


*Kallang
Riverside*



A large, leafy tree with a thick trunk and wide-spreading branches dominates the foreground. The leaves are a vibrant green, with some showing signs of aging or sunlight filtering through. The tree is set in a lush green field that extends to the horizon. In the background, a line of trees and a glimpse of a building or structure can be seen through the foliage. The overall scene is peaceful and natural.

WHERE
SERENITY OF
PARK LIVING
& THE SPARKLE
OF **CITY LIGHTS**
RESIDE

HOME OF
TRANQUILITY
TRANSFORMATION
TRANSCENDENCE



EXCLUSIVE
FREEHOLD
HOMES





STUNNING IN EVERY ASPECT

THE ONLY DEVELOPMENT WITH 360° VIEWS
OF ENCHANTING PARKS, BLISSFUL WATERFRONTS,
ICONIC BUILDINGS AND VIBRANT CITY LIGHTS.



ARTIST'S IMPRESSION



A UNIQUE RESIDENCE THAT SPURS
THE IMAGINATION AND WILL TRANSFORM
THE WAY YOU LIVE.

WITH GLORIOUS VIEWS SPANNING
THE CITY SKYLINE TO THE LULLS OF
THE WATERFRONT, TO THE LUSHNESS OF
SCENIC PARKS RIGHT AT YOUR DOORSTEP,
IMMERSE YOURSELF IN A STUNNING
SENSORY EXPERIENCE TO SUIT YOUR
DESIRES IN EVERY WAY.

COME HOME TO AN EXQUISITE ABODE
THAT EXUDES PERSONALITY,
CHARM AND VIBRANCY.

COME HOME TO KALLANG RIVERSIDE









ARTIST'S IMPRESSION

UNCOVER THE **PLEASURES** OF TRANQUIL **PARK LIVING**

LACED WITH LANDSCAPED
GREENERY WHICH ARE SKILLFULLY CREATED
FOR THE PLEASURES OF SCENIC PARK LIVING.

HERE DOORSTEP DINING AND RETAIL OPTIONS
ON LEVEL 1 CONGREGATE WITH
SURROUNDING DEVELOPMENTS AND OVERLOOK
THE MAJESTIC BEAUTY OF THE PARK.
ENJOY THE CONVENIENCE OF EVERYDAY NECESSITIES
AND EXCITEMENT DURING
WEEKEND OR EVENING RETREATS.



APERIA

PICO CREATIVE
CENTRE

LIVE AMIDST





OPEN SPACE

KALLANG MRT STATION

KALLANG RIVER

TRANS FORMATION





EXCITEMENT & REVELRY

There is never a dull moment as you are surrounded with retail, dining, recreational, entertainment facilities and the Singapore Sports Hub within walking distance or via a short train commute, from a location that has all these and more all at your fingertips.

In particular, under Singapore's Urban Master Plan, this highly desirable waterfront location brims with immense potential as a key growth area that is on track for major economic transformation.

ACCESSIBILITY & CONVENIENCE

Enter a new dimension of convenience, connectivity and accessibility where the pleasures of dining, retail, leisure and entertainment radiate at the core. At Kallang Riverside, you are exposed to a vast host of choices on foot, train or car. With retail and dining options seamlessly integrated, you are treated to a soothing lifestyle amidst lush greens as an everyday affair.

Choose to take a relaxing 10 minutes' stroll and you will find yourself in the iconic Singapore Sports Hub where exciting world-class sporting and entertainment facilities await and be further spoilt for choice with its over 41,000 sq m of exciting retail, food and beverage at Kallang Wave. The hallmark of truly efficient islandwide connectivity is without doubt through train commute, and the Lavender MRT is a mere 5 minutes' scenic walk through the landscaped park that easily connects you to the rest of Singapore.

If you are up for a drive, the CBD is an easy 5 minutes' ride away while Orchard Road can be reached in 10.

This is one location that will surely win the hearts of locals, foreigners and tourists alike.





Kallang Riverside

RAFFLES GIRLS' SECONDARY SCHOOL

ANGLO CHINESE SCHOOL (JUNIOR)

KK WOMEN'S & CHILDREN'S HOSPITAL

FARRER PARK FIELD

FARRER PARK MRT

LITTLE INDIA MRT

THE ISTANA

LAVENDER MRT

KALLANG MRT

PEDESTRIAN LINK BRIDGE

KALLANG RIVERSIDE PARK (EAST)

KALLANG RIVERSIDE PARK (NORTH)

KALLANG RIVERSIDE PARK (WEST)

SINGAPORE SPORTS HUB/ KALLANG WAVE MALL

STADIUM

SINGAPORE INDOOR STADIUM

LEISURE PARK

SINGAPORE SWIMMING CLUB

ORCHARD MRT

ORCHARD

SOMERSET MRT

PLAZA THE ATRIUM SINGAPURA @ ORCHARD

DHOBY GHAUT INTERCHANGE

BUGIS+ MRT

BUGIS INTERCHANGE

BUGIS JUNCTION

BRAS BASAH MRT

RAFFLES CITY SHOPPING CENTRE

ESPLANADE MRT

SUNTEC CITY

NICOLL HIGHWAY MRT

PROMENADE MRT

GREAT WORLD CITY

FORT CANNING PARK SERVICE RESERVOIR

CITY HALL INTERCHANGE

MARINA SQUARE

SINGAPORE FLYER

RIVER VALLEY ROAD

HAVELOCK ROAD

CLARKE QUAY MRT

ESPLANADE THEATRES - ON THE BAY

MARINA RESERVOIR

GARDENS BY THE BAY (BAY EAST)

MARINA BAY GOLF COURSE

PEARL'S HILL CITY PARK

HONG LIM PARK

CHINA TOWN MRT

RAFFLES PLACE INTERCHANGE

MARINA BAY

MARINA BAY SANDS

GARDENS BY THE BAY (BAY SOUTH)

MARINA BARRAGE

CENTRAL EXPRESSWAY (CTE)

SINGAPORE GENERAL HOSPITAL

OUTRAM PARK INTERCHANGE

MARINA BAY INTERCHANGE

TANJONG PAGAR MRT

BAYFRONT MRT

MARINA BAY FINANCIAL CENTRE

MARINA COASTAL EXPRESSWAY (MCE)

JALAN BUKIT MERAH

KALLANG - PAYA LEBAR EXPRESSWAY (KPE)

OLD AIRPORT ROAD

MOUNTBATTEN ROAD

NICOLL HIGHWAY

RAFFLES AVENUE

ESPLANADE DRIVE

VICTORIA STREET

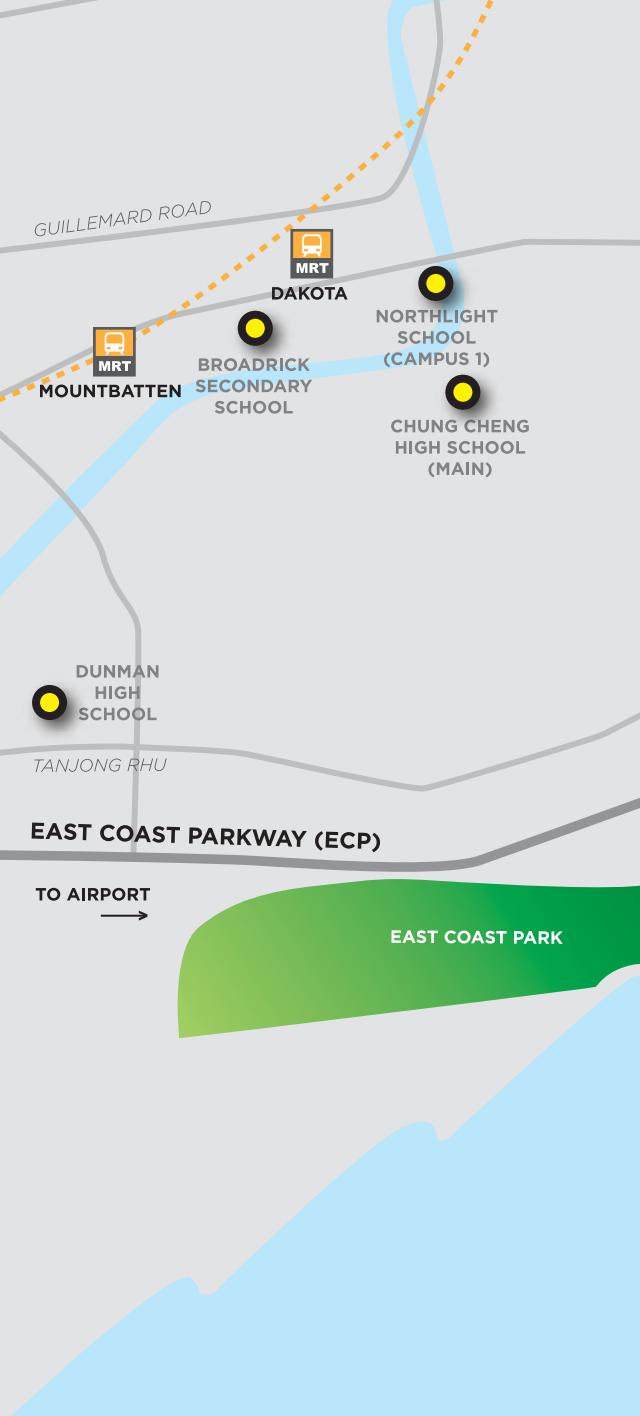
LAVENDER STREET

KALLANG ROAD

CENTRAL EXPRESSWAY (CTE)

