



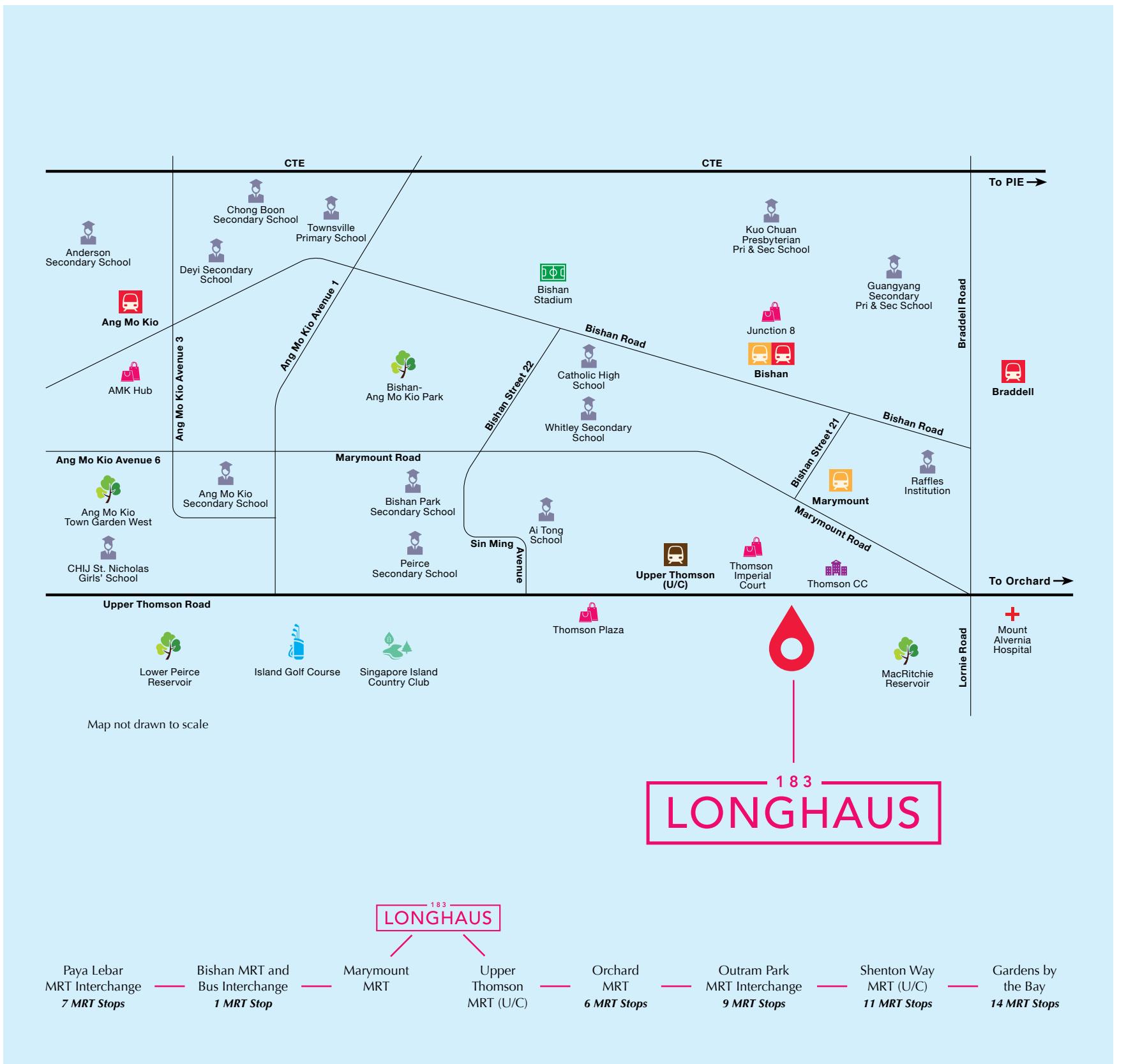
LIFE'S GOOD  
BUT IT GETS  
BETTER HERE

# 183 LONGHAUS

THE HIVE AND HUB OF THE HOOD  
Located on the site of the former Longhouse Food Centre at Upper Thomson Road, 183 LONGHAUS is a freehold 4-storey mixed development. Comprising of 10 commercial units and 40 residential apartments with communal facilities, it offers countless amenities and the best of urban conveniences. Truly a mixed development surrounded by old icons and new experiences to please any palate.

THE MIXED  
DEVELOPMENT  
THAT'S TWO  
GOOD TO MISS





## CITY-EDGE CONVENIENCE HERE, THERE & EVERYWHERE

The city beckons from your window at 183 LONGHAUS. Just a few minutes away, the Upper Thomson MRT station and an extensive road networks via CTE and PIE expressways connect you to all of Singapore. Expect reduced travel time between Woodlands and the CBD with the new Thomson-East Coast Line, an underground line scheduled for completion by 2020.



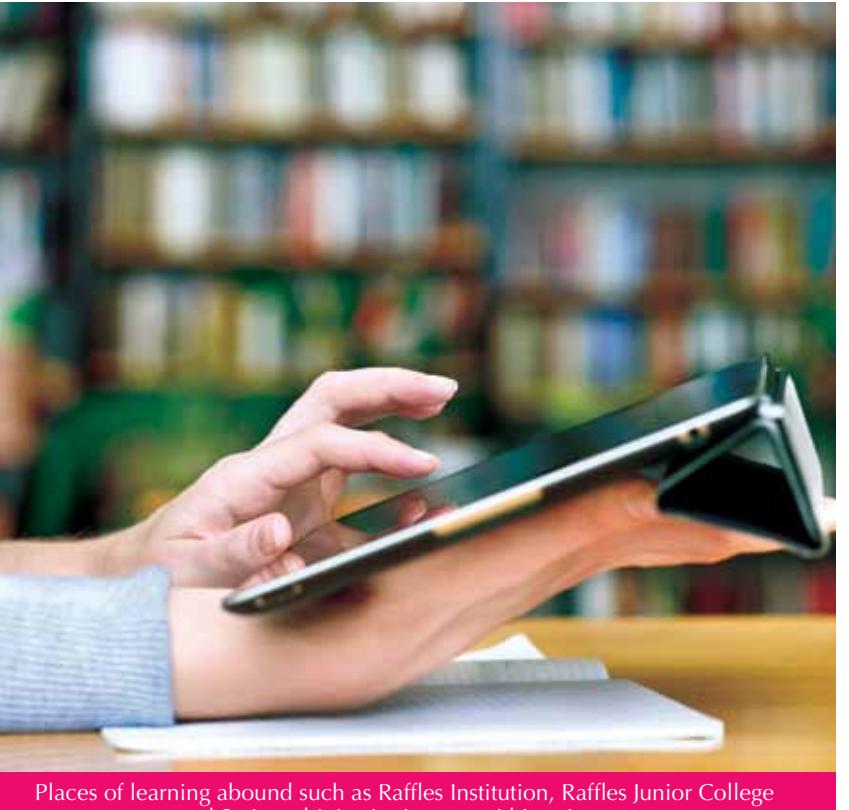
## NOWHERE ELSE COMES CLOSER

Centrally located in eclectic Upper Thomson Road, the area's nostalgic atmosphere evokes a time when life was simpler. The plethora of nearby shophouses and eateries offers a feast of authentic flavours.

Within two kilometres, good schools abound. You will find Ai Tong School, Marymount Convent School, Raffles Institution, Catholic High School and more.



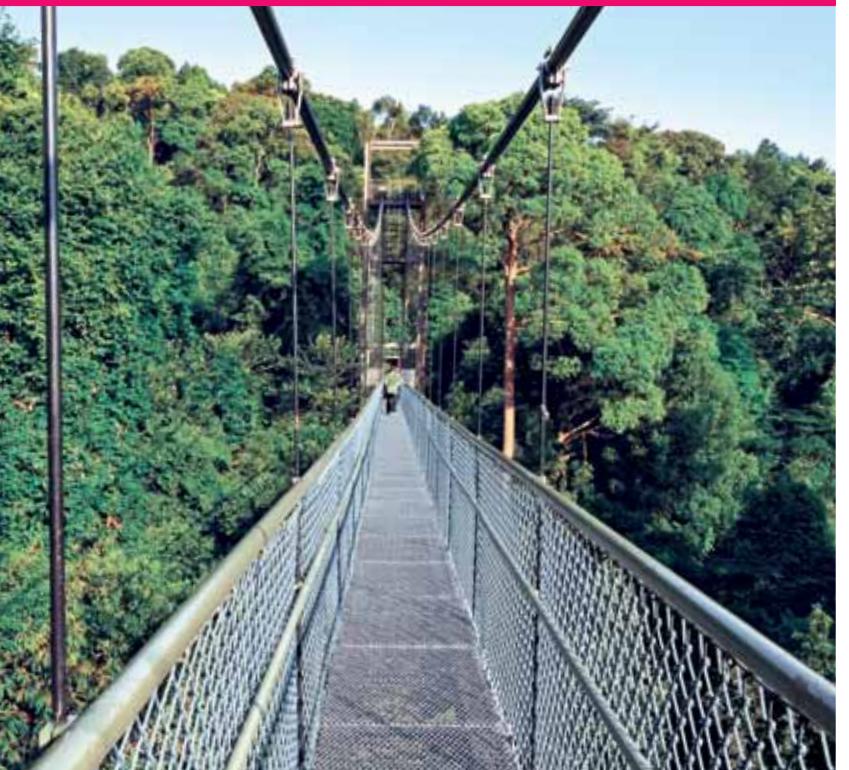
A connected lifestyle right at your door with the future Upper Thomson station just steps away.



Places of learning abound such as Raffles Institution, Raffles Junior College and St. Joseph's Institution are within minutes.



More shopping and entertainment just 1 MRT stop away.



Minutes' drive to nature's wonders from reserves, reservoirs to the Tree Top Walk.



## LIVING LA VIDA LOCAL

Like the ice-kacang, 183 LONGHAUS at Upper Thomson is where everything comes together in a la vida local presentation, embodying a veritable fusion of tastes and hidden surprises. Indulge, feast and chill all in one place.



