

Rise above the Good Class Bungalow Enclave at Chestnut Avenue

Thriving amidst picturesque lush greenery and beautiful nature parks, The Botany offers breathtaking vistas that renew each awakening day. 386 exclusive homes will be greeted by melodious chirping of birds and the freshest air. Enjoy the privilege of an exclusive home you truly deserve.

The Botany At Dairy Farm



ARTIST'S IMPRESSION

DISTRIBUTION CHART

| | | | | | | | | |
|-------------------------------------|--------|-------|-------|--------|--------|--------|-------|-------|
| 3 Dairy Farm Walk, Singapore 679625 | | | | | | | | |
| | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| 15th | B3S(L) | D1(L) | C1(L) | A1S(L) | B2P(L) | C4P(L) | C2(L) | B1(L) |
| 14th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 13th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 12th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 11th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 10th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 9th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 8th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 7th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 6th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 5th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 4th | B3S | D1 | C1 | A1S | B2P | C4P | C2 | B1 |
| 3rd | B3S | D1 | C1 | A1S | B2P | C4P | | B1 |
| 2nd | B3S | D1 | C1 | A1S | B2P | C4P | | B1 |
| 1st | B3S(p) | D1(p) | C1(p) | A1S(p) | B2P(p) | C4P(p) | | B1(p) |

| | | | | | | | | |
|-------------------------------------|--------|--------|--------|--------|--------|--------|-------|-------|
| 7 Dairy Farm Walk, Singapore 679627 | | | | | | | | |
| | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 13th | B3S(L) | C6F(L) | C6F(L) | A1S(L) | B2P(L) | C4P(L) | C3(L) | B1(L) |
| 12th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 11th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 10th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 9th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 8th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 7th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 6th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 5th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 4th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 3rd | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 2nd | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 1st | | | | | | | | |

LEGEND

- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom Premium
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 3-Bedroom Flexi
- 3-Bedroom + Study
- 4-Bedroom
- 5-Bedroom

| | | | | | | | | |
|-------------------------------------|--------|--------|--------|--------|--------|--------|-------|-------|
| 5 Dairy Farm Walk, Singapore 679626 | | | | | | | | |
| | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 9th | B3S(L) | C6F(L) | C6F(L) | A1S(L) | B2P(L) | C4P(L) | C3(L) | B1(L) |
| 8th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 7th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 6th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 5th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 4th | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 3rd | B3S | C6F | C6F | A1S | B2P | C4P | C3 | B1 |
| 2nd | | | C6F | A1S | B2P | C4P | | |
| 1st | | | C6F(p) | A1S(p) | B2P(p) | C4P(p) | | |

| | | | | |
|-------------------------------------|--------|-------|-------|--------|
| 9 Dairy Farm Walk, Singapore 679628 | | | | |
| | 25 | 26 | 27 | 28 |
| 14th | C5P(L) | D2(L) | D2(L) | C7S(L) |
| 13th | C5P | D2 | D2 | C7S |
| 12th | C5P | D2 | D2 | C7S |
| 11th | C5P | D2 | D2 | C7S |
| 10th | C5P | D2 | D2 | C7S |
| 9th | C5P | D2 | D2 | C7S |
| 8th | C5P | D2 | D2 | C7S |
| 7th | C5P | D2 | D2 | C7S |
| 6th | C5P | D2 | D2 | C7S |
| 5th | C5P | D2 | D2 | C7S |
| 4th | C5P | D2 | D2 | C7S |
| 3rd | C5P | D2 | D2 | C7S |
| 2nd | C5P | D2 | D2 | C7S |
| 1st | C5P(p) | D2(p) | D2(p) | C7S(p) |

| | | | | |
|--------------------------------------|--------|-------|-------|--------|
| 11 Dairy Farm Walk, Singapore 679629 | | | | |
| | 29 | 30 | 31 | 32 |
| 14th | C7S(L) | D2(L) | E1(L) | C5P(L) |
| 13th | C7S | D2 | E1 | C5P |
| 12th | C7S | D2 | E1 | C5P |
| 11th | C7S | D2 | E1 | C5P |
| 10th | C7S | D2 | E1 | C5P |
| 9th | C7S | D2 | E1 | C5P |
| 8th | C7S | D2 | E1 | C5P |
| 7th | C7S | D2 | E1 | C5P |
| 6th | C7S | D2 | E1 | C5P |
| 5th | C7S | D2 | E1 | C5P |
| 4th | C7S | D2 | E1 | C5P |
| 3rd | C7S | D2 | E1 | |
| 2nd | C7S | D2 | E1 | |
| 1st | C7S(p) | D2(p) | E1(p) | |

SITE PLAN

Arrival

- 1 Grand Arrival

Family Zone

- 2 Bubble Jet
- 3 Lap Pool (1200mm Depth)
- 4 Serenity Pool Deck
- 5 Star Gazing Lawn
- 6 Picnic Pavilion
- 7 Swing Garden
- 8 Jogging Trail
- 9 Grand Lawn

Central

- 10 Botany Playground
- 11 Trampoline Scape
- 12 Rock Climb Wall
- 13 Botany Gourmet Dining
- 14 Function Deck
- 15 Alfresco Dining
- 16 Hanging Hammock
- 17 Family Deck
- 18 Water Jet Pool (900mm Depth)
- 19 Spa Bed
- 20 Jet Foot Massage
- 21 Sun Deck

Hilltop Deck

- 22 Wellness Pool (900mm Depth)
- 23 Spa Seat
- 24 Hilltop Deck
- 25 Family Pool (1200mm Depth)
- 26 Water Sunken Seat
- 27 Outdoor Grill Pavilion

- 28 Pool Lounge
- 29 Water Lounge
- 30 Dining Lounge (Open To Sky)
- 31 Aqua Gym (900mm Depth)
- 32 Pool Bar
- 33 Kids Pool (500mm Depth)
- 34 Kids Pool Deck
- 35 Workout Station
- 36 Cardio Trail
- 37 BBQ Pavilion
- 38 Recreational Tennis Court
- 39 Washrooms
- 40 Link Bridge (2nd Storey)
- 41 Gymnasium (2nd Storey)
- 42 Co-Working Space (2nd Storey)
- 43 Open Terrace (2nd Storey)
- 44 Function Room (2nd Storey)

Wellness

- 45 Firefly Path
- 46 Reflexology Path
- 47 Herb Garden
- 48 Tea Pavilion
- 49 Fitness Park
- 50 Bicycle Park

