



ADANA ACHIEVED
DISTINCT HONOR
OF RECEIVING LEAF CERTIFICATE
AND RECOGNITION AS AN
OUTSTANDING PROJECT
BY NPARKS

Dedicated to promoting an ecologically sustainable environment, the Landscape Excellence Assessment Framework (LEAF) is Singapore's first certification scheme that encourages integration of more greenery into the urban landscape. Apart from the aesthetic appearance and functionality of the development, Adana is a perfectly exclusive abode, wonderfully designed and orchestrated to integrate ecologically as a sustainable living habitat. Endowed with 100% native plants in its vibrant landscape, Adana invites you and the nature into an evergreen LEAF certified abode.



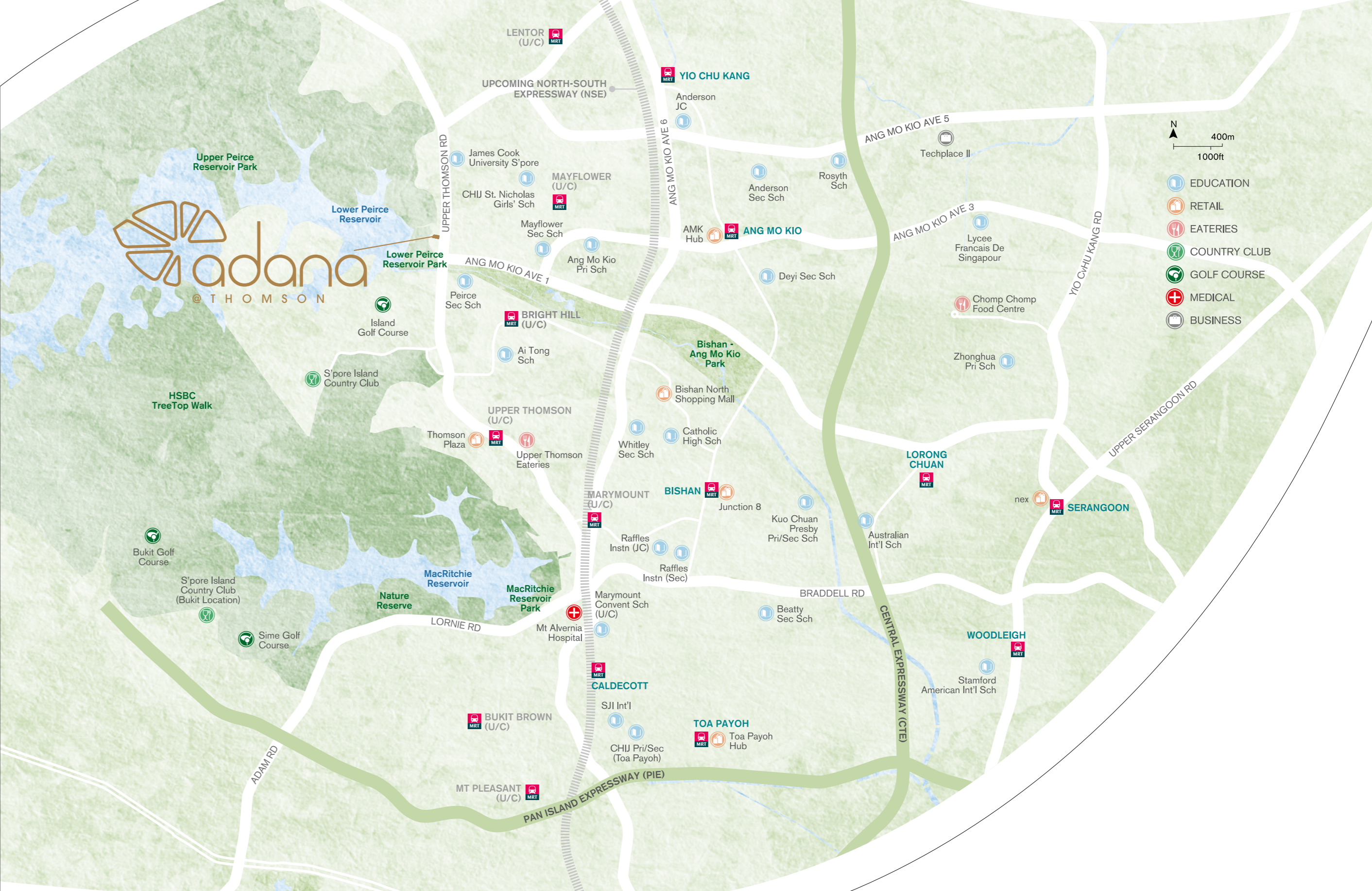


COME CLOSE TO MOTHER NATURE AND WATERFRONT LIVING

While many claimed to be near to nature, Adana offers you an abode that nestles in the midst of it, with greenery and reservoir as your neighbour. Hear the birds chirp, watch squirrels dance, and enjoy the ripples of water that form a meandering chain of joy and peace in your life.

BRANCH OUT TO A NETWORK OF LIFESTYLE CHOICES

- 3 MINS DRIVE Thomson Plaza
- 3 MINS DRIVE Future Upper Thomson MRT Station
- 3 MINS DRIVE Ai Tong School
- 2 MINS DRIVE Island Golf Course
- 4 MINS DRIVE CHIJ St Nicholas Girls' School
- 5 MINS DRIVE Singapore Island Country Club
- 5 MINS WALK Bishan Park
- 3 MINS WALK Lower Peirce Reservoir
- 3 MRT STOPS Future Woodlands Regional Centre
- 9 MINS DRIVE MacRitchie Reservoir
- 6 MRT STOPS Orchard Road
- 14 MINS DRIVE Novena Medical Hub
- 21 MINS DRIVE Central Business District
- 22 MINS DRIVE Marina Bay Sands



Legend:

