PARC KOMO

– FLOOR PLAN –

NATURE.LIFE.COMMUNITY.
YOURS TO OWN FOREVER.

CHANGI'S FIRST HOLISTIC FREEHOLD

RESIDENCE & LIFESTYLE VILLAGE

Artist's Impression

A WEALTH OF ACTIVITIES

FIRST STOREY SITE PLAN

THIRD STOREY SITE PLAN

0 10 20 30 50M

Parc Komo offers more than just your ordinary facilities—meticulously designed zones allow for restful contemplation and more active pursuits. With so many activities to choose from, your days and nights will always be in the constant embrace of lush greenery.

FIRST STOREY

1 Parc Komo Drop Off
2 Bioswale Portal
3 Cascading Terraces
4 Bioswale Pond
5 Courtyard
6 Komo Club
7 Alfresco Terrace I
8 Alfresco Terrace II
9 Courtyard Estuary
10 Pool Deck
11 50m Lap Pool
12 Kids' Playground
13 Pink Blossom
14 Yoga Deck
15 Verdura Patio
16 Veranda Stream
17 Forest Trail
18 Water Hammock
19 Poolside Cabana
20 Lodge Pavilion
21 Palm Grove
22 Sensory Spa Jet
23 Grotto
24 Pool Party Pavilion
25 Party Lounge
26 Party Pool
27 Aqua Lounge
28 Leisure Pool
29 Kids' Water Play
30 Kids' Aqua Slide
31 Kids' Pool
32 Kids' Club
33 Sun Deck
34 Leisure Deck
35 BBQ Pavilion
36 Working Pod
37 Reading Pod
38 Tea Pod
39 Hedge Garden
40 Fitness Park
41 Herb Pavilion
42 Glamping
43 Meadow Garden
44 Swing Garden
45 Changing Room
46 Parcel Santa (Basement)
47 Bicycle Hub (Basement)

SECOND STOREY

48 Gymnasium
49 Morning Garden
50 Daybeds
51 Midnight Garden*
52 Peacock Garden*

THIRD STOREY

53 Night Water Lily Pond
54 Moonlight Patio
55 Sunset Deck
56 Meditation Deck
57 Secret Water Patio
58 Giant Chess Set
59 Foot Reflexology Path
60 Garden Patio

CL – Covered Linkway
GS – Genset (Basement)
SS – Substation (1st Storey)
SG – Side Gate (1st Storey)
BC – Bin Centre (1st Storey)
GH – Guard House (1st Storey)
MO – Management Office (1st Storey)
KD – Komo Shoppes Drop Off (Basement)

*Midnight Garden and Peacock Garden accessible by staircase only.

UNIT DISTRIBUTION

LEGEND

- 1-BEDROOM SUITE
- 1-BEDROOM + STUDY
- 2-BEDROOM CLASSIC
- 2-BEDROOM DELUXE
- 2-BEDROOM PREMIUM
- 3-BEDROOM CLASSIC
- 3-BEDROOM DELUXE
- 3-BEDROOM + STUDY
- 4-BEDROOM CLASSIC
- 4-BEDROOM DELUXE
- 5-BEDROOM LUXURY

BLK 963 UPPER CHANGI ROAD NORTH SINGAPORE 507664

UNIT / FLR	21	22	23	24	25	26	27	28	29
5	1B1	1B3	2D7	2C2	2C3	1B5	2D4	2D5	1B4
4	1B1	1B3	2D7	2C2	2C3	1B5	2D4	2D5	1B4
3	1B1	1B3	2D7	2C2	2C3-P	1B5-P	2D4-P	2D5	1B4
2	KOMO SHOPPES								
1									
	BASEMENT CARPARK								

BLK 965 UPPER CHANGI ROAD NORTH SINGAPORE 507665

UNIT / FLR	30	31	32	33	34
5	4D1	5L2	5L2	4D1	2D1
4	4D1a	5L2a	5L2b	4D1a	2D1
3	4D1	5L2b	5L2c	4D1	2D1
2	4D1a	5L2c	5L2a	4D1	2D1
1	4D1b-G	5L1-G	5L1a-G	4D1b-G	2D1a-G
	BASEMENT CARPARK				

BLK 967 UPPER CHANGI ROAD NORTH SINGAPORE 507666

UNIT / FLR	35	36	37	38	39	40
5	3C1	3C2	2D8	3D1b	3D1b	2D2
4	3C1	3C2a	2D8	3D1b	3D1b	2D2
3	3C1	3C2	2D8	3D1b	3D1b	2D2
2	MIDNIGHT GARDEN	3C2a	2D8	3D1b	3D1b	2P
1		3C2b-G	2D8a-G	3D1d-G	3D1d-G	2D2a-G
	BASEMENT CARPARK					

BLK 969 UPPER CHANGI ROAD NORTH SINGAPORE 507667

UNIT / FLR	41	42	43	44	45	46	47
5	3C1	4C1	1S1	2D3	3C2	3D1b	2D2
4	3C1	4C1a	1S1a	2D3	3C2a	3D1b	2D2
3	3C1	4C1a	1S1	2D3	3C2	3D1b	2D2
2	PEACOCK GARDEN	4C1a	1S1	2D3	3C2a	3D1b	2P
1	HEDGE GARDEN	4C1b-G	1S1b-G	CHANGING ROOM	3C2b-G	3D1d-G	2D2a-G
	BASEMENT CARPARK						

BLK 971 UPPER CHANGI ROAD NORTH SINGAPORE 507668

UNIT / FLR	48	49	50	51	52	53	54
5	3C1	4C1	1S1	2D3	3C2	3D1b	2D2
4	3C1	4C1a	1S1a	2D3	3C2a	3D1b	2D2
3	3C1	4C1a	1S1	2D3	3C2	3D1b	2D2
2	3C1	4C1a	1S1	2D3	3C2a	3D1b	2D2
1	3C1a-G	4C1b-G	1S1b-G		3C2b-G	3D1d-G	2D2a-G
	BASEMENT CARPARK						

BLK 973 UPPER CHANGI ROAD NORTH SINGAPORE 507669

UNIT / FLR	55	56	57	58	59
5	4D1	5L2	5L2	4D1	2D1
4	4D1a	5L2a	5L2b	4D1a	2D1
3	4D1	5L2b	5L2c	4D1	2D1
2	4D1a	5L2c	5L2a	4D1	2D1
1	4D1b-G	5L1a-G	5L1-G	4D1b-G	2D1a-G
	BASEMENT CARPARK				

BLK 975 UPPER CHANGI ROAD NORTH SINGAPORE 507670

UNIT / FLR	60	61	62	63	64	65
5	2D1	3D1a	3D1a	2D8	3D1a	3D1a
4	2D1	3D1a	3D1a	2D8	3D1a	3D1a
3	2D1	3D1a	3D1a	2D8	3D1a	3D1a
2	2D1	3D1	MORNING GARDEN		3S	3D1
1	2D1a-G	3D1e-G	3D1d-G		3D1c-G	3D1e-G
	BASEMENT CARPARK					

BLK 977 UPPER CHANGI ROAD NORTH SINGAPORE 507671

UNIT / FLR	66	67	68	69	70	71
5	2D1	3D1a	3D1a	2D8	3D1a	3D1a
4	2D1	3D1a	3D1a	2D8	3D1a	3D1a
3	2D1	3D1a	3D1a	2D8	3D1a	3D1a
2	2D1	3D1	3D1a	2D8	3D1a	GYM
1	2D1a-G	3D1e-G	3D1e-G	2D8a-G	COURTYARD ESTUARY	KOMO CLUB
	BASEMENT CARPARK					

BLK 979 UPPER CHANGI ROAD NORTH SINGAPORE 507672

UNIT / FLR	72	73	74	75	76	77	78	79
5	1B2	2D5	2D4	1B5	2C3	2C1	2D6	1B2
4	1B2	2D5	2D4	1B5	2C3	2C1	2D6	1B2
3	1B2-P	2D5-P	2D4	1B5	2C3	2C1	2D6-P	1B2-P
2	KOMO SHOPPES							
1								
	BASEMENT CARPARK							

BLK 981 UPPER CHANGI ROAD NORTH SINGAPORE 507673

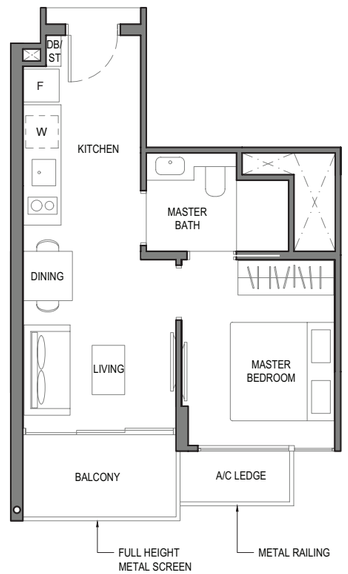
UNIT / FLR	80	81	82	83	84	85	86	87	88
5	1B1	1B3	2D7	2C1	2C3	2C3	2C1	2D6	1B4
4	1B1	1B3	2D7	2C1	2C3	2C3	2C1	2D6	1B4
3	1B1-P	1B3-P	2D7-P	2C1-P	2C3-P	2C3-P	2C1	2D6-P	1B4-P
2	KOMO SHOPPES								
1									
	BASEMENT CARPARK								

ONE
BEDROOM SUITE

TYPE 1B1

AREA : 42 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

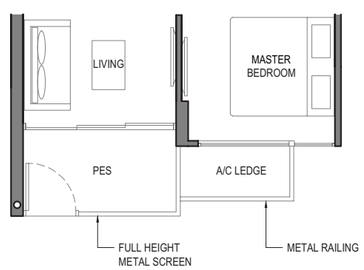
UNITS : #03-21 to #05-21
#04-80 to #05-80

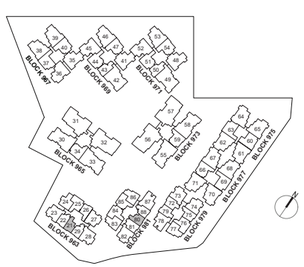


TYPE 1B1-P

AREA : 42 sq m
(includes 2 sq m a/c ledge, 5 sq m PES)

UNITS : #03-80





NOTE:

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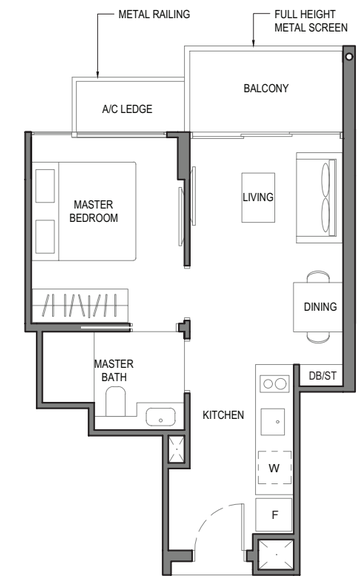
ONE
BEDROOM SUITE

TYPE 1B2

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

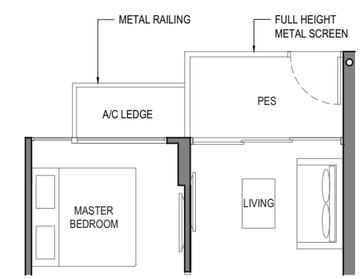
UNITS : #04-72 to #05-72
#04-79* to #05-79*



TYPE 1B2-P

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m PES)

UNITS : #03-72
#03-79*



NOTE:
* Mirror Image

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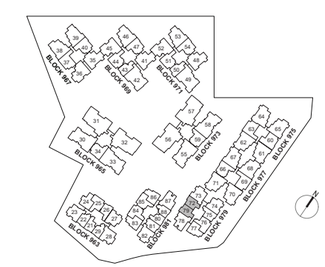
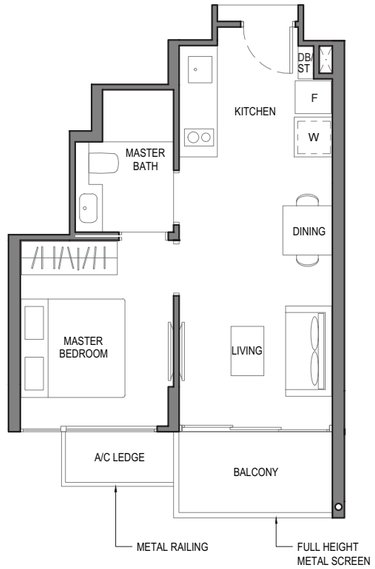


ONE BEDROOM SUITE

TYPE 1B3

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

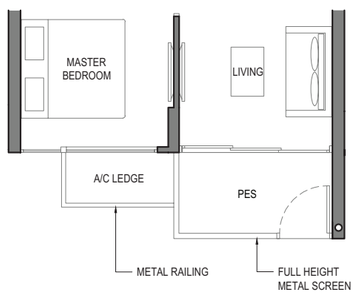
UNITS : #03-22 to #05-22
#04-81 to #05-81

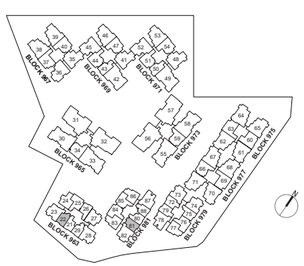


TYPE 1B3-P

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m PES)

UNITS : #03-81





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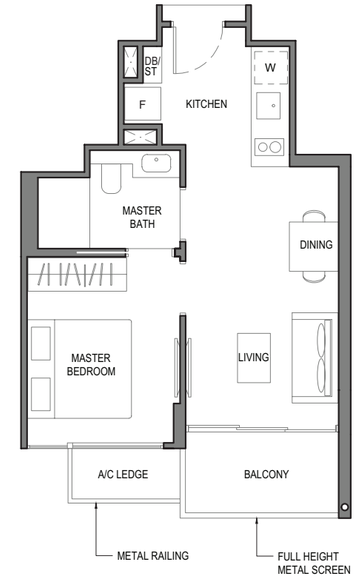
ONE BEDROOM SUITE

TYPE 1B4

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

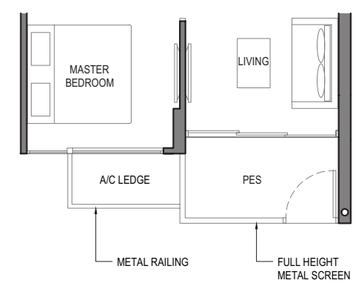
UNITS : #03-29 to #05-29
#04-88 to #05-88



TYPE 1B4-P

AREA : 44 sq m
(includes 2 sq m a/c ledge, 5 sq m PES)

UNITS : #03-88



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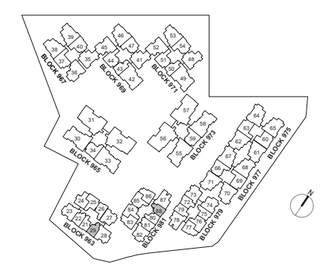
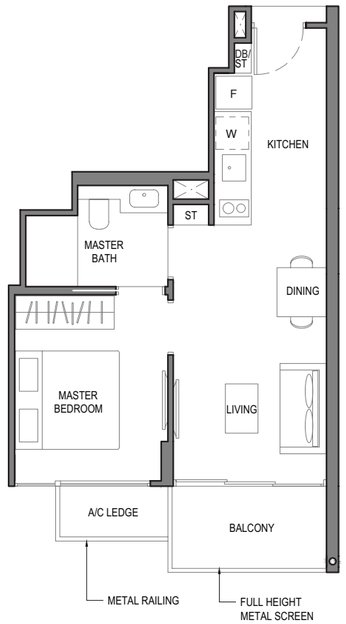


ONE BEDROOM SUITE

TYPE 1B5

AREA : 45 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

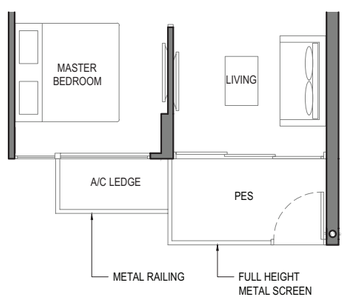
UNITS : #04-26* to #05-26*
#03-75 to #05-75

