

MB

*Quaint. Chic. Katong.*

Your guide to perfect living in the East

Discover an eclectic neighbourhood



# Explore more in Katong

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- Wellness
- Retail
- Pets

4 22  
BIG SPLASH



# In good company

With its rich multi-ethnic heritage and inspiring creative vibe, the East Coast of Singapore has become a highly sought after neighbourhood for trendsetting and jetsetting individuals. Many, who have spent their childhood in this area, cannot fathom living elsewhere on the island. And why would they, when the precinct continues to evolve with an eclectic, infectious personality that is both old world and cosmopolitan, down-to-earth and yet pulsating with energy. Here, contemporary bistros, traditional eateries, pet shops, yoga studios and lifestyle boutiques share the same five-foot walkway that is distinctive of the conservation shophouses they reside in. As Katong's unique appeal continues to charm old and new residents, you will always be in good company from your home here at Marine Blue.



# East side stories

Katong's culture and vibrance is reflected in its architecture bearing rich evidence of the area's multi-ethnic heritage, particularly that of Peranakan and Eurasian influences. Once occupied by villages, country houses and seaside bungalows owned by the wealthy, the area's famous Peranakan-style pre-war conservation shophouses were originally built in the early 1900s. Contrasting ornate facades against the clean geometry of art deco buildings and now adding the contemporary silhouettes of sleek condominiums into the mix, Katong's ambience is interestingly quaint, alluringly relaxed and stylishly chic, all at the same time.

## **Koon Seng Road Shophouses**

The 2- and 3-storey shophouses along this road are everlasting icons of Katong. Built in the 1920s, the row of colourful façades in Peranakan or lavish Chinese styles have aged gracefully through the times.

## **Chin Mee Chin Confectionery**

12

A trip to Katong is not complete without a stop at Chin Mee Chin. Share a table with the neighbours, order a kopi-c, help yourself to their signature cream puffs and toast with kaya and golden butter.











# Good taste, quaint living

Just as eclectic as the architectural styles are the array of lifestyle and furnishing speciality stores that are a delight to explore. From quaint antiques to vintage finds, colourful ethnic pieces and Scandinavian inspired designs, take your time to browse around over the weekends and fill your home with carefully handpicked objects of desire.

## Scanteak Concept Store

30

Scanteak is a Singapore-based store specialising in teak furniture and lifestyle products. The Prologue designer range is a collection of minimal, lightweight pieces especially suited for the current trend of compact homes.

## Bangku Bangku Vintage

32

This homely antique store is a treasure trove of leather goods, a selection of clocks, enamelware, authentic Peranakan tiles and restored 20<sup>th</sup> century glass lightings.





# Breakfast at the neighbours'

Fabulous and famous, the legendary food outlets in Katong need no further introduction. Many are located within a stone's throw from Marine Blue. While local favourites like Chin Mee Chin Confectionery, Katong Laksa and Kim Choo Kueh Chang are solid bets for comfort eats, new concept eateries like Rabbit Carrot Gun, Immigrants Gastrobar and Sinpopo keep the dining mood fresh, fun and flavourful. From lattes to linguine, wanton mee to wagyu steaks, craft beers on tap or single malt whiskey on the rocks, whether it's fine dining or casual chilling from day to night, there's something here for every palate and mood.

## Katong Laksa

There are several stalls in the neighbourhood serving various interpretations of Katong laksa, a style of spicy Nonya laksa with short rice noodles that one can simply slurp up with a spoon. Favourite spots include Roxy Laksa and 328 Katong Laksa.

## Penny University

21

Inspired by London's bustling café culture, Penny University was one of the first cafés to set up shop in the East. On weekends, an endless stream of customers pop in for a perfectly brewed cup of espresso. The café is a regular pitstop for cycling enthusiasts in need of a caffeine boost.











# A breeze to explore

Located across from Parkway Parade, Marine Blue puts you right in the heart of Katong. A mature estate, the area is well served by an efficient network of public transport plying a variety of routes to other parts of Singapore. By 2020, an MRT station planned for Marine Parade on the Eastern Region Line will make it even easier to commute between Marina Bay and East Coast, through to Changi. Driving to the Central Business District, Changi International Airport and Changi Business Park is a mere 15-minute commute via the East Coast Expressway. And because everything you need is so conveniently within reach, simply hop on a bicycle or take a leisurely stroll to your favourite café, grocery store, pilates lesson or East Coast Park.

## **Marine Parade CC**

The library serves as a conducive spot for reading, research and even relaxation. Enjoy a cup of tea and some solitude at the café on the first floor.

## **Monotone Bikes**

26

Having a bicycle makes weekend trips to the market or the seaside easy and pleasurable. Bike shops abound in Katong, with choices to suit any budget and terrain.







# A natural pace of living

Here in Katong, a healthy lifestyle comes naturally when you have almost doorstep access to yoga and pilates studios, gyms and a dog run at Katong Park where you and your pet can play frisbee and run free. Jogging tracks and cycling trails lead you straight to East Coast Park where you can readily embrace the wonders of nature at any time of the day.

## Updog Studio

22

Located at Big Splash, Updog Studio holds weekly workshops teaching on various aspects of yoga, meditation and healthful living. Classes run every day of the week.

## Katong Park Dog Run

35

Quiet and shady with large trees, this small dog run is a good place for pet owners to gather, socialise and enjoy a round of frisbee on weekends.







PARKWAY PARADE

PP

PARKWAY HOTEL

PARKWAY HOTEL

PARKWAY PARADE





# A life of easy sophistication

Designed for sophisticated non-conformists who seek fulfillment and joy in creative living, Marine Blue offers a fresh perspective on luxury living with its sleek residential towers and open space design concept. From their vantage points, the towers are angled perfectly to maximise views of Katong and Marine Parade.

Artist's impression



# Time to relax

Take time to mingle with friends and neighbours. Enjoy some quality me-time at the seashore inspired party deck located on the ground floor. The party pavilion and barbecue deck merge enticingly with the spa pool and lap pool, providing easy lounging and entertainment options for relaxing evenings or balmy weekends.











For illustration only

# Space for imagination

Relish the freedom to personalise your home with interiors conceived to be open, flexible and adaptable to your needs. Enjoy the flexibility of creating a bigger, more seamless space by merging both living and bedrooms. Alternatively, choose a higher ceiling loft suite which comes with an upper deck that can double up as a guest room, study or hobby nook.





# Room for exclusivity

For more living space, Marine Blue also offers a limited number of loft suites, penthouses and pool terrace houses. All homes are superbly crafted with the finest finishes and fittings to suit the needs of discerning individuals.



Artist's impression

- |                  |                 |
|------------------|-----------------|
| ① Playground     | ⑧ Gym           |
| ② Hot Spa Pool   | ⑨ Garden        |
| ③ Party Pavilion | ⑩ Spa Pool      |
| ④ Wading Pool    | ⑪ 50m Lap Pool  |
| ⑤ BBQ Deck       | ⑫ Private Pool  |
| ⑥ Function Room  | ⑬ Living Court  |
| ⑦ Pool Deck      | ⑭ Main Drop-off |

### Block 91

Unit	08	05	07	06
Floor				

	PH3 16-05		PH4 16-06	
16				
15	A3M	A3	A4	B1
14	A3M	A3	A4	B1
13	A3M	A3	A4	B1
12	A3M	A3	A4	B1
11	A3M	A3	A4	B1
10	A3M	A3	A4	B1
9	A3M	A3	A4	B1
8	A3M	A3	A4	B1
7	A3M	A3	A4	B1
6	A3M	A3	A4	B1
5	A3M	A3	A4	B1
4	A3M	A3	A4	B1
3	A3M	A3	A4	B1
2	A3M(T)	A3(T)	A4(T)	B1(T)
1	LIFT LOBBY			
B1	PARKING			
B2	PARKING			

### Units 81-87 (Pool Terraces)

Unit	81	83	85	87
Floor				

R				
2				
1	TH2	TH1	TH1M	TH2M
B1				
B2	PARKING			

### Block 89

Unit	01	02	04	03	01	02
Floor						
	[ EVEN FLOORS ]			[ ODD FLOORS ]		

	PH1 16-01		A2	A2α	PH2 17-01	
17						
16			A2α	A2	A1M 15-01	A1 15-02
15	A1 14-01	A1M 14-02	A2	A2α		
14			A2α	A2	A1M 13-01	A1 13-02
13	A1 12-01	A1M 12-02	A2	A2α		
12			A2α	A2	A1M 11-01	A1 11-02
11	A1 10-01	A1M 10-02	A2	A2α		
10			A2α	A2	A1M 09-01	A1 09-02
9	A1 08-01	A1M 08-02	A2	A2α		
8			A2α	A2	A1M 07-01	A1 07-02
7	A1 06-01	A1M 06-02	A2	A2α		
6			A2α	A2	A1M 05-01	A1 05-02
5	A1 04-01	A1M 04-02	A2	A2α		
4			A2α	A2	A1M(T) 03-01	A1(T) 03-02
3	A1(T) 02-01	A1M(T) 02-02	A2	A2α		
2			A2α	A2		
1	LIFT LOBBY					
B1	PARKING					
B2	PARKING					

- Loft Suite
- Couplet Suite
- Doublet Suite
- Penthouse
- Pool Terrace



LOFT SUITE

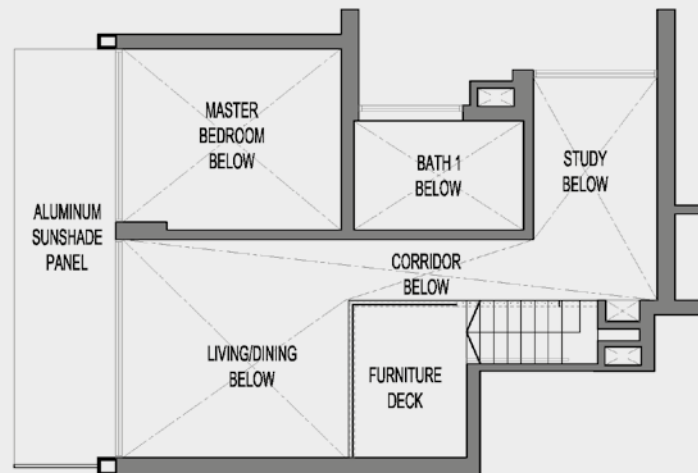
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144 sqm (includes 53sqm of void area)

