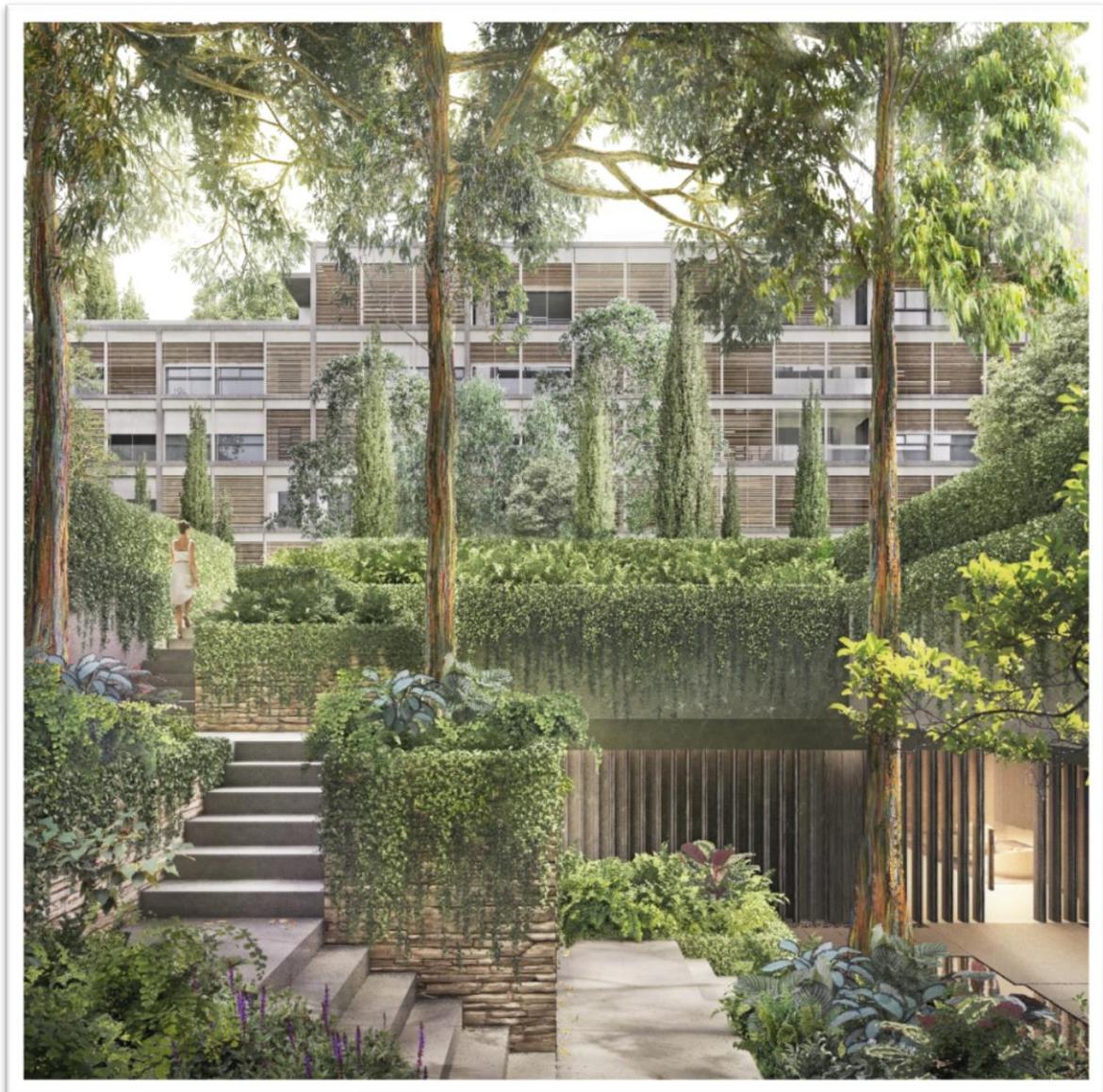


MEYER HOUSE



## BASIC INFORMATION

<b>Development Name</b>	MeyerHouse
Developer	Secure Venture Development No. 1 Pte Ltd (Joint Venture between UOL Group and Kheng Leong Company)
<b>Company Registration No.</b>	201727360Z
Developers License No.	C1272
Tenure of Land	Freehold
Lot and Mukim No.	LOT 4103V MK 25
BP Numbers	A2000-00235-2017-BP03
Description	PROPOSED NEW ERECTION OF CONDOMINIUM DEVELOPMENT COMPRISING OF 1 BLOCK OF 5 STOREY AND ATTIC (56UNITS), WITH 1 BASEMENT CARPARK AND ANCILLARY FACILITIES (MARINE PARADE PLANNING AREA)
Site Area	10,184.90 SQM
Address	128 MEYER ROAD
Unit Types	Type 3A – 5 Units Type 3B – 5 Units Type 4A – 17 Units Type 4B – 17 Units Type 4C – 3 Units Type 4D – 3 Units Type PH – 6 Units Total : 56 Units
No. of Carpark Lots	85 Lots & 2 Accessible Lots
No. of Blocks & Storeys	1 Block & 5 Storey with attic.
Dates	Expected Date of Vacant Possession: 30/4/2023 Estimated TOP date: Q4 2021 (subject to change) Expected Legal Completion Date: 30/4/2026
Encumbrances	Mortgage registered in favour of DBS Bank Limited

