

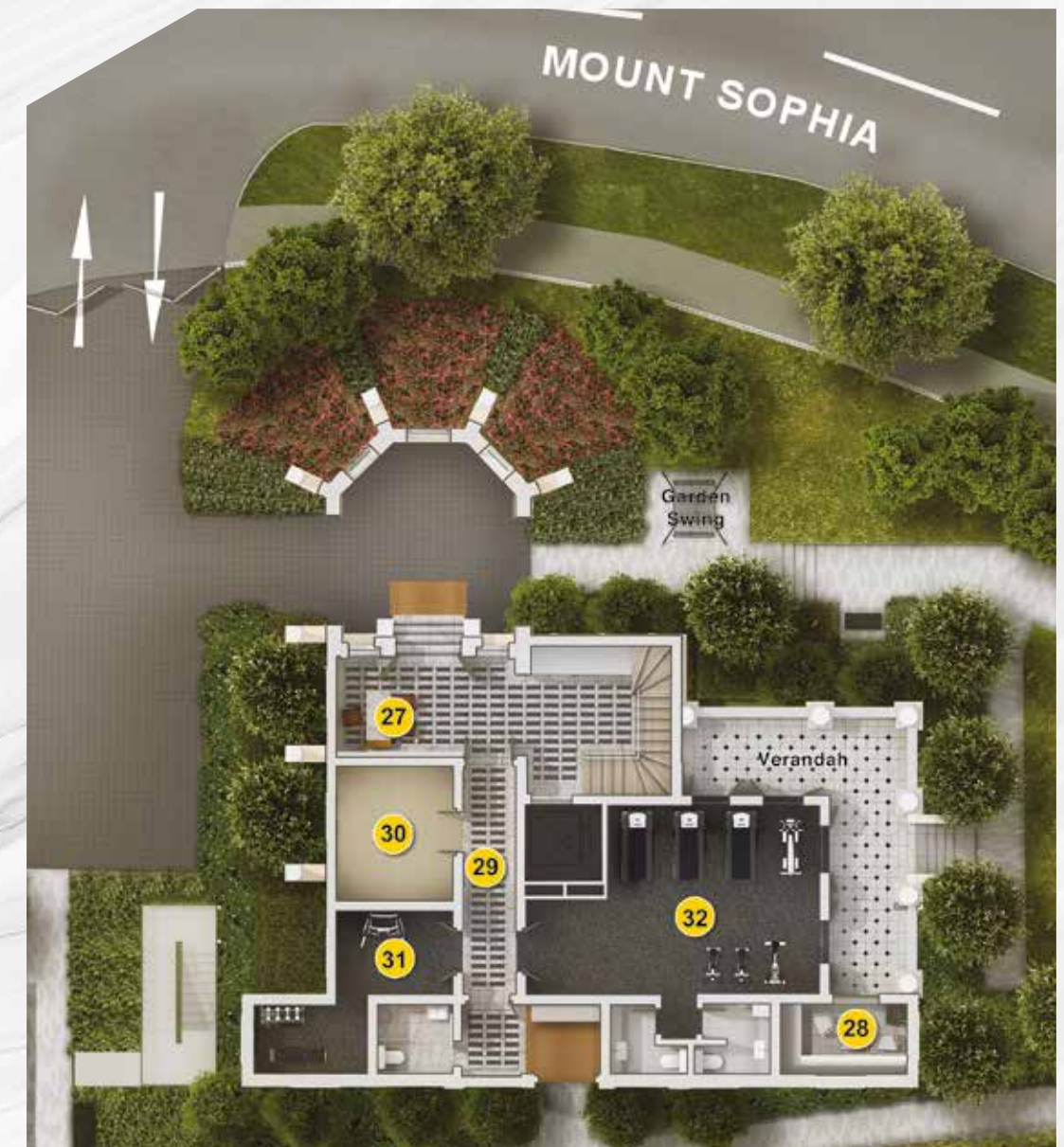


HAUS ON HANDY

HUSTLE OR HANG OUT



Pursue your hobbies (or hey, start a new one) at the three studios designated to your health and fitness. Wind down with a stroll through the Heritage Alley and be proud of where you are today.



LEVEL 1

- 27** Premier Residential Services
- 28** Management Office
- 29** Heritage Alley
- 30** Freeform Studio
- 31** Power Studio
- 32** Gym Studio



HIT

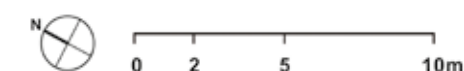
THE CLUBS. ALL 4 OF THEM.

The neighbourhood offers plenty of nightlife and entertainment choices. Closer to home, an alternate club experience awaits at your own Club Haus. Chill out with your friends at Club Suite, Club Gourmet, Club Visual and Club Lounge in century-old rooms that once hosted the grandest parties of the past. The hilltop vistas of the city from the heritage-rich Verandah never get old. But don't just take our word for it.



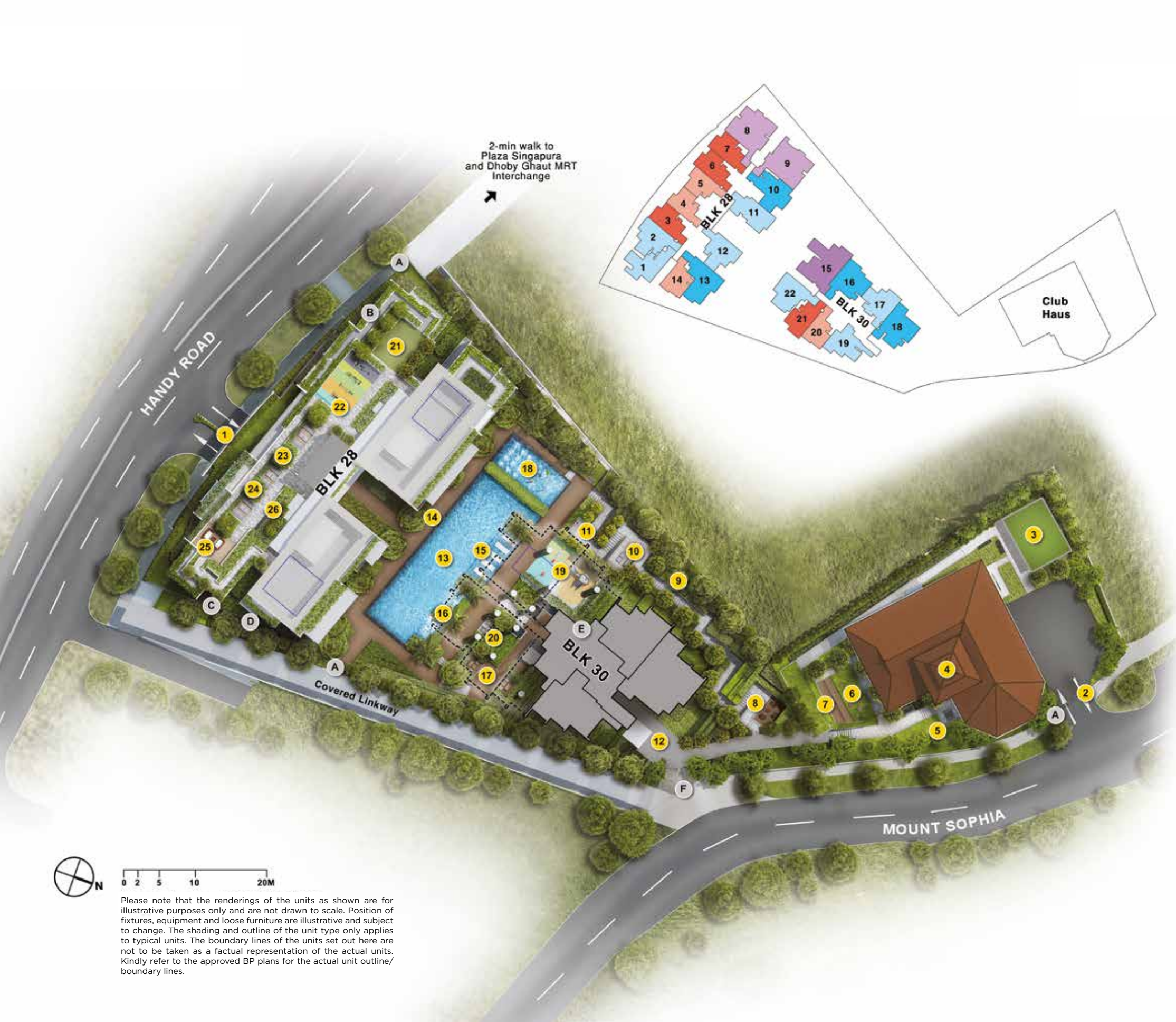
LEVEL 2

- 33 Club Lounge
- 34 Club Visual
- 35 Club Gourmet
- 36 Club Suite
- 37 Pantry
- 38 Attic



SITE PLAN

SCHEMATIC DIAGRAM



LEGEND

ARRIVAL

- 1 Arrival on Handy
- 2 Club Haus Arrival

SOCIAL

- 3 BBQ Pavilion
- 4 Club Haus
- 5 Garden Swing
- 6 Lawn
- 7 Amphitheatre

NATURE

- 8 Nutmeg Terrace
- 9 Coffee Avenue
- 10 Clove Alcove
- 11 Areca Alcove
- 12 Garden Link

LEISURE

- 13 Lap Pool
- 14 Pool Deck
- 15 In-Pool Chaise
- 16 Spa Retreat
- 17 Vivarium Deck
- 18 Kids Pool
- 19 Kids Playground
- 20 Outdoor Rain Shower

SKY GARDEN

- 21 Yoga Lawn
- 22 Sky Fitness
- 23 Rooftop Lounge
- 24 Clove Deck
- 25 Nutmeg Garden
- 26 Garden Seats

ANCILLARY

- A Side Gate
- B Guardhouse**
- C Bin Centre**
- D Substation**
- E Genset***
- F Fire Engine Access

- Water Tank Locations
- Outline of Block 30

- ** Below Podium
- *** Above Block 30

28 Handy Road Singapore 229240

Unit Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14
12	B5(d)	B6(d)	A4Sd(d)	A3(d)	A3(d)	A4Sc(d)	A4Sb(d)	C2(d)	C1(d)	B8S(d)	B3(d)	B4(d)	B11S(d)	A2b(d)
11	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
10	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
9	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
8	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
7	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
6	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
5	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
4	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
3	B5(p)	B6(p)	A4Sd(p)	A3(p)	A3(p)	A4Sc(p)	A4Sb(p)	C2(p)	C1(p)	B8S(p)	B3(p)	B4(p)	B11S(p)	A2a
2	Carpark													
1	Carpark													

30 Handy Road Singapore 229241

Unit Level	15	16	17	18	19	20	21	22
9	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
8	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
7	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
6	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
5	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
4	C3DK	B9S	B2(p)	B10S(p)	B1	A1	A4Sa	B7
Void								
3	Landscape Deck							
2	Carpark							
1	Carpark							

Legend

- 1-Bedroom
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Dual Key



0 2 5 10 20M

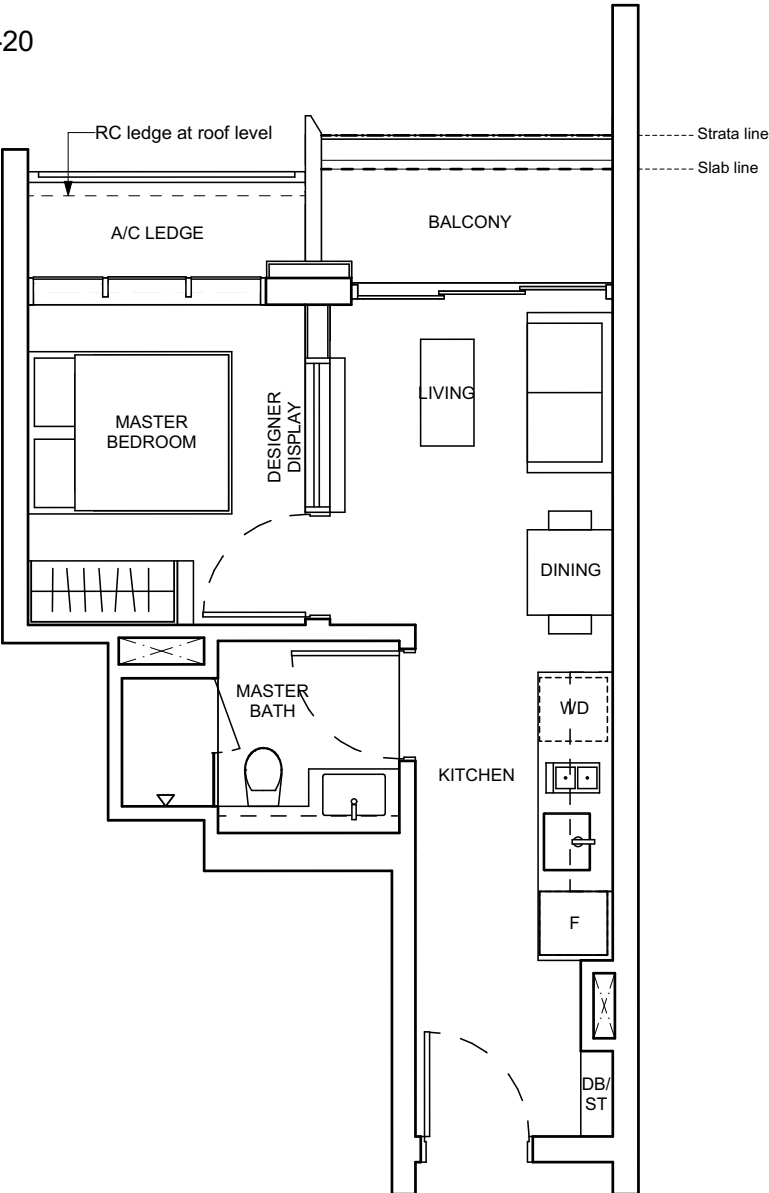
Please note that the renderings of the units as shown are for illustrative purposes only and are not drawn to scale. Position of fixtures, equipment and loose furniture are illustrative and subject to change. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

1 - BEDROOM

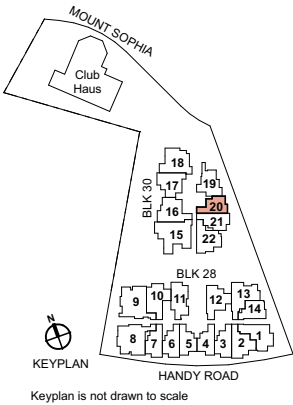
TYPE A1

42 sq m / 452 sq ft

BLK 30: #04-20 to #09-20



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

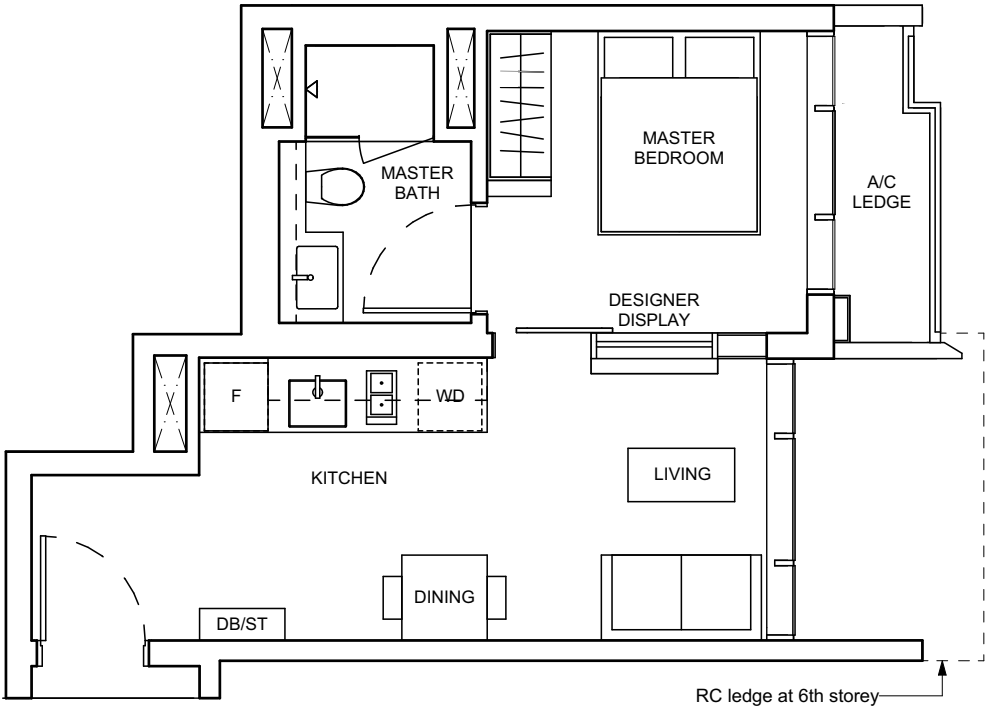


1 - BEDROOM

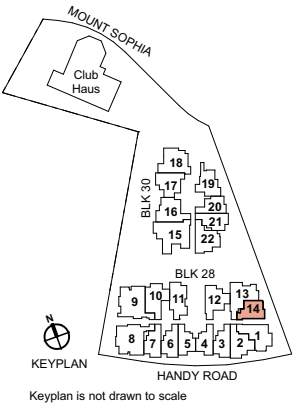
TYPE A2a

39 sq m / 420 sq ft

BLK 28: #03-14 to #05-14



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



1 - BEDROOM

TYPE A2b

44 sq m / 474 sq ft

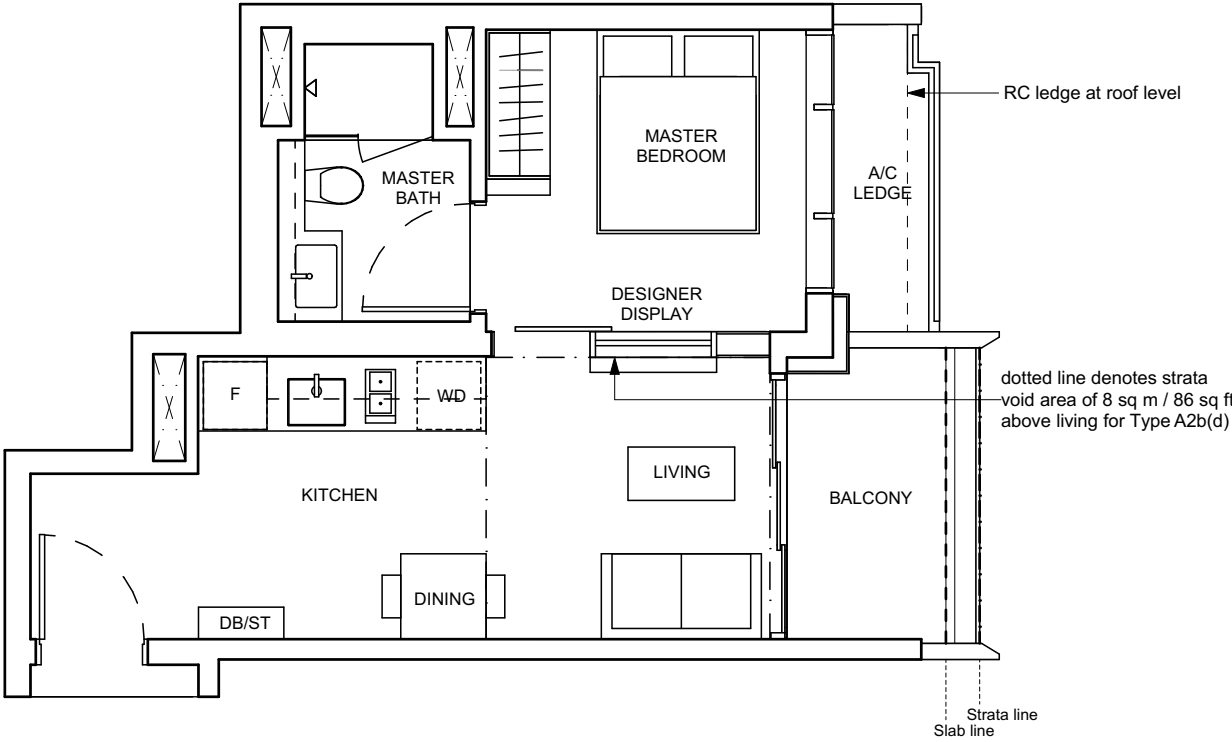
BLK 28: #06-14 to #11-14

TYPE A2b(d)

52 sq m / 560 sq ft

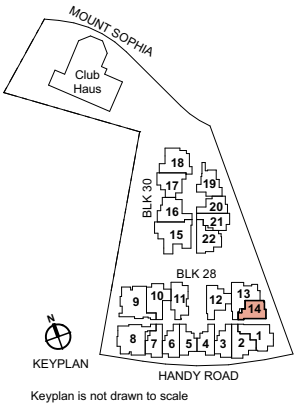
Including strata void area of 8 sqm / 86 sqft above living.
Approximate 5.03 m floor to ceiling height at living.

