

ENCHANTING AND ENDURING IS LIFE
THAT BLOSSOMS IN THE MOONLIGHT



THE *Lilium* 

F R E E H O L D



BETWEEN THE WORLD AND ME, MOONLIGHT DWELLS

Lilies are lauded for their wide variety, where light shades of their uniquely strong sturdy petals represent peace and purity; while pink, lightly coloured shades represent wealth and prosperity. Hailed as the ten most beautiful night-blooming flowers in the world, the lilies calming qualities begets an atmosphere of serenity and poise, a perfect companion to the tranquillity of the night. Inspired by the everlasting qualities of lilies, The Liliun embodies this fine balance of tranquillity and composure in a calming and relaxing enclave to call home.



MAGIC IS THE MOONLIGHT

Such is the power of the moonlight when peace and serenity reigns over earth and sky. An intimate 80-unit freehold condominium that is exquisitely built to expound on the gentler side of life, The Liliam occupies a prime serene locale in the upscale Bartley residential enclave. The development draws inspiration from night blooming flowers which thrive under moonlight, with the aim of providing a welcoming space of quietness and serenity that each evening brings. Here residents easily slip away from the hustle and bustle of the city and into a quiet refuge to relax, refresh and recharge.

BE ENRICHED BY LIFE'S FINEST

Superbly connected by an established public transport system and highway networks, residents are assured and empowered in the knowledge that the bustle and convenience of urban pleasures are expediently at the fingertips. A mere 5-minute walk to Bartley MRT station conveniently connects residents to the extensive MRT network with the Serangoon MRT interchange just a stop away, the MacPherson MRT interchange in two stops and Paya Lebar MRT interchange in three.



Bartley MRT Station (5 mins walk)



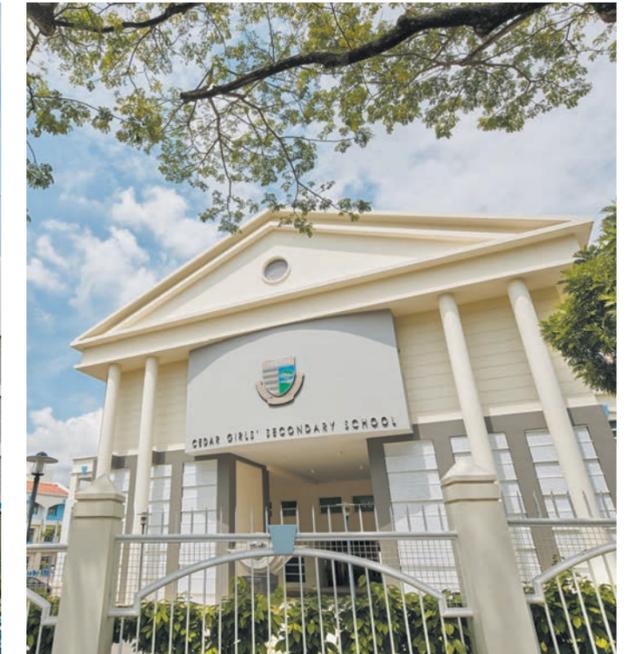
Serangoon MRT Station (1 stop)



MacPherson MRT Station (2 stops)



Maris Stella High School (7 mins drive)



Cedar Girls' Secondary School (9 mins drive)



Stamford American International School (8 mins drive)



St Gabriel's Secondary School (5 mins drive)



Paya Lebar Central (8-13 mins drive)



Bidadari Park (7 mins drive)



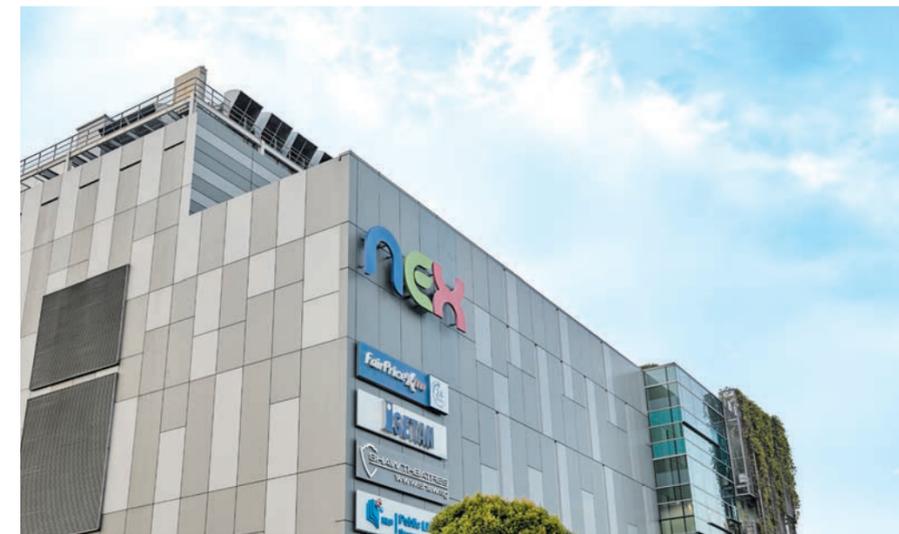
Chomp Chomp Food Centre (8 mins drive)



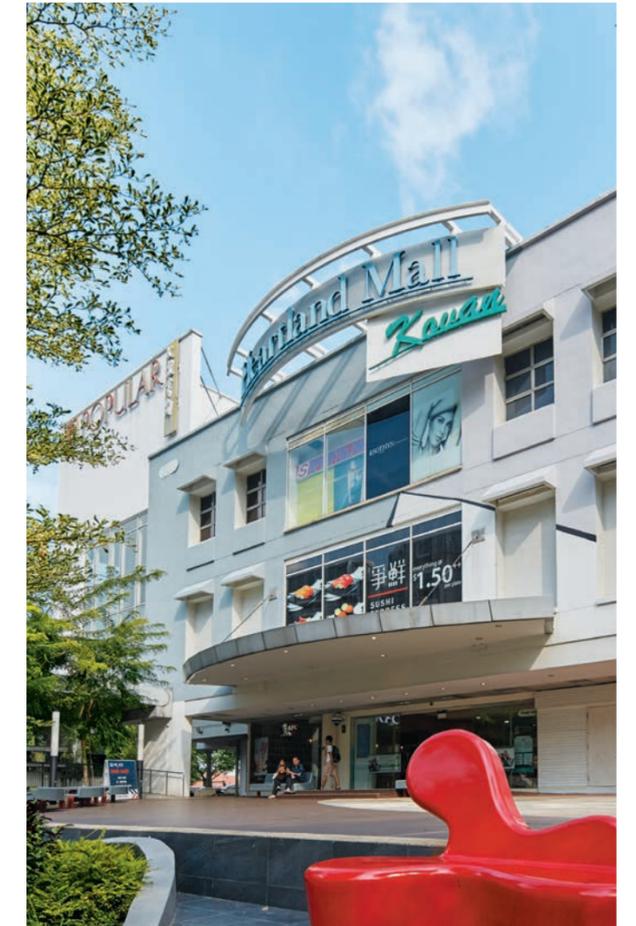
Kovan Sports Centre (9 mins drive)



