



A tranquil oasis to call  
HOME



At the  
HEART  
OF IT ALL



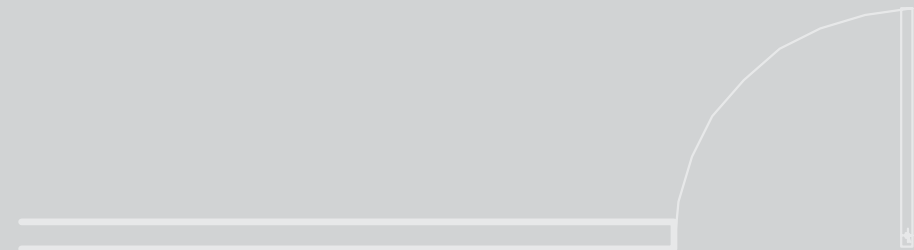
The above map has been simplified and is not to scale. It is for reference purposes only.  
\* Under construction, estimated year of completion 2015 (Source: LTA).



The perfect canvas for a distinguished lifestyle.

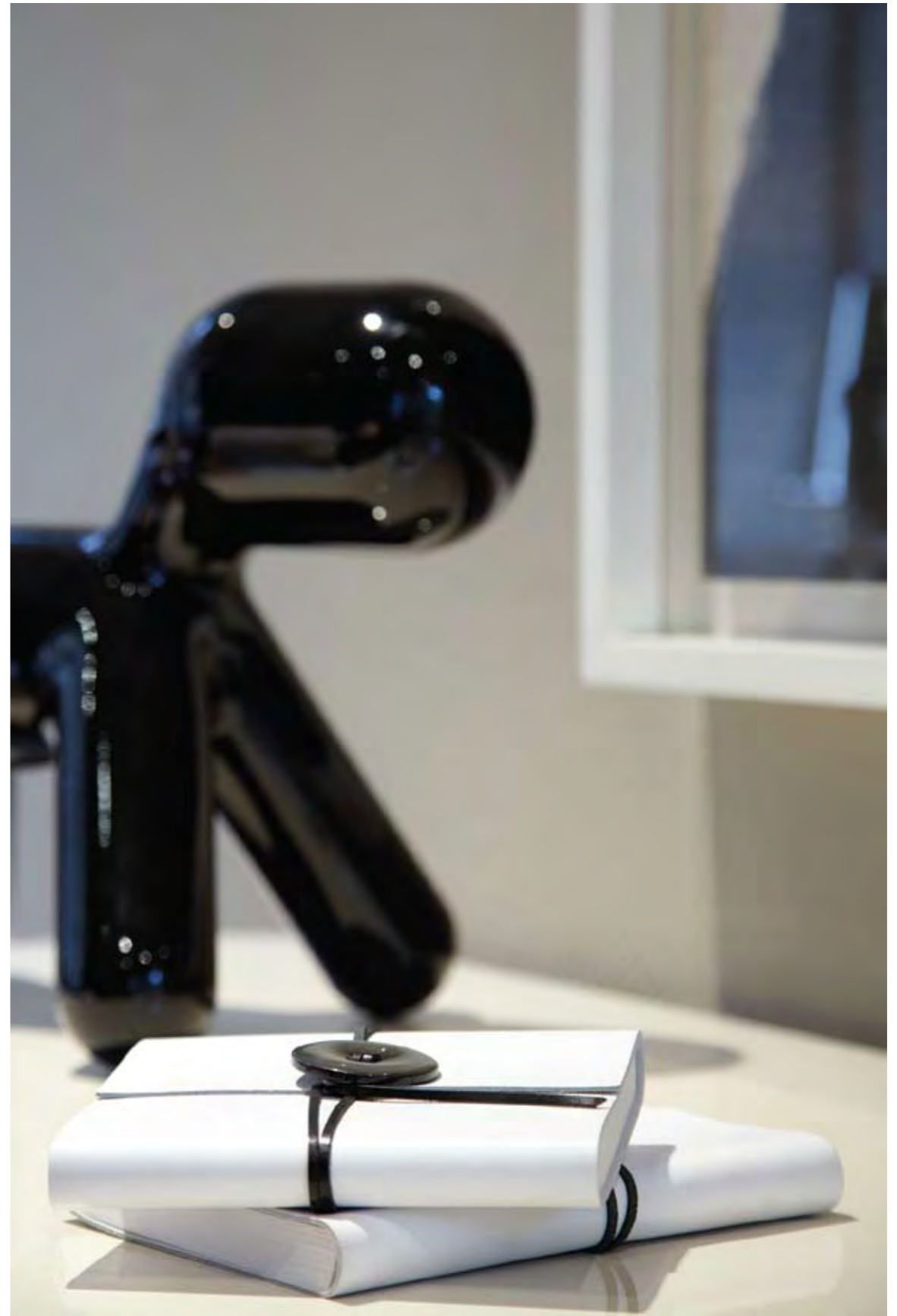
Pairing an elegant design language with an ambience of sophistication, prestigious living is given an entire new definition here.





Neither expense nor attention  
has been spared to provide you  
with a relaxing environment  
unlike any other.

After all, perfection is really all about the littlest details.

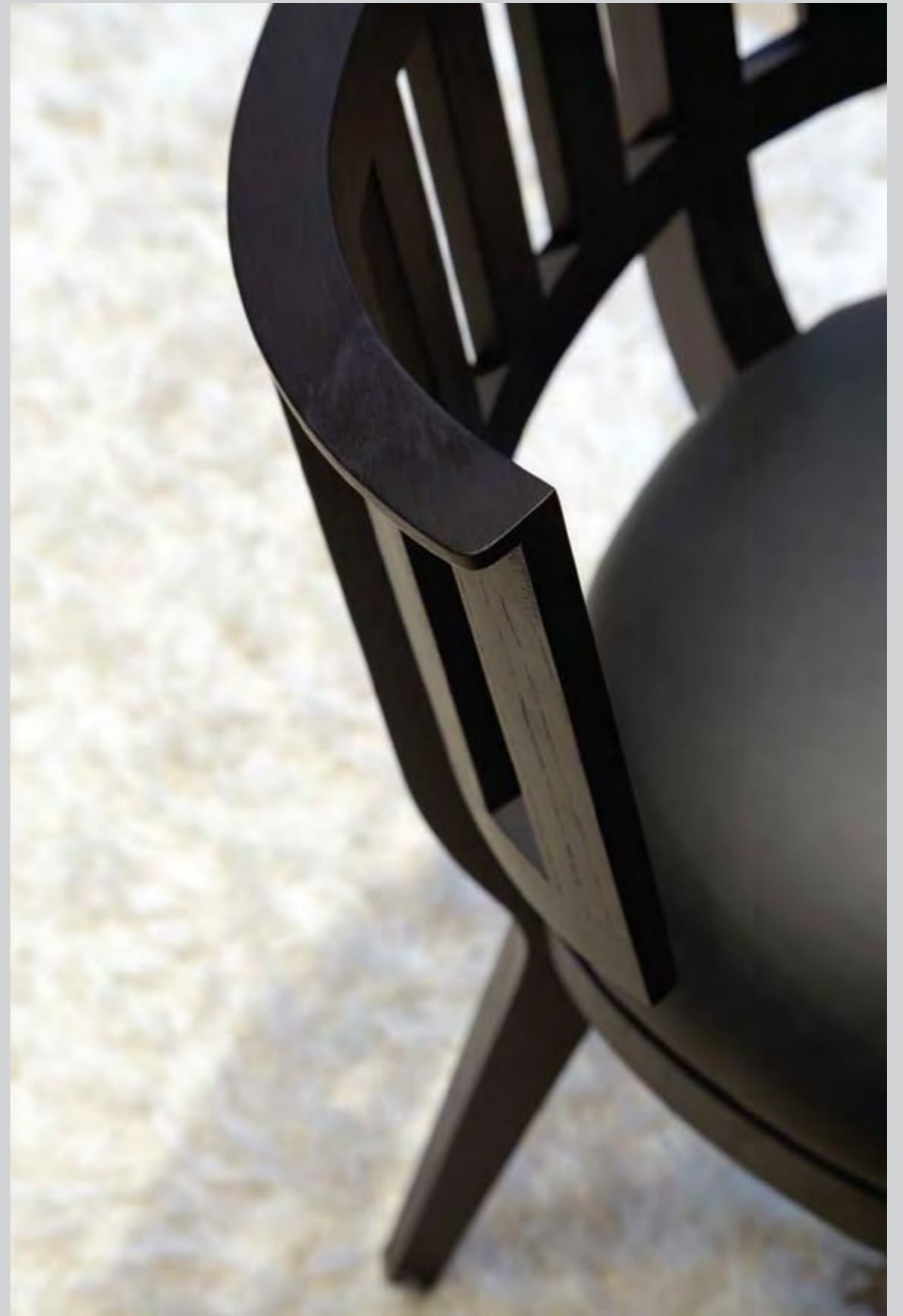


MASTER  
BATH



Say goodbye to the day's tensions in absolute privacy as you pamper yourself.

Surrounded by such luxury, life sings to a different rhythm.



Whip up delicious feasts easily in the well-appointed kitchen;

and be pampered from head to toe with premium bathroom furnishings and fittings.



**hansgrohe**

**Miele**  
Anything else is a compromise

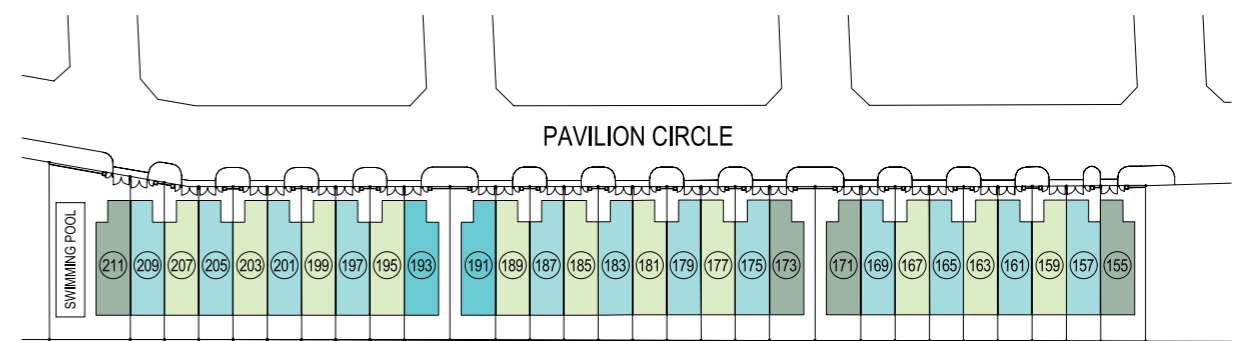
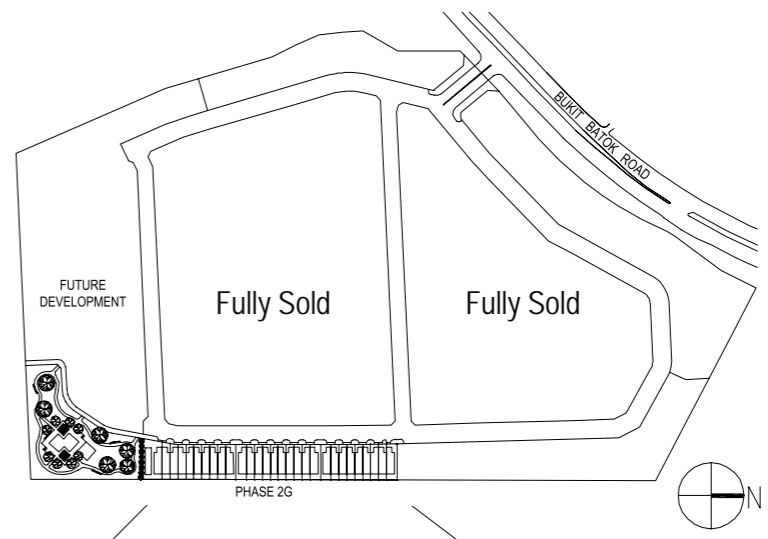
**GROHE**  
ENJOY WATER®

**DURAVIT**

MASTER  
BEDROOM







Unit Type	Estimated GFA*		Estimated Roof Terrace Area		Total Area	
	(sq m)	(sq ft)	(sq m)	(sq ft)	(sq m)	(sq ft)
6D-1	212.45	2,286	56.9	612	269.35	2,898
6D-1C	209.49	2,254	53.0	570	262.49	2,824
6D-2	212.45	2,286	56.9	612	269.35	2,898
6D-2C	209.49	2,254	53.0	570	262.49	2,824