BLK 28: #12-14



0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

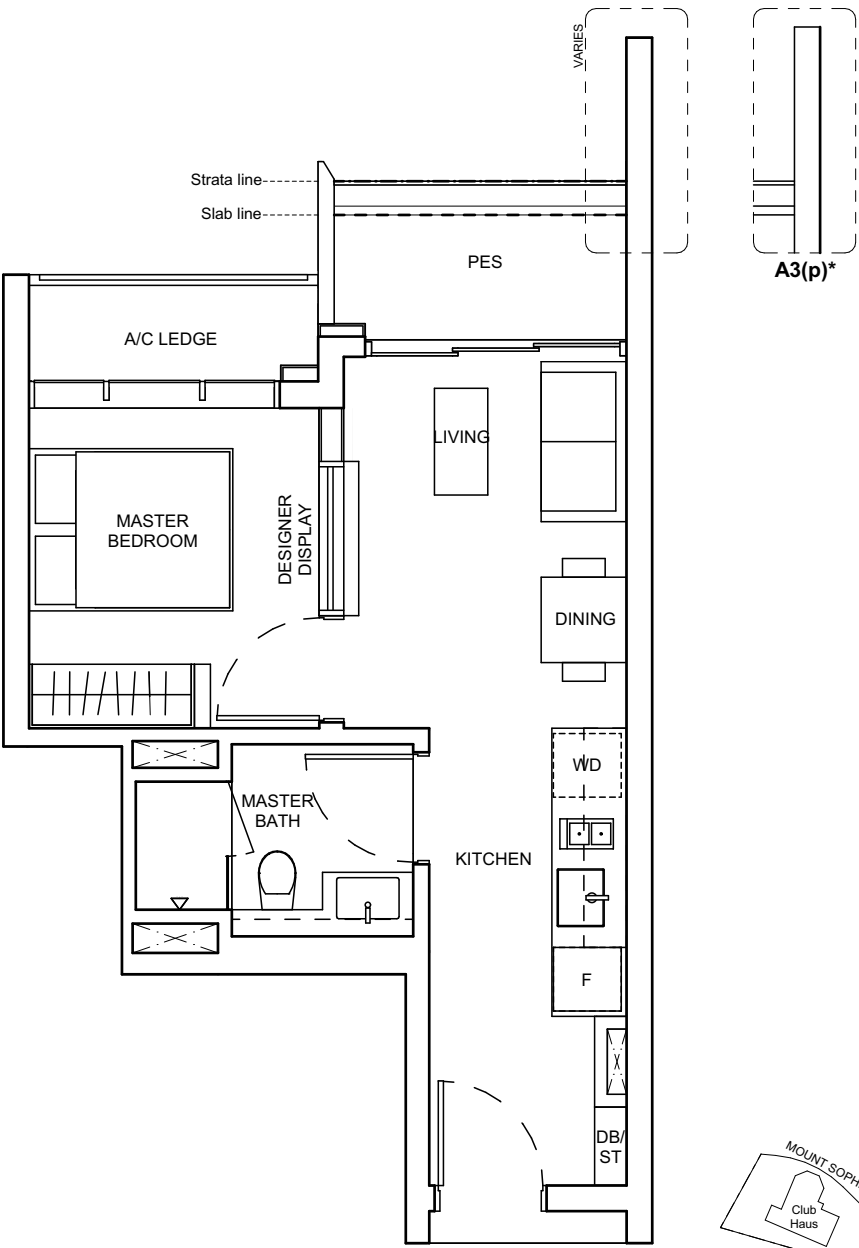


1 - BEDROOM

TYPE A3(p)

43 sq m / 463 sq ft

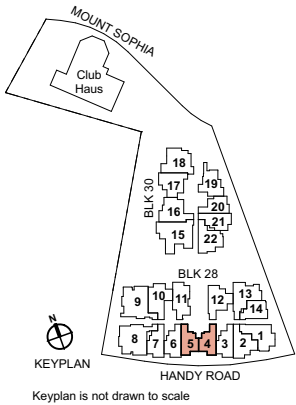
BLK 28: #03-04*, #03-05



*Mirror Image

0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

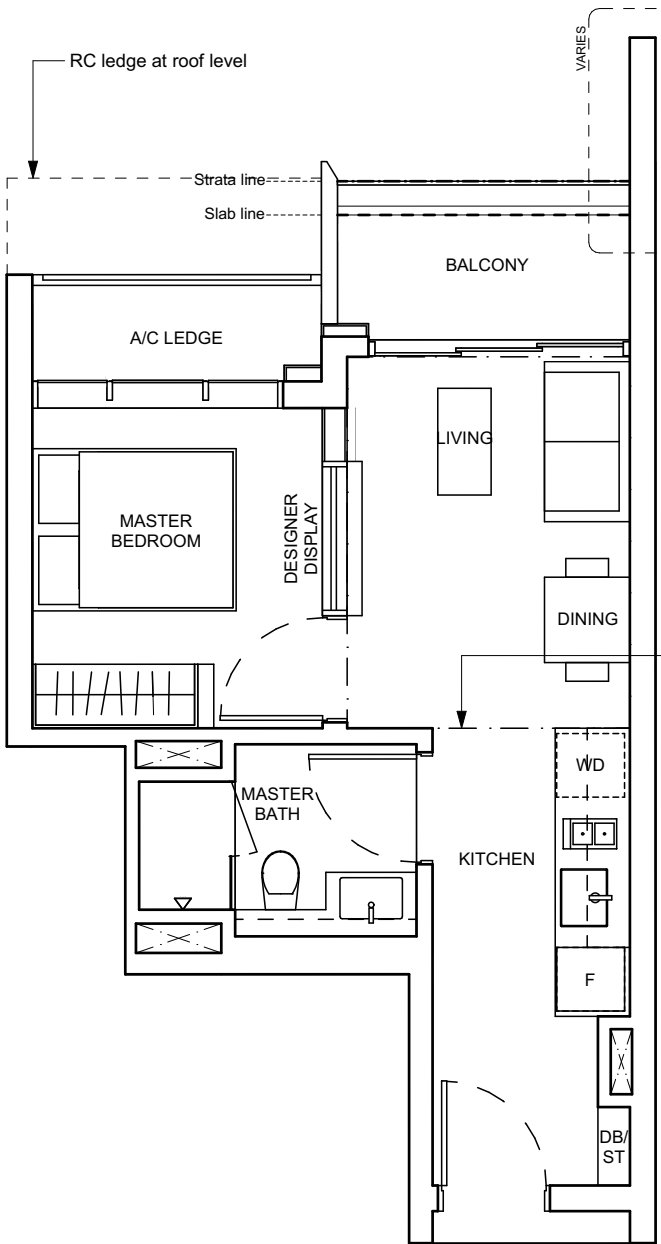


1 - BEDROOM

TYPE A3

43 sq m / 463 sq ft

BLK 28: #04-04* to #11-04*,
#04-05 to #11-05

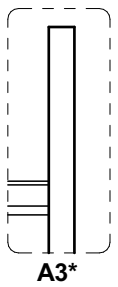


TYPE A3(d)

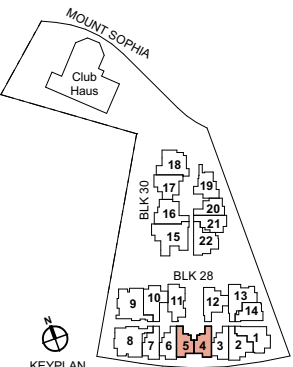
53 sq m / 570 sq ft

Including strata void area of 10 sqm / 108 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-04*, #12-05



dotted line denotes strata
void area of 10 sq m / 108
sq ft above living and dining
for Type A3(d)



KEYPLAN

Keyplan is not drawn to scale



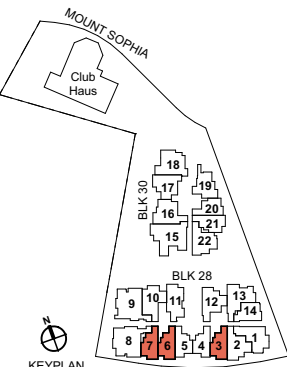
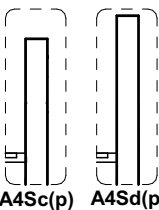
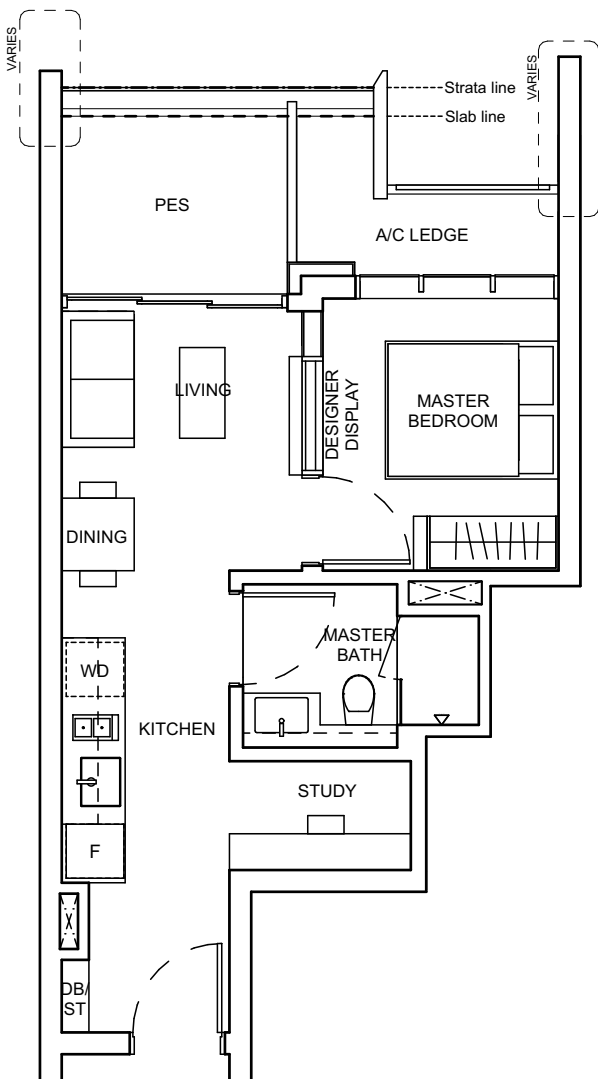
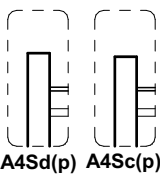
*Mirror Image
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable).
Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may
differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate
measurements only and are subject to government re-survey. The balcony shall not be enclosed unless
with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing,
please refer to the diagram annexed hereto as "Annexure A".

1 - BEDROOM + STUDY

TYPE A4Sb/c/d(p)

48 sq m / 517 sq ft

BLK 28:
A4Sb(p): #03-07
A4Sc(p): #03-06
A4Sd(p): #03-03



KEYPLAN

Keyplan is not drawn to scale



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable).
Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may
differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate
measurements only and are subject to government re-survey. The balcony shall not be enclosed unless
with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing,
please refer to the diagram annexed hereto as "Annexure A".

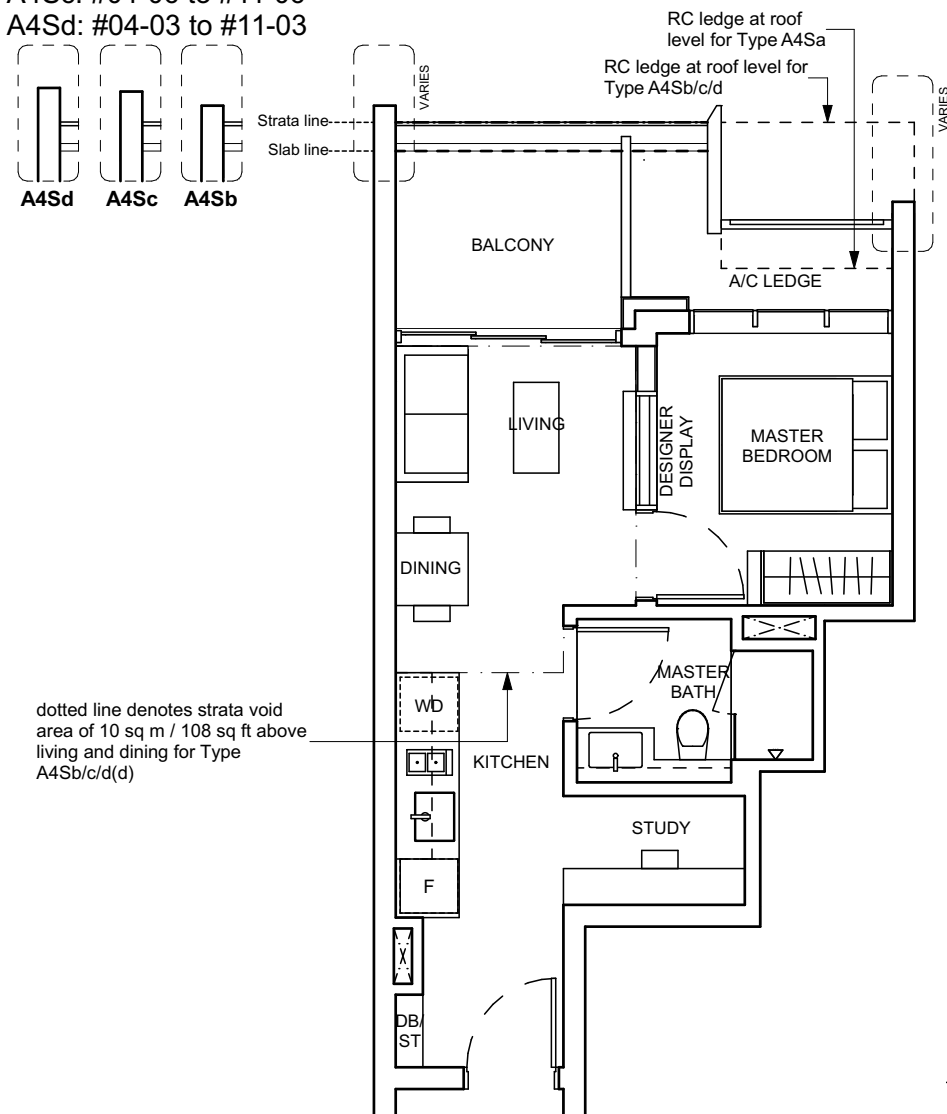
1 - BEDROOM + STUDY

TYPE A4Sa/b/c/d

48 sq m / 517 sq ft

BLK 30:
A4Sa: #04-21 to #09-21

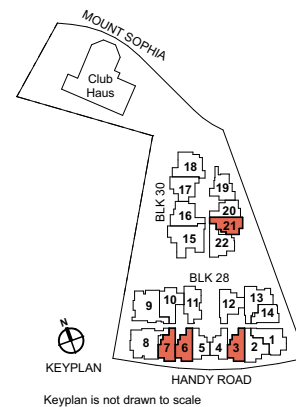
BLK 28:
A4Sb: #04-07 to #11-07
A4Sc: #04-06 to #11-06
A4Sd: #04-03 to #11-03



dotted line denotes strata void
area of 10 sq m / 108 sq ft above
living and dining for Type
A4Sb/c/d(d)



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN

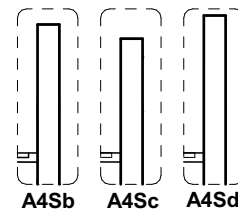
Keyplan is not drawn to scale

TYPE A4Sb/c/d(d)

58 sq m / 624 sq ft

Including strata void area of 10 sqm / 108 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

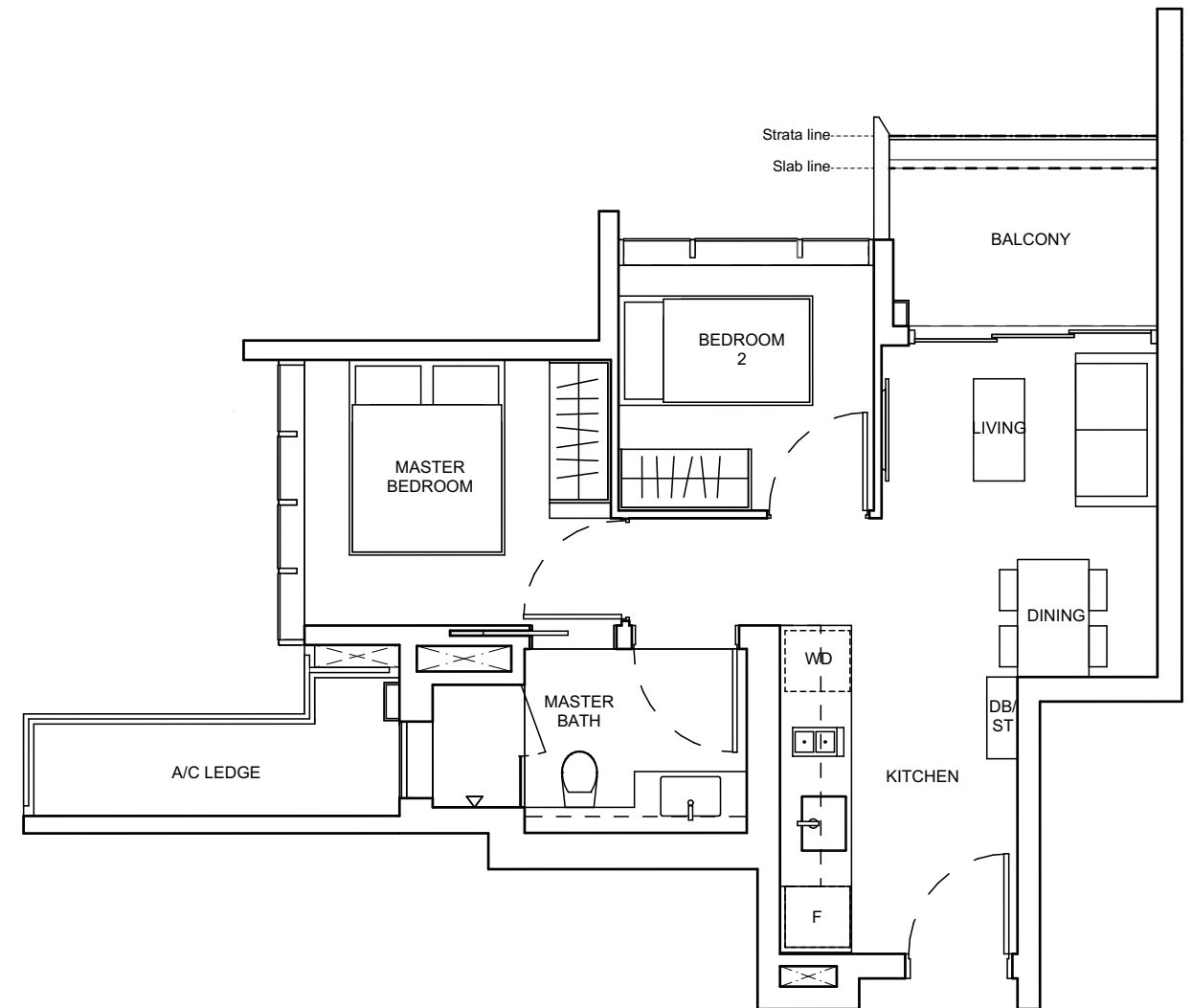
BLK 28:
A4Sb(d): #12-07
A4Sc(d): #12-06
A4Sd(d): #12-03