Serangoon Stadium (6 mins drive)



NEX Shopping Mall (5 mins drive)

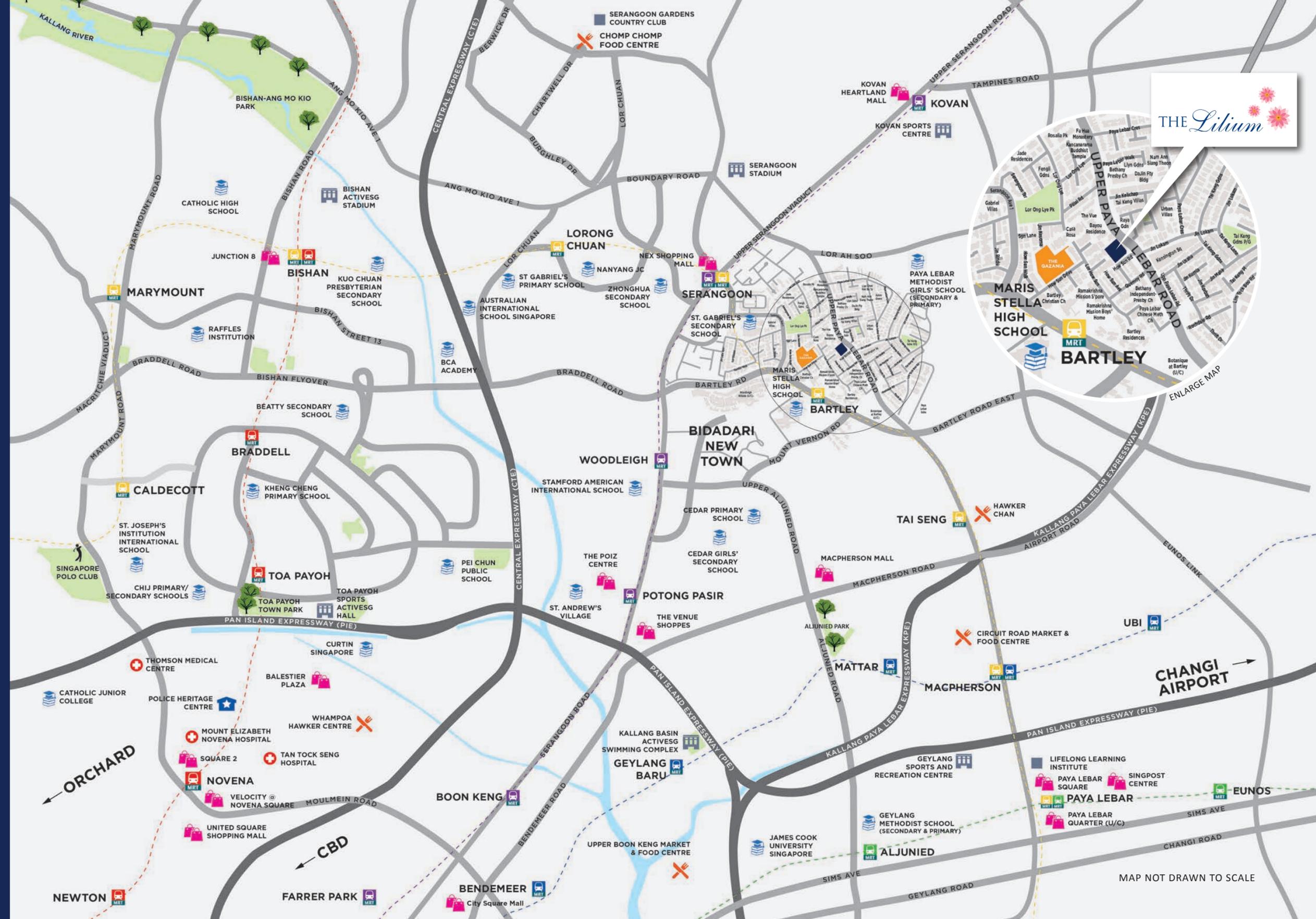


Kovan Heartland Mall (8 mins drive)

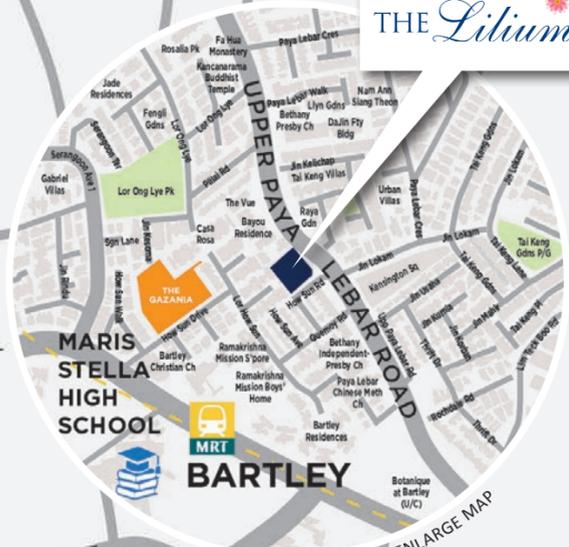
A HOP, SKIP AND JUMP AWAY FROM ALL THAT MATTERS

Being within minutes to a holistic medley of shopping, entertainment and culinary delights as well as some of the nation's most established and well-known schools, The Lilium is in an enviable location that holds the promise of sustained growth and development.

