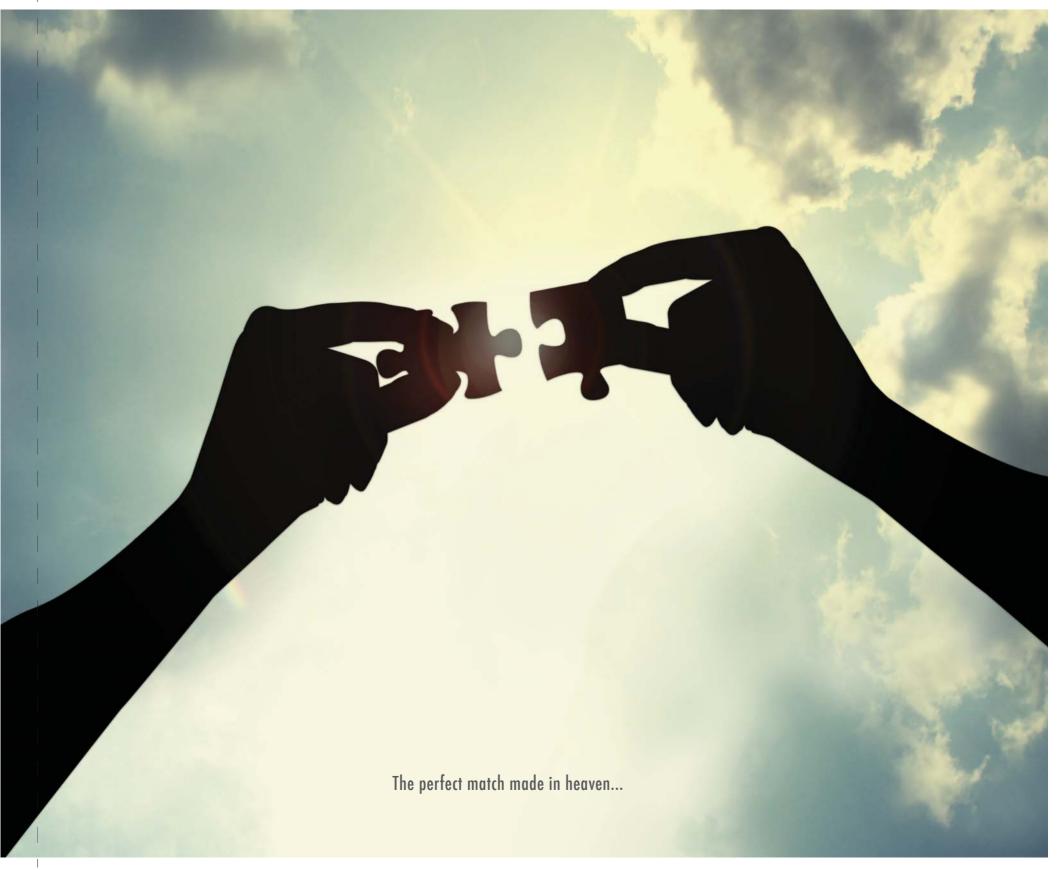
theCCTET









Nestled in the lush surroundings of Eastern Singapore, an exclusive 56 units freehold development with a sleek modern facade that reflect your discerning taste. The Octet, the perfect synthesis of form and function.



Experience city living right at your doorstep...











