



THE  
WISTERIA  
FLOOR PLANS

# Site Plan



## Legend:

- |  |                                |   |
|--|--------------------------------|---|
| <b>A</b> Club House<br>- Function Room<br>- Gymnasium<br>- Steam Rooms<br>- Changing Rooms | <b>G</b> Floral Garden         | <b>O</b> Yoga Lawn                              |
| <b>B</b> BBQ Pavilion  | <b>H</b> Leisure Deck          | <b>P</b> Fitness Deck                           |
| <b>C</b> Children's Playground   | <b>I</b> Jacuzzi               | <b>Q</b> Herb & Spice Garden                    |
| <b>D</b> Children's Waterplay  | <b>J</b> Aqua Gym              | <b>R</b> E-Deck Lift                            |
| <b>E</b> Floating Sun Deck   | <b>K</b> Pool Side Lounge      | <b>S</b> Electrical Sub-Station @<br>1st Storey |
| <b>F</b> Outdoor Shower  | <b>L</b> 50m Freeform Lap Pool | <b>T</b> Bin Centre @ 1st Storey                |
|  | <b>M</b> Aqua Lounge           |   |
|  | <b>N</b> Palm Deck             |   |

# Unit Distribution Chart

## 590 YISHUN RING ROAD SINGAPORE 768694

UNIT	01	02	03	04	05	06	07	08
<b>FLOOR</b>								
12	2B-2	3A-2	4-2	1A-2	2A-2	3B-2	3B-2	1B-2
11	2B-1	3A-1	4-1	1A-1	2A-1	3B-1	3B-1	1B-1
10	2B-2	3A-2	4-2	1A-2	2A-2	3B-2	3B-2	1B-2
9	2B-1	3A-1	4-1	1A-1	2A-1	3B-1	3B-1	1B-1
8	2B-2	3A-2	4-2	1A-2	2A-2	3B-2	3B-2	1B-2
7	2B-1	3A-1	4-1	1A-1	2A-1	3B-1	3B-1	1B-1
6	2B-2	3A-2	4-2	1A-2	2A-2	3B-2	3B-2	1B-2
5	2B-1	3A-1	4-1	1A-1	2A-1	3B-1	3B-1	1B-1
4	2B-P	3A-P	4-P	1A-P	2A-P	3B-P	3B-P	1B-P

## 592 YISHUN RING ROAD SINGAPORE 768695

UNIT	09	10	11	12	13	14	15	16
<b>FLOOR</b>								
12	2A-2	1A-2	4-2	3A-2	2B-2	1B-2	3B-2	3B-2
11	2A-1	1A-1	4-1	3A-1	2B-1	1B-1	3B-1	3B-1
10	2A-2	1A-2	4-2	3A-2	2B-2	1B-2	3B-2	3B-2
9	2A-1	1A-1	4-1	3A-1	2B-1	1B-1	3B-1	3B-1
8	2A-2	1A-2	4-2	3A-2	2B-2	1B-2	3B-2	3B-2
7	2A-1	1A-1	4-1	3A-1	2B-1	1B-1	3B-1	3B-1
6	2A-2	1A-2	4-2	3A-2	2B-2	1B-2	3B-2	3B-2
5	2A-1	1A-1	4-1	3A-1	2B-1	1B-1	3B-1	3B-1
4	2A-P	1A-P	4-P	3A-P	2B-P	1B-P	3B-P	3B-P

## 596 YISHUN RING ROAD SINGAPORE 768697

UNIT	17	18	19	20	21	22	23	24
<b>FLOOR</b>								
12	3B-2	3B-2	1B-2	2B-2	3A-2	4-2	1A-2	2A-2
11	3B-1	3B-1	1B-1	2B-1	3A-1	4-1	1A-1	2A-1
10	3B-2	3B-2	1B-2	2B-2	3A-2	4-2	1A-2	2A-2
9	3B-1	3B-1	1B-1	2B-1	3A-1	4-1	1A-1	2A-1
8	3B-2	3B-2	1B-2	2B-2	3A-2	4-2	1A-2	2A-2
7	3B-1	3B-1	1B-1	2B-1	3A-1	4-1	1A-1	2A-1
6	3B-2	3B-2	1B-2	2B-2	3A-2	4-2	1A-2	2A-2
5	3B-1	3B-1	1B-1	2B-1	3A-1	4-1	1A-1	2A-1
4	3B-P	3B-P	1B-P	2B-P	3A-P	4-P	1A-P	2A-P

- |                             |                              |
|-----------------------------|------------------------------|
| TYPE 1A<br>1-BEDROOM        | TYPE 1B<br>1-BEDROOM + STUDY |
| TYPE 2A<br>2-BEDROOM        | TYPE 2B<br>2-BEDROOM + STUDY |
| TYPE 3A<br>3-BEDROOM        | TYPE 3B<br>3-BEDROOM + STUDY |
| TYPE 4<br>4-BEDROOM + STUDY |                              |

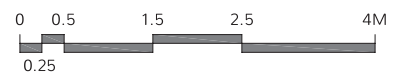
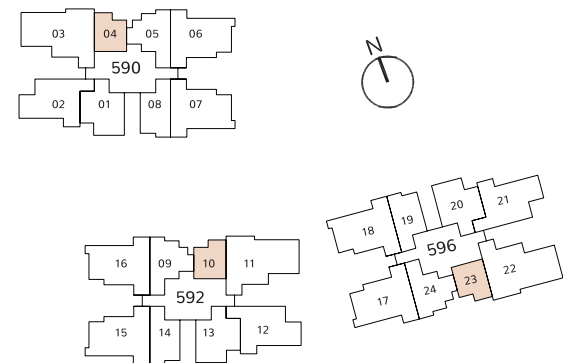
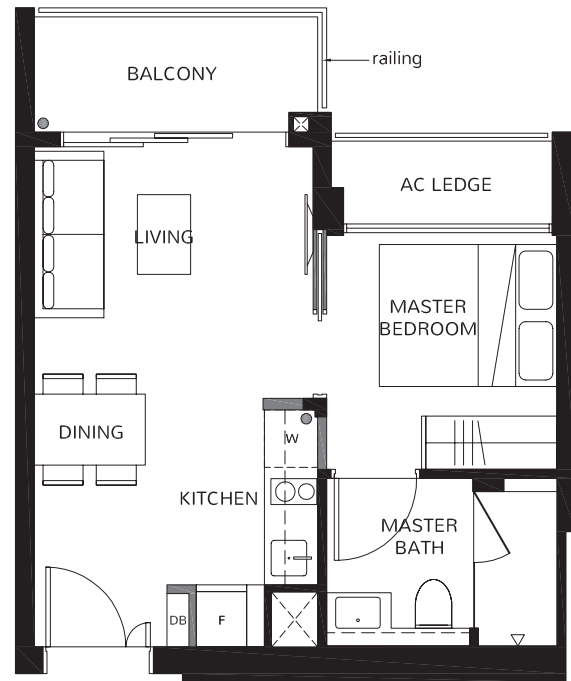
# 1-Bedroom

## TYPE 1A-1

Floor Area: 41 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Balcony)

#05-04, #05-10\*, #05-23  
#07-04, #07-10\*, #07-23  
#09-04, #09-10\*, #09-23  
#11-04, #11-10\*, #11-23

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



The plans are subject to change as may be required, directed or approved by the relevant authorities. Any measurements stated or depicted in the plans are approximate measurements and estimates only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# 1-Bedroom

## TYPE 1A-2

Floor Area: 41 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Balcony)

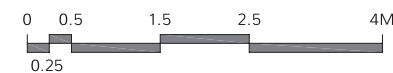
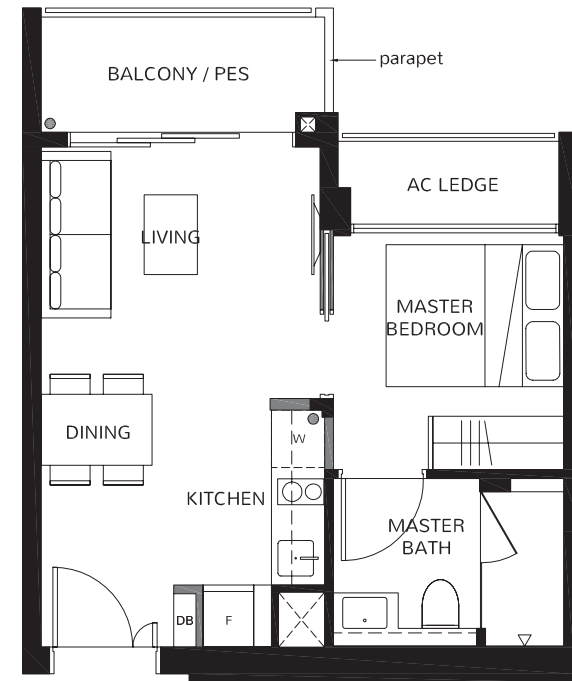
#06-04, #06-10\*, #06-23  
#08-04, #08-10\*, #08-23  
#10-04, #10-10\*, #10-23  
#12-04, #12-10\*, #12-23