Others

- A Guard Post
- B Side Gate
- C Substation / Transformer Room (Basement)
- D Bin Centre (Basement)
- E Genset
- F Water Tank (Roof)
- G Fire Engine Access (Emergency Only)
- H Ventilation Shaft
- I Management Office



1-BEDROOM + STUDY

TYPE A1S

47 sqm / 506 sqft

- Blk 3 #02-04 to #14-04
- Blk 5 #02-12 to #08-12
- Blk 7 #02-20 to #12-20

TYPE A1S(L)

66 sqm / 710 sqft

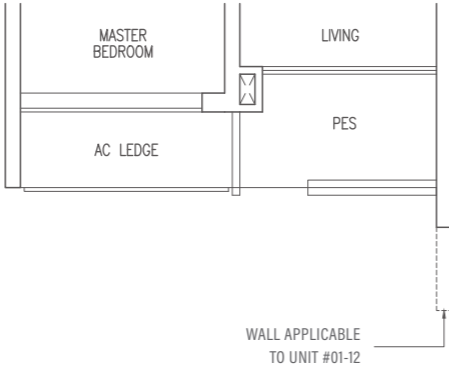
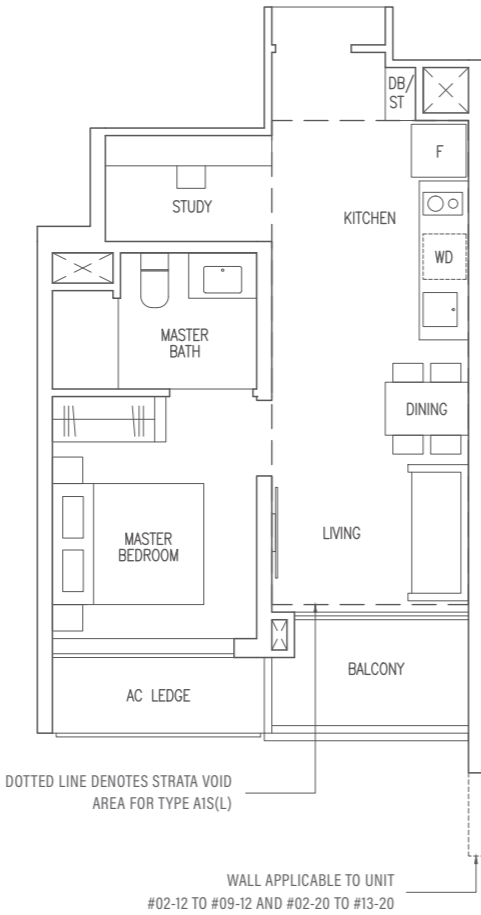
(Inclusive of 19 sqm strata void over living / dining)

- Blk 3 #15-04
- Blk 5 #09-12
- Blk 7 #13-20

TYPE A1S(p)

47 sqm / 506 sqft

- Blk 3 #01-04
- Blk 5 #01-12



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

2-BEDROOM

TYPE B1

56 sqm / 603 sqft

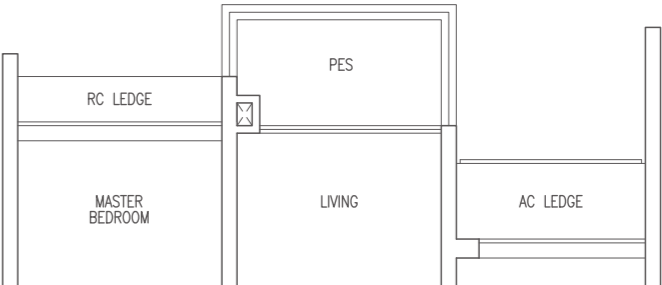
- Blk 3 #02-08 to #14-08
- Blk 5 #03-16 to #08-16
- Blk 7 #02-24 to #12-24

TYPE B1(L)

69 sqm / 743 sqft

(Inclusive of 13 sqm strata void over living / dining)

- Blk 3 #15-08
- Blk 5 #09-16
- Blk 7 #13-24



TYPE B1(p)

56 sqm / 603 sqft

- Blk 3 #01-08



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2-BEDROOM PREMIUM

TYPE B2P

63 sqm / 678 sqft

- Blk 3 #02-05 to #14-05
- Blk 5 #02-13 to #08-13
- Blk 7 #02-21 to #12-21

TYPE B2P(L)

77 sqm / 829 sqft

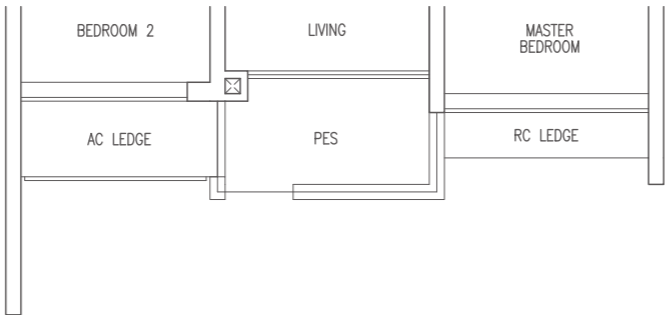
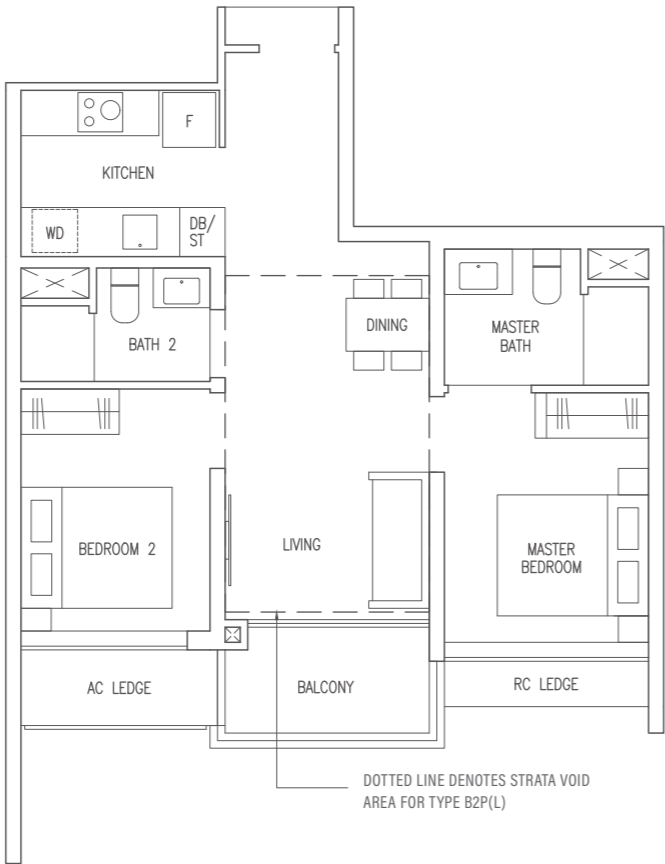
(Inclusive of 14 sqm strata void over living / dining)