## DEVELOPMENT TEAM

<p><b>Developer-</b>  <b>Secure Venture Development No.1 Pte Ltd</b>  (Joint Venture between UOL Group Ltd and Kheng Leong Company)</p>	<p><b>UOL Group Ltd</b> is one of Singapore’s leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of more than 50 years, UOL strongly believes in delivering product excellence and quality service in all our business ventures. Our impressive list of property development projects include best-selling residential units, award-winning office towers and shopping malls, premium hotels and serviced suites. Our unwavering commitment to architecture and quality excellence is reflected in all our developments, winning us prestigious prizes such as FIABCI Prix d’Excellence Awards, the Aga Khan Award for Architecture, Urban Land Institute Awards for Excellence and President’s Design Award.</p> <p>Incorporated in 1949, <b>Kheng Leong Company</b> began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment. Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaborations with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles. The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value. A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.</p>
<p><b>Architect</b></p>	<p><b>WOHA</b></p> <p>A Singapore-based architectural practice founded by Wong Mun Summ and Richard Hassell in 1994, have gained global recognition for their integration of environmental and social principles at every stage of the design process. They have designed a diverse amount of innovative and highly influential projects, which have been built in a number of cities and countries, and their best-known projects have been widely publicised as benchmarks for sustainable design.</p>

	<p>WOHA’s built projects – throughout Southeast Asia, China, and Australia – range from apartment towers to luxury resorts, mass transit stations, condominiums, hotels, educational institutions, and public buildings.</p> <p>Their recent project Kampung Admiralty in northern Singapore – a WOHA prototype for a ‘high-density high-amenity’ mini-city – was named "World Building of the Year" at the 2018 World Architecture Festival. Their most awarded and most recognisable projects have been Oasia Hotel Downtown, the School of the Arts and the PARKROYAL on Pickering hotel in Singapore.</p>
<p><b>Interior Designer</b></p>	<p><b>Yabu Pushelberg</b></p> <p>An international design firm with studios in Toronto &amp; New York, founded by George Yabu &amp; Glenn Pushelberg in 1980 with specialise in interior, furniture and product design for the residential, hospitality and retail industries.</p> <p>The firm and founders have earned many honours including being appointed Officers of the Order of Canada, inducted into the Interior Design Hall of Fame and names among the world’s most influential design studio by Wallpaper, Elle Décor, Hospitality Design, and the Business of Fashion.</p> <p>Their works include interior for the Four Seasons in Toronto &amp; Tokyo; W Hotel Times Square New York; St. Regis Hotel San Francisco. Retail projects include Tiffany &amp; Co in Wall Street New York, Lane Crawford &amp; Louis Vuitton in Hong Kong.</p>

Landscape Designer	<p><b>Ramboll Studio Dreiseitl</b></p> <p>As an interdisciplinary creative design unit, Ramboll Studio Dreiseitl has more than 37 years of experience in delivering high quality projects in the field of landscape architecture, art &amp; urban design, environmental technology, urban hydrology and master planning that enable liveability while creating climate adaptive, resilient places.</p> <p>In Singapore, the team has won several high-profile projects such as the 126-ha mega wildlife attract: Mandai Nature Safari Development, and 2 integrated sports hubs: Bukit Canberra and Punggol Regional Sports Hub. Recently the team has successfully completed Lakeside Garden at Jurong Lake Gardens, Singapore's new national garden in the heartlands and Kampung Admiralty, a pioneering retirement community and an iconic green infrastructure that has won the top global architecture award: the World Architecture Festival's World Building of the Year award in 2019.</p> <p>Together with the national water agency, Ramboll Studio Dreiseitl has also played a significant role in the ABC Waters Design programme –engaged to be the chief master planner for different phases, executed guidebooks and developed pilot projects such as the award winning Bishan-Ang Mo Kio Park.</p>
C&S Engineer	KCL Engineering
M&E Engineer	DP Engineers Pte Ltd
Quantity Surveyor	ThreeSixty Cost Management Pte Ltd
Main Contractor	<p><b>Unison Construction Pte Ltd</b></p> <p>Unison Construction is established in 2009 and has completed the following projects:</p> <ul style="list-style-type: none"> <li>- Principal Garden</li> <li>- Pollen &amp; Blue Condominium</li> <li>- Thomson Three</li> <li>- Tomlinson Heights</li> <li>- Buckley Classique</li> <li>- Terrene at Bukit Timah</li> <li>- Ferrell Residences</li> <li>- Domus Condominium</li> </ul> <p>Their ongoing projects are:</p> <ul style="list-style-type: none"> <li>- Amber 45</li> <li>- Swire Property's EDEN condo at Draycott Park</li> </ul>

