

REZI²⁴

FREEHOLD



“Every day is a
journey, and the
journey itself is
home.”

– Matsuo Basho

In our insatiable journey of mental and material gratification lies an Eden that we seek that will provide us shelter from the hustle and bustle of life, but yet in arm's reach of all that we seek. Undoubtedly, a haven that gives us the best of both worlds with the promise of a lifetime of happiness and serenity.





Rezi 24. Urban Utopia In The City.

Rezi 24 features 110 exclusive homes for the truly discerning. Nestled in the serene environs by the city fringe with unmatched connectivity and amenities for sheer convenience. Masterfully designed with iconic Communal Gardens on every level, it's a contemporary landmark residence that's one of its kind in the vicinity and a home that's primed to take care of the lifelong needs of the whole family.



Reinvigorate.
Pamper your mind, body and soul.



Designed with direct access for selected units to the swimming pool and 5 levels of Communal Gardens, Rezi 24 is one of its kind in the vicinity. Whether it's a home with city views, garden views or pool-facing views, it's a home that's designed to provide utmost privacy and tranquility for life.

Communal Garden Level 3
Wellness Garden

Breathe.
Soak in your lush surroundings and find your center.



Outdoor Fitness, Reflexology Path

Communal Garden Level 3
Serenity Garden

Escape.
Relish moments of quietude for some me time.



Reading Nooks

Euphoria.

Every level awaits moments to entertain, energise and escape.



Communal Garden Level 6 Entertainment Deck

Revel.
Savour the moments to cherish in life.

Dining Lounge with BBQ Grill and Hotplate
Garden Lounge



Communal Garden Level 4 Rejuvenation Deck

Recharge.
Let life's stresses melt away at day's end.

Relaxation Corner
Sauna
Toilet
Gymnasium
Fitness Deck



Communal Garden Level 7 Relaxation Deck

Relax.
The best reward to oneself is to simply do nothing

Leisure Alcove



Communal Garden Level 5 Family Deck

Bond.
Because love grows with time well spent.

Fun Play

Communal Garden Level 8 Gourmet Deck

Tantalise.
Relish every gastronomic moment.

Gourmet BBQ





Marina Bay / Raffles Place / Shenton Way Financial Districts
5 MRT stops



Suntec City
4 MRT stops



Tg. Katong Secondary Sch
6 mins drive



Nexus Int'l Sch (Aljunied)
6 mins drive



Canadian International Sch
8 mins drive



Chung Cheng High (Main)
7 mins drive



Geylang Methodist Sch (Pri)
8 mins drive



Paya Lebar Commercial Hub
1 MRT stop

Business or pleasure. Now you can have it all.

Being within striking distance to major commercial and financial hubs as well as lifestyle offerings allows one to truly have it all. Whether you're heading to work in Raffles Place, a tee-off at Marina Bay Golf Course or simply a night out at MBS, you can now live it up with the perfect blend of convenience, excitement and enjoyment for life.

Nurture.

A lifetime of learning with a future secured.

The little ones' educational needs are also cared for with Kong Hwa School within 1km and other prestigious educational institutions such as Geylang Methodist Primary, Dunman High, Chung Cheng High, Canadian International School, Nexus International School (Aljunied) and more nearby.



Dunman High School
9 mins drive



Kong Hwa School
9 mins walk



MBS & Gardens by the Bay
9 mins drive



Singapore Sports Hub
5 mins drive



Marina Bay Golf Course
8 mins drive



Singpost Centre
1 MRT stop



KINEX & City Plaza
6 mins drive

Indulge.

What others call a privilege is yours to enjoy.

With the upcoming Paya Lebar Quarter, Paya Lebar Square, Singpost Centre, KINEX, City Plaza, trendy F&B joints such as The Tuckshop, local favourites at Old Airport Food Centre, Wen Dao Shi Tim Sum, Sik Bao Sin and many more nearby, the wide plethora of shopping and F&B choices will satisfy even the most discerning of tastes.

Connectivity.

Reach anywhere in no time.

Within walking distance lies a multitude of MRT stations connected to the islandwide network of train lines to get you anywhere. What's more, with multiple expressways and Nicoll Highway nearby, the city is just a mere 7 minutes away by car.



Nicoll Highway, ECP, PIE, KPE Expressways nearby



Dakota MRT
14 mins walk



Mountbatten MRT
10 mins walk



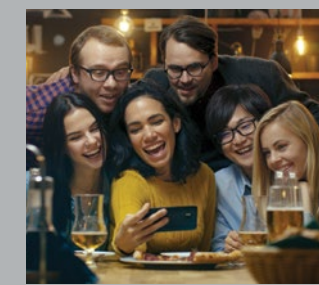
Aljunied MRT
9 mins walk



Paya Lebar Square
1 MRT stop



Old Airport Food Centre
9 mins walk



The Tuckshop
9 mins walk



Lor 29 Fried Hokkien Mee
5 mins walk



Wen Dao Shi Tim Sum
8 mins drive



Rejuvenate. Renewed surroundings for tranquility and convenience.

With plans by the Government for multiple areas along the 10km Kallang River, it will provide greater convenience for people with open spaces to enjoy for exercise and social activities. The transformation will also see an enhanced connectivity with a continuous path from Lower Peirce Reservoir to Gardens by the Bay and the Central Business District.



Kallang Distripark
The private industrial estate, a former rubber factory could be redeveloped to include housing, a park and recreational spaces



Kampong Bugis
The 17.4ha site bounded by Kallang Road, Kallang River and Crawford Street is set to be turned into a car-lite residential precinct, with a network of walkways and cycling paths



PIE Bridge
Potentially, a cycling bridge will be built over and across the Pan-Island Expressway (PIE) from St. Andrew's Village to Mar Thoma Road. Cyclists will no longer need to climb 83 steps to cross an overhead bridge straddling the 16-lane expressway



Kallang Bahru Underpass
With the underpass, users of the Kallang Park connector will not need to cross Kallang Bahru Road via a traffic crossing before climbing down a narrow flight of stairs to Kallang Distripark



Widened CTE Underpass
The underpass under the Central Expressway (CTE) could be widened and deepened, and turned into a gathering space

Source & Photos: Urban Redevelopment Authority



REZI²⁴



Map not drawn to scale

A woman with long dark hair, wearing a white long-sleeved shirt, is shown in profile, kissing a young girl on the cheek. The girl has dark hair with a small red and white striped bow, and is wearing a white ribbed long-sleeved shirt and blue jeans. They are positioned in front of a large window with white frames, through which bright green foliage is visible. The scene is brightly lit, creating a warm and intimate atmosphere.

Utopia.
For a life of perpetual bliss,
just come home.

Site Plan

LEGEND

Lower Level 1

- 1 Car Park
- 2 Bin Centre
- 18 Detention Tank
- 19 Sprinkler Tank & Pump Room

Upper Level 1

- 1 Car Park
- 3 Bicycle Park
- 4 Electrical Sub-Station
- 5 Management Office & Guard
- 6 Refuse Chamber / Chute
- 7 Pedestrian Side Gate

Level 2

- 1 Car Park
- 8 Motorbike Park

Level 3

- 9 Leisure Pool
- 10 Pool Deck
- 11 Pool Lounge
- 12 Sun Deck
- 13 Chill Out Deck
- 14 Shower
- 15 Communal Garden

Level 4, 5, 6, 7 & 8

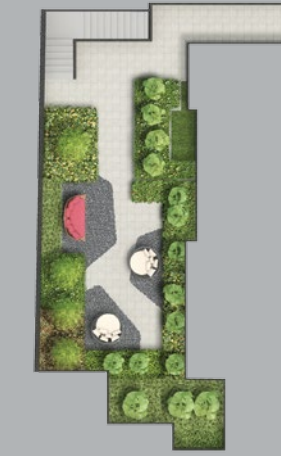
- 15 Communal Gardens

Roof

- 16 Generator Set
- 17 Water Tank



The Communal Gardens



Level 3 - Serenity Garden
Reading Nooks



Level 3 - Wellness Garden
Outdoor Fitness Reflexology Path



Level 4 - Rejuvenation Deck
A Sauna B Toilet C Gymnasium
D Relaxation Corner E Fitness Deck



Level 5 - Family Deck
Fun Play



Level 6 - Entertainment Deck
Dining Lounge with BBQ Grill and Hotplate
Garden Lounge