## TYPE 1A-P

Floor Area: 41 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Private Enclosed  
Space 'PES')

#04-04, #04-10\*, #04-23

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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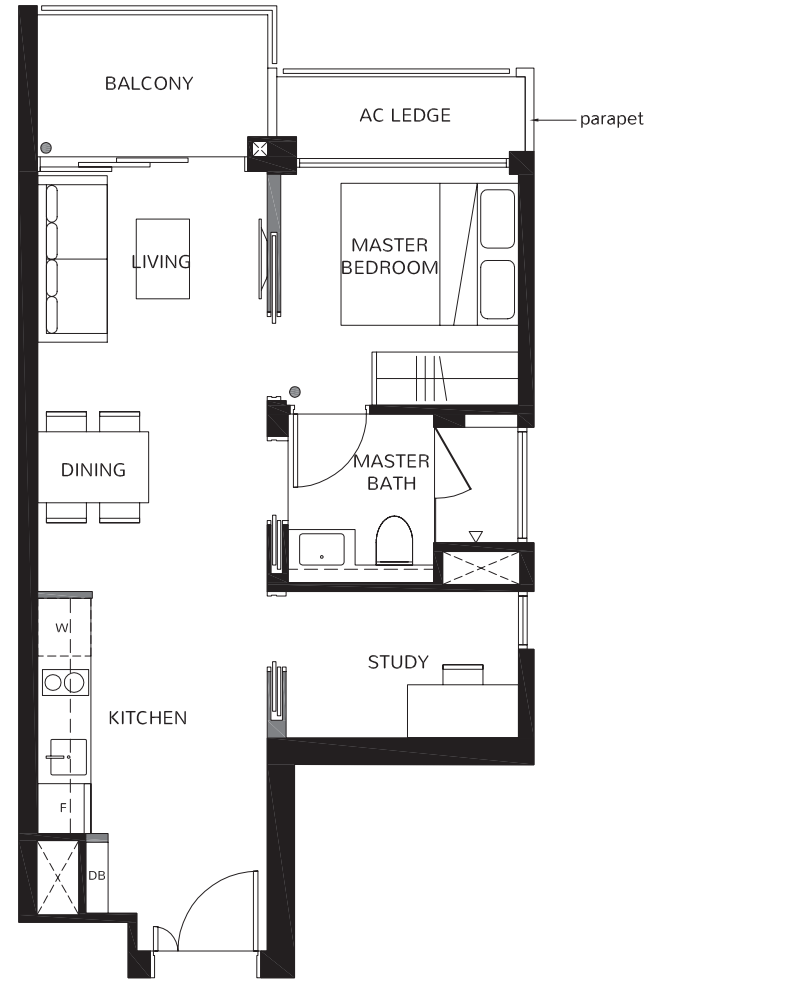
# 1-Bedroom+Study

## TYPE 1B-1

Floor Area: 51 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Balcony)

#05-08, #05-14\*, #05-19  
#07-08, #07-14\*, #07-19  
#09-08, #09-14\*, #09-19  
#11-08, #11-14\*, #11-19

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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# 1-Bedroom+Study

## TYPE 1B-2

Floor Area: 51 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Balcony)

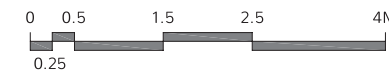
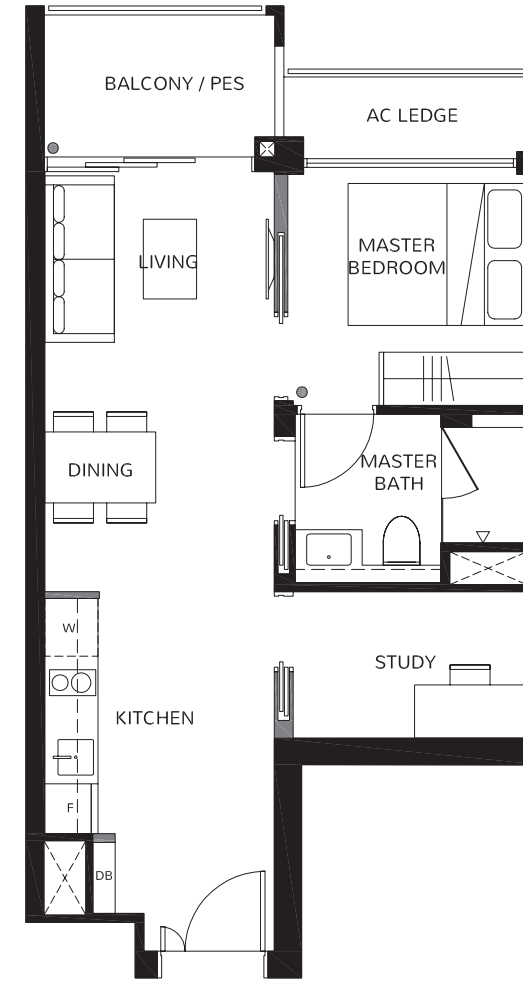
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#08-08, #08-14\*, #08-19  
#10-08, #10-14\*, #10-19  
#12-08, #12-14\*, #12-19

## TYPE 1B-P

Floor Area: 51 sq. m  
(including 3 sq. m AC Ledge,  
5 sq. m Private Enclosed  
Space 'PES')

#04-08, #04-14\*, #04-19

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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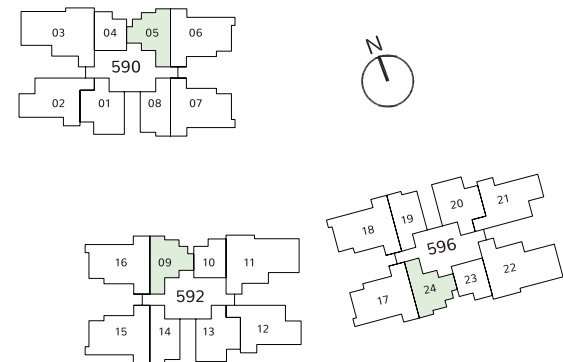
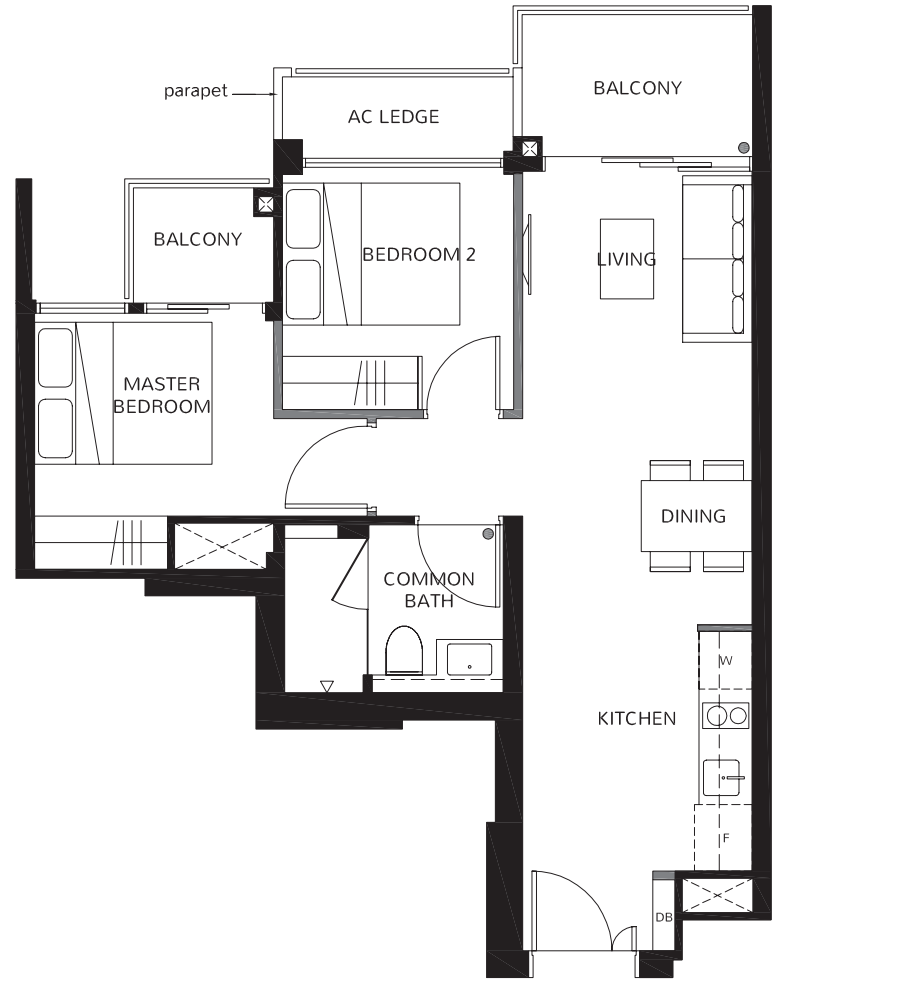
# 2-Bedroom

