

rezi35

F R E E H O L D

INDULGENCE IN EVERY FACET

Open your heart as a world of experiences awaits at your doorstep. At REZI 35, poised at the edge of the city yet within touch of nature, discover a unique experience every day. It can be exciting yet tranquil. True modern living that is ever evolving, with you at the heart of it.

The one thing that's constant? A smart, modern home that you can live in forever.





POISED FOR PURE SERENITY

A rare freehold development with 44 exclusive units, REZI 35 is located just a stone's throw to Paya Lebar Commercial Hub.

Most units are lavishly designed with en-suites bedrooms that not only increases your potential for a higher rental yield but also embodies a luxurious pampering experience. With homes ranging from 1-, 1+ study, 2-, 2+ study to 3- and 4-bedroom units, it is perfect for younger families or even multi-generational living. Selected units are also designed such that they can be lived in and rented out at the same time, with maximum privacy for the owner.

Whichever unit you choose, you can enjoy serenity afforded by the quiet solitude of the neighbourhood in which the sleek and modern 8-storey high development stands tall.



Artist's Impression

WHERE THE CITY IS AT YOUR DOORSTEP

- 8 min walk to**
Kong Hwa School
- 10 min walk to**
Aljunied MRT
- 10 min walk to**
Paya Lebar MRT / Interchange/
Paya Lebar Quarters
- 10 min walk**
City Plaza
- 15 min walk**
Geylang Methodist Primary &
Secondary School
- 15 min walk**
One KM Mall
- 15 min walk**
Old Airport food Centre
- 3 MRT stops**
Singapore Sports Hub
- 4 MRT stops**
Raffles City Shopping Centre
- 5 MRT stops**
Suntec City
- 6 MRT stops**
313@Somerset / Orchard Central
- 6 MRT stops**
Esplanade Theatres on the Bay
- 6 MRT stops**
Marina Bay Sands
- 7 MRT stops**
ION Orchard

Walking time indicated above based on Google Maps.



Artist's Impression



FOR EVERY PLACE AND SPACE

Despite its serene location, you'll be surprised at how life at REZI 35 revolves around you, allowing you to work and play with the utmost of convenience. Shop at the malls of Marina Bay, work at the business hub of the CBD, workout at the sporting enclave at Sports Hub and enjoy the best of eclectic cuisines at Katong, all within minutes' drive.





Artist's Impression

ALIGN YOUR BODY AND MIND

More than just its ideal location, the beauty of REZI 35 also lies with its architecture, which maximises the view both within and outside the development. Breathing spaces and pockets of landscape are set alongside a leisure pool, gym and BBQ facilities. Residents can look forward to chic communal touches which ventilates views and creates interaction spaces.

So even as the vibrancy of the city throbs at your doorstep, you can always count on home to provide ample respite for your senses.



HIDE AWAY FROM
THE CITY WITH
SERENITY RIGHT
AT HOME

Artist's Impression

Read a book,
share a quiet
moment with a
loved one or simply
immerse yourself in
the lush tranquility of
The Courtyard. Here, natural
light and wind filters through as
trees rise above a colourful array of
leafy plants and ferns - the perfect spot
to hide away from the clamour of the city.
Units facing this verdant milieu can also enjoy
the quiet serenity and naturesque panorama.

COMPLETE YOUR
STYLISH HOME
WITH A FUTURE
HOME



Artist's Impression



Samsung Connect Home Your way of safer
and smarter living

REZI 35 comes with Samsung Connect Home - a SmartThings
Hub and a Wi-Fi in one, you can manage your smart home
and the various smart innovations from the palm of your hand!

Possible add-ons to your smart home
(Payable by Purchaser)



Arrival Sensor



Multi-purpose Sensor



Motion Sensor



Digital Door Lock



Smart Outlet



Water Leak Sensor



Many More Devices

WHERE INTIMATE
SPACES MEET
INDULGENT
TOUCHES



Artist's Impression

Artist's Impression

Retreat from the stresses of modern living with private, intimate spaces that are designed to realign your senses. The indulgence extends into the kitchen with premium appliances and fittings to ensure a holistic sense of enjoyment.



SITE PLAN

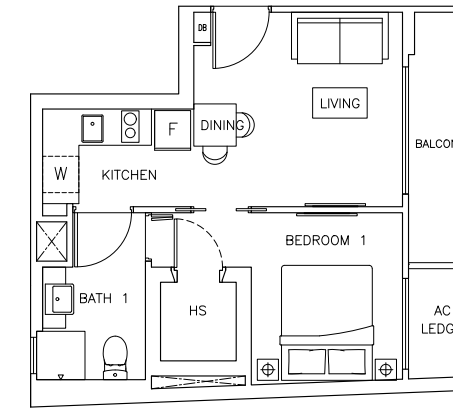


- 1st Storey:** A Covered, Open & Mechanical Car Park B Bicycle Park C Refuse Chute / Chamber D Electrical Substation E Ingress & Egress / Main Entrance
- 2nd Storey:** F Leisure Pool G Gymnasium H BBQ I Toilet J Shower Area K Pool Deck
- 3rd Storey:** L The Courtyard

	I 08-05		J 08-07		K 08-01		L 08-03	
8 TH	A 07-05	B 07-06	C 07-07	D 07-08	E 07-01	F 07-02	G 07-03	H 07-04
7 TH	A 06-05	B 06-06	C1 06-07	D 06-08	E 06-01	F 06-02	G 06-03	H 06-04
6 TH	A 05-05	B 05-06	C 05-07	D 05-08	E 05-01	F 05-02	G 05-03	H 05-04
5 TH	A 04-05	B 04-06	C1 04-07	D 04-08	E 04-01	F 04-02	G 04-03	H 04-04
4 TH	A 03-05	B 03-06	C 03-07	D 03-08	E 03-01	F 03-02	G 03-03	H 03-04
3 RD	THE COURTYARD							
1 ST	CARPARK							

