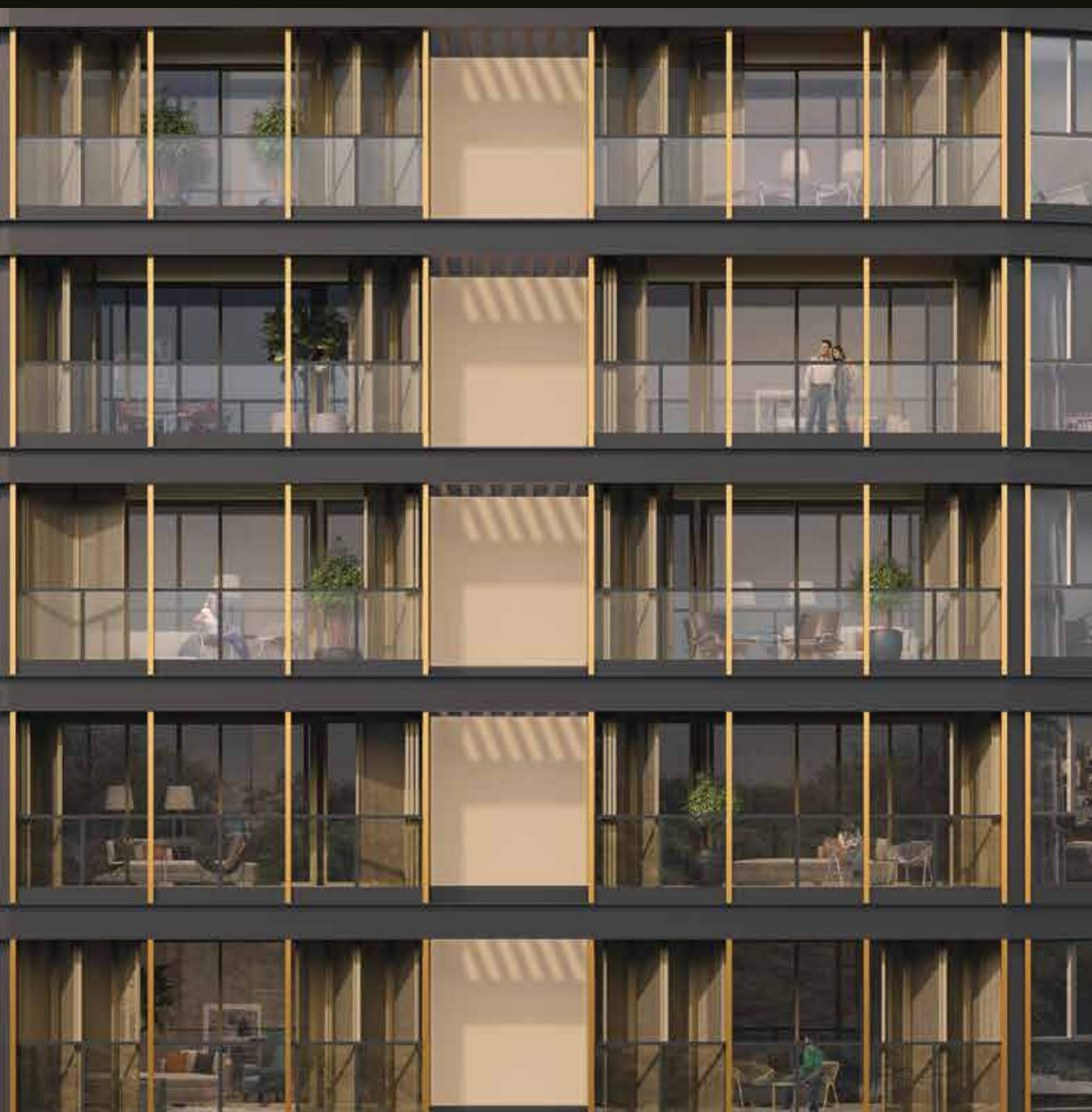


ONE  
DRAYCOTT

别开生面的高尚华丽





设计师构想图



“ 我很高兴能与您分享;一个将您环抱于奢华高尚之中的发展项目。 ”

雪兰莪铁船有限公司董事经理 Teh Lip Kim

# 赋予现代极简风格主义者的家居

64 间由创新设计师精心打造和策划的两房式公寓。

由雪兰莪铁船有限公司 (Selangor Dredging Berhad) 精心设计，风格独特的豪华家居，设想成为豪华住宅的时尚偶像，由伦敦建筑名师-CarverHaggard，将这—个愿景变为现实。对于One Draycott，雪兰莪铁船与屡获殊荣的建筑师合作，为当代建筑带来典雅的气质。

## 伦敦建筑名师 CARVERHAGGARD

CarverHaggard, 是由 Josh Carver 和 William Haggard 领导的建筑实践机构，他俩毕业于剑桥大学建筑学院。CarverHaggard 的总部设在伦敦，致力于世界各地的设计和研究项目，并被建筑基金会选为英国顶级新兴实践机构之一。



Mount Elizabeth  
Hospital and  
Medical Centre

Chatsworth  
International School  
(Orchard)

Paragon Medical  
Centre

The  
Paragon

American  
Club

Takashimaya

Scotts  
Square

Tangs  
Plaza

Shaw  
Centre

Orchard  
Road  
MRT  
Station

ION  
Orhard  
Mall

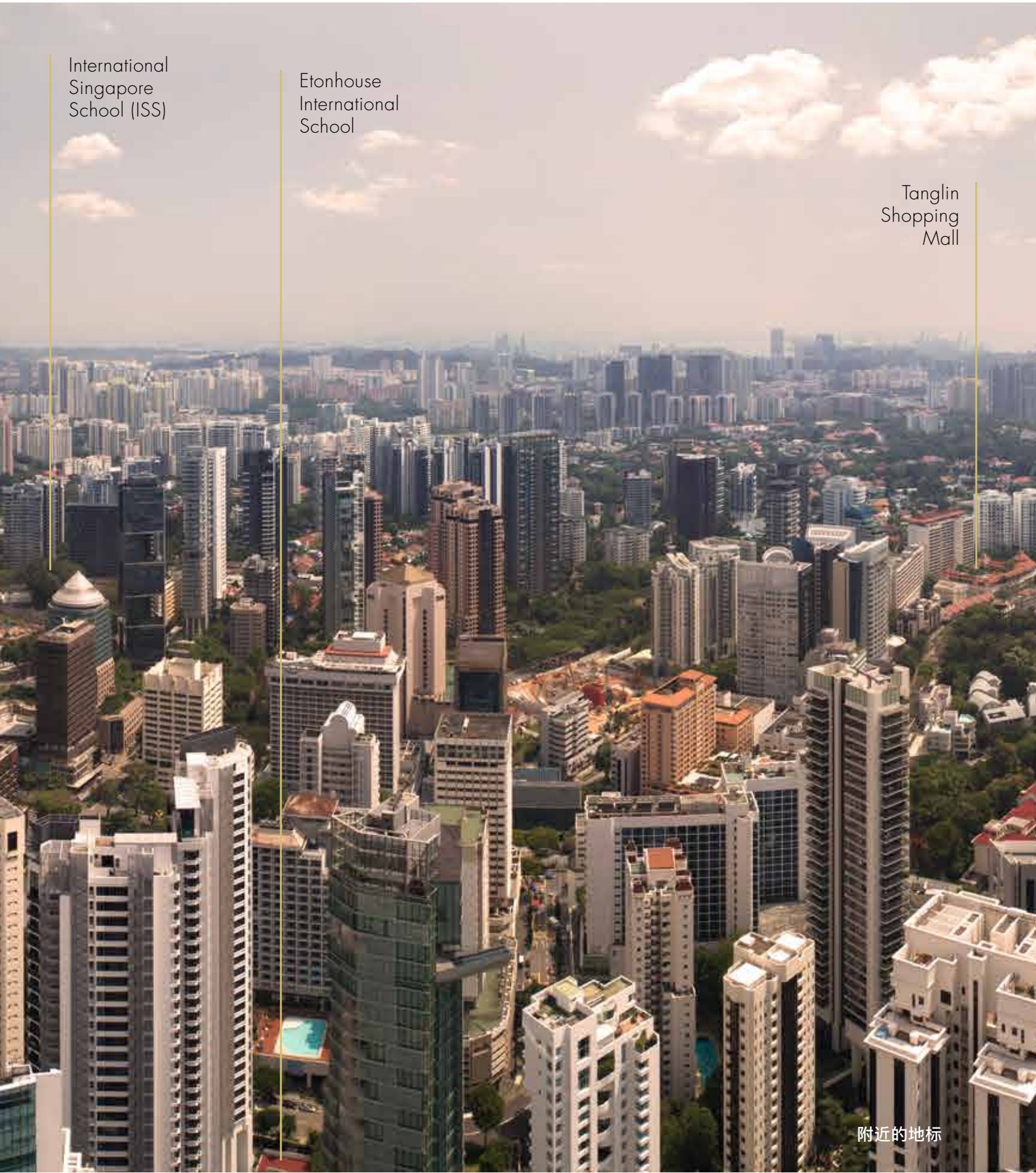


International  
Singapore  
School (ISS)

Etonhouse  
International  
School

Tanglin  
Shopping  
Mall

附近的地标






# 一个卓越优雅的地理位置















One Draycott 完美的坐落于 Ardmore Draycott 高尚住宅区。

One Draycott 靠近乌节路 (Orchard Road), 距离城市的主要购物和娱乐区仅有几分钟的路程。One Draycott 郁郁葱葱的园景家居, 坐落于新加坡最受欢迎的地址。









## TRANSPORTATION 交通方式

Orchard MRT Station 乌节捷运站	 4 mins
	 15 mins
Newton MRT Station 牛顿捷运站	 4 mins
	 17 mins

## SHOPPING 购物中心

Far East Plaza 远东广场	 3 min
	 8 mins
Shaw Centre 邵氏中心	 4 mins
	 11 mins
Tanglin Shopping Mall	 6 mins
	 10 mins
Tangs Plaza 广场	 3 mins
	 13 mins
ION Orchard Mall	 4 mins
	 15 mins
Takashimaya 高岛屋	 4 mins
	 20 mins
The Paragon	 5 mins
	 17 mins



## CLUBS/ASSOCIATIONS 俱乐部 / 协会

The Tanglin Club 东陵俱乐部	 1 mins
	 2 mins
American Club 美国俱乐部	 1 min
	 4 mins
Japan Creative Centre 日本创意中心	 8 mins
	 10 mins
Raffles Town Club 莱佛士城俱乐部	 6 mins
	 23 mins

## EDUCATION

Raffles Girls' School 莱佛士女校	 1 min
	 7 mins
Etonhouse International School 伊顿国际学校	 7 mins
	 11 mins
AXA University (Asia Pacific Campus) AXA 大学 (亚太地区校园)	 4 mins
	 17 mins
International Singapore School (ISS) 新加坡国际学校	 4 mins
	 16 mins
Chatsworth International School (Orchard) 查茨沃斯国际学校 (乌节校园)	 9 mins
Anglo Chinese School (Junior) 英国中文学校 (小学)	 7 mins
	 20 mins
Lasalle College of Art Lasalle 艺术学院	 10 mins
Singapore Chinese Girls' School 新加坡女子学校	 6 mins
Saint Joseph's Institution 圣约瑟夫学院	 5 mins

