

THOMSON  
IMPRESSIONS







Success means many things to everyone.

It is success that drives us.

A momentum that powers us through life.

To achieve the very best, and to always strive  
for perfection.

Like the never-changing north star, our values in life  
guide us through discerning decisions. Our values  
reflect where we come from and where we want to go.

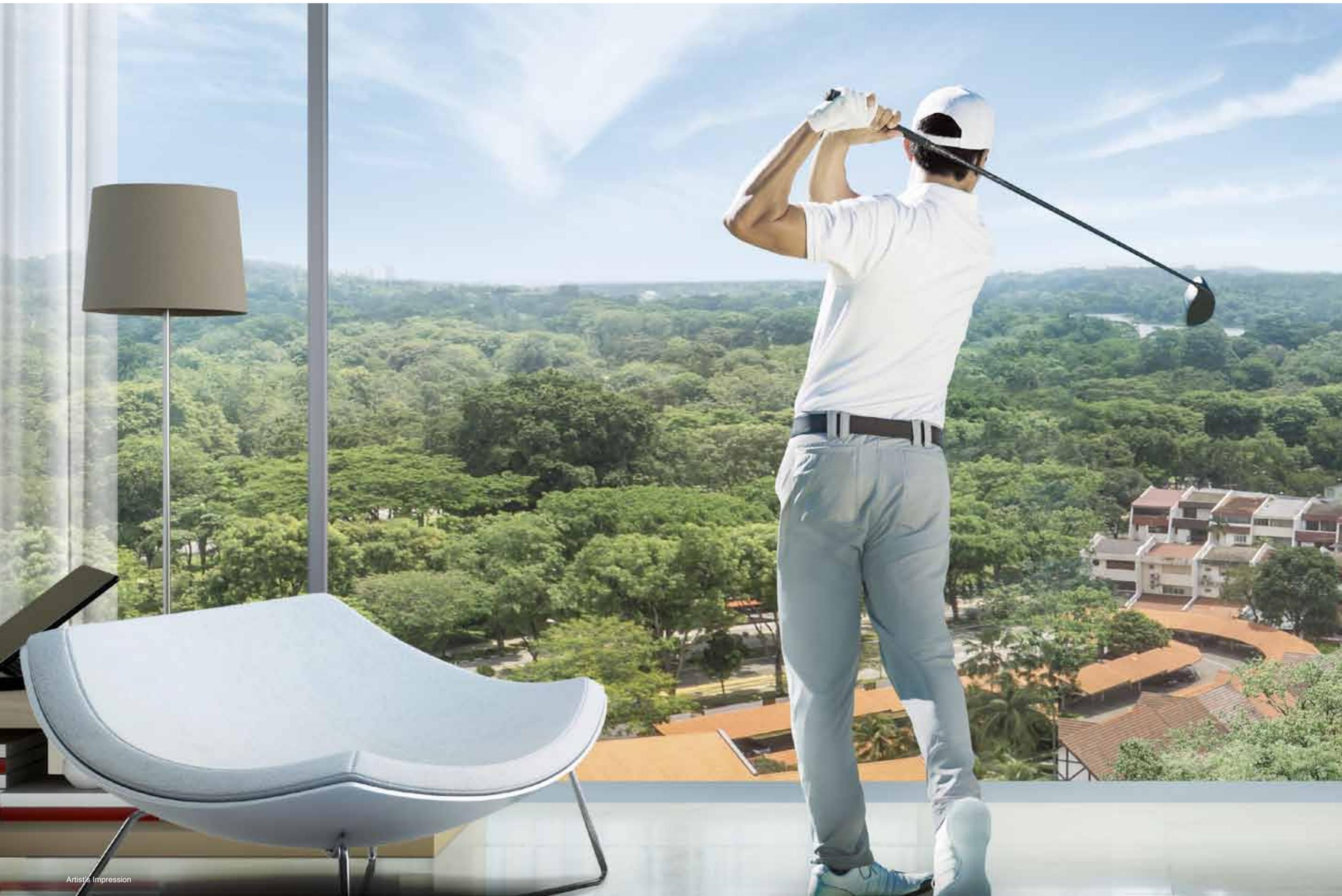
We know where we want to be.

**YOU ARE WHERE YOU LIVE.**



BRINGING TOGETHER THE VALUES  
FOR A STRONG FOUNDATION







WITH A CLEAR  
VISION,  
YOU CAN SEE FOREVER

To the astute, you are the one with the vision.

The one who is always ahead, and looking into the future.

You see beyond the horizon. Your goals are higher than the sky.

When everything stretches out before your very eyes,

you know you are in the right place to call the shots.

Lower Peirce Reservoir

Casuarina Road Eateries

James Cook University

CHIJ St. Nicholas Girls' School

The Singapore Island Country Club (Island Location)

Bishan-Ang Mo Kio Park

Bright Hill MRT Station (U/C)



# THOMSON

IMPRESSIONS

Ai Tong School

Junction 8

Upper Thomson Road  
Eateries

Upper Thomson  
MRT Station  
(U/C)

Thomson  
Plaza

Marymount  
MRT Station

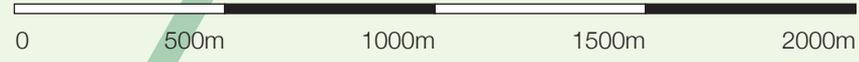
Raffles Institution  
(Junior College)

MacRitchie Reservoir  
(Lornie Road)

Novena



# THOMSON IMPRESSIONS





Upcoming Thomson Line will enhance rail connectivity in the north-south corridors to the Central Business District (CBD) and developments in the Marina Bay area.



For all your shopping needs, the ever-popular Thomson Plaza is just down the road. You are also close to shopping malls like Junction 8 and AMK Hub.

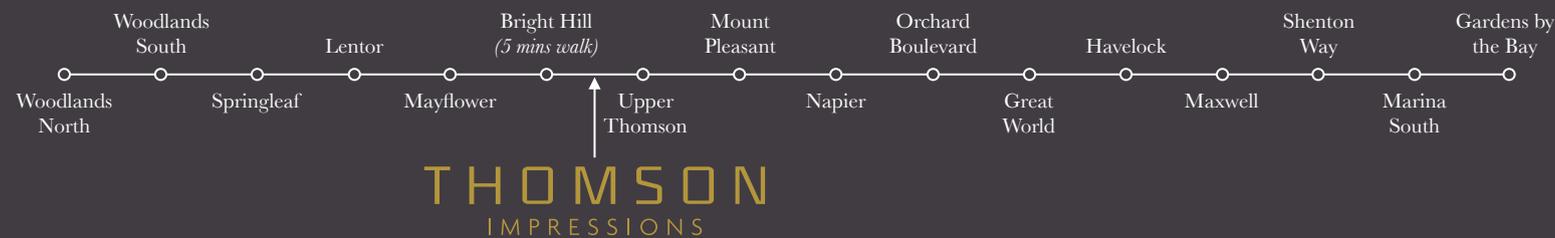
THE RIGHT  
**CONNECTIONS**  
 WILL TAKE YOU  
 EVERYWHERE

You are in the precinct of Thomson, one of Singapore's most coveted residential areas. Lush surroundings and a low-density population heighten its desirability. Amenities abound, yet each one retains a warm, neighbourly touch.

Nearby expressways connect you to every part of Singapore. And in the near future, accessibility will be further enhanced with the arrival of the

Thomson MRT Line.

THOMSON LINE





Home at Thomson Impressions means a world of gourmet delights right at your doorstep. Your every taste is well and duly catered for. Prepare to feast for a smorgasbord of sumptuous indulgences awaits...



The eateries at nearby Casuarina Road draw crowds from all over Singapore, eager for a bite of that delicious prata or to enjoy a delectable seafood dinner.



The entire stretch of Upper Thomson is your personal culinary trail. This is the undisputed home to some of Singapore's most famous eateries and gastronomical treats.



Discover cool cafes and artisan bakeries that sit comfortably alongside bustling restaurants and vibrant eateries that serve mouthwatering local delights till late.



Myriad educational institutions are within close proximity. Ai Tong School, one of Singapore's most popular primary schools, is within a 1-km radius from Thomson Impressions.



Also known as the "Game of Kings", enjoy an exhilarating polo match and other thrilling equestrian sports at the Singapore Polo Club.



Thomson Impressions is located next to the Island Golf Course of the Singapore Island Country Club. Challenge yourself and tee off at Singapore's oldest and grandest golf and country club.



PRESTIGE  
COMES FROM BEING  
IN THE RIGHT COMPANY

Up here, it is never lonely at the top.

