P, B4A-R, B5, B5-1, B5-2, B5-P, B5-R, B5A, B5A-1, B5A-P, B6, B6-1, B6-2, B6-P	422
4 Bedroom	C1, C1-1, C1-2, C1-3, C1-P	87
5 Bedroom	PH1, PH2, PH3	9
	TOTAL	548

Description of common property:

1 basement car park, swimming pool, external landscape, communal facilities, lift lobbies, common corridor spaces and all other areas outside the units which are not part of the strata area.

Total number of car parking spaces / bicycle lots:

548 car park lots, 137 bicycle lots

Description of car parking spaces:

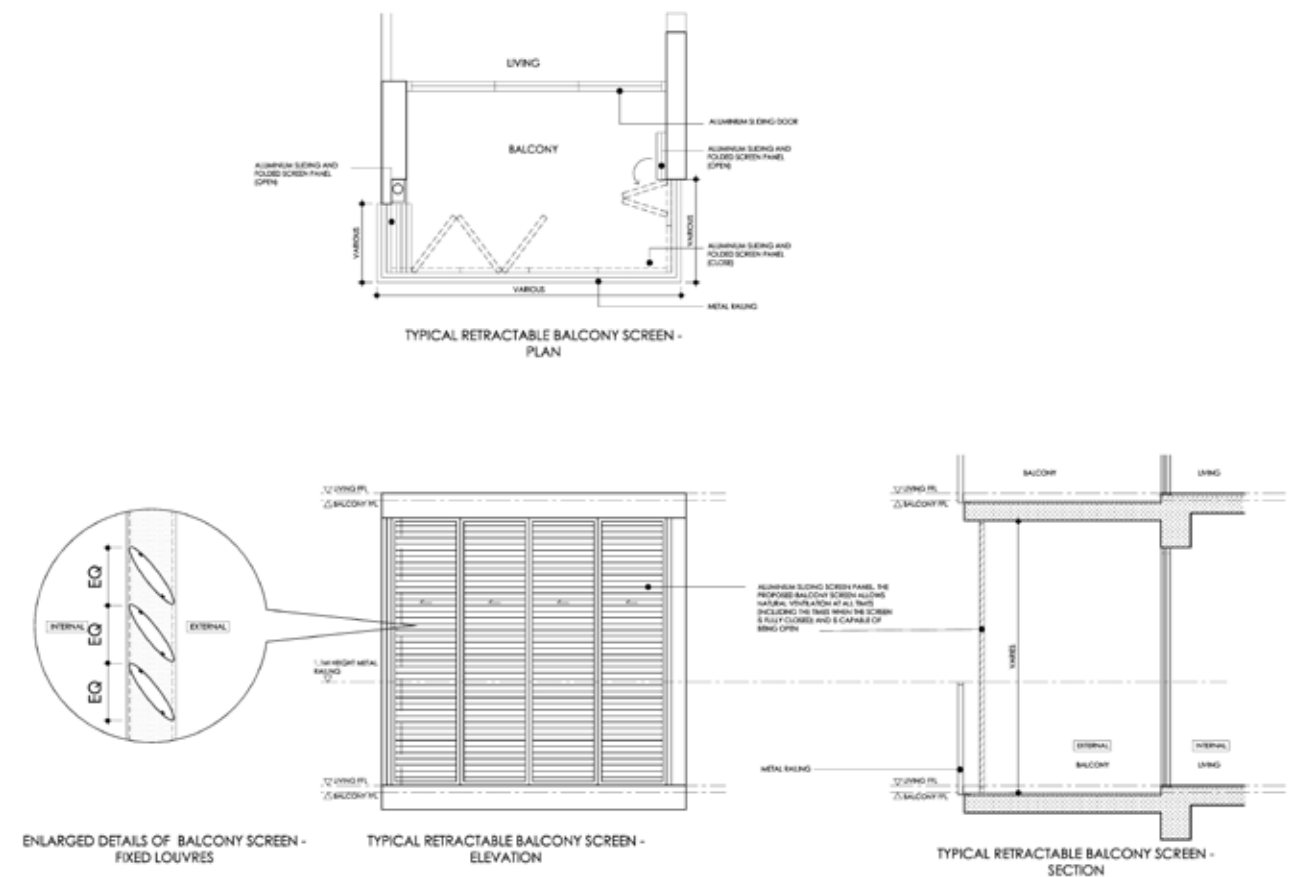
1 basement car park

548 residential car park lots, 5 accessible lots and 137 bicycle lots will be provided for residential component.

Purpose of Housing Project and restrictions as to use:

Residential development

ANNEXURE A – BALCONY SCREENING DETAIL



Note: 1. The balcony screens are to allow natural ventilation within the balcony at all times and the proposed balcony screen is capable of being drawn or retracted fully. 2. The balcony shall not be enclosed unless with the approved balcony screen. 3. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the owner.

JOINTLY DEVELOPED BY:



Evia Real Estate Management is an Asian focused real estate developer of residential condominiums in Singapore as well as logistics warehouses and commercial properties in South Korea. With offices in Singapore and South Korea, Evia seeks out development and value added land opportunities in these countries.



Established since 1995, Gamuda Land is the property development arm of Gamuda Berhad – a nation builder with solid expertise in Engineering & Construction, Property Development and Infrastructure concessions.

As a town maker, Gamuda Land has a strong track record of building landed, as well as vertical communities for more than two decades. Gamuda Land's dedication to good town making is underscored by our strong focus on mindful masterplanning, innovative placemaking and sustainable community building. This development philosophy has resulted in the creation of award-winning developments that dot Malaysia's landscape namely Kota Kemuning, Horizon Hills, Valencia, Gamuda Gardens and Gamuda Cove. Gamuda Land has since spread its wings to Australia, Singapore and Vietnam.

Gamuda Land's innovation excellence continues to consistently garner acclaimed industry awards. Ranked as a Top 10 Developer in Malaysia by The Edge and Starproperty.my, Gamuda Land excels at value creation, having won The Edge - PEPS Value Creation Excellence Awards for eight consecutive years, the only property developer in Malaysia to achieve this feat.