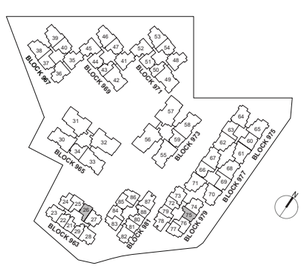


TYPE 1B5-P

AREA : 45 sqm
(includes 2 sq m a/c ledge, 5 sq m PES)

UNITS : #03-26*





NOTE:
* Mirror Image

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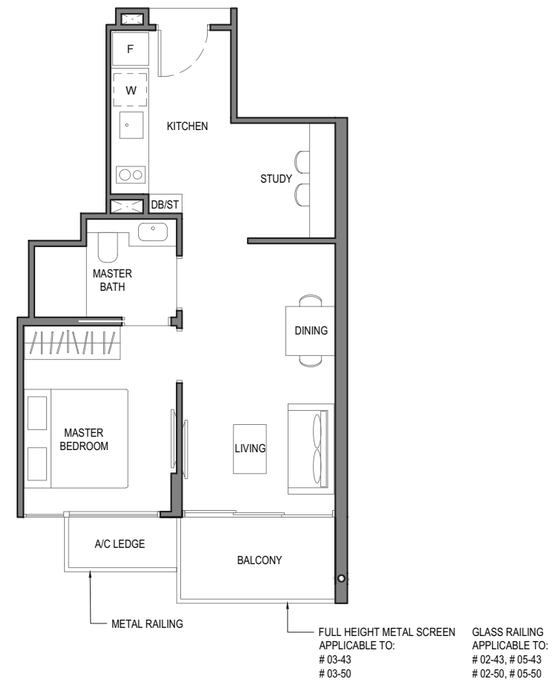
ONE BEDROOM+STUDY

TYPE 1S1

AREA : 51 sq m
(includes 2 sq m a/c ledge, 5 sq m balcony)

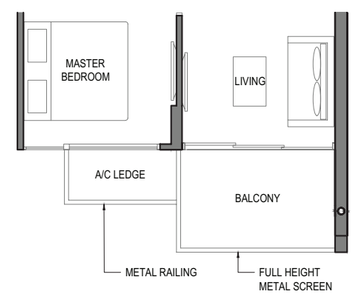
UNITS : #02-43, #03-43, #05-43
#02-50, #03-50, #05-50

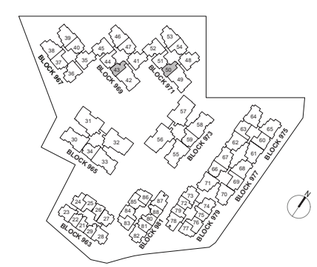


TYPE 1S1a

AREA : 52 sq m
(includes 2 sq m a/c ledge, 6 sq m balcony)

UNITS : #04-43
#04-50





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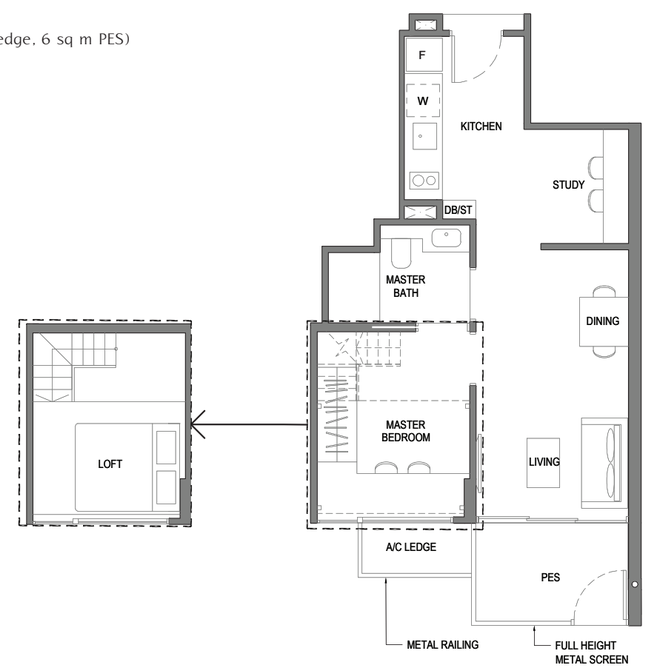
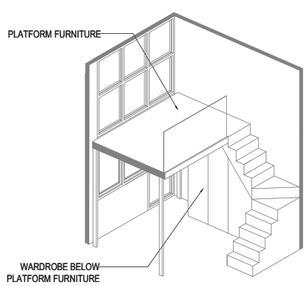
ONE BEDROOM+STUDY

TYPE 1S1b-G

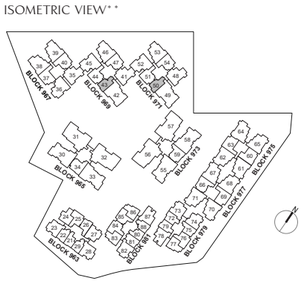
AREA : 52 sq m
(includes 2 sq m a/c ledge, 6 sq m PES)

UNITS : #01-43
#01-50





ISOMETRIC VIEW**



NOTE:
** Isometric views have excluded railing drawings for the steps

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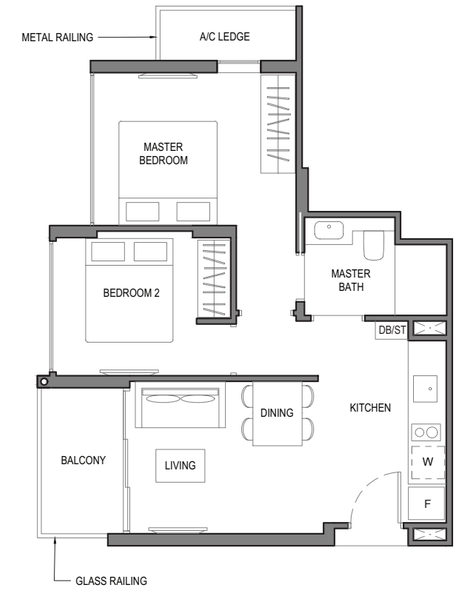
TWO BEDROOM CLASSIC

TYPE 2C1

AREA : 57 sq m
(includes 3 sq m a/c ledge, 5 sq m balcony)

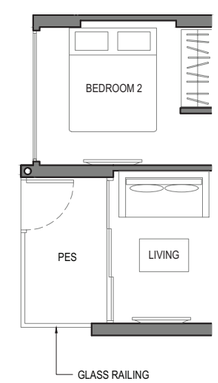
UNITS : #03-77* to #05-77*
#04-83 to #05-83
#03-86* to #05-86*

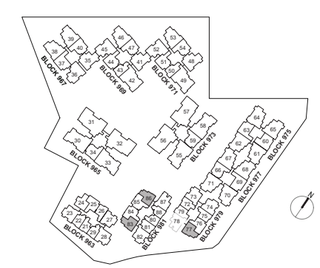


TYPE 2C1-P

AREA : 57 sq m
(includes 3 sq m a/c ledge, 5 sq m PES)

UNITS : #03-83





NOTE:
* Mirror Image

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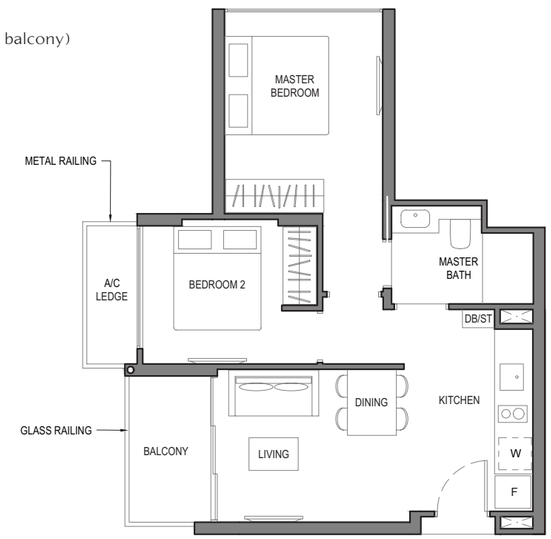
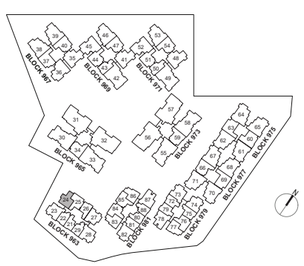
TWO
BEDROOM CLASSIC

TYPE 2C2

AREA : 57 sq m
(includes 3 sq m a/c ledge, 5 sq m balcony)

UNITS : #03-24 to #05-24





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TWO
BEDROOM CLASSIC

TYPE 2C3

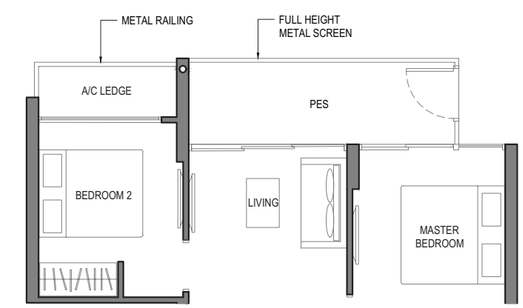
AREA : 61 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

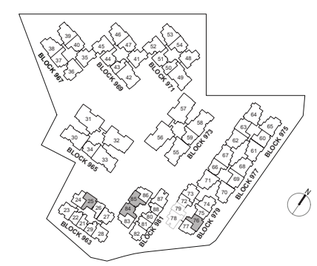
UNITS : #04-25 to #05-25
#03-76* to 05-76*
#04-84 to #05-84
#04-85* to #05-85*

TYPE 2C3-P

AREA : 61 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #03-25
#03-84
#03-85*





NOTE:
* Mirror Image

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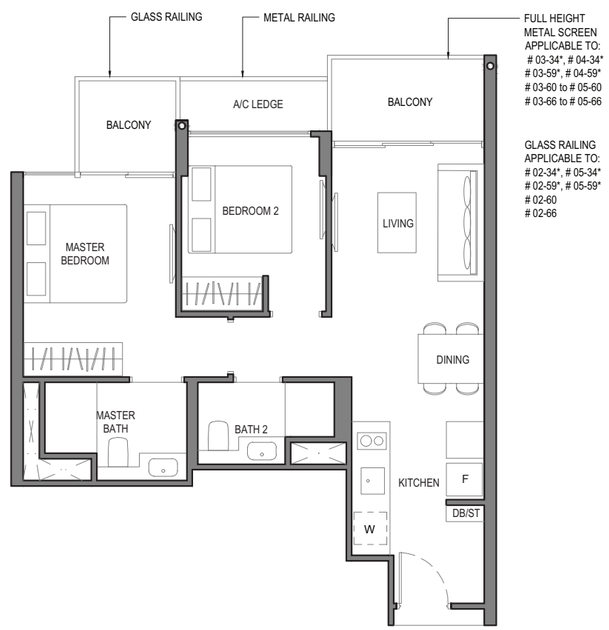
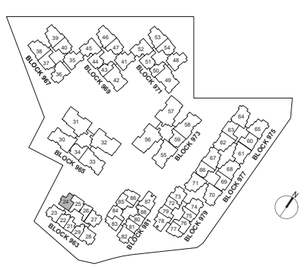
TWO
BEDROOM DELUXE

TYPE 2D1

AREA : 67 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

UNITS : #02-34* to #05-34*
#02-59* to #05-59*
#02-60 to #05-60
#02-66 to #05-66





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* Mirror Image

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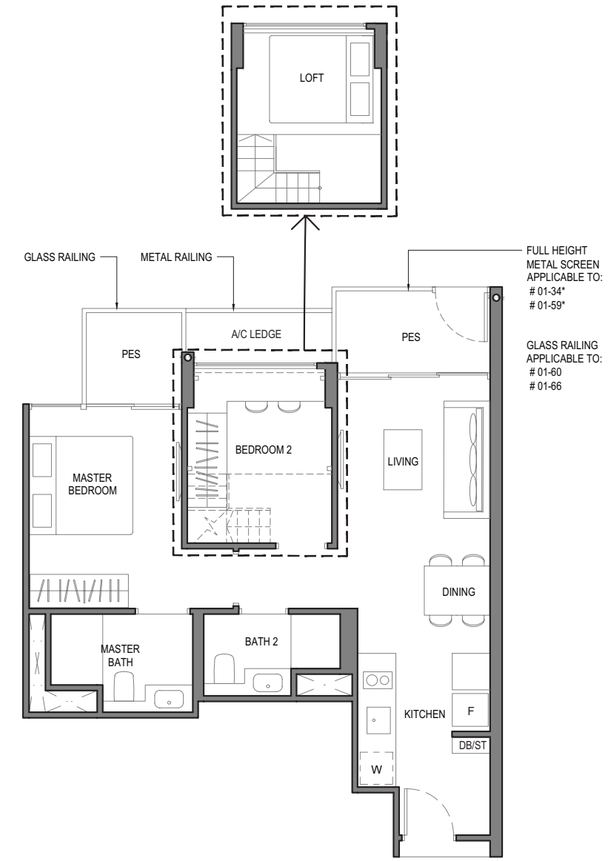
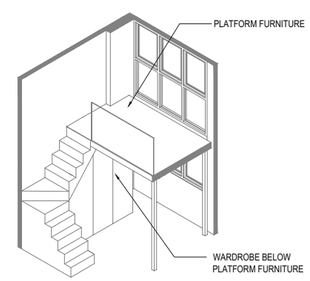
TWO
BEDROOM DELUXE

TYPE 2D1a-G

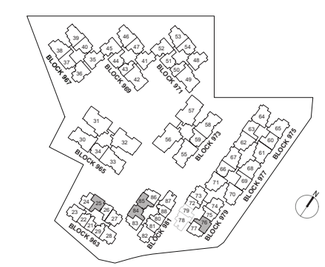
AREA : 67 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #01-34*
#01-59*
#01-60
#01-66





ISOMETRIC VIEW**



NOTE:
* Mirror Image
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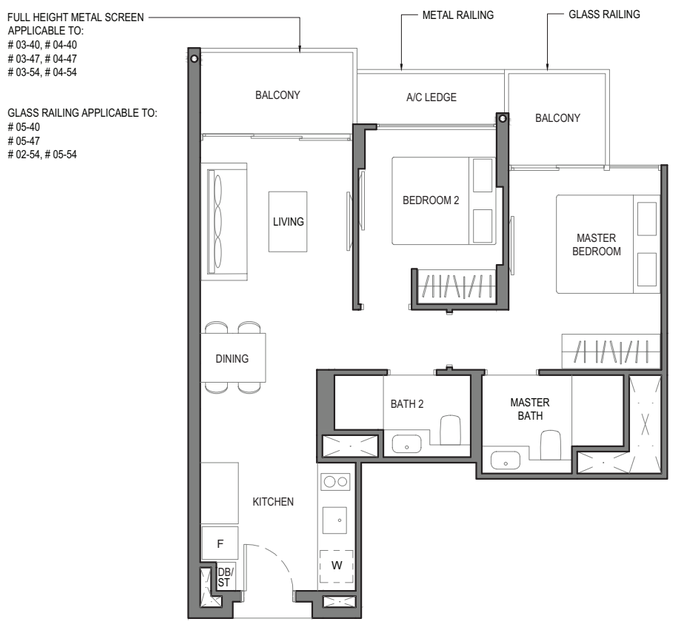
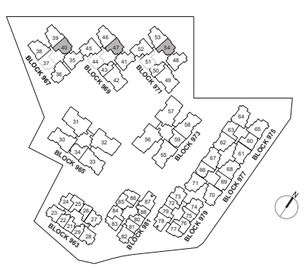
TYPE 2D2