## TYPE 2A-1

Floor Area: 59 sq. m  
(including 3 sq. m AC Ledge,  
7 sq. m Balcony)

#05-05, #05-09\*, #05-24  
#07-05, #07-09\*, #07-24  
#09-05, #09-09\*, #09-24  
#11-05, #11-09\*, #11-24

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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# 2-Bedroom

## TYPE 2A-2

Floor Area: 59 sq. m  
(including 3 sq. m AC Ledge,  
7 sq. m Balcony)

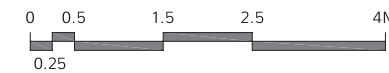
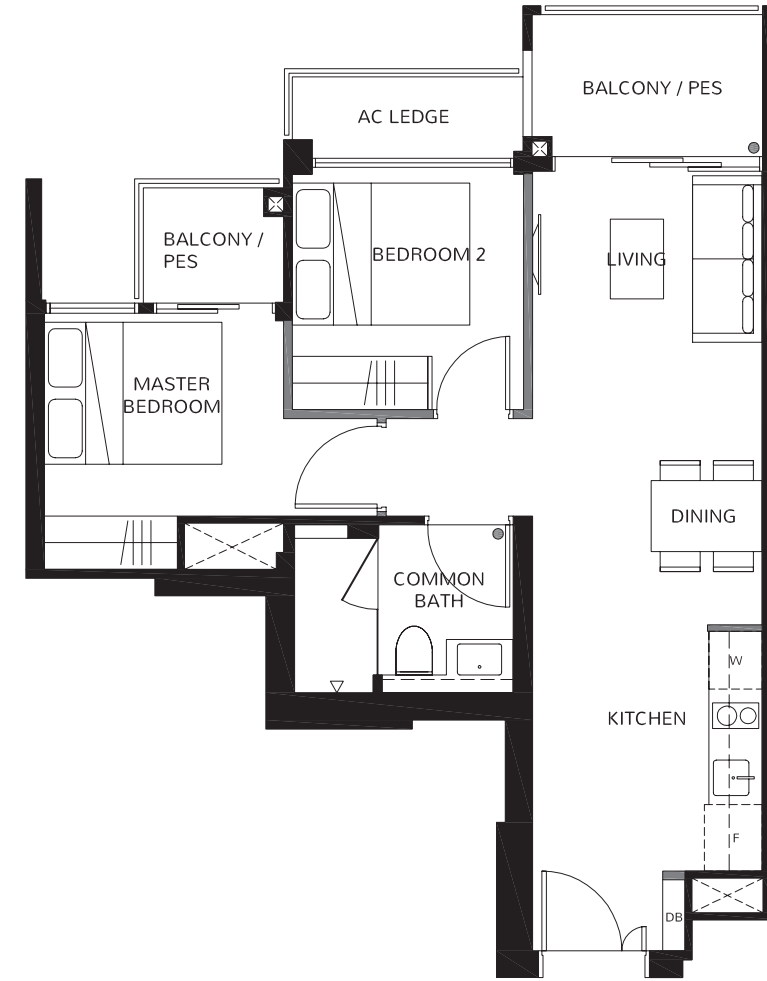
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#08-05, #08-09\*, #08-24  
#10-05, #10-09\*, #10-24  
#12-05, #12-09\*, #12-24

## TYPE 2A-P

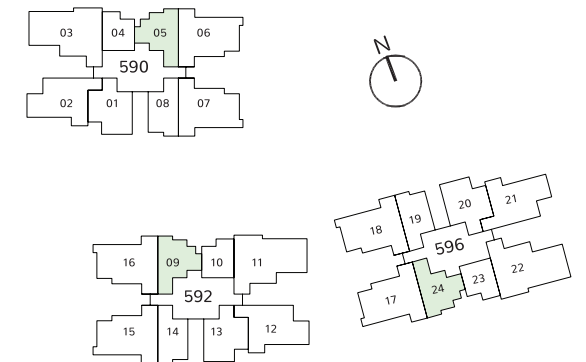
Floor Area: 59 sq. m  
(including 3 sq. m AC Ledge,  
7 sq. m Private Enclosed Space 'PES')

#04-05, #04-09\*, #04-24

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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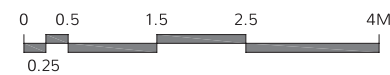
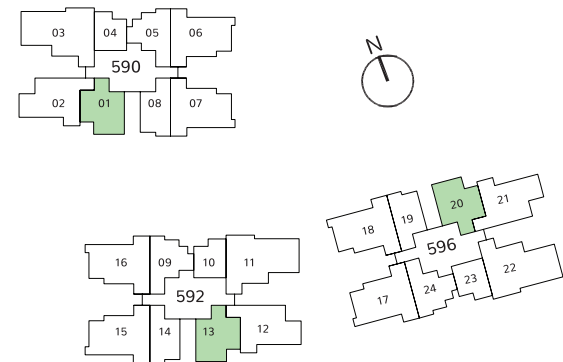
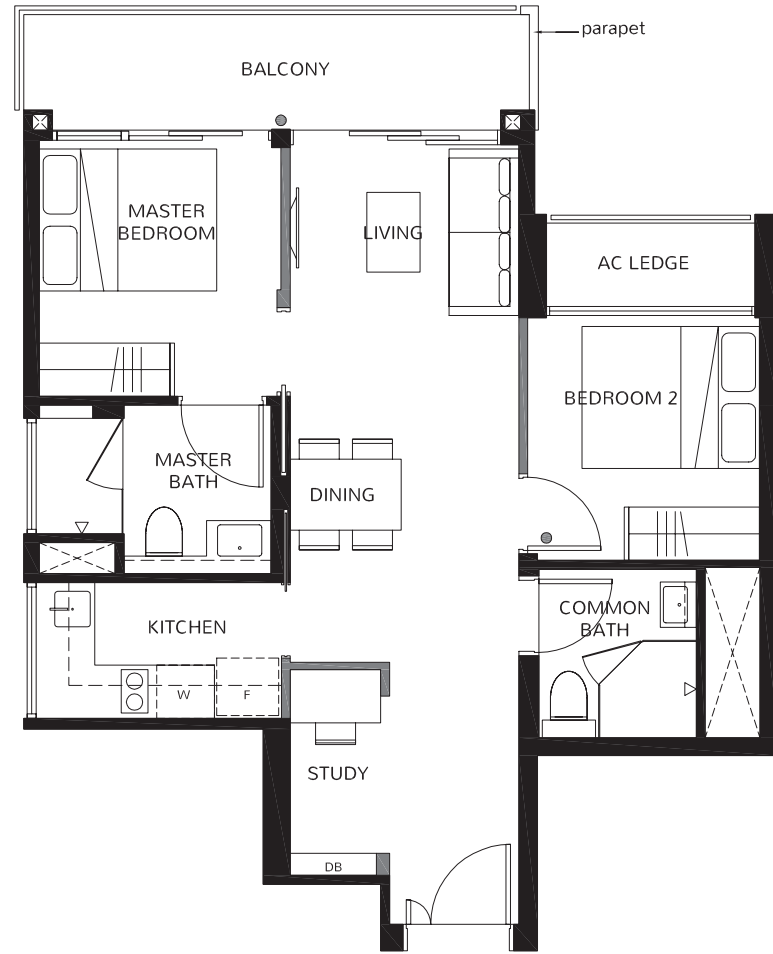
# 2-Bedroom+Study

