

26
NEWTON



26

NEWTON

STAND ABOVE THE REST. PEER DOWN ON THE ORDINARY. AT THE PEAK OF OPULENCE, THE SUMMIT OF PRESTIGE. ECSTATIC WITH THE EUPHORIA OF SUCCESS. A FEELING INCOMPARABLE. KNOWING THAT YOU'VE ACHIEVED WHAT FEW CAN. DON'T LET THE LIMIT STAND IN YOUR WAY. TAKE A BREATH. REACH EVEN HIGHER. REACH FOR A BREAKTHROUGH IN LUXURIOUS LIVING. REACH FOR THE SKY.

THE PLEASURES OF LIFE ARE
MAXIMISED TO THE LIMIT AT
26 NEWTON. WHERE OTHERS
WOULD HAVE STOPPED, WE
PUSHED FORWARD IN OUR
STRIVE TO PERFECT THE ART OF
LUXURIOUS LIVING, MOTIVATED
BY OUR UNENDING DRIVE TO
REACH BEYOND ANY DEGREE OF
OPULENCE EVER WITNESSED.

EXCLUSIVITY INCLUSIVE

WITH 26 NEWTON, OUR QUEST IS ACCOMPLISHED.



EXCLUSIVE PRIVILEGE
PRESTIGE INCLUSIVE

AESTHETIC INDULGENCE TO THE
MASSES. LIFESTYLE INDULGENCE
TO THE DISCERNING FEW.



ARTIST'S IMPRESSION



THE 26-STOREY SKYSCRAPER CONSISTS OF 180 UNITS RANGING FROM 1, 2 AND 2+1-BEDROOM TO DUPLEX PENTHOUSE. ITS MODERN FUTURISTIC ARCHITECTURE SYMBOLISES THE PINNACLE OF COSMOPOLITAN LIVING. AN ICON OF PRESTIGE UNATTAINABLE TO MOST.



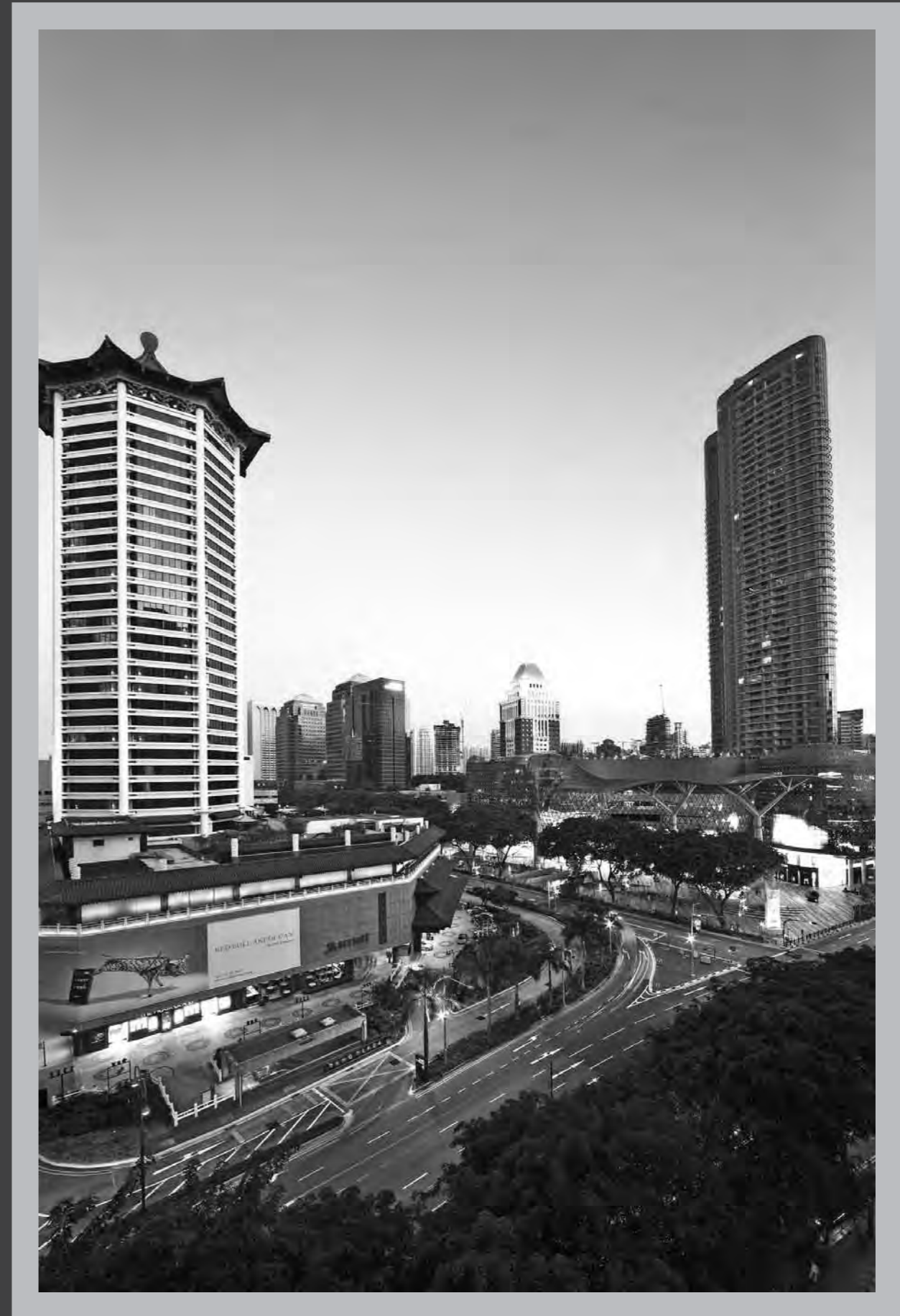


EXCLUSIVE NEIGHBOURHOOD
CONVENIENCE INCLUSIVE

AT PRIME DISTRICT 11, CONVENIENCE IS NOT
A PRIVILEGE. IT IS A WAY OF LIFE. FLANKED ON
ALL SIDES BY GASTRONOMICAL, RETAIL AND
ENTERTAINMENT AMENITIES, YOUR EVERY WANT
AND NEED WILL BE SATISFIED WITH ABSOLUTE EASE.



IN PROXIMITY ARE ORCHARD ROAD, CENTRAL BUSINESS DISTRICT AND INTEGRATED RESORTS. NOVENA SQUARE AND NEWTON FOOD CENTRE ARE WITHIN STEPS. MAJOR EXPRESSWAYS ARE MINUTES AWAY. NEWTON AND NOVENA MRT STATIONS WITHIN WALKING DISTANCE. THE COVETED NEWTON PRECINCT IS ALSO HOME TO VARIOUS TOP SCHOOLS. NEARBY BOTANIC GARDENS PROVIDE A REFRESHING RESPITE FROM THE URBAN BUZZ.

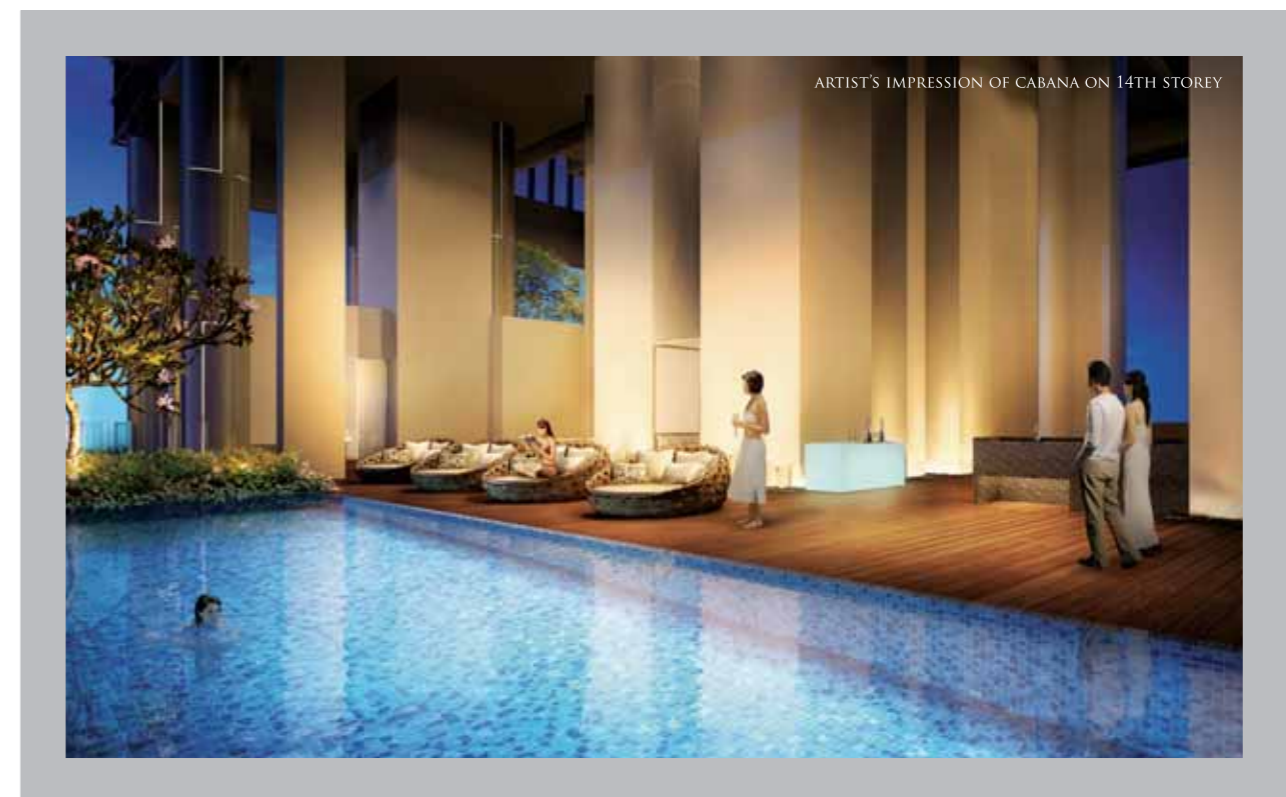




EXCLUSIVE INDULGENCE
PLEASURE INCLUSIVE

A SPECTACULAR SKY TERRACE
AT THE 14TH FLOOR FLAUNTS
AN EXTRAORDINARY VIEW
WITH A SKY POOL PROVIDING
AN OASIS IN PARADISE.





FEAST ON FREE-FLOW EXHILARATION. LIVE FOR ENJOYMENT. CABANA, GYMNASIUM AND BBQ CORNER AT YOUR COMMAND. PURE INDULGENCE IN LIFE'S FINEST AT 26 NEWTON.





ARTIST'S IMPRESSION



EXCLUSIVE VIEW
BLISS INCLUSIVE

LIVE LIKE A STAR. WHERE THE SKY IS YOUR
PLAYGROUND. WATCH THE SUNSET IN THE
SANCTUARY OF YOUR PRIVATE BALCONY.
GLOW WITH THE JOY OF FULFILLMENT. WELCOME
TO THE HEIGHT OF LUXURIOUS LIVING.

