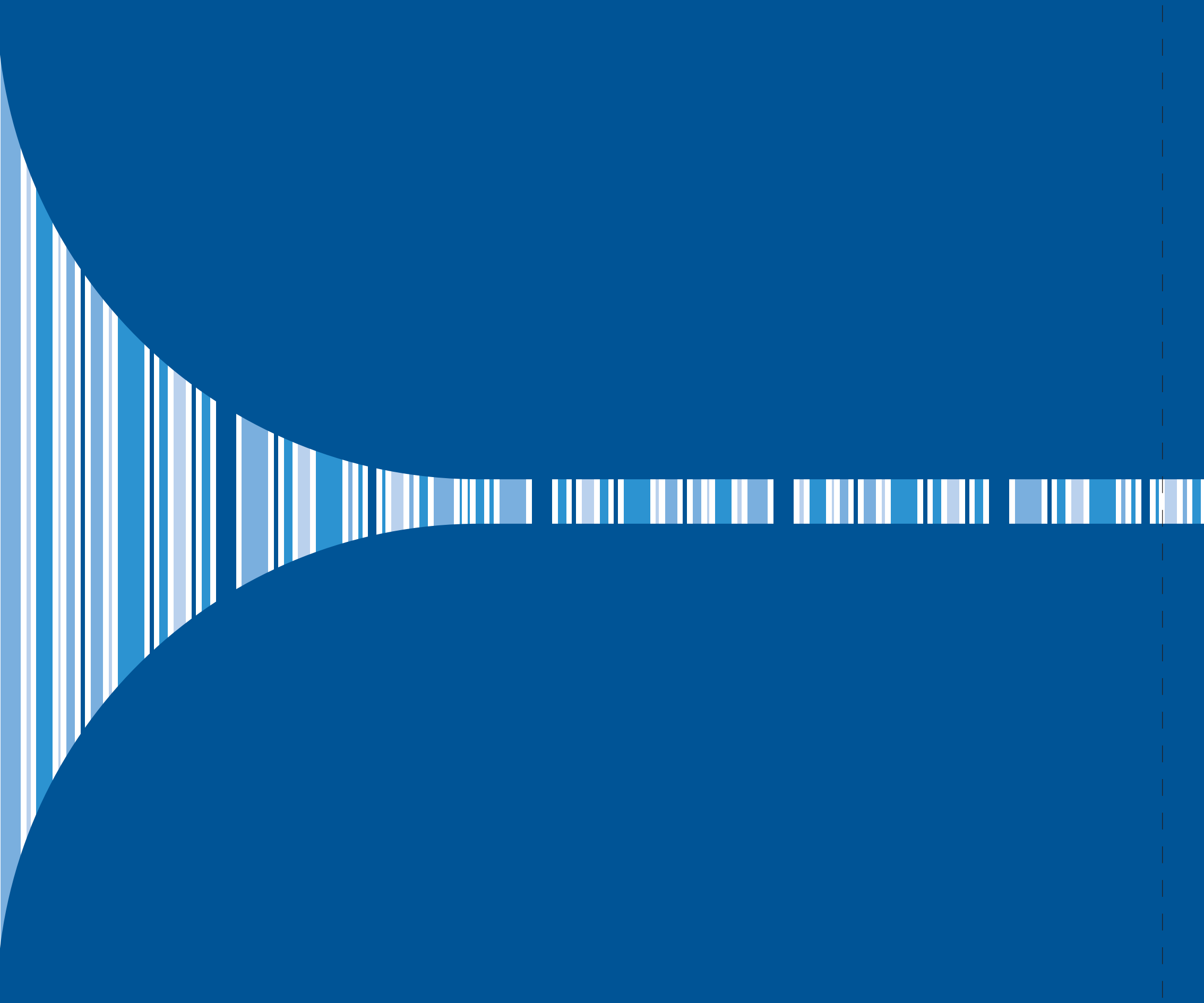


28 | RC
SUITES



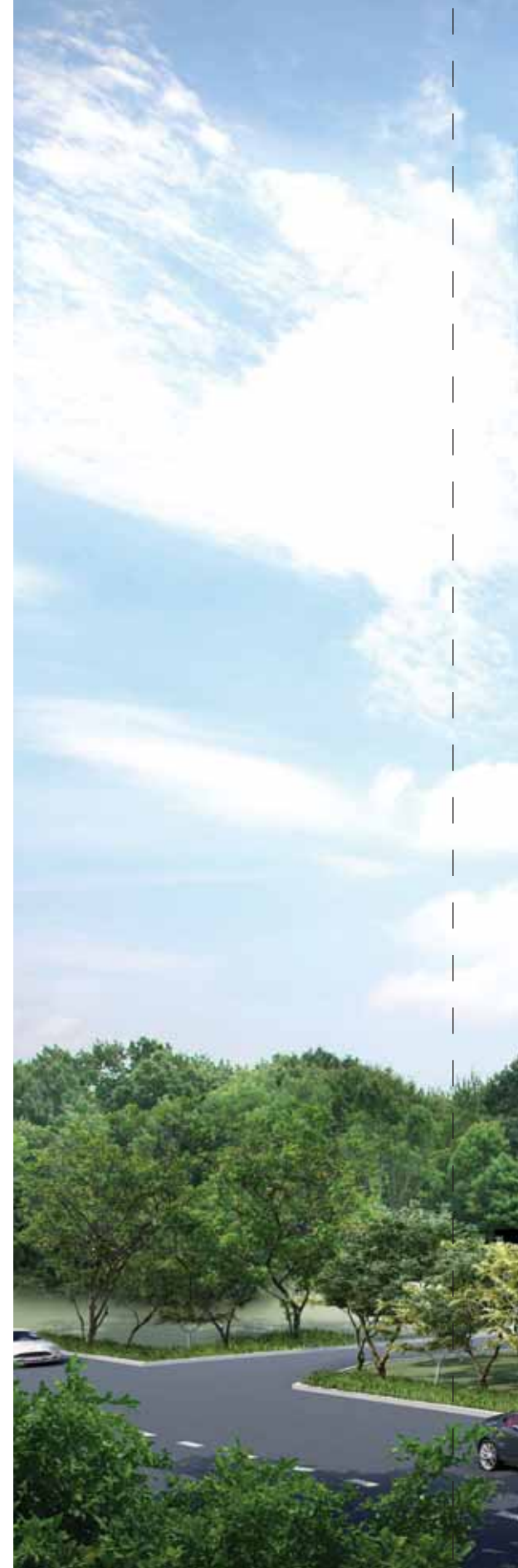
A Utopia of Perfect Living is Yours to Savour





Live Your Dreams in Splendid Grandeur

28 RC Suites is a chic residential and commercial development for the discerning individual who values modern living in beautiful surroundings. With a bold contemporary facade housing 45 cosy apartments, offering the perfect living spaces for young upwardly mobile professionals. From compact single-level apartments to spacious double-storey penthouses, you are sure to find your dream home at 28 RC Suites.