SUMMARY OF UNITS TYPES *(areas in sq ft)*

A	B	C	D	E	F	G
Unit No.	Gross Floor Area	AC ledge	PES/Balcony/Roof Terrace	Private pool	Carpark	Private Lift Lobby
01-02	3,240	97	205	205	366	151
01-03	3,240	97	205	205	366	151
01-04	3,240	97	205	205	366	151
01-05	1,873	86	194	-	-	54
01-06	3,240	97	205	205	366	151
01-07	3,240	97	205	205	366	151
01-08	1,873	86	194	-	-	54
01-09	3,240	97	205	205	366	151
01-10	3,240	97	205	205	366	151
01-11	3,240	97	205	205	366	151
02-02	2,820	108	205	-	205	54
02-03	2,820	108	205	-	205	54
02-04	2,820	108	205	-	205	54
02-05	1,862	75	118	-	-	54
02-06	2,820	108	205	-	205	54
02-07	2,820	108	205	-	205	54
02-08	1,862	75	118	-	-	54
02-09	2,820	108	205	-	205	54
02-10	2,820	108	205	-	205	54
02-11	2,820	108	205	-	205	54
03-01	2,928	86	248	-	205	140
03-02	2,896	108	205	-	205	54

03-03	2,896	108	205	-	205	54
03-04	2,896	108	205	-	205	54
03-05	1,873	75	118	-	-	54
03-06	2,896	108	205	-	205	54
03-07	2,896	108	205	-	205	54
03-08	1,873	75	118	-	-	54
03-09	2,896	108	205	-	205	54
03-10	2,896	108	205	-	205	54
03-11	2,896	108	205	-	205	54
03-12	2,928	86	248	-	205	140
04-01	3,068	86	248	-	344	54
04-02	2,971	108	205	-	205	54
04-03	2,971	108	205	-	205	54
04-04	2,971	108	205	-	205	54
04-05	2,013	75	118	-	-	151
04-06	2,971	108	205	-	205	54
04-07	2,971	108	205	-	205	54
04-08	2,013	75	118	-	-	151
04-09	2,971	108	205	-	205	54
04-10	2,971	108	205	-	205	54
04-11	2,971	108	205	-	205	54
04-12	3,068	86	248	-	344	54
05-01	3,305	86	248	-	388	140
05-02	5,511	172	818	-	377	140
05-03	5,500	172	807	-	377	140

05-04	3,315	108	205	-	377	140
05-05	2,002	75	118	-	-	140
05-06	5,522	172	807	-	377	140
05-07	5,522	172	807	-	377	140
05-08	2,002	75	118	-	-	140
05-09	3,315	108	205	-	377	140
05-10	5,500	172	807	-	377	140
05-11	5,511	172	818	-	377	140
05-12	3,305	86	248	-	388	140

## Frequently Asked Questions

	Subject	Questions	Answers
1	General	<p>Overall Architecture/ lifestyle concept</p> <p>Interior Designer</p> <p>Landscape Architect</p>	<p>Overall Architecture</p> <ol style="list-style-type: none"> <li>1. The architecture of the Meyerhouse is configured in a C shape configuration. The significance of the design allows majority of the units to have unobstructed views into the expansive central garden.</li> <li>2. This configuration gives optimal privacy between units, while allowing them to enjoy the central garden.</li> <li>3. Good distance between North and South units of 46.5m.</li> <li>4. Private-Dedicated Lift Lobbies for all units is an exclusive first for Singapore.</li> <li>5. Venetian and motorized roller blinds allow residents additional enjoyment of their balcony space in hot, temperate days.</li> <li>6. The GFRC (Glass Fiber Reinforced Concrete) external façade is a WOHA-bespoke design, giving MeyerHouse a stately, handsome façade, which also acts as additional sun shading for the units.</li> </ol> <p><b>Interior Design</b></p> <ol style="list-style-type: none"> <li>1. Yabu Pushelberg was commissioned to create a new level of luxury for their first residential development in Singapore.</li> <li>2. Well known for their hotel developments all over the world.</li> <li>3. They are known for understated luxury style, using high quality materials.</li> <li>4. They have designed Barney's New York, Bergdorf Goodman, Five Palm Jumeriah, Four Seasons New York, Park Hyatt Bangkok, Swire's Opus HK.</li> <li>5. This is YP's first residential development in Singapore.</li> </ol> <p><b>Landscape Architect</b></p> <ol style="list-style-type: none"> <li>1. RSD created a central courtyard that is paramount to the creation of MeyerHouse.</li> <li>2. Designed to give privacy and extended views from the units, allowed nature and to spill into residents' homes.</li> </ol>

