



CHESTER 57

BLK. 2 Lot 9



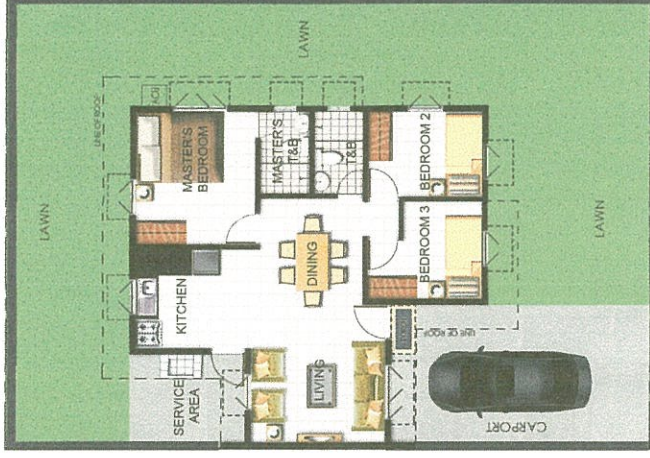
ARCHITECT'S RENDITION ONLY

FEATURES:

3 Bedrooms, Master's T & B, Common T & B, Living, Dining, Kitchen, Porch, Carport, Service Area, Lawn.

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.



HOUSE MODEL FLOOR PLAN

FLOOR AREA - COVERED	Area	Unit
Living Area, Dining and Kitchen	27.54	Sq.M.
Master's Bedroom	10.44	Sq.M.
Master's T&B	02.83	Sq.M.
Bedroom 2	06.65	Sq.M.
Bedroom 3	06.71	Sq.M.
Common T&B	02.83	Sq.M.
Total Area	57.00	Sq.M.

FLOOR AREA - UNCOVERED	Area	Unit
Carport & Driveway	17.67	Sq.M.
Service Area	06.43	Sq.M.
Porch	00.72	Sq.M.
Total Area	24.82	Sq.M.

GROSS FLOOR AREA	81.82	Sq.M.
NET COVERED AREA	57.00	Sq.M.
LOT AREA	171.00	Sq.M.

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TAMARIND RIDGE - BUNGALOW (Single Attached)

CHESTER 57 (Block 2 Lot 9)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish; Grooves for wall accent painted finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Living, Dining, Kitchen & Bedrooms	Ceramic Tiles
	Porch & Lanai	Pebble washout with ceramic accent floor tiles
	Carport	Plain smooth trowel finish with groove
	Service Area	Plain smooth trowel finish with groove
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling	Ficemboard on lightweight metal framing with paint finish
Toilet & Bath	Floor	Ceramic tiles
	Walls	Master Bedroom: 1st layer: 1-layer 20x20cm ceramic tiles for toilet & shower area; succeeding layers: 3-layer 20x30cm ceramic tiles for toilet area; 5-layer 20x30cm ceramic tiles for shower area; painted finish on plain cement finish
		Common Toilet: 5-layer 20x20cm ceramic tiles for toilet area; 8-layer 20x20cm ceramic tiles for shower area; painted finish on plain cement finish
Toilet Fixtures	Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless steel floor drain, shower curtain rod, vanity mirror	
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	Main Door & Service Area: Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Walls	Complete installation with electrical fixtures (convenience outlets, switches)
	On Ceiling Area	Complete installation with electrical fixtures (light receptacles)
	On Bedroom Walls	Complete installation with electrical fixtures (convenience outlets, switches)
	Toilet Area	Complete installation with electrical fixtures
Landscaping		Fully-Landscaped

OTHER ITEMS TO BE PROVIDED BY DEVELOPER

1. Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
2. Provide full mark groove of future ACU location for Bedroom 2 & 3
3. Provide 3 layer 4" CHB property wall, no plaster, no paint
 - a. In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - b. For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - c. No fence abutting the roads
 - d. No Gate

Note: Suggested Items for Buyer's improvements not part of Handover Condition:

(*Please refer to house rules and regulations)

- Cabinets, closets at bedrooms, overhead kitchen cabinets
- *Front Fence and Gate;
- *Additional grilles on side fence;
- *Insect screen and grilles at door and window openings