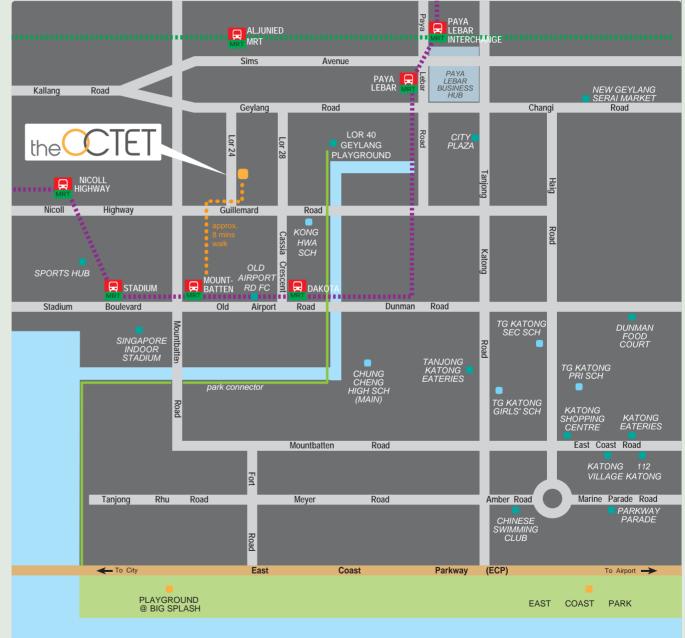






From shopping to entertainment, experience the excitement of life from every angle.

Within minutes walk to Mountbatten MRT station, providing access to the city and beyond. Drivers can easily zip around the island with both Pan-Island Expressway and the East Coast Parkway Expressway conveniently located a stone's throw away.

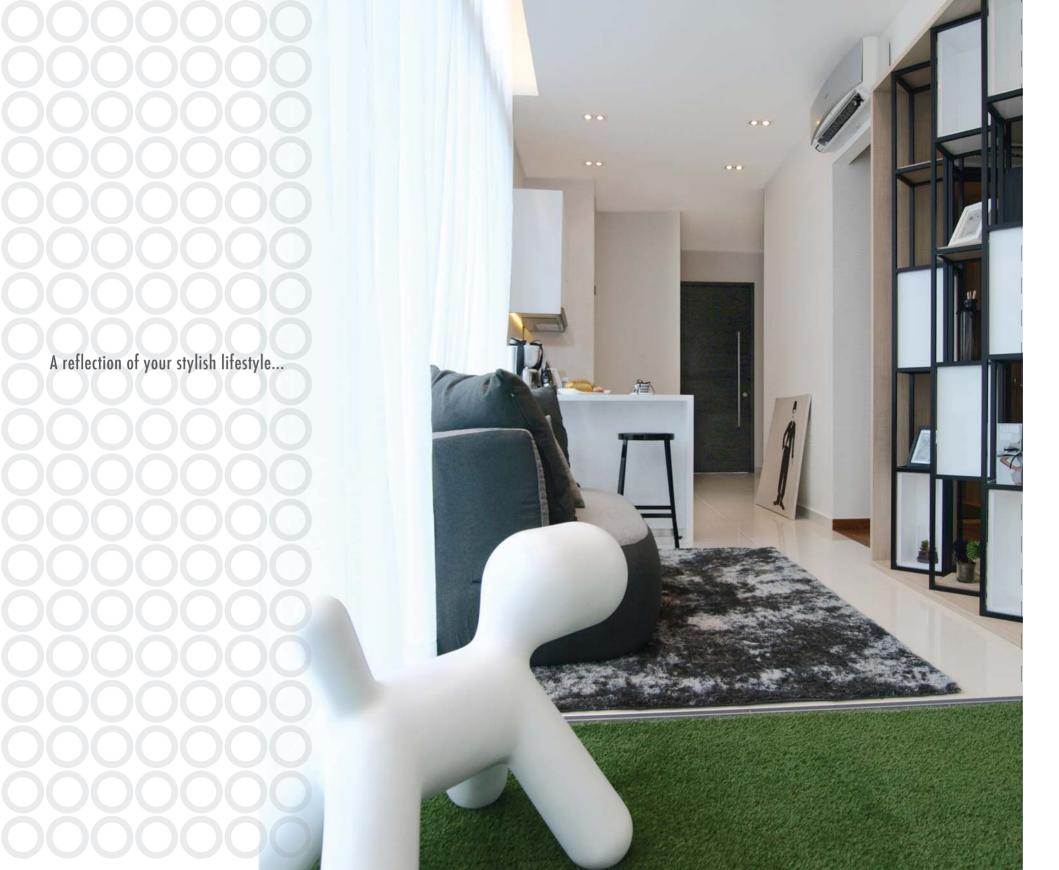


Immerse yourself in the soothing rooftop pool, workup a sweat in the gym or enjoy a sizzling BBQ dinner in the evening under the glazing stars.