## TYPE 2B-1

Floor Area: 66 sq. m  
(including 3 sq. m AC Ledge,  
8 sq. m Balcony)

#05-01, #05-13\*, #05-20  
#07-01, #07-13\*, #07-20  
#09-01, #09-13\*, #09-20  
#11-01, #11-13\*, #11-20

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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# 2-Bedroom+Study

## TYPE 2B-2

Floor Area: 66 sq. m  
(including 3 sq. m AC Ledge,  
8 sq. m Balcony)

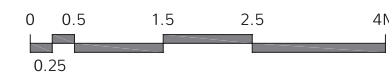
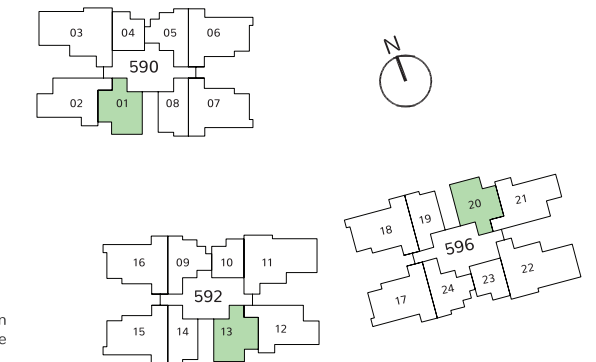
#06-01, #06-13\*, #06-20  
#08-01, #08-13\*, #08-20  
#10-01, #10-13\*, #10-20  
#12-01, #12-13\*, #12-20

## TYPE 2B-P

Floor Area: 66 sq. m  
(including 3 sq. m AC Ledge,  
8 sq. m Private Enclosed  
Space 'PES')

#04-01, #04-13\*, #04-20

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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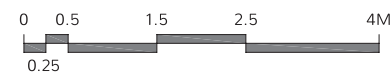
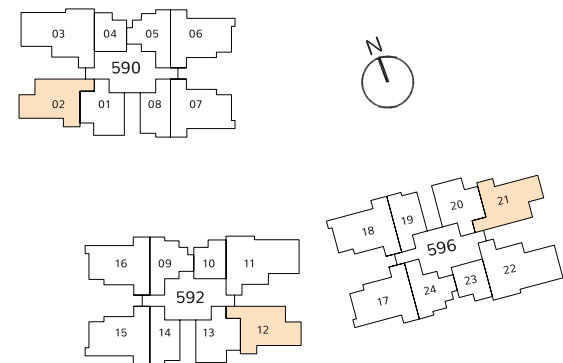
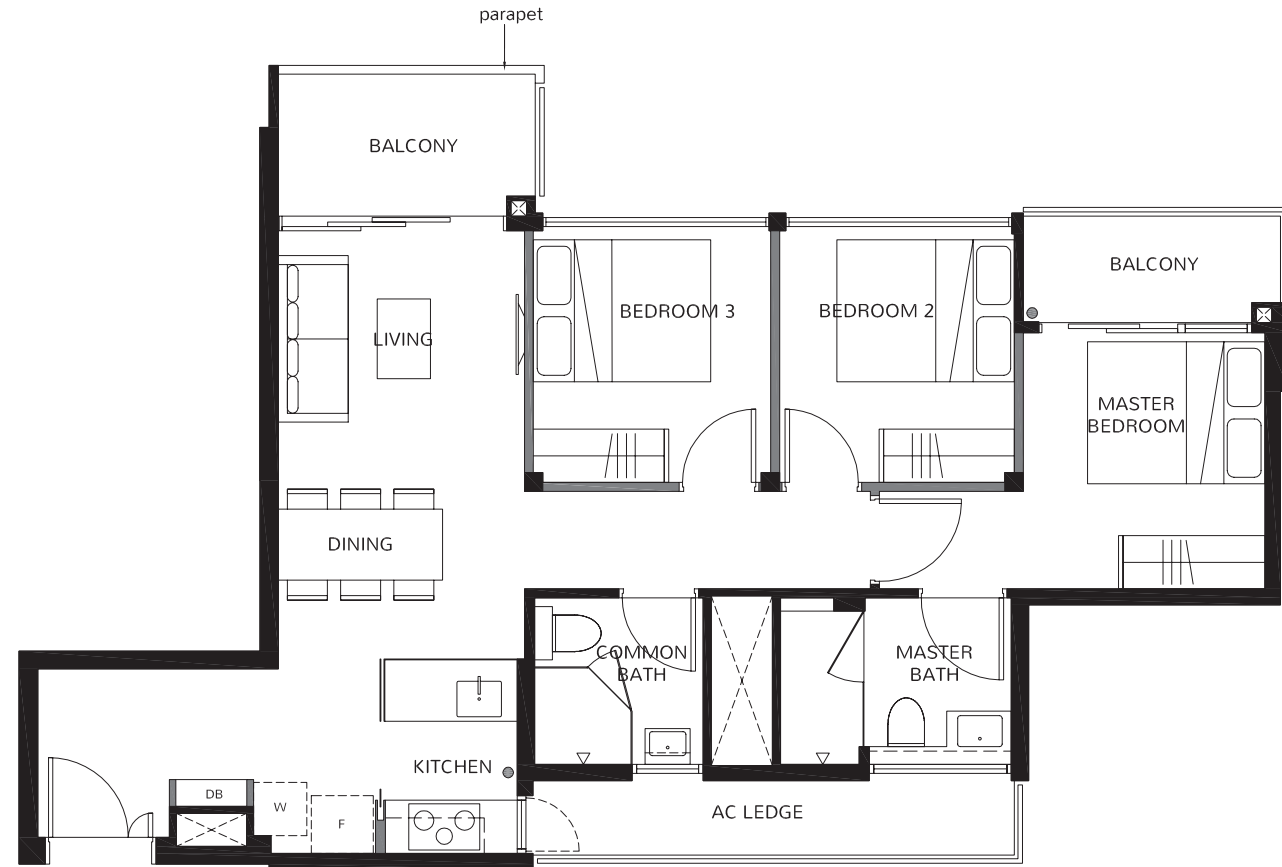
# 3-Bedroom

## TYPE 3A-1

Floor Area: 83 sq. m  
(including 6 sq. m AC Ledge,  
9 sq. m Balcony)

#05-02, #05-12\*, #05-21  
#07-02, #07-12\*, #07-21  
#09-02, #09-12\*, #09-21  
#11-02, #11-12\*, #11-21

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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# 3-Bedroom

## TYPE 3A-2

Floor Area: 83 sq. m  
(including 6 sq. m AC Ledge,  
9 sq. m Balcony)