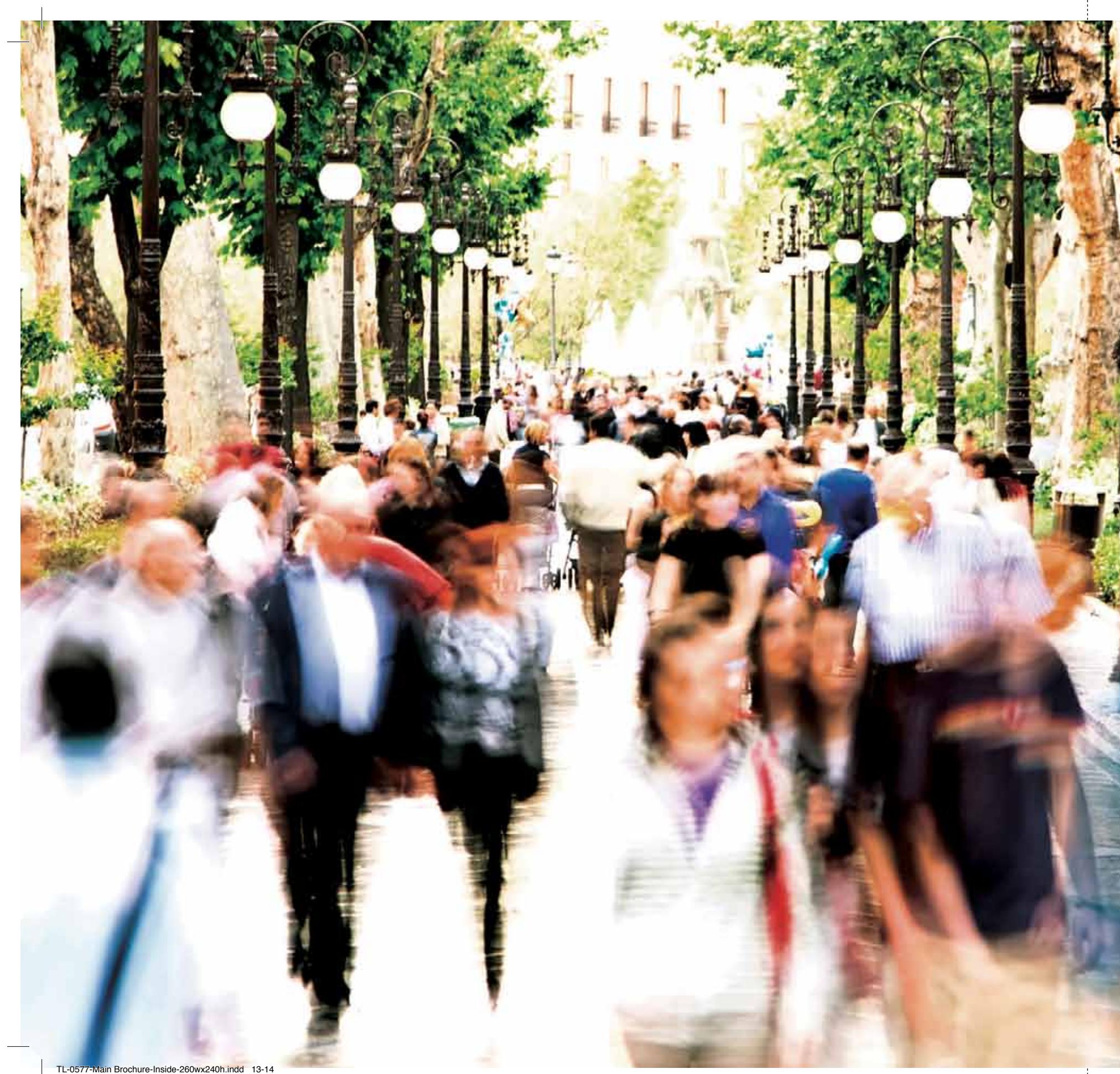
## SOMETHING OLD

Where else can you savour the hot favourites of a bygone era or 45 different variations of prata? Just step out and give your taste buds a refresher course on the dining scene along Upper Thomson Road. From the old world charm of Hwa Nam Restaurant's dim sum to Meng Kitchen's Bak Chor Mee and Nam Kee Chicken Rice. It's a great way to bring on back the good times just by serving up a variety of quintessential local dishes.



## SOMETHING NEW

Upper Thomson is also home to some of the coolest cafes and bakeries in the city. The choice is yours to start a leisurely Sunday morning with a Brioche French Toast or get cosy with the café scene. Then head for a relaxing brunch at Habitat Coffee and Pacamara Boutique Coffee Roasters, enjoy the ambience and watch the world go by. For the aspiring cooks, you can exercise your culinary skills after a quick trip to the supermarket downstairs for fresh, locally sourced ingredients. Clearly, whatever you need is just around the corner.



## PERFECTLY POSITIONED FOR SUCCESS

Without doubt, location is key to all retail businesses. Situated right at the traffic junction along Upper Thomson Road, 183 LONGHAUS is perfectly close by major roads to present your business with new opportunities as well as complementary conveniences on a platter day and night. Minutes away, the Upper Thomson MRT station is a gateway to seamless connectivity. Just pick your spot for success.



# <sup>183</sup> **LONGHAUS** SHOPS

Nestled across two Levels, the 10 commercial units at 183 LONGHAUS offer a plethora of convenient services even for the most discerning. The two retail levels have been designed to provide a user-friendly thoroughfare, providing a pleasant shopping and dining experience for residents as well as the public.



THE PERFECT  
SHOWCASE FOR  
YOUR BUSINESS

Artist's Impression



## A VIBRANT MIX OF SHOPPERTUNITY

Within the mature estate of District 20, the shops at 183 LONGHAUS present shoppertunity for a vibrant mix of eateries, restaurants and retail outlets – all keenly anticipated by the thousands of residents in nearby homes as well as the office and school-going crowd. With the surrounding areas of Thomson, Marymount, Sin Ming, Bishan and Ang Mo Kio, there will be no lack of shoppers or diners.

183

# LONGHAUS RESIDENCES

A home imbued with elegance and opulence, flawless in taste and quality. No matter your style, each is laid out to best maximise spatial efficiency and an abundance of natural light. With 40 residences ranging from 2-, 3- & 4-bedroom apartments and penthouses, you will be spoilt for choice.



HOME IS  
WHERE THE  
HEART IS



Artist's Impression

## ROOM FOR INDIVIDUALITY SPACE FOR ALL

Enjoy plush interior spaces that inspire good living for all. Cleverly designed to create room for every need, the palette of well thought out layouts renders every available space a luxurious, daily delight. A livable environment that stands out for enduring functionalism, infused with contemporary essence from the playroom to the bathroom.

## DESIGNED FOR EVERY PALATE

Smart and practical, the suite of premium kitchen appliances makes whipping up a lavish meal seems effortless. Together with feature-rich slide and hide ideas, storage of cooking utensils and cleaning aids are never within sight. Delightful exhibit of consummate craftsmanship throughout its interior creates a visually magnetic atmosphere.



Artist's Impression



SATISFY YOUR TASTE FOR STYLE

If style is a vital part of your life, then it is an important part of your home. Satiated with creativity, the spacious master bedroom offers maximum warmth and comfort whilst the children's room is approached with inventive imagination. The elegant modernity is continued right to the well-designed bathroom, for the finer side of you.

IT'S WHERE  
THE GOOD  
LIFE BEGINS

Finally, a home that brings you closer  
to the life of your dreams.



Artist's Impression

## SITE PLAN



### Legend

- A. Main Entrance
- C. Lift Lobby
- E. Open Shower Area
- G. Gymnasium
- B. Driveway
- D. Pool Deck
- F. Jacuzzi Pool
- H. Bin Centre

Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.

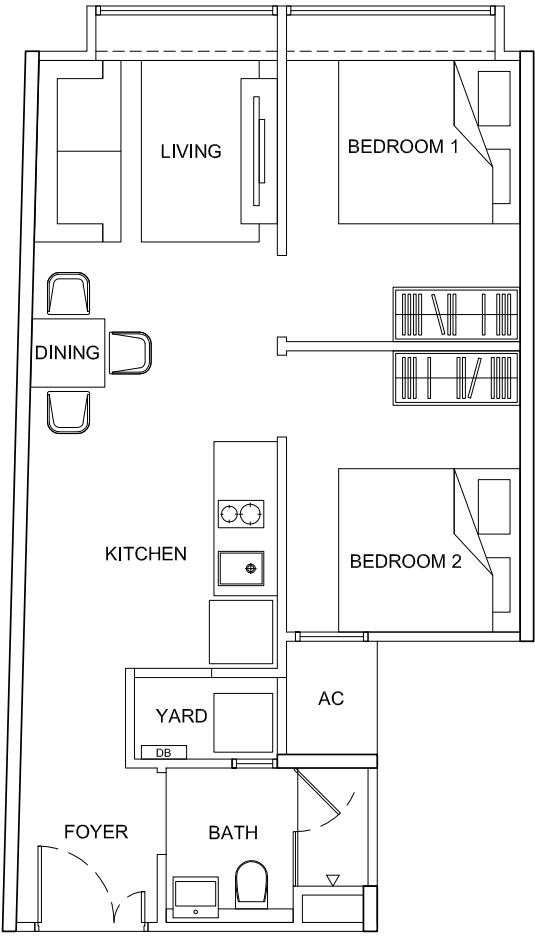
## UNIT DISTRIBUTION CHART

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	
Attic	Type PH8 #04-01	Type PH4 #04-02	Type PH2 #04-03	Type PH1 #04-04	Type PH3 #04-05	Type PH5 #04-06	Type PH3 #04-07	Type PH3 #04-08	Type PH3 #04-09	Type PH6 #04-10	Type PH7 #04-11	Type PH4 #04-12	Type PH4 #04-13	Type PH4 #04-14	
4th Storey	Type B5 #03-01	Type B3 #03-02	Type B2 #03-03	Type B1 #03-04	Type B3 #03-05	Type B4 #03-06	Type B3 #03-07	Type B3 #03-08	Type D1 #03-09	Type C1 #03-10	Type B3 #03-11	Type B3 #03-12	Type B3 #03-13		
3rd Storey	Type B5 #02-01	Type B3 #02-02	Type B2 #02-03	Type B1 #02-04	Type B3 #02-05	Type B4 #02-06	Type B3 #02-07	Type B3 #02-08	Type D1 #02-09	Type C1 #02-10	Type B3 #02-11	Type B3 #02-12	Type B3 #02-13		
2nd Storey	Restaurants														
1st Storey	Retail Shops														
Basement 1	Carpark														
Basement 2															