Myriad options await you at The Octet.

Enjoy life's finer moments...















Quality fittings and furnishings adorn the interior of your home, giving it an allure of style and function.

RC FLAT ROOF PARTY WALL DEVELOPMENT RC FLAT ROOF RC FLAT ROOF site plan LEGENDS A. SWIMMING POOL

- B. POOL DECK
- C. BBQ AREA
- D. GYM
- E. VEHUICULAR ENTRY / EXIT
- F. PEDISTRIAN ENTRY / EXIT





TYPE A

1+1 bdrm

49 sq m

527 sq ft

#02-01

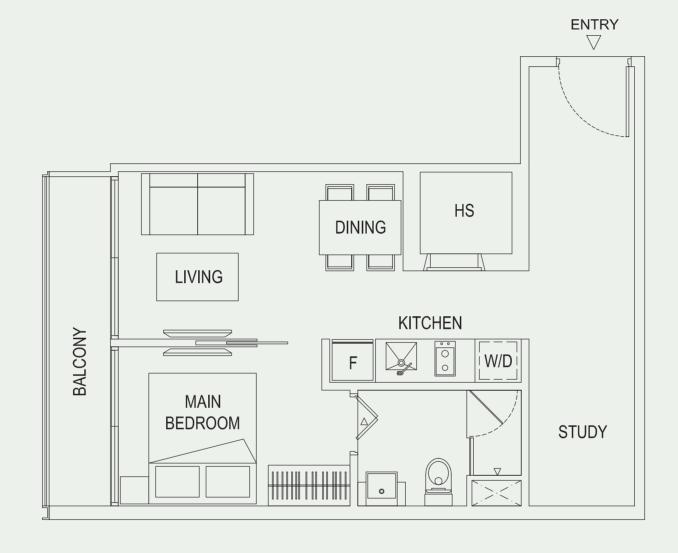
#03-01

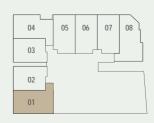
#04-01

#05-01

#06-01

#07-01







TYPE B

1 bdrm

39 sq m

420 sq ft

#02-02

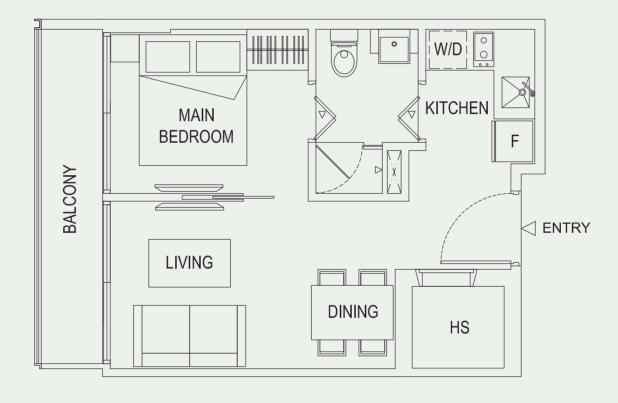
#03-02

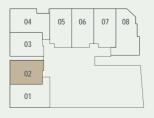
#04-02

#05-02

#06-02

#07-02







TYPE C

1 bdrm

39 sq m

420 sq ft

#02-03