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RICHMOND 59

BLK. 2 Lot 5



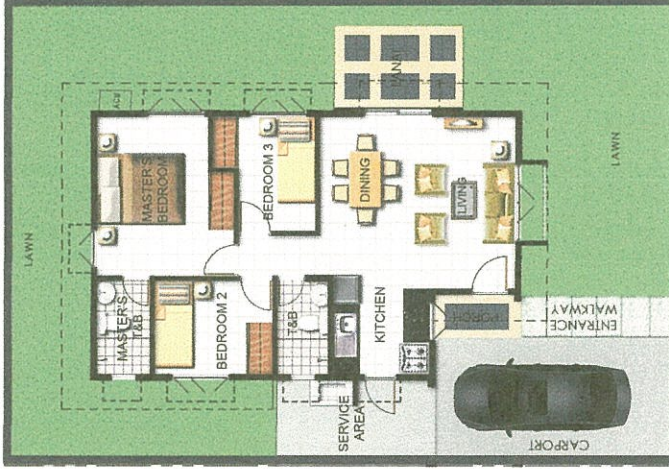
ARCHITECT'S RENDITION ONLY

FEATURES:

3 Bedrooms, Master's T&B, Common T&B, Living, Dining, Kitchen, Entrance Walkway, Porch, Carport, Service Area, Lanai, Lawn.

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.



HOUSE MODEL FLOOR PLAN

FLOOR AREA - COVERED	Area	Unit
Living Area, Dining and Kitchen	24.96	Sq.M.
Master's Bedroom	12.42	Sq.M.
Master's T&B	03.40	Sq.M.
Bedroom 2	06.80	Sq.M.
Bedroom 3	06.42	Sq.M.
Common T&B	03.00	Sq.M.
Hallway	02.00	Sq.M.
Total Area	59.00	Sq.M.

FLOOR AREA - UNCOVERED	Area	Unit
Carport & Driveway	17.50	Sq.M.
Service Area	07.00	Sq.M.
Porch	02.00	Sq.M.
Lanai	05.80	Sq.M.
Entrance Walkway	02.90	Sq.M.
Total Area	35.20	Sq.M.

GROSS FLOOR AREA	94.20	Sq.M.
NET COVERED AREA	59.00	Sq.M.
LOT AREA	171.00	Sq.M.

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TAMARIND RIDGE - BUNGALOW (Single Detached)

RICHMOND 59 (Block 2 Lot 5)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		<ul style="list-style-type: none"> Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing Carport area - Polycarbonate roofing sheet on tubular frames (Trellis)
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish; Grooves for wall accent painted finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Living, Dining, Kitchen & Bedrooms	Ceramic Tiles
	Porch & Lanai	Pebble washout with ceramic accent floor tiles
	Carport	Plain smooth trowel finish with groove
	Service Area	Plain smooth trowel finish with groove
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling	Ficemboard on lightweight metal framing with paint finish
Toilet & Bath	Floor	Ceramic Tiles
	Walls	<u>Master Bedroom:</u> 1st layer: 1-layer 20x20cm ceramic tiles for toilet & shower area; succeeding layers: 3-layer 20x30cm ceramic tiles for toilet area; 5-layer 20x30cm ceramic tiles for shower area; painted finish on plain cement finish
		<u>Common Toilet:</u> 5-layer 20x20cm ceramic tiles for toilet area; 8-layer 20x20cm ceramic tiles for shower area; painted finish on plain cement finish
Toilet Fixtures	Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless steel floor drain, shower curtain rod, vanity mirror	
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	<u>Main Door & Service Area:</u> Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Walls	Complete installation with electrical fixtures (convenience outlets, switches)
	On Ceiling Area	Complete installation with electrical fixtures (light receptacles)
	On Bedroom Walls	Complete installation with electrical fixtures (convenience outlets, switches)
	Toilet Area	Complete installation with electrical fixtures
Landscaping		Fully-Landscaped

OTHER ITEMS TO BE PROVIDED BY DEVELOPER

- Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
- Provide full mark groove of future ACU location for Bedroom 2 & 3
- Provide 3 layer 4" CHB property wall, no plaster, no paint
 - In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - No fence abutting the roads
 - No Gate

**Note: Suggested Items for Buyer's improvements not part of Handover Condition:
(*Please refer to house rules and regulations)**



MADISON 44

BLK. 12-A Lot 9



ARCHITECT'S RENDITION ONLY

FEATURES:

- 3 Bedrooms, Common T & B, Living, Dining, Kitchen, Carport, Service Area, Lawn, Porch

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.