- EDUCATION
- RETAIL
- EATERIES
- COUNTRY CLUB
- GOLF COURSE
- MEDICAL
- BUSINESS

Scale: 400m / 1000ft



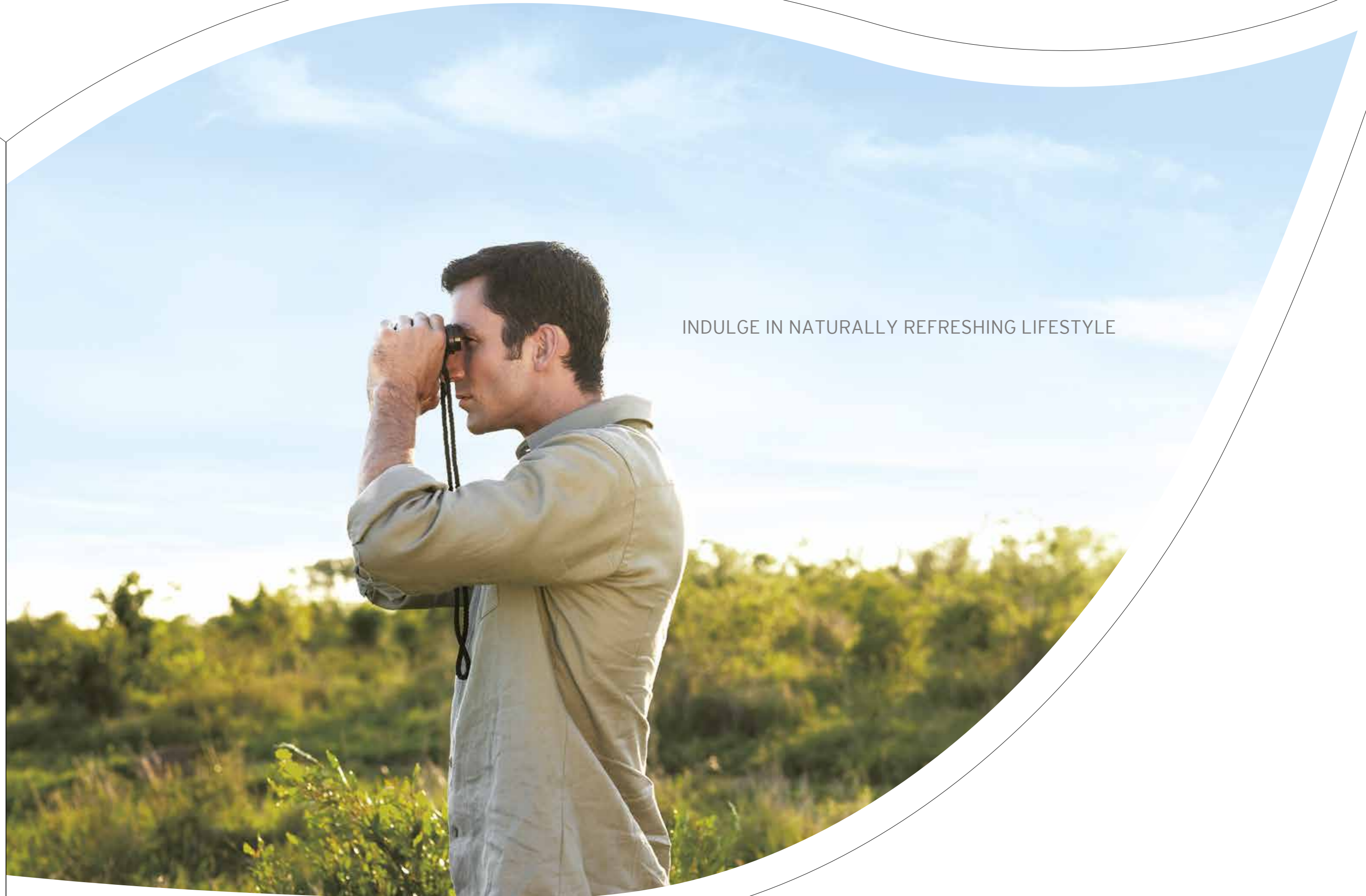
adana
@ THOMSON

EXISTING MRT LINE
FUTURE THOMSON LINE
CURRENT AND FUTURE MRT INTERCHANGES

Be swiftly connected to 22 MRT stations and 6 interchanges by future Upper Thomson MRT station, located within close proximity to your abode.



Witness the poetry of nature at its most glorious recital. Nestled beside Lower Peirce Reservoir in the lush Thomson district, Adana's earthy beauty draws you into a realm of natural refuge unlike any other. Inhale a way of life that will take your breath away. An exercise in foresight that brings the peak of health.



INDULGE IN NATURALLY REFRESHING LIFESTYLE



UNIQUELY EXCLUSIVE, EXCLUSIVELY CONVENIENT

Amidst the enchanting ambience lies the vivacity of urban bloom. Within a short drive, daily needs can be met at the evergreen Thomson Plaza, bustling AMK Hub and the many renowned schools in proximity. Go for a spin across connecting expressways, and wind through alleys of boutiques and patisseries in the CBD. Have a taste of life's most exquisite indulgences, served up on a silver platter.





SANCTUARY RESERVED FOR THE SELECT FEW

Adana architecture was conceived as three five-storey structures blending harmoniously into the surrounding foliage. All 74 apartments, ranging from 2 to 4 bedrooms, sprout towards the sky to capture spectacular views of the lush reservoir milieu or verdant landscaping.



ARTIST'S IMPRESSION



All photographs featured are impressions only

SKY GARDEN @ ROOF TERRACE

The rooftop's design is a manifestation of shrubs, trees, stones and timber to blend into the verdant greenery that surrounds Adana. When viewed from the sky, it resembles a green corridor linking Peirce Reservoir to the Thomson area and seamlessly masquerades as an extension of the Central Catchment Nature Reserve.



All photographs featured are impressions only

EARTH GARDEN @ 1ST STOREY

At the 1st storey, the indigenous creeper *Cissus Nodosa* welcomes your grand entrance. Heritage trees such as Common Pulai and Tembusu grace the front and back of the development while more vines envelop the west elevation for natural sun screening.



EARTH GARDEN @ 1ST STOREY

To live well, one has to eat well. Complement your renowned sense of wellbeing at the culinary gardens where you can grow your choice of healthy vegetables or fruits to stay in pink of health. At the same time, experience healthy bonding with your children and your loved ones.

All photographs featured are impressions only



ARTIST'S IMPRESSION

INFINITE LUXURIES AWAIT YOUR INDULGENCE

Immerse in an array of modern facilities, from shimmering pools to culinary garden, that co-exist seamlessly with the landscape to bring not just postcard-worthy views but also a perfectly healthy lifestyle.



All photographs featured are impressions only

ARTIST'S IMPRESSION



All photographs featured are impressions only

SKY GARDEN @ ROOF TERRACE

Vast meandering greenery covers the Sky Garden, interweaving walkways, a Jogging Path, BBQ areas and idyllic pockets of space for yoga, exercise, meditation and nature appreciation.



ARTIST'S IMPRESSION



DESIGN FINESSE MEETS NATURE'S FINEST

Own the rarest of modern luxury, the most sought-after of prized possessions: the lavish spaciousness that evokes a liberating air of comfort and therapeutic sense of Zen. Designed with a Living Area and Master Bedroom that extends into open balconies, it further amplifies the fusion of man and nature.



LÄUFEN  
GEBERIT 

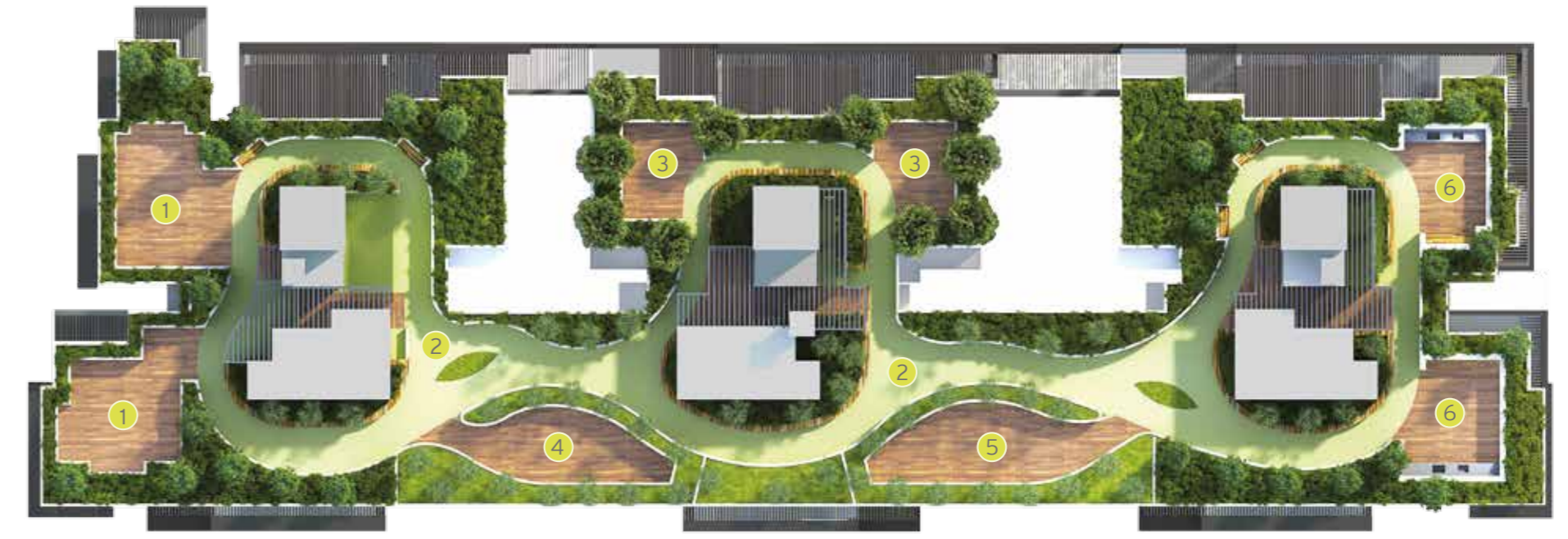
All photographs featured are artist's impressions only

3.55m high ceiling for Living, Dining and Bedrooms, complemented by expansive glass windows, fully optimises the picturesque vista, ventilation and design autonomy. Herald a new benchmark of timeless sophistication with premium fittings from distinguished luxury brands Electrolux, Hansgrohe, Laufen, Reginox and Geberit.