- Blk 3 #15-05
- Blk 5 #09-13
- Blk 7 #13-21

TYPE B2P(p)

63 sqm / 678 sqft

- Blk 3 #01-05
- Blk 5 #01-13



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2-BEDROOM + STUDY

TYPE B3S

69 sqm / 743 sqft

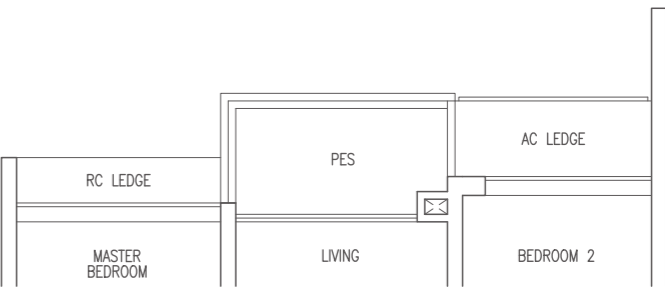
- Blk 3 #02-01 to #14-01
- Blk 5 #03-09 to #08-09
- Blk 7 #02-17 to #12-17

TYPE B3S(L)

84 sqm / 904 sqft

(Inclusive of 15 sqm strata void over living / dining)

- Blk 3 #15-01
- Blk 5 #09-09
- Blk 7 #13-17



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

3-BEDROOM

TYPE C1

82 sqm / 883 sqft

Blk 3 #02-03 to #14-03

TYPE C1(L)

97 sqm / 1044 sqft

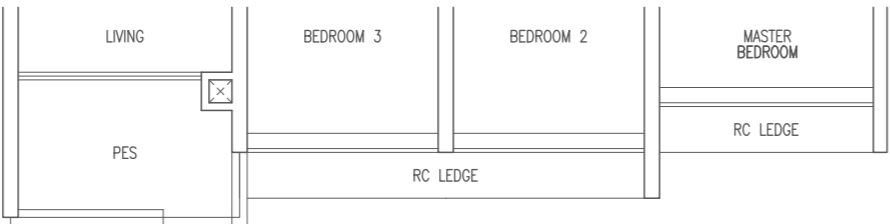
(Inclusive of 15 sqm strata void over living / dining)

Blk 3 #15-03

TYPE C1(p)

82 sqm / 883 sqft

Blk 3 #01-03



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

3-BEDROOM

TYPE C2

82 sqm / 883 sqft

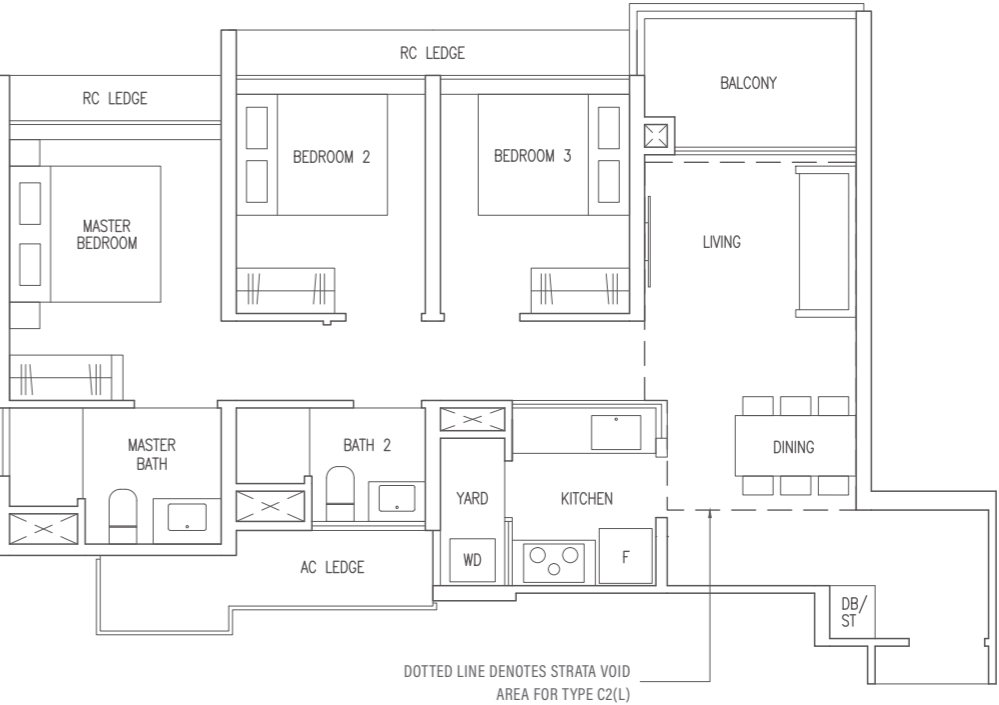
Blk 3 #04-07 to #14-07

TYPE C2(L)

96 sqm / 1033 sqft

(Inclusive of 14 sqm strata void over living / dining)

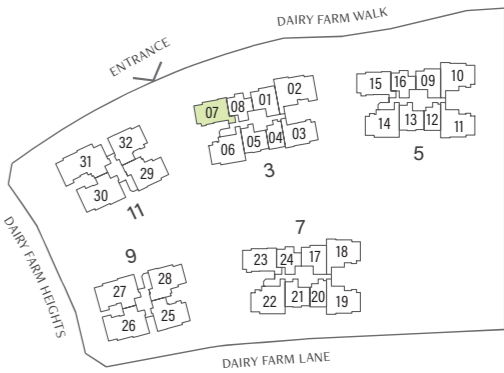
Blk 3 #15-07



| | | | |
|----|-------------------|----------|------------------------------|
| F | Fridge | DB/ST | Distribution Board / Storage |
| WD | Washer Dryer | RC LEDGE | Reinforced Concrete Ledge |
| HS | Household Shelter | | |