AREA : 68 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

UNITS : #03-40 to #05-40
#03-47 to #05-47
#02-54 to #05-54





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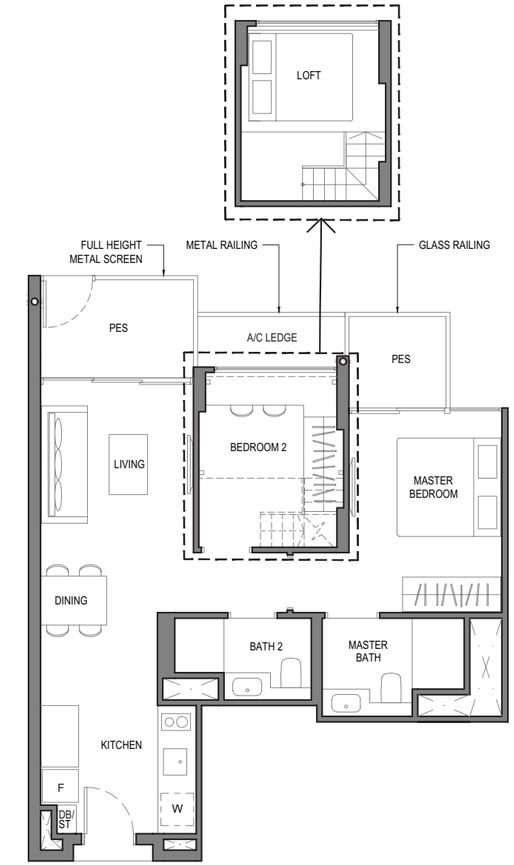
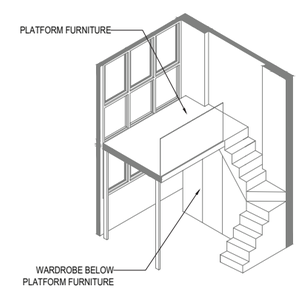
TWO
BEDROOM DELUXE

TYPE 2D2a-G

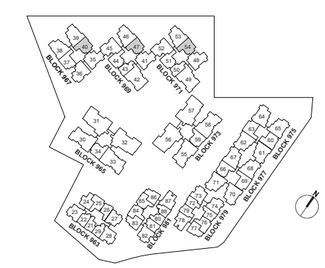
AREA : 69 sq m
(includes 3 sq m a/c ledge, 9 sq m PES)

UNITS : #01-40
#01-47
#01-54





ISOMETRIC VIEW**



NOTE:
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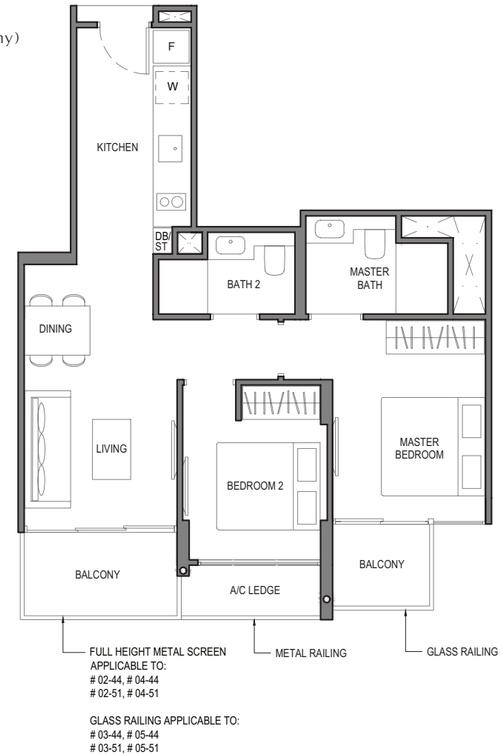
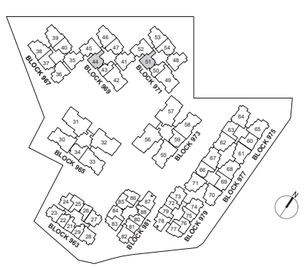
TWO
BEDROOM DELUXE

TYPE 2D3

AREA : 68 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

UNITS : #02-44 to #05-44
#02-51 to #05-51





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TWO
BEDROOM DELUXE

TYPE 2D4

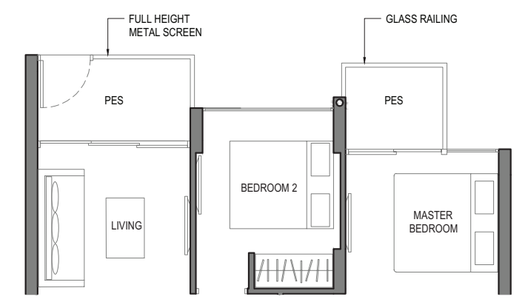
AREA : 65 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

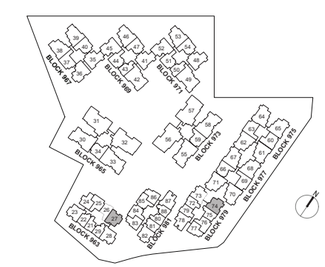
UNITS : #04-27 to #05-27
#03-74* to #05-74*

TYPE 2D4-P

AREA : 65 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #03-27





NOTE:
* Mirror Image

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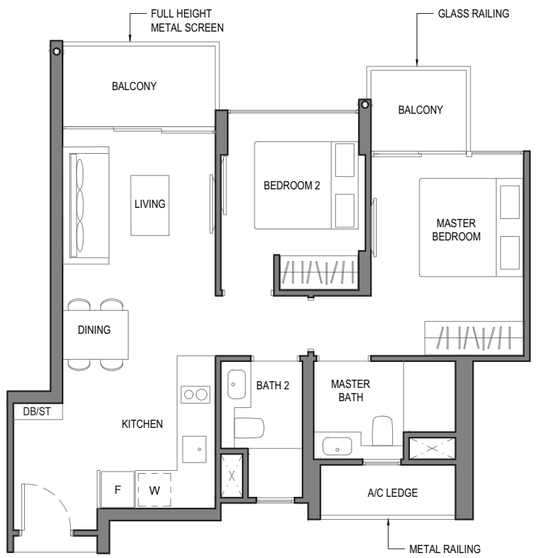
TWO
BEDROOM DELUXE

TYPE 2D5

AREA : 67 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

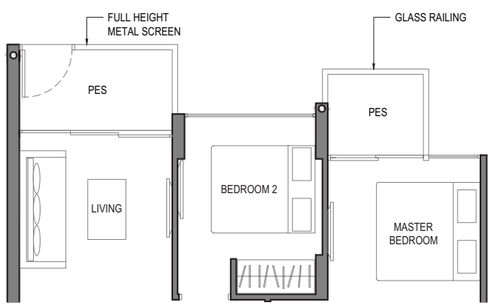
UNITS : #03-28* to #05-28*
#04-73 to #05-73

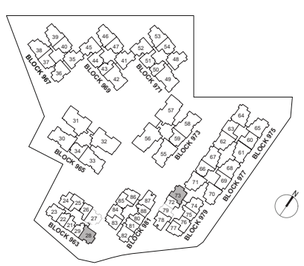


TYPE 2D5-P

AREA : 67 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #03-73





NOTE:
* Mirror Image

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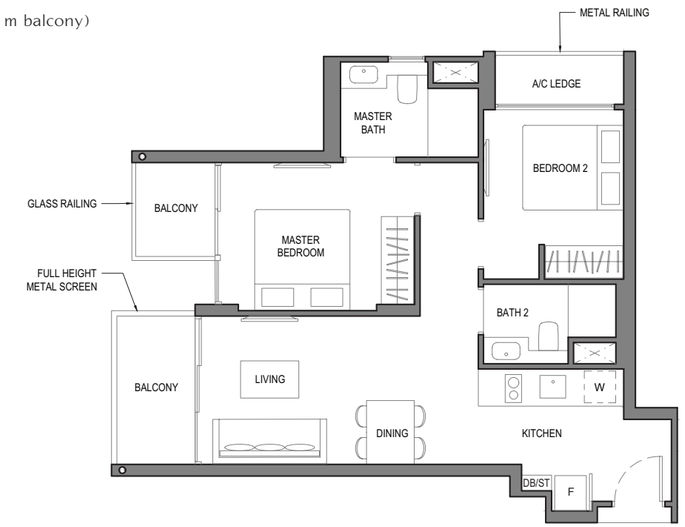
TWO
BEDROOM DELUXE

TYPE 2D6

AREA : 68 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

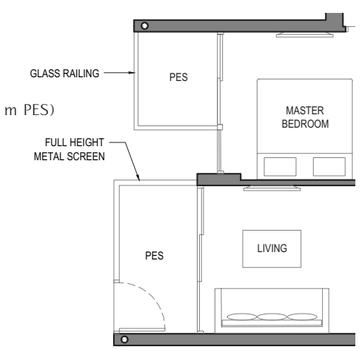
UNITS : #04-78 to #05-78
#04-87 to #05-87

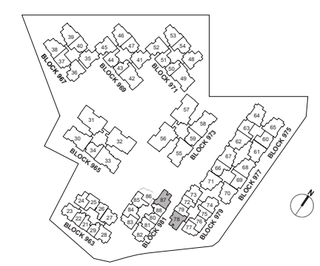


TYPE 2D6-P

AREA : 68 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #03-78
#03-87





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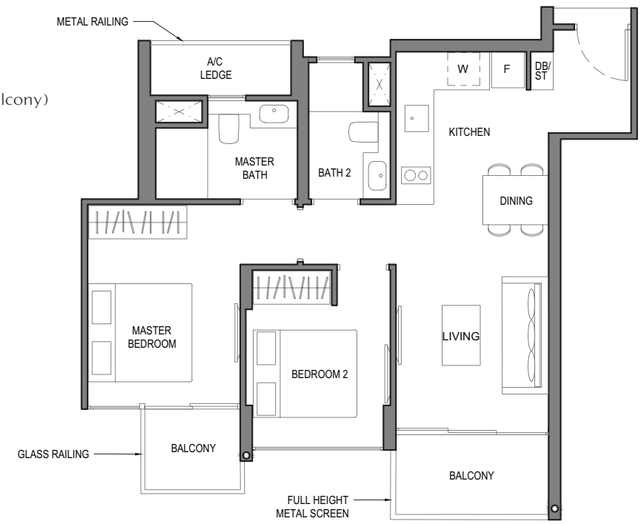
TWO
BEDROOM DELUXE

TYPE 2D7

AREA : 68 sq m
(includes 3 sq m a/c ledge, 8 sq m balcony)

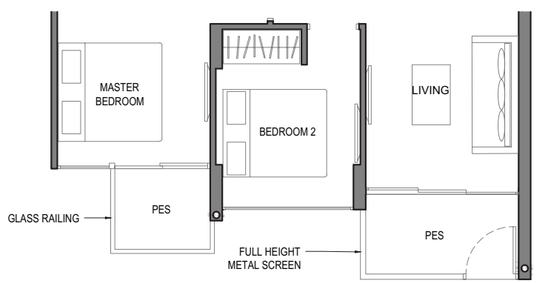
UNITS : #03-23 to #05-23
#04-82 to #05-82

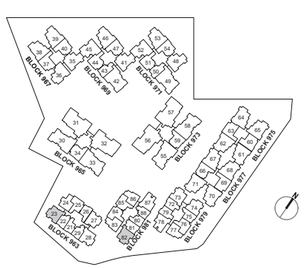


TYPE 2D7-P

AREA : 68sqm
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #03-82





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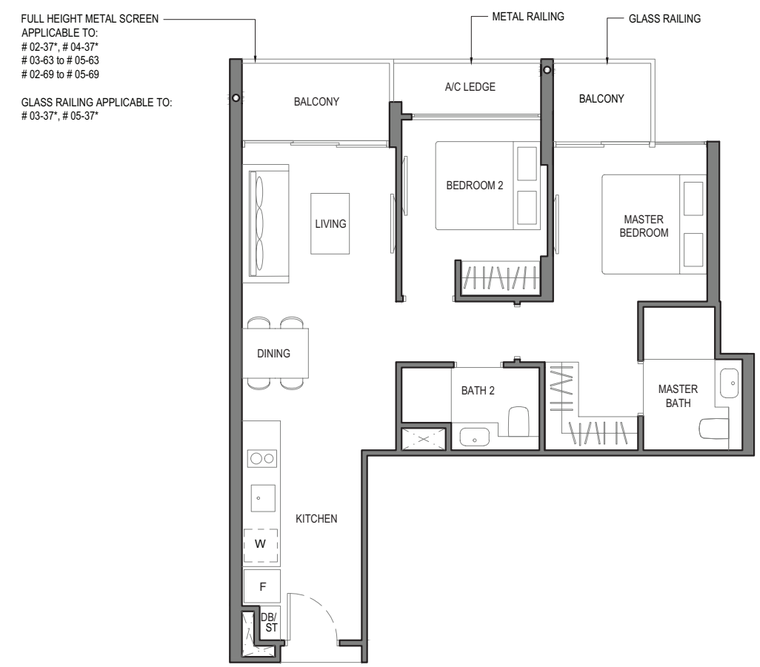
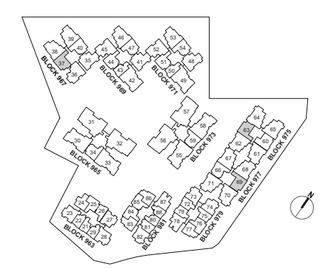
TWO
BEDROOM DELUXE

TYPE 2D8

AREA : 71 sq m
(includes 3 sq m a/c ledge, 7 sq m balcony)

UNITS : #02-37* to #05-37*
#03-63 to #05-63
#02-69 to #05-69





NOTE:
* Mirror Image

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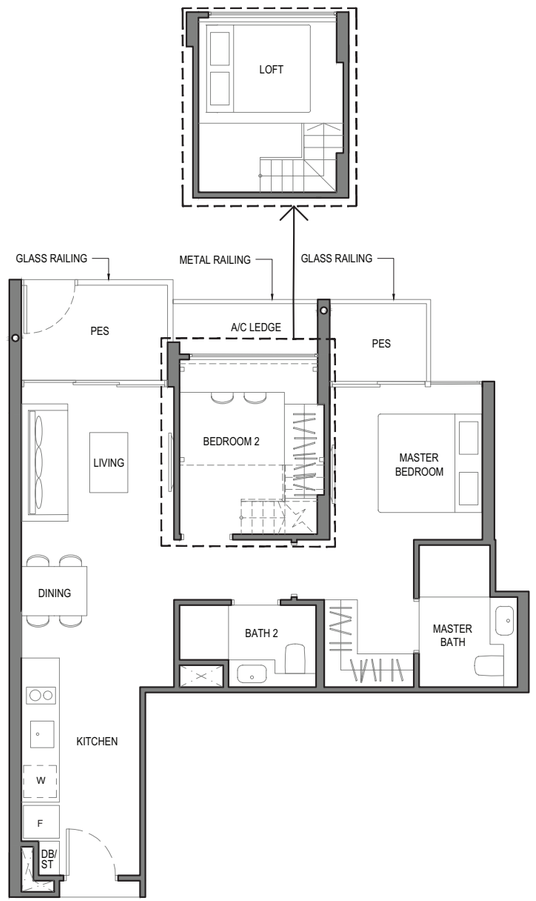
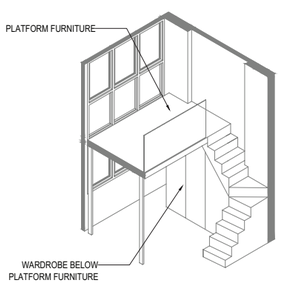
TWO
BEDROOM DELUXE

TYPE 2D8a-G

AREA : 72 sq m
(includes 3 sq m a/c ledge, 8 sq m PES)