MRT STATIONS	From Bartley MRT Station	EDUCATION	
The Lilium	5 mins	St. Gabriel's Secondary School	5 mins
Serangoon MRT Interchange North East Line / Circle Line	1 stop	Paya Lebar Methodist Girls' Secondary	5 mins
Kovan MRT Station	2 stops	St. Gabriel's Primary School	6 mins
MacPherson MRT Interchange Circle Line / Downtown Line	2 stops	Maris Stella High School	7 mins
Woodleigh MRT Station	2 stops	Stamford American International School	8 mins
Bishan MRT Interchange Circle Line / North South Line	3 stops	Cedar Girls' Sec School	9 mins
Paya Lebar MRT Interchange Circle Line / East West Line	3 stops	Cedar Primary School	10 mins
Potong Pasir MRT Station	3 stops	St. Andrew's Junior School	10 mins
		St. Andrew's Sec School	10 mins
		St. Andrew's Junior College	11 mins
SHOPPING MALLS		RECREATION	
NEX Shopping Mall	5 mins	Serangoon Stadium	6 mins
Kovan Heartland Mall	8 mins	Kovan Sports Centre	9 mins
Paya Lebar Square	8 mins	Singapore Sports Hub	12 mins
SingPost Centre	11 mins		
Paya Lebar Quarter	13 mins		



THE *Lilium*



MAP NOT DRAWN TO SCALE

COME ALIVE
UNDER THE STARS





A 30-metre lap pool is a central feature between the two low-rise blocks, framed by parallel pool decks serving as a boardwalk. Overlooking the residences are the lily ponds that radiate an ambience of calm and serenity.

Smartly designed as a family home, The Liliom comprises two 5-storey blocks overlooking the condominium's facilities which are centered in an elevated communal landscape deck, offering a private sanctuary for its residents.

Conceptualized to bring focus to the meditative nature of the night, the environment encourages residents to relax and enjoy the home at a gentler pace. Bask in the evening air and experience the ethereal beauty of fireflies and blooming lily ponds - just some of the simple pleasures of the evening.



Artist's Impression

The Gym and Function Room are sited adjacent to the pool and provide residents with a variety of spaces to indulge in, like quiet reading in the room or enjoying a quick work-out in the gym.



For those who take pleasure in outdoor activities, The Liliium has much to offer. Whether it is lounging on the lawn, taking a quiet stroll at the scented garden or inviting families and friends for a BBQ party at the Pavilion whilst watching children play at the flower themed playground, your senses are set to be pampered in the tranquil sanctuary.



The many recreational facilities at The Liliium come alive with a celebration of soothing colours and nature, bringing residents closer to biodiversity. These unique touches make The Liliium special, giving families and multi-generational units abundant opportunities to bond under the stars.



Artist's Impression

SITE PLAN

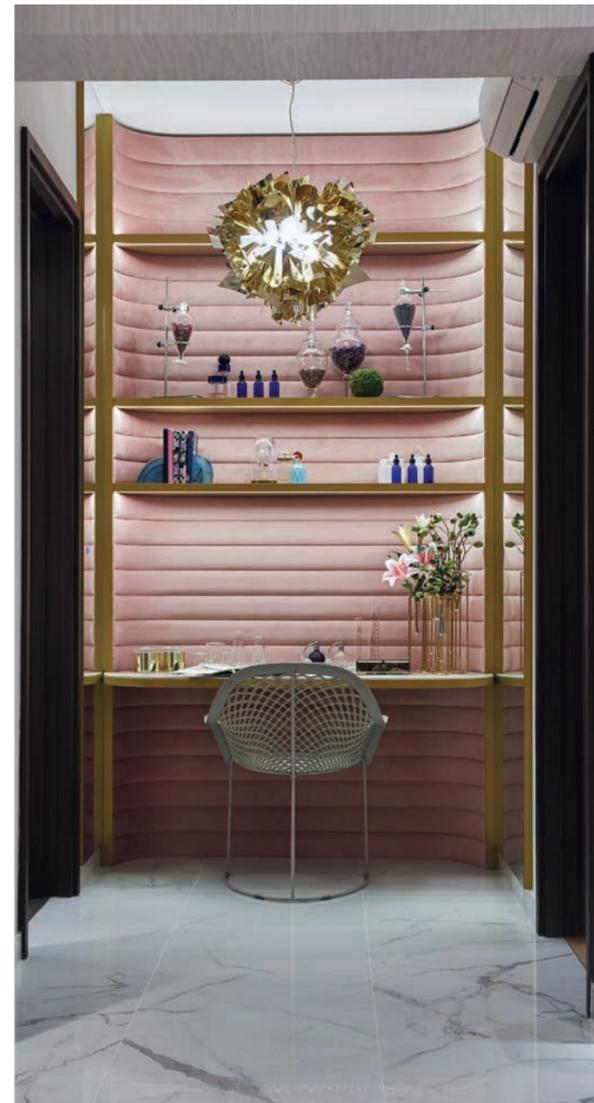


- | | | |
|-----------------------|-------------------------|---------------------------|
| ① Entrance Green Wall | ⑩ Outdoor Fitness Area | Ⓐ Grand Entrance |
| ② Picnic Lawn | ⑪ Kid's Playground | Ⓑ Guard House |
| ③ Function Room | ⑫ BBQ & Dining Pavilion | Ⓒ Side Gate |
| ④ Gym | ⑬ Wellness Lawn | Ⓓ Bin Centre |
| ⑤ 30m Lap Pool | ⑭ Scented Garden | Ⓔ Electrical Substation |
| ⑥ Pool Deck | ⑮ Garden Walk | Ⓕ Genset |
| ⑦ Lily Pond | | Ⓖ Underground Carpark |
| ⑧ Kid's Pool | | Ⓗ Fire Engine Access Gate |
| ⑨ Moonlight Garden | | Ⓛ Water Tank (Roof Level) |



BASK IN THE AMBIENCE OF SERENITY

Recognising the lifestyles of today's affluent families, The Lilium features generously sized 2-, 3-, 4-bedroom units and penthouses. All units display full-height windows to visually extend the interior spaces and draw in the beauty of the landscaped grounds.