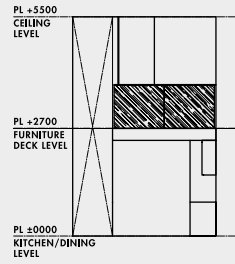
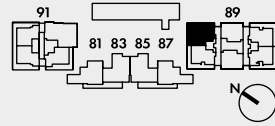
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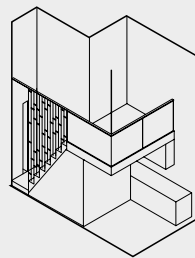
Lower Level



Upper Level



SECTION VIEW



ISOMETRIC VIEW

LOFT SUITE

# A1

118 sqm (includes 53sqm of void area)

#04-01

#06-01

#08-01

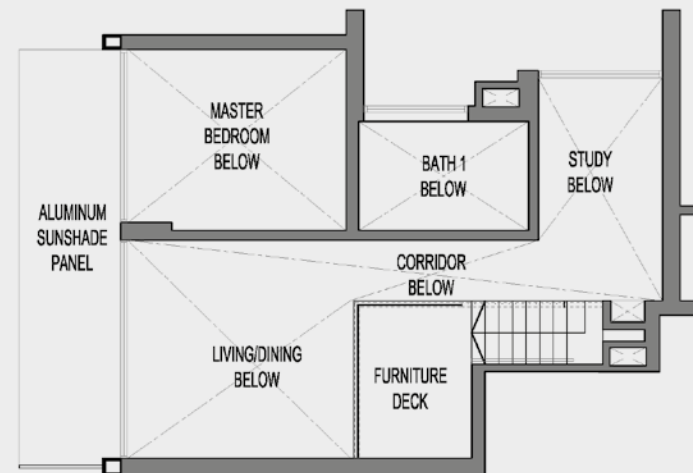
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#12-01

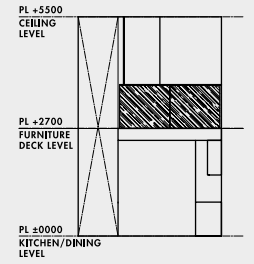
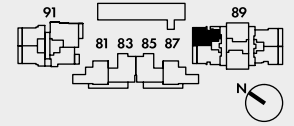
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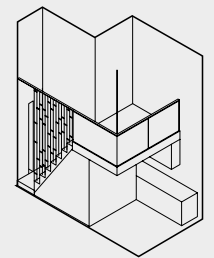
Lower Level



Upper Level



SECTION VIEW



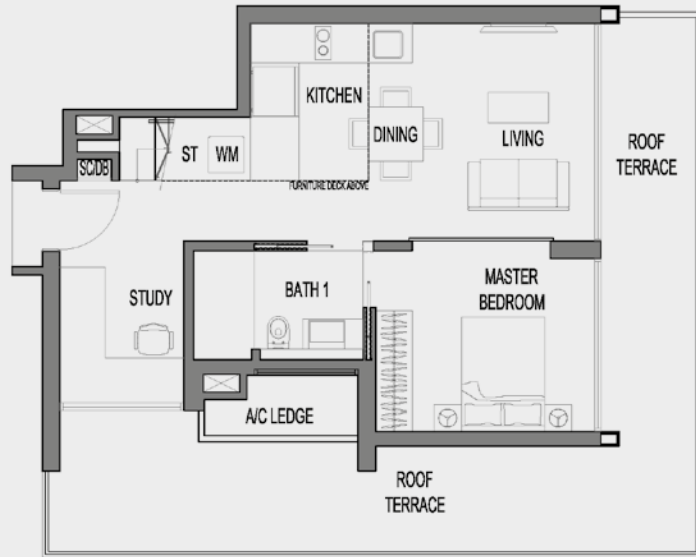
ISOMETRIC VIEW

LOFT SUITE

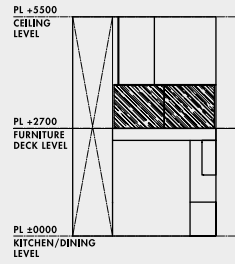
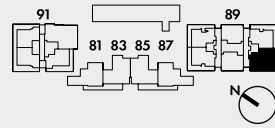
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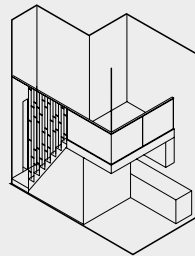
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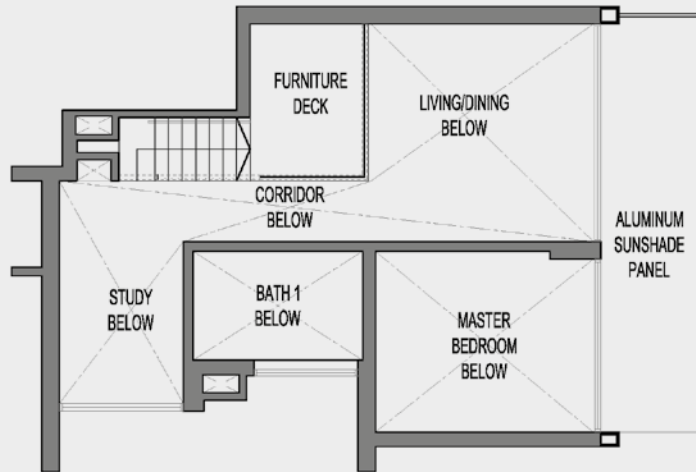
Lower Level



SECTION VIEW



ISOMETRIC VIEW



Upper Level

LOFT SUITE

# A1

118 sqm (includes 53sqm of void area)

#05-02

#07-02

#09-02

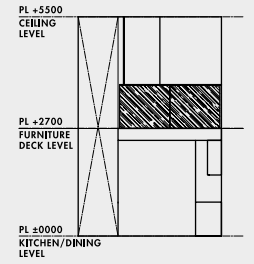
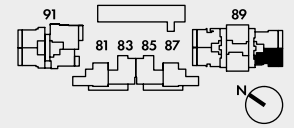
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#13-02

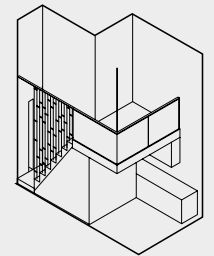
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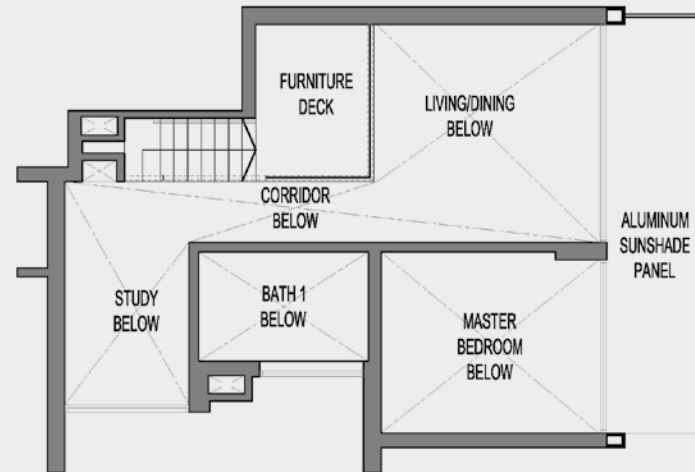
Lower Level



SECTION VIEW



ISOMETRIC VIEW



Upper Level

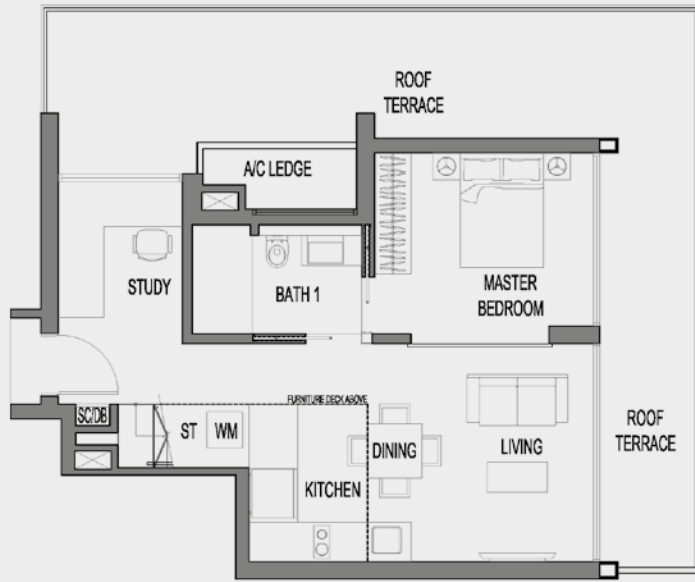


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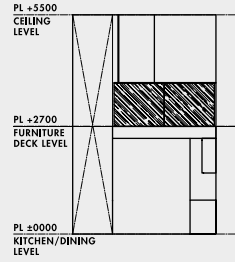
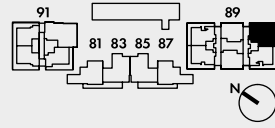
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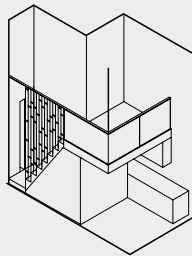
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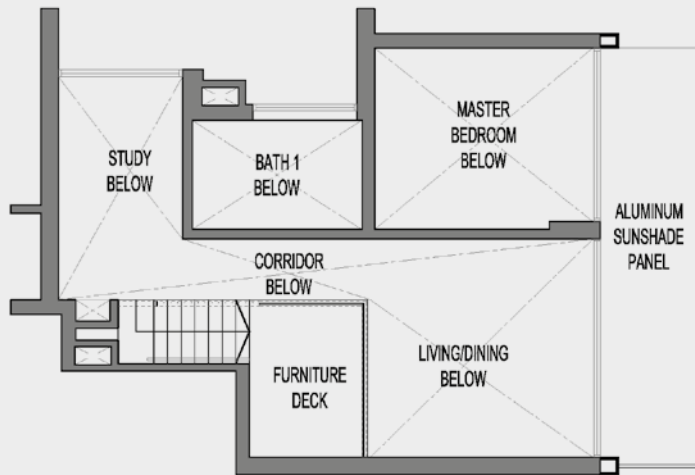
Lower Level