UNITS : #01-37*
#01-69





ISOMETRIC VIEW**

NOTE:
* Mirror Image
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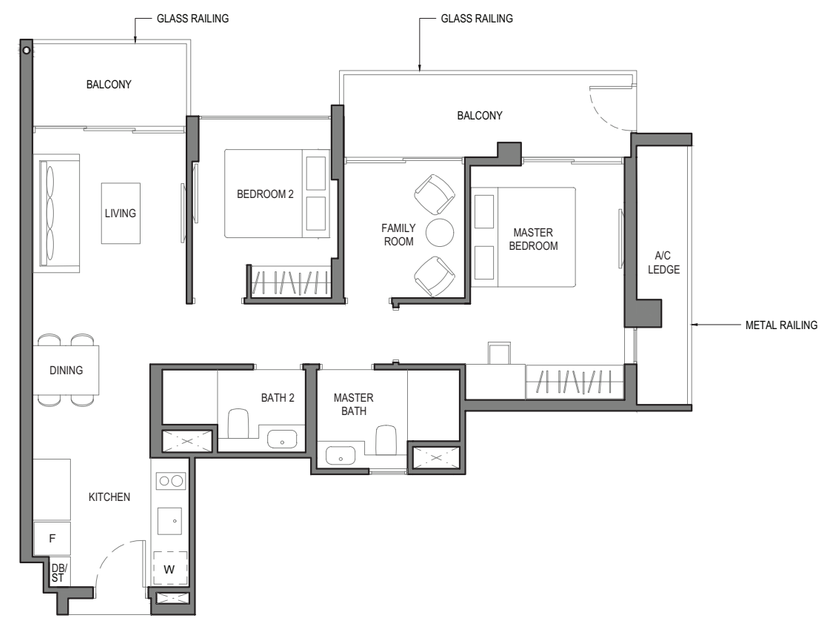
TWO
BEDROOM PREMIUM

TYPE 2P

AREA : 86 sq m
(includes 5 sq m a/c ledge, 13 sq m balcony)

UNITS : #02-40
#02-47



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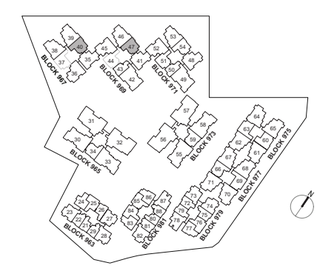
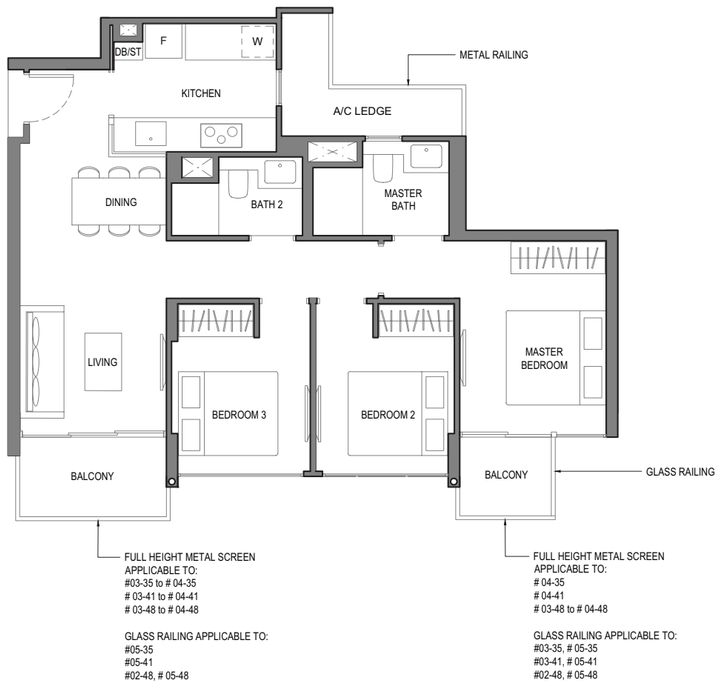


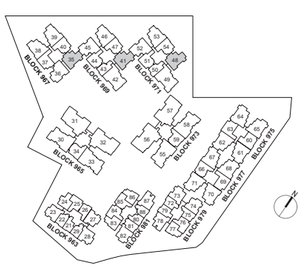
THREE
BEDROOM CLASSIC

TYPE 3C1

AREA : 85 sq m
(includes 5 sq m a/c ledge, 8 sq m balcony)

UNITS : #03-35 to #05-35
#03-41 to #05-41
#02-48 to #05-48





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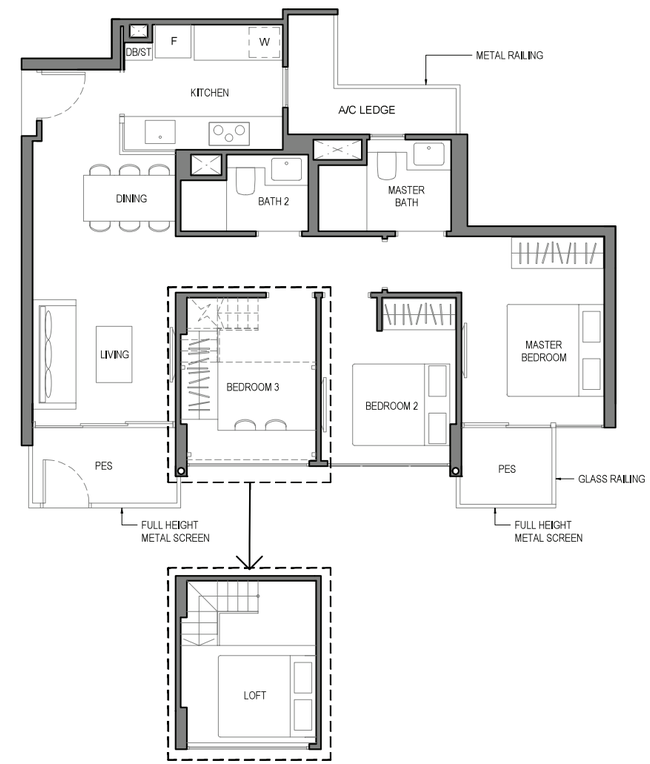
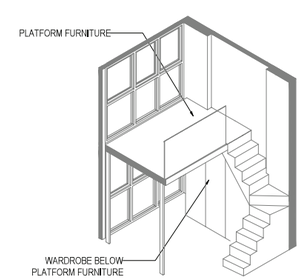
THREE
BEDROOM CLASSIC

TYPE 3C1a-G

AREA : 85 sq m
(includes 5 sq m a/c ledge, 8 sq m PES)

UNITS : #01-48





ISOMETRIC VIEW**

NOTE:
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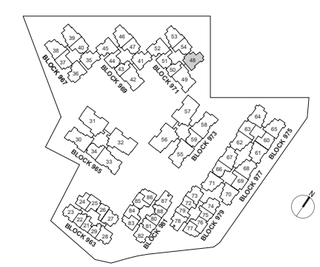
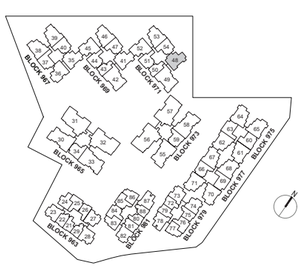


TYPE 3C2

AREA : 90 sq m
(includes 5 sq m a/c ledge, 8 sq m balcony)

UNITS : #03-36*, #05-36*
#03-45, #05-45
#03-52, #05-52



NOTE:
* Mirror Image

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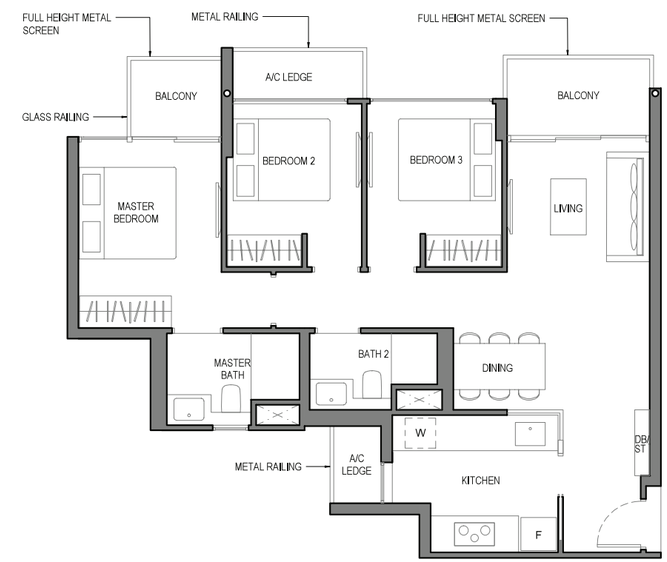
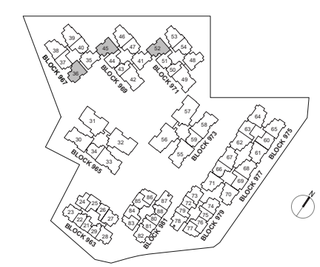
THREE
BEDROOM CLASSIC

TYPE 3C2a

AREA : 90 sq m
(includes 5 sq m a/c ledge, 8 sq m balcony)

UNITS : #02-36*, #04-36*
#02-45, #04-45
#02-52, #04-52





NOTE:
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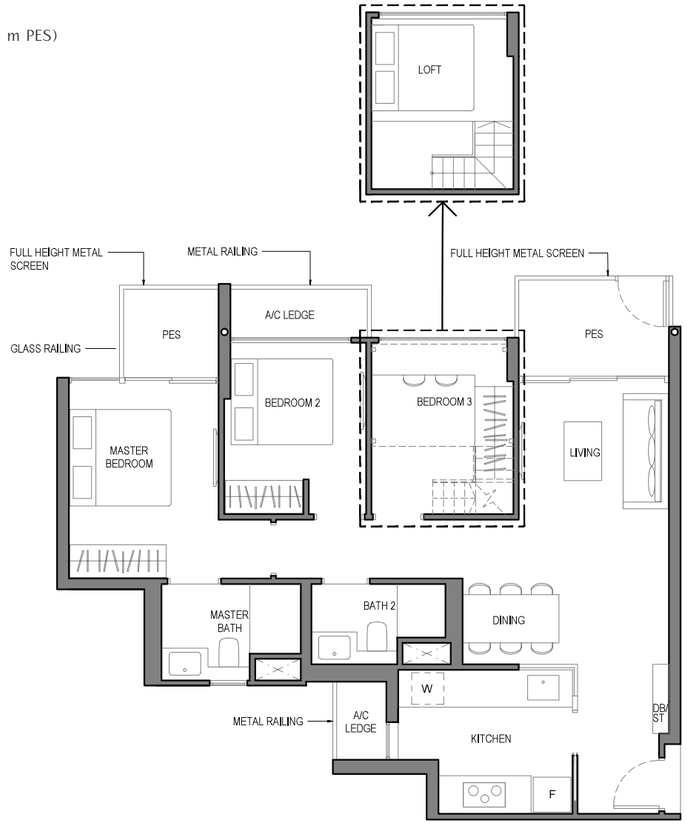
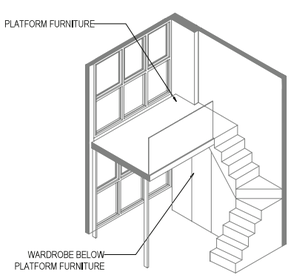
THREE BEDROOM CLASSIC

TYPE 3C2b-G

AREA : 91 sq m
(includes 5 sq m a/c ledge, 9 sq m PES)

UNITS : #01-36*
#01-45
#01-52





ISOMETRIC VIEW**

NOTE:
* Mirror Image
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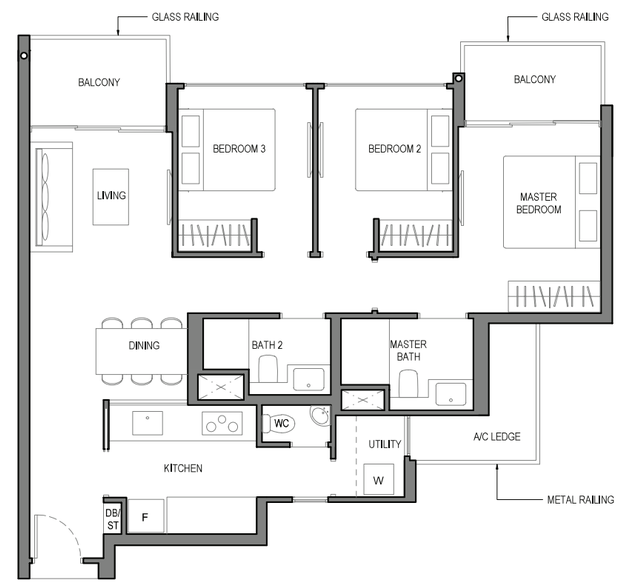
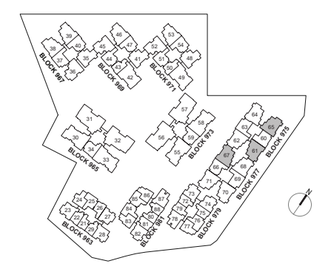
THREE BEDROOM DELUXE

TYPE 3D1

AREA : 95 sq m
(includes 5 sq m a/c ledge, 10 sq m balcony)

UNITS : #02-61
#02-65*
#02-67





NOTE:
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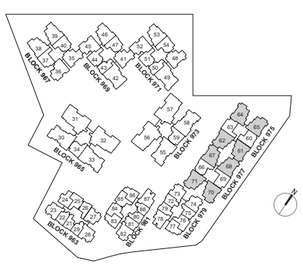
TYPE 3D1a

AREA : 93 sq m
(includes 5 sq m a/c ledge, 8 sq m balcony)

UNITS : #03-61 to #05-61 #03-67 to #05-67
#03-62* to #05-62* #02-68* to #05-68*
#03-64 to #05-64 #02-70 to #05-70
#03-65* to #05-65* #03-71* to #05-71*



NOTE:
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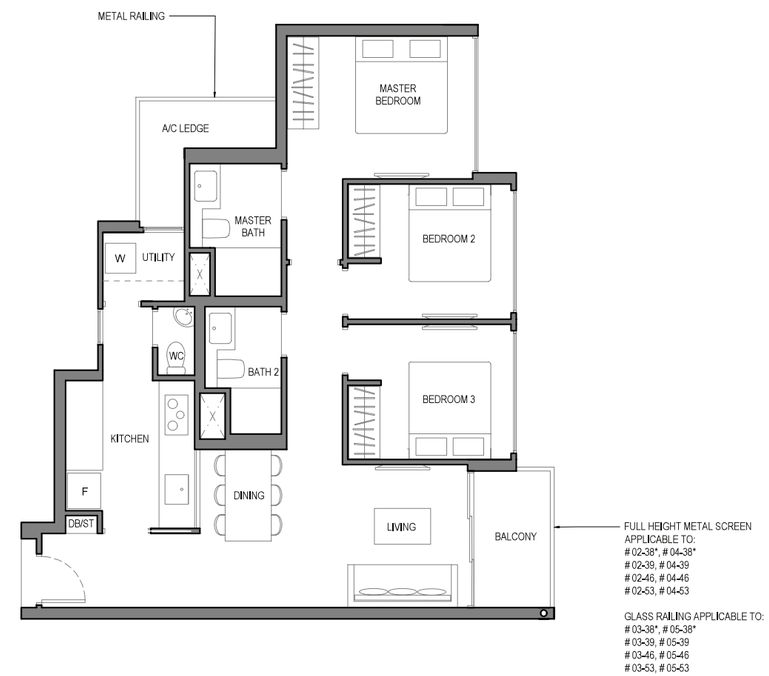
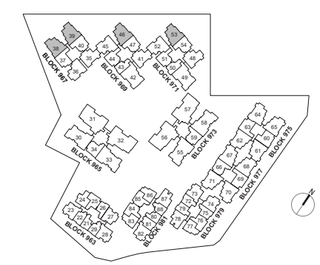
THREE
BEDROOM DELUXE

TYPE 3D1b

AREA : 90 sq m
(includes 5 sq m a/c ledge, 5 sq m balcony)

