

The
Silver
Fir



Soothing wind and clear blue skies.....





A freehold apartment meant for the privileged 33 only.



THE SILVER FIR



Seeking uncomplicated living.....



THE SILVER FIR

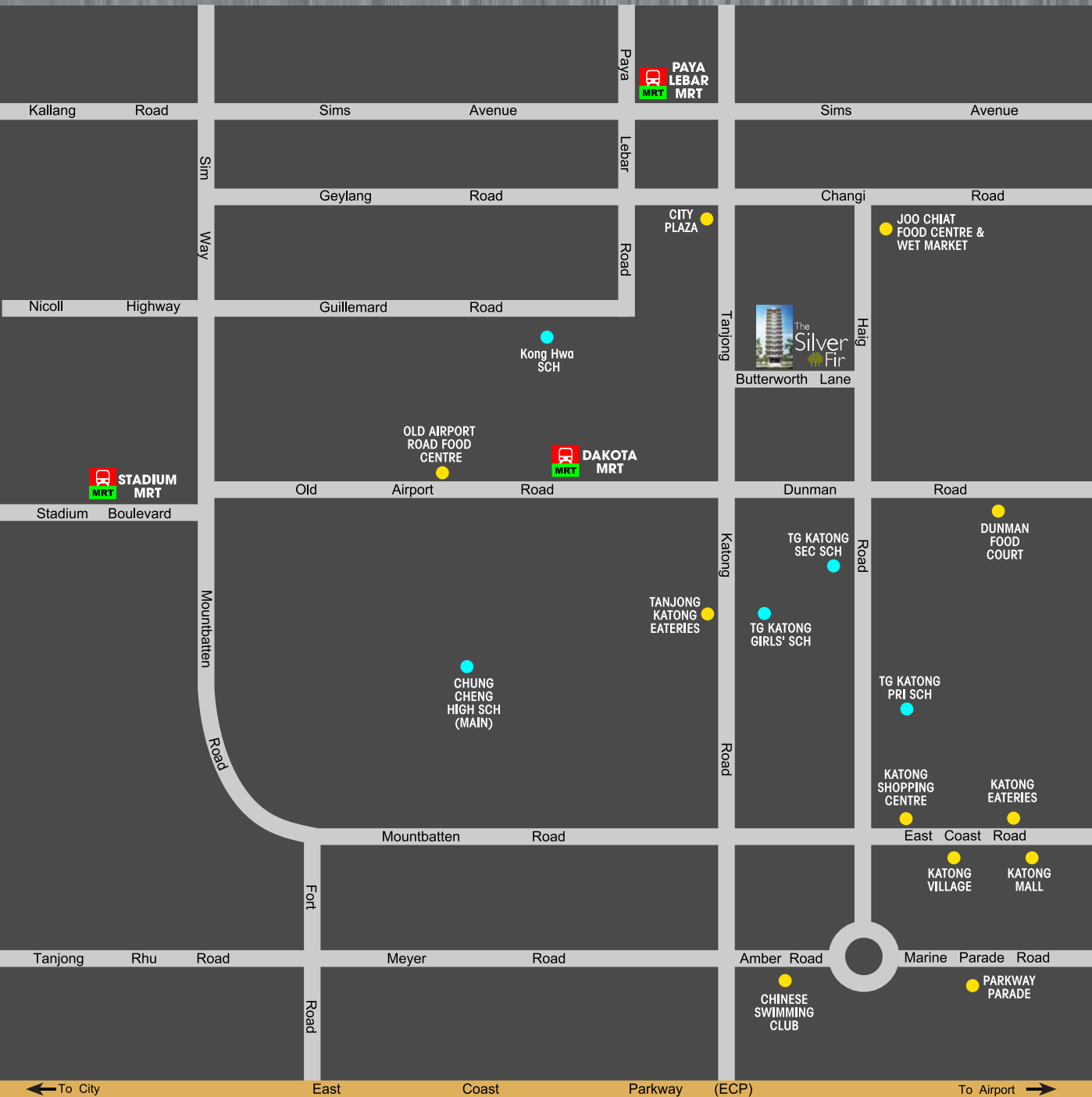
Artist Impression only



yet in style.



