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Project Name	VERTICUS
Developer	SB (Kemaman) Development Pte Ltd
General Description	PROPOSED ERECTION OF A BLOCK OF 28 STOREY RESIDENTIAL FLATS (TOTAL 162 FLATS) WITH MSCP AT 1 ST TO 4 TH STOREY, SKY TERRACES AT 5 TH AND 14 TH STOREY AND COMMUNAL FACILITIES ON MK17 LOT 0706 AT JALAN KEMAMAN (NOVENA PLANNING AREA)
Location - Address	3 Jalan Kemaman
Plot Ratio	2.8
No. of Storeys	28
Total no. of units	162
Site Area	4071 sqm / 43,825 sqft
Tenure of Land	Estate In Fee Simple (Freehold)
Developer's License No.	C1328
BP Approval No & Date	A1287-00005-2018-BP01 07/10-2019
Estimated TOP & Date of Legal Completion	Vacant Possession – 31 Dec 2024 Legal Completion -31 Dec 2027
No. of Parking Lots	162 carpark lots 3 Handicap parking lots
No. of Lifts	3 lifts
Unit Types	1BR 2BR, 2BR+STUDY, 2+1 (DUAL KEY) 3BR, 3BR PREMIUM 2+1 (DUAL KEY) PENTHOUSE 3BR (PENTHOUSE) 4BR (PENTHOUSE)
Unit Sizes	441sqft – 2045sqft

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Floor Finishes

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Living / Dining	Porcelain tiles with skirting
Kitchen	Porcelain tiles
Bedroom / Study Room (where applicable)	Engineered Timber flooring with timber skirting
Bathroom / WC (where applicable)	Porcelain tiles
Balcony / PES	Porcelain tiles with skirting

<u>Consultants</u>	
Architect	P&T Consultants Pte Ltd
Civil & Structural Engineer	Arup Singapore Pte Ltd
Mechanical & Electrical Engineer	HPX Consulting Engineers Pte Ltd
Main Contractor	Soilbuild Construction Group Ltd
Landscape Consultant	O2X Studio Pte Ltd
Interior Designer (Showflat)	Su Misura
Show Flat Type	TYPE A1- 1 Bedroom (42 SQM/ 463 SQFT) TYPE B1- 2 Bedroom (59 SQM/ 635 SQFT) TYPE C1- 3 Bedroom (87 SQM/ 936 SQFT)

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Recreation Facilities

<ul style="list-style-type: none"> Parcel Locker System 	
<p>Arrival Pavilion - Level 1</p> <ul style="list-style-type: none"> Drop off Lobby Management Office Pedestrian Gate Guardhouse Tennis Court Butterfly Promenade Fire Engine Access Way Outdoor Genset Truck Space Bin Centre Recyclable Refuse Chamber Switch Room Transformer Room M&E Room Entrance Barrier Exit Barrier 	<p>Sky 5</p> <p><u>BLUE ISLE</u></p> <ul style="list-style-type: none"> Lap Pool Spa Pool Aqua Gym Leisure Pool Water Lounge Sun Deck Outdoor Shower Club Verticus Party Deck Alfresco Dinette Grill & Dine Pavilion Toilet <p><u>ACTIVE PARKLAND</u></p> <ul style="list-style-type: none"> Lobby VIP Lounge Cocoon Haven Fern Garden Outdoor Fitness Foliage Garden Tots Play Yard Tete-a-Terrace Cozy Alcove Seating Alcove Sky Vista Sensory Garden Junior Rock Wall
<p>Sky 14</p> <ul style="list-style-type: none"> Lobby Sky Gourmet Bay Sky Lounge Yoga Scape Rejuvenation Enclave Chill Out Terrace Reading Carrel Sky Gym 	<p>Sky 28</p> <ul style="list-style-type: none"> Lobby Peak Garden

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Project Account & TT Details

All Payments are to be made by cheque or cashier's order to be crossed "Account Payee only" and drawn in favour of:

"OCBC for Project Account No. 713-144368-001 of SB (Kemaman) Development Pte Ltd" or by telegraphic transfer to:-

Project Account	SB (KEMAMAN) DEVELOPMENT PTE LTD	
TT information (Local & overseas)	Beneficiary Name:	SB (KEMAMAN) DEVELOPMENT PTE LTD
	Bank Account No:	713-144368-001
	Bank Name :	OVERSEAS-CHINESE BANKING CORPORATION LIMITED
	Bank Address :	85 CHULIA STREET OCBC CENTRE SINGAPORE 049513
	Bank Code :	7375
	Swift Code :	OCBCSGSG