UNITS : #02-38* to #05-38*
#02-39 to #05-39
#02-46 to #05-46
#02-53 to #05-53





NOTE:
* Mirror Image

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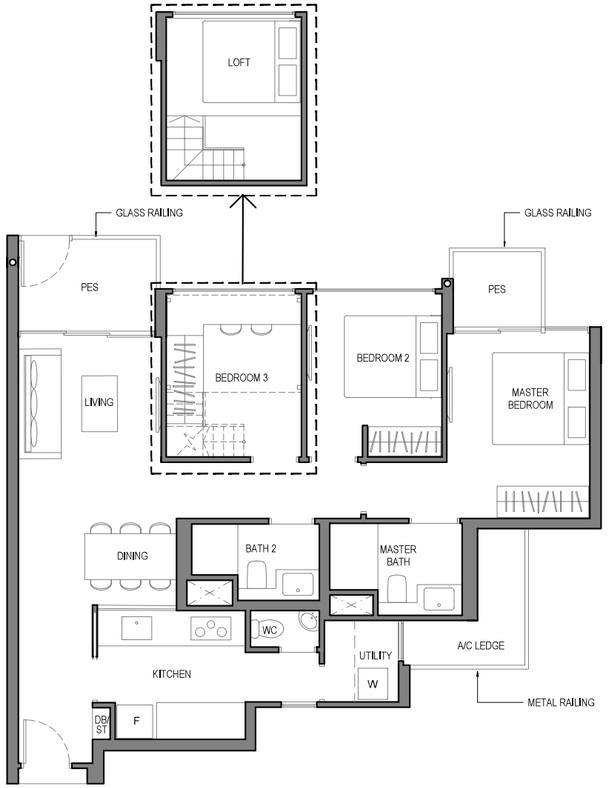
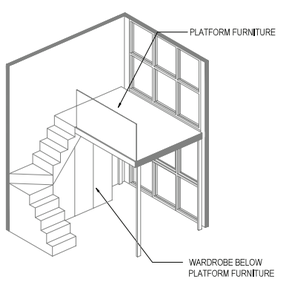
TYPE 3D1c-G

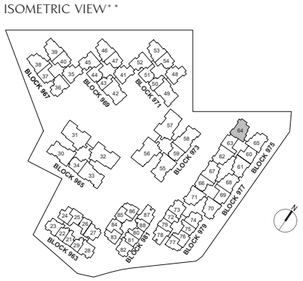
AREA : 94 sq m
(includes 5 sq m a/c ledge, 8 sq m PES)

UNITS : #01-64





ISOMETRIC VIEW**



NOTE:
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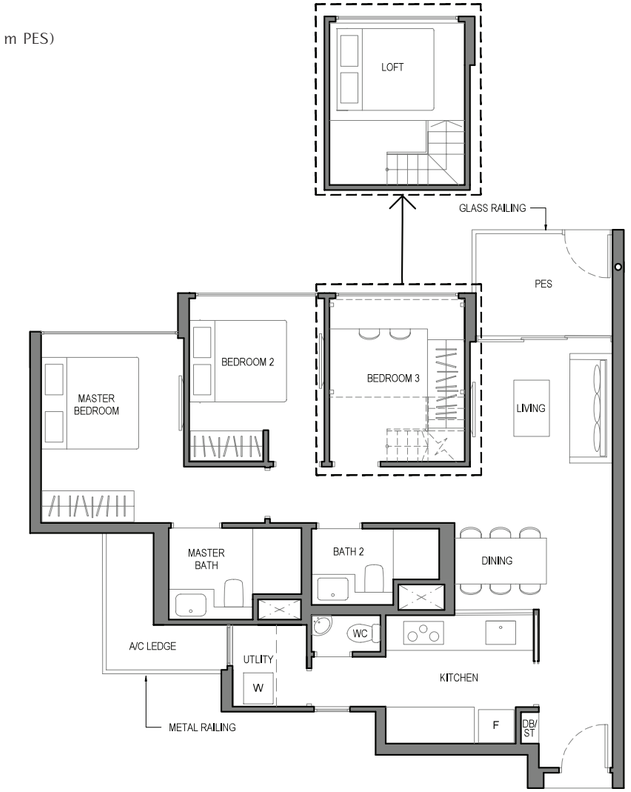
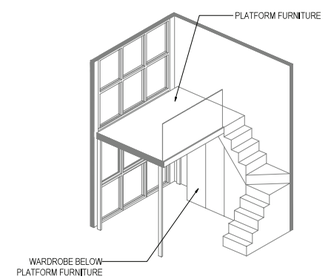
THREE
BEDROOM DELUXE

TYPE 3D1d-G

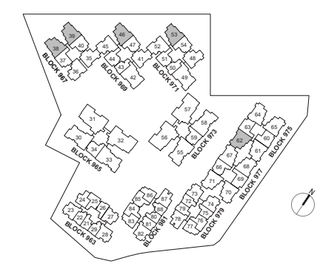
AREA : 92 sq m
(includes 5 sq m a/c ledge, 6 sq m PES)

UNITS : #01-38*
#01-39
#01-46
#01-53
#01-62





ISOMETRIC VIEW**



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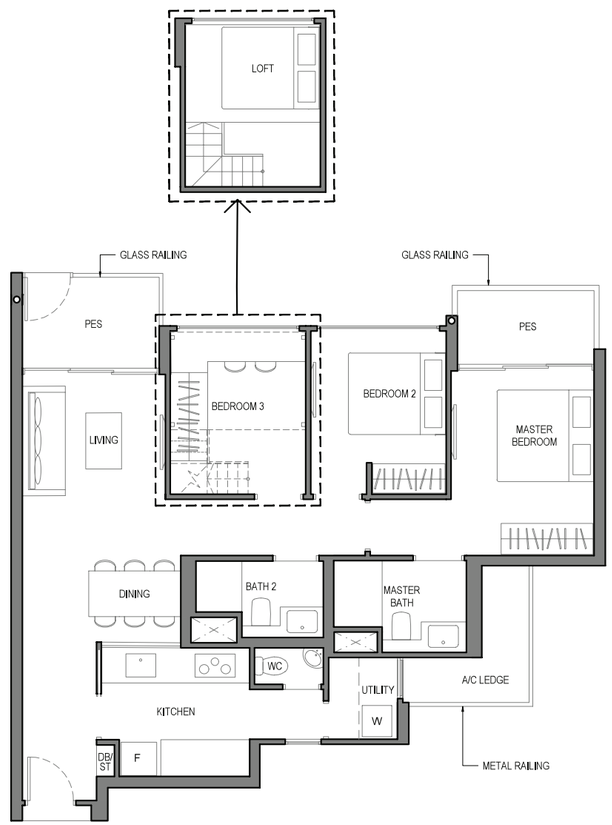
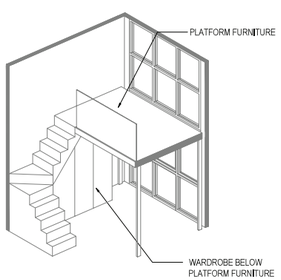
THREE
BEDROOM DELUXE

TYPE 3D1e-G

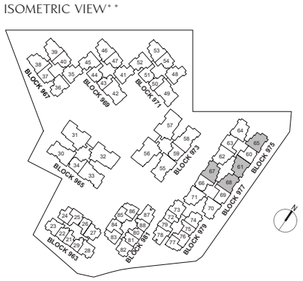
AREA : 96 sq m
(includes 5 sq m a/c ledge, 10 sq m PES)

UNITS : #01-61
#01-65*
#01-67
#01-68*





ISOMETRIC VIEW**



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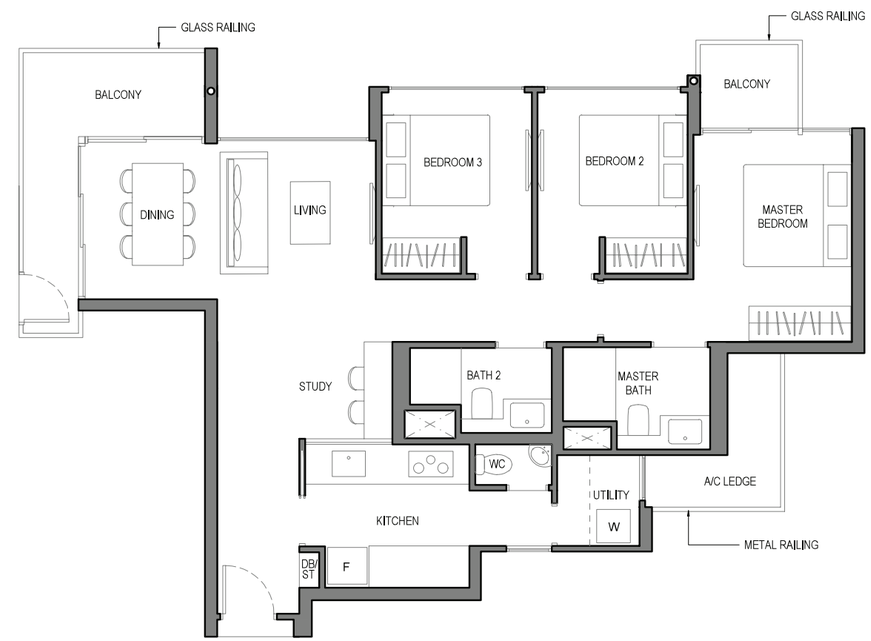
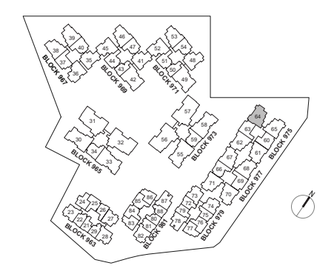
THREE
BEDROOM+STUDY

TYPE 3S

AREA : 105 sq m
(includes 5 sq m a/c ledge, 12 sq m balcony)

UNITS : #02-64





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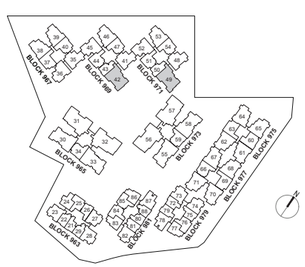
FOUR
BEDROOM CLASSIC

TYPE 4C1

AREA : 119 sq m
(includes 6 sq m a/c ledge, 12 sq m balcony)

UNITS : #05-42
#05-49



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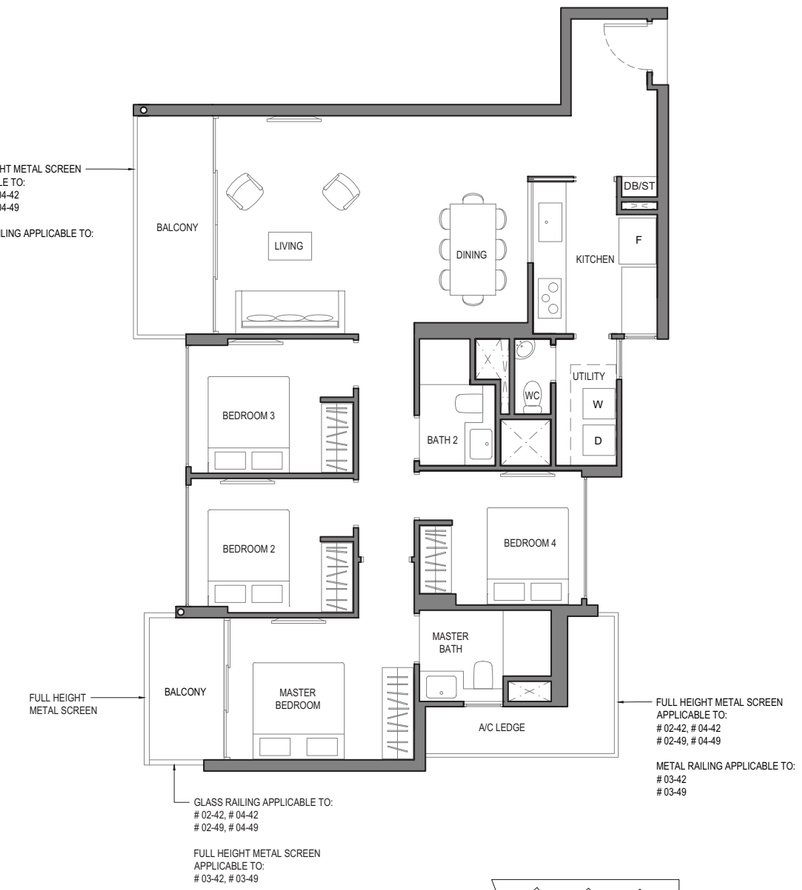
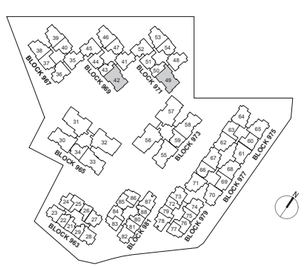
FOUR
BEDROOM CLASSIC

TYPE 4C1a

AREA : 120 sq m
(includes 6 sq m a/c ledge, 13 sq m balcony)

UNITS : #02-42 to #04-42
#02-49 to #04-49





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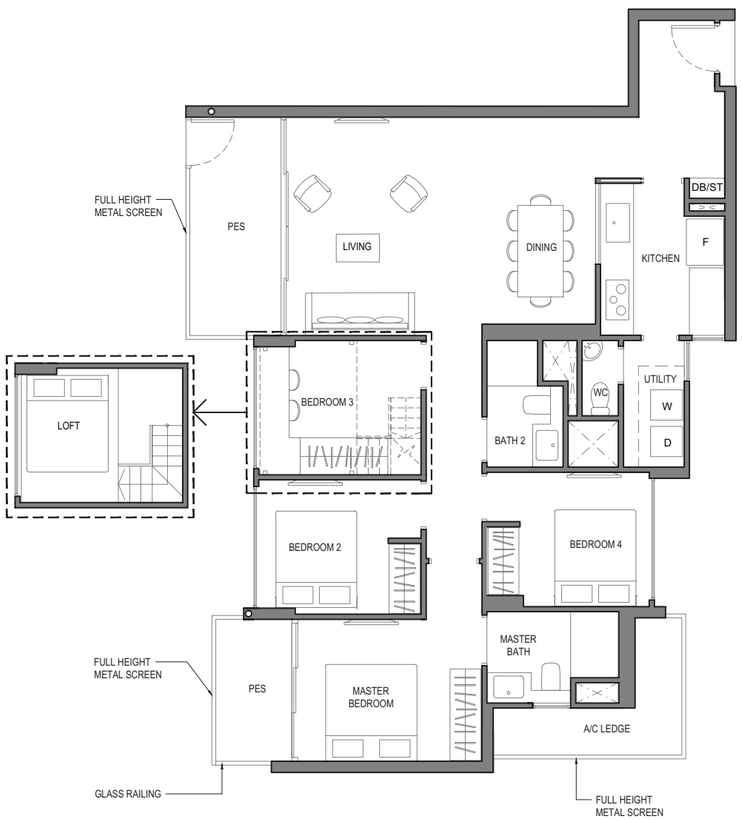
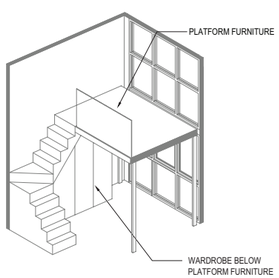
FOUR BEDROOM CLASSIC

TYPE 4C1b-G

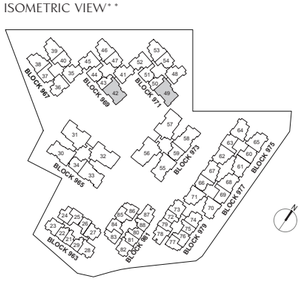
AREA : 121 sq m
(includes 6 sq m a/c ledge, 13 sq m PES)