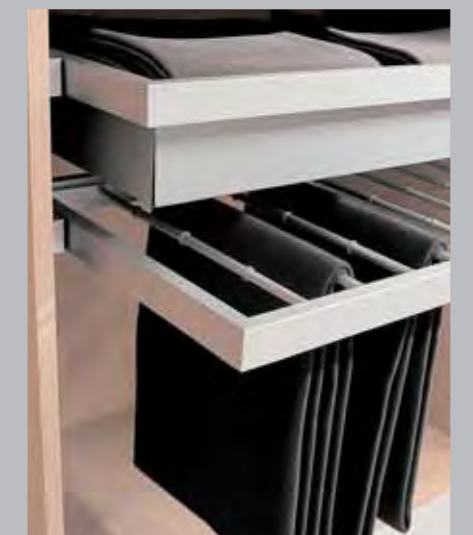
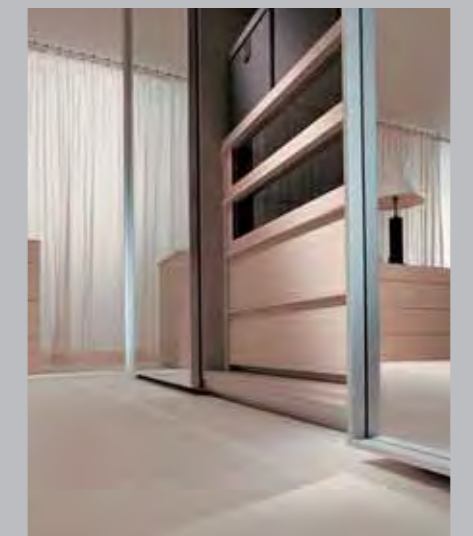
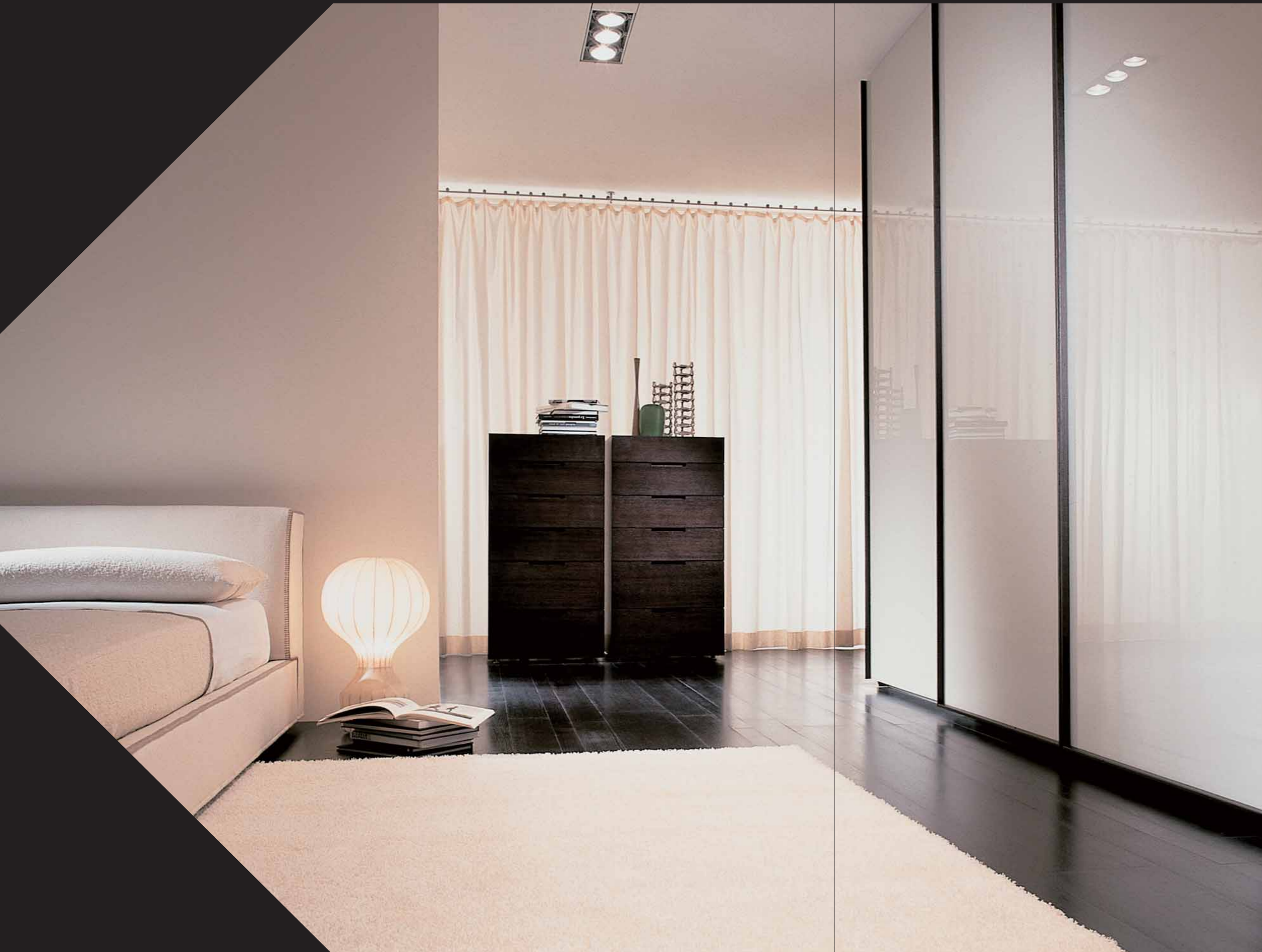
ARTIST'S IMPRESSION FOR TYPE B-G



EXCLUSIVE LUXURY
COMFORT INCLUSIVE



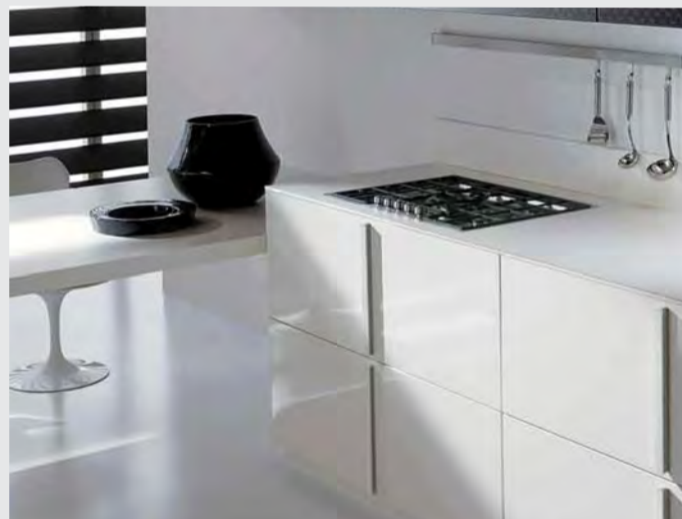
NEVER HAS A BEDROOM SEEN SUCH SOPHISTICATED ENHANCEMENT. WITH A CLEVERLY DESIGNED WARDROBE SYSTEM FROM ITALY'S LEMA, THE STORAGE SPACE BECOMES A FASHION PARADE. EXTRAVAGANT AND CHIC, LEMA WARDROBE DISPLAYS INTELLIGENT FUNCTIONALITY AND SEEMINGLY INFINITE SPACIOUSNESS.



ALL PHOTOGRAPHS FEATURED ARE IMPRESSIONS ONLY

COMPOSIT

BEGIN YOUR DAY WITH SUMPTUOUS BREAKFAST PREPARED IN A FLAWLESSLY LUXURIOUS KITCHEN LINED WITH CABINETS BY CELEBRATED ITALIAN LABEL COMPOSITE. WITH A TOUCH OF ELEGANCE, MODERN DESIGN AND REFINED FINISHES, YOUR KITCHEN BECOMES AN ERGONOMIC EXHIBIT.



ALL PHOTOGRAPHS FEATURED ARE IMPRESSIONS ONLY

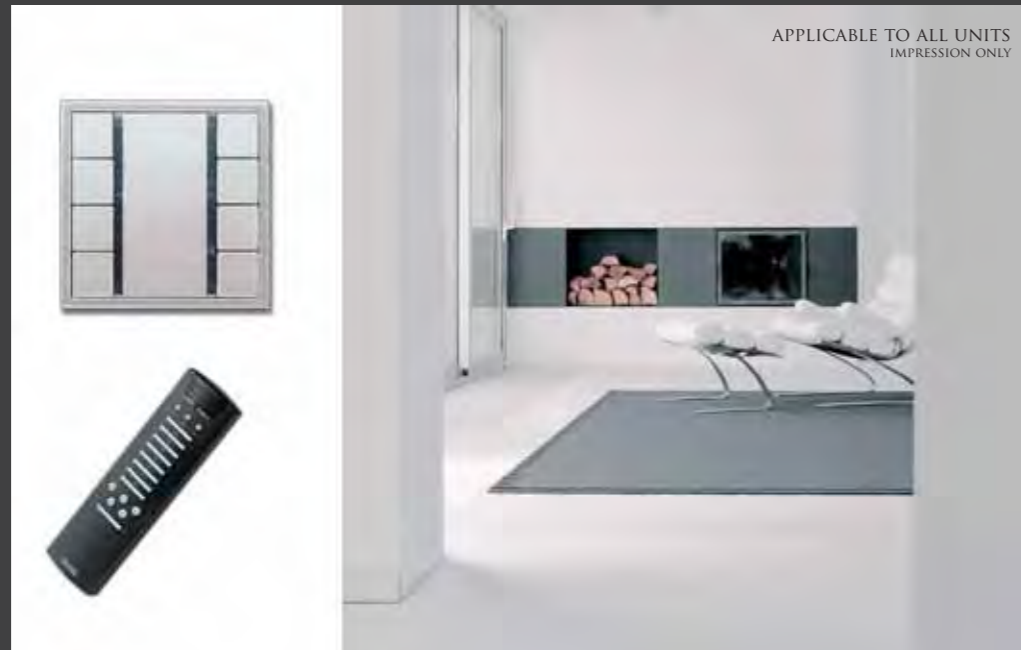


Scholtès

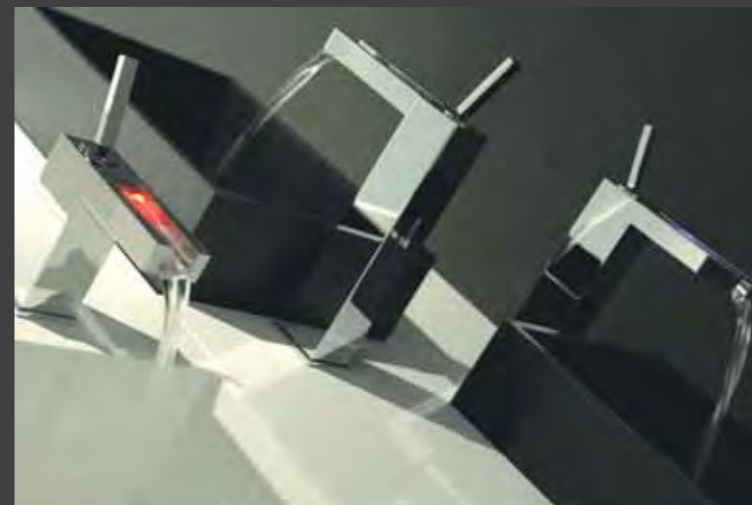
SCHOLTÈS, A WELL-REGARDED BRAND FROM FRANCE THAT SPECIALISES IN CRAFTING STATE-OF-THE-ART KITCHEN APPLIANCES, SHOWCASES A CELEBRATION OF THE GOOD LIFE.

JUNG

WITH THE FINEST BRANDS FURNISHING EVERY FRAGMENT OF YOUR SANCTUARY IN IMPECCABLE FLOURISH, YOU WILL NEVER WANT TO LEAVE HOME. CRAFTED LIKE PROLIFIC ART PIECES, HANDSOME SANITARY FITTINGS BY GESSI FROM ITALY ADORN YOUR BATHROOMS.



GESSI



INTELLIGENT AUTOMATION SYSTEM

26 NEWTON IS GENEROUSLY ENHANCED WITH THE RENOWNED JUNG KNX HOME AUTOMATION SYSTEM THAT PRIORITISES YOUR CONVENIENCE. THE USER-FRIENDLY SYSTEM LETS YOU REGULATE LIGHTING AND AIR-CONDITIONING VIA THE RADIO FREQUENCY REMOTE CONTROL WITHOUT LEAVING THE COMFORT OF YOUR SEAT. THE WI-FI-ENABLED SYSTEM ALSO ALLOWS PRE-SETTING OF YOUR HOME'S LIGHTS AND TEMPERATURE VIA IPHONE OR IPAD EVEN WHEN AT WORK OR AT PLAY. CUSTOMISE YOUR LEVEL OF CONTROL WITH ADDITIONAL OPTIONS TO CONNECT OTHER DEVICES TO THE SYSTEM.