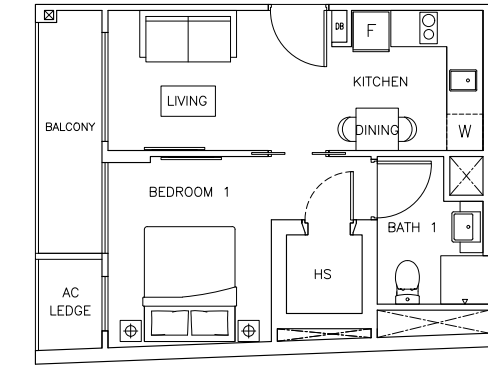
UNIT DISTRIBUTION CHART

1-Bedroom



Type A

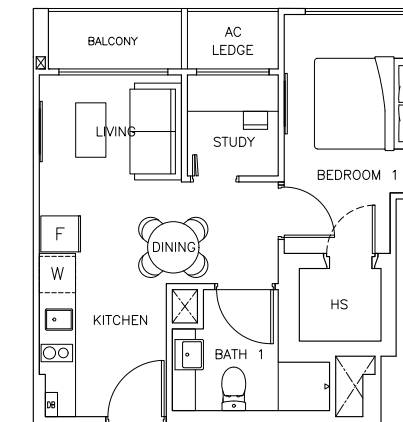
#03-05 to #07-05
42 sqm / 452 sqft
Inclusive of Balcony 5 sqm
& AC Ledge 2 sqm



Type H

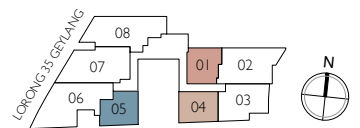
#03-04 to #07-04
41 sqm / 441 sqft
Inclusive of Balcony 5 sqm
& AC Ledge 2 sqm

1-Bedroom + Study

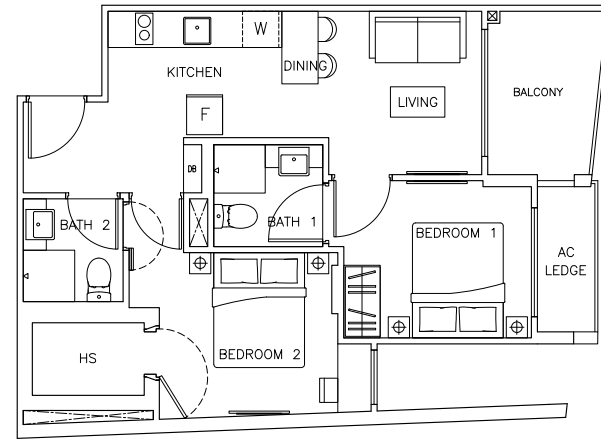


Type E

#03-01 to #07-01
42 sqm / 452 sqft
Inclusive of Balcony 3 sqm
& AC Ledge 2 sqm

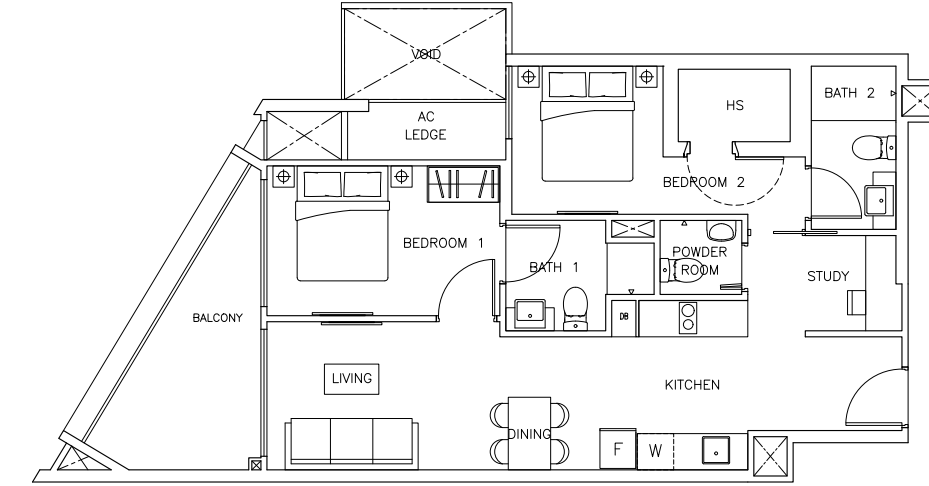
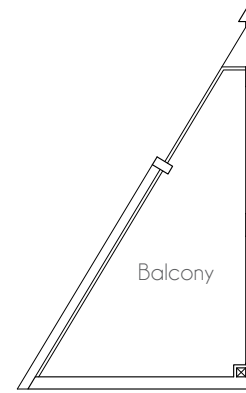
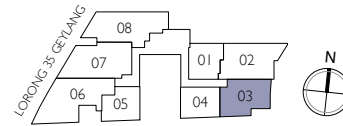


