

ONE
SOPHIA

THE
COLLECTIVE
AT ONE SOPHIA



A signature architectural composition by the French architect, Jean Francois Milou, the team of studioMilou Singapore together with the Singapore-based practice, ADDP.

A striking composition of offices, retail spaces and residences, merging within a sweeping curvilinear garden, creating a sculptural landmark in the most iconic crossroad of Singapore.

This composition integrates and conceals the daily life of the "One Sophia" residents, within the quiet Sophia Road streetscape whilst the offices and retail spaces enjoy the prominence to the main street."

- Jean Francois Milou, Singapore, October 2024

The Location at the Forefront of it All: A Bold Architectural Masterpiece

For many, the Civic District holds fond memories as a place abuzz with activities, thanks to the schools, bookstores, cinemas, hawkers, and nightlife that thrived there in the past. In the 1990s, recognizing that both Bras Basah and Bugis possessed many eclectic elements that contributed to Singapore's unique and distinctively Asian identity, URA embarked on a revitalization program to rejuvenate the two districts into a heritage, arts and learning enclave. New commercial developments such as office buildings and shopping complexes were introduced while historically significant buildings were conserved.

Today, the Civic District is referred by URA as a “treasure trove of cultural and architectural references”, marked by its compelling blend of old and new architecture. The precinct continues to retain its unique identity and charm, enhanced by the existence of renowned educational institutions and arts groups as it did in the past.

One Sophia is located on the site of the former Peace Centre / Peace Mansion. It is at the vibrant crossroads of Selegie Road, Middle Road and Sophia Road. This visionary project is meticulously crafted to become the new iconic landmark in the Civic District, a precious gem to the “treasure trove of cultural and architectural references”, celebrating a seamless fusion of art, nature, and community.

Vision and Concept

The signature element of this landmark is a spectacular suspended garden – a breath-taking testament to creativity and ingenuity. Two distinctively designed, lushly planted curvilinear planes, imagined as a magical carpet of greenery, float above the ground like a surreal tapestry of verdant foliage. It represents a bold new approach to urban living, harmonizing the allure of lush greenery with the vibrancy of city life.

Ascending above the lushly planted carpet of greenery, a striking vertical composition of gardens, contemporary office glass boxes and sleek residential towers capture the essence of a ‘City in the Garden’ and presents a captivating portrayal of the harmonious coexistence of nature and the built environment. The integration of gardens, premium workspaces, residences, and retail podium within this vertical landscape fosters a shared environment where people can seamlessly transition between work, leisure, and living. The gardens become pockets of greenery that serve as communal spaces and private retreats for its occupants. Nestled under the carpet, a futuristic retail mall offers an immersive, multi-sensory shopping experience to visitors.

All these elements come together as a poetic collage of spaces and experiences - reflecting the eclectic and artistic character of the Civic District.

Harmony of Nature and Architecture

The landscape design aims to create an environment that fosters a sense of well-being for the residents and office workers, merging nature with the built environment to promote tranquillity and serenity amidst the hustle and bustle of city life. Inspired by the tranquillity of forests, the landscape is an orchestrated symphony of diverse flora. Towering trees, delicate ferns, and a plethora of woodland plants intertwine to create an oasis of serenity. Vertical layers of gardens together with the lushly planted carpet of greenery creates a sanctuary for flora and fauna within the urban setting while offering panoramic vistas of the surrounding cityscape.

Fostering Community and Well-Being

The project extends beyond aesthetics and architecture to create an environment that nurtures a sense of community, creativity, and collaboration. The lush tropical setting serves as a canvas for engagement, a stage for interaction, and a catalyst for inspiration. It is envisioned as a space where a community comes together to live, work, play and co-create. Amidst the lushly planted communal

spaces, pockets of tranquillity offer respite and rejuvenation for its residents and office workers while at the same time encouraging organic interactions and promoting a sense of community.

Conclusion

In essence, this architectural masterpiece is envisioned to become the new architectural landmark in Civic District, transforming its surrounding environment and elevating the image, uniqueness and prestige of this heritage, arts and learning enclave.