SECTION VIEW



ISOMETRIC VIEW



Upper Level

LOFT SUITE

# A1M

118 sqm (includes 53sqm of void area)

#05-01

#07-01

#09-01

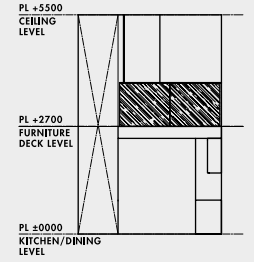
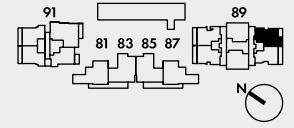
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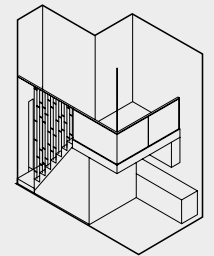
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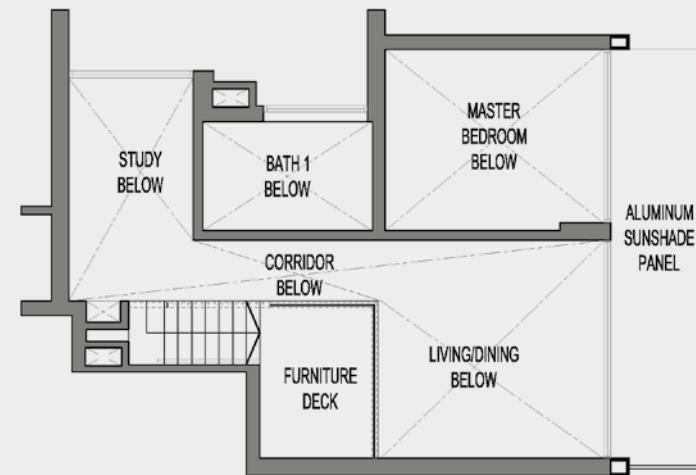
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SECTION VIEW



ISOMETRIC VIEW



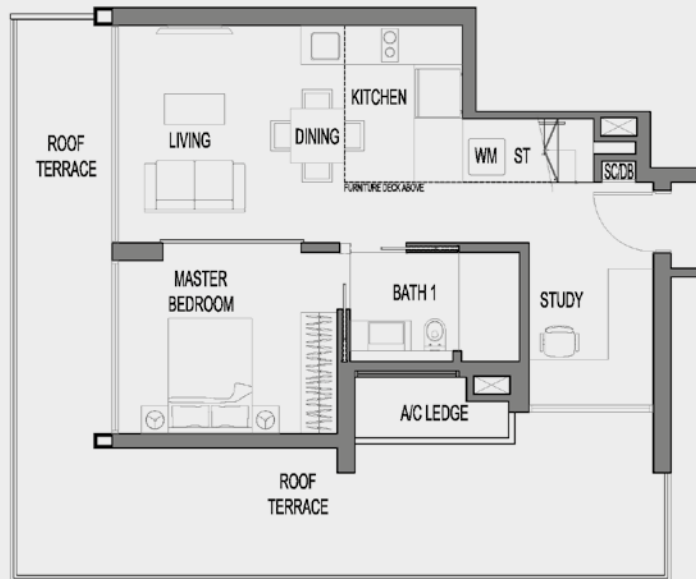
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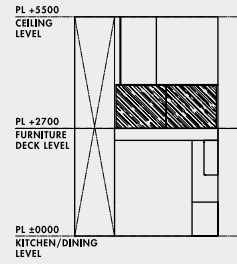
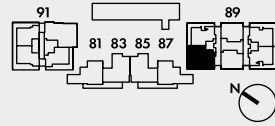
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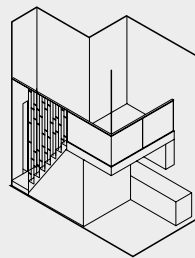
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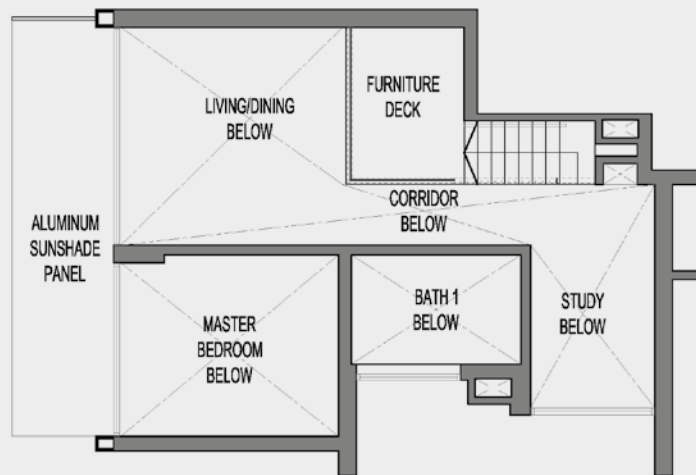
Lower Level



SECTION VIEW



ISOMETRIC VIEW



Upper Level

LOFT SUITE

# A1M

118 sqm (includes 53sqm of void area)

#04-02

#06-02

#08-02

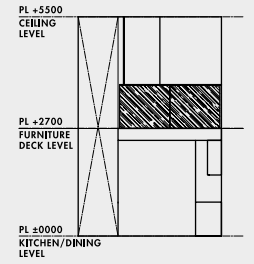
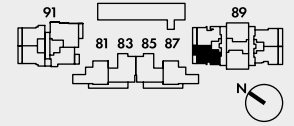
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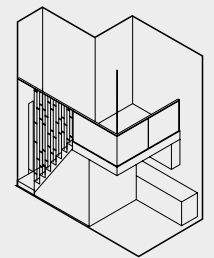
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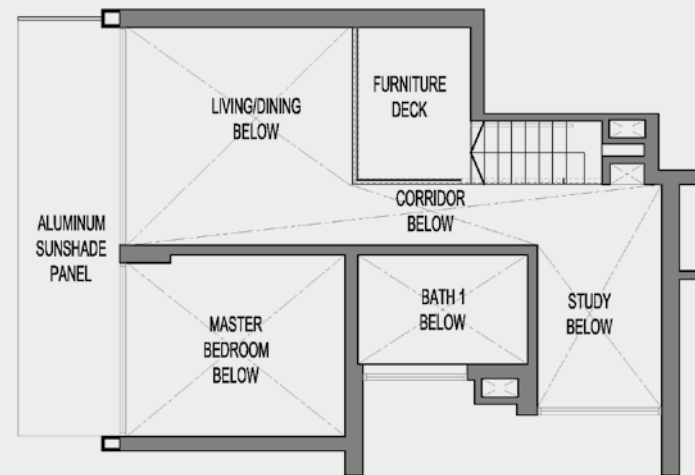
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SECTION VIEW



ISOMETRIC VIEW



Upper Level

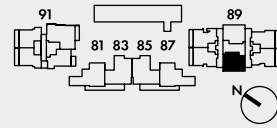


COUPLET SUITE

# A2

59 sqm

- #02-03
- #04-03
- #06-03
- #08-03
- #10-03
- #12-03
- #14-03
- #16-03

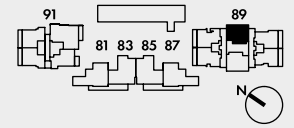


COUPLET SUITE

# A2

59 sqm

- #03-04
- #05-04
- #07-04
- #09-04
- #11-04
- #13-04
- #15-04
- #17-04

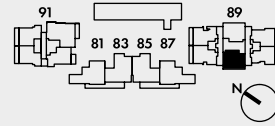


COUplet SUITE

# A2a

59 sqm

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- #05-03
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- #09-03
- #11-03
- #13-03
- #15-03
- #17-03

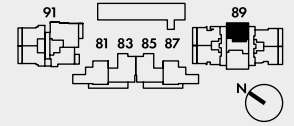


COUplet SUITE

# A2a

59 sqm

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- #04-04
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- #14-04
- #16-04



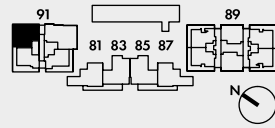


COUplet SUITE

# A3[T]

90 sqm

#02-05

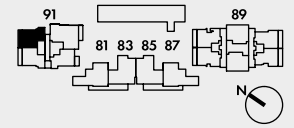


COUplet SUITE

# A3

68 sqm

- #03-05
- #04-05
- #05-05
- #06-05
- #07-05
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- #11-05
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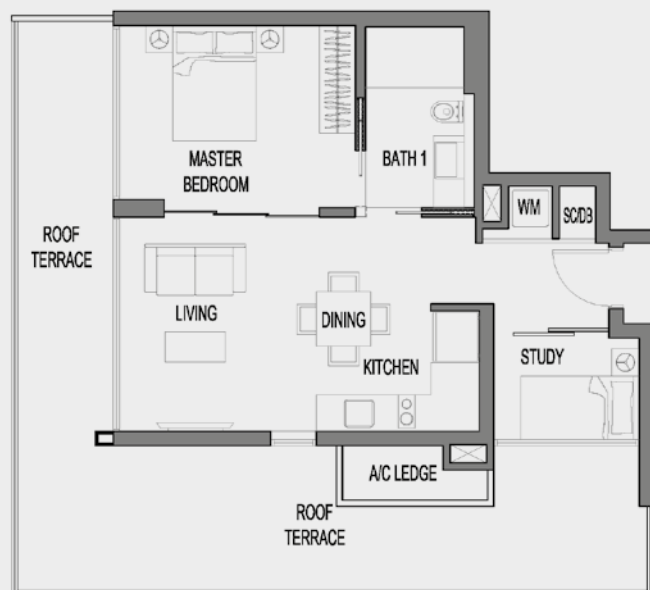
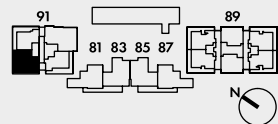