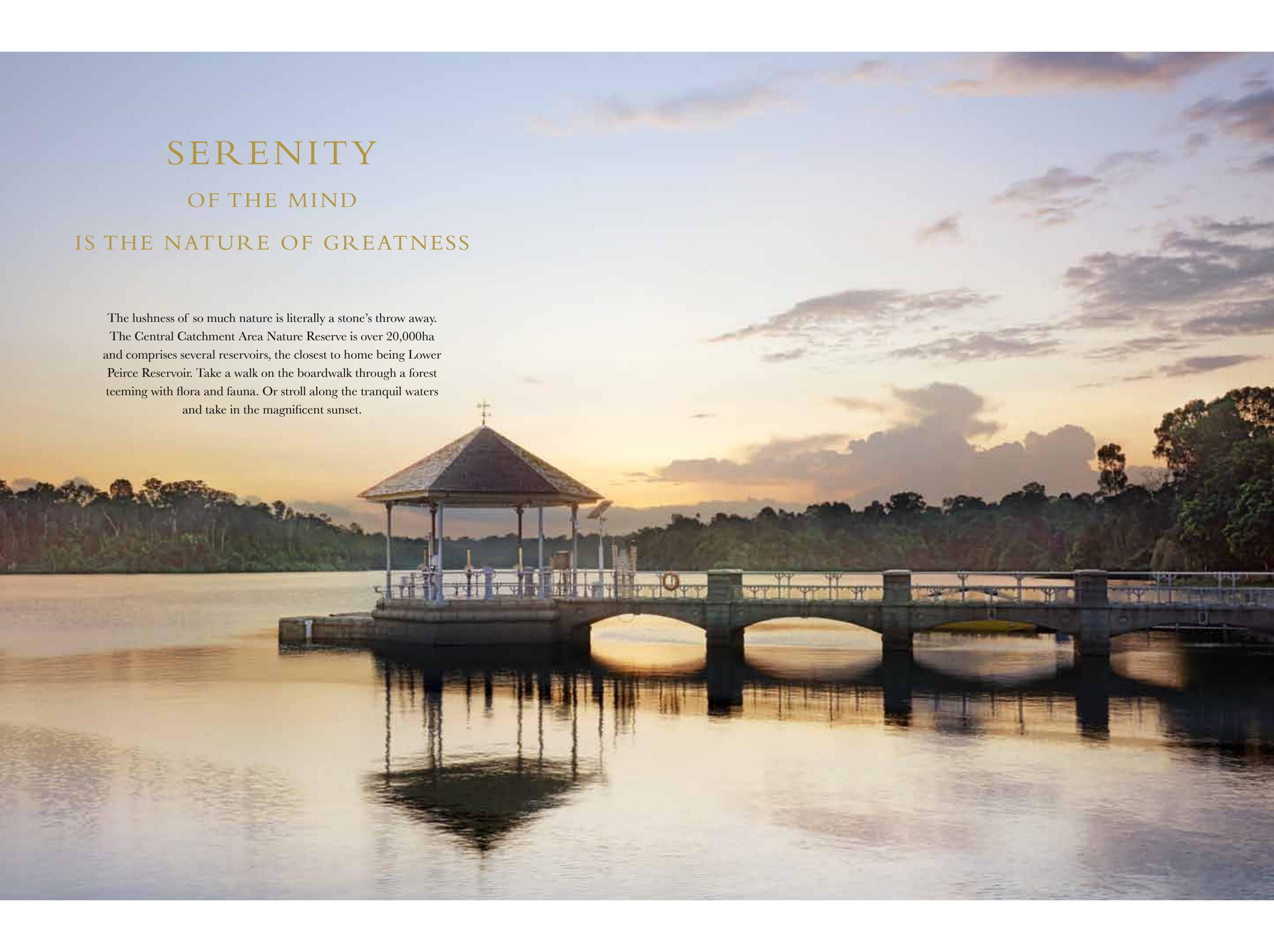
You will be surrounded by those who understand your strive for perfection. Because they too accept nothing but the very best. From nurturing minds to the very finest in recreation choices, you will have all you need around you.

# SERENITY

## OF THE MIND

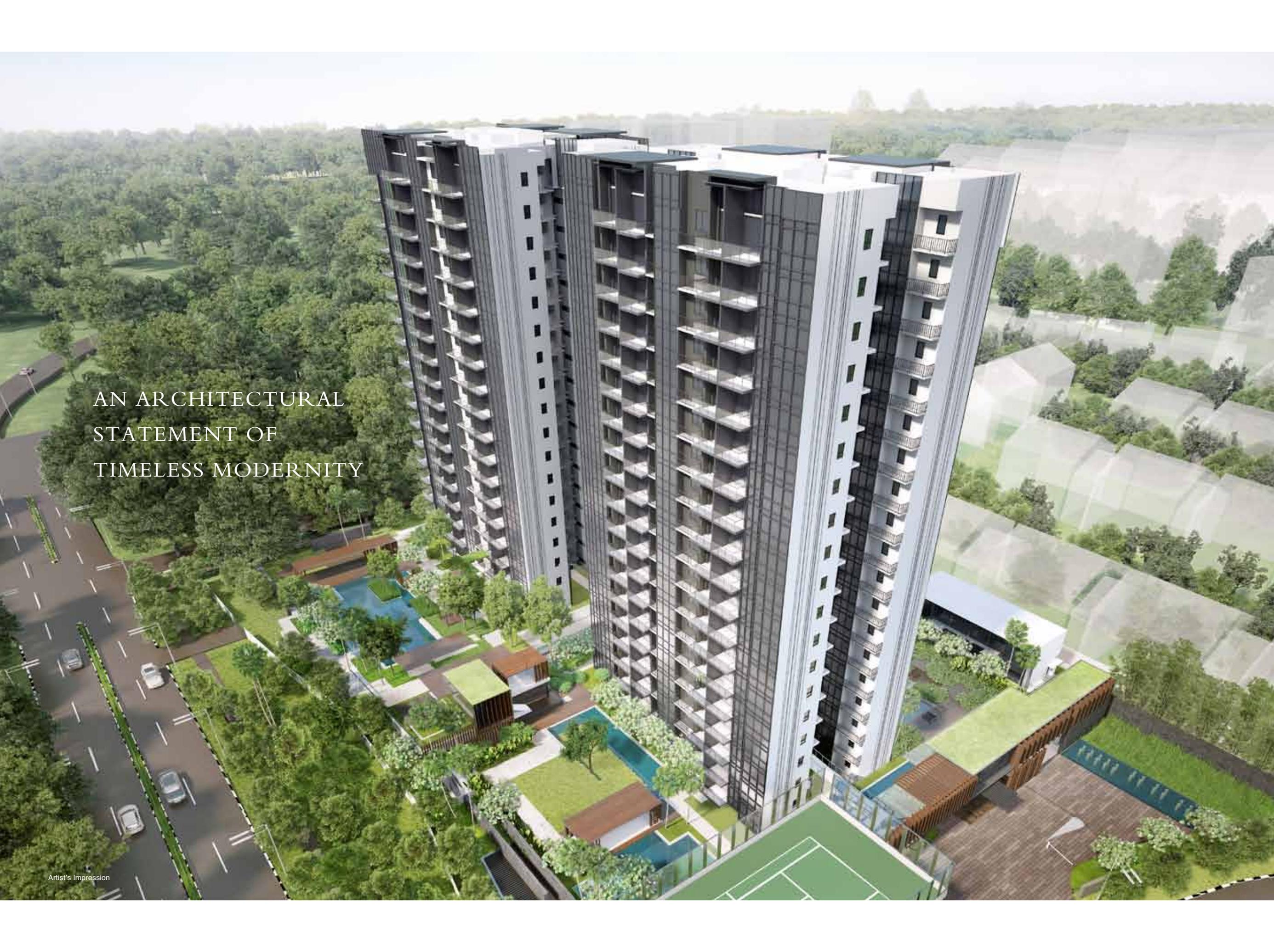
### IS THE NATURE OF GREATNESS

The lushness of so much nature is literally a stone's throw away. The Central Catchment Area Nature Reserve is over 20,000ha and comprises several reservoirs, the closest to home being Lower Peirce Reservoir. Take a walk on the boardwalk through a forest teeming with flora and fauna. Or stroll along the tranquil waters and take in the magnificent sunset.



You are also close to Bishan-Ang Mo Kio Park, one of the largest urban parks in central Singapore. Explore the meandering river and the banks of abundant wildflowers. Have a picnic overlooking the gentle river, or go on a family bicycle ride in this verdant 62ha park. Thomson Impressions truly embraces all of nature's sights and sounds, to refresh and rejuvenate your senses the moment you come home.





AN ARCHITECTURAL  
STATEMENT OF  
TIMELESS MODERNITY



Thomson Impressions lavishly imbues its design with inspirations of the nature that surrounds it. Thematic spaces are created with visions of the forest, serenity, and the colours and shapes that one experiences with nature. All in a sleek and sophisticated modern interpretation that will please the most discerning of tastes.





TRUE LUXURY RESIDES  
IN THE DOMAIN OF  
EXCLUSIVITY

It is often those which you do not see that create those which make the most memorable of impressions. And that is the thought and effort that goes into ensuring that from the moment you enter Thomson Impressions, you are gently guided through an experience of luxurious sophistication. And that every little detail adds up to make coming home pure joy every time.



Dine under the stars by the glittering waters.  
Bond with the family over a fun grill amidst nature.  
Or host a decadent lawn party under the shade of a  
beautiful tree. The choice is yours.



Enjoy the outdoors with a host of fun in the sun  
activities. Look forward to a thrilling game and an  
afternoon of friendly rivalry at the tennis court.



Get the adrenaline pumping amidst exclusive  
surroundings. Keep fit and toned at the gymnasium  
or have an energising swim at the statement lap pool.

NATURE'S PALETTE TO CREATE  
A MASTERPIECE IN FAMILY BONDING



A PARADISE, LIT BY GOLD



Surrounded by the beauty of nature, opportunities for the family to bond abound here in Thomson Impressions. Enjoy a dip in the Jet Pool, or watch the kids play on the sprawling lawn as you spend a relaxing afternoon chilling with neighbours and friends.







LIFE IS A BED  
OF ROSES WHEN THE  
**FAMILY**  
IS AT THE HEART OF IT ALL

When home is in one of Singapore's best neighbourhoods.  
When you awaken to the glorious views of nature. And you  
enjoy peace of mind because you know that your family has  
everything they need, right at the doorstep. That is when you  
have truly arrived. That is the true meaning of success.