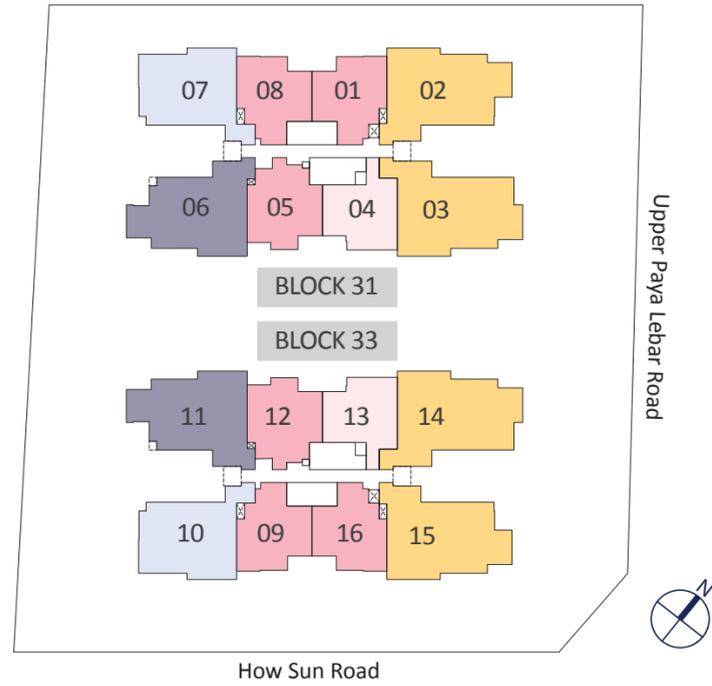


As a prized possession to last generations, The Lilium ensures that every interior detail is carefully curated with quality finishes and fittings to create a well-appointed and impressive home for residents to take pride in.



All photographs are impressions only

KEY PLAN



2-BEDROOM

TYPE B1P

Area 65 sq m / (approx. 699 sq ft)
(Inclusive of 6 sq m balcony & 3 sq m AC ledge)

BLOCK 31 #01-04*

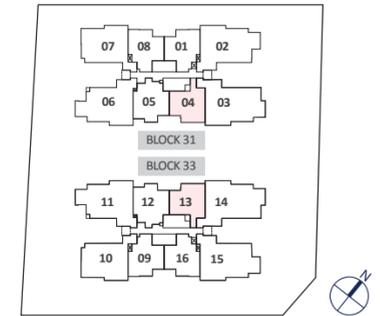
BLOCK 33 #01-13

(*Mirror Image)

TYPE B1

BLOCK 31 #02-04*
#03-04*
#04-04*
#05-04*

BLOCK 33 #02-13
#03-13
#04-13
#05-13



Key plan not to scale

DIAGRAMMATIC CHART

UNIT (#)	01	02	03	04	05	06	07	08
L5	B2	PH1	PH2	B1	B3	PH3	C1	B2
L4	B2	D1	D2	B1	B3	C2	C1	B2
L3	B2	D1	D2	B1	B3	C2	C1	B2
L2	B2	D1	D2	B1	B3	C2	C1	B2
L1	B2P	D1P	D2P	B1P	B3P	C2P	C1P	B2P

UNIT (#)	09	10	11	12	13	14	15	16
L5	B2	C1	PH3	B3	B1	PH2	PH1	B2
L4	B2	C1	C2	B3	B1	D2	D1	B2
L3	B2	C1	C2	B3	B1	D2	D1	B2
L2	B2	C1	C2	B3	B1	D2	D1	B2
L1	B2P	C1P	C2P	B3P	B1P	D2P	D1P	B2P

- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom
- Penthouse (4-Bedroom)
- Penthouse (4-Bedroom + Study)



LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

2-BEDROOM + STUDY

TYPE B2P

Area 66 sq m / (approx. 710 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge)

BLOCK 31 #01-08 #01-01*

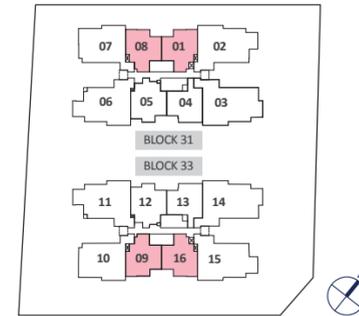
BLOCK 33 #01-16 #01-09*

(*Mirror Image)

TYPE B2

BLOCK 31 #02-08 #02-01*
#03-08 #03-01*
#04-08 #04-01*
#05-08 #05-01*

BLOCK 33 #02-16 #02-09*
#03-16 #03-09*
#04-16 #04-09*
#05-16 #05-09*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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2-BEDROOM + STUDY

TYPE B3P

Area 69 sq m / (approx. 742 sq ft)
(Inclusive of 6 sq m Balcony
& 3 sq m AC ledge)

BLOCK 31 #01-05*

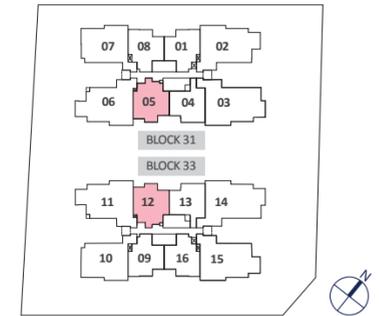
BLOCK 33 #01-12

(*Mirror Image)

TYPE B3

BLOCK 31 #02-05*
#03-05*
#04-05*
#05-05*

BLOCK 33 #02-12
#03-12
#04-12
#05-12



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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3-BEDROOM

TYPE C1P

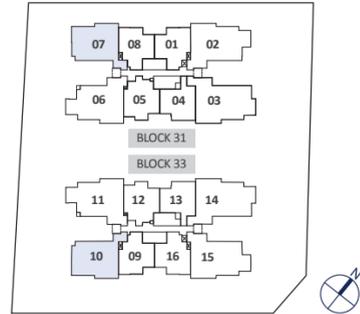
Area 101 sq m / (approx. 1087 sq ft)
(Inclusive of 10 sq m balcony
& 3 sq m AC ledge)

BLOCK 31 #01-07
BLOCK 33 #01-10*

(*Mirror Image)

TYPE C1

BLOCK 31 #02-07
#03-07
#04-07
#05-07
BLOCK 33 #02-10*
#03-10*
#04-10*
#05-10*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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3-BEDROOM PREMIUM

TYPE C2P

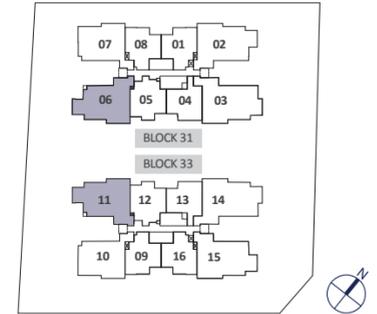
Area 114 sq m / (approx. 1227 sq ft)
(Inclusive of 11 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-06*
BLOCK 33 #01-11

(*Mirror Image)

