

Factsheet

For internal use only; not for circulation

Project Name	MORI
Developer	RL EAST PTE. LTD.
General Description	PROPOSED NEW ERECTION OF A 5/8 STOREY RESIDENTIAL FLAT (TOTAL 137 UNITS) COMPRISING OF CARPARK AT 1ST AND BASEMENT STOREY, COMMUNAL FACILITIES AT 2ND AND 6TH STOREY, COMMUNAL SWIMMING POOL AT 6TH STOREY ROOF TERRACE ON MK25 LOTS 01472P, 01473T, 01474A, 01475K, 01661M, 01662W, 01663V, 01664P, 01665T, 01666A, 01667K, 01668N, 01669X, 01670K, 01671N AT 1-21 JALAN MOLEK AND 217-223 GUILLEMARD ROAD (GEYLANG PLANNING AREA)
Location - Address	223 GUILLEMARD ROAD SINGAPORE 399738
Plot Ratio	3.07
No. of Storeys	Part 5 storey and part 8 storey
Total no. of units	137
Site Area	3,449.60 sqm
Tenure of Land	Freehold
Developer's Lic No.	C1408
BP Approval No & Date	BP Approval No: A1276-00658-2012-BP01 BP Approval Date: 18 October 2021
Estimated Date of Vacant Possession & Date of Legal Completion	Vacant Possession : 31 December 2026 Legal Completion : 31 December 2029
No. of Parking Lots	110 carpark lots at 1 st storey and Basement 1 3 Accessible carpark lots 23 bicycle lots
No. of Lifts	4 lifts: 2 lifts at 5 storeys block; 2 lifts at 8 storeys block

<u>Consultants</u>	
Architect	RONNY CHIN ARCHITECTS PTE LTD
Civil & Structural Engineer	CMP CONSULTANTS PTE LTD
Mechanical & Electrical Engineer	ELEAD ASSOCIATES PTE LTD
Interior Designer (Show Flat)	2ND EDITION PTE LTD
Main Contractor	LIM WEN HENG CONSTRUCTION PTE LTD
Developer's Solicitor	DENTONS RODYK & DAVIDSON LLP
Showflat Type	Type C1 – 2 Bedroom (66 sqm); Type G3 – 3 Bedroom + Guest (109 sqm)

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Facilities at 6th Storey

- a) 23m Lap Pool *of approximately 119 sqm*
- b) Spa Pool (Wellness Pool) *of approximately 16 sqm*
- c) Pool Deck (Sun Loungers) *of approximately 31.5 sqm*
- d) Pool Lounge *of approximately 28 sqm*
- e) Jet Pool (Bubble Pool) *of approximately 11 sqm*
- f) Hammock Pool *of approximately 14 sqm*
- g) Play Pool *of approximately 22 sqm*
- h) Sunken Lounge (Social Lounge) *of approximately 33 sqm*
- i) Outdoor Dining (Social Dining) *of approximately 25 sqm*
- k) Pavilion (Grill and Dine Pavilion) *of approximately 48 sqm*
- l) Kid's Playground (Kid's Creative Play) *of approximately 30 sqm*
- m) Pool Cabana *of approximately 7.2 sqm*
- n) Accessible Toilet / Changing room *in tiles finish*
- o) Rain Shower *in tiles finish of approximately 1.5 sqm*

Facilities at 2nd Storey

- a) Lounge (Projector Lounge) *of approximately 46 sqm*
- b) Fitness Corner (Multi-purpose Station) *of approximately 30 sqm*
- c) Floating Deck (Floating Island) *of approximately 30 sqm*
- d) Hot and Cold Spa (Onsen Hideaway) *of approximately 15 sqm*
- e) Pond (Serenity Pond) *of approximately 20 sqm*
- f) Floating Deck (Ripple Bay Alcove) *of approximately 14 sqm*
- g) Garden Terrace (Herb Garden) *of approximately 29 sqm*
- h) Accessible Toilet / Changing room *in tiles finish*
- i) Rain Shower *in tiles finish of approximately 1.5 sqm*

