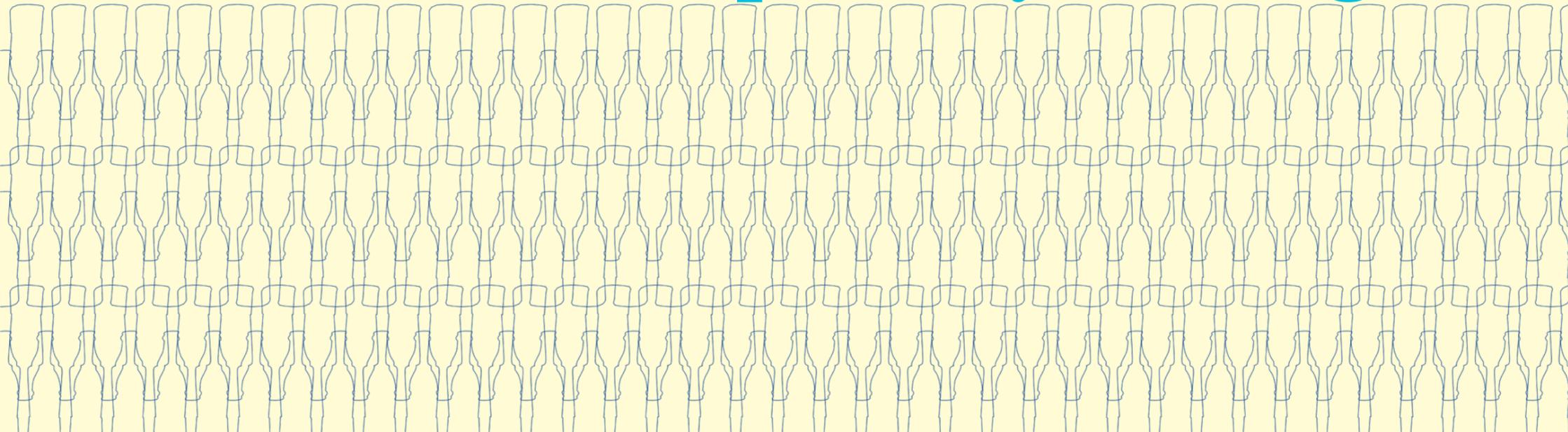


# Inspired by Heritage



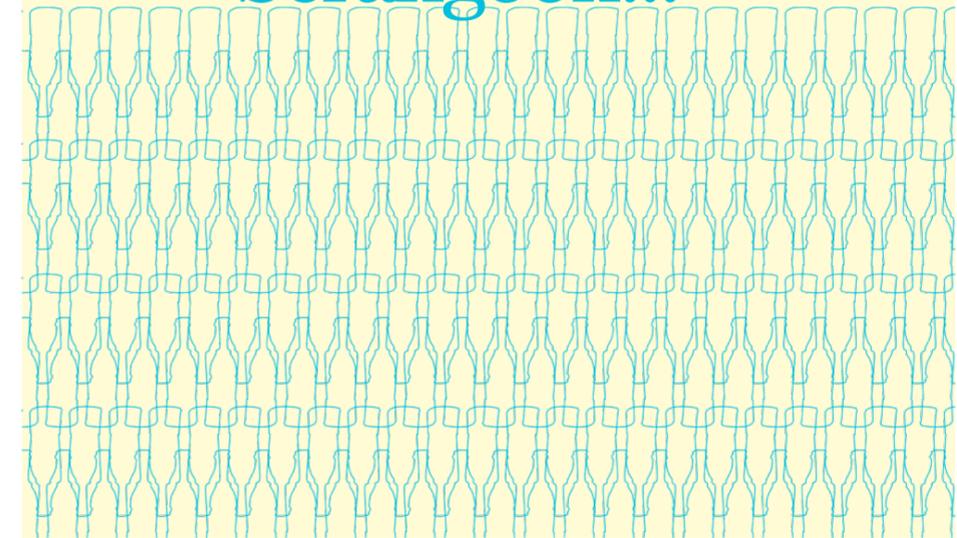


# Designed for Quality Living

Jui Residences has been designed to reflect art deco heritage which is inspired by the National Aerated Water Co., Ltd. building, located within the grounds of the development. The art deco heritage can be seen through the vertical flutes on the façade, arched detailing on the balconies and wide inset curves at the podium.

Located right next to the Kallang River, this 18-storey tower presents 117 contemporarily crafted units with natural lighting and ventilation throughout each home.

## Serangoon...



# Then



The origin of Serangoon's name refers to the 'Ranggong', a bird commonly found in the riverine swamps around the Serangoon River.

Serangoon was then an area for logistics and warehousing, due to the ease of the Kallang River waterway. It was also home to the National Aerated Water Co., Ltd. founded in 1954, that manufactured popular soda drinks such as Sinalco and Kickapoo.



# Now

Serangoon is now an established address, with convenient amenities for its community.

These would include: NEX, a neighbourhood shopping mall; a newly-renovated Chomp Chomp food centre; the Singapore Sports Hub; Kallang Basin Swimming Complex and notable schools like St Andrew's Junior College and the Stamford American International School.



# All Things Essential, Close at Hand

Jui Residences is surrounded by an integrated transport network – including the Potong Pasir and Boon Keng MRT stations, as well as the Circle Line at Serangoon MRT station.

Additionally, the Central Expressway (CTE) and Pan Island Expressway (PIE) provide excellent access to other parts of the island.



## LEGEND

### MRT STATION

- Potong Pasir MRT Station - 650m
- Boon Keng MRT Station - 850m
- Geylang Bahru MRT Station - 1km
- Farrer Park MRT Station - 2km

### SHOPPING

- City Square Mall - 2.1km
- NEX Mall - 3.2km
- Marina Square - 5km
- Marina Bay Sands - 5.9km

### SCHOOL

- St Andrew's Junior School - 1km
- St Andrew's Junior College - 1.6km
- Cedar Girls' Secondary School - 3km

### HOSPITAL

- Farrer Park Hospital - 2.5km
- Tan Tock Seng Hospital - 3.3km
- KK Women's and Children's Hospital - 4.2km

