

ENCHANTING AND ENDURING IS LIFE  
THAT BLOSSOMS IN THE MOONLIGHT

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F R E E H O L D

# BETWEEN THE WORLD AND ME, MOONLIGHT DWELLS

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*Lilies are lauded for their wide variety, where light shades of their uniquely strong sturdy petals represent peace and purity; while pink, lightly coloured shades represent wealth and prosperity. Hailed as the ten most beautiful night-blooming flowers in the world, the lilies calming qualities begets an atmosphere of serenity and poise, a perfect companion to the tranquillity of the night. Inspired by the everlasting qualities of lilies, The Lilium embodies this fine balance of tranquillity and composure in a calming and relaxing enclave to call home.*





## MAGIC IS THE MOONLIGHT

Such is the power of the moonlight when peace and serenity reigns over earth and sky. An intimate 80-unit freehold condominium that is exquisitely built to expound on the gentler side of life, The Lilium occupies a prime serene locale in the upscale Bartley residential enclave. The development draws inspiration from night blooming flowers which thrive under moonlight, with the aim of providing a welcoming space of quietness and serenity that each evening brings. Here residents easily slip away from the hustle and bustle of the city and into a quiet refuge to relax, refresh and recharge.



# BE ENRICHED BY LIFE'S FINEST

Superbly connected by an established public transport system and highway networks, residents are assured and empowered in the knowledge that the bustle and convenience of urban pleasures are expediently at the fingertips. A mere 5-minute walk to Bartley MRT station conveniently connects residents to the extensive MRT network with the Serangoon MRT interchange just a stop away, the MacPherson MRT interchange in two stops and Paya Lebar MRT interchange in three.



Bartley MRT Station (5 mins walk)



Serangoon MRT Station (1 stop)



MacPherson MRT Station (2 stops)



Maris Stella High School (7 mins drive)



Cedar Girls' Secondary School (9 mins drive)



Stamford American International School (8 mins drive)



St Gabriel's Secondary School (5 mins drive)

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Paya Lebar Central (8-13 mins drive)



Bidadari Park (7 mins drive)



Chomp Chomp Food Centre (8 mins drive)



Kovan Sports Centre (9 mins drive)



Serangoon Stadium (6 mins drive)



NEX Shopping Mall (5 mins drive)








































Kovan Heartland Mall (8 mins drive)

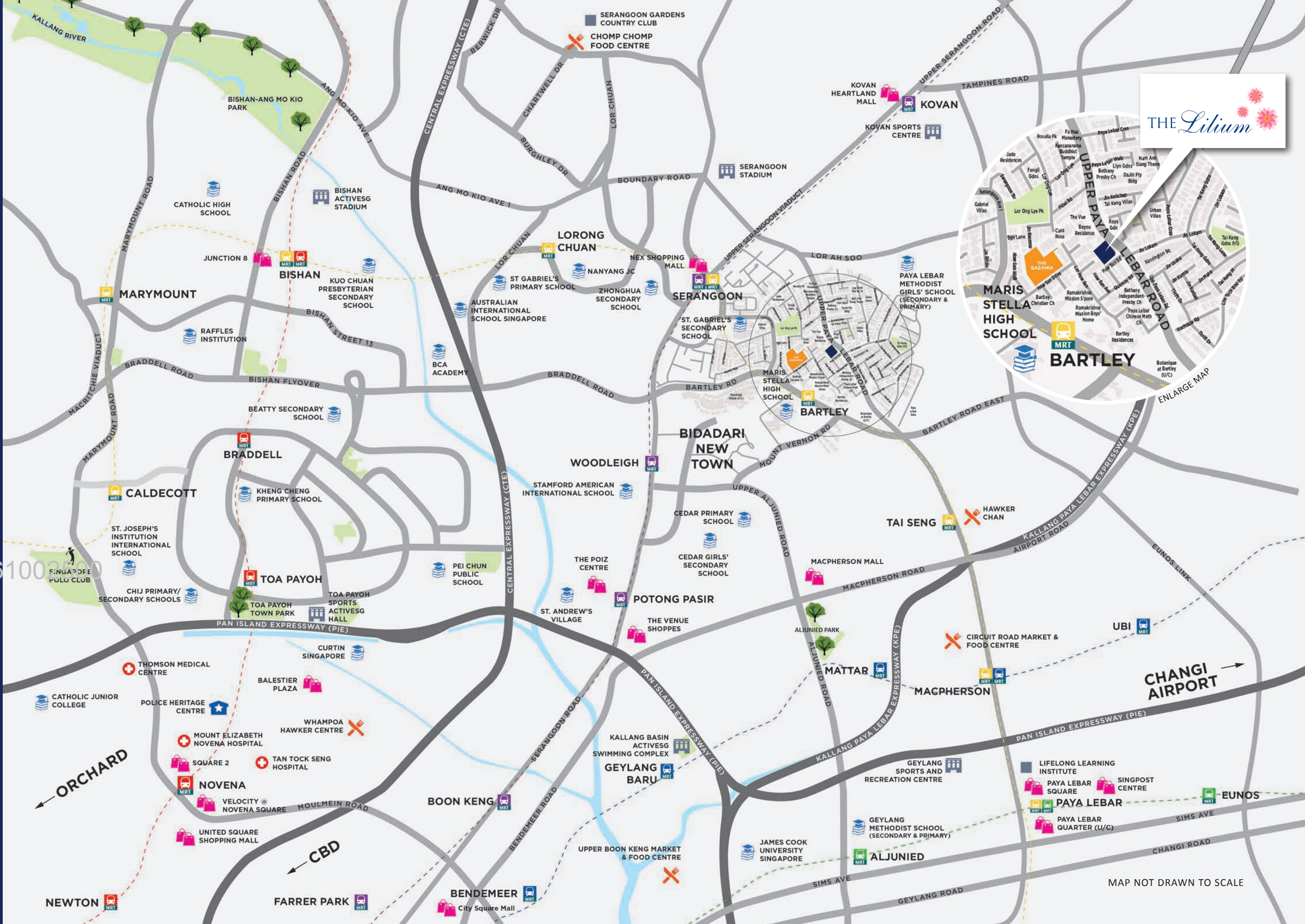


# A HOP, SKIP AND JUMP AWAY FROM ALL THAT MATTERS

Being within minutes to a holistic medley of shopping, entertainment and culinary delights as well as some of the nation’s most established and well-known schools, The Lilium is in an enviable location that holds the promise of sustained growth and development.