Level 7 - Relaxation Deck
Leisure Alcove



Level 8 - Gourmet Deck
Gourmet BBQ

UNIT DISTRIBUTION CHART

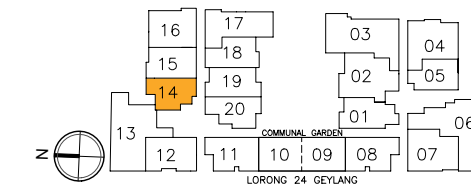
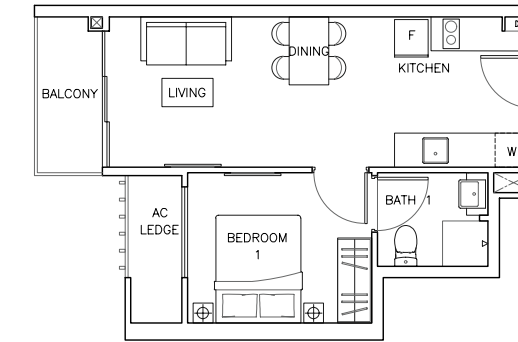
1-BEDROOM

	13	12	14	15	16	17	18	19	20	11	10	09	08	01	02	03	04	05	06	07
8 th	Type G1 08-13	Type A2 08-12	Type A1 08-14	Type B2 08-15	Type C6 08-16	Type C2 08-17	Type B3 08-18	Type B4 08-19	Type B5 08-20	Type C3 08-11	COMMUNAL GARDEN	Type C3 08-08	Type B6 08-01	Type B9 08-02	Type G2 08-03	Type D2 08-04	Type B8 08-05	Type B10 08-06	Type C3 08-07	
7 th	Type E1 07-13	Type C1 07-12	Type A1 07-14	Type B2 07-15	Type C6 07-16	Type C2 07-17	Type B3 07-18	Type B4 07-19	Type B5 07-20	Type C3 07-11	COMMUNAL GARDEN	Type C3 07-08	Type B6 07-01	Type D1 07-02	Type E2 07-03	Type D2 07-04	Type B8 07-05	Type F1 07-06	Type C5 07-07	
6 th	Type E1 06-13	Type C1 06-12	Type A1 06-14	Type B2 06-15	Type C6 06-16	Type C2 06-17	Type B3 06-18	Type B4 06-19	Type B5 06-20	Type C3 06-11	COMMUNAL GARDEN	Type C3 06-08	Type B6 06-01	Type D1 06-02	Type E2 06-03	Type D2 06-04	Type B8 06-05	Type F1 06-06	Type C5 06-07	
5 th	Type E1 05-13	Type C1 05-12	Type A1 05-14	Type B2 05-15	Type C6 05-16	Type C2 05-17	Type B3 05-18	Type B4 05-19	Type B5 05-20	Type C3 05-11	COMMUNAL GARDEN	Type C3 05-08	Type B6 05-01	Type D1 05-02	Type E2 05-03	Type D2 05-04	Type B8 05-05	Type F1 05-06	Type C5 05-07	
4 th	Type E1 04-13	Type C1 04-12	Type A1 04-14	Type B2 04-15	Type C6 04-16	Type C2 04-17	Type B3 04-18	Type B4 04-19	Type B5 04-20	Type C3 04-11	COMMUNAL GARDEN	Type C3 04-08	Type B6 04-01	Type D1 04-02	Type E2 04-03	Type D2 04-04	Type B8 04-05	Type F1 04-06	Type C5 04-07	
3 rd	Type E1 03-13	Type C1 03-12	Type A1 03-14	Type B2 03-15	Type B1 03-16	Type C2 03-17	Type B3 03-18	Type B4 03-19	Type B5 03-20	Type C3 03-11	Type C4 03-10	Type C4 03-09	Type C3 03-08	Type B6 03-01	Type D1 03-02	Type E2 03-03	Type B7 03-04	Type B8 03-05	Type F1 03-06	Type C5 03-07
2 nd	CARPARK																			
Upper 1 st	CARPARK																			
Lower 1 st	CARPARK																			

Type A1

#03-14 to #08-14

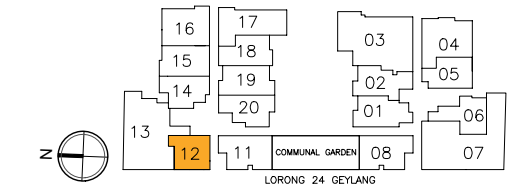
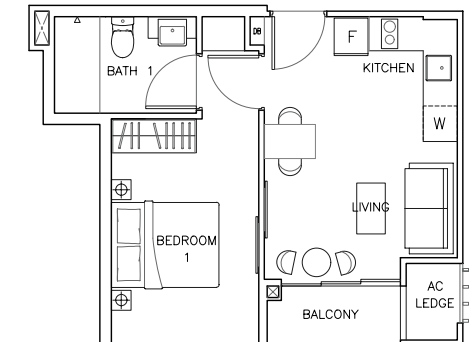
42 sqm / 452 sqft
(Inclusive of Balcony 3 sqm & AC Ledge 3 sqm)



Type A2

#08-12

40 sqm / 431 sqft
(Inclusive of Balcony 3 sqm & AC Ledge 2 sqm)

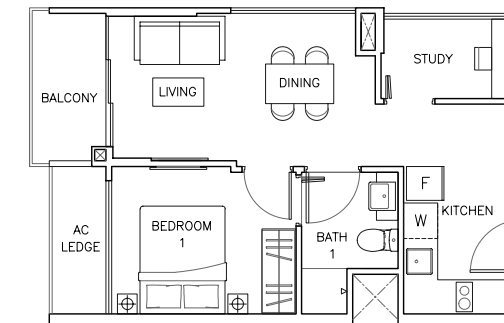


1-BEDROOM + STUDY

Type B1

#03-16

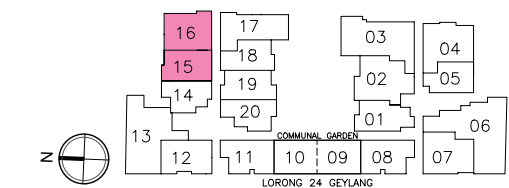
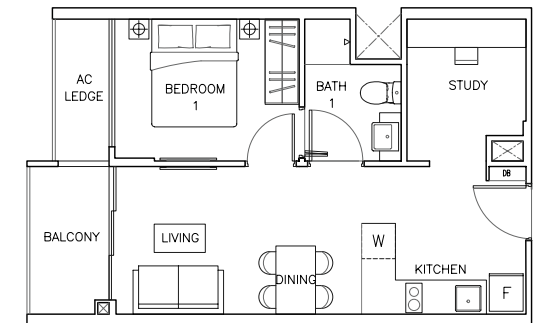
46 sqm / 495 sqft
(Inclusive of Balcony 4 sqm & AC Ledge 3 sqm)



Type B2

#03-15 to #08-15

46 sqm / 495 sqft
(Inclusive of Balcony 4 sqm & AC Ledge 3 sqm)



LEGEND

	1-Bedroom		1-Bedroom + Study		2-Bedroom		2-Bedroom + Study
	3-Bedroom		3-Bedroom + Study		4-Bedroom		

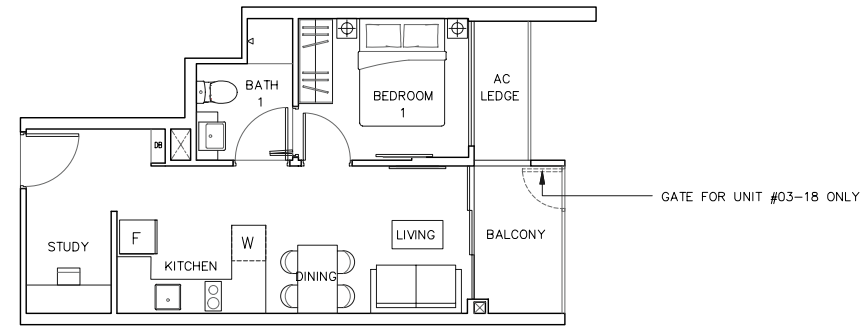
All plans are subject to change / amendments as may be required and/or approved by the relevant authorities. All floor are approximate measurements and are subject to final survey. All plans are not to scale and for purpose of illustrations. Abbreviation: AC Ledge [Air Con Ledge], W [Washer], F [Fridge], DB [Distribution Board]. The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to Balcony Screen of this brochure.