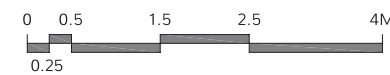
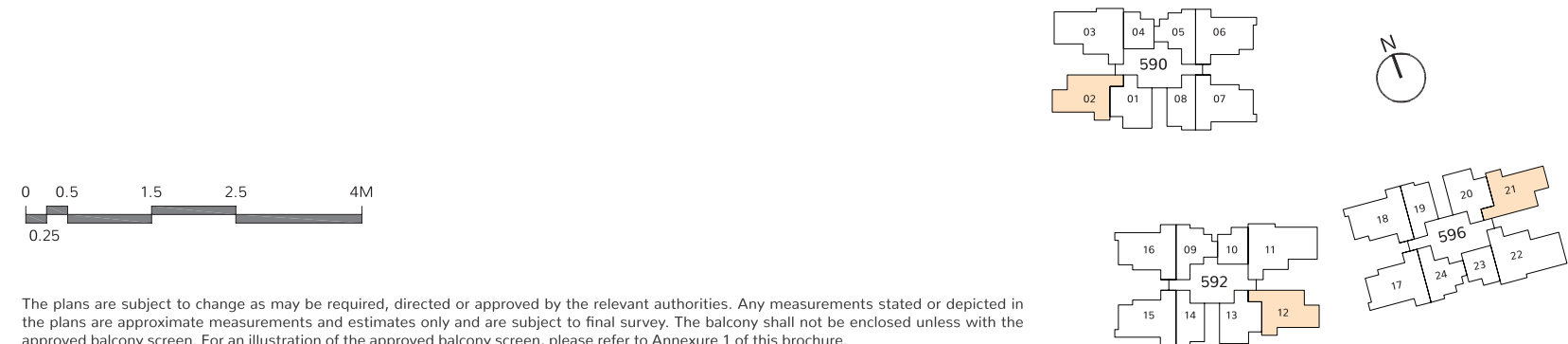
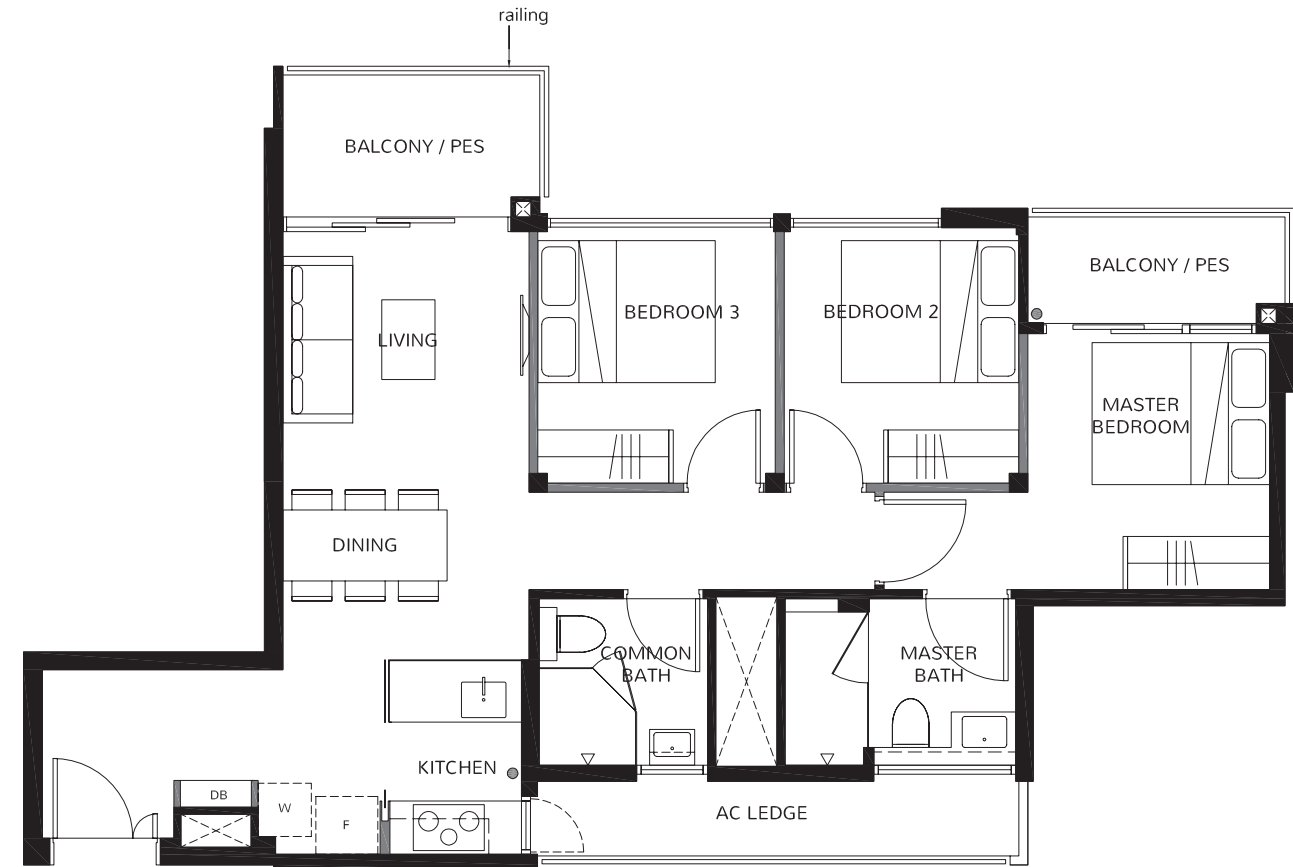
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#08-02, #08-12\*, #08-21  
#10-02, #10-12\*, #10-21  
#12-02, #12-12\*, #12-21

## TYPE 3A-P

Floor Area: 83 sq. m  
(including 6 sq. m AC Ledge,  
9 sq. m Private Enclosed Space 'PES')

#04-02, #04-12\*, #04-21

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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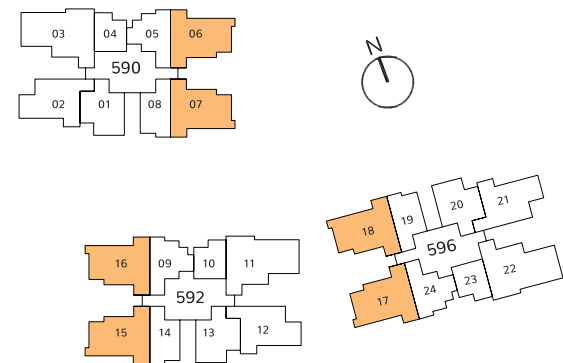
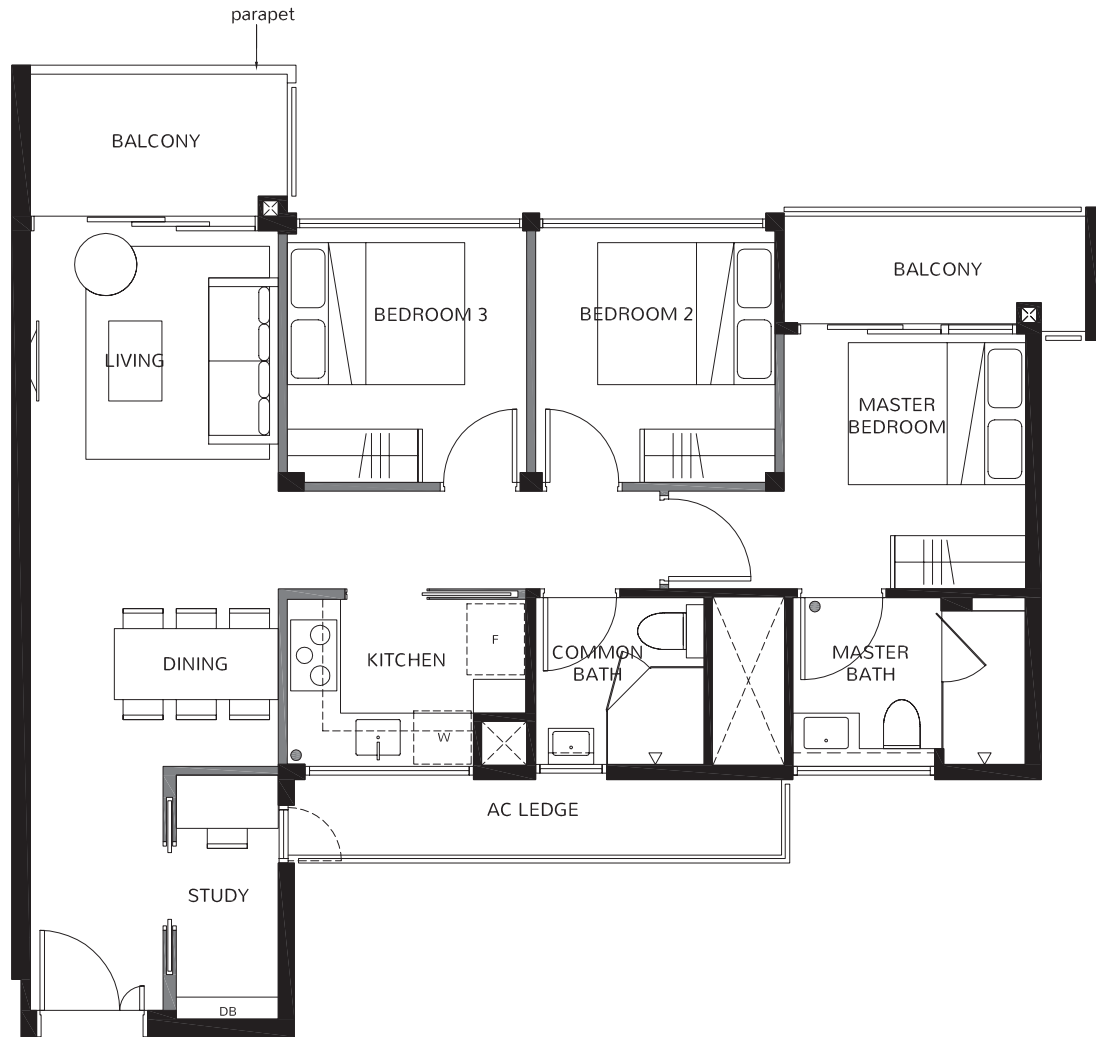
# 3-Bedroom+Study