Location Map



PLAYGROUND
@ BIG SPLASH

EAST COAST PARK

Living begins at THE SILVER FIR.....

A nostalgic exploration, gastronomic delight, unending fun.....

it is all here.

The horizon above.....



the indulgent below. FOR THE VERY FEW TO ENJOY.











Quality Finishes..... Soothing Tones..... Understated Detailing.....



Artist Impression only

subtle sophistication.....
..... tranquil elegance



Artist Impression only



Artist Impression only



A Pristine and Clutter-free kitchen...

...fitted with only the best accessories.....



Type A

3 bdrm

88 sq m

#02-01

#03-01

#04-01

#05-01

#06-01

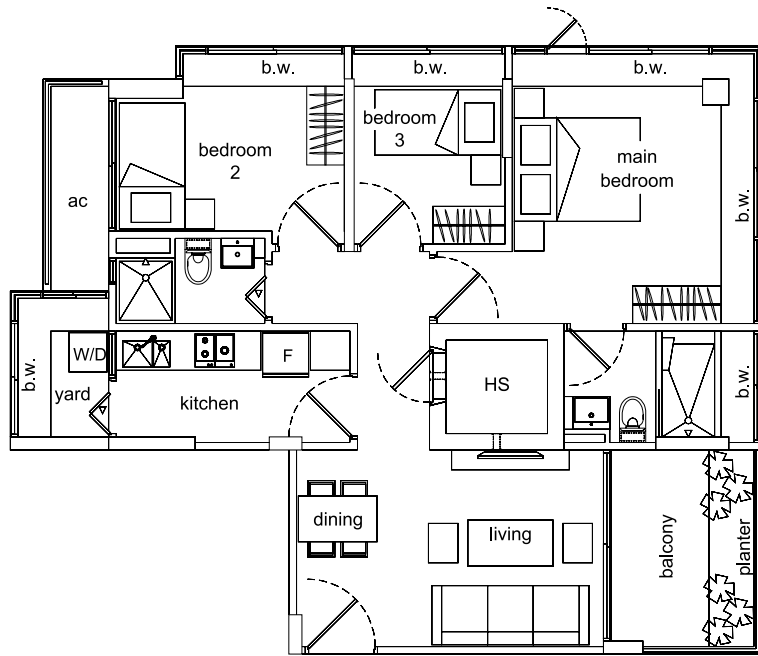
#07-01

#08-01

#09-01

#10-01

#11-01



Type B

1+1 bdrm

56 sq m

#02-02

#03-02

#04-02

#05-02

#06-02

#07-02

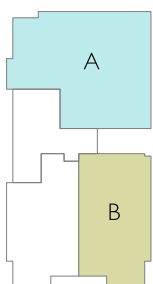
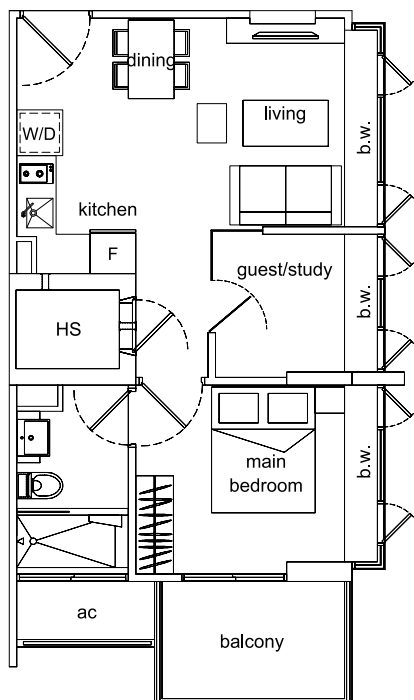
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#09-02