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Finishes

Living / Dining / Study/ Foyer/ Utility (Type F1 only) (where applicable)	<ul style="list-style-type: none">• Porcelain tiles with PVC skirting (all types)
Kitchen	<p>Light Scheme (Type A to E)</p> <ul style="list-style-type: none">• Porcelain tiles with PVC skirting (where applicable)• Kitchen Countertop & Backsplash – Quartz <p>Dark Scheme (Type F, G & H)</p> <ul style="list-style-type: none">• Porcelain tiles with PVC skirting (where applicable)• Kitchen Countertop – Quartz• Kitchen Backsplash – Tile
Bedroom/ Suite / Guest	<ul style="list-style-type: none">• Vinyl Floor with PVC skirting (all types)
Bathroom	<p>Light Scheme (Type A to E)</p> <ul style="list-style-type: none">• Accent Wall / General Wall & Floor – Porcelain tiles• Vanity Top – Quartz <p>Dark Scheme (Type F, G & H)</p> <ul style="list-style-type: none">• Accent Wall / General Wall & Floor – Porcelain tiles• Vanity Top – Quartz
Balcony	<ul style="list-style-type: none">• Porcelain tiles with porcelain tiles skirting (all types)
Household Shelter	<ul style="list-style-type: none">• Porcelain tiles with PVC skirting (all types)

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Unit Mix

Unit Type	No. of Bedroom	Area (Sqm)	Area (Sq ft)	No of Units
A1	1 Bedroom	45	484	14
A2	1 Bedroom	46	495	7
B1	1 Bedroom + Study	51	548	2
B2	1 Bedroom + Study	55	592	7
C1	2 Bedroom	66	710	42
C2	2 Bedroom	66	710	5
C3	2 Bedroom	67	721	14
D	2 Bedroom + Study	67	721	3
E	2 Bedroom + Guest	82	883	3
F1	3 Bedroom + Utility	89	958	7
F2	3 Bedroom	91	958	7
F3	3 Bedroom	92	990	7
G1	3 Bedroom + Guest	95	1023	4
G2	3 Bedroom + Guest	102	1098	2
G3	3 Bedroom + Guest	109	1173	7
G4	3 Bedroom + Guest	110	1184	4
H	4 Bedroom	117	1259	2
TOTAL				137 units

* SHARE VALUE IS SUBJECT TO APPROVAL

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Ceiling Height (Estimated)

	UNIT TYPES					
	A1	A2	B1	B2	C1	C2
Living / Dining	2.83	2.83	2.83	2.83	2.83	2.83
Master Bedroom	2.83	2.83	2.83	2.83	2.83	2.83
Junior Master Bedroom	-	-	-	-	-	-
Study	-	-	2.83	2.83	-	-
Bedroom 2	-	-	-	-	2.83	2.83
Bedroom 3	-	-	-	-	-	-
Bedroom 4	-	-	-	-	-	-
Guest Room	-	-	-	-	-	-
Utility	-	-	-	-	-	-
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30
Junior Master Bath	-	-	-	-	-	-
Bath 2	-	-	-	-	2.30	2.30
Bath 3	-	-	-	-	-	-
Household Shelter	-	-	2.70	2.70	-	2.70
Balcony (Master Bedroom)	-	-	-	-	-	-
Balcony (Living)	2.88	2.88	2.88	2.88	2.88	2.88
Foyer	-	-	-	2.40	-	-
Kitchen	2.83	2.83	2.83	2.40	2.40	2.83
A/C Ledge (next to Master Bedroom)	2.88	2.88	2.88	2.88	2.88	-
A/C Ledge (next to Junior Master Bedroom)	-	-	-	-	-	-
A/C Ledge (next to Master Bath)	-	-	-	-	-	-
A/C Ledge (next to Guest Room)	-	-	-	-	-	-
A/C Ledge (next to Bedroom 2)	-	-	-	-	-	2.88
A/C Ledge (next to Bedroom 3)	-	-	-	-	-	-

Note:

- Ceiling height - floor finish to underside of slab / ceiling where applicable in metre.
- Localised bulkheads, beams and box-up at 2.40m high.
- Type C1 partial 4.50m ceiling height at Balcony (Living) applies to Unit #08-09, #08-10, #08-13 and #08-14 **only**.