## TYPE 3B-1

Floor Area: 90 sq. m  
(including 6 sq. m AC Ledge,  
10 sq. m Balcony)

#05-06, #05-07\*, #05-15,  
#05-16\*, #05-17, #05-18\*  
#07-06, #07-07\*, #07-15,  
#07-16\*, #07-17, #07-18\*  
#09-06, #09-07\*, #09-15,  
#09-16\*, #09-17, #09-18\*  
#11-06, #11-07\*, #11-15,  
#11-16\*, #11-17, #11-18\*

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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# 3-Bedroom+Study

## TYPE 3B-2

Floor Area: 90 sq. m  
(including 6 sq. m AC Ledge,  
10 sq. m Balcony)

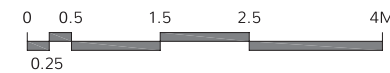
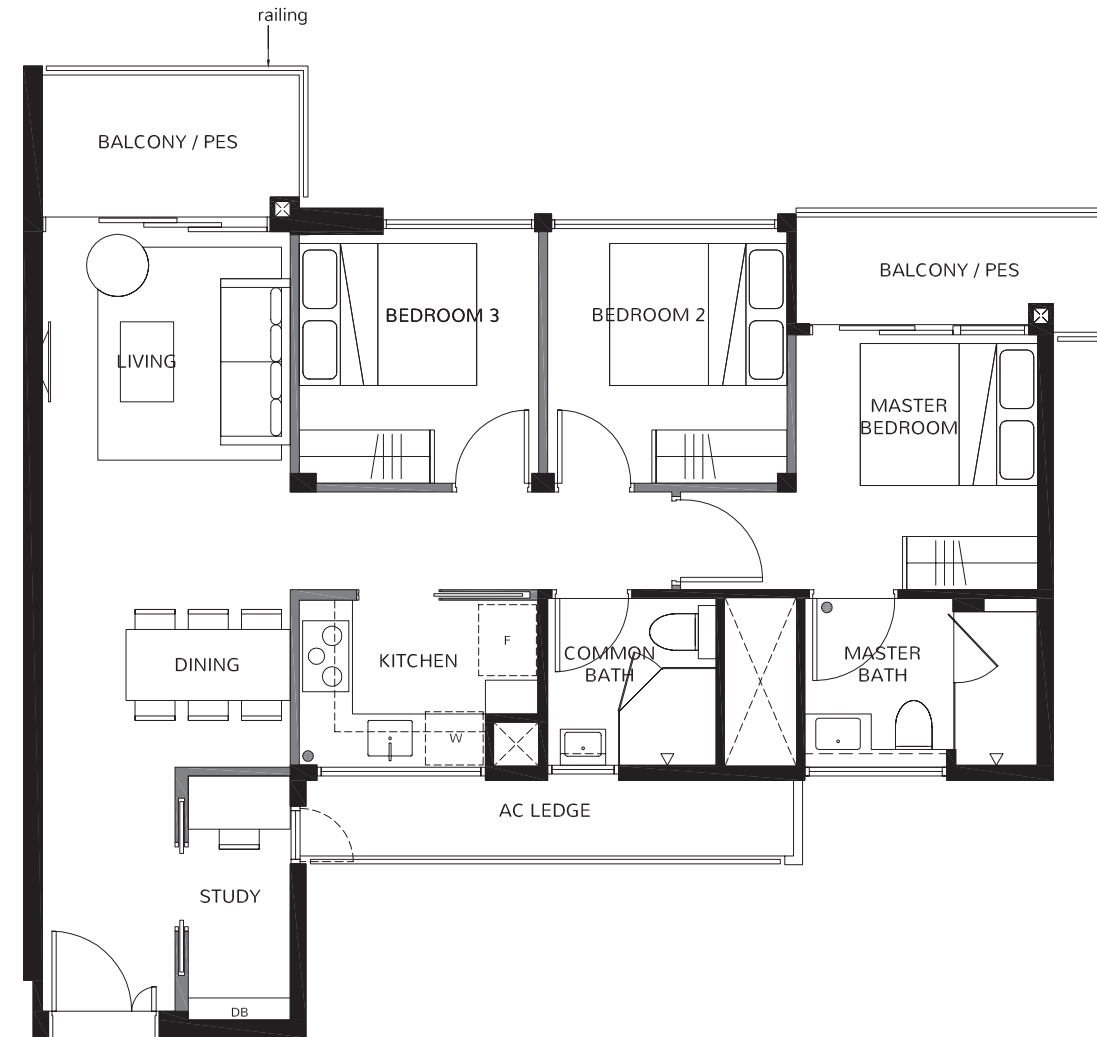
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#06-16\*, #06-17, #06-18\*  
#08-06, #08-07\*, #08-15,  
#08-16\*, #08-17, #08-18\*  
#10-06, #10-07\*, #10-15,  
#10-16\*, #10-17, #10-18\*  
#12-06, #12-07\*, #12-15,  
#12-16\*, #12-17, #12-18\*

## TYPE 3B-P

Floor Area: 90 sq. m  
(including 6 sq. m AC Ledge,  
10 sq. m Private Enclosed Space 'PES')

#04-06, #04-07\*, #04-15  
#04-16\*, #04-17, #04-18\*

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



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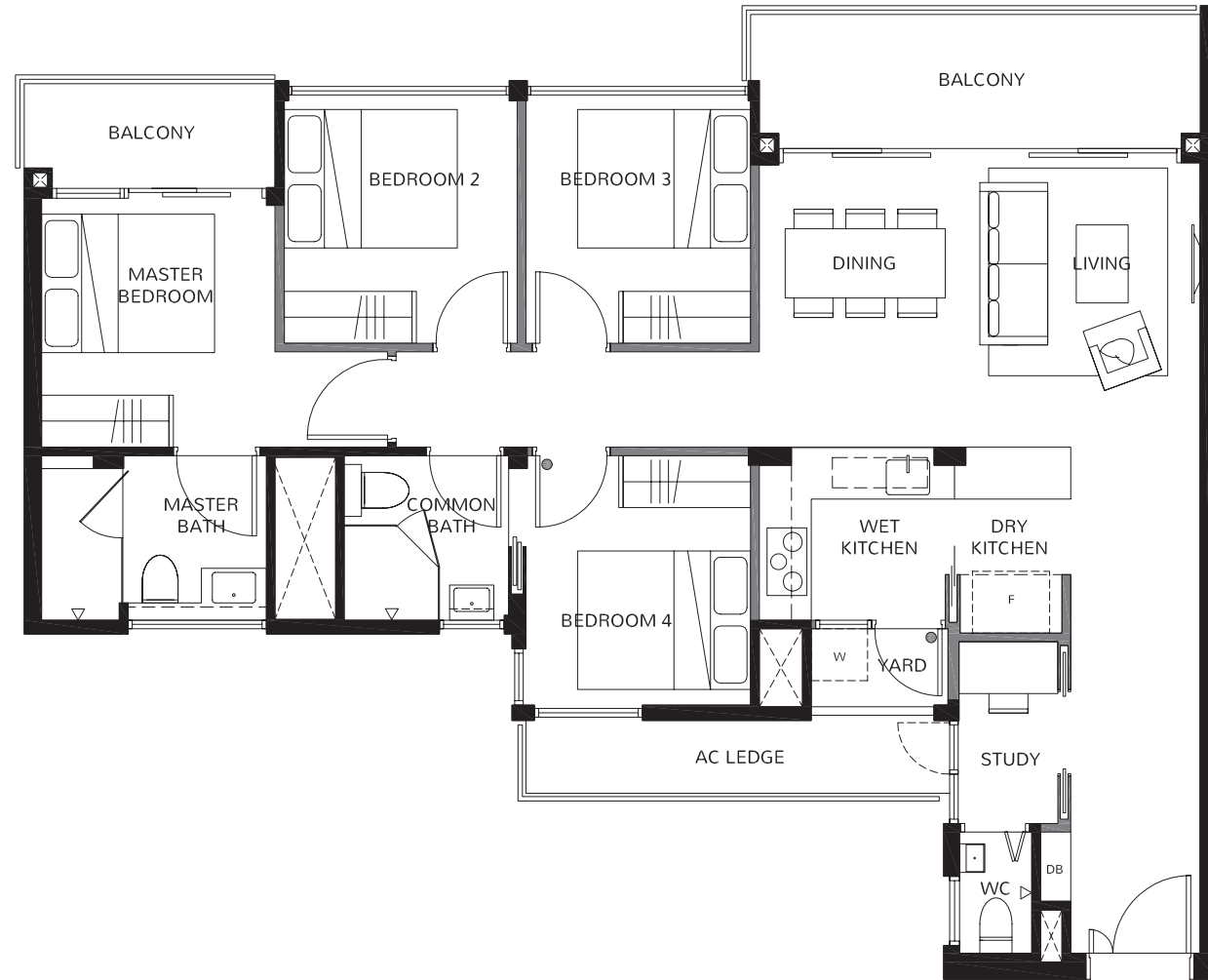
# 4-Bedroom+Study