 MRT STATIONS	 From Bartley MRT Station	 EDUCATION	
 The Lilium	 5 mins	 St. Gabriel's Secondary School	5 mins
 Serangoon MRT Interchange	1 stop	 Paya Lebar Methodist Girls' Secondary	5 mins
 Kovan MRT Station	2 stops	 St. Gabriel's Primary School	6 mins
 MacPherson MRT Interchange	2 stops	 Maris Stella High School	7 mins
 Woodleigh MRT Station	2 stops	 Stamford American International School	8 mins
 Bishan MRT Interchange	3 stops	 Cedar Girls' Sec School	9 mins
 Paya Lebar MRT Interchange	3 stops	 Cedar Primary School	10 mins
 Potong Pasir MRT Station	3 stops	 St. Andrew's Junior School	10 mins
		 St. Andrew's Sec School	10 mins
		 St. Andrew's Junior College	11 mins
 SHOPPING MALLS		 RECREATION	
 NEX Shopping Mall	5 mins	 Serangoon Stadium	6 mins
 Kovan Heartland Mall	8 mins	 Kovan Sports Centre	9 mins
 Paya Lebar Square	8 mins	 Singapore Sports Hub	12 mins
 SingPost Centre	11 mins		
 Paya Lebar Quarter	13 mins		

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MAP NOT DRAWN TO SCALE



COME ALIVE  
UNDER THE STARS

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*A 30-metre lap pool is a central feature between the two low-rise blocks, framed by parallel pool decks serving as a boardwalk. Overlooking the residences are the lily ponds that radiate an ambience of calm and serenity.*

Smartly designed as a family home, The Lilium comprises two 5-storey blocks overlooking the condominium's facilities which are centered in an elevated communal landscape deck, offering a private sanctuary for its residents.

Conceptualized to bring focus to the meditative nature of the night, the environment encourages residents to relax and enjoy the home at a gentler pace. Bask in the evening air and experience the ethereal beauty of fireflies and blooming lily ponds - just some of the simple pleasures of the evening.