EARTH GARDEN - 1ST STOREY PLAN

Legend

- A. Main Gate
- B. Lap Swimming Pool
- C. Pool Deck
- D. Gymnasium
- E. Water Jets
- F. Pavilion
- G. Spa Bed
- H. Wading Pool
- I. Social Pool
- J. BBQ Area
- K. Culinary Garden
- L. Children Playground
- M. Side Gate
- N. Seating Area
- O. Sentry Post



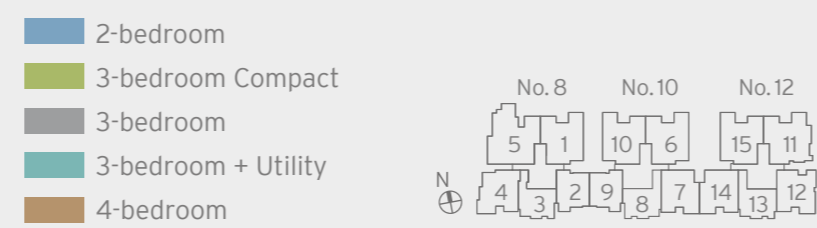
SKY GARDEN - ROOF TERRACE PLAN

Legend

- 1. Viewing Deck
- 2. Jogging Path
- 3. Outdoor Gym
- 4. Yoga Area
- 5. Meditation Area
- 6. BBQ Area

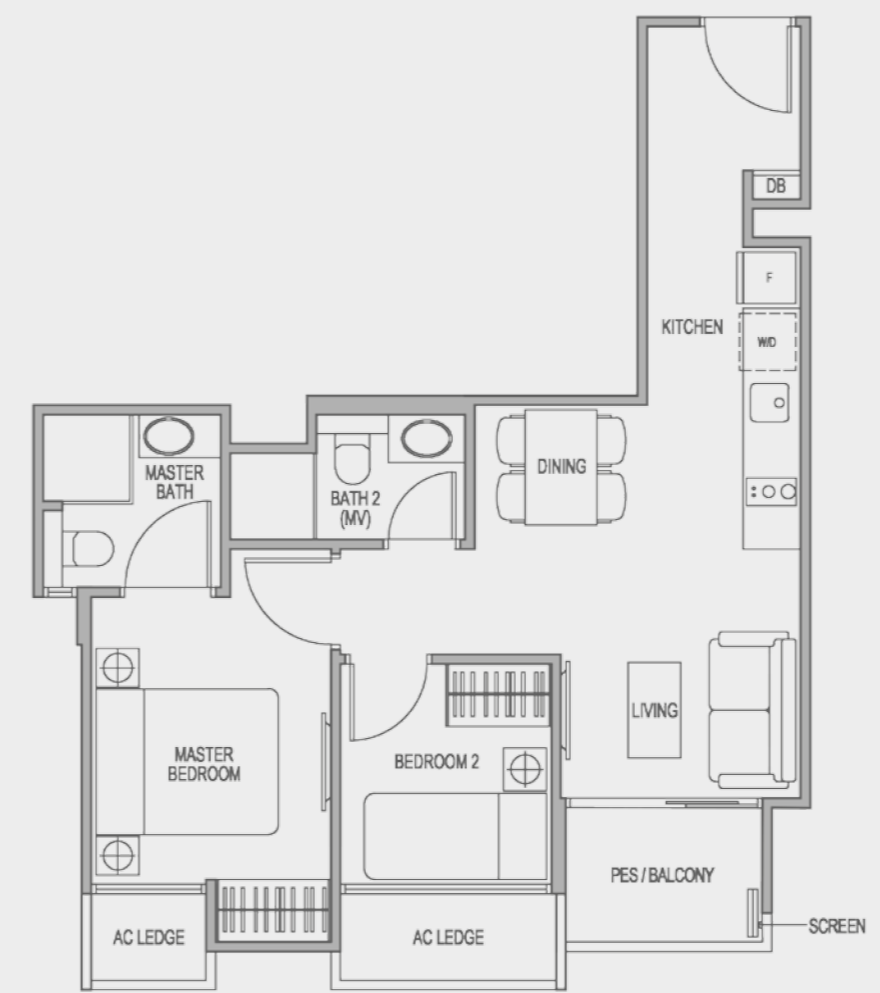
DIAGRAMMATIC CHART

	NO. 8					NO. 10					NO. 12				
Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Roof	Sky Garden														
Level 05	Type B2a 872 sqft	Type A2 560 sqft	Type A1a 560 sqft	Type B1a 721 sqft	Type C 1,152 sqft	Type B2b 872 sqft	Type B1 721 sqft	Type A1 560 sqft	Type A2 560 sqft	Type B2 872 sqft	Type B3 947 sqft	Type B1b 721 sqft	Type A1 560 sqft	Type B1 721 sqft	Type B2 872 sqft
Level 04	Type B2a 872 sqft	Type A2 560 sqft	Type A1a 560 sqft	Type B1a 721 sqft	Type C 1,152 sqft	Type B2b 872 sqft	Type B1 721 sqft	Type A1 560 sqft	Type A2 560 sqft	Type B2 872 sqft	Type B3 947 sqft	Type B1b 721 sqft	Type A1 560 sqft	Type B1 721 sqft	Type B2 872 sqft
Level 02	Type B2a 872 sqft	Type A2 560 sqft	Type A1a 560 sqft	Type B1a 721 sqft	Type C 1,152 sqft	Type B2b 872 sqft	Type B1 721 sqft	Type A1 560 sqft	Type A2 560 sqft	Type B2 872 sqft	Type B3 947 sqft	Type B1b 721 sqft	Type A1 560 sqft	Type B1 721 sqft	Type B2 872 sqft
Level 02	Type B2a 872 sqft	Type A2 560 sqft	Type A1a 560 sqft	Type B1a 721 sqft	Type C 1,152 sqft	Type B2b 872 sqft	Type B1 721 sqft	Type A1 560 sqft	Type A2 560 sqft	Type B2 872 sqft	Type B3 947 sqft	Type B1b 721 sqft	Type A1 560 sqft	Type B1 721 sqft	Type B2 872 sqft
Level 01	Type B2aG 872 sqft	Type A2G 560 sqft	Type A1aG 560 sqft	Type B1aG 721 sqft		Type B2bG 872 sqft	Type B1G 721 sqft	Type A1G 560 sqft	Type A2G 560 sqft	Type B2G 872 sqft	Type B3G 947 sqft	Type B1bG 721 sqft	Type A1G 560 sqft	Type B1G 721 sqft	Type B2G 872 sqft

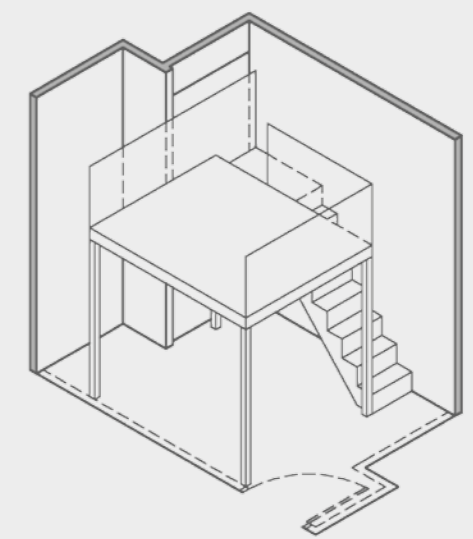


Type A1/A1G
2-Bedrm

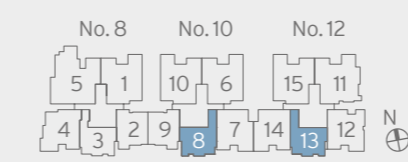
560 sqft / 52 sqm
 A1G with PES : #01-08, #01-13 (mirror)
 A1 with Balcony : #02-08 to #05-08
 #02-13 to #05-13 (mirror)



Suggested Furniture Loft
 (Only applicable to Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft - Isometric View
 (Only applicable to Master Bedroom with maximum area of 5 sqm)



All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimates only and subject to final survey. All floor plans are not to scale and are subject to changes as may be required or approved by the relevant authorities. Furniture shown is indicative only and is not provided, please refer to the floor plans in the Sale & Purchase Agreement for details.