HOUSE MODEL FLOOR PLAN

FLOOR AREA-COVERED

	Area	Unit
Living Area, Dining Area & Kitchen	19.30	Sq.m.
Master's Bedroom	8.30	Sq.m.
Bedroom 2	6.50	Sq.m.
Bedroom 3	6.20	Sq.m.
Common T&B	4.00	Sq.m.
Total Area:	44.30	Sq.m.

FLOOR AREA-UNCOVERED

Carport	14.10	Sq.m.
Porch	0.90	Sq.m.
Service Area	4.70	Sq.m.
Total Area:	19.70	Sq.m.

GROSS FLOOR AREA:

NET COVERED AREA:

LOT AREA:

64.00	Sq.m.
44.30	Sq.m.
119.00	Sq.m.

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TAMARIND RIDGE - BUNGALOW (Single Attached)

MADISON 44 (Block 12 Lot 9)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish; Grooves for wall accent painted finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Living, Dining, Kitchen & Bedrooms	Ceramic Tiles
	Porch	Pebble washout with ceramic accent floor tiles
	Carport	Plain smooth trowel finish with groove
	Service Area	Plain smooth trowel finish with groove
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling	Ficemboard on lightweight metal framing with paint finish
Toilet & Bath	Floor	Ceramic tiles
	Walls	<u>Common Toilet:</u> 5-layer 20x20cm ceramic tiles for toilet area; 8-layer 20x20cm ceramic tiles for shower area; painted finish on plain cement finish
	Toilet Fixtures	Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless steel floor drain, shower curtain rod, vanity mirror
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	<u>Main Door & Service Area:</u> Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Living/Dining/Kitchen Area	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles)
	On Bedrooms	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles) <i>Note:</i> Provision for ACU outlet complete with circuit breaker, wires and fittings at Master's Bedroom only.
	Toilet Area	Complete installation with electrical fixtures (convenience outlets, GFCI outlet for water heater, switches, lighting receptacles)
Landscaping		Fully-Landscaped

OTHER ITEMS TO BE PROVIDED BY DEVELOPER

1. Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
2. Provide full mark groove of future ACU location for Bedroom 2 & 3
3. Provide 3 layer 4" CHB property wall, no plaster, no paint
 - a. In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - b. For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - c. No fence abutting the roads
 - d. No Gate

Note: Suggested Items for Buyer's improvements not part of Handover Condition:

- (*Please refer to house rules and regulations)
- Cabinets, closets at bedrooms, overhead kitchen cabinets
 - *Front Fence and Gate;
 - *Additional grilles on side fence;
 - *Insect screen and grilles at door and window openings
 - Water heater
 - Outlet, circuit breaker, and wiring for ACU of other Bedrooms and/or Living area to include acu openings (for window type)



DENVER 48

BLK. 12-A Lot 7



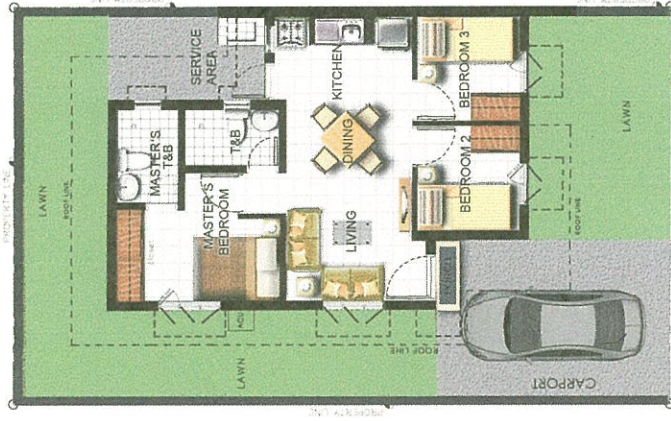
ARCHITECT'S RENDITION ONLY

FEATURES:

3 Bedrooms, Master's T & B, Common T & B, Living, Dining, Kitchen, Carport, Porch, Service Area, Lawn

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.