# SITE PLAN

## LEGEND:

- Ⓐ Drop Off
- Ⓑ Jogging Trail
- Ⓒ Clubhouse
- Ⓓ Open Trellis
- Ⓔ Steam Room
- Ⓕ Spa Deck
- Ⓖ Spa Bed
- Ⓗ Dip Pool
- Ⓘ Water Feature
- Ⓝ Pool Deck
- Ⓚ Pavilion
- Ⓛ Maze Garden
- Ⓜ 50m Lap Pool
- Ⓝ Fitness Corner
- Ⓞ BBQ Deck
- Ⓟ Jet Pool
- Ⓠ Cabana
- Ⓡ Bar Counter
- Ⓢ Gym Room
- Ⓣ Banquet Lawn
- Ⓤ Kids Pool
- Ⓡ Children's Playground
- Ⓦ Tennis Court
- Ⓨ1 Substation  
(Below Tennis Court)
- Ⓨ2 Bin Centre  
(Below Tennis Court)
- Ⓩ Side Gate



Artist's Impression



0 10 20 30 40 50 meter

Building Plan No : A1659-00018-2014-BP 01 Dated 15 September 2015

# UNIT DISTRIBUTION

## BLOCK 1

UNIT FLR	3	4	5	6	7	8	1	2
19	PH1 (#19-03)		PH3 (#19-06)		B2	B1	PH1 (#19-02)	
18	C2	A1	A1	C1a	B2	B1	A1	C2
17	C2	A1	A1	C1a	B2	B1	A1	C2
16	C2	A1	A1	C1a	B2	B1	A1	C2
15	C2	A1	A1	C1a	B2	B1	A1	C2
14	C2	A1	A1	C1a	B2	B1	A1	C2
13	C2	A1	A1	C1a	B2	B1	A1	C2
12	C2	A1	A1	C1a	B2	B1	A1	C2
11	C2	A1	A1	C1a	B2	B1	A1	C2
10	C2	A1	A1	C1a	B2	B1	A1	C2
9	C2	A1	A1	C1a	B2	B1	A1	C2
8	C2	A1	A1	C1a	B2	B1	A1	C2
7	C2	A1	A1	C1a	B2	B1	A1	C2
6	C2	A1	A1	C1a	B2	B1	A1	C2
5	C2	A1	A1	C1a	B2	B1	A1	C2
4	C2	A1	A1	C1a	B2	B1	A1	C2
3	C2	A1	A1	C1a	B2	B1	A1	C2
2	C2G			C1aG	B2G			C2G
1								

## BLOCK 3

UNIT FLR	12	13	14	15	16	9	10	11
19	PH2 (#19-12)		PH3 (#19-15)		B2	B1	A1	C1
18	C1	A1	A1	C1a	B2	B1	A1	C1
17	C1	A1	A1	C1a	B2	B1	A1	C1
16	C1	A1	A1	C1a	B2	B1	A1	C1
15	C1	A1	A1	C1a	B2	B1	A1	C1
14	C1	A1	A1	C1a	B2	B1	A1	C1
13	C1	A1	A1	C1a	B2	B1	A1	C1
12	C1	A1	A1	C1a	B2	B1	A1	C1
11	C1	A1	A1	C1a	B2	B1	A1	C1
10	C1	A1	A1	C1a	B2	B1	A1	C1
9	C1	A1	A1	C1a	B2	B1	A1	C1
8	C1	A1	A1	C1a	B2	B1	A1	C1
7	C1	A1	A1	C1a	B2	B1	A1	C1
6	C1	A1	A1	C1a	B2	B1	A1	C1
5	C1	A1	A1	C1a	B2	B1	A1	C1
4	C1	A1	A1	C1a	B2	B1	A1	C1
3	C1	A1	A1	C1a	B2	B1	A1	C1
2	C1	A1	A1	C1a	B2	B1	A1	C1
1	C1G			C1aG	B2G			C1G

## STRATA-LANDED

BLOCK FLR	5	7	9
2			
1	D1 SL	D1 SL	D1 SL
B			

## STRATA-LANDED

BLOCK FLR	11	13
3		
2	D1 SL	D1 SL
1		

	STRATA-LANDED
	4-BEDROOM + STUDY PENTHOUSE
	3-BEDROOM PREMIUM
	3-BEDROOM
	2-BEDROOM
	1-BEDROOM



# 1-BEDROOM

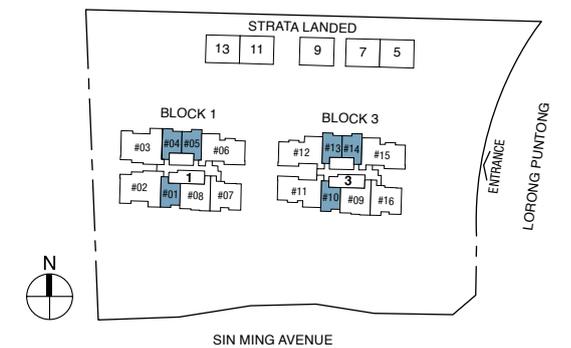
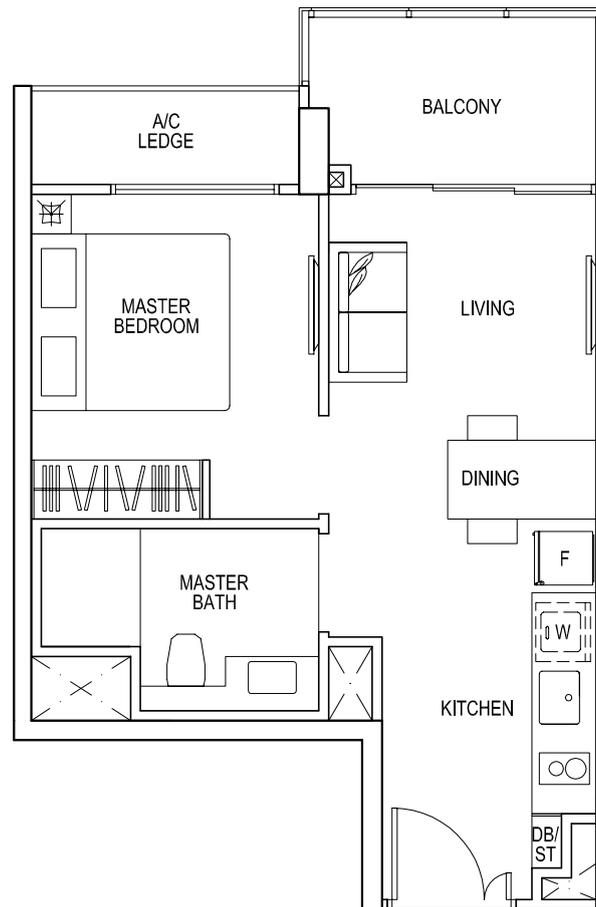
## Type A1

STRATA SFA : 43 sqm

#03-01 to #18-01, #03-04 to #18-04 (mirror),

#03-05 to #18-05, #02-10 to #19-10,

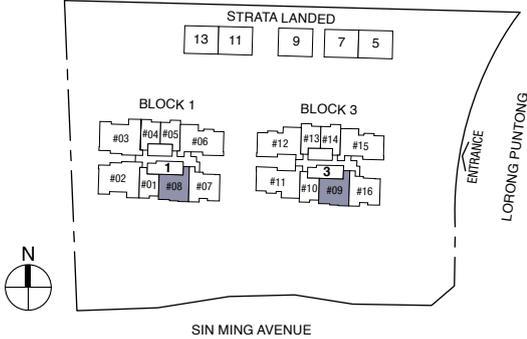
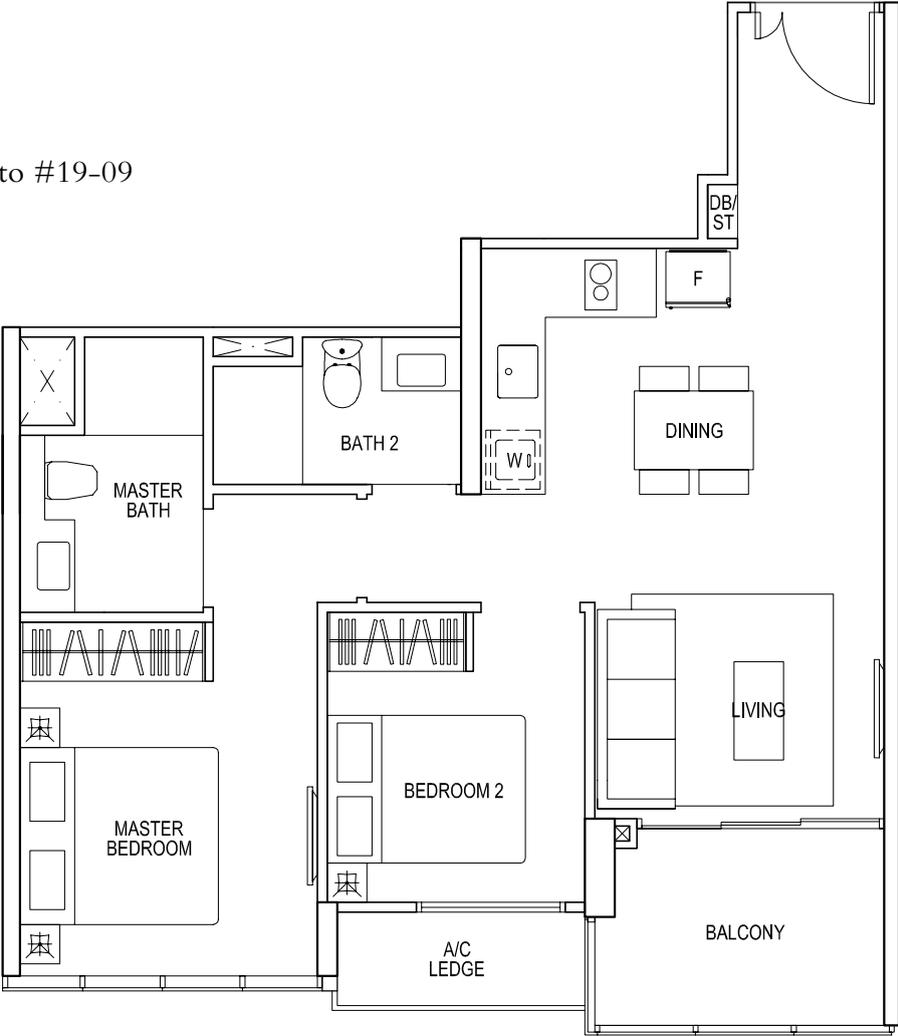
#02-13 to #18-13 (mirror), #02-14 to #18-14