## MEDICAL FACILITIES

Mount Elizabeth Medical Centre 伊丽莎白医药中心	 6 mins
	 15 mins
Mount Elizabeth Hospital 伊丽莎白医院	 5 mins
	 16 mins
Paragon Medical Centre Paragon 医药中心	 5 mins
	 18 mins
Gleneagles Hospital 英格医院	 8 mins
	 22 mins





Singapore Botanic Garden

Gleaneagles Hospital

Ministry of Foreign Affairs

Embassy of China

Embassy of Philippines  
Embassy of Japan

Embassy of Myanmar

Hotel Jen  
The Regent Singapore

Camden Medical Centre

Shangri-La Hotel

Shangri-La Apartments

Tanglin Shopping Centre

The St. Regis Singapore



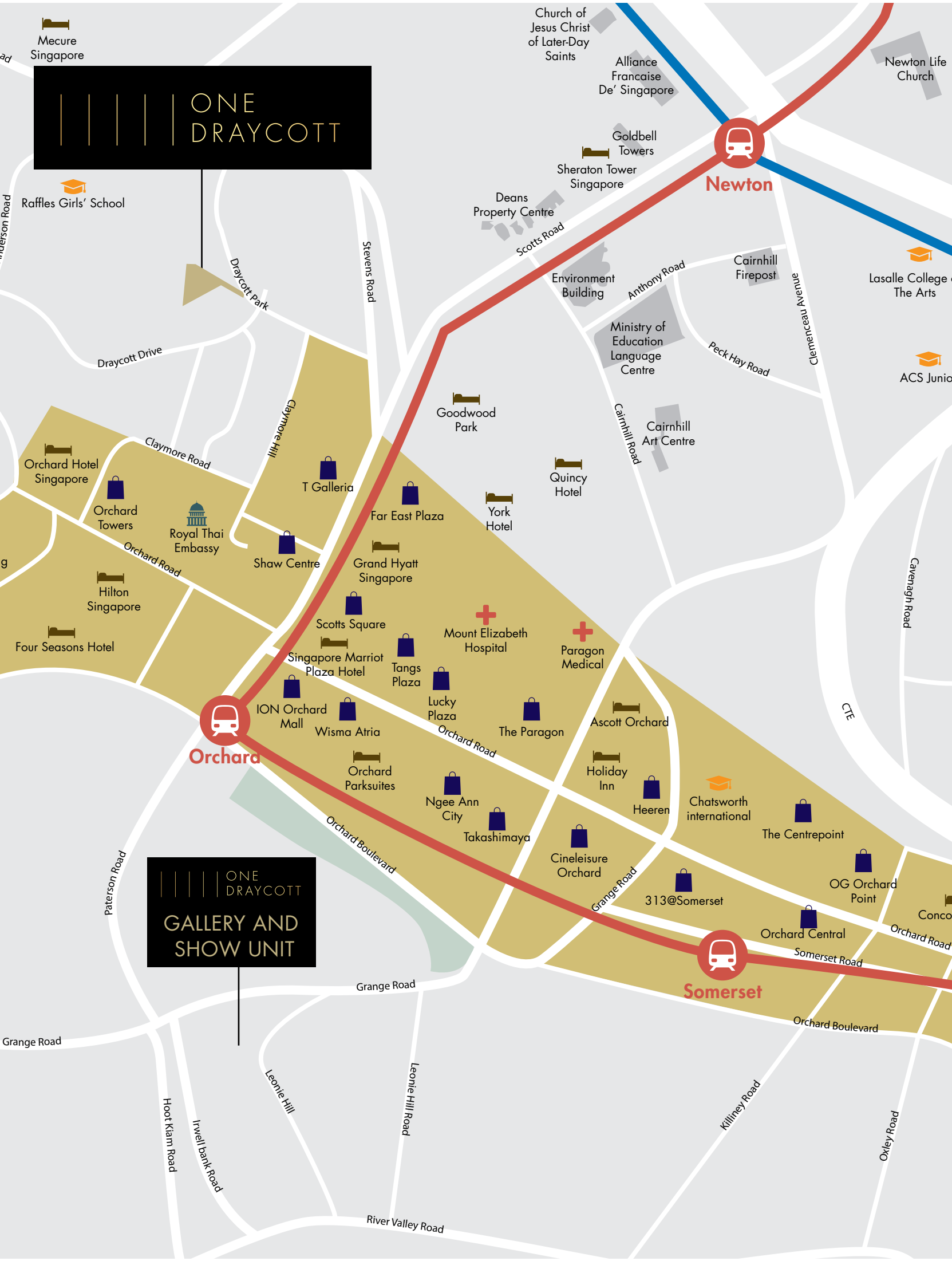
0 200m  
Scale

注意：1) 地图仅用于说明目的地，不按比例绘制。

2) 有关住宅项目周边地点的允许土地使用和密度的信息，有意购买者可参考城市重建局网站 [www.ura.gov.sg](http://www.ura.gov.sg) 提供的总体规划。