HOUSE MODEL FLOOR PLAN

FLOOR AREA-COVERED

	Area	Unit
Living Area, Dining Area & Kitchen	19.70	Sq.m.
Master's Bedroom	10.10	Sq.m.
Bedroom 2	6.12	Sq.m.
Bedroom 3	6.12	Sq.m.
Master's T&B	3.60	Sq.m.
Common T&B	3.16	Sq.m.
Total Area:	48.80	Sq.m.

FLOOR AREA-UNCOVERED

Carport	16.60	Sq.m.
Porch	0.90	Sq.m.
Service Area	6.70	Sq.m.
Total Area:	24.20	Sq.m.

GROSS FLOOR AREA:

NET COVERED AREA:

LOT AREA:

73.00	Sq.m.
48.80	Sq.m.
119.00	Sq.m.

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TAMARIND RIDGE - BUNGALOW (Single Detached)

DENVER 48 (Block 12 Lot 7)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish; Grooves for wall accent painted finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Living, Dining, Kitchen & Bedrooms	Ceramic Tiles
	Porch	Pebble washout with ceramic accent floor tiles
	Carport	Plain smooth trowel finish with groove
	Service Area	Plain smooth trowel finish with groove
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling	Ficemboard on lightweight metal framing with paint finish
Toilet & Bath	Floor	Ceramic Tiles
	Walls	Master Bedroom: 4-layer 20x30cm ceramic tiles for toilet area; 6-layer 20x30cm ceramic tiles for shower area; painted finish on plain cement finish
		Common Toilet: 6-layer 20x20cm ceramic tiles for toilet area; 8-layer 20x20cm ceramic tiles for shower area; painted finish on plain cement finish
Toilet Fixtures	Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless steel floor drain, shower curtain rod, vanity mirror	
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	Main Door & Service Area: Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Living/Dining/Kitchen Area	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles)
	On Bedrooms	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles) <i>Note:</i> Provision of ACU outlet complete with circuit breaker, wires, and fittings at Master's Bedroom only.
	Toilet Area	Complete installation with electrical fixtures (convenience outlet, GFCI outlet for water heater (provided at Master's T&B only), switches, lighting receptacles)
Landscaping		Fully-Landscaped

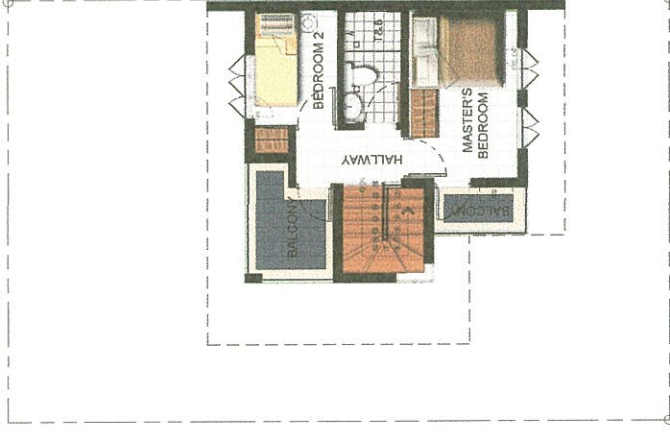
OTHER ITEMS TO BE PROVIDED BY DEVELOPER

1. Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
2. Provide full mark groove of future ACU location for Bedroom 2 & 3
3. Provide 3 layer 4" CHB property wall, no plaster, no paint
 - a. In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - b. For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - c. No fence abutting the roads
 - d. No Gate

Note: Suggested Items for Buyer's improvements not part of Handover Condition:

(*Please refer to house rules and regulations)

- Cabinets, closets at bedrooms, overhead kitchen cabinets
- *Front Fence and Gate;



ARCHITECT'S RENDITION ONLY

FEATURES:

2 Bedrooms, Common T&B, Toilet, Living, Dining, Kitchen, Porch, Entrance Walkway, Carport, Hallway, Service Area, Lawn, 2 Balconies

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.