# 2-BEDROOM

## Type B1

STRATA SFA : 68 sqm  
 #03-08 to #19-08, #02-09 to #19-09



Area includes A/C ledge, balcony, pes and void (where applicable). The above plans and illustrations are subject to changes as may be required and approved by the relevant authorities. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

# 2-BEDROOM

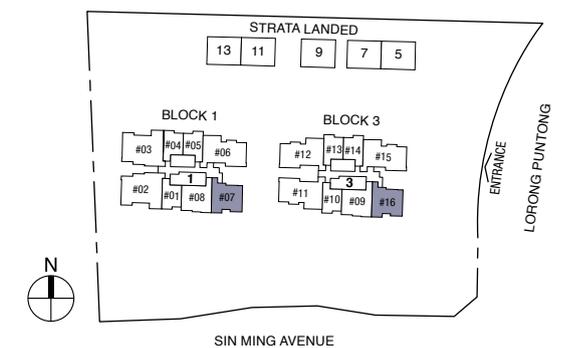
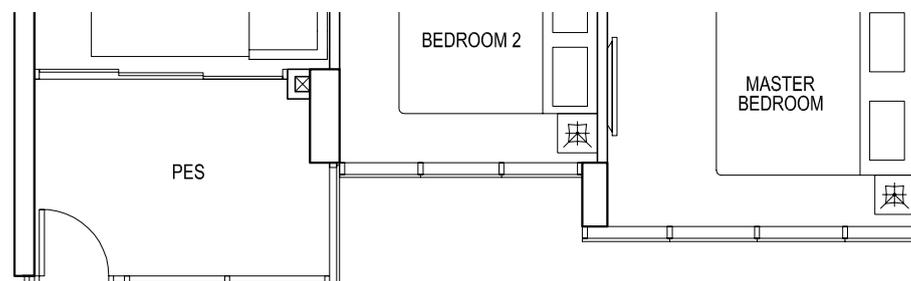
## Type B2

STRATA SFA : 71 sqm  
 #03-07 to #19-07, #02-16 to #19-16



## Type B2G

STRATA SFA : 71 sqm  
 #02-07, #01-16



# 3-BEDROOM

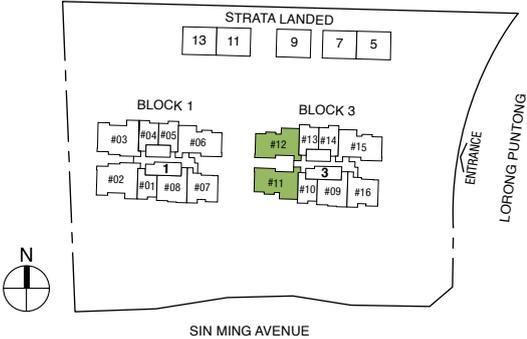
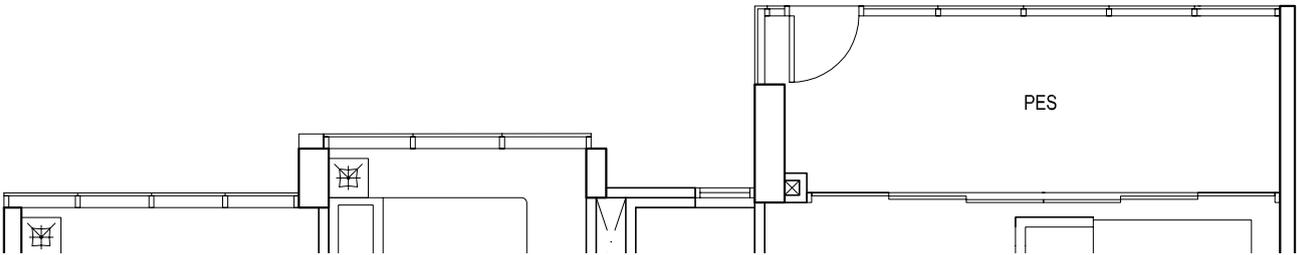
## Type C1

STRATA SFA : 98 sqm  
 #02-12 to #18-12,  
 #02-11 to #19-11 (mirror)



## Type C1G

STRATA SFA : 98 sqm  
 #01-12, #01-11 (mirror)



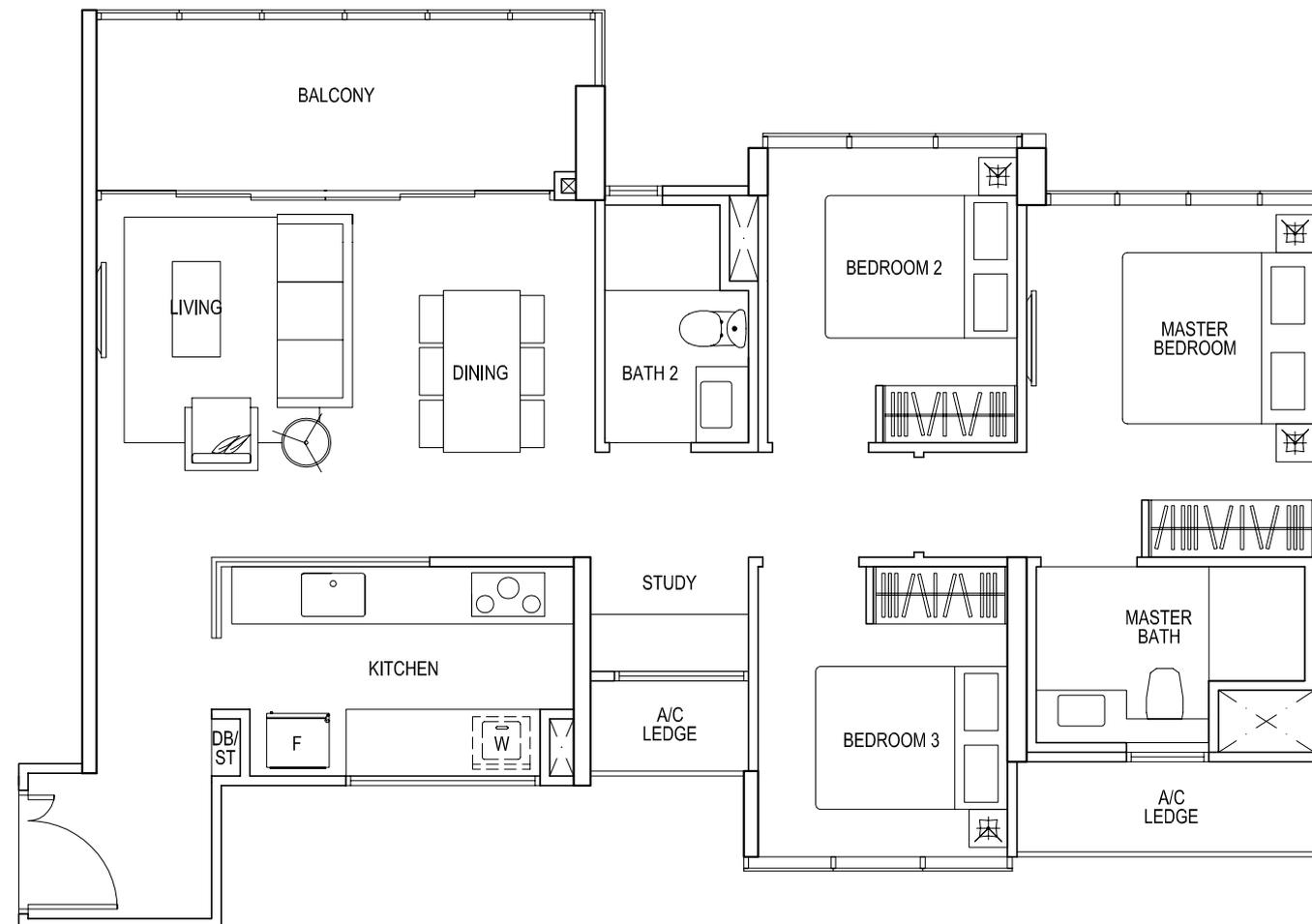
Area includes A/C ledge, balcony, pes and void (where applicable). The above plans and illustrations are subject to changes as may be required and approved by the relevant authorities. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "annexure 1".