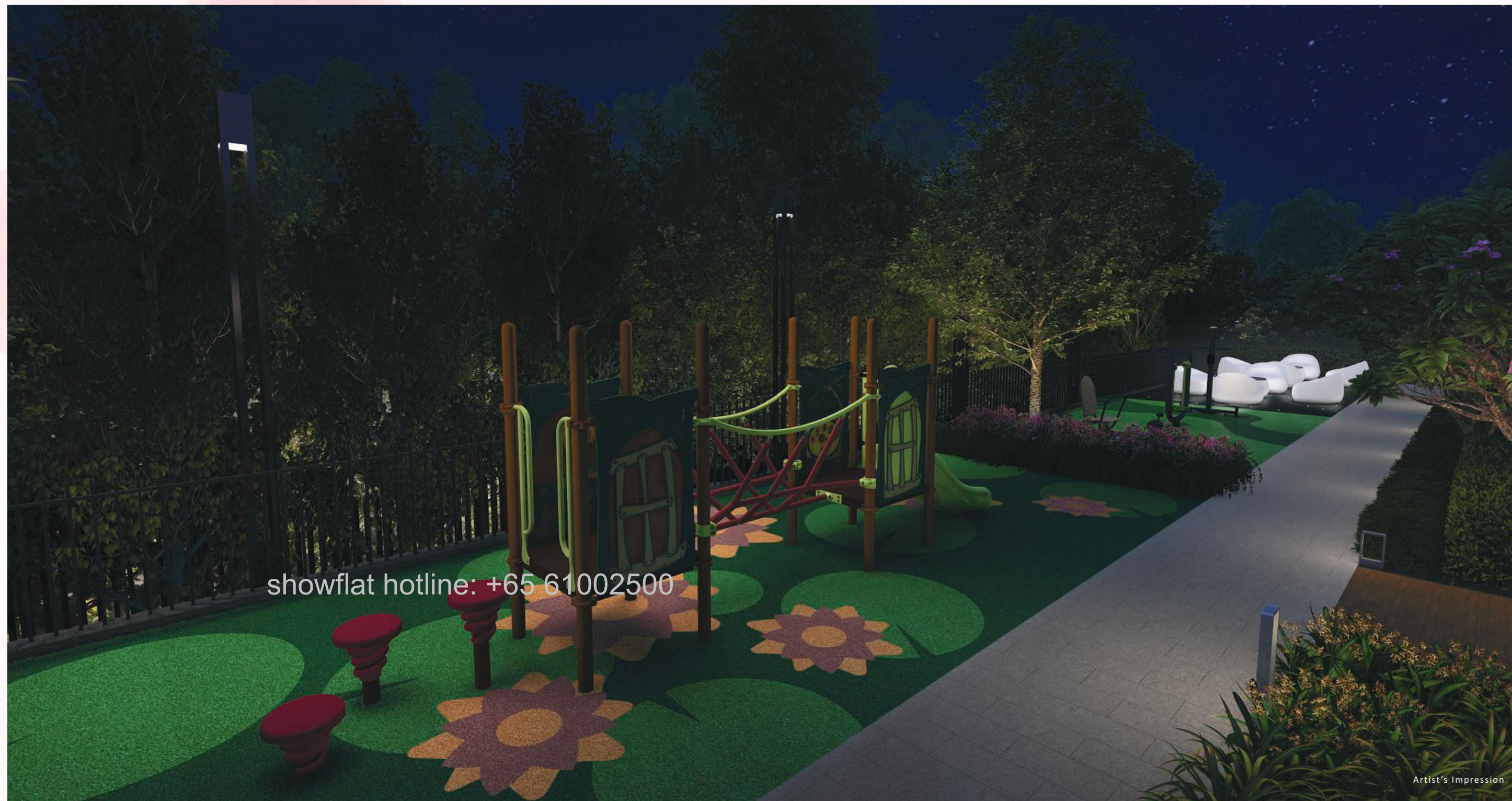


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Artist's Impression

*The Gym and Function Room are sited adjacent to the pool and provide residents with a variety of spaces to indulge in, like quiet reading in the room or enjoying a quick work-out in the gym.*





*For those who take pleasure in outdoor activities, The Liliu has much to offer. Whether it is lounging on the lawn, taking a quiet stroll at the scented garden or inviting families and friends for a BBQ party at the Pavilion whilst watching children play at the flower themed playground, your senses are set to be pampered in the tranquil sanctuary.*



The many recreational facilities at The Liliu come alive with a celebration of soothing colours and nature, bringing residents closer to biodiversity. These unique touches make The Liliu special, giving families and multi-generational units abundant opportunities to bond under the stars.





Artist's Impression

# SITE PLAN







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## BASK IN THE AMBIENCE OF SERENITY

Recognising the lifestyles of today's affluent families, The Lilium features generously sized 2-, 3-, 4-bedroom units and penthouses. All units display full-height windows to visually extend the interior spaces and draw in the beauty of the landscaped grounds.



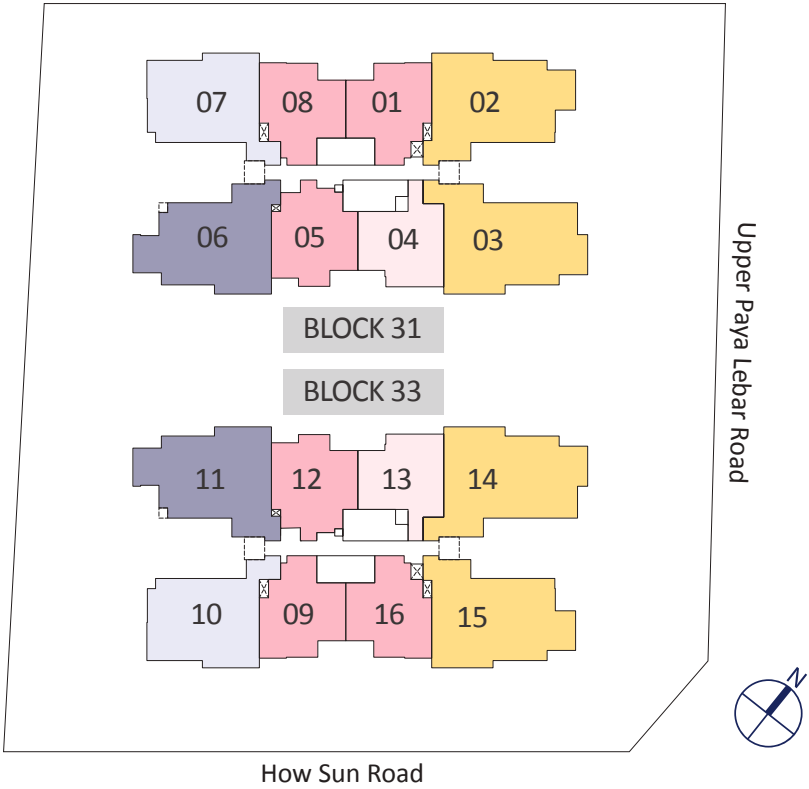


As a prized possession to last generations, The Lilium ensures that every interior detail is carefully curated with quality finishes and fittings to create a well-appointed and impressive home for residents to take pride in.





KEY PLAN



DIAGRAMMATIC CHART

BLOCK 31

UNIT (#)	01	02	03	04	05	06	07	08
L5	B2	PH1	PH2	B1	B3	PH3	C1	B2
L4	B2	D1	D2	B1	B3	C2	C1	B2
L3	B2	D1	D2	B1	B3	C2	C1	B2
L2	B2	D1	D2	B1	B3	C2	C1	B2
L1	B2P	D1P	D2P	B1P	B3P	C2P	C1P	B2P

BLOCK 33

UNIT (#)	09	10	11	12	13	14	15	16
L5	B2	C1	PH3	B3	B1	PH2	PH1	B2
L4	B2	C1	C2	B3	B1	D2	D1	B2
L3	B2	C1	C2	B3	B1	D2	D1	B2
L2	B2	C1	C2	B3	B1	D2	D1	B2
L1	B2P	C1P	C2P	B3P	B1P	D2P	D1P	B2P

- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom
- Penthouse (4-Bedroom)
- Penthouse (4-Bedroom + Study)

2-BEDROOM

TYPE B1P

Area 65 sq m / (approx. 699 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

BLOCK 31 #01-04\*

BLOCK 33 #01-13

(\*Mirror Image)