2-Bedroom



Type G

#03-03 to #07-03
60 sqm / 646 sqft
Inclusive of Balcony 6 sqm
& AC Ledge 3 sqm

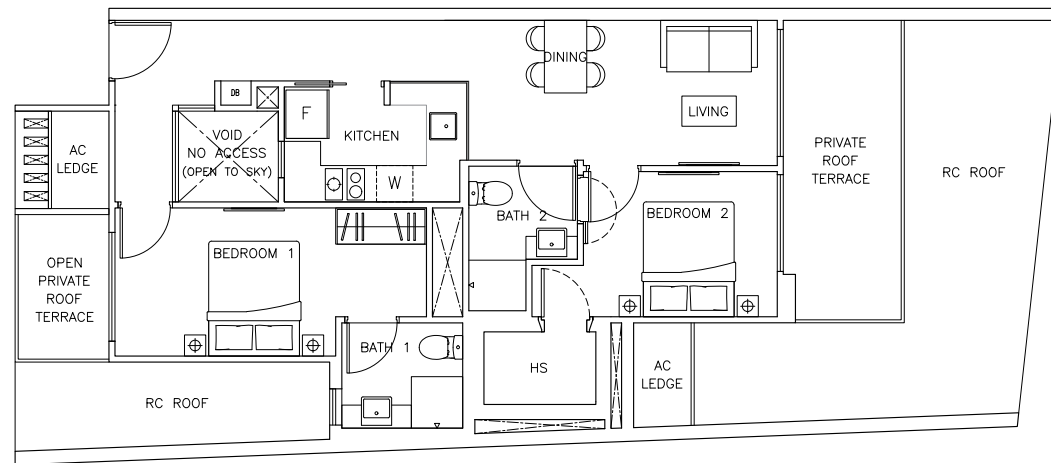


TYPE C1

#04-07 & #06-07
79 sqm / 850 sqft
Inclusive of Balcony 9 sqm
& AC Ledge 3 sqm

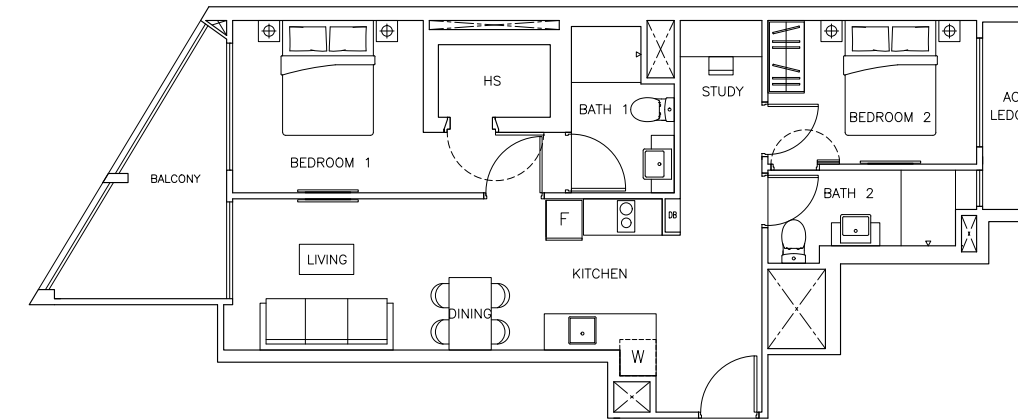
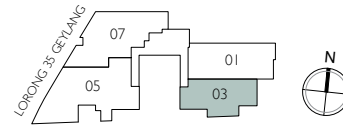
TYPE C

#03-07, #05-07 & #07-07
78 sqm / 840 sqft
Inclusive of Balcony 9 sqm
& AC Ledge 3 sqm



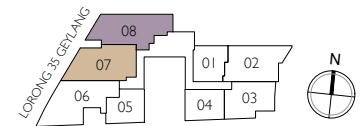
TYPE L

#08-03
83 sqm / 893 sqft
Inclusive of Private Roof Terrace 16 sqm
& AC Ledge 3 sqm