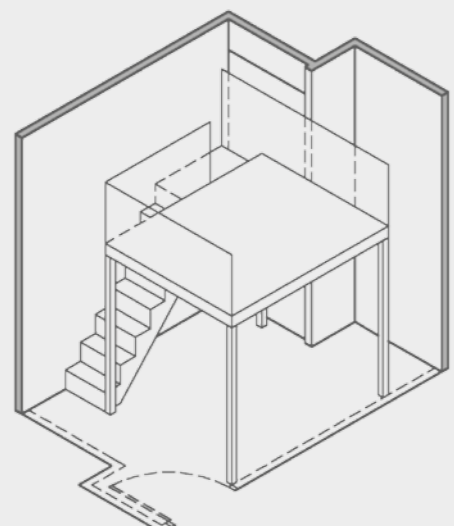
Type A1a/A1aG

2-Bedrm

560 sqft / 52 sqm

A1aG with PES : #01-03

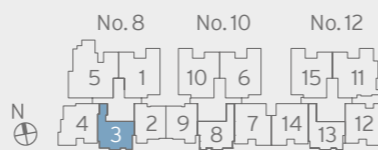
A1a with Balcony : #02-03 to #05-03



Suggested Furniture Loft - Isometric View
(Only applicable to Master Bedroom with maximum area of 5 sqm)



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Type A2/A2G

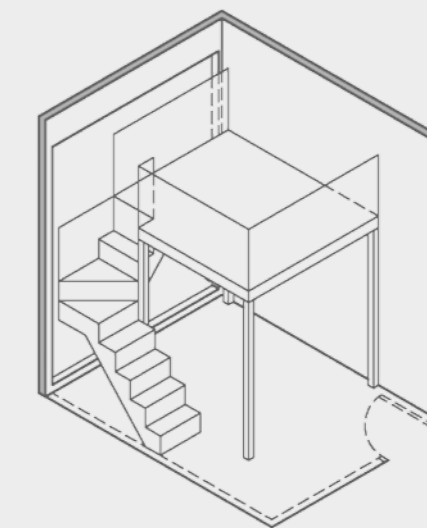
2-Bedrm

560 sqft / 52 sqm

A2G with PES : #01-02, #01-09 (mirror)

A2 with Balcony : #02-02 to #05-02

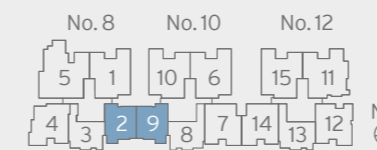
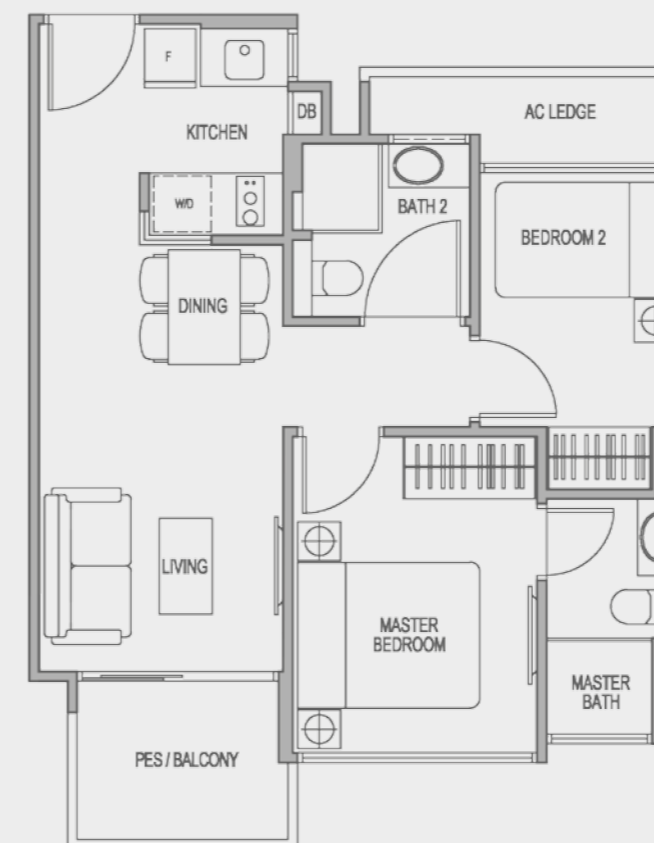
#02-09 to #05-09 (mirror)



Suggested Furniture Loft - Isometric View
(Only applicable to Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft
(Only applicable to Master Bedroom with maximum area of 5 sqm)



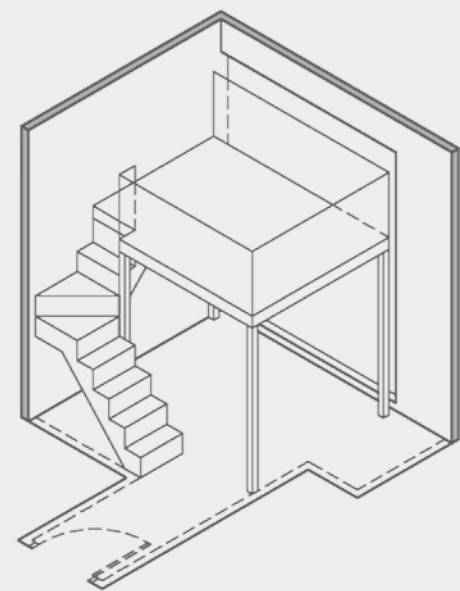
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Type B1/B1G

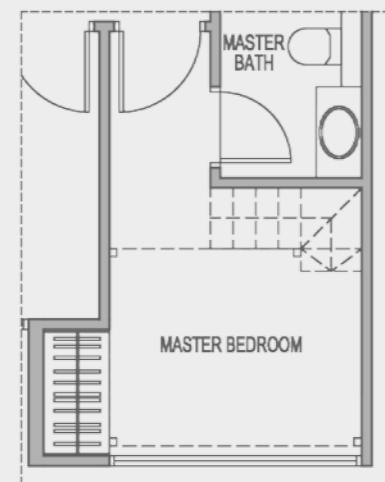
3-Bedrm Compact

721 sqft / 67 sqm

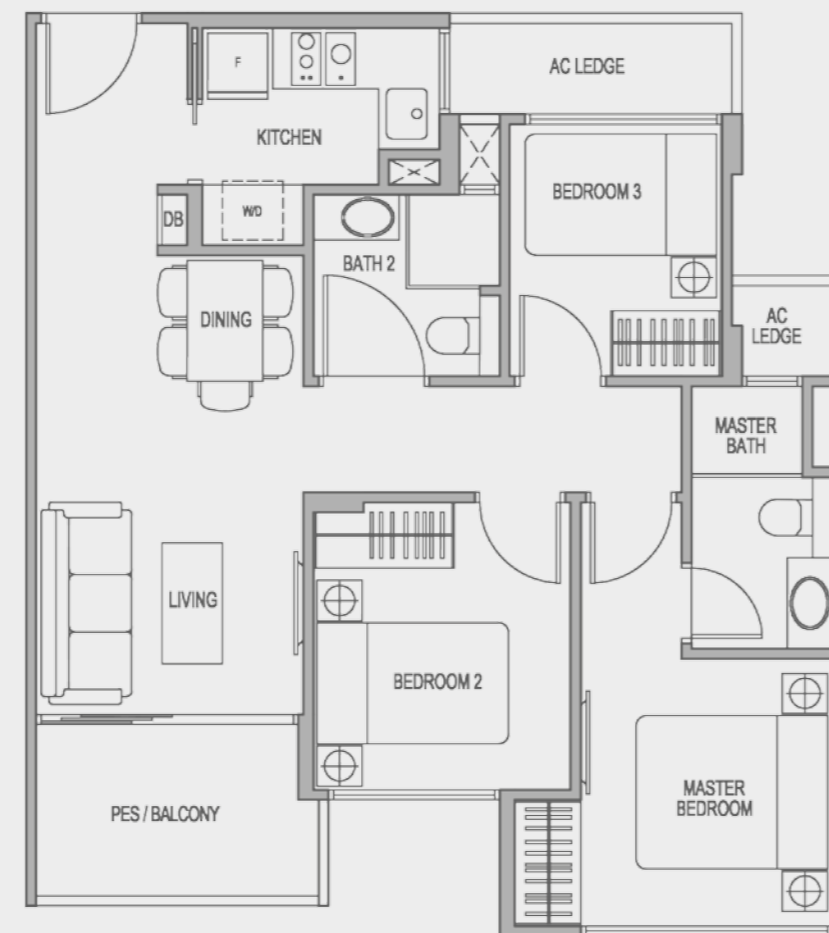
B1G with PES : #01-07, #01-14 (mirror)
 B1 with Balcony : #02-07 to #05-07
 #02-14 to #05-14 (mirror)