\*Gross Floor Area

# SITE PLAN

All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.  
PAVILION PARK AT BUKIT BATOK PHASE 2G (29 UNITS)

# FLOOR PLANS

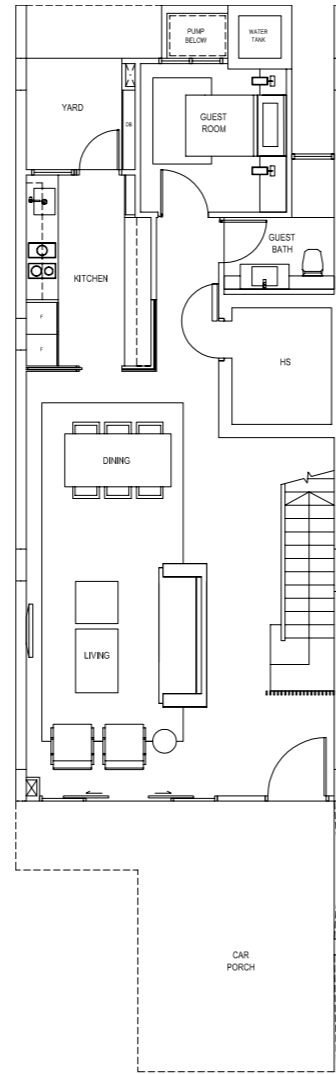
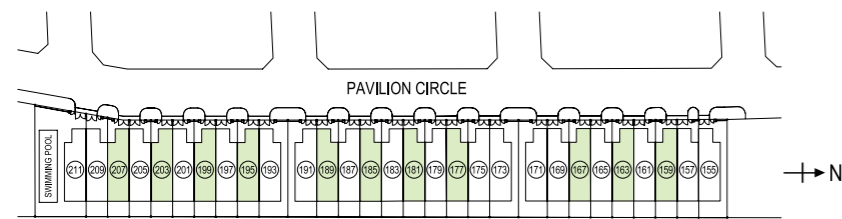


# TYPE 6D-1

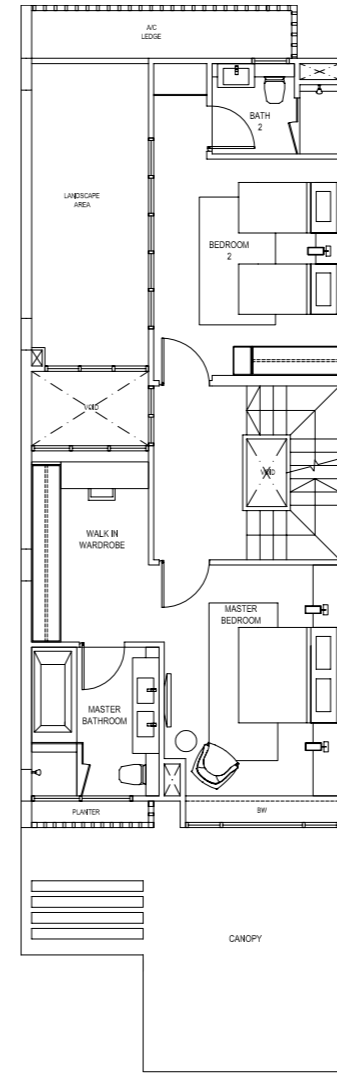
Intermediate Terrace  
4 Bedrooms + Guest Room

Address	Land Area	
159 Pavilion Circle	162.9 sq m	1,753 sq ft
163 Pavilion Circle	162.4 sq m	1,748 sq ft
167 Pavilion Circle	162.2 sq m	1,745 sq ft
177 Pavilion Circle	161.8 sq m	1,741 sq ft
181 Pavilion Circle	161.6 sq m	1,739 sq ft
185 Pavilion Circle	161.5 sq m	1,738 sq ft
189 Pavilion Circle	161.3 sq m	1,736 sq ft
195 Pavilion Circle	161.0 sq m	1,733 sq ft
199 Pavilion Circle	160.9 sq m	1,731 sq ft
203 Pavilion Circle	160.7 sq m	1,729 sq ft
207 Pavilion Circle	162.8 sq m	1,752 sq ft

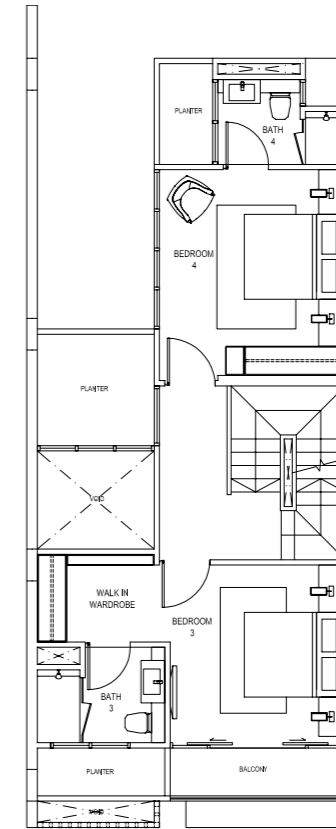
Estimated Gross Floor Area	212.45 sq m	2,286 sq ft
Estimated Roof Terrace Area	56.9 sq m	612 sq ft
Estimated Total Area	269.35 sqm	2,898 sq ft



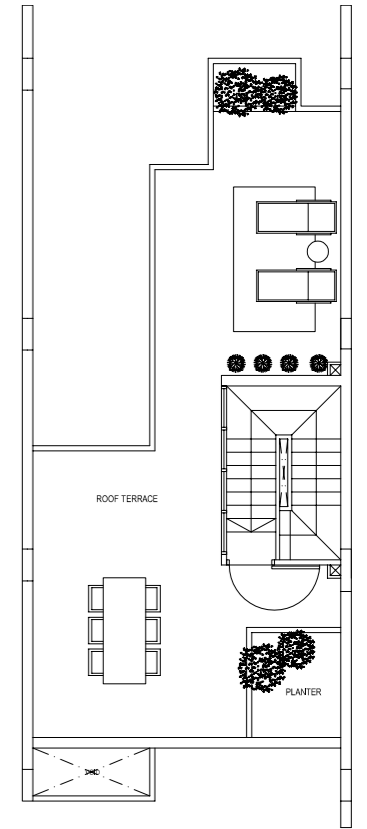
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

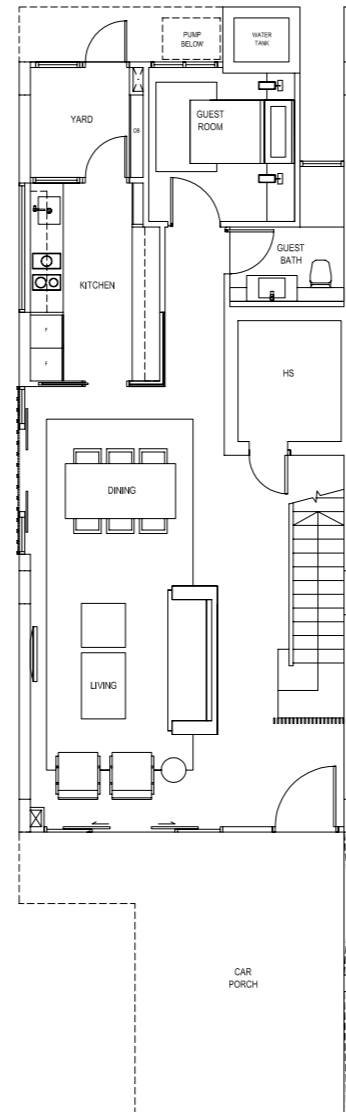
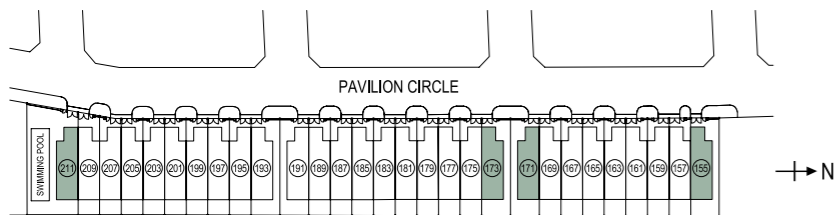
All plans are not to scale and subject to changes as may be approved by the relevant authorities.  
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# TYPE 6D-1C

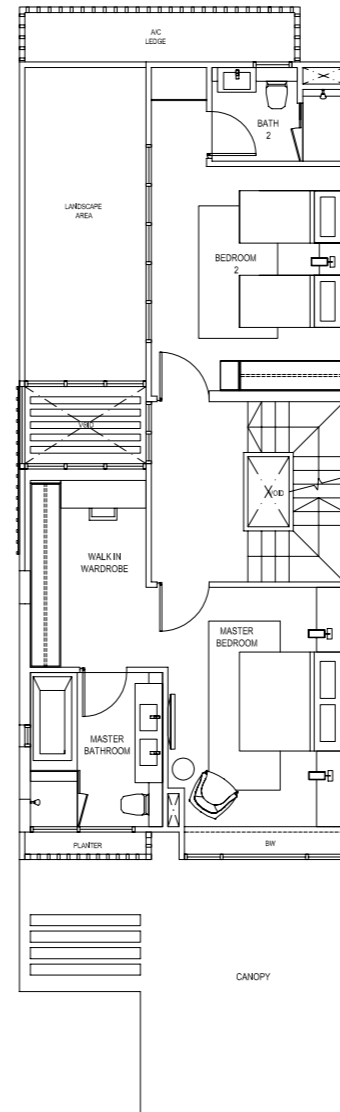
Corner Terrace  
4 Bedrooms + Guest Room

Address	Land Area	
155 Pavilion Circle	221.0 sq m	2,378 sq ft
171 Pavilion Circle	218.8 sq m	2,355 sq ft
173 Pavilion Circle	218.6 sq m	2,353 sq ft
211 Pavilion Circle*	408.5 sq m	4,397 sq ft
<hr/>		
Estimated Gross Floor Area	209.49 sq m	2,254 sq ft
Estimated Roof Terrace Area	53.0 sq m	570 sq ft
Estimated Total Area	262.49 sq m	2,824 sq ft

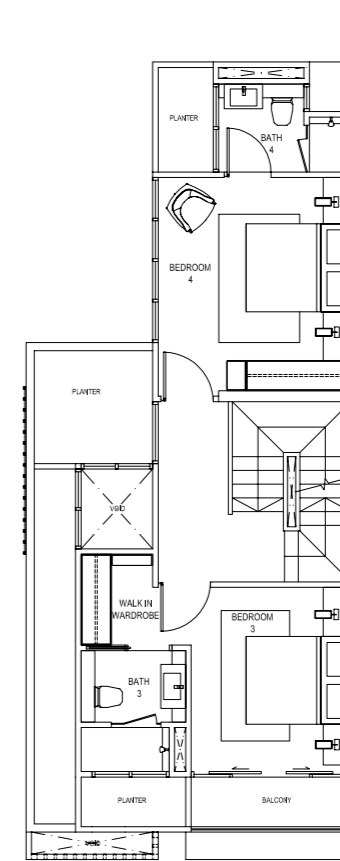
\* This unit comes with a private swimming pool.