DEVELOPMENT DETAILS

Project Name:	One Sophia The Collective at One Sophia
Project Description:	A 13-Storey Office + Retail Podium, 2 Blocks of 19-Storey Apartments and a 3 Storey Basement Carpark.
Developer:	Sophia Commercial Pte. Ltd. and Sophia Residential Pte. Ltd.
Address:	<u>One Sophia</u> 1 Sophia Road, Singapore 228149 <u>The Collective at One Sophia</u> 1A Sophia Road, Singapore 229508 1B Sophia Road, Singapore 229509
Lot No.:	TS19 Lot 220P
Land Tenure:	99 Years Commencing from 6 Dec 2023
Site Area:	7,118 sqm
GFA:	56,167 sqm (Office.Retail.Residence)
Building Height:	61m SHD (One Sophia) 72m SHD (The Collective at One Sophia)
No. of Units:	122 Strata Office Units 127 Strata Retail Units 367 Residences
No. of Vehicular Lots:	273 (Including 3 Accessible Lots and 1 Family Lot)
No. of Bicycle Parking Lots:	140 Common Bicycle Lots 92 Residential Bicycle Lots
Architect:	ADDP Architects / studioMilou
Landscape Architect:	Tinderbox Landscape Studio
Main Contractor:	China Harbour Engineering Company
Est. Date of Vacant Possession:	31 Dec 2029
Est. Date of Legal Completion:	31 Dec 2032
Project Account:	DBS BANK LTD FOR PROJECT A/C NO. 0037001651 OF SOPHIA COMM PL & SOPHIA RESI PL – JV
Telegraphic Transfer Details	
Account Name:	SOPHIA COMM PL & SOPHIA RESI PL – JV
Bank Name:	DBS BANK LTD
Bank Account No.:	003-700165-1
Bank SWIFT Code:	DBSSSGSGXXX
Bank Address:	12 Marina Boulevard, Marina Bay Financial Centre Tower 3, Singapore 018982

Residential Unit Mix

S/N	Unit Mix	No. of Units	Percentage of Units
1	Studio	68	18.5%
2	1-Bedroom	66	18%
3	1-Bedroom + HS/Study	41	11.2%
4	2-Bedroom	33	9%
5	2-Bedroom + Study	34	9.3%
6	2-Bedroom 2 Bath + HS/Study	91	24.8%
7	3 Bedroom + HS	17	4.6%
8	3 Bedroom + Utility	17	4.6%
	Total	367	100%

Residential Facilities

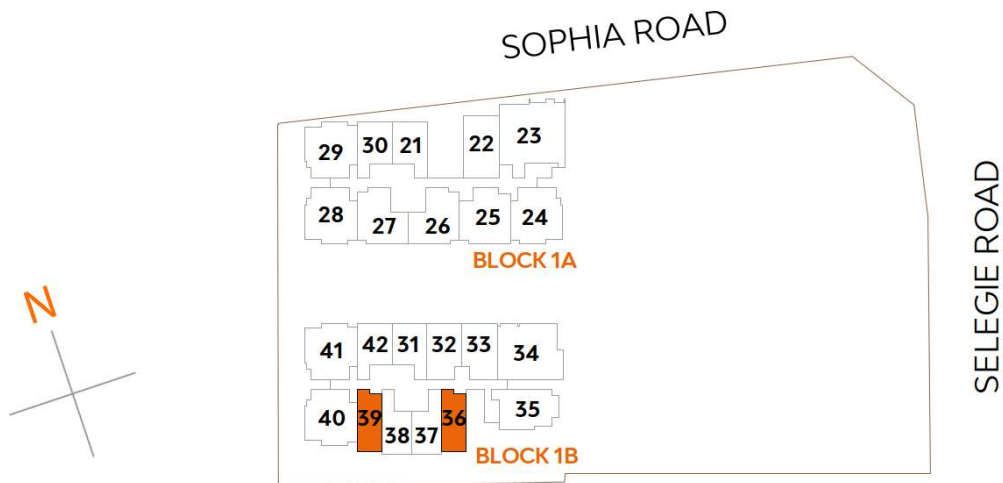
S/N	Facilities	Description
1	Residential Drop Off	
2	Residential Bicycle Park	
3	The SOcial Club	Function Room
4	Games Room	
5	Lounge Deck	
6	Azure Spa	
7	Azure Pool	
8	Gymnasium	
9	The Patio	Lounging Area
10	The Playpen	Kids Play Area
11	The Fitness Zone	Outdoor Fitness Area
12	Sky Alcove (Lvl 5, 7, 9, 12, 14 and 19)	Sky Gardens
13	One SOcial (Lvl 19)	Outdoor Lounge