TYPE B1

BLOCK 31 #02-04\*  
#03-04\*  
#04-04\*  
#05-04\*

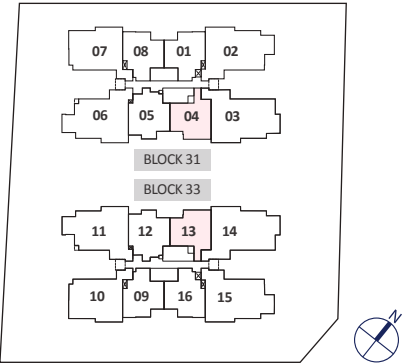
BLOCK 33 #02-13  
#03-13  
#04-13  
#05-13



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale



2-BEDROOM + STUDY

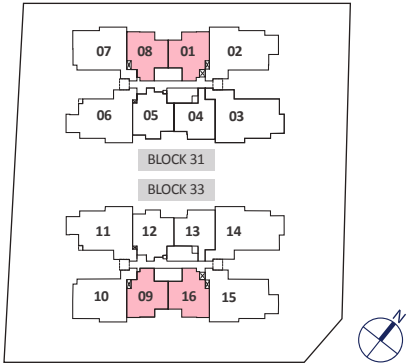
TYPE B2P

Area 66 sq m / (approx. 710 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

BLOCK 31	#01-08	#01-01*
BLOCK 33	#01-16	#01-09*
(*Mirror Image)		

TYPE B2

BLOCK 31	#02-08	#02-01*
	#03-08	#03-01*
	#04-08	#04-01*
	#05-08	#05-01*
BLOCK 33	#02-16	#02-09*
	#03-16	#03-09*
	#04-16	#04-09*
	#05-16	#05-09*



Key plan not to scale

2-BEDROOM + STUDY

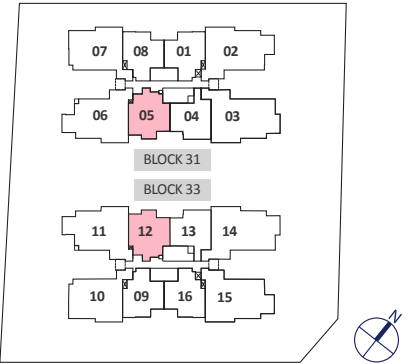
TYPE B3P

Area 69 sq m / (approx. 742 sq ft)  
(Inclusive of 6 sq m Balcony  
& 3 sq m AC ledge)

BLOCK 31	#01-05*
BLOCK 33	#01-12
(*Mirror Image)	

TYPE B3

BLOCK 31	#02-05*
	#03-05*
	#04-05*
	#05-05*
BLOCK 33	#02-12
	#03-12
	#04-12
	#05-12



Key plan not to scale



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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3-BEDROOM

TYPE C1P

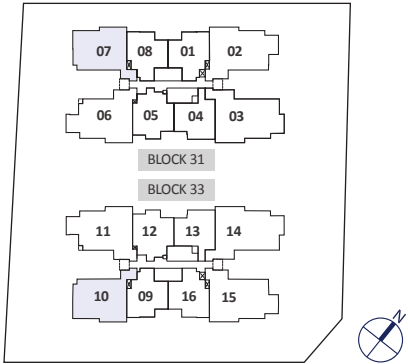
Area 101 sq m / (approx. 1087 sq ft)  
(Inclusive of 10 sq m balcony  
& 3 sq m AC ledge)

- BLOCK 31#01-07
- BLOCK 33#01-10\*

(\*Mirror Image)

TYPE C1

- BLOCK 31#02-07  
#03-07  
#04-07  
#05-07
- BLOCK 33#02-10\*  
#03-10\*  
#04-10\*  
#05-10\*



Key plan not to scale



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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3-BEDROOM PREMIUM

TYPE C2P

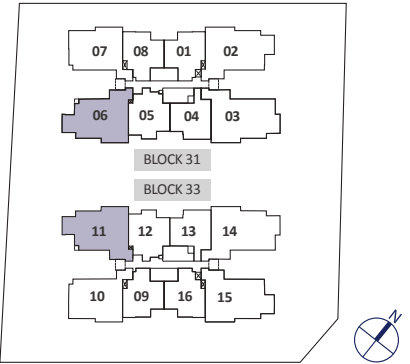
Area 114 sq m / (approx. 1227 sq ft)  
(Inclusive of 11 sq m balcony  
& 5 sq m AC ledge)

- BLOCK 31#01-06\*
- BLOCK 33#01-11

(\*Mirror Image)

TYPE C2

- BLOCK 31#02-06\*  
#03-06\*  
#04-06\*
- BLOCK 33#02-11  
#03-11  
#04-11



Key plan not to scale



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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# 4-BEDROOM

## TYPE D1P

Area 120 sq m / (approx. 1291 sq ft)  
(Inclusive of 11 sq m balcony  
& 5 sq m AC ledge)

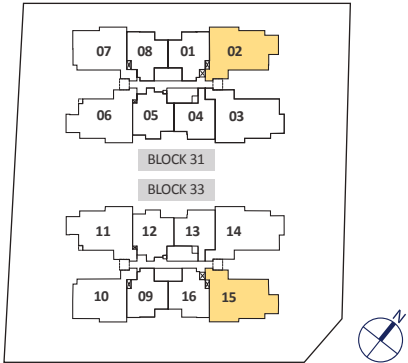
BLOCK 31 #01-02  
BLOCK 33 #01-15\*

(\*Mirror Image)

## TYPE D1

BLOCK 31 #02-02  
#03-02  
#04-02

BLOCK 33 #02-15\*  
#03-15\*  
#04-15\*



Key plan not to scale

# 4-BEDROOM

## TYPE D2P

Area 126 sq m / (approx. 1356 sq ft)  
(Inclusive of 12 sq m balcony  
& 5 sq m AC ledge)