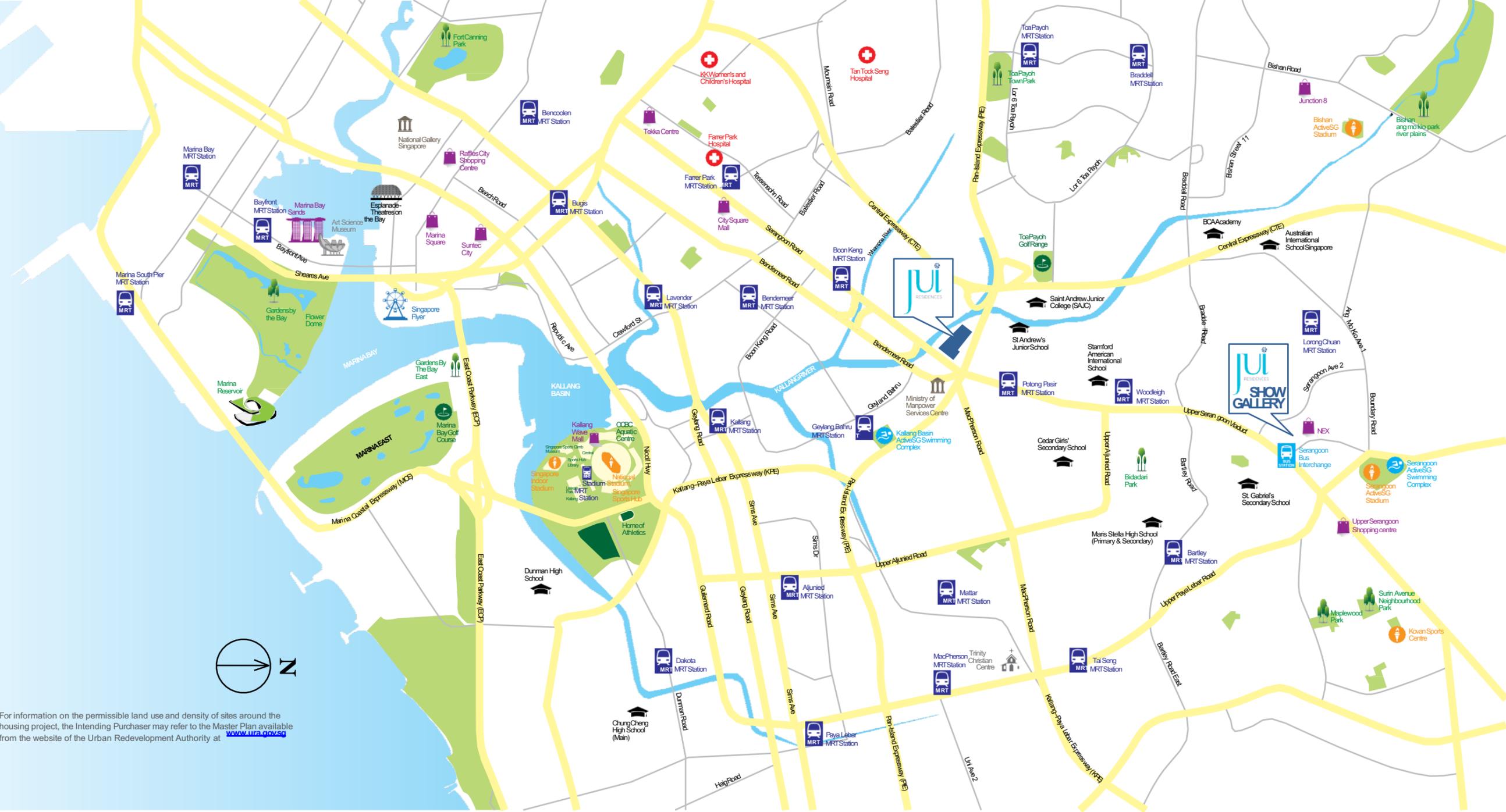
### PARK

- Bidadari Park - 3.9km
- Toa Payoh Town Park - 5.3km
- Gardens by the Bay - 8.8km

### STADIUM

- OCBC Aquatic Centre - 4.3km
- Singapore National Stadium - 4.4km
- Singapore Indoor Stadium - 5.9km

For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at [www.ura.gov.sg](http://www.ura.gov.sg)





Artist's Impression



Artist's Impression

# Take a Dip Into Calmness

At the Level 5 Sky Terrace, an infinity lap pool provides seamless views extending into the Kallang River giving residents a sense of liberating space. Other amenities include an aqua fitness, wading pool and a pool deck.

Design elements such as the cement rendered look for the floor coating are reinterpreted from the 1950's, giving the space an industrial yet contemporary flair.



Artist's Impression



Additionally, a multi-purpose activity area and viewing deck with stepped casual seating allows residents to relax and unwind. Set in an oasis of lush green planting, this area provides a quiet oasis of tropical calm.

As a tribute to the National Aerated Water Co., Ltd. building, brightly coloured artworks adorn the walls. Specially crafted by sculptor Dr. Colin K. Okashimo, and named 'The Bottle Assembly: Filling Voids and Voids Filling' pastel colours of pink, blue and yellow are applied to the bottles following the Miami art deco style.



Artist's Impression

# Inspired by the Past, Interpreted with a Modern Touch



Show Unit Photo

An arched fascia overhangs each expansive balcony, while spaces within the unit are carefully crafted to optimise every inch of space, complemented with finishes inspired from the art deco era.



# Spaces Designed with Comfort in Mind

Subtle art deco features continue into the bedrooms, with herringbone timber flooring to provide a warm and restful ambiance. The carefully planned internal layout allows for unhindered spaces with natural lighting and ventilation.





# Fitness and Wellness at Your Doorstep



Jui Residences is integrated with the Kallang Park Connector Network (PCN) - a 9km stretch that forms part of the ever-growing Singapore Park Connector Network. The Kallang PCN links the development to various places such as the Singapore Sports Hub.

Residents can choose to engage in activities such as jogging and cycling or a leisurely stroll.

Being a waterfront residential development in park-like settings, Jui Residences has been developed in close consultation with the Urban Redevelopment Authority (URA). This is in line with the rejuvenation of the Kallang Basin, including the conservation of National Aerated Water Co., Ltd.



Artist's Impression

# National Aerated Water Co., Ltd. 新中國汽水有限公司

Jui Residences pays homage to the National Aerated Water Co., Ltd. building, by drawing inspiration from its art deco elements.

This cultural heritage building was built in 1954 and is associated with the bottling of popular soft-drink labels, including Sinalco and Kickapoo.

The centrepiece of this heritage building is a flagstaff mounted on the signature column, complimented by an on-site petrol pump which will be conserved within the development.

The conserved 'L'-shaped building is unique in several ways. There is a tapering balcony at the front with a fair-faced brick parapet and a built-in sunshade projecting out from the building's side that spirals out of a circular window.



# Site Plan

Level 1

- Entrance
- 02 Conserved Building (National Aerated Water Co., Ltd. Building)
- 03 Loading/Unloading
- 04 Lift Lobby
- 05 Pedestrian Access
- 06 Residential Drop Off Point
- 07 Commercial Drop Off Point
- 08 Electrical Substation
- 09 Bin Centre
- 10 Water Bulk Meter (Valve Chamber) Plaza (National Aerated Water Co., Ltd. Building)



0 4m 8m

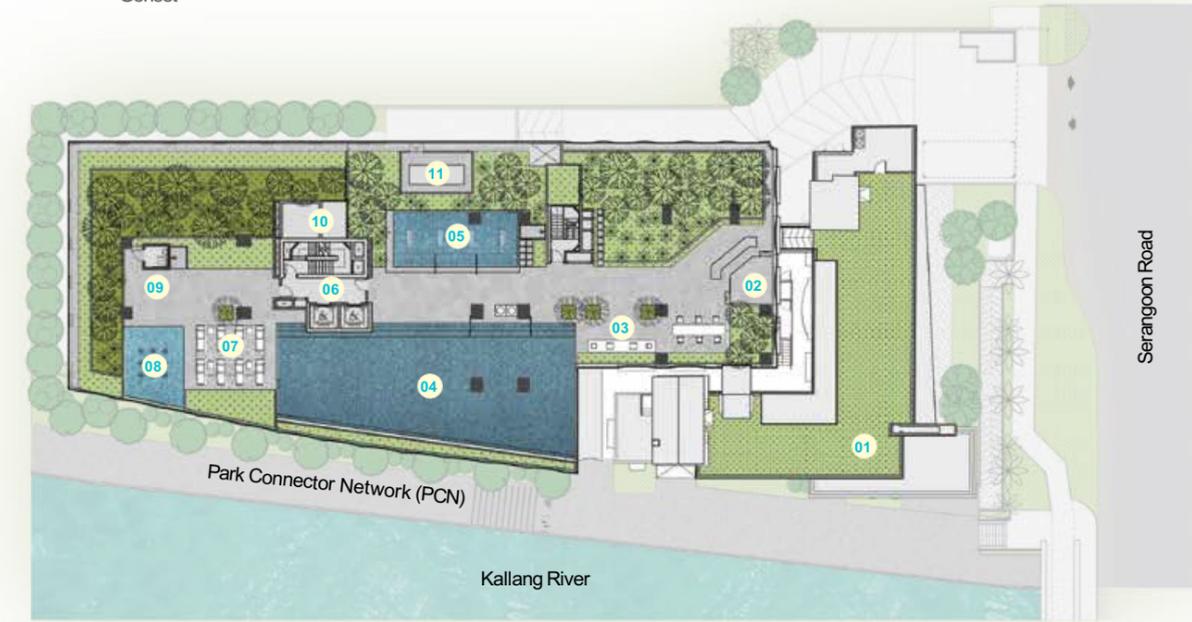
# Site Plan

Level 3

- 01 Roof Terrace (National Aerated Water Co., Ltd. Building)

Level 5

- 02 Viewing Deck
- 03 Outdoor Dining
- 04 Swimming Pool
- 05 Aqua Fitness
- 06 Lift Lobby
- 07 Pool Deck
- 08 Wading Pool
- 09 Rest Room
- 10 Water Transfer Tank and Pump
- 11 Genset