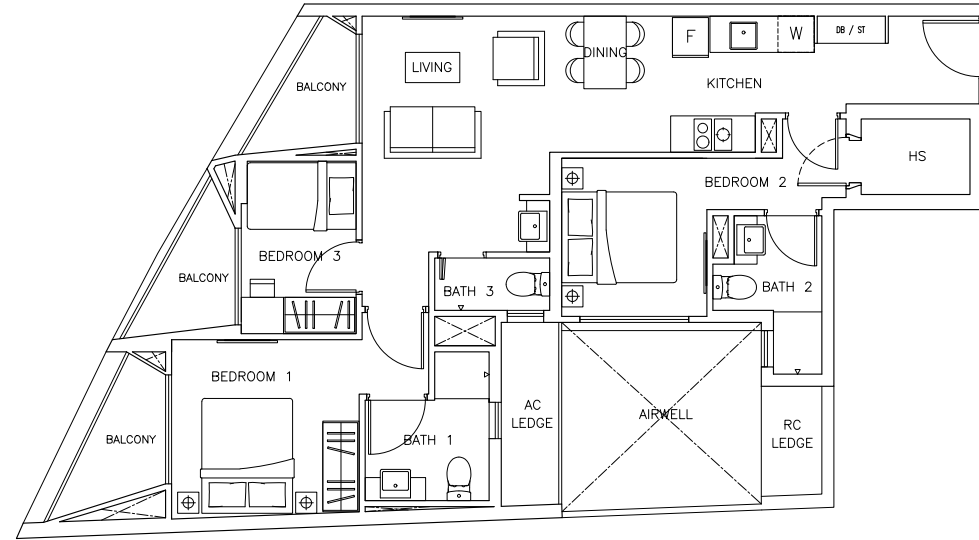


TYPE D

#03-08 to #07-08
78 sqm / 840 sqft
Inclusive of Balcony 8 sqm
& AC Ledge 4 sqm



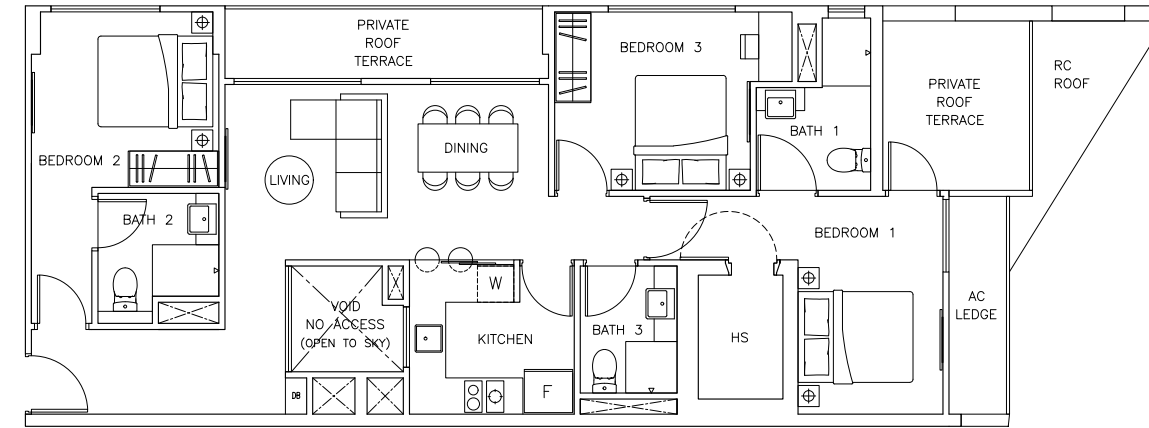
3-Bedroom



Type B

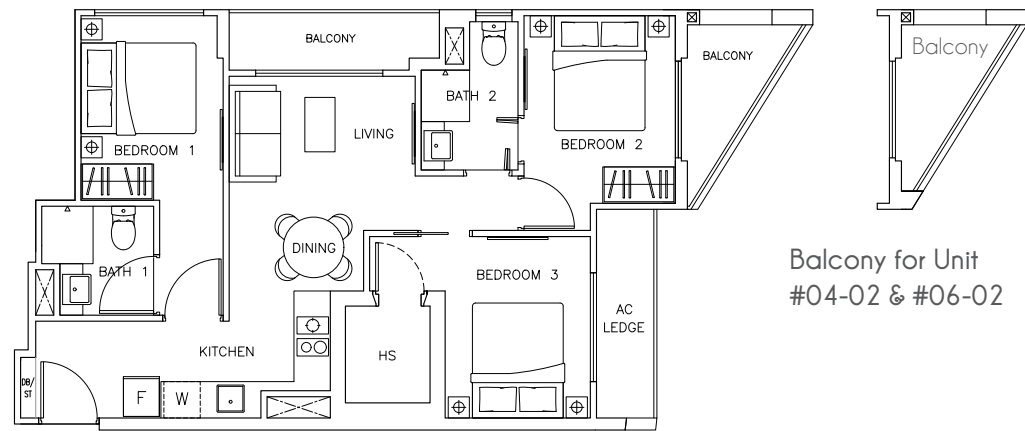
#03-06 to #07-06
86 sqm / 926 sqft
Inclusive of Balcony 9 sqm
& AC Ledge 4 sqm

3-Bedroom



TYPE K

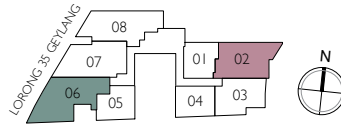
#08-01
108 sqm / 1,163 sqft
Inclusive of Private Roof Terrace 14 sqm
& AC Ledge 4 sqm