UNITS : #01-42
#01-49





ISOMETRIC VIEW**



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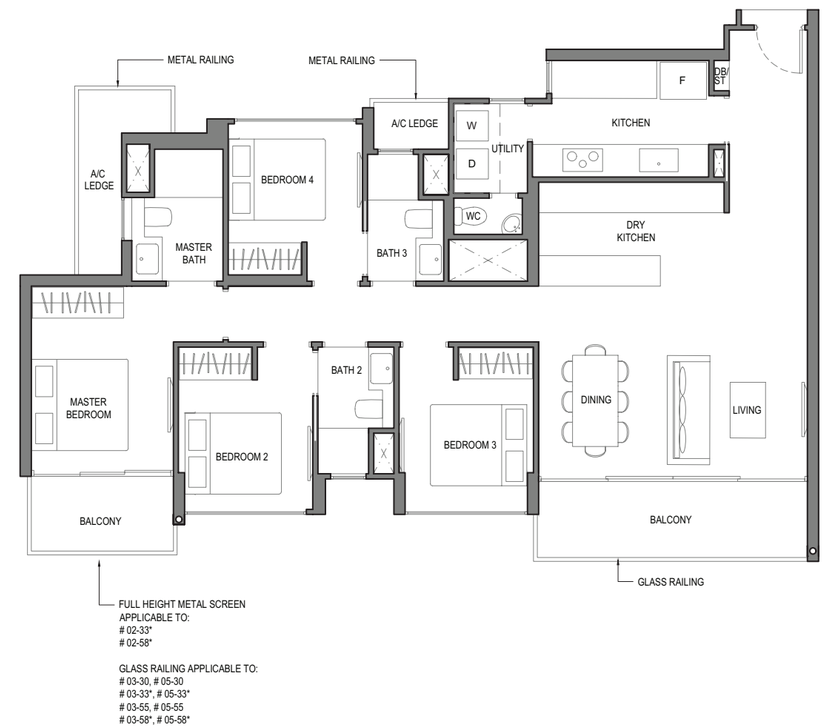
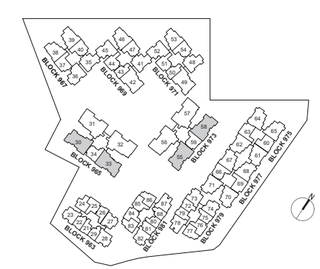
FOUR BEDROOM DELUXE

TYPE 4D1

AREA : 131 sq m
(includes 7 sq m a/c ledge, 13 sq m balcony)

UNITS : #03-30, #05-30
#02-33*, #03-33*, #05-33*
#03-55, #05-55
#02-58*, #03-58*, #05-58*





NOTE:
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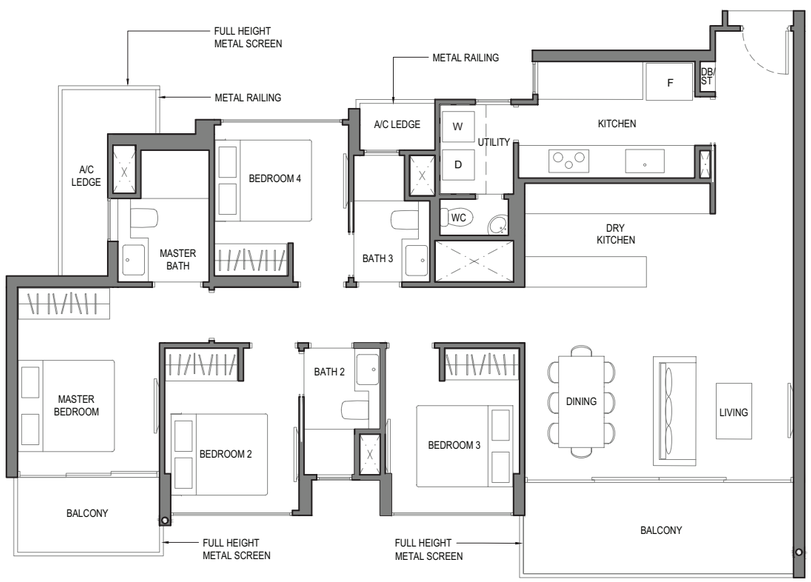
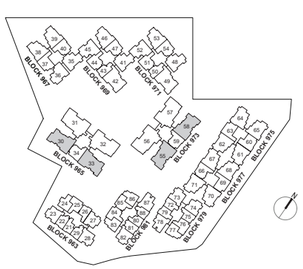
FOUR
BEDROOM DELUXE

TYPE 4D1a

AREA : 132 sq m
(includes 7 sq m a/c ledge, 15 sq m balcony)

UNITS : #02-30, #04-30
#04-33*
#02-55, #04-55
#04-58*





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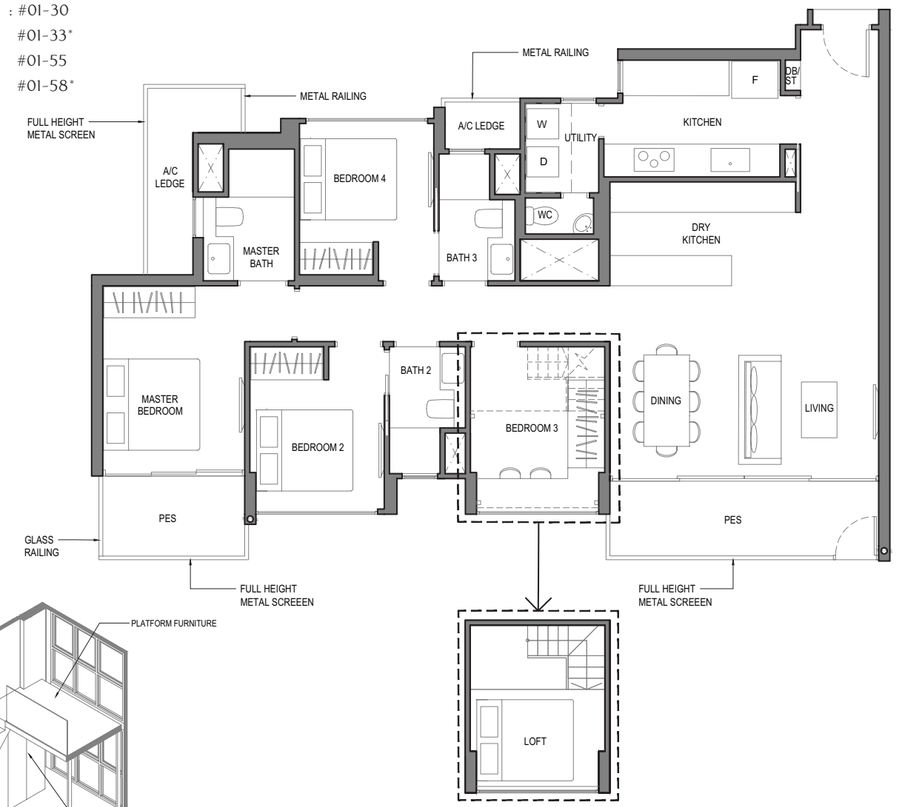
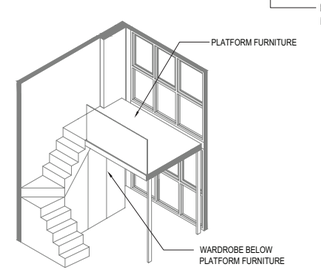
FOUR
BEDROOM DELUXE

TYPE 4D1b-G

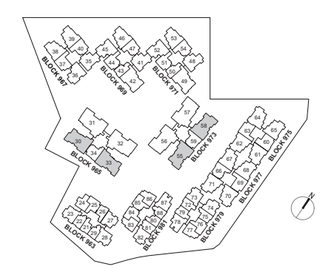
AREA : 131 sq m
(includes 7 sq m a/c ledge, 14 sq m PES)

UNITS : #01-30
#01-33*
#01-55
#01-58*





ISOMETRIC VIEW**



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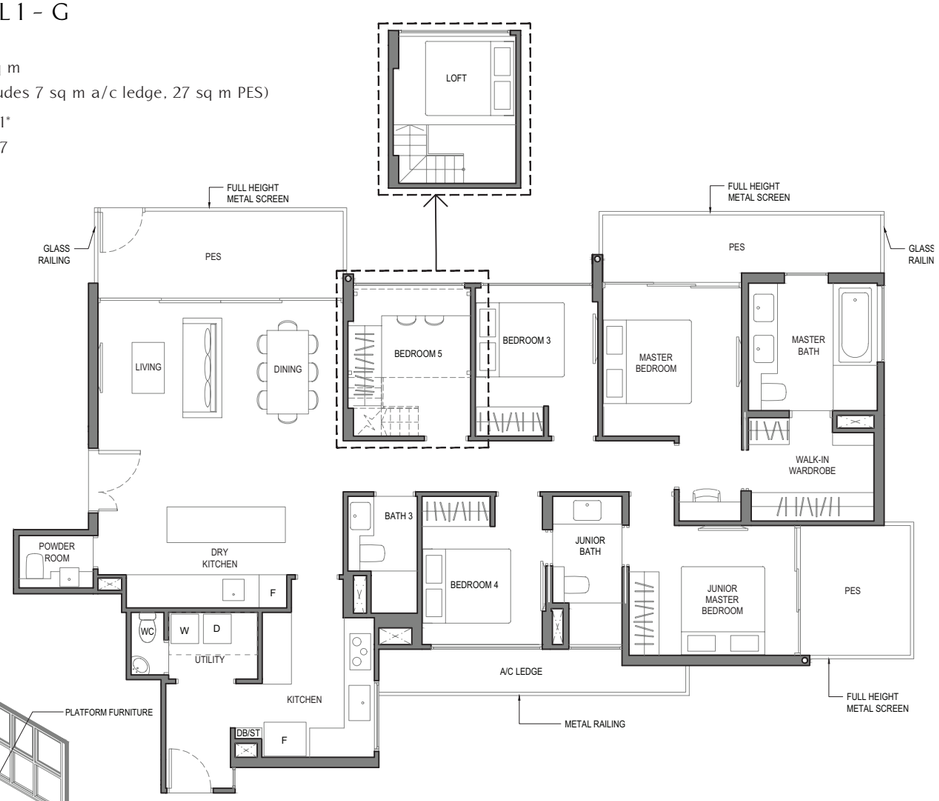
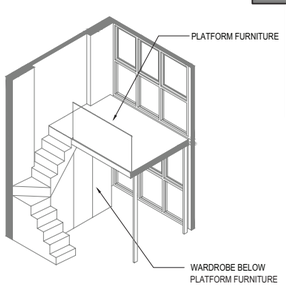
FIVE
BEDROOM LUXURY

TYPE 5L1-G

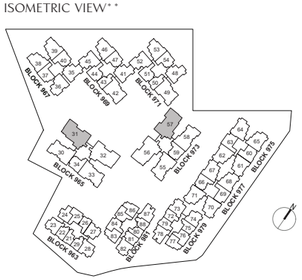
AREA : 174 sq m
(includes 7 sq m a/c ledge, 27 sq m PES)

UNITS : #01-31*
#01-57





ISOMETRIC VIEW**



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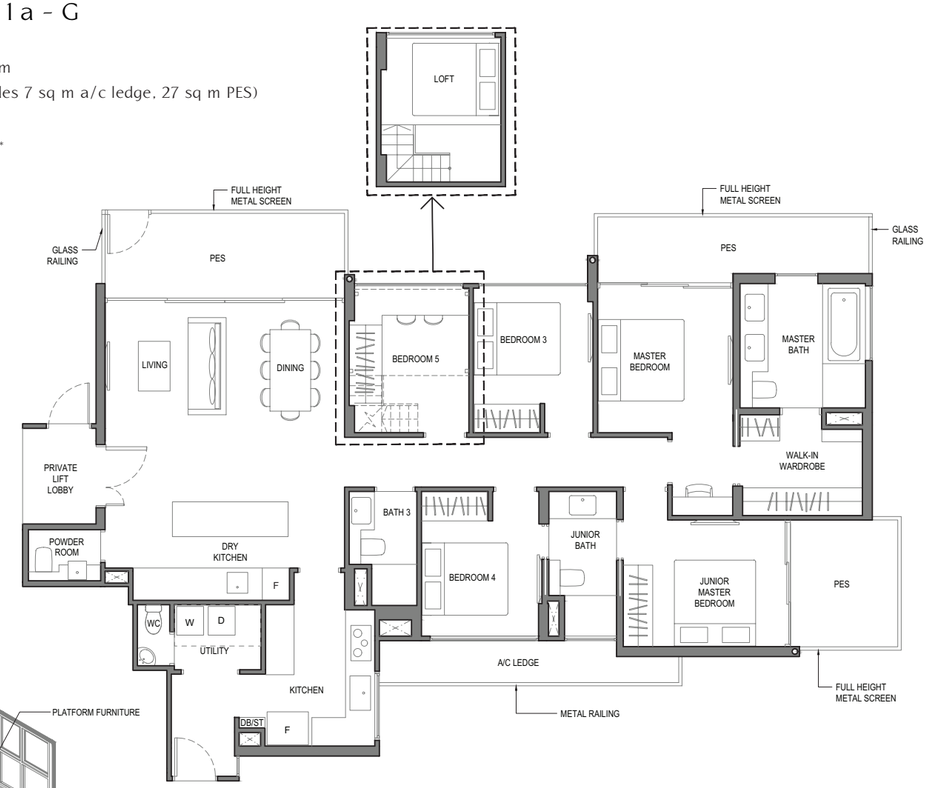
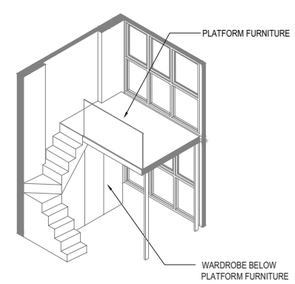
FIVE
BEDROOM LUXURY

TYPE 5L1a-G

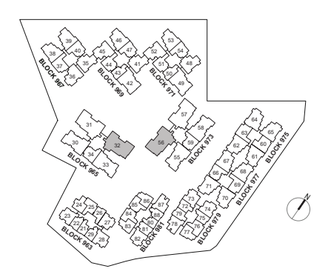
AREA : 177 sq m
(includes 7 sq m a/c ledge, 27 sq m PES)

UNITS : #01-32
#01-56*





ISOMETRIC VIEW**



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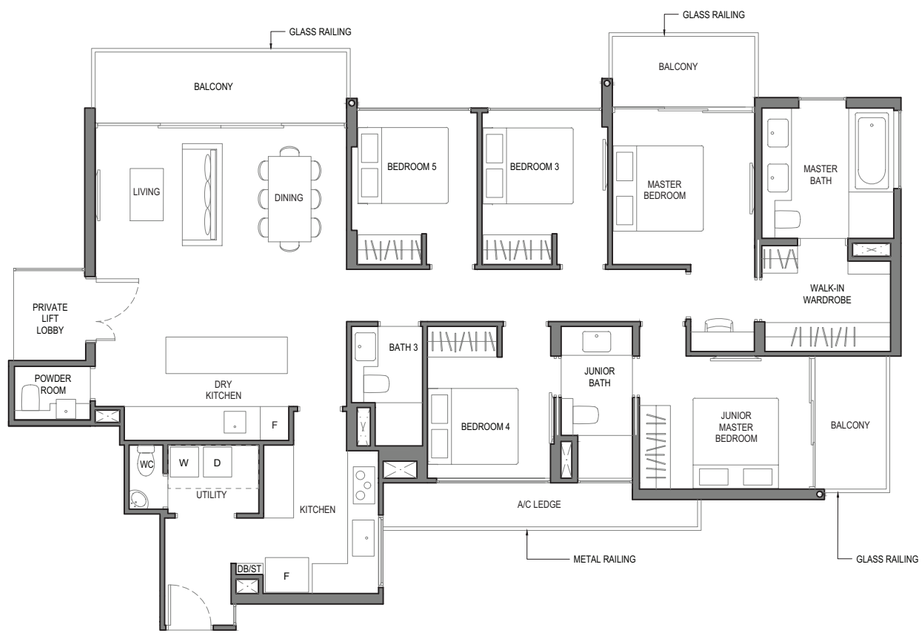
FIVE
BEDROOM LUXURY