0 4m 8m

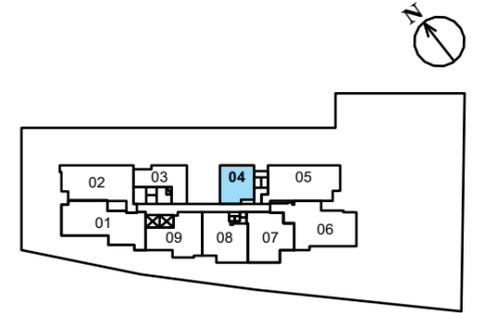
# Unit Distribution

Type	Type C4	Type C2	Type A2	Type A1	Type C1	Type C3	Type B3	Type B2	Type B1
<b>BUA (sqm/sqft)</b>	93 sqm / 1,001 sqft	83 sqm / 893 sqft	43 sqm / 463 sqft	40 sqm / 431 sqft	82 sqm / 883 sqft	88 sqm / 947 sqft	66 sqm / 710 sqft	65 sqm / 700 sqft	61 sqm / 657 sqft
<b>LEVEL 18</b>	C4 #18-01	C2 #18-02	A2 #18-03	A1 #18-04	C1 #18-05	C3 #18-06	B3 #18-07	B2 #18-08	B1 #18-09
<b>LEVEL 17</b>	C4 #17-01	C2 #17-02	A2 #17-03	A1 #17-04	C1 #17-05	C3 #17-06	B3 #17-07	B2 #17-08	B1 #17-09
<b>LEVEL 16</b>	C4 #16-01	C2 #16-02	A2 #16-03	A1 #16-04	C1 #16-05	C3 #16-06	B3 #16-07	B2 #16-08	B1 #16-09
<b>LEVEL 15</b>	C4 #15-01	C2 #15-02	A2 #15-03	A1 #15-04	C1 #15-05	C3 #15-06	B3 #15-07	B2 #15-08	B1 #15-09
<b>LEVEL 14</b>	C4 #14-01	C2 #14-02	A2 #14-03	A1 #14-04	C1 #14-05	C3 #14-06	B3 #14-07	B2 #14-08	B1 #14-09
<b>LEVEL 13</b>	C4 #13-01	C2 #13-02	A2 #13-03	A1 #13-04	C1 #13-05	C3 #13-06	B3 #13-07	B2 #13-08	B1 #13-09
<b>LEVEL 12</b>	C4 #12-01	C2 #12-02	A2 #12-03	A1 #12-04	C1 #12-05	C3 #12-06	B3 #12-07	B2 #12-08	B1 #12-09
<b>LEVEL 11</b>	C4 #11-01	C2 #11-02	A2 #11-03	A1 #11-04	C1 #11-05	C3 #11-06	B3 #11-07	B2 #11-08	B1 #11-09
<b>LEVEL 10</b>	C4 #10-01	C2 #10-02	A2 #10-03	A1 #10-04	C1 #10-05	C3 #10-06	B3 #10-07	B2 #10-08	B1 #10-09
<b>LEVEL 9</b>	C4 #09-01	C2 #09-02	A2 #09-03	A1 #09-04	C1 #09-05	C3 #09-06	B3 #09-07	B2 #09-08	B1 #09-09
<b>LEVEL 8</b>	C4 #08-01	C2 #08-02	A2 #08-03	A1 #08-04	C1 #08-05	C3 #08-06	B3 #08-07	B2 #08-08	B1 #08-09
<b>LEVEL 7</b>	C4 #07-01	C2 #07-02	A2 #07-03	A1 #07-04	C1 #07-05	C3 #07-06	B3 #07-07	B2 #07-08	B1 #07-09
<b>LEVEL 6</b>	C4 #06-01	C2 #06-02	A2 #06-03	A1 #06-04	C1 #06-05	C3 #06-06	B3 #06-07	B2 #06-08	B1 #06-09
<b>LEVEL 5</b>	SKY TERRACE (SWIMMING POOL / WADING POOL / POOL DECK / AQUA FITNESS / OUTDOOR DINING / VIEWING DECK)								
<b>LEVEL 4</b>	CAR PARK								
<b>LEVEL 3</b>	CAR PARK								
<b>LEVEL 2</b>	CAR PARK								
<b>LEVEL 1</b>	CAR PARK / DROP-OFF								
<b>BASEMENT 1</b>	CAR PARK								
<b>BASEMENT 1B</b>	CAR PARK								

# Type A1

1-Bedroom  
40 sqm / 431 sqft

#06-04 to #18-04



<b>Type A1</b>	40 sqm / 431 sqft	1 Bedroom	13 units
<b>Type A2</b>	43 sqm / 463 sqft	1 Bedroom	13 units
<b>Type B1</b>	61 sqm / 657 sqft	2 Bedrooms	13 units
<b>Type B2</b>	65 sqm / 700 sqft	2 Bedrooms	13 units
<b>Type B3</b>	66 sqm / 710 sqft	2 Bedrooms	13 units
<b>Type C1</b>	82 sqm / 883 sqft	3 Bedrooms	13 units
<b>Type C2</b>	83 sqm / 893 sqft	3 Bedrooms	13 units
<b>Type C3</b>	88 sqm / 947 sqft	3 Bedrooms	13 units
<b>Type C4</b>	93 sqm / 1,001 sqft	3 Bedrooms	13 units