Villeroy & Boch
1748

WITH OPULENT ENSEMBLE OF SANITARY WARES BY VILLEROY & BOCH, THE BATHROOMS ARE CHARACTERISED BY DELICATE CRAFTSMANSHIP AND FUNCTIONALLY DISTINCTIVE DESIGNS.

ALL PHOTOGRAPHS FEATURED ARE IMPRESSIONS ONLY

SITEPLAN



1ST STOREY

- A. SENTRY POINT
- B. DROP OFF POINT
- C. CAR PARK (OPEN TO SKY)
- D. GENSET
- E. BIN CENTRE

5TH STOREY

- 1. CHILDREN PLAYGROUND
- 2. PAVILION WITH BBQ CORNER

SKY TERRACE PLAN - 14TH FLOOR

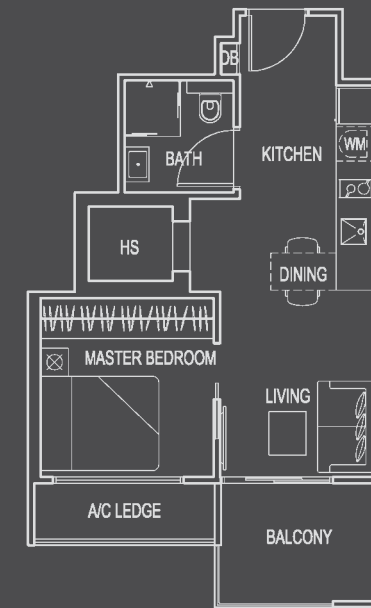


LEGEND:

- 1. GYMNASIUM
- 2. CHANGING ROOM CUM TOILET AND SHOWER POINT
- 3. LOBBY
- 4. SWIMMING POOL
- 5. POOL DECK
- 6. OUTDOOR SHOWER
- 7. WADING POOL
- 8. CABANA

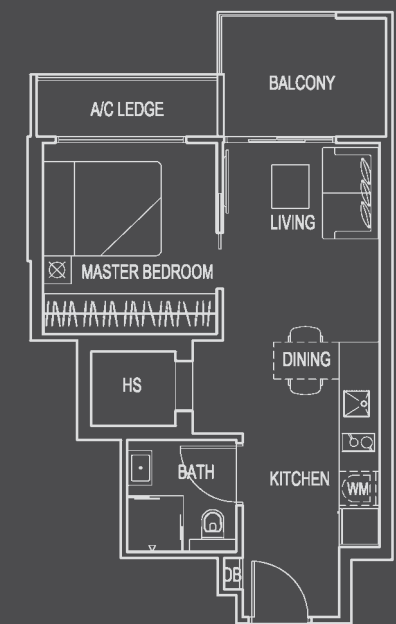
TYPE A
(1-BEDROOM)

UNIT #06-01 TO #13-01, #15-01 TO #24-01
#06-08 TO #13-08, #15-08 TO #24-08
#06-09 TO #13-09, #15-09 TO #24-09
AREA 474 SQFT / 44 SQM



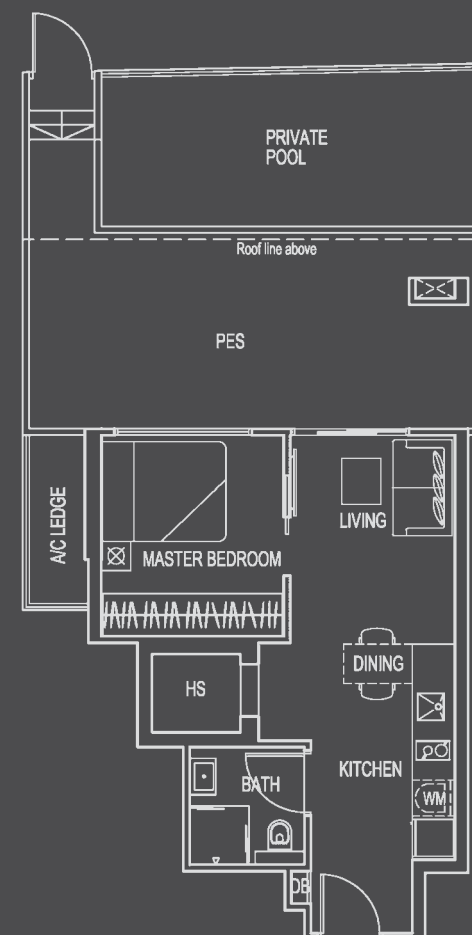
TYPE A1
(1-BEDROOM)

UNIT #06-04 TO #13-04, #15-04 TO #24-04
AREA 484 SQFT / 45 SQM



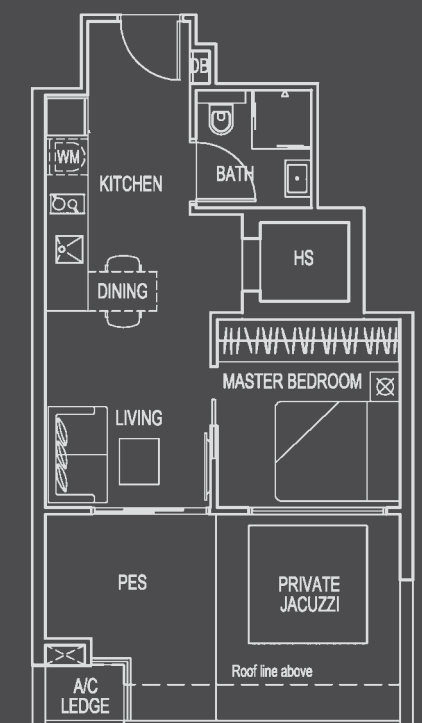
TYPE A1-G
(1-BEDROOM)

UNIT #05-04
AREA 850 SQFT / 79 SQM



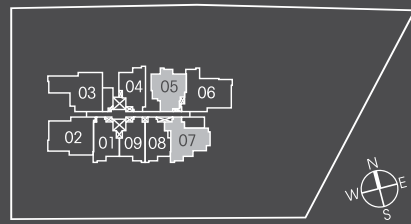
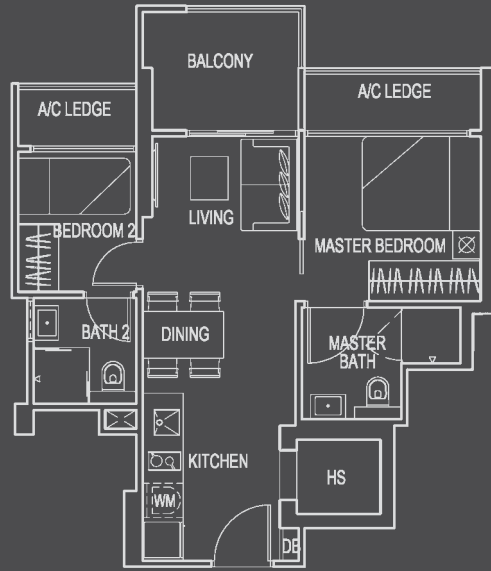
TYPE A-G
(1-BEDROOM)

UNIT #05-01, #05-08, #05-09
AREA 570 SQFT / 53 SQM



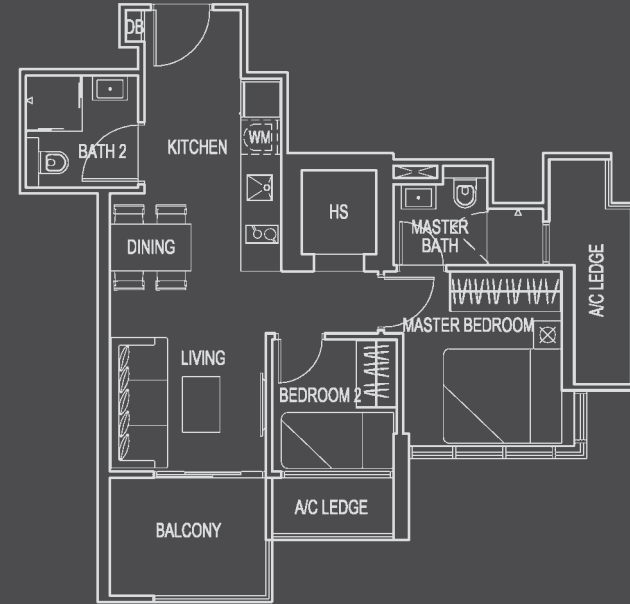
TYPE B
(2-BEDROOM)

UNIT #06-05 TO #13-05, #15-05 TO #24-05
AREA 560 SQFT / 52 SQM



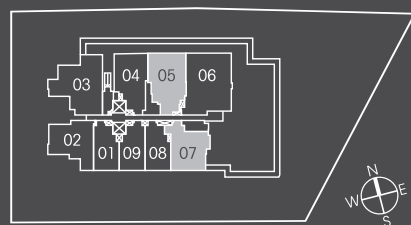
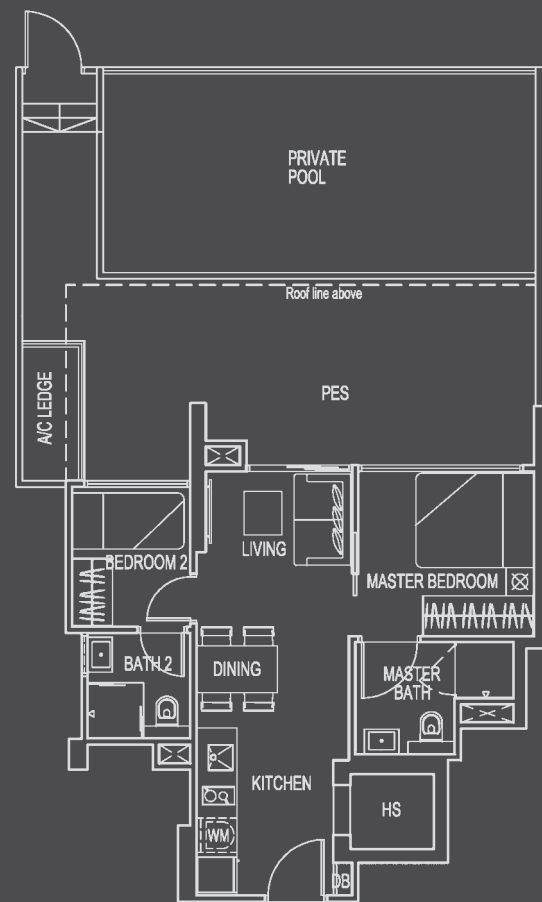
TYPE B1
(2-BEDROOM)

UNIT #06-07 TO #13-07, #15-07 TO #24-07
AREA 614 SQFT / 57 SQM



TYPE B1-G
(2-BEDROOM)

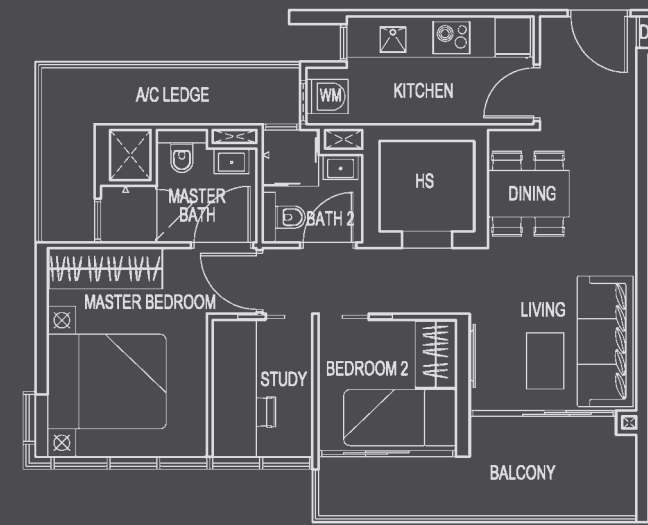
UNIT #05-05
AREA 1033 SQFT / 96 SQM



ALL PLANS ARE SUBJECT TO AMENDMENTS AS APPROVED BY THE RELEVANT AUTHORITIES.
FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND SUBJECT TO FINAL SURVEY.