GROUND FLOOR

SECOND FLOOR

HOUSE MODEL FLOOR PLAN

GROUND FLOOR AREA-COVERED

Living Area, Dining Area & Kitchen	Toilet	Stairs	Total Area:
25.20	2.40	4.40	32.00

GROUND FLOOR AREA-UNCOVERED

Carport	15.00
Entrance Walkway	3.00
Porch	2.00
Service Area	8.00
Total Area:	28.00

SECOND FLOOR AREA-COVERED

Master's Bedroom	10.50
Bedroom 2	6.20
Common T&B	3.80
Hallway	3.50
Total Area:	24.00

SECOND FLOOR AREA-UNCOVERED

Balconies	6.40
Total Area:	6.40

GROSS FLOOR AREA:	90.40	Sq.m.
NET COVERED AREA:	56.00	Sq.m.
LOT AREA:	119.00	Sq.m.

TAMARIND RIDGE - 2 STOREY (Single Detached)

CONCORD 56 (Block 12 Lot 5)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Ground Floor	Ceramic Tiles
	Second Floor	Ceramic Tiles
	Porch & Balcony	Pebble washout with ceramic floor tiles
	Carport & Service Area	Plain smooth trowel finish with groove
	Stairs	Steel Frame, wooden tread, steel railing, wooden handrails
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling at Ground Floor	Exposed concrete underslab painted finish at Living area; Dining, Kitchen and GF Toilet areas to be provided with lightweight steel framing ficemboard, painted finish
	Interior Ceiling at Second Floor	Lightweight steel framing with ficemboard painted finish
Toilet & Bath / GF Toilet	Floors	Ceramic Unglazed Tiles
	Walls	<u>Common T&B:</u> 1st layer:1-layer 20x20cm ceramic tiles for toilet & shower area; succeeding layers: 3-layer 20x30cm ceramic tiles for toilet area; 5-layer 20x30cm ceramic tiles for shower area; painted finish on plain cement finish
		<u>G/F Toilet:</u> 1-layer 20x20cm ceramic floor tiles & 4-layer 20x20cm ceramic wall tiles & Painted plain cement finish on top.
	Toilet Fixtures	<u>Common T&B:</u> Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless floor drain, vanity mirror, shower curtain rod
<u>G/F Toilet:</u> Water closet, lavatory, shower valves and fittings (telephone type) , toilet paper holder, soap holder, stainless steel floor drain, vanity mirror		
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	<u>Main Door & Service Area:</u> Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Living/Dining/Kitchen Area	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles)
	On Bedrooms	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles) <u>Note:</u> Provision of ACU outlet complete with circuit breaker, wires, and fittings at Master's Bedroom only.
	Toilet Area	Complete installation with electrical fixtures (convenience outlet, GFCI outlet for water heater (provided at T&B only), switches, lighting receptacles)
Landscaping		Fully-Landscaped

OTHER ITEMS TO BE PROVIDED BY DEVELOPER

- Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
- Provide full mark groove of future ACU location for Bedroom 2 & 3
- Provide 3 layer 4" CHB property wall, no plaster, no paint
 - In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - No fence abutting the roads
 - No Gate

Note: Suggested Items for Buyer's improvements not part of Handover Condition:
(*Please refer to house rules and regulations)

- Cabinets, closets at bedrooms, overhead kitchen cabinets
- *Front Fence and Gate