1-BEDROOM + STUDY

Type B3

#03-18 to #08-18

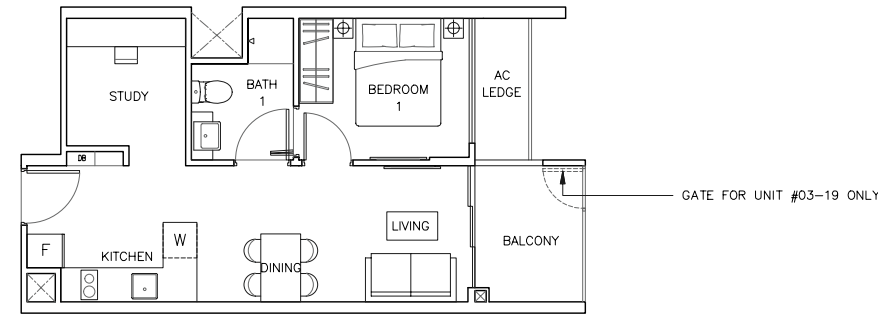
43 sqm / 463 sqft
(Inclusive of Balcony 4 sqm
& AC Ledge 2 sqm)



Type B4

#03-19 to #08-19

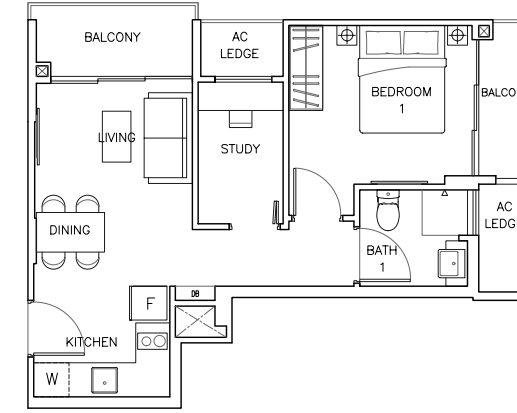
47 sqm / 506 sqft
(Inclusive of Balcony 5 sqm
& AC Ledge 3 sqm)



Type B7

#03-04

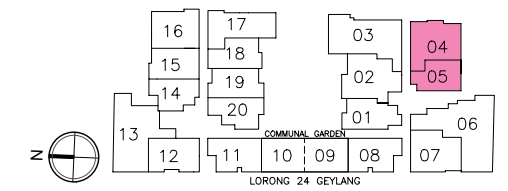
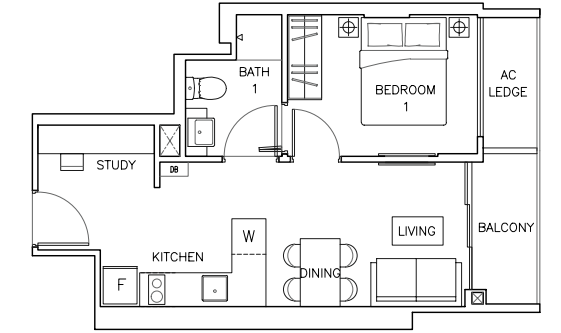
49 sqm / 527 sqft
(Inclusive of Balcony 6 sqm
& AC Ledge 4 sqm)



Type B8

#03-05 to #08-05

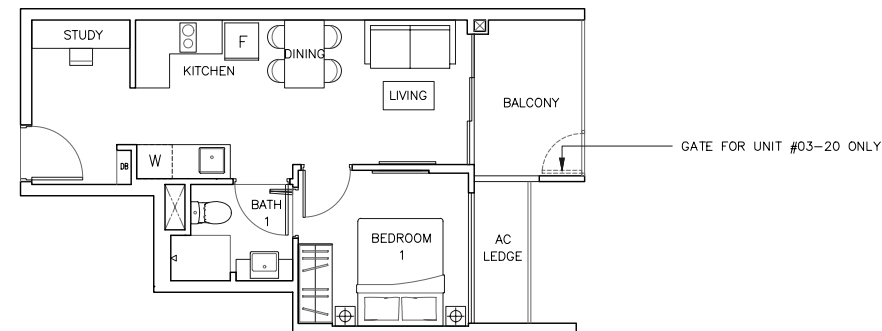
42 sqm / 452 sqft
(Inclusive of Balcony 3 sqm
& AC Ledge 3 sqm)



Type B5

#03-20 to 08-20

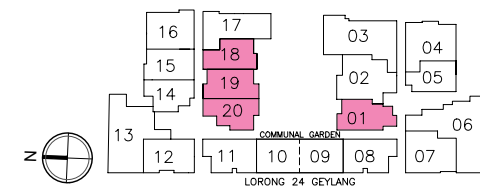
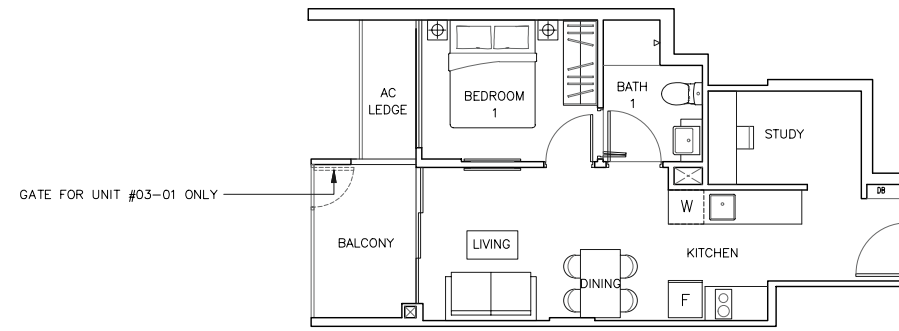
45 sqm / 484 sqft
(Inclusive of Balcony 5 sqm
& AC Ledge 3 sqm)



Type B6

#03-01 to 08-01

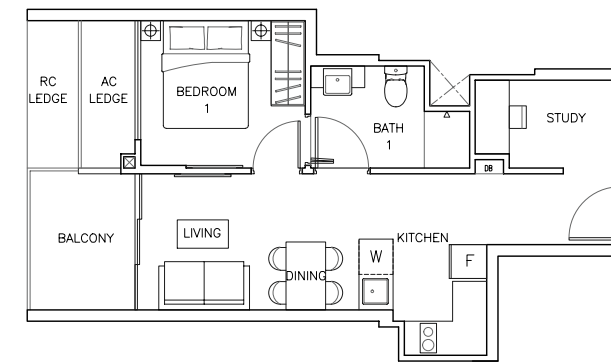
48 sqm / 517 sqft
(Inclusive of Balcony 5 sqm
& AC Ledge 3 sqm)



Type B9

#08-02

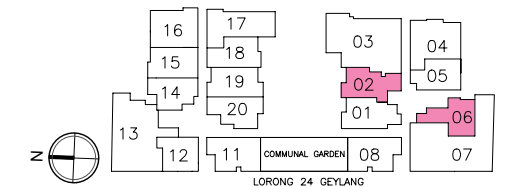
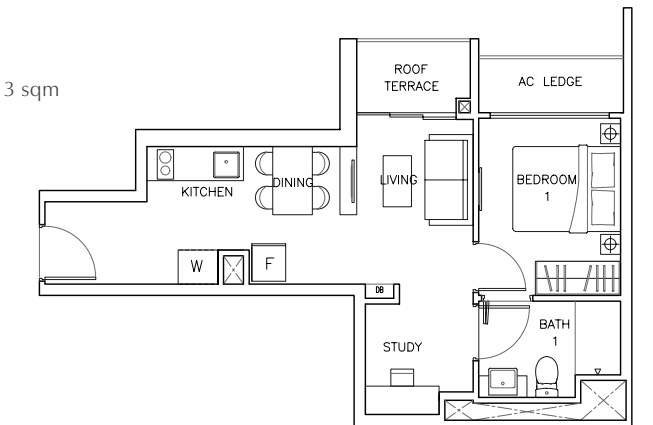
47 sqm / 506 sqft
(Inclusive of Balcony 5 sqm
& AC Ledge 3 sqm)



Type B10

#08-06

43 sqm / 463 sqft
(Inclusive of Roof Terrace 3 sqm
& AC Ledge 3 sqm)



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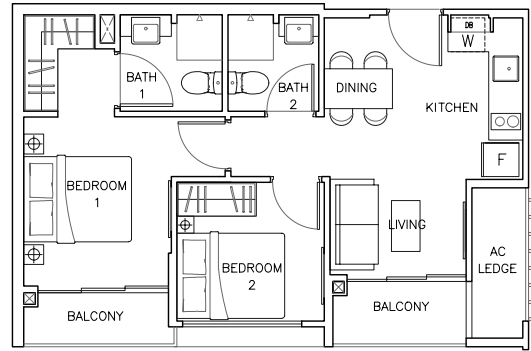
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2-BEDROOM