ORCHARD ROAD

A SUPERB LOCATION WITH ALL WITHIN YOUR REACH



LEGEND	TRAIN LINE (SMRT)
	NORTH SOUTH LINE
	EAST WEST LINE
	NORTH EAST LINE
	CIRCLE LINE
	DOWNTOWN LINE



• **10 Minutes' to Singapore Sports Hub**
Get your dose of sports, concerts and recreation at Singapore's Sports Hub just several minutes walk away



• **Unblocked views of Gardens By The Bay**
Enjoy surreal vistas of iconic buildings and destinations from your very own paradise on earth



• **Greenery right at your door step**
Embrace inner peace with the soothing surrounds of nature always close at hand



• **Park connectors to Singapore Flyer, Esplanade by the Bay and more**
From your luxurious abode, take the scenic route to the best places Singapore has to offer



• **5 Minutes' walk to Lavender MRT Station**
Get to the thick of the action with convenient transport options just a stone's throw away



• **3 MRT stops to CBD**
Ease your daily commute with a shorter ride to work everyday



• **Easy access to major expressways**
Connected by 4 major expressways, drivers will find it a breeze to get around the island



• **Minutes drive to East Coast Park**
Beachfront activities are within easy drive for wider leisure and dining options



OCBC AQUATIC CENTRE

SINGAPORE SPORTS HUB

KALLANG WAVE MALL

SINGAPORE
INDOOR STADIUM

NICOLL HIGHWAY

KALLANG BASIN

KALLANG BASIN



SINGAPORE
FLYER

MARINA BAY SANDS

SUNTEC SINGAPORE
CONVENTION &
EXHIBITION CENTRE

MILLENNIA TOWER

SOUTH BEACH HOTEL
& SOUTH BEACH TOWER

THE CONCOURSE

KALLANG RIVER

GARDENS BY THE BAY

TRANS ITIONS

PARKVIEW SQUARE

LAVENDER MRT STATION



A **LIFESTYLE HUB** IN TRANSITION

Kallang Riverside will go through a metamorphosis to become an exciting new lifestyle hub, with a total land area of 64 hectares available for development. Identified as a key growth area, this latest exciting mixed-use addition to the greater Marina Bay District will comprise 4,000 new homes, 3,000 waterfront hotel rooms and 400,000 sqm of office, retail and entertainment facilities. This will rapidly transform it into a prime waterfront lifestyle precinct with a vibrant mix of retail, food & beverage, arts, recreation and entertainment facilities all in one location, drawing both locals and tourists alike.



STAYING ACTIVE WITH THE FAMILY

WITH VIGOUR & SPARKLE

Kallang Riverside is in the heart of Singapore's premier land and sea sports, entertainment and lifestyle hub, which will play host to major international events and undertake a critical role in taking sports in Singapore to a new level. Embrace the adrenaline of this vivacity and partake in sporting glory where you find a whole new dimension of stimulation that will both awaken your senses and calm your spirit.





UNCOVER **TRANSCENDENCE** IN LUSH **PARK LIVING**

BEYOND WORK & PLAY

LIVE AMIDST THE BEAUTY OF LANDSCAPED GARDENS WHERE
YOU CAN FEEL AS ONE WITH MOTHER NATURE.
SPEND LANGUID AFTERNOONS WITH YOUR LOVED ONES
PARTAKING IN SIMPLE PLEASURES THAT CREATE
UNFORGETTABLE MEMORIES.



3-Bedroom (DUAL-KEY)

QUALITY HOMES FOR A LASTING LEGACY

As the only freehold mixed development amongst future 99 years leasehold residential properties in the district, Kallang Riverside's 212 varied unit mix comprising 1, 2, 3 bedroom, 3 bedroom dual-key, maisonette and penthouse apartments provide a proud home for singles as well as large families and an investment value for a lasting legacy.



2-Bedroom + Study





2-Bedroom



1-Bedroom

SPACIOUSNESS ENJOYED

Our apartment layouts are thoughtfully designed with spaciousness at heart. Enjoy the vastness of the outdoors brought indoors to your home.

AN UNRIVALLED WATERFRONT VIEW
FROM ONE OF THE LARGEST
CANTILEVERED POOL IN
A PRIVATE RESIDENCE

**THE FULL-LENGTH CANTILEVER
INFINITY POOL**
ON SKY TERRACE LEVEL 24







SITEMAP FACILITIES

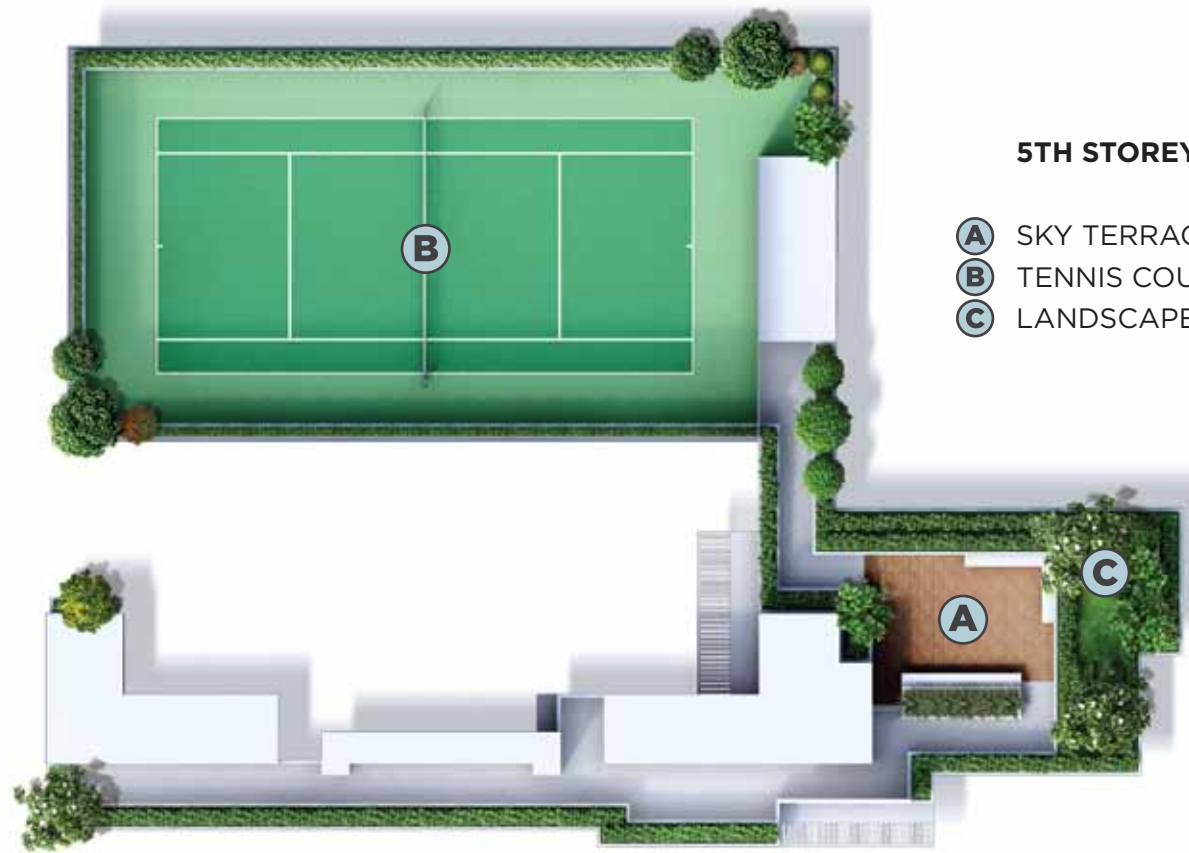
GROUND LEVEL

- A** GUARD HOUSE
- B** WATER FEATURE
- C** ENTRANCE PLAZA
- D** MEETING POINT
- E** OUTDOOR RECREATION AREA

2ND STOREY FACILITIES PLAN

- F** OPEN DECK
- G** CHILDREN'S PLAYGROUND
- H** CHILDREN'S POOL
- I** CHILDREN'S WET PLAY AREA
- J** MALE & FEMALE CHANGING ROOMS