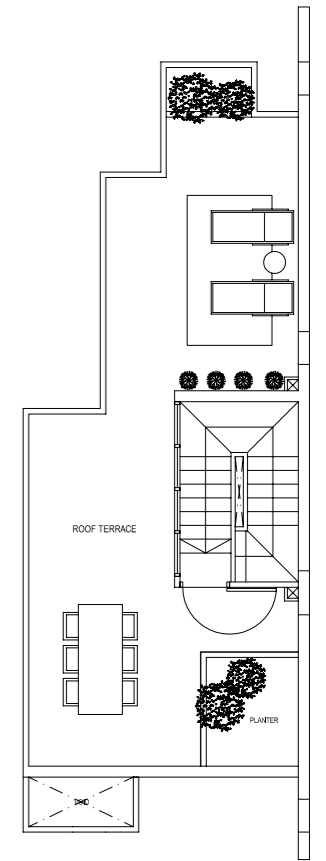
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

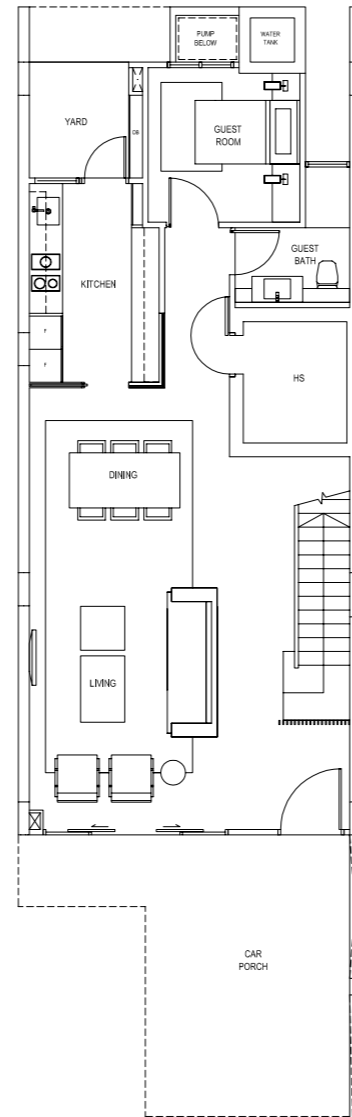
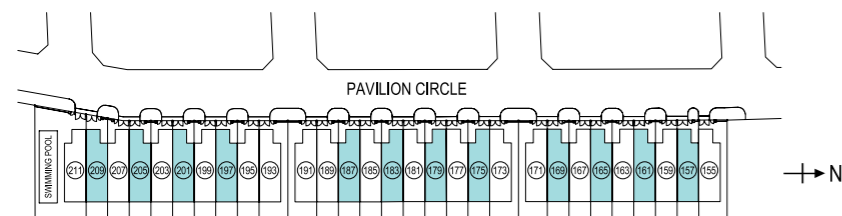
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# TYPE 6D-2

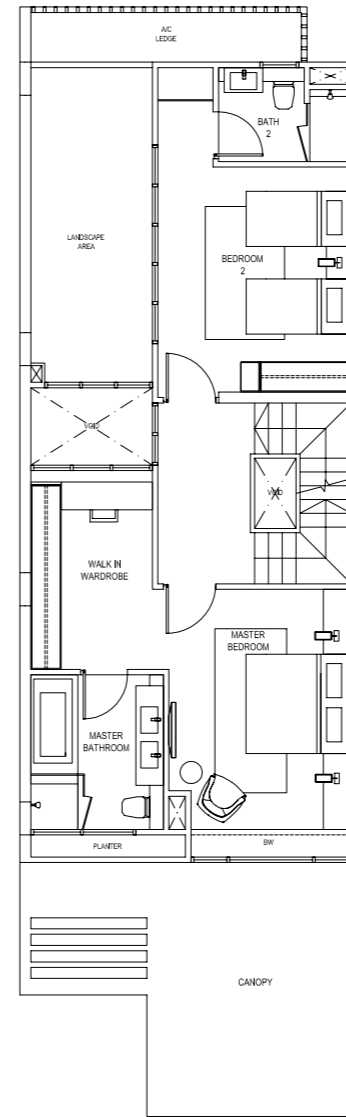
Intermediate Terrace  
4 Bedrooms + Guest Room

Address	Land Area	
157 Pavilion Circle	163.3 sq m	1,757 sq ft
161 Pavilion Circle	162.6 sq m	1,750 sq ft
165 Pavilion Circle	162.3 sq m	1,746 sq ft
169 Pavilion Circle	162.1 sq m	1,744 sq ft
175 Pavilion Circle	161.9 sq m	1,742 sq ft
179 Pavilion Circle	161.7 sq m	1,740 sq ft
183 Pavilion Circle	161.6 sq m	1,739 sq ft
187 Pavilion Circle	161.4 sq m	1,737 sq ft
197 Pavilion Circle	161.0 sq m	1,733 sq ft
201 Pavilion Circle	160.8 sq m	1,730 sq ft
205 Pavilion Circle	160.7 sq m	1,729 sq ft
209 Pavilion Circle	168.9 sq m	1,818 sq ft

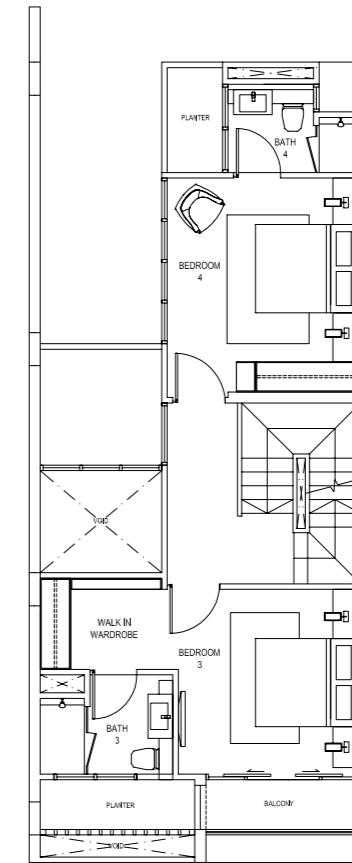
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Estimated Roof Terrace Area	56.9 sq m	612 sq ft
Estimated Total Area	269.35 sq m	2,898 sq ft



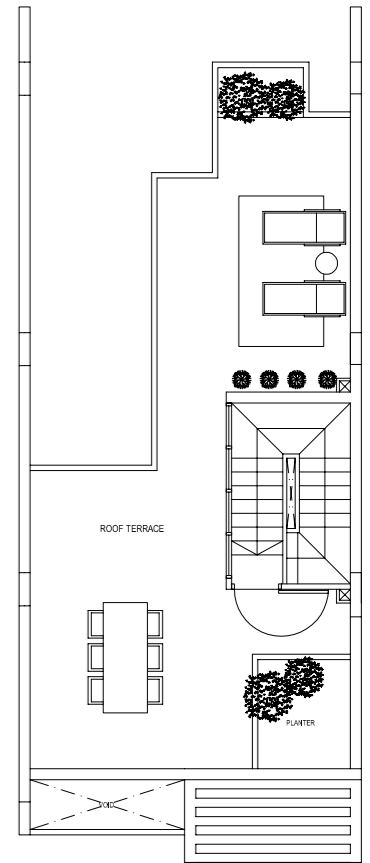
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

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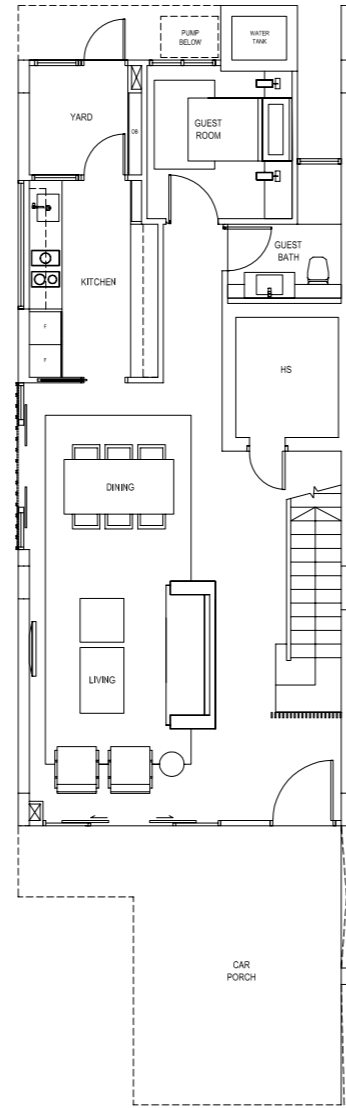
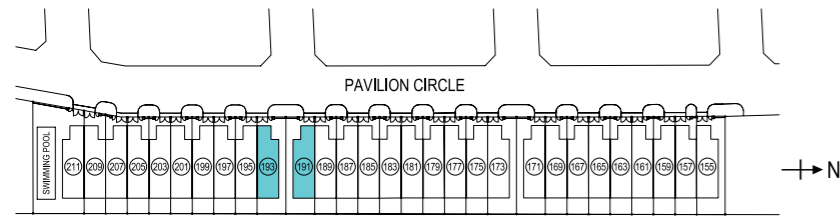
# TYPE 6D-2C

Corner Terrace  
4 Bedrooms + Guest Room

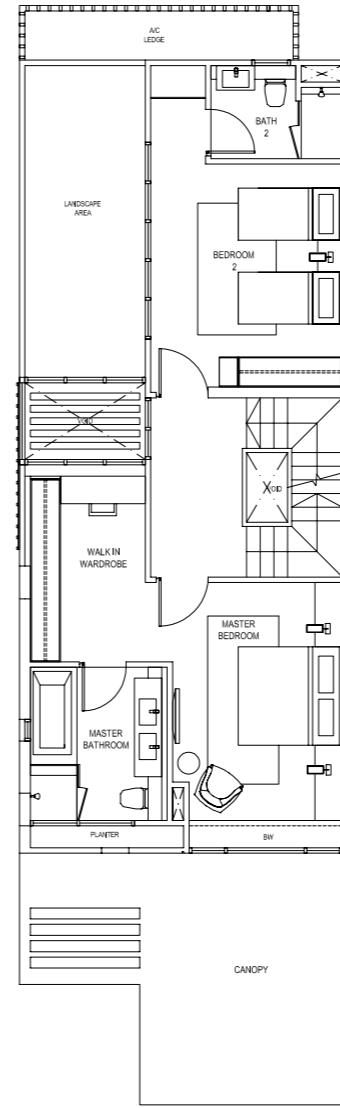
Address	Land Area	
191 Pavilion Circle	217.7 sq m	2,343 sq ft
193 Pavilion Circle	217.5 sq m	2,341 sq ft

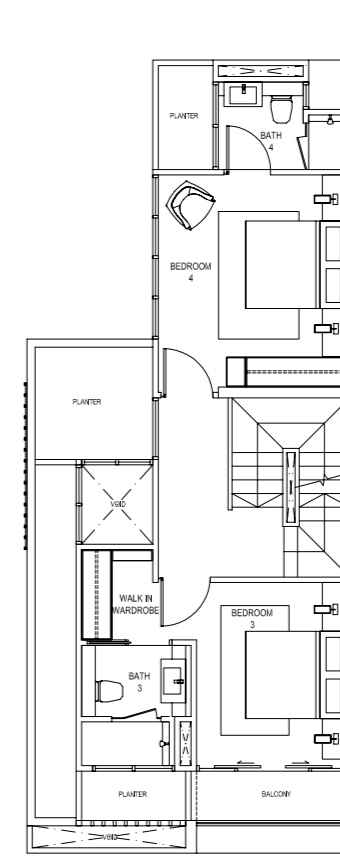
Estimated Gross Floor Area	209.49 sq m	2,254 sq ft
Estimated Roof Terrace Area	53.0 sq m	570 sq ft
Estimated Total Area	262.49 sq m	2,824 sq ft



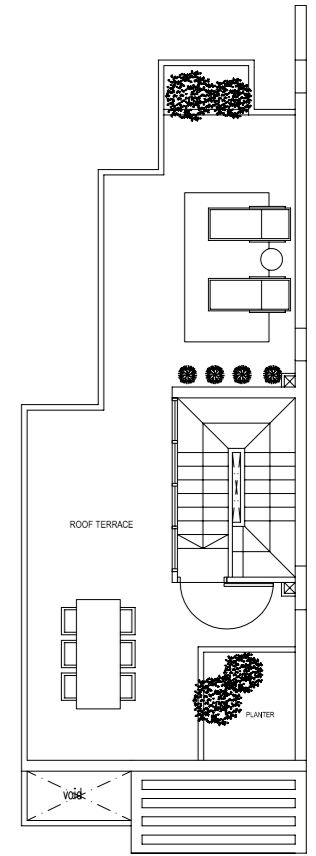
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

All plans are not to scale and subject to changes as may be approved by the relevant authorities.  
All floor areas are approximate only and are subject to government resurvey.