# ONE DRAYCOTT

# ONE DRAYCOTT GALLERY AND SHOW UNIT





# 充满标志性的外观

One Draycott 是一项风格优雅的大师级杰作。现代艺术化的幕墙, 营造出一个清晰的轮廓, 还有镶着黑色水平条纹、泛着柔和金光, 焕如柔美香槟的典雅外观。

皇冠上的孔黑色金片创造了建筑的独特性, 而宽阔的窗户和玻璃围栏满溢着开放空间的氛围, 让自然光线流动。

我们采用了独特的三角形建筑, 让每个单位都有美丽的景观。





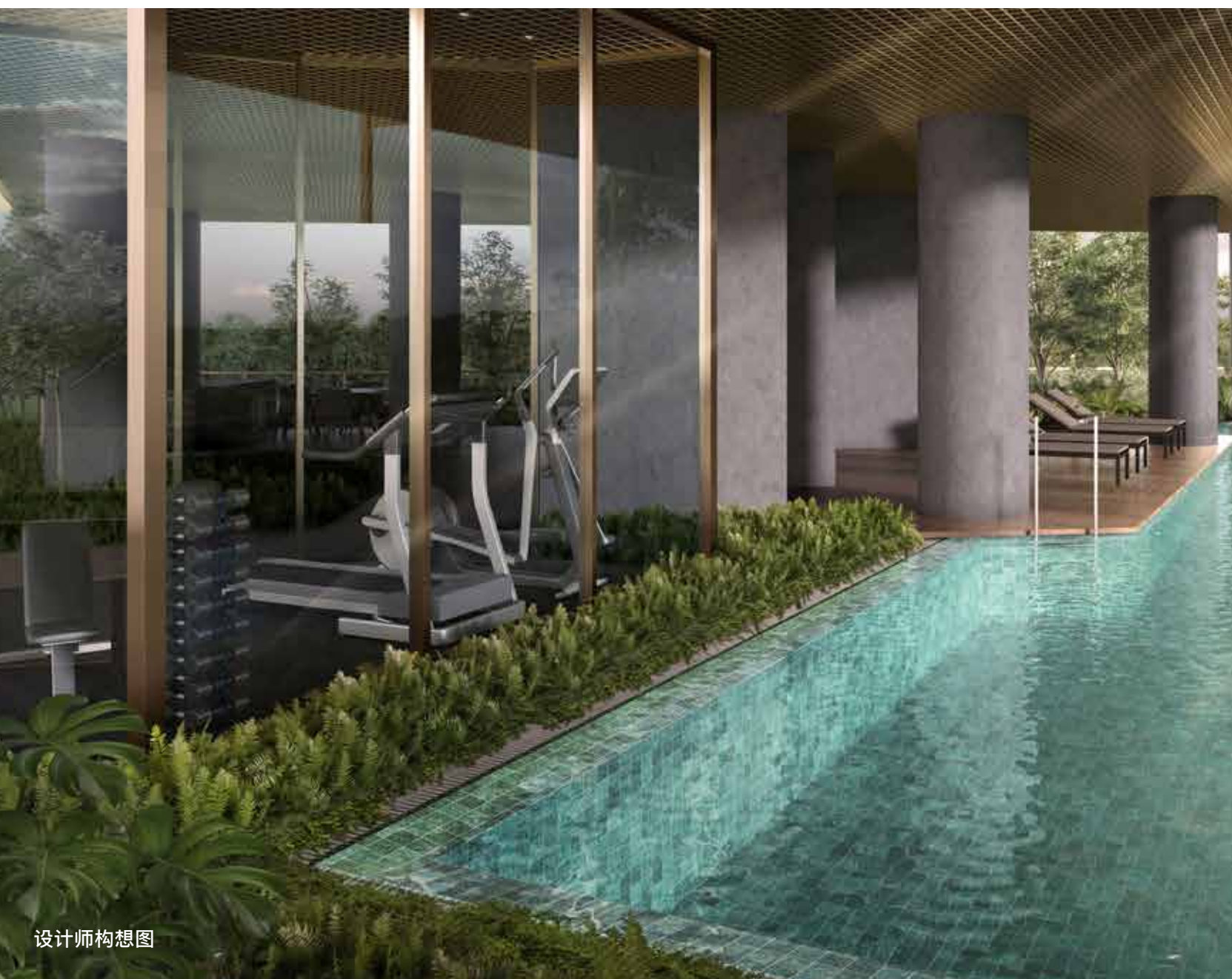
设计师构想图

# 独特优雅的生活方式

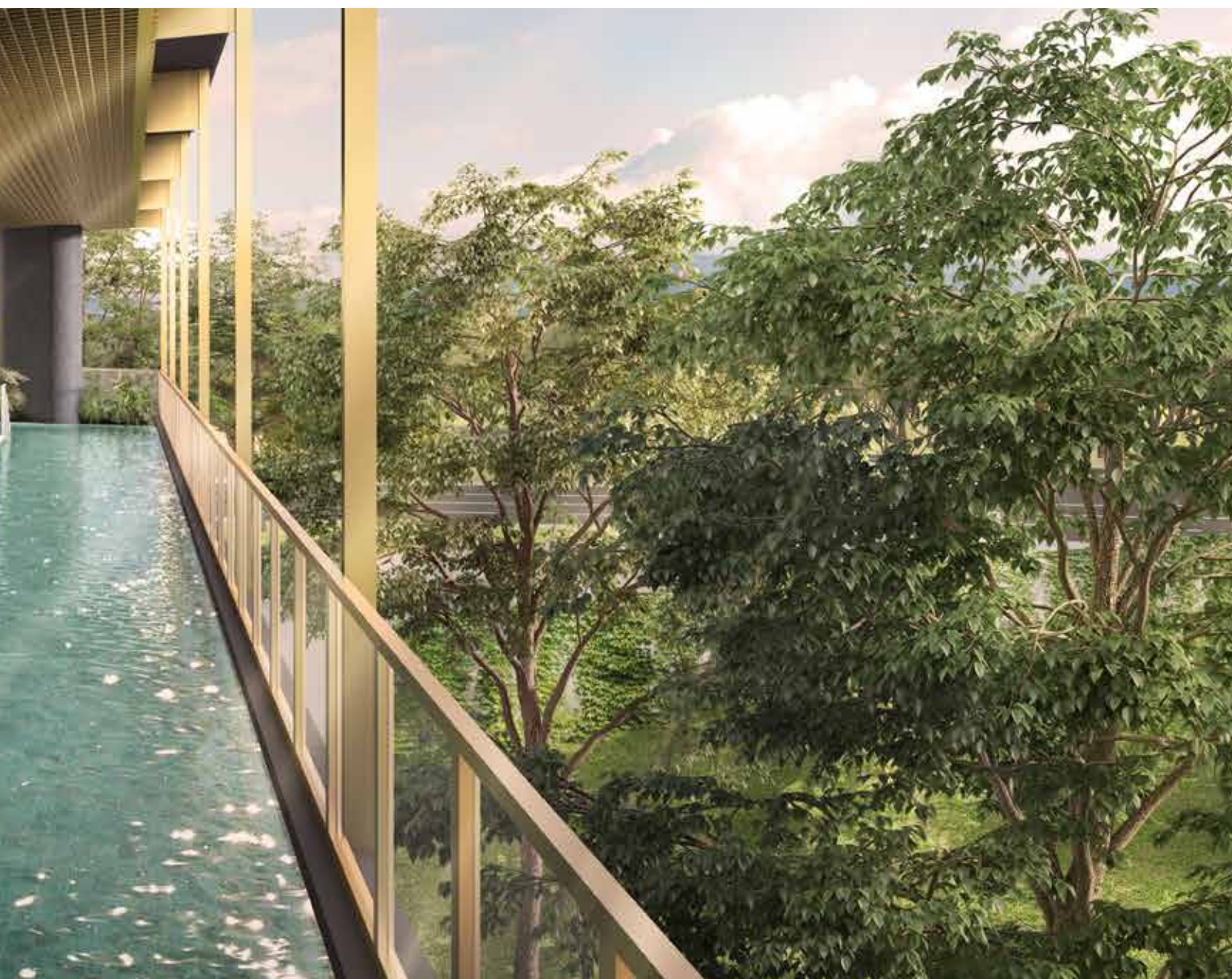
One Draycott 结合了艺术、自然和功能性。

设施甲板的设计融入了黄金和香槟的设计风格直至华丽的天花板。这个发展项目的另一优势就是郁郁葱葱的热带景观，树丛和特色垂直种植墙壁，营造出一种平静和宁静的氛围。

这里是一处绿色的飞地，有一簇簇树木和垂直种植的特色墙。游泳池位于三角形甲板的一侧，让您俯瞰周遭的美景。



“ 为了让您享有独特非凡的生活体验；我们开创的每一个项目,都必须经过精心打造和规划。 ”



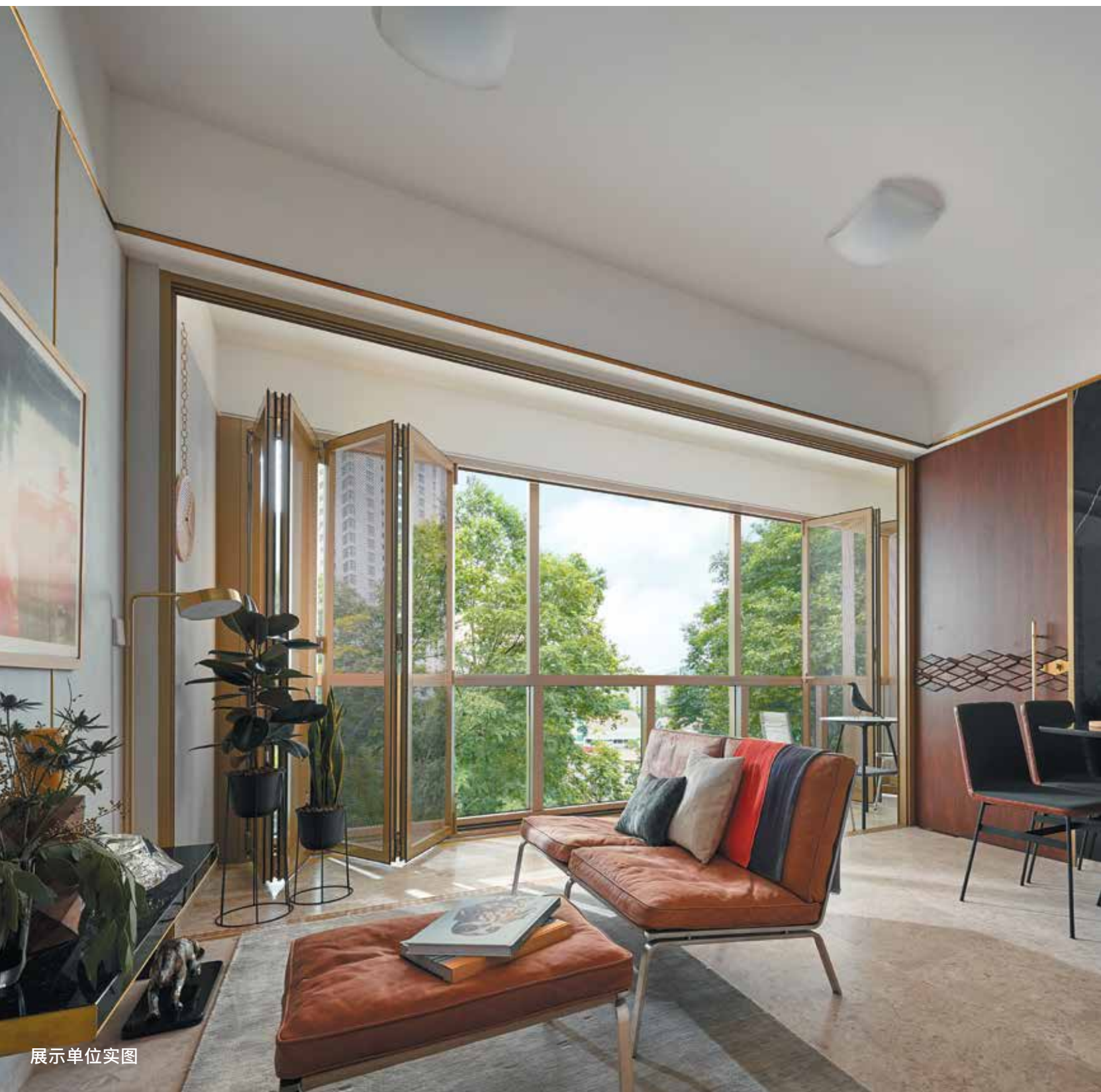


您可以在户外用餐区做饭和用餐，  
或者在郁郁葱葱的绿色中放松身心。





设计师构想图



展示单位实图

# 奢华尽现于 每个细节

当您踏入这片专属的私人飞地时，一项别开生面的艺术品在等待着您。

我们采用交织的几何雕刻装饰装置的 Lucerna 石板墙壁，而入口大门采用了精心制作和经过手工打磨的橡木刻面经过个别手工制作和染色，创造出独特的图案设计。这些艺术品皆委托安娜与大卫希斯科克 (Anna & David Hiscock) 专门为每个家庭创作。



每个阳台都有可折叠的穿孔屏幕，  
提供灵活的生活空间。



展示单位实图

人字形木地板营造出温馨宁静的氛围，  
而香槟色的框架则营造出典雅的气质。



每个单位都配有设备齐全的厨房。

# 安娜与大卫 的艺术

雪兰莪铁船委托安娜与大卫希斯科克 (Anna & David Hiscock) 增进 One Draycott 的美感。

安娜与大卫的几何式大门, 与精钢和抛光的 Cubetti 交织在一起还有意大利阿尔卑斯山脚下的 Lucerna 小石块 - 在大堂迎接您的归来。

大卫在制造钢铁和石  
头交织的入口大门。



泊客区的圆形雕塑由 Lucerna 石块砌成，  
这些石块由意大利石匠手工切割，  
砌成类似穿山甲的鳞片。



安娜和大卫还在位于每个私人电梯大厅的木门上，以手工制作墙面装置和橡木刻面。



木门的橡木刻面都个别以手工制作。

## DAH STUDIO

安娜与大卫希斯科克 (Anna & David Hiscock) –英国纯艺术和设计的长期从业者，他们非常尊重材料的生命和特性，以及工艺的价值。大卫的多重才能之一包括摄影。他曾与 Donna Karan, Paul McCartney 和 Conde Nast 合作，并在伦敦国家肖像画廊展出他的作品。安娜拥有时尚和珠宝设计背景，并与 Alexander McQueen 在 Swarovski, Harrods 和 Puma 合作。

在过去10年，雪兰莪铁船一直与安娜与大卫密切合作。这种创造性的合作关系带来了一系列的大型雕塑，摄影作品，画作，室内设计，家具和建筑装饰以及各种细节。





我们以木料着色剂，  
增强橡木特有的纹理。

# 场地规划

## 第一层 - 迎宾处

- |        |   |
|--------|---|
| 落客区    | ① |
| 普通电梯大堂 | ② |
| 私人电梯大堂 | ③ |
| ESS    | ④ |



## 第二层 - 设施处

- |        |   |
|--------|---|
| 游泳池    | ① |
| 泳池甲板   | ② |
| 户外用餐区  | ③ |
| 健身房    | ④ |
| 普通电梯大堂 | ⑤ |
| 私人电梯大堂 | ⑥ |



仅供参考，非实际比例。

# 单位分配

房型 第层	A房型		B房型	
18	#18-01 (A1 - PH)	#18-02 (A2 - PH)	#18-03 (B1 - PH)	#18-04 (B2 - PH)
17	#17-01 (A1)	#17-02 (A2)	#17-03 (B1)	#17-04 (B2)
16	#16-01 (A1)	#16-02 (A2)	#16-03 (B1)	#16-04 (B2)
15	#15-01 (A1)	#15-02 (A2)	#15-03 (B1)	#15-04 (B2)
14	#14-01 (A1)	#14-02 (A2)	#14-03 (B1)	#14-04 (B2)
13	#13-01 (A1)	#13-02 (A2)	#13-03 (B1)	#13-04 (B2)
12	#12-01 (A1)	#12-02 (A2)	#12-03 (B1)	#12-04 (B2)
11	#11-01 (A1)	#11-02 (A2)	#11-03 (B1)	#11-04 (B2)
10	#10-01 (A1)	#10-02 (A2)	#10-03 (B1)	#10-04 (B2)
9	#09-01 (A1)	#09-02 (A2)	#09-03 (B1)	#09-04 (B2)
8	#08-01 (A1)	#08-02 (A2)	#08-03 (B1)	#08-04 (B2)
7	#07-01 (A1)	#07-02 (A2)	#07-03 (B1)	#07-04 (B2)
6	#06-01 (A1)	#06-02 (A2)	#06-03 (B1)	#06-04 (B2)
5	#05-01 (A1)	#05-02 (A2)	#05-03 (B1)	#05-04 (B2)
4	#04-01 (A1)	#04-02 (A2)	#04-03 (B1)	#04-04 (B2)
3	#03-01 (A1)	#03-02 (A2)	#03-03 (B1)	#03-04 (B2)
2	游泳池 / 泳池甲板 / 户外用餐区 / 健身房			
1	落客区 & 私人电梯大堂			
B1	停车处			
B2	停车处			
B3	停车处			
B4	停车处			