Unit Type

Unit Type		Unit Sizes		No of units	Share Value
		Sqm	Sqft		
Studio	A1	40	431	32	8
	A1-P	40	431	2	
	A2	42	452	32	
	A2-P	42	452	2	
1 Bed Suite	1B1	45	484	60	
	1B1-P	45	484	3	
	1B2	47	506	3	
1 Bed Premium	1H1	50	538	4	

	1H1-P	50	538	3	
1 Bed + Study	1S1	51	549	32	
	1S1-P	51	549	2	
2 Bed Deluxe	2C1	60	646	14	9
	2C1-P	60	646	1	
	2C2	62	667	2	
	2C3	62	667	15	
	2C3-P	62	667	1	
2 Bed Deluxe + Study	2S1	65	700	32	
	2S1-P	65	700	2	
2 Bed Premium	2H1	71	764	74	
2 Bed Premium + Study	2S2	71	764	16	
	2S2-P	71	764	1	
3 Bed Premium	3H1	95	1023	16	
	3H1-P	95	1023	1	
3 Bed Luxury	3D1	114	1227	14	11
	3D1-P	116	1249	1	
	3D2	116	1249	2	

**Estimated Maintenance Charges at \$52 Per Share Value*



Units Per Floor and Lifts

Block	Units Per Floor (Typical Units)	No. of Lifts
1A	10	3
1B	12	3

LEGEND:

A1 - Studio	151 - 1 Bedroom + study	3H1 - 2 Bedroom premium
A2 - Studio	2C1 - 2 Bedroom deluxe	3S2 - 2 Bedroom premium + study
1B1 - 1 Bedroom suite	2C2 - 2 Bedroom deluxe	3H1 - 3 Bedroom premium
1B2 - 1 Bedroom suite	2C3 - 2 Bedroom deluxe	3D1 - 3 Bedroom luxury
1H1 - 1 Bedroom premium	2S1 - 2 Bedroom deluxe + study	3D2 - 3 Bedroom luxury

1B Sophia Road, Singapore 229509

UNIT FLR	31	32	33	34	35	36	37	38	39	40	41	42
19	1B1	1S1	1S1	3H1	ONE SOCIAL	A1	A2	A2	A1	2H1	2H1	1B1
18	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
17	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
16	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
15	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
14	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
13	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
12	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
11	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
10	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
9	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
8	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
7	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
6	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
5	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
4	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	1H1	1H1	1B1
3	1B1-P	1S1-P	1S1-P	3H1-P	2C3-P	A1-P	A2-P	A2-P	A1-P	1H1-P	1H1-P	1B1-P
2	COMMERCIAL											
1	COMMERCIAL / BASEMENT CARPARK											
B1	COMMERCIAL / BASEMENT CARPARK											
B2	BASEMENT CARPARK											
B3	BASEMENT CARPARK											