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Ceiling Height (Estimated)

	UNIT TYPES					
	C3	D	E	F1	F2	F3
Living / Dining	2.83	2.83	2.83	2.83	2.83	2.83
Master Bedroom	2.83	2.83	2.83	2.83	2.83	2.83
Junior Master Bedroom	-	-	-	-	2.83	2.83
Study	-	2.83	-	-	-	-
Bedroom 2	2.83	2.83	2.83	2.83	-	-
Bedroom 3	-	-	-	2.83	2.83	2.83
Bedroom 4	-	-	-	-	-	-
Guest Room	-	-	2.83	-	-	-
Utility	-	-	-	2.83	-	-
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30
Junior Master Bath	-	-	-	-	2.30	2.30
Bath 2	2.30	2.30	2.30	2.30	-	-
Bath 3	-	-	-	-	2.30	2.30
Household Shelter	2.70	2.70	2.70	2.70	2.70	2.70
Balcony (Master Bedroom)	-	-	-	-	2.88	2.88
Balcony (Living)	2.88	2.88	2.88	2.88	2.88	2.88
Foyer	2.40	-	2.83	2.40	2.40	2.40
Kitchen	2.83	2.83	2.40	2.40	2.40	2.40
A/C Ledge (next to Master Bedroom)	2.88	-	-	2.88	2.88	2.88
A/C Ledge (next to Junior Master Bedroom)	-	-	-	-	2.88	2.88
A/C Ledge (next to Master Bath)	-	-	-	-	-	-
A/C Ledge (next to Guest Room)	-	-	2.88	-	-	-
A/C Ledge (next to Bedroom 2)	-	2.88	-	2.88	-	-
A/C Ledge (next to Bedroom 3)	-	-	-	-	-	-

Note:

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- Localised bulkheads, beams and box-up at 2.40m high.

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Ceiling Height (Estimated)

	UNIT TYPES					
	G1	G2	G3	G4	H	
Living / Dining	2.83	2.83	2.83	2.83	2.83	
Master Bedroom	2.83	2.83	2.83	2.83	2.83	
Junior Master Bedroom	2.83	2.83	2.83	-	2.83	
Study	-	-	-	-	-	
Bedroom 2	-	-	-	2.83	-	
Bedroom 3	2.83	2.83	2.83	2.83	2.83	
Bedroom 4	-	-	-	-	2.83	
Guest Room	2.83	2.83	2.83	2.83	-	
Utility	-	-	-	-	-	
Master Bath	2.30	2.30	2.30	2.30	2.30	
Junior Master Bath	2.30	2.30	2.30	-	2.30	
Bath 2	-	-	-	2.30	-	
Bath 3	2.30	2.30	2.30	2.30	2.30	
Household Shelter	2.70	2.70	2.70	2.70	2.70	
Balcony (Master Bedroom)	-	-	2.88	2.88	-	
Balcony (Living)	2.88	2.88	2.88	2.88	2.88	
Foyer	2.83	2.83	2.83	2.40	2.83	
Kitchen	2.40	2.40	2.40	2.40	2.40	
A/C Ledge (next to Master Bedroom)	-	-	-	-	-	
A/C Ledge (next to Junior Master Bedroom)	-	2.88	2.88	-	2.88	
A/C Ledge (next to Master Bath)	2.88	-	-	2.88	-	
A/C Ledge (next to Guest Room)	2.88	2.88	-	2.88	-	
A/C Ledge (next to Bedroom 2)	-	-	-	-	-	
A/C Ledge (next to Bedroom 3)	-	-	2.88	-	-	

Note:

- Ceiling height - floor finish to underside of slab / ceiling where applicable in metre.
- Localised bulkheads, beams and box-up at 2.40m high.