#10-02

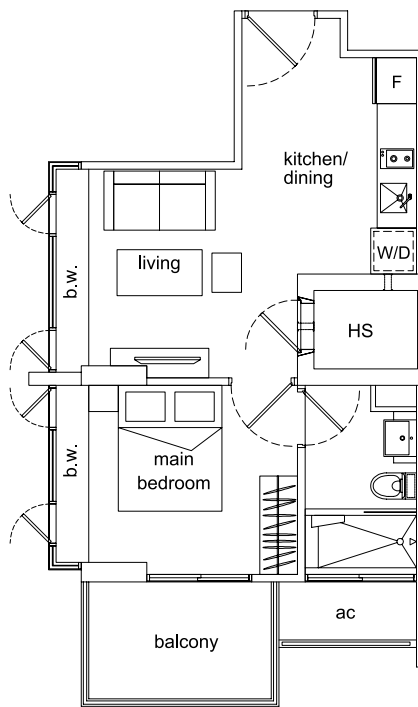
#11-02

#12-02

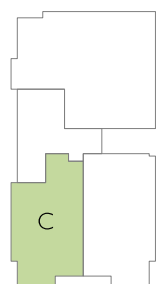


Type C

1 bdrm
49 sq m



- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03
- #10-03
- #11-03

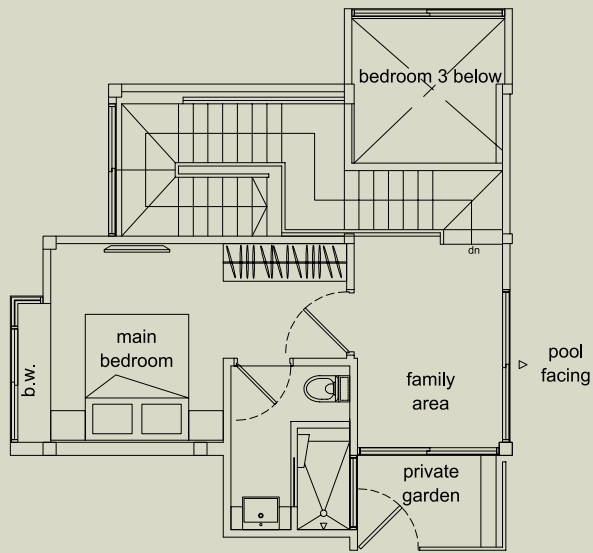


Type PHA

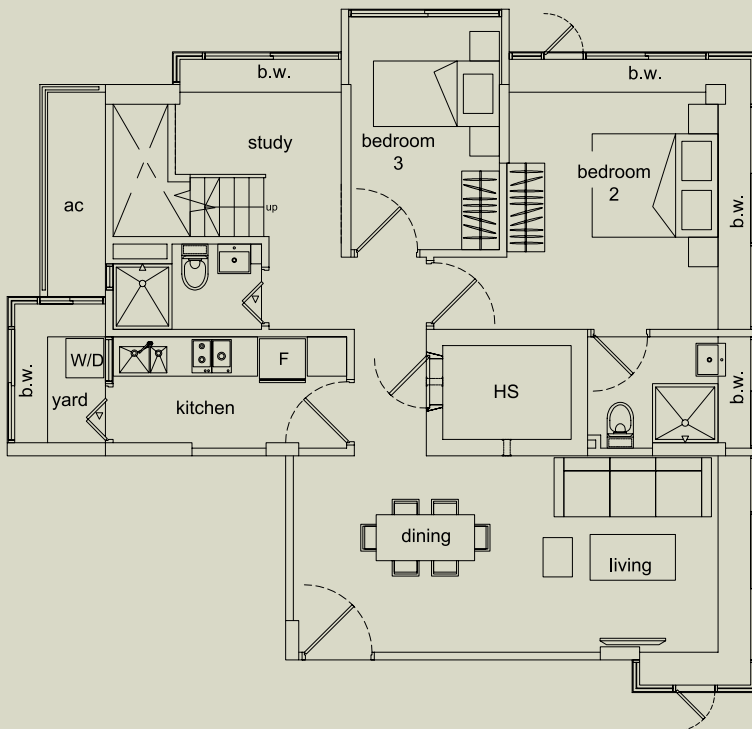
3 bdrm

136 sq m

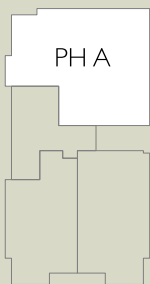
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UPPER STOREY