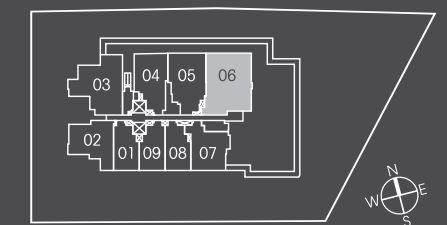
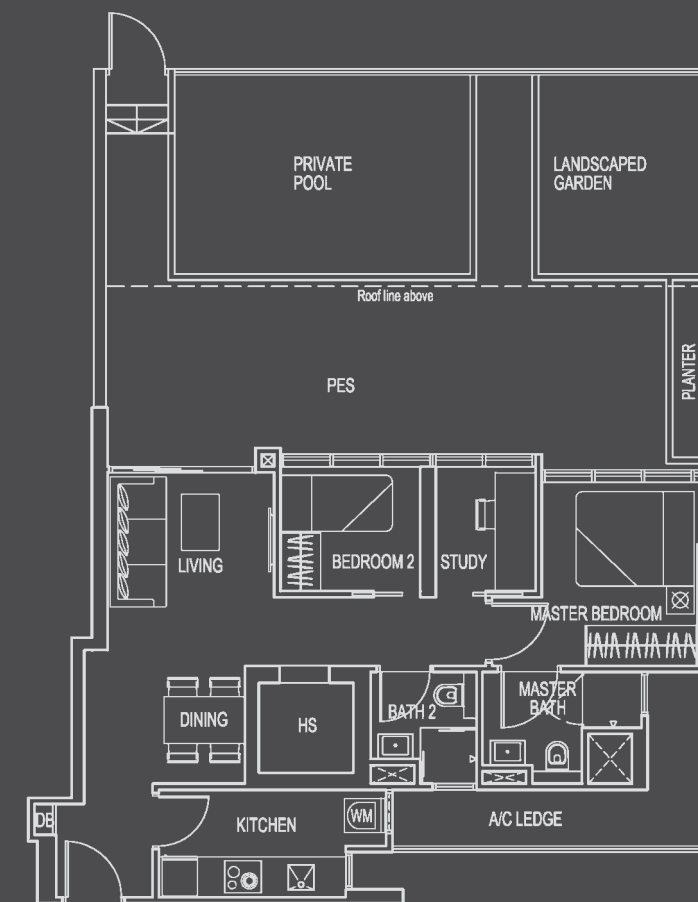
TYPE C
(2+1-BEDROOM)

UNIT #06-02 TO #13-02, #15-02 TO #24-02
AREA 775 SQFT / 72 SQM



TYPE C1-G
(2+1-BEDROOM)

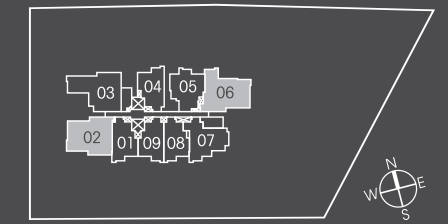
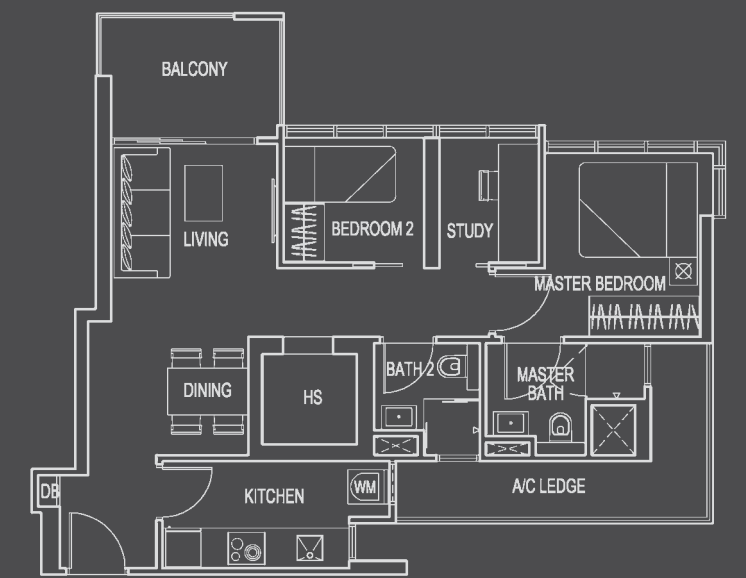
UNIT #05-06
AREA 1378 SQFT / 128 SQM



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FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND SUBJECT TO FINAL SURVEY.

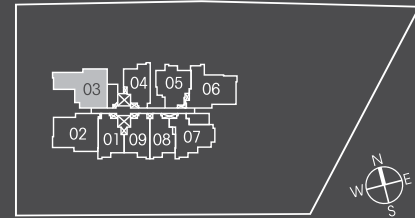
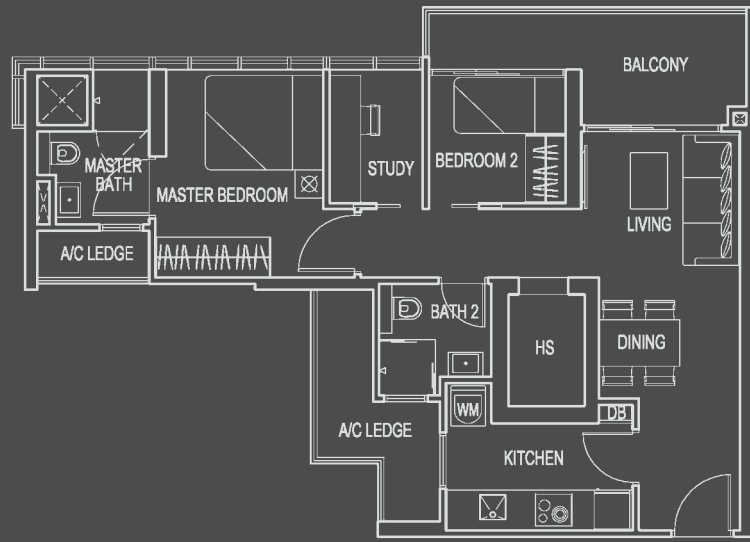
TYPE C1
(2+1-BEDROOM)

UNIT #06-06 TO #13-06, #15-06 TO #24-06
AREA 775 SQFT / 72 SQM



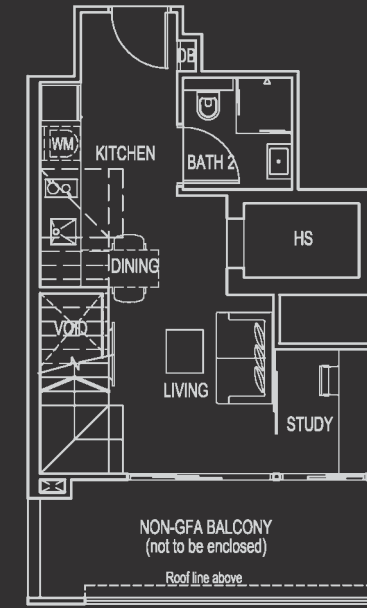
TYPE C2
(2+1-BEDROOM)

UNIT #06-03 TO #13-03, #15-03 TO #24-03
AREA 775 SQFT / 72 SQM

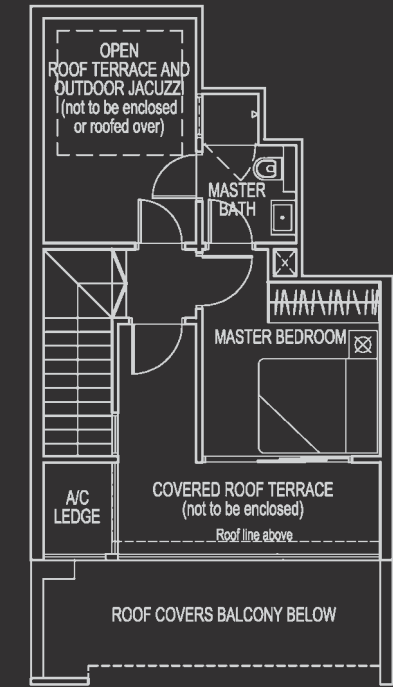


TYPE A-P
(1+1-BEDROOM PENTHOUSE)

UNIT #25-01
AREA 947 SQFT / 88 SQM



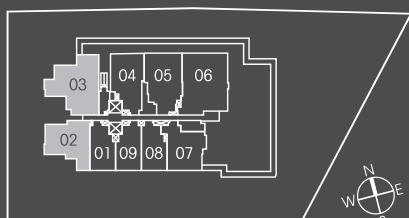
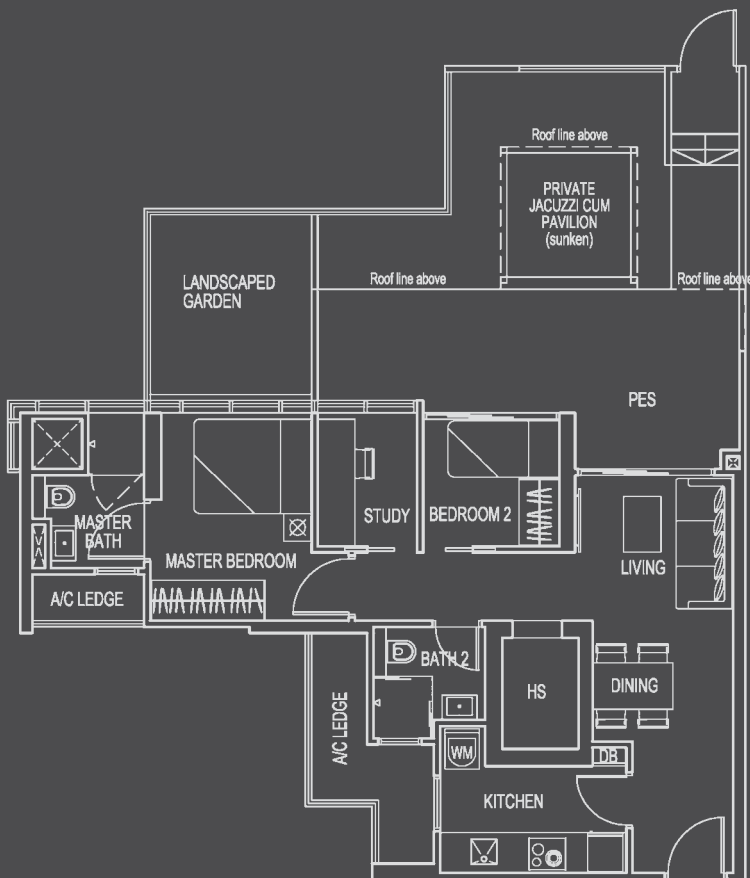
LOWER STOREY