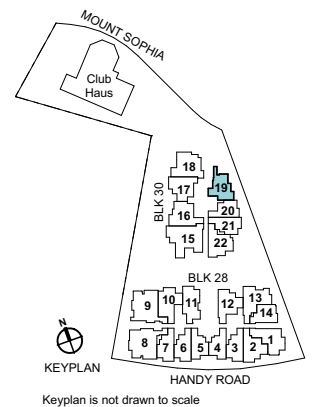
TYPE B1

55 sq m / 592 sq ft

BLK 30: #04-19 to #09-19



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



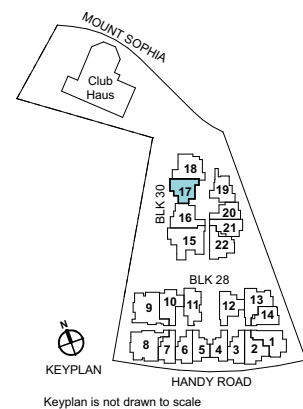
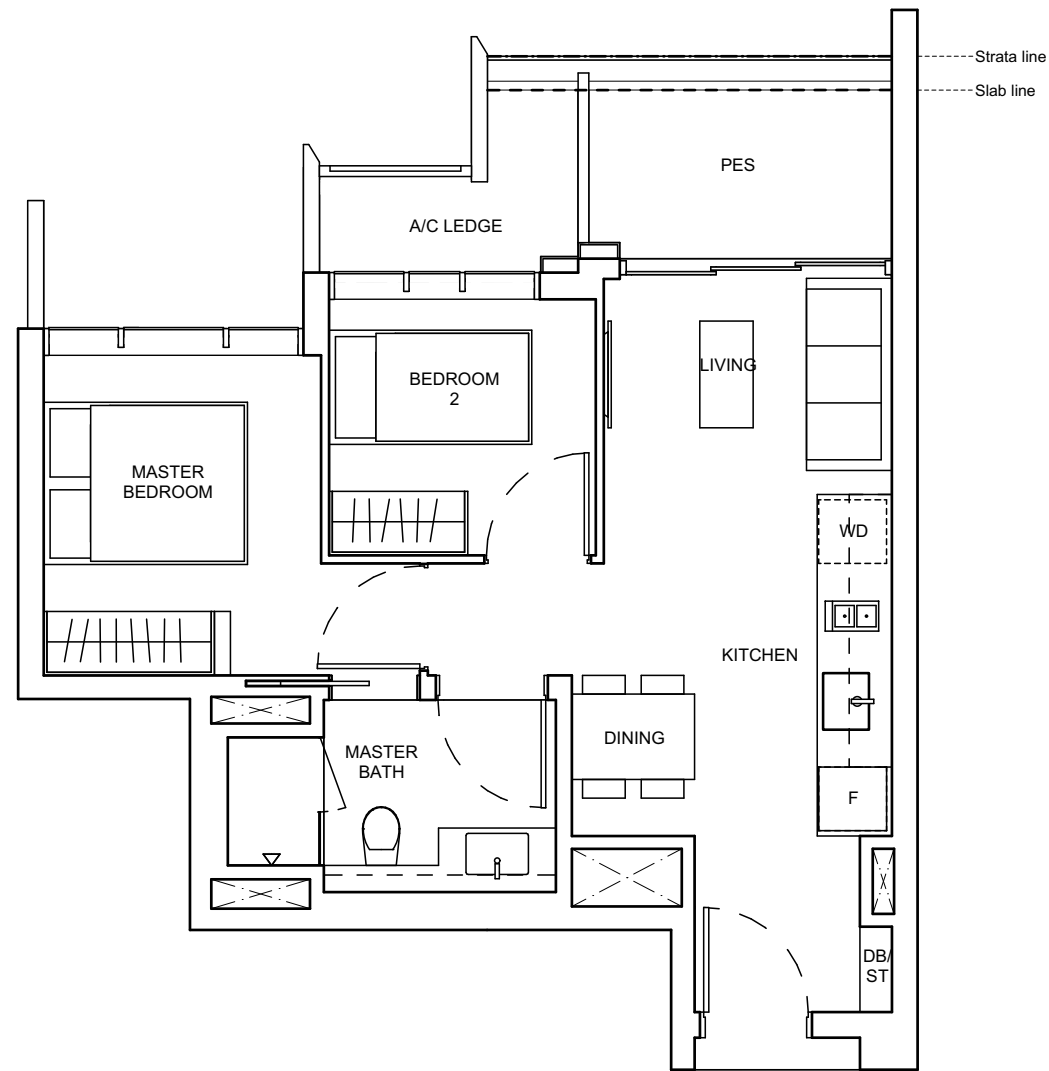
Keyplan is not drawn to scale

2 - BEDROOM

TYPE B2(p)

56 sq m / 603 sq ft

BLK 30: #04-17



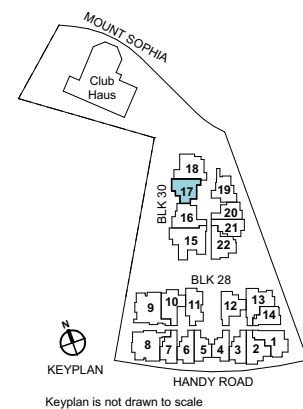
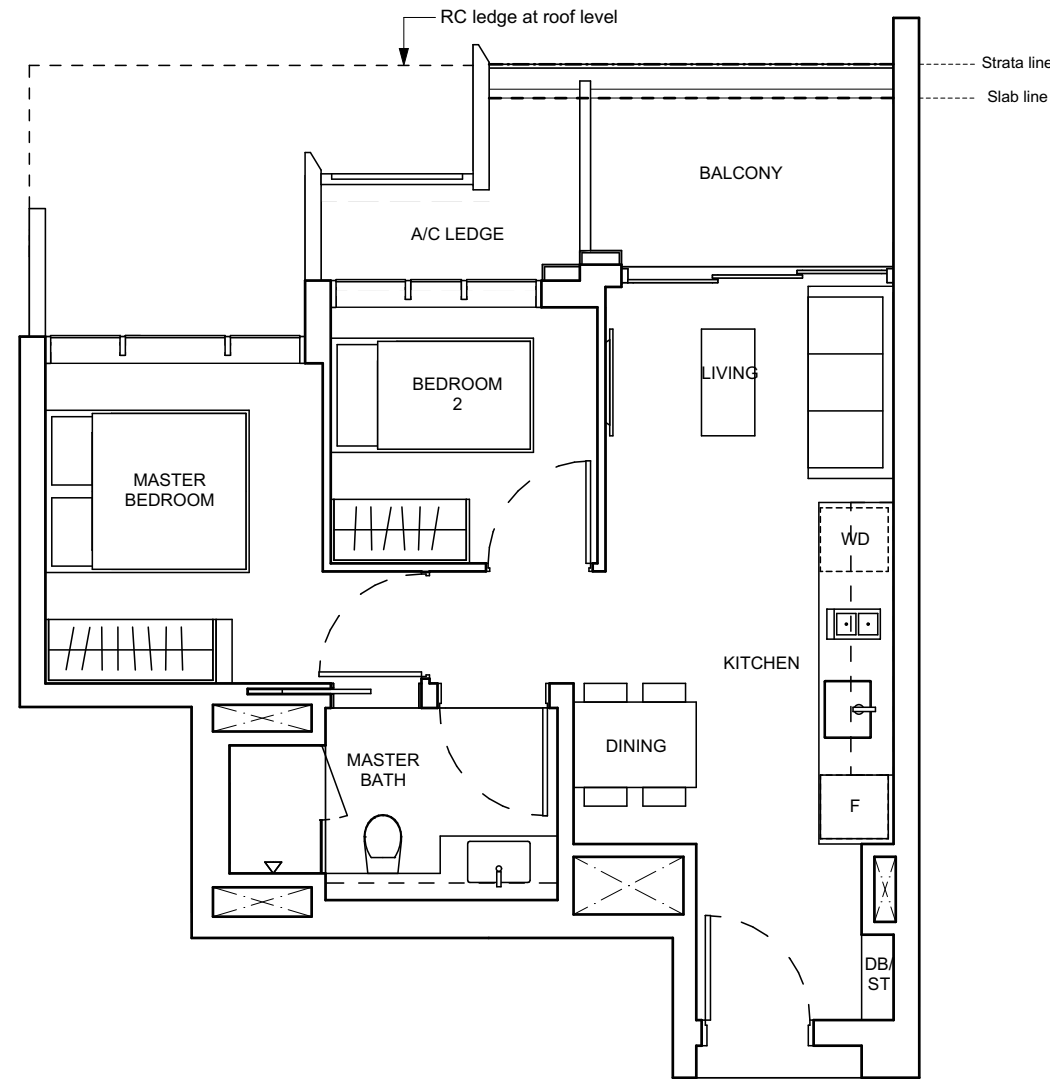
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM

TYPE B2

56 sq m / 603 sq ft

BLK 30: #05-17 to #09-17



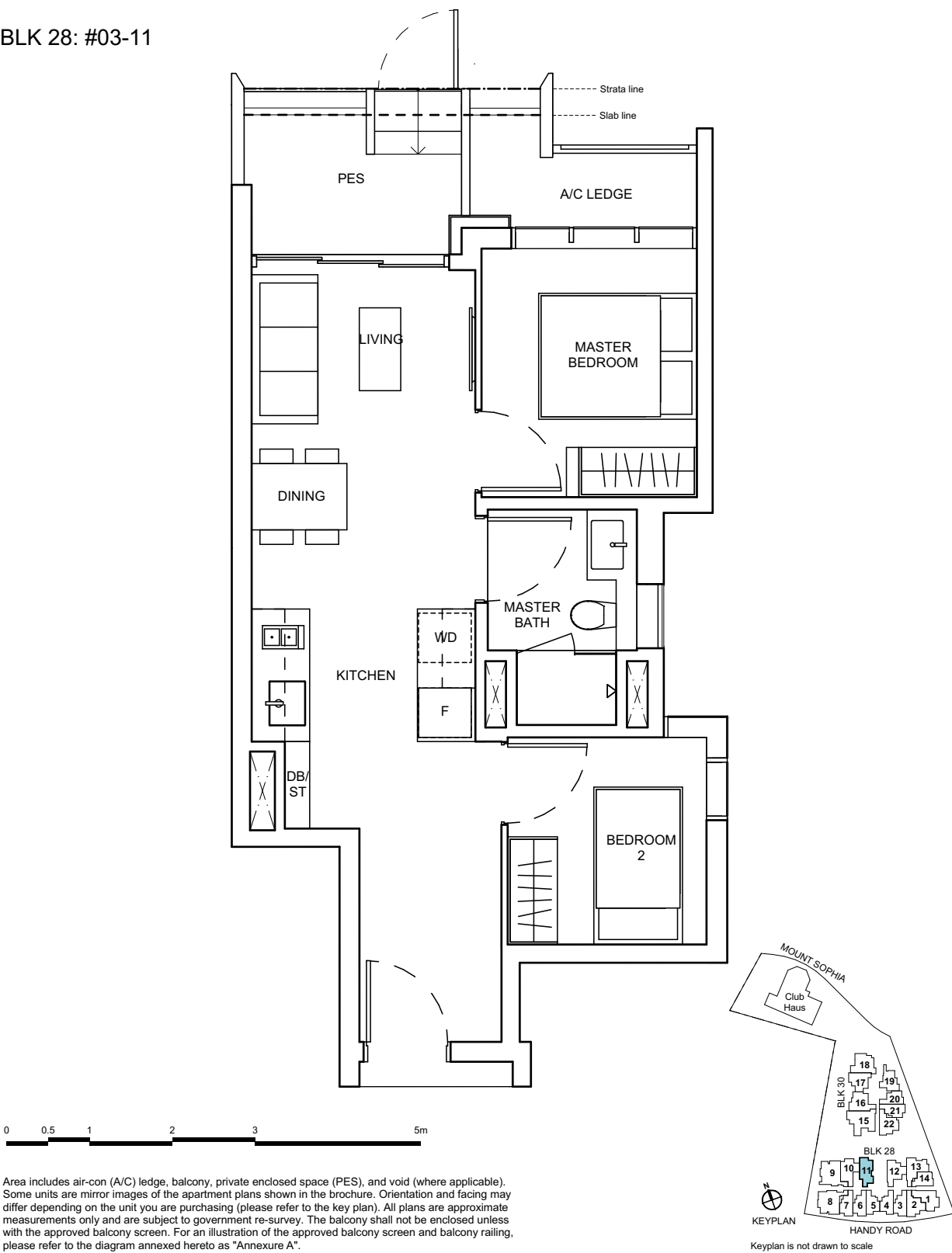
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM

TYPE B3(p)

57 sq m / 614 sq ft

BLK 28: #03-11

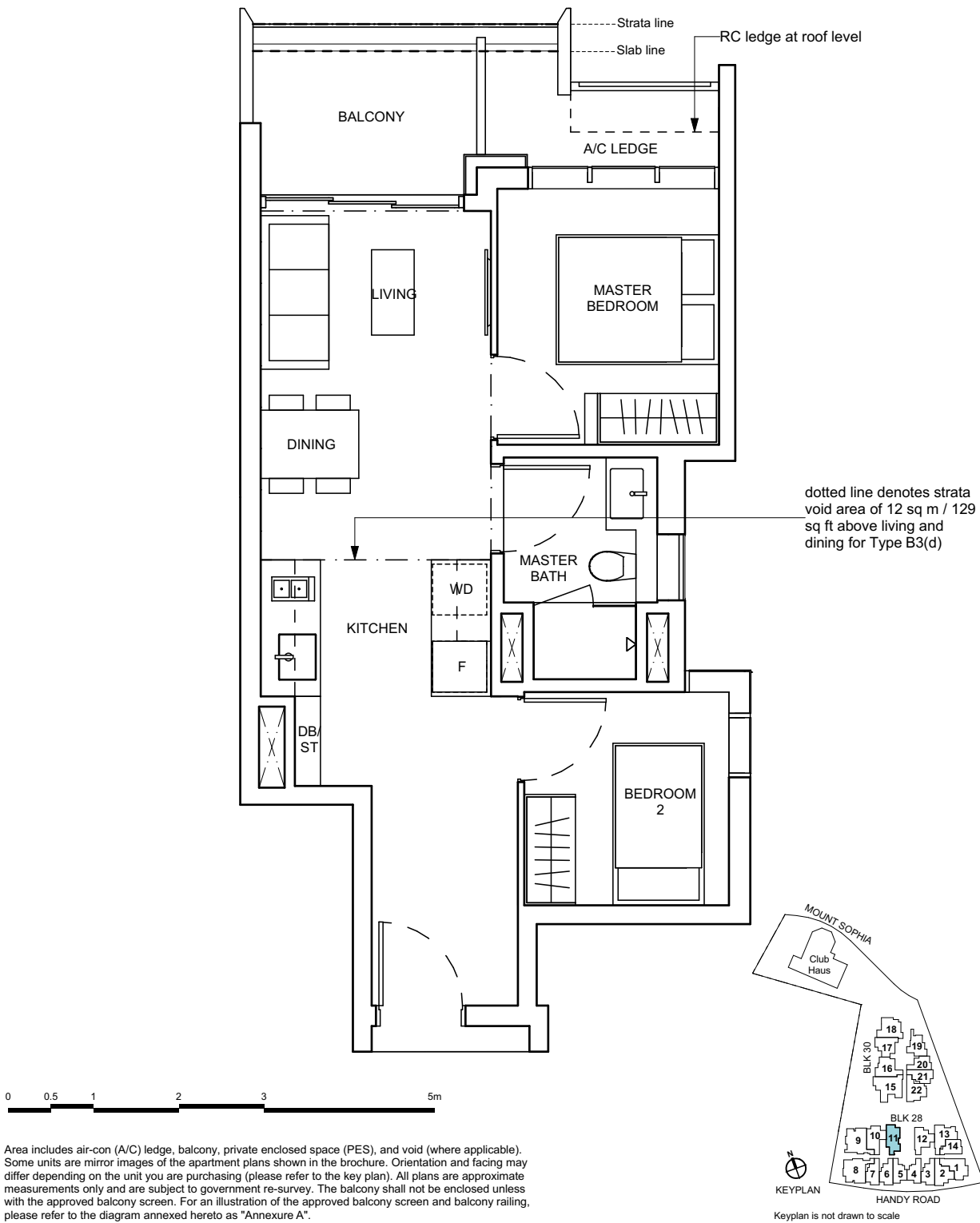


2 - BEDROOM

TYPE B3

57 sq m / 614 sq ft

BLK 28: #04-11 to #11-11



TYPE B3(d)

69 sq m / 743 sq ft

Including strata void area of 12 sqm / 129 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

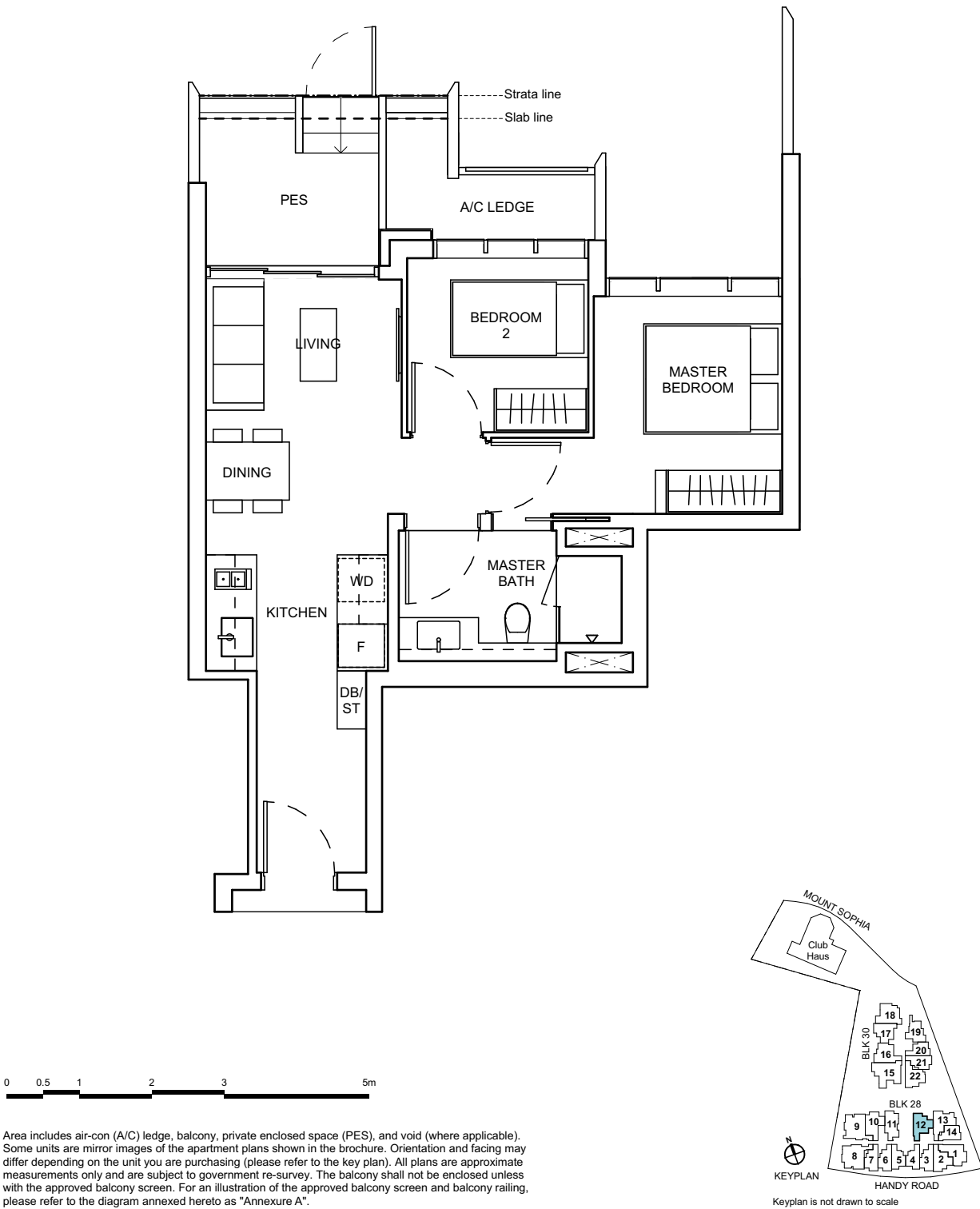
BLK 28: #12-11

2 - BEDROOM

TYPE B4(p)