Project In-Charge

Main Project In Charge	Maureen Neo 9817 0028
	Korene Goh 8188 8229

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Subject	Questions	Answer
Hot Water in Kitchen	Provided?	Yes
Water Heater	Provided? Location?	Yes, hot water to kitchen and bathrooms
	Gas or electrical?	Electrical water heater is provided
Gas Supply	Cylinder gas or city gas?	<ul style="list-style-type: none"> • City Gas • City gas for 3 BR, 3BR(Premium), 3BR (DK), 4BR • Induction hob is provided for 1 BR, 2 BR, 2+S
Lifts	How many lifts per lobby ?	3 lifts per Lobby
Handicapped friendly features	Is the development handicapped friendly?	Yes
Others	Electrical Car Charging?	Not Provided
	Toilets Without windows mechanically ventilated	Yes
	Any Bicycle Bay? How many lots?	<ul style="list-style-type: none"> • 29 bicycle lots • Located at 1st Storey
Swimming Pool	Lap Pool	30m
	Leisure Pool	17m
	Spa Pool	3m
Kitchen Appliances & Fitting	What are the Kitchen Appliances and fittings provided?	For Each Kitchen <ul style="list-style-type: none"> • Quartz top with Kitchen Sink • Washer cum Dryer • Cooker Hood and Hob
Unit Type (Appliances & Fitting)	1 Bedroom (Type A1 & A2)	<ul style="list-style-type: none"> • 1 Standing Fridge • 1 Combi Microwave and Oven • 1 Induction Hob • Washer cum Dryer
	2 Bedroom (B1 & B2) 2+Study (B4S)	<ul style="list-style-type: none"> • 1 Standing Fridge • 1 Conventional Oven • 1 Induction Hob • Washer cum Dryer
	2 Bedroom (B3) 2+Study (B5S) 3 Bedroom (C1)	<ul style="list-style-type: none"> • 1 Standing Fridge • 1 Conventional Oven • 1 Gas Hob • Washer cum Dryer

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Unit Type (Appliances & Fitting)	2+1 Bedroom Dual Key (B6DK)	<ul style="list-style-type: none"> • 2 Standing Fridge • 1 Conventional Oven • 2 Induction Hob • 2 Washer cum Dryer • 1 Split Meter in the studio
	3 Bedroom (Premium) (C2P) & (C3P)	<ul style="list-style-type: none"> • 1 Standing Fridge • 1 Conventional Oven • 1 Gas Hob • Washer cum Dryer • Built in Dish Washer
	2+1 Bedroom Dual Key (PH1)	<ul style="list-style-type: none"> • 2 Standing Fridge • 1 Conventional Oven • 2 Induction Hob • 2 Washer cum Dryer • 1 Split Meter in the studio
	3 Bedroom Penthouse (PH2)	<ul style="list-style-type: none"> • 1 Standing Fridge • 1 Conventional Oven • 1 Gas Hob • Washer cum Dryer • Built in Dish Washer • Ducted AC in Living and Dining Area
	4 Br + F+ S Penthouse (PH3)	<ul style="list-style-type: none"> • 2 Standing Fridge • 1 Conventional Oven • 1 Gas Hob • Washer cum Dryer • Built in Dish Washer • 1 Wine Chiller • Ducted AC throughout the house
Brands of the Kitchen Appliances and fittings provided?	Brandt	<ul style="list-style-type: none"> • Induction Hob, Gas Hob, Cooker Hood • Standing Fridge
	De Dietrich	<ul style="list-style-type: none"> • Built in Washer cum Dryer • Wine Chiller • Conventional Oven

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Level 6 to 24 (Typical Units)

Type	Size	Total Units	Stack
1 Bedroom	441sqft & 463 sqft	36 units	Stack 4 & 7
2 Bedroom + 1 Bath	635 sqft & 678 sqft	36 Units	Stack 3 & 8
2 Bedroom + 2 Bath	700 sqft	18 Units	Stack 6
2 Bedroom + Study	753 sqft & 775 sqft	36 Units	Stack 1 & 2
3 Bedroom	936 sqft	18 Units	Stack 5

Level 25 to 27 (Typical Units)

Type	Size	Total Units	Stack
3 Bedroom (Premium)	1152 sqft & 1249 sqft	6 Units	Stack 1 & 3
2+1 Bedroom (Dual Key)	1163 sqft	3 Units	Stack 6
3 Bedroom	936 sqft	3 Units	Stack 5
2 Bedroom + Study	753 sqft	3 Units	Stack 2

Level 28 (Penthouse)

Type	Size	Total Units	Stack
3 Bedroom (Premium)	1518 sqft	1 Unit	Stack 1
2+1 Bedroom (Dual Key)	1378 sqft	1 Unit	Stack 6
4 Bedroom+F+S	2045 sqft	1 Unit	Stack 3
Total Units		162 Units	

Ceiling Height

Typical Units	2.85m
Penthouse (Living & Dining)	5.3m

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