		Recreational Facilities/ Unique Features	<ol style="list-style-type: none"> <li>3. RSD and WOHA have worked on award winning Kampong Admiralty.</li> <li>4. Their philosophy of blending architecture and landscape is apparent in many elements in Meyerhouse.</li> <li>5. English inspired landscape with undulating grounds, hedges and trees.</li> </ol> <p>Facilities</p> <ol style="list-style-type: none"> <li>1. Gym fully equipped with Technogym equipment.</li> <li>2. 35m x 9 m swimming pool</li> <li>3. Kids' pool with waterslide</li> </ol>
2	<b>Penthouse and Ground Floor Units</b>	Special Features	<p>Penthouse</p> <ol style="list-style-type: none"> <li>1. Penthouse units have semi-private access to landscape gardens that act as an extension of their outdoor living area</li> </ol> <p>Ground Floor Units</p> <ol style="list-style-type: none"> <li>1. Private Pool</li> <li>2. Access to functional Fire Engine Access</li> <li>3. Bedrooms will have screens for additional privacy</li> </ol>
3	<b>Showflat Unit</b>	Which Unit?	4 BR on the 4 <sup>th</sup> Floor (Type 4A.4)
4	<b>Distance to Public Transport</b>	Distance to closest MRT Station?	<p>Future Tanjong Katong Station (refer to location plan in brochure and sales gallery)</p> <p>Within 500m</p>
5	<b>Distance to neighbouring buildings</b>	What is the distance from the surrounding buildings?	Approx. 25m to the landed houses at the back (Jalan Nuri) and approx. 25m to the condo entrance along Meyer
6	<b>Lift Dimensions</b>	How many people can fit/ kg?	1400 x 1600 x 2200mm/ 13 pax lift
7	<b>Air condition</b>	What is the brand of aircons provided?	Mitsubishi
8	<b>Balcony &amp; AC Ledge</b>	How big is the balcony and AC ledge?	Approx. 3m x 6m (18 sq m strata); ac- 10 sq m
9	<b>Motorized Roller Blind</b>	What is the maintenance frequency of the motorized roller blind and is warranty provided?	<p>Warranty</p> <ul style="list-style-type: none"> <li>- Motorized Roller Blinds 18 months from TOP</li> <li>- Remote Control and Motor- 5 Years from TOP</li> </ul>

			Recommended Maintenance Frequency every 6 months <ul style="list-style-type: none"> <li>- Scope- checking alignment within tolerance and operations that system movement are smooth and in order</li> <li>-</li> </ul>
10	<b>Wet Kitchen</b>	Is Wet Kitchen airconditioned?	No AC in kitchen, only in showflat.
11	<b>Substation</b>	Is there a void area between sub station and the unit above? (#03-12)	There is a void of approx.2.1m in between ceiling of substation and L3 unit.
12	<b>Main Entrance</b>	What is the main entrance width?	Ingress for driveway is 6.6m, entrance plaza is about 12m x 10m.
13	<b>Handicap Provisions</b>	Is the development handicapped-friendly? If yes, what are the provisions?	Yes. Wheelchair accessible across e-deck area, with elevator access to all units and areas.
14	<b>Green Technology</b>	Any green technology in this development?	Green Mark Certified
15	<b>Carpark</b>	How many total carpark lots are there? Which units have two or one strata lots?  What are the size of one carpark lot?  Is the ramp supercar-friendly?  Can we request for more than one lot?	66 strata lots , 19 common lots (as indicated in brochure specifications)  3 bedroom units – no strata lots Type 4A/B L1&L5 units – 2 strata lots Type 4A/B L2-L4 units – 1 strata lot Type 4C/D L3 units – 1 strata lot Type 4C/D L4-L5 – 2 strata lot Type PH – 2 strata lots  2700 x 4800  All ramps not more than 1:10 (gentle enough for Lamborghini)  Residents may request from the MCST about this.
16	<b>Side Gates</b>	How do we access the public park and is it handicap accessible?	The side gate is not handicap accessible but users can enter the public park via the entrance plaza.
17	<b>Security Features</b>	What are the security features for MeyerHouse?	Audio/video intercom & card access for Private Lift Lobby & Card access / intercom Service Lift Lobby which link to Guard House  Card access for Site Gate, Gym, Function Room & Club House
18	<b>Fibre Optic</b>	Is it Ready?	Yes. Fiber Optic terminal inside DB closet
19	<b>TV points</b>	Where?	1 for each Master & Common Bedrooms