Type C1

#03-12 to #07-12

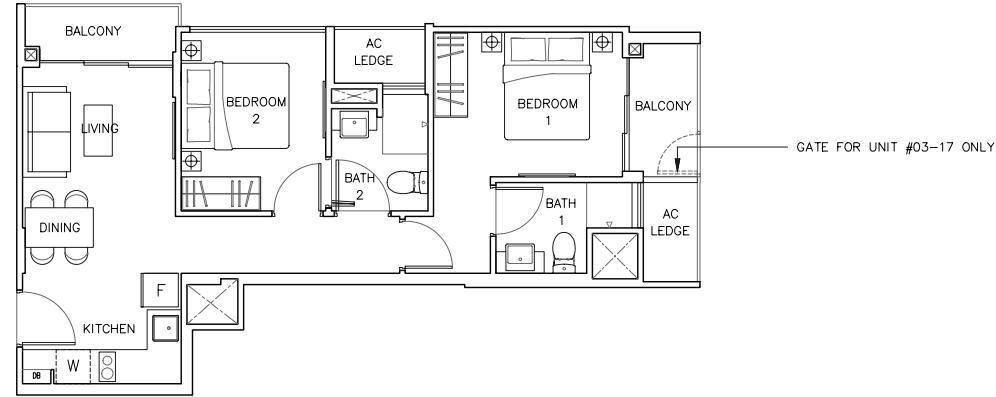
53 sqm / 570 sqft
(Inclusive of Balcony 6 sqm
& AC Ledge 3 sqm)



Type C2

#03-17 to #08-17

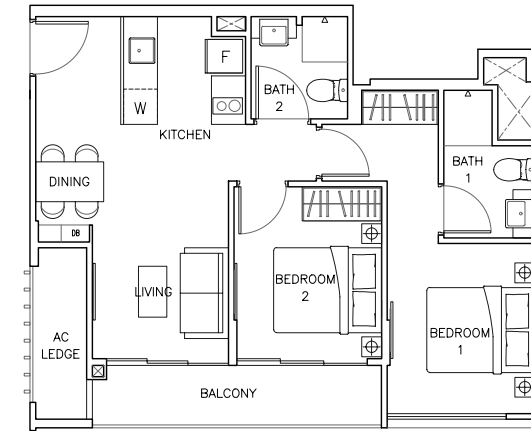
60 sqm / 646 sqft
(Inclusive of Balcony 6 sqm
& AC Ledge 4 sqm)



Type C5

#03-07 to #07-07

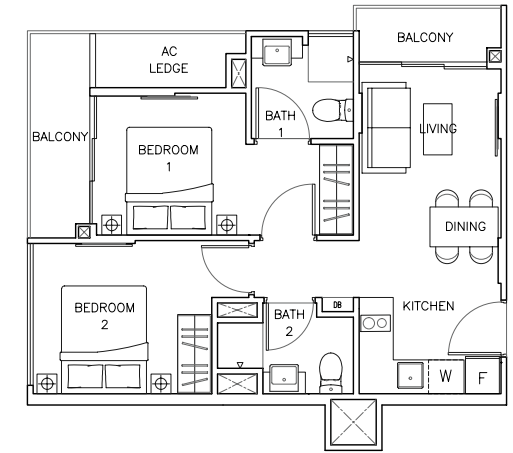
61 sqm / 657 sqft
(Inclusive of Balcony 6 sqm
& AC Ledge 3 sqm)



Type C6

#04-16 to #08-16

56 sqm / 603 sqft
(Inclusive of Balcony 6 sqm
& AC Ledge 3 sqm)



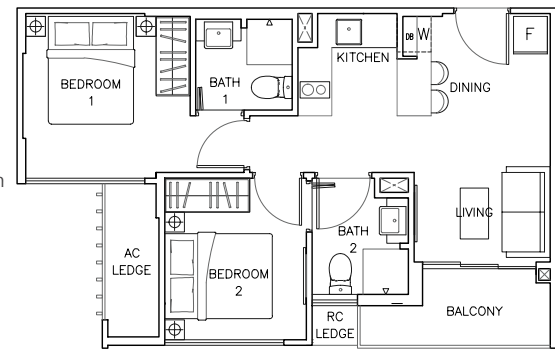
2-BEDROOM + STUDY

Type C3

#03-08 to #08-08

(Mirrored)
#03-11 to #08-11

51 sqm / 549 sqft
(Inclusive of Balcony 4 sqm
& AC Ledge 3 sqm)

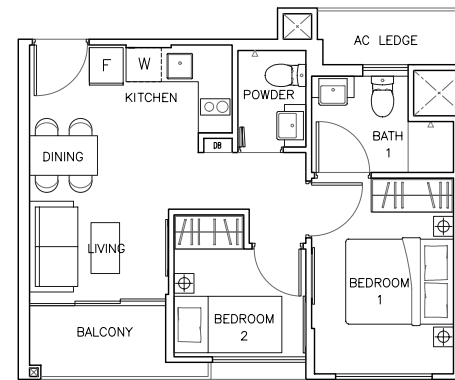


Type C4

#03-09

(Mirrored)
#03-10

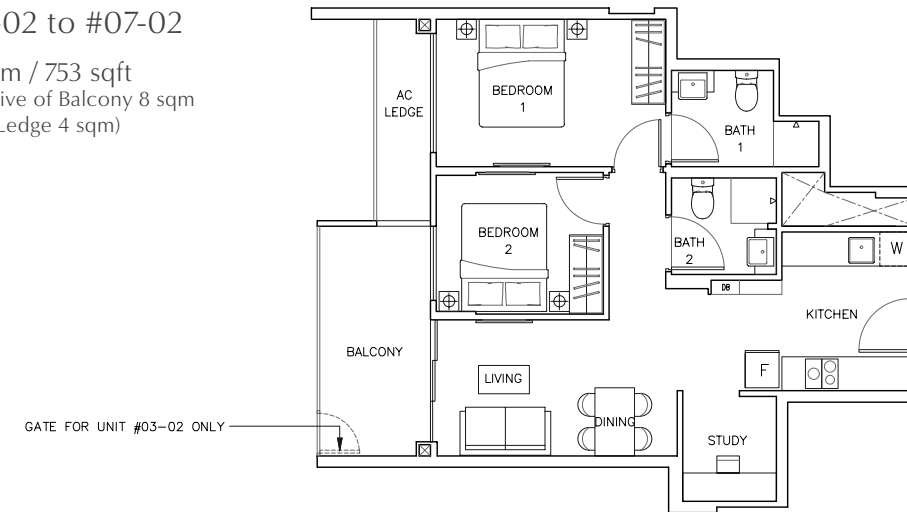
46 sqm / 495 sqft
(Inclusive of Balcony 3 sqm
& AC Ledge 2 sqm)



Type D1

#03-02 to #07-02

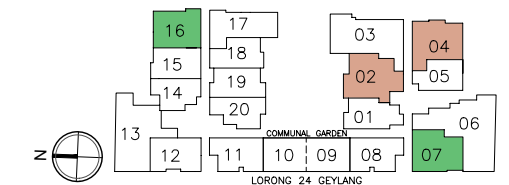
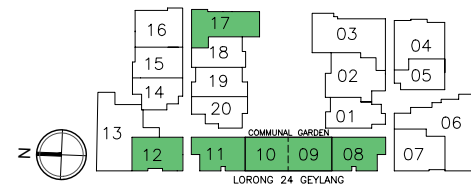
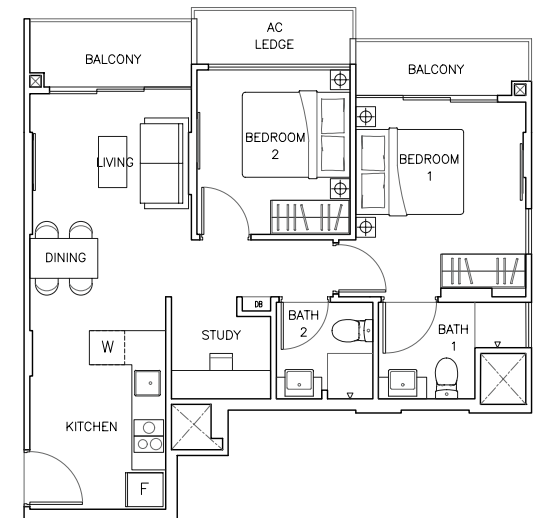
70 sqm / 753 sqft
(Inclusive of Balcony 8 sqm
& AC Ledge 4 sqm)



Type D2

#04-04 to #08-04

65 sqm / 700 sqft
(Inclusive of Balcony 7 sqm
& AC Ledge 3 sqm)