UPPER STOREY

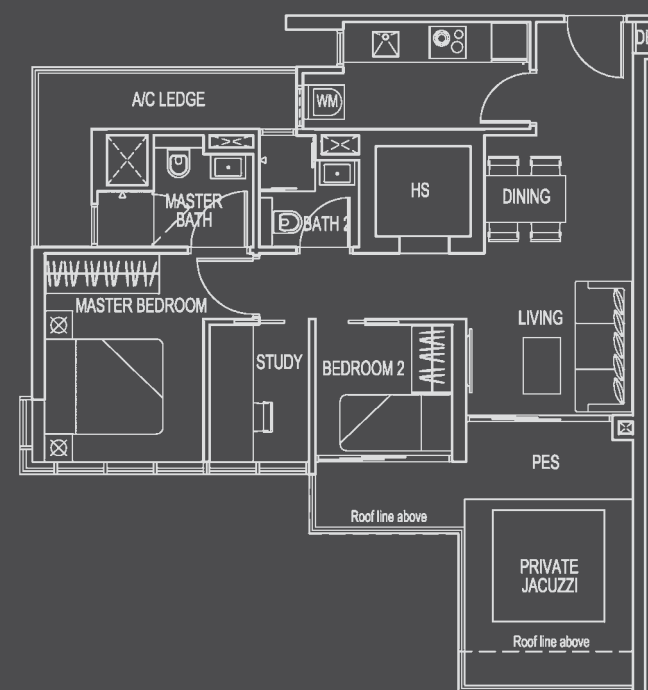
TYPE C2-G
(2+1-BEDROOM)

UNIT #05-03
AREA 1173 SQFT / 109 SQM



TYPE C-G
(2+1-BEDROOM)

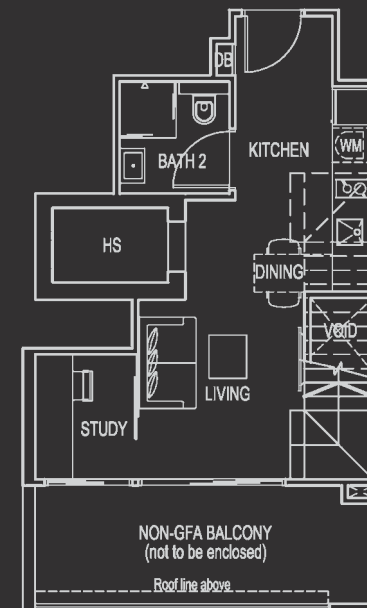
UNIT #05-02
AREA 850 SQFT / 79 SQM



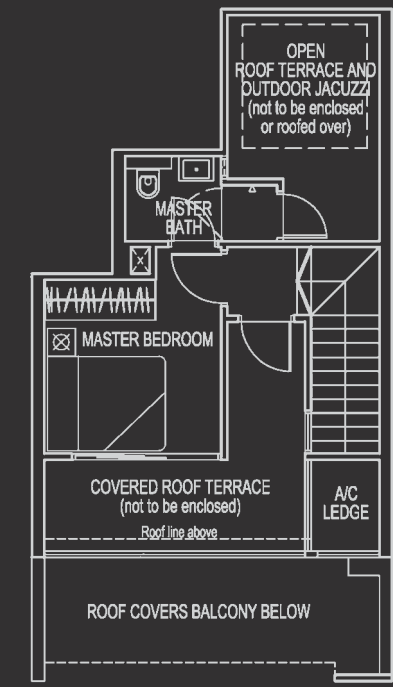
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FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND SUBJECT TO FINAL SURVEY.

TYPE A1-P
(1+1-BEDROOM PENTHOUSE)

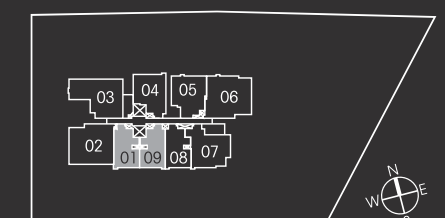
UNIT #25-09
AREA 936 SQFT / 87 SQM



LOWER STOREY



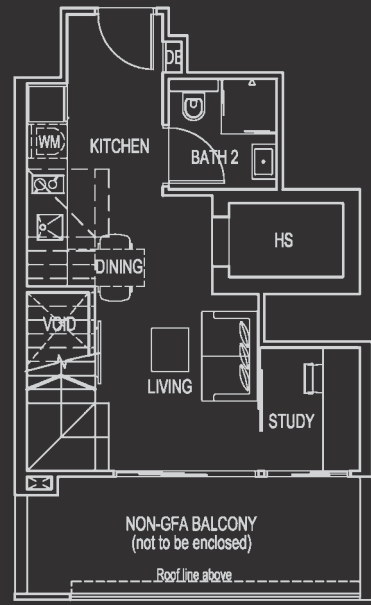
UPPER STOREY



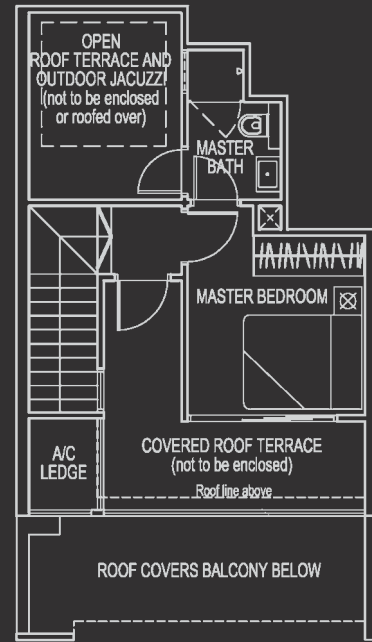
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TYPE A2-P
(1+1-BEDROOM PENTHOUSE)

UNIT #25-08
AREA 926 SQFT / 86 SQM



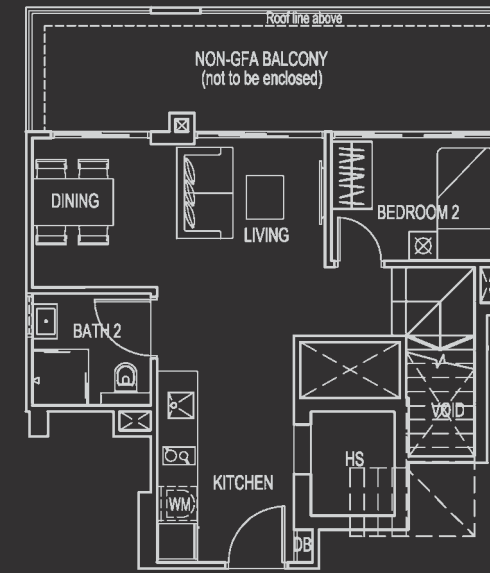
LOWER STOREY



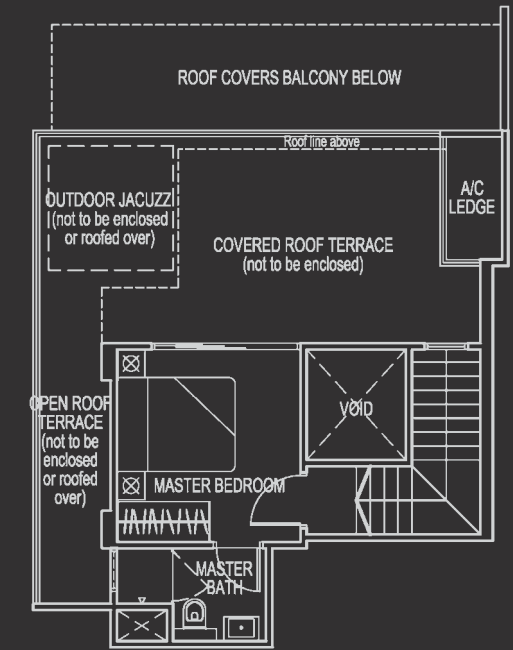
UPPER STOREY

TYPE B-P
(2-BEDROOM PENTHOUSE)

UNIT #25-05
AREA 1163 SQFT / 108 SQM



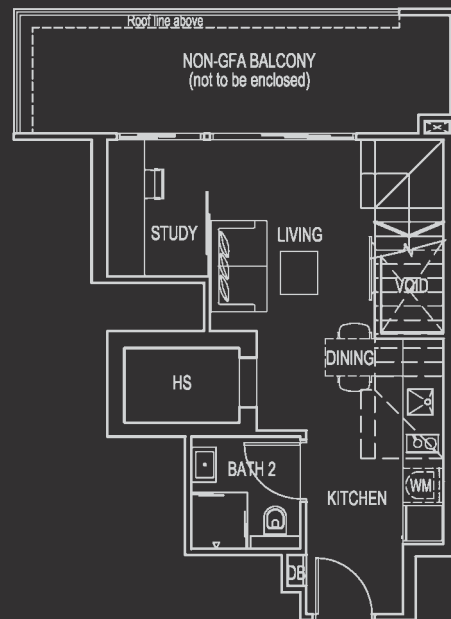
LOWER STOREY



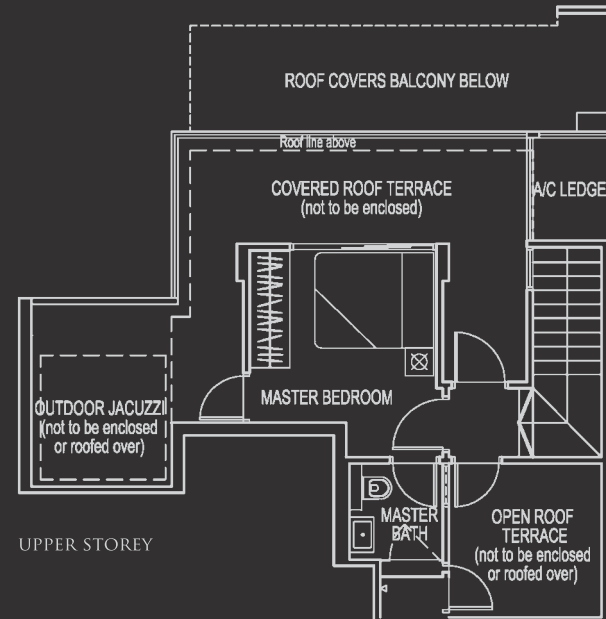
UPPER STOREY

TYPE A3-P
(1+1-BEDROOM PENTHOUSE)

UNIT #25-04
AREA 1119 SQFT / 104 SQM



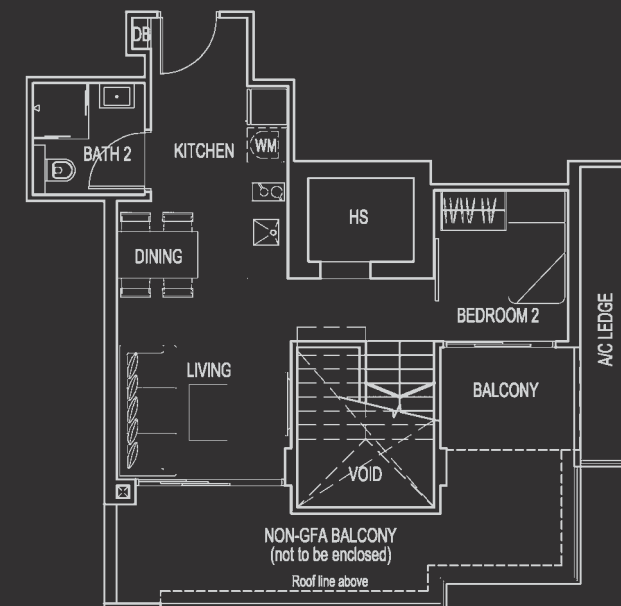
LOWER STOREY



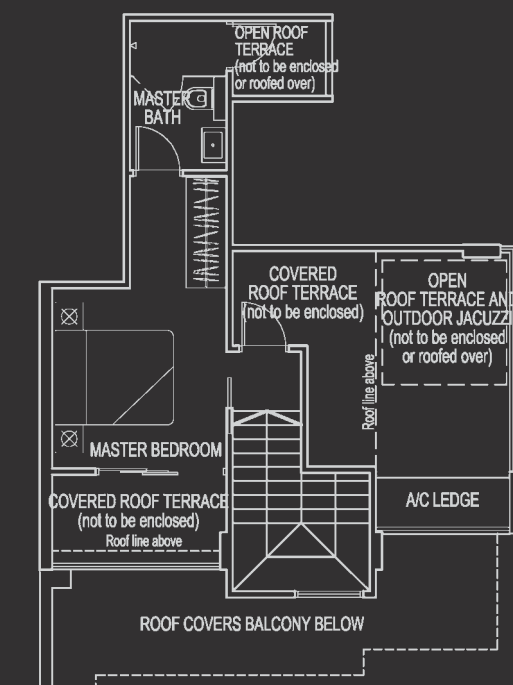
UPPER STOREY

TYPE B1-P
(2-BEDROOM PENTHOUSE)