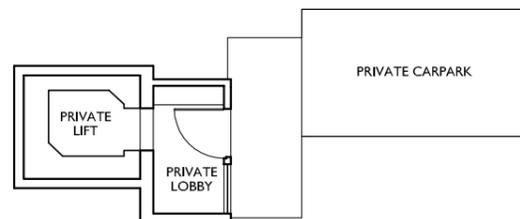
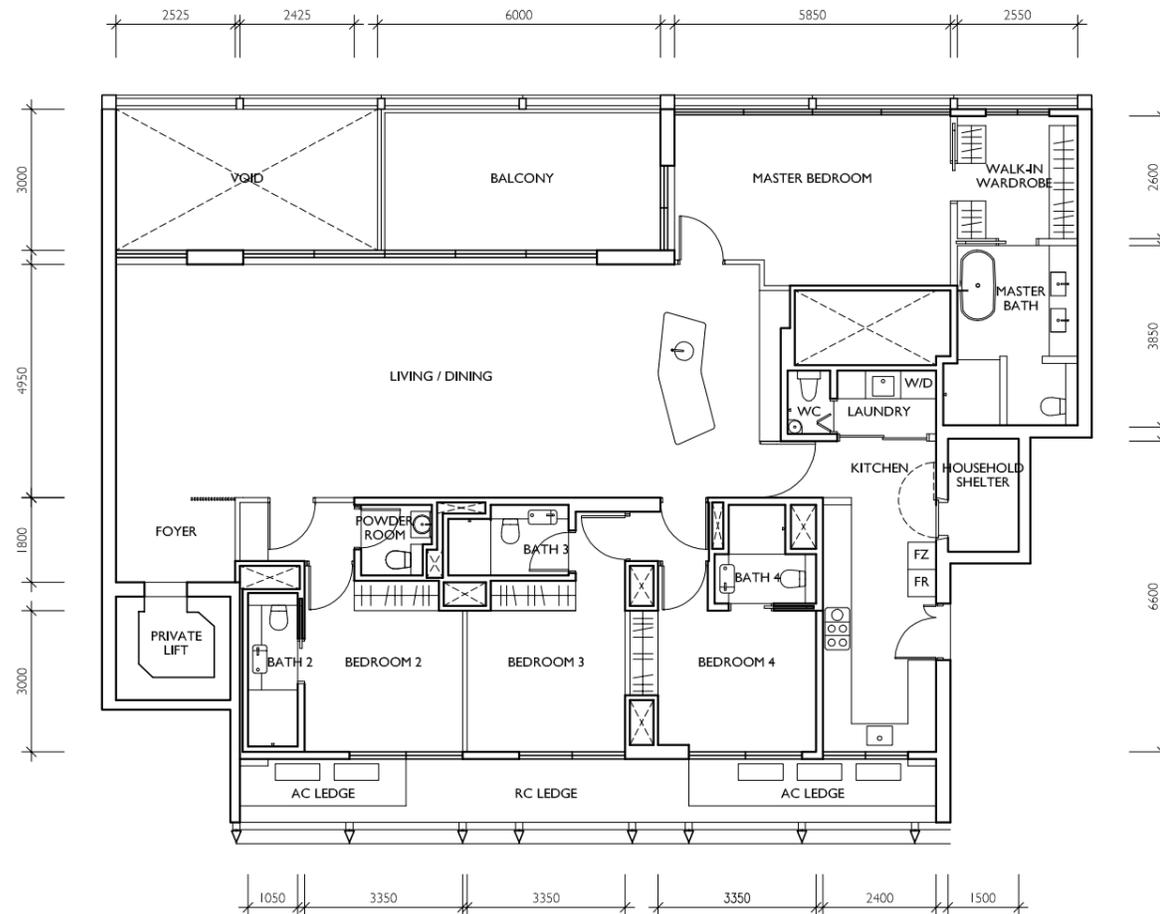
			2 for Living & Dining at separate location  (As shown in room labels)
20	<b>Tel / Data Points</b>	Where?	2 for each Master & Common Bedrooms at separate location 2 for Living & Dining at separate location  (As shown in room labels)
21	<b>Gas Supply</b>	Citygas or Cylinder?	Citygas
22	<b>Kitchen Appliances</b>	What are the provided appliances and their brand?	Refer Appendix 1 (As shown in room labels and brochure specifications)
23	<b>Sanitary Wares</b>	What is provided? Brand?	Refer Appendix 2
24	<b>Finishes (floor)</b>	What is provided? Is there an option to change?	Refer Appendix 2
25	<b>Finishes (wall)</b>	What is provided?	Refer Appendix 2  Refer to room labels/stickers in showunit/ deviation plan  Lift lobby / lift - as shown in show unit Foyer – wall outside lift & timber screen Living dining – no timber panels provided Bedrooms – timber panels provided only to walls adjacent to wardrobe Vestibule – (still pending UOL/KL) Library Bar – provided All other walls – white painted walls with white painted timber skirting
26	<b>Handover Condition</b>	What is provided during handover?	See attached show flat floor plan
27	<b>Door Height</b>	Main Door Height	3000mm
28	<b>Ceiling Height</b>		Refer Appendix 3  Mostly 3000mm, PH upper 3600mm (refer to brochure specifications for detailed breakdown)
29	<b>Letter Box</b>	Where is it located?	In the concierge / arrival lobby
30	<b>Bomb Shelter</b>	Staircase shelter or Household Shelter?	Household Shelter
31	<b>Maid's room</b>	Location?	HS shelter is large enough to accommodate a single size bed, internal area 1500 x 2400  Additional utility room for PH units
32	<b>Sub-station</b>	Location?	As indicated in the model and site plan, located NE corner of development

33	<b>Refuse Collection</b>	Pneumatic?	Yes.
34	<b>BBQ Pit</b>	Location?	No bbq pit
35	<b>Swimming Pool</b>	Do you use chlorine?	Salt-chlorinated pool. To comply to NEA, all pool needs to be chlorinated
36	<b>Concierge</b>	What are the services provided by the concierge?	To be determined.
37	<b>Smart Home Features</b>	Are there are any smart home features?	No provision
38	<b>Elevator Strata Calculation</b>	Is the air space in lift cores included in strata?	No, only walls (1sqm per floor as indicated in certificate of area and room areas)
39	<b>Estimated Maintenance Fees</b>	3BR? 4BR? PH?	\$1,300 per month \$1,650- \$1,800 per month \$2,500 per month