- K** WATER FEATURE
- L** FUNCTION HALL
- M** ACTIVITES PLATFORM
- N** BBQ AREA



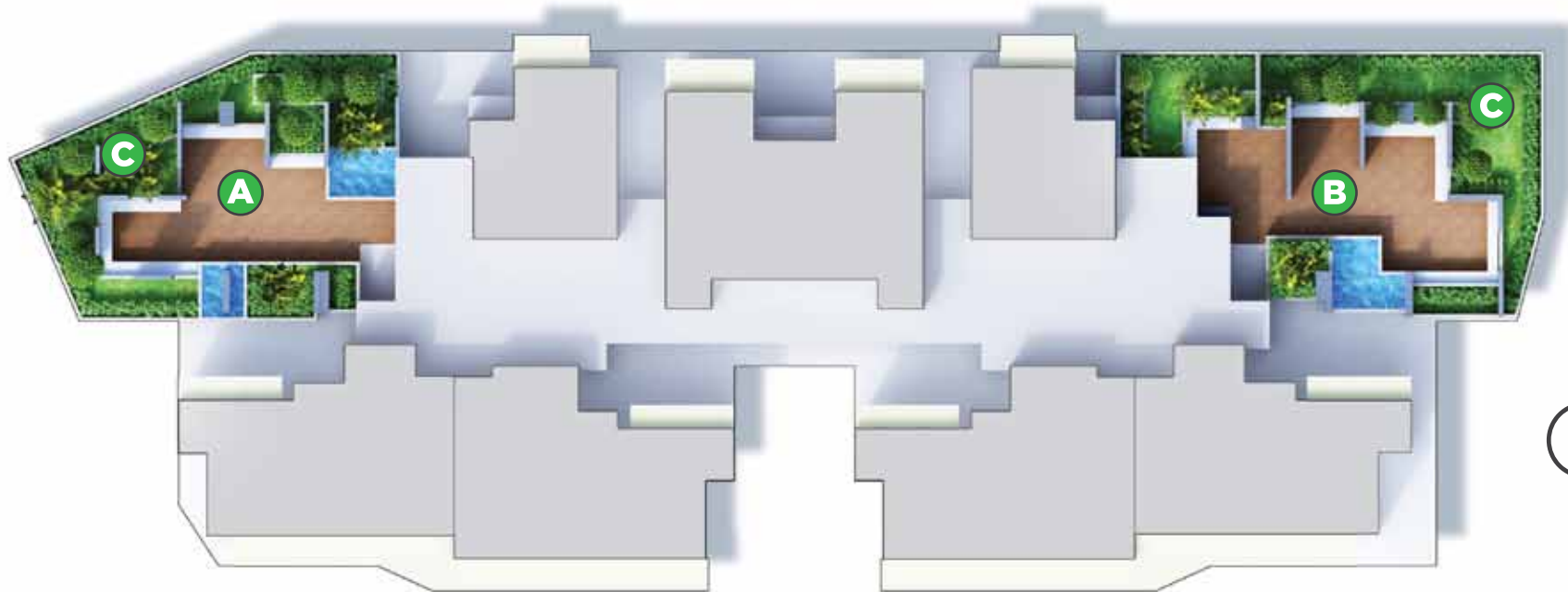
5TH STOREY FACILITIES PLAN

- (A)** SKY TERRACE
- (B)** TENNIS COURT
- (C)** LANDSCAPED GARDENS

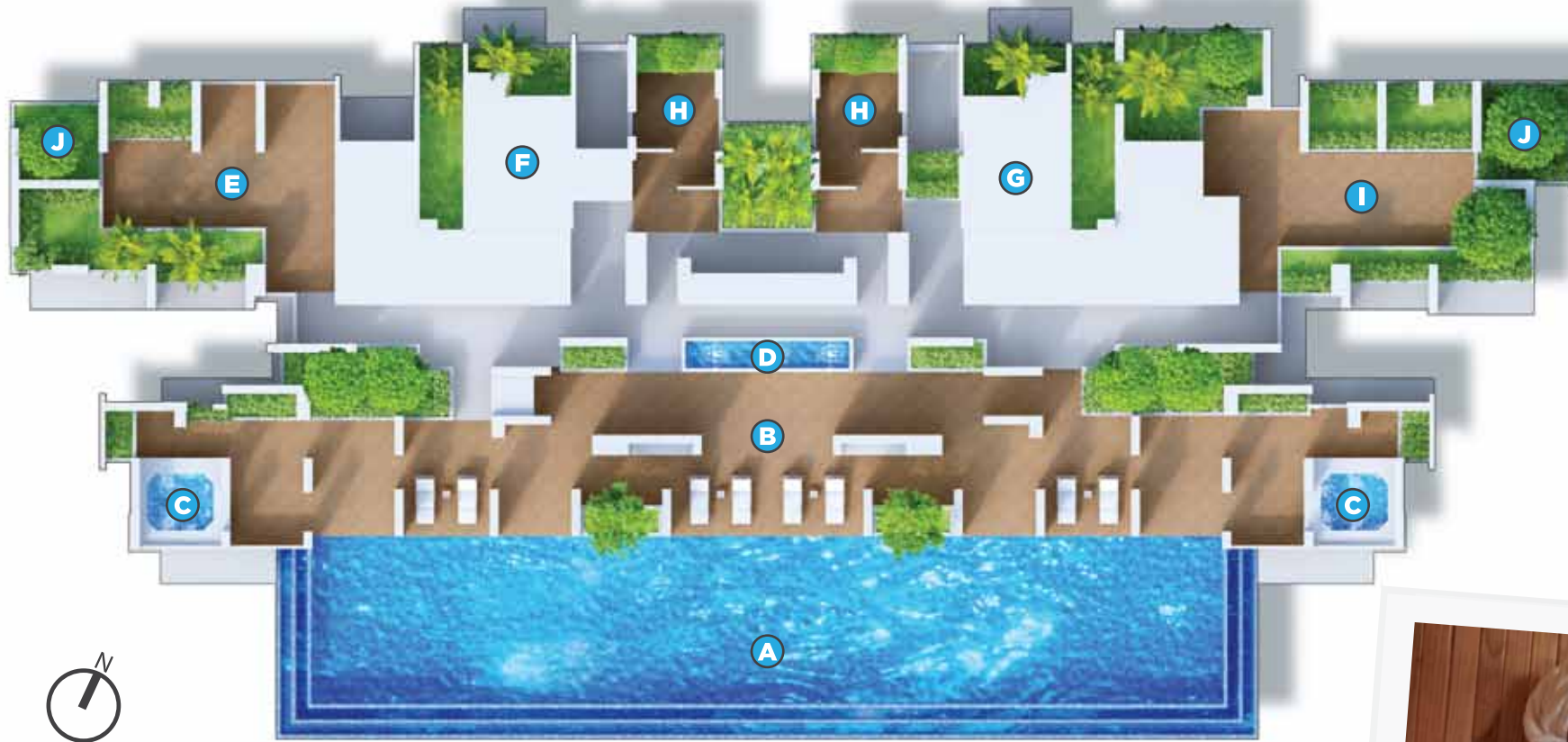


6TH STOREY FACILITIES PLAN

- (A)** EXERCISE CORNER
- (B)** READING CORNER
- (C)** LANDSCAPED GARDENS



PARK AND CITY VIEWS



WATERFRONT VIEWS

24TH STOREY FACILITIES PLAN

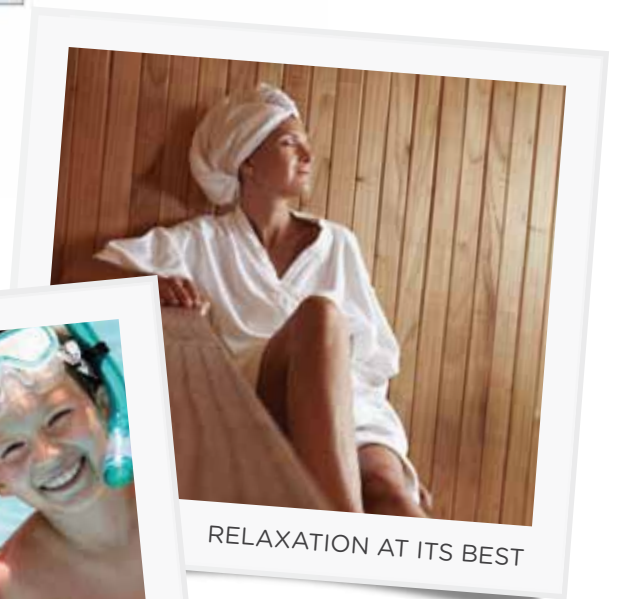
- A** SWIMMING POOL
- B** SUN DECK
- C** JACUZZI
- D** WATER FEATURE
- E** OPEN GYM
- F** MALE CHANGING ROOM WITH SAUNA
- G** FEMALE CHANGING ROOM WITH SAUNA
- H** THERAPEUTIC DECK
- I** YOGA DECK
- J** LANDSCAPED GARDENS



FUN AND ENJOYMENT FOR THE WHOLE FAMILY



SPLISH SPLASH TIME!