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



3-BEDROOM

TYPE C3

86 sqm / 926 sqft

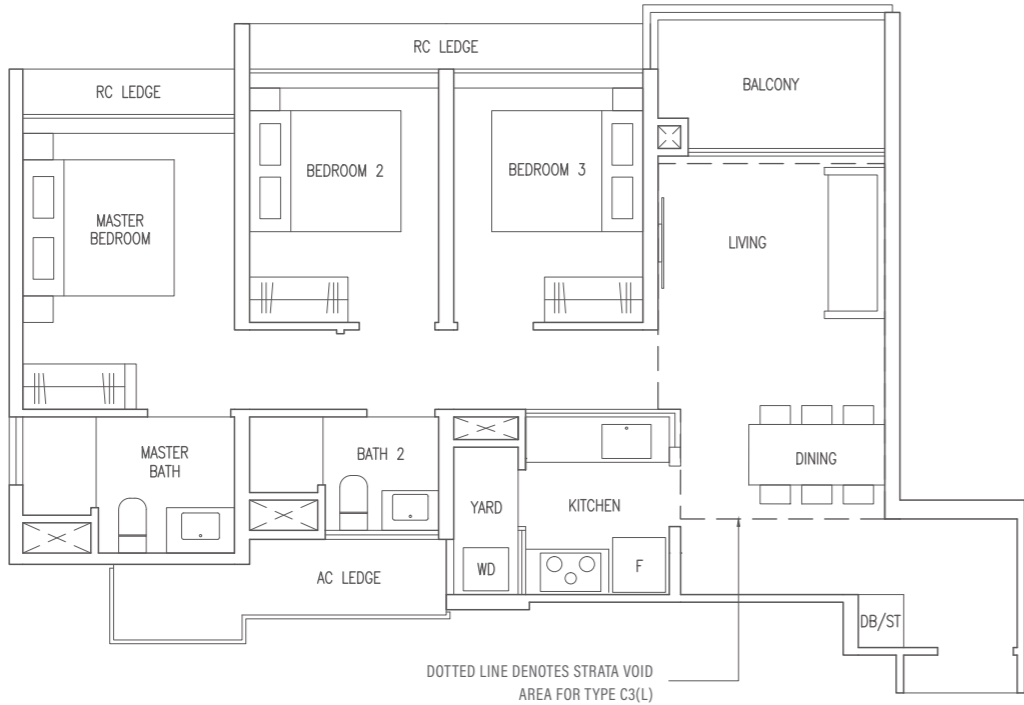
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- Blk 7 #02-23 to #12-23

TYPE C3(L)

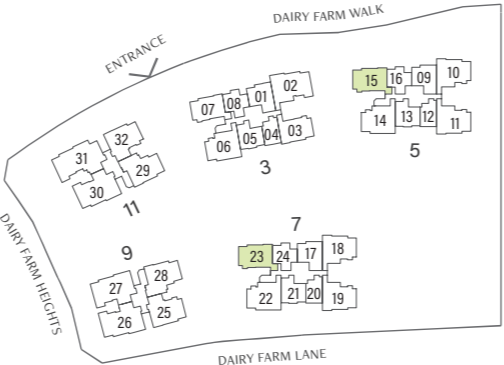
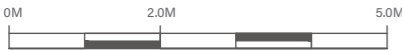
102 sqm / 1098 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 5 #09-15
- Blk 7 #13-23



- F Fridge
- WD Washer Dryer
- HS Household Shelter
- DB/ST Distribution Board / Storage
- RC LEDGE Reinforced Concrete Ledge



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3-BEDROOM PREMIUM

TYPE C4P

96 sqm / 1033 sqft

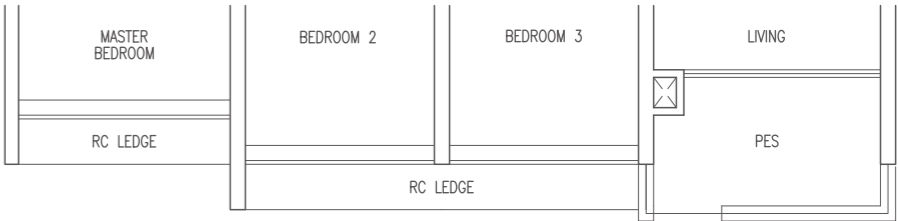
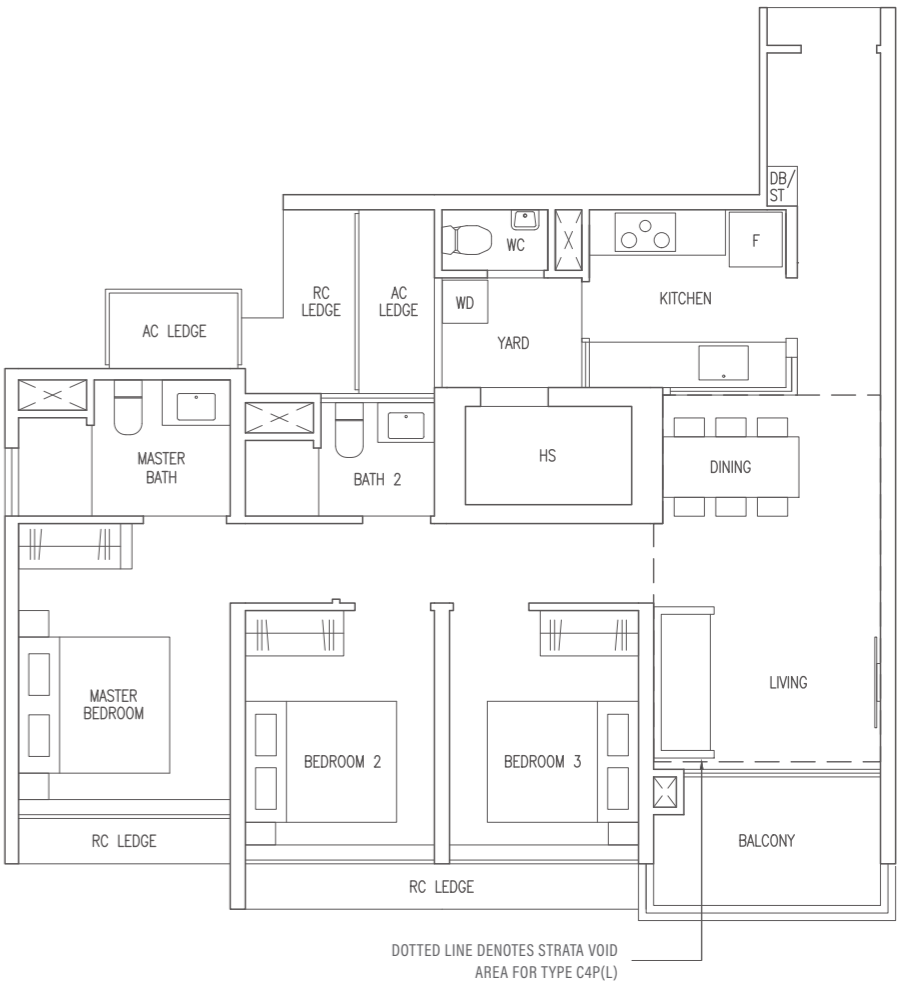
- Blk 3 #02-06 to #14-06
- Blk 5 #02-14 to #08-14
- Blk 7 #02-22 to #12-22