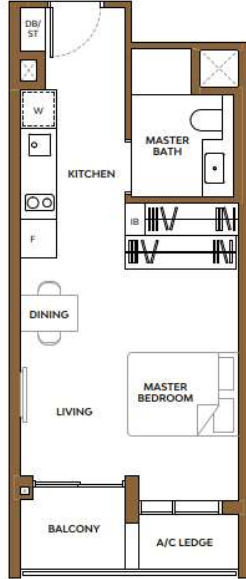
UNIT DISTRIBUTION

1A Sophia Road, Singapore 229508

UNIT FLR	21	22	23	24	25	26	27	28	29	30
19	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
18	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
17	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
16	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
15	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
14	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
13	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
12	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
11	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
10	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
9	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
8	1B1	2C2	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
7	1B2	2C1	3D2	2H1	2S2	2S1	2S1	2H1	2H1	1B1
6	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
5	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
4	1B2	2C2	3D1	1H1	2S2	2S1	2S1	GAMES ROOM	THE SOCIAL CLUB	1B2
3	1B1-P	2C1-P	3D1-P	1H1-P	2S2-P	2S1-P	2S1-P			
2	COMMERCIAL									
1	COMMERCIAL / BASEMENT CARPARK									
B1	COMMERCIAL / BASEMENT CARPARK									
B2	BASEMENT CARPARK									
B3	BASEMENT CARPARK									

Show Unit Layout

Studio



Type A1

Area: 40 sq m
(include Balcony 3 sq m,
A/C ledge 2 sq m)

Unit(s)

#04-36 TO #19-36
#04-39 TO #19-39



Type A1-P

Area: 40 sq m
(include PES 3 sq m, A/C ledge 2 sq m)

Unit(s)

#03-36
#03-39

LEGEND:

IB: IRONING BOARD

Note: Mirror image.
Plans are subject to change/alterations as may be required and/or approved by the Developer, under the contract. Plans are valid as and from date of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only. The spacing shall be measured across with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of the brochure.



Show Unit Layout

**2-Bedroom
premium**

Type 2H1

Area: 71 sq m
(include Balcony 5 sq m,
A/C ledge 5 sq m)

Unit(s)

- #05-24* TO #19-24*
- #05-28* TO #19-28*
- #05-40* TO #19-40*
- #05-41 TO #19-41
- #06-29 TO #19-29

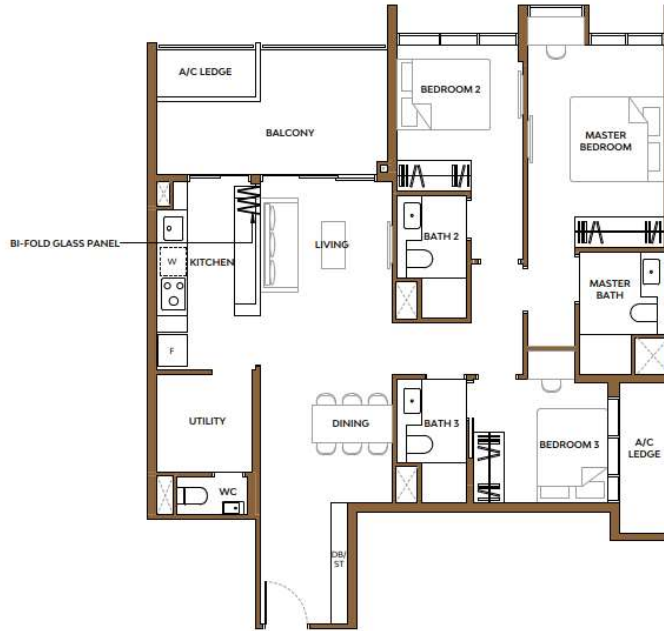


Show Unit Layout

3-Bedroom luxury

Type 3D1
Area: 114 sq m
(include Balcony 12 sq m,
A/C ledge 6 sq m)

Unit(s)
#04-23
#06-23
#08-23 TO #19-23



Type 3D1-P
Area: 116 sq m
(include PES 14 sq m, A/C ledge 6 sq m)

Unit(s)
#03-23



Note: Mirror Image
Plans are subject to change/alterations, as only the original plan is approved by the Developer under the relevant regulations and are not liable for any other alterations. These are not intended to be used and are for the purpose of visual representation only. The layout may be different when the approved layout is used for an illustration of the proposed building layout, please refer to the approved plan on the previous page of the brochure.