### Legend:

- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- 3-Bedroom Penthouses

**Type B1**  
2-Bedroom  
50 sqm  
#02-04 #03-04



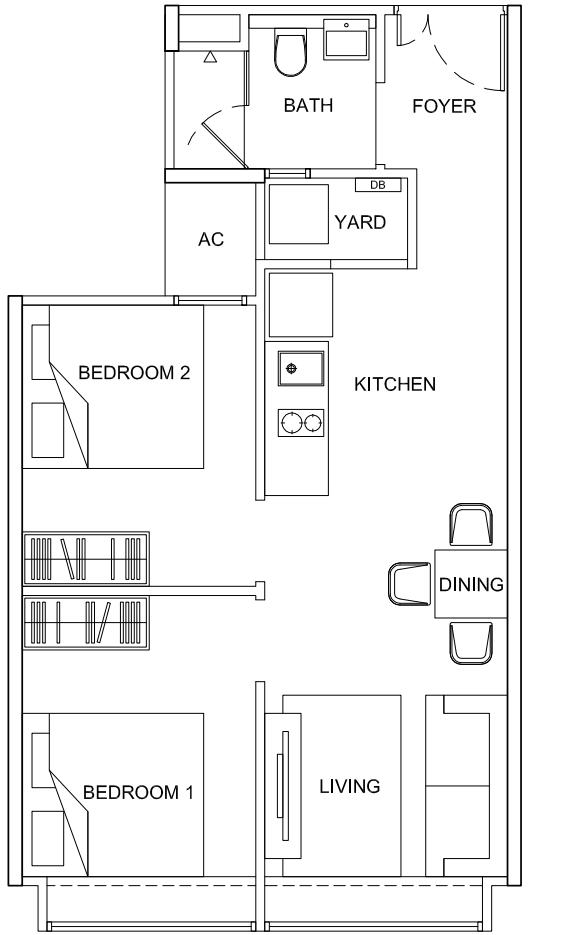
**Type B1**  
2-Bedroom  
50 sqm  
#02-04 #03-04

**Type B2**  
2-Bedroom  
53 sqm  
#02-03 #03-03



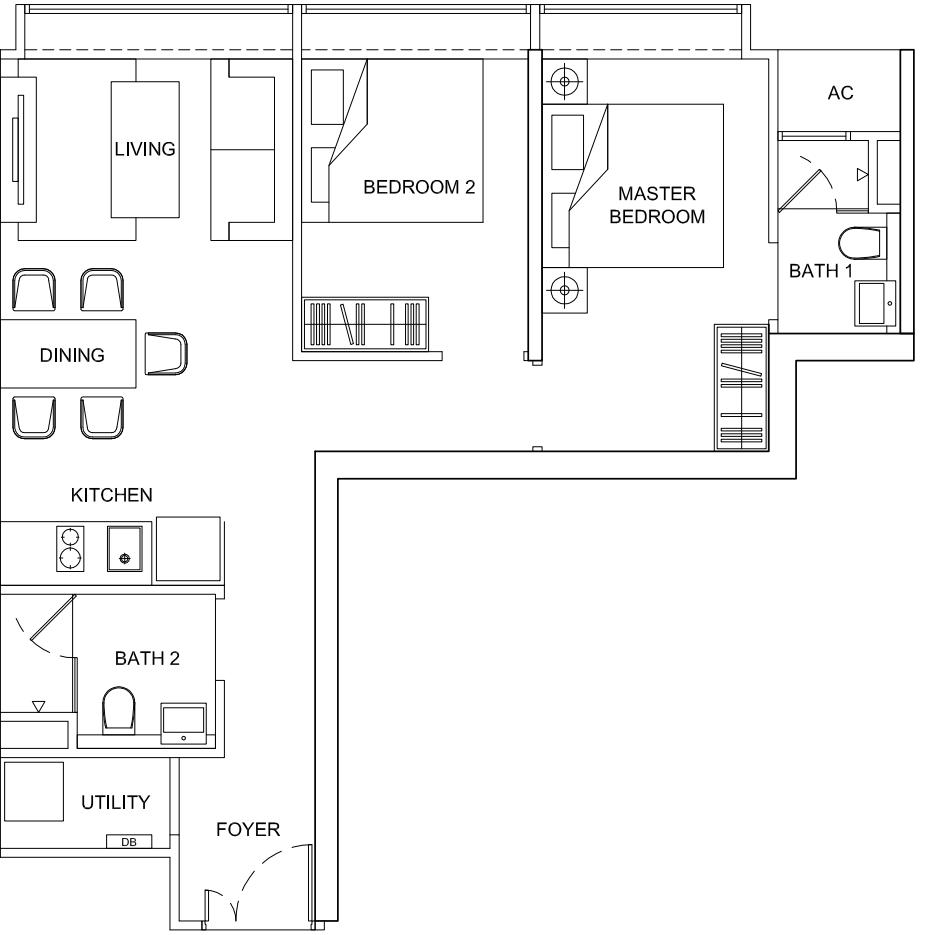
**Type B2**  
2-Bedroom  
53 sqm  
#02-03 #03-03

**Type B3**  
2-Bedroom  
50 sqm  
#02-02 #02-05 #02-07 #02-08 #02-11 #02-12 #02-13  
#03-02 #03-05 #03-07 #03-08 #03-11 #03-12 #03-13

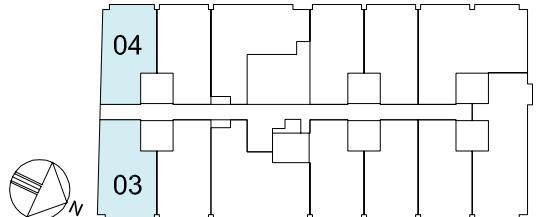


**Type B3**  
2-Bedroom  
50 sqm  
#02-02 #02-05 #02-07 #02-08 #02-11 #02-12 #02-13  
#03-02 #03-05 #03-07 #03-08 #03-11 #03-12 #03-13

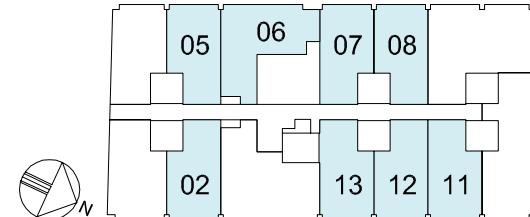
**Type B4**  
2-Bedroom  
64 sqm  
#02-06 #03-06



**Type B4**  
2-Bedroom  
64 sqm  
#02-06 #03-06

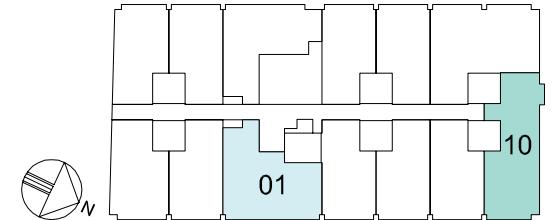
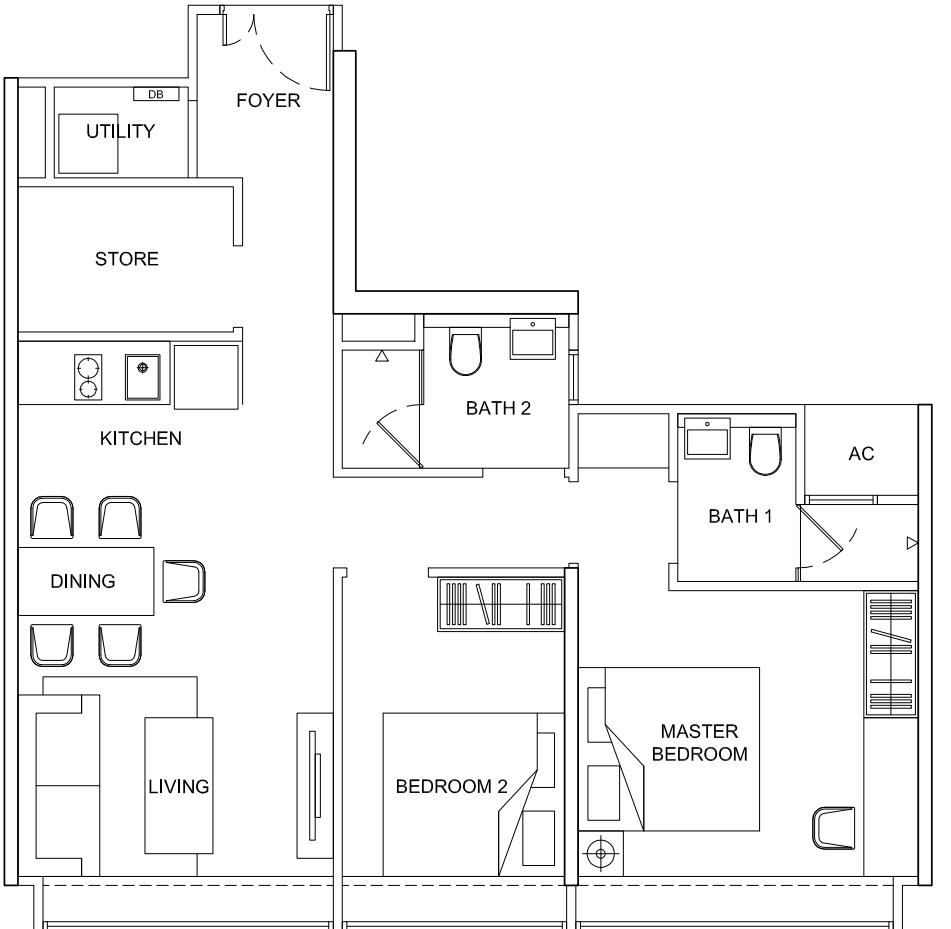