## TYPE 4-1

Floor Area: 109 sq. m  
(including 5 sq. m AC Ledge,  
12 sq. m Balcony)

#05-03, #05-11\*, #05-22  
#07-03, #07-11\*, #07-22  
#09-03, #09-11\*, #09-22  
#11-03, #11-11\*, #11-22

Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



# 4-Bedroom+Study

## TYPE 4-2

Floor Area: 109 sq. m  
(including 5 sq. m AC Ledge,  
12 sq. m Balcony)

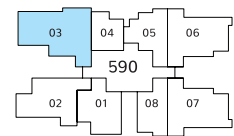
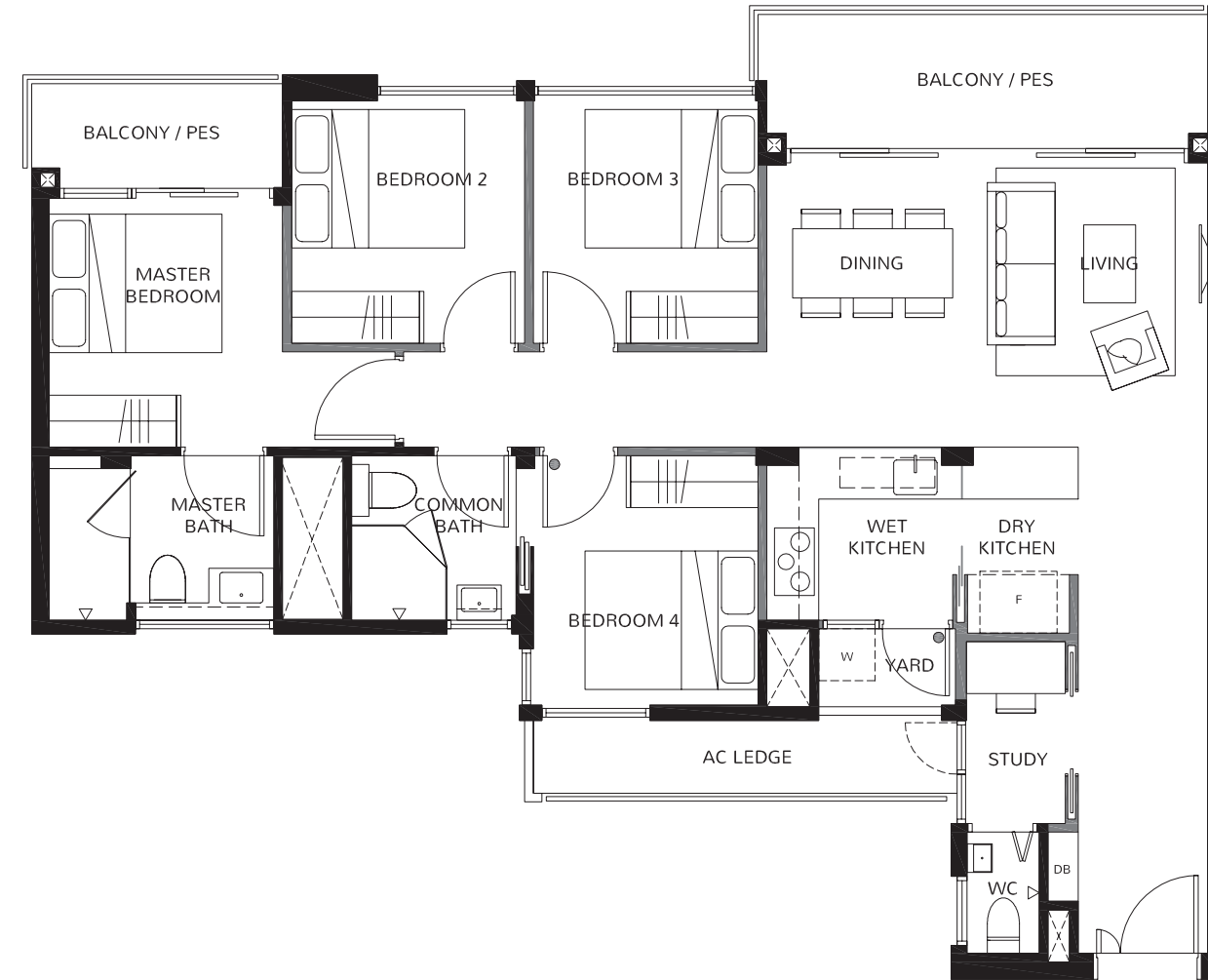
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#08-03, #08-11\*, #08-22  
#10-03, #10-11\*, #10-22  
#12-03, #12-11\*, #12-22

## TYPE 4-P

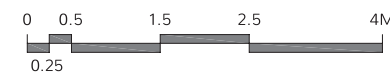
Floor Area: 109 sq. m  
(including 5 sq. m AC Ledge,  
12 sq. m Private Enclosed Space 'PES')

#04-03, #04-11\*, #04-22

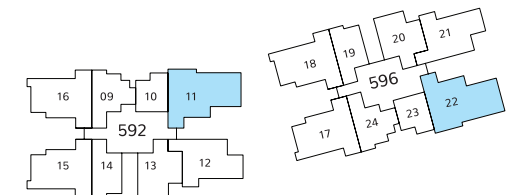
Note: \*Units in mirror image  
● Periodic Structural Inspection (PSI) location  
■ Party wall / PBU wall / Sanitary riser wall / Dry wall encasing steel structure components  
■ Non-structural components areas



The plans are subject to change as may be required, directed or approved by the relevant authorities. Any measurements stated or depicted in the plans are approximate measurements and estimates only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.



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# Specifications

## 1. Foundation

Reinforced concrete raft and/or bored piles and/or precast concrete piles and/or steel piles and/or footings

## 2. Superstructure

Steel and/or reinforced concrete structure

## 3. Walls

- External Wall: Dry wall and/or Dry wall with aluminium cladding and/or reinforced concrete, and/or masonry wall; and
- Internal Wall: Dry wall and/or reinforced concrete and/or masonry wall

## 4. Roof

Steel and/or reinforced concrete roof with insulation and waterproofing system

## 5. Ceiling

### 5.1 For Apartment

- Living, Dining, Master Bedroom, Bedroom, Study, Kitchen, Balcony, PES: 2650mm
- Unit Entrance Foyer (Type 2B): 2600mm
- Master Bath, Common Bath, WC, Hallway to Bedroom, Yard: 2300mm
- Skim coat and/or plaster ceiling board and/or bulkhead to designated area with emulsion paint where applicable

### 5.2 For Common Areas

- Lift Lobbies/Corridors/Gymnasium/ Changing Room: Plaster ceiling board and/or skim coat and/or bulkhead to designated area with paint finish where applicable
- Car Park/Ramp/Staircase and Landing: Skim coat and/or bulkhead to designated area with paint where applicable

## 6. Finishes

### 6.1 Wall:

#### a) For Apartment

- Living, Dining, Master Bedroom, Bedroom, Study, Hallway to Bedroom: Emulsion paint finish to exposed surfaces only
- Master Bath, Common Bath, WC, Kitchen: Tiles and/or emulsion paint (Wall tiles laid up to false ceiling height and on exposed surface where applicable)
- Balcony, PES, Yard, AC Ledge, and other walls exposed to exterior/weather, where applicable: Exterior paint finish and/or façade cladding

#### b) Common Areas

- Lift Lobby at Basement 1, 1st, 2nd, 3rd, 4th storey: Stone and/or tiles and/or cement and sand plaster and/or skim coat with emulsion paint
- Lift Lobby at typical storey: Tiles and/or cement and sand plaster and/or skim coat with emulsion paint
- Staircase, Corridor: Cement and sand plaster and/or skim coat with emulsion paint