LOWER STOREY

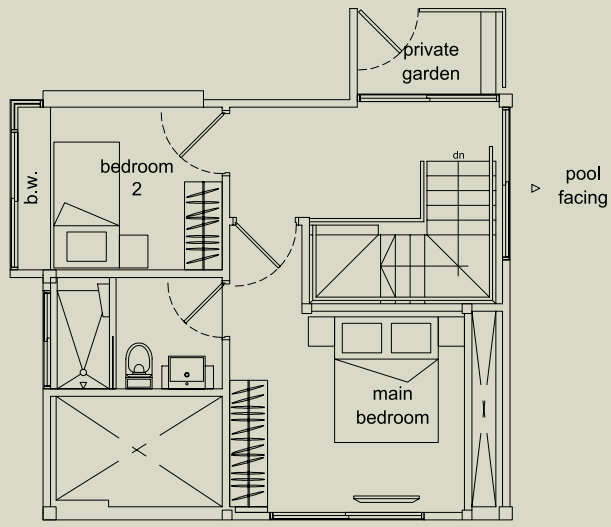


Type PHC

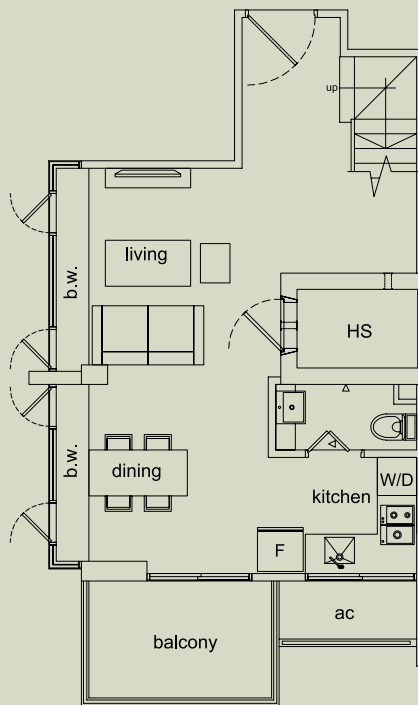
2 bdrm

98 sq m

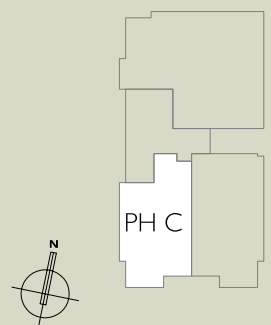
#12-03



UPPER STOREY



LOWER STOREY



SPECIFICATION

1. FOUNDATION

Piling system to PE's design and to authority approval

2. SUPER-STRUCTURE

Reinforced concrete structure

3. WALLS

- External - Reinforced concrete wall / Common clay brick
- Internal - Pre-cast wall panels / Common clay brick

4. ROOF

- Flat roof - Reinforced concrete roof with waterproofing
- Sloped roof - Profiled metal roof with insulation on steel truss to engineer's design

5. CEILING

- Living, Dining, Kitchen, Bedrooms, Study, Balcony and Household Shelter - Cement and sand plaster and/or Skim coat and/or fibre gypsum plasterboard with base coat emulsion paint.
- Bathroom - Moisture resistant ceiling boards with base coat emulsion paint.

6. FINISHES

Wall (For Apartments)

- Living, Dining, Kitchen, Bedrooms, Study, Balcony and Household Shelter - Cement and Sand plaster and/or skim coat with emulsion paint.
- Bathroom - Selected tiles laid up to exposed ceiling height.

Wall (For Common Areas)

- 1st Storey Lift Lobbies - Selected tiles laid up to exposed ceiling height.
- Typical Lift Lobbies - Selected tiles laid up to exposed ceiling height and/or cement and sand plaster with emulsion paint finish.
- Staircases - Skim coat with emulsion paint finish.
- External Wall - Cement and sand plaster and/or skim coat with weatherproof paint finish.