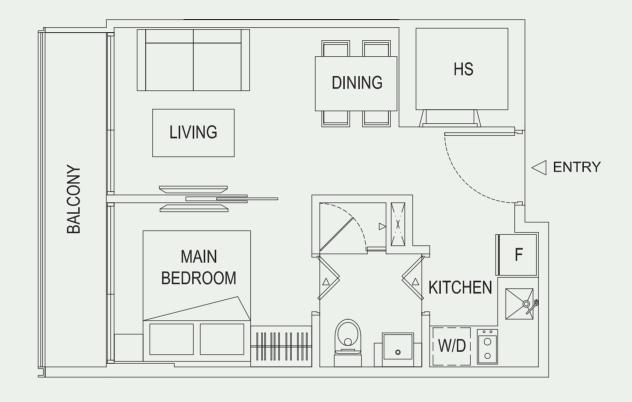
#03-03

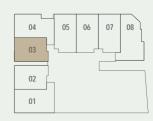
#04-03

#05-03

#06-03

#07-03







TYPE D

1 bdrm

45 sq m

484 sq ft

#02-04

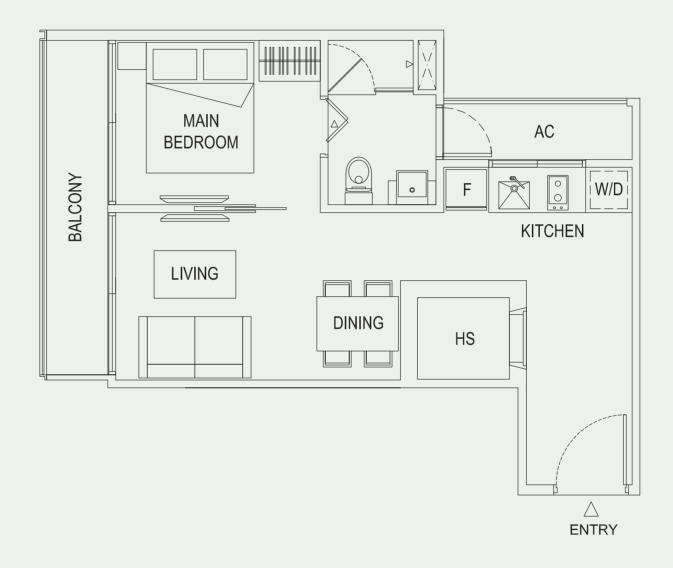
#03-04

#04-04

#05-04

#06-04

#07-04 #08-04







TYPE E

1+1 bdrm

40 sq m

431 sq ft

#02-05

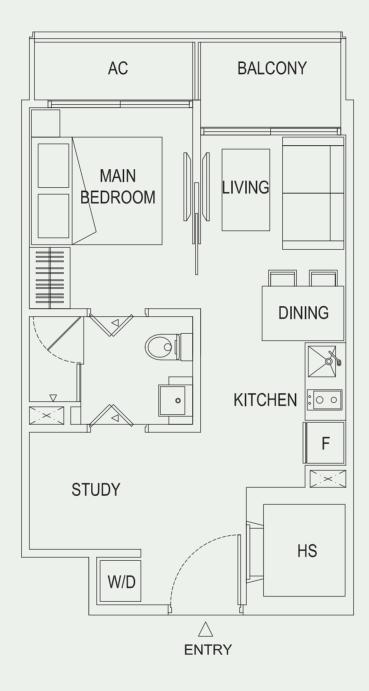
#03-05

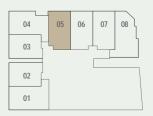
#04-05

#05-05

#06-05

#07-05







TYPE F

1+1 bdrm

40 sq m

431 sq ft

#02-06

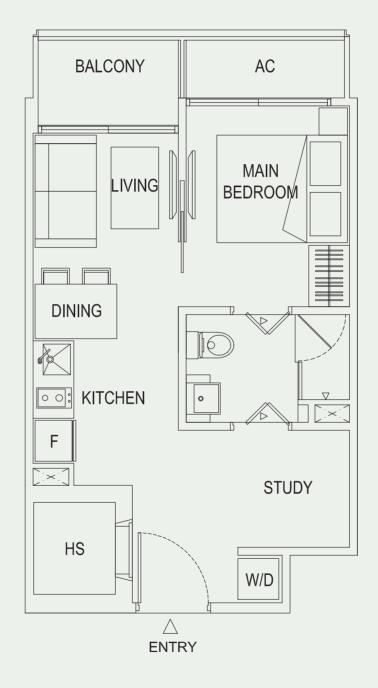
#03-06

#04-06

#05-06

#06-06

#07-06







TYPE G

1+1 bdrm

40 sq m

431 sq ft

#02-07

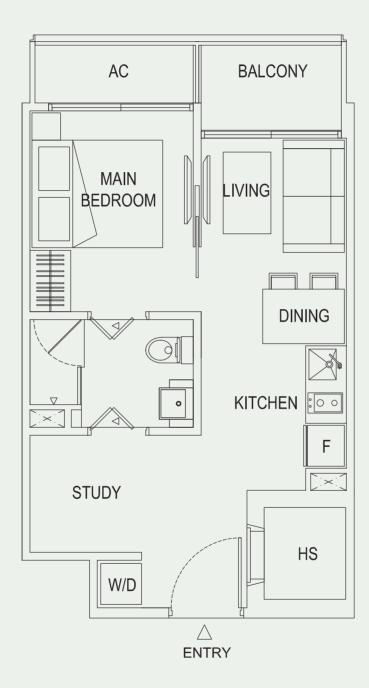
#03-07

#04-07

#05-07

#06-07

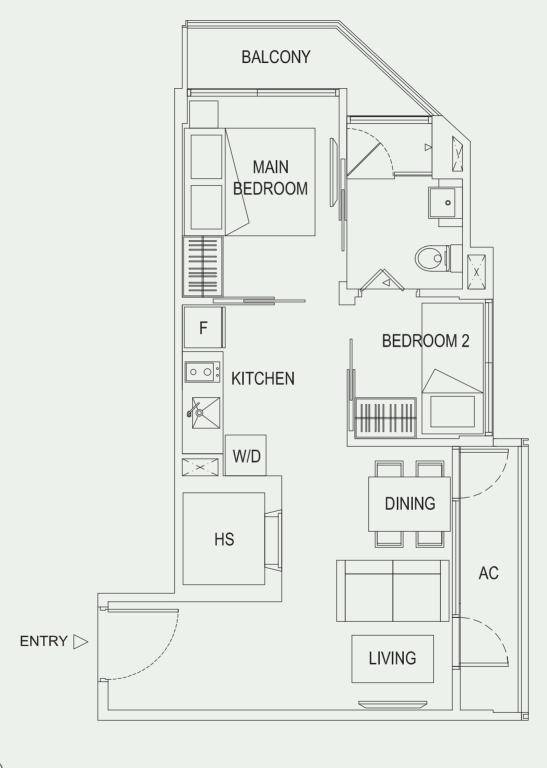
#07-07

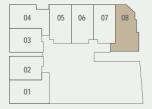






TYPE H 2 bdrm 47 sq m 506 sq ft #02-08 #03-08 #04-08 #05-08 #06-08 #07-08 #08-08





Area inclusive of Balcony and A/C Ledge.

Specifications

FOUNDATION

Reinforced concrete pile manufactured from Ordinary Portland Cement (OPC) complying BS12 series and/or other approved foundation system.

SUPER-STRUCTURE

Reinforced concrete manufactured from Portland Cement complying with BS12 and steel reinforcement bar complying with BS 4449:2005 or SS2

External - R.C. wall and/or Common clay brick

Dry Partitions and/or Precast Wall Panels/ Common clay brick and/or RC precision blocks/ reinforced concrete

ROOF

Reinforced concrete roof with waterproofing and insulation

CEILING

Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish for units.

FINISHES

Wall (For Apartments)

Living/Dining, Bedrooms.