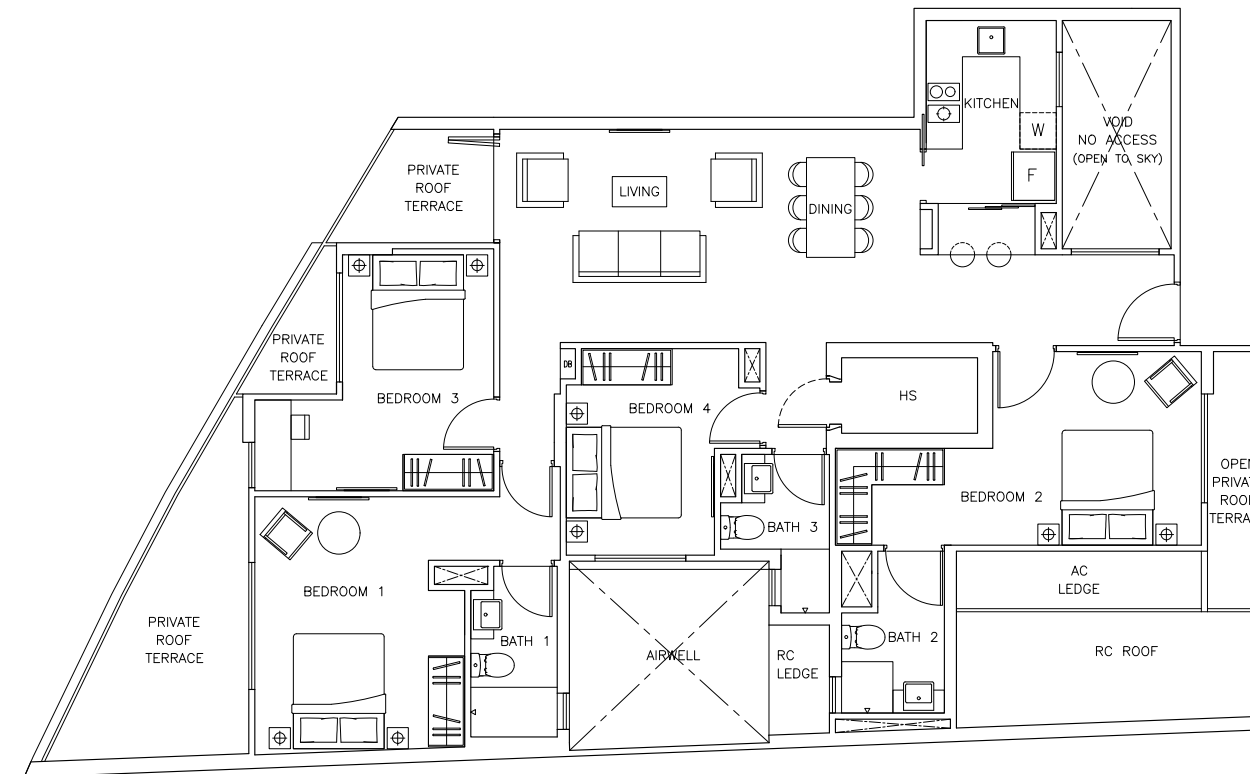
Type F

#03-02 to #07-02
74 sqm / 797 sqft
Inclusive of Balcony 8 sqm
& AC Ledge 4 sqm

Balcony for Unit
#04-02 & #06-02

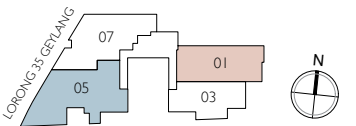


4-Bedroom



TYPE I

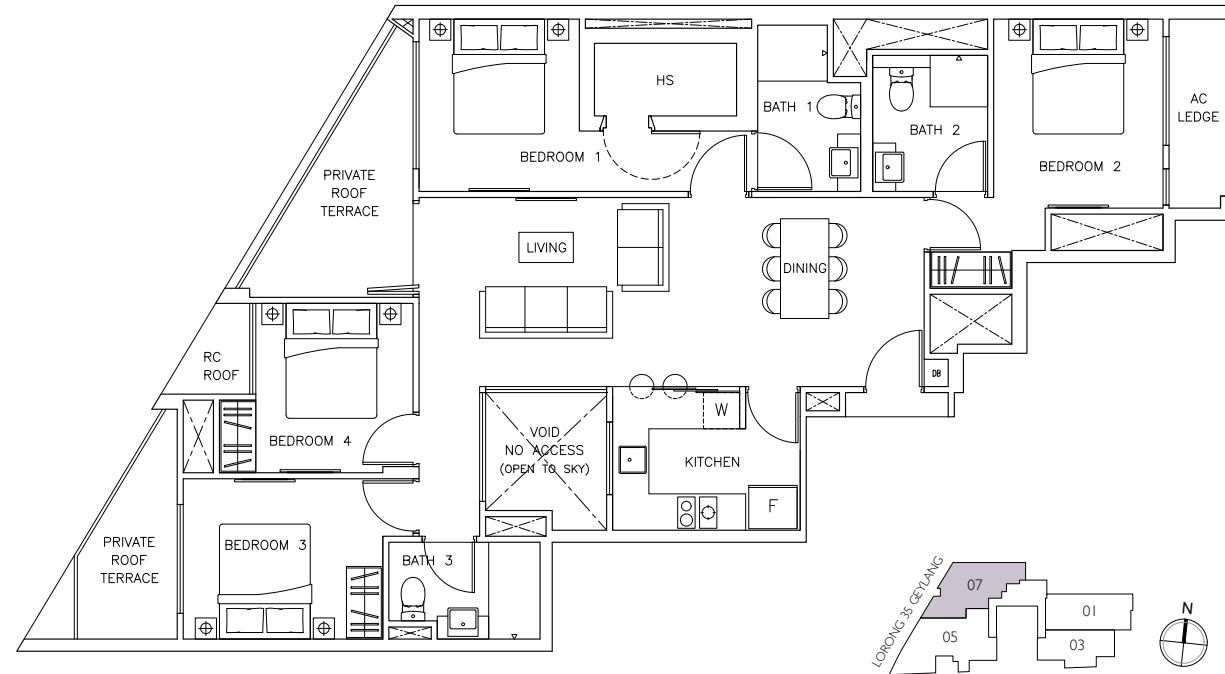
#08-05
153 sqm / 1,647 sqft
Inclusive of Private Roof Terrace 25 sqm
& AC Ledge 4 sqm