TYPE C4P(L)

112 sqm / 1206 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 3 #15-06
- Blk 5 #09-14
- Blk 7 #13-22

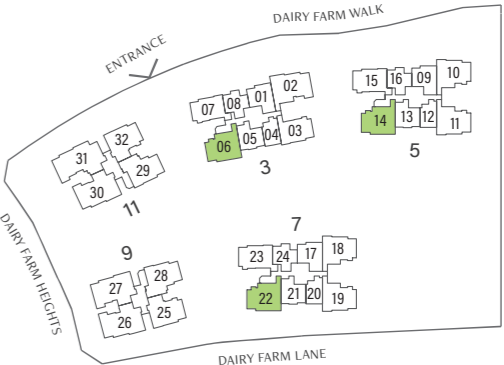
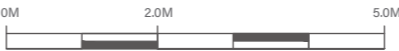


TYPE C4P(p)

96 sqm / 1033 sqft

- Blk 3 #01-06
- Blk 5 #01-14

- F Fridge
- WD Washer Dryer
- HS Household Shelter
- DB/ST Distribution Board / Storage
- RC LEDGE Reinforced Concrete Ledge



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

3-BEDROOM PREMIUM

TYPE C5P

96 sqm / 1033 sqft

Blk 9 #02-25 to #13-25

MIRROR UNIT

Blk 11 #04-32 to #13-32

TYPE C5P(L)

115 sqm / 1238 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-25

MIRROR UNIT

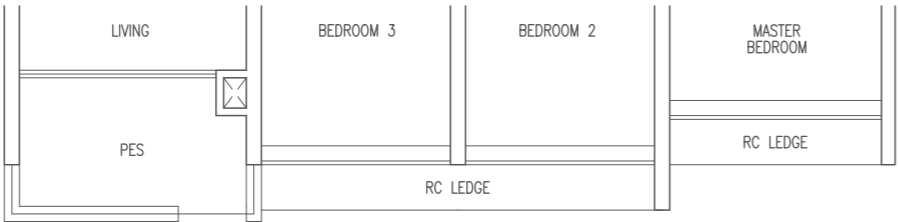
Blk 11 #14-32



TYPE C5P(p)

96 sqm / 1033 sqft

Blk 9 #01-25



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3-BEDROOM FLEXI

TYPE C6F

96 sqm / 1033 sqft

Blk 5 #03-10 to #08-10

Blk 7 #02-18 to #12-18

MIRROR UNIT

Blk 5 #02-11 to #08-11

Blk 7 #02-19 to #12-19

TYPE C6F(L)

113 sqm / 1216 sqft

(Inclusive of 17 sqm strata void over living / dining)