Household Shelter, Study

- Cement and Sand plaster and/or skim coat with emulsion paint and on expose surface only.

& Balcony Bathrooms

Homogeneous and/or Ceramic and/or Porcelain tiles laid up to false ceiling height (exposed areas only).

Kitchen Homogeneous and/or Ceramic and/or porcelain tiles between cabinets only.

Note: No tiles/stone behind mirrors and above false ceiling.

Wall (For Common Areas)

1st Storey Lift Lobby

Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only)

Typical Lift Lobby

Cement and sand plaster with emulsion paint/ Homogeneous

Cement and sand plaster and/or skim coat with emulsion paint. Staircase

External Wall Cement and sand plaster and/or skim coat with weatherproof

Floor (For Apartments)

Living, Dining & Study Ceramic tiles

(if applicable)

Bedrooms Parquet flooring Rathrooms Ceramic Tiles Kitchen, Household Shelter Ceramic Tiles

& Balcony

A/C Ledge Smooth cement finish

Floor (Common Areas)

1st Storey Lift Lobby Ceramic Tiles Typical Lift Lobby Ceramic Tiles Staircase from 1st up to Ceramic Tiles

2nd storey

Staircase from 2nd storey Cement and sand screed with nosing tiles

Timber Strip and/or Homogeneous Tiles and/or Mosaic and/or Pool Area/Landscape Deck

Pebble Wash and/or Cement screed

Homogeneous Tile/Heavy Duty Vinyl and/or Carpet Gym Walkway/Pavement Pebble wash/Granite and/or Cement Screed BBQ area Pebble wash/Granite and/or Homogeneous Tiles

WINDOWS

Powder coated aluminium framed windows with min. 6 mm thick glass.

(Note: All windows are either casement, top hung, sliding, fixed, louvered or any combination of the above mentioned subject to Architect's selection)

DOORS

a. Main Entrance - Fire-rated timber/laminated finished door

b Bedrooms & Bathrooms - Semi-hollow core timber veneer/laminated finished door

c. Household Shelter PSB approved blast door

d. Balconies Powder coated aluminium framed doors with float clear/tinted glass

Quality Lockset to Architect's selection. e. Ironmongery

SANITARY WARES AND FITTINGS

Bath

a. 1 bath area with shower mixer

b. 1 basin and mixer tap with shelving below

c. 1 water closet

d. 1 mirror

e. 1 toilet paper holder

f. 1 towel hook

10. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

a. Refer to Electrical Schedule (below) for details

b. Electrical wiring will be in concealed conduits where possible.

c. Electrical wiring will be in surface mounted conduits within false ceiling where applicable.

d. Exposed trunking at A/C ledges

The routing of services within the houses shall be at the sole discretion of the Architect and/or Engineer.

f. Cable-Readiness to comply with BCA's requirements

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS

- Refer to Electrical Schedule for details b. Telephone - Refer to Electrical Schedule for details

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 Emulsion paint

14. WATERPROOFING

Waterproofing provided to floors of Bathrooms, R.C roof and where required.

15. DRIVEWAY & CARPARK

Pebble wash and/or Smooth Cement Finish a. Driveway & Carpark

16. RECREATIONAL FACILITIES

a. Gymnasium

b. Swimming Pool

c. Pool Deck

d. BBQ Area

17. ADDITIONAL ITEMS

a. Kitchen Cabinets High and low kitchen cabinets with solid surface worktop complete with sink

and tap.

b. Kitchen Appliances Cooker Hob and Hood.

c. Bedroom Wardrobes Provided to main bedroom only.

Multi-split air-conditioning to all Bedrooms/Study/ Living and Dining area d. Air-conditioning

e. Audio Intercom System To all apartment units.

f. Electric Water Heater Hot water supply to all bathrooms.

h. Soil Treatment Anti-termite soil treatment by specialist subject to approval by the relevant

g. Washing Machine Water efficient washing machine with WELS good rating and above.