## Type C1a

STRATA SFA : 98 sqm

#03-06 to #18-06,

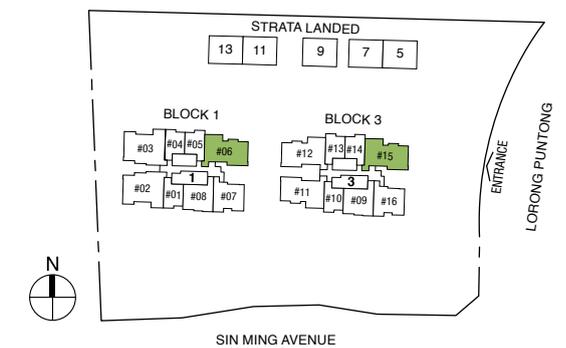
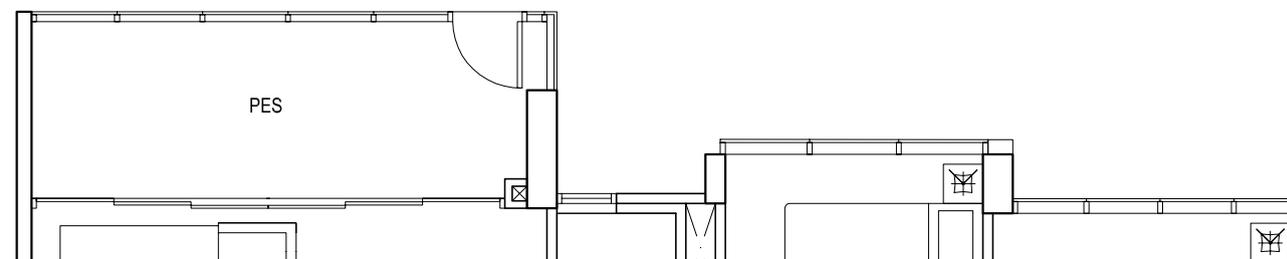
#02-15 to #18-15



## Type C1aG

STRATA SFA : 98 sqm

#02-06, #01-15

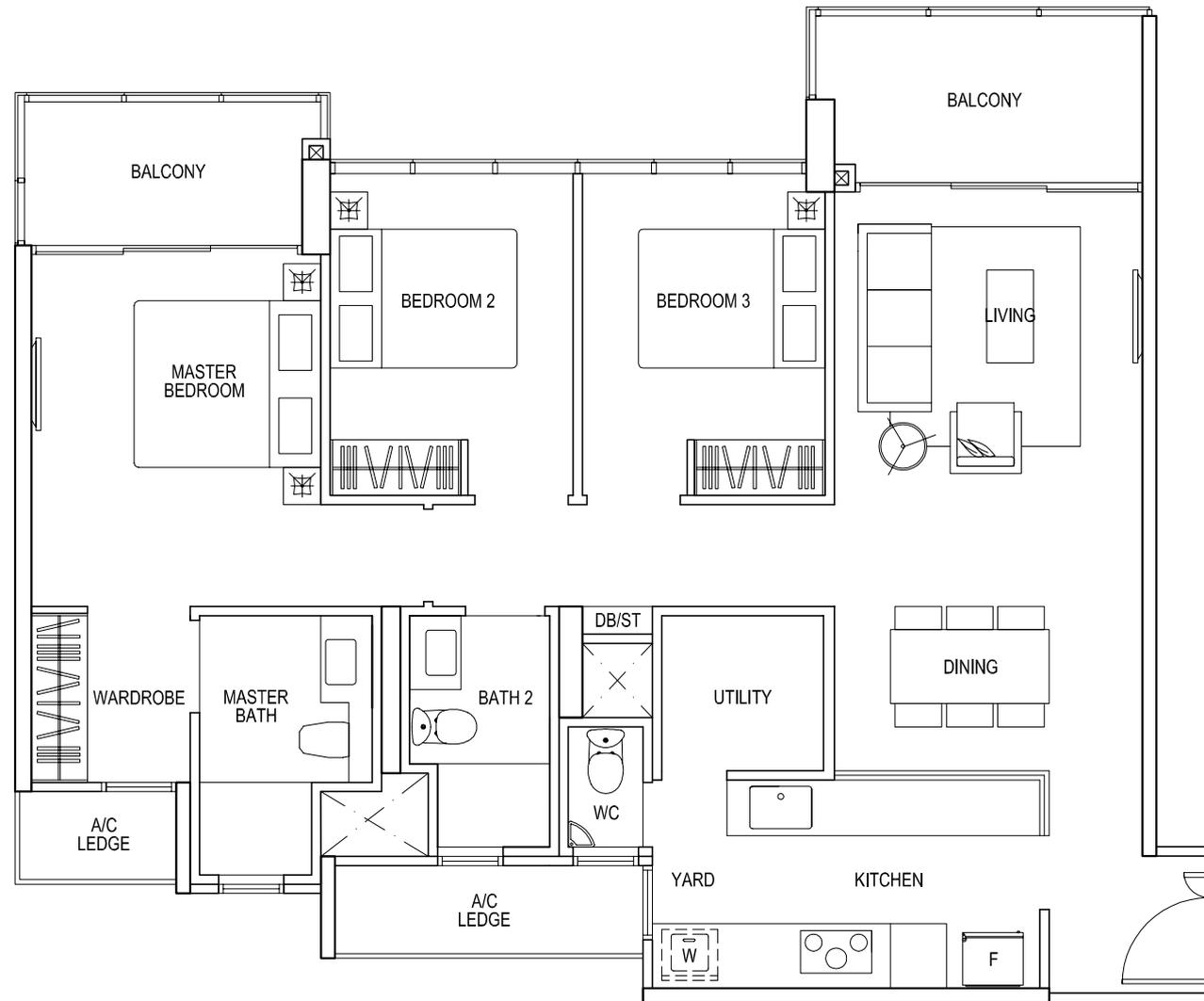




# 3-BEDROOM PREMIUM

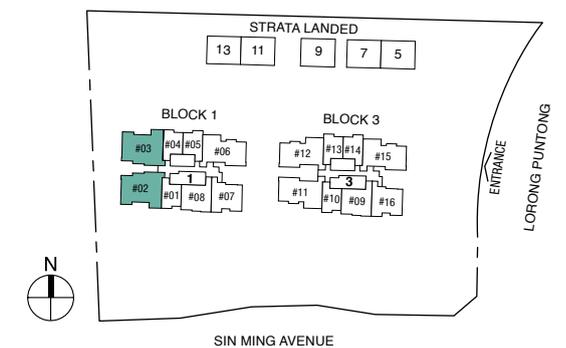
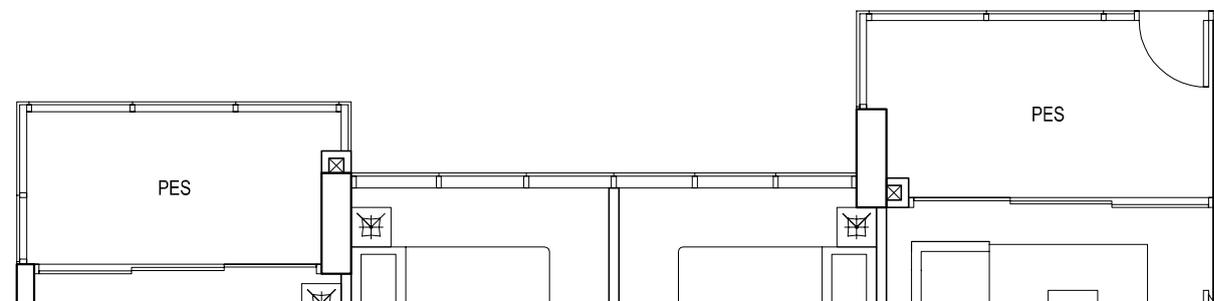
## Type C2

STRATA SFA : 111 sqm  
 #03-03 to #18-03,  
 #03-02 to #18-02 (mirror)



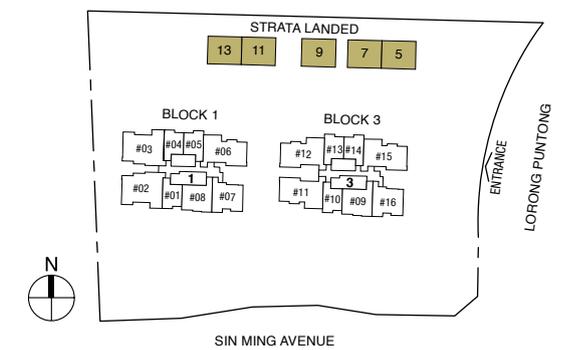
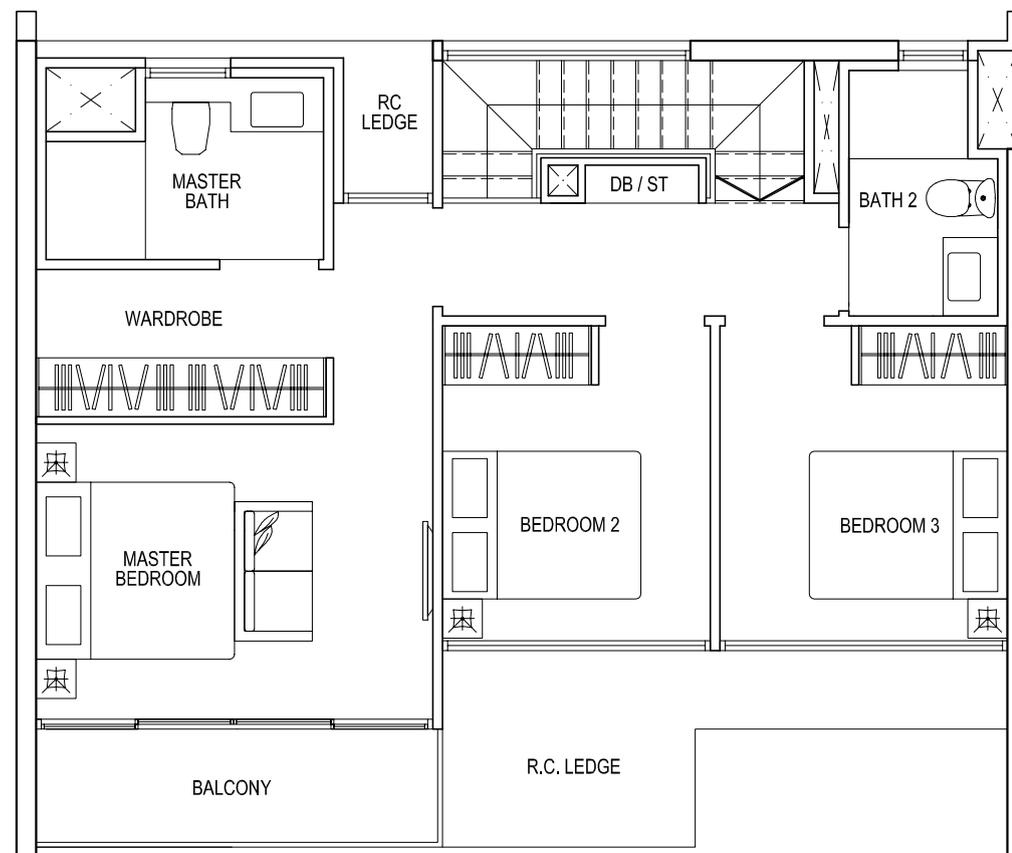
## Type C2G