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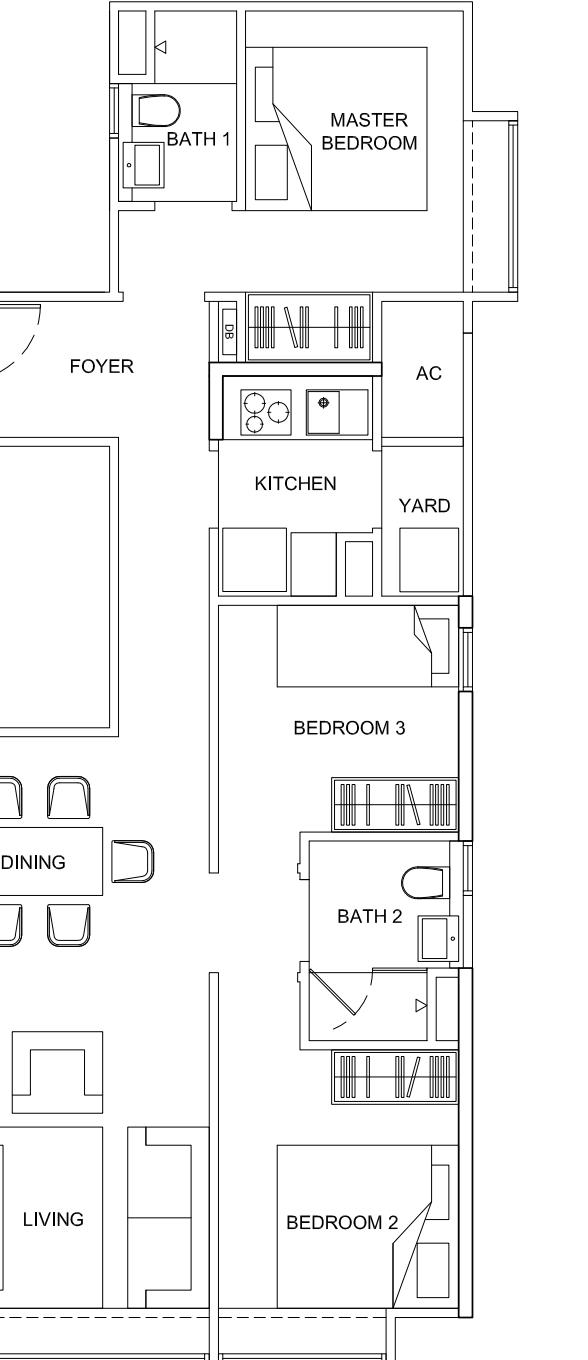
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**Type B5**  
2-Bedroom  
74 sqm  
#02-01 #03-01

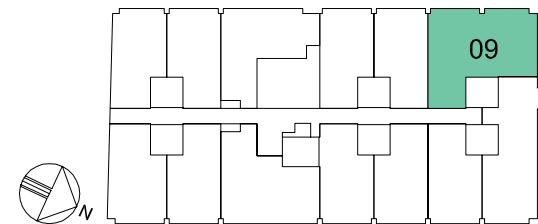
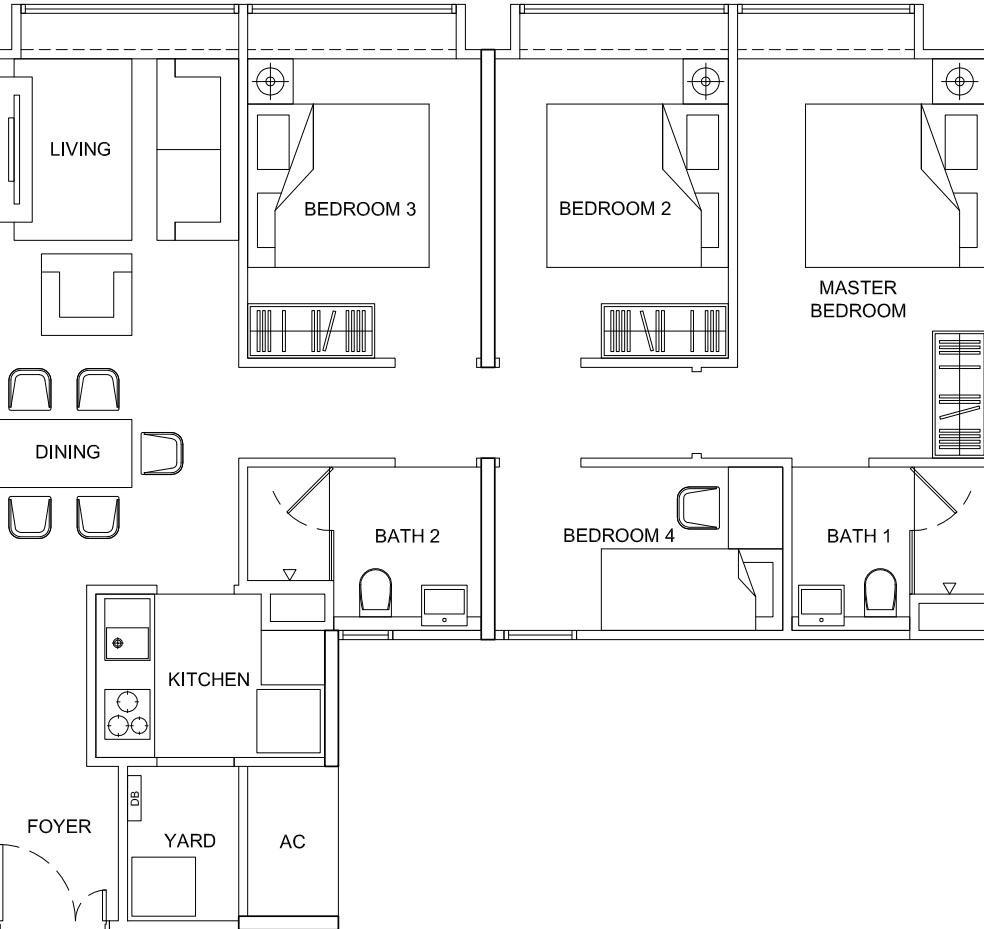


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**Type C1**  
3-Bedroom  
72 sqm  
#02-10 #03-10

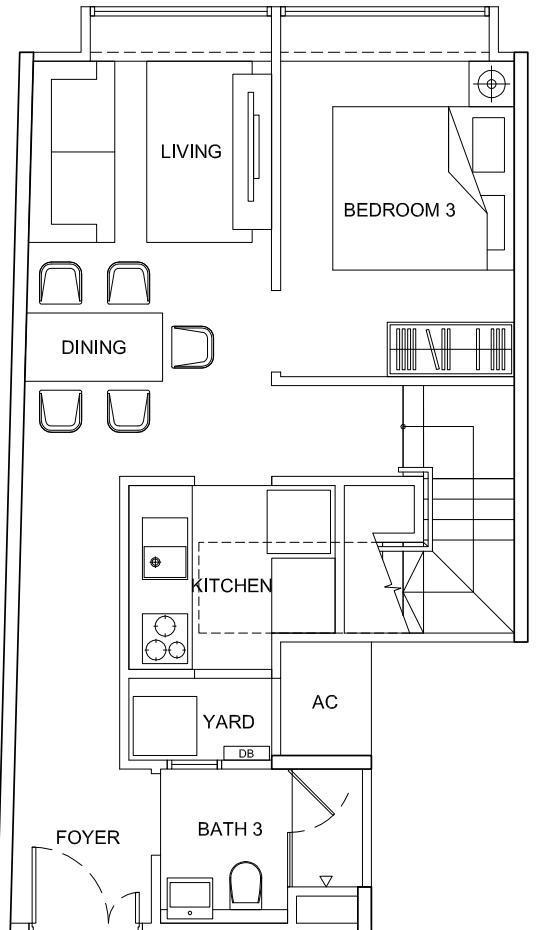


**Type D1**  
4-Bedroom  
87 sqm  
#02-09 #03-09

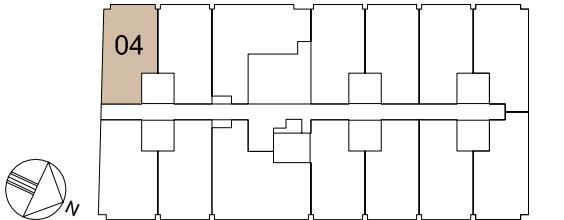


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**Type PH1**  
3-Bedroom Penthouse  
89 sqm  
#04-04