TYPE C2

BLOCK 31 #02-06*
#03-06*
#04-06*
BLOCK 33 #02-11
#03-11
#04-11



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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4-BEDROOM

TYPE D1P

Area 120 sq m / (approx. 1291 sq ft)
(Inclusive of 11 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-02

BLOCK 33 #01-15*

(*Mirror Image)

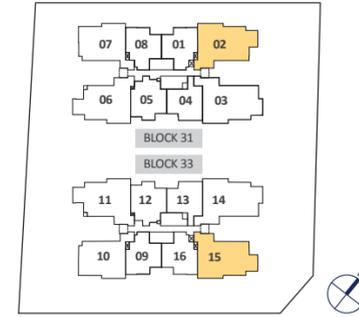
TYPE D1

BLOCK 31 #02-02
#03-02
#04-02

BLOCK 33 #02-15*

#03-15*

#04-15*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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4-BEDROOM

TYPE D2P

Area 126 sq m / (approx. 1356 sq ft)
(Inclusive of 12 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-03*

BLOCK 33 #01-14

(*Mirror Image)

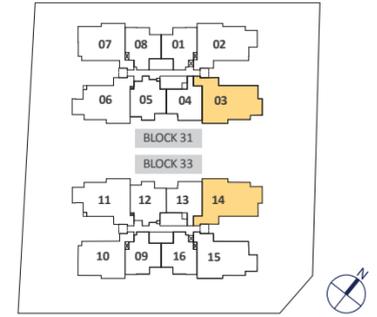
TYPE D2

BLOCK 31 #02-03*
#03-03*
#04-03*

BLOCK 33 #02-14

#03-14

#04-14



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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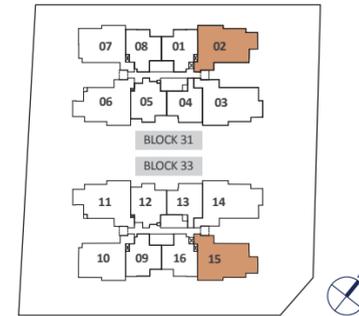
4-BEDROOM + STUDY

TYPE PH1

Area 178 sq m / (approx. 1915 sq ft)
 (Inclusive of 11 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 34 sq m void)

- BLOCK 31 #05-02
- BLOCK 33 #05-15*

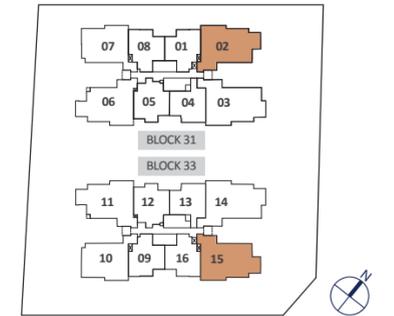
(*Mirror Image)



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4-BEDROOM + STUDY

TYPE PH1



Key plan not to scale

LOWER PENTHOUSE



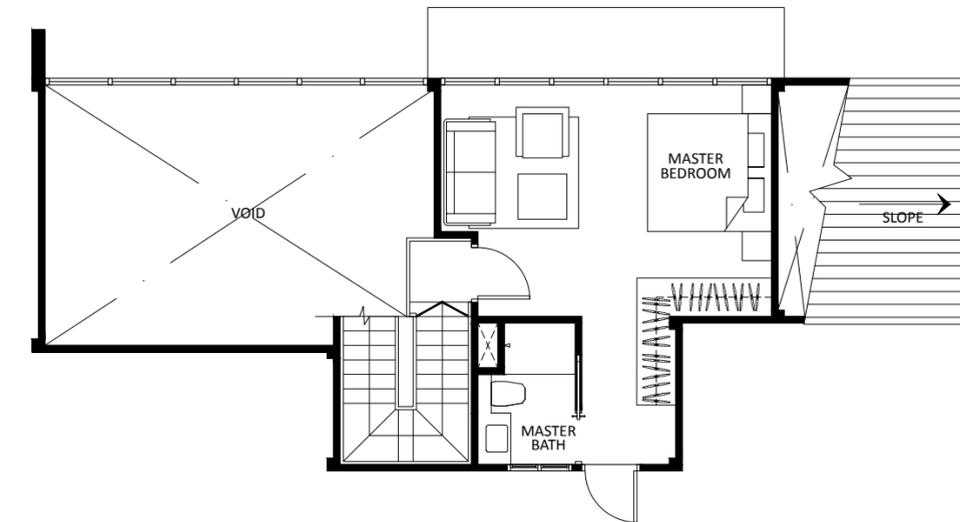
0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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UPPER PENTHOUSE



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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4-BEDROOM + STUDY

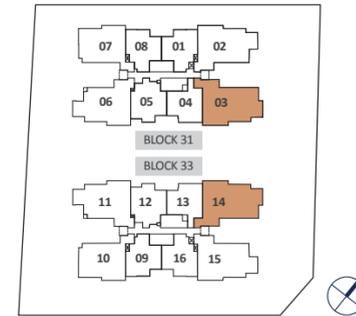
TYPE PH2

Area 183 sq m / (approx. 1969 sq ft)
 (Inclusive of 12 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 33 sq m void)

BLOCK 31 #05-03*

BLOCK 33 #05-14

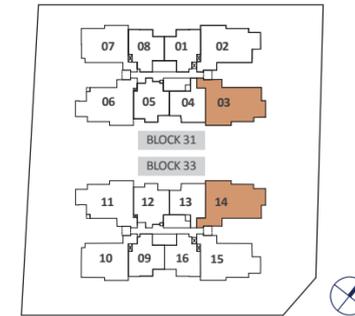
(*Mirror Image)