DB Distribution Board  
WD Washer cum Dryer F Fridge

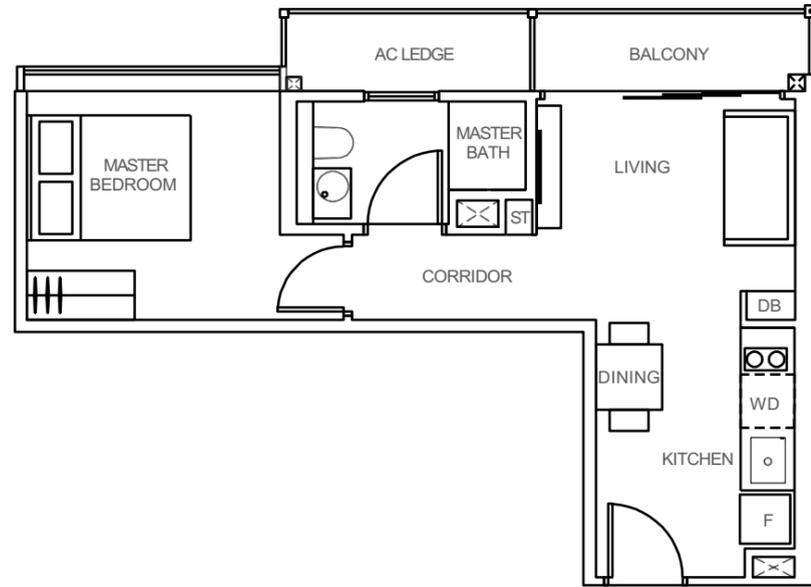


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

# Type A2

1-Bedroom  
43 sqm / 463 sqft

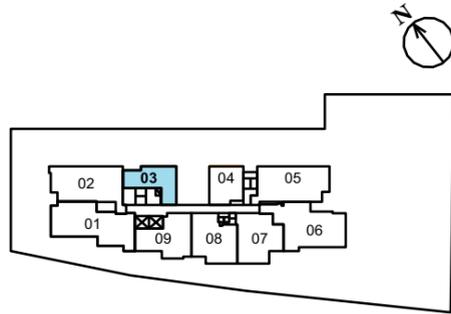
#06-03 to #18-03



DB Distribution Board  
WD Washer cum Dryer F  
Fridge  
ST Store



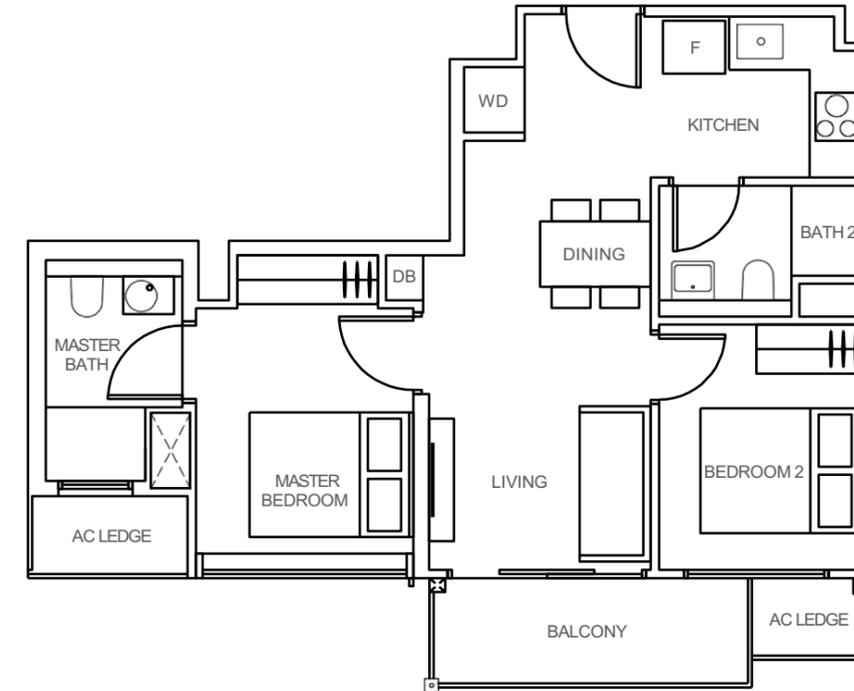
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# Type B1

2-Bedroom  
61 sqm / 657 sqft

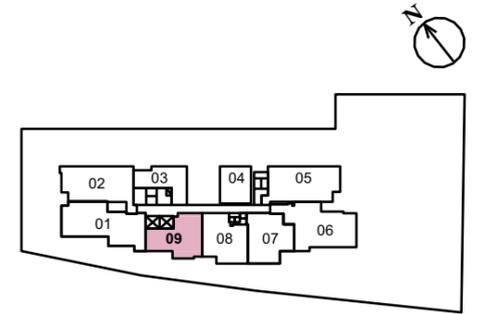
#06-09 to #18-09



DB Distribution Board  
WD Washer cum Dryer F  
Fridge



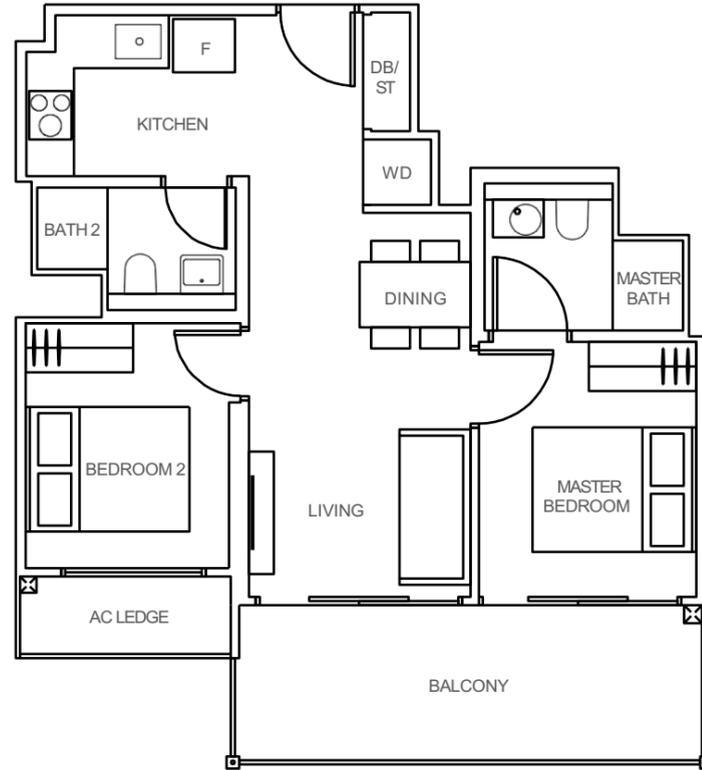
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# Type B2

2-Bedroom  
65 sqm / 700 sqft

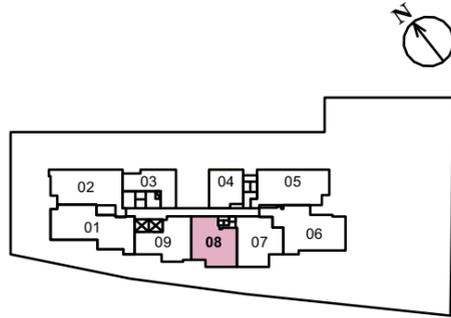
#06-08 to #18-08



DB Distribution Board  
WD Washer cum Dryer F  
Fridge  
ST Store



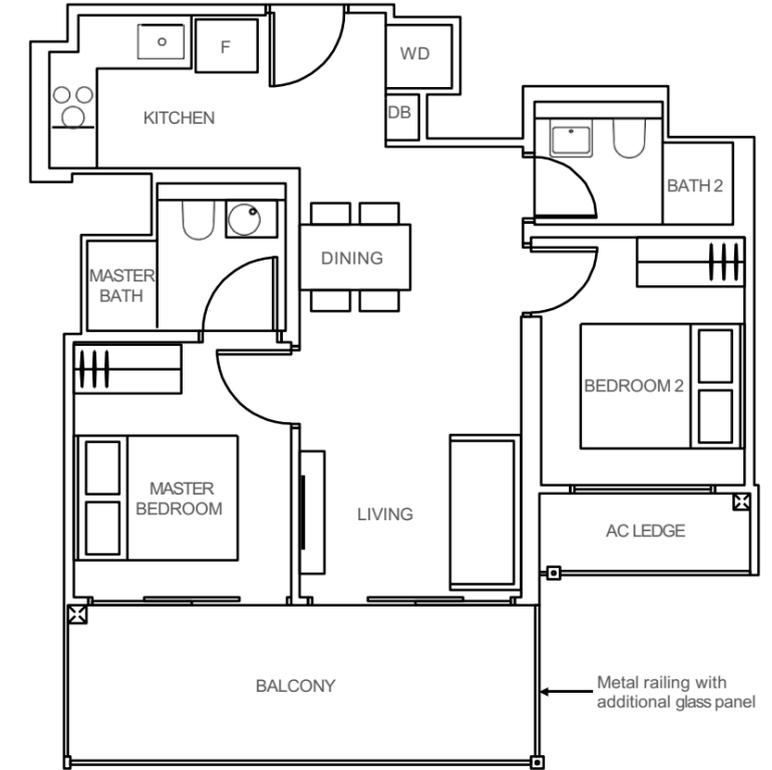
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