# SPECIFICATIONS

<p>1.0 FOUNDATION Reinforced concrete</p> <p>2.0 SUPERSTRUCTURE Reinforced concrete</p> <p>3.0 WALLS Reinforced concrete and / or masonry and / or lightweight partition</p> <p>4.0 ROOF Reinforced concrete roof with appropriate waterproofing</p> <p>5.0 CEILING 5.1 Ceiling board with emulsion paint to Kitchen and Bathrooms and where necessary. 5.2 Skimcoat/plaster with emulsion paint to other areas</p> <p>6.0 FINISHES 6.1 Wall 6.1.1 Internal (i) Tiles to all Bathrooms (up to false ceiling height on all exposed surfaces only). (ii) Skimcoat / plaster and emulsion paint to other areas (up to false ceiling and on exposed surfaces only) 6.1.2 External (i) Skimcoat / plaster with spray textured coating • All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only • Wall surface above the false ceiling level will be left in its original bare condition (ii) Skimcoat / plaster and paint to external boundary wall</p> <p>6.2 Floor 6.2.1 Internal (i) Marble to Living / Dining and Kitchen (ii) Tiles to Household Shelter, Yard and all Bathrooms (iii) Timber to Bedrooms, Guest Room, Walk-in-Wardrobe, Corridor and Staircase (treads only), no skirting behind wardrobe</p> <p>Note: The following areas are not tiled: (i) Areas enclosed under long bath (ii) Back and plinth of kitchen cabinets (except areas below kitchen sinks)</p> <p>6.2.2 External Tiles to Terrace, Carporch, Balcony, Roof Terrace and Apron</p> <p>7.0 WINDOWS 7.1 Aluminium-framed Glazed Windows 7.2 6mm thick glass 7.3 Colour of frame and glass is subject to Architect's selection</p> <p>8.0 DOORS 8.1 Solid timber door to Main Entrance 8.2 Timber doors to Bedrooms, Bathrooms, Yard and Guest Room 8.3 Timber sliding door at Kitchen 8.4 Aluminium-framed glass door to the Living, Bedroom 2, Balcony and Roof Terrace (where applicable). 8.5 Metal door to Household Shelter 8.6 Good quality locksets</p> <p>9.0 SANITARY FITTINGS 9.1 Master Bathroom (i) 1 long bath complete with bath mixer and soap / sponge holder (ii) 1 vanity top complete with 2 wash basins and mixer taps (iii) 1 water closet (iv) 1 shower cubicle complete with shower mixer and soap holder (v) 1 mirror (vi) 1 toilet roll holder (vii) 1 towel rail</p>	<p>9.2 Other Bathrooms (i) Vanity top complete with wash basin and mixer tap (ii) 1 water closet (iii) 1 shower cubicle complete with shower mixer and soap holder (iv) 1 mirror (v) 1 toilet roll holder (vi) 1 towel rail</p> <p>Note: The type and colour of wares, fittings and accessories are subject to availability and Architect's selection</p> <p>10.0 ELECTRICAL INSTALLATION See Electrical Point Schedule for details</p> <p>11.0 TV/FM/TELEPHONE See Electrical Point Schedule for details TV points are suitable for Starhub Cable Vision reception</p> <p>12.0 LIGHTNING PROTECTION Lightning Protection System shall be provided in accordance with Singapore Standard</p> <p>13.0 PAINTING See Item 6.1 Wall</p> <p>14.0 WATERPROOFING Waterproofing to floor of Bathrooms, Balcony, Roof Terrace and Planter Area</p> <p>15.0 DRIVEWAY AND CARPARK See Item 6.2.2 External Floor Finishes</p> <p>16.0 GATE AND FENCING Gate: Metal gate and gate post with meter and mailbox compartments</p> <p>Fencing: Skimcoat / plaster and painted brick boundary wall with metal grille where applicable</p> <p>17.0 TURFING Grass</p> <p>18.0 ADDITIONAL ITEMS 18.1 Kitchen Cabinets – High and low cabinets complete with sink, cooker hob, hood and conventional oven. 18.2 Wardrobe to Bedrooms except Guest Room 18.3 Vanity cabinets to Bathrooms 18.4 Air-conditioning to Living / Dining Room, Bedrooms and Guest Room only 18.5 Hot and Cold Water to Bathrooms and Kitchen 18.6 Provision of Town Gas to Kitchen 18.7 Retaining boundary wall and embankment subject to site contour</p> <p>DESCRIPTION OF THE HOUSING PROJECT (a) General Description Proposed Landed Housing Development (Phase 2G) comprising 29 units of 3-Storey Terrace Houses on Lot 2459 (P1) and 200N MK 10 at Bukit Batok Road. (b) Total Number of Units: 29 (c) Purpose of Building Project and Restriction to Use: Residential</p> <p>Note: Marbles, 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 or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.</p>	<p>Cable Television and / or Internet Access The Purchaser is liable to pay annual fee, subscription and such other fees to the Starhub Cable Vision Ltd (SC) 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.</p> <p>Timber Timber is a natural material containing grain / veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.</p> <p>Glass Glass is a manufactured material that is not 100% pure. Nickel sulfide 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.</p> <p>Tiles All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. No tiles behind / below kitchen cabinet, vanity cabinet and areas enclosed by long bath and at back and plinth of kitchen cabinet (except area below kitchen sink). Wall surface above the false ceiling level will be left in its original bare condition. <b>Selected tile sizes and tile surface flatness cannot be perfect</b>, and subject to acceptable range described in the relevant Singapore Standards.</p> <p>False Ceiling The space provision allows for the optimal function and installation of M&amp;E services. Access panels are allocated for ease of maintenance access to concealed M&amp;E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works would be required.</p> <p>Planter No soil material or turf / plants are provided to Building planters. The approved planter boxes are not to be converted to balcony unless prior written approval or the relevant authority and the Vendor are first had and obtained.</p> <p>Balconies, Roof Terrace and Reinforced Concrete (RC) Canopy Where the Building is designed with a Balcony, Roof Terrace, RC Canopy or which are open or covered by roofings, the Purchaser shall not dismantle such roofings nor shall the Purchaser cover up or erect any roof structure (including but not limited to retractable awnings) over such Balcony and/or Roof Terrace and/or RC canopy except with the prior approval in writing of the relevant competent authorities and the Vendor.</p> <p>Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards Layout/location of wardrobe, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.</p> <p>Materials, Fittings, Equipment, Finishes, Installations and Appliances The brand, colour and model of all materials, fittings, equipments, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the vendor.</p> <p>Air-Conditioning System 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.</p> <p>Internet Access If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service 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.</p> <p>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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.</p>
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## ELECTRICAL POINT SCHEDULE

	Description	No.
1	Ceiling Light Point	34
2	Wall Light Point	2
3	13A S.S.O.	10
4	13A Twin S.S.O.	6
5	15A S.S.O.	1
6	Bell Point	1
7	Telephone Outlet	7
8	Data Outlet	5
9	TV/FM Outlet	1
10	TV/Outlet	5
11	Isolators	6
12	Water Heater Point	4
13	Distribution Board	1

## SCHEDULE OF PROGRESS PAYMENT

Order of Payment	Progress of Works	Percentage of Purchase Price
A	(i) On obtaining Option to Purchase / Booking Fee (ii) Within 8 weeks from the date of the Option	5% 15%
B	On completion of foundation work of the Building	10%
C	On completion of reinforced concrete framework of the Building	10%
D	On completion of brickwalls of the Building	5%
E	On completion of roofing of the Building	5%
F	The door and window frames are in position, the electrical wiring (without fittings), the internal plastering and the plumbing of the building have been completed	5%
G	The car park, roads and drains serving the Housing Estate have been completed	5%
H	On production of the Temporary Occupation Permit in respect of the building and Vendor's Notice of Vacant Possession and architect's certificate that the building and all roads and drainage and sewerage works serving the Housing Estate have been completed and that water, electricity and gas supplies have been connected to the Building	25%
I	(i) If the Certificate of Statutory Completion (CSC) relating to the Building is issued after legal completion, then on legal completion of the Sale and Purchase, 15% of the purchase price is payable as follows:  (aa) 2% is payable to Vendor within 14 days of Notice to Complete  (bb) 13% is payable to the Singapore Academy of Law as stakeholders to be dealt with as follows:- (i) 8% is payable to Vendor within 7 days after receipt of CSC relating to the Building, and (ii) 5% is payable to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession  (ii) If the Certificate of Statutory Completion (CSC) relating to the Building is issued before legal completion of the Sale and Purchase,  (aa) 13% is payable within 14 days after receipt of CSC as follows:- (i) 8% is payable forthwith to Vendor; and (ii) 5% is payable to the Singapore Academy of Law as stakeholder to be released to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession  (bb) 2% is payable to Vendor within 14 days of Notice to Complete	15%

While all reasonable care has been taken in preparing this brochure, the vendor and its vendor and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans and specifications are current at the time of print and are subject to changes as may be required or approved by the vendor and/or the relevant authorities. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or given by the vendor's agent(s) or otherwise). The vendor reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed or approved by the relevant authorities.

For enquiries, please call:

6314 8583 / 6314 2583

Luxurious Homes By



**ALLGREEN PROPERTIES LIMITED**

[www.allgreen.com.sg](http://www.allgreen.com.sg)

1 Kim Seng Promenade #05-02 Great World City Singapore 237994 • Tel: 6737 3822 • Fax: 6737 8300

Developer: Bukit Batok Development Pte Ltd • Co Reg. No.: 199307533M • Developer's Licence No.: B1367 (Amendment 8)  
• Tenure of Land: Estate in Perpetuity • Legal Description: Government Resurvey Lot 4707V MK 10 • Expected Date of Vacant Possession:  
31 December 2014 • Expected Date of Legal Completion: 31 December 2017 • Building Plan No: A1295-00001-2011-BP01 dated 21 July 2011





# Pavilion Park

Estate in Perpetuity

Phase 2I

Encapsulate life's everlasting happiness.



Encircled by serenity, close to the heart of splendour.

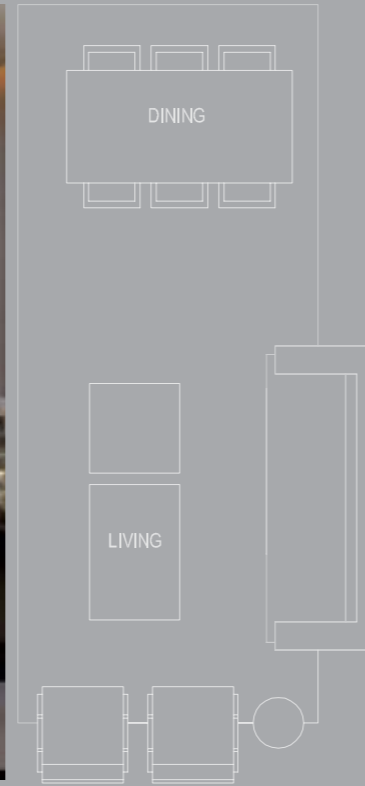
Lush greenery, soothing waters, resplendent views – be surrounded by the bounties of nature while enjoying the shopping, dining and travelling conveniences of privileged living.



The above map has been simplified and is not to scale. It is for reference purposes only.  
 \*Under construction, estimated year of completion: 2015 (Source: LTA).



Artist's Impression

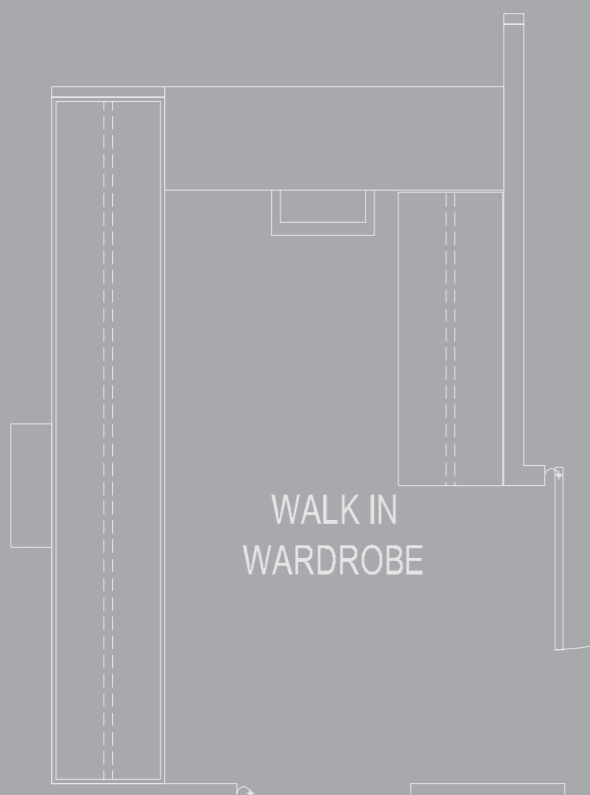


Unsurpassed freedom and sophistication, tempered with unmatched simplicity.

Bold, visually-arresting interiors paired with an elegant design language lends an unparalleled air of refinement to your home, while minimalist touches ensure everything stays uncluttered.