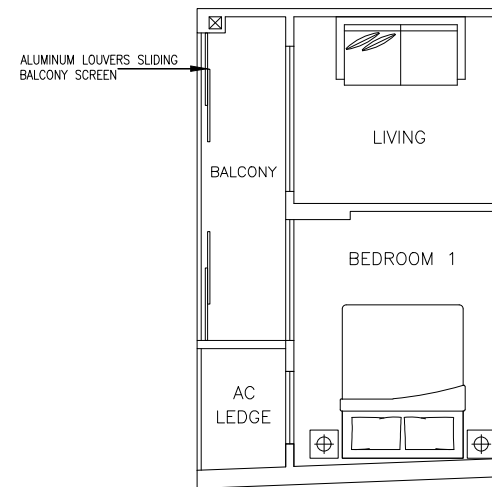
4-Bedroom

TYPE J

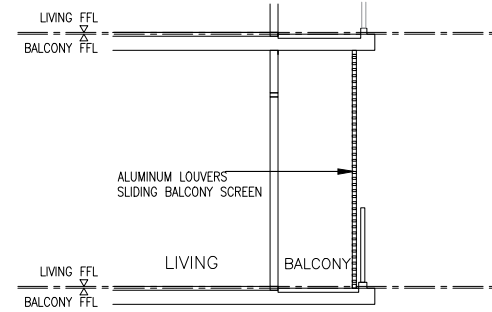
#08-07
 119 sqm / 1,281 sqft
 Inclusive of Private Roof Terrace 13 sqm
 & A/C Ledge 4 sqm



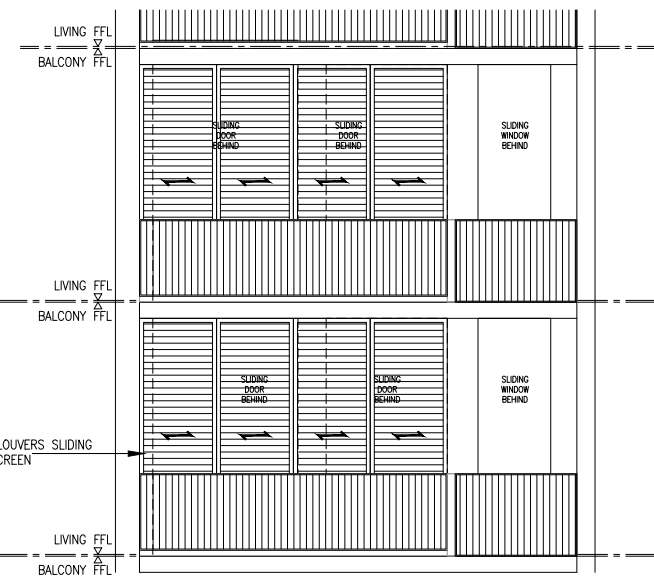
Balcony Screen



PLAN
 SCALE 1 : 7.5



SECTION
 SCALE 1 : 7.5



ELEVATION
 SCALE 1 : 7.5

The balcony and private roof terrace shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser

Specifications

1. Foundation

Reinforced Concrete Bored Pile

2. Sub-structure and Superstructure

Reinforced concrete column, reinforced concrete slab, reinforced concrete wall, steel frame system for Upper roof and Precast reinforced concrete staircase.

3. Walls

a. External Walls
 - Reinforced concrete wall and/or block wall and/or precast concrete panel wall system
 b. Internal Walls
 - Reinforced concrete wall and/or block wall and /or precast concrete panel wall system and/or drywall plaster board partition system where applicable

4. Roof

a. Reinforced concrete roof with appropriate waterproofing system and insulation for apartments.

5. Ceiling (Please refer to ceiling height table behind)

a. Apartments
 i. Living, Dining, Foyer, Open Kitchen, Bedrooms, Study, Household Shelter, Balcony, Private Roof Terrace and other areas.
 - Skim coat with or without plaster ceiling boards and /or fibrous plaster ceiling board with or without box-ups to designated areas with emulsion paint.
 ii. Bathrooms, Powder Room, Close Kitchen
 - Fibrous plaster ceiling boards with emulsion paint.
 b. Common Areas
 i. Car park, Staircases, M&E services rooms/shaft
 - Skim coat with emulsion paint
 ii. Lift lobby, Gym, Shower Area, Handicapped Toilet, Corridor
 - Skim coat and/or fibrous plaster ceiling board with emulsion paint where applicable

6. Finishes

a. 1. Wall - for Apartment Units
 i. Living, Dining, Bedrooms, Study, Foyer, Passageway, Household Shelter, and other areas.
 - Cement & sand plaster and /or skim coat where applicable
 ii. Kitchen
 - Homogenous tiles and/or ceramic tiles to exposed areas and /or cement & sand plaster and/or skim coat and/or back painted glass back splash
 iii. Bathrooms
 - Homogenous tiles and/or Ceramic tiles to exposed areas
 iv. Powder Room
 - Homogenous tiles and/or Ceramic tiles to exposed areas
 v. Balcony, Private Roof Terrace
 - Cement & sand plaster and/or skim coat

2. Wall - External (Common Areas)

i. External walls including recreational common areas and other areas
 - Cement & sand plaster and/or skim coat and/or textured paint finish and/or stucco smooth concrete finish with groove line where applicable Homogenous tiles and/or Ceramic tiles to designated areas
 ii. 1st Storey Car Park
 - Cement/sand plaster and /or skim coat where applicable

3. Wall - Internal (Common Areas)

i. Corridors, Staircases, 1st storey Car park, recreational common areas and other areas
 - Cement/sand plaster and/or skim coat and /or homogenous tiles and /or ceramic tiles and/or mosaic tiles and/or stucco smooth concrete finish with groove line where applicable
 ii. 1st & 2nd level Lift Lobby
 - Homogenous tiles and/or Ceramic tiles to designated areas. Cement/sand plaster and/or skim coat with emulsion paint to other areas.
 iii. Lift Lobbies at other levels
 - Cement/sand plaster and/or stucco smooth concrete finish with groove line to other areas where applicable