58 sq m / 624 sq ft

BLK 28: #03-12

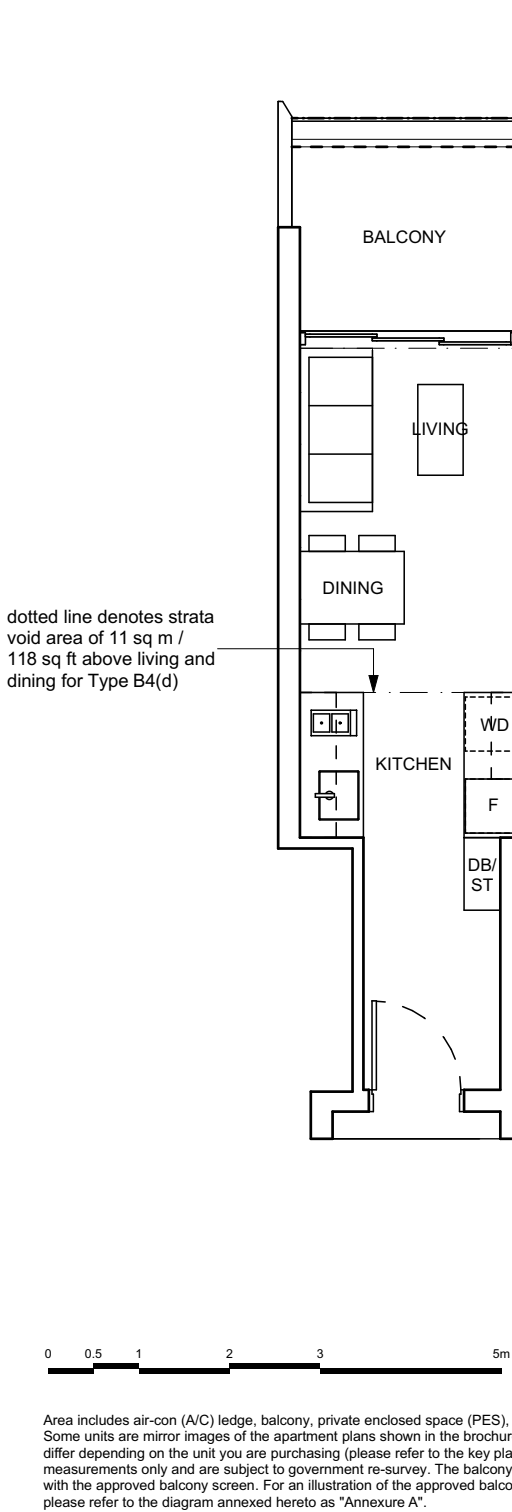


2 - BEDROOM

TYPE B4

58 sq m / 624 sq ft

BLK 28: #04-12 to #11-12

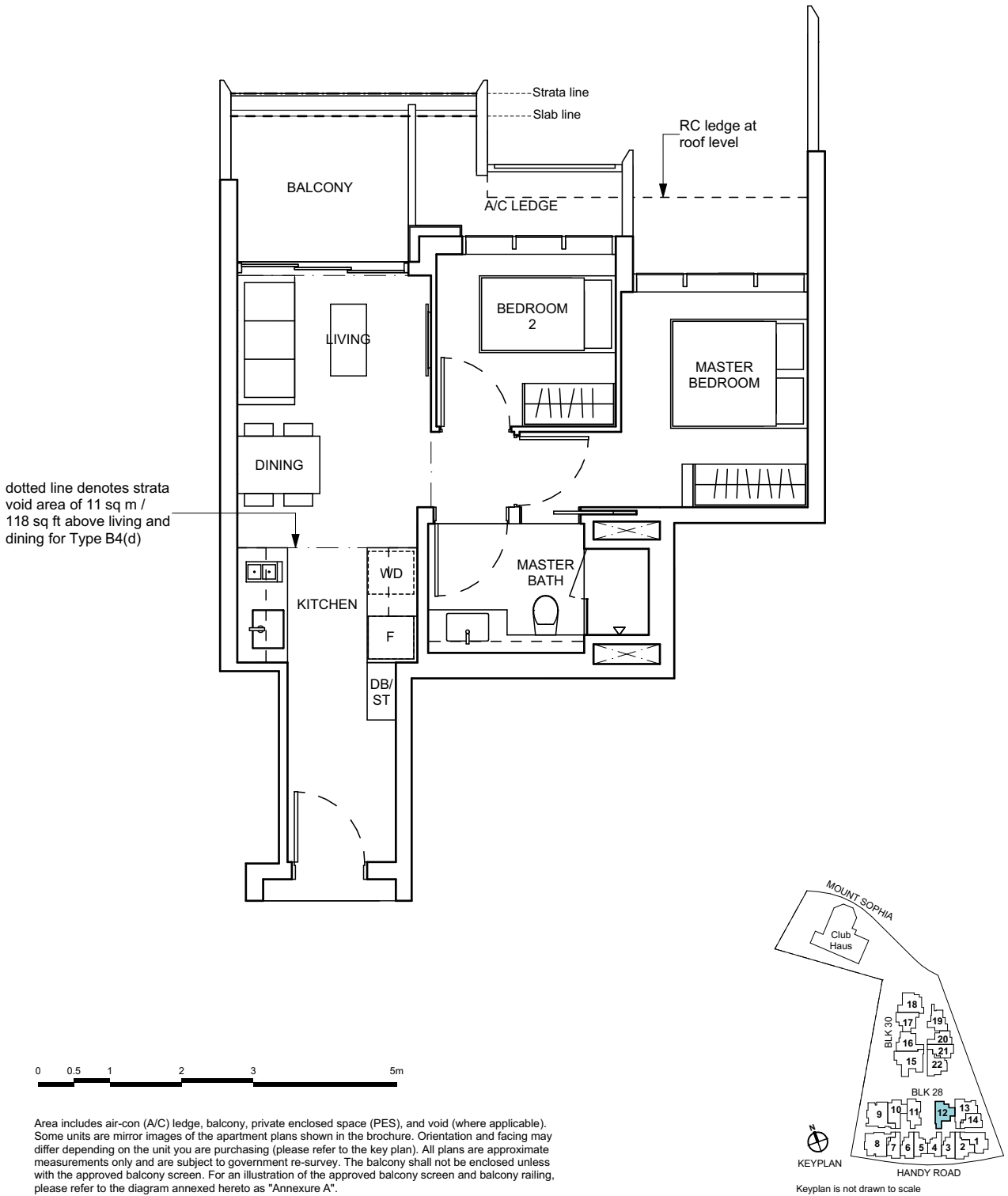


TYPE B4(d)

69 sq m / 743 sq ft

Including strata void area of 11 sqm / 118 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-12

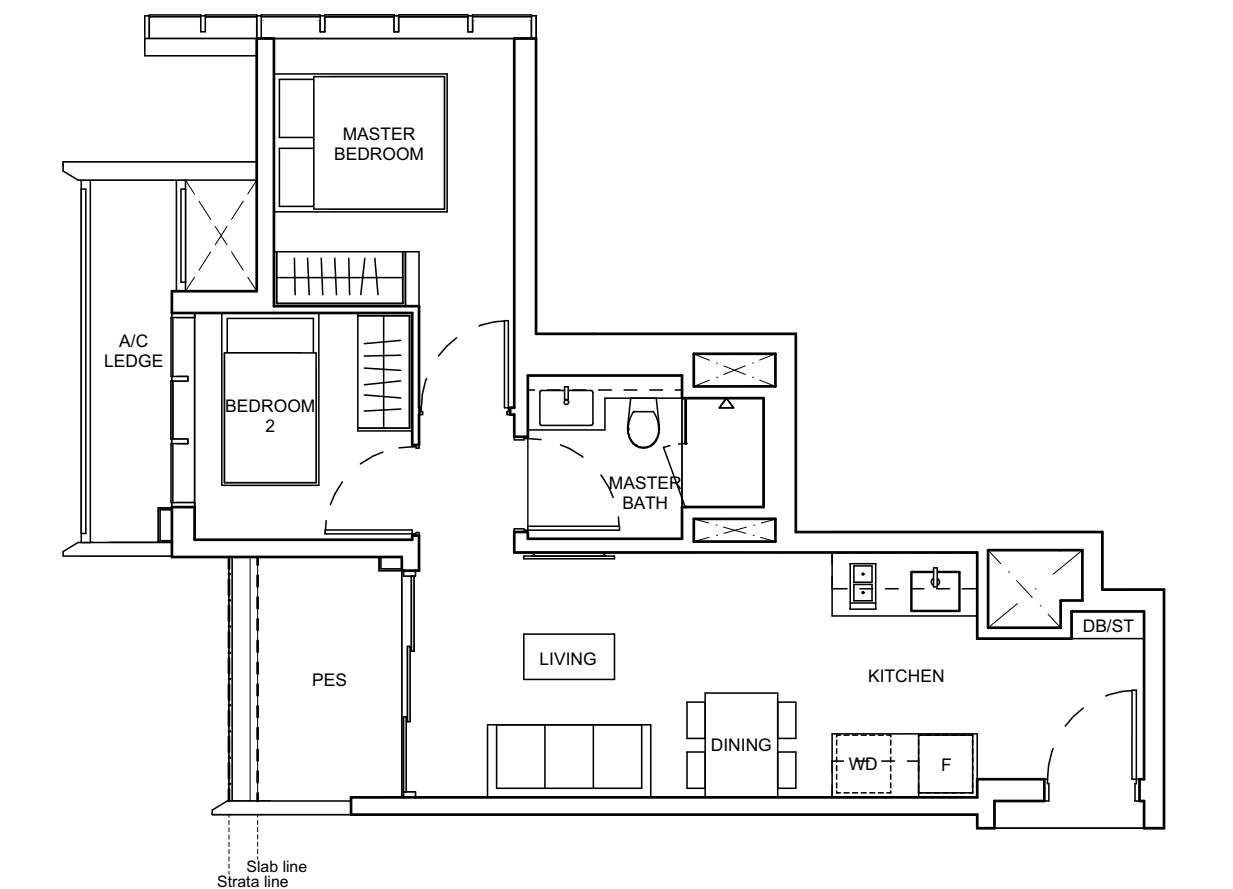


2 - BEDROOM

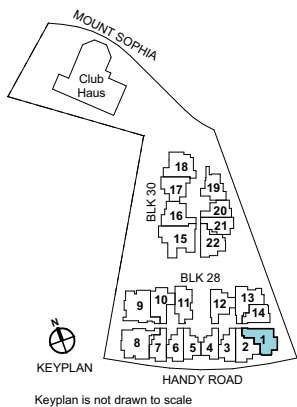
TYPE B5(p)

58 sq m / 624 sq ft

BLK 28: #03-01



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN

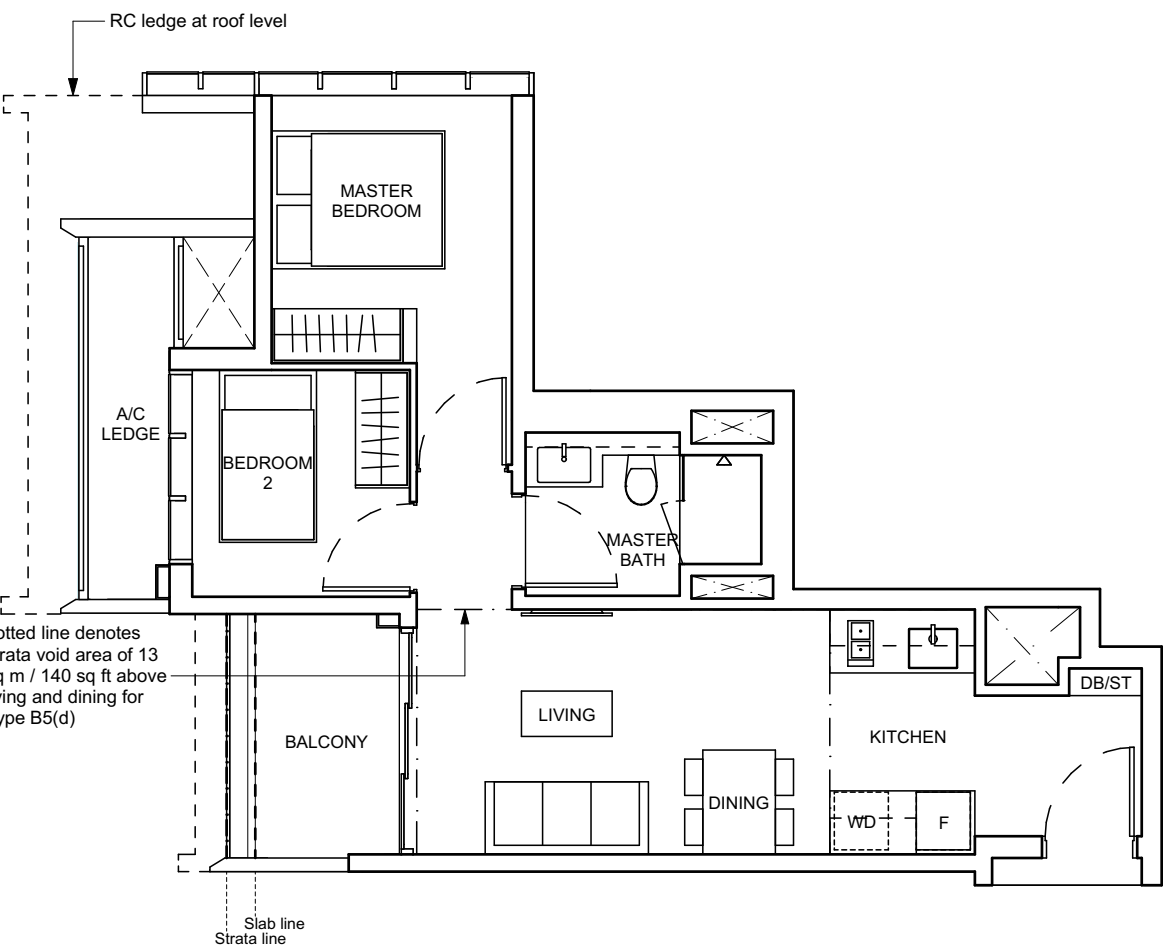
Keyplan is not drawn to scale

2 - BEDROOM

TYPE B5

58 sq m / 624 sq ft

BLK 28: #04-01 to #11-01



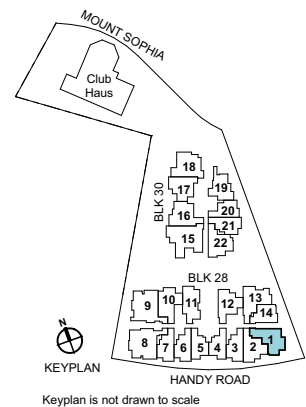
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

TYPE B5(d)

71 sq m / 764 sq ft

Including strata void area of 13 sqm / 140 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-01



KEYPLAN

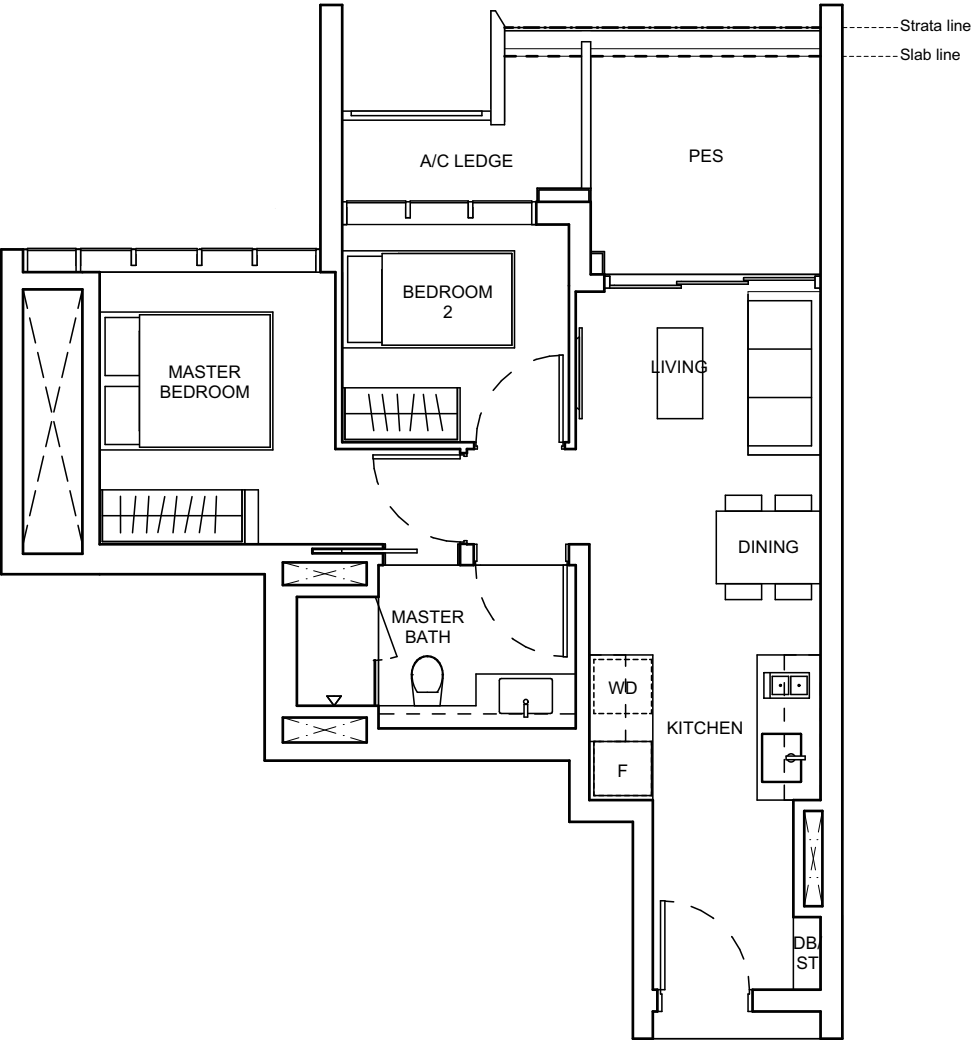
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2 - BEDROOM

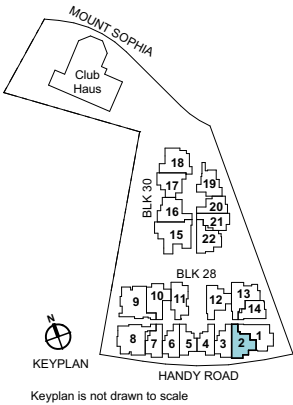
TYPE B6(p)