## 典型单位

- 房型A1及A2 797平方尺2卧室
- 房型B1及B2 732平方尺2卧室

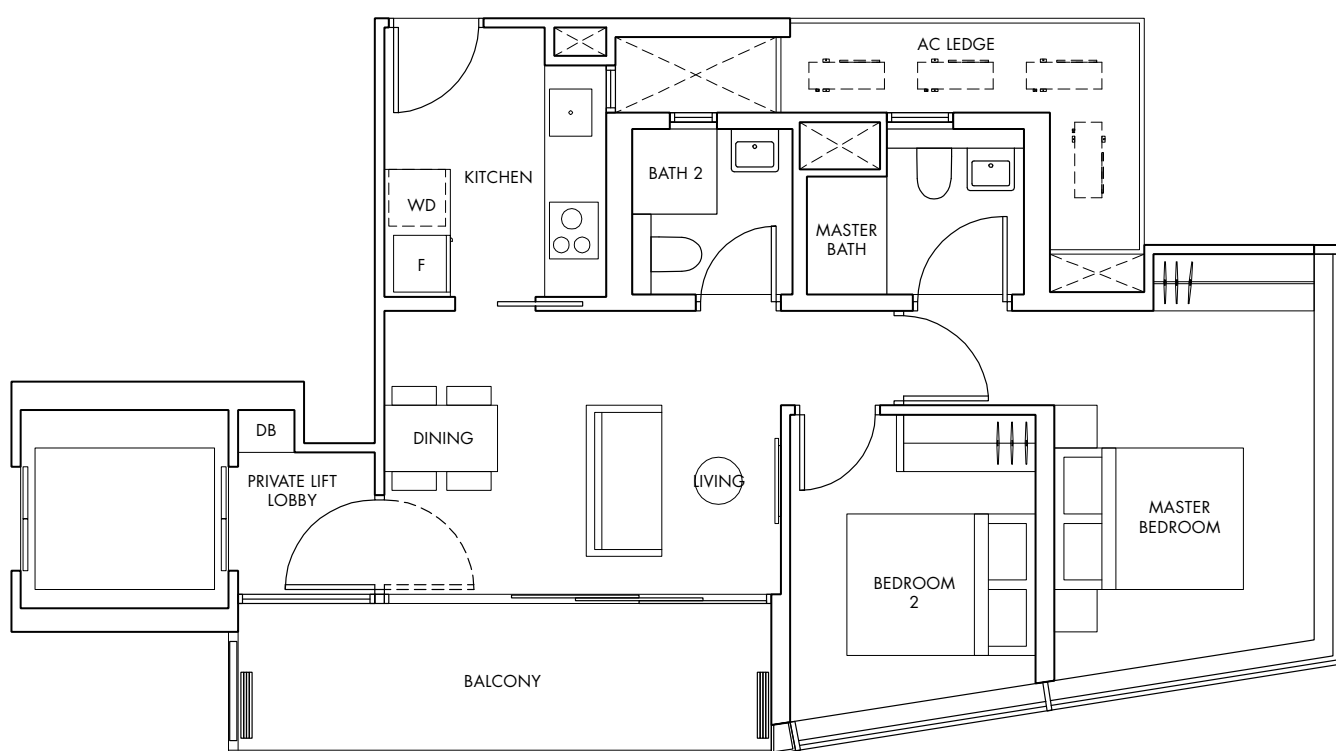
## 阁楼单位

- 房型A1 - PH及A2 - PH 1345平方尺2卧室
- 房型B1 - PH及B2 - PH 1238平方尺2卧室

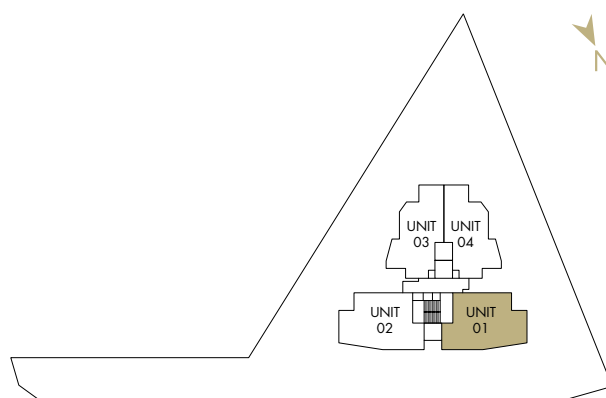
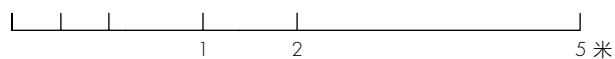
TYPICAL 典型单位

# A1 房型

2卧室 + 私人电梯大堂  
74平方米 / 797平方尺  
#03 - 01 to #17 - 01



- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱



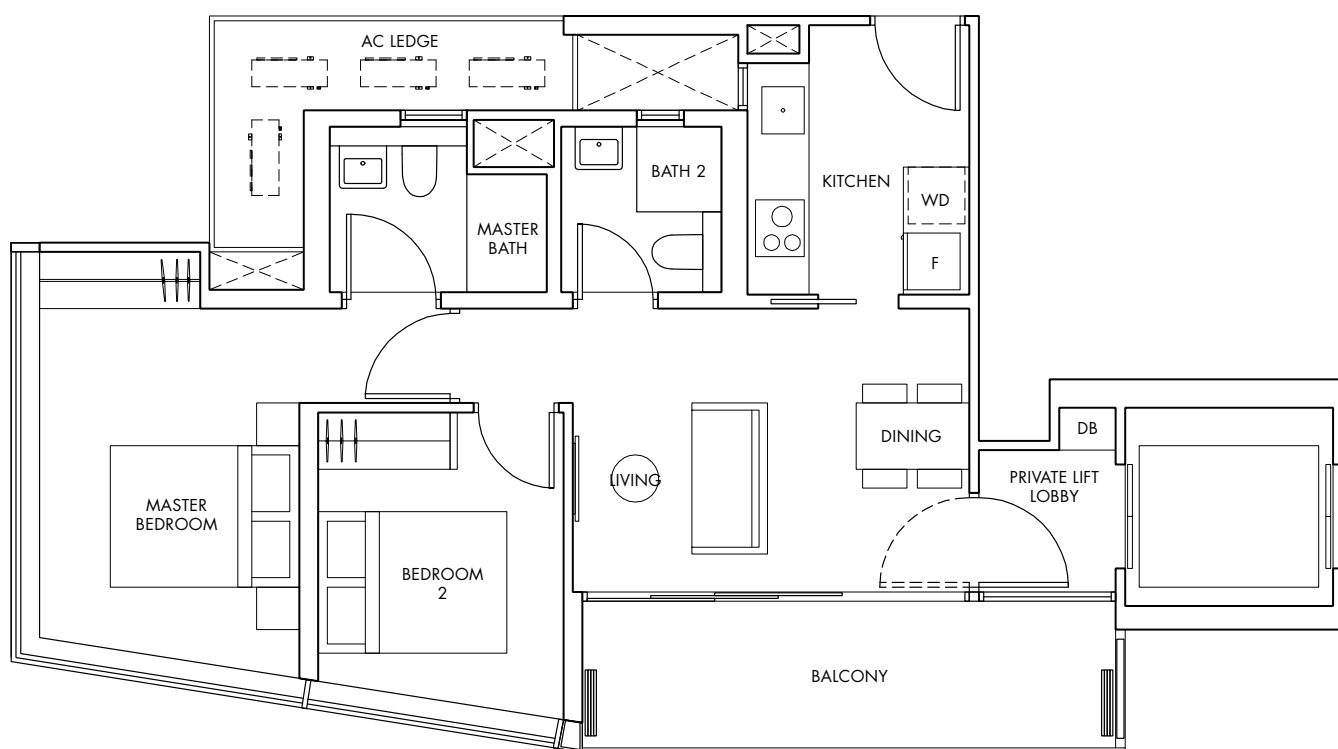
仅供参考，非实际比例。

图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。

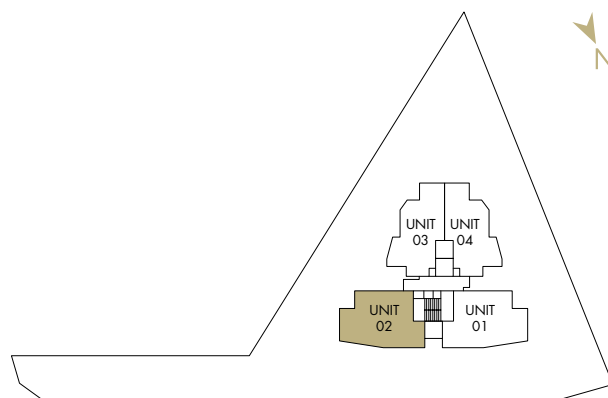
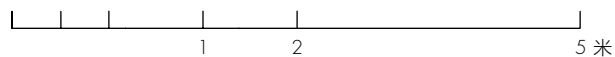
TYPICAL 典型单位