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4-BEDROOM + STUDY

TYPE PH2



Key plan not to scale

LOWER PENTHOUSE



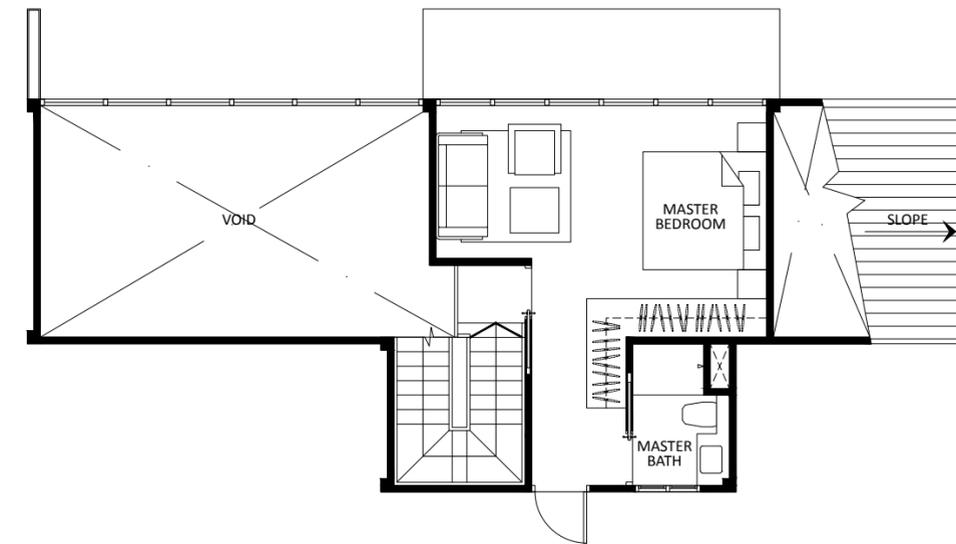
0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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UPPER PENTHOUSE



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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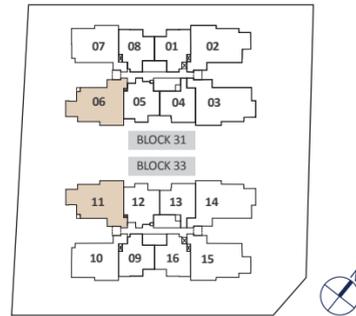
4-BEDROOM

TYPE PH3

Area 171 sq m / (approx. 1840 sq ft)
 (Inclusive of 11 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 32 sq m void)

BLOCK 31 #05-06*
 BLOCK 33 #05-11

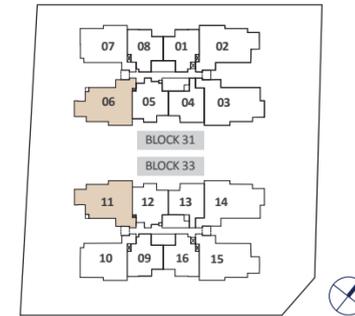
(*Mirror Image)



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4-BEDROOM

TYPE PH3



Key plan not to scale

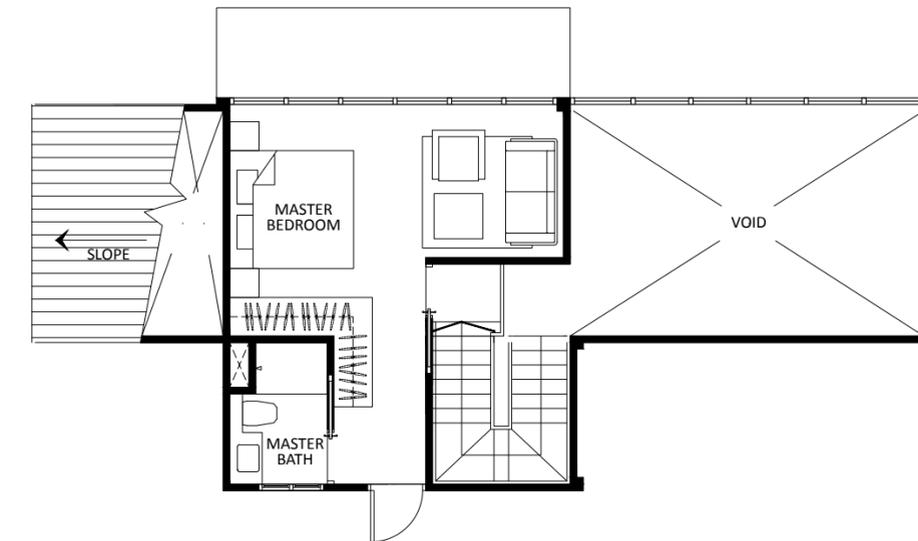
LOWER PENTHOUSE



LEGEND:
 F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

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UPPER PENTHOUSE

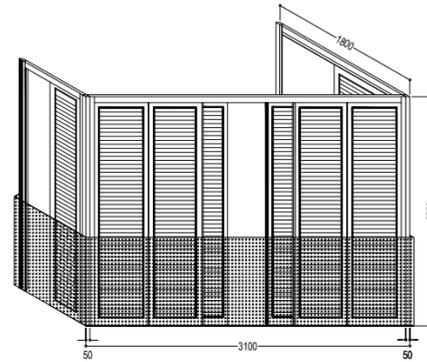


LEGEND:
 F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

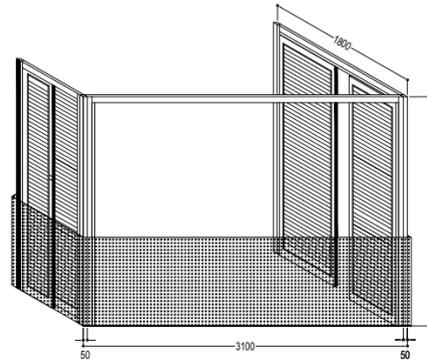
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ANNEXURE 1

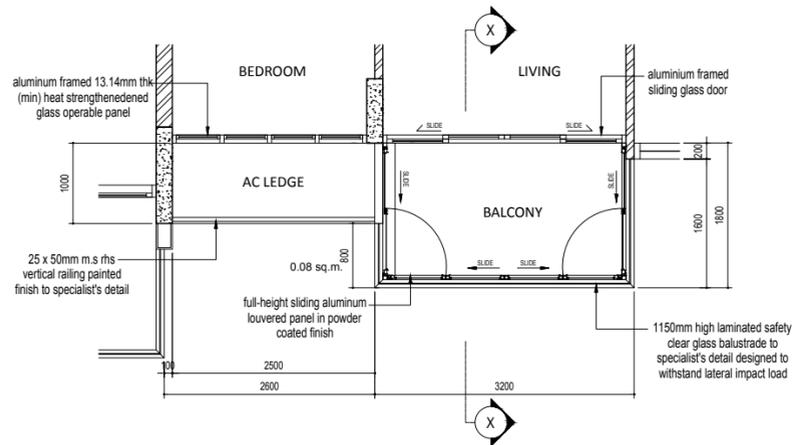
ELEVATION VIEW (SLIDING POSITION)