59 sq m / 635 sq ft

BLK 28: #03-02



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

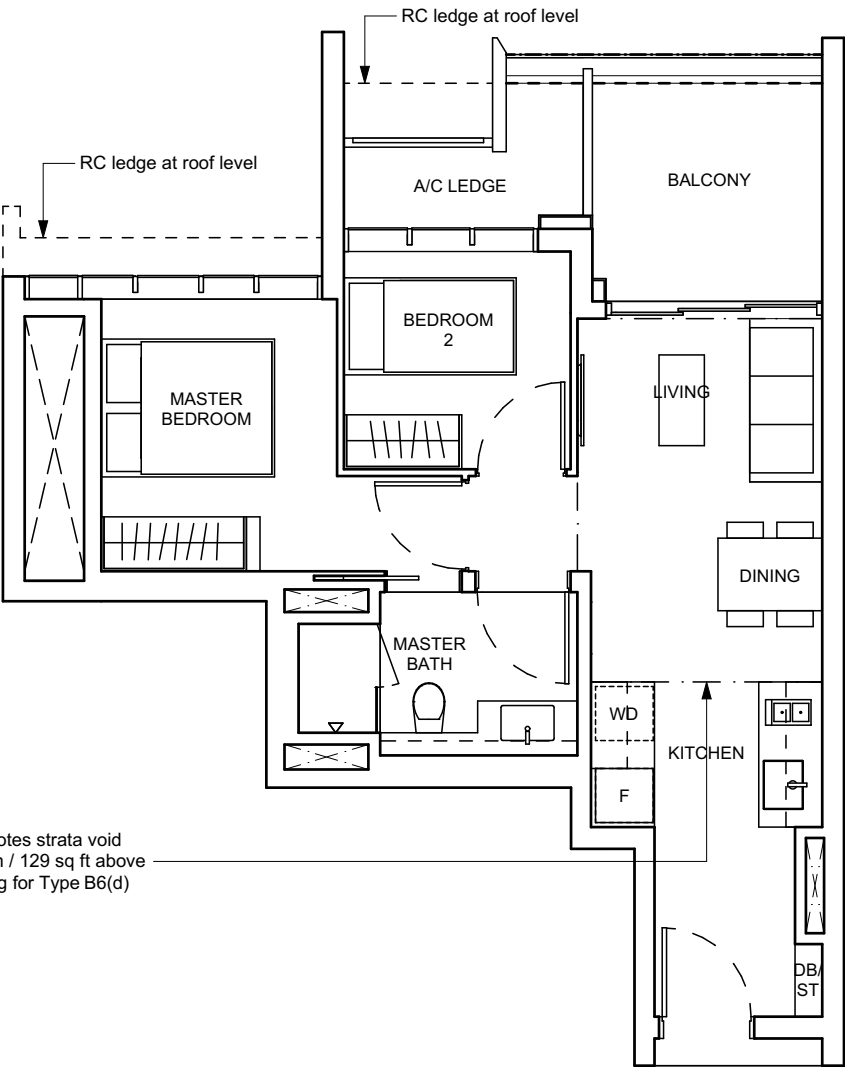


2 - BEDROOM

TYPE B6

59 sq m / 635 sq ft

BLK 28: #04-02 to #11-02



dotted line denotes strata void area of 12 sq m / 129 sq ft above living and dining for Type B6(d)



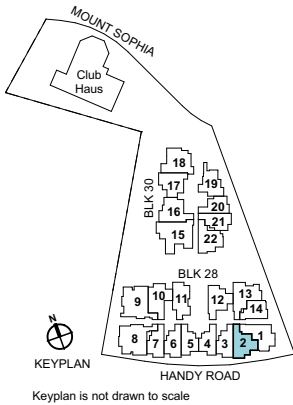
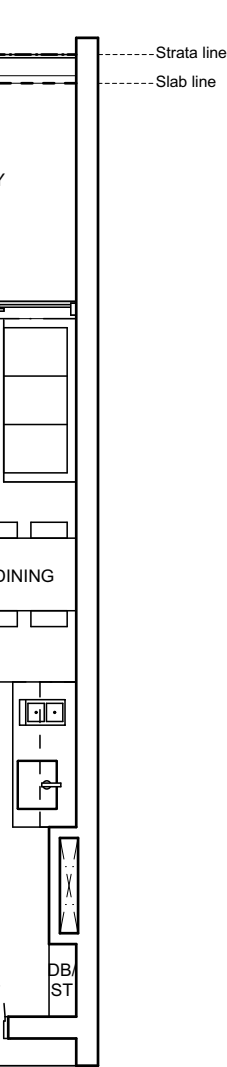
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

TYPE B6(d)

71 sq m / 764 sq ft

Including strata void area of 12 sqm / 129 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-02

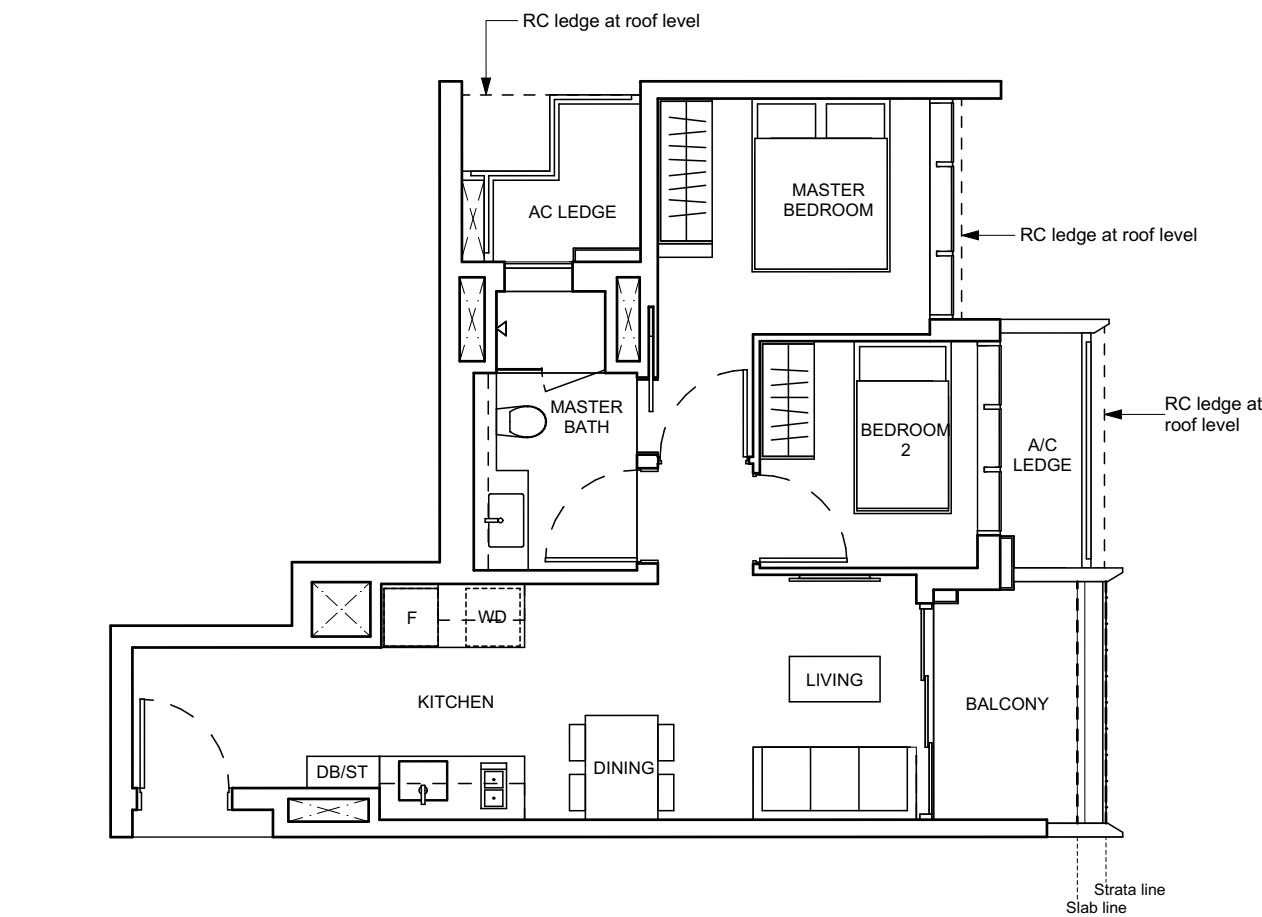


2 - BEDROOM

TYPE B7

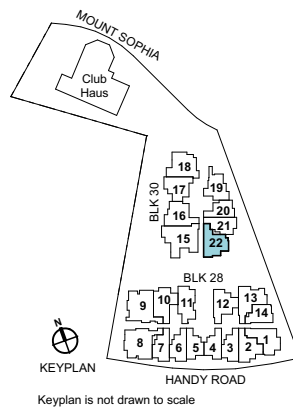
60 sq m / 646 sq ft

BLK 30: #04-22 to #09-22



0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN

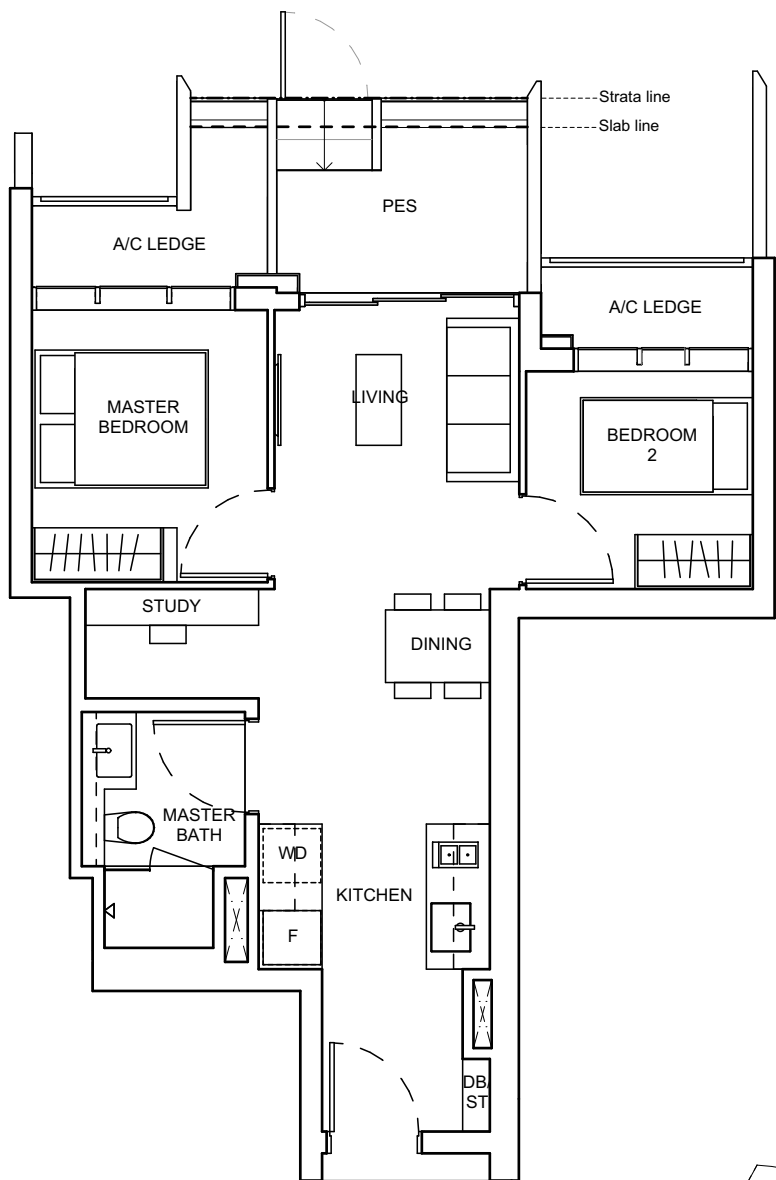
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B8S(p)

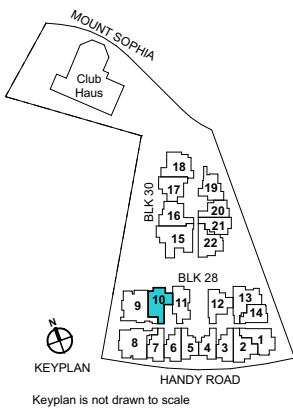
63 sq m / 678 sq ft

BLK 28: #03-10



0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN

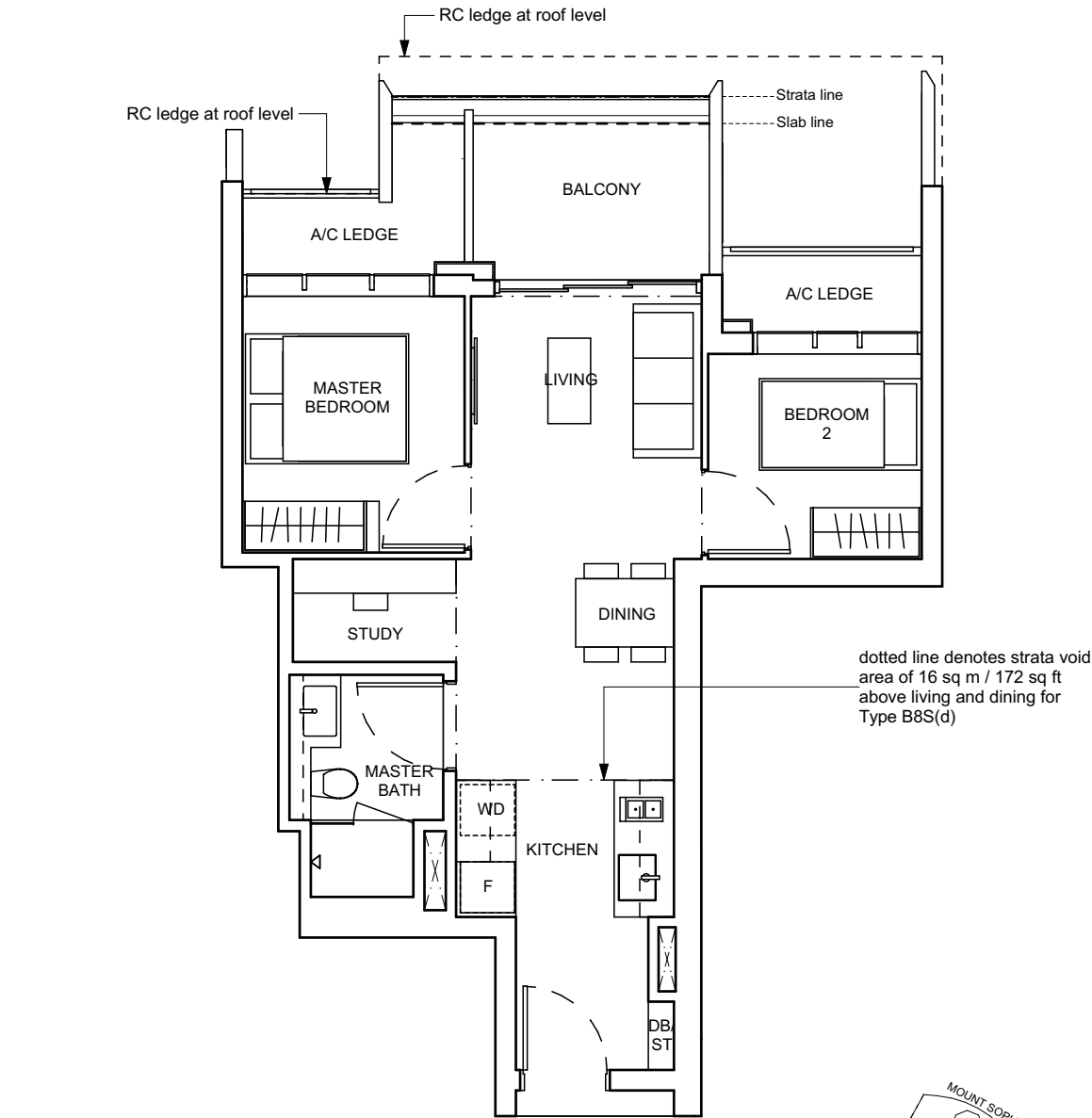
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B8S

63 sq m / 678 sq ft

BLK 28: #04-10 to #11-10



0 0.5 1 2 3 5m

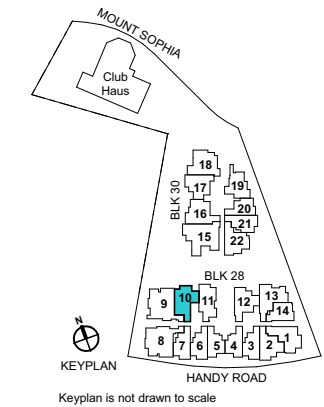
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

TYPE B8S(d)