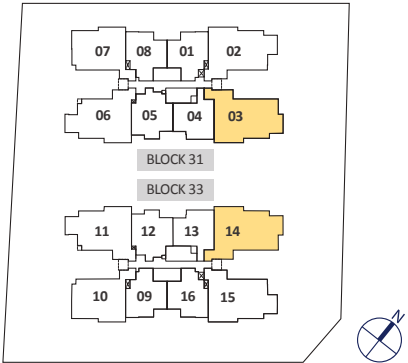
BLOCK 31 #01-03\*  
BLOCK 33 #01-14

(\*Mirror Image)

## TYPE D2

BLOCK 31 #02-03\*  
#03-03\*  
#04-03\*

BLOCK 33 #02-14  
#03-14  
#04-14



Key plan not to scale



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0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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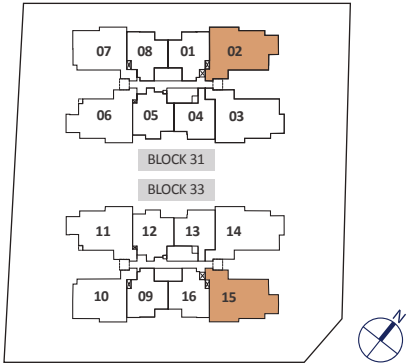
# 4-BEDROOM + STUDY

## TYPE PH1

Area 178 sq m / (approx. 1915 sq ft)  
(Inclusive of 11 sq m balcony & 6 sq m AC ledge,  
5 sq m stairs & 34 sq m void)

BLOCK 31	#05-02
BLOCK 33	#05-15*

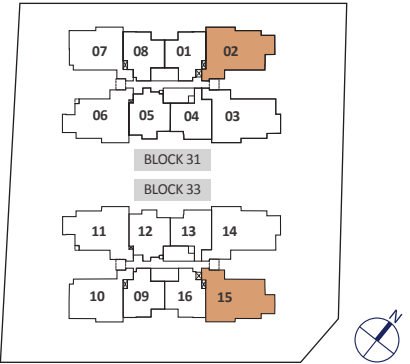
(\*Mirror Image)



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# 4-BEDROOM + STUDY

## TYPE PH1



Key plan not to scale

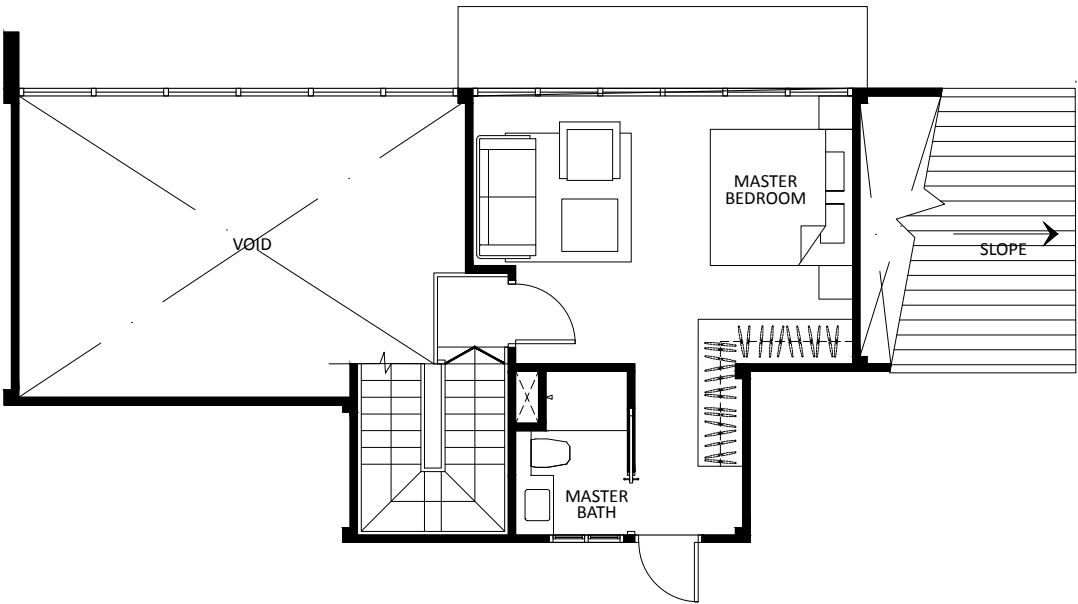
## LOWER PENTHOUSE



LEGEND:  
F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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## UPPER PENTHOUSE



LEGEND:  
F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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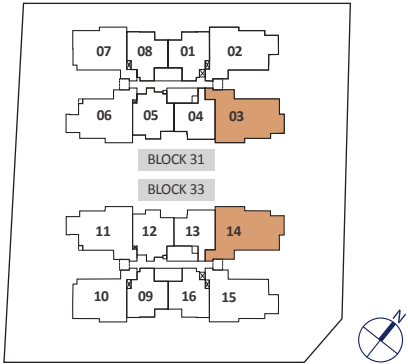
# 4-BEDROOM + STUDY

## TYPE PH2

Area 183 sq m / (approx. 1969 sq ft)  
(Inclusive of 12 sq m balcony & 6 sq m AC ledge,  
5 sq m stairs & 33 sq m void)

BLOCK 31	#05-03*
BLOCK 33	#05-14

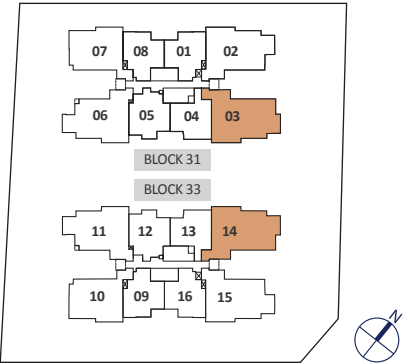
(\*Mirror Image)