TRENTON 60

BLK. 12-A Lot 3



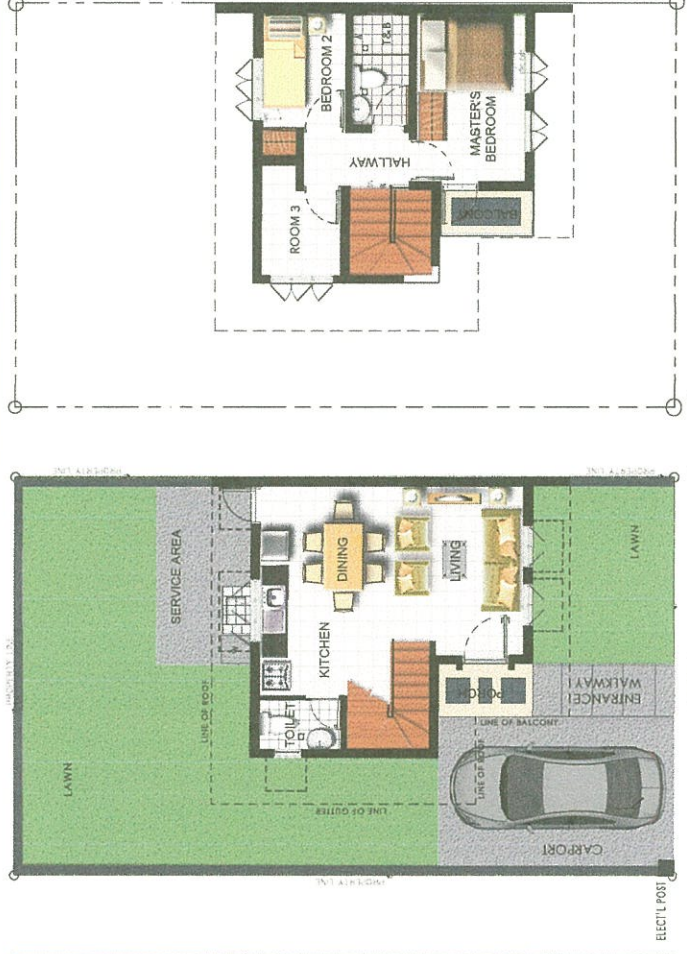
ARCHITECT'S RENDITION ONLY

FEATURES:

2 Bedrooms, Room 3, Common T&B, Toilet, Living, Dining, Kitchen, Porch, Entrance Walkway, Carport, Hallway, Service Area, Lawn, Balcony

NOTE: The furniture, appliances and equipment indicated herein are illustrations only of the suggested interior layout and space allocations and are not included in the contract deliverables and handover condition.

Please refer to the latest "Turnover Finishes" for the handover condition.



GROUND FLOOR

SECOND FLOOR

HOUSE MODEL FLOOR PLAN

<u>GROUND FLOOR AREA-COVERED</u>	<u>Unit</u>
Living Area, Dining Area & Kitchen	Sq.m. 25.20
Toilet	Sq.m. 2.40
Stairs	Sq.m. 4.40
Total Area:	Sq.m. 32.00

<u>GROUND FLOOR AREA-UNCOVERED</u>	<u>Unit</u>
Carport	Sq.m. 15.00
Entrance Walkway	Sq.m. 3.00
Porch	Sq.m. 2.00
Service Area	Sq.m. 8.00
Total Area:	Sq.m. 28.00

<u>SECOND FLOOR AREA-COVERED</u>	<u>Unit</u>
Master's Bedroom	Sq.m. 10.50
Bedroom 2	Sq.m. 6.20
Common T&B	Sq.m. 3.80
Room 3	Sq.m. 4.40
Hallway	Sq.m. 3.50
Total Area:	Sq.m. 28.40

<u>SECOND FLOOR AREA-UNCOVERED</u>	<u>Unit</u>
Balcony	Sq.m. 2.00
Total Area:	Sq.m. 2.00

GROSS FLOOR AREA:	Sq.m. 90.40
NET COVERED AREA:	Sq.m. 60.40
LOT AREA:	Sq.m. 119.00

All plans, details and specifications contained herein are subject to change without prior notice and do not form part of any offer or contract. The Developer reserves the right to modify the plans and specifications in order to comply with building requirements, such as structural, mechanical, electrical, sanitary and plumbing requirements. The specifications of materials to be used in the actual construction may vary.