Suggested Furniture Loft - Isometric View
 (Only applicable to Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft
 (Only applicable to Master Bedroom with maximum area of 5 sqm)



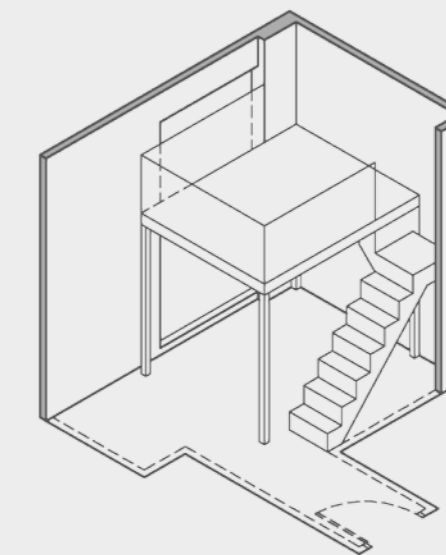
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Type B1a/B1aG

3-Bedrm Compact

721 sqft / 67 sqm

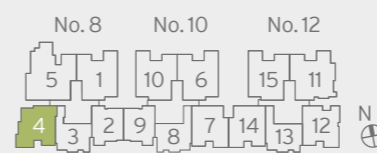
B1aG with PES : #01-04
 B1a with Balcony : #02-04 to #05-04



Suggested Furniture Loft - Isometric View
 (Only applicable to Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft
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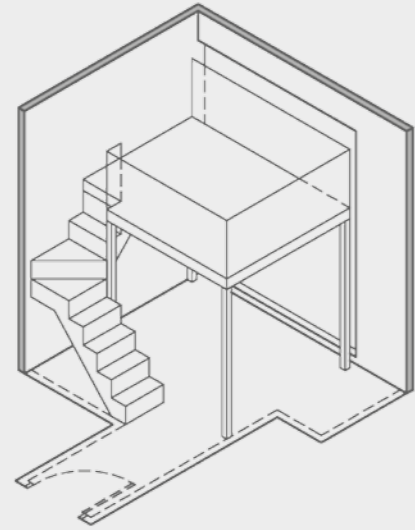
Type B1b/B1bG

3-Bedrm Compact

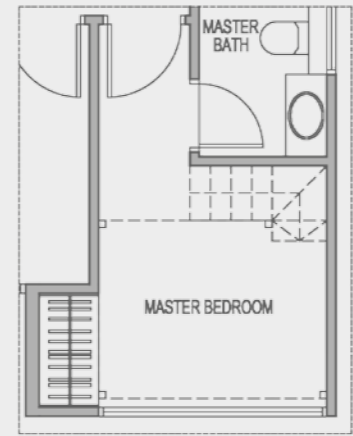
721 sqft / 67 sqm

B1bG with PES : #01-12

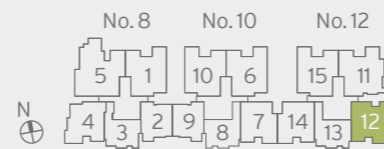
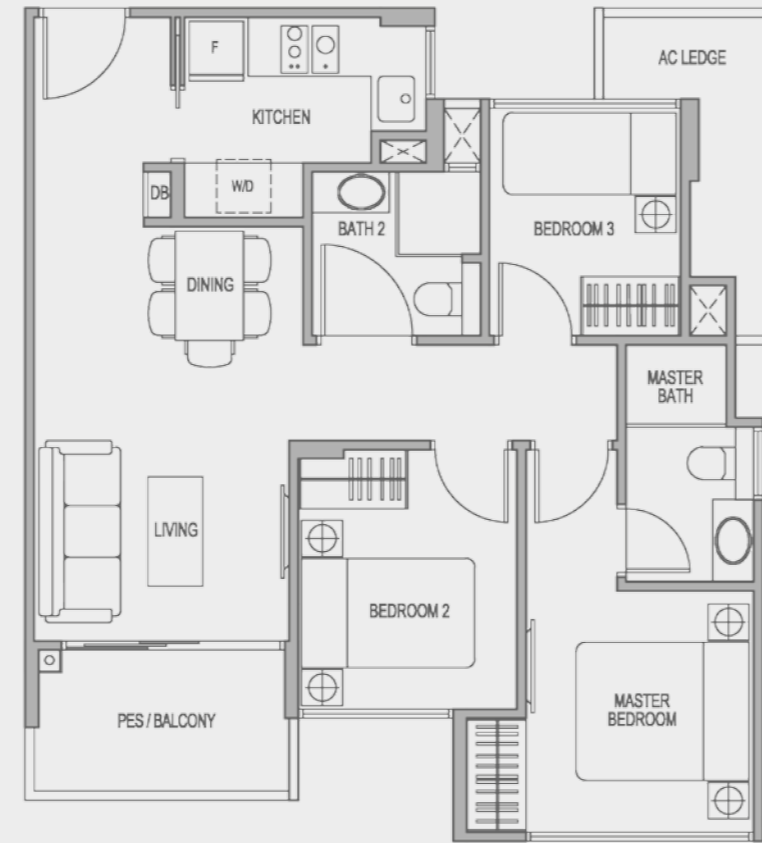
B1b with Balcony : #02-12 to #05-12



Suggested Furniture Loft - Isometric View
(Only applicable to Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft
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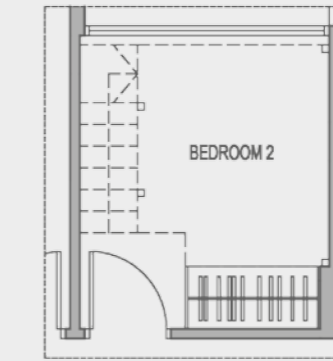
Type B2/B2G

3-Bedrm

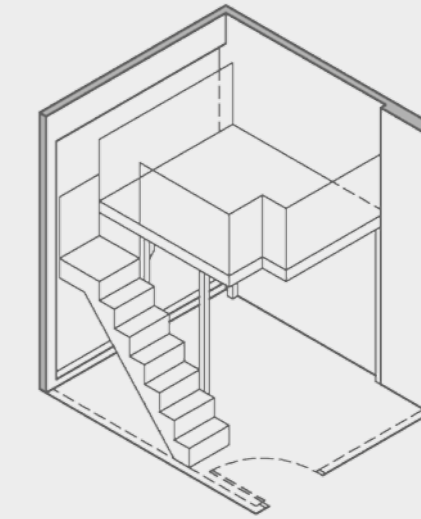
872 sqft / 81 sqm

B2G with PES : #01-10 & #01-15

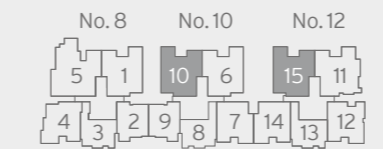
B2 with Balcony : #02-10 to #05-10
#02-15 to #05-15



Suggested Furniture Loft
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



Suggested Furniture Loft - Isometric View
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



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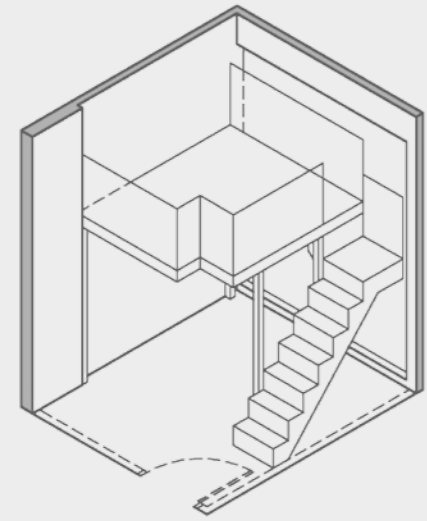
■ Type B2a/B2aG