# A2 房型

2卧室 + 私人电梯大堂  
74平方米 / 797平方尺  
#03 - 02 to #17 - 02



- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱



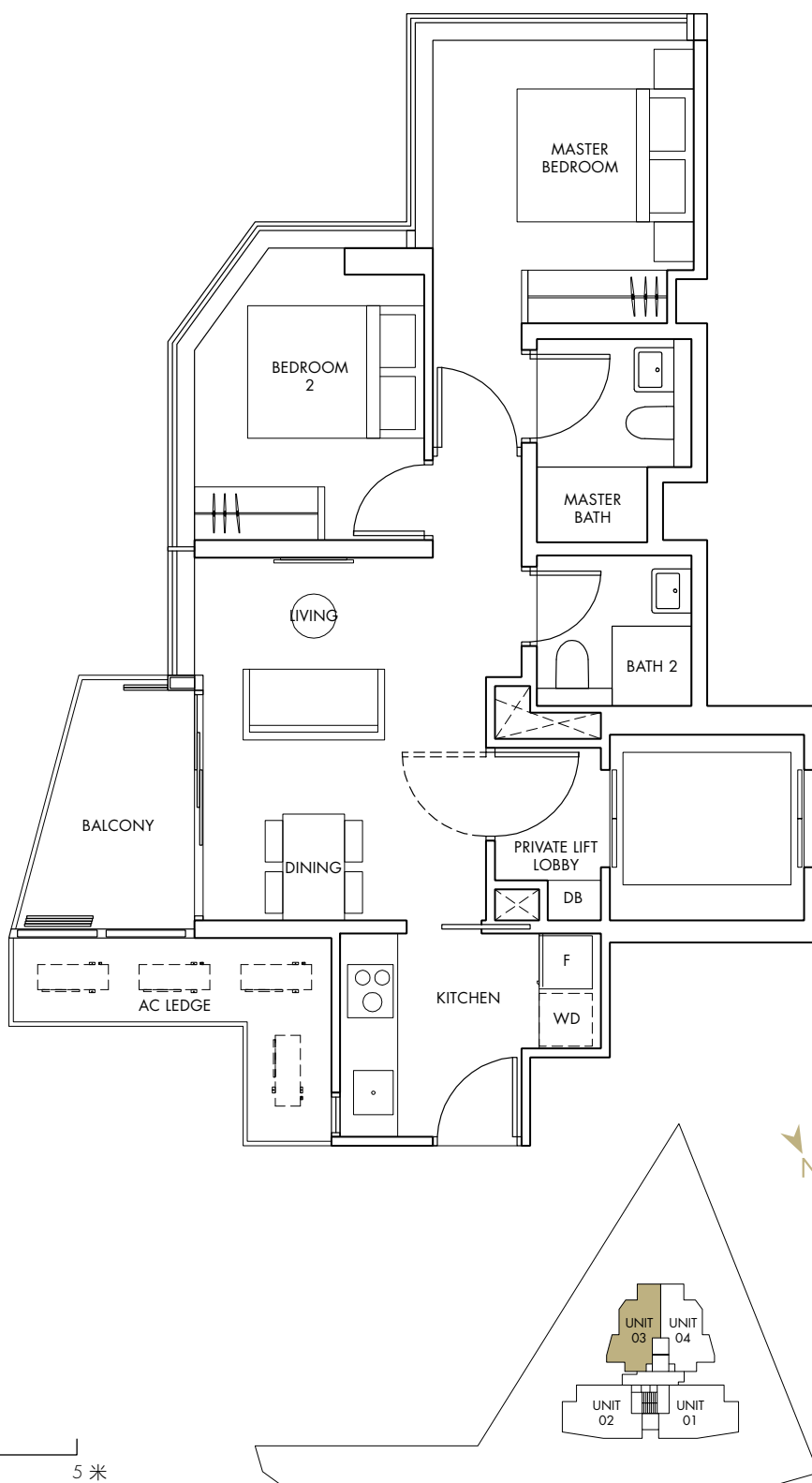
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图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。

TYPICAL 典型单位

# B1 房型

2卧室 + 私人电梯大堂  
68平方米 / 732平方尺  
#03 - 03 to #17 - 03



DB 配电板  
WD 洗涤与烘干机  
F 内置冰箱

0 1 2 5 米

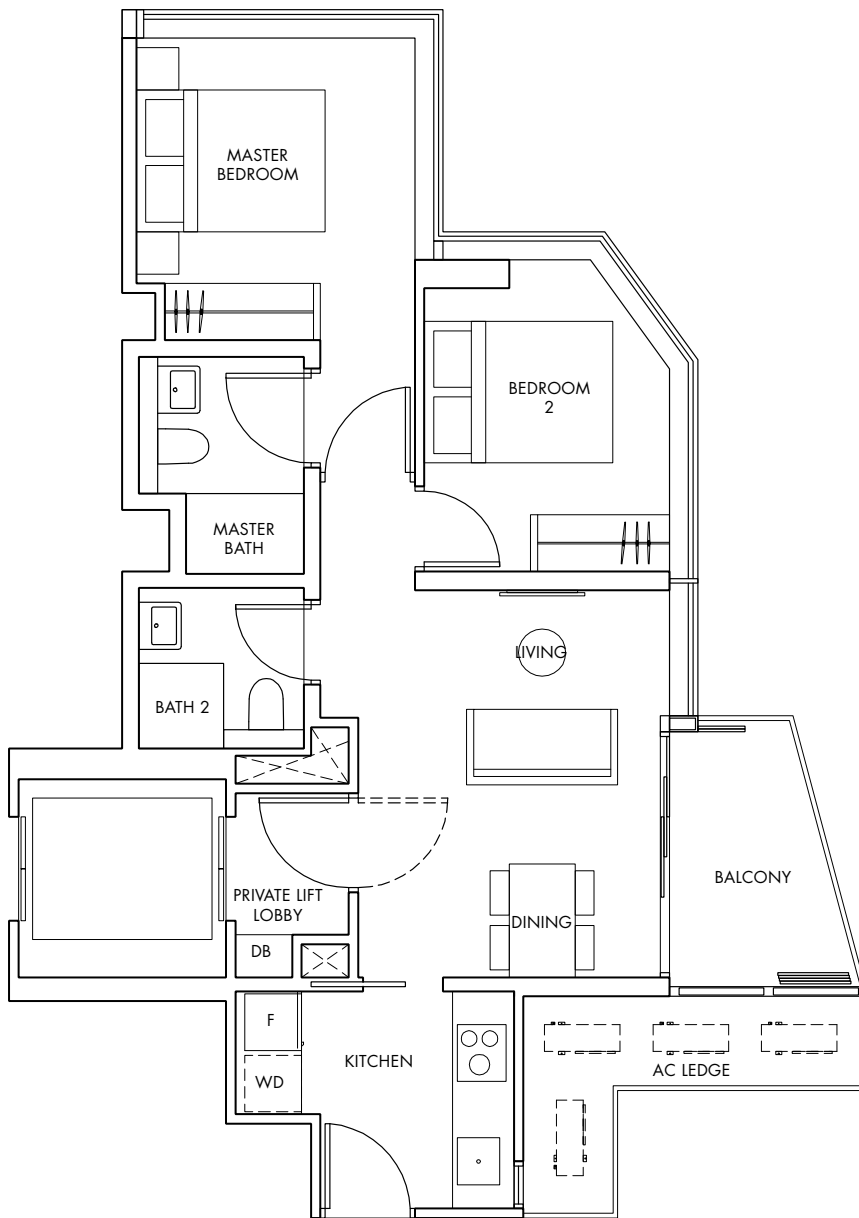
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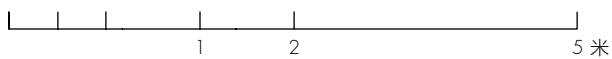
TYPICAL 典型单位

# B2 房型

2卧室 + 私人电梯大堂  
68平方米 / 732平方尺  
#03 - 04 to #17 - 04

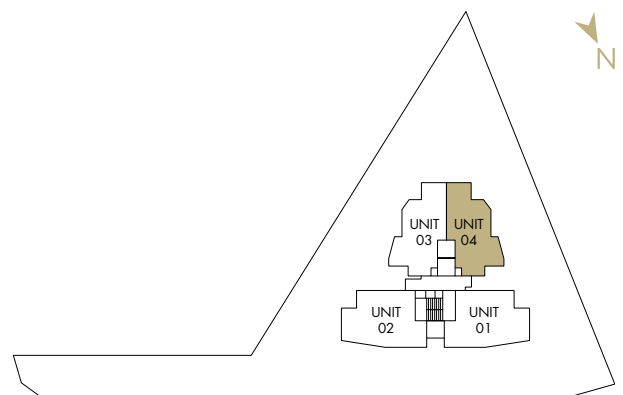


- DB 配电板 Distribution Board
- WD 洗涤与烘干机 Washer cum Dryer
- F 内置冰箱 Built-in Fridge



仅供参考，非实际比例。

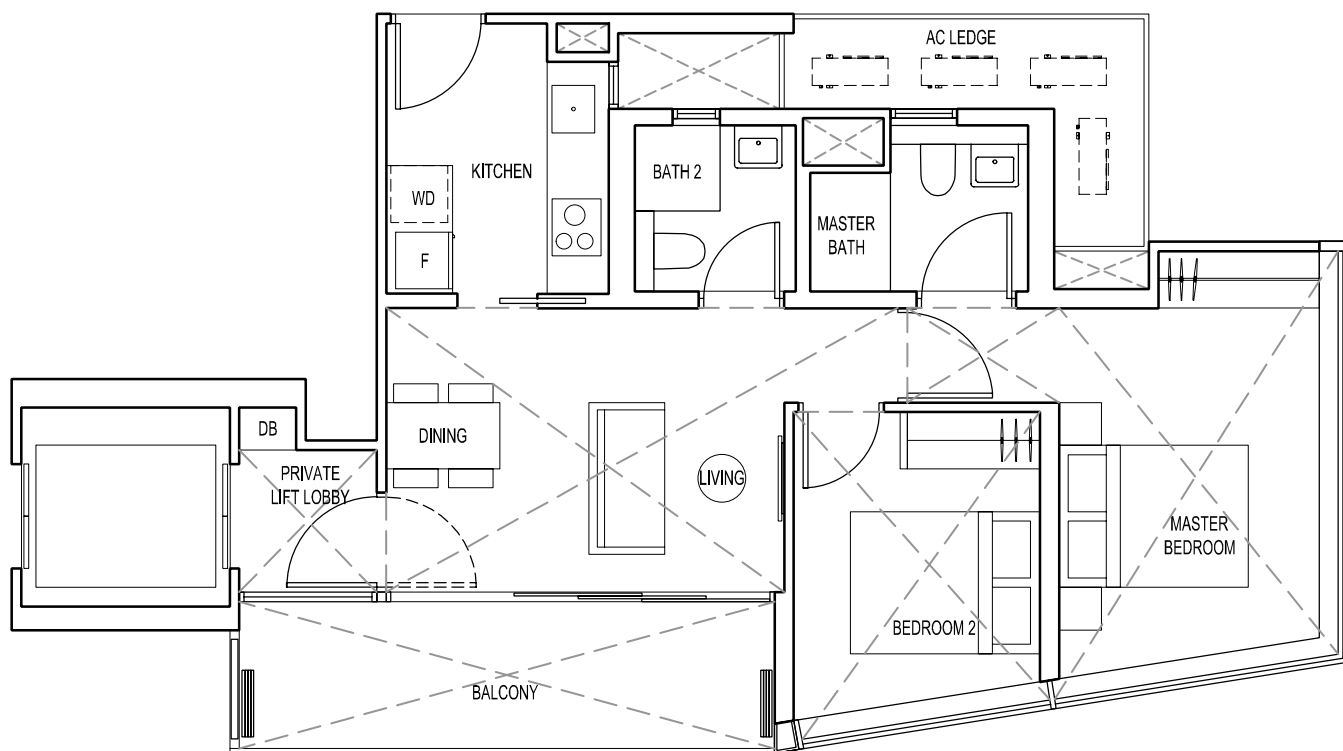
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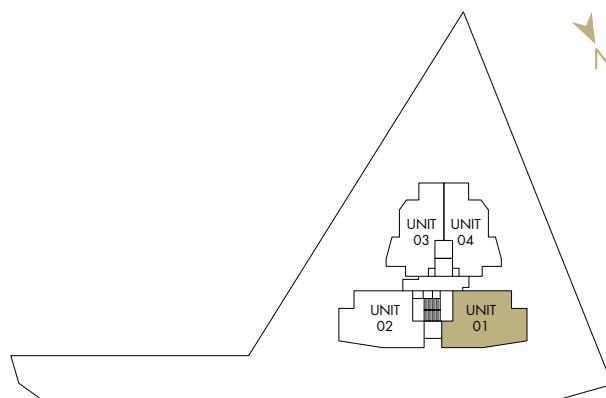
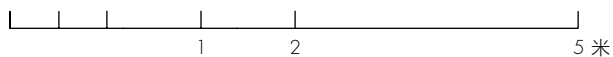
PENTHOUSE 阁楼单位