ANNEX C

SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Reinforced concrete piles and/or footings

2. SUPERSTRUCTURE

Reinforced concrete and/or reinforced concrete precast prefabricated and/or steel structure to Engineer's design and specifications

3. WALLS

- (a) External Wall : Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block
- (b) Internal Wall : Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block and/or dry wall partition system and/or lightweight concrete sandwich panel where applicable

4. ROOF

Reinforced concrete roof with insulation and waterproofing system

5. CEILING

For Flats

- i. Living, Dining, all Bedrooms, Hallway to Bedroom, Family Area, Household Shelter, Study, Utility, Lounge, DB/ST : Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable
- ii. All Baths, WC, Kitchen : Ceiling boards and/or bulkhead with emulsion paint where applicable
- iii. Balcony, PES : Metal canopy and/or skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable
- iv. Ceiling Height : Refer to Ceiling Height Schedule for details

For Common Areas

Skim coat and/or ceiling boards and/or perforated ceiling and/or bulkhead with emulsion paint where applicable

6. FINISHES

(a) Wall:

For Flats

- i. Living, Dining, all Bedrooms, Hallway to Bedroom, Family Area, Household Shelter, Study, Utility, Lounge, DB/ST : Cement and sand plaster and/or skim coat with emulsion paint
- ii. All Baths, WC : Tiles laid up to false ceiling height and on exposed surfaces only
- iii. Kitchen : Cement and sand plaster and/or skim coat with emulsion paint and/or backsplash tiles and/or engineered stone
- iv. Balcony, PES : Cement and sand plaster and/or skim coat with emulsion paint

For Common Areas

- i. All lift lobbies : Tiles and/or cement and sand plaster and/or skim coat with emulsion paint and/or spray texture coating and/or laminate where applicable
- ii. Staircase, Corridor and other communal areas : Tiles and/or cement and sand plaster and/or skim coat with emulsion paint and/or spray texture coating with emulsion paint and/or laminate where applicable
- iii. External wall : Cement and sand plaster and/or skim coat with emulsion paint and/or spray texture coating with emulsion paint

(b) Floor:

For Flats

- i. Living, Dining, Hallway to Bedroom, Family Area, Kitchen, all Baths, WC, Household Shelter, Study, Utility, Lounge, Balcony, PES : Tiles with skirting where applicable
- ii. All Bedrooms : Tiles with skirting where applicable for unit types A1, A1-P, A2, A2-P, 1B1, 1B1-P, 1B2, 1H1, 1H1-P, 1S1 and 1S1-P only

Engineered timber flooring with skirting where applicable for unit types 2C1, 2C1-P, 2C2, 2C3, 2C3-P, 2S1, 2S1-P, 2H1, 2S2, 2S2-P, 3H1, 3H1-P, 3D1, 3D1-P and 3D2 only

For Common Areas

- i. All lift lobbies : Granite and/or tiles and/or screed finish where applicable
- ii. Staircase, Corridor and other communal areas : Granite and/or tiles and/or pebble wash and/or composite timber deck and/or carpet tiles and/or vinyl tiles and/or screed finish where applicable

7. WINDOWS

Aluminum-framed windows with low-emissivity coating and/or tinted and/or clear glass and/or frosted glass and/or laminated glass and/or tempered glass, where applicable, of minimum 6mm thickness for all units

Note: All windows are either sliding, casement, top hung, louvre or any combination of the above mentioned, with or without fixed panels

8. DOORS

For Flats

- i. Main entrance : Fire-rated timber door complete with digital lockset
- ii. All Bedrooms, all Baths : Timber door
- iii. WC : Aluminium-framed slide and swing door
- iv. Kitchen : Aluminium-framed bi-fold glass door (for unit types 3D1, 3D1-P and 3D2 only)
- v. Household Shelter : Approved blast door
- vi. Balcony, PES : Aluminum-framed sliding glass door
- vii. PES to common areas : Aluminium-framed swing glass door
- viii. Approved good quality lockset and ironmongery to all doors.