COUPLET SUITE

# A3M[T]

91 sqm

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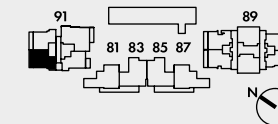


COUPLET SUITE

# A3M

68 sqm

- #03-08
- #04-08
- #05-08
- #06-08
- #07-08
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- #10-08
- #11-08
- #12-08
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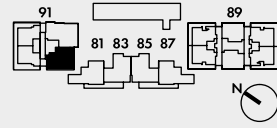


COUplet SUITE

# A4[T]

90 sqm

#02-07

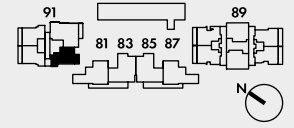


COUplet SUITE

# A4

64 sqm

- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07
- #09-07
- #10-07
- #11-07
- #12-07
- #13-07
- #14-07
- #15-07

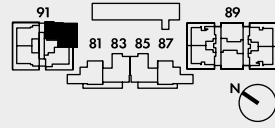


DOUBLET SUITE

# B1[T]

106 sqm

#02-06

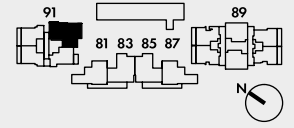


DOUBLET SUITE

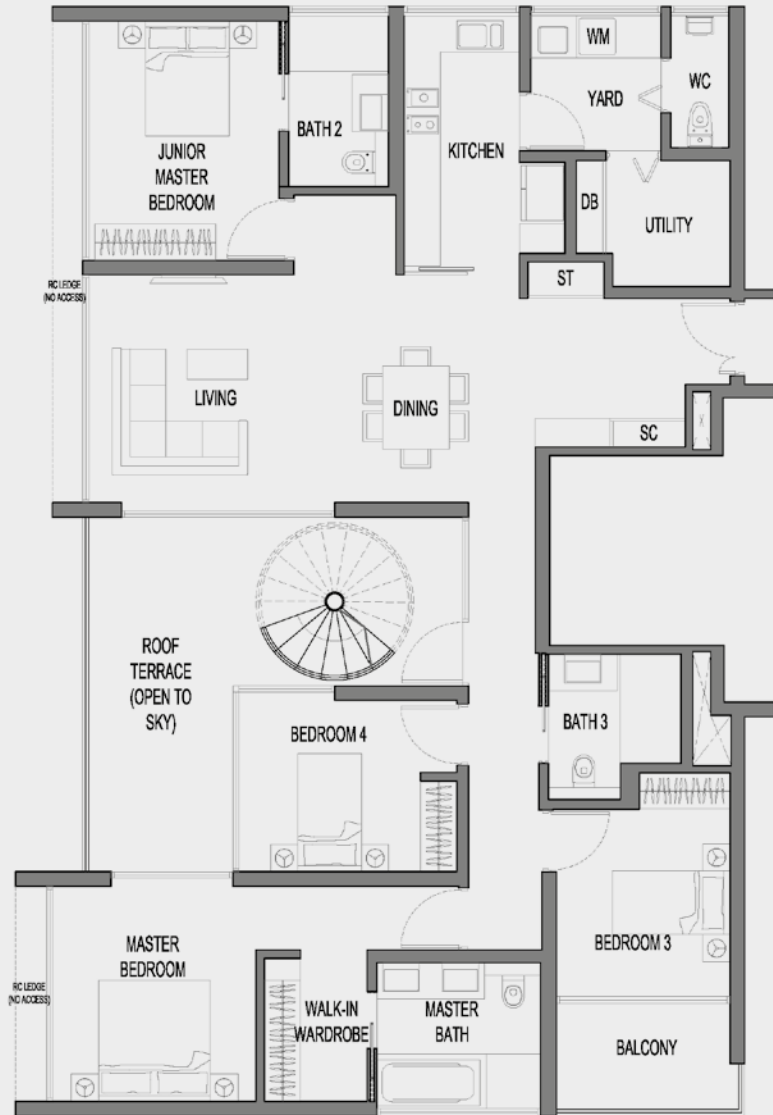
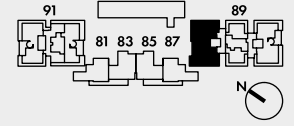
# B1

97 sqm

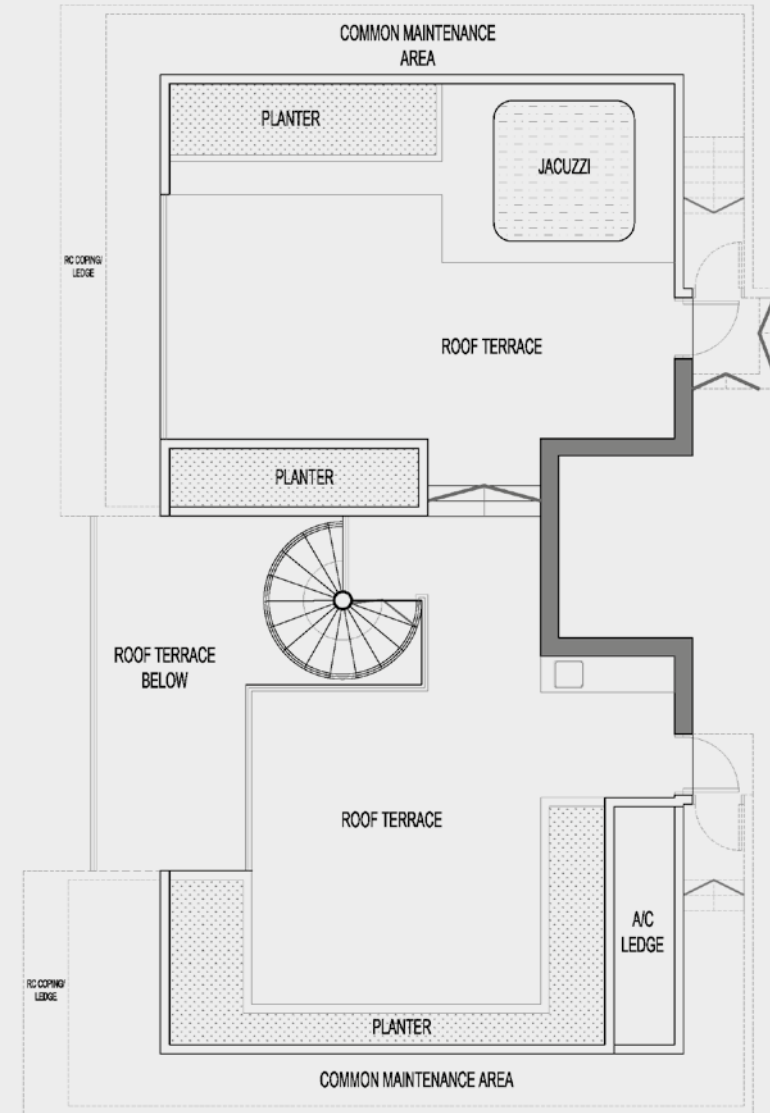
- #03-06
- #04-06
- #05-06
- #06-06
- #07-06
- #08-06
- #09-06
- #10-06
- #11-06
- #12-06
- #13-06
- #14-06
- #15-06







Lower Level

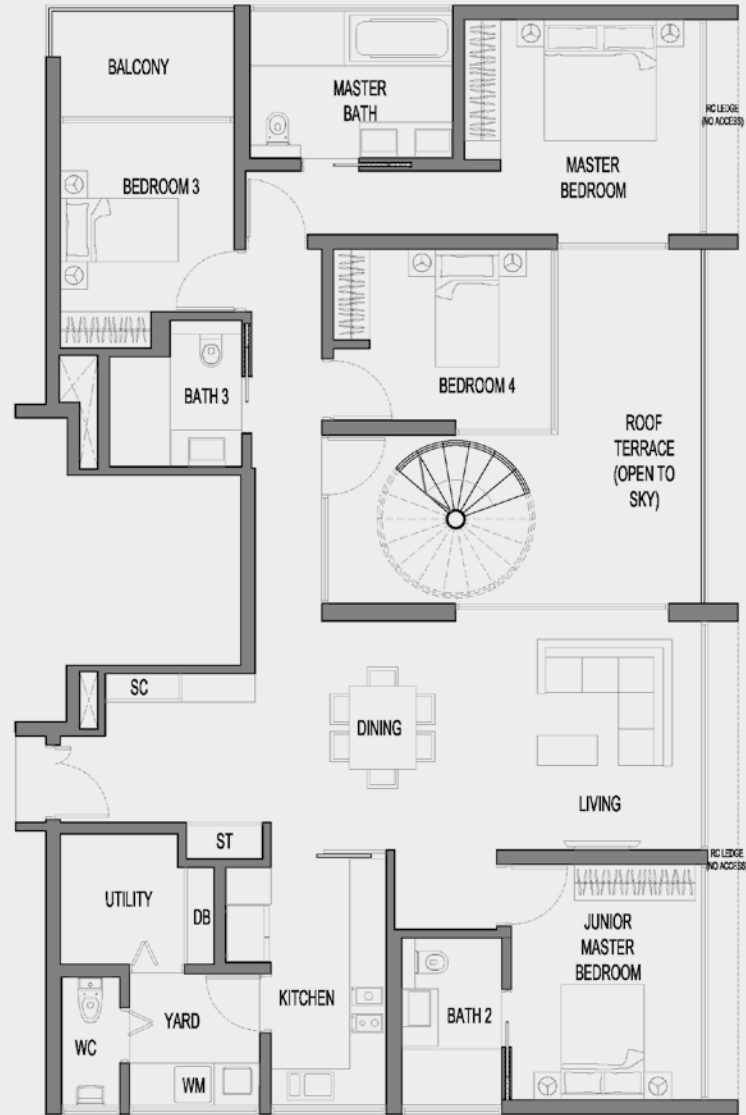
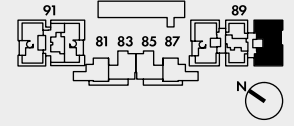