28 | RC
SUITES

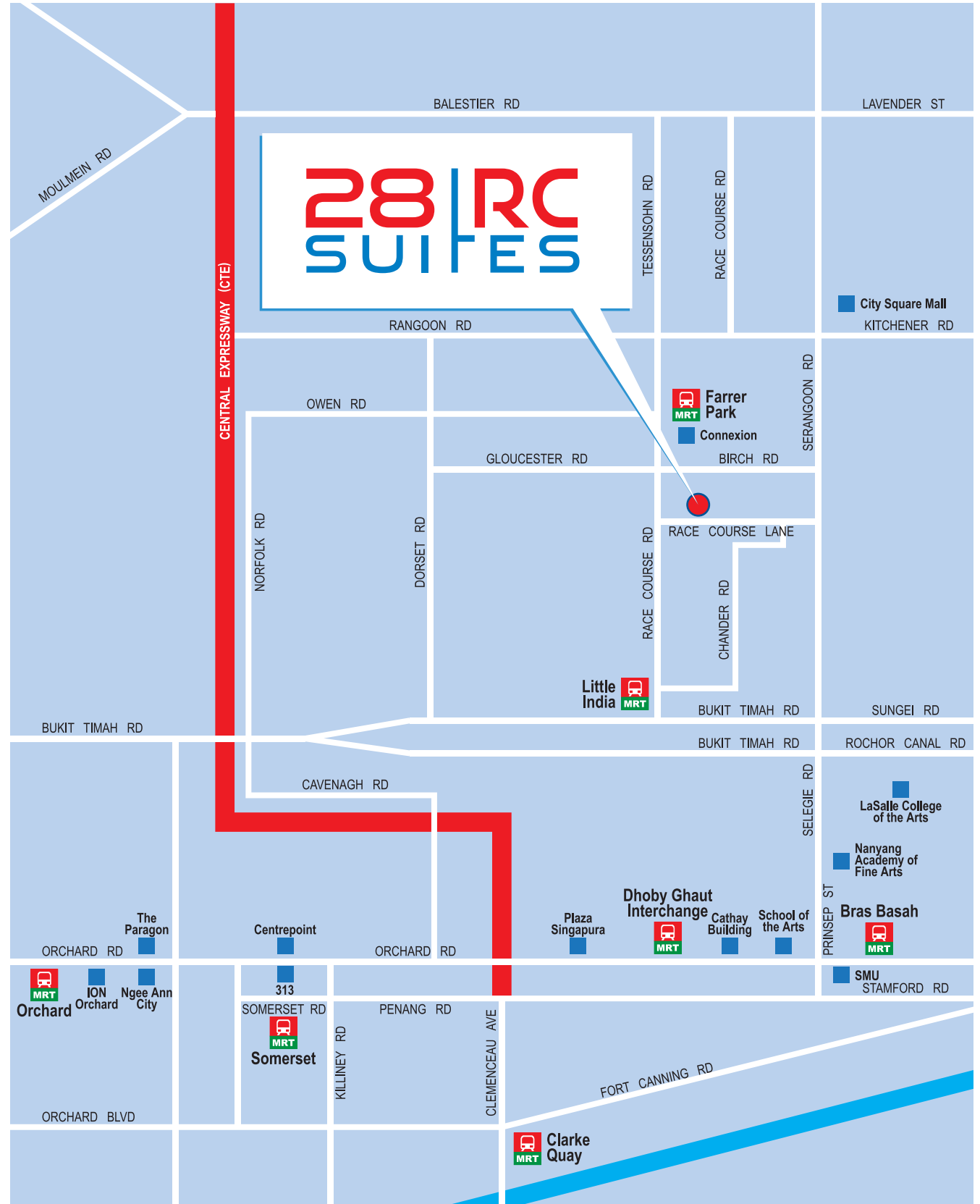


*Experience Luxury Living in
a Cultural Heartland*

Excellent transport options, from rail to road,
provide island-wide accessibilities.



LOCATION MAP



Awaken Your Senses

Stay in shape with the equipment in the modern gym, stay relaxed in the cool waters of the swimming pool or simply stay connected while lounging by the pool deck; the choice is all yours at 28 RC Suites, where you can pamper yourself every single day.







ARTIST'S IMPRESSION ONLY

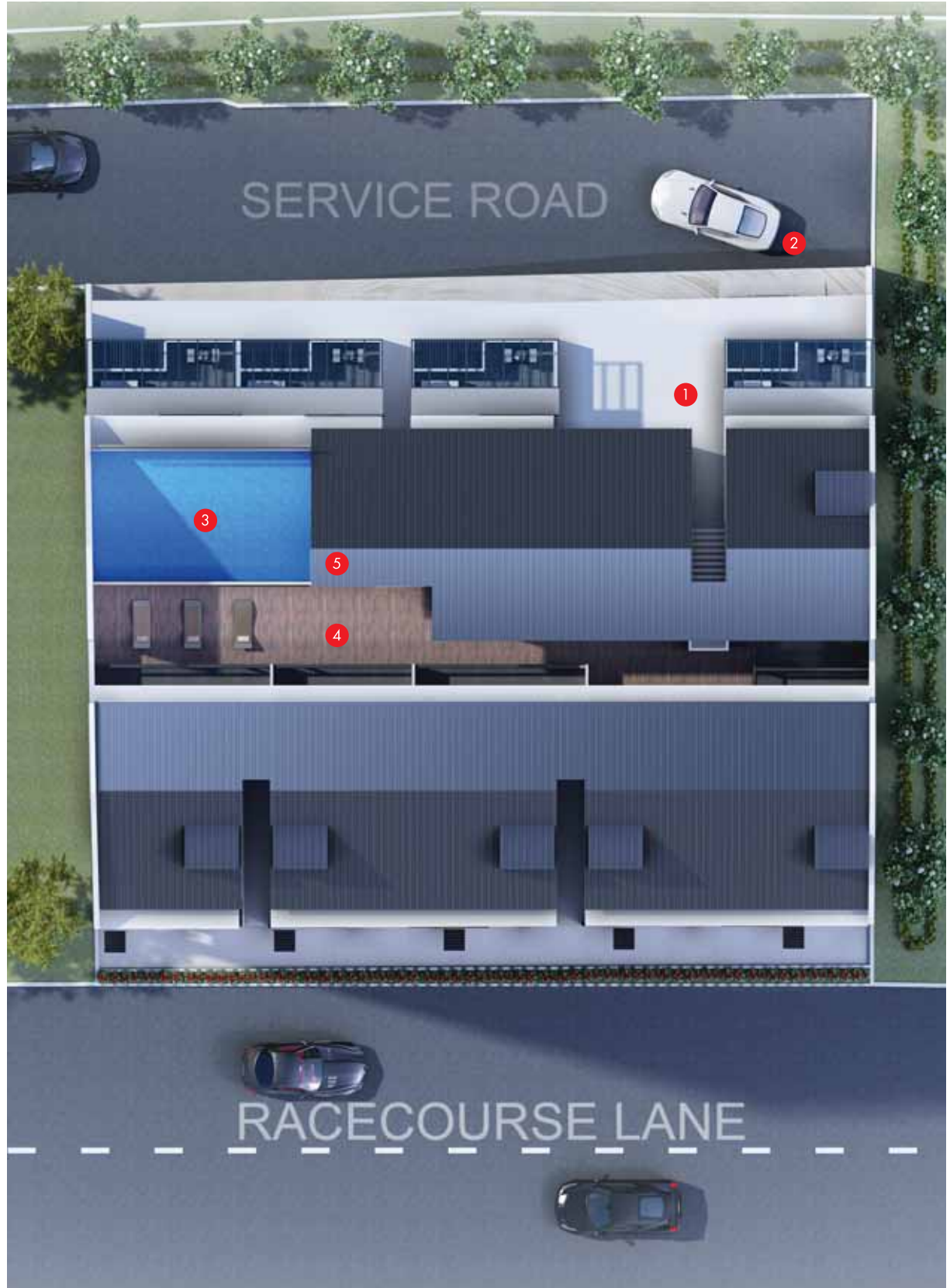


Feel the stress of a hectic lifestyle melt away in the jacuzzi or catch up with friends and family over a sizzling BBQ. With balconies, private roof terraces or private entertainment spaces available in the apartments at 28 RC Suites, spending quality time with loved ones or treating yourself to delightful extravagances can be an everyday affair. 28 RC Suites – a place where your dreams really do come true.