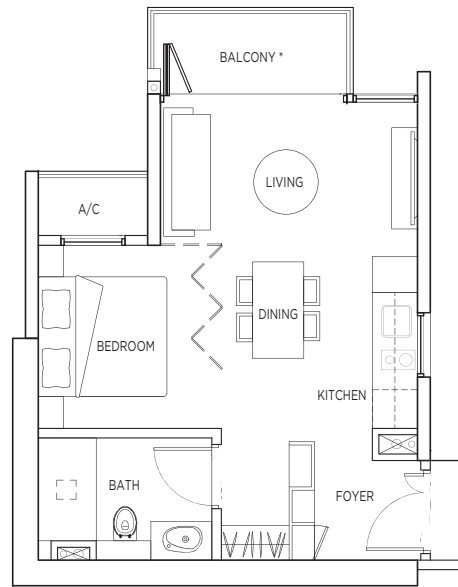
RELAXATION AT ITS BEST

1 BEDROOM	2 BEDROOM	2 BEDROOM + STUDY	SHOPS
3 BEDROOM	3 BEDROOM (DUAL-KEY)	3+STUDY+FAMILY (MAISONETTE)	PENTHOUSE

SCHEMATIC CHART

LEGEND

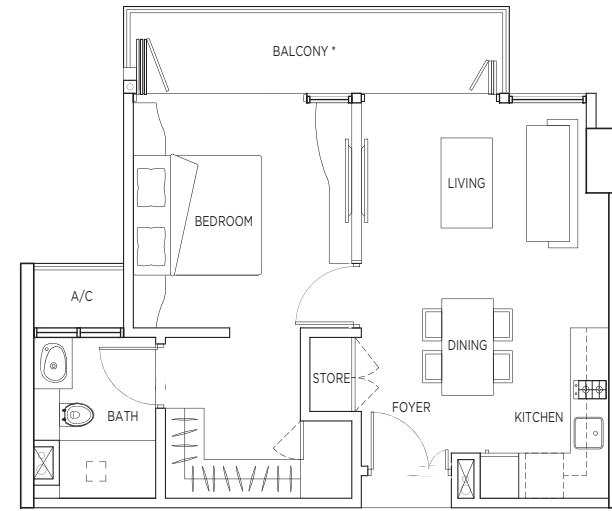
STOREY/UNIT	1	2	3	4	5	6	7	8	9
30	PLH-1			PLH-3			PLH-2		
29	2A-2	3C	1A	2C	1A	3A	2A-1		2A-1
28	2A-1	4A-4	3C	1A	2C	1A	3A	4A-3	2A-1
27	2A-1		3C	1A	2C	1A	3A		2A-1
26	2A-1	4A-2	3C	1A	2C	1A	3A	4A-1	2A-2
25	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
24	SKY TERRACE								
23	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
22	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
21	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
20	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
19	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
18	2A-2	2B-1	3C	1A	2C	1A	3A	2B-2	2A-1
17	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
16	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
15	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
14	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
13	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
12	2A-2	2B-1	3C	1A	2C	1A	3A	2B-2	2A-1
11	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
10	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
9	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
8	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
7	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
6	2A-1	2B-1		1A	2C	1A		2B-1	2A-1
5	TENNIS COURT								
4				1D	1C	1B		3B	
3				1D	1C	1B		3B	
2	LANDSCAPE DECK								
1	SHOPS								



TYPE 1A

1 bdrm
48 sq m

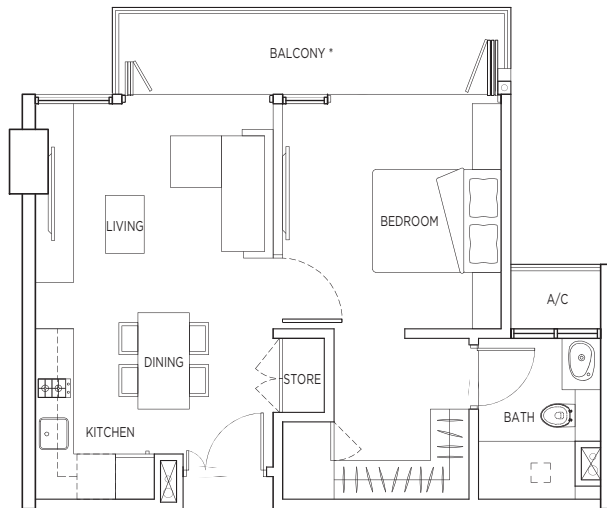
- #06-03
- #07-04 - #23-04
- #25-04 - #29-04
- #06-05
- #07-06 - #23-06
- #25-06 - #29-06



TYPE 1B

1 bdrm
61 sq m

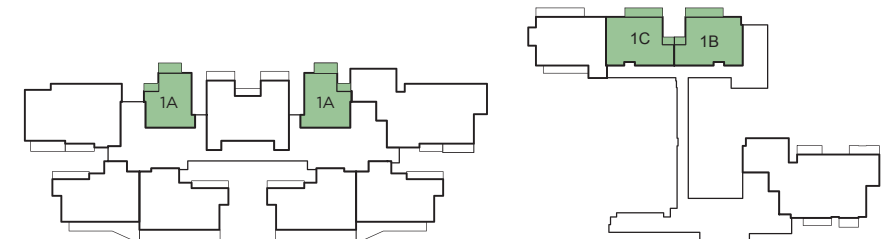
- #03-04
- #04-04



TYPE 1C

1 bdrm
61 sq m

- #03-03
- #04-03



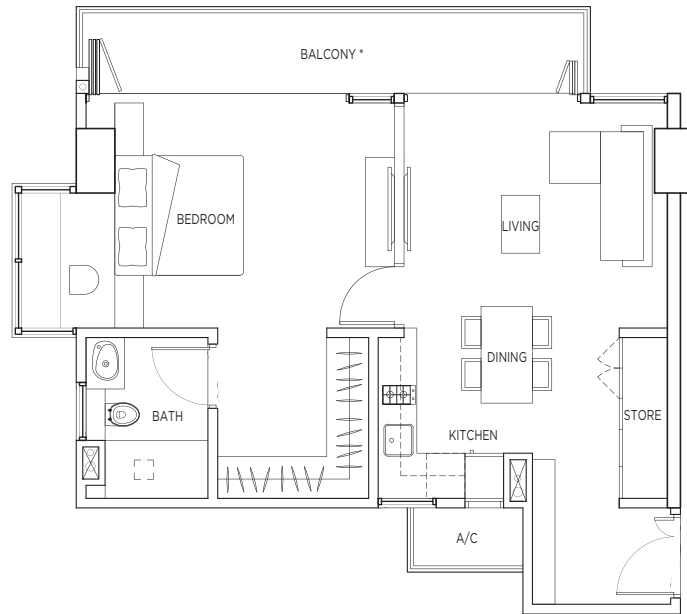
Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

* "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 specification page of this brochure."