79 sq m / 850 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-10

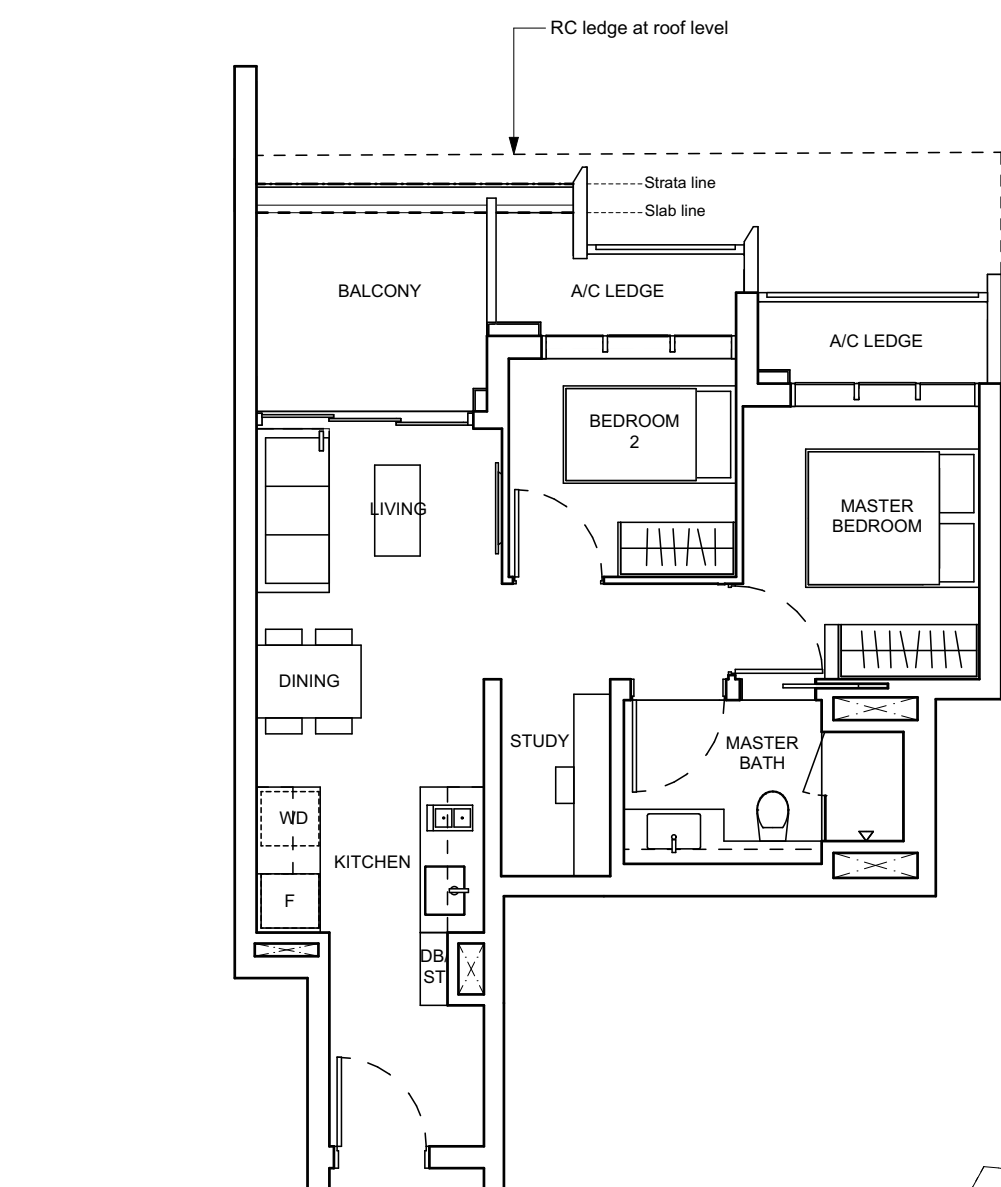


2 - BEDROOM + STUDY

TYPE B9S

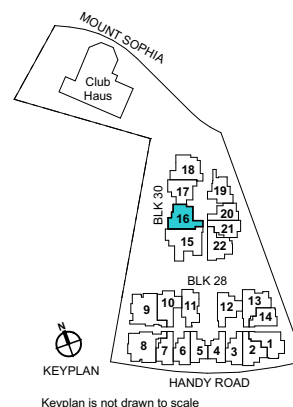
64 sq m / 689 sq ft

BLK 30: #04-16 to #09-16



0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

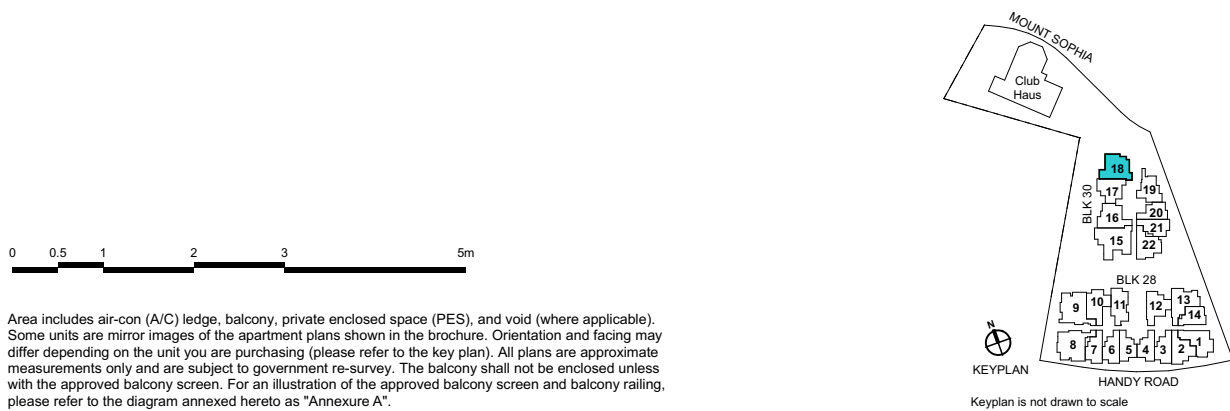
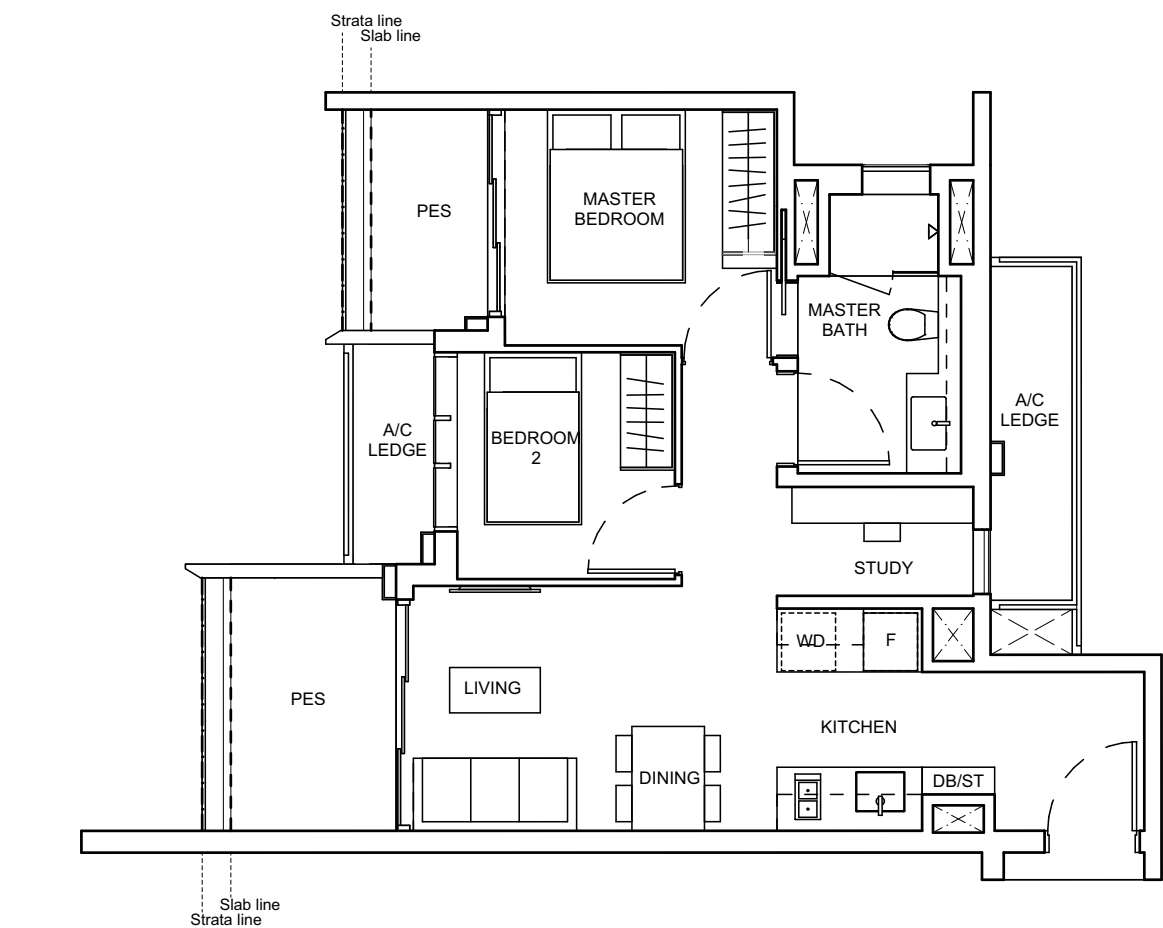


2 - BEDROOM + STUDY

TYPE B10S(p)

68 sq m / 732 sq ft

BLK 30: #04-18



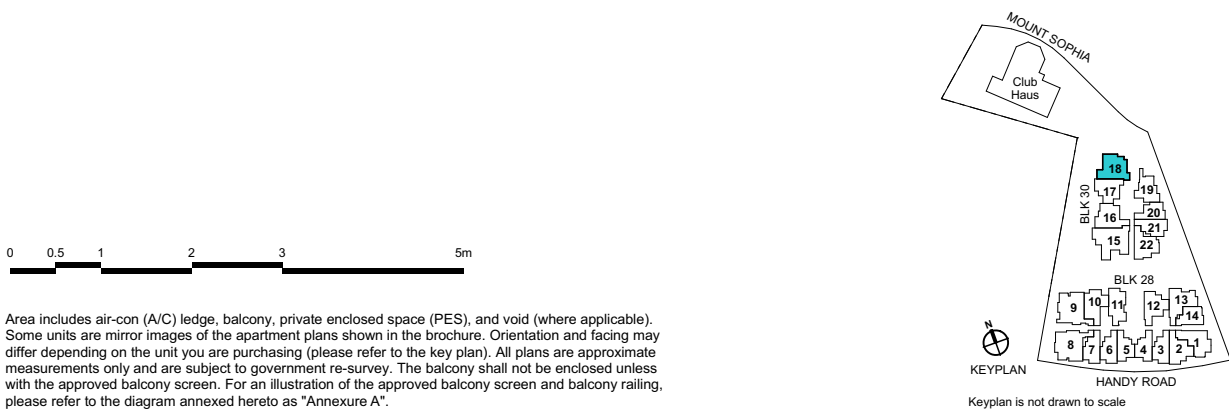
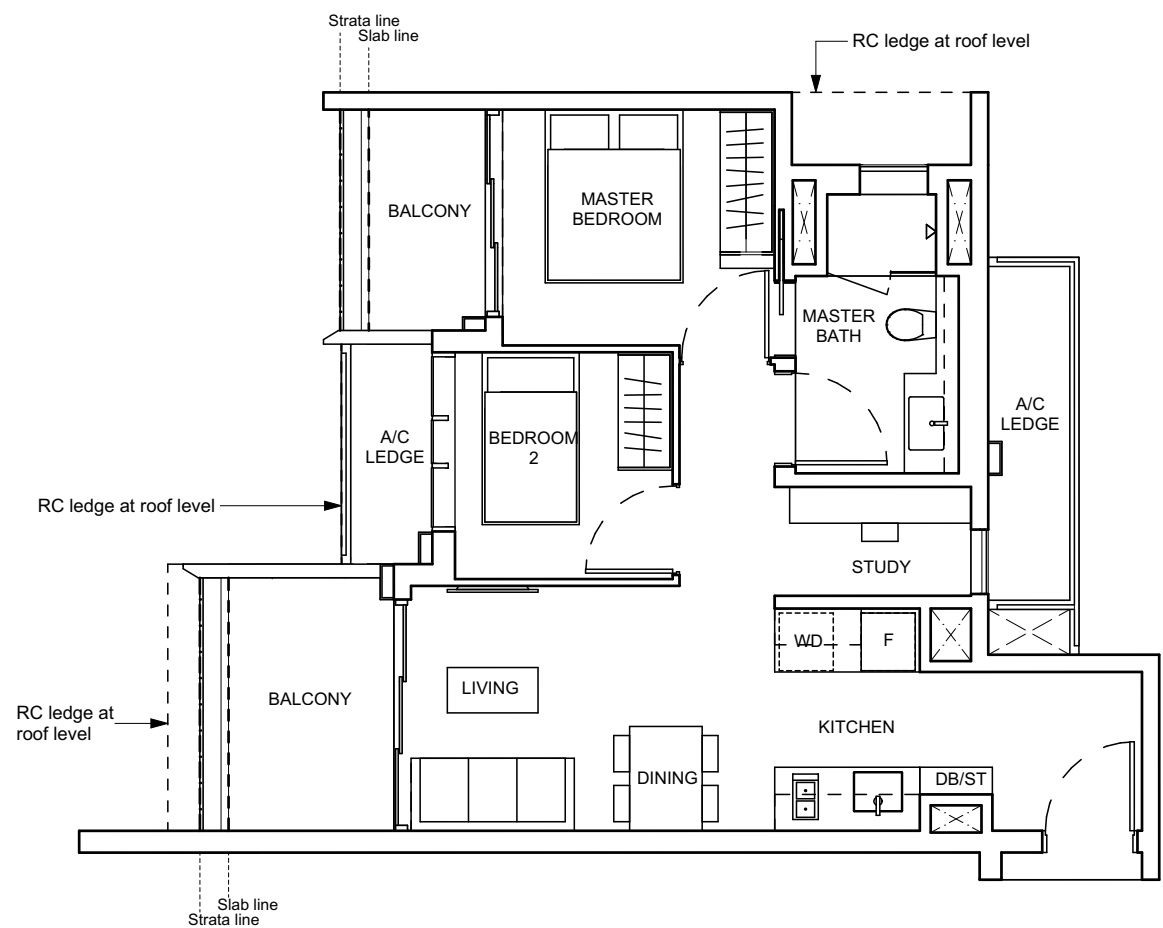
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM + STUDY

TYPE B10S

68 sq m / 732 sq ft

BLK 30: #05-18 to #09-18



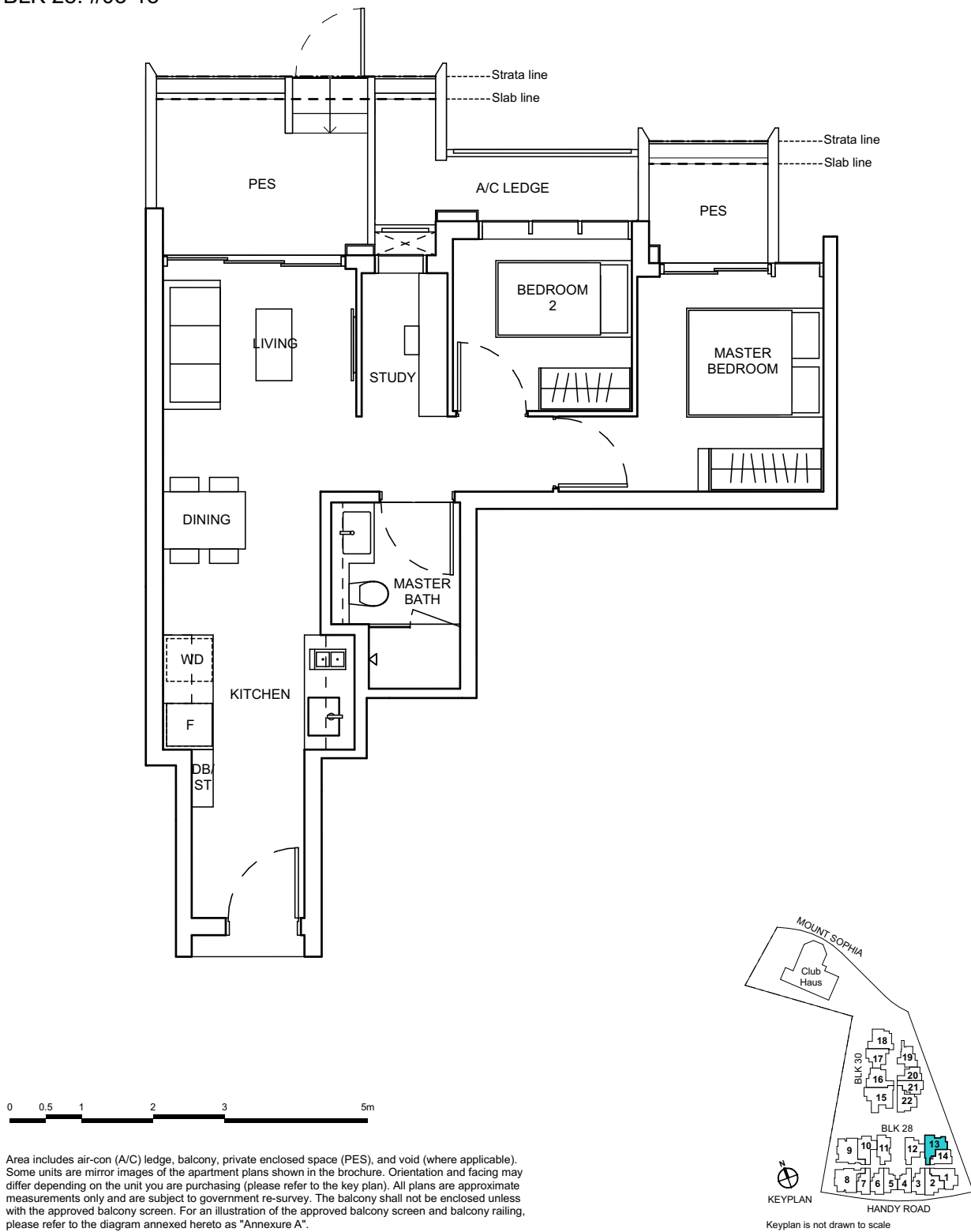
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM + STUDY

TYPE B11S(p)

69 sq m / 743 sq ft

BLK 28: #03-13

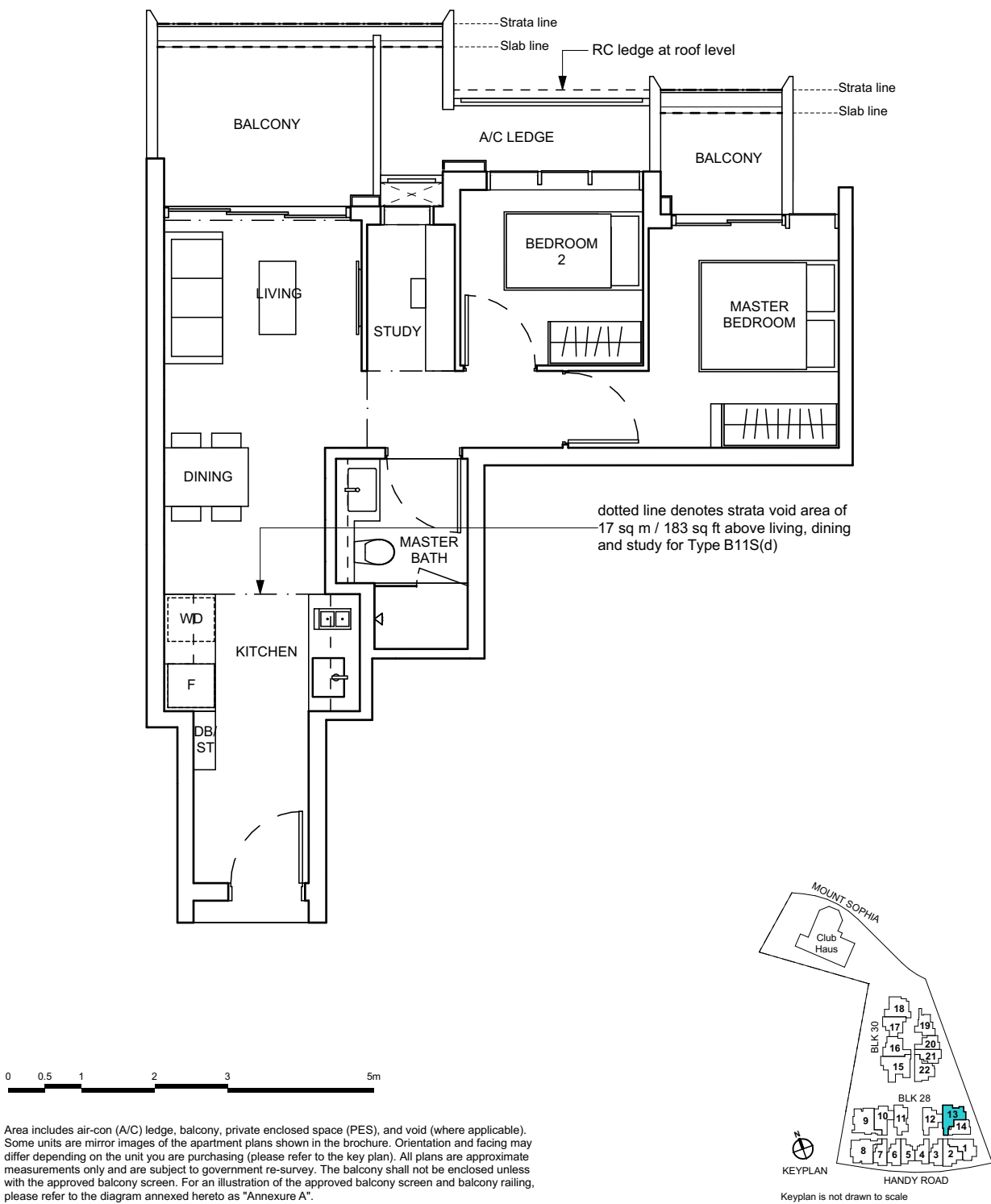


2 - BEDROOM + STUDY

TYPE B11S

69 sq m / 743 sq ft

BLK 28: #04-13 to #11-13



TYPE B11S(d)

86 sq m / 926 sq ft

Including strata void area of 17 sqm / 183 sqft above living, dining, and study.
Approximate 5.03 m floor to ceiling height at living, dining, and study.