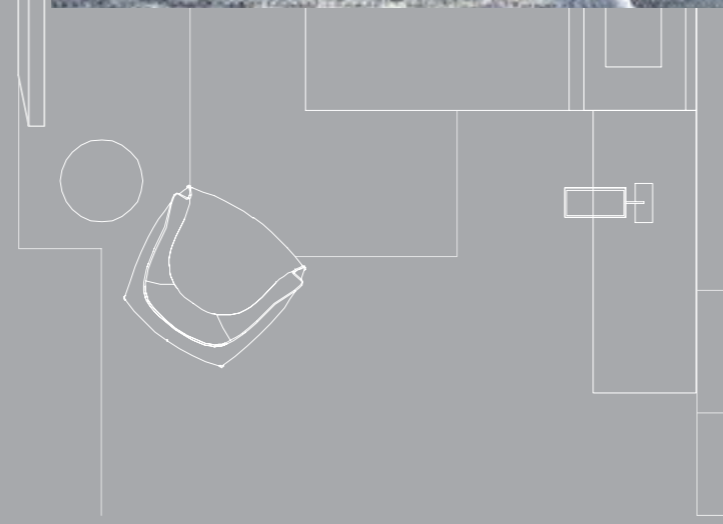


Artist's Impression



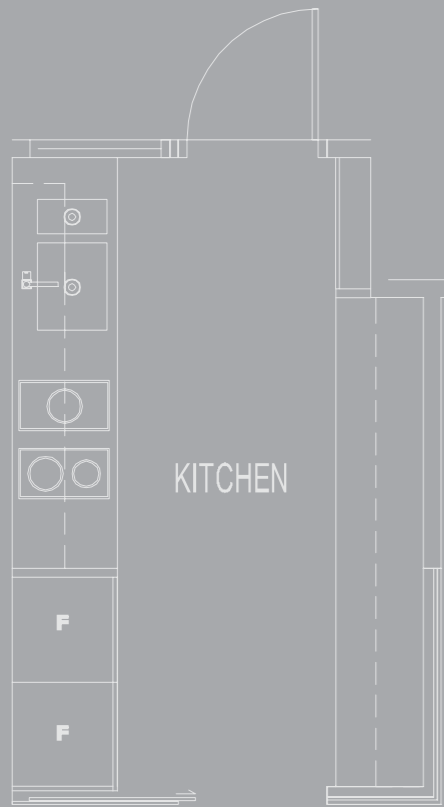
Form, function, luxury.  
Perfectly balanced.

When utmost attention is paid to details and craftsmanship, equilibrium between functionality and luxury is reached. Appreciation of life's pleasures truly begins when the lines between form and function are blurred.



# Poliform





Where sumptuous epicurean flights of fancy truly take off.

If cooking is art, then the kitchen is your personal studio to hone your craft. Whether it's a gastronomic adventure or simple home-cooked goodness you're after, a well-appointed kitchen offers infinite ways for you to exercise your culinary creativity. Sweet, sour, spicy or tangy, the flavour of the day is anything but bland.



Artist's Impression

**Varena**  
Poliform

**Miele**  
Anything else is a compromise

**GROHE**  
ENJOY WATER

**DURAVIT**

**hansgrohe**

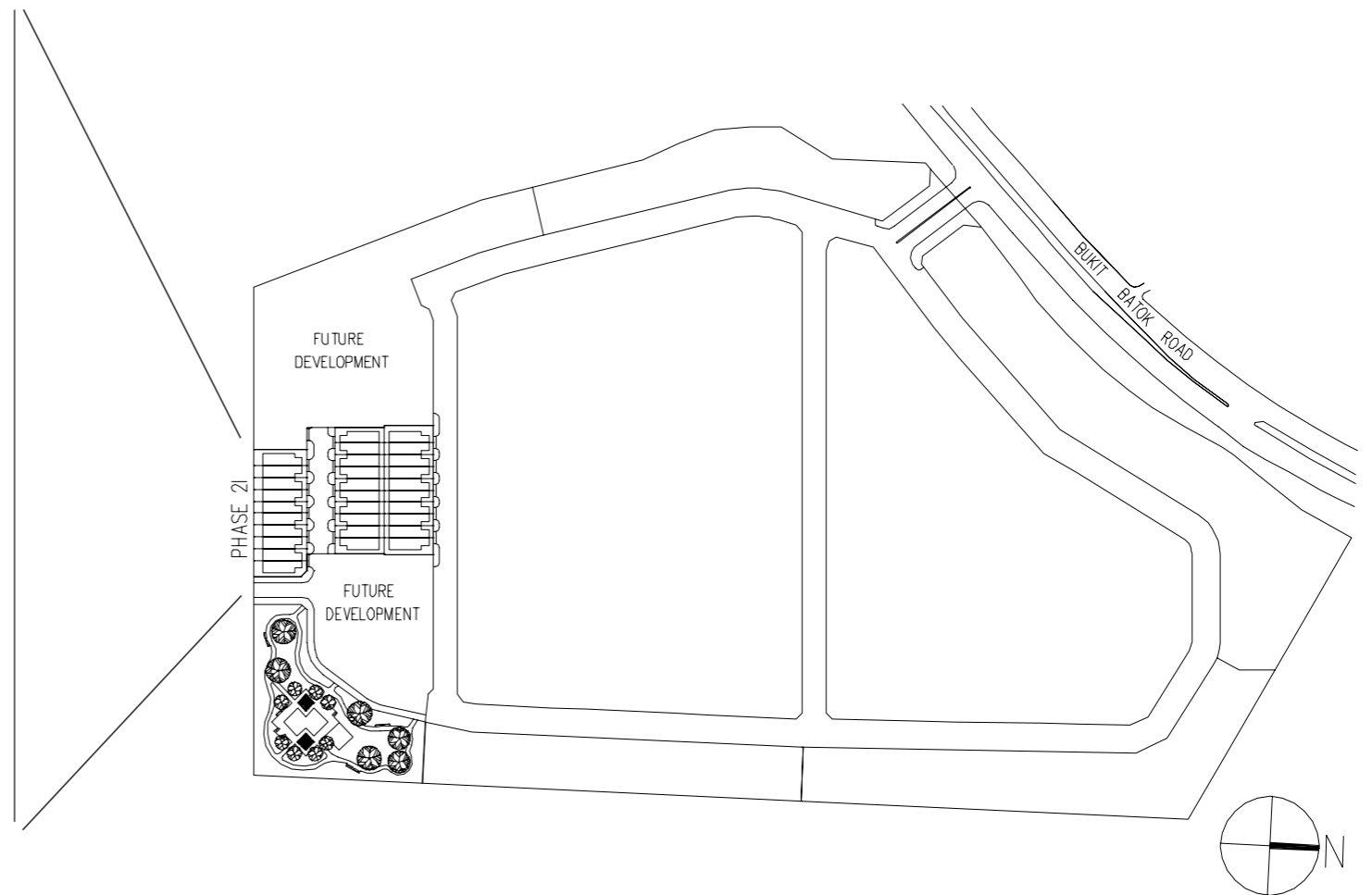
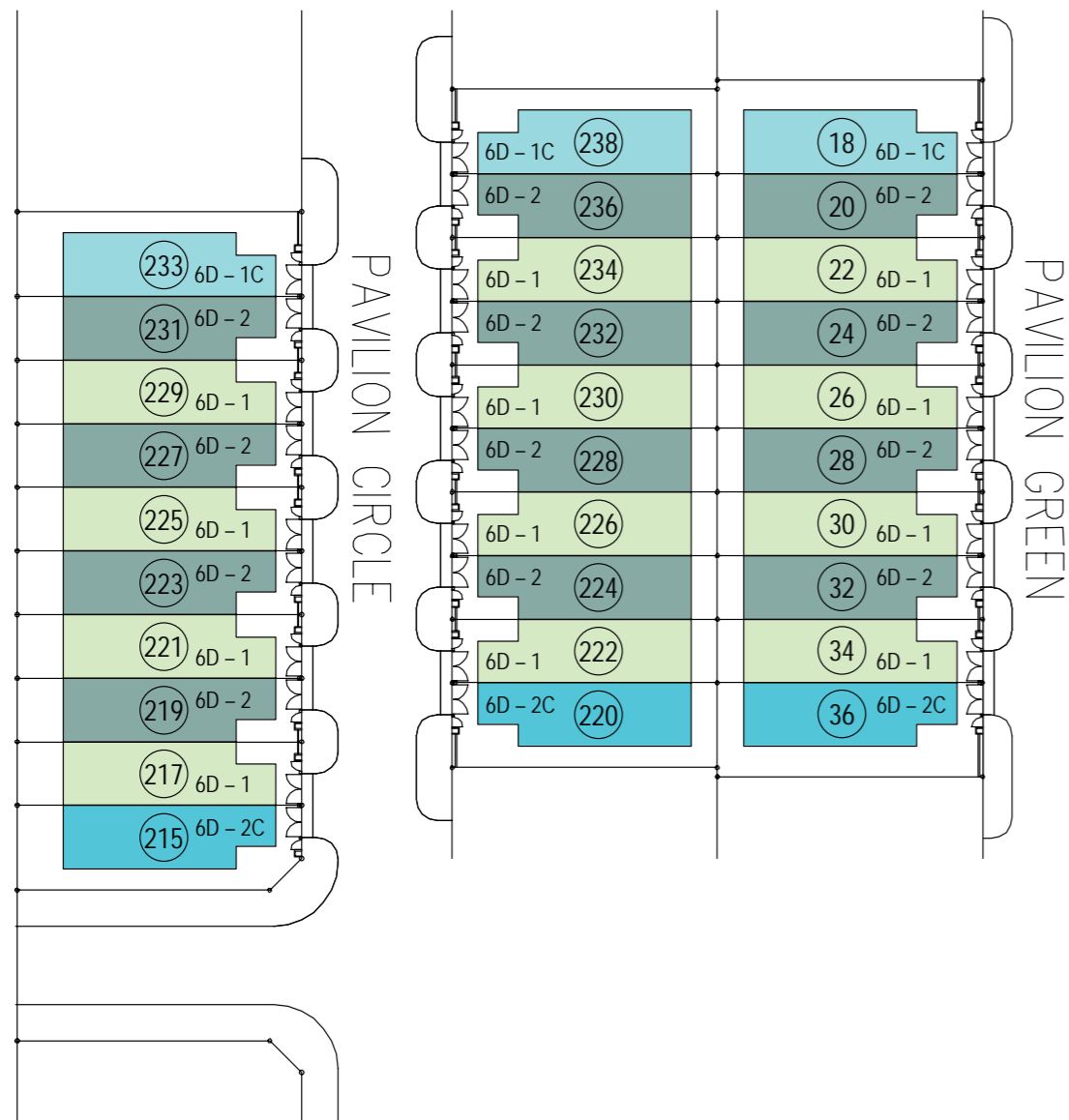


Sink into the mellifluous rhythms  
of harmonious living.

Cast aside the worries of the day as soon as you step into your inner sanctum. Immerse in a soothing cadence as you orchestrate the elements for your perfect life. Follow only your pulse and no one else's, because in your personal space, you set the pace.

SITE PLAN

# Site Plan



Unit Type	Estimated GFA*		Estimated Roof Terrace Area		Estimated Total Area	
	(sq m)	(sq ft)	(sq m)	(sq ft)	(sq m)	(sq ft)
6D - 1	212.45	2,286	56.9	612	269.35	2,898
6D - 2	212.45	2,286	56.9	612	269.35	2,898
6D - 1C	209.49	2,254	53.0	570	262.49	2,824
6D - 2C	209.49	2,254	53.0	570	262.49	2,824

\*Gross Floor Area

All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.  
PAVILION PARK AT BUKIT BATOK PHASE 21 (30 UNITS)