TYPE 1D

1 bdrm
77 sq m

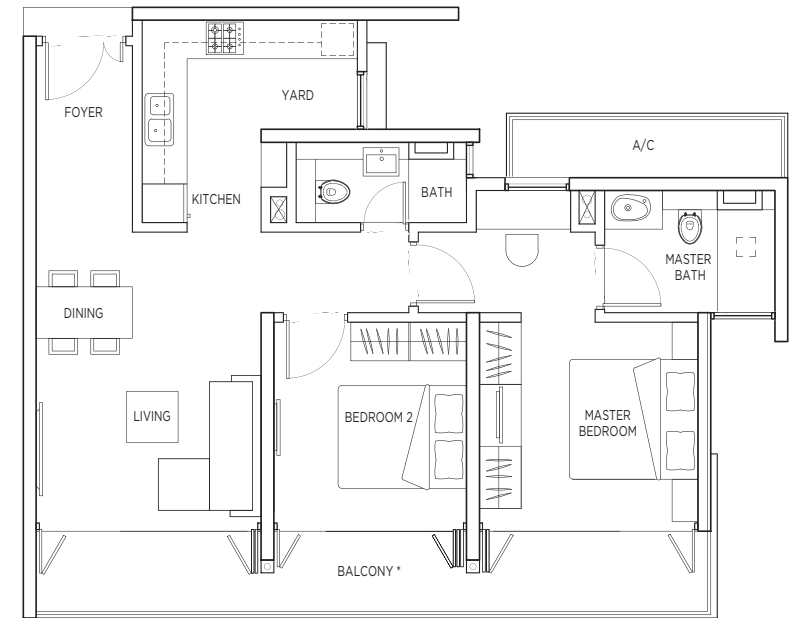
#03-02
#04-02



TYPE 2A-1

2 bdrm
93 sq m

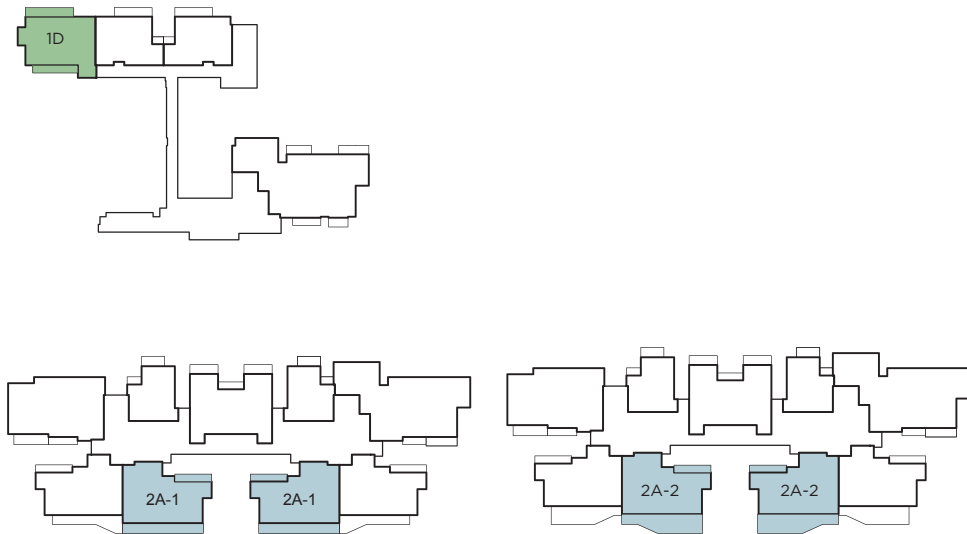
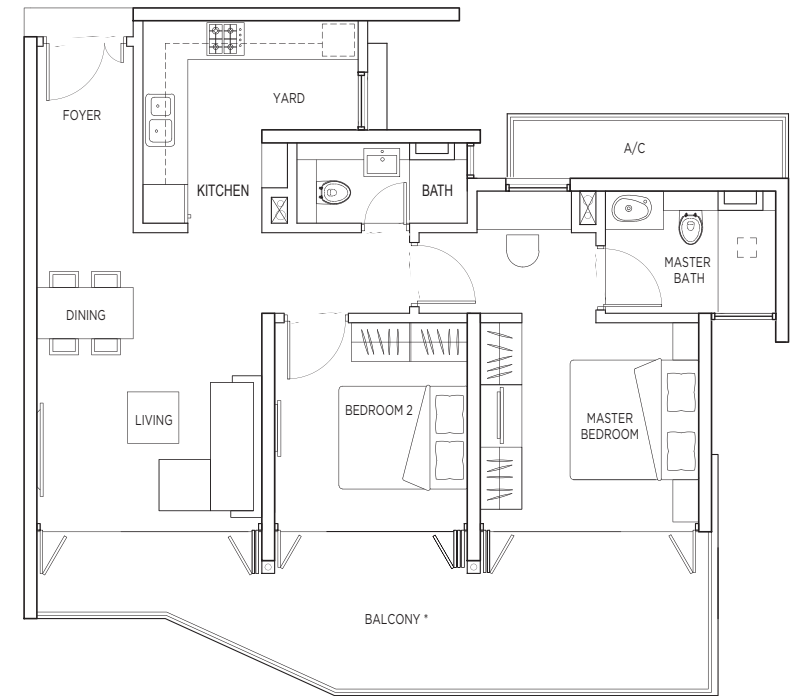
#06-01 - #11-01
#13-01 - #17-01
#19-01 - #23-01
#25-01 - #28-01
#06-07
#07-09 - #08-09
#10-09 - #14-09
#16-09 - #20-09
#22-09 - #23-09
#25-09
#27-09 - #29-09



TYPE 2A-2

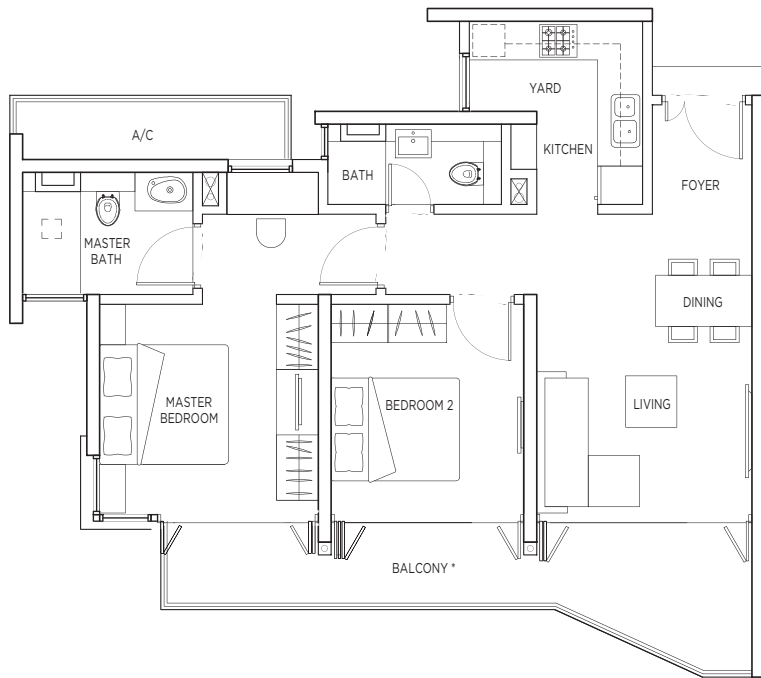
2 bdrm
101 sq m

#12-01
#18-01
#29-01
#09-09
#15-09
#21-09
#26-09



Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

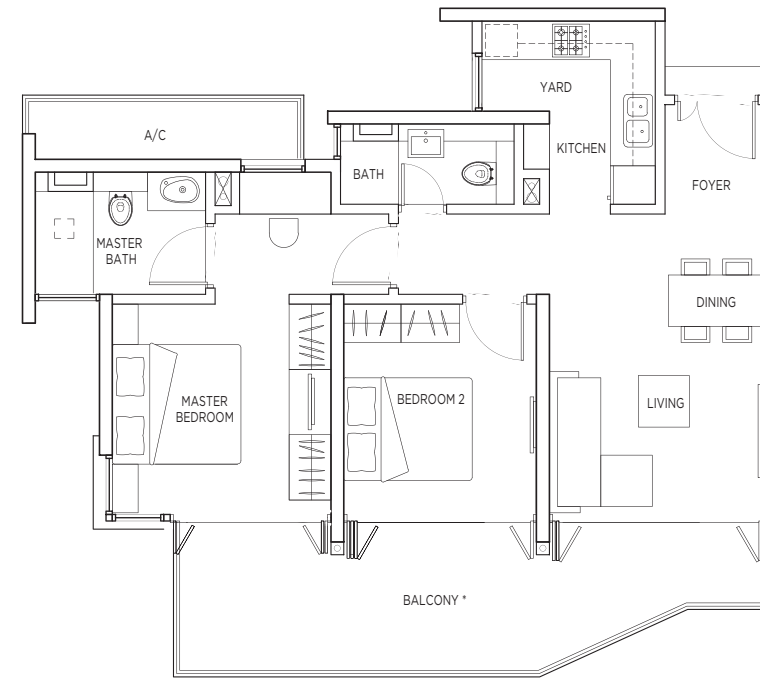
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TYPE 2B-1

2 bdrm
89 sq m

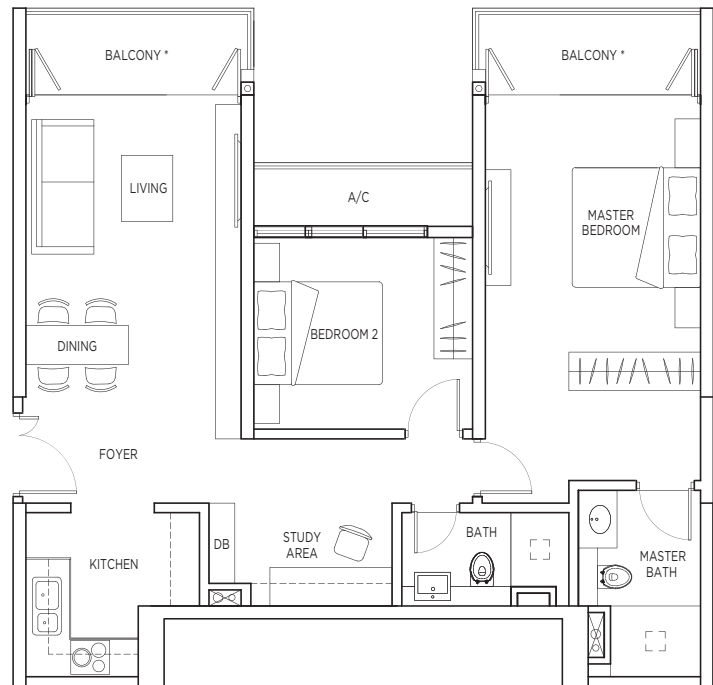
- #06-02 - #08-02
- #10-02 - #14-02
- #16-02 - #20-02
- #22-02 - #23-02
- #25-02
- #06-06
- #07-08 - #11-08
- #13-08 - #17-08
- #19-08 - #23-08
- #25-08



TYPE 2B-2

2 bdrm
94 sq m

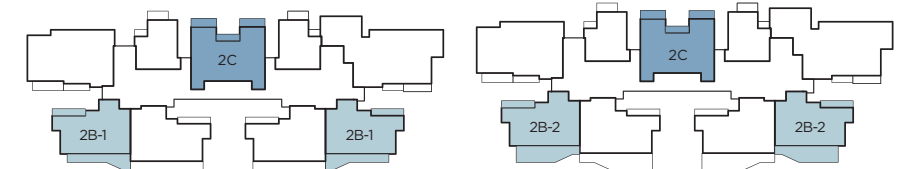
- #09-02
- #15-02
- #21-02
- #12-08
- #18-08