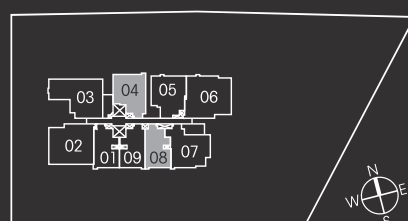
UNIT #25-07
AREA 1216 SQFT / 113 SQM



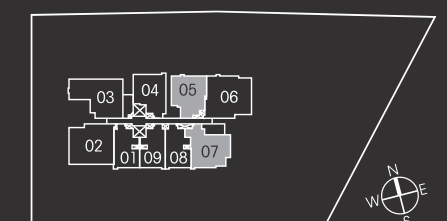
LOWER STOREY



UPPER STOREY



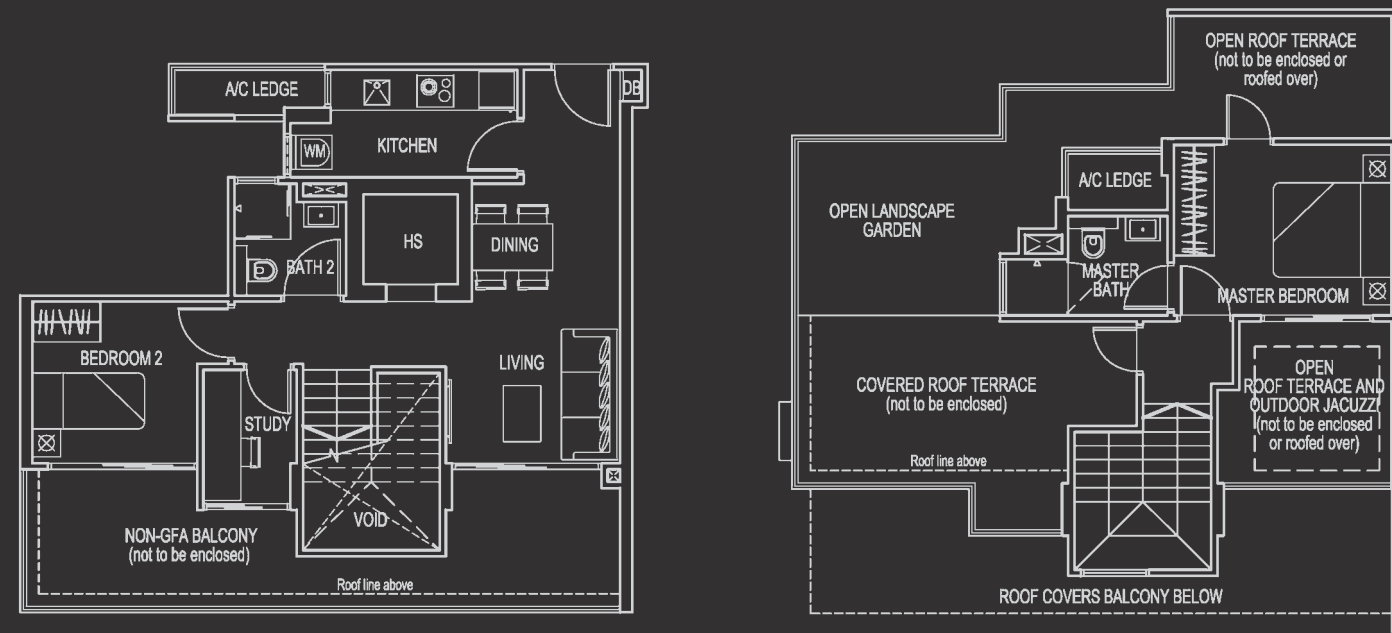
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TYPE C-P
(2+1-BEDROOM PENTHOUSE)

UNIT #25-02
AREA 1539 SQFT / 143 SQM

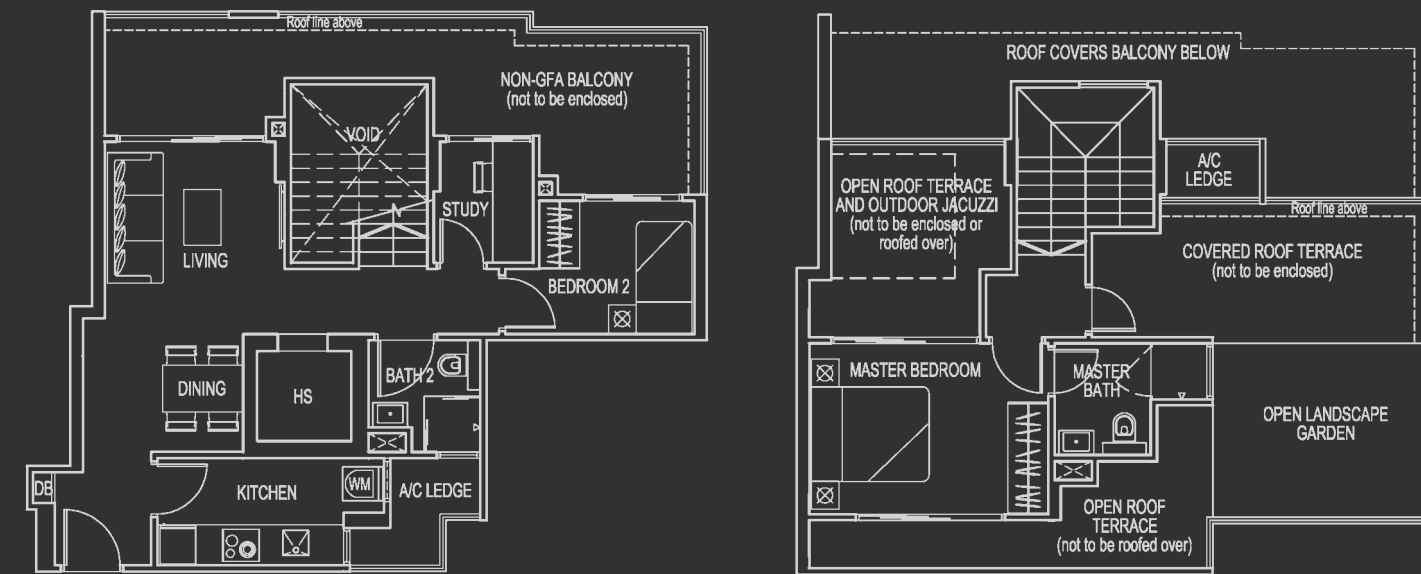


LOWER STOREY

UPPER STOREY

TYPE C1-P
(2+1-BEDROOM PENTHOUSE)

UNIT #25-06
AREA 1539 SQFT / 143 SQM

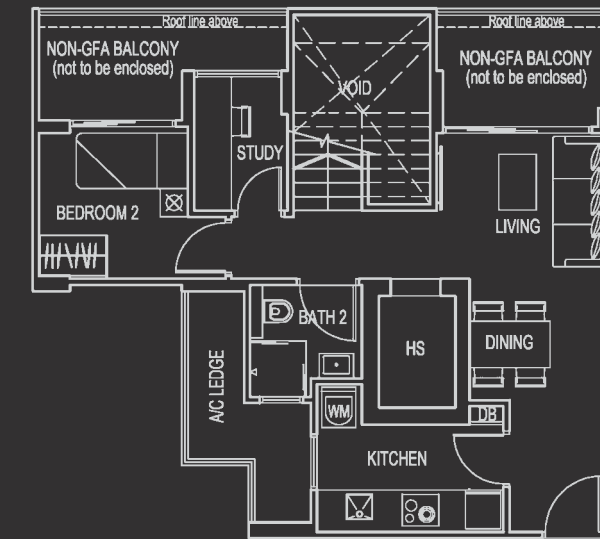


LOWER STOREY

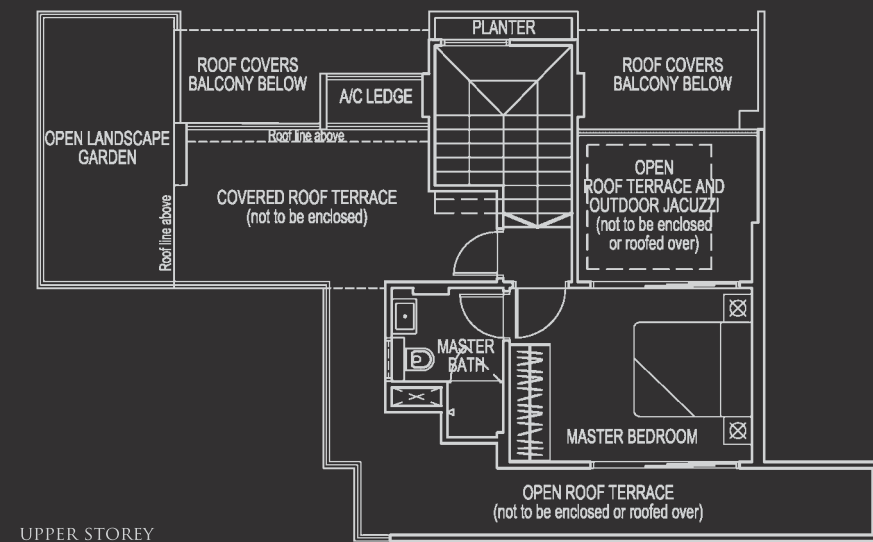
UPPER STOREY

TYPE C2-P
(2+1-BEDROOM PENTHOUSE)

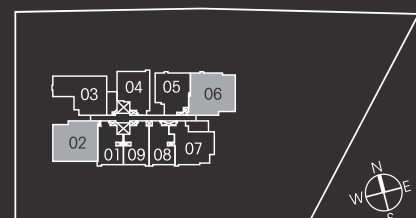
UNIT #25-03
AREA 1496 SQFT / 139 SQM



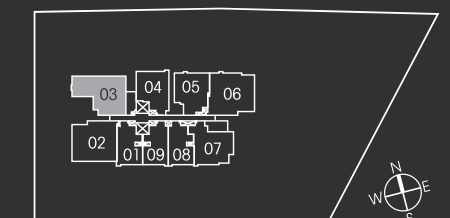
LOWER STOREY



UPPER STOREY



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SPECIFICATIONS

1. FOUNDATION

PILED FOUNDATION.

2. SUBSTRUCTURE AND SUPERSTRUCTURE

REINFORCED CONCRETE FRAMEWORK.

3. WALL

EXTERNAL : PRE-CAST CONCRETE PANELS/WALLS AND/OR BRICK WALLS.

INTERNAL : PRE-CAST CONCRETE PANELS/WALLS AND/OR DRY WALL PARTITIONS AND/OR BRICK WALLS.

4. ROOF

FLAT ROOF : REINFORCED CONCRETE ROOF.

5. CEILING

A) LIVING, DINING, BEDROOMS, STUDY, KITCHEN AND BATHROOMS SKIM COAT AND/OR PLASTER BOARD CEILING WITH EMULSION PAINT.

B) HOUSEHOLD SHELTER AND BALCONY SKIM COAT WITH EMULSION PAINT.

6. FINISHES

A) INTERNAL WALLS [FOR APARTMENTS]

- I) LIVING, DINING, MASTER BEDROOMS, BEDROOMS, STUDY AND KITCHEN CEMENT AND SAND PLASTER AND/OR SKIM COAT WITH EMULSION PAINT AND/OR DRY WALL WITH EMULSION PAINT.
- II) MASTER BATHROOMS AND BATHROOMS IMPORTED MARBLE TILES LAID UP TO FALSE CEILING HEIGHT AND ON EXPOSED SURFACE ONLY.
- III) HOUSEHOLD SHELTER SKIM COAT WITH EMULSION PAINT.