# A1-PH 房型

2卧室 + 私人电梯大堂  
125平方米 / 1345平方尺  
#18 - 01



- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱



仅供参考，非实际比例。

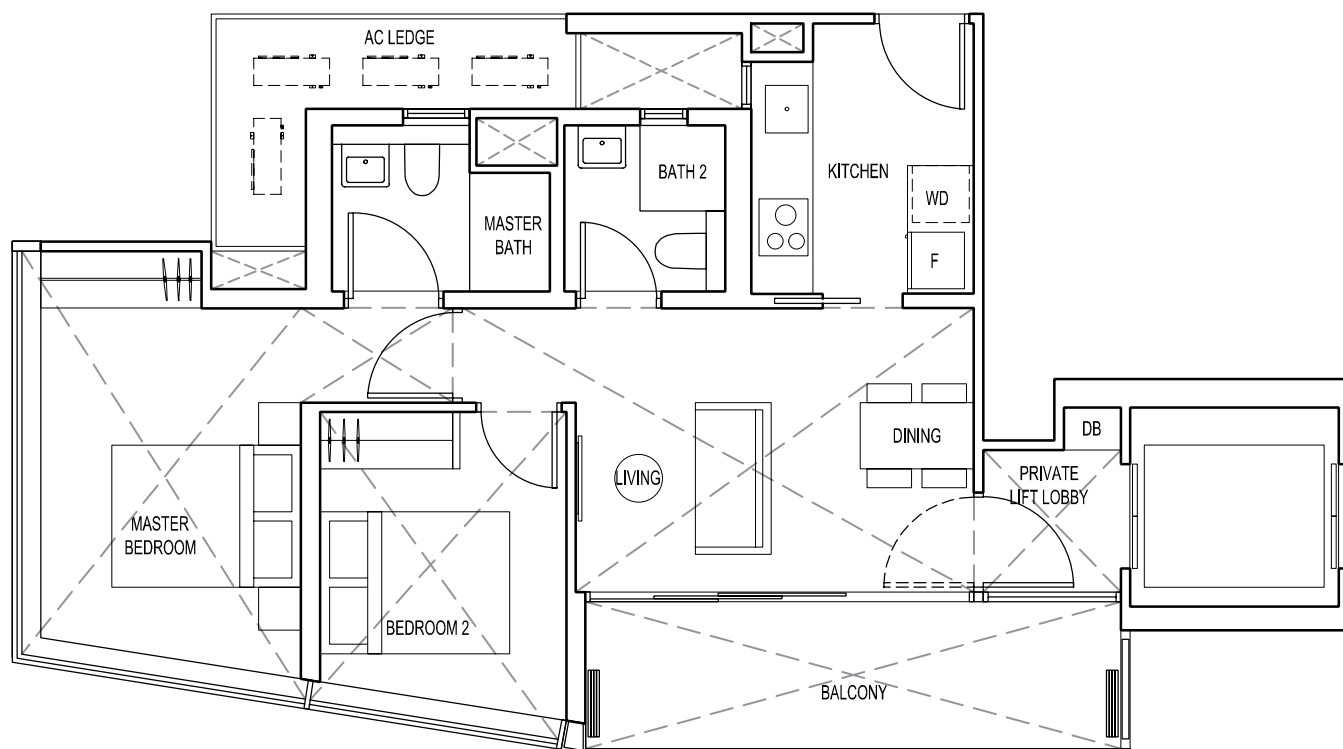
虚线代表51平方米 / 548平方英尺的高天花板面积，位于客厅 (Living)，饭厅(Dining)，私人电梯大堂 (Private Lift Lobby)，阳台 (Balcony) 与卧室 (Bedrooms)。图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。



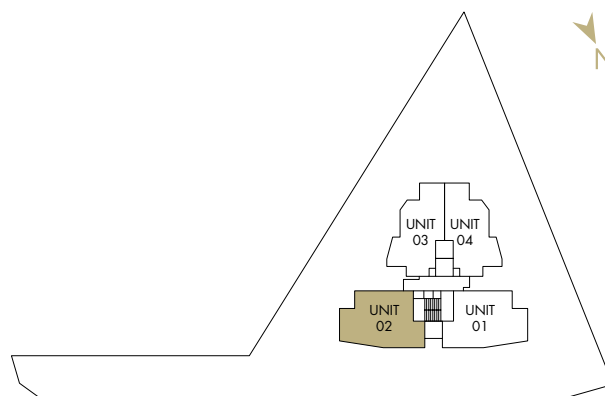
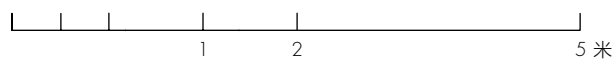
PENTHOUSE 阁楼单位

# A2-PH 房型

2卧室 + 私人电梯大堂  
125平方米 / 1345平方尺  
#18-02



- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱



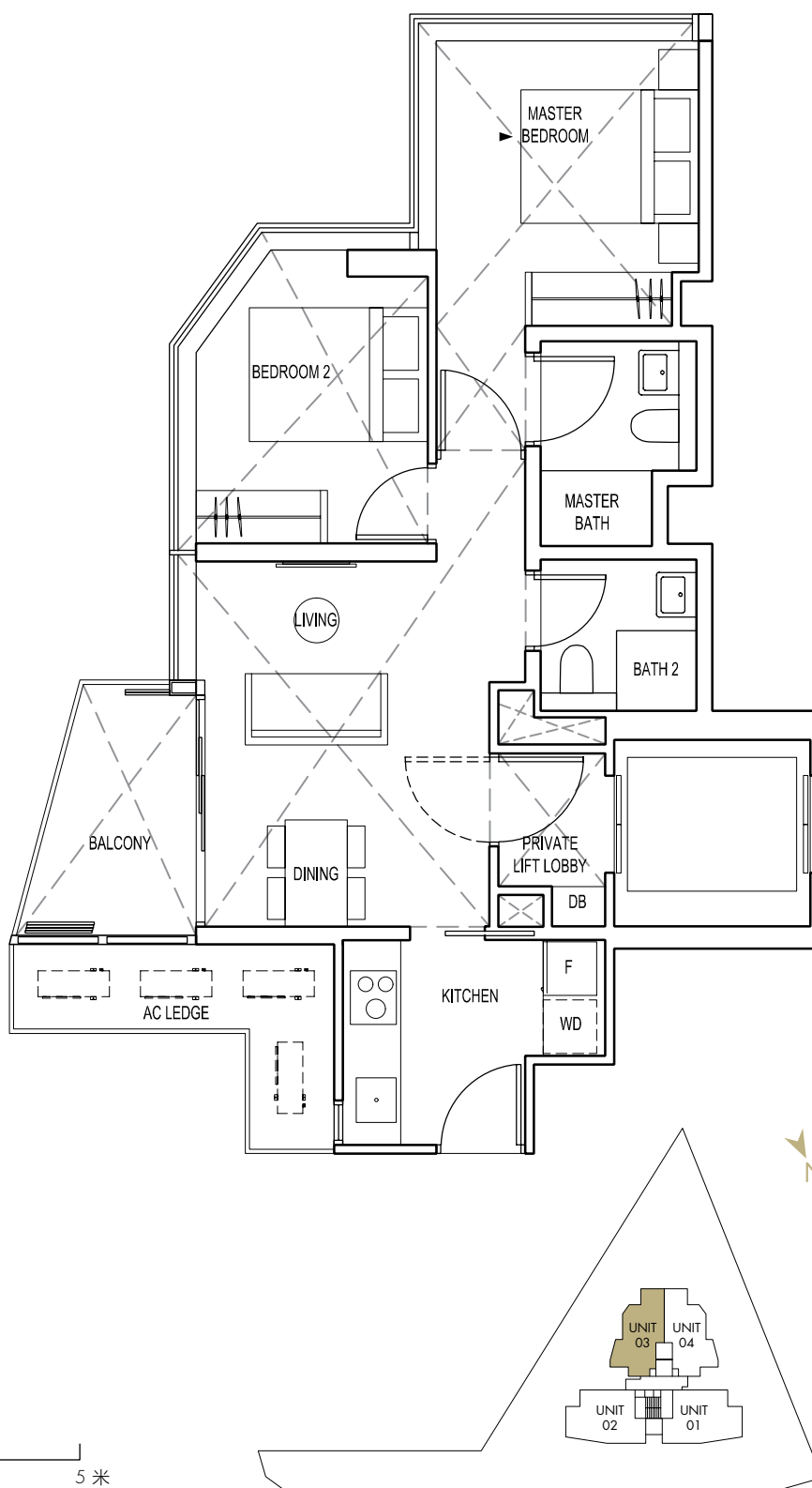
仅供参考，非实际比例。

虚线代表51平方米 / 548平方英尺的高天花板面积，位于客厅 (Living)，饭厅 (Dining)，私人电梯大堂 (Private Lift Lobby)，阳台 (Balcony) 与卧室 (Bedrooms)。图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。