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# 4-BEDROOM + STUDY

## TYPE PH2



Key plan not to scale

## LOWER PENTHOUSE

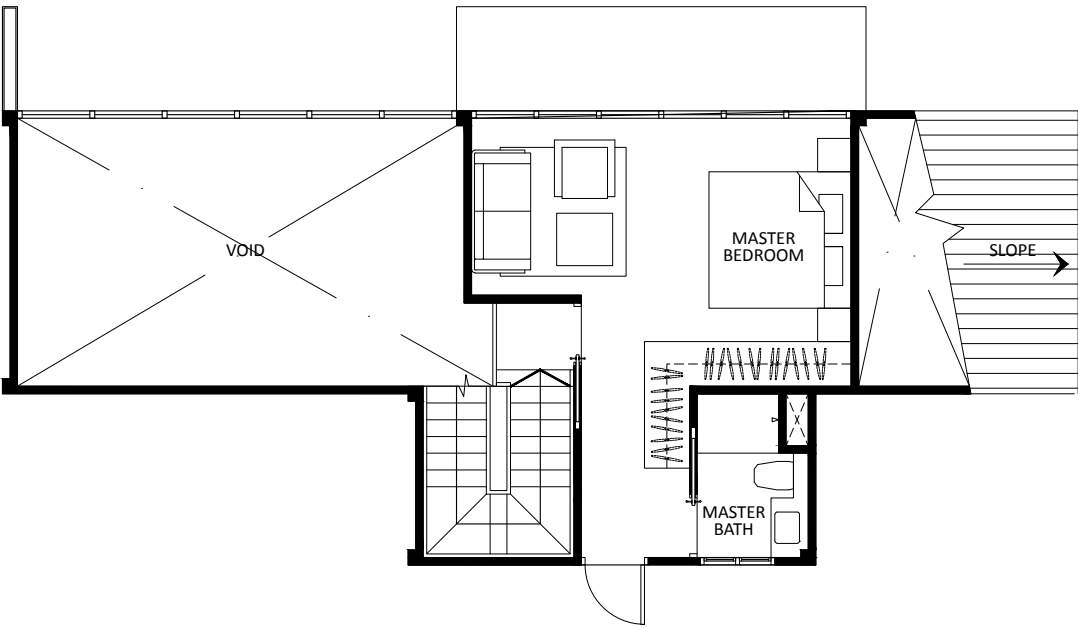


LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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## UPPER PENTHOUSE



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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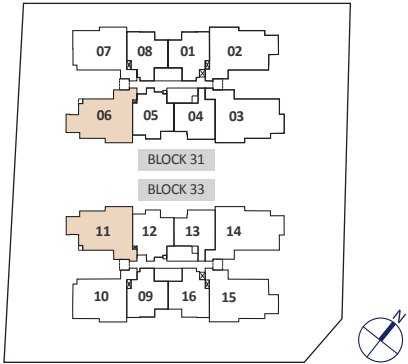
# 4-BEDROOM

## TYPE PH3

Area 171 sq m / (approx. 1840 sq ft)  
(Inclusive of 11 sq m balcony & 6 sq m AC ledge,  
5 sq m stairs & 32 sq m void)

BLOCK 31	#05-06*
BLOCK 33	#05-11

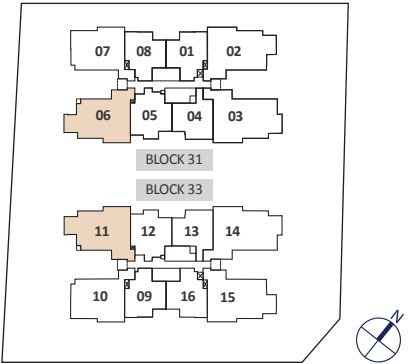
(\*Mirror Image)



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# 4-BEDROOM

## TYPE PH3



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## LOWER PENTHOUSE



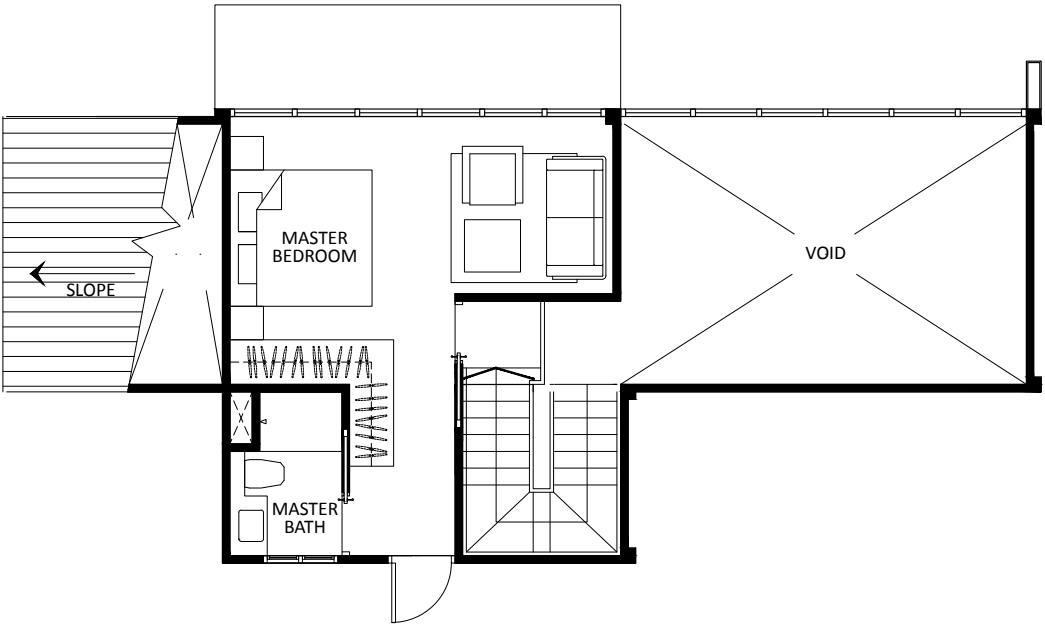
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LEGEND:  
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## UPPER PENTHOUSE