3-Bedrm

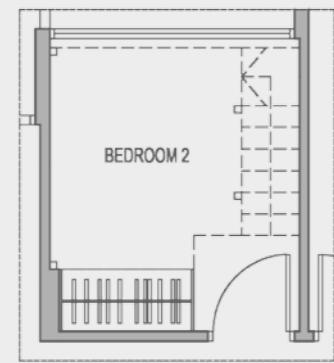
872 sqft / 81 sqm

B2aG with PES : #01-01

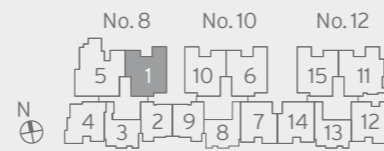
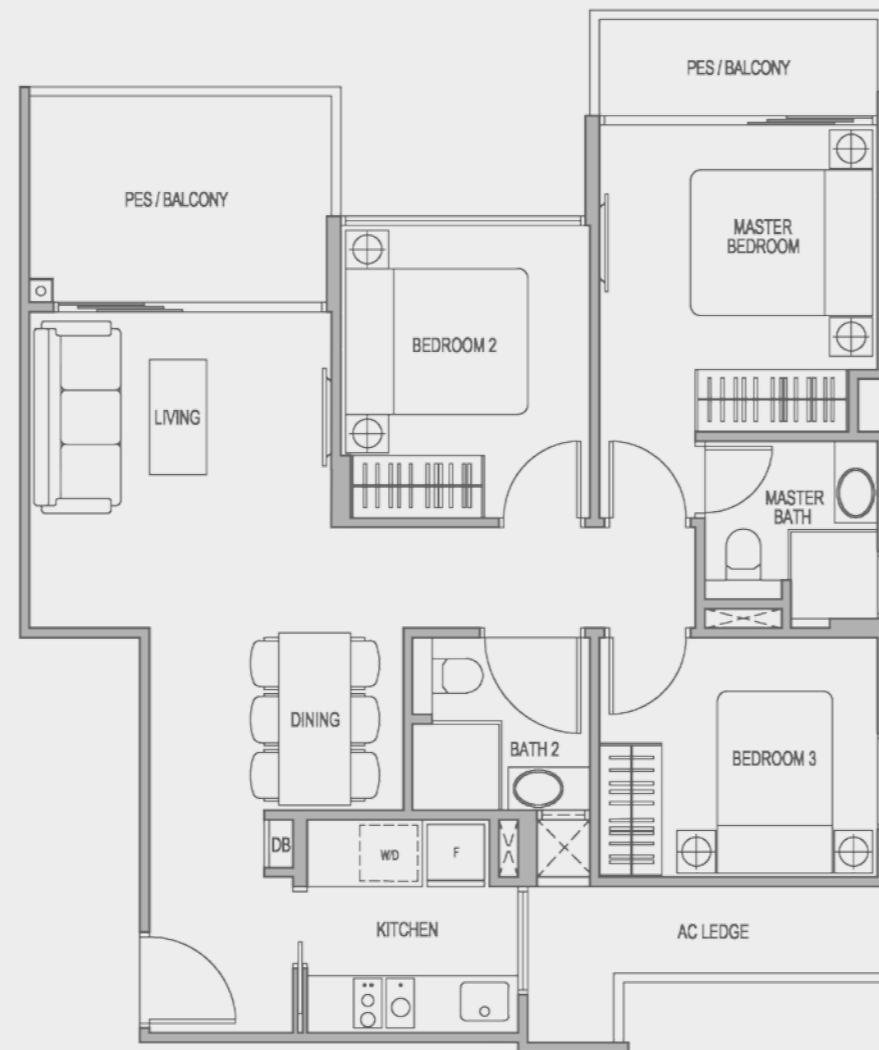
B2a with Balcony : #02-01 to #05-01



Suggested Furniture Loft - Isometric View
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



Suggested Furniture Loft
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■ Type B2b/B2bG

3-Bedrm

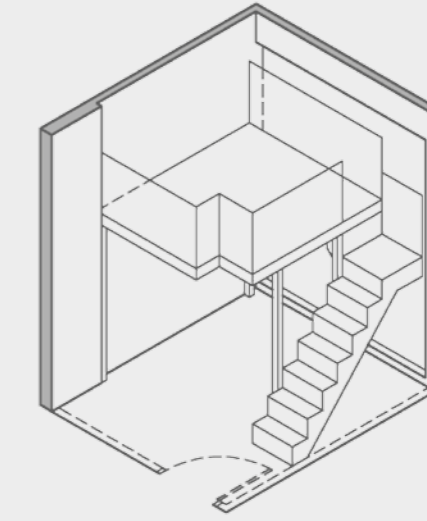
872 sqft / 81 sqm

B2bG with PES : #01-06

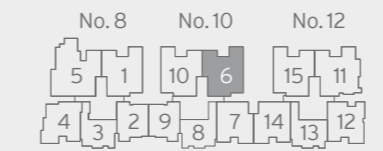
B2b with Balcony : #02-06 to #05-06



Suggested Furniture Loft
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



Suggested Furniture Loft - Isometric View
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



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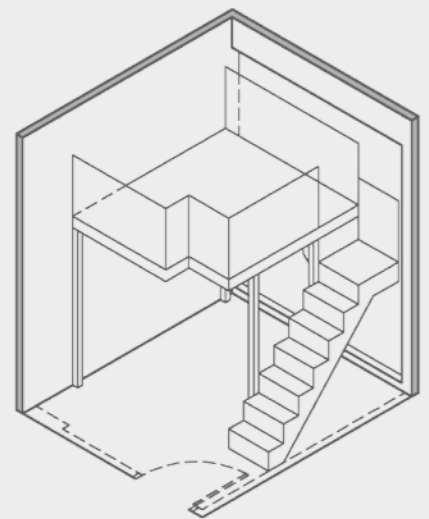
Type B3/B3G

