

KASSIA

A. General

1. Project Title: Proposed Condominium Development Comprising of 4 Blocks of 8-Storey Apartment Flat (276 Units) with The Provision for Basement Carpark, Clubhouse, Swimming Pool and Other Communal Facilities on Lot 04824K MK31 at Flora Drive (Pasir Ris Planning Area)
2. Project Company: Tripartite Developers Pte. Limited
3. Location: Flora Drive
4. Lot Number: 04824K MK 31
5. Tenure: Estate in perpetuity
6. Handing Over: Anticipated Handing Over is 1 Nov 2027 (non-commitment basis)
7. Date of Handing Over of Vacant Possession under the S&P: No later than **1 Nov 2029**
8. Legal Completion: No later than **1 Nov 2032** (or 3 years after the date of delivery of vacant possession, whichever earlier)

B. Data

1. Site Area: 14,013.40 m² (or approx. 150838.98 ft²)
2. Plot Ratio: 1.53 (gross)
GFA of 21,580.63 m²
(including Balcony GFA of 1,961.87 m²)
3. Total Number of Units: 276

4. Apartment Types: Refer to table below:

Unit Types	No of units	No of Bath	HS*	Unit Description
(1)a	28	1		1 Bedroom
(1)b	21	1		1 Bedroom
(1)b1	3	1		1 Bedroom with PES*
(1+1)a	28	1		1 Bedroom + 1 Study
(2)a	28	2		2 Bedrooms
(2)a1	4	2		2 Bedrooms with PES*
(2)b	21	2		2 Bedrooms
(2)b1	3	2		2 Bedrooms with PES*
(2)c	14	2		2 Bedrooms
(2)c1	2	2		2 Bedrooms with PES*
(2+1)a	28	2		2 Bedrooms + 1 Study
(2+1)a1	4	2		2 Bedrooms + 1 Study with PES*
(2+1)b1	4	2		2 Bedrooms + 1 Study with PES*
(3)a	6	2		3 Bedrooms
(3)b	18	2		3 Bedrooms
(3Y)a	28	2	√	3 Bedrooms + Store / WC
(3Y)a1	4	2	√	3 Bedrooms + Store / WC with PES*
(4)a	28	3	√	4 Bedrooms + Store / WC
(4)a1	4	3	√	4 Bedrooms + Store / WC with PES*
*PES – Private Enclosed Space *HS- Household Shelter				

5. Total Car Park Lots: 280 lots
276 basement parking lots (for Residential)
4 accessible lots (basement)
6. Building Height: 4 nos of 8-Storey residential blocks with 1 basement carpark
7. Recreational Facilities: Facilities
- Grand clubhouse (3 storey), consisting of:
 - multi-purpose rooms (2 nos) (1st storey)
 - gym (1st storey)
 - lantern pavilion (1st storey)
 - lantern pond (1st storey)
 - view deck (2nd storey)
 - sky leisure walk (open to sky) (2nd storey)
 - pavilion with BBQ pit (2nd storey)
 - arrival plaza (basement)
 - foliage decks (basement)
 - cascading water feature (basement)
 - toilet and changing room (male and female) (1st storey)
 - accessible toilet (1st storey)
 - management office (basement)

2. 50m lap pool (water surfacing area approx. 400m²), consisting of:
 - Sun deck
 - Forest spa pod
 - Water hammocks (2 nos)
 - Poolside pavilion
3. Children aqua play area, consisting of:
 - Water play equipment
 - Aqua slide
4. Poolside lounge
5. Leisure pool (water surfacing area approx. 250m²), consisting of:
 - Sun deck
 - Aqua deck
 - Hammock lawns (2 nos)
 - Island pavilion
6. Picnic lawn
7. BBQ pavilion (2 nos)
8. Urban farming plots (5 plots)
9. Floating pavilion
10. Cocoon floating pods (2 nos)
11. Lotus pond
12. Waterlily pond
13. Meditation deck
14. Taichi deck
15. Fitness lawn
16. Outdoor fitness area
17. Floating pod
18. play court (open to sky)
19. children playground
20. Pennisetum walk
21. Pennisetum deck
22. Tarena Garden
23. Arrival court
24. Floral Alcove
25. Chillout Alcove
26. Reading Alcove
27. Alocasia Alcove
28. Entry & exit to residential carpark (basement)
29. Entry & exit to services area (basement)
30. Pedestrian entry
31. Pedestrian side gate
32. Guard house
33. Bicycle parking area
34. Generator (basement)
35. Bin centre (basement)
36. Substation (basement)