# Type B3

2-Bedroom  
66 sqm / 710 sqft

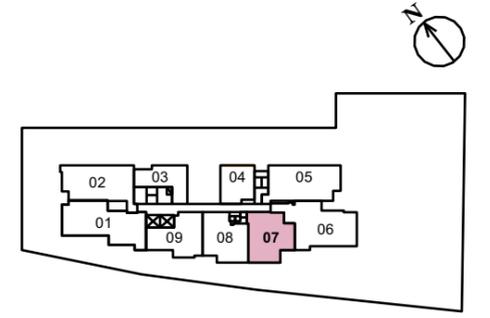
#06-07 to #18-07



DB Distribution Board  
WD Washer cum Dryer F  
Fridge



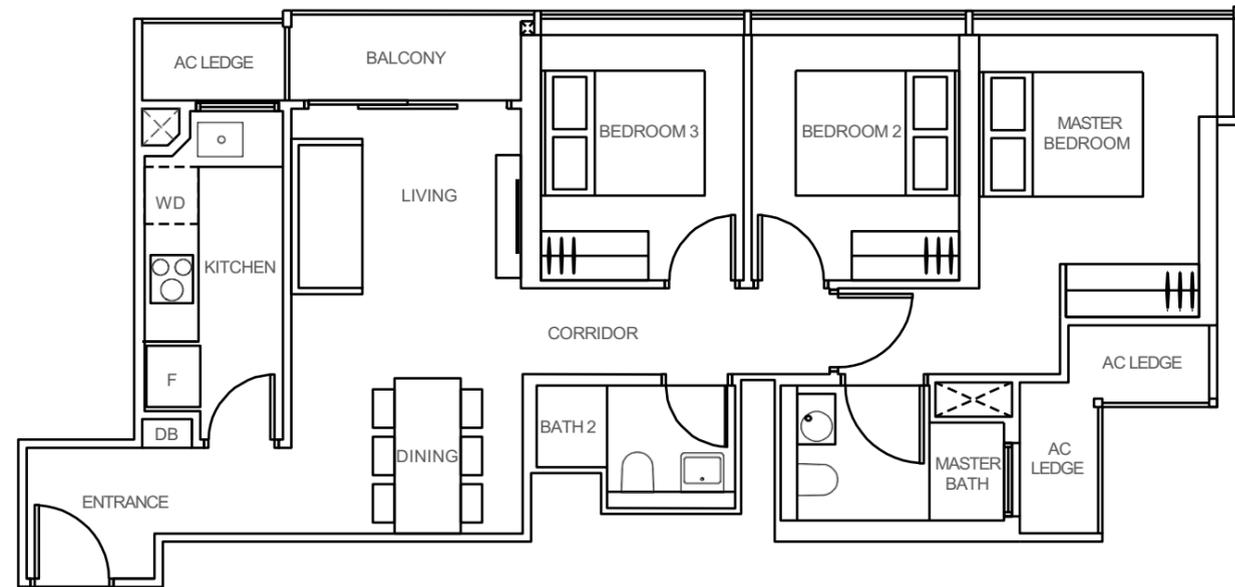
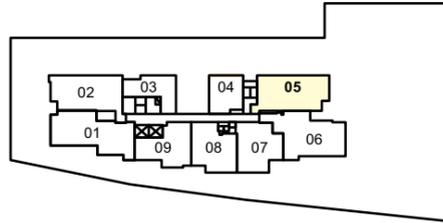
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



# Type C1

3-Bedroom  
82 sqm / 883 sqft

#06-05 to #18-05



DB Distribution Board  
WD Washer cum Dryer F  
Fridge

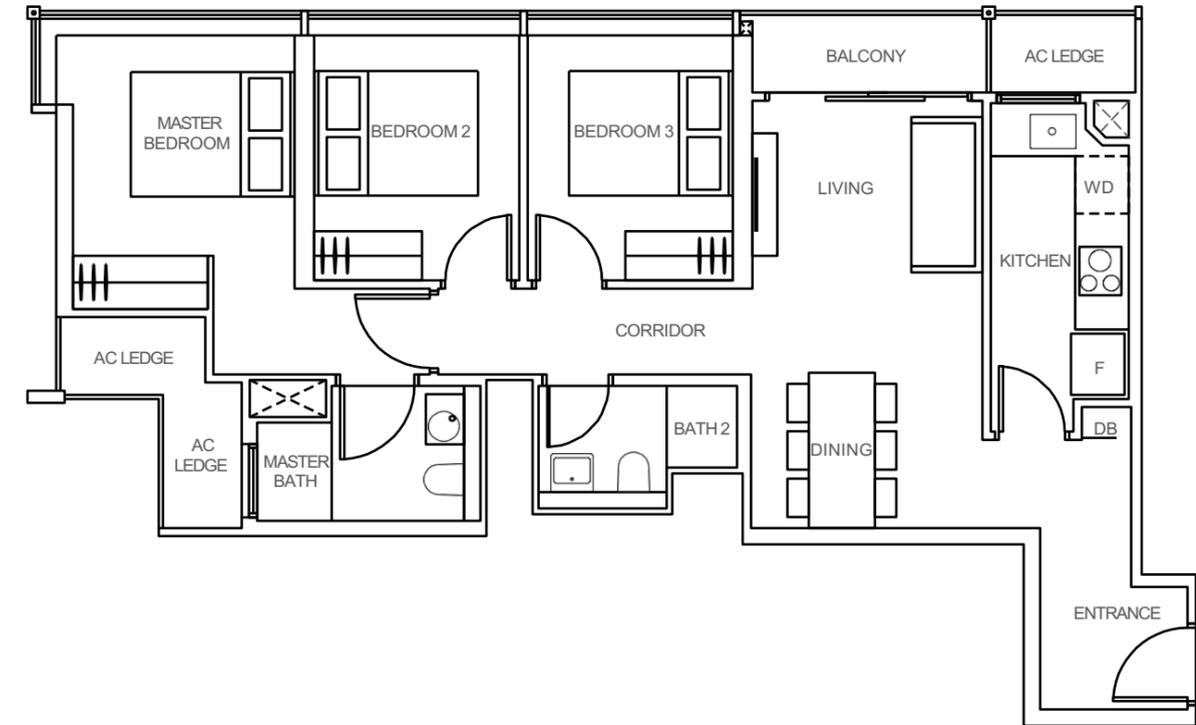


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# Type C2

3-Bedroom  
83 sqm / 893 sqft

#06-02 to #18-02



DB Distribution Board  
WD Washer cum Dryer F  
Fridge

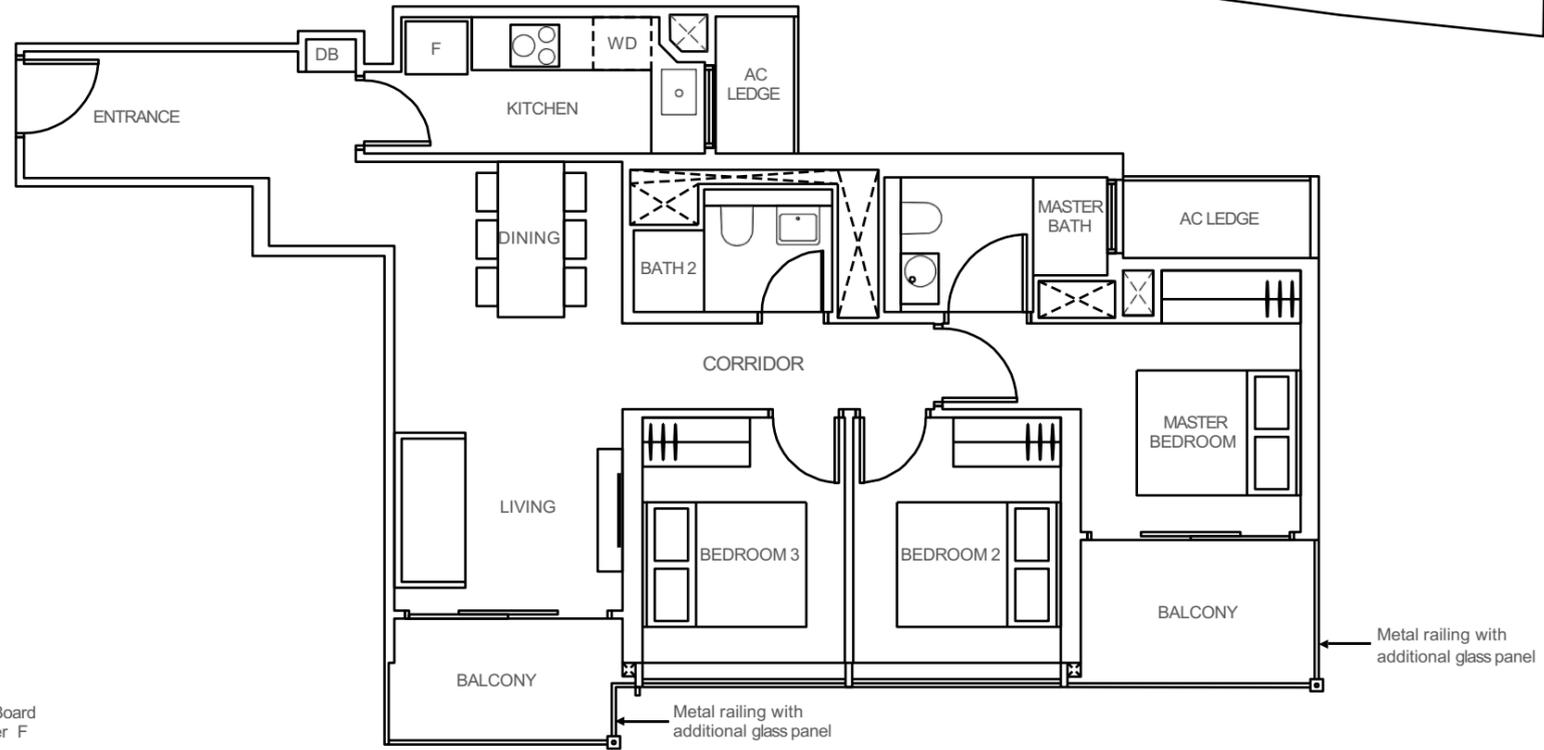
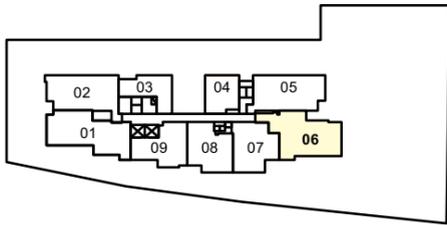