PENTHOUSE 阁楼单位

# B1-PH 房型

2卧室 + 私人电梯大堂  
115平方米 / 1238平方尺  
#18 - 03



- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱

0 1 2 5 米

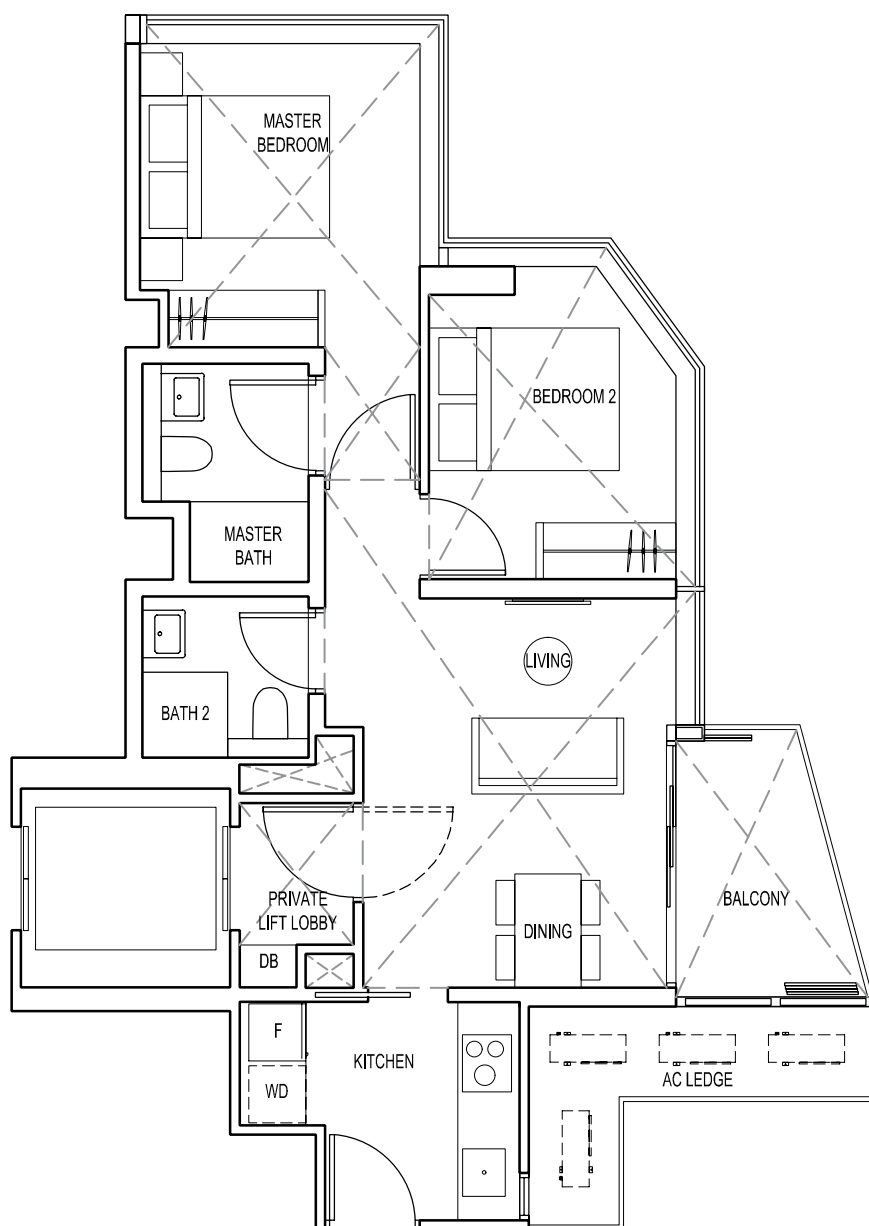
仅供参考，非实际比例。

虚线代表47平方米 / 505平方英尺的高天花板面积，位于客厅 (Living)，饭厅(Dining)，私人电梯大堂 (Private Lift Lobby)，阳台 (Balcony) 与卧室 (Bedrooms)。图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。

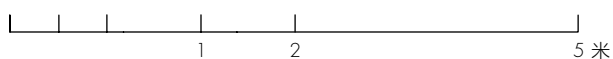
PENTHOUSE 阁楼单位

# B2-PH 房型

2卧室 + 私人电梯大堂  
115平方米 / 1238平方尺  
#18-04

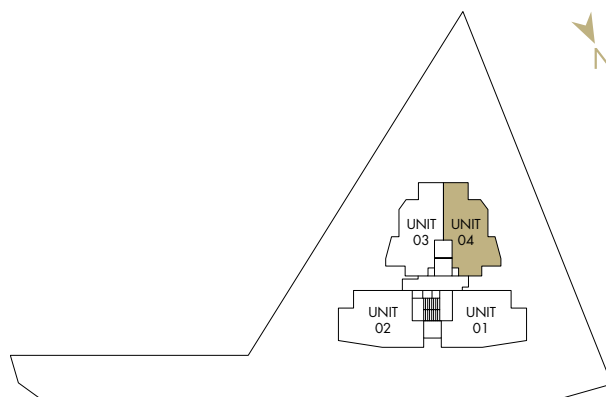


- DB 配电板
- WD 洗涤与烘干机
- F 内置冰箱



仅供参考，非实际比例。

虚线代表47平方米 / 505平方英尺的高天花板面积，位于客厅 (Living)，饭厅 (Dining)，私人电梯大堂 (Private Lift Lobby)，阳台 (Balcony) 与卧室 (Bedrooms)。图表可能会根据有关当局的要求或批准而更改。楼面面积和测量值仅为估算值，会进行调整和最终计查。



# SPECIFICATIONS

## FOUNDATION

Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design

## SUPERSTRUCTURE

Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design

## WALLS

External wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels (where applicable)

Internal wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels and/or drywall (where applicable)

## ROOF

Flat Roof: Reinforced concrete roof with insulation and waterproofing system

## CEILING

Residential Units

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedrooms and Private Lift Lobby (where applicable)
- Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint and/or bulkhead with emulsion paint finish to Kitchen, Bathrooms and Balcony (where applicable)
- Ceiling Height Schedule

	A 1	A 2	B 1	B 2
Private Lift Lobby	2.4	2.4	2.4	2.4
Master Bedroom	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Bedroom	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Living	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Dining	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Kitchen	2.4	2.4	2.4	2.4
Corridor	2.4	2.4	2.4	2.4
Masterbath	2.4	2.4	2.4	2.4
Bath 2	2.4	2.4	2.4	2.4
Balcony	2.85	2.85	2.85	2.85

A 1-PH A 2-PH B 1-PH B 2-PH

Private Lift Lobby	4.6	4.6	4.6/4.2	4.6/4.2
Master Bedroom	4.6/4.2	4.6/4.2	4.6/4.2	4.6/4.2
Bedroom	4.6	4.6	4.6	4.6
Living	4.6	4.6	4.6/4.2	4.6/4.2
Dining	4.6	4.6	4.6	4.6
Kitchen	2.7	2.7	2.7	2.7
Corridor	4.6	4.6	4.6/4.2	4.6/4.2
Masterbath	2.7	2.7	2.7	2.7
Bath 2	2.7	2.7	2.7	2.7
Balcony	4.6	4.6	4.6	4.6

Note:

- Ceiling height – floor finish to underside of slab / ceiling where applicable in meter
- Localised bulkheads and beams at 2.4m (for Unit Type A1, A2, B1 & B2) and 4.2m (for Unit Type A1-PH, A2-PH, B1-PH & B2-PH) where applicable

Common Areas

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to lift lobbies (where applicable)
- Skim coat with emulsion paint finish to staircases and landings (where applicable)

## FINISHES

Internal Wall Finishes - Residential Units

- Marble laid up to false ceiling height for Bathrooms
- Cement and sand plaster and/or skim coat with emulsion paint finish to other areas
- Natural stone and/or cement and sand plaster and/or skim coat with emulsion paint finish to Private Lift Lobby

Internal Wall Finishes - Common Areas

- Cement and sand plaster and/or skim coat with emulsion paint finish and/or porcelain/homogeneous tiles and/or granite tiles and/or stones to lift lobbies, Corridors, Staircases and Landings

External Wall Finishes

- Cement and sand plaster with external paint finish

Note:

Wall surface above false ceiling level will be in original bare condition

#### Internal Floor Finishes - Residential Units

- Marble with marble skirting to Living, Dining, Kitchen, Balcony and Private Lift Lobby
- Marble to Bathrooms
- Timber flooring with timber skirting to Bedrooms
- Cement and sand screed finish to AC Ledge

#### External Floor Finishes - Common Areas

- Porcelain/homogeneous tiles and/or granite tiles and/or stones to Lift Lobbies and Lift Corridors (where applicable)
- Porcelain/homogeneous tiles and/or granite tiles and/or stones and/or timber deck to walkway, driveway and deck (where applicable)
- Stones and/ or mosaic tiles to swimming pool
- Cement and sand screed with nosing tiles to Staircases and Landings

### WINDOWS

Aluminium framed window system with tinted glass and/or clear glass and/or fluted glass (where applicable)

### DOORS

- Approved fire-rated timber door to Unit from Common Lift Lobby
- Timber door to Bedrooms and Bathrooms
- Timber door clad with artwork to Private Lift Lobby
- Timber framed glass door to Kitchen from Dining
- Aluminium framed glass door to Balcony
- Quality lockset and ironmongery will be provided

### SANITARY FITTINGS

#### Master Bathroom and Bath 2

- 1 glass shower compartment and door with shower set (Hansgrohe)
- 1 wash basin (Duravit) and mixer tap (Hansgrohe)
- 1 water closet (Duravit)
- 1 wall mounted drawer, cabinet with mirror
- 1 robe hook (Hansgrohe)
- 1 toilet roll holder (Hansgrohe)
- 1 towel rail (Hansgrohe)
- 1 bib tap

#### Kitchen

- 1 sink with mixer tap (Hansgrohe)

### ELECTRICAL INSTALLATION

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

Cable-Readiness to comply with authorities' requirements

Refer to Electrical Schedule

	A 1	A 2	B 1	B 2
Power Point	21	21	21	21
Lighting Point	12	12	12	12
Washer cum Dryer Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Cooker Hob Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	2	2
Fridge Point	1	1	1	1
Audio Video Intercom Point	1	1	1	1
Bell Point	1	1	1	1
	A 1-PH	A 2-PH	B 1-PH	B 2-PH
Power Point	21	21	21	21
Lighting Point	12	12	12	12
Washer cum Dryer Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Cooker Hob Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	2	2
Fridge Point	1	1	1	1
Audio Video Intercom Point	1	1	1	1
Bell Point	1	1	1	1

Note:

- Smoke detector shall be provided according to statutory requirement
- Electrical faceplate (Legrand)

# SPECIFICATIONS

## TV / CABLE SERVICES / TELEPHONE POINTS

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

Cable-Readiness to comply with authorities' requirements

Refer to TV / Cable Services / Telephone Points Schedule

	A 1	A 2	B 1	B 2
Telephone Point	3	3	3	3
Data Point	1	1	1	1
TV Point	3	3	3	3

	A 1-PH	A 2-PH	B 1-PH	B 2-PH
Telephone Point	3	3	3	3
Data Point	1	1	1	1
TV Point	3	3	3	3

## LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555

## PAINTING

External Walls  
External paint finish and/or spray textured paint finish

Internal Walls  
Emulsion paint finish

## WATERPROOFING

Waterproofing in residential unit provided to floors of Bathrooms, Kitchen, Balcony and AC Ledge

## DRIVEWAY AND CARPARK

Concrete floor and/or stone and/or tiles and/or pavers and/or floor hardener to surface driveway and drop-off area

Concrete floor with floor hardener to basement ramp, driveway and carpark

## RECREATION FACILITIES

- Drop-off Area
- Swimming Pool (Approx. length 23m and width ranging from 2.5m to 3.7m)
- Pool Deck
- Outdoor Dining
- Gym

## OTHER ITEMS

Kitchen cabinets and appliances

- Kitchen cabinet – timber cabinet with melamine and/or spray paint finish, with engineered quartz surface worktop and engineered quartz backsplash
- Appliance Schedule:

Unit type	List of appliances provided
A1, A2, B1, B2, A1-PH, A2-PH, B1-PH, B2-PH	Induction hob, hood, microwave combination oven (Miele), Built-in fridge, washer cum dryer (De Dietrich)

Wardrobes

- Built-in timber wardrobe with melamine and/or veneer finish provided to all Bedrooms

Air-conditioners

- Ducted air-conditioning to Living, Dining and Master Bedroom, wall-mounted air conditioning unit to Bedroom 2 for Unit Type A1, A2, B1 and B2
- Ducted air-conditioning to Living, Dining, Master Bedroom and Bedroom 2 for Unit Type A1-PH, A2-PH, B1-PH and B2-PH

Hot water provision

- Hot water supply to Kitchen sink mixer and Bathrooms mixer

Bib tap

- Bib tap provided to washer cum dryer
- Bib tap provided to Balcony

Security Features

- Audio video intercom system to residential unit (Fermax)
- Visitor call panel located at lift lobbies in basement 3 to 4, level 1 and level 2
- Card access system
  - (i) Lift access
  - (ii) Lift lobbies in basement 1 to 4 and level 1
  - (iii) Gym
- Security surveillance cameras to basements, lift cars, and designated common areas

Balcony Screens

- Slide and fold and/or fixed metal screen to Balcony

Notes:-

**a) Marble / Limestone / Granite**

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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 difference can be felt at the joint. Subject to 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability.