Floor (For Apartments)

- Living, Dining and Kitchen - Compressed Marble with similar skirting
- Bedroom / Study - Timber Strip Flooring with similar skirting/Parquet Flooring
- Bathroom - Homogeneous and/or Ceramic Tiles
- Balcony and Household Shelter - Homogeneous and/or Ceramic Tiles
- Planter Box and A/C Ledge - Smooth cement finish

Floor (Common Areas)

- 1st Storey Lift Lobbies - Granite/Ceramic Tiles
- Typical Lift Lobbies - Homogeneous Ceramic Tiles
- Staircases from 1st up to 2nd storey - Homogeneous Ceramic Tiles
- Staircases from 2nd storey onwards - Cement and sand screed with nosing tiles
- Pool Area - Pebble Wash / Timber Deck / Granite Tiles and/or Homogeneous Ceramic Tiles
- Walkway / Pavement - Granite Tile / Pebble wash / Cement Screed

7. WINDOWS

Powder coated aluminium framed windows with min. 5mm thick clear glass.

8. DOORS

- a. Main Entrance - Fire-rated laminated finished timber door
- b. Bedrooms and Bathrooms - Semi-hollow core laminated finished timber door
- d. Household Shelter - PSB approved blast door
- e. Balcony/ Roof Terrace - Powder coated aluminium framed doors with float/tempered clear glass
- f. Ironmongery - Quality locksets and hinges

9. RAILINGS

Glass panels with Stainless steel capping / Galvanised Mild Steel in painted finish

10. SANITARY WARES AND FITTINGS

- a. 1 shower mixer with rain-shower system
- b. 1 basin with mixer tap atop solid surface vanity counter
- c. 1 water closet
- d. 1 mirror
- e. 1 toilet paper holder

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical schedule

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. PAINTING

- a. External Walls - Spray textured coating / emulsion paint
- b. Internal Walls - Selected water based emulsion paint

14. WATERPROOFING

Waterproofing to reinforced concrete flat roof, bathroom, balcony, roof terrace, planter box and where required.

15. DRIVEWAY & CARPARK

Cement finish with surface hardener.

16. RECREATIONAL FACILITIES

- a. Swimming pool
- b. Pool deck
- c. Jacuzzi
- d. Air-conditioned Gym
- e. Children's play area

SPECIFICATION

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets - High and low kitchen cabinets with worktop complete with sink and mixer.
- b. Kitchen Appliances - Electric cooker hob and hood.
- c. Bedroom Wardrobes - Provided as indicated in layout.
- d. Air-conditioning - Multi-split inverter air-conditioning system to all Bedrooms, Living and Dining area.
- e. Audio Intercom System - To all apartment units.
- f. Electric Water Heater - Hot water supply to all bathrooms and kitchen.
- g. Soil Treatment - Anti-termite soil treatment by specialist subjected to approval by the relevant authorities.
- h. Fencing - BRC fence for perimeter fencing.

Electrical Schedule

Unit Type	LIGHTING POINT	13A S/S/O	TELEPHONE POINT	TV POINT	BELL POINT	DOOR BELL POINT	AUDIO/VIDEO INTERCOM	COOKER HOOD POINT	OVEN POINT	WATER HEATER POINT	ISOLATOR FOR A/C	WASHING MACHINE POINT
TYPE A	17	22	5	5	1	1	1	1	1	2	2	1
TYPE B	11	18	4	3	1	1	1	1	1	1	2	1
TYPE C	8	16	3	3	1	1	1	1	1	1	2	1
TYPE PH A	24	24	6	5	1	1	1	1	1	3	2	1
TYPE PH C	16	21	4	4	1	1	1	1	1	2	2	1

Note:

Marble, Limestone and Granite

Marble, limestone and granite 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 or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished 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 selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency on colours and grain in its selection and installation.

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.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective * subscription channels and/or internet access.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout

Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, and plaster ceiling boards are subject to Architect's sole discretion and final design.

Air Conditioning

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Name of Project	:	The Silver Fir
Address	:	9 Butterworth Lane Singapore 439424
Developer	:	Evansville Pte Ltd
Developer Licence No.	:	C0514
Land Tenure	:	Estate in fee simple
Legal Description	:	Lot(s) 03141X, 03142L, 03143C & 05229K MK25
Building Plan No.	:	A1276-00389-2007-BP01
Expected T.O.P Date	:	30 June 2012
Expected Legal Completion Date	:	30 June 2014



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