ARTIST'S IMPRESSION ONLY

SITE PLAN



1 Carpark Entrance

2 Carpark Exit

3 Swimming Pool

4 Pool Deck

5 Gym (Next to Pool Deck)



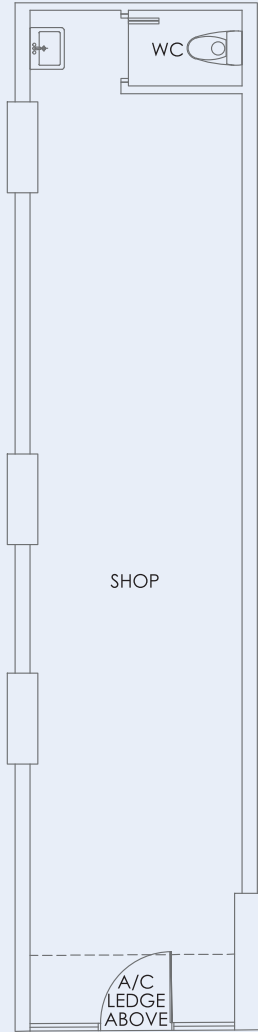


ARTIST'S IMPRESSION ONLY

SHOP 1
42 sq m / 452 sq ft
#01-01



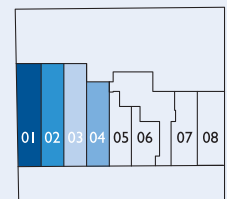
SHOP 2
40 sq m / 431 sq ft
#01-02



SHOP 3
40 sq m / 431 sq ft
#01-03



SHOP 4
33 sq m / 355 sq ft
#01-04

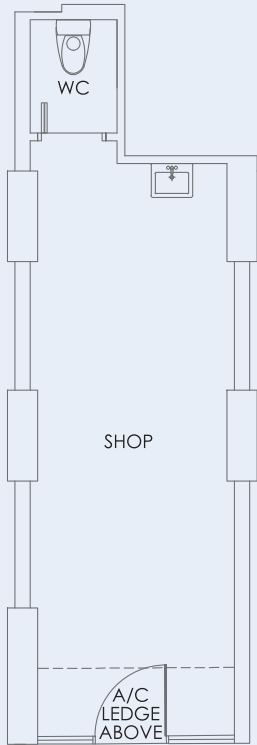


Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

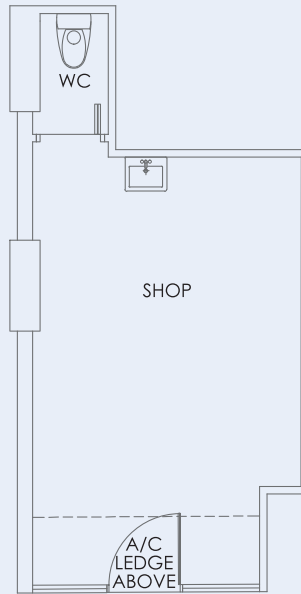


1ST STOREY PLAN

SHOP 5
25 sq m / 269 sq ft
#01-05



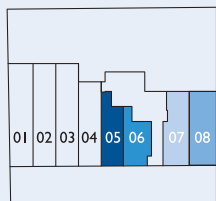
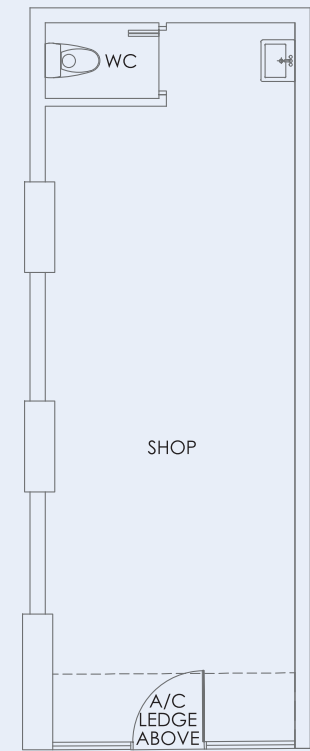
SHOP 6
23 sq m / 248 sq ft
#01-06



SHOP 7
31 sq m / 334 sq ft
#01-07



SHOP 8
34 sq m / 366 sq ft
#01-08



N
1ST STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

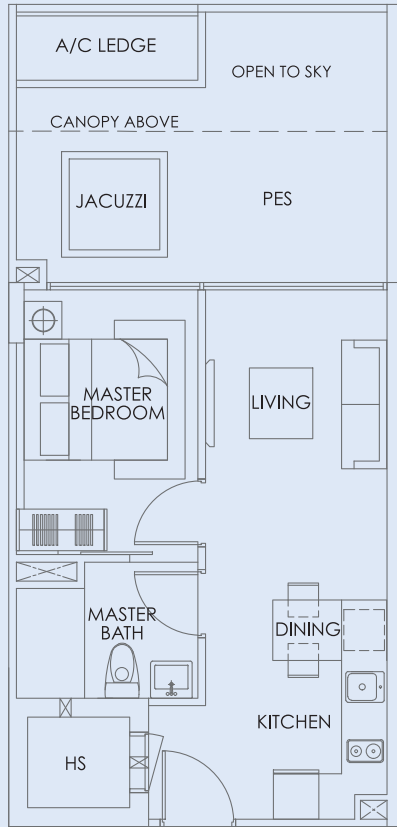


ARTIST'S IMPRESSION ONLY



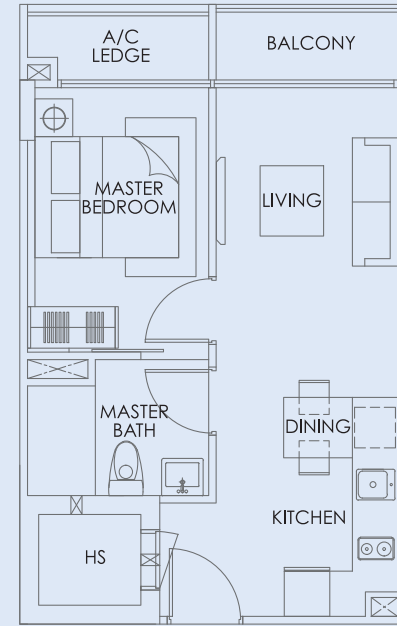
TYPE AI-I
 1 bedroom
 54 sq m / 581 sq ft

#02-01



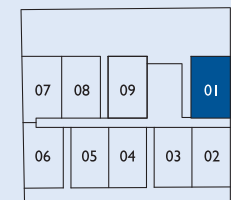
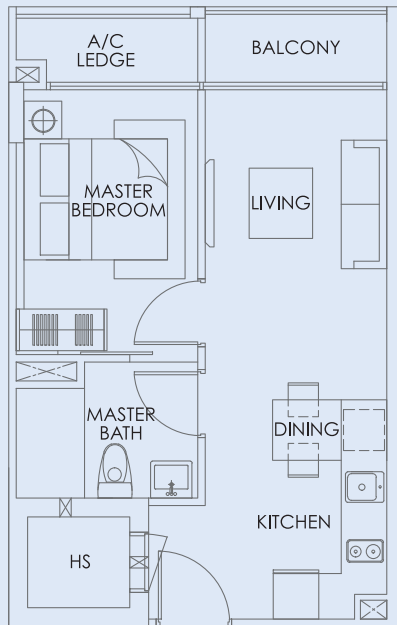
TYPE AIa
 1 bedroom
 40 sq m / 431 sq ft