9. SANITARY FITTINGS

For Flats

- i. Master Bath :
 - Compressed quartz vanity top complete with 1 basin and 1 mixer
 - Mirror with storage cabinet
 - 1 shower cubicle complete with shower mixer set, 1 overhead shower and 1 shower ledge
 - 1 water closet (for all unit types except 3H1, 3H1-P, 3D1, 3D1-P and 3D2)
 - 1 water closet complete with bidet seat (for unit types 3H1, 3H1-P, 3D1, 3D1-P and 3D2 only)

- 1 toilet paper holder
- 1 towel rail and/or robe hook
- 1 magnifying mirror

- ii. Common Bath :
 - Compressed quartz vanity top complete with 1 basin and 1 mixer
 - Mirror with storage cabinet
 - 1 shower cubicle complete with shower mixer set and 1 shower ledge
 - 1 water closet
 - 1 toilet paper holder
 - 1 towel rail and/or robe hook
- iii. WC :
 - 1 water closet
 - 1 basin with tap
 - 1 shower set with mixer
 - 1 toilet paper holder
 - 1 robe hook

10. ELECTRICAL INSTALLATION

- i. Refer to **Electrical Schedule** for details.
- ii. Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB/ST in exposed and/or concealed conduits and/or trunking.

11. DATA POINTS

Data Points: Refer to **Electrical Schedule** for details.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with statutory standards.

13. PAINTING

- i. Internal walls : Emulsion paint
- ii. External walls : Emulsion paint and/or spray texture coating to designated area

14. WATERPROOFING

Waterproofing shall be provided to floors of all Baths, WC, Kitchen, Balcony, PES, Sky Terraces, Reinforced Concrete Roof, Toilets, Outdoor Showers, Swimming Pool, Spa Pool, Water Features, Planters, slabs as and where required

15. DRIVEWAY AND CAR PARK

- i. Reinforced concrete slab with hardener and/or epoxy coating to basement carpark, carpark ramp / driveway
- ii. Tiles and/or pavers and/or concrete to entrance driveway / drop-off area

16. RECREATION FACILITIES

- Azure Pool (Estimated surface area 160 sqm)
- Azure Spa (Estimated surface area 15 sqm)
- Lounge Deck
- Gymnasium
- The SOcial Club
- Games Room
- The Patio
- The Playpen
- The Fitness Zone
- Sky Alcove
- One SOcial

17. ADDITIONAL ITEMS

For Flats

- i. Kitchen : - Induction hob with hood
 - Integrated refrigerator (for all unit types except 3H1, 3H1-P, 3D1, 3D1-P and 3D2)
 - Refrigerator (for unit types 3H1, 3H1-P, 3D1, 3D1-P and 3D2 only)
 - Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with engineered stone counter top and backsplash complete with stainless steel sink and mixer
 - Built-in kitchen island in melamine and/or laminate with engineered stone counter top with bi-fold glass panels (for unit types 3D1, 3D1-P and 3D2 only)
 - Built-in oven (for all unit types except 3H1, 3H1-P, 3D1, 3D1-P and 3D2)
 - Built-in steam oven (for unit types 3H1, 3H1-P, 3D1, 3D1-P and 3D2 only)