Fridge Built-in fridge or free standing fridge.

NOTE

Timber

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

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, Sanitary Wares and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares 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, door swing positions 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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Server Provider and/or such relevant entities/authorities for internet services to the Property and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

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.

Mechanised Car Parking System

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

DESCRIPTION OF THE HOUSING PROJECT

General Description

PROPOSED ERECTION OF A 8-STOREY RESIDENTIAL FLAT (56 UNITS) DEVELOPMENT WITH SWIMMING POOL, POOL DECK & GYM ON THE 8TH STOREY AND CARPARK ON THE 1ST STOREY AND MECHANIZED PARKING TOWER ON LOT/S 97897L, 97896X, 97895N & 97894K MK25 AT 19.21,23.25 LORONG 24 GEYLANG ROAD (GEYLANG PLANNING AREA)

Details of Building Specifications

Please refer to "Specifications of the Building"

Types and Number of Units located in the Building Project

Type A	7 Units 49sq m 1+1 bdrm
Type B	7 Units 39sq m 1 bdrm
Type C	7 Units 39sq m 1 bdrm
Type D	7 Units 45sq m 1 bdrm
Type E	7 Units 40sq m 1+1 bdrm
Type F	7 Units 40sq m 1+1 bdrm
Type G	7 Units 40sq m 1+1 bdrm
Туре Н	7 Units 47sq m 2 bdrm

Description of Common Property

Gvmnasium

Swimming Pool

Pool Deck

BBQ Area

1 lift / 1 exit staircase

1 Centralised Refuse Chute

Description of Parking Spaces

Mechanized parking system (Total: 50 Car Lots)

6 Surface Carpark

2 Surface Handicapped Car Lot

Maximum dimensions of the vehicle: 2200mm (W)x 5200mm (L)x 1950mm (H)

Purpose of Building Project and Restrictions as to Use

The building project is for Residential Occupation only.

ELECTRICAL SCHEDULE

Туре	Lighting Point (Ceiling / Wall)	Power Point (13A)	TV Point	Telephone Point	TV/FM Point	Water Heater Point	Hob	Hood	Fridge Point	Intercom Point	Isolator	Bell Point
Type A #02-01 - #08-01	6	4	2	2	1	1	1	1	1	1	1	1
Type B #02-02 - #08-02	5	4	2	2	1	1	1	1	1	1	1	1
Type C #02-03 - #08-03	5	4	2	2	1	1	1	1	1	1	1	1
Type D #02-04 - #08-04	5	4	2	2	1	1	1	1	1	1	1	1
Type E #02-05 - #08-0{	6	4	2	2	1	1	1	1	1	1	1	1
Type F #02-06 - #08-06	6	4	2	2	1	1	1	1	1	1	1	1
Type G #02-07 - #08-07	6	4	2	2	1	1	1	1	1	1	1	1
Type H #02-08 - #08-08	6	4	2	2	1	1	1	1	1	1	1	1

NAME OF PROJECT THE OCTET

DEVELOPER OSMO CAPITAL PTE LTD

C1006 DEVELOPER'S LICENCE NO TENURE OF LAND FREEHOLD

ADDRESS 23 LORONG 24 GEYLANG

BUILDING PLAN NO A1276-00590-2011-BP01 dated 20 JULY 2012

> LOT (S) 97894K, 97895N, 97896X & 97897L MK25 AT 25 LORONG 24 GEYLANG S(398629) / 23

LORONG 24 GEYLANG S(398628) / 19 LORONG 24 GEYLANG S(398626) / 21 LORONG 24

GEYLANG S(398627)

31 DEC 2017 EXPECTED DATE OF LEGAL COMPLETION : 31 DEC 2020

Developer: **OSMO CAPITAL PTE LTD**

Marketing Agent:

LEGAL DESCRIPTION

EXPECTED DATE OF TOP