3-Bedrm + Utility

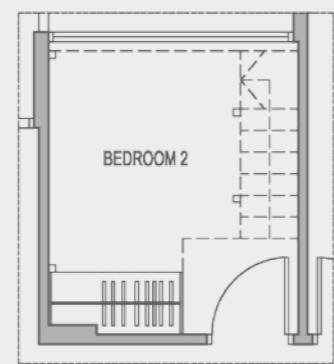
947 sqft / 88 sqm

B3G with PES : #01-11

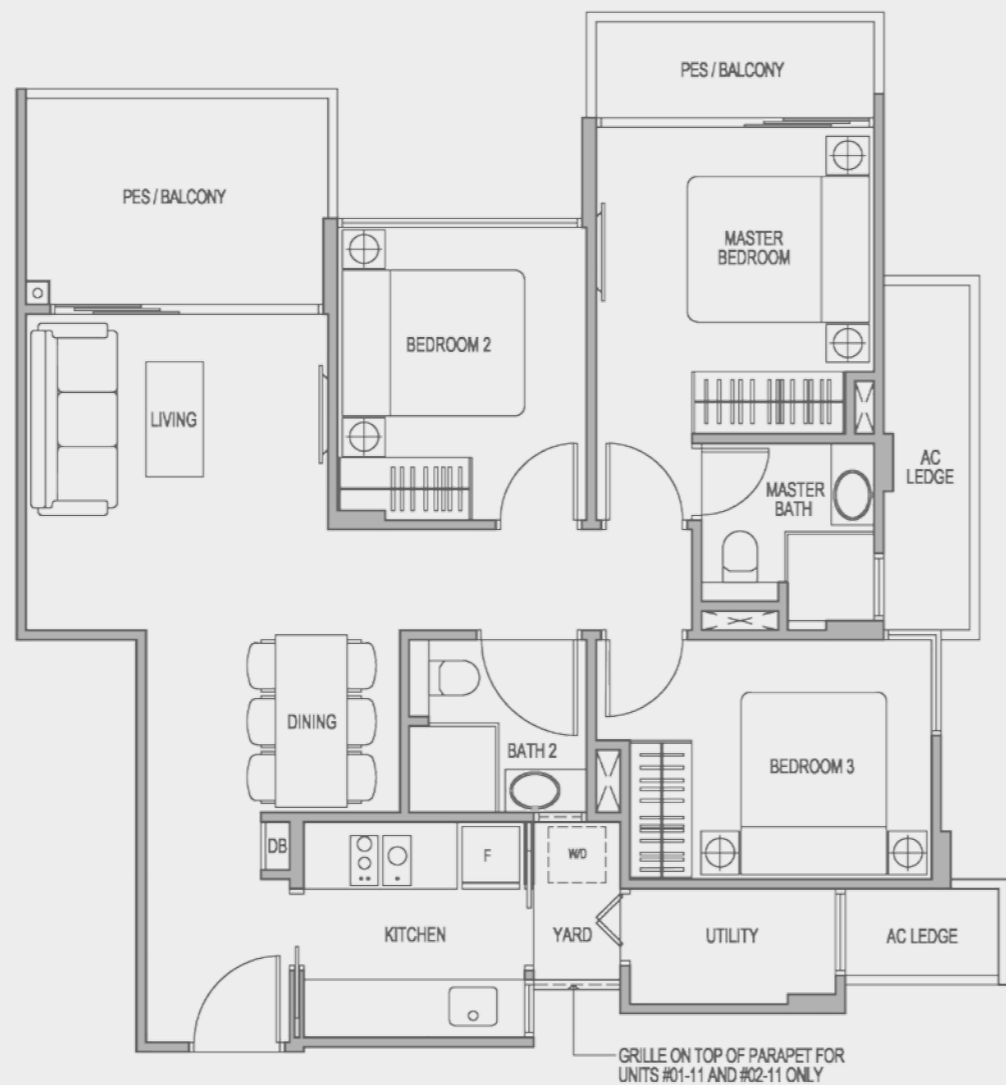
B3 with Balcony : #02-11 to #05-11



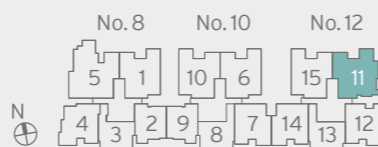
Suggested Furniture Loft - Isometric View
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



Suggested Furniture Loft
(Only applicable to Bedroom 2 with maximum area of 5 sqm)



GRILLE ON TOP OF PARAPET FOR UNITS #01-11 AND #02-11 ONLY



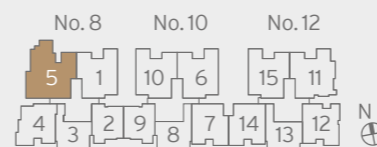
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Type C

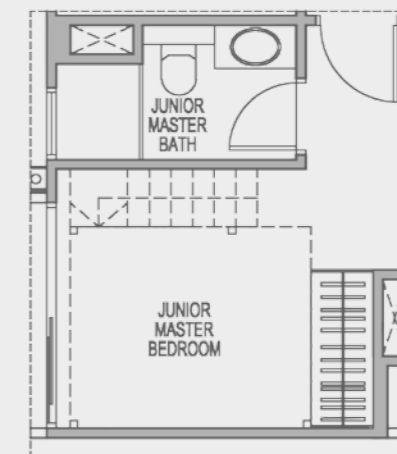
4-Bedrm

1,152 sqft / 107 sqm

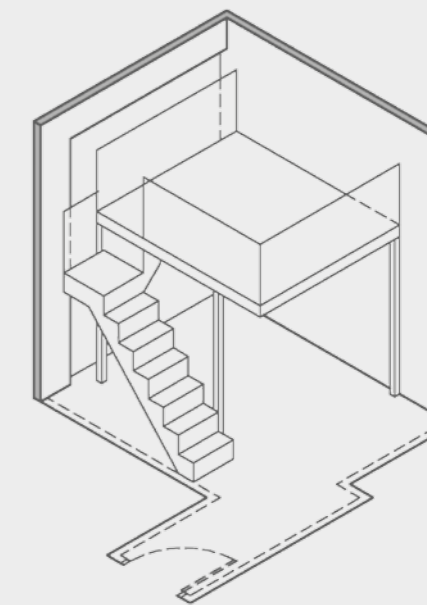
#02-05 to #05-05



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Suggested Furniture Loft
(Only applicable to Junior Master Bedroom with maximum area of 5 sqm)



Suggested Furniture Loft - Isometric View
(Only applicable to Junior Master Bedroom with maximum area of 5 sqm)

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete piles to relevant authority approval.
2. SUBSTRUCTURE & SUPERSTRUCTURE
Reinforced concrete and/or steel structure.
3. WALLS
 - 3.1 External Wall : Brick wall and/or pre-cast panels and/or reinforced concrete wall.
 - 3.2 Internal Wall : Brick wall and/or pre-cast panels and/or reinforced concrete wall and/or lightweight concrete panels and/or cement blocks and/or drywall partitions.
4. ROOF
Flat Roof : Reinforced concrete roof with appropriate waterproofing and insulation where applicable.
5. CEILING
For all apartment units.
Ceiling boards and/or skim coat with or without box-up to designated areas with emulsion paint to exposed surfaces only.
6. FINISHES
For all apartment units.
 - 6.1 Internal Wall
 - a) Living, Dining, Bedrooms, and Utility (Types B3 & B3G) : Cement and sand plaster and/or skim coat with emulsion paint to exposed surfaces only.
 - b) Bathrooms : Porcelain tiles and/or homogenous tiles on exposed surface up to false ceiling only.
 - c) Kitchen : Compressed marble on exposed surface only and/or cement and sand plaster and/or skim coat with emulsion paint.
 - d) Balcony, PES, and Yard (Types B3, B3G & C) : Cement and sand plaster and/or skim coat with emulsion paint.
 - 6.2 Floor
 - a) Living, Dining : Compressed marble with skirting.
 - b) Kitchen : Compressed marble.
 - c) Bedrooms : Timber flooring with timber skirting.
 - d) Bathrooms : Porcelain tiles and/or homogenous tiles.
 - e) Balcony, PES, and Yard (Types B3, B3G, & C) : Porcelain tiles and/or homogenous tiles and/or ceramic tiles.
 - f) Utility (Types B3 and B3G) : Porcelain tiles and/or homogenous tiles and/or ceramic tiles.
 - g) AC Ledges : Cement and sand screed.
7. WINDOWS
For all apartment units.
Aluminium framed windows.

Note:

 - a) All aluminium frames shall be powder coated and/or natural anodized finish.
 - b) All windows are either sliding and/or casement and/or top hung and/or bottom hung and/or louvred or any combination of the mentioned with or without fixed glass panel.
 - c) All glazing shall be minimum 6mm thick glass with or without double glazing where applicable.
 - d) All glazing shall be clear and/or tinted and/or frosted and/or Low-E where applicable.
8. DOORS
For all apartment units.
 - 8.1 Unit Main Entrance : Approved fire-rated timber door.
 - 8.2 Bedrooms : Timber door.
 - 8.3 Bathrooms : Timber door and/or aluminium framed door.
 - 8.4 Kitchen (for Types B1, B1G, B1a, B1aG, B1b, B1bG, B2, B2G, B2a, B2aG, B2b, B2bG, B3, B3G, & C) : Timber door and/or aluminium framed door with or without fixed glass panel.
 - 8.5 Utility (Type B3 & B3G) : Aluminium framed door.
 - 8.6 Balcony, PES, and Yard (Types B3, B3G & C) : Aluminium framed glass door.

Note:

 - a) All aluminium frames shall be powder coated and/or natural anodized finish.
 - b) All doors are either swing and/or sliding and/or bi-fold type and/or pocket system with or without fixed glass panel.
 - c) All glazing shall be minimum 6mm thick glass with or without double glazing where applicable.
 - d) All glazing shall be clear and/or tinted and/or frosted and/or Low-E where applicable.
9. IRONMONGERY
For all apartment units.
Good quality locksets and ironmongery to be provided.