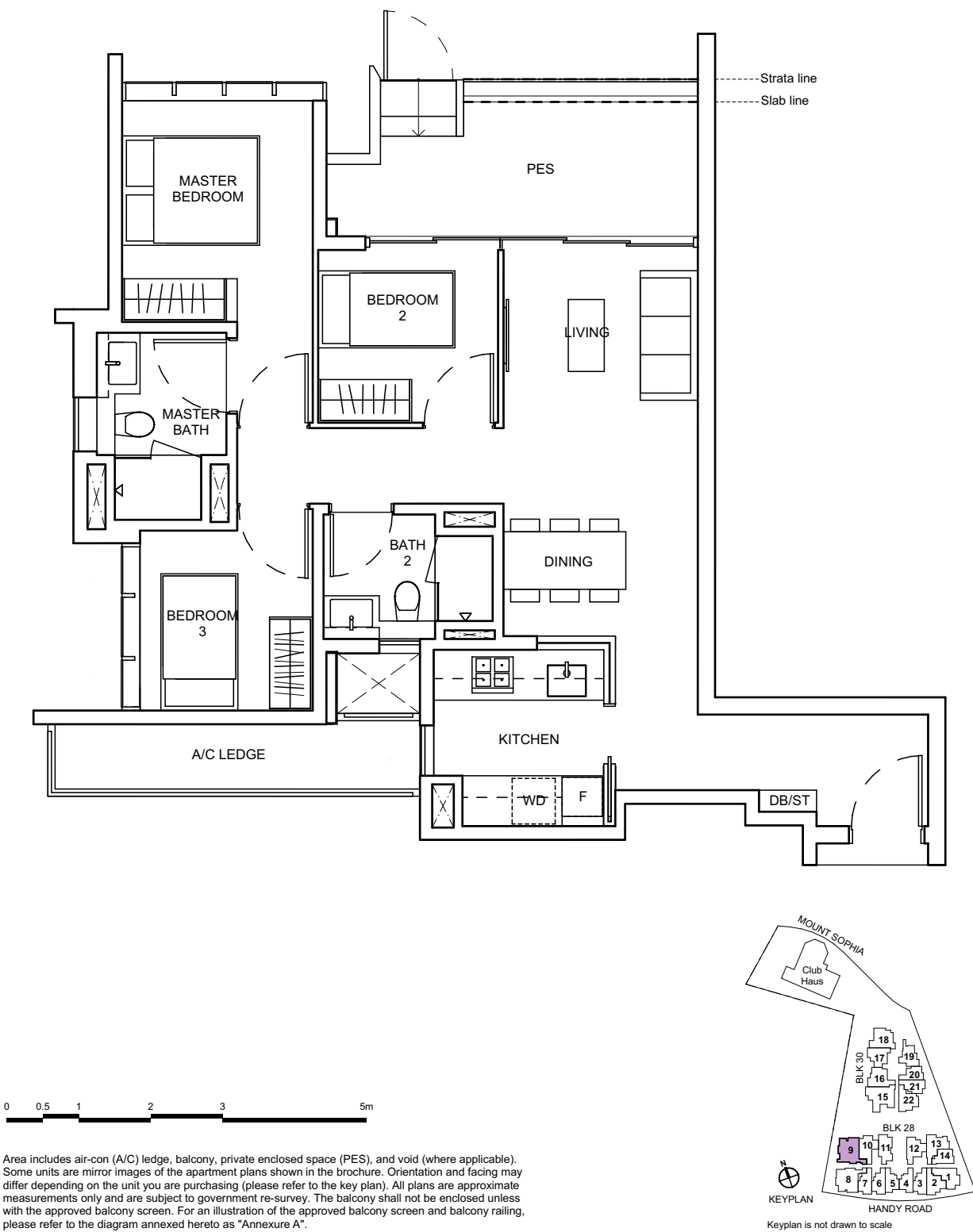
BLK 28: #12-13

3 - BEDROOM

TYPE C1(p)

88 sq m / 947 sq ft

BLK 28: #03-09

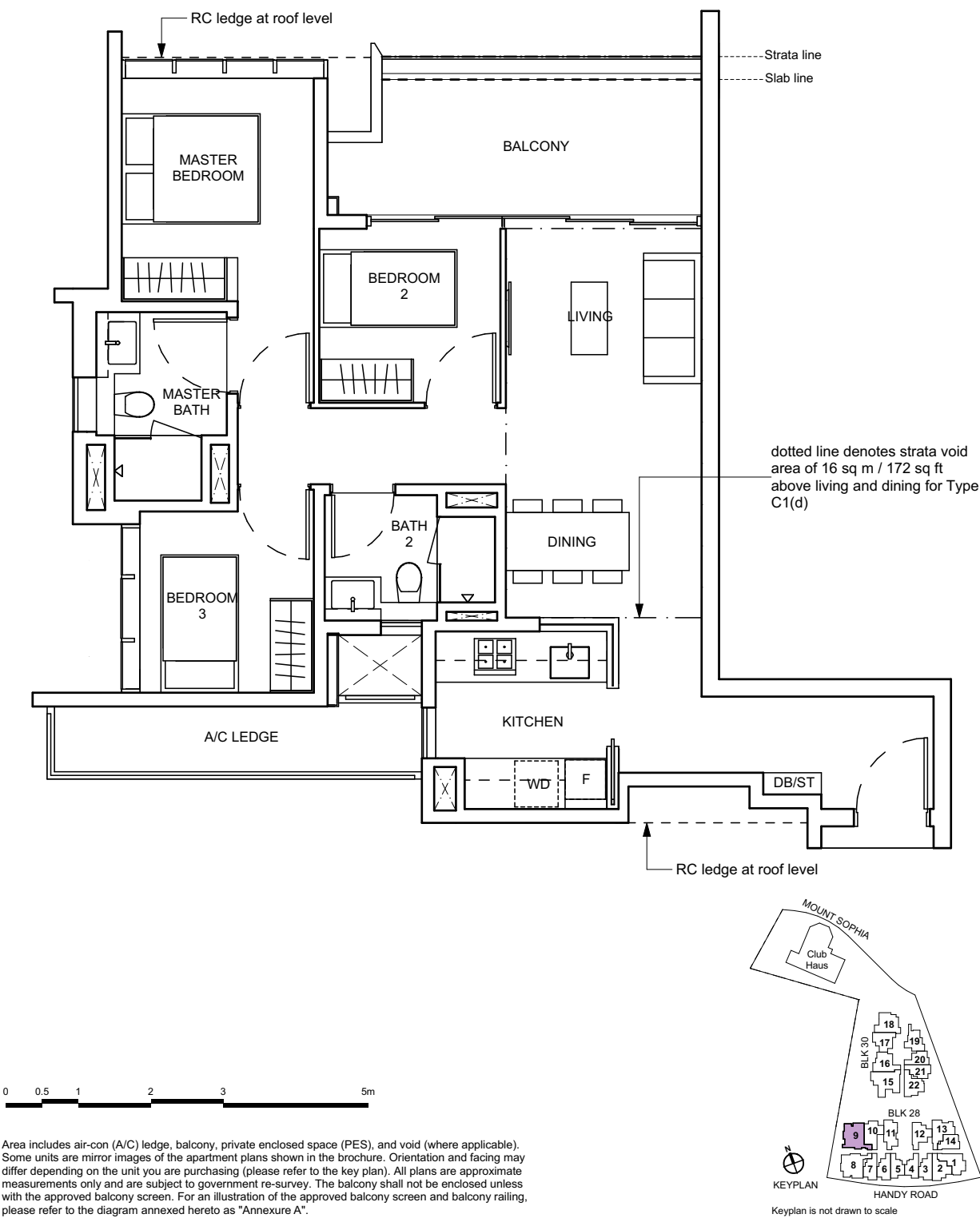


3 - BEDROOM

TYPE C1

88 sq m / 947 sq ft

BLK 28: #04-09 to #11-09



TYPE C1(d)

104 sq m / 1119 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

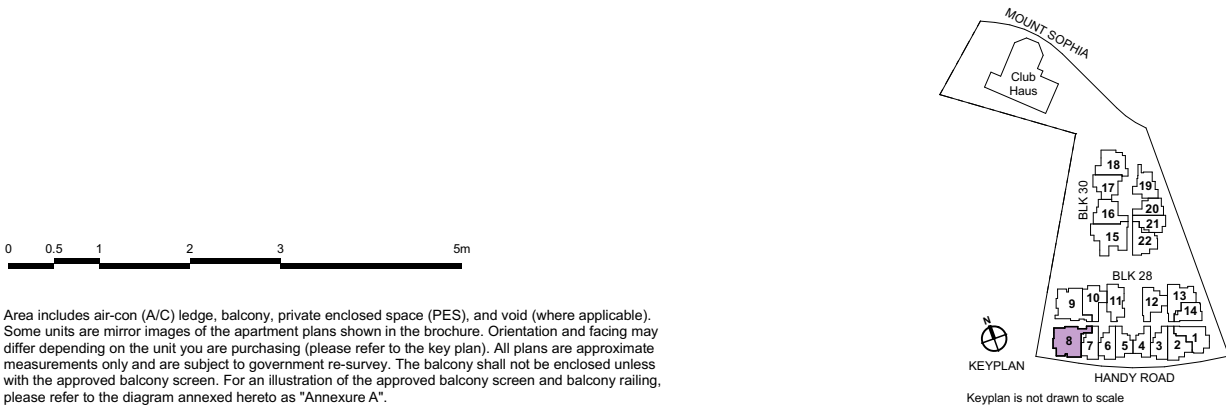
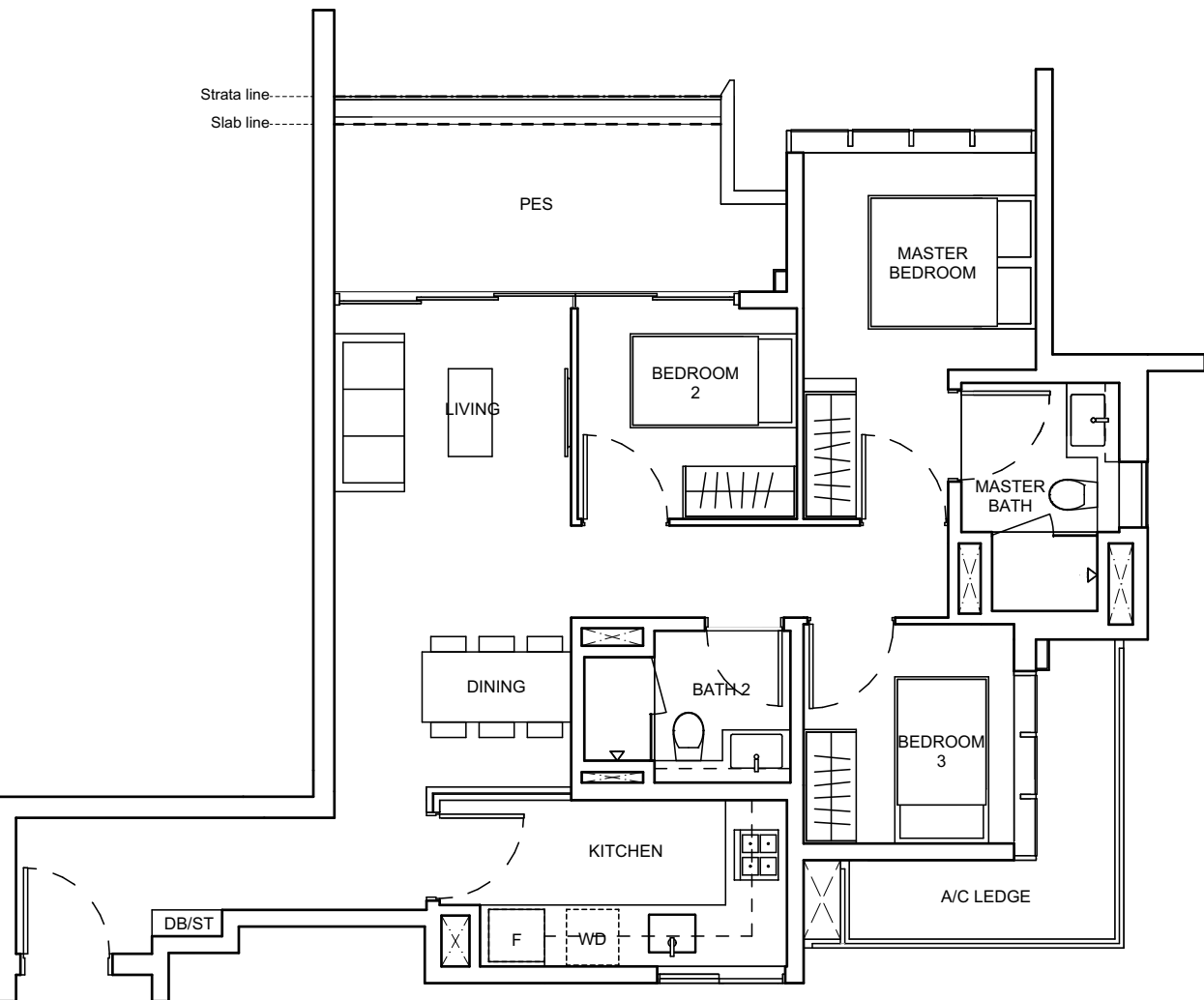
BLK 28: #12-09

3 - BEDROOM

TYPE C2(p)

90 sq m / 969 sq ft

BLK 28: #03-08



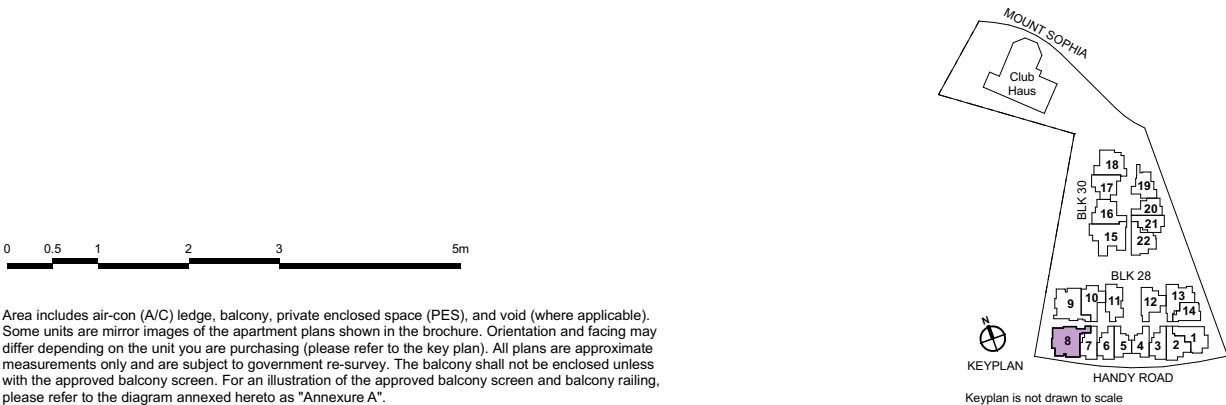
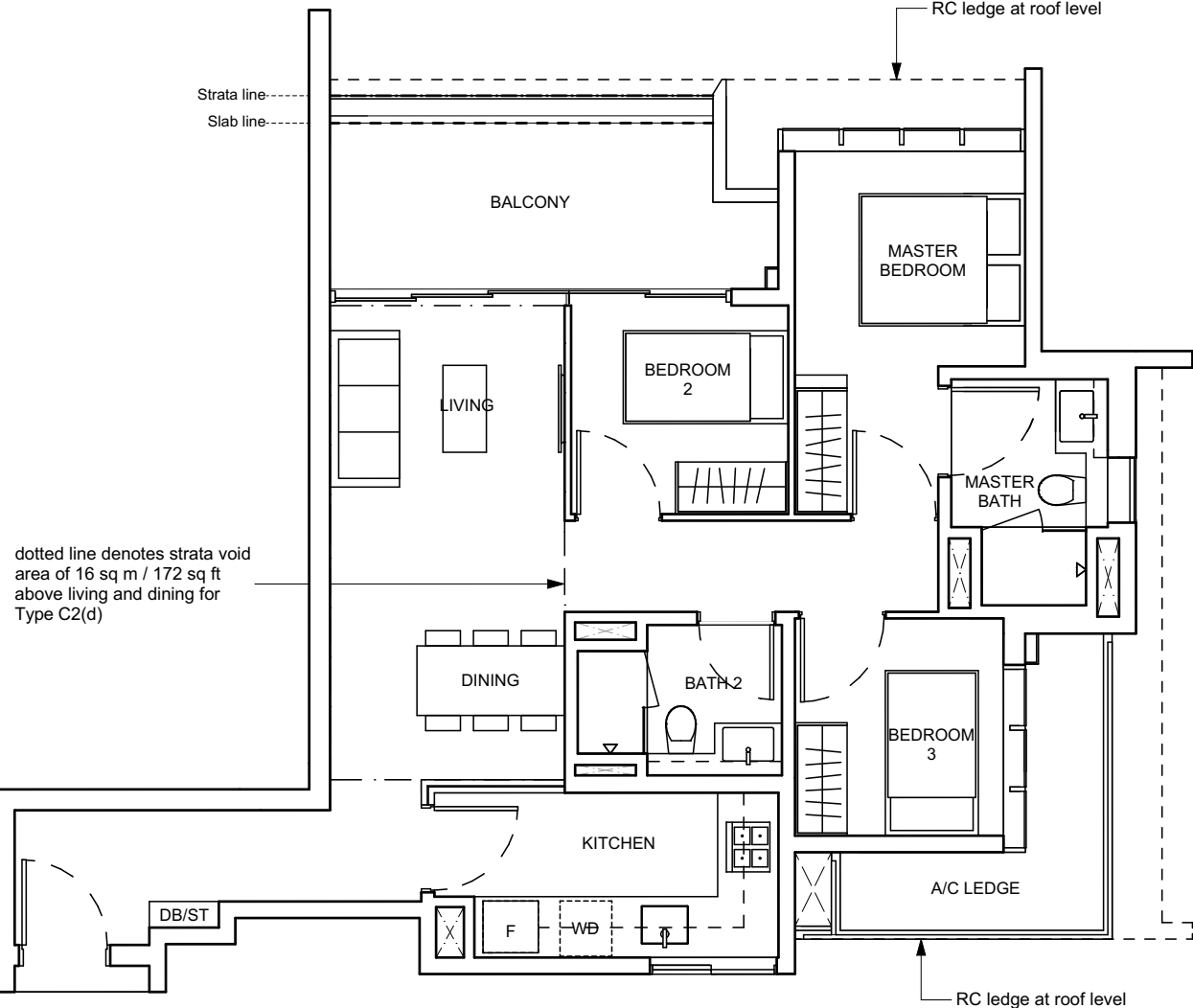
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

3 - BEDROOM

TYPE C2

90 sq m / 969 sq ft

BLK 28: #04-08 to #11-08



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

TYPE C2(d)