## 4 - BEDROOM . TYPE 4A.4

276 sqm . 2971 sqft  
128 Meyer Road, #04-02 | #04-04 | #04-06 | #04-10, Singapore 437938

A2000-00235-2017-BP01 approved on 28 nov 2018  
A2000-00235-2017-BP02 approved on 19 mar 2019  
A2000-00235-2017-BP03 approved on 16 apr 2019



EXTRACT OF BP03 APPROVED LEVEL B PLAN

EXTRACT OF BP03 APPROVED UNIT PLAN



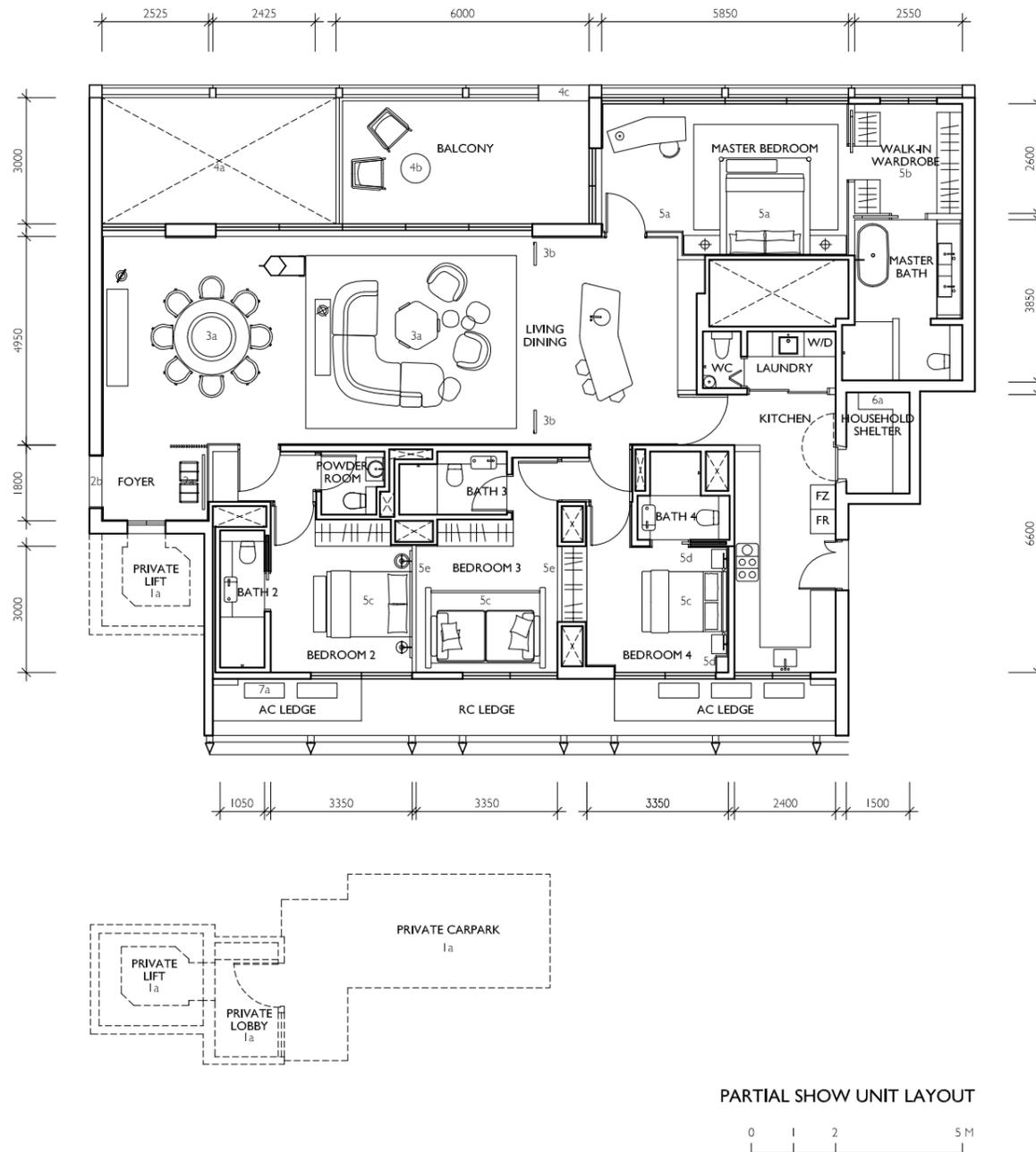
Area and Height Tabulation				Actual Unit	Partial Show Unit
Room Description		Estimated Floor Area (approx.)	Room Height	Bulkhead	Ceiling Height
1	Private Lift Lobby (Basement)	5 m <sup>2</sup>	3.000m	n/a	n/a
2	Private Carpark (Basement)	19 m <sup>2</sup>	3.000m	n/a	n/a
3	Private Lift (Basement)	5 m <sup>2</sup>	2.200m	n/a	n/a
4	Private Lift Wall (Basement, L1, L2, L3, L4)	5 m <sup>2</sup>	n/a	n/a	n/a
5	Foyer / Living / Dining	81 m <sup>2</sup>	2,960/3,000m	n/a	2,960/3,000m
6	Balcony	19 m <sup>2</sup>	3.000m	n/a	3.000m
7	Powder Room	3 m <sup>2</sup>	3.025m	n/a	3.025m
8	Master Bedroom	22 m <sup>2</sup>	3.000m	n/a	3.000m
9	Walk-in Wardrobe	8 m <sup>2</sup>	3.000m	n/a	3.000m
10	Master Bath	12 m <sup>2</sup>	3.025m	n/a	3.025m
11	Bedroom 2	16 m <sup>2</sup>	3.000m	n/a	3.000m
12	Bath 2	5 m <sup>2</sup>	3.025m	n/a	3.025m
13	Bedroom 3	15 m <sup>2</sup>	3.000m	n/a	3.000m
14	Bath 3	4 m <sup>2</sup>	3.025m	n/a	3.025m
15	Bedroom 4	13 m <sup>2</sup>	3.000m	n/a	3.000m
16	Bath 4	4 m <sup>2</sup>	3.025m	n/a	3.025m
17	Kitchen	20 m <sup>2</sup>	3.000m	2.700m	3.000m
18	Laundry	3 m <sup>2</sup>	2.700m	n/a	2.700m
19	WC	2 m <sup>2</sup>	2.725m	n/a	2.725m
20	Household Shelter	5 m <sup>2</sup>	2.950m	n/a	2.950m
21	AC Ledge	10 m <sup>2</sup>	n/a	n/a	n/a