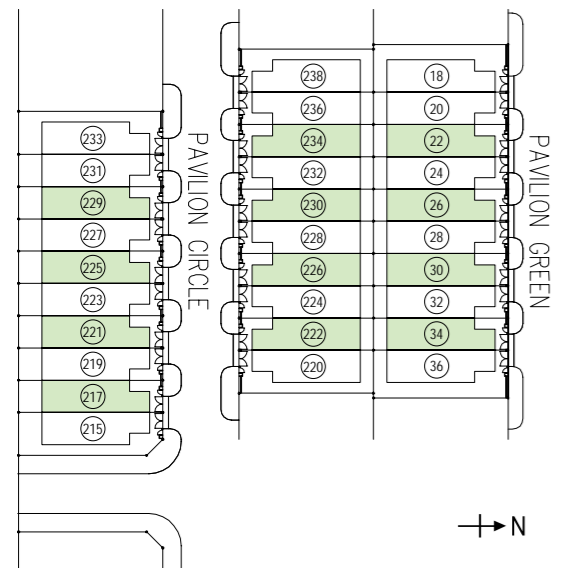
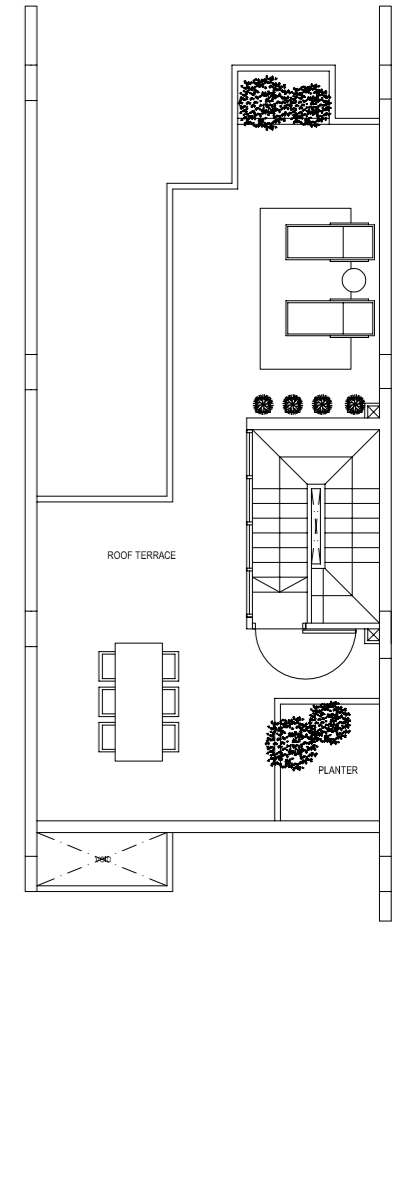
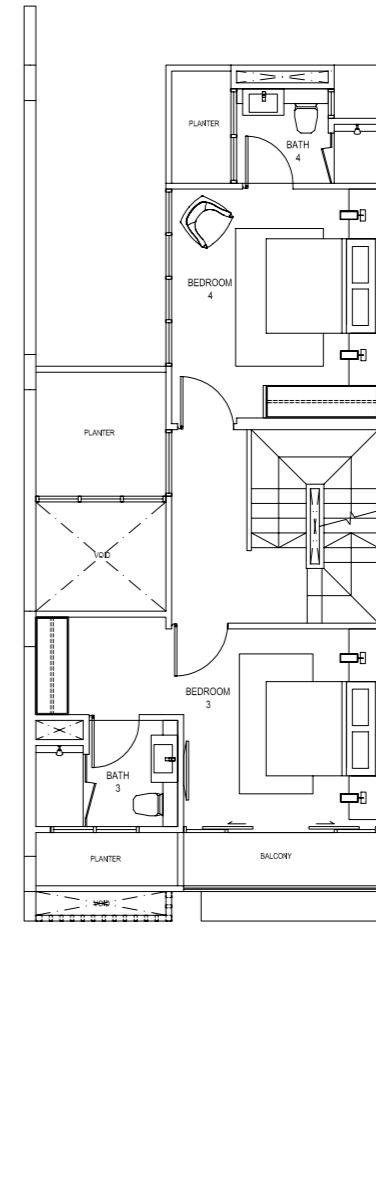
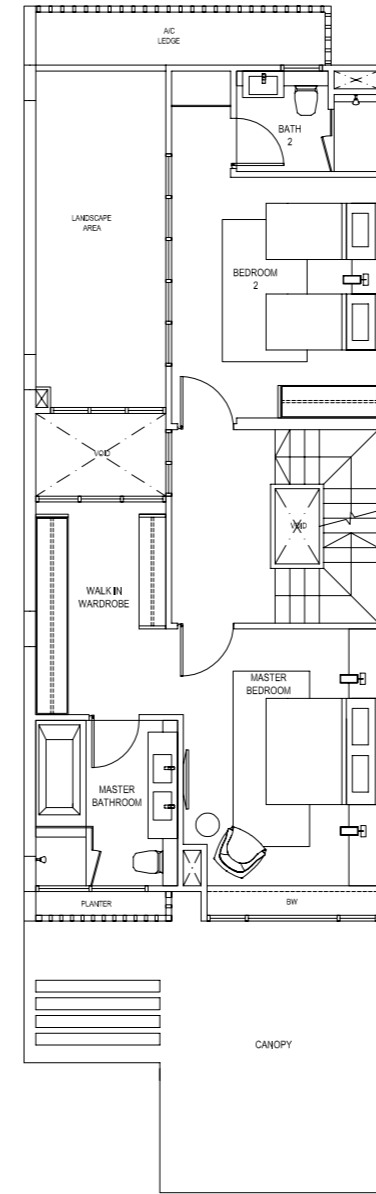
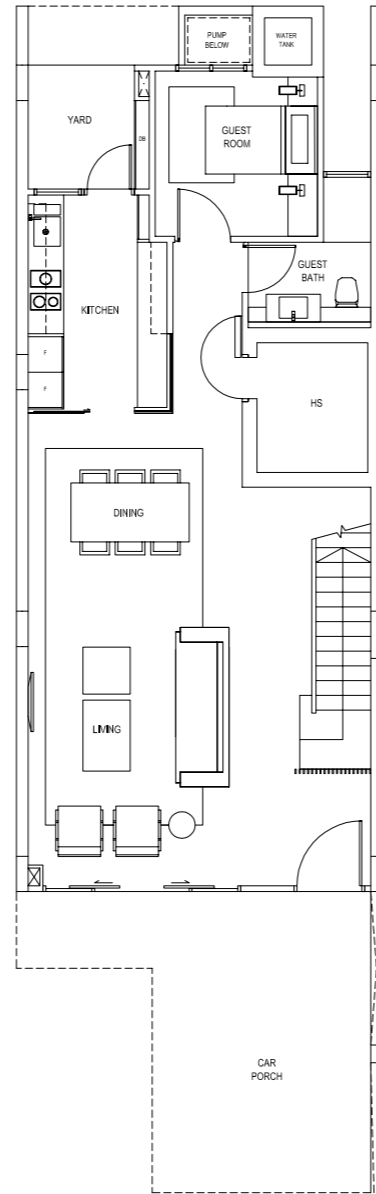


# FLOOR PLANS

## TYPE 6D-1

Intermediate Terrace  
4 Bedrooms + Guest Room

Address	Land Area	
22 Pavilion Green	150.0 sq m	1,614 sq ft
26 Pavilion Green	150.0 sq m	1,614 sq ft
30 Pavilion Green	150.0 sq m	1,614 sq ft
34 Pavilion Green	150.0 sq m	1,614 sq ft
217 Pavilion Circle	161.8 sq m	1,741 sq ft
221 Pavilion Circle	161.8 sq m	1,741 sq ft
222 Pavilion Circle	150.0 sq m	1,614 sq ft
225 Pavilion Circle	161.7 sq m	1,740 sq ft
226 Pavilion Circle	150.0 sq m	1,614 sq ft
229 Pavilion Circle	161.7 sq m	1,740 sq ft
230 Pavilion Circle	150.0 sq m	1,614 sq ft
234 Pavilion Circle	150.0 sq m	1,614 sq ft
Estimated Gross Floor Area	212.45 sq m	2,286 sq ft
Estimated Roof Terrace Area	56.9 sq m	612 sq ft
Estimated Total Area	269.35 sqm	2,898 sq ft



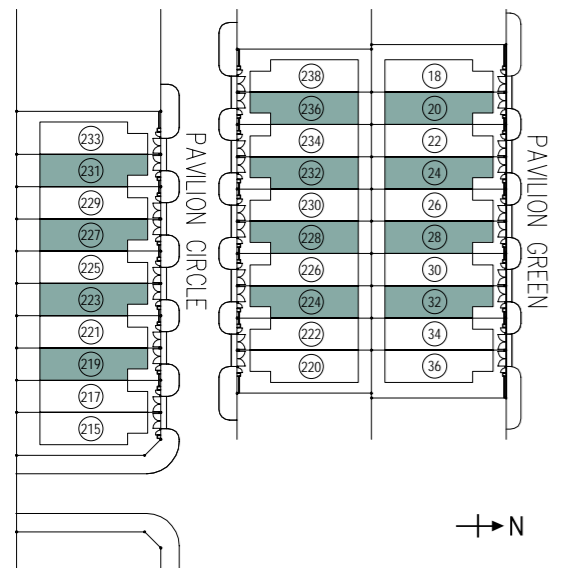
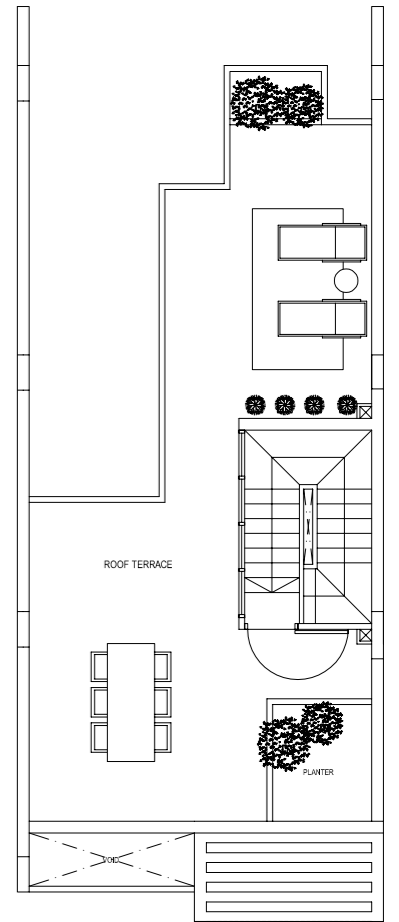
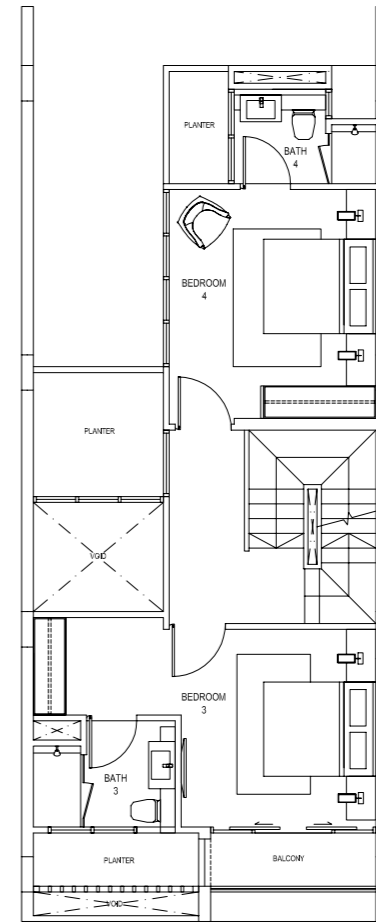
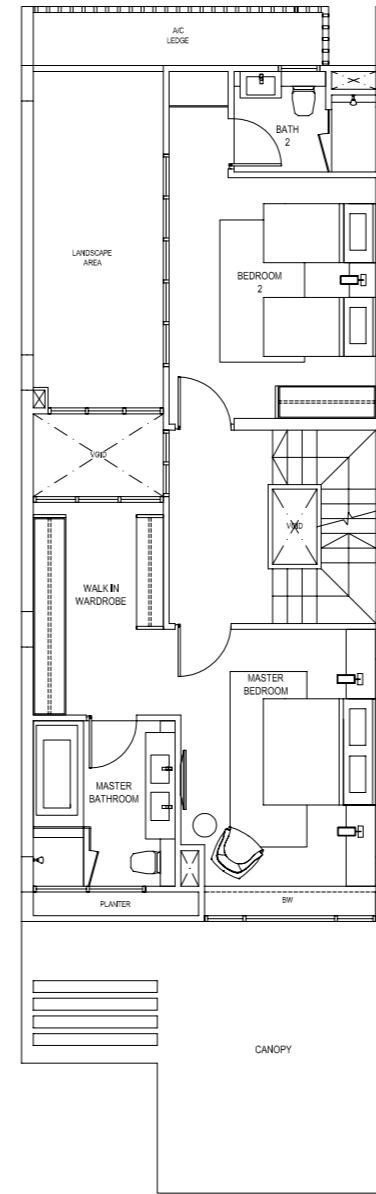
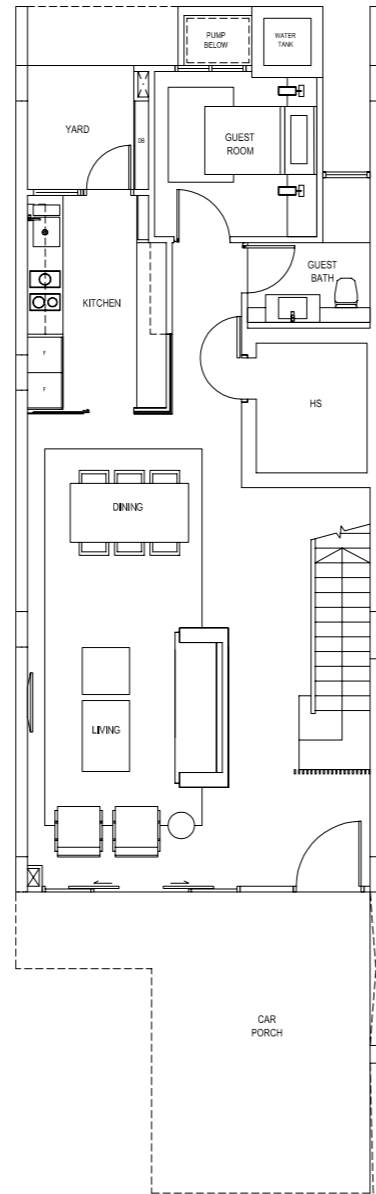
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# TYPE 6D-2