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

# Type C3

3-Bedroom  
88 sqm / 947 sqft

#06-06 to #18-06



DB Distribution Board  
WD Washer cum Dryer F  
Fridge

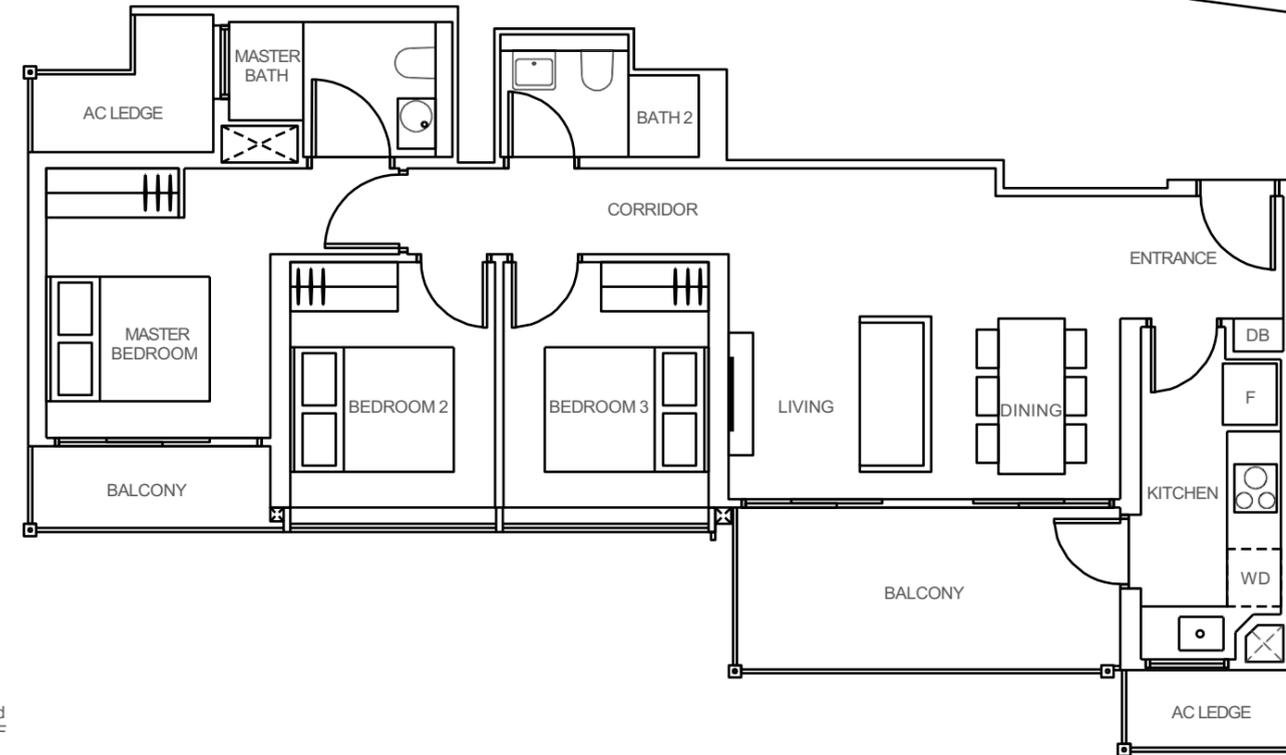
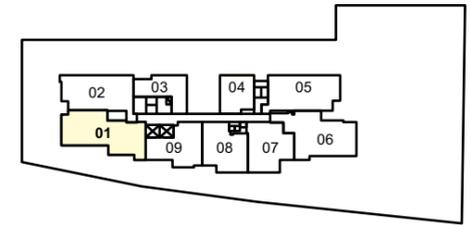


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

# Type C4

3-Bedroom  
93 sqm / 1,001 sqft

#06-01 to #18-01



DB Distribution Board  
WD Washer cum Dryer F  
Fridge



The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

# Specifications

## 1. FOUNDATION

- 1.1 Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design.

## 2. SUPERSTRUCTURE

- 2.1 Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design.

## 3. WALLS

- 3.1 External wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels (where applicable).

- 3.2 Internal wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels and/or drywall (where applicable).

Ceiling Height Schedule	A1	A2	B1	B2	B3	C1	C2	C3	C4
Entrance	-	-	-	-	-	2.40	2.40	2.40	2.40
Master Bedroom	2.85	2.85/2.40	2.85	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
Bedroom(s)	-	-	2.85/2.40	2.85/2.40	2.85/2.40	2.85	2.85	2.85	2.85
Living	2.85/2.40	2.85/2.40	2.85	2.85/2.40	2.85	2.85	2.85	2.85/2.40	2.85/2.40
Dining	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
Kitchen	2.85/2.40	2.85/2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Corridor	-	2.40	-	-	-	2.40	2.40	2.40	2.40
Master Bath	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Bath 2	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Balcony(s)	2.85	2.85	2.85	2.85	2.75	2.85	2.85	2.75	2.85

Note: a) Ceiling height – floor finish to underside of slab / ceiling (where applicable) in meter b) Localised bulkheads and beams at 2.4m (where applicable)

## 5.2 Common Areas

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to lift lobbies and common toilet (where applicable).
- Skim coat with emulsion paint finish to staircases and landings (where applicable).

## 6. FINISHES

### 6.1 Internal Wall Finishes - Residential Units

- Porcelain tiles laid up to false ceiling height to Bathroom(s).
- Porcelain tiles laid up to 1500mm and/or skim coat and/or drywall partition and/or moisture resistant board with emulsion paint finish to Kitchen.
- Cement and sand plaster and/or skim coat with emulsion paint finish to other areas.

### 6.2 Internal Wall Finishes - Common Areas

- Cement and sand plaster and/or skim coat with emulsion paint finish to Lift Lobbies, Corridors, Staircases and Landings.
- Porcelain/homogeneous tiles laid up to false ceiling height to Common Toilet.

Note: Wall surface above false ceiling level will be in original bare condition

## 4. ROOF

- 4.1 Flat Roof: Reinforced concrete roof with insulation and waterproofing system.

## 5. CEILING

### 5.1 Residential Units

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining and Bedroom(s) (where applicable).
- Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Kitchen, Bathroom(s) and Balcony (s) (where applicable). Acoustic ceiling to soffits of Type B3 and Type C3 balcony (s).
- Ceiling Height Schedule.

## 6.3 External Wall Finishes

- Cement and sand plaster and/or skim coat with external paint finish.

## 6.4 Internal Floor Finishes - Residential Units

- Porcelain/homogenous tiles with timber skirting to Entrance (for unit Type C1, C2, C3, C4), Living, Dining and Corridor (for unit Type A2, C1, C2, C3, C4).
- Porcelain tiles to Bathroom(s) and Kitchen.
- Porcelain tiles with porcelain tiles skirting to Balcony.
- Engineered wood flooring with timber skirting to Bedroom(s).
- Cement and sand screed finish to AC Ledge(s).

## 6.5 External Floor Finishes - Common Areas

- Porcelain/homogeneous tiles to Plaza at National Aerated Water Co., Ltd. Building 1st storey.
- Porcelain/homogeneous tiles and/or artificial turf to Roof Terrace at NAW Roof Top.
- Porcelain/homogeneous tiles and/or floor coating to Lift Lobbies, Corridors and Sky Terrace at 5th Storey.
- Stones and/or mosaic tiles to Swimming Pool, Aqua Fitness and Wading Pool.
- Cement and sand screed with nosing tiles to Staircases and Landings.
- Porcelain/homogeneous tiles to Common Toilet.