Roof Level

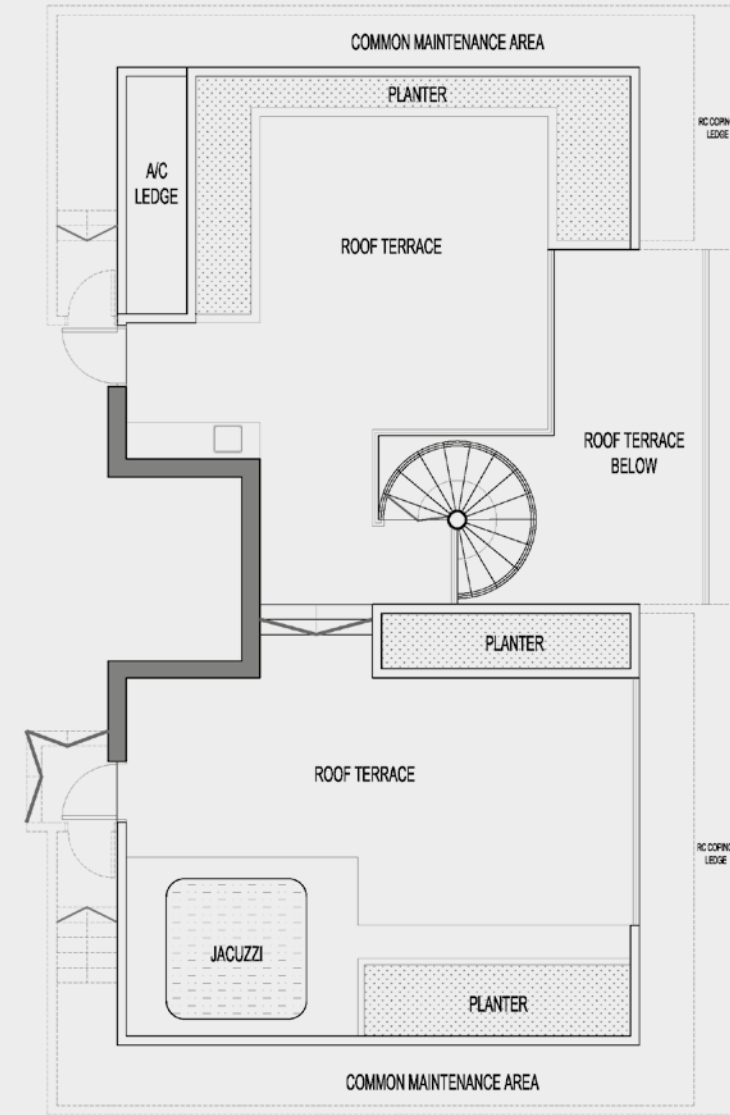
# PH2

301 sqm

#17-01



Lower Level



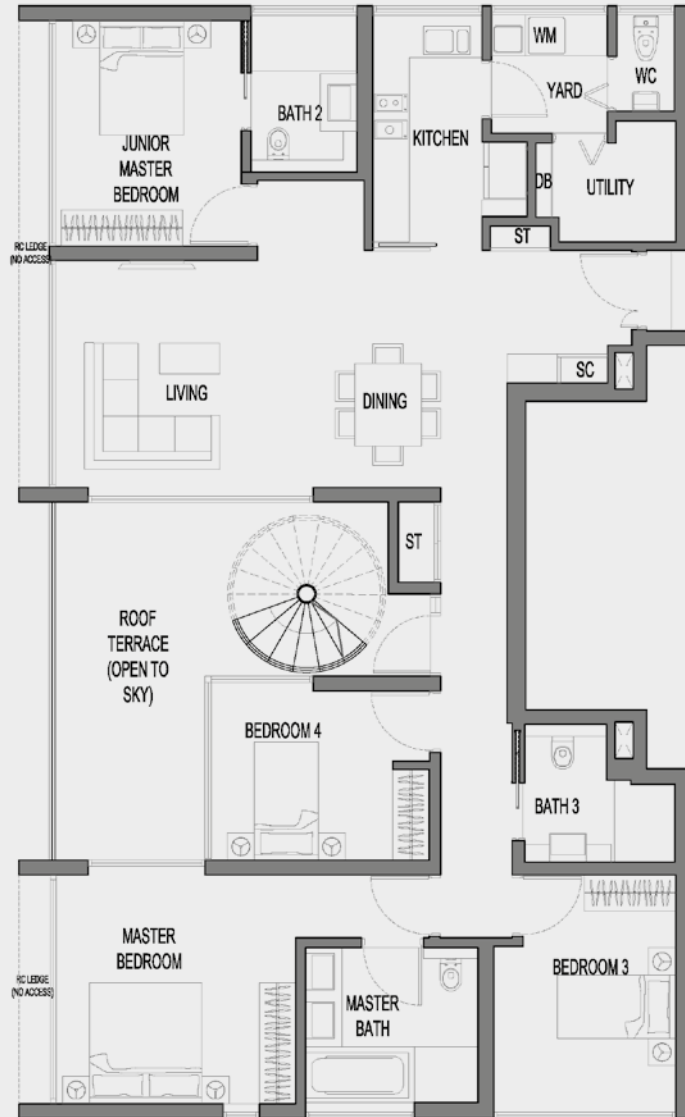
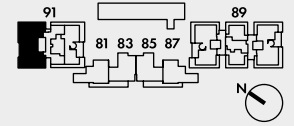
Roof Level