STRATA SFA : 111 sqm  
 #02-03, #02-02 (mirror)





# 4-BEDROOM STRATA - LANDED

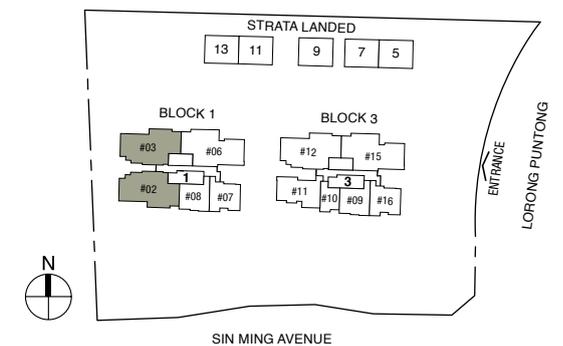
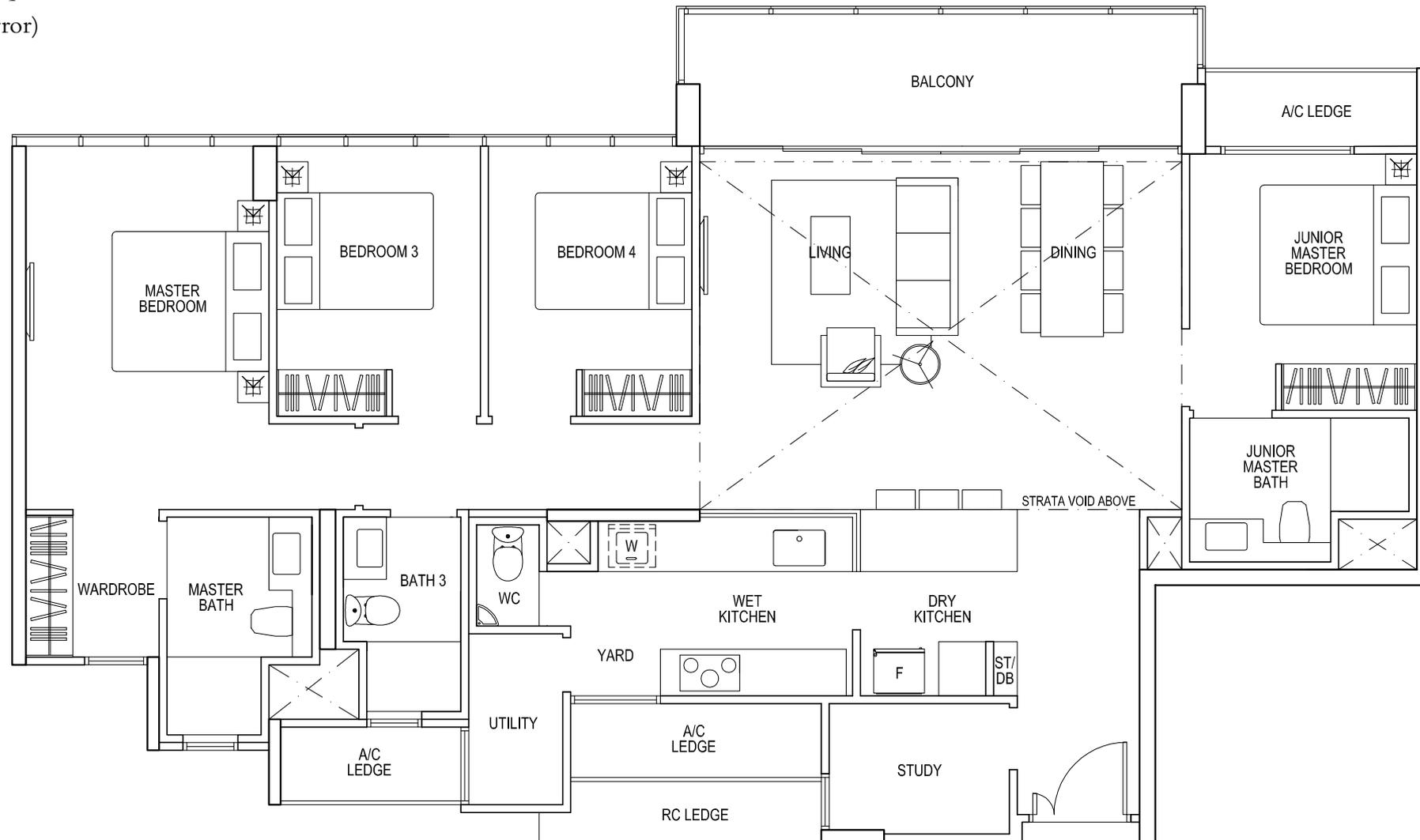




# 4-BEDROOM + STUDY PENTHOUSE

## Type PH1

STRATA SFA : 176 sqm  
 #19-03, #19-02 (mirror)

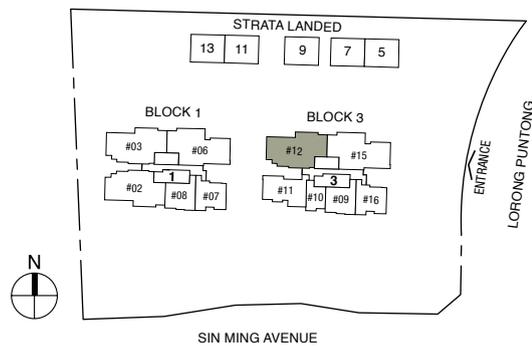
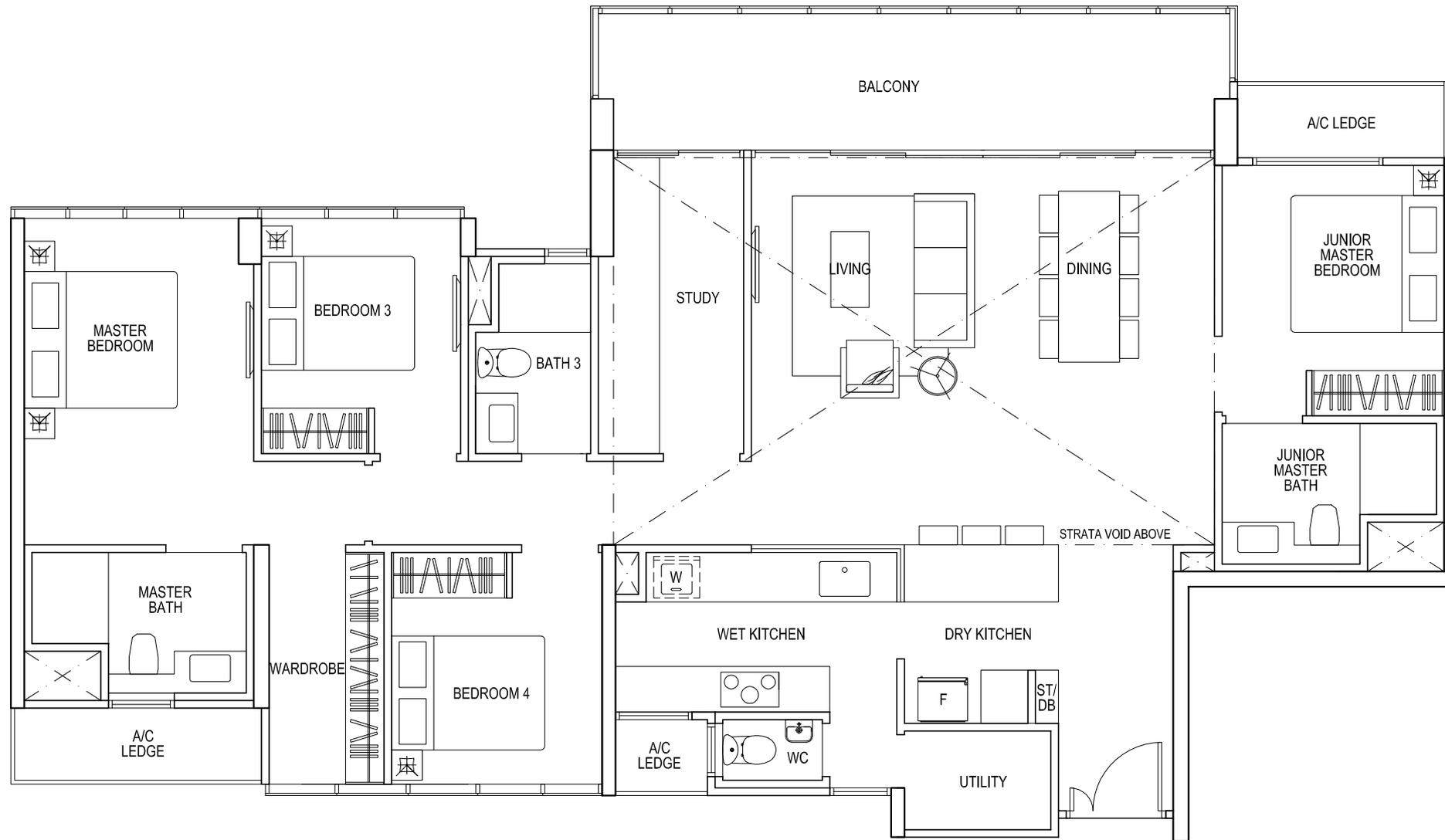