# Specifications

## 7. WINDOWS

- 7.1 Aluminium framed window system with tinted glass and/or clear glass and/or frosted glass (where applicable).

## 8. DOORS

- Approved fire-rated timber door to residential unit Entrance.
- Timber door to Bedroom(s) and Bathroom(s).
- Timber framed glass door to Kitchen for Type C1, C2, C3, C4.
- Aluminum framed glass door to Balcony(s).
- Quality lockset and ironmongery will be provided.
- 1 no. of digital lockset to main door of residential unit.

## 9. SANITARY FITTINGS

### 9.1 Master Bath / Bath 2

- 1 glass shower compartment and door with shower set (Grohe)
- 1 wash basin (Duravit) and mixer tap (Grohe)
- 1 water closet (Duravit)
- 1 wall mounted drawer, cabinet with mirror
- 1 robe hook (Grohe)
- 1 toilet roll holder (Grohe)
- 1 towel rail (Grohe)
- 1 bib tap
- 1 stainless steel shelf

## 2. Kitchen

- 1 sink with mixer tap (Grohe)

## 10. ELECTRICAL INSTALLATION

- All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC Ledge(s).
- The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- Cable-Readiness to comply with authorities' requirements.
- Refer to Electrical Schedule.

Electrical Provision	Unit Types									
	A1	A2	B1	B2	B3	C1	C2	C3	C4	
Power Point	11	11	15	15	15	20	20	20	20	
Lighting Point	7	8	11	12	12	14	14	14	15	
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	
Cooker Hood Point	1	1	1	1	1	1	1	1	1	
Cooker Hob Point	1	1	1	1	1	1	1	1	1	
Oven Point	1	1	1	1	1	1	1	1	1	
Water Heater Point	1	1	2	2	2	3	3	3	3	
Fridge Point	1	1	1	1	1	1	1	1	1	
Audio Intercom Point	1	1	1	1	1	1	1	1	1	
Bell Point	1	1	1	1	1	1	1	1	1	
Mechanical Ventilation	1	-	1	2	2	1	1	1	1	

Note: a) Smoke detector shall be provided according to statutory requirement

## 11. TV / CABLE SERVICES / TELEPHONE POINTS

- All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC ledge(s).
- The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- Cable-Readiness to comply with authorities' requirements.
- Refer to TV / Cable Services / Telephone Points Schedule.

TV / Cable Services / Telephone Points Provision	Unit Types									
	A1	A2	B1	B2	B3	C1	C2	C3	C4	
Telephone Point	2	2	3	3	3	4	4	4	4	
Data Point	1	1	1	1	1	1	1	1	1	
TV Point	2	2	3	3	3	4	4	4	4	

## 12. LIGHTNING PROTECTION

- 12.1 Lightning protection system shall be provided in accordance with Singapore Standard SS555.

## 13. PAINTING

### 13.1 External Walls

- External paint finish and/or spray textured paint finish.

### 13.2 Internal Walls

- Emulsion paint finish.

## 14. WATERPROOFING

- 14.1 Waterproofing in residential unit provided to floors of Bathroom(s), Kitchen, Balcony (s) and AC Ledge(s).

## 15. DRIVEWAY AND CARPARK

- Concrete floor and/or stone and/or tiles and/or pavers and/or floor hardener to surface driveway and drop-off area.
- Concrete floor with floor hardener to car park ramp and driveway.

## 16. RECREATION FACILITIES

### 16.1 1st Storey

- Plaza at National Aerated Water Co., Ltd. Building

### 16.2 3rd Storey

- Roof Terrace at National Aerated Water Co., Ltd. Building Roof Top

### 16.3 5th Storey Sky Terrace

- Viewing Deck
- Outdoor Dining
- Swimming Pool (approximately 194 sqm)
- Wading Pool (approximately 28 sqm)
- Aqua Fitness
- Pool Deck

### 16.4 6th Storey

- Landscape Area

# Specifications

## 17. OTHER ITEMS

### 17.1 Kitchen Cabinets and Appliances

- Kitchen cabinet – timber cabinet with melamine and/or laminated finish, with solid surface worktop and solid surface backsplash.
- Appliance Schedule

Unit Type	List of Bosch appliances provided
A1, A2, B1, B2, B3, C1, C2, C3, C4	hob, hood, built-in oven, fridge, washer cum dryer

### 17.2 Wardrobes

- Built-in timber wardrobe with melamine and/or laminate finish provided to all Bedroom(s).

### 17.3 Air-conditioners

- Wall-mounted air-conditioning unit to Bedroom(s), Living and Dining

### 17.4 Hot Water Provision

- Hot water supply to Kitchen sink mixer and Bathroom(s) mixer.

## Notes

### A. Marble/Limestone/Granite

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, this non-conformity in the 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. 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. 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 own contractor to service the air-conditioning system regularly.

### D. 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.

### E. 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 the Architect's selection and market availability; and
- in the event that any brand, colour or model specified is no longer available in Singapore, whether due to cessation of production by manufacturer or is no longer imported by retailers to Singapore or otherwise, or where any change in brand, colour or model is advised by the Architect, the Vendor may provide an equivalent brand, colour or model in respect of such materials, fittings, equipment, finishes, installations or appliances.

### F. Layout/Location of Fan Coil Units, Smoke Detector, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

### G. 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.

### H. 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.

### 17.5 Bib Tap

- Bib tap provided to washer cum dryer.
- Bib tap provided to Balcony(s).

### 17.6 Security Features

- Audio intercom system (Fermax) to residential units.
- Visitor call panel located at residential lift lobbies in basement 1, level 1 and level 5.
- Card access system
  - Lift car
- Security surveillance cameras to car park area, lift cars, and designated common areas.

### 17.7 Balcony(s) Railing

- Metal railing is provided to all unit balcony(s).
- Additional glass parapet to Type B3 and Type C3 balcony(s) for noise abatement measure.

### 17.8 Platform Lift

- 1 Platform Lift for the purpose of handicap access at the 1st storey beside the NAW Conservation Building.

## I.

### 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.

## J.

### 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.

## K.

### 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.

## L.

### Wall

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

## M.

### 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 the 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.

## N.

### Porcelain/Homogeneous Tiles/Mosaic Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

## O.

### Smoke Detector

To ensure good working condition of the smoke detector in the Unit, and the detector is to be maintained by the Purchaser at his own cost and expense on a regular basis.

## P.

### Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/ control of the Vendor.

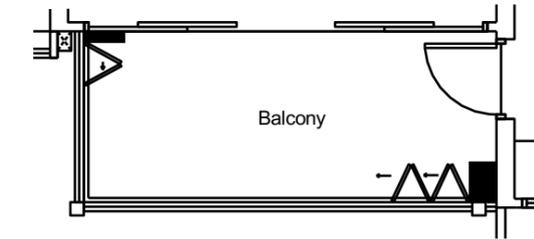
## Q.

### Acoustic Ceiling and/or Additional Glass Parapet

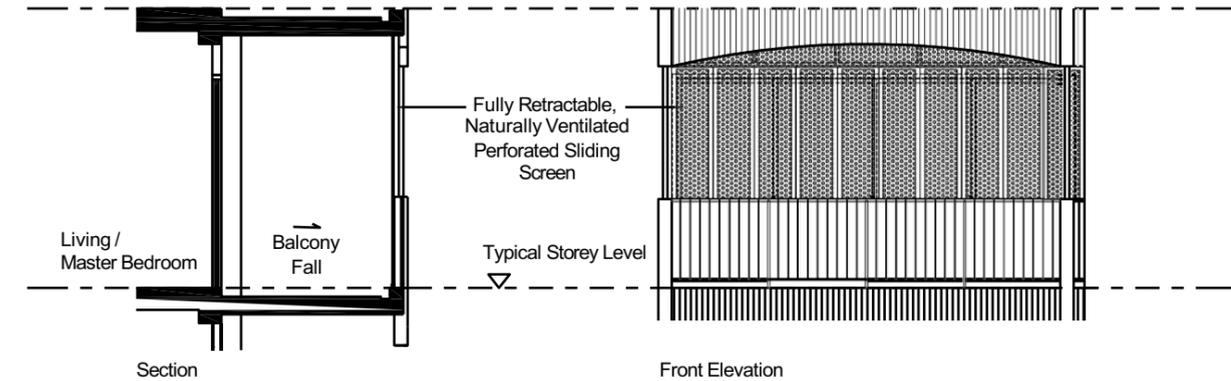
For compliance with authorities' requirements (NEA, Technical Guideline for Land Traffic Noise Impact Assessment, Part 1 – Para 24), Type B3 and Type C3 may be provided with acoustic ceiling and/or additional glass parapet at the balcony(s). The above is subject to actual noise measurement during TOP application process.