- Built-in dish rack
- ii. Ironing Board : - Built-in flip-down ironing board (for unit types A1 and A1-P only)
- iii. Washing Machine : - Washer-cum-dryer
- iv. Wardrobe : - Built-in wardrobe in melamine and/or laminate and/or glass finish to all Bedrooms
- Movable walk-in wardrobe with integrated flip-down table in melamine and/or laminate finish to Master Bedroom (for unit types A1 and A1-P only)
- v. Sliding partition panel : - Full-height sliding partition panel in veneer and/or laminate finish to Master Bedroom (for unit types A2 and A2-P only)
- vi. DB/ST : - Built-in storage cabinet in melamine and/or laminate finish
- vii. Air-Conditioning : - Wall-mounted fan coil unit to Living/Dining, all Bedrooms, Family Area, Study and Lounge
- viii. Security System : - Card access control and CCTV cameras provided at designated common areas
- ix. Smart Home System : - Smart Home Hub, IP Camera, Digital Lockset, Smart Air Conditioner Controls will be provided to all units
- x. Hot Water : - Kitchen, all Baths, WC (for shower mixer only)
- xi. Ceiling Fan : - Living or Dining or Lounge (where applicable). The brand, colour and model of the ceiling fan provided is subject to Architect's selection and market availability.
- xii. Balcony, PES : - 1 bib tap (for unit types 3H1, 3H1-P, 3D1, 3D1-P and 3D2 only)

Electrical Schedule

ITEM	UNIT TYPE				
	A1 A1-P A2 A2-P	1B1 1B1-P 1B2 1H1 1H1-P 1S1 1S1-P	2C1 2C1-P 2C2 2C3 2C3-P	2S1 2S1-P 2H1, 2S2 2S2-P	3H1 3H1-P 3D1 3D1-P 3D2
LIGHTING POINT	7	7	9	10	15
13A SWITCH SOCKET OUTLET	9	12	17	18	22
13A SWITCH SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1
13A SWITCH SOCKET OUTLET FOR FRIDGE	1	1	1	1	1
AIR-CONDITIONER ISOLATOR	1	2	2	2	3
GAS HEATER ISOLATOR	1	1	1	1	1
DATA POINT	3	3	6	7	7
TV POINT	2	2	3	3	4
COOKER HOOD POINT	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1
OVEN POINT	1	1	1	1	0
STEAM OVEN POINT	0	0	0	0	1
HOME FIRE ALARM DEVICE (HFAD)	1	1	1	1	1

Ceiling Height Schedule

UNIT TYPE	ROOM	CEILING HEIGHT (m) (Floor to underside of slab / false ceiling, whichever is lower)	REMARKS
STUDIO			
A1, A1-P	Living	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Kitchen / Dining	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
A2, A2-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
1-BEDROOM SUITE			
1B1, 1B1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
1B2	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Lounge	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
1-BEDROOM PREMIUM			
1H1, 1H1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Household Shelter	2.66m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	

UNIT TYPE	ROOM	CEILING HEIGHT (m) (Floor to underside of slab / false ceiling, whichever is lower)	REMARKS
1-BEDROOM + STUDY			
1S1, 1S1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Study	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
2-BEDROOM DELUXE			
2C1, 2C1-P, 2C3, 2C3-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
2C2	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Lounge	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
2-BEDROOM DELUXE + STUDY			
2S1, 2S1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Study	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	

UNIT TYPE	ROOM	CEILING HEIGHT (m) (Floor to underside of slab / false ceiling, whichever is lower)	REMARKS
2-BEDROOM PREMIUM			
2H1	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Household Shelter	2.66m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Bath 2	2.32m (2.34m at shower area)	
	Balcony	2.80m	
2-BEDROOM PREMIUM + STUDY			
2S2, 2S2-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Study	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Bath 2	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	
3-BEDROOM PREMIUM			
3H1, 3H1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Bedroom 3	2.72m	
	Household Shelter	2.66m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Bath 2	2.32m (2.34m at shower area)	
	Bath 3	2.32m (2.34m at shower area)	
	Balcony, PES	2.80m	

UNIT TYPE	ROOM	CEILING HEIGHT (m) (Floor to underside of slab / false ceiling, whichever is lower)	REMARKS
3-BEDROOM LUXURY			
3D1, 3D1-P	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Bedroom 3	2.72m	
	Utility	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Bath 2	2.32m (2.34m at shower area)	
	Bath 3	2.32m (2.34m at shower area)	
	WC	2.32m	
	Balcony, PES	2.80m	
3D2	Living / Dining	2.72m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.72m	
	Bedroom 2	2.72m	
	Bedroom 3	2.72m	
	Family Area	2.72m	
	Utility	2.72m	
	Kitchen	2.40m	
	Master Bath	2.32m (2.34m at shower area)	
	Bath 2	2.32m (2.34m at shower area)	
	Bath 3	2.32m (2.34m at shower area)	
	WC	2.32m	

Notes to Specifications

A Timber Strips

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 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.