b. 1. Floor - For Apartment Units

i. Entrance Foyer, Living, Dining, Kitchen, Study, Household Shelter, Passageway to Bedroom
 - Homogenous tiles and/or Ceramic tiles with or without timber skirting where applicable.
 ii. Bedrooms
 - Parquet flooring with or without timber skirting
 iii. Bathrooms, Powder Room
 - Homogenous tiles and /or Ceramic tiles

vi. Balcony, Private Roof Terraces
 - Homogenous tiles and /or Ceramic tiles

2. Floor - Common Areas

i. All Lift Lobbies and Corridor
 - Homogenous tiles and/or Ceramic tiles with skirting where applicable
 ii. Swimming pool and deck, Gymnasium, Handicapped Toilet, BBQ Area, Shower Area and Residents' Courtyard
 - Homogenous tiles and/or Ceramic tiles and /or pebble wash and/or mosaic tiles where applicable
 iii. Exit Staircases and landing from 1st to 2nd storey
 - Homogenous tiles and/or Ceramic tiles with nosing tiles.
 iv. Other Exit staircase levels
 - Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles
 v. Other common areas
 - Cement & sand screed and/or other selected finishes by Architect

7. Windows

Apartment Units- Powder-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or top hung and/or fixed panel and/or louvers with clear or tinted glass or frosted glass where applicable, of minimum 6mm thickness for all units

8. Doors

a. i. Main Entrance
 - Fire-rated timber door.
 ii. Bedrooms
 - Timber door and/or Slide & Hide Timber door
 iii. Bathrooms
 - Timber door and /or Slide & Hide Timber door and/or Acrylic Panel Slide & Swing door where applicable
 iv. Kitchen
 - Timber door with glass panel and/or Slide & Hide door if applicable
 v. Powder Room
 - Acrylic Panel Slide & Swing door applicable to Type C /C1
 vi. Study (where applicable)
 - Acrylic Panel Slide & Swing door applicable to Type E
 vii. Household Shelter
 - Approved HS door
 viii. Balcony, Private Roof Terrace
 - Powder-coated or fluorocarbon aluminium frame sliding glass door or swing door or slide /swing glass door where applicable
 (Note : Selected ironmongery shall be provided to all doors)

9. Sanitary Fittings

a. Bath 1, 2 & 3
 - 1 vanity top complete with wash basin and mixer
 - 1 shower area complete with shower mixer set
 - 1 water closet with washer, 1 toilet paper holder, 1 towel rail, 1 mirror
 b. Powder Room
 - 1 wall hung wash basin and basin mixer
 - 1 shower mixer set
 - 1 water closet with washer, 1 toilet paper holder, 2 robe hook, 1 mirror
 c. Kitchen
 - 1 sink with sink mixer
 d. Private Roof Terrace
 - 1 bib tap for one Private Roof Terrace where applicable [For 8th level of Unit Type I,J,K & L only]

10. Electrical Installation

Schedule of Electrical Provision

11. TV/Cable Services/FM/ Telephone points

Refer to Schedule of Electrical Provision

12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555.

13. Painting

a. Internal Walls
 - Emulsion paint.
 b. External Walls
 - Emulsion paint and/or textured finish and/or stucco smooth concrete finish with groove line to designated areas where applicable

14. Water Proofing

Waterproofing to floors of Kitchen, Bathrooms, Powder Rooms, Balcony, Private Roof Terrace, Reinforced Concrete Flat Roof, Swimming Pool, and slabs as and where required.

15. Driveway and Carpark

a. External Driveway
 - Cement and Sand screed with approved floor hardener
 b. Driveway and Carpark
 - Cement and Sand screed with approved floor hardener

16. Recreation Facilities

a. 1st Storey
 - Surface and Mechanical Carparking facilities
 - Bicycle Parking
 b. 2nd Storey
 - Leisure Pool
 - Pool deck
 - Shower Area
 - Gymnasium
 - BBQ
 - Handicapped Toilet
 c. 3rd Storey
 - Residents' Courtyard

17. Additional Items

a. Kitchen Cabinet
 - High and low cabinets complete with solid surface counter top
 b. Kitchen Appliances
 - 1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine (For one Bedroom, 2 Bedroom and 2+1 Bedroom Type)
 - 1ea. Built-in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine.(For 3 Bedroom, 4 Bedroom Type and Type L Only)
 c. Wardrobe
 - Built-in wardrobes in laminate finish to Bedrooms except those with attached HS. Pole System storage will be provided for all HS (except Unit Type I).
 d. Air-conditioning
 - Multi-split air-conditioning system -wall hung fan coil for Living/Dining, Bedrooms and Study
 e. Hot Water Supply
 - Hot water supply to all Bathrooms & Powder Room.
 f. Gas
 - Town Gas NOT provided.
 g. Cable Vision
 - Provision of outlet only
 h. Security System
 - Intercom system
 - Proximity card access to all communal facilities (where applicable).
 - Vehicular Access System at main entrance.
 - CCTV surveillance cameras at strategic locations.
 i. Shower Cubicle
 - With framed glass shower screen
 j. Smart Home System
 - 1 no. of Smart Home Connect device

Schedule of Electrical Provision

UNIT TYPE	A	E	H	C/C1	D	G	B	F	I	J	K	L
Lighting Point	8	8	8	13	11	10	17	13	24	16	16	13
13A Power Point	13	15	15	18	19	17	20	20	31	27	24	20
13A Power Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
Heater Point	1	1	1	2	2	2	2	2	3	3	3	2
Isolator (CU)	1	1	1	2	2	2	2	2	3	3	3	2
Television Outlet	2	3	2	4	4	3	4	4	5	5	4	3
Telephone Outlet	3	4	3	5	5	4	5	5	6	6	5	4
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1	1	1	1	1

Note: All Isolators for CU are subject to a/c equipment configuration Twin power points will be counted as 2 number of 13A power point

Specifications

Notes to Specifications

A. Marble, Limestone and Granite

Marble, compressed marble, limestone and 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, compressed marble, limestone or 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 builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000.