# 4-BEDROOM + STUDY PENTHOUSE

## Type PH2

STRATA SFA : 197 sqm

#19-12

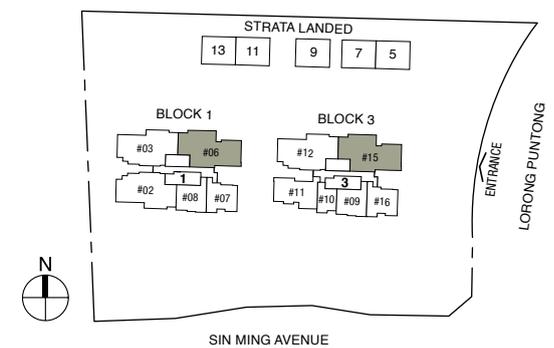
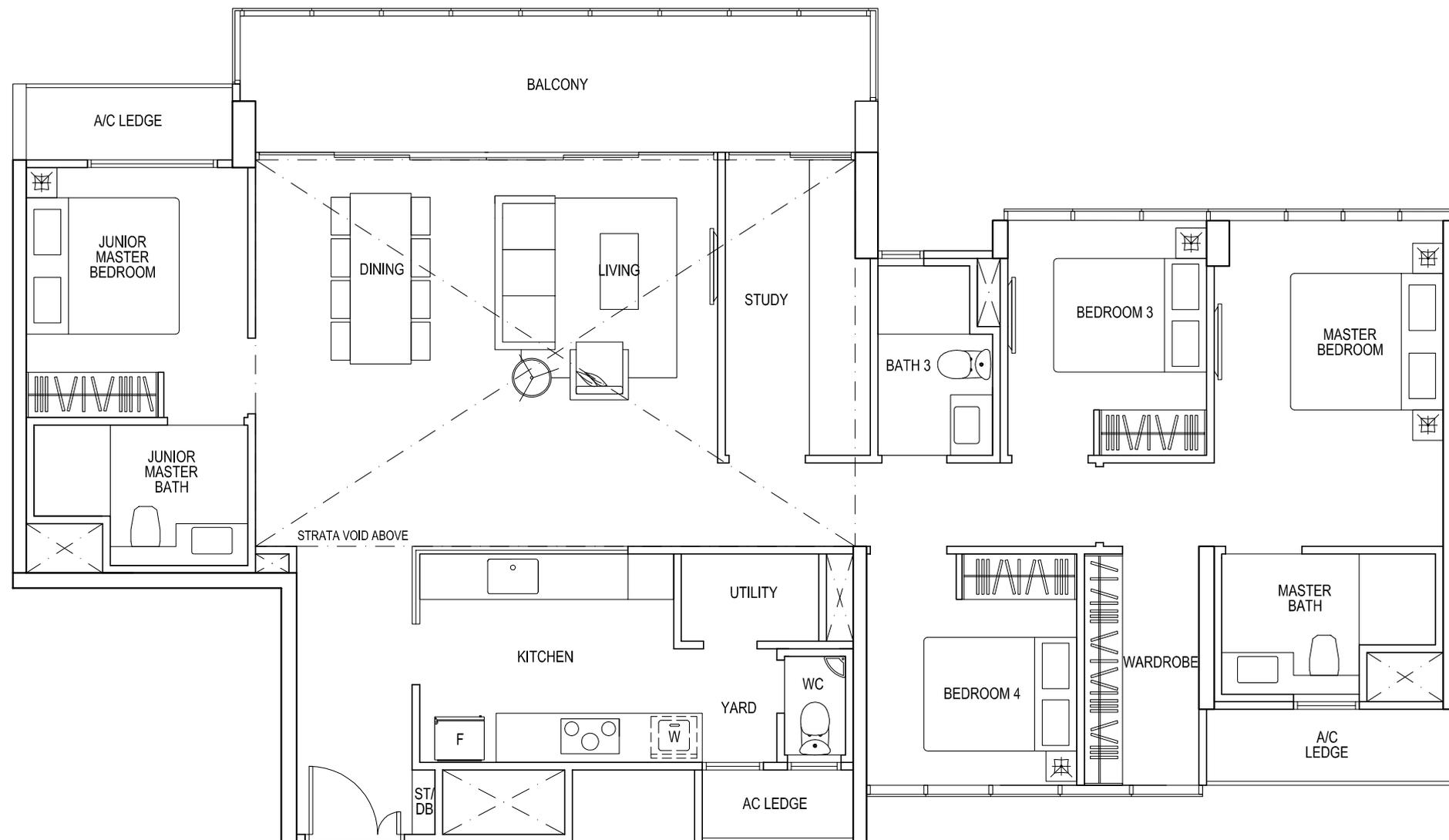


# 4-BEDROOM + STUDY PENTHOUSE

## Type PH3

STRATA SFA : 197 sqm

#19-06, #19-15





# SPECIFICATIONS

## 1) FOUNDATION

Reinforced concrete bored piles and/or reinforced concrete precast piles

## 2) STRUCTURE

Reinforced concrete structures

## 3) WALLS

- (a) External Walls – Reinforced concrete and/or masonry walls and/or pre-cast wall  
 (b) Internal Walls – Reinforced concrete and/or drywall partition system and/or precast panel and/or solid block walls and/or masonry walls

## 4) ROOF

Reinforced concrete roof with appropriate waterproofing system and insulation

## 5) CEILING

### (a) Height

#### (i) For Tower Block Units

Rooms	Ceiling Height
Living, Dining, Bedrooms, Study (Types PH1, PH2, PH3), Utility and Kitchen (Type B1 only)	2.9
Private Enclosed Space (PES) and Balcony	2.8
Kitchen (except for Unit Type B1), Yard and Dry Kitchen	2.4
Bathrooms, WC, Corridor leading to Bedrooms and Study (Types C1G, C1aG, C1 and C1a)	2.4
Balcony (19th storey, unless otherwise stated)	4.5
Strata Void Area (19th storey where applicable)	4.8

#### (ii) For Strata Landed Units D1 SL

Living, Dining, Bedrooms, Private Enclosed Space (PES) and Balcony	3.2
Kitchen, Bathrooms, WC, Corridor leading to Bedrooms, Foyer	2.6
Utility, HS	2.8
Internal Stairs	2.1

- Note:* 1. Ceiling height is from Floor level to underside of slab/false ceiling, whichever is lower.  
 2. Ceiling height for localized bulkheads (where applicable) is 2.3m.  
 3. Construction tolerance to be expected.

### (b) Material

#### (i) For Units

Living, Dining, Bedrooms, Study (Type PH1, PH2, PH3), Kitchen (Type B1 only), Utility, HS, Internal Stairs, Balcony and Private Enclosed Space (PES)	Skim coat and/or bulkhead to designated areas with emulsion paint finish
Bathrooms, Dry Kitchen, Kitchen (except for Type B1), Corridor leading to Bedrooms, Study (Type C1G, C1aG, C1, C1a), WC and Yard	Fibrous plaster board ceiling with emulsion paint finish and/or skim coat

#### (ii) For Common Areas

All Lift lobbies	Fibrous plaster board and/or skim coat and/or box-up to designated areas with emulsion paint finish
Car parks	Skim coat and/or fibrous plaster board ceiling /bulkhead to designated areas with emulsion paint finish
General Area, Staircases and Staircase Storey Shelters	Skim coat with emulsion paint finish

## 6. FINISHES

### (a) FINISHES - WALL

#### (i) For Units

Living, Dining, Bedrooms, Study, Utility, HS, Dry Kitchen, Corridor leading to Bedrooms and Internal Stairs	Cement sand plaster and/or skim coat with emulsion paint finish
Master Bathroom and Junior Master Bathroom	Ceramic and/or homogenous tiles and/or marble and/or granite
Bathrooms, Kitchen, Yard and WC	Ceramic and/or homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish
Private Enclosed Space (PES) and Balcony	Cement sand plaster and/or skim coat with spray textured coating and/or emulsion paint finish

#### (ii) For Common Areas

Lift Lobbies at Basement, 1st storey & 2nd Storey (Block 1) and Clubhouse Lift Lobbies	Ceramic and/or homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint / spray texture coating finish and/or mirror and/or laminate finish
Typical Lift Lobbies	Ceramic and/or homogeneous tiles finish and/or cement sand plaster and/or skim coat with emulsion paint /spray texture coating finish and/or laminate finish
Common Corridors, Staircases and Staircase Storey Shelters and Car parks	Cement sand plaster and/or skim coat with emulsion paint finish
All External Walls	Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

- Notes:* - All stones, homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed areas only  
 - No tiles/marble behind and/or below kitchen cabinets, bathroom cabinets, mirror or above false ceiling  
 - Wall surface above false ceiling level will be left in its original bare condition

### (b) FINISHES - FLOOR

#### (i) For Units

Living, Dining, Study, Dry Kitchen, Kitchen (Type A1 and B1 only), Corridor leading to Bedrooms	Marble finish with marble skirting
All Bathrooms, Kitchen (except for Type A1 and B1), Yard, Utility, HS and WC	Ceramic and/or homogeneous tiles with tile skirting (where applicable)
All Bedrooms and Type D1 SL upper stairs landing	Timber flooring with timber skirting
Internal Staircase	Timber flooring
Private Enclosed Space (PES) and Balcony	Ceramic and/or homogeneous tiles with tile skirting

#### (ii) For Common Areas

Lift Lobbies at Basement, 1st storey & 2nd Storey (Block 1) and Clubhouse Lift Lobbies	Ceramic and/or homogeneous tiles and/or stone finish
Typical Lift Lobbies	Ceramic and/or homogeneous tiles
Staircases and Staircase Storey Shelters	Cement sand screed with nosing tiles

- Notes:* - No timber finishing below wardrobe area.