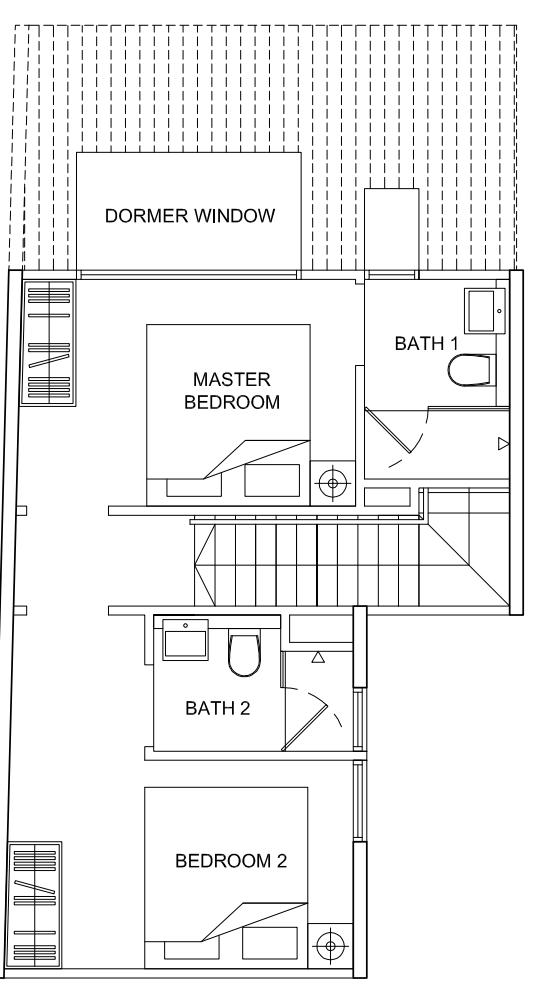


Lower Level

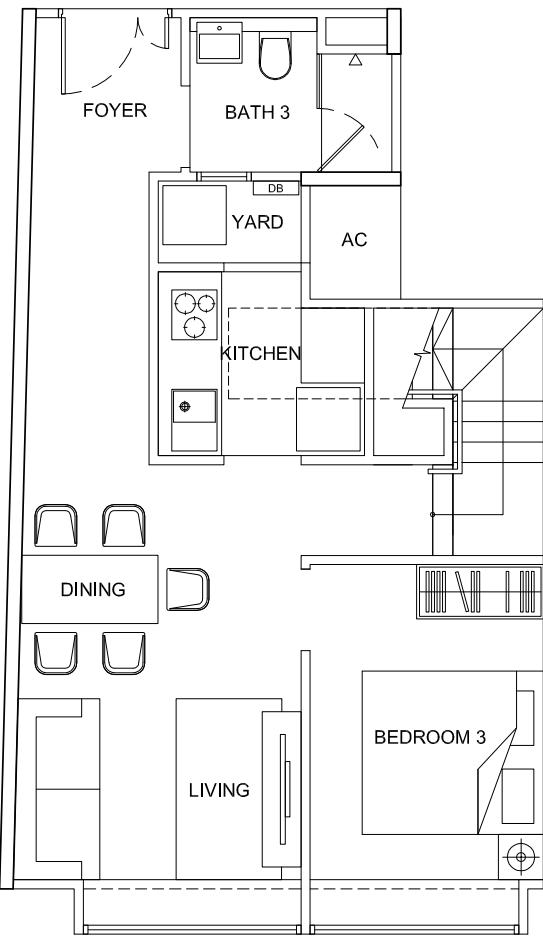


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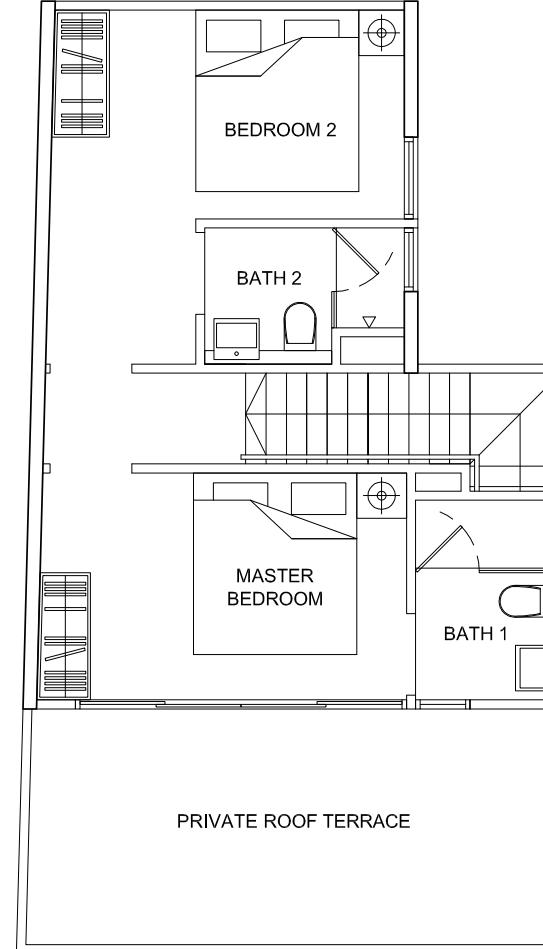
**Type PH2**  
3-Bedroom Penthouse  
107 sqm  
#04-03



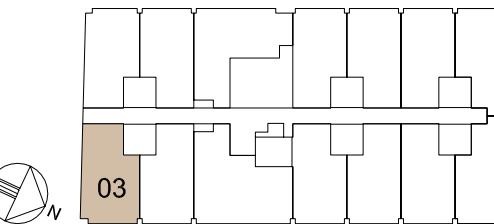
Upper Level



Lower Level

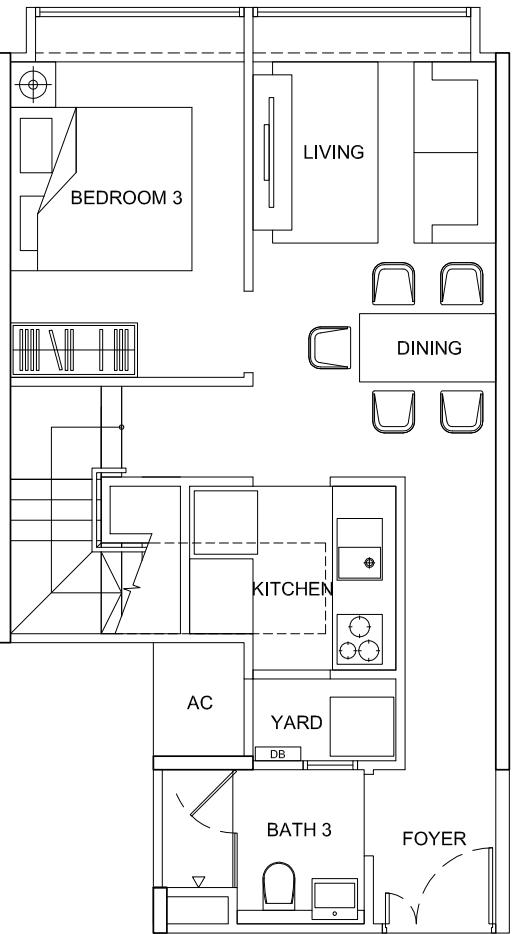


Upper Level

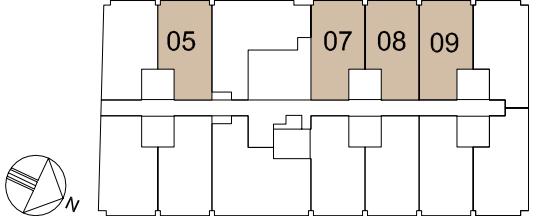


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**Type PH3**  
3-Bedroom Penthouse  
88 sqm  
#04-05 #04-07 #04-08 #04-09



Lower Level

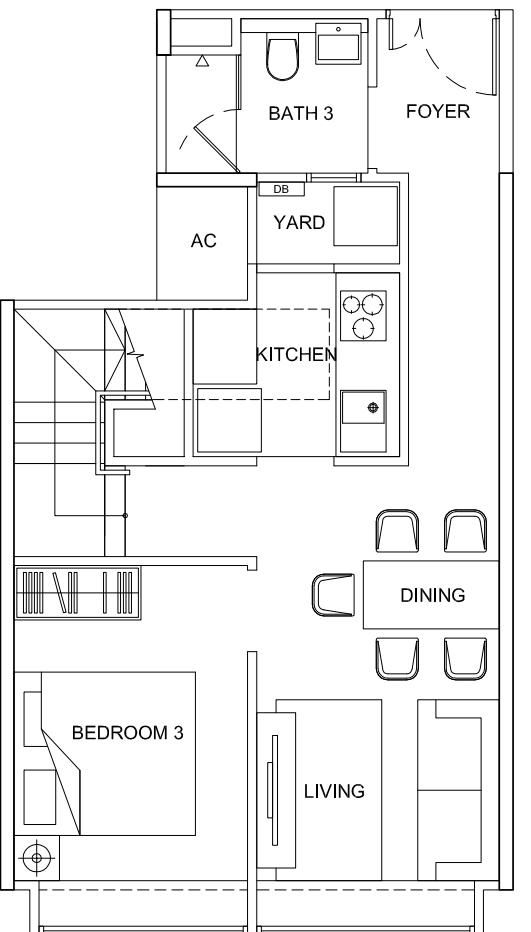


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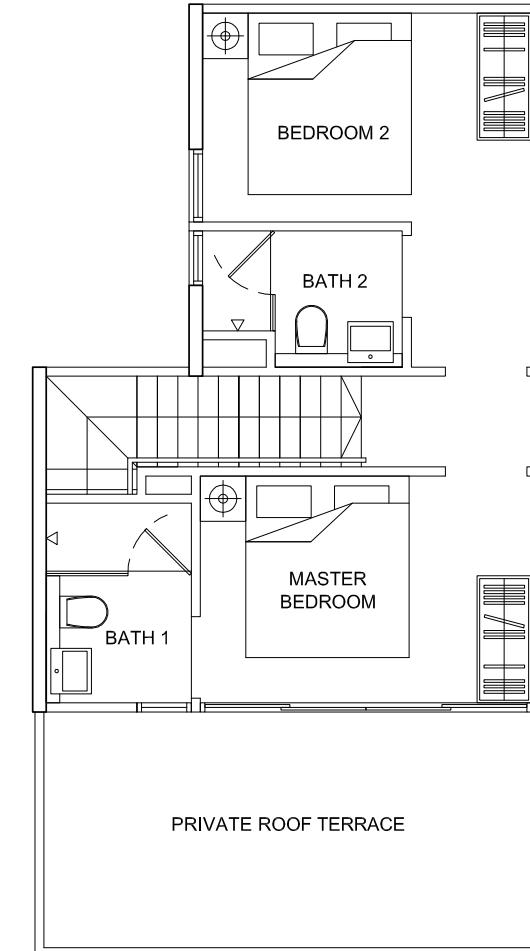
**Type PH4**  
3-Bedroom Penthouse  
100 sqm  
#04-02 #04-12 #04-13 #04-14