TYPE 5L2

AREA : 168 sq m
(includes 7 sq m a/c ledge, 18 sq m balcony)

UNITS : #05-31*
#05-32
#05-56*
#05-57



NOTE:
* Mirror Image

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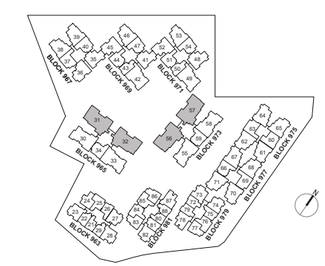
FIVE
BEDROOM LUXURY

TYPE 5L2a

AREA : 168 sq m
(includes 7 sq m a/c ledge, 18 sq m balcony)

UNITS : #04-31*
#02-32
#04-56*
#02-57



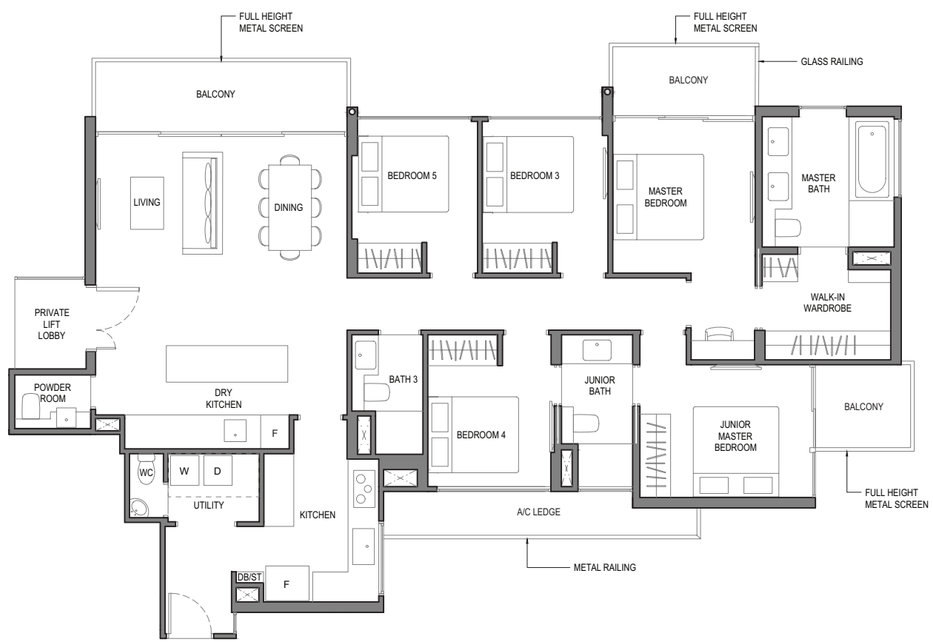
NOTE:
* Mirror Image

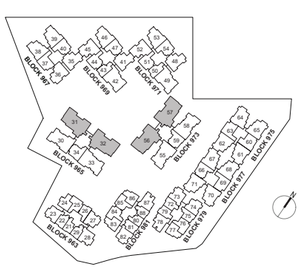
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only.

TYPE 5L2b

AREA : 168 sq m
(includes 7 sq m a/c ledge, 18 sq m balcony)

UNITS : #03-31*
#04-32
#03-56*
#04-57





NOTE:
* Mirror Image

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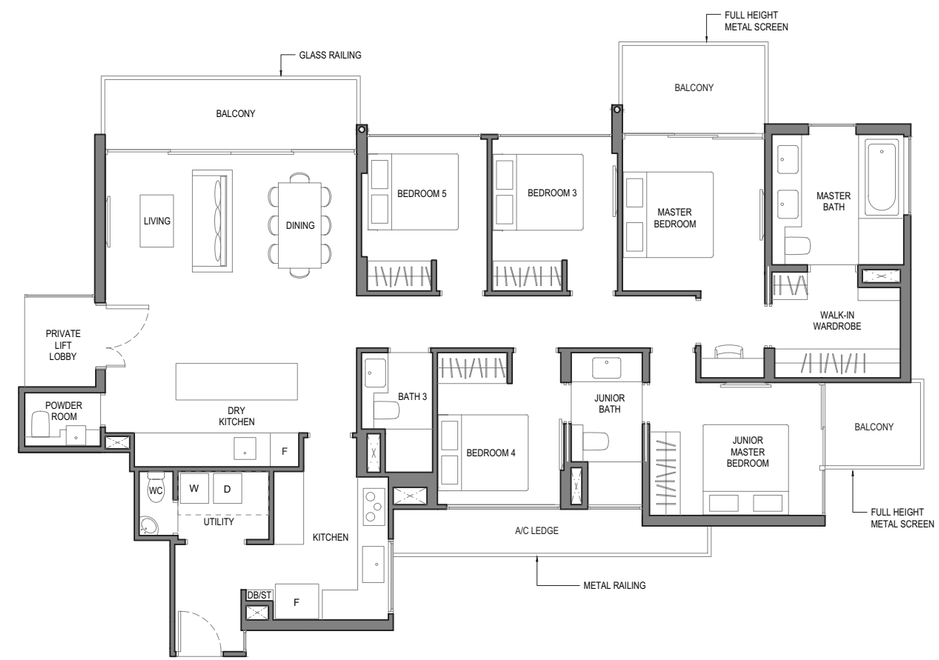
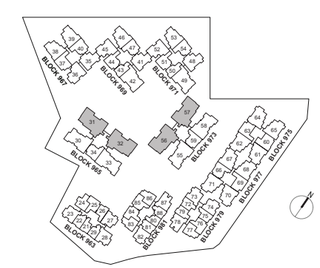
FIVE
BEDROOM LUXURY

TYPE 5L2c

AREA : 169 sq m
(includes 7 sq m a/c ledge, 19 sq m balcony)

UNITS : #02-31*
#03-32
#02-56*
#03-57





NOTE:
* Mirror Image

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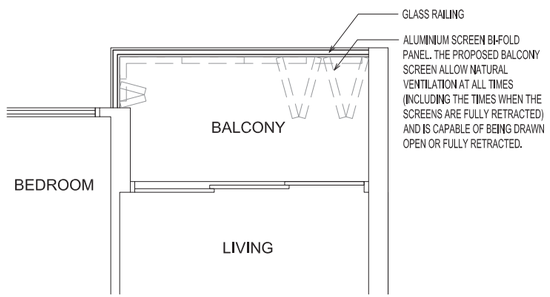
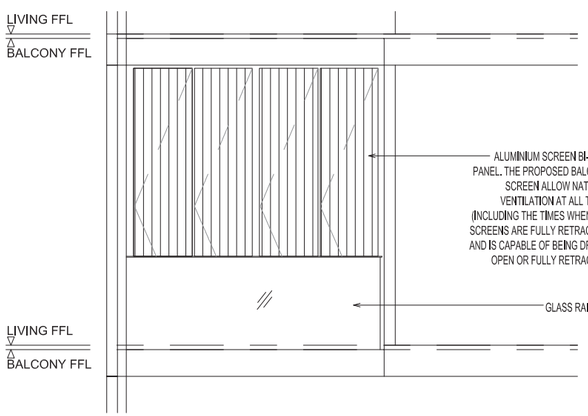
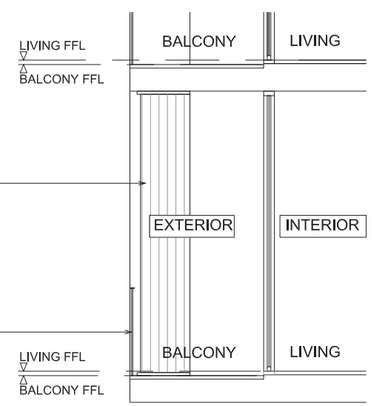
APPROVED BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



ELEVATION



SECTION

The balcony shall not be enclosed unless with the approved balcony screen. The cost of installing approved balcony screen is to be borne by purchaser. Balcony screen are not provided by the Developer (unless otherwise indicated on the floor plan).

SPECIFICATIONS

1 FOUNDATION
Piled foundation and/or footing and/or raft

2 SUPERSTRUCTURE
Reinforced concrete and/or steel structure

3 WALLS
a. External walls: Reinforced concrete walls and/or reinforced concrete precast panels and/or lightweight concrete block
b. Internal walls: Reinforced concrete walls and/or reinforced concrete precast panels and/or lightweight concrete blocks and/or dry wall partition system where applicable

4 ROOF
Reinforced concrete with insulation and waterproofing system

5 CEILING
For Flat
i. Living, Dining, Study, All Bedrooms, Utility, Family Room, Hallway to Bedrooms, DB/ST:
Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable
ii. All Bathrooms, Powder Room, WC, All Kitchens (including Dry Kitchen):
Ceiling boards and/or bulkhead with emulsion paint where applicable
iii. Balcony and PES:
Skim coat and/or bulkhead with emulsion paint where applicable
iv. Ceiling Height:
Refer to Ceiling Height schedule for details

For Common Areas
Skim coat and/or plaster ceiling boards and/or bulkhead with emulsion paint where applicable

6 FINISHES
a. Wall
For Flat
i. Living, Dining, Dry Kitchen, All Bedrooms, Study, Hallway to Bedrooms, Utility, Family Room, Balcony, PES, DB/ST:
Cement and sand plaster and/or skim coat with emulsion paint
ii. Master Bath:
Marble laid up to false ceiling height and on exposed areas only (for 5-Bedroom Types only)
Tiles laid up to false ceiling height and on exposed areas only (except 5-Bedroom Types)
iii. Powder Room:
Marble laid up to false ceiling height and on exposed areas only (for 5-Bedroom Types only)
iv. Common Bath, Junior Bath, WC:
Tiles laid up to false ceiling height and on exposed areas only
v. Kitchen:
Tiles and/or cement and sand plaster and/or skim coat with emulsion paint

For Common Areas
a. All lift lobbies:
Tiles and/or cement and sand plaster and/or skim coat with emulsion paint
b. Staircase/ Corridor:
Cement and sand plaster and/or skim coat with emulsion paint
c. External wall:
Cement and sand plaster and/or skim coat with spray texture coating and/or emulsion paint

b. Floor
For Flat
i. Living, Dining, Dry Kitchen, Master Bath, Powder Room, Hallway to Bedrooms:
Tiles with skirting where applicable (except for 5-Bedroom Types)
Marble with skirting where applicable (for 5-Bedroom Types only)
ii. Common Bath, Junior Bath, Balcony, PES, Kitchen, Utility, WC, Study:
Tiles with skirting where applicable
iii. All Bedrooms, Family Room:
Timber flooring with skirting

For Common Areas
i. All Lift Lobbies:
Stone and/or tiles and/or screed finish where applicable
ii. Staircases, corridors and other communal areas:
Stone and/or tiles and/or pebble wash and/or screed finish where applicable

7 WINDOWS
Aluminum-framed windows with tinted and/ or clear and/or frosted glass, where applicable, of minimum 6mm thickness for all units

Note: all windows are either sliding, casement, top-hung, louvre or any combination of the above mentioned, with or without fixed panels

8 DOORS
For Flat
i. Main Entrance:
Fire-rated timber door complete with digital lockset (except for 5L1a-G, 5L2, 5L2a, 5L2b and 5L2c Types)
ii. Private Lift Lobby Main Entrance:
Timber door complete with digital lockset (for 5L1a-G, 5L2, 5L2a, 5L2b and 5L2c Types only)
iii. Secondary Entrance:
Fire-rated timber door complete with digital lockset (for 5L1-G, 5L1a-G 5L2, 5L2a, 5L2b and 5L2c Types only)
iv. All Bedrooms, Family Room and all Bathrooms, Powder Room:
Timber door
v. All Kitchens (including Dry Kitchen):
Timber swing and/or sliding door with/without viewing panels
vi. Balcony, PES:
Aluminum-framed sliding door
vii. PES to common areas:
Swing glass and/or metal gate
viii. Utility, WC:
Slide-and-swing PVC door
ix. Approved good quality lockset and ironmongery to all doors

9 SANITARY WARES AND FITTINGS
For Flat
Master Bath
- Solid surface vanity top complete with 1 basin and 1 mixer (except 5-Bedroom Types)
- Solid surface vanity top complete with 2 basin and 2 mixers (for 5-Bedroom Types only)
- 1 shower cubicle with complete shower mixer set
- 1 overhead shower
- 1 water closet
- 1 tower rail and/or robe hook
- 1 paper holder
- 1 mirror with storage cabinet (except 5-Bedroom Types)
- 2 mirrors with storage cabinet (for 5-Bedroom Types only)
- 1 long bath with mixer (for 5-Bedroom Types only)

Common Bath, Junior Bath, Powder Room
- Solid surface vanity top complete with 1 basin and 1 mixer
- 1 shower cubicle complete with shower mixer set (except for Powder Room)
- 1 water closet
- 1 tower rail and/or robe hook (except for Powder Room)
- 1 paper holder
- 1 mirror with storage cabinet
- 1 overhead shower (for Junior Bath only)

WC
- 1 water closet
- 1 basin with tap
- 1 shower set
- 1 paper holder

10 ELECTRICAL INSTALLATION

a. Refer to **Electrical Schedule** for details

b. Electrical wiring in concealed conduit below false ceiling level. Electrical wiring above false ceiling and within DB in exposed and/or concealed conduits and/ or trunking

11 TV / CABLE SERVICES/ TELEPHONE POINTS

TV Outlet: Refer to **Electrical Schedule** for details

12 LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with statutory standards

13 PAINTING

i. External wall:
Spray texture coating to designated areas and/or emulsion paint

ii. Internal wall:
Emulsion paint

14 WATERPROOFING

Waterproofing shall be provided to floors of all Bathrooms, Powder Room, all Kitchen (including Dry Kitchen with sink only), WC, Balcony, PES, Reinforced Concrete Roof, Landscape Decks, Toilets, Swimming Pool, Water Features, slabs as and where required

15 DRIVEWAY AND CAR PARK

i. Reinforced concrete slab with hardener to carpark, carpark ramp/ driveway

ii. Tiles and/or pavers and/or concrete to entrance driveway/ drop-off area

16 RECREATIONAL FACILITIES

Parc Komo Drop-off
Bicycle Hub
Bioswale Portal
Cascading Terraces
Bioswale Pond
Parcel Santa
Courtyard
Komo Club
Alfresco Terrace I
Alfresco Terrace II
Courtyard Estuary
Pool Deck
50m Lap Pool
(estimated surface area 358 sqm)
Kids' Playground
Pink Blossom
Yoga Deck
Verdura Patio
Veranda Stream
Forest Trail
Water Hammock
Poolside Cabana
Lodge Pavilion
Palm Grove
Sensory Spa Jet
Grotto
Pool Party Pavilion
Party Lounge
Party Pool
(estimated surface area 13.5 sqm)
Aqua Lounge
Leisure Pool
(estimated surface area 358 sqm)
Kids' Water Play
Kids' Aqua Slide
Kids' Pool
(estimated surface area 270 sqm)
Kids' Club
Sun Deck
Leisure Deck
BBQ Pavilion
Reading Pod
Working Pod
Tea Pod
Hedge Garden
Fitness Park
Herb Pavilion
Glamping
Meadow Garden
Swing Garden
Changing Room
Gymnasium
Morning Garden
Daybeds
Midnight Garden
(accessible by staircase only)
Peacock Garden
(accessible by staircase only)
Night Water Lily Pond
Moonlight Patio
Sunset Deck
Meditation Deck
Secret Water Patio
Giant Chess Set
Foot Reflexology Path
Garden Patio