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<p>Kitchen Appliances & Fittings</p>	<ul style="list-style-type: none"> • What are the kitchen appliances and fittings provided? • What are the brands of the kitchen appliances and fittings provided? 	<p><u>For each kitchen:</u></p> <ul style="list-style-type: none"> • 1 coated stainless-steel kitchen sink complete with sink mixer. • 1 induction hob, 1 telescopic hood, and 1 built in oven. • 1 integrated fridge. • 1 integrated washer cum dryer. <p><u>Brands:</u></p> <ul style="list-style-type: none"> • Blanco for kitchen sink and kitchen sink mixer. • BOSCH for hob, hood, fridge and oven. • De Dietrich for washer cum dryer.
<p>Sanitary Wares & Fittings</p>	<ul style="list-style-type: none"> • What are the sanitary wares and fittings provided? • What are the brands of the sanitary wares and sanitary fittings provided? 	<p><u>For each bathroom:</u></p> <ul style="list-style-type: none"> • 1 water closet. • 1 shower screen complete with shower mixer, shower handset and rain shower (Master Bath only). • 1 wash basin with tap. • 1 toilet roll holder. <p><u>Brands:</u> (Master Bath only)</p> <ul style="list-style-type: none"> • Roca for wall hung WC & countertop wash basin. • Gessi for tall basin mixer, shower mixer, shower handset, rain shower, toilet paper holder. <p>(Common bath & junior bath)</p> <ul style="list-style-type: none"> • Roca for wall hung WC & undercounter wash basin. • Gessi for basin mixer, shower mixer , shower handset • Johnson Suisse for semi-recessed basin For Bath 2 (Type C2, D, F1) & Jr Master Bath & Bath 3 (Type G1)
<p>Air-conditioners</p>	<ul style="list-style-type: none"> • What type of air-conditioners provided? • What is the brand of the air-conditioners provided? 	<ul style="list-style-type: none"> • Wall-mounted fan coil split unit. <p><u>Brands:</u></p> <ul style="list-style-type: none"> • Daikin (subject to change)
<p>Lighting Switches</p>	<ul style="list-style-type: none"> • What type of lighting switches provided? • What is the brand of the lighting switches provided? 	<ul style="list-style-type: none"> • Conventional lighting switches. <p><u>Brand:</u></p> <ul style="list-style-type: none"> • Legrand (subject to change)
<p>Smart Home Feature</p>	<ul style="list-style-type: none"> • Yale Digital Lock 	<ul style="list-style-type: none"> • Installed on the unit entrance door as per show flat. • Accessible with card, pin and key.
	<ul style="list-style-type: none"> • WIFI Camera 	<ul style="list-style-type: none"> • Installed outside main door.
	<ul style="list-style-type: none"> • Smart Home Gateway 	<ul style="list-style-type: none"> • Given separately as loose piece.

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Frequently Asked Questions

<p>Overall Architecture / Lifestyle Concept</p>	<p>A name that starts with 'mo' to tie in with the address. Mori means woods or forest in the Japanese. An appreciation of the elegant beauty of nature. A way of living that embraces the meaning and emotive value of time.</p> <p>The design of the apartment is inspired by the modern wabi-sabi philosophy that finds beauty in its most natural and raw form. In short, beauty in simplicity.</p> <p>Wabi-sabi is inspired by nature and is based on the use of raw materials. Off-form concrete, timber lookalike aluminum, greenish stone mosaic tiles and lush landscape are the key elements of the design.</p> <p>This has been translated to the apartment through the use of raw texture finishes like off-form concrete. Its versatile texture and the flaws in the concrete give character that perfectly represents the concept of Wabi-sabi. The dusty grey surface provides an industrial charm with the intention of creating a bridge between Wabi-sabi minimalism and contemporary design. The Wabi-sabi concept extends beyond off-form concrete to the use of oak wood lookalike aluminium to bring woodsy charm to the exterior further complementing the lush landscaping backdrop. Premium quality of green Sukabumi pool stone mosaic for swimming pool tiles will achieve a similar effect to the natural stone tiles which are laid in Balinese pools, but minus the future maintenance challenges. With the use of raw materials and the nature-inspired lush landscapes, we have created a hidden meditative cum retreat home environment amid the hustle and bustle of city.</p> <p>The entrance with natural law finishes combines with timber look aluminium represents the transition from the dominant trends which relied heavily on over-ornamentation and lavishness to the freedom of nature and beauty of the incomplete. A palette of earthy tone colours and rough textures has been used to foster a calm and meditative mood.</p> <p>Communal facilities have been integrated with rough textures, earthy neutral colour tones and lush planting laced with modernity to foster a calm and meditative mood in line with the notion of Wabi-sabi simultaneously give the apartment a modern rustic appeal.</p>
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Frequently Asked Questions