#03-01

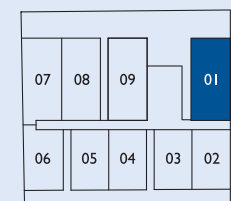


TYPE AI
 1 bedroom
 40 q m / 431 sq ft

#04-01 to #05-01



3RD STOREY PLAN
 TO 6TH STOREY PLAN

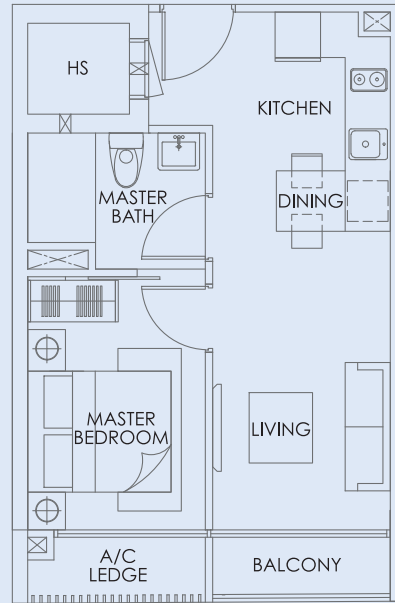


2ND STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

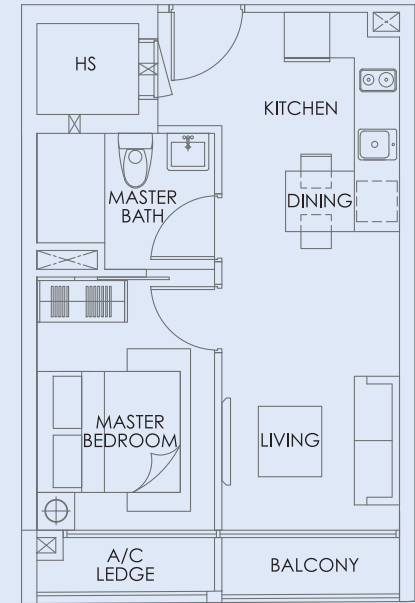
TYPE A2
1 bedroom
38 sq m / 409 sq ft

#02-02



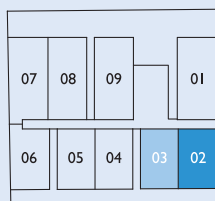
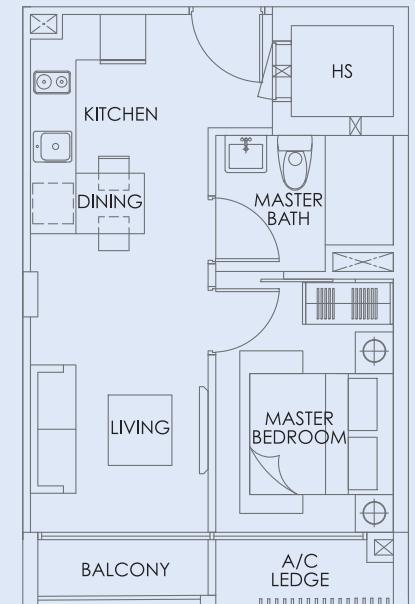
TYPE A2-I
1 bedroom
38 sq m / 409 sq ft

#03-02 to #05-02



TYPE A3
1 bedroom
38 sq m / 409 sq ft

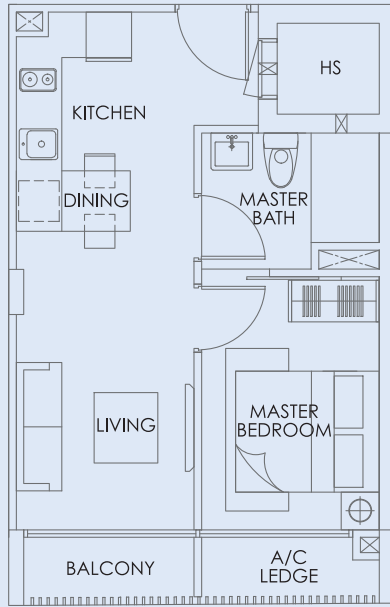
#02-03 to #04-03



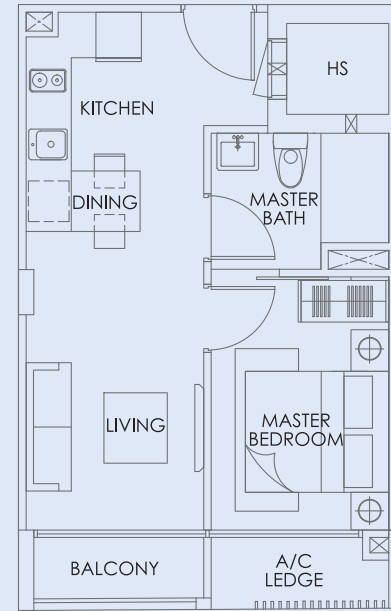
2ND STOREY PLAN
TO 5TH STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

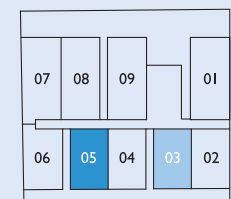
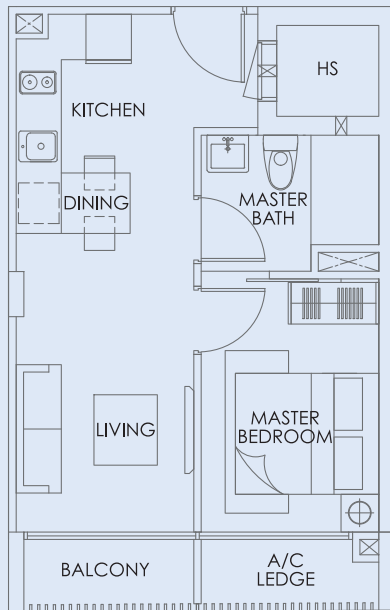
TYPE A3-1
 1 bedroom
 38 sq m / 409 sq ft
 #05-03



TYPE A3a
 1 bedroom
 38 sq m / 409 sq ft
 #02-05 to #04-05



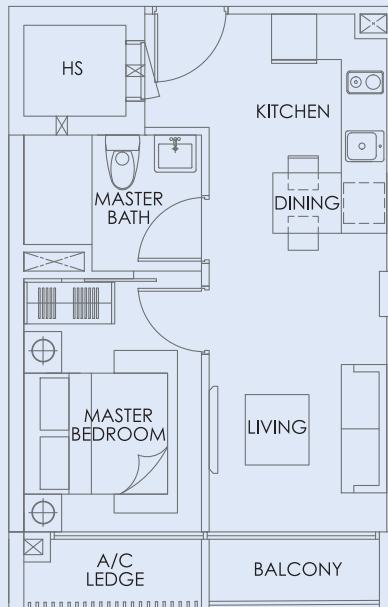
TYPE A3a-1
 1 bedroom
 38 sq m / 409 sq ft
 #05-05



Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

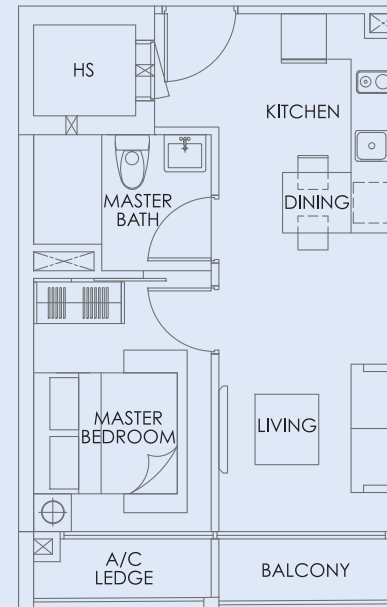
TYPE A4
1 bedroom
38 sq m / 409 sq ft

#02-04



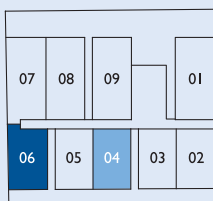
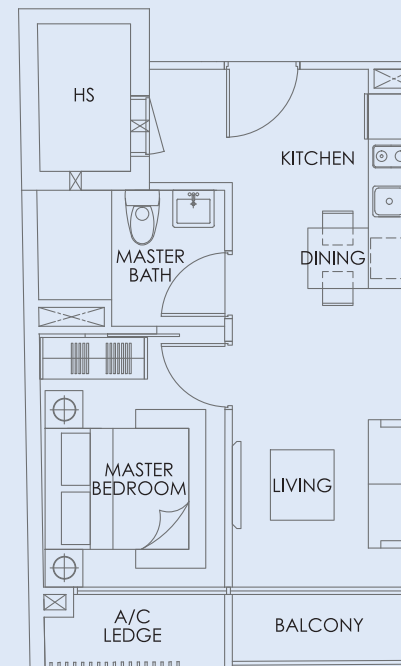
TYPE A4-I
1 bedroom
38 sq m / 409 sq ft

#03-04 to #05-04



TYPE A5
1 bedroom
41 sq m / 441 sq ft

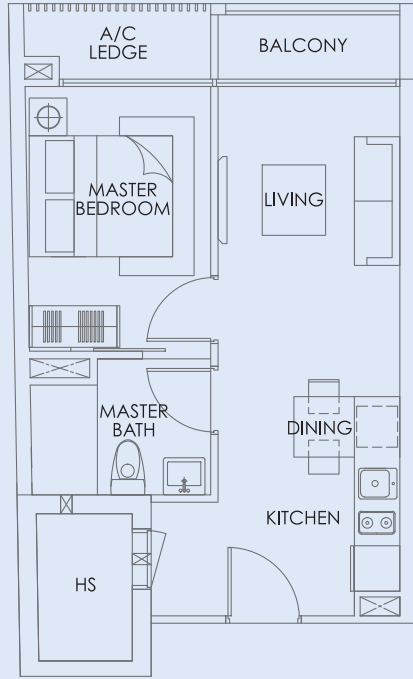
#02-06 to #05-06



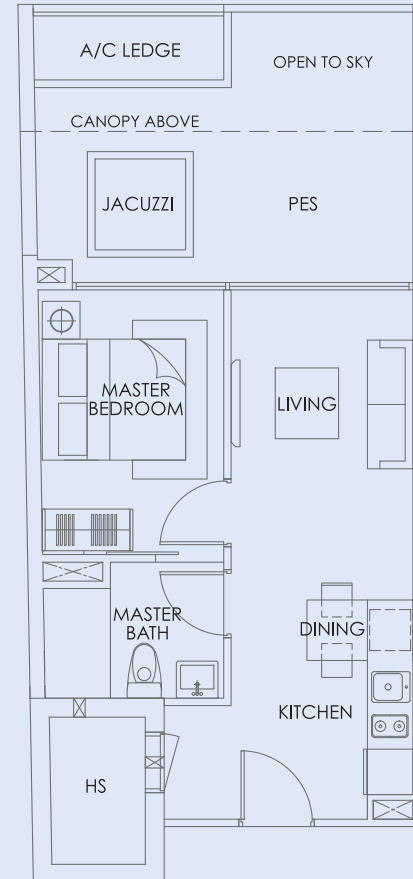
2ND STOREY PLAN
TO 6TH STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

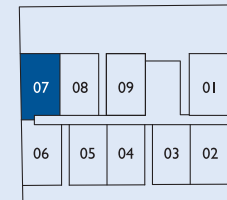
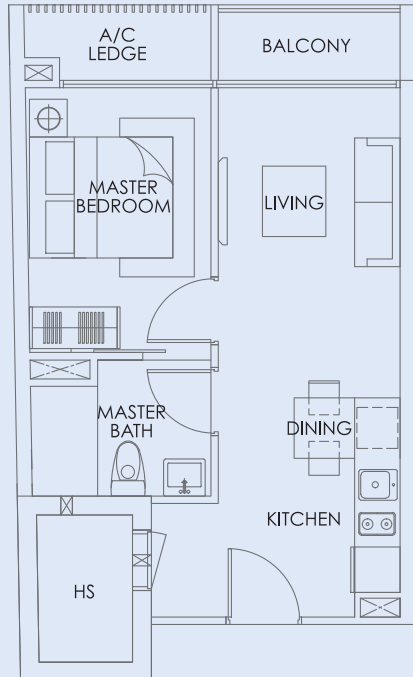
TYPE A6
 1 bedroom
 42 sq m / 452 sq ft
 #03-07 to #05-07



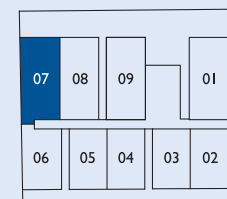
TYPE A6-2
 1 bedroom
 56 sq m / 603 sq ft
 #02-07