LEGEND:  
F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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ANNEXURE 1

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete bored piles and/or reinforced concrete footings and/or raft foundation and/or driven piles.
2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-cast reinforced concrete and/or structural steel.
3. WALLS

a) External Walls: Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.

b) Internal Walls: Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.
4. ROOF

Reinforced concrete roof and/or metal roof with insulation and waterproofing system.
5. CEILING

a) Apartment

i. Kitchen, Bathroom, WC, Utility, Yard, Unit Corridor, Balcony, AC Ledge

Concrete slab and/or ceiling board and/or ceiling box-up and/or cement sand plaster and/or skim coat with paint finish to designated area (where applicable)

Unit Corridors:  
1st Storey: Ceiling not lower than 2700mm  
Typical Storey: Ceiling not lower than 2400mm

Balcony / A/C ledge:  
1st Storey: Ceiling not lower than 4650 mm  
Typical Storey: Ceiling not lower than 2900 mm

ii. Other parts of the apartment:

Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

b) Common Area

i. Lift lobbies at basement, 1st storey and typical lobbies

Moisture resistant fibrous plaster board or calcium silicate board with paint and/or cement sand plaster with paint finish

Level 1 Lift Lobby:  
Ceiling not lower than 4300 mm

Typical Lift Lobby:  
Ceiling not lower than 2550 mm

ii. Generally

Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas

6. FINISHES			
a) Wall	i. Unit	Living, Dining, Bedroom, Utility, Yard, Study, HS:	Skim coat and/or cement sand plaster with paint finish
		Kitchen, Bathroom, WC:	Tiles and/or skim coat and/or cement sand plaster with paint finish
	ii. Common Area	Lift Lobbies:	Tiles and/or skim coat and/or cement sand plaster with paint finish
		Basement Carpark:	Skim coat and/ or cement sand plaster with paint finish
b) Floor	i. Unit	Living, Dining, Kitchen, Bathrooms, Balcony, WC, Utility, Yard, HS:	Tiles
		Bedroom:	Engineered timber flooring
		AC Ledge:	Cement sand screed
	ii. Common Area	Lift Lobbies:	Tiles
		Storey Shelter:	Cement sand screed
		Basement Carpark:	Floor hardener and/or epoxy paint

7. WINDOWS

All windows of the apartment shall be aluminium framed window with clear and/or tinted and/or frosted and/or spandrel glass (where applicable) and/or laminated glass
8. DOORS

a) Main Entrance

Approved fire-rated timber door complete with digital lockset

b) Living/ Dining / Balcony

Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass

c) Bedroom, Bathroom

Hollow core timber door

d) Kitchen

Timber framed sliding door with fixed glass panel and/or timber door and/or sliding glass door
- ELEVATION VIEW (OPEN POSITION)
- 
- ELEVATION VIEW (SLIDING POSITION)
- 
- TYPICAL SELECTION ELEVATION X-X
- 
- 
- DETAIL A
- 
- DETAIL B
- 
- DETAIL C
- TYPICAL PART PLAN WITH SCREENING
- 
- NOTE:**

1. The proposed balcony screens allow for natural ventilation within the balcony at all times (including the times when the screen is fully closed).

2. The installation and cost of the screen shall be borne by the Purchaser. Actual profile of screen subjected to manufacturer's detail.
- Kitchen:  
1st Storey: Ceiling not lower than 2700 mm  
Typical Storey: Ceiling not lower than 2400 mm
- Yard / Utility:  
1st Storey: Ceiling not lower than 4650 mm  
Typical Storey: Ceiling not lower than 2900 mm
- Bathrooms, Powder Rooms, WCs and Other Toilets:  
Ceiling not lower than 2400 mm  
Bulkhead ceiling not lower than 2200 mm
- Living/Dining  
1st Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm.  
Penthouse: Room clearance not lower than 6200 mm.

1st Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm;  
Penthouse: Bulkhead ceiling not lower than 2400 mm.
- Bedroom:  
1st Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm.  
Penthouse: Room clearance not lower than 2900 mm.

1st Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm.  
Penthouse: Bulkhead ceiling not lower than 2400 mm.
- Family/Study:  
1st Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm  
Penthouse: Room clearance not lower than 2900 mm.

1st Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm.  
Penthouse: Bulkhead ceiling not lower than 2400 mm.



- e) WC, Utility, Yard  
PVC slide and swing door
- f) Storey Shelter  
Approved blast-proof metal door
- g) Household Shelter  
Approved blast-proof metal door

Good quality locksets and ironmongery to be provided to all doors.

9. SANITARY FITTINGS
- a) Master Bathroom

1 shower cubicle with 1 shower mixer set with rain shower

1 wash basin

1 mixer

1 wall hung water closet

1 toilet paper holder

1 mirror

Brands  
Grohe  
  
Roca  
Grohe  
Laufen  
Grohe  
-
- b) Common Bathroom

1 shower cubicle with 1 shower mixer set

1 wash basin

1 mixer

1 wall hung water closet

1 toilet paper holder

1 mirror

Grohe  
  
Roca  
Grohe  
Laufen  
Grohe  
-
- c) WC (where applicable)

1 shower set

1 bib tap

1 basin tap

1 pedestal water closet

1 toilet paper holder

-  
-  
-  
Johnson Suisse  
Grohe

10. ELECTRICAL INSTALLATION
- a) Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.
- b) Refer to Electrical Schedule for details.

11. TV / CABLE SERVICES / FM / TELEPHONE POINTS
- Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION
- Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2010.