<p>Recreational Facilities / Unique Features</p>	<p>2nd Storey</p> <ul style="list-style-type: none">- Projector Lounge provides semi-outdoor movie experience for all moviegoers amongst the rich foliage and natural inspired backdrop.- Multi-fitness Station with outdoor equipment offers residents a body training area at its doorsteps. The landscape is quite thick for privacy purpose.- The Floating Island is surrounded with water and lotus plants that create intimate courtyard and inviting places throughout the home environment.- Onsen Hideaway with hot and cold spa pool is designed for residents to enjoy a cold dip during the day and warm soak later the night.- Serenity pond offers moments of inspiration and vision of serenity to ease tension of the day.- Ripple Bay Alcove inspired by unusual form after the hull of a boat surrounded by reflective pool represents a step closer in finding tranquility.- Having aromatherapy Herb Garden please the senses of taste and smell and provide gardening relaxation for green thumb at their doorsteps. <p>6th Storey</p> <ul style="list-style-type: none">- Lap pool to serve the serious swimmer who enjoys clocking up the laps.- Wellness Pool for residents to offer star gazing and rejuvenation therapy.- Sun Lounge provides space for sun tanning.- Bubble Pool & Play Pool allows residents to splash and relax in the water.- Hammock Pool creates a desirable oasis for relaxation under the sun.- Social Lounge offers hang out spot for residents to chill and enjoy quality time with family / friends amid the water body- The Pool lounge can unwind in a pool setting with friends over drink- Grill & Dine Pavilion provides a semi-outdoor gourmet dining area sits on the fringe of the roof garden.- Social Dining to serves as an extension to the Grill & dine Pavilion and ideal gathering and romantic alfresco dining area.- Kid's Creative Play offers safe and explorative place for children. Parents can keep an eye on their children from the Grill & Dine Pavilion.- Pool Cabanas offer shelter for sun and privacy in daytime and perfect hangout spot for star gazing to experience the ultimate relaxation amidst the city life at night.
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Frequently Asked Questions

Subject	Questions	Answer
Swimming Pool	What are the dimensions?	Lap pool approximately 23m (L) x 4.0m (W) x 1.2m (D)
	What are some special features?	<ul style="list-style-type: none">• Integrated with Spa pool (Wellness Pool) of approximately 16 sqm• Jet pool (Bubble pool) of approximately 11 sqm• Hammock pool of approximately 14 sqm• Play pool of approximately 22 sqm
Facilities	Where is the function room? If not, which other facilities are alternatives to be used as function room?	<ul style="list-style-type: none">• No function room• Pavilion (Grill and Dine Pavilion) of approximately 48 sqm• Outdoor dining (Social Dining) of approximately 25 sqm• Sunken Lounge (Social Lounge) of approximately 33 sqm

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Subject	Questions	Answer
Balcony	Height of railing in Balcony?	Approximately 1.1m high from the balcony floor level.
	Is all the balcony door sliding?	Yes.
	Any Power Point in Balcony?	Yes. 1 no. of weatherproof 13A power point is provided in each balcony.
Windows	Do the units have sunscreen?	N.A.
	Can sunscreen be installed?	No.
	Double glazing?	Not double glazing, Tempered laminated glass is used at 1m and below of Full Height Curtain wall
	Casement / sliding?	Fixed, Casement, Top Hung or Combination.
	Is window glass panels tinted?	Yes.
	Low E glass?	Yes.
Electrical Sub-Station	Location?	1 st storey (Lower level).
Water Tank	Location?	Roof.
Location of Bin Centre	Location?	1 st storey (Lower level).
Location of Rubbish Chute	Location?	Common corridor at every storey.
Refuse System	What system used?	Conventional system. Refuse chamber is located at 1 st storey and the refuse chamber door is orientated away from lift lobby.
Boundary Wall / Fence	What is the height/ Wall or fence?	Approximately 1.8m, partial wall.