TYPE A6-1
 1 bedroom
 42 sq m / 452 sq ft
 #06-07



3RD STOREY PLAN
 TO 6TH STOREY PLAN

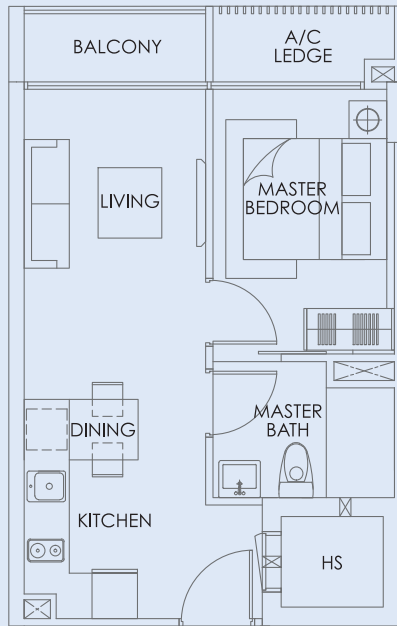


2ND STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

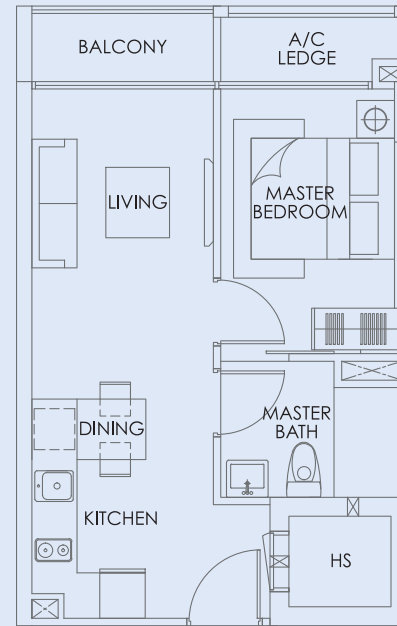
TYPE A7
1 bedroom
40 sq m / 431 sq ft

#03-08



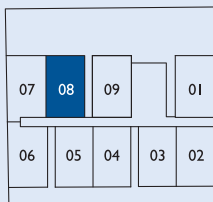
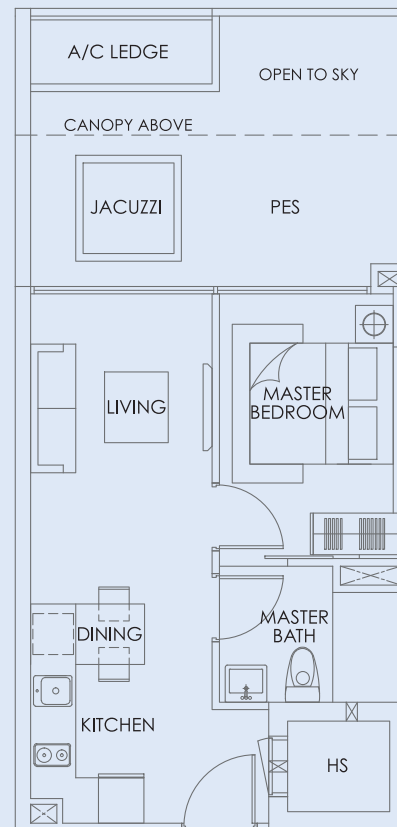
TYPE A7-1
1 bedroom
40 sq m / 431 sq ft

#04-08 to #06-08

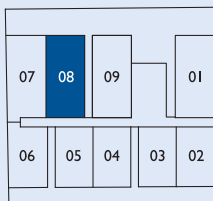


TYPE A7-2
1 bedroom
54 sq m / 581 sq ft

#02-08



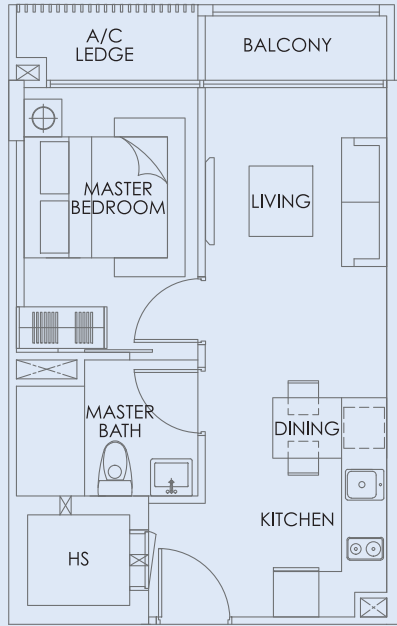
3RD STOREY PLAN
TO 6TH STOREY PLAN



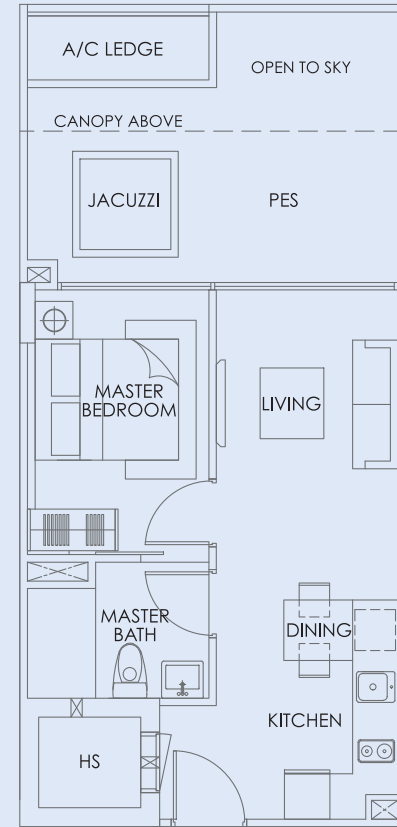
2ND STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

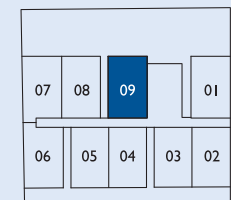
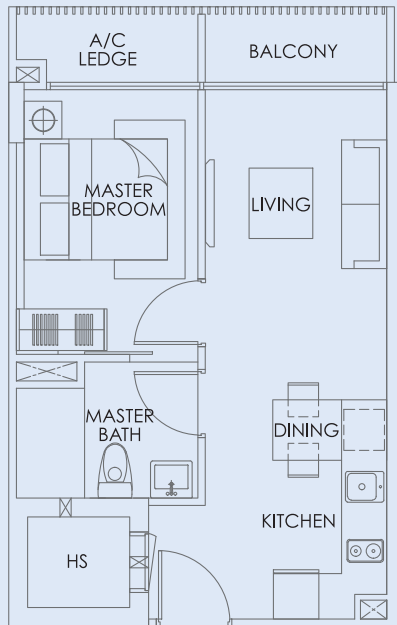
TYPE A8
 1 bedroom
 40 sq m / 431 sq ft
 #03-09 to #05-09



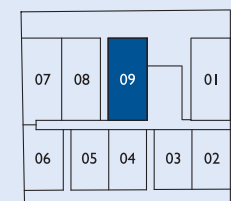
TYPE A8-2
 1 bedroom
 54 sq m / 581 sq ft
 #02-09



TYPE A8-1
 1 bedroom
 40 sq m / 431 sq ft
 #06-09



3RD STOREY PLAN
 TO 6TH STOREY PLAN

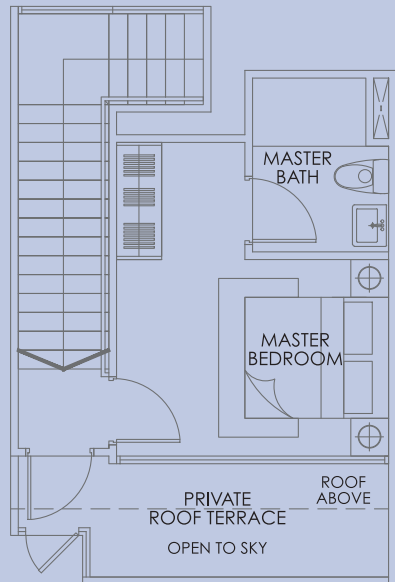


2ND STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-1
 1 bedroom
 75 sq m / 807 sq ft