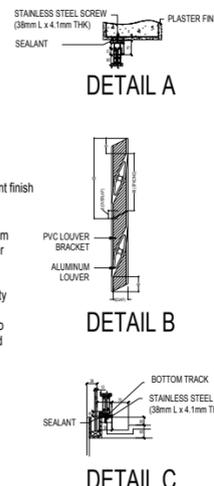
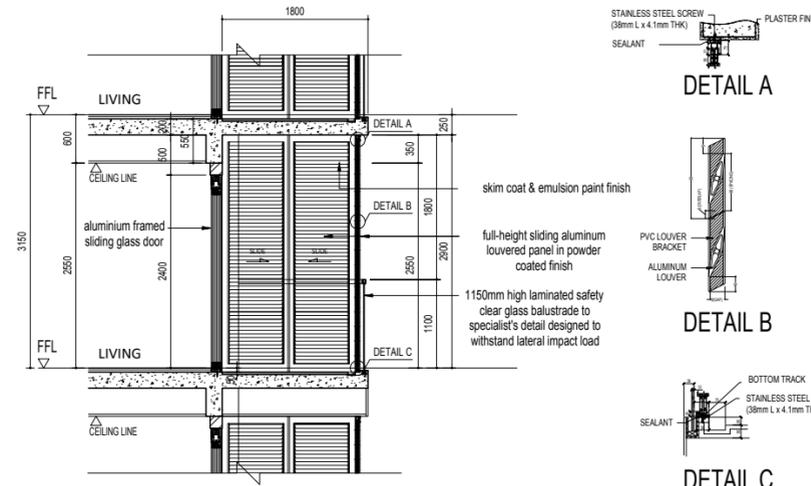
ELEVATION VIEW (OPEN POSITION)



TYPICAL PART PLAN WITH SCREENING



TYPICAL SELECTION ELEVATION X-X



NOTE:
 1. The proposed balcony screens allow for natural ventilation within the balcony at all times (including the times when the screen is fully closed).
 2. The installation and cost of the screen shall be borne by the Purchaser. Actual profile of screen subjected to manufacturer's detail.

SPECIFICATIONS

1. FOUNDATION
 Reinforced concrete bored piles and/or reinforced concrete footings and/or raft foundation and/or driven piles.

2. SUPERSTRUCTURE
 Reinforced concrete and/or Pre-cast reinforced concrete and/or structural steel.

3. WALLS
 a) External Walls: Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.
 b) Internal Walls: Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

4. ROOF
 Reinforced concrete roof and/or metal roof with insulation and waterproofing system.

5. CEILING
 a) Apartment
 i. Kitchen, Bathroom, WC, Utility, Yard, Unit Corridor, Balcony, AC Ledge
 Concrete slab and/or ceiling board and/or ceiling box-up and/or cement sand plaster and/or skim coat with paint finish to designated area (where applicable)

Foyer
 1st Storey: Room clearance not lower than 2700 mm;
 Typical Storey: Room clearance not lower than 2400 mm.
 Penthouse: Room clearance not lower than 2700 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Living/Dining
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm.
 Penthouse: Room clearance not lower than 6200 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Bedroom:
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm.
 Penthouse: Room clearance not lower than 2900 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Family/Study:
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm.
 Penthouse: Room clearance not lower than 2900 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Kitchen:
 1st Storey: Ceiling not lower than 2700 mm
 Typical Storey: Ceiling not lower than 2400 mm

Yard / Utility:
 1st Storey: Ceiling not lower than 4650 mm
 Typical Storey: Ceiling not lower than 2900 mm

Bathrooms, Powder Rooms, WCs and Other Toilets:
 Ceiling not lower than 2400 mm
 Bulkhead ceiling not lower than 2200 mm

Unit Corridors:
 1st Storey: Ceiling not lower than 2700mm
 Typical Storey: Ceiling not lower than 2400mm

Balcony / A/C ledge:
 1st Storey: Ceiling not lower than 4650 mm
 Typical Storey: Ceiling not lower than 2900 mm

ii. Other parts of the apartment: Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

b) Common Area
 i. Lift lobbies at basement, 1st storey and typical lobbies
 Moisture resistant fibrous plaster board or calcium silicate board with paint and/or cement sand plaster with paint finish

Level 1 Lift Lobby:
 Ceiling not lower than 4300 mm

Typical Lift Lobby:
 Ceiling not lower than 2550 mm

ii. Generally Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas

6. FINISHES

a) Wall		
i. Unit	Living, Dining, Bedroom, Utility, Yard, Study, HS: Kitchen, Bathroom, WC:	Skim coat and/or cement sand plaster with paint finish Tiles and/or skim coat and/or cement sand plaster with paint finish
ii. Common Area	Lift Lobbies: Basement Carpark:	Tiles and/or skim coat and/or cement sand plaster with paint finish Skim coat and/or cement sand plaster with paint finish
b) Floor		
i. Unit	Living, Dining, Kitchen, Bathrooms, Balcony, WC, Utility, Yard, HS: Bedroom: AC Ledge:	Tiles Engineered timber flooring Cement sand screed
ii. Common Area	Lift Lobbies: Storey Shelter: Basement Carpark:	Tiles Cement sand screed Floor hardener and/or epoxy paint

7. WINDOWS

All windows of the apartment shall be aluminium framed window with clear and/or tinted and/or frosted and/or spandrel glass (where applicable) and/or laminated glass

8. DOORS

- a) Main Entrance
Approved fire-rated timber door complete with digital lockset
- b) Living/ Dining / Balcony
Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass
- c) Bedroom, Bathroom
Hollow core timber door
- d) Kitchen
Timber framed sliding door with fixed glass panel and/or timber door and/or sliding glass door

- e) WC, Utility, Yard
PVC slide and swing door
- f) Storey Shelter
Approved blast-proof metal door
- g) Household Shelter
Approved blast-proof metal door

Good quality locksets and ironmongery to be provided to all doors.

- 9. SANITARY FITTINGS**
- a) Master Bathroom Brands
 - i. 1 shower cubicle with 1 shower mixer set with rain shower Grohe
 - ii. 1 wash basin Roca
 - iii. 1 mixer Grohe
 - iv. 1 wall hung water closet Laufen
 - v. 1 toilet paper holder Grohe
 - vii. 1 mirror -
 - b) Common Bathroom Brands
 - i. 1 shower cubicle with 1 shower mixer set Grohe
 - ii. 1 wash basin Roca
 - iii. 1 mixer Grohe
 - iv. 1 wall hung water closet Laufen
 - v. 1 toilet paper holder Grohe
 - vii. 1 mirror -
 - c) WC (where applicable)
 - i. 1 shower set -
 - ii. 1 bib tap -
 - iii. 1 basin tap -
 - iv. 1 pedestal water closet Johnson Suisse
 - v. 1 toilet paper holder Grohe

- 10. ELECTRICAL INSTALLATION**
- a) Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.
 - b) Refer to Electrical Schedule for details.