8. Floor to Ceiling Height

Location	Unit Types (Estimated Ceiling Height in mm)						
	(1)a, (1)a1, (1)b, (1)b1	(1+1)a, (1+1)a1	(2)a, (2)a1, (2)b, (2)b1, 2(c), 2(c)1	(2+1)a, (2+1)a1, (2+1)b1	(3)a, 3(b)	(3Y)a, (3Y)a1	(4)a, (4)a1
Living / Dining	2900	2900	2900	2900	2900	2900	2900
Kitchen	2400	2400	2400	2400	2400	2400	2400
Balcony / PES	2900	2900	2900	2900	2900	2900	2900
Master Bedroom	2900	2900	2900	2900	2900	2900	2900
Bedroom	-	-	2900	2900	2900	2900	2900
Master Bath	2425	2425	2425	2425	2425	2425	2425
Bath	-	-	2425	2425	2425	2425	2425
Study	-	2900	-	2900	-	-	-
WC	-	-	-	-	-	2425	2425
Household Shelter	-	-	-	-	-	2850	2850
AC Ledge	2900	2900	2900	2900	2900	2900	2900

Note:

- Bulkheads at 2400mm where applicable
- Shower includes additional 25mm slope/drop from bathroom floor level.

9. Estimated Maintenance Fee: See attached Annex B

10. BCA Green Mark Award: GM2021: Gold Plus

C Finishes

1.

Description	Standard Material Provision
Living / Dining	Floor in porcelain tiles with matching skirting, wall and ceiling in paint finish
Kitchen	Floor and backsplash wall in porcelain tiles, ceiling in paint finish for (1)a, (1)b, (1)b1, (1+1)a, (2)a, (2)a1, (2+1)a & (2+1)a1 units. Floor, general wall and backsplash wall in porcelain tiles, ceiling in paint finish for (2)b, (2)b1, (2)c, (2)c1, (2+1)b1, (3)a, (3)b, (3Y)a, (3Y)a1, (4)a & (4)a1 units.
Bedrooms	Floor in engineered timber with matching skirting, wall and ceiling in paint finish
Baths	Floor and wall in porcelain tiles, ceiling in paint finish
WC	Floor and wall in porcelain tiles, ceiling in paint finish
Balcony / PES	Floor in porcelain tiles with matching skirting, wall and ceiling in paint finish
Household Shelter	Floor in porcelain tiles with matching skirting, wall and ceiling in paint finish

For further details, refer to attached Building Specifications.

D Wardrobe Length

Room	Approx. Dimension (mm)	Remarks
Master Bedroom	1500	Wardrobe cabinet with sliding doors in laminate and internal in melamine finishes
Other Bedrooms	1200	Wardrobe cabinet with sliding doors in laminate and internal in melamine finishes

E Kitchen Appliances & Accessories**1 All unit types (1) & (1+1)**

Kitchen Cabinet Length: 2200–2600 mm

High and low level cabinets with solid surface countertop and tiled backsplash, stainless steel sink and mixer, induction hob, cooker hood, built-in convection oven, free standing refrigerator, and washer cum dryer.

2 All unit types (2) & (2+1)

Kitchen Cabinet Length: 2600 mm

High and low level cabinets with solid surface counter top and tiled backsplash, stainless steel sink and mixer, induction hob, cooker hood, built-in convection oven, free standing refrigerator and washer cum dryer.

3 All unit types (3)

Kitchen Cabinet Length: 3200-4060 mm

High and low level cabinets with solid surface counter top and tiled backsplash, stainless steel sink and mixer, gas hob, cooker hood, built-in convection oven, free standing refrigerator and washer cum dryer.

4 All unit types (3Y) & (4)

Kitchen Cabinet Length: 3890-5400 mm

High and low level and full height cabinets with solid surface countertop and tiled backsplash, stainless steel sink and mixer, gas hob, cooker hood, built-in convection oven, free standing refrigerator, washer and dryer.

F SECURITY SYSTEM & AUDIO TELEPHONY SYSTEM**1 General**

All residential units are provided with Audio telephony system comprised of Visitor Call Panels (VCP) installed outside the common lift lobbies at 1st storey. The VCP, which is to be connected to Purchaser's personal / home telephony devices such as handsets / tablets (with call function) with a registered number(s), allows communication between:

- (i) the Purchaser and a party at the VCP; and
- (ii) a party at the VCP and Guard House.

All residential units are provided with access cards.

2. Car park

Automatic car barrier with Electronic Parking System (EPS) access system for the residents.

G REFUSE COLLECTION**1 All units are provided with common general waste and recyclable refuse hopper located within the common corridors at all residential levels.****2 The conveyance and collection of the refuse shall be carried out by automated pneumatic waste conveyance system located at the bin centre.**

H CONSULTANTS

Architect:
ONG&ONG Pte Ltd

Interior Designer:
index Design Pte Ltd

Landscape Designer:
Coen Design International Pte Ltd

C&S Consultant:
KCL Consultants Pte Ltd

M&E Consultant:
United Project Consultants Pte Ltd

Quantity Surveyor:
Arcadis Singapore Pte Ltd

Main Contractor
Lian Beng Construction (1988) Pte Ltd.