Upper Level



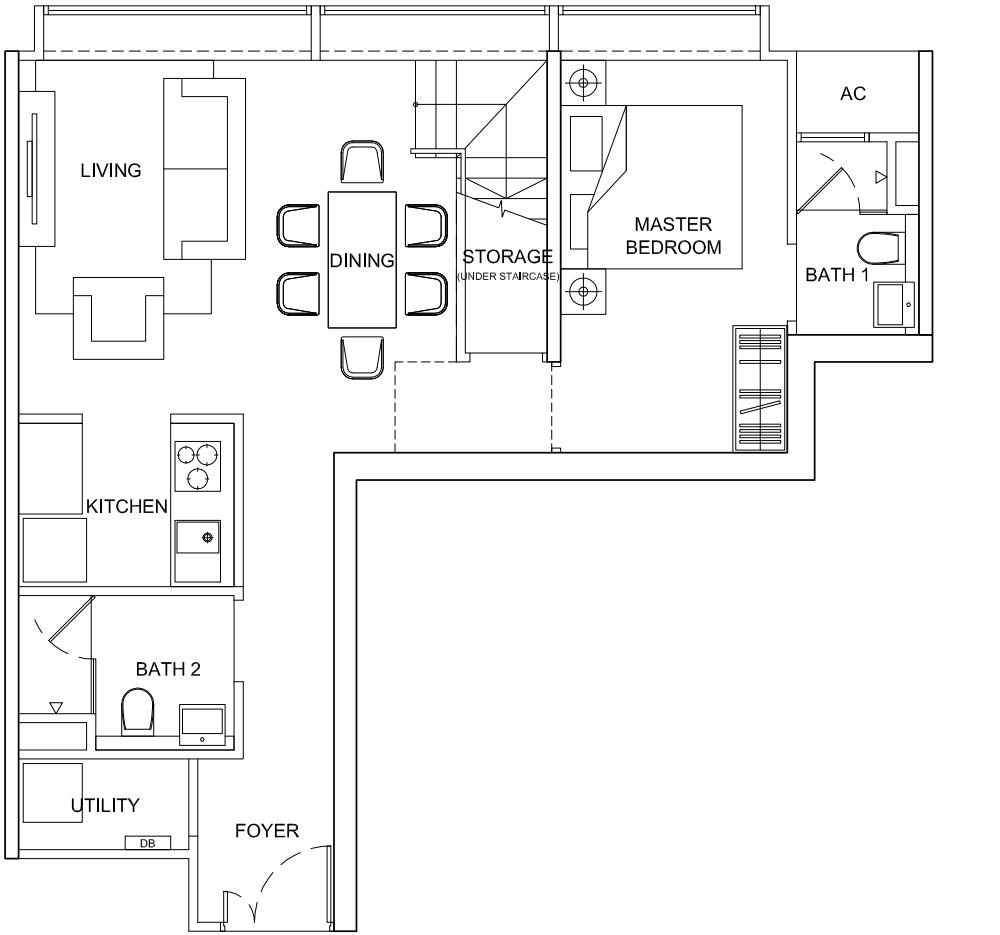
Lower Level



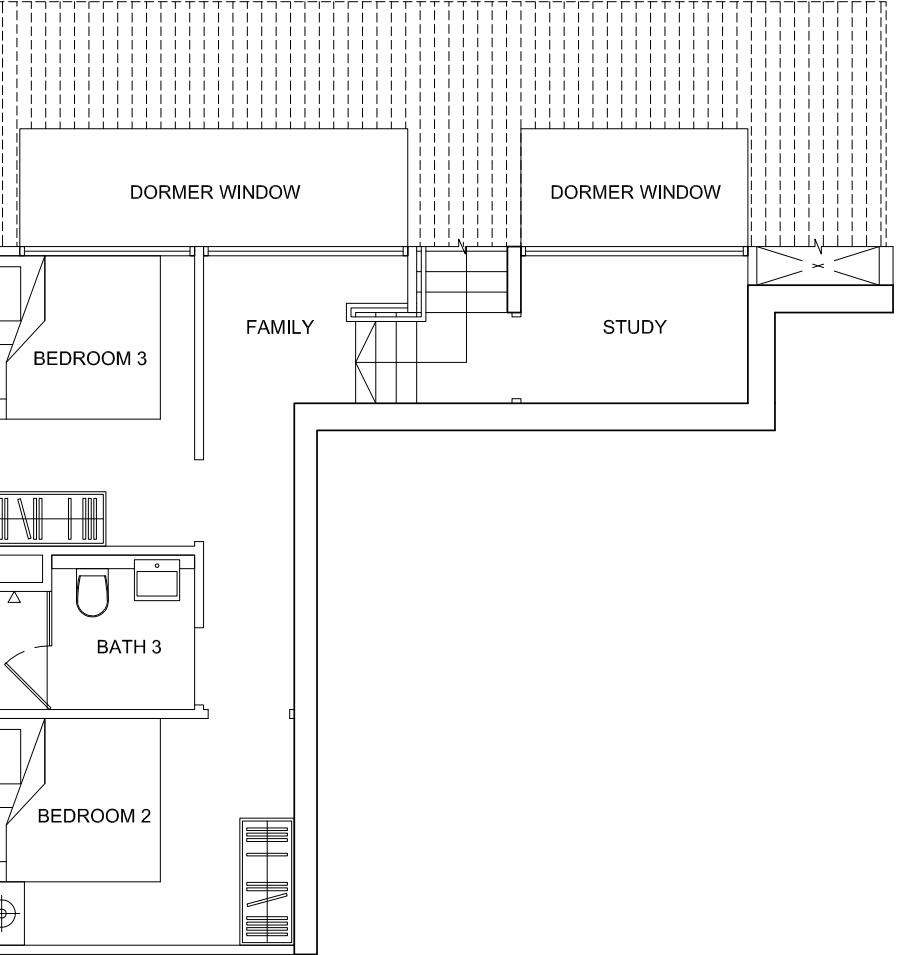
Upper Level

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Type PH5  
3-Bedroom Penthouse  
110 sqm  
#04-06



Lower Level

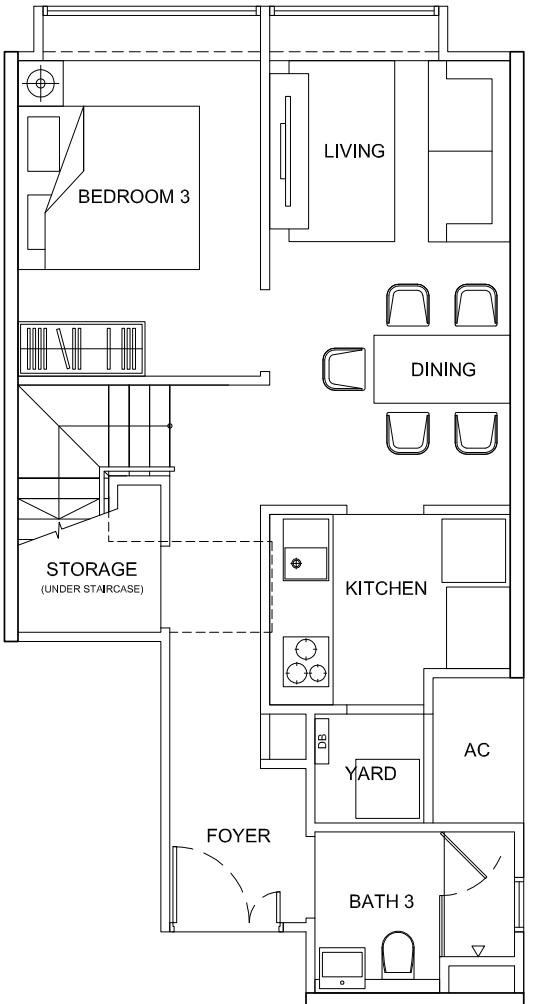


Upper Level

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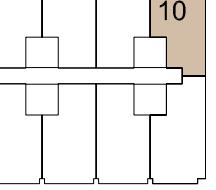
**Type PH6**  
3-Bedroom Penthouse  
91 sqm  
#04-10



Lower Level



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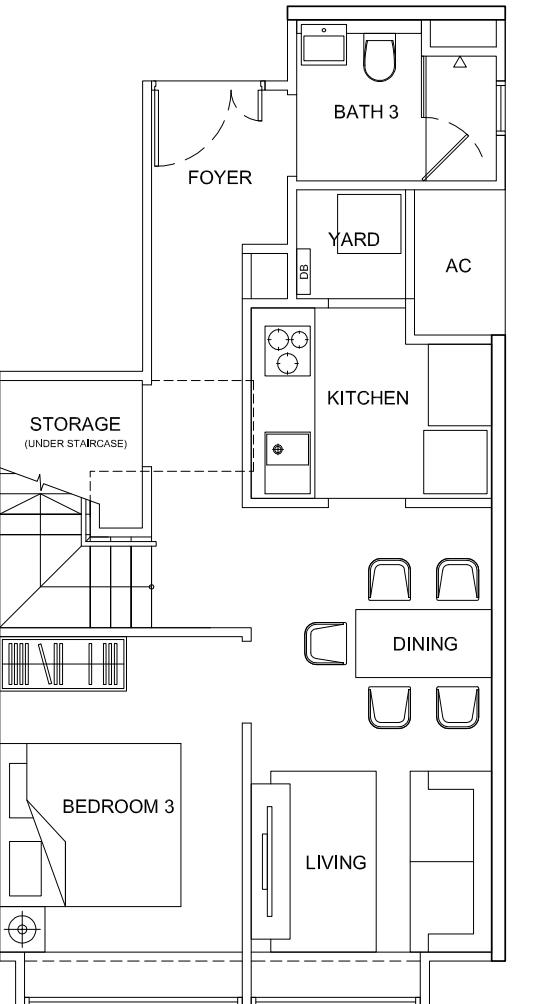


10



Upper Level

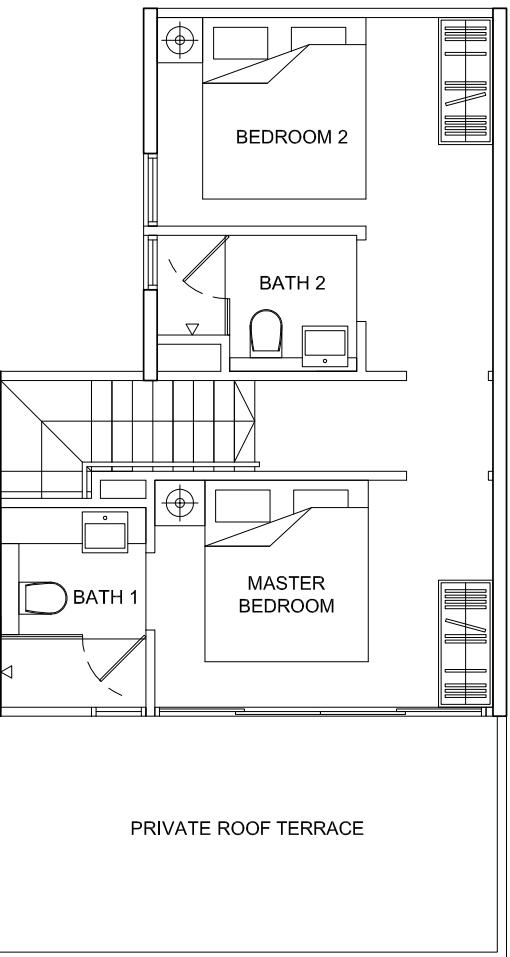
**Type PH7**  
3-Bedroom Penthouse  
103 sqm  
#04-11



Lower Level



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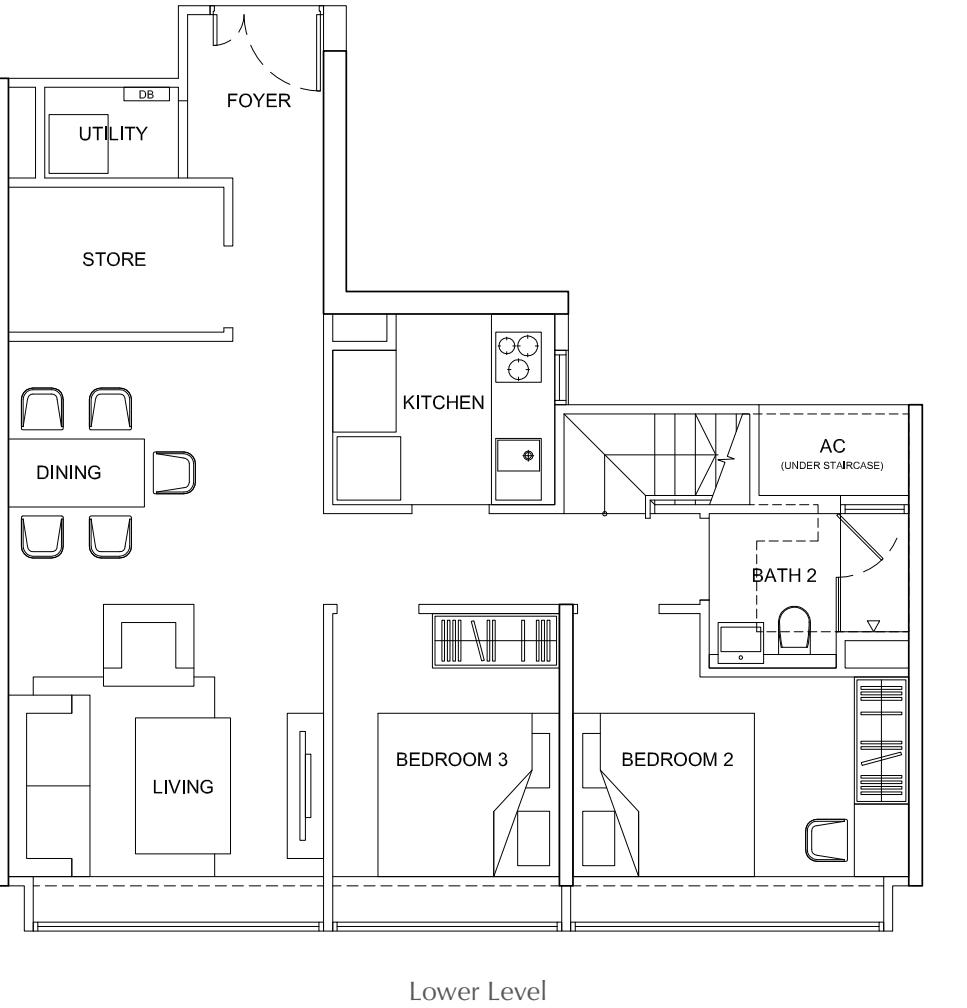