- 11. TV / CABLE SERVICES / FM / TELEPHONE POINTS**
Refer to Electrical Schedule for details.

- 12. LIGHTNING PROTECTION**
Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2010.

- 13. PAINTING**
- a) External Wall Spray textured coating and/or emulsion paint and/or other approved exterior paint
 - b) Internal Wall Emulsion paint

- 14. WATERPROOFING**
Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, WCs, Yard, Balcony, Reinforced Concrete Flat Roof, Planter, Swimming Pool and other Pools, Swimming Pool Balancing Tank, Landscape Deck, Basement Carparks (where applicable)

- 15. DRIVEWAY AND CAR PARK**
- a) Surface driveway/ Drop Off and Ramp Concrete/stone pavers and/or tile and/or tarmac and/or concrete floor and/or stone and/ or grass-cell pavers to external driveway at designated areas (where applicable)
 - b) Basement Car Park Reinforced concrete slab with floor hardener

- 16. RECREATIONAL FACILITIES**
- 1) Entrance Green Wall 7) Lily Pond 13) Wellness Lawn
 - 2) Picnic Lawn 8) Kid's Pool 14) Scented Garden
 - 3) Function Room 9) Moonlight Garden 15) Garden Walk
 - 4) Gym 10) Outdoor Fitness Area
 - 5) 30m Lap Pool 11) Kid's Playground
 - 6) Pool Deck 12) BBQ & Dining Pavilion

- 17. ADDITIONAL ITEMS**
- a) Kitchen Cabinets Brands
Kitchen cabinets with quartz countertop Sink Franke
Mixer Grohe
 - b) Kitchen Appliances Brands
Telescopic hood Electrolux
Built-in Induction hob (Type B) Electrolux
Built-in Gas hob (Type C, D & PH) Electrolux
Built-in Microwave with Grill and convection (Type B) Electrolux
Built-in oven (Type C, D & PH) Electrolux
Refrigerator Electrolux
Washer cum Dryer Electrolux
 - c) Wardrobe Quality wardrobe to all bedrooms
 - d) Bathroom Vanity Bathroom cabinets with quartz countertop
 - e) Hot Water Supply Hot water supply shall be provided to all bathrooms and kitchen
 - f) Security System Intercom System to Units
Access Control System at designated common areas
Automatic car barrier access system provided at the Main Entrance
Closed circuit television system (CCTV) at designated common areas
 - g) Air-Conditioning Wall mounted fan coil units (FCU) to Living/
Dining, Bedrooms Daikin

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Detector
B2	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
C1P	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C1	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C2P	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
C2	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
D1P	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D1	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D2P	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
D2	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
PH1	28	28	1	1	4	4	6	6	6	1	1	0	1	0	1	1	1
PH2	28	26	1	1	4	4	6	6	7	1	1	0	1	0	1	1	1
PH3	28	24	1	1	4	4	5	5	6	1	1	0	1	0	1	1	1

Note: All isolators for CU are subjected to A/C equipment configuration

NOTES TO SPECIFICATIONS

- A. 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 own contractor to service the air-conditioning system regularly.
- B. 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.
- C. 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 the Architect's selection and market availability.
- D. LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS**
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

- 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 shall assign to the Purchaser such warranties at the time when 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 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. ENGINEERED TIMBER FLOORING**
Engineered Timber flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Engineered timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

- I. MECHANICAL VENTILATION SYSTEM**
Mechanical ventilation fans and ducting 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.

- J. PREFABRICATED TOILETS**
Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

- K. WALL**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/longbath/vanity cabinet/mirror.

- L. CABLE SERVICES**
The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Cum Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Detector
B1P	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B1	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B2P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1

CORPORATE PROFILE



CITY SUITES (SINGAPORE)



9 PENANG ROAD (SINGAPORE)



THE VALES (SINGAPORE)



5 THOMAS MELLON CIRCLE (USA)



VIETNAM TOWN (USA)



TRI-COUNTY MALL (USA)

SingHaiyi Group Ltd. is a fast-growing, diversified real estate company listed on the Mainboard of the Singapore Exchange (SGX), focused on property development, investment and management services. With strategic support from its major shareholders, it is led by a board and management team that has deep insights and strong connections that enable access to unique and rare investment opportunities.

Over the years, SingHaiyi has built a solid track record in property development in Singapore, with well-designed and quality residential properties such as The Vales and City Suites, both rated “CONQUAS STAR” by the Building and Construction Authority.

The Vales has won three awards at the recent 2018 PropertyGuru Asia Property Awards (Singapore), including the Best Executive Condo Development Award, Best Executive Condo Interior Design Award and Best Executive Condo Architectural Design Award. This is an endorsement of the design and quality of SingHaiyi’s projects.

Apart from an established track record in residential and commercial property development in Singapore and the U.S., it holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the United States, Australia and a growing presence in Asia.

Backed by the philosophy of “精诚存信，佳业传承”, SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

AWARDS AND ACCOLADES

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
LANDSCAPE
ARCHITECTURAL DESIGN
HIGHLY COMMENDED



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
ARCHITECTURAL DESIGN
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
DEVELOPMENT
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
INTERIOR DESIGN
WINNER



CITY SUITES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor

CORPORATE RESIDENCE PTE LTD
Developer

Date of Issue: 22/06/2018



THE VALES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor

ANCHORVALE RESIDENCES PTE LTD
Developer

Date of Issue: 06/04/2018



BCA GREEN MARK AWARDS



9 PENANG ROAD
Platinum Award
2017



THE VALES
Gold Plus Award
2015

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Developer: Singhaiyi Huajiang Amber Pte Ltd • Company Registration Number: 201733651N • Developer's Licence No: C1312 • Tenure of Land: Estate in Fee Simple (Freehold) • Expected Date of Vacant Possession: 31 December 2021 • Expected Date of Legal Completion: 31 December 2024 • Lot & Mukim No.: MK24-5780W • Encumbrances: Oversea-Chinese Banking Corporation Limited

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