B 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.

C Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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 internet access.

D 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.

E 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.

F 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.

G 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.

H 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.

I 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.

J Wall

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

K Marble/Limestone/Granite [if applicable]

Marble/limestone/granite [if applicable] are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/limestone/granite [if applicable] 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 [if applicable] selected and installed shall be subject to availability.

L Layout/Location of Fan Coil Units, Electrical Points, Data Points, TV Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

M Web Portal [and Mobile Application(s)] 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 [and Mobile Application(s)] of the Housing Project as may be appointed by the Vendor or the Main MC when it is formed.

N Composite timber flooring

Composite timber 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. Composite timber floors are installed in modular planks and are 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 clause 9 and clause 17.

O Quartz/Compressed Quartz/Engineered Stone [if applicable]

Quartz/compressed quartz/engineered stone [if applicable] is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

P Pneumatic Waste Disposal System

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

Q Acoustical Measures

For compliance with authorities' requirements, certain units and/or area may be provided with acoustical measures, such as window restrictor(s), sliding door restrictor(s), acoustic ceiling(s) and/or acoustic blind(s) etc. The ceiling height of such Unit and/or areas will be reduced in the event of acoustic measures are required. Concrete soffit and surfaces enclosed within acoustic ceilings will be left in their original bare condition.

(Only applicable to units at Block 1A, #03-21 to #19-21, #03-22 to #19-22, #03-23 to #19-23, #05-29 to #19-29, #05-30 to #19-30 and such other units as may be designated by the authorities.)

R Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

S 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.

T Engineered Timber Flooring

Engineered Timber flooring is a natural material with variation in appearance, colour and grain patterns within one species. Thus, it is not possible to achieve consistency of colour and grain opposed to a photographic layer in the selection and installation. The engineered timber board can display some, frequent knots which shall form part of the characteristic of the timber. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

U Home Fire Alarm Device (HFAD)

HFAD(s) is (are) provided to give early warning of a fire by sounding an alarm to alert the occupants. The purchaser is responsible for ensuring that the HFAD(s) is (are) kept in good working condition. The Purchaser is advised to test the HFAD(s) regularly to ensure the HFAD(s) is (are) working.

V Fibre Broadband

The Vendor shall endeavor to procure an infrastructure for the service provider for 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 obtain the Fibre Broadband. All subscription fee/charges for the service provided shall be borne by the Purchaser. However, in the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said connection, thereby resulting in there being no Fibre Broadband 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 Fibre Broadband in the Unit/Building and/or the Housing Project.

W Digital TV Service/Reception

A Building Master Antennae System is provided with necessary cabling or connections to enable the purchaser to obtain digital TV services. The purchaser will have to ensure that their television sets 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 providers is not within the purview/control of the Vendor.

X Smart Home Kit

The Vendor will engage a third-party vendor ("Smart Home Provider") to install a Wireless SMART Home System in the Unit which includes Smart IP Camera Home Hub, Smart Digital Lockset and Smart Air Conditioner Controls. The Purchaser will be responsible to make arrangements with the SMART Home Provider to set up the Wireless SMART Home System and engage an independent internet service provider for the subscription of the internet service. The make, model, brand, design and technology of the Wireless SMART Home System have yet to be determined at the date of this Agreement and may be subject to change. The Vendor makes no representation whatsoever in relation to the Wireless SMART Home System and will not be liable for the performance or any defect in relation to the Wireless SMART Home System. The Purchaser shall liaise with the SMART Home Provider if there are any queries, maintenance or upgrade with regards to the Wireless SMART Home System and whereby all costs will be borne by the Purchaser, if any. Terms and conditions apply.