## 7. WINDOWS

Powder-coated finish aluminum framed with tinted and/or clear glass and/or frosted glass where appropriate.

## 8. DOORS

a. Unit Main Entrance	Approved fire-rated timber door
b. Bedrooms, Bathrooms, Study (where applicable)	Hollow core timber swing door
c. Kitchen (except Types A, B1 & D1 SL)	Sliding glass door
d. Kitchen (for Type D1 SL only)	Swing glass door
e. Kitchen door to external (for Type D1 SL)	Powder coated aluminum framed glass swing door
f. Utility	Powder coated aluminum framed folding door with infill aluminum louvers
g. HS (for Type D1 SL only)	Approved steel door and powder coated aluminum framed slide and swing door with infill aluminum louvers
h. WC.	Powder coated aluminum framed slide and swing door with infill acrylic panel
i. Private Enclosed Space (PES)	Railing height powder coated aluminum framed glass swing door

- Note:* selected good quality locksets and ironmongery shall be provided to all doors.

## 9. SANITARY FITTINGS

(a) Master Bath and Junior Master Bath	1 shower compartment with shower mixer, hand shower and overhead shower. 1 wall-hung water closet 1 vanity top with 1 wash basin and basin mixer 1 mirror cabinet 1 toilet paper holder 1 towel rail and/or robe hooks
(b) Common Bathrooms	1 shower compartment with shower mixer and hand shower 1 pedestal water closet 1 vanity top with 1 wash basin and basin mixer 1 mirror 1 toilet paper holder 1 towel rail and/or robe hook
(c) WC	1 pedestal water closet 1 wash basin with tap 1 shower set with bib tap (cold inlet) 1 toilet paper holder 1 robe hook
(d) Private Enclosed Space (PES)	1 bib tap

## 10. ELECTRICAL INSTALLATION

- (i) All electrical wirings are concealed except for electrical wirings in conduits exposed above false ceiling and exposed within distribution board compartment or cabinet.  
 (ii) All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP5.  
 (iii) Refer to Electrical Schedule for details.

## 11. TV AND TELEPHONE POINTS

- (i) Refer to Electrical Schedule for details

## 12. LIGHTNING PROTECTION

- (i) Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555.

## 13. PAINTING

- (a) External Walls : Sprayed textured coating and/or selected exterior paint finish  
 (b) Internal Walls : Emulsion paint finish

#### 14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, W.C, Kitchen, Yard, Balcony, Private Enclosed Space (PES), and Reinforced Concrete Flat Roof (where applicable).

#### 15. DRIVEWAY AND CARPARK

- (i) Entrance/ Surface Driveway - Stone and/or pavers and/or tarmac and/or concrete
- (ii) Basement Car Park/ Driveway/ Ramp - Reinforced concrete slab

#### 16. RECREATION FACILITIES

- |                       |                           |
|-----------------------|---------------------------|
| 01. Entrance Drop Off | 13. 50M Lap Pool          |
| 02. Jogging Trail     | 14. Fitness Corner        |
| 03. Clubhouse         | 15. BBQ Deck              |
| 04. Open Trellis      | 16. Jet Pool              |
| 05. Steam Room        | 17. Cabana                |
| 06. Spa Deck          | 18. Bar Counter           |
| 07. Spa Bed           | 19. Gym Room              |
| 08. Dip Pool          | 20. Banquet Lawn          |
| 09. Water Feature     | 21. Kids Pool             |
| 10. Pool Deck         | 22. Children's Playground |
| 11. Pavilion          | 23. Tennis Court          |
| 12. Maze Garden       |                           |

#### 17. ADDITIONAL ITEMS

- (a) Kitchen Cabinets - Solid surface countertop complete with high and/or low level kitchen cabinets with stainless steel sink and kitchen mixer.
- (b) Kitchen Appliances
  - (i) Electric hob to Type A1 and B1 only
  - (ii) Gas hob to all other units
  - (iii) Cooker hood and built-in oven
  - (iv) Freestanding Fridge
  - (v) Freestanding clothes washer cum dryer
- (c) Bedroom Wardrobes - (i) Built-in wardrobes to all bedrooms.
- (d) Air - conditioning - Wall-mounted air-conditioning system to Living, Dining, Bedrooms, for Study only at PH1, PH2 and PH3  
Ducted air-conditioning system to Living, Dining and Master bedroom of Type D1 SL only
- (e) Water Heater
  - (i) Electric heated water heater to provide hot water supply to only Type A1, B1 and D1 SL Bathrooms except for WC.
  - (ii) Gas heated water heater to provide hot water supply to all other unit types Bathrooms, (except for Type A1, B1, D1 SL and all unit types WC).
- (f) Security
  - (i) Proximity card access control system shall be provided at pedestrian gates, basement, 1st storey lift lobbies and 2nd storey lift lobbies
  - (ii) Audio Intercom shall be provided between basement, 1st storey lift lobbies and 2nd storey lift lobbies and apartment units.
  - (iii) Automatic vehicular access system shall be provided at vehicular entrances.
  - (iv) CCTV camera systems at designated areas
- (g) Gas - Town gas is supplied to gas heated water heaters except for Type A1, B1 and D1 SL.  
Town gas is supplied to kitchen gas hobs except for Type A1 and B1.
- (h) PES and Balcony - Glass railing with aluminium framing
- (i) AC Ledge - Metal railing

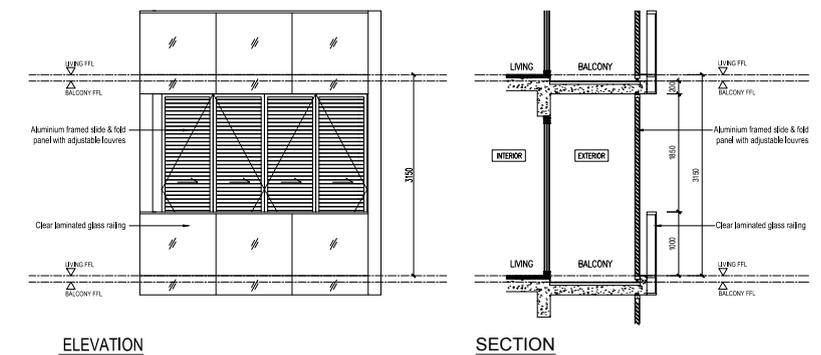
#### 18. ELECTRICAL SCHEDULE

Electrical Provisions	Unit Types						
	A1	B1	B2 B2G	C1 C1a C1G C1aG	C2 C2G	D1 SL	PH1 PH2 PH3
Lighting Point	6	10	10	14	16	25	22
Switched Socket Outlet	12	16	16	22	24	28	28
Cable TV Outlet	2	3	3	4	4	5	5
Telephone Outlet	2	3	3	4	4	5	5
Data Point	2	2	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1
Audio Intercom	1	1	1	1	1	2	1
Cooker Hood Point	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1
Washing Machine Point	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1

- A. **Marble and Granite**  
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 in the marble, limestone and 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 Sales and Purchase Agreement, the tonality and pattern of the marble, limestone and granite selected and installed shall be subject to availability.
- B. **Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000. Manufacturing and constructional tolerances are expected.
- C. **Timber Strips**  
Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 09 and clause 17 of the Sales and Purchase Agreement.
- D. **Glass**  
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 09 and clause 17 of the Sales and Purchase Agreement.
- E. **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 Architect's final discretion and design.
- F. **Air-conditioning System**  
To ensure good working condition of the air conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his / her own contractor to service the air-conditioning system regularly
- G. **Mechanical Ventilation System**  
Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

- H. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to clause 14.3 of the Sales 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 Architect's selection and market availability.
- I. **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.
- J. **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 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 09 and clause 17 of the Sales and Purchase Agreement.
- K. **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 Architect's sole discretion and final design.
- L. **Walls**  
All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles/stone works behind/below kitchen cabinets/bathroom cabinets/vanity cabinet/mirror.
- M. **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.
- N. **Balconies**  
The balcony shall not be enclosed unless with the approved balcony screen. For illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"  
Annexure 1 (This page will provide the elevation and detail section of the balcony enclosure)
- O. **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. Any hacking, alteration, repair and replacement works shall be carry out in accordance to manufacturer's manual.
- P. **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.

#### ANNEXURE 1 APPROVED BALCONY SCREEN DESIGN



Developer : NS PROPERTY (THOMSON) PTE. LTD. • Company Reg. No.: 201431869Z • Developer's Licence No.: C1175 • Tenure of Land: 99 Years Leasehold WEF 12 January 2015 • Lot No. & Mukim No.: LOT 18045A OF MUKIM NO. 18 • Building Plan Approval No.: A1695-00018-2014-BP01 dated 15 September 2015  
• Expected Date of TOP: 12 October 2019 • Expected Date of Legal Completion: 12 October 2022

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