Upper Level



11

**Type PH8**  
3-Bedroom Penthouse  
110 sqm  
#04-01



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## RESIDENTIAL SPECIFICATIONS

- 1. FOUNDATION**  
Cast-in-situ reinforced concrete bored pile
- 2. SUPER-STRUCTURE & SUB-STRUCTURE**  
Reinforced concrete structure & steel roof
- 3. WALLS**
  - a) External: Reinforced concrete and/or precast concrete and/or lightweight concrete panel and/or brickwall.
  - b) Internal: Drywall Partition and/or lightweight concrete panel and/or brickwall.
- 4. ROOF**
  - a) Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system where applicable.
  - b) Attic Roof: Metal roofing system with appropriate insulation where applicable.
- 5. CEILING**
  - a) Ceiling Heights: Refer to Ceiling Height Schedule for Details.
  - b) Living, Dining, Open Kitchen, Bedrooms, Family Area, and Study: Skim coat on concrete ceiling, with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish.
  - c) Utility Rooms, Store, Yard, and A/C Ledge: Skim coat on concrete ceiling and/or soffit of staircase, with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish.
  - d) Foyer, Hallway to bedrooms, Internal Staircase, Kitchen, and Bathrooms: Plasterboard ceiling and/or box-ups to designated areas with emulsion paint finish.
- 6. FINISHES**
  - a) Walls
    - i) Living, Dining, Open Kitchen, Bedrooms, Family Area, Study, Foyer, and Hallway to bedrooms: Cement and sand plaster and/or skim coat with emulsion paint finish (on exposed surfaces only).
    - ii) Kitchen & Bathrooms: Ceramic and/or homogeneous tiles up to false ceiling height and/or to exposed surfaces only.
    - iii) Utility Rooms, Store, Yard, and A/C ledge and Private Open Roof Terrace: Cement and sand plaster and/or cement skim coat with emulsion paint finish (on exposed surfaces only).
    - iv) A/C Ledges: Cement and sand screed.
  - b) Floors
    - i) Living, Dining, Open Kitchen, Utility Rooms, Store, Foyer, and Hallway to Bedrooms: Ceramic and/or homogeneous tiles with or without skirting.
    - ii) Bedrooms, Family Area, Study, Hallway to bedrooms (attic level only), and Internal Staircase: Timber strip with / without timber skirting.
    - iii) Bathrooms, Kitchen, Yard, Private Open Roof Terrace: Ceramic and/or homogeneous tiles with or without skirting (on exposed surfaces only).
    - iv) A/C Ledges: Cement and sand screed.
- 7. WINDOWS**
  - a) Living / Dining Room (all units): Powder coated aluminium framed top hung / fixed glass window with clear film glazing. (Bay window)
  - b) Unit Type B1, B2 & B3 Bedroom 1; Unit Type B4 & B5 Master Bedroom & Bedroom 2; Unit Type C1
- 8. DOORS**
  - a) Main Entrance Door: Fire-rated timber door.
  - b) Bedrooms, Study and Utility Rooms: Laminated sliding / sliding and folding / swing door / bi-fold door.
  - c) Store Rooms: Laminated swing / bi-fold door.
  - d) Bathrooms: Laminated pocket sliding / swing / bi-fold door.
  - e) Enclosed Kitchen to Living or Dining: Laminated pocket or sliding or swing or bi-fold door
  - f) Kitchen to Yard, Open Roof Terrace: Powder coated aluminium framed sliding glass door.
- 9. IRONMONGERY**  
Lockset and ironmongery will be provided.
- 10. SANITARY FITTINGS**
  - a) Bathrooms :
    - 1 vanity top with wash basin, mixer tap and cabinet below
    - 1 glass shower compartment complete with 1 shower mixer (Master Bathroom has 1 additional rainshower)
    - 1 water closet
    - 1 mirror
    - 1 paper holder
    - 1 towel rail
    - 1 hand bidet
  - b) Kitchen :
    - 1 single lever sink mixer
    - 1 under-counter kitchen sink
- 11. ELECTRICAL INSTALLATION**
  - a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.
  - b) Please refer to Electrical Schedule.
- 12. TV/TELEPHONE/CABLEVISION**
  - a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.
  - b) Please refer to Electrical Schedule.
- 13. LIGHTNING PROTECTION**  
Lightning protection system provided in compliance with Singapore Standard SS 555.
- 14. RECREATIONAL FACILITIES**
  - a) Jacuzzi Pool – 6.0m x 3.0m
  - b) Gym
- 15. PAINTING SYSTEM**  
External Walls: Sprayed textured coating and/or weather bond emulsion paint where applicable.  
Internal Walls: Emulsion paint
- 16. WATERPROOFING**  
Waterproofing shall be provided to all wet areas and floors of all Bathrooms, Open Kitchen, Kitchen, Utility, Yard, Open Roof Terrace, Reinforce Concrete Flat Roof, where applicable.
- 17. DRIVEWAY AND CARPARK**
  - a) Surface, Basement Driveway & Carpark: Epoxy coated concrete surface and/or stone and/or heavy duty homogenous tiles (for covered car parking and/or driveway)
  - b) Mechanized Carpark: 13 nos. of mechanized car parking system at Basement 2
- 18. ADDITIONAL ITEMS**  
The following items will be provided by the Developer:
  - i) High and low kitchen cabinets with quartz or stone or solid surface counter top, cooker hood, hob, built-in oven and/or microwave oven, washing machine and fridge.
  - ii) Built-in wardrobes to all Bedrooms except for bedroom 4 at type D1.
  - iii) Hot Water Supply shall be provided to all Bathrooms only. Units will be provided with water heater. Turn-on and utility charges shall be borne by the Purchaser.
  - iv) Air Conditioning Installation  
Multi-split Inverter type system with wall mounted fan coil units to Living/Dining, study and bedrooms.
  - v) Audio Intercom  
Audio intercom at 1st storey lift lobby and apartment units.
  - vi) Security System  
Proximity card access system at designated areas (where applicable)

# RESIDENTIAL SPECIFICATIONS

## NOTES

Marble/Limestone/Granite/Quartz is natural stone material(s) 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 as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble selected and installed shall be subject to availability.

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS483:2000.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

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.

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.

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout/Location of wardrobes, kitchen cabinets, air-con ducts, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points and DB boxes are subject to Architect's sole discretion and final design.

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Star Hub Cable Vision Ltd (SCV) and/or

internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

The Purchaser shall not install any window, wall, screen or structure of any kind to enclose the balcony without any prior written approval from the relevant Authorities.

Where the Unit is provided with Private Open Roof Terrace, the Purchaser shall not cover up or erect any roof or structure over the Private Open Roof Terrace. Where trellises are provided in these areas, it should not be covered by roofs. Covering of the Private Open Roof Terrace requires the necessary planning permission from the Authority and consensus of the Management Corporation.

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.

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor

shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

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## ELECTRICAL SCHEDULE

Type	Lighting Point	13A S/S/O	Tel / Data Point	TV Point	Water Heater	Aircon Isolator	Microwave Oven	Induction Cooker	Cooker Hood	Integrated Refrigerator	Washer Dryer	Electric Conventional Oven
B1	5	5	3	3	1	1	1	1	1	1	1	-
B2	5	5	3	3	1	1	1	1	1	1	1	-
B3	5	5	3	3	1	1	1	1	1	1	1	-
B4	5	5	3	3	1	1	1	1	1	1	1	-
B5	5	5	3	3	1	1	1	1	1	1	1	-
C1	6	6	4	4	1	2	-	1	1	1	1	1
D1	7	7	5	5	1	2	-	1	1	1	1	1
PH1	6	6	4	4	1	2	-	1	1	1	1	1
PH2	6	6	4	4	1	2	-	1	1	1	1	1
PH3	6	6	4	4	1	2	-	1	1	1	1	1
PH4	6	6	4	4	1	2	-	1	1	1	1	1
PH5	6	6	4	4	1	2	-	1	1	1	1	1
PH6	6	6	4	4	1	2	-	1	1	1	1	1
PH7	6	6	4	4	1	2	-	1	1	1	1	1
PH8	6	6	4	4	1	2	-	1	1	1	1	1