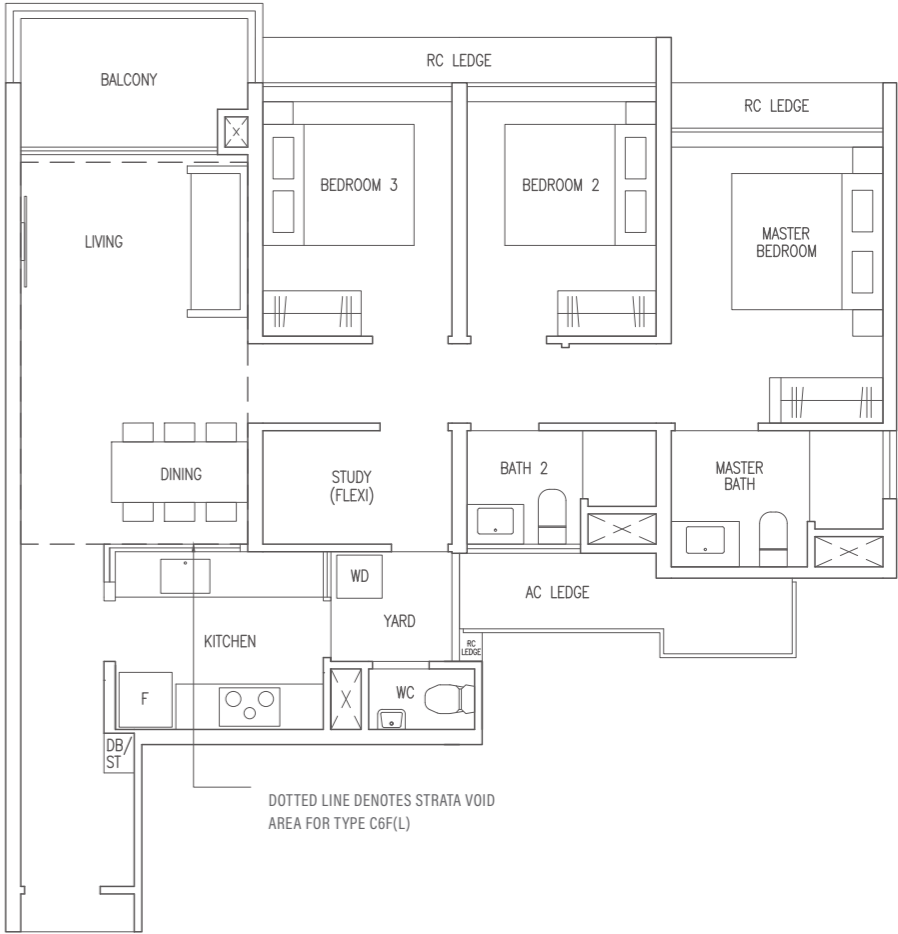
Blk 5 #09-10

Blk 7 #13-18

MIRROR UNIT

Blk 5 #09-11

Blk 7 #13-19

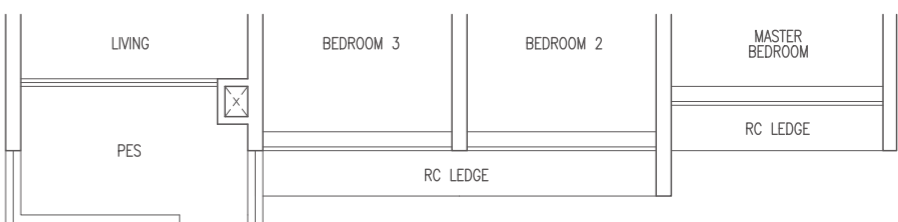


TYPE C6F(p)

96 sqm / 1033 sqft

MIRROR UNIT

Blk 5 #01-11



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

3-BEDROOM + STUDY

TYPE C7S

100 sqm / 1076 sqft

Blk 9 #02-28 to #13-28

MIRROR UNIT

Blk 11 #02-29 to #13-29

TYPE C7S(L)

119 sqm / 1281 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-28

MIRROR UNIT

Blk 11 #14-29



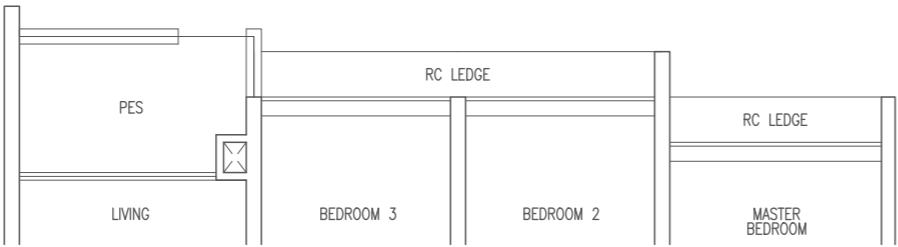
TYPE C7S(p)

100 sqm / 1076 sqft

Blk 9 #01-28

MIRROR UNIT

Blk 11 #01-29



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4-BEDROOM

TYPE D1

118 sqm / 1270 sqft

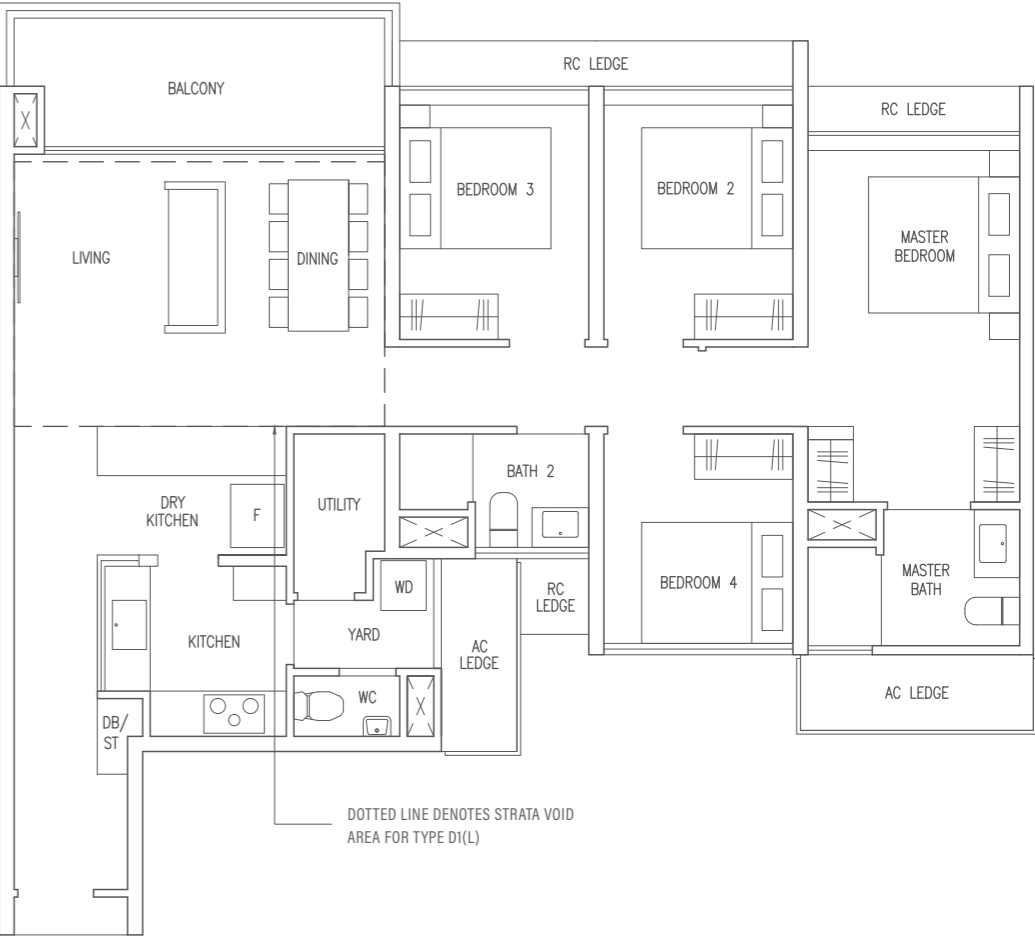
Blk 3 #02-02 to #14-02

TYPE D1(L)

137 sqm / 1475 sqft

(Inclusive of 19 sqm strata void over living / dining)

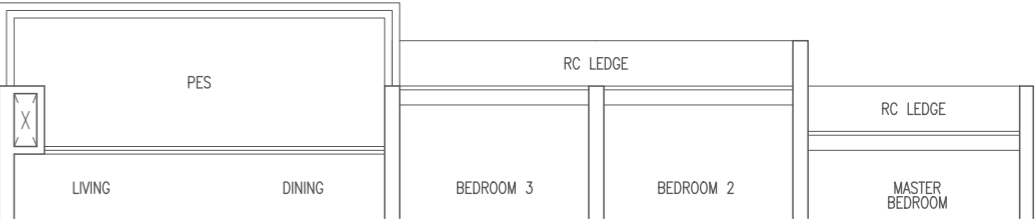
Blk 3 #15-02



TYPE D1(p)