17 ADDITIONAL ITEMS

For Flat

i. Kitchen:
- Ceramic hob with hood (for 1 and 2-Bedroom Types only)
- Gas hob with hood (for 3,4 and 5-Bedroom Types only)
- Refrigerator
- Built-in kitchen cabinet in melamine and/or laminate and/ or spray paint finish with quartz counter top complete with stainless steel sink and mixer
- Built-in oven

ii. Dry Kitchen:
- Integrated refrigerator (for 5-Bedroom Types only)
- Built-in kitchen cabinet in melamine and/or laminate and/ or spray paint finish with quartz counter top
- Granite sink and stainless steel mixer (for 5-Bedroom Types only)
- Standalone Island counter in melamine and/or laminate and/or spray paint finish with quartz counter top (for 5-Bedroom Types only)
- Built-in wine chiller (for 5-Bedroom Types only)
- Built-in steam oven (for 5-Bedroom Types only)

iii. Washing Machine:
- Washer-cum-dryer (for 1, 2, and 3-Bedroom Types only)
- Washer & dryer (for 4, 5-Bedroom Types only)

iv. Wardrobe:
Built-in wardrobe in melamine and/or laminate finish to all Bedrooms

v. Platform Furniture (All-G Type):
Metal deck with timber flooring and glass railing

vi. Air-conditioning:
- Wall-mounted fan coil unit to Living/ Dining (except for 5-Bedroom Types), all Bedrooms, Study and Family Room
- Ducted fan coil unit to Living/ Dining (for 5-Bedroom Types only)

vii. Gas:
Town gas supply to all Kitchens (except for 1 & 2-Bedroom Types)

viii. Security System:
- Card access control and CCTV cameras provided at designated common areas
- Card access control in private lift car where applicable

ix. Smart Home System:
Smart home gateway device, digital door lock, fan coil unit control in Living and Master Bedroom

x. Hot water:
All Kitchens (include Dry Kitchen with sink only), all Bathrooms, Powder Room

Electrical Schedule

ITEM	1B1	1B1-P	1B2	1B2-P	1B3	1B3-P
LIGHTING POINT	8	8	8	8	8	8
13A SWITCHED SOCKET OUTLET	13	13	13	13	13	13
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	1	1	1	1	1	1
ELECTRIC WATER HEATER	1	1	1	1	1	1
GAS WATER HEATER	0	0	0	0	0	0
TV POINT	2	2	2	2	2	2
DATA/ TEL POINT	3	3	3	3	3	3
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	1B4	1B4-P	1B5	1B5-P	1S1
LIGHTING POINT	8	8	8	8	11
13A SWITCHED SOCKET OUTLET	13	13	13	13	15
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1
AIRCON ISOLATOR	1	1	1	1	1
ELECTRIC WATER HEATER	1	1	1	1	1
GAS WATER HEATER	0	0	0	0	0
TV POINT	2	2	2	2	2
DATA/ TEL POINT	3	3	3	3	4
COOKER HOOD POINT	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1
BELL POINT	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1

ITEM	1S1a	1S1b-G	2C1	2C1-P	2C2
LIGHTING POINT	11	13	11	11	11
13A SWITCHED SOCKET OUTLET	15	17	17	17	17
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1
AIRCON ISOLATOR	1	1	2	2	2
ELECTRIC WATER HEATER	1	1	1	1	1
GAS WATER HEATER	0	0	0	0	0
TV POINT	2	3	3	3	3

Electrical Schedule

ITEM	1S1a	1S1b-G	2C1	2C1-P	2C2
DATA/ TEL POINT	4	5	4	4	4
COOKER HOOD POINT	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1
BELL POINT	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1

ITEM	2C3	2C3-P	2D1	2D1a-G	2D2	2D2a-G
LIGHTING POINT	12	12	13	15	13	15
13A SWITCHED SOCKET OUTLET	17	17	18	20	18	20
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2
ELECTRIC WATER HEATER	1	1	2	2	2	2
GAS WATER HEATER	0	0	0	0	0	0
TV POINT	3	3	3	4	3	4
DATA/ TEL POINT	4	4	4	5	4	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	2D3	2D4	2D4-P	2D5	2D5-P	2D6
LIGHTING POINT	13	13	13	13	13	13
13A SWITCHED SOCKET OUTLET	18	18	18	18	18	18
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2
ELECTRIC WATER HEATER	2	2	2	2	2	2
GAS WATER HEATER	0	0	0	0	0	0
TV POINT	3	3	3	3	3	3
DATA/ TEL POINT	4	4	4	4	4	4
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	2D6-P	2D7	2D7-P	2D8	2D8a-G	2P
LIGHTING POINT	13	13	13	13	15	15
13A SWITCHED SOCKET OUTLET	18	18	18	18	20	20
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	3
ELECTRIC WATER HEATER	2	2	2	2	2	2
GAS WATER HEATER	0	0	0	0	0	0
TV POINT	3	3	3	3	4	4
DATA/ TEL POINT	4	4	4	4	5	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	3C1	3C1a-G	3C2	3C2a	3C2b-G	3D1
LIGHTING POINT	16	18	16	16	18	18
13A SWITCHED SOCKET OUTLET	26	28	26	26	28	26
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	3	3	3	3	3	3
ELECTRIC WATER HEATER	0	0	0	0		0
GAS WATER HEATER	1	1	1	1	1	1
TV POINT	4	5	4	4	5	4
DATA/ TEL POINT	5	6	5	5	6	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	3D1a	3D1b	3D1c-G	3D1d-G	3D1e-G	3S
LIGHTING POINT	18	18	20	20	20	20
13A SWITCHED SOCKET OUTLET	26	26	28	28	28	30
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	3	3	3	3	3	3
ELECTRIC WATER HEATER	0	0	0	0	0	0
GAS WATER HEATER	1	1	1	1	1	1

Electrical Schedule

ITEM	3D1a	3D1b	3D1c-G	3D1d-G	3D1e-G	3S
TV POINT	4	4	5	5	5	5
DATA/ TEL POINT	5	5	6	6	6	7
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	4C1	4C1a	4C1b-G	4D1	4D1a	4D1b-G
LIGHTING POINT	19	19	21	23	23	25
13A SWITCHED SOCKET OUTLET	29	29	31	32	32	34
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	2	2	2	2	2	2
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	4	4	4	4	4	4
ELECTRIC WATER HEATER	0	0	0	0	0	0
GAS WATER HEATER	1	1	1	1	1	1
TV POINT	5	5	6	5	5	6
DATA/ TEL POINT	6	6	7	6	6	7
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	5L1-G	5L1a-G	5L2	5L2a	5L2b	5L2c
LIGHTING POINT	32	32	30	30	30	30
13A SWITCHED SOCKET OUTLET	40	40	38	38	38	38
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	2	2	2	2	2	2
13A SWITCHED SOCKET OUTLET FOR FRIDGE	2	2	2	2	2	2
AIRCON ISOLATOR	5	5	5	5	5	5
ELECTRIC WATER HEATER	1	1	1	1	1	1
GAS WATER HEATER	1	1	1	1	1	1
TV POINT	6	6	5	5	5	5
DATA/ TEL POINT	9	9	8	8	8	8
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
WINE CHILLER POINT	1	1	1	1	1	1
ELECTRIC STEAMER POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

Ceiling Height Schedule

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
1-BEDROOM SUITE			
1B1, 1B1-P, 1B2, 1B2-P 1B3, 1B3-P, 1B4, 1B4-P 1B5, 1B5-P	Living / Dining	3.15	With localized bulkheads / RC slab where applicable
	Kitchen	2.7	
	Master Bedroom	3.15 / 2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Balcony / PES	3.22	
1-BEDROOM + STUDY			
1S1, 1S1a	Living / Dining	2.95	With localized bulkheads / RC slab where applicable
	Kitchen	2.5	
	Study	2.95	
	Master Bedroom	2.95	
	Master Bath	2.52 / 2.55 at shower area	
	Balcony	3.02	
1S1b-G	Living / Dining	4.65	With localized bulkheads / RC slab where applicable
	Kitchen	2.7	
	Study	4.65	
	Master Bedroom	4.65	
	Master Bath	2.72 / 2.75 at shower area	
	PES	4.72	
2-BEDROOM CLASSIC			
2C1, 2C1-P, 2C2	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Kitchen	3.15 / 2.7	
	Master Bedroom	3.15	
	Bedroom 2	3.15	
	Master Bath	2.72 / 2.75 at shower area	
	Balcony / PES	3.22	
2C3, 2C3-P	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Kitchen	2.7	
	Master Bedroom	3.15	
	Bedroom 2	3.15	
	Master Bath	2.72 / 2.75 at shower area	
	Balcony / PES	3.22	
2-BEDROOM DELUXE			
2D1, 2D6, 2D6-P, 2D8 (Stack 63, 69)	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Kitchen	2.7	
	Master Bedroom	3.15 / 2.7	
	Bedroom 2	3.15	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Balcony / PES	3.22	
2D2, 2D3, 2D8 (Stack 37)	Living/Dining	2.95	With localized bulkheads / RC slab where applicable
	Kitchen	2.5	
	Master Bedroom	2.95	
	Bedroom 2	2.95	
	Master Bath	2.52 / 2.55 at shower area	
	Bath 2	2.52 / 2.55 at shower area	
	Balcony	3.02	
2D4, 2D4-P, 2D5, 2D5-P, 2D7, 2D7-P	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Kitchen	3.15 / 2.7	
	Master Bedroom	3.15 / 2.7	
	Bedroom 2	3.15	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Balcony / PES	3.22	

Ceiling Height Schedule

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
2-BEDROOM DELUXE			
2D1a-G, 2D2a-G, 2D8a-G	Living/Dining	4.65	With localized bulkheads / RC slab where applicable
	Kitchen	2.7	
	Master Bedroom	4.65 / 2.7	
	Bedroom 2	4.65	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	PES	4.72	
2-BEDROOM PREMIUM			
2P	Living/Dining	2.95	With localized bulkheads / RC slab where applicable
	Kitchen	2.5	
	Master Bedroom	2.95 / 2.5	
	Bedroom 2	2.95	
	Family Room	2.95	
	Master Bath	2.52 / 2.55 at shower area	
	Bath 2	2.52 / 2.55 at shower area	
	PES	3.02	
3-BEDROOM CLASSIC			
3C1, 3C2, 3C2a	Living/Dining	2.95	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.95 / 2.5	
	Bedroom 2	2.95	
	Bedroom 3	2.95	
	Kitchen	2.5	
	Master Bath	2.52 / 2.55 at shower area	
	Bath 2	2.52 / 2.55 at shower area	
	Balcony	3.02	
3C1a-G, 3C2b-G	Living/Dining	4.65	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.65 / 2.7	
	Bedroom 2	4.65	
	Bedroom 3	4.65	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	PES	4.72	
3-BEDROOM DELUXE			
3D1, 3D1a	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.15 / 2.7	
	Bedroom 2	3.15	
	Bedroom 3	3.15	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Utility	3.15	
	WC	2.72	
	Balcony	3.22	
3D1b	Living / Dining	2.95	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.95 / 2.5	
	Bedroom 2	2.95	
	Bedroom 3	2.95	
	Kitchen	2.5	
	Master Bath	2.52 / 2.55 at shower area	
	Bath 2	2.52 / 2.55 at shower area	
	Utility	2.95	
	WC	2.52	
	Balcony	3.02	

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
3-BEDROOM DELUXE			
3D1c-G, 3D1d-G , 3D1e-G	Living / Dining	4.65	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.65 / 2.7	
	Bedroom 2	4.65	
	Bedroom 3	4.65	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Utility	4.65	
	WC	2.72	
	PES	4.72	
3-BEDROOM + STUDY			
3S	Living / Dining	3.15	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.15 / 2.7	
	Bedroom 2	3.15	
	Bedroom 3	3.15	
	Study	3.15	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Utility	3.15	
	WC	2.72	
	PES	3.22	
4-BEDROOM CLASSIC			
4C1,4C1a	Living / Dining	2.95	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.95 / 2.5	
	Bedroom 2	2.95	
	Bedroom 3	2.95	
	Bedroom 4	2.95	
	Kitchen	2.5	
	Master Bath	2.52 / 2.55 at shower area	
	Bath 2	2.52 / 2.55 at shower area	
	Utility	2.95	
	WC	2.52	
	Balcony	3.02	
4C1b-G	Living	4.65	With localized bulkheads / RC slab where applicable
	Dining	4.65	
	Master Bedroom	4.65 / 2.7	
	Bedroom 2	4.65	
	Bedroom 3	4.65	
	Bedroom 4	4.65	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Utility	4.65	
	WC	2.72	
	PES	4.72	

Ceiling Height Schedule

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
4-BEDROOM DELUXE			
4DI,4DIa	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.15 / 2.7	
	Bedroom 2	3.15	
	Bedroom 3	3.15	
	Bedroom 4	3.15	
	Dry Kitchen	2.7	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Bath 3	2.72 / 2.75 at shower area	
	Utility	3.15	
	WC	2.72	
	Balcony	3.22	
4DIb-G	Living/Dining	4.65	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.65 / 2.7	
	Bedroom 2	4.65	
	Bedroom 3	4.65	
	Bedroom 4	4.65	
	Dry Kitchen	2.7	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Bath 2	2.72 / 2.75 at shower area	
	Bath 3	2.72 / 2.75 at shower area	
	Utility	4.65	
	WC	2.72	
	PES	4.72	

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
5-BEDROOM LUXURY			
5L2, 5L2a, 5L2b, 5L2c	Living/Dining	3.15	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.15 / 2.7	
	Junior Master Bedroom	3.15	
	Bedroom 3	3.15	
	Bedroom 4	3.15	
	Bedroom 5	3.15	
	Dry Kitchen	2.7	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Junior Bath	2.72 / 2.75 at shower area	
	Bath 3	2.72 / 2.75 at shower area	
	Powder Room	2.72	
	Walk-in Wardrobe	3.15	
	Utility	3.15	
	WC	2.72	
	Balcony	3.22	
	Private Lift Lobby	2.7	
5LI-G, 5LIa-G	Living/Dining	4.65	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.65 / 2.7	
	Junior Master Bedroom	4.65	
	Bedroom 3	4.65	
	Bedroom 4	4.65	
	Bedroom 5	4.65	
	Dry Kitchen	2.7	
	Kitchen	2.7	
	Master Bath	2.72 / 2.75 at shower area	
	Junior Bath	2.72 / 2.75 at shower area	
	Bath 3	2.72 / 2.75 at shower area	
	Walk-in Wardrobe	4.65	
	Utility	4.65	
	WC	2.72	
	Powder Room	2.72	
	PES	4.72	
	Private Lift Lobby	2.7 (applicable to 5LIa-G only)	

Notes to specifications:

A 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.

B Composite Timber Flooring

Composite timber 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. Composite timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C Marble/Limestone/Granite (if applicable)

Marble/limestone/granite (if applicable) 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 (if applicable) 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 (if applicable) selected and installed shall be subject to availability.

D Quartz / Compressed Marble (if applicable)

Quartz/ compressed marble (if applicable) is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

E 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.

F Wall

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

G 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.

H 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.

I 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.

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 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.

L Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, 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 the Architect's final decision and design.

M Web Portal and Mobile Applications 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 and Mobile Application(s) of the Housing Project as may be appointed by the Vendor or the Consenting Party.

N 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.

O 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.

P Home Fire Alarm Device (HFAD)

HFAD(s) is (are) provided to give early warning of a fire by sounding an alarm to alert the occupants. The Purchaser is responsible for ensuring that the HFAD(s) is (are) kept in good working condition. The Purchaser is advised to test the HFAD(s) regularly to ensure the HFAD(s) is (are) working.

Q Fibre Broadband

The Vendor shall endeavour to procure an infrastructure for the service provider for connection from its network to the Unit/Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/Building and/or Housing Project to obtain the Fibre Broadband. All subscription fee/charges for the service provider shall be borne by the Purchaser. However, in the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said connection, thereby resulting in there being no Fibre Broadband 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 Fibre Broadband in the Unit/Building and/or the Housing Project.

CEL DEVELOPMENT

MEMBER OF CHIP ENG SENG GROUP