Intermediate Terrace  
4 Bedrooms + Guest Room

Address	Land Area	
20 Pavilion Green	150.0 sq m	1,614 sq ft
24 Pavilion Green	150.0 sq m	1,614 sq ft
28 Pavilion Green	150.0 sq m	1,614 sq ft
32 Pavilion Green	150.0 sq m	1,614 sq ft
219 Pavilion Circle	161.8 sq m	1,741 sq ft
223 Pavilion Circle	161.7 sq m	1,740 sq ft
224 Pavilion Circle	150.0 sq m	1,614 sq ft
227 Pavilion Circle	161.7 sq m	1,740 sq ft
228 Pavilion Circle	150.0 sq m	1,614 sq ft
231 Pavilion Circle	161.7 sq m	1,740 sq ft
232 Pavilion Circle	150.0 sq m	1,614 sq ft
236 Pavilion Circle	150.0 sq m	1,614 sq ft

Estimated Gross Floor Area	212.45 sq m	2,286 sq ft
Estimated Roof Terrace Area	56.9 sq m	612 sq ft
Estimated Total Area	269.35 sq m	2,898 sq ft

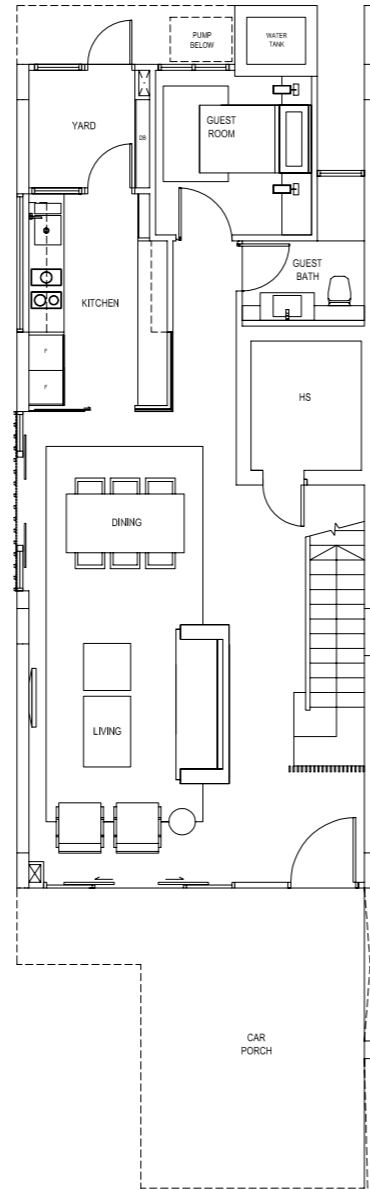


All plans are not to scale and subject to changes as may be approved by the relevant authorities.  
All floor areas are approximate only and are subject to government resurvey.

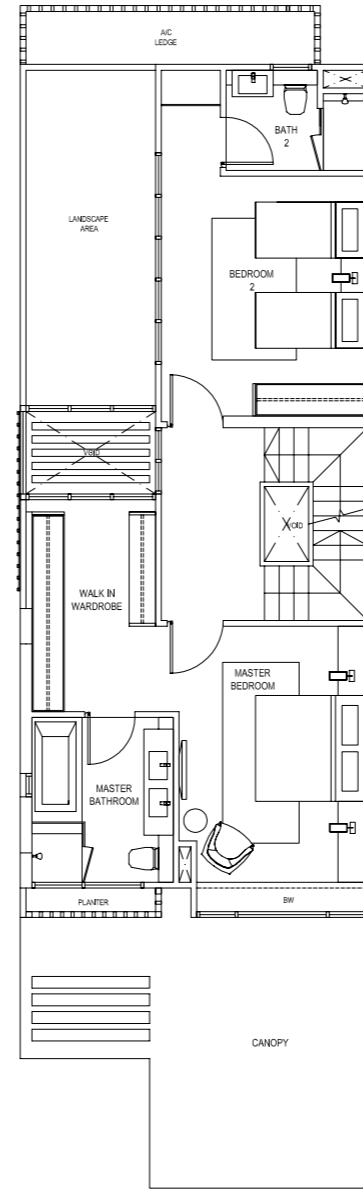
# TYPE 6D-1C

Corner Terrace  
4 Bedrooms + Guest Room

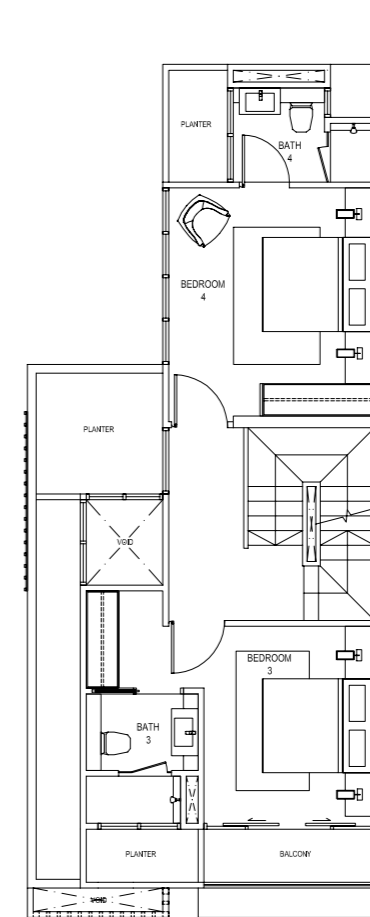
Address	Land Area	
18 Pavilion Green	221.3 sq m	2,382 sq ft
233 Pavilion Circle	218.3 sq m	2,349 sq ft
238 Pavilion Circle	202.5 sq m	2,179 sq ft
<hr/>		
Estimated Gross Floor Area	209.49 sq m	2,254 sq ft
Estimated Roof Terrace Area	53.0 sq m	570 sq ft
Estimated Total Area	262.49 sq m	2,824 sq ft



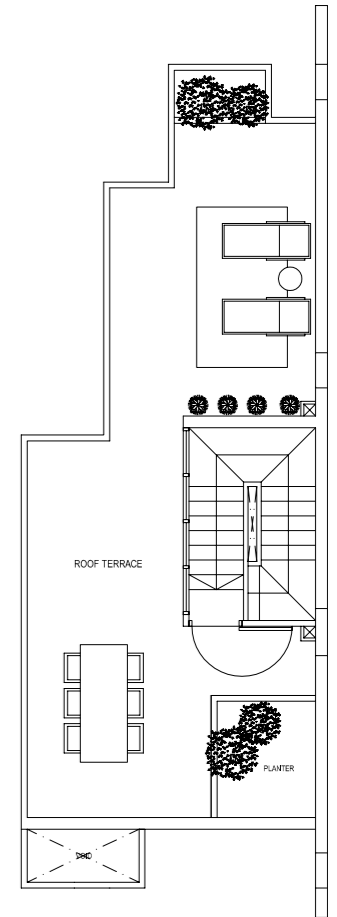
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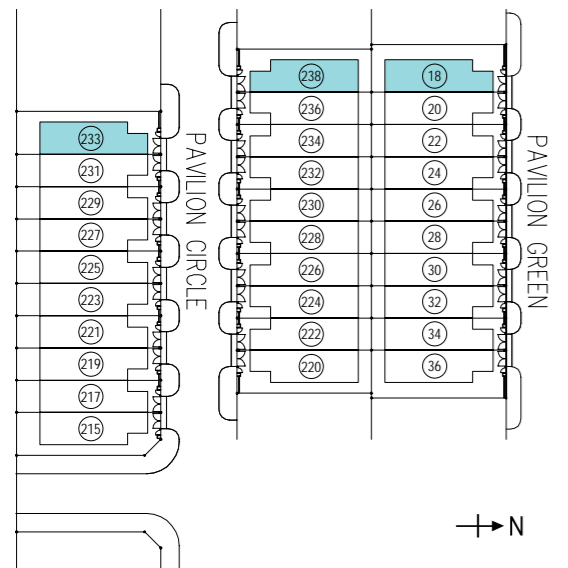
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

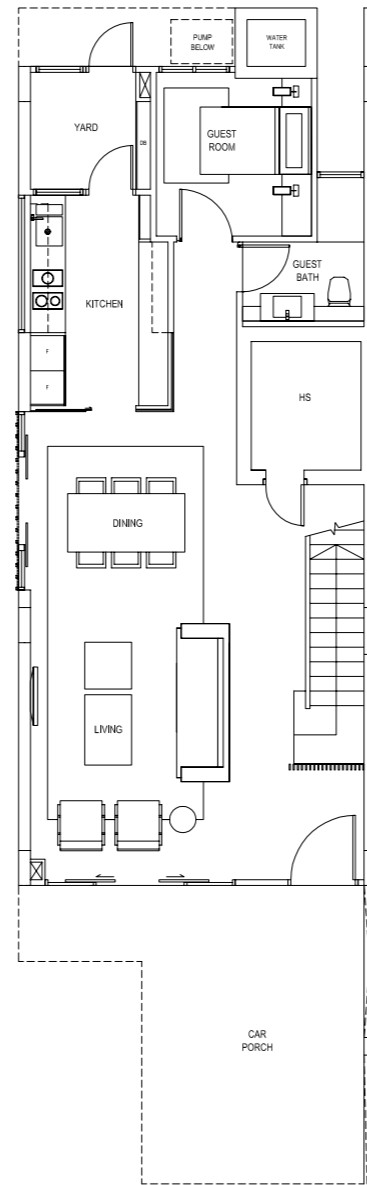


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All floor areas are approximate only and are subject to government resurvey.

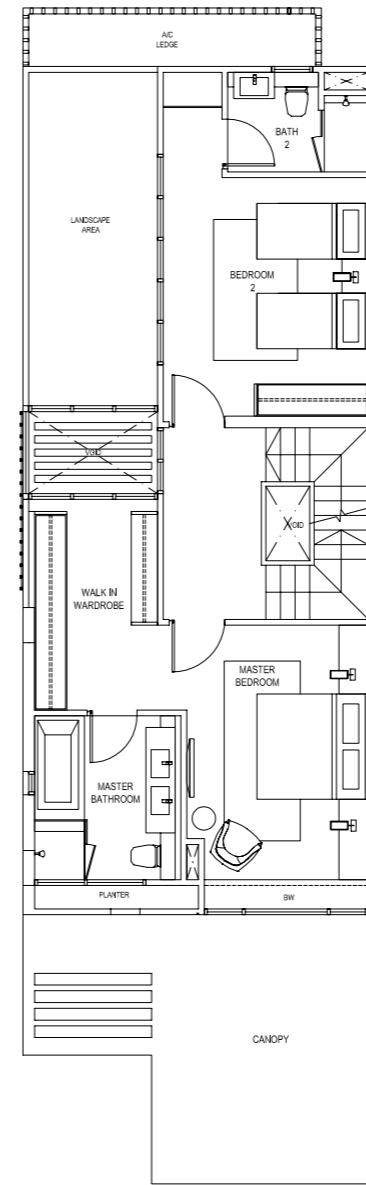
# TYPE 6D-2C

Corner Terrace  
4 Bedrooms + Guest Room

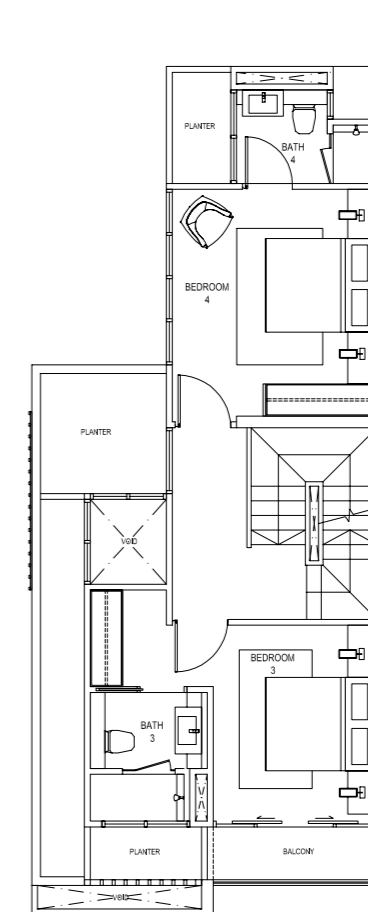
Address	Land Area	
36 Pavilion Green	221.3 sq m	2,382 sq ft
215 Pavilion Circle	213.5 sq m	2,298 sq ft
220 Pavilion Circle	202.5 sq m	2,179 sq ft
<hr/>		
Estimated Gross Floor Area	209.49 sq m	2,254 sq ft
Estimated Roof Terrace Area	53.0 sq m	570 sq ft
Estimated Total Area	262.49 sq m	2,824 sq ft