118 sqm / 1270 sqft

Blk 3 #01-02



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

4-BEDROOM

TYPE D2

120 sqm / 1292 sqft

Blk 9 #02-26 to #13-26
Blk 11 #02-30 to #13-30

MIRROR UNIT

Blk 9 #02-27 to #13-27

TYPE D2(L)

141 sqm / 1518 sqft

(Inclusive of 21 sqm strata void over living / dining)

Blk 9 #14-26
Blk 11 #14-30

MIRROR UNIT

Blk 9 #14-27

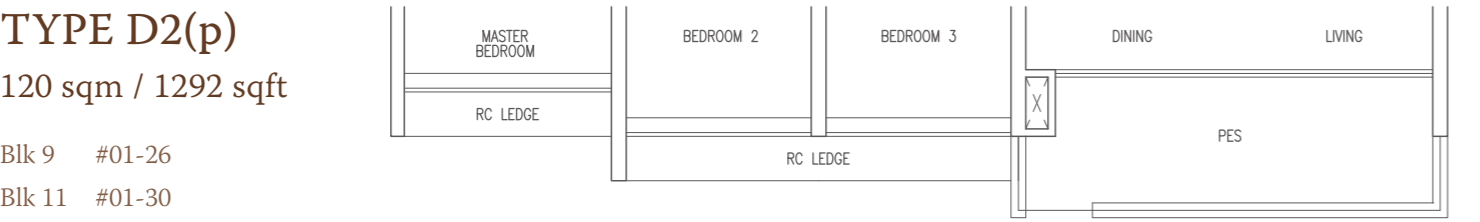
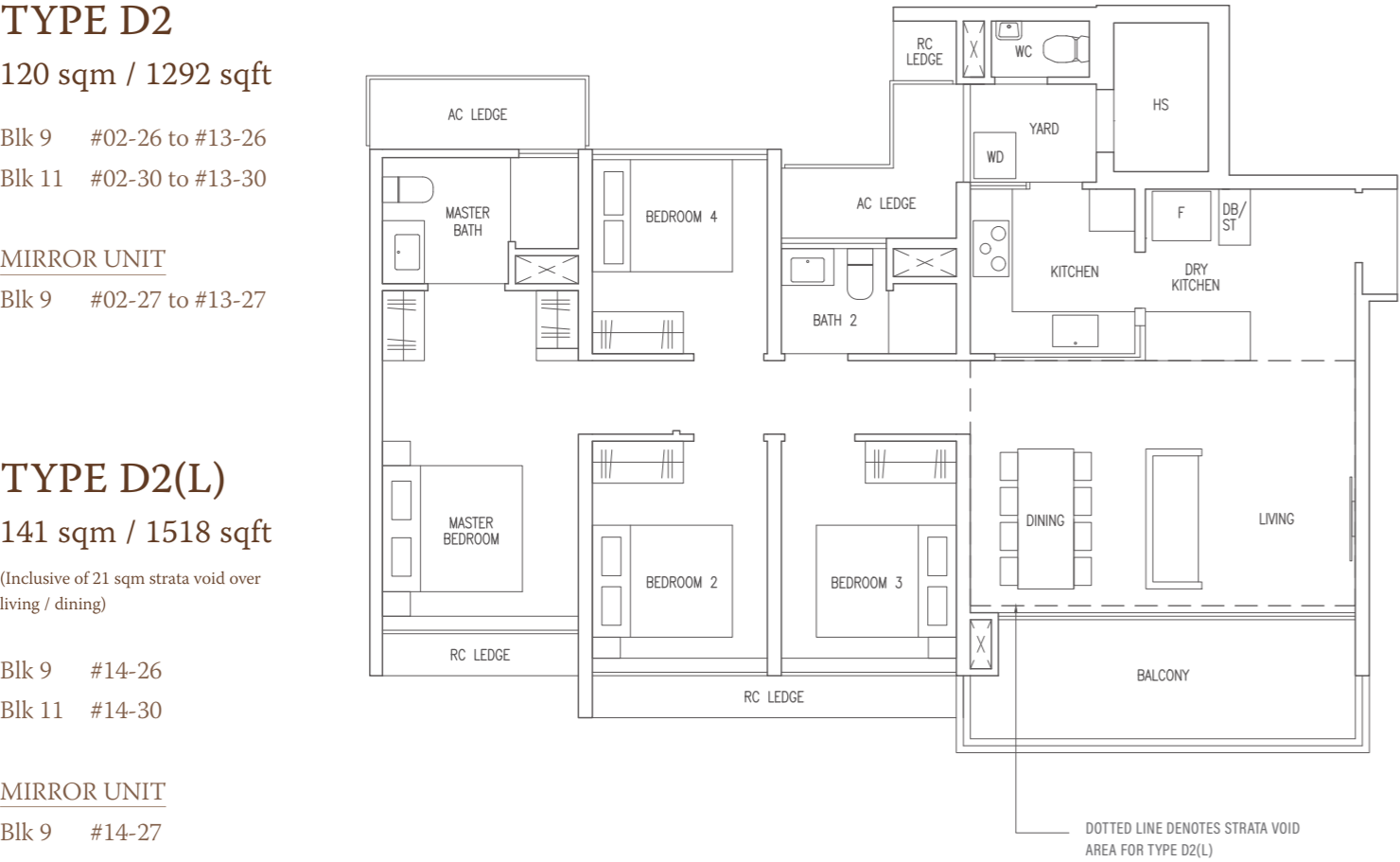
TYPE D2(p)

120 sqm / 1292 sqft

Blk 9 #01-26
Blk 11 #01-30

MIRROR UNIT

Blk 9 #01-27



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

5-BEDROOM

TYPE E1

143 sqm / 1539 sqft

Blk 11 #02-31 to #13-31

TYPE E1(L)

164 sqm / 1765 sqft

(Inclusive of 21 sqm strata void over living / dining)

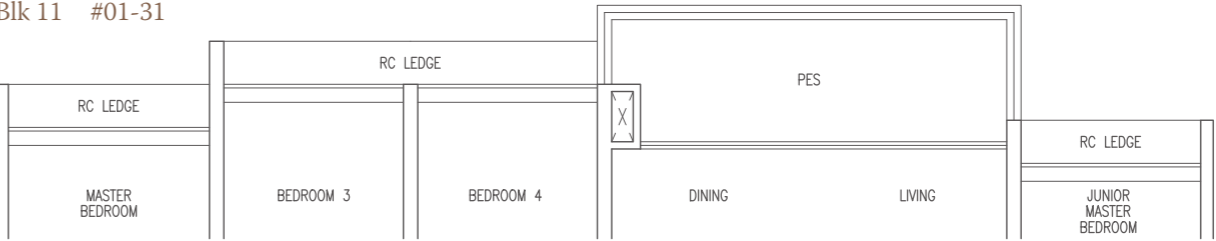
Blk 11 #14-31



TYPE E1(p)

143 sqm / 1539 sqft

Blk 11 #01-31



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

SMART HOME SYSTEM



DIGITAL LOCKSET



Keyless convenience and total security.