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Hot Water in Kitchen	Provided?	Yes.
Water Heater	Provided? Location?	Yes. Above of Kitchen, bathroom or corridor.
	Gas or electrical?	Electrical water heater is provided.
Gas Supply	Cylinder gas or city gas?	<ul style="list-style-type: none"> No cylinder and city gas. Induction hob is provided.
Lifts	How many lifts per lobby ?	2 lifts per lobby. Total 4 lifts.
	Are the lift lobbies air-conditioned?	No. lift lobby at Basement 1 is mechanically ventilated. Lift lobby 1 st storey is naturally ventilated during normal mode; mechanically ventilated during fire mode.
Access to Common Facilities	Can residents have direct access to poolside from 1 st storey lift?	Yes. 2 lifts are serving from Basement 1 to 6 th storey with direct access to poolside.
BBQ pits	How many & where?	<ul style="list-style-type: none"> 2 no. at BBQ Pavilion. Covered with trellises above.
	Sink & tap point?	Provided.
Handicapped friendly features	Is the development handicapped friendly?	Yes.
Security Features	How do residents access the unit? Is there any security entrance?	<p>There is a total of 1 access points for residents as follow:-</p> <p>1 main visitor/ resident barrier arm for vehicular access at the ingress of car park.</p> <p>1 main visitor/ resident barrier arm for vehicular exit at the egress of car park.</p> <p>Security Feature:</p> <p>Audio Intercom System from apartment unit to guard house.</p> <p>Security surveillance cameras at designated common areas.</p>
Carpark	Carpark Lot Size	Common lot size approximately 2.4m (W) x 4.8m (L), 2.7m (W) x 4.8m (L) and 3.0m (W) x 4.8m (L). Accessible lot size approximately 3.6m (w) x 4.8m (L)
Bomb Shelter	Location?	Staircase Storey Shelter located at every storey's fire escape staircase at the 8 th storey block. Household Shelter for type B1, B2, C2, C3, D, E, F1, F2, F3, G1, G2, G3, G4 & H

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Subject	Questions	Answer
Can electric hob be changed to gas hob?		No.
Fibre Optic	Is fibre optic ready?	Yes.
Others	Electrical Car Charging?	Not provided.
	Toilet without window is mechanically ventilated?	Yes.
	Any bicycle bay? How many lots?	Yes, 1 st storey – 23 nos. of bicycle lots.
Letterbox	Where is it located?	1 st storey
Any shuttle bus services	Provided?	No.
Swimming pool above units	Double slab? Waterproofing?	Double slab – not provided. Waterproofing – Yes.
Balcony Screen	Does All the units have balcony screen? Which units are provided and not provided with balcony screen. Unit without balcony screen: optional to install and costs to be borne by purchasers	Only units facing Guillemard Road: #01-02, #01-03 #02-19 to #04-19 #02-20 to #04-20 #03-21 & #04-21 Yes.
Electrical hob	Can change to gas hob?	No.