10. SANITARY FITTINGS
For all apartment units.
 - 10.1 Master Bathrooms and Junior Master Bathrooms (Type C)
 - a) 1 water closet.
 - b) 1 shower screen complete with handheld shower, shower mixer and overhead shower.
 - c) 1 vanity counter complete with wash basin, mixer tap and vanity cabinet and/or drawer and/or ledge where applicable.
 - d) 1 wall mounted vanity mirror cabinet.
 - e) 1 toilet roll holder.
 - 10.2 Common Bathrooms
 - a) 1 water closet.
 - b) 1 shower screen complete with handheld shower and shower mixer.
 - c) 1 vanity counter complete with wash basin, mixer tap and vanity cabinet and/or drawer and/or ledge where applicable.
 - d) 1 wall mounted vanity mirror cabinet.
 - e) 1 toilet roll holder.
 - 10.3 Kitchen
 - a) 1 kitchen sink complete with sink mixer.
11. ELECTRICAL INSTALLATION
 - a) Electrical conduits shall be in concealed conduits where applicable, except spaces within DB closet, areas above false ceiling which will be in surface mounted conduits in the ceiling space and/or trunking.
 - b) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
 - c) Refer to Electrical Schedule for details.

Location	Lighting Point	Power Point (13A)	Water Heater Point	Hob, Hood, Oven	Fridge	SCV/ TV Point	Data/ Tel. Point	Intercom Point	Bell Point	Isolator
Type A1	8	12	1	3	1	3	4	1	1	1
Type A1a	8	12	1	3	1	3	4	1	1	1
Type A1G	8	12	1	3	1	3	4	1	1	1
Type A1aG	8	12	1	3	1	3	4	1	1	1
Type A2	8	12	1	3	1	3	4	1	1	1
Type A2G	8	12	1	3	1	3	4	1	1	1
Type B1	11	15	1	3	1	4	5	1	1	1
Type B1a	11	15	1	3	1	4	5	1	1	1
Type B1b	11	15	1	3	1	4	5	1	1	1
Type B1G	11	15	1	3	1	4	5	1	1	1
Type B1aG	11	15	1	3	1	4	5	1	1	1
Type B1bG	11	15	1	3	1	4	5	1	1	1
Type B2	11	16	1	3	1	4	5	1	1	1
Type B2a	11	16	1	3	1	4	5	1	1	1
Type B2b	11	16	1	3	1	4	5	1	1	1
Type B2G	11	16	1	3	1	4	5	1	1	1
Type B2aG	11	16	1	3	1	4	5	1	1	1
Type B2bG	11	16	1	3	1	4	5	1	1	1
Type B3	13	16	1	3	1	4	5	1	1	1
Type B3G	13	16	1	3	1	4	5	1	1	1
Type C	15	19	2	3	1	5	6	1	1	1

12. TV/CABLE AND FIBRE SERVICES/TELEPHONE POINTS
 - a) Cable-Readiness and Fibre-Readiness to comply with authorities' requirements.
 - b) Refer to Electrical Schedule for details.
13. LIGHTNING PROTECTION
 - a) Lightning protection system shall be provided in accordance with the Singapore Standard SS555:2010.
14. PAINTING
 - a) Internal Walls : Emulsion Paint.
 - b) External Walls : Textured coating and/or weather shield paint and/or other approved exterior paint.
15. WATERPROOFING
Waterproofing to floors of Kitchen, Bathrooms, Balcony, PES, Yard (Types B3, B3G & C), AC Ledges, Reinforced Concrete Ledges, Reinforced Concrete Sunshades and Reinforced Concrete Flat Roofs.
16. DRIVEWAY AND CAR PARK
 - 16.1 Surface Driveway and Ramp : Heavy duty tiles and/or interlocking pavers and/or pebble wash and/or stamped concrete and/or concrete slab with hardener and/or epoxy coating.
 - 16.2 Basement Driveway and Car Park : Concrete slab with hardener and/or epoxy coating and/or stamped concrete and/or heavy duty tiles at designated areas.
17. RECREATION FACILITIES
 - 17.1 1st Storey Facilities
 - a) BBQ Area.
 - b) Children Playground.
 - c) Communal Landscape.
 - d) Communal Planter.
 - e) Culinary Garden.
 - f) Gymnasium.
 - g) Lap Swimming Pool.
 - h) Open Sided Pavilion.
 - i) Outdoor Seating Area.
 - j) Pool Deck with shower area.
 - k) Social Pool.
 - l) Spa Bed.
 - m) Wading Pool.
 - n) Water Feature.
 - o) Water Jets.
 - 17.2 Roof Terrace Facilities
 - a) BBQ Area.
 - b) Communal Landscape.
 - c) Communal Planter.
 - d) Jogging Path.
 - e) Meditation Area.
 - f) Outdoor Gym.
 - g) Viewing Deck.
 - h) Yoga Area.
18. ADDITIONAL ITEMS
 - 18.1 Wardrobes (For all apartment units)
Built-in wardrobes to all bedrooms.
 - 18.2 Kitchen Cabinets/Appliances (For all apartment units)
 - a) Built-in high and low level kitchen cabinets with quartz counter top.
 - b) One free-standing refrigerator.
 - c) One kitchen sink complete with sink mixer.
 - d) Gas hob, cooker hood and built-in conventional oven.
 - e) Free standing washing machine cum dryer.
 - f) Town gas supply to kitchen.
 - 18.3 Air-Conditioning System (For all apartment units)
Air conditioning shall be provided to Living, Dining and Bedrooms.
 - 18.4 Hot Water Supply (For all apartment units)
 - a) Hot water supply shall be provided to all Bathrooms and Kitchens.
 - b) All apartment units shall be provided with gas water heater.
 - c) Turn-on and utility charges shall be borne by the Purchaser.

- 18.5 Security System
 - a) Intercom System at each apartment unit and at designated common areas.
 - b) Proximity Card Access Control System at designated areas.
 - c) CCTV at designated locations.

Note: Location of Security System mentioned above is subject to the Architect's sole discretion and final design.
- 18.6 Ventilation
 - a) Ventilation shall be provided in compliance with Building & Construction Authority's Guidelines.
 - b) Mechanical Ventilation shall be provided where applicable.

NOTES TO SPECIFICATIONS

- A 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.
- B 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.
- C 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.
- D 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.
- E 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- F 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.
- G Glass
Glass is a 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.
- H 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.
- I Marble/Compressed Marble/Granite
Marble/compressed marble/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/compressed marble/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, compressed marble or granite selected and installed shall be subject to availability.
- J Layout/Location of Fan Coil Units, Electrical Points, Electrical Switches, Lighting Points, Television Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards
Layout/location of fan coil units, electrical points, electrical switches, lighting points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- K Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles and/or stone works behind kitchen cabinets/vanity cabinet/mirror/vanity mirror cabinet.
- L Tiles
Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards SS483:2000.
- M Rainwater Downpipes/Outlets
Rainwater downpipes/outlets at balconies are to be regularly maintained by the Purchaser.

For cyclical maintenance work to be carried out to the building external and façade, owners shall allow access to the maintenance team.

GENERAL DESCRIPTION OF HOUSING PROJECT
RESIDENTIAL FLAT WITH ROOF TERRACE (TOTAL 74 UNITS), A BASEMENT CAR PARK WITH PROVISION FOR A SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 02967K MK 18 AT UPPER THOMSON ROAD (ANG MO KIO PLANNING AREA)

Types of residential units located in the Housing Project: Non Landed Strata Titled Residential Flats.

Total number of car parking spaces
74 car park lots excluding 2 handicap car park lots.
All car park lots are located at basement. No surface car park lot.

SOME OF OUR PAST PROJECTS

Established for more than 3 decades, Fortune Properties Pte Ltd (a part of Fortune Group), is a home-grown renowned property developer with a strong portfolio of development spanning across the residential, commercial and industrial sectors. Being a developer of distinct quality, our projects have gone beyond just expectations. Our dedication and belief in providing good homes, exciting commercial spaces and conducive working environment have also spring-boarded us to develop more distinguishable projects locally and overseas through the years.

THE MERCURY



RV SUITES



RV EDGE



ESTRIVILLAS



SHAMROCK VILLAS



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