LOBBY ACCESS



Secured lobby with smart intercom system so you can communicate with your visitors from your mobile phone.

AIRCON CONTROL



Power on/off your air-conditioner and control temperature remotely.

THE SMART COMMUNITY

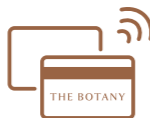


SMART COMMUNITY APP



Instant booking of facilities and venues via app.

SMART FACILITIES ACCESS CARD



All-in-one card access to development and all facilities.

PARCEL COLLECTION STATION



Pick up your parcels anytime at your convenience.

E-INVITATION



Pre-register your visitors and generate a QR code to allow them easy entry to the development.

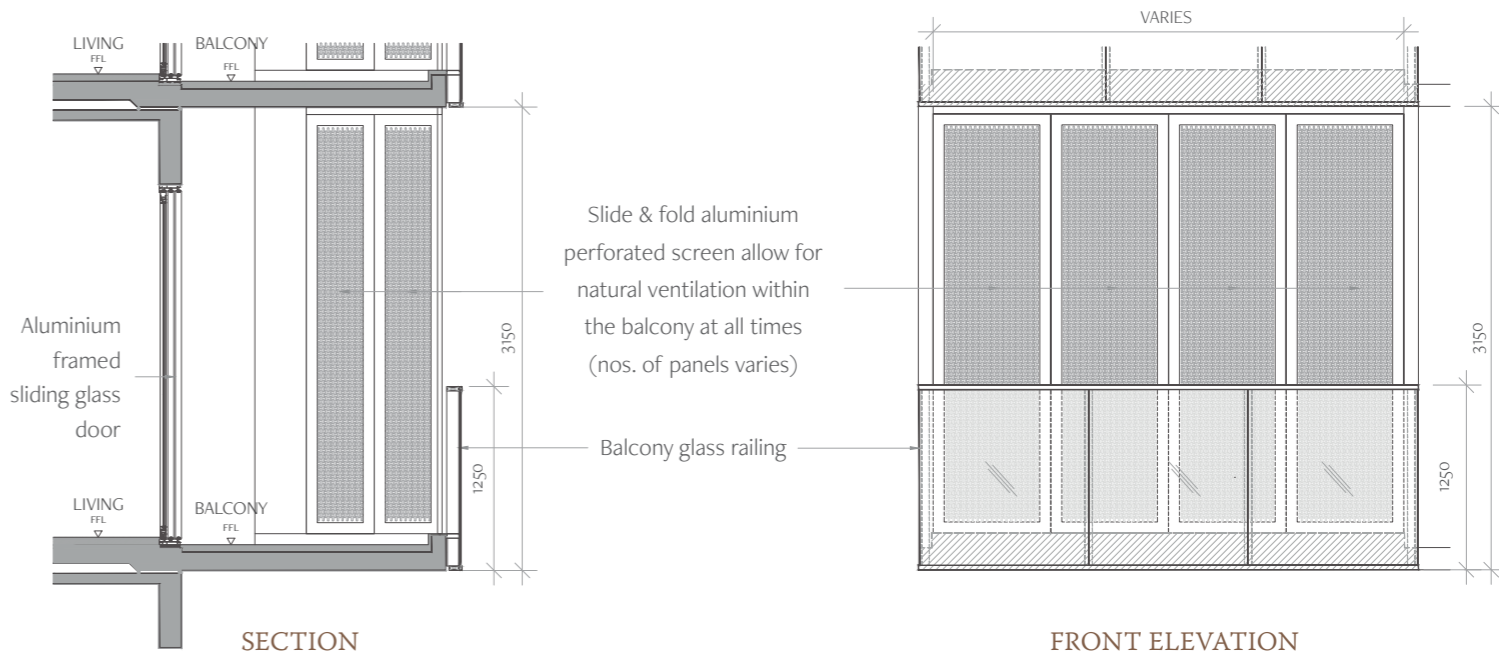
FREE SHUTTLE BUS SERVICE



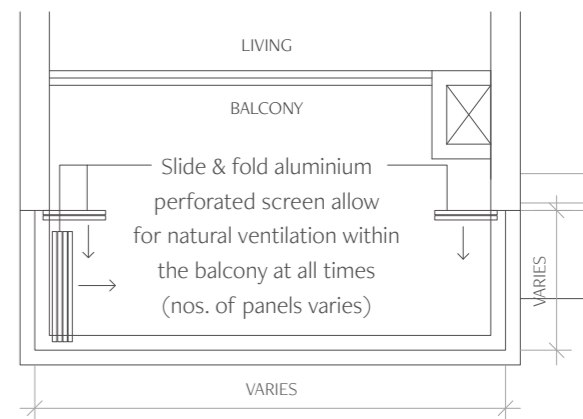
Complimentary for 1-year to and from Bukit Panjang Integrated Transport Hub / Hillion Mall*.

*Complimentary for the first year commencing 6 months from T.O.P. Terms & Conditions apply.

APPROVED BALCONY SCREEN (Annex 1)



1. The balcony/ Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material to be of aluminium with powder coated finish to match the colour of aluminium door/ window frame. Approval from the MCST is required before installation.
8. Spacing of perforation to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



TYPICAL BALCONY PLAN

Developer: Sim Lian JV (Dairy Farm) Pte. Ltd. (UEN: 202209150C) • Housing Developer's Licence No: C1439 • Location: Lot 280oV MK 16 at Dairy Farm Walk • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 8 June 2022 • Encumbrances on Land: Mortgage IH/30881oF in favour of DBS Bank Ltd. • Date of Vacant Possession: 31 December 2027 • Expected Date of Legal Completion: 31 December 2030

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the material.