TYPE 2C

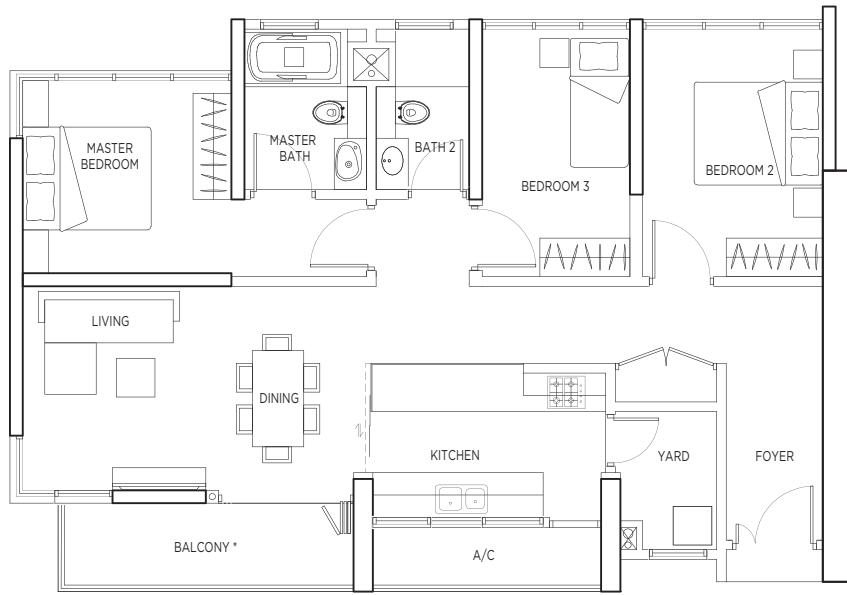
2 + Study
96 sq m

- #06-04
- #08-05 - #23-05
- #25-05 - #29-05



Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

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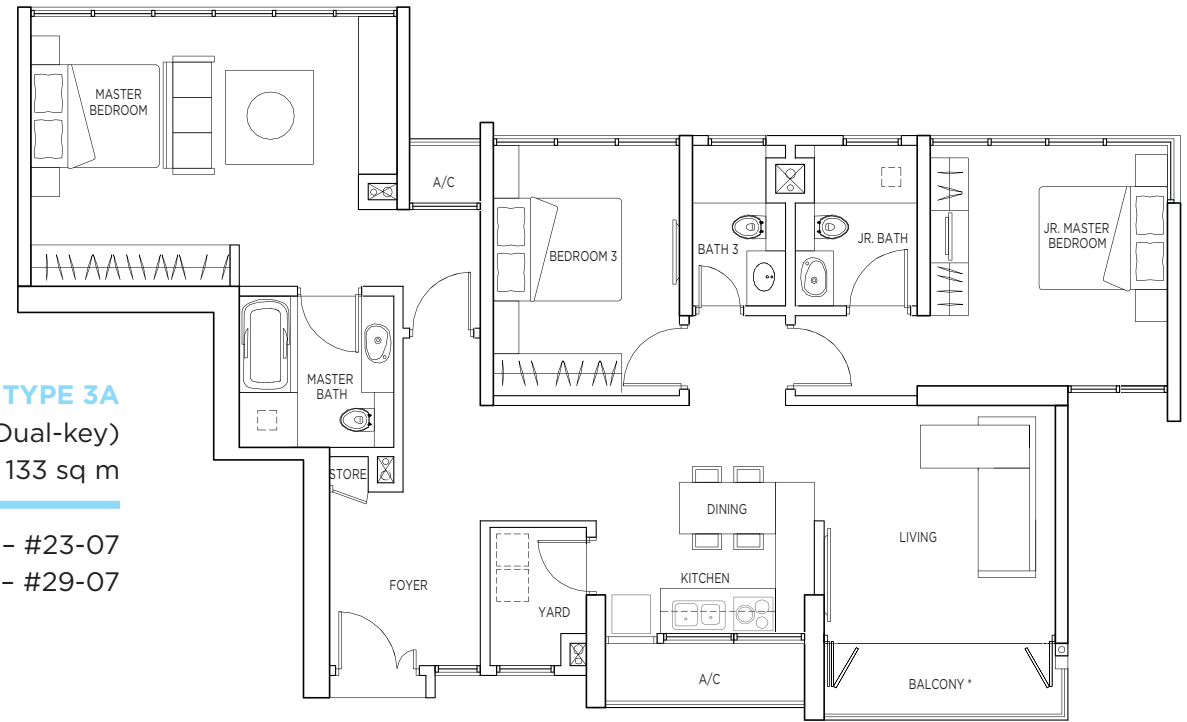


TYPE 3C
3 bdrm
106 sq m

- #07-03 - #14-03
- #16-03 - #17-03
- #19-03 - #23-03
- #25-03 - #29-03

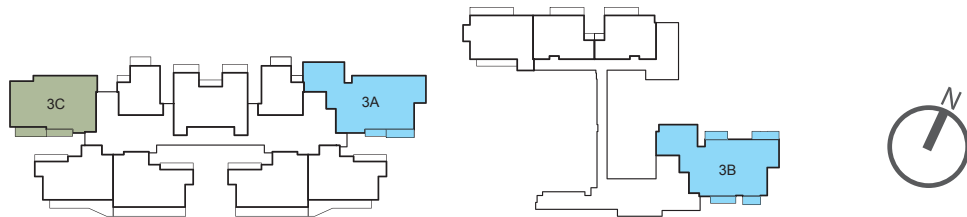
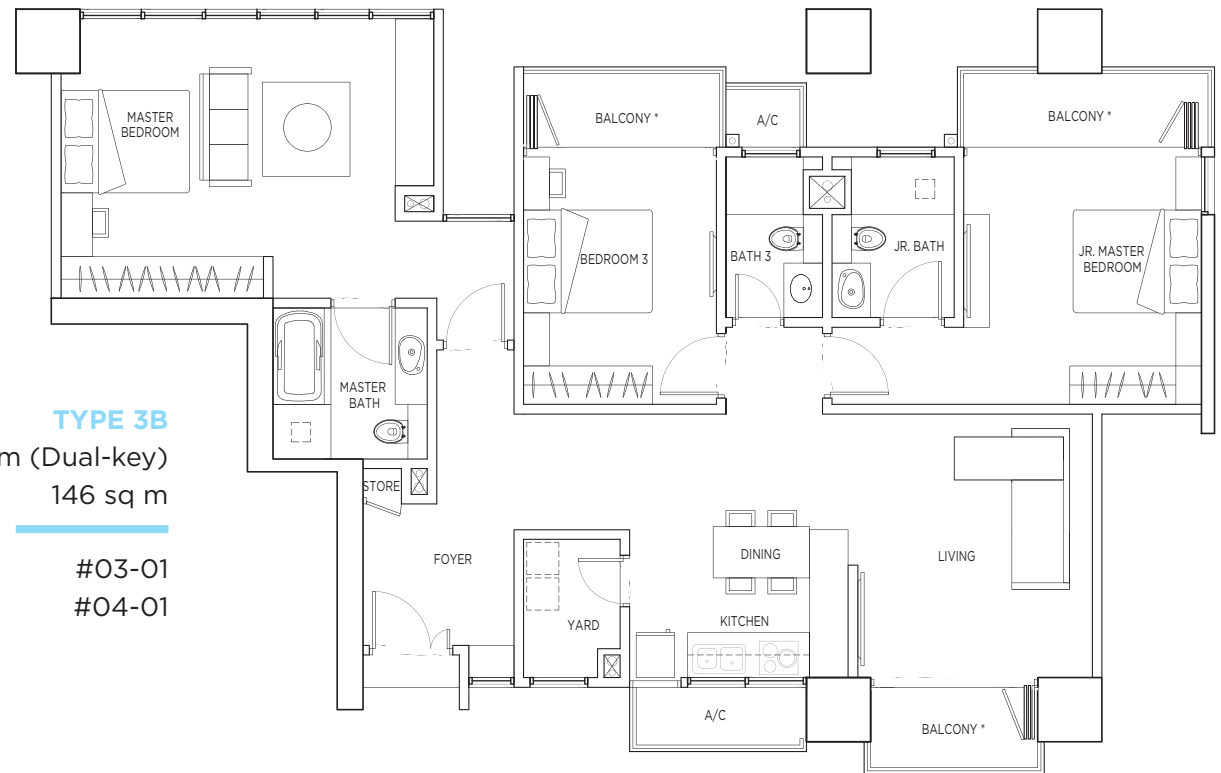
TYPE 3A
3 bdrm (Dual-key)
133 sq m