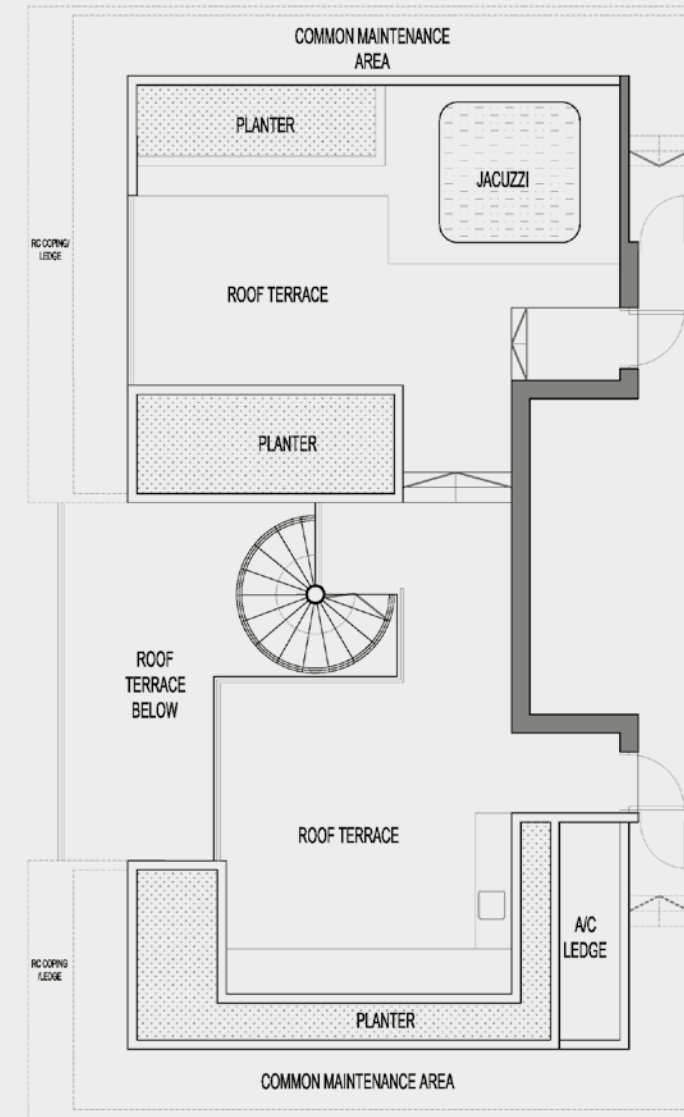
# PH3

283 sqm

#16-05



Lower Level

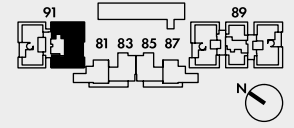


Roof Level

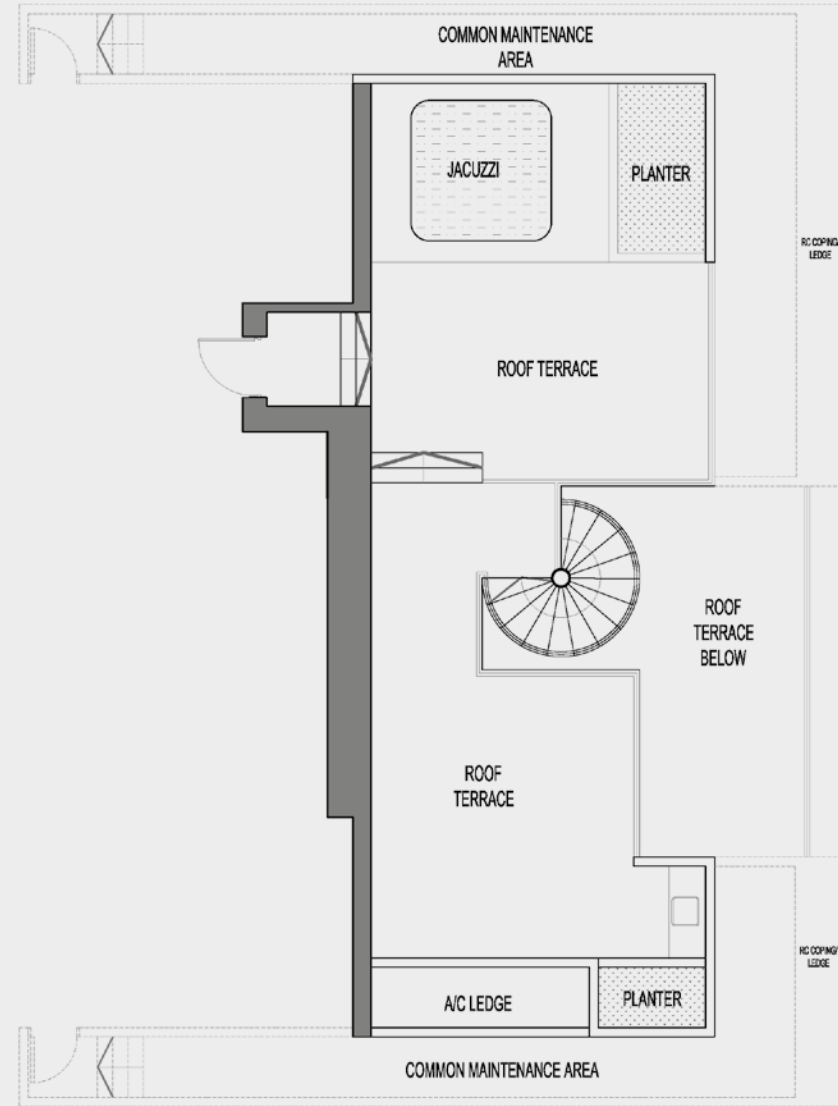
# PH4

282 sqm

#16-06



Lower Level



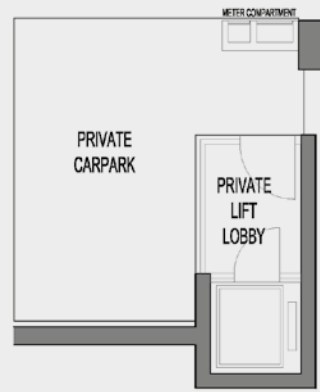
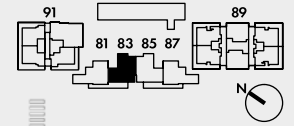
Roof Level



# TH1

342 sqm (includes 35sqm of void area)

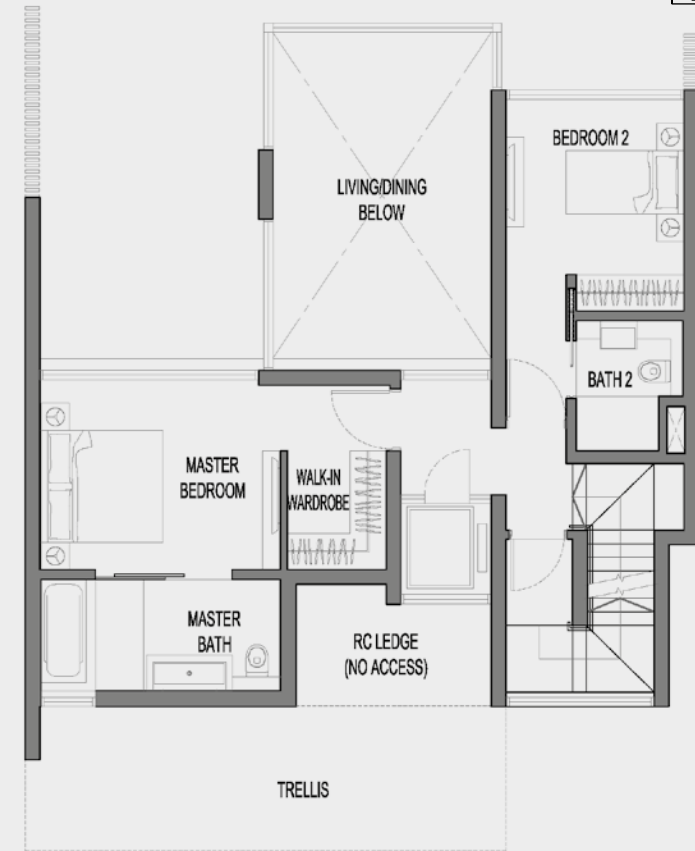
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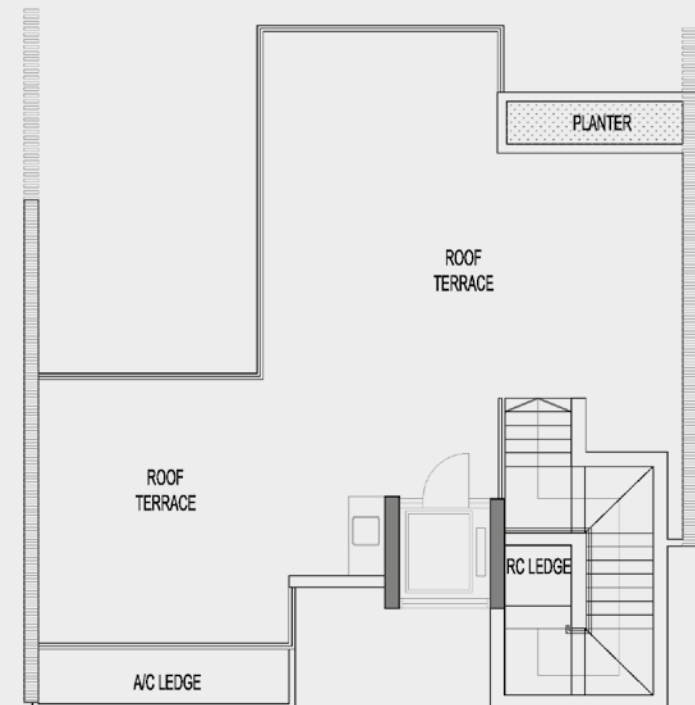
Basement 1



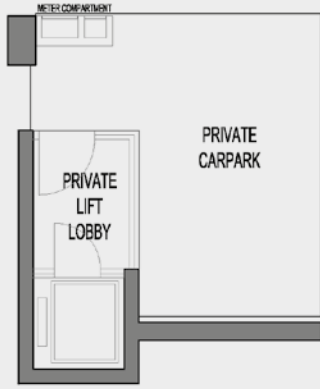
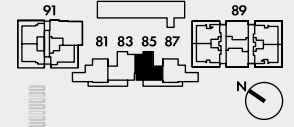
Level 1