B) INTERNAL WALLS [COMMON AREAS]

- I) LIFT LOBBIES (1ST STOREY AND 14TH STOREY SKY TERRACE) IMPORTED MARBLE AND/OR GRANITE TILES AND/OR HOMOGENOUS TILES TO LIFT WALL AND/OR TO DESIGNATED AREAS. CEMENT AND SAND PLASTER AND/OR SKIM COAT TO OTHER AREAS.
- II) OTHER LIFT LOBBIES, CORRIDORS, STAIRCASES AND LANDING CEMENT AND SAND PLASTER AND/OR SKIM COAT WITH EMULSION PAINT.

C) EXTERNAL WALLS

- I) CEMENT AND SAND PLASTER WITH TEXTURED COATING AND/OR EMULSION PAINTING.

D) FLOOR [FOR APARTMENTS]

TYPE A, A1, A-G, A1-G, A-P, A1-P, A2-P, A3-P

- I) LIVING, DINING, KITCHEN, MASTER BEDROOM AND STUDY (TYPE A-P, A1-P, A2-P, A3-P) TIMBER STRIPS.
- II) BALCONY, HOUSEHOLD SHELTER AND PES (TYPE A-G, A1-G) IMPORTED HOMOGENEOUS AND/OR CERAMIC TILES.
- III) MASTER BATHROOM (TYPE A-P, A1-P, A2-P, A3-P) AND BATHROOM IMPORTED MARBLE TILES.
- IV) ROOF TERRACE AND OPEN BALCONY (TYPE A-P, A1-P, A2-P, A3-P) TIMBER DECK AND/OR HOMOGENEOUS TILES.
- V) INTERNAL STAIRCASE (TYPE A-P, A1-P, A2-P AND A3-P) TIMBER STRIPS AT TREAD ONLY. PLASTER AND PAINT TO RISER.

TYPE B, B1, B-G, B1-G, B-P, B1-P

- I) LIVING, DINING, KITCHEN, MASTER BATHROOM AND BATHROOM IMPORTED MARBLE TILES.
- II) BALCONY, HOUSEHOLD SHELTER AND PES (TYPE B-G, B1-G) IMPORTED HOMOGENOUS TILE AND/OR CERAMIC TILE.
- III) MASTER BEDROOM AND BEDROOM TIMBER STRIPS.
- IV) ROOF TERRACE AND OPEN BALCONY (TYPE B-P, B1-P) TIMBER DECK AND/OR HOMOGENOUS TILES.
- V) INTERNAL STAIRCASE (TYPE B-P, B1-P) TIMBER STRIPS TO TREAD ONLY. PLASTER AND PAINT TO RISER.

TYPE C, C1, C2, C-G, C1-G, C2-G, C-P, C1-P, C2-P

- I) LIVING, DINING, MASTER BATHROOM AND BATHROOM IMPORTED MARBLE TILES.
- II) BALCONY, HOUSEHOLD SHELTER AND PES (TYPE C-G, C1-G, C2-G) IMPORTED HOMOGENOUS TILES AND/OR CERAMIC TILE.
- III) KITCHEN IMPORTED COMPRESSED MARBLE.
- IV) MASTER BEDROOM, BEDROOM AND STUDY TIMBER STRIPS.
- V) ROOF TERRACE AND OPEN BALCONY (TYPE C-P, C1-P, C2-P) TIMBER DECK AND/OR HOMOGENOUS TILES.
- VI) INTERNAL STAIRCASE (TYPE C-P, C1-P, C2-P) TIMBER STRIPS TO TREAD ONLY. PLASTER AND PAINT TO RISER.

E) FLOOR [COMMON AREAS]

- I) LIFT LOBBIES (1ST STOREY AND 14TH STOREY SKY TERRACE) IMPORTED MARBLE AND/OR GRANITE TILES.
- II) OTHER LIFT LOBBIES IMPORTED HOMOGENEOUS AND/OR CERAMIC TILES.
- III) STAIRCASES AND LANDING (1ST FLIGHT FROM 1ST STOREY TO BE CERAMIC TILES) CEMENT AND SAND SCREED.
- IV) SKY TERRACE (14TH STOREY) IMPORTED HOMOGENEOUS AND/OR CERAMIC TILES. TIMBER DECK TO DESIGNATED AREAS.

NOTE:

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 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 CAN BE FELT AT THE JOINTS. SUBJECT TO CLAUSE 14.3, THE TONALITY AND PATTERN OF MARBLE, LIMESTONE OR GRANITE SELECTED AND INSTALLED SHALL BE SUBJECT TO AVAILABILITY.

7. WINDOWS

A) BEDROOMS, STUDY, BATHROOMS, KITCHEN (TYPE C, C1, C2, C-G, C1-G, C2-G, C-P, C1-P, C2-P) ALUMINIUM FRAMED WINDOWS.

B) MASTER BEDROOMS (TYPE B1, C, C1, C2, B1-G, C-G, C1-G, C2-G), STUDY (TYPE C, C1, C2, C-G, C1-G, C2-G), BEDROOM 2 (TYPE C1, C1-G) AND MASTER BATHROOM (TYPE C2, C2-G) ALUMINIUM CURTAIN WALL SYSTEM.

NOTE:

- A) ALL ALUMINIUM FRAMES SHALL BE POWDER COATED FINISH.
- B) ALL GLAZING SHALL BE APPROXIMATELY 6MM THICK.
- C) ALL WINDOWS ARE EITHER SIDE-HUNG, TOP-HUNG, BOTTOM-HUNG OR SLIDING OR ANY COMBINATION OF THE MENTIONED.
- D) ALL GLAZING UP TO 1M FROM FLOOR LEVEL SHALL BE OF TEMPERED OR LAMINATED GLASS.
- E) ALL WINDOWS INCLUDING TOILET WINDOWS CAN BE EITHER FROSTED, TINTED OR CLEAR GLASS.

8. DOORS

A) MAIN ENTRANCE DOOR APPROVED FIRE-RATED TIMBER DOOR.

B) MASTER BEDROOMS, BEDROOMS, STUDY AND BATHROOMS HOLLOW CORE TIMBER DOOR.

C) BALCONY, OPEN ROOF TERRACE, OPEN BALCONY ALUMINIUM FRAMED GLASS DOOR.

D) KITCHEN (TYPE C, C1, C2, C-G, C1-G, C2-G, C-P, C1-P, C2-P) HOLLOW CORE TIMBER DOOR WITH GLASS VIEWING PANEL.

E) HOUSEHOLD SHELTER METAL DOOR AS APPROVED BY RELEVANT AUTHORITY.

NOTE:

- A) GLAZING SHALL BE APPROXIMATELY 6MM THICK.
- B) ALL ALUMINIUM FRAMES SHALL BE POWDER COATED FINISH.
- C) DOORS CAN EITHER BE OF SWING OR SLIDING TYPE WITH OR WITHOUT FIXED GLASS PANEL.

9. IRONMONGERY

MAIN ENTRANCE DOOR AND OTHER HOLLOW CORE TIMBER DOORS SHALL BE PROVIDED WITH GOOD QUALITY IMPORTED LOCKSET.

10. SANITARY FITTINGS

A) MASTER BATHROOM

- 1 SHOWER SCREEN WITH SHOWER MIXER
- 1 OVERHEAD SHOWER
- 1 VANITY CABINET C/W BASIN AND MIXER TAP
- 1 WATER CLOSET
- 1 MIRROR
- 1 PAPER HOLDER
- 1 TOWER RAIL

B) COMMON BATHROOMS

- 1 SHOWER SCREEN WITH SHOWER MIXER AND HAND SHOWER
- 1 VANITY CABINET C/W BASIN AND MIXER TAP
- 1 WATER CLOSET
- 1 MIRROR
- 1 PAPER HOLDER
- 1 TOWEL RAIL

C) KITCHEN

- 1 SINGLE BOWL KITCHEN SINK WITH SINGLE LEVER MIXER

D) OPEN BALCONY, ROOF TERRACE, LANDSCAPED GARDEN AND PES

- 1 BIB TAP

E) OPEN ROOF TERRACE AND PES

- JACCUZI (TYPE A-G, B1-G, C-G, C2-G, A-P, A1-P, A2-P, A3-P, B-P, B1-P, C-P, C1-P, C2-P)

NOTE:

- A) WATER CLOSET MAY BE EITHER WALL HUNG OR FLOOR MOUNTED.

11. ELECTRICAL INSTALLATION

- A) CONCEALED ELECTRICAL WIRING IN CONDUITS.
- B) REFER TO ELECTRICAL SCHEDULE FOR DETAILS.

12. TV/TELEPHONE

- A) SHCV TV POINT IS PROVIDED.
- B) REFER TO ELECTRICAL SCHEDULE FOR DETAILS.
- C) FIBRE OPTIC CABLE IS PROVIDED (UP TO DISTRIBUTION BOARD OF EACH UNIT).

13. LIGHTNING PROTECTION

LIGHTNING PROTECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SINGAPORE STANDARD CP33.

14. PAINTING

EXTERNAL WALLS : EMULSION PAINT

INTERNAL WALLS : EMULSION PAINT

15. WATERPROOFING

WATERPROOFING TO FLOORS OF KITCHEN (TYPE C, C1, C2, C-G, C1-G, C2-G, C-P, C1-P, C2-P), BATHROOMS, BALCONY, OPEN BALCONY, ROOF TERRACE, LANDSCAPED GARDEN (TYPE C-P, C1-P, C2-P, C1-G AND C2-G), PES (TYPE A-G, A1-G, B-G, B1-G, C-G, C1-G, C2-G) AND REINFORCED CONCRETE FLAT ROOF.

16. DRIVEWAY, RAMP AND CAR PARK

CAR PARK RAMP : REINFORCED CONCRETE SLAB WITH HARDENER.

17. RECREATIONAL FACILITIES

- SWIMMING POOL
- WADING POOL
- WATER JET CORNER
- GYMNASIUM
- CABANA
- CHANGING ROOM CUM TOILET AND SHOWER POINT
- PAVILION WITH BBQ CORNER
- CHILDREN PLAYGROUND
- WIRELESS INTERNET CONNECTION PROVIDED AT 14TH STOREY SKY TERRACE

18. ADDITIONAL ITEMS

A) WARDROBES BUILT-IN WARDROBES TO ALL BEDROOMS.

B) KITCHEN CABINETS

- I) KITCHEN OF TYPE A, A1, B, B1, A-G, A1-G, B-G, B1-G, A-P, A1-P, A2-P, A3-P, B-P, B1-P BUILT-IN HIGH AND LOW LEVEL KITCHEN CABINETS COMPLETE WITH INTEGRATED REFRIGERATOR, INDUCTION HOB, COOKER HOOD, BUILT-IN MICROWAVE OVEN, INTEGRATED WASHER CUM DRYER AND GRANITE SURFACE COUNTERTOP.
- II) KITCHEN OF TYPE C, C1, C2, C-G, C1-G, C2-G, C-P, C1-P, C2-P BUILT-IN HIGH AND LOW LEVEL KITCHEN CABINETS COMPLETE WITH INTEGRATED REFRIGERATOR, INDUCTION HOB, COOKER HOOD, BUILT-IN OVEN AND GRANITE SURFACE COUNTERTOP.

C) AIR-CONDITIONING TO LIVING, DINING, MASTER BEDROOMS, BEDROOMS AND STUDY.

D) HOT WATER SUPPLY TO BATHROOMS AND KITCHEN.

E) AUDIO/VIDEO INTERCOM (FROM APARTMENT TO SIDE-GATE & SENTRY POST ONLY).