- #07-07 - #23-07
- #25-07 - #29-07



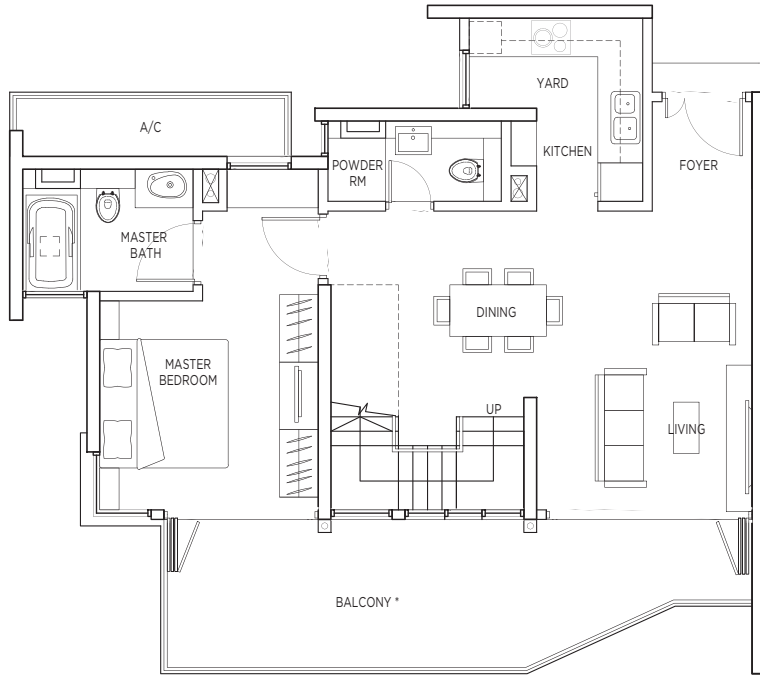
TYPE 3B
3 bdrm (Dual-key)
146 sq m

- #03-01
- #04-01

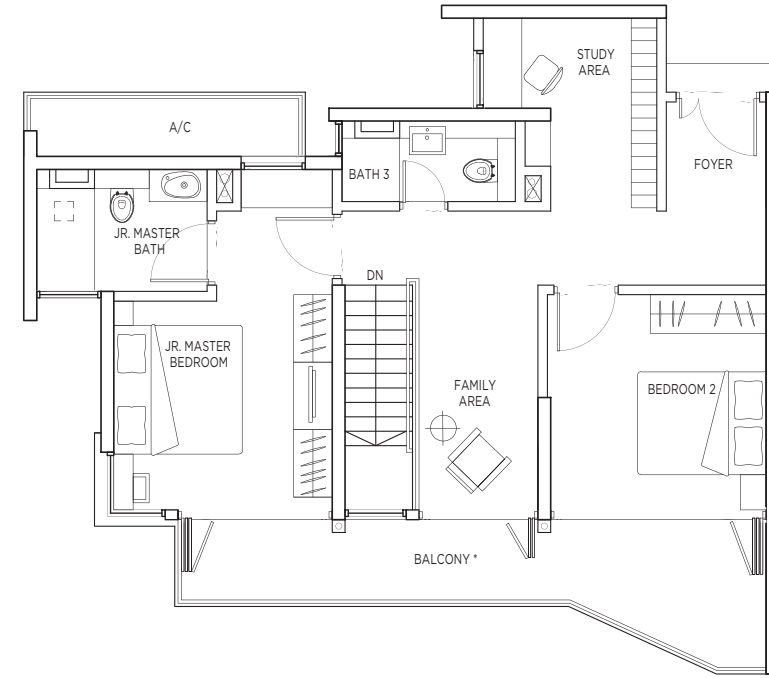


Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

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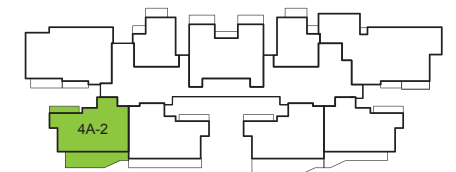
LOWER FLOOR



UPPER FLOOR

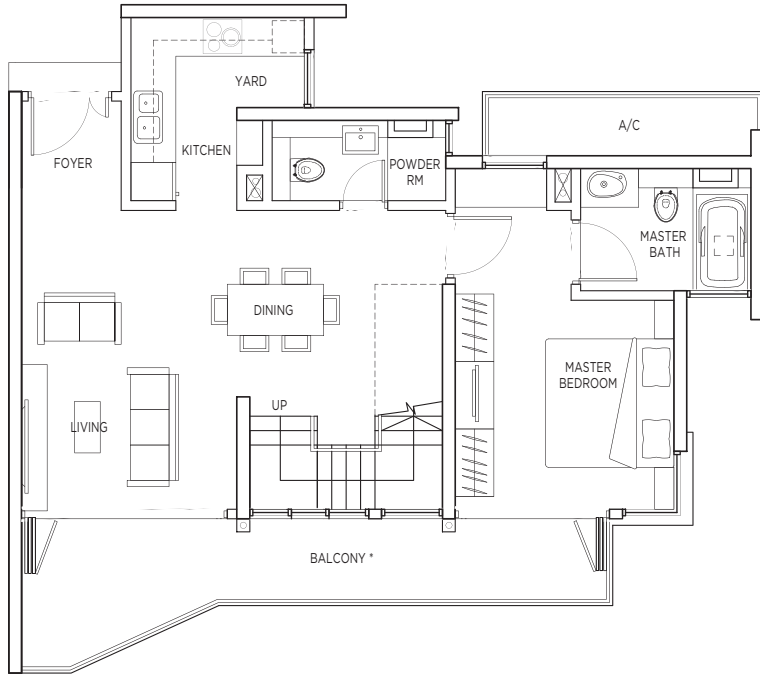
TYPE 4A-2
3 + Study + Family

183 sq m
#26-02

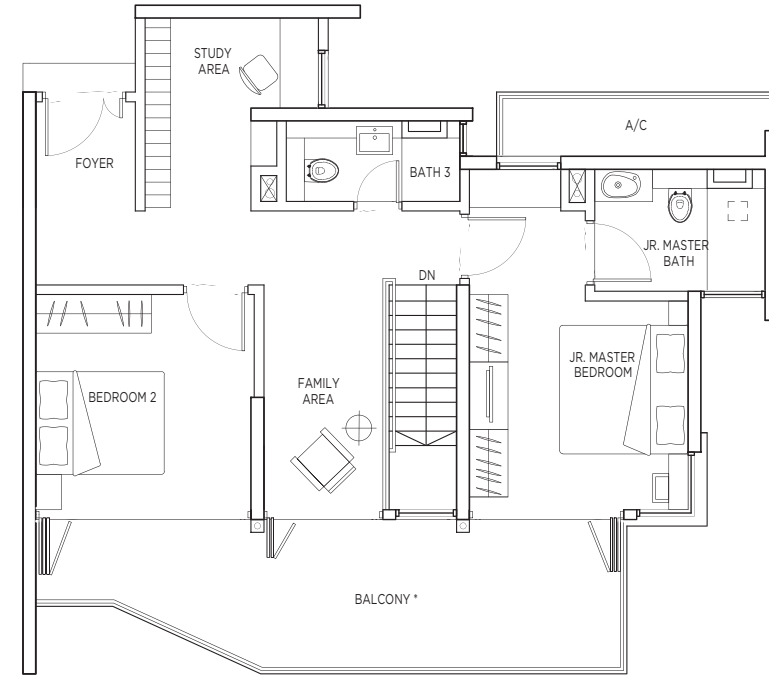


Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

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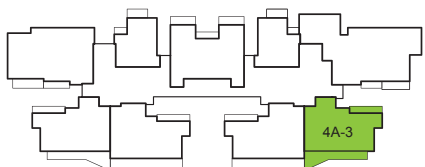
LOWER FLOOR



UPPER FLOOR

TYPE 4A-3
3 + Study + Family

183 sq m
#28-08



Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.