13. PAINTING
- a) External Wall

Spray textured coating and/or emulsion paint and/or other approved exterior paint
- b) Internal Wall

Emulsion paint

14. WATERPROOFING
- Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, WCs, Yard, Balcony, Reinforced Concrete Flat Roof, Planter, Swimming Pool and other Pools, Swimming Pool Balancing Tank, Landscape Deck, Basement Carparks (where applicable)

15. DRIVEWAY AND CAR PARK
- a) Surface driveway/ Drop Off and Ramp

Concrete/stone pavers and/or tile and/or tarmac and/or concrete floor and/or stone and/ or grass-cell pavers to external driveway at designated areas (where applicable)
- b) Basement Car Park

Reinforced concrete slab with floor hardener

16. RECREATIONAL FACILITIES
- 1) Entrance Green Wall

2) Picnic Lawn

3) Function Room

4) Gym

5) 30m Lap Pool

6) Pool Deck

7) Lily Pond

8) Kid’s Pool

9) Moonlight Garden

10) Outdoor Fitness Area

11) Kid’s Playground

12) BBQ & Dining Pavilion

13) Wellness Lawn

14) Scented Garden

15) Garden Walk

17. ADDITIONAL ITEMS
- a) Kitchen Cabinets

Kitchen cabinets with quartz countertop  
Sink  
Mixer

Brands  
Franke  
Grohe
- b) Kitchen Appliances

Telescopic hood  
Built-in Induction hob (Type B)  
Built-in Gas hob (Type C, D & PH)  
Built-in Microwave with Grill and convection (Type B)  
Built-in oven (Type C, D & PH)  
Refrigerator  
Washer cum Dryer

Electrolux  
Electrolux  
Electrolux  
Electrolux  
Electrolux  
Electrolux  
Electrolux
- c) Wardrobe

Quality wardrobe to all bedrooms
- d) Bathroom Vanity

Bathroom cabinets with quartz countertop
- e) Hot Water Supply

Hot water supply shall be provided to all bathrooms and kitchen
- f) Security System

Intercom System to Units  
Access Control System at designated common areas  
Automatic car barrier access system provided at the Main Entrance  
Closed circuit television system (CCTV) at designated common areas
- g) Air-Conditioning

Wall mounted fan coil units (FCU) to Living/ Dining, Bedrooms

Daikin

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Dectector
B2	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
C1P	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C1	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C2P	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
C2	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
D1P	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D1	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D2P	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
D2	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
PH1	28	28	1	1	4	4	6	6	6	1	1	0	1	0	1	1	1
PH2	28	26	1	1	4	4	6	6	7	1	1	0	1	0	1	1	1
PH3	28	24	1	1	4	4	5	5	6	1	1	0	1	0	1	1	1

Note: All isolators for CU are subjected to A/C equipment configuration

NOTES TO SPECIFICATIONS

- A. 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.
- B. 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.
- C. 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.
- D. 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.

- E. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

- F. 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.

- G. GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The

Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

- H. ENGINEERED TIMBER FLOORING

Engineered 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. Engineered 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.

- I. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ducting 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.

- J. PREFABRICATED TOILETS

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.

- K. WALL

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

- L. CABLE SERVICES

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Cum Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Dectector
B1P	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B1	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B2P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1



# CORPORATE PROFILE



CITY SUITES (SINGAPORE)



9 PENANG ROAD (SINGAPORE)



THE VALES (SINGAPORE)



5 THOMAS MELLON CIRCLE (USA)



VIETNAM TOWN (USA)



TRI-COUNTY MALL (USA)

SingHaiyi Group Ltd. is a fast-growing, diversified real estate company listed on the Mainboard of the Singapore Exchange (SGX), focused on property development, investment and management services. With strategic support from its major shareholders, it is led by a board and management team that has deep insights and strong connections that enable access to unique and rare investment opportunities.

Over the years, SingHaiyi has built a solid track record in property development in Singapore, with well-designed and quality residential properties such as The Vales and City Suites, both rated “CONQUAS STAR” by the Building and Construction Authority.

The Vales has won three awards at the recent 2018 PropertyGuru Asia Property Awards (Singapore), including the Best Executive Condo Development Award, Best Executive Condo Interior Design Award and Best Executive Condo Architectural Design Award. This is an endorsement of the design and quality of SingHaiyi’s projects.

Apart from an established track record in residential and commercial property development in Singapore and the U.S., it holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the United States, Australia and a growing presence in Asia.

Backed by the philosophy of “精诚存信，佳业传承”, SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

# AWARDS AND ACCOLADES

## PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
LANDSCAPE  
ARCHITECTURAL DESIGN  
HIGHLY COMMENDED



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
ARCHITECTURAL DESIGN  
WINNER

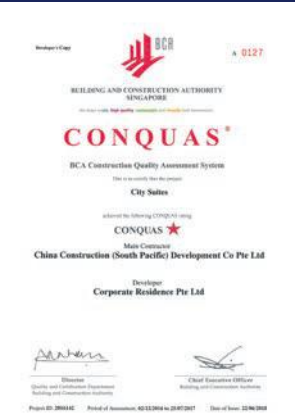


**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
DEVELOPMENT  
WINNER



**THE VALES**  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
INTERIOR DESIGN  
WINNER

## BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM CONQUAS



**CITY SUITES**  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor

CORPORATE RESIDENCE PTE LTD  
Developer

Date of Issue: 22/06/2018



**THE VALES**  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor

ANCHORVALE RESIDENCES PTE LTD  
Developer

Date of Issue: 06/04/2018



## BCA GREEN MARK AWARDS



**9 PENANG ROAD**  
Platinum Award  
2017



**THE VALES**  
Gold Plus Award  
2015