Level 2



Roof



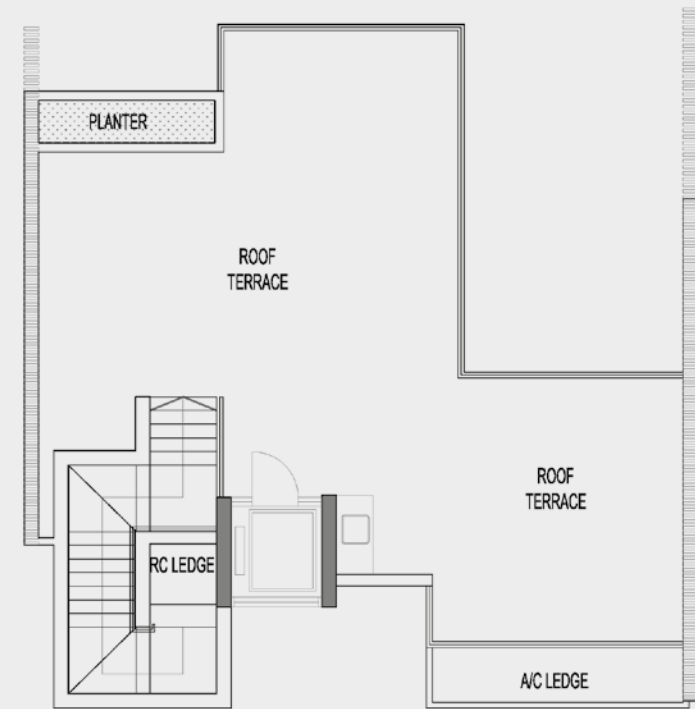
Basement 1



Level 1



Level 2



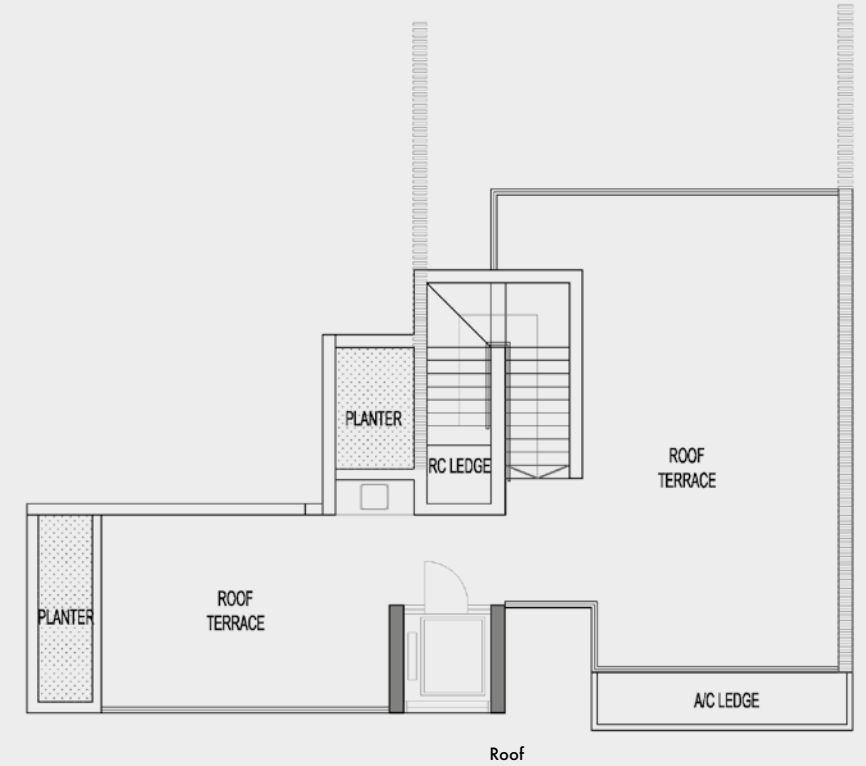
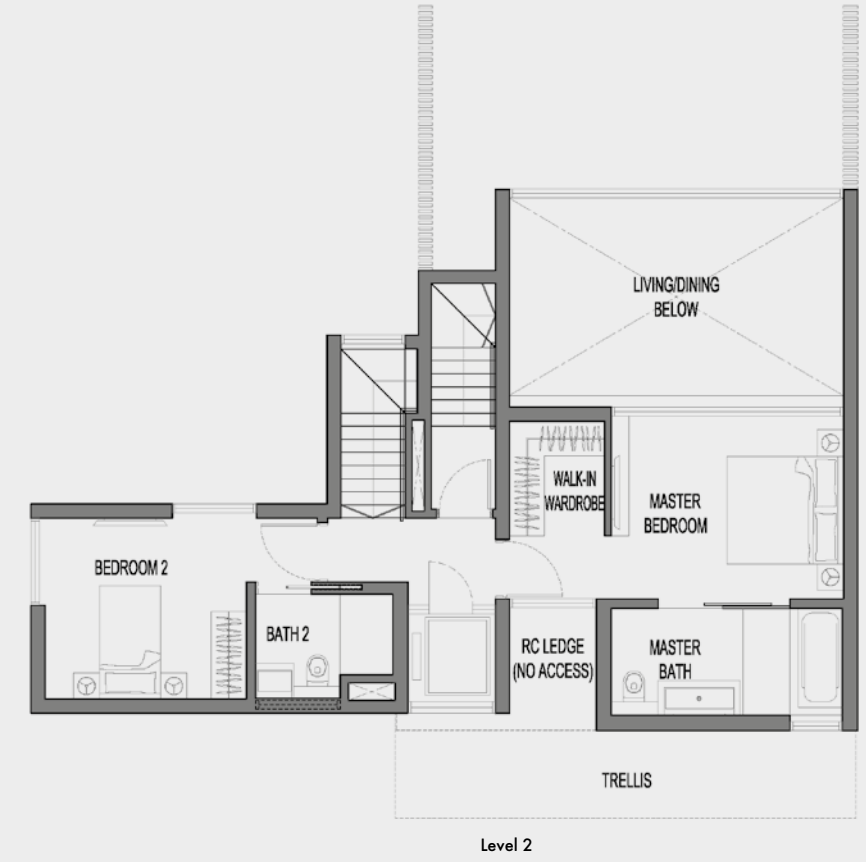
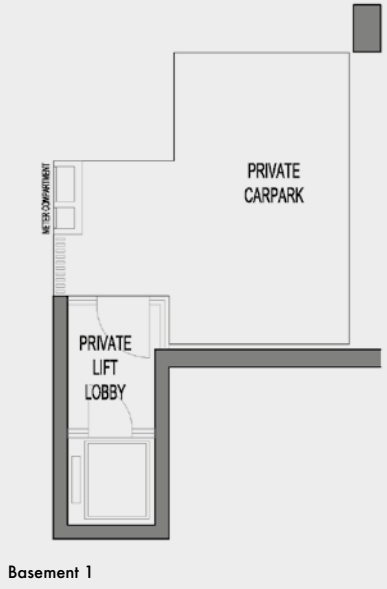
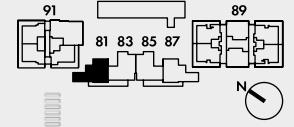
Roof



# TH2

373 sqm (includes 36sqm of void area)

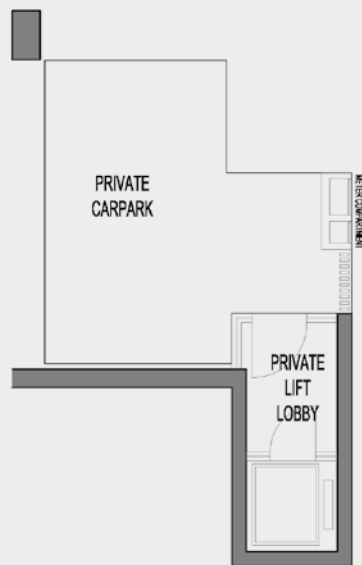
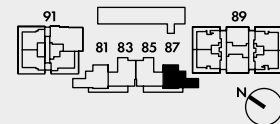
#81



# TH2M

373 sqm (includes 36sqm of void area)

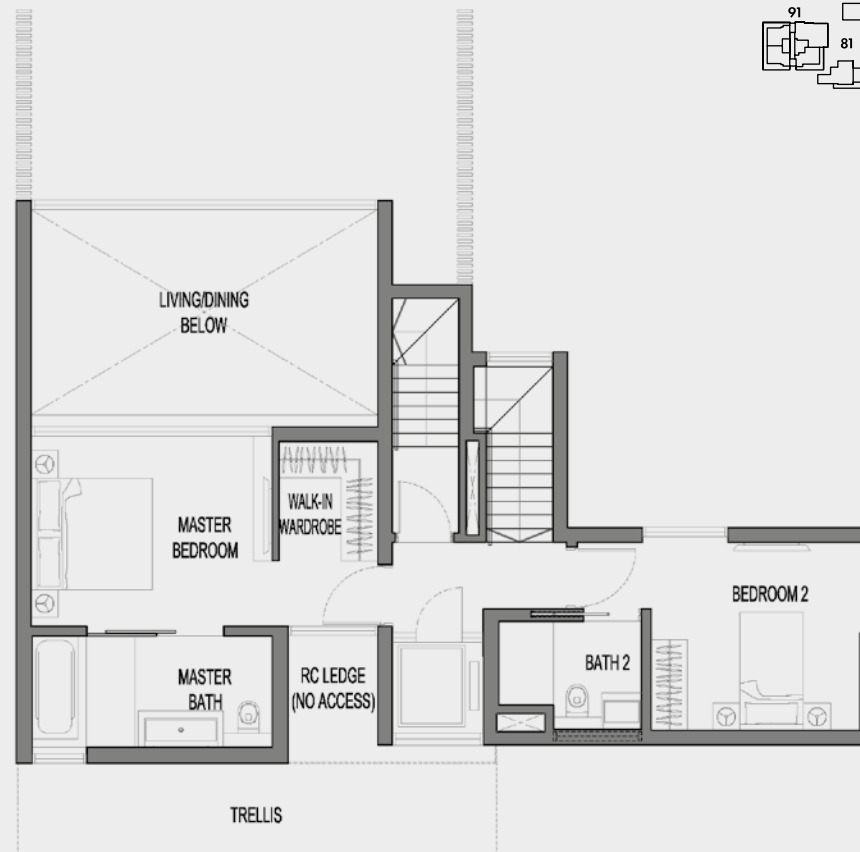
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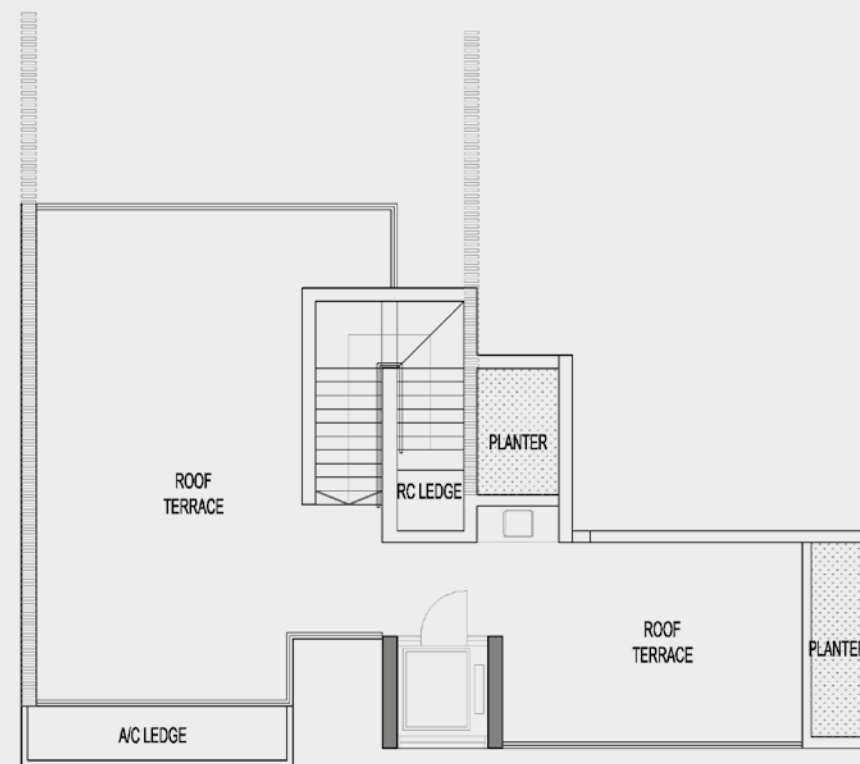
Basement 1