## 18. BALCONY SCREEN

### 18.1 Balcony Screen at Living and Dining



Plan (In Front of Living and Dining)



## Note:

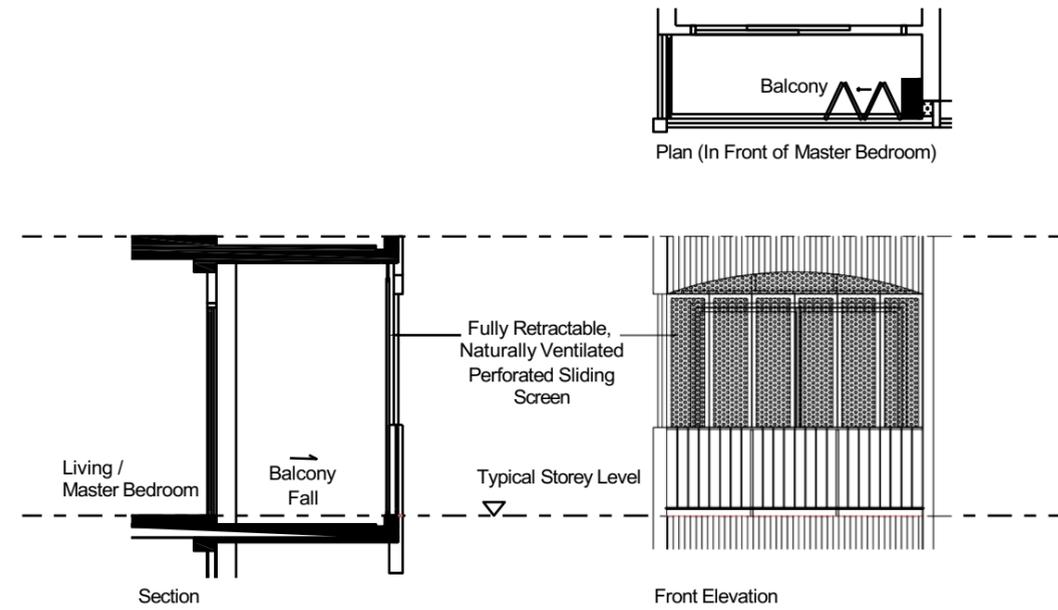
- The above is approved design of the Balcony Screen.
- The balconies can not be enclosed, whether in part or wholly, unless with approved Balcony Screens.
- The cost of the Balcony Screen and its installation to be borne by the owner.

The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Panel design may vary for different unit types. Fixing detail by contractor and fixing shall not damage waterproofing or existing structure.

Purchaser shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.

# Projects in Singapore

## 18.2 Balcony Screen at Master Bedroom



**Note:**

1. The above is approved design of the Balcony Screen.
2. The balconies can not be enclosed, whether in part or wholly, unless with approved Balcony Screens.
3. The cost of the Balcony Screen and its installation to be borne by the owner.

The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Panel design may vary for different unit types. Fixing detail by contractor and fixing shall not damage waterproofing or existing structure. Purchaser shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.



VILLAGE AT PASIR PANJANG



ONE DRAYCOTT (ONGOING)



HIJAUAN ON CAVENAGH



JIA



GILSTEAD TWO



OKIO

**ONE DRAYCOTT (ONGOING)**

64 units of well-crafted luxury apartments situated in one of Singapore's most sought after address.

**VILLAGE AT PASIR PANJANG**

148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

**HIJAUAN ON CAVENAGH**

41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

**JIA**

An exclusive 7-storey development with only 22 units located just off Orchard Road.

**GILSTEAD TWO**

A 34-storey luxury development in the prime Newton locale.

**OKIO**

An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

# Projects in Malaysia



BY THE SEA



UNA (ONGOING)



SQWHERE (ONGOING)



DEDAUN



THE HUB @SS2



WINDOWS ON THE PARK

## UNA (ONGOING)

316 units of Serviced Apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

## SQWHERE (ONGOING)

A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

## WINDOWS ON THE PARK

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft with stunning views of the surroundings.

## THE HUB @SS2

Gardens, rooftop swimming pool, fully-equipped gym, open air promenade have made The Hub a great place to think, work and connect.

## DEDAUN

A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

## LAMAN & BAYU

A guarded community comprising 72 units of 2-storey and 2-storey semi-D's with excellent connectivity located in Puchong South.

## BY THE SEA

138 beachfront luxury suites with panoramic views. Located on Batu Ferringhi, Penang.

## FIVE STONES

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

## AMEERA RESIDENCES

A residential development in SS2 Petaling Jaya – comprises of a low-rise block and a 30-storey tower block.

## PARK SEVEN

105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

## 20 TREES

A 201-unit mixed development overlooking the world's longest quarts ridge, just 15km from Kuala Lumpur City Centre.

## 20 TREES WEST

An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

## AMAN SARI

Located in Puchong, this development comprising of semi-Ds and bungalow homes in a gated and guarded enclave.

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Incorporated in 1962, Selangor Dredging Berhad (SDB) was until the 1980's, principally involved in tin mining. Today, SDB is positioned as an award-winning property developer.

SDB is a brand that is known for its niche luxury developments and innovative designs. SDB has consistently been recognized for its innovation and its excellence by numerous professional bodies such as International Real Estate Federation (FIABCI), Singapore Institute of Architects (SIA), and Pertubuhan Arkitek Malaysia (PAM) for setting new benchmarks in the industry.

SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



The FIABCI Prix D'Excellence Awards 2018, 2017, 2016, 2013 & 2010



The FIABCI Malaysia Property Award 2016, 2015, 2012 & 2009



The Asia Responsible Entrepreneurship Award (AREA), South-East Asia 2017, 2015, 2014 & 2012



Pertubuhan Arkitek Malaysia (PAM) Award 2014, 2011, 2007 & 2006



The International Star For Leadership in Quality Award 2012



The Asia Pacific International Property Awards 2017, 2012, 2011 & 2010



The FIABCI Singapore Property Awards 2017



The Asia Pacific Entrepreneurship Award (APEA), Malaysia 2012



South-East Asia Property Awards 2013 & 2011

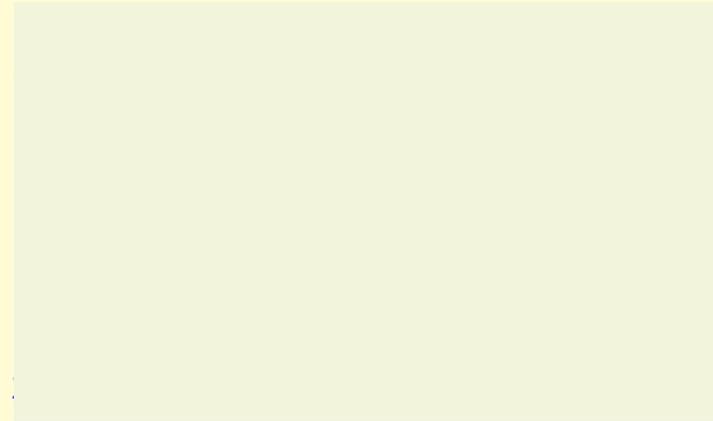


Singapore Institute of Architects (SIA) Architectural Design Awards 2010 & 2006



**SDB**

Selangor Dredging Berhad  
(4524-U)



Name of Housing Project : Jui Residences • Developer : Tiara Land Pte Ltd • Developer License Number : C1234 • Tenure of Land : Estate In Fee Simple • Encumbrances : Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP : 1 June 2022 • Expected Legal Completion : 1 June 2025 • Lot Number : MK17 on Lot 05052P at 1177 Serangoon Road (Kallang Planning Area) 328231 • BP Number : A1359-00439-2017-BP01

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