### 6.2 Floor:

#### a) For Apartment

- Living, Dining, Study, Kitchen, Balcony, PES, Yard, Hallway to Bedroom, Master Bath, Common Bath, WC: Tiles
- Bedroom: Vinyl flooring
- AC Ledge: Screed finish

#### b) For Common Areas

- Lift Lobby at Basement 1, 1st, 2nd, 3rd, 4th storey: Stone and/or tiles and/or screed finish
- Lift Lobby at typical storey: Tiles and/or screed finish
- Staircase, Corridor: Screed finish

## 7. Windows

- All windows are either sliding, casement, top hung, louvered or combination of the above mentioned, with or without fixed panels; and
- Aluminium framed windows with tinted and/or clear and/or frosted glass, where applicable

## 8. Doors

- Main Entrance: Approved fire-rated timber door
- Bedroom, Master Bath, Common Bath: Hollow Core timber swing door and/or sliding door
- Kitchen, Study: Timber and/or aluminium framed/frameless sliding glass door and/or swing door and/or slide and fold door
- WC, Yard: Swing door and/or slide and fold door
- Balcony/ Private Enclosed Space (PES): Aluminium framed glass sliding and/or swing door and/or slide and fold door

## 9. Sanitary Fittings

- Master Bath, Common Bath:
  - One shower compartment complete with shower set and mixer
  - One water closet with concealed cistern

- One bidet spray
- One vanity cabinet complete with basin and mixer
- One mirror
- One toilet paper holder
- Three robe/towel hooks
- WC:
  - One water closet
  - One bidet spray
  - One wash basin and mixer
  - One shower set and mixer
  - One mirror
  - One toilet paper holder
  - Two robe/towel hooks
- Kitchen:
  - One stainless steel sink with mixer
- Yard:
  - One cold water bib tap

## 10. Electrical Installation

- Electrical wiring above the false ceiling shall be in exposed trays and/or conduits and/or trunking
- Refer to Electrical Schedule for details

## 11. TV/Data points

Refer to Electrical Schedule for details

## 12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS:555

## 13. Painting

- Internal Walls: Emulsion paint
- External Walls: External emulsion paint and/or textured coating to designated area

## 14. Waterproofing

Kitchen, Master Bath, Common Bath, WC, Balcony, PES, Yard, Reinforced Concrete Roof, Landscaped Deck and Swimming Pool

## 15. Driveway and Car Park

- Reinforced concrete slab with hardener to carpark, carpark ramp, carpark driveway and;
- Stone and/or tiles and/or concrete to entrance driveway/drop-off area/pedestrian walkway

## 16. Recreation Facilities

- Clubhouse
  - Function Room
  - Gymnasium
  - Steam Rooms
  - Changing Rooms
- BBQ Pavilion
- Children’s Playground
- Children’s Waterplay
- Floating Sun Deck
- Outdoor Shower
- Floral Garden
- Leisure Deck
- Jacuzzi
- Aqua Gym
- Pool Side Lounge
- 50m Freeform Lap Pool
- Aqua Lounge
- Palm Deck
- Yoga Lawn
- Fitness Deck
- Herb & Spice Garden
- E-Deck Lift

## 17. Additional Items

- Kitchen:
  - Built-in kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob
  - Built-in integrated fridge for Type 1A and Type 1B
  - Built-in microwave oven for Type 1A and Type 1B
  - Built-in oven for Type 2A, Type 2B, Type 3A, Type 3B and Type 4
- Bedroom Wardrobe: Built-in wardrobe
- Air Conditioning: Wall mounted fan coil unit to Living, Dining, Master Bedroom, Bedroom and Study
- Gas: Town gas to Kitchen at Type 2B, Type 3A, Type 3B and Type 4 only
- Hot water: All Kitchens and Bathrooms
- Security:
  - Audio Intercom System to Units
  - Card Access at Basement 1, 1st, 2nd, 3rd storey Residential Lift Lobbies
  - Closed Circuit Television System (CCTV) surveillance to 1st storey lift lobby and designated common areas
- Home Automation System:
  - Air-con On/Off and Lighting On/Off to Main entrance/Living/Dining and Master Bedroom
  - Lock/Unlock of Digital door lock

## Notes to Specifications

### Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

### 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 the builder and the 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 of the Sale and Purchase Agreement.

### 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.

### 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.

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

Subject to clause 14.3 of the Sale and Purchase Agreement, 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.

### 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.

### 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 of the Sale and Purchase Agreement.

### Web Portal of the Housing Project

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

# Specifications

## 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.

## 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 of the Sale and Purchase Agreement.

## Vinyl Flooring

Vinyl 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. Vinyl 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 of the Sale and Purchase Agreement.

## Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to bathrooms 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.

## Prefabricated Bathroom Units (PBU)

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 and fire protection integrity.

## Prefabricated Pre-finished Volumetric Construction (PPVC)

Certain unit and/or area may be of prefabricated structural steel component volumetric module with fire rated board completed and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or sanitation services construction. All walls, penetrations, openings, electrical services, plumbing services and sanitation services are pre-designed and/or concealed and/or pre-route prior to installation on site.

## Planters

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

## Wall

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

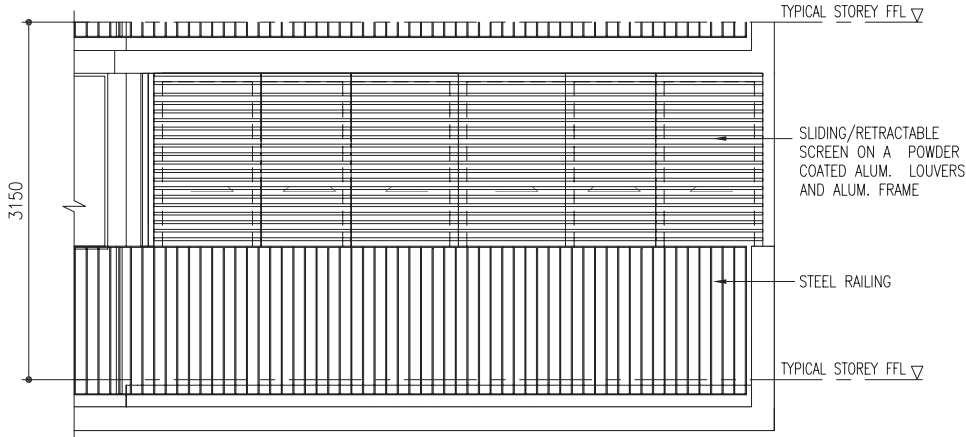
## Cable Services

The Vendor shall endeavour 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.

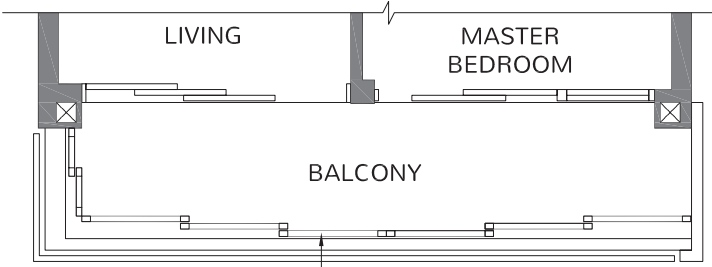
## Electrical Schedule

Item	Unit Type						
	1A	1B	2A	2B	3A	3B	4
Lighting Point	6	8	10	13	15	16	20
13A Power Point	12	14	17	18	20	23	24
Cooker Hood Point	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1
Washing Machine Point	1	1	1	1	1	1	1
Water Heater Point	1	1	1	2	2	2	2
AC Isolator Point	1	2	2	2	3	3	3
Audio Intercom Unit	1	1	1	1	1	1	1
Bell Point c/w Bell Push	1	1	1	1	1	1	1
TV Outlet	2	2	3	3	4	4	5
Data Outlet	2	3	3	4	4	5	6

## APPROVED BALCONY SCREEN



PART ELEVATION OF BALCONY



SLIDING/RETRACTABLE SCREEN ON A POWDER COATED ALUM. LOUVERS AND ALUM. FRAME

PART PLAN OF BALCONY

# Notes

- Name of Housing Project: The Wisteria • Developer: Northern Resi Pte. Ltd. / Northern Retail Pte. Ltd. • Developer's Licence No.: C1185
  - Tenure of Land: 99 years from 27 April 2015 • Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited
- Expected Date of Vacant Possession: 31 Dec 2018 • Expected Date of Legal Completion: 31 Dec 2021 • Lot No.: 3852N MK 19 at Yishun Avenue 4 / Yishun Ring Road

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