Level 1



Level 2



Roof



# Specifications

## FOR ALL UNITS EXCLUDING POOL TERRACES

- 1. Foundation**  
Piled foundation for main building structure
- 2. Substructure and Superstructure**  
Reinforced concrete building structure
- 3. Walls**
  - a. Internal Walls : Reinforced concrete and/or lightweight concrete panel and/or pre-cast concrete panel and/or in-situ concrete and/or glass wall and/or dry partition
  - b. External Walls : Reinforced concrete and/or pre-cast concrete panel and/or in-situ concrete and/or masonry wall
- 4. Roof**
  - a. Flat Roof : Reinforced concrete roof with appropriate insulation and waterproofing system
- 5. Ceiling**
  - a. **For Residential Units**  
Living, Dining, Bedrooms, Kitchen, Baths, Study, Balcony, Utility, WC & Yard
  - b. **For Common Areas**
    - i. Basement 2, Basement 1, 1st Storey Lift Lobby : Skim coat with emulsion paint finish and/or ceiling board
    - ii. Typical Lift Lobby : Skim coat with emulsion paint finish and/or ceiling board
    - iii. Staircase & Landing : Skim coat with emulsion paint finish
    - iv. Function Room : Skim coat with emulsion paint finish and/or ceiling board and/or timber ceiling
    - v. Gymnasium : Skim coat with emulsion paint finish and/or ceiling board

## 6. Finishes

### a1. Walls – for Residential Units

- i. Living, Dining, Bedrooms, Study, Utility, Yard: : Plaster and/or skim coat with emulsion paint finish
- ii. Bath 1 (For Type A & B), Bath 2 and Master Bath (for Unit Type PH) : Natural Stone and Ceramic/Homogeneous Tiles
- iii. Bath 3 (For Type PH) and Bath 2 (for Unit Type B) : Ceramic/Homogeneous Tiles
- iv. Kitchen : Plaster with emulsion paint finish
- v. WC : Ceramic/Homogeneous Tiles

Note: No tiles behind kitchen cabinets and long bath. Tiles laid up to false ceiling and on exposed areas only.

### a2. Walls – for Common Areas

- i. Basement 2, Basement 1, 1st Storey Lift Lobby : Natural Stone and/or Timber Veneer and/or Plaster and/or Skim coat with emulsion paint finish
- ii. Typical Lift Lobby : Ceramic/Homogeneous Tiles and/or Plaster and/or skim coat with emulsion paint finish
- iii. Staircase and Landing : Plaster and/or skim coat with emulsion paint finish
- iv. Function Room : Plaster and/or skim coat with emulsion paint finish
- v. Gymnasium : Plaster and/or skim coat with emulsion paint finish

### b1. Floors – for Residential Units

- i. Living, Dining : Natural Stone
- ii. Kitchen (For Type A) : Natural Stone
- iii. Kitchen (For Type B & PH) : Ceramic/Homogeneous Tiles
- iv. Bedrooms : Solid timber floor with timber skirting
- v. Bath 1, Bath 2, Bath 3 and Master Bath : Ceramic/Homogeneous Tiles
- vi. Study : Natural Stone
- vii. Utility, Yard, WC : Ceramic/Homogeneous Tiles
- viii. Balcony : Ceramic/Homogeneous Tiles
- ix. Roof Terrace (For Type PH) : Timber Deck
- i. Roof Terrace (For Type A(T) and B(T)) : Ceramic/Homogeneous Tiles
- ii. Internal Staircase (For Type A) : Timber treads

### b2. Floors – for Common Areas

- i. Basement 2 Lobby, Basement 1 Lobby, 1st Storey Lift Lobby : Natural Stone
- ii. Typical Lift Lobby : Ceramic/Homogeneous Tiles
- iii. Staircase and Landing : Cement sand screed with nosing tiles
- iv. Function Room : Ceramic/Homogeneous Tiles
- v. Gymnasium : Vinyl Flooring

## 7. Windows

Powder coated aluminium frames with tinted glass or Low-E glass where appropriate.

## 8. Doors in Residential Units

- i. Main Entrance : Fire rated solid core timber door
- ii. Bedrooms : Honey comb core timber door
- iii. Baths : Honey comb core timber door
- iv. Kitchen (For Type PH) : Tempered glass door
- v. WC & Utility : Acrylic-infill door
- vi. Yard : Honey comb core timber door
- vii. Balcony, Roof Terrace : Aluminium framed glass door
- viii. SC/DB, Store : Honey comb core timber door

Note: Quality ironmongery and locksets shall be provided to all doors.

## 9. Sanitary Fittings

- a. Master Bath (For Type PH)
  - 2 wash basins & 2 mixer tap
  - 1 shower enclosure complete with 1 shower set and 1 rain shower
  - 1 bath tub complete with 1 shower set
  - 1 wall-mounted water closet
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
- b. Bath 1 (For Type A & B)
  - 1 wash basin & 1 mixer tap
  - 1 shower enclosure complete with 1 shower set and 1 rain shower
  - 1 wall-mounted water closet
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
- c. Bath 2 (For Type PH & Type B)
  - 1 wash basin & 1 mixer tap
  - 1 shower enclosure complete with 1 shower set and 1 rain shower
  - 1 wall-mounted water closet
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
- d. Bath 3 (For Type PH)
  - 1 wash basin & 1 mixer tap
  - 1 shower enclosure complete with 1 shower set and 1 rain shower
  - 1 wall-mounted water closet
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
- e. WC
  - 1 wash basin & tap
  - 1 shower set
  - 1 pedestal water closet
  - 1 toilet paper holder
- f. Yard
  - 1 bib tap
  - 1 laundry sink
- g. Balcony/Roof Terrace (Except for Type PH)
  - 1 bib tap
- h. Roof Terrace (For Type PH)
  - 1 Jacuzzi
  - 1 bib tap
  - 1 sink

Note: The brand, type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

## 10. Electrical Schedule

- a. Refer to Electrical Schedule for details

	Electrical Provision	Lighting Point	Power Point	SCV Point	Telephone Point	Data Point	Water Heater Point	Oven Point	Microwave	Cooker Hood Point	Electric Hob Point	Audio Video Intercom	Bell Push c/w Bell Point	Refrigerator Point
A1, A1M	13	12	2	5	4	2	1	0	1	1	1	1	1	1
A1(T),A1M(T)	15	12	2	5	4	2	1	0	1	1	1	1	1	1
A2a, A2	10	9	2	4	3	2	1	0	1	1	1	1	1	1
A3, A3M	12	11	2	4	3	2	1	0	1	1	1	1	1	1
A3(T), A3M(T)	14	11	2	4	3	2	1	0	1	1	1	1	1	1
A4	11	11	2	4	3	2	1	0	1	1	1	1	1	1
A4(T)	13	11	2	4	3	2	1	0	1	1	1	1	1	1
B1	12	13	3	4	3	3	1	1	1	1	1	1	1	1
B1(T)	14	13	3	4	3	3	1	1	1	1	1	1	1	1
PH1, PH2, PH4	28	20	5	6	5	4	1	1	1	0	1	1	1	1
PH3	26	20	5	6	5	4	1	1	1	0	1	1	1	1

- b. All electrical wirings are concealed except for electrical wiring exposed above ceiling and space within DB's closet

## 11. TV/Telephone Schedule

Refer to Electrical Schedule for details

## 12. Lighting Protection

Lightning protection system will be provided in accordance with Singapore Standard SS555: 2010.

## 13. Painting

- a. Internal Walls : Emulsion paint finish
- b. External Walls : Spray textured paint finish and/or emulsion paint to designated areas

## 14. Waterproofing

Waterproofing to reinforced concrete roof, Planters, Roof Terrace, Balcony, Bathrooms, Kitchen, Yard, WC.

## 15. Driveway & Car Park

- a. Surface Driveway : Natural Stone finish
- b. Basement Driveway & Car Park : Concrete floor with hardener

## 16. Recreational Facilities

- a. Ground Floor Facilities
  - i. Swimming Pool & Pool Deck
  - ii. Children Pool
  - iii. Hot Spa Pool
  - iv. Jacuzzi
  - v. Pavilion
  - vi. Barbeque Deck
  - vii. Playground
- b. Clubhouse
  - i. Gymnasium
  - ii. Male Changing Room c/w Shower
  - iii. Female Changing Room c/w Shower
  - iv. Function Room
  - v. Landscape Roof

## 17. Additional Items

- a. Kitchen Cabinets & Appliances:
  - i. Low and high level kitchen cabinets with selected worktop and sink
  - ii. Cooker hood
  - iii. Gas cooker hob (For Type PH) and Electrical cooker hob (For Type A & B)
  - iv. Built-in oven
  - v. Built-in microwave oven (For Type B and PH)
  - vi. Stand-alone fridge (For Type PH)
  - vii. Free-standing washer cum dryer (For Type A and B)
  - viii. Free-standing washer & dryer (For Type PH)
- b. Wardrobes : Wardrobes to all bedrooms
- c. Shoe cabinets : Shoe cabinet to all units
- d. Air-conditioning Living, Dining, Bedrooms, Study : Wall mounted fan coil unit for all unit types.
- e. Hot Water Supply : Hot water supply to all baths, kitchen, except for WC and Yard.
- f. Gas : Town Gas supply to kitchen gas cooker hob (For Type PH only)  
: Turn-on and utility charges will be borne by the Purchaser
- g. Cable Vision : Provision of cable outlet only for cable vision services. Subscription charges shall be borne by purchaser.
- h. Security System
  - i. Card Access System
    - Lift Lobbies at B1 and B2 and other common access lobbies.
  - ii. Audio and video intercom system provided in each apartment unit
  - iii. Vehicular barrier system at entrance to main development.
  - iv. Security surveillance cameras to selected common areas.

## NOTES TO SPECIFICATIONS

### A. Marble/Limestone/Granite

Marble/limestone/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/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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

### B. Timber strips

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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

### D. Television and/or Internet Access

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

### E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, 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.

### F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions, Sliding Door Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions, sliding door positions, and plaster ceiling boards are subject to Architect's final decision and design.

### G. Web Portal of the Housing Project

The Purchaser will have to pay the annual fee, subscription fee or any such fees to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

### H. 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.

### I. 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.

### J. 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.

### K. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

### L. Wall

All wall finishes shall be terminated at false ceiling level, where there is false ceiling. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinets/mirror.



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