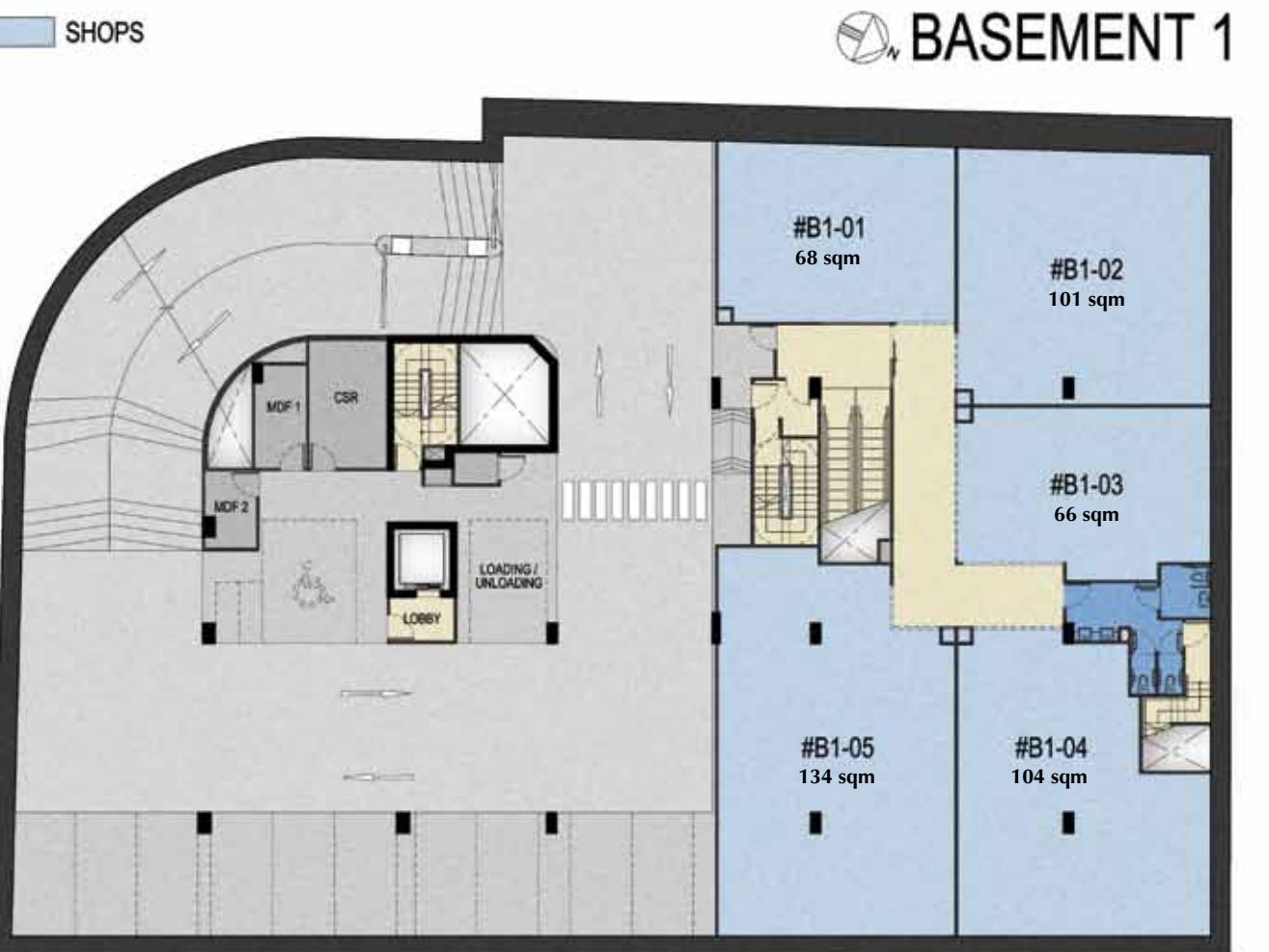
183  
LONGHAUS

COMMERCIAL PLAN

## COMMERCIAL PLAN

(Basement 1)

SHOPS



BASEMENT 1

Artist's Impression

## COMMERCIAL PLAN

(Level 1)

RESTAURANT



LEVEL 1

Artist's Impression

# COMMERCIAL SPECIFICATIONS

## 1. FOUNDATION

Cast-in-situ reinforced concrete bored pile

## 2. SUPER-STRUCTURE & SUB-STRUCTURE

Reinforced concrete structure & steel roof

## 3. WALLS

a) Internal / External: Reinforced concrete and/or precast concrete and/or lightweight concrete panel and/or brickwall and/or glass wall.

## 4. ROOF

a) Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system where applicable.  
b) Attic Roof: Metal roofing system with appropriate insulation where applicable.

## 5. CEILING

a) Refer to Ceiling Height Plans for details  
b) Units (Shops and Restaurant): Skim coat with emulsion paint finish.  
c) Common Areas (Lift Lobby, Common Corridor and Service Corridor): Skim coat with emulsion paint finish and/or ceiling boards with emulsion paint finish and/or metal ceiling.  
d) Toilets: Ceiling board with emulsion paint finish.  
e) Carpark, Driveway, Driveway Ramp and Staircases: Skim coat with emulsion paint finish.

## 6. FINISHES

a) Walls  
i) External Wall: Skim coat and/or cement and sand plaster with weather bond emulsion paint and/or spray texture coating where applicable.  
ii) Units (Internal Walls for Shops and Restaurants): Cement and sand plaster and/or skim coat with emulsion paint finish (on exposed surfaces only).  
iii) Common Areas (Internal Walls for Lift Lobby, Common Corridor and Service Corridor): Cement and sand plaster and/or skim coat with emulsion paint finish and/or timber/stone/laminate/aluminium cladding on exposed surfaces only.  
iv) Internal Walls for Toilets: Ceramic and/or homogenous tiles up to false ceiling height and/or to exposed surfaces only.

v) Carpark, Driveway, and Driveway Ramp, and Staircases: Cement and sand plaster and/or skim coat with emulsion paint finish (on exposed surfaces only).

## b) Floors

i) Units (Shops, Restaurants and Internal Staircase): Cement and sand screed finish.  
ii) Common Areas (Lift Lobby, Common Corridor, Service Corridor): Ceramic and/or homogeneous tiles finish.  
iii) Toilets: Ceramic and/or homogeneous tiles finish (on exposed surfaces only).  
iv) Carpark, Driveway, and Driveway Ramp, and Staircases: Cement and sand screed finish and/or epoxy coated concrete surface and/or heavy duty homogenous tiles finish.  
v) A/C Ledges: Cement and sand screed finish.

## 7. WINDOWS

a) Shop Front for 1<sup>st</sup> Storey and Basement 1: Fixed glass panels.

## 8. DOORS

a) Units (Shops and Restaurant): Glass and/or timber and/or metal doors and/or roller shutter system.  
b) Common Areas (Lift Lobby, Common Corridor, Service Corridor and Staircases): Glass and/or timber and/or metal doors

## 9. SANITARY FITTINGS

a) Toilet for #01-05: 1 wall hung wash basin, mixer tap, 1 water closet, 1 mirror, 1 paper holder, 1 hand bidet.  
b) Units (Restaurant): Provision of 1 no. cold water service pipe capped off at high level and 2 nos. floor traps.

## 10. AIR CONDITIONING INSTALLATION

No Air-conditioning equipment provided (e.g. Fan coil units & Outdoor Condenser units). Only Split / Multi-split system is allow for future air-conditioning installation by Purchaser.

**Note: Variable Refrigeration Flow System is not acceptable.**

## 11. GAS SUPPLY INSTALLATION

Please refer to Electrical Schedule

Standby gas supply connection provided.

Usage of LP Gas will be manage and charge accordingly by Managing Agent / MSCT.

## 12. ELECTRICAL INSTALLATION

Please refer to Electrical Schedule

For Shop units - 230V Single phase, 40A isolator with individual metering

For Restaurant units - 415V Three phase, 60A isolator with individual metering.

**Note: Electrical Distribution Board (DB) not included.**

## 13. TV/TELEPHONE/CABLEVISION

For Shop & Restaurant units - 1 no. of SCV point and Telephone point

## 14. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS 555.

## 15. FIRE PROTECTION SYSTEM

For Shop & Restaurant units - Single layer sprinkler protection

Fire protection system provided in compliance with relevant authority requirements.

## 16. EXHAUST SYSTEM

For Restaurant units – Kitchen exhaust duct blank off for future connection.

**Note: Kitchen exhaust fan not included**

## 17. SECURITY SYSTEM

CCTVs for Common Area / Corridor

## 18. WATERPROOFING

Waterproofing shall be provided to all wet areas and floors of all roof level, toilets, basement floor, landscape area and raised planter where applicable.

## 19. DRIVEWAY AND CARPARK

a) Surface, Basement Driveway & Carpark:  
Epoxy coated concrete surface and/or stone and/or heavy duty homogenous tiles

## Notes

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS483:2000.

**Glass** is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause

spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

**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.

**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.  
(EA to confirm)

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout/Location of air-con ducts, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points and DB boxes are subject to Architect's sole discretion and final design.

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

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## UNIT M&E SCHEDULE

Unit No	Type of Use	Electrical Rating	Tel / Data Point	TV Point	Water Supply Provision	Provision of Exhaust Duct connection	Aircon Provision	Floor Trap
#01-01	Restaurant	3 phase 60A	1	1	Capped off	Blank off	Built in FCU	2
#01-02	Restaurant	3 phase 60A	1	1	Capped off	Blank off	Built in FCU	2
#01-03	Restaurant	3 phase 60A	1	1	Capped off	Blank off	Built in FCU	2
#01-04	Restaurant	3 phase 60A	1	1	Capped off	Blank off	Built in FCU	2
#01-05	Restaurant	3 phase 60A	1	1	Capped off	Blank off	Built in FCU	2
#B1-01	Shops	1 phase 40A	1	1	Capped off	N.A.	Built in FCU	1
#B1-02	Shops	1 phase 40A	1	1	Capped off	N.A.	Built in FCU	1
#B1-03	Shops	1 phase 40A	1	1	Capped off	N.A.	Built in FCU	1
#B1-04	Shops	1 phase 40A	1	1	Capped off	N.A.	Built in FCU	1
#B1-05	Shops	1 phase 40A	1	1	Capped off	N.A.	Built in FCU	1

# CORPORATE PROFILE

## TEE LAND LIMITED

TEE Land Limited is a mid-sized property developer listed on SGX-ST. Leveraging on its experience and expertise in property development in Singapore, TEE Land has also extended its geographical reach to Malaysia, New Zealand, Thailand and Australia. The Group's property development projects are pre-dominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations. The Group will continue to focus on residential developments while expanding into commercial and industrial development projects both in Singapore and the region. TEE Land is part of the TEE International Limited Group which is also listed on SGX-ST.



Artist's Impression

TRIO



Artist's Impression

HILBRE 28



Artist's Impression

SKY GREEN



Artist's Impression

AURA 83



Artist's Impression

THIRD AVENUE CYBERJAYA



Artist's Impression

REZI 3TWO



**TEE LAND**

Developer Name: TEE Ventures Pte Ltd • Co. Reg. No.: 2013156232 • Tenure: Freehold • Legal Description: Lot 2236V, MK 15 at 183 Upper Thomson Road • Developer's Licence: C1186 • BP No.: A1525-00005-2014-BP01 approved on 28 December 2015 • Expected TOP Date: 31 October 2020 • Expected Date of Legal Completion: 31 October 2023

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