Legend					
CH	Room Height	DB	Distribution Box		Walls Not Allowed to be Hacked
W/D	Washer and Dryer	AC	Air-Conditioner		Walls Allowed to be Hacked
FZ	Freezer	WC	Toilet		Services Void Space (Excluded from Strata Area)
FR	Fridge	RC Ledge	Reinforced Concrete Ledge		Rainwater Downpipe Shaft Space (Excluded from Strata Area)

## 4 - BEDROOM . TYPE 4A.4

276 sqm . 2971 sqft  
128 Meyer Road, #04-02 | #04-04 | #04-06 | #04-10, Singapore 437938

A2000-00235-2017-BP01 approved on 28 nov 2018  
A2000-00235-2017-BP02 approved on 19 mar 2019  
A2000-00235-2017-BP03 approved on 16 apr 2019



PARTIAL SHOW UNIT LAYOUT



### Difference between Actual Unit from Approved Building Plan and Partial Show Unit

Location	Actual Unit	Partial Show Unit
1 Private Lobby, Lift and Carpark	a Will be provided as shown on approved BP Plan	Not shown
2 Foyer	a Timber panels & loose furniture will not be provided b Load-bearing wall along the foyer will be as shown on approved BP Plan	Timber paneling and loose furniture are provided as ID treatment Part of load-bearing wall not built to provide access to show unit
3 Living / Dining	a Timber panels, timber colored skirting & loose furniture will not be provided b Timber screens and loose furniture will not be provided c Recessed ceiling will not be provided	Timber panels, timber colored skirting and loose furniture are provided as ID treatment Timber screens and loose furniture are provided as ID treatment Recessed ceiling is installed as ID treatment
4 Balcony	a Void located adjacent to balcony b Loose furniture will not be provided c Full extent of glass railing along balcony is provided	Void located adjacent to balcony is shown as water Loose furniture are provided as ID treatment Part of glass railing is not installed to provide access to show unit
5 Master Bedroom, Bedroom 2/3/4	a Wall panel, bedhead, loose furniture & lighting will not be provided b Wardrobe dehumidifier will be provided & lights will be on after doors are opened c Bedhead, loose furniture & lighting will not be provided d Only the timber panels adjacent to the wardrobe will be provided e Cove ceiling will only be located along bedroom window length	Wall panel, bedhead, loose furniture and lighting are provided as ID treatment Wardrobe dehumidifier not installed and lights are on at all times as ID treatment Bedhead, loose furniture and lighting are provided as ID treatment Timber panels & timber colored skirting are provided as ID treatment Some cove ceiling are provided as ID treatment
6 Household Shelter	a Shelvings will not be provided	Shelvings are provided as ID treatment
7 AC Ledge	a No. of aircon condenser will be provided as shown on approved BP Plan	Additional aircon condenser on AC ledge I to cater for additional areas in showflat
8 General	a All doors will be provided as shown on approved BP Plan b Lighting, curtains, loose furniture, rugs/carpets, artworks & accessories will not be provided c Location of ceiling access panels/floor traps/floor waste/fan coil units/stand-alone smoke detector/lighting switches/lighting points/powerpoints/telephone points/TVpoints/data points/double pole switches/isolators/surface mounted trunking in DB closet etc. location & height of bulkheads will be subjected to further coordination on site d Powerpoints & other electrical accessories outlet points may be concealed by feature walls/panels, furniture & furnishing and/or relocated as part of ID treatment e All wall skirting will be white painted timber/tile skirting f Exit signs, fire extinguisher, emergency lighting & CCTV are for show flat use & will not be provided in actual unit.	