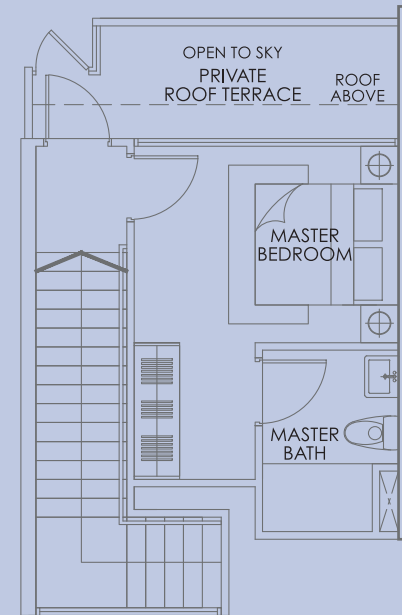
#06-01



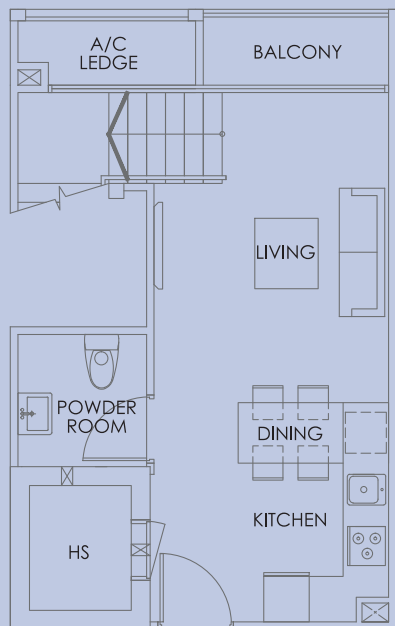
UPPER STOREY

TYPE PH-2
 1 bedroom
 75 sq m / 807 sq ft

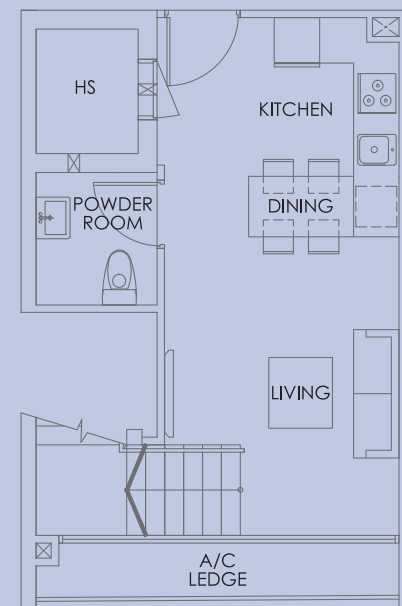
#06-02



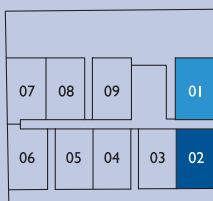
UPPER STOREY



LOWER STOREY



LOWER STOREY

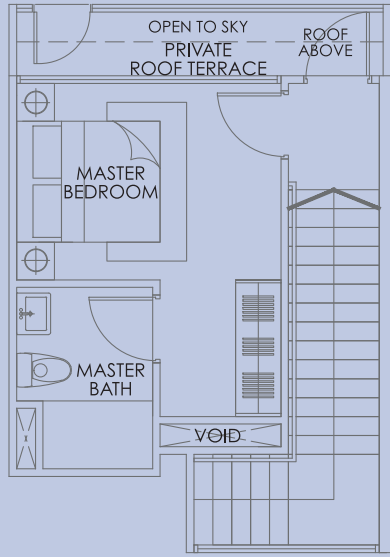


6TH STOREY PLAN

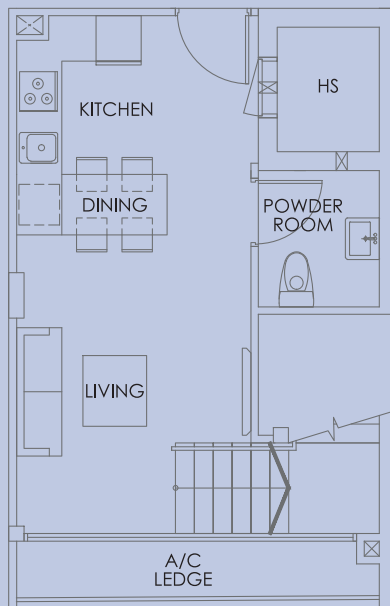
Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE PH-3
 1 bedroom
 72 sq m / 775 sq ft