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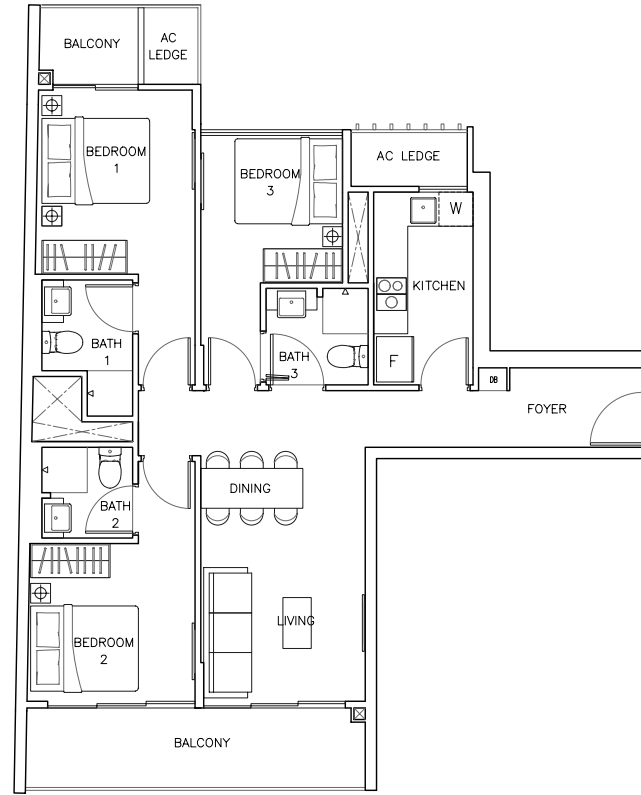
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3-BEDROOM

Type E1

#03-13 to #07-13

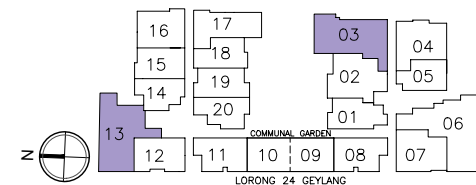
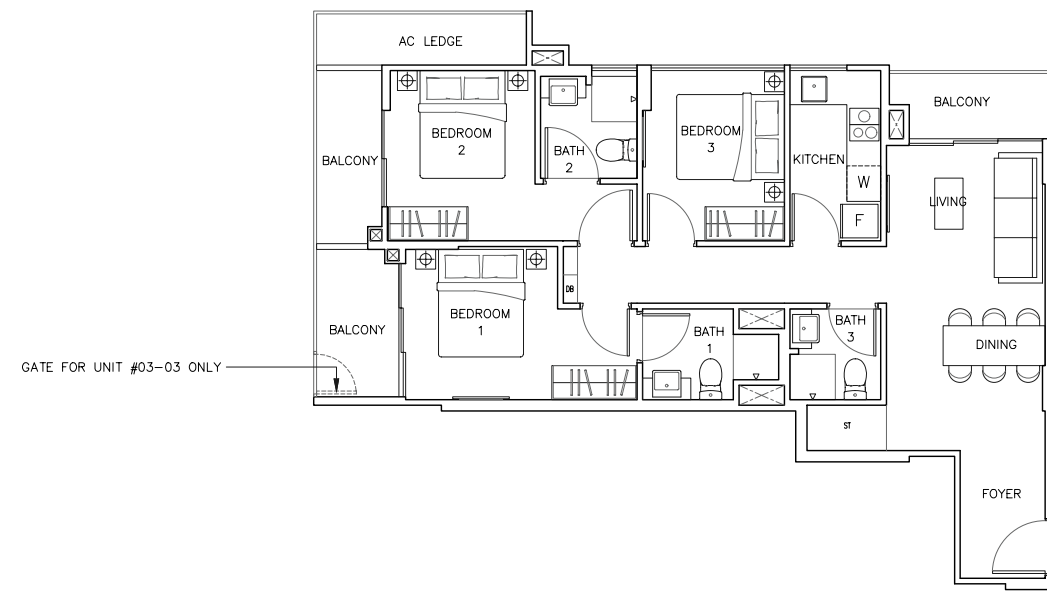
93 sqm / 1,001 sqft
(Inclusive of Balcony 12 sqm & AC Ledge 4 sqm)



Type E2

#03-03 to #07-03

89 sqm / 958 sqft
(Inclusive of Balcony 11 sqm & AC Ledge 4 sqm)



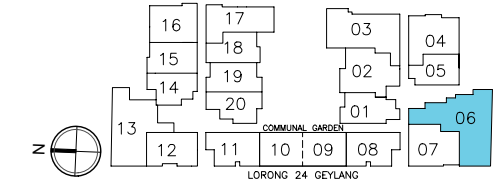
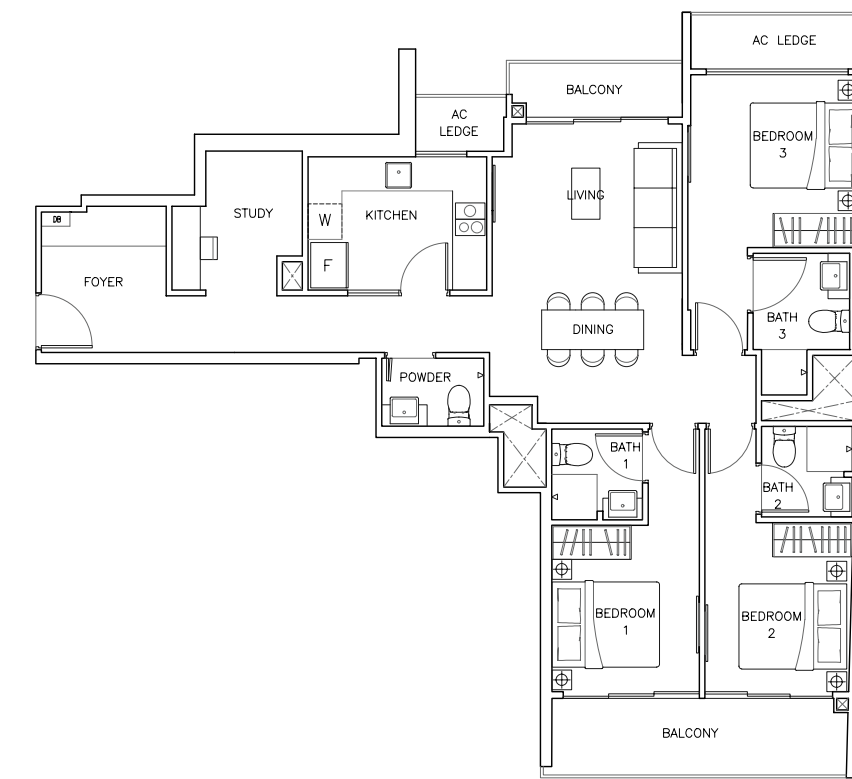
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3-BEDROOM + STUDY

Type F1

#03-06 to #07-06

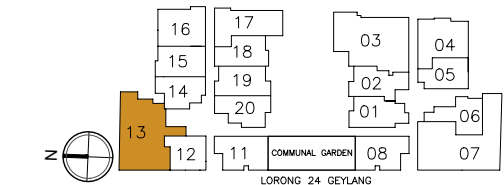
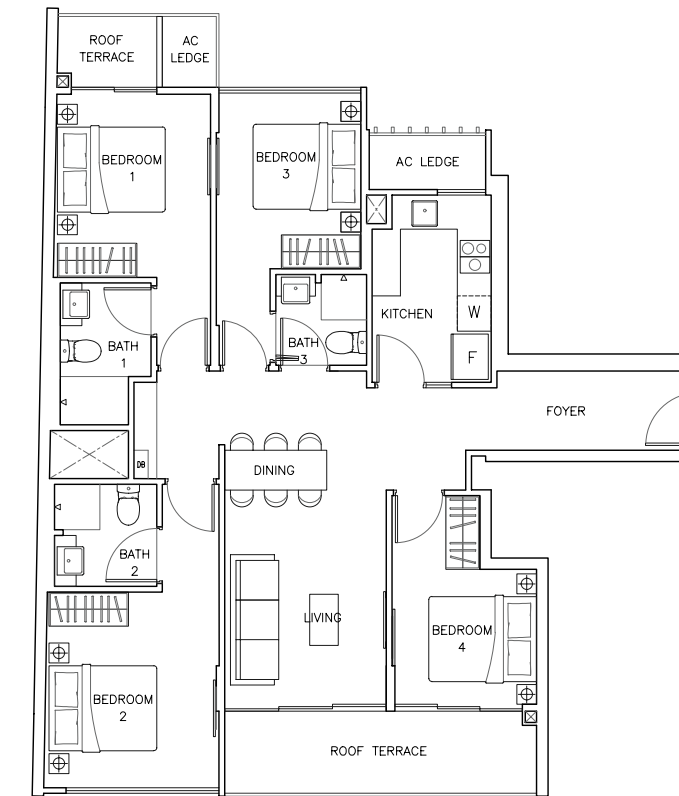
110 sqm / 1,184 sqft
(Inclusive of Balcony 11 sqm & AC Ledge 5 sqm)



Type G1

#08-13

110 sqm / 1,184 sqft
(Inclusive of Roof Terrace 11 sqm & AC Ledge 4 sqm)



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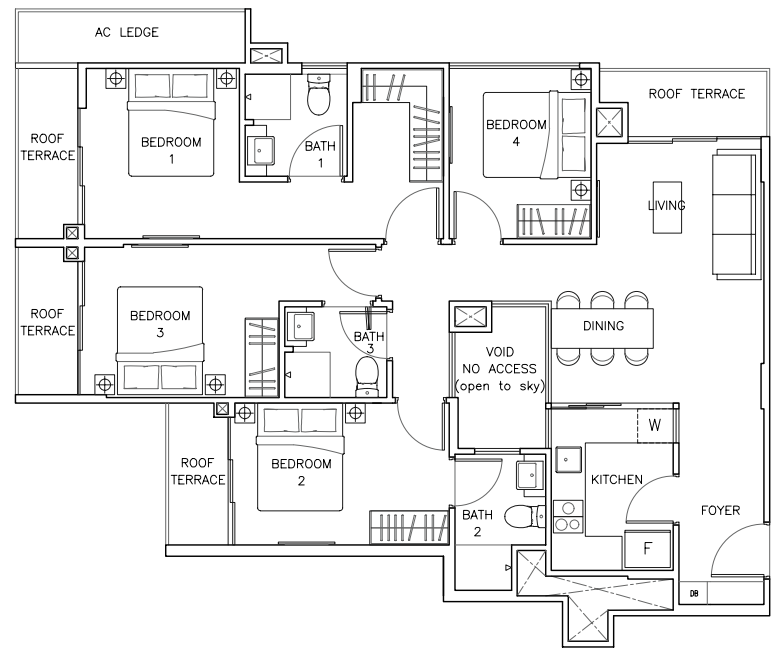
4-BEDROOM

4-BEDROOM

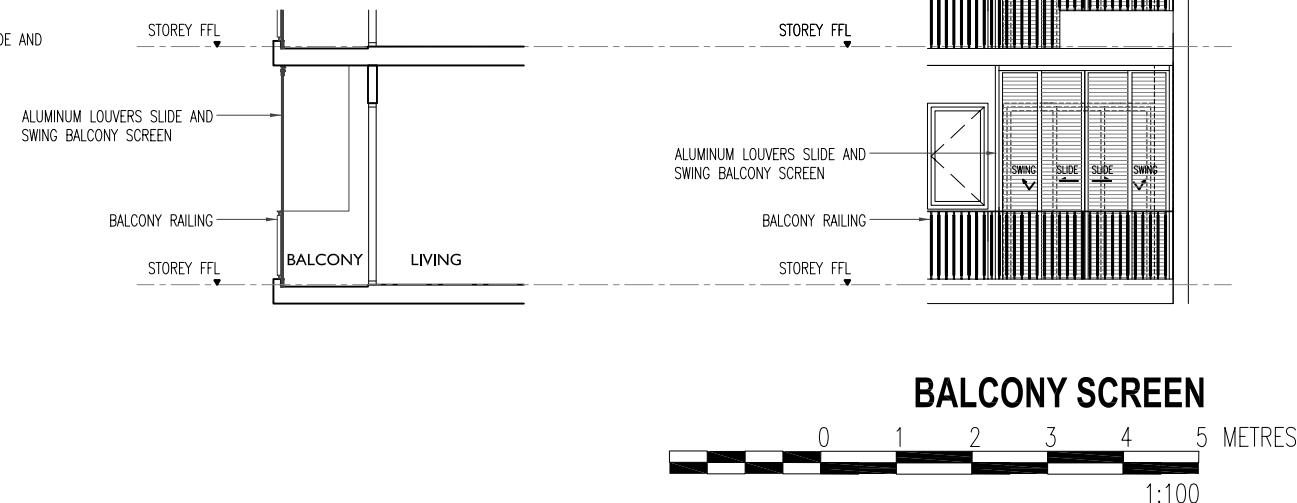
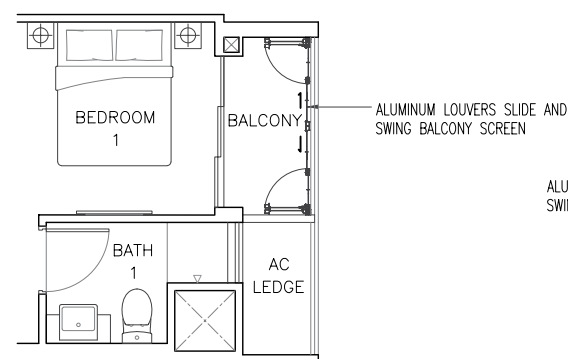
Type G2

#08-03

111 sqm / 1,195 sqft
(Inclusive of Roof Terrace 13 sqm & AC Ledge 4 sqm)



BALCONY SCREEN



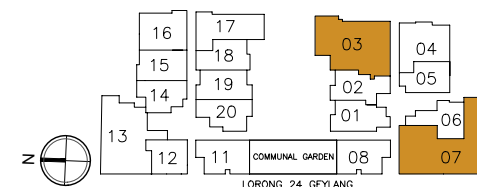
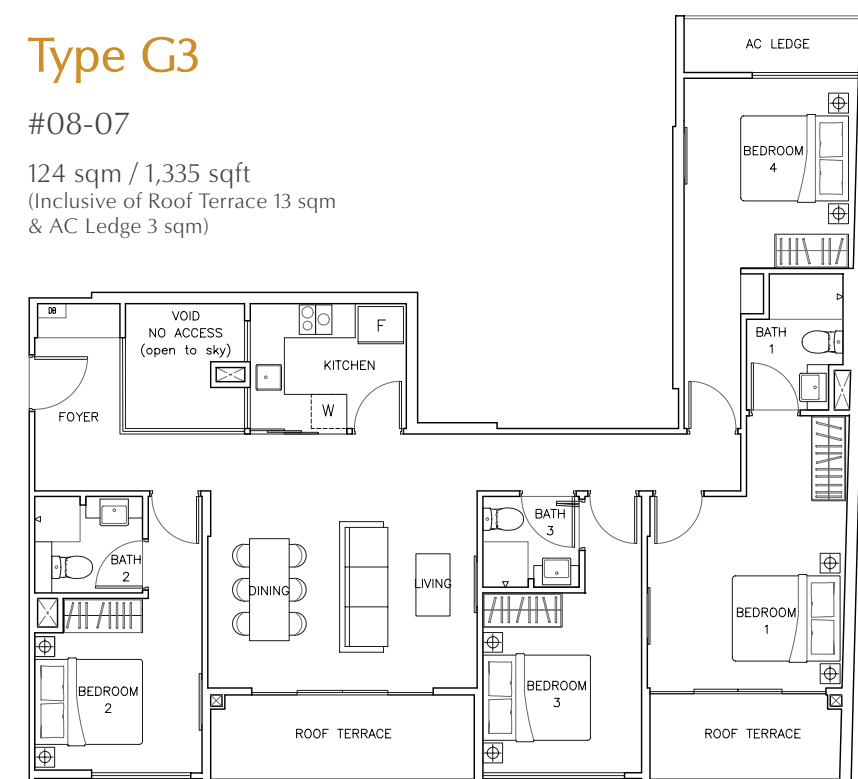
The balcony and private roof terrace shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser. Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.

All plans are subject to change / amendments as may be required and/or approved by the relevant authorities. All floor are approximate measurements and are subject to final survey. All plans are not to scale and for purpose of illustrations. Abbreviation: AC Ledge [Air Con Ledge], W [Washer], F [Fridge], DB [Distribution Board].