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BUILDING SPECIFICATIONS

1	Foundation	Piled foundation.			
2	Superstructure	Reinforced concrete structure.			
3	Walls	External: Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry. Internal: Internal walls – Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry and/or lightweight concrete panels and/or drywall partition system with cement skim coat/plaster (where applicable).			iii) 1 bathtub, bath spout and mixer (except for all Type 1 and Type 2 units) iv) 1 shower mixer with overhead and hand shower v) 1 toilet roll holder vi) 1 mirror b) Junior Master Bath i) 1 water closet ii) 1 basin and mixer with cabinet below iii) 1 shower mixer with overhead and hand shower iv) 1 toilet roll holder v) 1 mirror c) Common Bath i) 1 water closet ii) 1 basin and mixer iii) 1 mixer with hand shower iv) 1 toilet roll holder v) 1 mirror d) Powder Room i) 1 water closet ii) 1 basin and mixer iii) 1 toilet roll holder iv) 1 mirror
4	Roof	Reinforced concrete flat roof with appropriate waterproofing system and insulation (where applicable).			
5	Ceiling	a) Ceiling (Apartments) Skim coat, cement and sand plaster and/or ceiling board with emulsion paint (where applicable). b) Ceiling (Common areas) Skim coat, cement and sand plaster and/or ceiling board with emulsion paint (where applicable).			
6	Finishes	a) Wall (Apartments) i) Living/dining and all bedrooms: Cement and sand plaster and/or skim coat with emulsion paint. ii) Master bathroom, common baths, powder rooms and kitchen: Homogenous and/or ceramic tiles. iii) Balcony and roof terrace: Cement and sand plaster and/or skim coat with emulsion paint. b) Wall (Common areas) i) Basement car park and staircases: Skim coat and/or cement and sand plaster with emulsion paint. ii) Lift lobbies and common areas: Selected stone and/or homogeneous and/or ceramic tiles and/or skim coat and/or cement and sand plaster with emulsion paint (where applicable). External wall with plaster and emulsion paint. c) Floor (Apartments) i) Living/Dining: Homogeneous tiles. ii) Bedrooms: Timber floor and/or homogeneous tiles. iii) Staircases (for Type 4 where applicable): Homogeneous tiles and/or timber finishes. iv) Master bathroom, common baths, powder rooms: Homogeneous tiles. v) Kitchen, yard, utility, terrace: Homogeneous tiles. vi) Balcony, roof terrace: Homogeneous tiles. d) Floor (Common areas) i) Basement car park: Concrete floor with hardener. Lift lobbies: Selected stone and/or porcelain tiles and/or homogeneous tiles and/or ceramic tiles (where applicable). ii) Staircases and landings: cement and sand screed with steel and/or nosing tiles and/or groove lines to staircase tread edges. iii) 2nd storey, 24th storey and common corridors: Selected stone and/or porcelain and/or homogeneous and/or ceramic and/or pebble wash and/or natural timber deck and/or artificial timber deck (where applicable).	10	Electrical Installation	Electrical wiring below false ceiling within the apartments are generally concealed where possible. Electrical wiring above false ceiling are not concealed. Please refer to electrical schedule below for details.
			11	TV/Cable Service/ Telephone Points	Please refer to electrical schedule below for details.
			12	Lightning Protection	Lightning protection system shall be provided in accordance with Singapore Standard SS555 Protection Against Lightning.
			13	Painting	Internal Walls: Emulsion paint finish. External Walls: Emulsion paint to designated areas.
			14	Waterproofing	Waterproofing to RC roof, roof terrace, swimming pool, landscape decks, balcony, all bathrooms, kitchen, yard, planters, basement wall and slab (where applicable).
			15	Driveway and Carpark	Reinforced concrete floor with hardener and/or stone and/or pavers and/or tarmac (where applicable).
			16	Recreational Facilities	i) Swimming pool and communal deck ii) Children's pool and children's wet play area iii) Children's playground iv) Male and female changing rooms v) Water feature vi) Jacuzzi vii) Communal open gym viii) Communal yoga deck ix) Therapeutic cove x) Sky Terrace xi) Tennis court xii) Landscape Gardens xiii) Communal BBQ area xiv) Saunas xv) Function hall
7	Windows	Aluminium framed window with glass.	17	Additional Items	a) Kitchen cabinets and appliances: Built in top hung and bottom cabinets complete with: i) Kitchen sink ii) Cooker hood, hob and oven b) Wardrobe: Provided in all bedrooms. c) Air-conditioning: Living/Dining area, bedrooms and study room. d) Hot Water Supply: Provided to all bathrooms. e) Soil Treatment: Anti-termite soil treatment by specialist.
8	Doors	i) Entrance: Approved fire-rated timber door. ii) Master bedroom, common bedroom, master bath, junior master bath, common bath, powder room, kitchen, utility room and yard: Swing and/or sliding and/or pocket and/or bi-fold timber/glass/aluminium door (where applicable). iii) Balcony and roof terrace: Aluminium framed glass door.			
9	Sanitary Fittings	a) Master Bath i) 1 water closet ii) 1 basin and mixer with cabinet below			

Notes to Specifications

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities.

While such materials can be pre-selected before installation, the nonconformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

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 subject to thermal expansion and contraction beyond the control of Builder and 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.

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.

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, 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. Cable TV System shall be provided in accordance with Code of Practice for Info-communications Facilities in Buildings (COPIF) 2013.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

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.

Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio and/or Video Intercom System, Door Swing Positions and Plaster Ceiling Boards are subject to Architect's sole discretion and final design.

Warranties

Where warranties are given by manufacturers and/or suppliers of the above installations, the vendor shall assign the Purchaser such warranties at the time the possession of the unit is delivered to the Purchaser. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects occurring thereto.

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.

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 insurance covering glass breakage to cover this possible event.

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.

Planter

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

Walls

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

General

- a) Details of Building Specifications: As per First Schedule.
- b) Type of residential units in the building project: 1A, 1B, 1C, 1D, 2A-1, 2A-2, 2B-1, 2B-2, 2C, 3A, 3B, 3C, 4A-1, 4A-2, 4A-3, 4A-4 and 3 nos. penthouse units (PH1, PH2 & PH3).
- c) Total Number of Residential Units: 212 (Two Hundred and Twelve).
- d) Total Number of Commercial units: 7 (Seven).
- e) Description of common property: Basement car park and driveway, swimming pool, children's pool, children's play area, communal BBQ area, jacuzzis, tennis court, sky terraces, communal open gym, communal yoga deck, saunas, communal therapeutic coves, changing rooms, handicapped toilets, fire command centre, guardhouse, function hall, management office, letterbox area, refuse compactor and all common property as defined in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004) and Land Titles (Strata) Act (Cap 158).
- f) Description of parking spaces: 220 car park lots and 3 disabled car park lots.
- g) Purpose of building project and restrictions as to use: Residential and commercial at 1st storey. See Fourth Schedule for Restrictions, Rules and Regulations.

While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agent cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

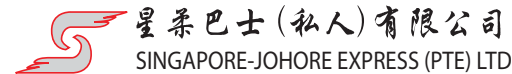
Name of Project: Kallang Riverside
Address: 51 Kampong Bugis, Singapore 338986
Developer: Singapore-Johore Express (Pte) Ltd (Company Reg. No. 194700108D)
Developer Lic. No.: C1126
Tenure of Land: Freehold
Legal Description: Proposed residential development comprising a block of 30-storey residential flat & 4-storey low-rise residential flat (Total 212 units) with commercial at 1st storey, 2 basement carpark & communal facilities at Lots 98326C, 98327M PT & 98329V PT TS 17 at Kampong Bugis (Kallang Planning Area).

Building Plan Approval No.: A0840-00444-2011-BP01 dated 18 Mar 2014
Expected date of TOP: Dec 2019
Expected date of Legal Completion: Dec 2022

Brochure Reprinted November 2017



Developer:



Exclusive Marketing Agency:

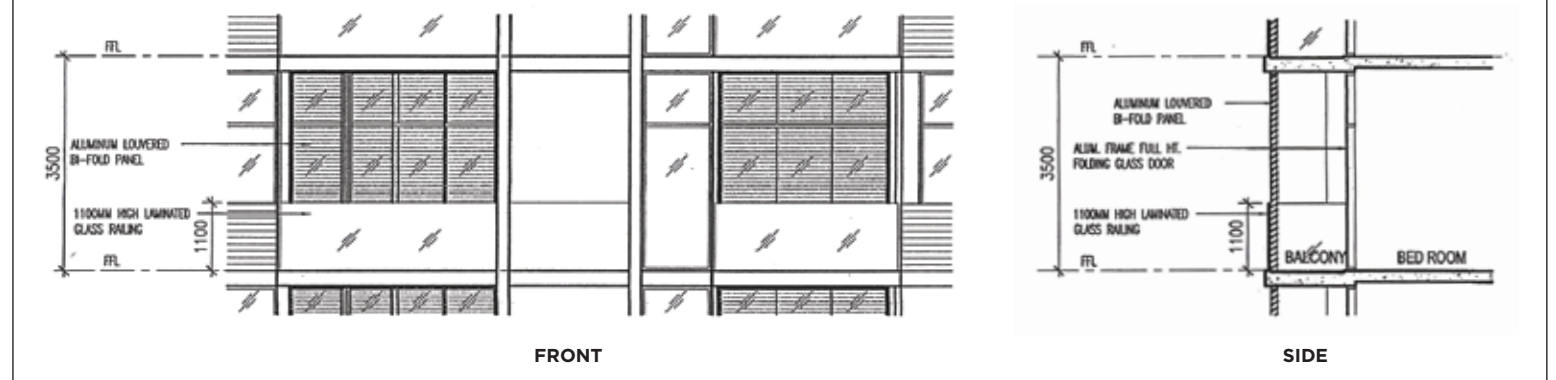


ELECTRICAL SCHEDULE

APARTMENT TYPE	1A	1B	1C	1D	2A-1	2A-2	2B-1	2B-2	2C	3A	3B	3C	4A-1	4A-2	4A-2	4A-4	PH 1	PH 2	PH 3
Light Point	11	12	12	14	23	23	23	23	21	29	28	23	38	38	38	38	40	44	34
Power Point	9	13	8	13	17	17	17	17	18	22	21	17	27	27	27	26	33	33	26
TV Point	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	5	4	3
Telephone Point	1	1	1	1	2	2	2	2	2	3	3	3	6	6	6	6	5	6	4
Data Point	1	1	1	1	2	2	2	2	2	4	4	4	5	6	6	6	5	6	4
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Audio/Video Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	2	2	2	2	2	3	3	2	3	3	3	3	3	4	3

APPROVED BALCONY SCREENING - TYPICAL ELEVATION

- * The Balcony shall not be enclosed. Buyers may install screens that are in accordance with the URA approved design as shown in the below illustration
- * Balcony screens shall not be provided by the developer.



NOTES