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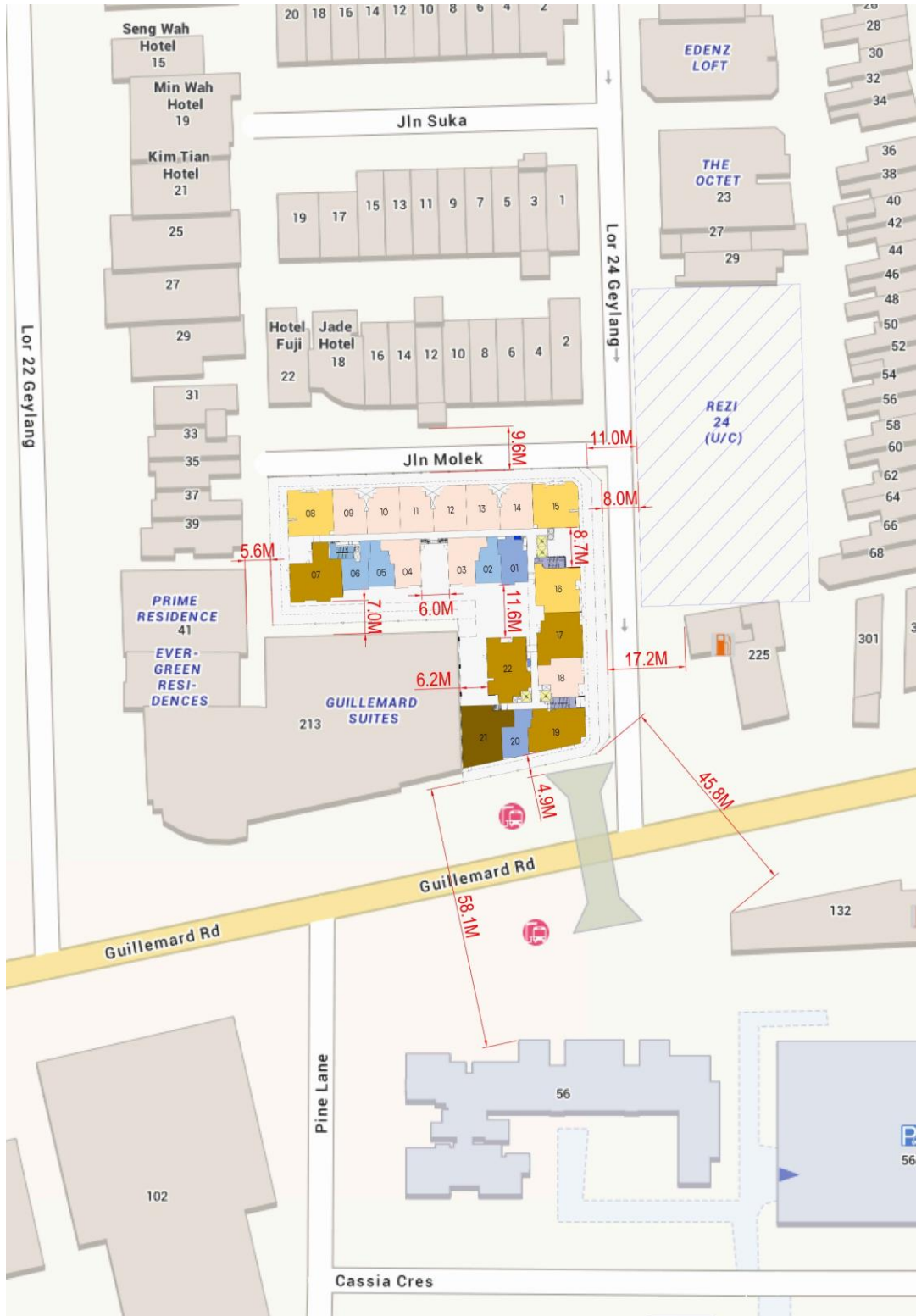
<u>Project Account</u>		
Project Account	RL EAST PTE. LTD. - PROJECT ACCOUNT	
TT information	Name of Account:	RL EAST PTE. LTD. - PROJECT ACCOUNT
	Bank Account No:	701-351-008-7
	Bank Name :	United Overseas Bank Limited
	Branch Code :	001
	Bank Code :	7375
	Swift Code :	UOVBSGSG
	Address:	UOB PLAZA, 80 RAFFLES PLACE

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Estimated Distance to Neighbouring Blocks

(ALL DIMENSIONS STATED ARE BASED ON ESTIMATION ONLY)



*Please note that the distance is estimated from Onemap.sg

Do not form any part of contract. Information is subjected to change.

As of 26 October 2021