F) CARD ACCESS FOR LIFT CAR AND SIDE-GATE.

G) LANDSCAPED GARDEN IS PROVIDED AT TYPE C1-G, C2-G, C-P, C1-P, C2-P.

H) MECHANICAL VENTILATION PROVIDED AT BATHROOM OF TYPE A-G, A1-G, A, A1 ; BATHROOM 2 OF TYPE B1-G, B1, A-P, A1-P, A2-P, A3-P, B1-P; MASTER BATHROOM OF TYPE B, B-G.

I) EXTERNAL FACADE TREATMENT BLOCKS SOME OF THE VIEWS FROM BALCONY FOR TYPE A, A1, B, B1, C1; PES OF TYPE A-G, A1-G, B-G, B1-G; OPEN BALCONY OF TYPE A-P, A1-P, A2-P, A3-P, B-P, B1-P, C1-P.

J) PRIVATE POOL IS PROVIDED AT TYPE A1-G, TYPE B-G, TYPE C1-G.

NOTE:

1. LAYOUT/LOCATIONS OF WARDROBES, KITCHEN CABINETS AND FAN COIL UNITS ARE SUBJECT TO ARCHITECT'S SOLE DISCRETION AND FINAL DESIGN.
2. WHERE WARRANTIES ARE GIVEN BY THE MANUFACTURERS AND/OR CONTRACTORS AND/OR SUPPLIERS OF ANY OF THE EQUIPMENT AND/OR APPLIANCES INSTALLED BY THE VENDOR AT THE UNIT, THE VENDOR SHALL ASSIGN TO THE PURCHASER SUCH WARRANTIES AT THE TIME WHEN POSSESSION OF THE UNIT IS DELIVERED TO THE PURCHASER.
3. REGULAR MAINTENANCE BY THE PURCHASERS OF THE AIR-CONDITIONING SYSTEMS, INCLUDING THE CLEARING OF FILTERS AND CONDENSATION PIPES, IS ESSENTIAL FOR THE EFFICIENT RUNNING AND PROLONGING THEIR OPERATING LIFE.
4. THE PURCHASER IS LIABLE TO PAY ANNUAL FEE, SUBMISSION FEE AND SUCH OTHER FEE TO THE STARHUB CABLE VISION LTD (SCV) AND/OR INTERNET SERVICE PROVIDERS (ISP) OR ANY OTHER RELEVANT PARTY OR ANY OTHER RELEVANT AUTHORITIES. THE VENDOR IS NOT RESPONSIBLE TO MAKE ARRANGEMENTS WITH ANY OF THE SAID PARTIES FOR THE SERVICE CONNECTION FOR THEIR RESPECTIVE SUBSCRIPTION CHANNELS AND/OR INTERNET ACCESS.
5. IF THE PURCHASER REQUIRES INTERNET ACCESS, THE PURCHASER WILL HAVE TO MAKE DIRECT ARRANGEMENT WITH THE INTERNET SERVICES PROVIDER AND/OR SUCH RELEVANT ENTITIES/AUTHORITIES FOR INTERNET SERVICES TO THE UNIT AND TO MAKE ALL NECESSARY PAYMENTS TO THE INTERNET SERVICES PROVIDER AND/OR SUCH RELEVANT AUTHORITIES.
6. FOR LANDSCAPED GARDEN (TYPE C1-G, C2-G, C-P, C1-P, C2-P), PURCHASER TO MAINTAIN THE LANDSCAPING PROVIDED. LANDSCAPED GARDEN IS NOT TO BE ENCLOSED OR ROOFED OVER OR CHANGED TO ANY OTHER USAGE WITHOUT PRIOR APPROVAL BY COMPETENT AUTHORITY.
7. TIMBER IS A NATURAL MATERIAL CONTAINING GRAIN/VEIN AND TONAL DIFFERENCES. THUS IT IS NOT POSSIBLE TO ACHIEVE TOTAL CONSISTENCY OF COLOUR AND GRAIN IN ITS SELECTION AND INSTALLATION. TIMBER JOINT CONTRACTION/EXPANSION MOVEMENT DUE TO VARYING AIR MOISTURE CONTENT IS ALSO A NATURAL PHENOMENON.
8. GLASS IS A MANUFACTURED MATERIAL THAT IS NOT 100% PURE. INVISIBLE NICKEL SULPHIDE IMPURITIES MAY CAUSE SPONTANEOUS GLASS BREAKAGE IN CERTAIN PIECES OF TEMPERED GLASS. IT IS NOT POSSIBLE TO DETECT THIS DEFECT PRIOR TO THE BREAKAGE, WHICH MAY OCCUR IN ALL TEMPERED GLASS BY ALL MANUFACTURERS. THE PURCHASER IS RECOMMENDED TO TAKE UP HOME INSURANCE COVERING GLASS BREAKAGE TO COVER THIS POSSIBLE EVENT.

9. TELEPHONE RECEPTION ON MOBILE PHONES WITHIN THE DEVELOPMENT IS SUBJECT TO AVAILABILITY/PROVISION OF SATELLITE/WIRELESS COVERAGE BY THE RESPECTIVE MOBILE TELEPHONE NETWORK SERVICE PROVIDERS AND IT IS NOT WITHIN THE PURVIEW/CONTROL OF THE VENDOR.

10. SELECTED TILE SIZE AND TILE SURFACE FLATNESS CANNOT BE PERFECT AND SUBJECT TO ACCEPTABLE RANGE DESCRIBED IN SINGAPORE STANDARD SS483:2000.

11. LOCATION OF WIRELESS INTERNET CONNECTION PROVISION IS DESIGNATED AND SHALL RELY ON THE SUBSCRIPTION OF SERVICE BY THE MANAGEMENT CORPORATION WITH THE RELEVANT SERVICE PROVIDER.

12. THE BRAND, COLOUR AND MODEL OF ALL MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS SUPPLIED SHALL BE PROVIDED SUBJECT TO ARCHITECT'S SELECTION, MARKET AVAILABILITY AND THE SOLE DISCRETION OF THE VENDOR.

13. SWIMMING POOL DEPTH FOR UNIT TYPE A1-P, B-G, C1-G IS MAXIMUM 1.2M DEPTH.

14. SWIMMING POOL FILTRATION SYSTEM HAS TO BE MAINTAINED AND CLEANED ON A REGULAR BASIS BY PURCHASERS AT PURCHASERS' OWN COST TO ENSURE GOOD WORKING CONDITION OF THE SYSTEM (TYPE A1-P, B-G AND C1-G).

DESCRIPTION OF THE HOUSING PROJECT

GENERAL DESCRIPTION

PROPOSED ERECTION OF A BLOCK OF 26-STOREY RESIDENTIAL FLATS (TOTAL 180 UNITS) WITH 4 STOREY CAR PARKS AND SWIMMING POOL ON 14TH STOREY SKY TERRACE ON LOT 00709N TS28 AT NEWTON ROAD (NOVENA PLANNING AREA).

DETAILS OF BUILDING SPECIFICATIONS

AS PER SPECIFICATIONS IN THE FIRST SCHEDULE.

TYPES OF RESIDENTIAL UNITS LOCATED IN THE BUILDING PROJECT

TYPE A	- 1 BEDROOM
TYPE A1	- 1 BEDROOM
TYPE B	- 2 BEDROOMS
TYPE B1	- 2 BEDROOMS
TYPE C	- 2 + 1 BEDROOMS
TYPE C1	- 2 + 1 BEDROOMS
TYPE C2	- 2 + 1 BEDROOMS
TYPE A-G	- 1 BEDROOM
TYPE A1-G	- 1 BEDROOM
TYPE B-G	- 2 BEDROOMS
TYPE B1-G	- 2 BEDROOMS
TYPE C-G	- 2 + 1 BEDROOMS
TYPE C1-G	- 2 + 1 BEDROOMS
TYPE C2-G	- 2 + 1 BEDROOMS
TYPE A-P	- 1 + 1 BEDROOMS
TYPE A1-P	- 1 + 1 BEDROOMS
TYPE A2-P	- 1 + 1 BEDROOMS
TYPE A3-P	- 1 + 1 BEDROOMS
TYPE B-P	- 2 BEDROOMS
TYPE B1-P	- 2 BEDROOMS
TYPE C-P	- 2 + 1 BEDROOMS
TYPE C1-P	- 2 + 1 BEDROOMS
TYPE C2-P	- 2 + 1 BEDROOMS

TOTAL NUMBER OF UNITS IN EACH CLASS:

APARTMENT UNIT TYPES	NO. OF UNITS
TYPE A	54
TYPE A1	18
TYPE B	18
TYPE B1	18
TYPE C	18
TYPE C1	18
TYPE C2	18
TYPE A-G	3
TYPE A1-G	1
TYPE B-G	1
TYPE B1-G	1
TYPE C-G	1
TYPE C1-G	1
TYPE C2-G	1
TYPE A-P	1
TYPE A1-P	1
TYPE A2-P	1
TYPE A3-P	1
TYPE B-P	1
TYPE B1-P	1
TYPE C-P	1
TYPE C1-P	1
TYPE C2-P	1
TOTAL	180

DESCRIPTION OF COMMON PROPERTY

SWIMMING POOL, WADING POOL, WATER JET CORNER, GYMNASIUM, CABANA, CHANGING ROOM CUM TOILET AND SHOWER POINT, PAVILION WITH BBQ CORNER, CHILDREN'S PLAYGROUND AND ALL OTHER AREAS & AMENITIES DEEMED SUCH BY THE RELEVANT AUTHORITIES.

DESCRIPTION OF PARKING SPACES

TOTAL NUMBER OF CAR PARK SPACES PROVIDED: 180

PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE

1. THE BUILDING PROJECT IS STRICTLY FOR RESIDENTIAL OCCUPATION ONLY.
2. MANAGEMENT ROOM IS NOT PROVIDED.
3. BALCONIES CANNOT BE CONVERTED TO ANY OTHER USES FOR ANY REASON WHATSOEVER.
4. FOR CYCLICAL MAINTENANCE WORK TO BE CARRIED OUT TO THE BUILDING FACADE, OWNERS OF PENTHOUSE UNITS AND 5TH STOREY UNITS SHALL ALLOW ACCESS TO MAINTENANCE TEAM AND MOUNTING OF SERVICE EQUIPMENT.
5. THE OPEN BALCONY, OPEN ROOF TERRACES AND LANDSCAPED GARDEN ARE NOT TO BE ENCLOSED OR ROOFED OVER.
6. THE AREA SHOWN AS OPEN CAR PARKS IN THE APPROVED PLANS SHALL NOT BE ROOFED OVER WITHOUT PLANNING PERMISSION.



DEVELOPER: NOVELTY CORP PTE LTD BP NO.: A0816-00340-2011-BP03 DATED 9 MARCH 2016 DEVELOPER'S LICENCE NO.: C0829 TENURE OF LAND: FREEHOLD
LOTS: 00709N TS28 AT 26 NEWTON ROAD EXPECTED TOP DATE: 31 DECEMBER 2016 EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2019

WHILE EVERY REASONABLE CARE HAS BEEN TAKEN IN PREPARING THIS BROCHURE, THE DEVELOPER CANNOT BE HELD RESPONSIBLE FOR ANY INACCURACIES. ALL STATEMENTS ARE BELIEVED TO BE CORRECT BUT ARE NOT TO BE REGARDED AS STATEMENT OR REPRESENTATION OF FACTS. VISUAL REPRESENTATIONS, ILLUSTRATIONS, PHOTOGRAPHS AND RENDERINGS ARE INTENDED TO PORTRAY ONLY IMPRESSIONS OF THE DEVELOPMENT. ALL INFORMATION AND SPECIFICATIONS ARE CURRENT AT THE TIME OF PRESS AND ARE SUBJECT TO CHANGE AS MAYBE REQUIRED AND CANNOT FORM PART OF AN OFFER OR CONTRACT.