106 sq m / 1141 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

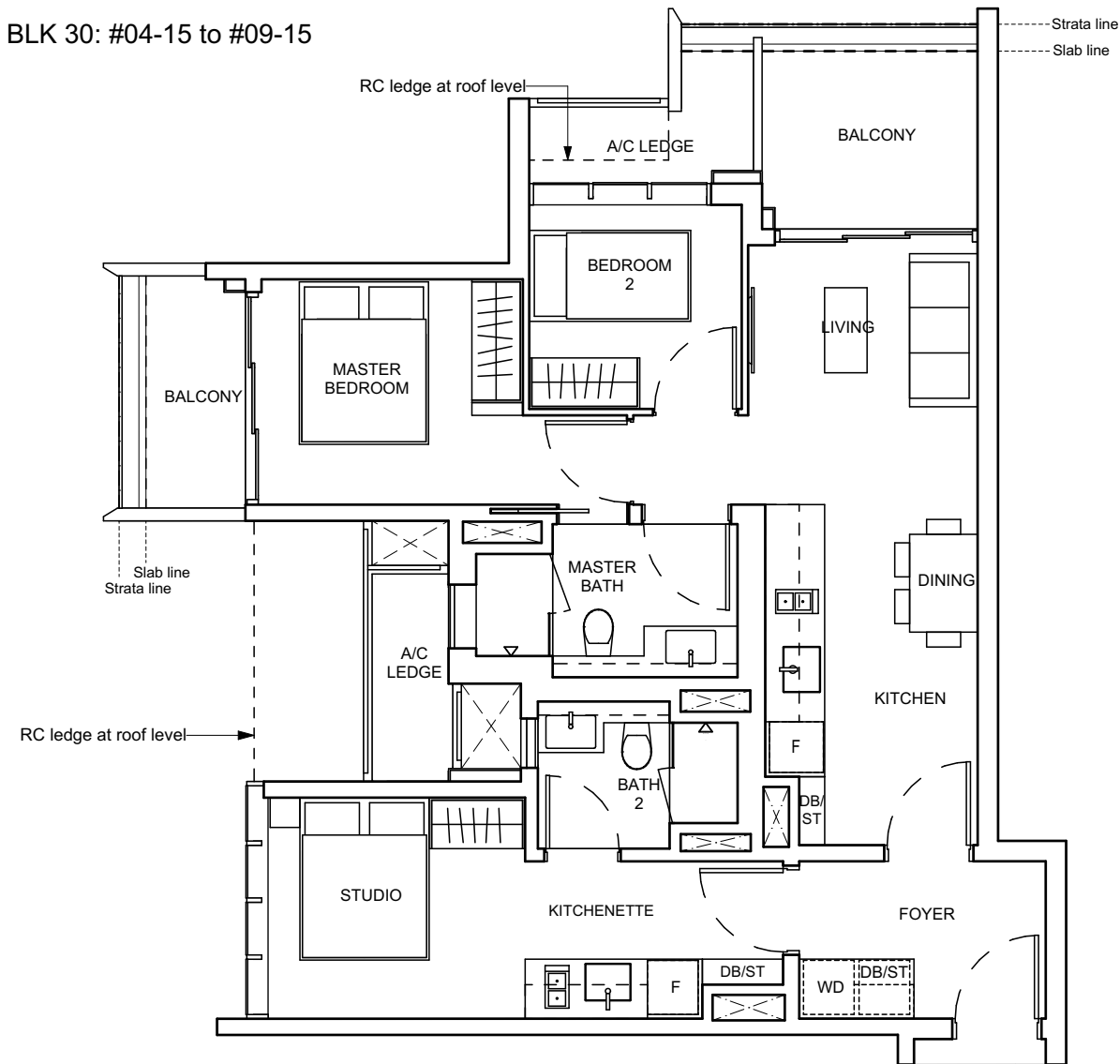
BLK 28: #12-08

3 - BEDROOM DUAL KEY

TYPE C3DK

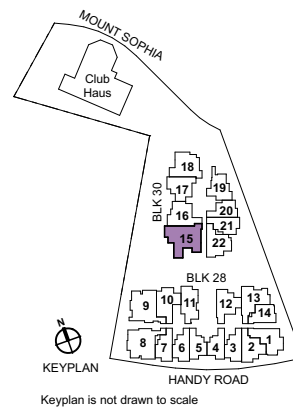
91 sq m / 980 sq ft

BLK 30: #04-15 to #09-15

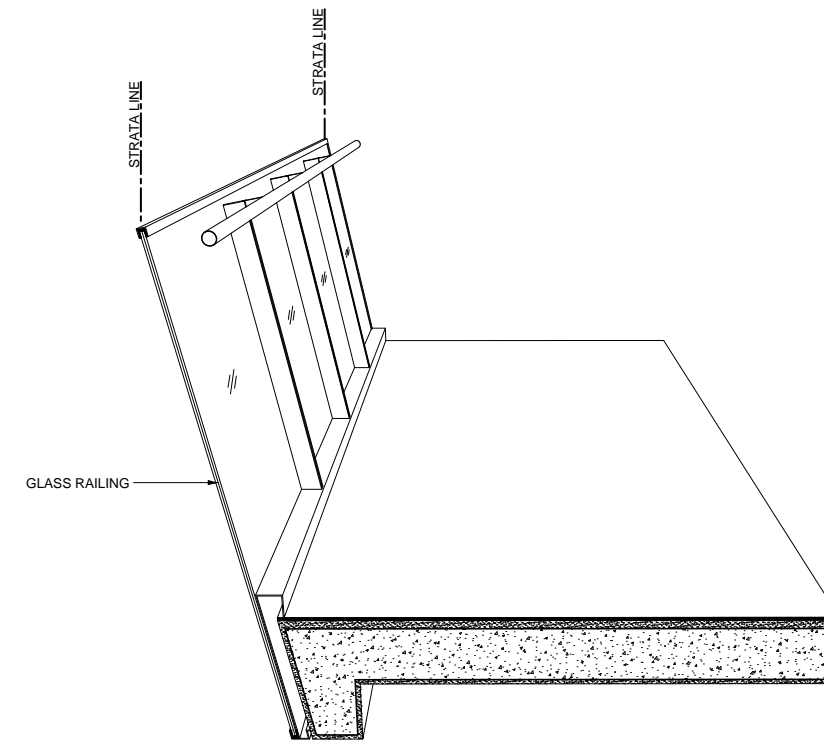


0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

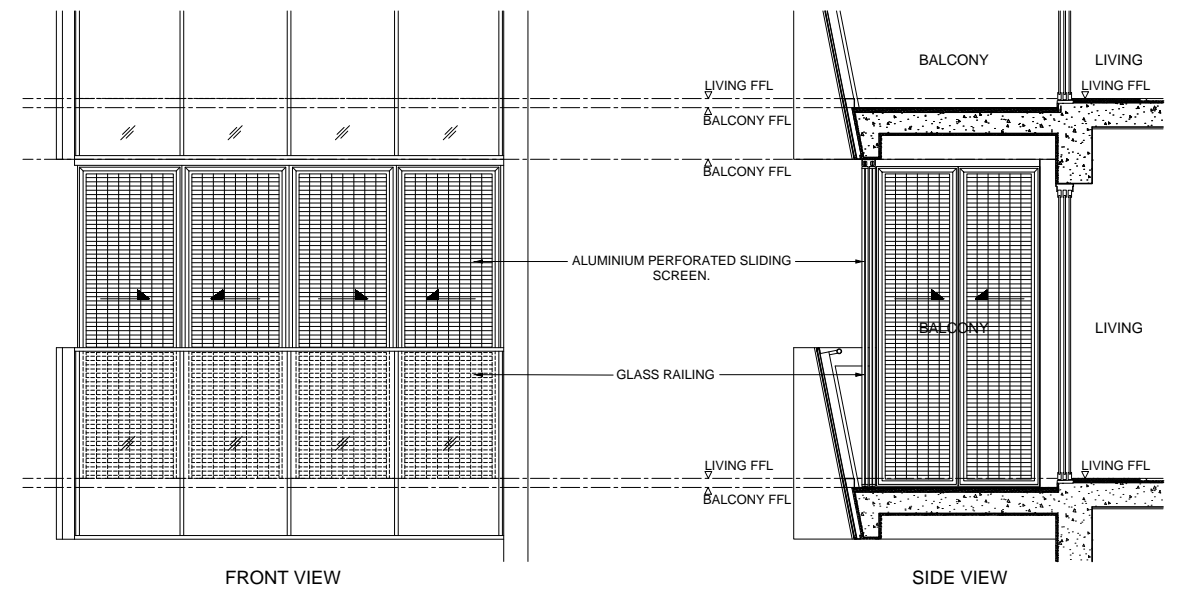


APPROVED BALCONY RAILING



TYPICAL SECTIONAL PERSPECTIVE

APPROVED BALCONY SCREEN



FRONT VIEW

SIDE VIEW

Note:

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

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete bored pile and or shallow rafts/footings for all residential blocks.

2. SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete and/or structural steel for all residential blocks.

3. WALLS

- a. External walls (for all residential blocks): Precast reinforced concrete wall and/or reinforced concrete wall and/or curtain wall system.
- b. Internal walls (for all residential blocks): Cast in-situ reinforced concrete wall and/or lightweight concrete wall panel/blocks and/or precast reinforced concrete wall and/or drywall partition system.

4. ROOF

- a. Flat roof (for all residential blocks): Reinforced concrete flat roof with insulation and appropriate waterproofing system.

5. CEILING

- a. Refer to the Apartment Ceiling Height Schedule.
- b. Living/Dining/Kitchen/Kitchenette/ Study/Bedrooms/Studio/Foyer/ Bathrooms: Concrete slab with skim coat and emulsion paint and/ or plaster board with emulsion paint and/or moisture resistance board with emulsion paint and/or bulkheads with emulsion paint at designated areas (where applicable).
- c. Balcony/Private Enclosed Space (PES): Concrete slab with skim coat and emulsion paint and/or cement board with emulsion paint and/or aluminium cladding.

6. FINISHES

- a. Wall (Apartment Units)
 - i. Living/Dining/Bedrooms/Study/ Studio/Foyer/Balcony/Private Enclosed Space (PES): Paint finish
 - ii. Kitchen/Kitchenette: Paint finish and/or tiles
 - iii. Bathrooms: Marble and/or Quartz
- b. Wall (Common Area - Internal)
 - i. Lift Lobbies (for all residential blocks): Laminate finish on appropriate backing material and/or tiles and/or paint finish (where applicable)

- ii. Common Corridors/Staircase Storey Shelter (for all residential blocks): Paint finish

c. Wall (Common Areas – External)

- i. All External Walls (for all residential blocks): Tiles and/ or cement sand plaster and/ or skim coat with spray texture coating and/or emulsion paint finish

Notes:

- All wall finishes are provided up to false ceiling level and on exposed areas only.
- No marbles and/or tiles behind all cabinets, kitchen cabinets, washing machine cum dryer, fridge, vanity/mirror cabinets or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

d. Floor (Apartment Units)

- i. Living/Dining/Kitchen/Study/ Foyer: Marble and/or Engineered wood
- ii. Bedroom/Studio/Kitchenette: Engineered wood
- iii. Bathrooms: Marble
- iv. Balcony/Private Enclosed Space (PES): Tiles

e. Floor (Common Areas)

- i. Lift Lobbies at Residential Blocks (1st & 2nd Storey): Marble and/ or Tiles
- ii. Lift Lobbies at Residential Blocks (Typical Storey)/Common Corridor: Tiles
- iii. Staircase Storey Shelter: Cement and sand screed

Notes:

- All floor finishes are to exposed surface area only.

7. WINDOWS

Aluminium-framed windows with tinted and/or clear and/or frosted and/or laminated glass.

Minimum thickness of glass: 6mm.

8. DOORS

- a. Unit Main Entrance to Common Corridor: Approved fire-rated timber door.
- b. Bedrooms/Bathrooms/Kitchenette [for Type C3DK]/Foyer: Timber swing and/or sliding door.

- c. Kitchen [for Type C1(p), C1, C1(d), C2(p), C2, C2(d)]: Timber framed glass swing and/or sliding door.

- d. Balcony/Private Enclosed Space (PES): Aluminium framed sliding glass door and/or metal gate.

Notes:

- Good quality locksets and ironmongery to be provided to all doors.
- All glass doors to be of tinted and/ or clear glass (where applicable).
- Minimum thickness of glass: 6mm.

9. SANITARY WARES, FITTINGS AND ACCESSORIES

- a. Master Bath
 - 1 shower cubicle and 1 concealed shower mixer set with overhead rain shower
 - 1 vanity cabinet complete with 1 basin and 1 mixer
 - 1 wall-mounted water closet
 - 1 mirror cabinet
 - 1 paper roll holder
 - 1 robe hook
- b. Common Bath
 - 1 shower cubicle and 1 concealed shower mixer set
 - 1 vanity cabinet complete with 1 basin and 1 mixer
 - 1 wall-mounted water closet
 - 1 mirror cabinet
 - 1 paper roll holder
 - 1 robe hook
- c. Kitchen [all except Type C3DK]
 - 1 bib tap for washing machine cum dryer
- d. Foyer [for Type C3DK only]
 - 1 bib tap for washing machine cum dryer
- e. Private Enclosed Space (PES)
 - 1 bib tap where applicable

10. ELECTRICAL INSTALLATION

- a. All electrical wirings are concealed where possible except for electrical wirings in conduits/trunkings exposed above false ceiling and exposed within distribution board closet.
- b. Refer to Electrical Schedule.

11. TV/CABLE SERVICES/TELEPHONE POINTS

Refer to Electrical schedule.

12. LIGHTNING PROTECTION

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

13. PAINTING

- a. External Walls (for all residential blocks): Spray textured coating paint and/or other approved exterior paint to exposed area only.
- b. Internal Walls (for all residential blocks): Emulsion paint.

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of all Bathrooms and Kitchen for Type C1, C1(d), C1(p), C2, C2(d), C2(p), Swimming Pool, Reinforced Concrete Flat Roof and Roof Garden, where applicable.

15. DRIVEWAY AND CAR PARK

- a. Arrival on Handy: Stone and/or tiles and/or concrete pavers.
- b. Surface Driveways/Ramps/Car park: Reinforced concrete floor with epoxy coating and/or hardener.

16. LANDSCAPE/RECREATIONAL FACILITIES AND ELEMENTS

- Arrival
 - 1. Arrival on Handy
 - 2. Club Haus Arrival
- Social
 - 3. BBQ Pavilion
 - 4. Club Haus
 - 5. Garden Swing
 - 6. Lawn
 - 7. Amphitheatre
- Nature
 - 8. Nutmeg Terrace
 - 9. Coffee Avenue
 - 10. Clove Alcove
 - 11. Areca Alcove
 - 12. Garden Link
- Leisure
 - 13. Lap Pool*
 - 14. Pool Deck
 - 15. In-Pool Chaise
 - 16. Spa Retreat
 - 17. Vivarium Deck
 - 18. Kids Pool
 - 19. Kids Playground
 - 20. Outdoor Rain Shower
- Sky Garden
 - 21. Yoga Lawn
 - 22. Sky Fitness
 - 23. Rooftop Lounge
 - 24. Clove Deck
 - 25. Nutmeg Garden
 - 26. Garden Seats
- Club Haus
 - 27. Premier Residential Services
 - 28. Management Office
 - 29. Heritage Alley
 - 30. Freeform Studio
 - 31. Power Studio
 - 32. Gym Studio
 - 33. Club Lounge
 - 34. Club Visual
 - 35. Club Gourmet
 - 36. Club Suite
 - 37. Pantry
 - 38. Attic

- Ancillary
 - A. Side Gate
 - B. Guardhouse**
 - C. Bin Centre**
 - D. Substation**
 - E. Genset***
 - F. Fire Engine Access

- * Lap Pool Dimensions: 25m x 7m
- ** Below podium
- *** Above Blk 30

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets Built-in kitchen cabinets with quartz worktop complete with 1 sink and 1 mixer.
- b. Kitchen Appliances
 - 1 Cooker hood and induction hob
 - 1 Built-in oven (for all units except Type C3DK Kitchenette)
 - 1 Built-in oven cum steamer (for Type C3DK Kitchenette)
 - 1 Built-in integrated fridge
 - 1 Washing machine cum dryer
- c. Bedroom Wardrobes
 - Built-in wardrobes with laminate and/or melamine finish for all Bedrooms.
- d. Designer Display
 - Built-in display shelf with laminate and/or melamine finish between Living and Master Bedroom for Type A1, A2a, A2b, A2b(d), ^A3(p), ^A3, ^A3(d), A4Sb(p), A4Sc(p), A4Sd(p), A4Sa, A4Sb, A4Sc, A4Sd, A4Sb(d), A4Sc(d) and A4Sd(d), where applicable.
- e. Air-conditioning
 - Wall mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Study, Studio, where applicable.
- f. Mechanical Ventilation System
 - Mechanical ventilation system shall be provided for all Bathrooms without natural ventilation, where applicable.
- g. Water Heater
 - Hot water supply from electric water heater to all Kitchen and Bathrooms.
- h. Security System
 - Security card access control system will be provided at 1st, 2nd and 3rd Storey Lift Lobbies for all residential blocks and side gates.
- i. Home Fire Alarm Device
 - 1 Home Fire Alarm Device (HFAD) will be provided for all apartment units.
- j. Waste Disposal System
 - Pneumatic waste conveyance system provided at common area at every residential lift lobby level.
- k. Smart Home System
 - 1 x Smart Home Gateway with built-in IP camera, 1 x smart voice assistant, 1 x digital lockset, 1 x main door smart doorbell,

- 1 x lighting control for entrance foyer, and 2 air-conditioner controls will be provided for all apartment units.
- l. Gondola System
 - Gondola supports/brackets/ platforms/tracks will either be floor, wall or soffit mounted (top/side/below) on RC flat roof/ external wall/RC ledge/trellis/ canopy of residential blocks.
- m.Wireless Internet
 - Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.
- n. IT Feature
 - All apartments equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.
- o. Premier Residential Services
 - Premier residential services shall be located at Club Haus.

SPECIFICATIONS

SPECIFICATIONS

Apartment Ceiling Height Schedule

Approximate Ceiling Height (m)		
	Typical Storey	12th Storey
Living and Dining [all except Type A2b(d)]	2.83	5.03
Living [for Type A2b(d) only]	-	5.03
Dining [for Type A2b(d) only]	-	2.9
Bedrooms	2.83	2.9
Studio	2.83	-
Study [all except Type B11S(d)]	2.83	2.9
Study [for Type B11S(d) only]	-	5.03
Kitchen [Type A1, A2a, A2b, A2b(d), ^A3(p), ^A3, ^A3(d), A4Sb(p), A4Sc(p), A4Sd(p), A4Sa, A4Sb, A4Sc, A4Sd, A4Sb(d), A4Sc(d), A4Sd(d), B1, B2(p), B2 , B3(p), B3, B3(d), B4(p), B4, B4(d), B5(p), B5, B5(d), B6(p), B6, B6(d), B7]	2.7, 2.83	2.9
Kitchen [Type B8S(p), B8S, B8S(d), B9S, B10S(p), B10S, B11S(p), B11S, B11S(d), C3DK] & Kitchenette [Type C3DK only]	2.45, 2.83	2.9
Kitchen [Type C1(p), C1, C1(d), C2(p), C2, C2(d)]	2.7	2.9
Bathrooms	2.4	2.4
Foyer	2.7	-
Balcony, Private Enclosed Space (PES)	2.7, 2.9	5.0

- Notes:
- Ceiling height – floor finish level to underside of slab/ceiling where applicable.
 - Bulkhead of 2.45m where applicable.

SPECIFICATIONS

Electrical Schedule

Electrical Provisions	Unit Type									
	A1	A2a	A2b/ A2b(d)	^A3(p)/ A3/ A3(d)	A4Sb(p)/ A4Sc(p)/ A4Sd(p)/ A4Sa/ A4Sb/ A4Sc/ A4Sd/ A4Sb(d)/ A4Sc(d)/ A4Sd(d)	B1	B2/ B2(p)	B3(p)/ B3/ B3(d)	B4(p)/ B4/ B4(d)	B5(p)/ B5/ B5(d)
Lighting Point	8	7	8	8	9	9	9	9	9	9
13A Power Point	14	13	14	14	16	17	17	17	17	17
TV Point	2	2	2	2	2	3	3	3	3	3
Telephone/Data Point	4	4	4	4	4	5	5	5	5	5
Cooker Hood & Hob Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Oven cum Steamer Point	-	-	-	-	-	-	-	-	-	-
Washing Machine cum Dryer Point	1	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1

Electrical Provisions	Unit Type								
	B6(p)/ B6/ B6(d)	B7	B8S(p)/ B8S/ B8S(d)	B9S	B10S(p)/ B10S	B11S(p)/ B11S/ B11S(d)	C1(p)/ C1/C1(d)	C2(p)/ C2/C2(d)	C3DK
Lighting Point	9	9	10	10	11	11	12	13	14
13A Power Point	17	17	19	19	20	20	20	20	26
TV Point	3	3	3	3	3	3	4	4	4
Telephone/Data Point	5	5	5	5	5	5	6	6	7
Cooker Hood & Hob Point	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	1
Oven cum Steamer Point	-	-	-	-	-	-	-	-	1
Washing Machine cum Dryer Point	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	2
Water Heater Point	1	1	1	1	1	1	2	2	2
Bell Point	1	1	1	1	1	1	1	1	1

- Notes:
- Isolators shall be provided according to the no. of condensing units for each apartment
 - Isolator/ connection unit shall be provided according to the no. of heaters for each apartment
 - Twin power points will be counted as 2 number of 13A power points
- ^General Notes:
- A3(p) <A3a(p) / A3b(p)>, A3 <A3a / A3b>, A3(d) <A3a(d) / A3b(d)>:
<> Denotes where terminology is as per approved BP NO. A1252-00543-2018-BP01 dated 26.04.2019 but differs from brochure plan.

• Vendor (Developer): CDL Regulus Pte Ltd (UEN No. 201732065G) [Subsidiary of City Developments Ltd (UEN No. 196300316Z)] • Tenure of Land: 99 years commencing from 7 May 2018 • Lot No.: Lot(s) 00782C TS19 at Mount Sophia / Handy Road • Developer Licence No.: C1298 • Expected Date of Vacant Possession: 31 December 2023 • Expected Date of Legal Completion: 31 December 2026 or 3 years after the date of delivery of vacant possession of the Property, whichever is the earlier

Reasonable care has been taken in the preparation of this brochure, but the developer does not warrant the accuracy of the information in this brochure. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure are current at the time of printing, and are subject to such changes as are required by the relevant authorities or the developer. The floor areas stated in the brochure are approximate measurements and subject to final survey.

Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit is not fixed and are subject to changes. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set-up, configuration, subscription and use of the Wireless SMART Home System, and for any queries, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Additional items/devices may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

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