TAMARIND RIDGE - 2 STOREY (Single Detached)

TRENTON 60 (Block 12 Lot 3)

Turnover Finishes as of November 21, 2014

ITEMS		TURNOVER FINISHES
Roofing		Steel roof framing; G.I. gutter with pvc downspout; Roofing sheet – rib-type long span gauge 24; Insulation under-roofing
Walls	Exterior	CHB walls with plastering; Selected portions with concrete canopies; Plain smooth cement painted finish; Textured cement for wall accent with paint finish
	Interior	CHB with plastering; Semi-gloss latex paint finish, Baseboard paint on plastered wall
Flooring	Ground Floor	Ceramic Tiles
	Second Floor	Ceramic Tiles
	Porch & Balcony	Pebble washout with ceramic floor tiles
	Carport & Service Area	Plain smooth trowel finish with groove
	Stairs	Steel Frame, wooden tread, steel railing, wooden handrails
Ceiling	Exterior Ceiling Roof Eaves	Ficemboard painted finish with wooden vents
	Interior Ceiling at Ground Floor	Exposed concrete underslab painted finish at Living area; Dining, Kitchen and GF Toilet areas to be provided with lightweight steel framing ficemboard, painted finish
	Interior Ceiling at Second Floor	Lightweight steel framing with ficemboard painted finish
Toilet & Bath / GF Toilet	Floors	Ceramic Unglazed Tiles
	Walls	<u>Common T&B:</u> 1st layer:1-layer 20x20cm ceramic tiles for toilet & shower area; succeeding layers: 3-layer 20x30cm ceramic tiles for toilet area; 5-layer 20x30cm ceramic tiles for shower area; painted finish on plain cement finish
		<u>G/F Toilet:</u> 1-layer 20x20cm ceramic floor tiles & 4-layer 20x20cm ceramic wall tiles & Painted plain cement finish on top.
	Toilet Fixtures	<u>Common T&B:</u> Water closet, lavatory, shower valves and fittings, toilet paper holder, soap holder, stainless floor drain, vanity mirror, shower curtain rod
<u>G/F Toilet:</u> Water closet, lavatory, shower valves and fittings (telephone type) , toilet paper holder, soap holder, stainless steel floor drain, vanity mirror		
Kitchen Area	Kitchen Counter	Granite counter-top with splashboard
	Kitchen Sink	Single bowl with one drain-board stainless kitchen sink with faucet
	Under-counter	Cabinets provided
Service Area		Cast-in-place concrete sink counter with ceramic tiles with faucet and drain
Windows		Steel casement with grilles on frame with clear glass; For toilets - Jalousie type aluminum frame with grilles with frosted glass
Doors, Jambs & Locksets	Exterior Doors	<u>Main Door & Service Area:</u> Panel Doors with steel jambs and Lever-type lockset
	Interior Doors	Hollow-core HDF doors with steel jambs and Lever-type lockset
	Toilet Doors	PVC flush type door with louver and PVC jamb set with Privacy type lockset
Electrical	Panel Box	With ground bushing and circuit breakers
	On Living/Dining/Kitchen Area	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles)
	On Bedrooms	Complete installation with electrical fixtures (convenience outlets, switches, lighting receptacles) <u>Note:</u> Provision of ACU outlet complete with circuit breaker, wires, and fittings at Master's Bedroom only.
	Toilet Area	Complete installation with electrical fixtures (convenience outlet, GFCI outlet for water heater (provided at T&B only), switches, lighting receptacles
Landscaping		Fully-Landscaped

OTHER ITEMS TO BE PROVIDED BY DEVELOPER

1. Provide CHB wall opening for future air-con installation on Master's Bedroom only with temporary ficemboard cover
2. Provide full mark groove of future ACU location for Bedroom 2 & 3
3. Provide 3 layer 4" CHB property wall, no plaster, no paint
 - a. In-between Inner lots – provide 3-layer property wall at rear and at 2 sides abutting inner lots;
 - b. For Corner lot – provide 3-layer property wall at rear and at one side abutting inner lot
 - c. No fence abutting the roads
 - d. No Gate

Note: Suggested Items for Buyer's improvements not part of Handover Condition:

(*Please refer to house rules and regulations)

Cabinets, closets at bedrooms, overhead kitchen cabinets

*Front Fence and Gate