Type G3

#08-07

124 sqm / 1,335 sqft
(Inclusive of Roof Terrace 13 sqm & AC Ledge 3 sqm)



- FOUNDATION
Reinforced Concrete Bored Pile
- SUPERSTRUCTURE
Reinforced concrete column, reinforced concrete slab, reinforced concrete wall, and Precast reinforced concrete staircase
- WALLS
 - External : Reinforced concrete wall and/or block wall and/or precast concrete panel wall system
 - Internal : Reinforced concrete wall and/or block wall and/or precast concrete panel wall system and/or drywall plaster board partition system where applicable
- ROOF
Reinforced concrete roof with appropriate waterproofing system and insulation for apartments.
- CEILING (Please refer to ceiling height table behind)
 - Apartments
 - Living, Dining, Foyer, Open Kitchen, Bedrooms, Study, Balcony, Roof Terrace and other areas:
Skim coat with or without plaster ceiling board and /or fibrous plaster ceiling board with or without box-ups to designated areas with emulsion paint.
 - Bathrooms, Powder Room, Close Kitchen:
Fibrous plaster ceiling board with emulsion paint.
 - Common Areas
 - Car park, Staircases, M&E services rooms/shaft, Management, Guard, Bin Centre:
Skim coat with emulsion paint
 - Lift lobby, Gym, Handicapped Toilet, Sauna, Communal Gardens, Corridor:
Skim coat and/or fibrous plaster ceiling board with emulsion paint where applicable
- FINISHES
 - Walls
 - Wall – for Apartment Units
 - Living, Dining, Bedrooms, Study, Foyer, Passageway, and other areas.:
Cement & sand plaster and /or skim coat where applicable
 - Kitchen:
Porcelain tiles and/or ceramic tiles to exposed areas and /or cement & sand plaster and/or skim coat and/or back painted glass back splash
 - Bathrooms:
Porcelain tiles and/or Ceramic tiles to exposed areas
 - Powder Room:
Porcelain tiles and/or Ceramic tiles to exposed areas
 - Balcony, Roof Terrace, A/C ledge:
Cement & sand plaster and/or skim coat
 - Wall – External (Common Areas)
 - External walls including recreational common areas and other areas:
Cement & sand plaster and/or skim coat
 - Wall – Internal (Common Areas)
 - Corridors, Staircases, Lower & Upper 1st storey, 2nd Storey Car park, recreational common areas and other areas:
Cement/sand plaster and/or skim coat and /or ceramic tiles
 - Sauna:
Timber panelling
 - Lift Lobby at all levels:
Cement/sand plaster and/or skim coat and/or Porcelain tiles and/or Ceramic tiles and/or laminate panel to designated areas
 - Floors
 - Floor – For Apartment Units
 - Entrance Foyer, Living, Dining, Kitchen(open), Study, Passageway to Bedroom:
Porcelain tiles and/or Ceramic tiles with timber skirting where applicable
 - Bedrooms:
Parquet flooring with timber skirting
 - Bathrooms, Powder Room, Kitchen (close):
Porcelain tiles and/or Ceramic tiles
 - Balcony, Roof Terraces:
Porcelain tiles and/or Ceramic tiles
 - Floor – Common Areas

- All Lift Lobbies and Corridor:
Porcelain tiles and/or Ceramic tiles
 - Swimming pool and deck, Gymnasium, Handicapped Toilet, BBQ Area Shower Area and Communal Gardens:
Porcelain tiles and/or Ceramic tiles and/or mosaic tiles and/or granolithic finish and/or stone and /or carpet where applicable
 - Sauna:
Cement & sand screed with timber decking
 - Exit Staircases and landing from Lower 1st to 3rd Storey:
Porcelain tiles and/or Ceramic tiles with nosing tiles.
 - Other Exit staircase levels:
Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles
 - Other common areas:
Cement & sand screed and/or other selected finishes by Architect
- WINDOWS
Powder-Coated or Fluorocarbon aluminium-frame casement / sliding / sliding window with fixed glass panel / top hung window with clear or tinted glass or frosted glass where applicable, of minimum 6mm thickness for all units.
 - DOORS
 - Main Entrance:
Fire-rated timber door
 - Bedrooms:
Timber door
 - Bathrooms:
Timber door and/or Acrylic Panel Slide & Swing door where applicable
 - Kitchen:
Timber door with glass panel
 - Powder Room:
Acrylic Panel Slide & Swing door applicable to Type C4 and F1
 - Study (where applicable):
Acrylic Panel Slide & Swing door applicable to Type B1 and B7
 - Balcony, Roof Terrace:
Powder-coated or fluorocarbon aluminium frame sliding glass door
(Note: Selected ironmongery shall be provided to all doors)
 - SANITARY FITTINGS
 - Bath 1:
1 vanity top complete with wash basin and mixer
1 shower area complete with shower column, hand shower and shower mixer
1 water closet with washer, 1 toilet paper holder, 1 towel rail, 1 mirror
 - Bath 2 & 3:
1 vanity top complete with wash basin and mixer
1 shower area complete with hand shower and shower mixer
1 water closet with washer, 1 toilet paper holder, 1 towel rail, 1 mirror
 - Powder Room:
1 vanity top complete with wash basin and mixer
1 shower mixer set
1 water closet with washer, 1 toilet paper holder, 2 robe hook, 1 mirror
 - Kitchen:
1 sink with sink mixer
 - ELECTRICAL INSTALLATION (M&E)
Please refer to Schedule of Electrical Provision
 - TV POINTS / TELEPHONE / DATA POINTS
Please refer to Schedule of Electrical Provision
 - LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with Singapore Standard SS 555
 - PAINTING

Internal Walls	: Emulsion paint
External Walls	: Emulsion paint and/or textured finish and/or concrete glaze finish with groove line to designated areas where applicable
 - WATERPROOFING
Waterproofing to floors of Kitchen, Bathrooms, Powder Rooms, Balcony, Roof Terrace, Reinforced Concrete Flat Roof, Swimming Pool, and slabs as and where required.
 - DRIVEWAY AND CARPARK
External Driveway: Cement and Sand screed with approved floor hardener
Driveway and Carpark: Cement and Sand screed with approved floor hardener or epoxy coating

SPECIFICATIONS

- RECREATIONAL FACILITIES
 - Lower 1st Storey:
Covered Carparking facilities
 - Upper 1st Storey:
Covered Carparking facilities & Bicycle lots
Management Office
Guard
 - 2nd Storey:
Covered Carparking facilities & Motor bike lots
 - 3rd Storey:
Leisure Pool (16.3m x 6m)
Pool deck, Pool Lounge, Sun Deck,
Chill-out Deck, Shower Area
Communal Garden (Serenity Garden) -
Reading Nooks
Communal Garden (Wellness Garden) -
Outdoor Fitness, Reflexology Path
 - 4th Storey:
Gymnasium
Sauna
Handicapped toilet
Communal Garden - Relaxation Corner,
Fitness Deck
 - 5th Storey:
Communal Garden - Fun Play
 - 6th Storey:
Communal Garden - Garden Lounge,
Dining Lounge with BBQ Grill and Hot Plate
 - 7th Storey:
Communal Garden - Leisure Alcoves
 - 8th Storey:
Communal Garden - Gourmet BBQ
- ADDITIONAL ITEMS
 - Kitchen Cabinet:
High and low cabinets complete with solid surface counter top
 - Kitchen Appliances:
1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine (For 1 Bedroom, 1+1 Bedroom and 2 Bedroom Type)
1ea. Built-in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine. (For 2+1 Bedroom, 3 Bedroom, 3+1 Bedroom, 4 Bedroom Type Only)
 - Wardrobe:
Built-in wardrobes in laminate finish to Bedrooms
 - Air-conditioning:
Multi-split air-conditioning system – wall hung fan coil for Living/Dining, Bedrooms and Study
Hot water supply to all Bathrooms & Powder Room
 - Hot Water Supply:
Hot water supply to all Bathrooms & Powder Room
 - Gas:
Town Gas NOT provided
 - Security System:
Audio Video Intercom
Proximity card access to all communal facilities (where applicable).
Vehicular Access System at main entrance
CCTV surveillance cameras at strategic locations
 - Shower Cubicle:
With framed glass shower screen
 - Railing:
Mild Steel Railing to be provided to all A/C Ledges and Balconies (where applicable) and / or mild steel swing gate to Balcony of 3rd Storey Type B4, B5, B6, C2, D1, & E2 only
 - Home Fire Alarm Device:
Battery operated Smoke Detector

SCHEDULE OF ELECTRICAL PROVISIONS

UNIT	Lighting Point	13A Power Point	13A Power Point for Washing Machine	Heater Point	Isolator (CU)	Television Outlet	Telephone / Data Outlet	Cooker Hood Point	Cooker Hob Point	Electric Oven Point	Intercom Point	Bell Push c/w Bell Point
A1 / A2	7	14	1	1	1	2	3	1	1	1	1	1
B1 / B2 / B3 / B4 / B5 / B6 / B7 / B8 / B9 / B10	8	16	1	1	2	3	4	1	1	1	1	1
C1 / C2 / C3 / C4 / C5 / C6	10	17	1	1	2	3	4	1	1	1	1	1
D1 / D2	12	21	1	2	2	4	5	1	1	1	1	1
E1 / E2	19	22	1	3	3	4	5	1	1	1	1	1
F1	23	29	1	3	3	5	6	1	1	1	1	1
G1 / G2 / G3	23	28	1	3	3	5	6	1	1	1	1	1

Note: All Isolators for CU are subject to a/c equipment configuration
Twin power points will be counted as 2 number of 13A power point

SPECIFICATIONS

Notes

A) Marble, Limestone and Granite:

Marble, compressed 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 in the marble, compressed marble, limestone or 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:

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.