### Legend

CH	Room Height	DB	Distribution Box		Walls Not Allowed to be Hacked
W/D	Washer and Dryer	AC	Air-Conditioner		Walls Allowed to be Hacked
FZ	Freezer	WC	Toilet		Services Void Space (Excluded from Strata Area)
FR	Fridge	RC Ledge	Reinforced Concrete Ledge		Rainwater Downpipe Shaft Space (Excluded from Strata Area)

## Appendix 1 - Kitchen Appliances Provision (Miele)

	Cooker Hood	Gas Hob	Fridge	Freezer	Steam Oven	Conventional Oven	Dishwasher	Washer	Dryer	Warming Drawer
Type 3A/3B	X	X	X	X	X	X	X	X	X	
Type 4A/4B	X	X	X	X	X	X	X	X	X	
Type 4C/4D	X	X	X	X	X	X	X	X	X	
Type PH	X	X	X	X	X	X	X	X	X	X

## Appendix 3 - CEILING HEIGHT SCHEDULE

	Type 3A/3B	Type 4A/4B	Type 4C/4D	Type PH
Basement Private Lobby	3.000	3.000	3.000	3.000
Private Lift Car	2.200	2.200	2.200	2.200
Foyer	2.960	2.960	2.960	2.960/3.560
Living / Dining	3.000	3.000	3.000	3.600
Family Room	-	-	-	3.000
Study	-	-	-	3.000
Master Bedroom	3.000	3.000	3.000	3.000
Bedroom	3.000	3.000	3.000	3.000
Master Bath	3.025	3.025	3.025	3.025
Bath	2.725/3.025	2.725/3.025	2.725/3.025	3.025
Powder	-	3.025	3.025	3.025
Kitchen	2.700/3.000	2.700/3.000	2.700/3.000	2.700/3.000
Laundry	2.700	2.700	2.700	2.700
WC	2.725	2.725	2.725	2.725
Household Shelter	2.950	2.950	2.950	2.950
Utility	-	-	-	2.700
Balcony (where applicable)	3.000	3.000	3.000	3.000/7.600
PES (where applicable)	3.000	3.000	-	-
Roof Terrace	-	-	-	3.000
*Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m)				
* Bulkheads at 2.700m				

## Appendix 2 - Finishes & Fittings

Location	Finishes & Fittings
Basement Private Lobby	Marble Flooring (Silverite)
	Shoe Cabinet in Timber Finish
	Wall with Timber and Mirror Panels
Lift Car	Marble Flooring (Silverite)
	Wall with Timber Panels
	Ceiling in Bronze Stainless Steel Mirror Finish
	Control Panel in Black Stainless-Steel Finish
Foyer	Wall with Timber Panel (Not all timber walls are provided, see labels at showflat)
	Ceiling in Timber Finish
	Timber / Metal Screen
Living / Dining / Family Room	Timber Flooring (Oak in Weave Pattern)
	Island Counter in Marble (Onyx) And Spray-Painted Finish
	Display and Storage Cabinet in Timber and Decorative Mirror Finish
Master Bedroom / Bedrooms / Walk-In Wardrobe	Timber Flooring (Wenge)
	Wardrobe in Timber Finish (Bedrooms Including Master Bedrooms for Type 3a and 3b)
	Wardrobe in Timber Finish with Glass Doors (Master Bedrooms Except Type 3a and 3b) With Dehumidifier
Master Bath	CEA Fittings: Bronze Satin Finish (From Italy)
	Laufen Sanitary Ware (From Swiss)
	Apaiser Marble Stone Bath Tub: Lunar Series
	Stone Basin and Vanity Top (Toffee Brown)
	Marble Wall and Floor (EA Baltic)

Common Bath	Hansgrohe Axor Fittings: Brushed Black Finish (From Germany)
	Laufen Sanitary Ware (From Swiss)
	Stone Basin and Vanity Top (Botticino Fiorito)
	Marble Wall and Floor (Botticino Fiorito)
Powder	Hansgrohe Axor Fittings: Brushed Black Finish (From Germany)
	Laufen Sanitary Ware (From Swiss)
	Stone Basin and Vanity Top (Brown Forest)
	Wall with Timber Panel
	Marble Floor (Brown Forest)
Kitchen	Kitchen Appliances (Miele)
	Floor in Tile Finish
	Worktop and Backsplash in Quartz Finish
	Cabinets in Laminate and Decorative PVC Ply Finish
Laundry	Steigen Automatic Laundry System
	Floor in Tile Finish
	Worktop and Backsplash in Quartz Finish
	Cabinets and Open Shelves in Laminate and Decorative PVC Ply Finish
Balcony / Pes / Roof Terrace	Timber Decking