D. 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 the condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

E. 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 other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

F. 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 Architect's selection and market availability.

G. Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom systems, door swing positions and plaster ceiling boards

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

H. 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 clause 9 and clause 17.

I. Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

J. 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 purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

K. 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 clause 9 and clause 17.

L. Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

M. 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.

N. Mechanised Carparking System

The mechanised carparking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

Ceiling Height (mm) (Floor to underside of slab/false ceiling, whichever is lower)												
UNIT TYPE	A	B	C/C1	D	E	F	G	H	I	J	K	L
Living/Dining**	2800	2800	2800	2800	2800	2800	2800	2800/2400**	2800	2800	2800	2800
Bedroom 1	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800
Bedroom 2	NA	2800	2800	2800	NA	2800	2800	NA	2800	2800	2800	2800
Bedroom 3	NA	2800	NA	NA	NA	2800	NA	NA	2800	2800	2800	NA
Bedroom 4	NA	NA	NA	NA	NA	NA	NA	NA	2800	2800	NA	NA
Study	NA	NA	2800	2800	2800	NA	NA	NA	NA	NA	NA	NA
Passageway to Bedrooms (if any)	NA	2400	NA	NA	NA	2400	NA	NA	2400	2400	2400	2400
Kitchen (Open)	2400	2400	2800	2800	2400	2800	2400	2400	NA	NA	NA	NA
Kitchen (Close)	NA	NA	NA	NA	NA	NA	NA	NA	2400	2400	2400	2400
Bath 1 (and area outside Bath 1 if any)	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
Bath 2 (and area outside Bath 2 if any)	NA	2400	2400	2400	NA	2400	2400	NA	2400	2400	2400	2400
Bath 3	NA	2400	NA	NA	NA	NA	NA	NA	2400	2400	2400	NA
Powder Room	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Entrance Foyer (if any)	NA	2400	2800	2400	NA	2800	2400	NA	2400	NA	2400	2800
Balcony	2900	2900	2900	2900	2900	2900	2900	2900	NA	NA	NA	NA
Private Roof Terrace (if any) ***	NA	NA	NA	NA	NA	NA	NA	NA	2800	2800	2800	2800
Household Shelter *	2900	2900	2900	2900	2900	2900	2900	2900	2700	2700	2700	2700

* Ceiling height of 2800 applies to Household Shelter at 7th Storey of Type A, C, E, & H.

** Ceiling height of 2400 applies to area outside Household Shelter of Type F

*** Ceiling Height of 2400 applies to Dining of Type H

**** Ceiling Height of 2800/2400 applies to Private Roof Terrace of Type I, J, K & L

General Notes:

1. Ceiling Height of 2300 applies to shower cubicles of all bathrooms for Unit Types I, J, K & L.
2. Localised bulkhead of 2400 and/or 2300 applies for all unit types.

Q. 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.

P. Wall

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

Q. Cable Services

The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its net work 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 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.



SKY GREEN



CITYSCAPE AT FARRER PARK



REZI 26



REZI 3TWO



THE PEAK @ CAIRNHILL I



183 LONGHAUS



24ONE RESIDENCES



HILBRE 28



KSH HOLDINGS LIMITED

KSH Holdings Limited

KSH is a well-established construction, property development and property management group with over 40 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private -sector projects in Singapore are The Coast, The Berth by the Cove, Fullerton Bay Hotel and NUS University Town 's Educational Resource Centre.

The Group has various completed and on-going property development projects in both Singapore and People's Republic of China via associated companies and joint ventures, including Lincoln Suites; The Boutiq; Rezi 26; Rezi 3Two; Cityscape; NEWest; KAP & KAP Residences; Trio; Hexacube; High Park Residences and Liang Jing Ming Ju in Beijing.

TEE Land Limited

TEE Land Limited ("TEE Land" or "the Group") is a regional real estate developer and investor, with a growing presence in Singapore, Malaysia, Thailand, Australia and New Zealand. The Group undertakes residential, commercial and industrial property development projects, as well as invests in income-generating properties such as hotels in Australia and short-term accommodation in New Zealand.

TEE Land is an established property developer with a strong track record of delivering quality and well-designed living and working spaces that harmonise societies, businesses and people. Our property development projects are predominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations.

Amongst its recent projects are Hilbre28, Aura 83, The Boutiq, Sky Green, Rezi 3Two, 183 Longhaus and The Peak @ Cairnhill I in Singapore and The Surawong, Chewathai Ratchaprarop and Chewathai Ramkhamhaeng in Thailand.

TEE Land was incorporated in 2012 and listed on the mainboard of the Singapore Exchange in 2013. The company is a subsidiary of TEE International Limited.



TEE LAND

Developer: Development 35 Pte Ltd • Co. Reg. No.: 201401886W • Tenure: Estate in fee simple (Freehold) • Legal Description: Lot 98851A MK 24 at Lorong 35 Geylang • Developer's Licence: C1224 • Encumbrances: Mortgage registered in favour of Hong Leong Finance Limited (HLF) • BP No.: A1553-00203-2016- BP01 • Expected TOP Date: 31 December 2020 • Expected Date of Legal Completion: 31 December 2023 or 3 years after notice of Vacant Possession whichever is earlier.

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.