C) Tiles:

Selected tile sizes and tile surface flatness cannot be perfect and are subjected to acceptable range described in Singapore Standards SS483:2000. Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. Whilst the colour/tonality of these look-alike tiles may mimic the aesthetic looks of stone, it is not possible to achieve total consistency of colour and grain in its selection. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligation under clause 9 and 17.

D) 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 the condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

E) 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.

F) 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 Architect's selection and market availability.

G) Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards:

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

H) 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.

I) 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.

J) 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 purpose. 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.

K) 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.

L) 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 the vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

M) 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.

N) 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.

O) Wall

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

P) Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or 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.

STOREY	UNIT TYPE	Ceiling Height (mm)											
		Living/ Dining	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Study	Passageway to bedrooms and inside bedroom	Kitchen (open)	Kitchen (close)	Bath 1, Bath 2, Bath 3, Powder Room (where applicable)	Entrance Foyer (if any)	Balcony/ Roof Terrace
3rd Storey	B1	2900	2900	-	-	-	2900	-	2900	-	2400	-	2900
	B7	2800	2800	-	-	-	2800	2400	2400	-	2400	-	2800
	C4	2800	2800	2800	-	-	-	2400	2800	-	2400	-	2800
3rd to 6th Storey	A1	2900	2900	-	-	-	-	-	2900	-	2400	-	2900
	B2/ B3/ B4/ B5/ B6/ B8	2900	2900	-	-	-	2900	-	2400	-	2400	-	2900
	C1/ C3	2900	2900	2900	-	-	-	2400	2900	-	2400	-	2900
	C2	2900	2900	2900	-	-	-	2400	2400	-	2400	-	2900
	C5	2900	2900	2900	-	-	-	2400	2400	-	2400	-	2900
	D1	2900	2900	2900	-	-	2900	2400	2400	-	2400	-	2900
4th to 6th Storey	E2	2900	2900	2900	2900	-	-	2400	-	2400	2400	2400	2900
	F1	2900	2900	2900	2900	-	2900	2400	-	2400	2900	2900	
	C6	2900	2900	2900	-	-	-	2400	2400	-	2400	-	2900
	D2	2800	2800	2800	-	-	2800	2400	2400	-	2400	-	2800
	E1	2900	2900	2900	2900	-	-	2400	-	2400	2400	2900	2900
7th Storey	A1	2900	2900	-	-	-	-	-	2900	-	2400	-	2900
	B2/ B3/ B4/ B5/ B6/ B8	2900	2900	-	-	-	2900	-	2400	-	2400	-	2900
	C1	2800	2800	2800	-	-	-	2400	2800	-	2400	-	2900
	C3	2900	2900	2900	-	-	-	2400	2900	-	2400	-	2900
	C2/ C6	2900	2900	2900	-	-	-	2400	2400	-	2400	-	2900
	C5	2800	2800	2800	-	-	-	2400	2400	-	2400	-	2900
	D1	2800	2800	2800	-	-	2800	2400	2400	-	2400	-	2900
	D2	2800	2800	2800	-	-	2800	2400	2400	-	2400	-	2800
8th Storey	E1	2800	2800	2800	2800	-	-	2400	-	2400	2400	2800	2900
	E2	2800	2800	2800	2800	-	-	2400	-	2400	2400	2400	2900
	F1	2800	2800	2800	2800	-	2800	2400	-	2400	2400	2800	2900
	A1	3150	3150	-	-	-	-	-	3150	-	2400	-	3150
	A2	3150	3150	-	-	-	-	2400	2400	-	2400	-	3150
	B2/ B3/ B4/ B5/ B6/ B8/ B10	3150	3150	-	-	-	3150	-	2400	-	2400	-	3150
	B9	3150	3150	-	-	-	3150	-	2400	-	2400	-	3150
	C2/ C6	3150	2400	3150	-	-	-	2400	2400	-	2400	-	3150
8th Storey	C3	3150	3150	3150	-	-	-	2400	3150	-	2400	-	3150
	D2	3150	3150	3150	-	-	3150	2400	2400	-	2400	-	3150
	G1/ G2/ G3	3150	3150	3150	3150	3150	-	2400	-	2400	2400	3150	

Note: Ceiling height for localized bulkheads (where applicable) shall be at min. 2400

Great Minds, Great Homes



Rezi 35



Rezi 3Two



Rezi 26



Riverfront Residences



ONZE @ Tanjong Pagar



Mactaggart FoodLink



T-Space

Winner of PropertyGuru Asia Property Awards Singapore for Best Industrial Development 2017



Spottiswoode Suites

Winner of FIABCI-SINGAPORE Award for Residential (High Rise) Category 2018



KSH HOLDINGS LIMITED

KSH Holdings Limited

KSH Holdings Limited ("KSH", or the "Group") is a well-established Construction, Property Development and Property Investment group with over 40 years of experience, listed on the Mainboard of the SGX-ST since 2007. Backed by a strong and diversified track record, the Group boasts a wide repertoire of construction and property projects across various sectors both locally and overseas, with geographical presence in Singapore, United Kingdom ("UK"), Australia, Japan, Malaysia and the People's Republic of China ("PRC").

With a good mix of private and public construction projects across a broad spectrum of industries, some of the Group's notable private sector projects in Singapore are The Coast, The Berth by the Cove, Fullerton Bay Hotel and NUS University Town's Educational Resource Centre.

In terms of Property Development, the Group has various completed and ongoing projects in both Singapore and the PRC through associated companies and joint ventures. This includes Lincoln Suites; The Boutiq; Rezi 26; Rezi 3Two; Rezi 35; Cityscape at Farrer Park; NEWest; KAP & KAP Residences; TRIO; Hexacube; High Park Residences; Affinity at Serangoon; Riverfront Residences; Park Colonial; and Liang Jing Ming Ju (靓景明居) in Beijing.

On the Property Investment front, the Group invests in yield-accretive assets that generate sustainable income streams with potential for capital gains mainly through joint venture partnerships, in over 10 hotel properties in UK, Japan and Australia, as well as Tianxing Riverfront Square in the PRC, a 36-storey retail and office complex in the heart of Tianjin's business district.

SLB Development Ltd.



SLB Development Ltd.
新聯明發展有限公司

Listed on the Catalist Board of the Singapore Exchange since April 2018, SLB Development Ltd. ("SLB") is a diversified property developer with extensive experience and a proven track record across various asset classes within the residential, mixed-use, industrial and commercial sectors. The diversified nature of its portfolio allows for the effective management of exposure to fluctuating demand and/ or changes in regulations of each type of property development.

Heeton Holdings Limited



HEETON

Heeton Holdings Limited is a real estate conglomerate focused on property development, investment and management. Established in 1976, the company was listed on the Singapore Exchange in September 2003, and has since extended its business frontiers beyond Singapore to Thailand, Australia, Japan, Malaysia, Vietnam and the United Kingdom.

As a boutique property developer, Heeton enjoys a reputation for distinctive and high quality developments in the choicest districts of some of the world's major cities including Singapore, London and Bangkok. Heeton has also formed strong partnerships with other established real estate groups to develop properties locally and internationally.

Developer: Development 24 Pte. Ltd. • Co.Reg. No.: 201729772E • Tenure: Estate in fee simple (Freehold) • Legal Description: Lots 01717W, 01718V, 01719P, 01720W, 01721V, 97922N, 97921K, 97920A, 97919N, 97918K, 97917A, 97916T MK 25 at Lorong 24 Geylang • Developer's Licence: C1295 • Encumbrances: Mortgage registered in favour of Hong Leong Finance Limited (HLF) • BP No.: A1217-00371-2012-BP01 • Expected TOP Date: 31 August 2022 • Expected Date of Legal Completion: 31 August 2025 or 3 years after notice of Vacant Possession whichever is earlier.

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