**b) Timber Strips**

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and 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 to the performance of its obligations under clause 9 and clause 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/her 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 or 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 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 Architect's selection and market availability.

**f) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/location of fan coil units and electrical points. Television points, telephone points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to 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 clause 9 and clause 17.

**h) False Ceiling**

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

**i) Glass**

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

# SPECIFICATIONS

## **j) 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 within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

## **k) 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.

## **l) Cable Services**

The Vendor shall endeavor 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 of 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 the Housing Project.

## **m) Wall**

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

## **n) Porcelain/Homogeneous Tiles/Mosaic Tiles**

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets, vanity cabinets and mirror.

## **o) Smoke Detector**

Smoke detector are provided to private lift lobbies which is under Fire Code requirement. To ensure good working condition of the smoke detector, the detector is to be maintained by the Purchaser on a regular basis.

## **p) Mobile Phone Reception**

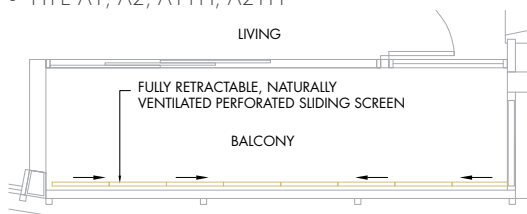
Telephone reception on mobile phones within the Housing Project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/ control of the Vendor.



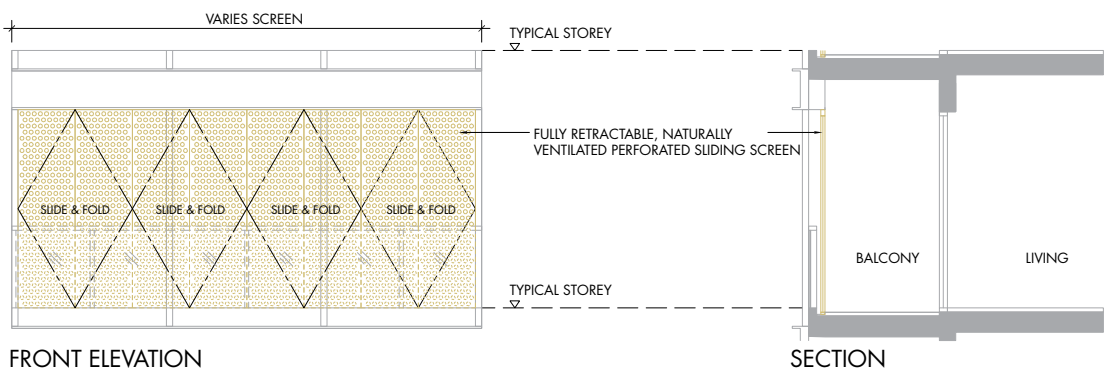
## BALCONY SCREEN

The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please see the illustration below:

- TYPE A1, A2, A1-PH, A2-PH



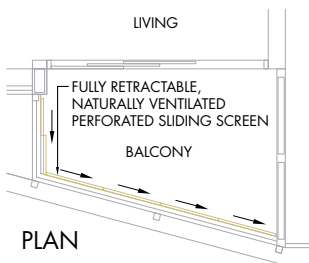
PLAN



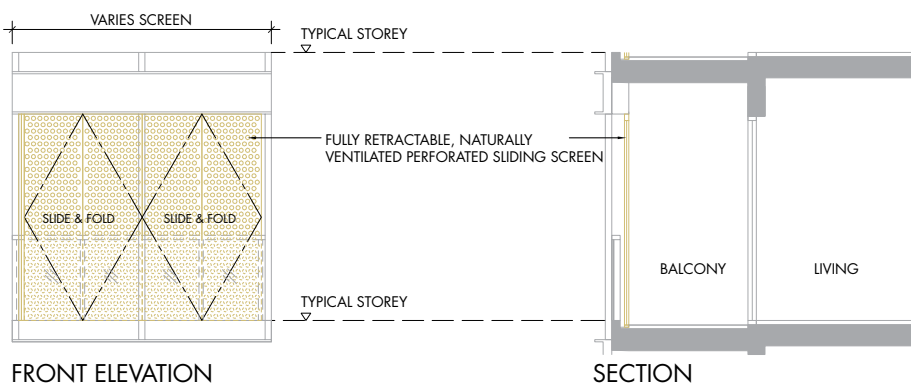
FRONT ELEVATION

SECTION

- TYPE B1, B2, B1-PH, B2-PH



PLAN



FRONT ELEVATION

SECTION

\* The screen design is provided for aesthetic uniformity of the development. Materials to be of aluminium with fluorocarbon finish. Panel design may vary for different unit types. Total free opening for perforated screen shall not be less than 50% of the panel. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.

# 雪兰莪铁船 新加坡 房产项目

JIA



HIJAUAN ON CAVENAGH



VILLAGE AT PASIR PANJANG



### VILLAGE AT PASIR PANJANG

148 间公寓单位的住宅发展项目, 公寓旁有一个占地 7,000 平方英尺的立体草坪。

### OKIO

位于纽顿 (Newton) 的 34 层楼豪华房产发展项目。

### JIA

位于乌节路 (Orchard Road), 仅含 22 个单位的 7 层楼产业发展项目。

### HIJAUAN ON CAVENAGH

41 间手工制的豪华公寓, 位于乌节路 (Orchard Road) 地区。

### GILSTEAD TWO

位于马里士他路 (Balestier Road) 的 18 层时尚现代住宅和商业发展项目。



OKIO



GILSTEAD TWO



# 雪兰莪铁船 马来西亚 房产项目

DEDAUN



WINDOWS ON THE PARK



BY THE SEA



SQWHERE



THE HUB @ SS2



### UNA

316个受到早期纽约摩天大楼启发的服务式公寓,位于吉隆坡市中心。

### WINDOWS ON THE PARK

占地 8.9英亩,设有美景所环绕的540间公寓单位,面积介于 915 平方英尺至 4,311平方英尺。

### LAMAN & BAYU

位于蒲种 (Puchong) 南区,涵盖 72 间双层和 2 层半的半独立式房屋,交通相当便利

### SQWHERE

一个衔接至捷运站的综合发展项目,涵盖服务式公寓、SOVO 和零售办公室,位于双溪毛糯 (Sungai Buloh)。

### DEDAUN

位于吉隆坡市中心僻静一角, 38 间限量版豪华住宅的低密度发展项目。

### 20TREES

201个单位的混合房产项目,可以俯瞰全球最长的石英山脊,距离吉隆坡市中心仅 15 公里。

### FIVE STONES

位于八打灵再也 (Petaling Jaya) 的 377 间公寓单位,有着完善的公用设施。

### PARK SEVEN

位于吉隆坡市中心的 105 间豪华公寓单位,距离标志性的吉隆坡双峰塔仅 700米。

### THE HUB @SS2

花园、顶楼游池、露天长廊、设备齐全的健身房—这是一个集思考、工作和交流的理想项目。

### BY THE SEA

位于槟城峇都丁宜 (Batu Ferringhi) 的 138间全海景豪华套房,含高规格配置。

### 20TREES WEST

48间私人泳池别墅的高级住宅区,毗邻于 20trees。

### AMEERA RESIDENCES

位于八打灵再也 SS2 (Petaling Jaya) 占地 11 英亩的住宅和商业发展项目,涵盖一座低层大楼和一座 30 层高的大楼。

### AMAN SARI

房产发展项目位于蒲种区 (Puchong), 围篱社区内涵盖半独立式房屋与别墅。



UNA



# SDB的非凡生活体验

雪兰莪铁船集团成立于 1962 年, 80 年代前主要业务为锡矿开采。目前, 雪兰莪铁船已晋身为屡获殊荣的房产发展商。

雪兰莪铁船以开发精致高档的房产与新颖的设计而闻名。凭着创新的建筑设计与卓越的表现, 雪兰莪铁船获得多个专业机构认可, 其中包括新加坡建筑师协会 (SIA)、马来西亚建筑师协会 (PAM) 以及国际房地产联合会 (FIABCI) 等等, 成为业界的新标杆。

雪兰莪铁船致力于实现“推动卓越, 建立终身关系”的品牌承诺。



THE FIABCI PRIX  
D'EXCELLENCE AWARDS  
2018, 2017, 2016,  
2013 & 2010



THE ASIA PACIFIC  
INTERNATIONAL PROPERTY  
AWARDS 2017, 2012  
2011 & 2010



THE FIABCI MALAYSIA  
PROPERTY AWARDS  
2016, 2015, 2012 & 2009



THE FIABCI SINGAPORE  
PROPERTY AWARDS  
2017



THE ASIA RESPONSIBLE  
ENTREPRENEURSHIP AWARD  
(AREA), SOUTHEAST ASIA  
2017, 2015, 2014 & 2012



THE ASIA PACIFIC  
ENTREPRENEURSHIP  
AWARD (APEA), MALAYSIA  
2012



PERTUBUHAN ARKITEK  
MALAYSIA (PAM) AWARD  
2014, 2011, 2007 & 2006



SOUTHEAST ASIA  
PROPERTY AWARDS  
2013 & 2011



THE INTERNATIONAL  
STAR FOR LEADERSHIP IN  
QUALITY AWARDS 2012



SINGAPORE INSTITUTE  
OF ARCHITECTS (SIA)  
ARCHITECTURAL DESIGN  
AWARDS 2010 & 2006





**SDB** | 雪兰莪铁船  
Selangor Dredging Berhad  
(4624-U)

房屋项目名称：One Draycott • 开发商：Champsworth Development Pte Ltd • 开发商许可证编号：C1233 • 土地使用权：永久土地持有权 • 土地抵押：华侨银行有限公司 • 预期批发临时使用许可证：2023年9月6日 • 预计法定完工日期：2026年9月6日 • 地段编号：TS25-725P at 1 Draycott Park Singapore 259385 • 建筑图批文编号：A0816-00440-2017-BP01

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