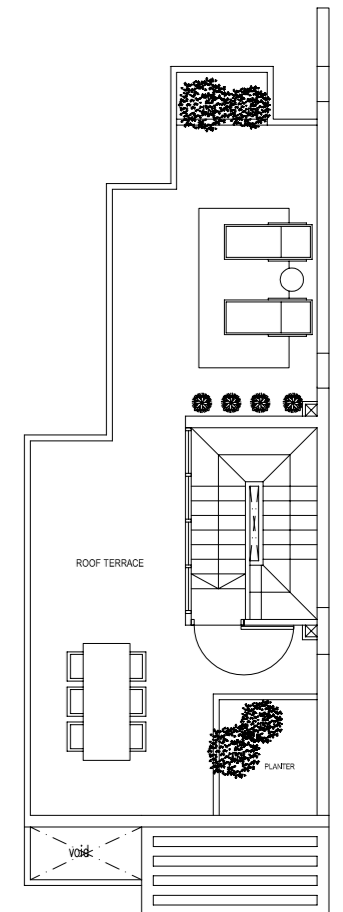
1ST STOREY PLAN



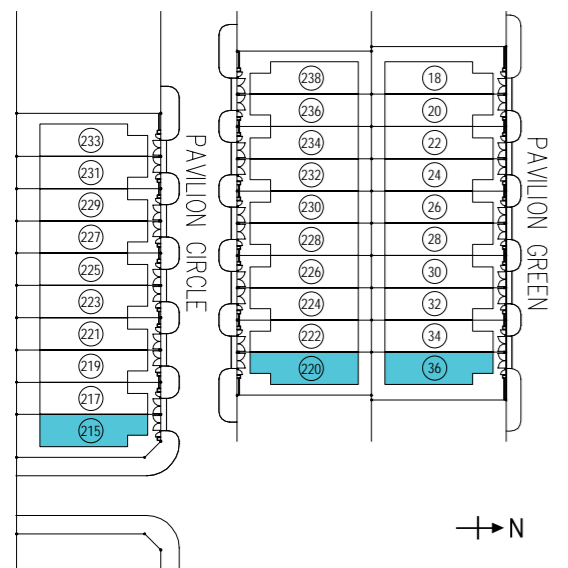
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN



All plans are not to scale and subject to changes as may be approved by the relevant authorities.  
All floor areas are approximate only and are subject to government resurvey.

# SPECIFICATIONS

1.0 FOUNDATION Reinforced concrete.	(iv) 1 mirror. (v) 1 toilet roll holder. (vi) 1 towel rail.
2.0 SUPERSTRUCTURE Reinforced concrete.	Note: The type and colour of wares, fittings and accessories is subject to availability and Architect's selection.
3.0 WALLS Reinforced concrete and / or masonry and / or lightweight partition.	
4.0 ROOF Reinforced concrete roof with appropriate waterproofing.	10.0 ELECTRICAL INSTALLATION See Electrical Point Schedule for details.
5.0 CEILING 5.1 Ceiling board with emulsion paint to Kitchen, Bathrooms and where necessary. 5.2 Skimcoat / plaster with emulsion paint to other areas.	11.0 TV / FM / TELEPHONE See Electrical Point Schedule for details. TV points are suitable for Starhub Cable Vision reception.
6.0 FINISHES 6.1 Wall 6.1.1 Internal (i) Tiles to all Bathrooms (up to false ceiling height on all exposed surfaces only). (ii) Skimcoat / plaster and emulsion paint to other areas (up to false ceiling and on all exposed surfaces only). 6.1.2 External (i) Skimcoat / plaster with spray textured coating • All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. • Wall surface above the false ceiling level will be left in its original bare condition. (ii) Skimcoat / plaster and paint to external boundary wall. 6.2 Floor 6.2.1 Internal (i) Marble to Living / Dining, Kitchen and Master Bathroom. (ii) Tiles to Household Shelter, Yard and all Bathrooms. (iii) Timber to Bedrooms, Guest Room, Walk-in-Wardrobe, Corridor and Staircase (reads only), no skirting behind wardrobe.  Note: The following areas are not tiled: (i) Areas enclosed under longbath. (ii) Back and plinth of kitchen cabinets (except areas below kitchen sinks). 6.2.2 External Tiles to Terrace, Carporch, Balcony, Roof Terrace and Apron.	12.0 LIGHTNING PROTECTION Lightning Protection System shall be provided in accordance with Singapore Standards.
7.0 WINDOWS 7.1 Aluminium-framed Glazed Windows. 7.2 6mm thick glass. 7.3 Colour of frame and glass is subject to Architect's selection.	13.0 PAINTING See Item 6.1 Wall.
8.0 DOORS 8.1 Solid timber door to Main Entrance. 8.2 Timber doors to Bedrooms and Guest Room. 8.3 Timber doors to Bathrooms. 8.4 Glass sliding door at Kitchen. 8.5 Aluminium-framed glass door to the Living and Bedroom 2, Balcony, Yard and Roof Terrace (where applicable). 8.6 Metal door to Household Shelter. 8.7 Good quality locksets.	14.0 WATERPROOFING Waterproofing to floor of Bathrooms, Balcony, Roof Terrace and Planter Area.
9.0 SANITARY FITTINGS 9.1 Master Bathroom (i) 1 long bath complete with bath mixer and soap / sponge holder. (ii) 1 vanity top complete with 2 wash basins and mixer taps. (iii) 1 water closet. (iv) 1 shower cubicle complete with shower mixer and soap holder. (v) 1 mirror. (vi) 1 toilet roll holder. (vii) 1 towel rail. 9.2 Other Bathrooms (i) Vanity top complete with wash basin and mixer tap. (ii) 1 water closet. (iii) 1 shower cubicle complete with shower mixer and soap holder.	15.0 DRIVEWAY AND CARPARK See Item 6.2.2 External Floor Finishes.
	16.0 GATE AND FENCING Gate: Metal gate and gate post with meter and mailbox compartments.  Fencing: Skimcoat / plaster and painted brick boundary wall with metal grille where applicable.
	17.0 TURFING Grass.
	18.0 ADDITIONAL ITEMS 18.1 Kitchen Cabinets – High and low cabinets complete with sink, cooker hob, hood and conventional oven. 18.2 Wardrobe to Bedrooms except Guest Room. 18.3 Vanity cabinets to Bathrooms. 18.4 Air-conditioning to Living / Dining Room, Bedrooms and Guest Room only. 18.5 Hot and Cold Water to Bathrooms and Kitchen. 18.6 Provision of Town Gas to Kitchen. 18.7 Retaining boundary wall and embankment subject to site contour.
	DESCRIPTION OF THE HOUSING PROJECT (a) General Description Proposed Landed Housing Development (Phase 2I) comprising 30 units of 3-Storey Terrace Houses on Lot 2459 (Pt) and 200N MK 10 at Bukit Batok Road. (b) Total Number of Units: 30. (c) Purpose of Building Project and Restriction to Use: Residential
	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, the non-conformity of marble, limestone or granite as well as the non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished 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 joint. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
	Cable Television and / or Internet Access The Purchaser is liable to pay an annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SC) 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.
	Internet Access If the Purchaser requires internet access, the

Purchaser will have to make direct arrangements with the Internet Service 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.

Timber  
Timber is a natural material containing grain / veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

Glass  
Glass is a manufactured material that is not 100% pure. Nickel sulfide 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.

Tiles  
All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. No tiles behind / below the kitchen cabinet, vanity cabinet and areas enclosed by long bath and at back and plinth of kitchen cabinet (except area below kitchen sink). Wall surfaces above the false ceiling level will be left in its original bare condition. Selected tile sizes and tile surface flatness cannot be perfect, and are subject to an acceptable range described in the relevant Singapore Standards.

False Ceiling  
The 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 would be required. The location of the false ceiling is subject to Architect's sole discretion and final design.

Planter  
No soil material or turf / plants are provided to Building planters. The approved planter boxes are not to be converted to balconies unless prior written approval of the relevant authorities and the Vendor are first had and obtained.

Balconies, Roof Terrace and Reinforced Concrete (RC) Canopy  
Where the Building is designed with a Balcony, Roof Terrace, RC Canopy or which are open or covered by roofings, the Purchaser shall not dismantle such roofings nor shall the Purchaser cover up or erect any roof structure (including but not limited to retractable awnings) over such Balcony and / or Roof Terraces and / or RC canopy except with the prior approval in writing of the relevant competent authorities and the Vendor.

Wireless Internet Connection  
Location of wireless internet connection provision is designated and shall rely on the subscription of service by the Vendor with the service provider.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards  
Layout / location of wardrobe, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Materials, Fittings, Equipment, Finishes, Installations and Appliances  
The brand, colour and model of all materials, fittings, equipments, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Air-Conditioning System  
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.

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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.

## ELECTRICAL POINT SCHEDULE

	Description	No.
1	Ceiling Light Point	34
2	Wall Light Point	2
3	13A S.S.O.	10
4	13A Twin S.S.O.	6
5	15A S.S.O.	1
6	Bell Point	1
7	Telephone Outlet	7
8	Data Outlet	5
9	TV / FM Outlet	1
10	TV / Outlet	5
11	Isolators	6
12	Water Heater Point	4
13	Distribution Board	1

## SCHEDULE OF PROGRESS PAYMENT

Order of Payment	Progress of Works	Percentage of Purchase Price
A	(i) On obtaining Option to Purchase / Booking Fee (ii) Within 8 weeks from the date of the Option	5% 15%
B	On completion of foundation work of the Building	10%
C	On completion of reinforced concrete framework of the Building	10%
D	On completion of brickwalls of the Building	5%
E	On completion of roofing of the Building	5%
F	The door and window frames are in position, the electrical wiring (without fittings), the internal plastering and the plumbing of the building have been completed	5%
G	The car park, roads and drains serving the Housing Estate have been completed	5%
H	On production of the Temporary Occupation Permit in respect of the building and Vendor's Notice of Vacant Possession and architect's certificate that the building and all roads and drainage and sewerage works serving the Housing Estate have been completed and that water, electricity and gas supplies have been connected to the Building	25%
I	(i) If the Certificate of Statutory Completion (CSC) relating to the Building is issued after legal completion, then on legal completion of the Sale and Purchase, 15% of the purchase price is payable as follows:  (aa) 2% is payable to Vendor within 14 days of Notice to Complete  (bb) 13% is payable to the Singapore Academy of Law as stakeholders to be dealt with as follows:- (i) 8% is payable to Vendor within 7 days after receipt of CSC relating to the Building, and (ii) 5% is payable to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession  (ii) If the Certificate of Statutory Completion (CSC) relating to the Building is issued before legal completion of the Sale and Purchase,  (aa) 13% is payable within 14 days after receipt of CSC as follows:- (i) 8% is payable forthwith to Vendor; and (ii) 5% is payable to the Singapore Academy of Law as stakeholder to be released to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession  (bb) 2% is payable to Vendor within 14 days of Notice to Complete	15%

While all reasonable care has been taken in preparing this brochure, the vendor and its vendor and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans and specifications are current at the time of print and are subject to changes as may be required or approved by the vendor and / or the relevant authorities. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or given by the vendor's agent(s) or otherwise). The vendor reserves the right to modify any part or parts of the building, housing project, development and / or any unit prior to completion as directed or approved by the relevant authorities.



For enquiries, please call:

6314 8583 / 6314 2583

Luxurious Homes By



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1 Kim Seng Promenade #05-02 Great World City Singapore 237994 • Tel: 6737 3822 • Fax: 6737 8300

• Developer: Bukit Batok Development Pte Ltd • Co Reg. No.: 199307533M • Developer's Licence No.: B1367 (Amendment 8) • Tenure of Land: Estate in Perpetuity • Legal Description: Government Resurvey Lot 4707V MK 10 • Expected Date of Vacant Possession: 31 December 2014 • Expected Date of Legal Completion: 31 December 2017 • Building Plan No: A1295-00003-2011-BP01 dated 25 July 2011