#06-03



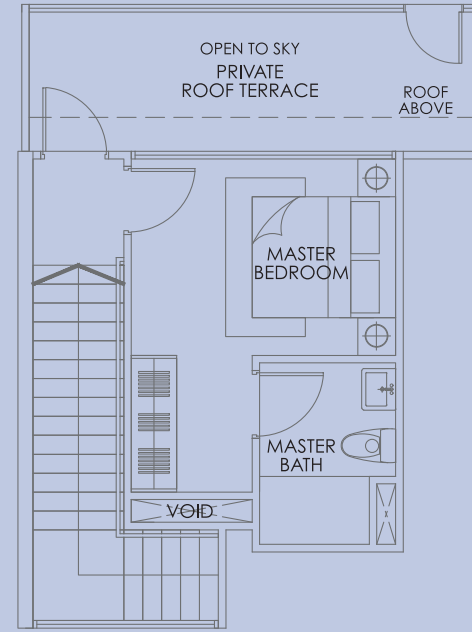
UPPER STOREY



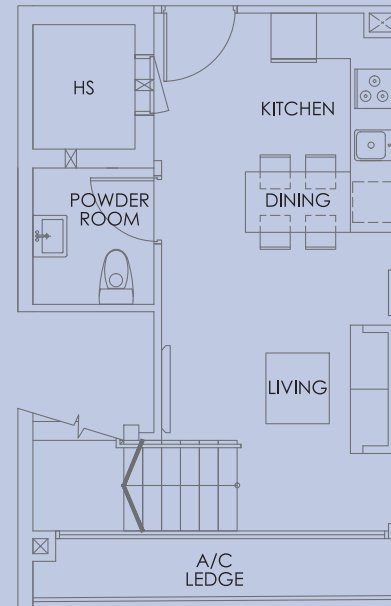
LOWER STOREY

TYPE PH-4
 1 bedroom
 79 sq m / 850 sq ft

#06-04



UPPER STOREY



LOWER STOREY

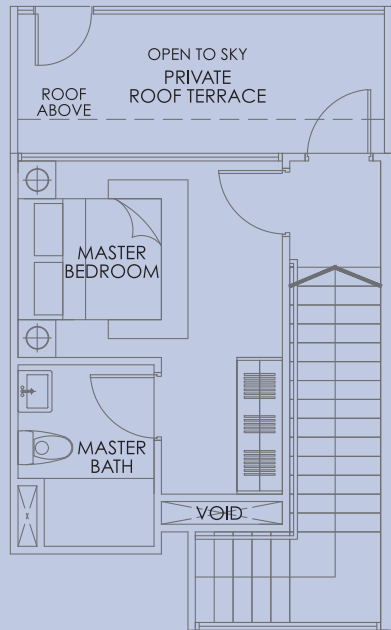


Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

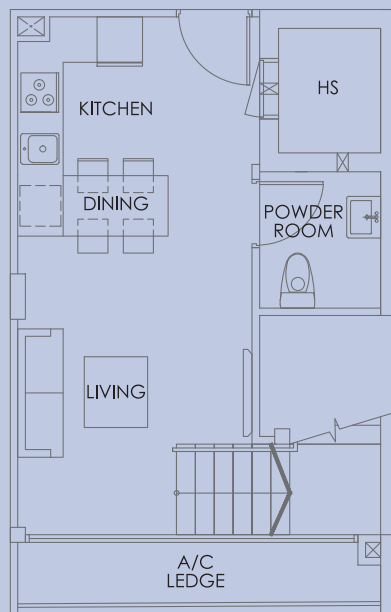


TYPE PH-5
 1 bedroom
 77 sq m / 829 sq ft

#06-05



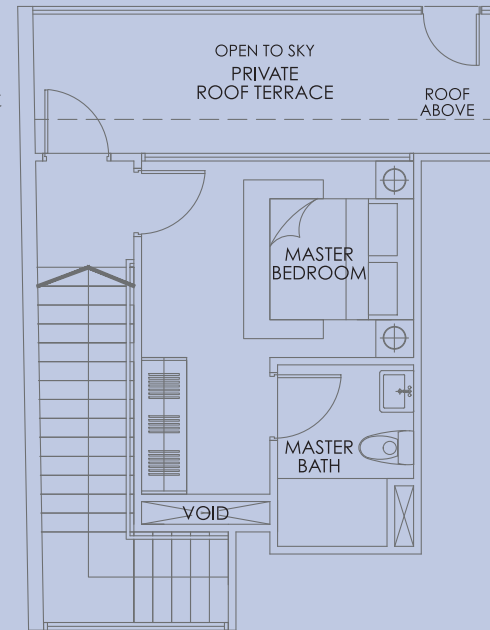
UPPER STOREY



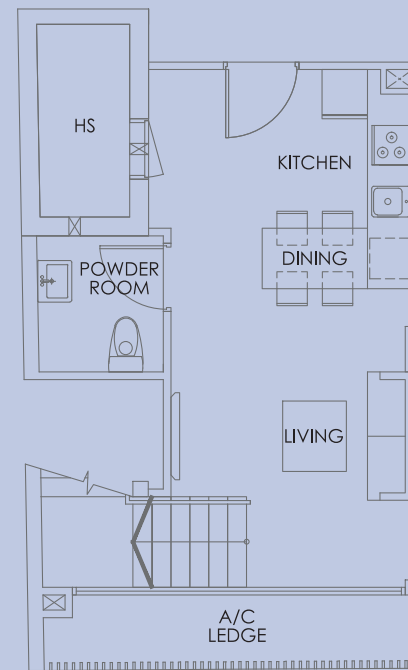
LOWER STOREY

TYPE PH-6
 1 bedroom
 82 sq m / 883 sq ft

#06-06



UPPER STOREY



LOWER STOREY



6TH STOREY PLAN

Note: Unit area includes AC ledge and/or AC accessory lot and/or void and/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

SHOPS SPECIFICATION

1. FOUNDATION

Concrete Piled Foundation to Engineer's Design.

2. SUPERSTRUCTURE

Reinforced concrete structure

3. WALLS

- 3.1 External Wall - Common clay bricks / Reinforced concrete wall
- 3.2 Internal Wall - Common clay bricks and/or dry lightweight wall panels and/or partition board

4. ROOF

- 4.1 Pitch Roof - Metal roof sheet with appropriate insulation
- 4.2 Flat Roof - Reinforced concrete slab flat roof with appropriate waterproofing system

5. CEILING

- 5.1 Ceiling (For Shops)
 - i. Shops - Skim coat and/or Cement and Sand Plaster to underside of slab and beam with emulsion paint finish
 - ii. Water Closet - Fibrous gypsum plasterboard and/or moisture resistant ceiling board with emulsion paint finish
- 5.2 Ceiling (Common Area)
 - i. 1st Storey lift lobby / Typical lift lobbies / Cover Walkway / Corridor - Fibrous gypsum plasterboard and/or moisture resistant ceiling board with emulsion paint finish
 - ii. Staircase / Driveway - Skim coat and/or Cement Plaster to underside of slab with emulsion paint
 - iii. Mechanical Car Park - Skim coat and/or Cement Plaster to underside of slab
 - iv. Gymnasium / Handicapped Toilet - Fibrous gypsum plasterboard and/or moisture resistant ceiling board with emulsion paint finish

6. FINISHES

- 6.1 Wall (For Shops)
 - i. Shops - Cement and Sand plaster and/or skim coat with emulsion paint
 - ii. Water Closet - Homogenous and/or Ceramic tiles and/or Cement and Sand plaster with emulsion paint up to ceiling
- 6.3 Floor (For Shops)
 - i. Shops - Cement and Sand Screed Finish
 - ii. Water Closet - Homogenous and/or Ceramic tiles
 - iii. Air-con ledge - Cement and sand screed finish
- 6.3 Wall (Common Area)
 - i. 1st Storey Lift Lobbies - Granite and/or Homogenous and/or Ceramic tiles up to false ceiling height (on wall of lift door only)
 - ii. Typical Lift Lobbies - Ceramic tiles and/or Cement and Sand Plaster and/or skim coat with emulsion paint up to ceiling height
 - iii. Staircase - Cement and Sand plaster and/or skim coat with emulsion paint
 - iv. Cover Walkway / Corridor - Cement and Sand Plaster and/or skim coat with emulsion paint finish
 - v. Driveway - Cement and Sand Plaster and/or skim coat with emulsion paint finish
 - vi. Mechanical Car Park - Cement and Sand Plaster and/or skim coat
- 6.4 Floor (Common Area)
 - i. 1st Storey lift lobby - Granite and/or Homogenous and/or Ceramic tiles
 - ii. Typical Lift Lobby - Homogenous and/or Ceramic tiles
 - iii. Staircase - Cement and sand screed
 - iv. Pool Decking - Timber deck and/or Granite and/or Homogenous and/or Ceramic tiles
 - v. Gymnasium - Timber strip and/or Homogenous and/or Ceramic tiles and/or vinyl tiles
 - vi. Driveway - Homogenous and/or Ceramic tiles and/or Tarmac and/or reinforced concrete
 - vii. Mechanical Car Park - Reinforced concrete slab

7. DOORS

- 8.1 Shop - Aluminium frame with clear froat glass door and fix panels
- 8.2 Water Closet - Timber decorative door and/or PVC and/or aluminium bi-fold door
- 8.3 Ironmongery - Imported quality Locksets

8. SANITARY FITTINGS

- Water Closet
 - i. 1 wash basin and tap
 - ii. 1 pedestal water closet
 - iii. 1 paper holder

9. ELECTRICAL INSTALLATION

All electrical wiring to be in concealed conduits and mount in surface trunking / pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Refer to Electrical Schedule for details.

10. LIGHTNING PROTECTION

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

11. PAINTING

Emulsion paint to internal and external walls.

12. WATERPROOFING

Waterproofing to Water Closet and when required.

13. RECREATIONAL FACILITIES

- a) Swimming pool 4 m x 8 m
- b) Gymnasium
- c) Decking

14. ADDITIONAL ITEMS

- 1 tap point to be provided to all shops
- Mechanical Ventilation will be provided to Water Closet

Electrical Schedule

Type	100A single phase Isolator	60A single phase Isolator
Shop 1 to 3	1	NA
Shop 4 to 8	NA	1

Notes to Specifications

A Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 15.3 of the Sales and Purchase Agreement in respect of the units, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

B Layout/Location of Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of electrical points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

C 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.

D 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.

E 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.

F Mechanical Car Parking System

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

G Wall

All wall finishes shall be terminated at false ceiling level.

H Warranties

Where warranties are given by the manufacturers and / or contractors and / or suppliers of any of the equipments and or appliances installed by the Vendor at the Unit / Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit / Building is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors, and suppliers to honor any warranty.

DESCRIPTION OF HOUSING PROJECT

General description:

Proposed erection of a 6-storey residential flats with an attic (total 45 units) and commercial shops (total 8 units) with swimming pool and communal facilities on lots 99364V and 99368K TS 18 at 28 Race Course Lane.

Developer	: M/s Sysma Properties Private Limited
Developer's Licence No	: C1071
Tensure of Land	: Freehold (Estate in Fee Simple)
Lot No	: Lots 99364V and 99668K TS 18 BP No. A1694-00235-2012 BP 01 dated 24th June 2013
Expected TOP date	: 31st December 2017
Expected Date of Legal Completion	: 31st December 2020

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only décor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

Developed by:



