

TOMLINSON  
—HEIGHTS—

H P L

## MASTER DEVELOPER OF LUXURIOUS LIFESTYLE ICONS

Hotel Properties Limited (HPL) has an enviable reputation for developing and managing world-class hotels and resorts, exclusive residential properties and businesses that span over 10 countries.

Headquartered in Singapore, its impressive hospitality portfolio includes owning the most number of Four Seasons Hotels and Resorts. HPL is also renowned for its award-winning residences such as Robertson Blue, Singapore (8th SIA Architecture Design Awards), The Met, Bangkok (World Architecture Festival Award in Barcelona) and many other sought-after addresses including Nassim Jade, Singapore and Cuscaden Residences, Singapore.

LIVING  
PERFECTLY  
CRAFTED



PRESENTING A TIMELESS  
ARCHITECTURE IN THE CITY

# TOMLINSON — HEIGHTS —

FREEHOLD

Sleek. Sculptural. Curvilinear.

Its artistic presence is more than just beguiling, it adds gleaming  
lustre to the lush skyline.

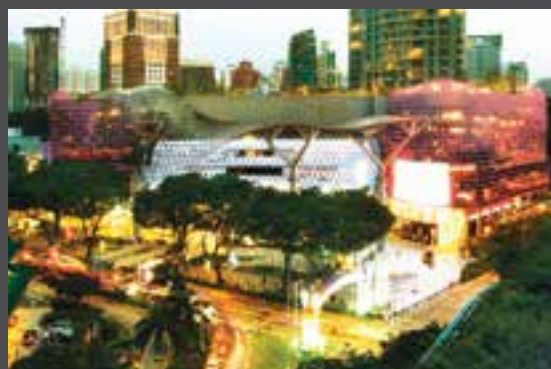
Creatively designed, the wave-like fluidity of its façade reflects adaptation  
and evolution. An appealing visual metaphor of the  
harmony and integration that one seeks in response to the  
intricacies of daily living.



FOR A  
COMMANDING  
WORLD VIEW







ION Orchard



Four Seasons Hotel, Singapore

Be above it all with privileged views overlooking Orchard and Scotts and stretching towards Tanglin, Botanic Gardens, Dempsey and beyond. On the opposite side of its desirable north-south orientation, the lush localities of One Tree Hill and River Valley beckon.

Everything is tantalizingly close by: shopping for global brands, appreciating international arts & culture, indulging in a myriad of riverfront nightspots, or simply pursuing knowledge in a variety of educational institutions.



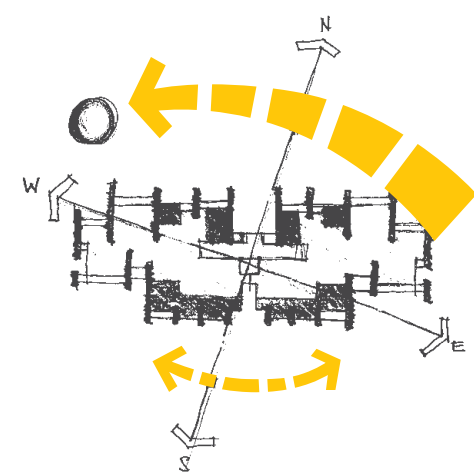
Singapore Botanic Gardens



# FOR TROPICAL LIVING COMFORT

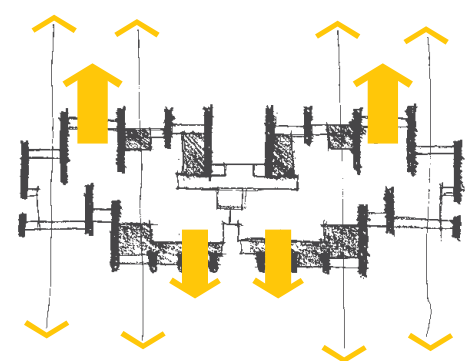
Tomlinson Heights is the culmination of the meticulous integration of design, imagination and the lifestyle of the tropics.

From the well planned orientation of each residence that minimises heat from the sun and unique structural fins that deflect glaring sunlight to well-placed openings that invite cooling winds within, each residence is truly an epitome of blissful living.



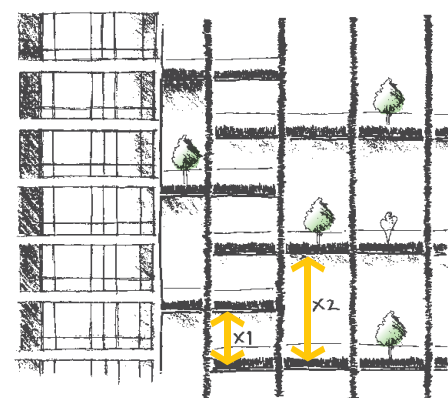
## STRATEGIC NORTH-SOUTH ORIENTATION

In hot humid climates, orientation is integral in excluding the heat of the sun year-round and maximising exposure to cooling breezes.



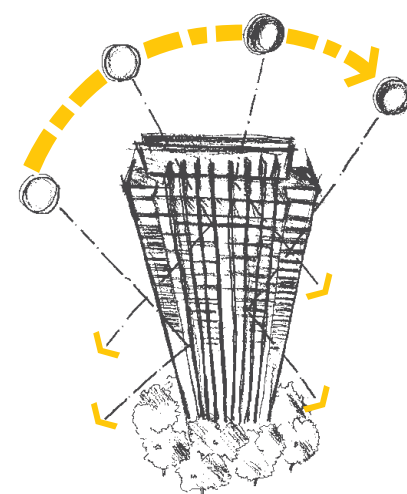
## CROSS VENTILATION

The development's stacked arrangement of residences stimulate cross ventilation through the individual units, drawing breezes into homes while forcing warm interior air out. Unhindered interiors formed by seamlessly connected living spaces further enhance spatial freedom.



## INVITING THE GREAT OUTDOORS IN

A magnificent city view in double-volume spaciousness await each arrival home. The addition of scenic balconies, garden spaces and terraces produce an enhanced level of ease for central city living.



## SHELTER FROM ELEMENTS

Aesthetically-pleasing sun shading fins provide weather protection and filter harsh sunlight to provide a comfortable living environment.





## IN HARMONY WITH NATURE

Tranquility flourishes amidst beautifully terraced grounds and diverse levels of leisure. Swim, daydream or read a book. Choose from a variety of areas designed for playful interaction. Avid swimmers will enjoy perfecting their form at the pool, while others lounge at the pool deck and cabana areas.



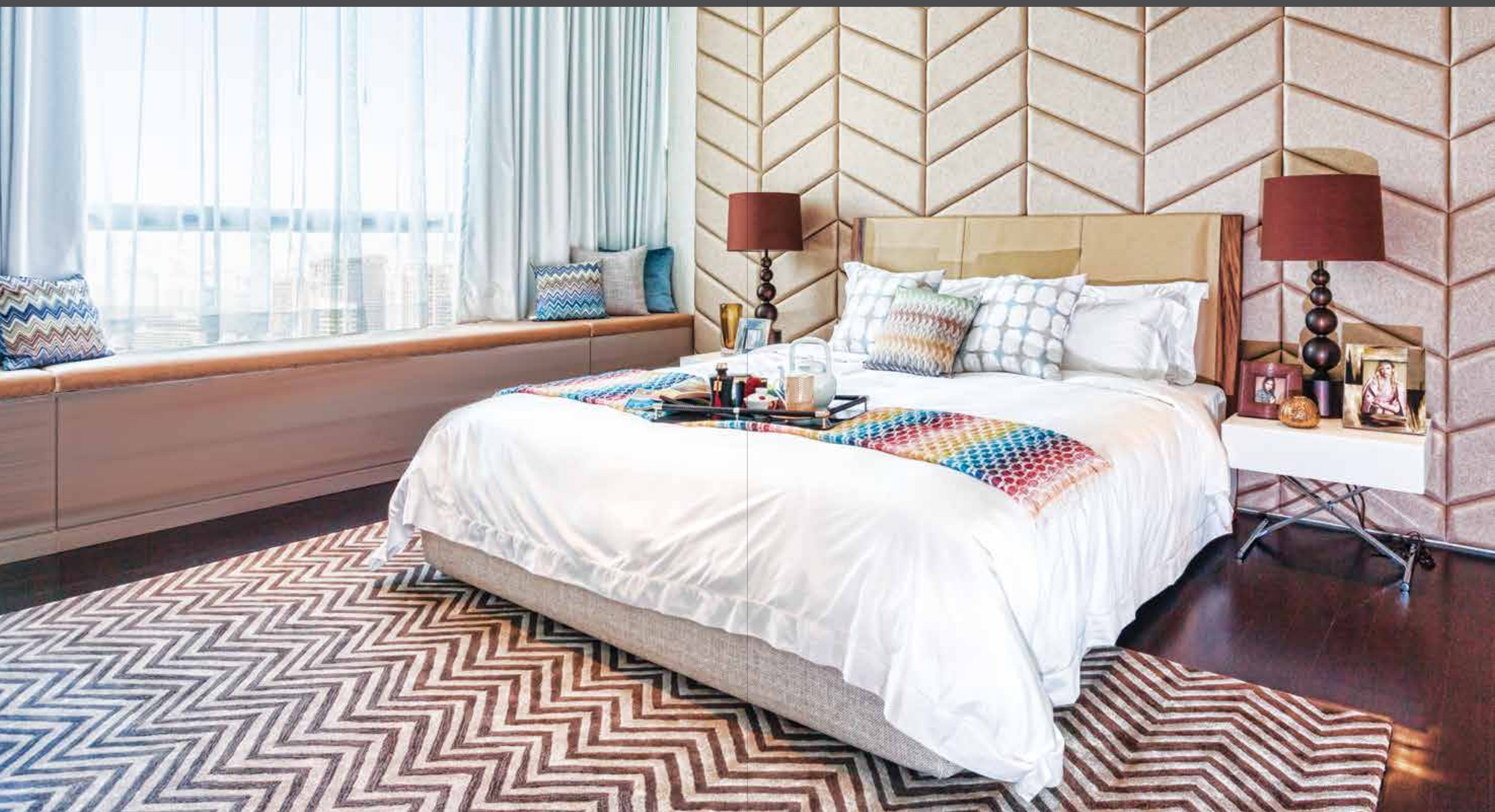


## LOFTY INTERIORS FOR CITY LIVING

Vibrant metropolitan views beckon invitingly through floor-to-floor ceiling windows. From the privacy of your living room, witness the beauty of the surrounding cityscape daily. Each double volume ceiling height residence is a dedication to excellence with enviable spatial freedom, meticulously planned layouts and exceptional living spaces.









# PRIVATE PARTIES WILL NEVER BE THE SAME AGAIN

Beginning with a warm reception by the entrance concierge, the revelry continues at the clubhouse designed by Mr Yasuhiro Koichi, acclaimed Japanese iconic lifestyle consultant of SPIN Design Studio, responsible for some of the most beautiful F&B establishments worldwide. Freshly prepared cuisine by your very own chef at the fully equipped clubhouse kitchen can easily accommodate your every culinary wish.

Every day feels more extravagant with the simple pleasures of the jacuzzi and fully modern gymnasium. Children too, have spaces of their own with wading pools and playground areas to romp around.



DESIGNED BY MR YASUHIRO KOICHI,  
SPIN DESIGN STUDIO









SITE PLAN



0 5 10 20 Metres  
Scale 1:600

LEGEND

- |                         |   |                          |
|-------------------------|---|--------------------------|
| 1. Entrance Court       | 7. Play Pool / Children's Pool                    | 12. Tranquility Corner   |
| 2. Drop-off / Concierge | 8. Male and Female Changing Rooms with Steam Room | 13. Cabanas              |
| 3. Palm Garden          | 9. Gymnasium                                      | 14. Outdoor Sitting Area |
| 4. Swimming Pool        | 10. Function Room                                 | 15. Relaxing Corner      |
| 5. Pool Deck            | 11. BBQ Pavilion                                  | 16. Outdoor Dining       |
| 6. Jacuzzi              |   | 17. Aquatic Pond         |



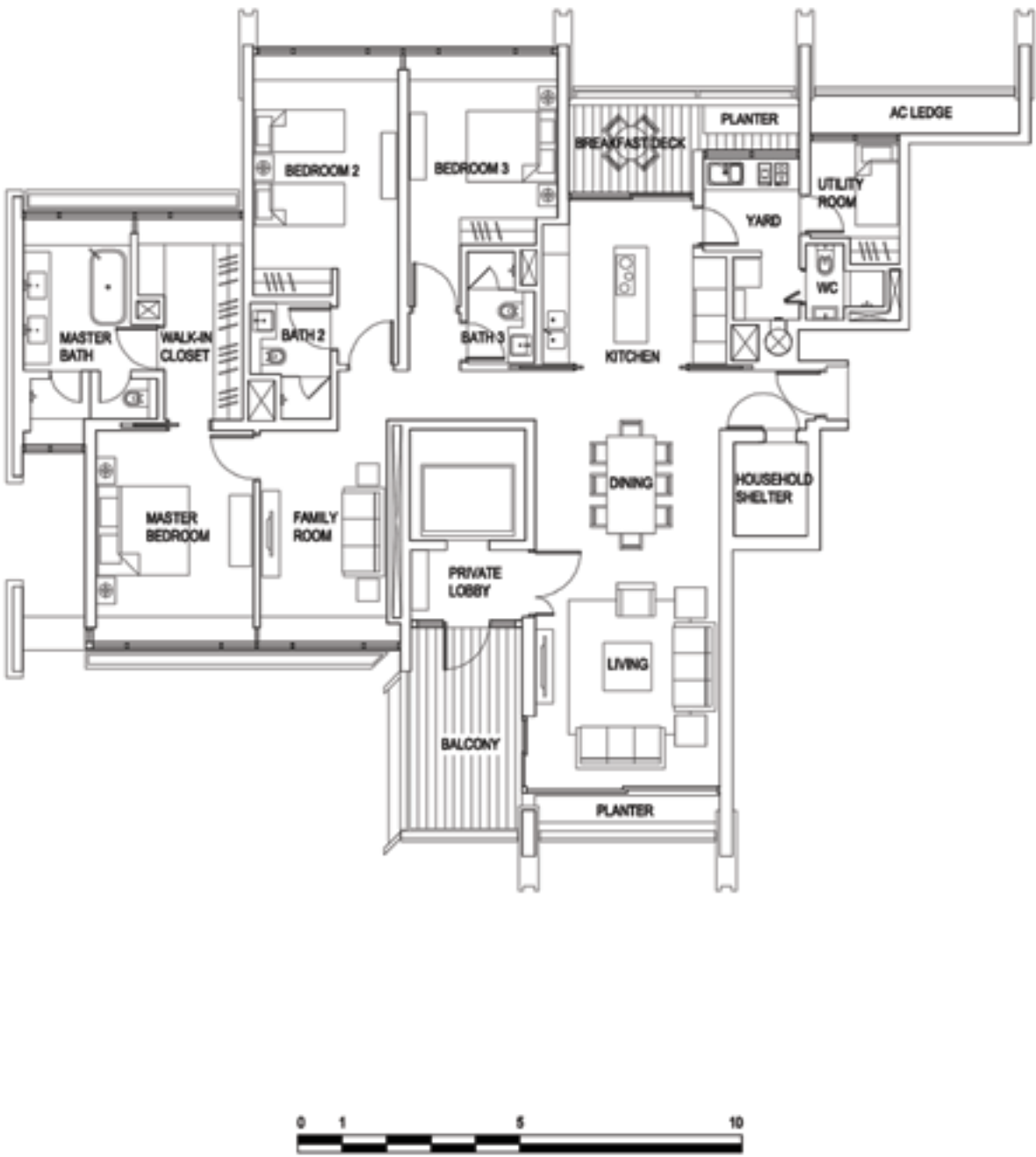
UNIT DISTRIBUTION CHART

	01		02
	C1		C2
36			
35	A1-2		A2-2
34		B1	B2
33	A1-1		A2
32		B1	B2
31	A1-1		A2
30		B1	B2
29	A1-1		A2
28		B1	B2
27	A1-1		A2
26		B1	B2
25	A1-1		A2
24		B1	B2
23	A1		A2
22		B1	B2
21	A1		A2
20		B1	B2
19	A1		A2
18		B1	B2
17	A1		A2
16		B1	B2
15	A1		A2
14		B1	B2
13	A1		A2
12		B1	B2
11	A1		A2
10		B1	B2
09	A1		A2
08		B1	B2
07	A1		A2
06		B1	B2
05	A1		A2
04		B1	B2
03	A1		A2
02		B1	B2
01			

LEGEND

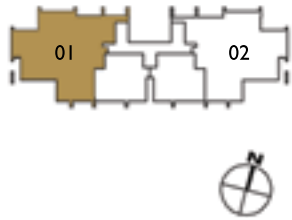
- 3-BEDROOM  
WITH FAMILY ROOM  
TYPE A1  
TYPE A1-1  
TYPE A2  
TYPE A1-2  
TYPE A2-2
- 5-BEDROOM  
TYPE B1  
TYPE B2
- PENTHOUSE  
TYPE C1  
TYPE C2

FLOOR PLANS

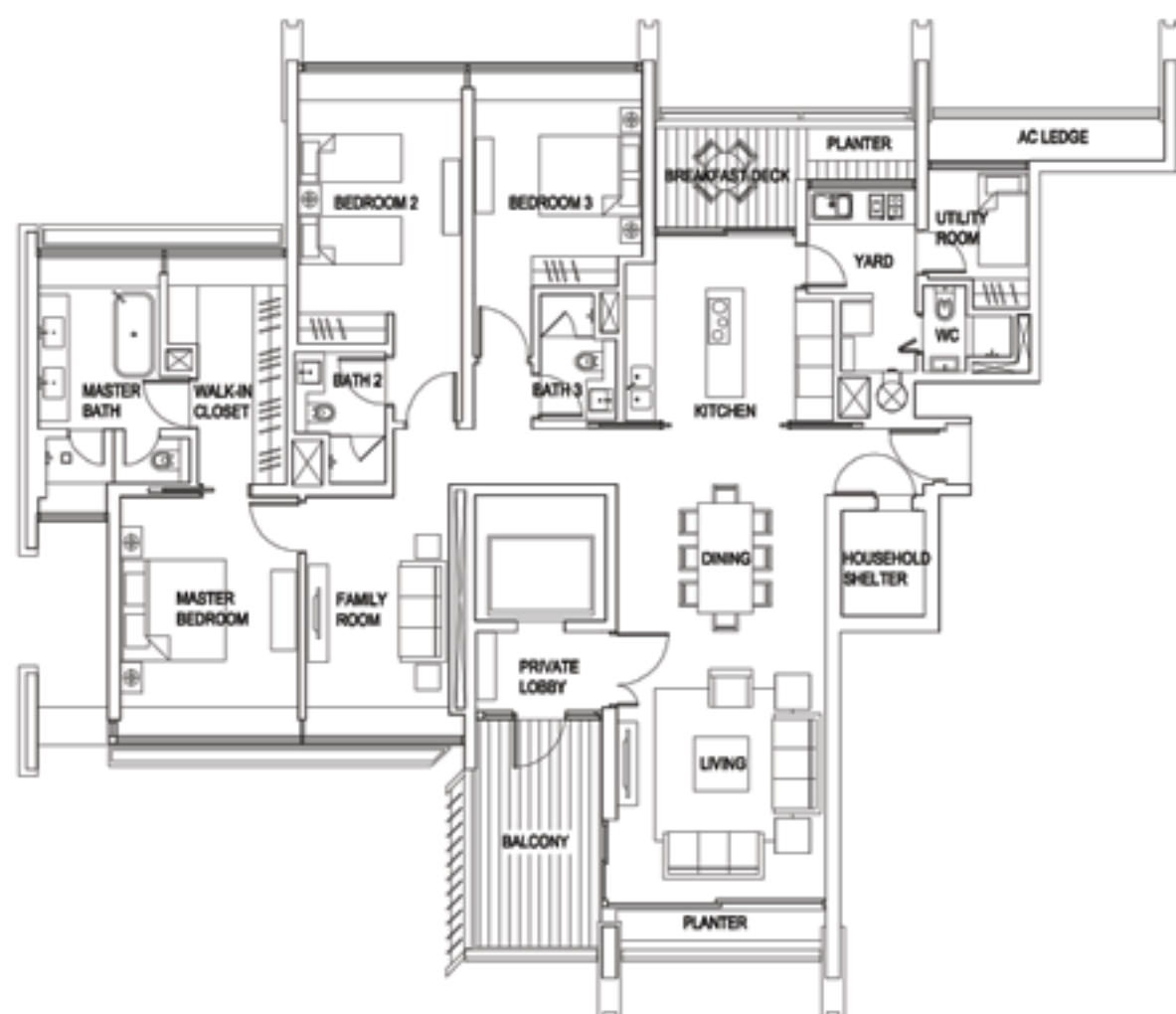


3-Bedroom with Family Room

TYPE A1 (255 sq m / 2,745 sq ft)  
#03-01, #05-01, #07-01, #09-01, #11-01, #13-01,  
#15-01, #17-01, #19-01, #21-01, #23-01







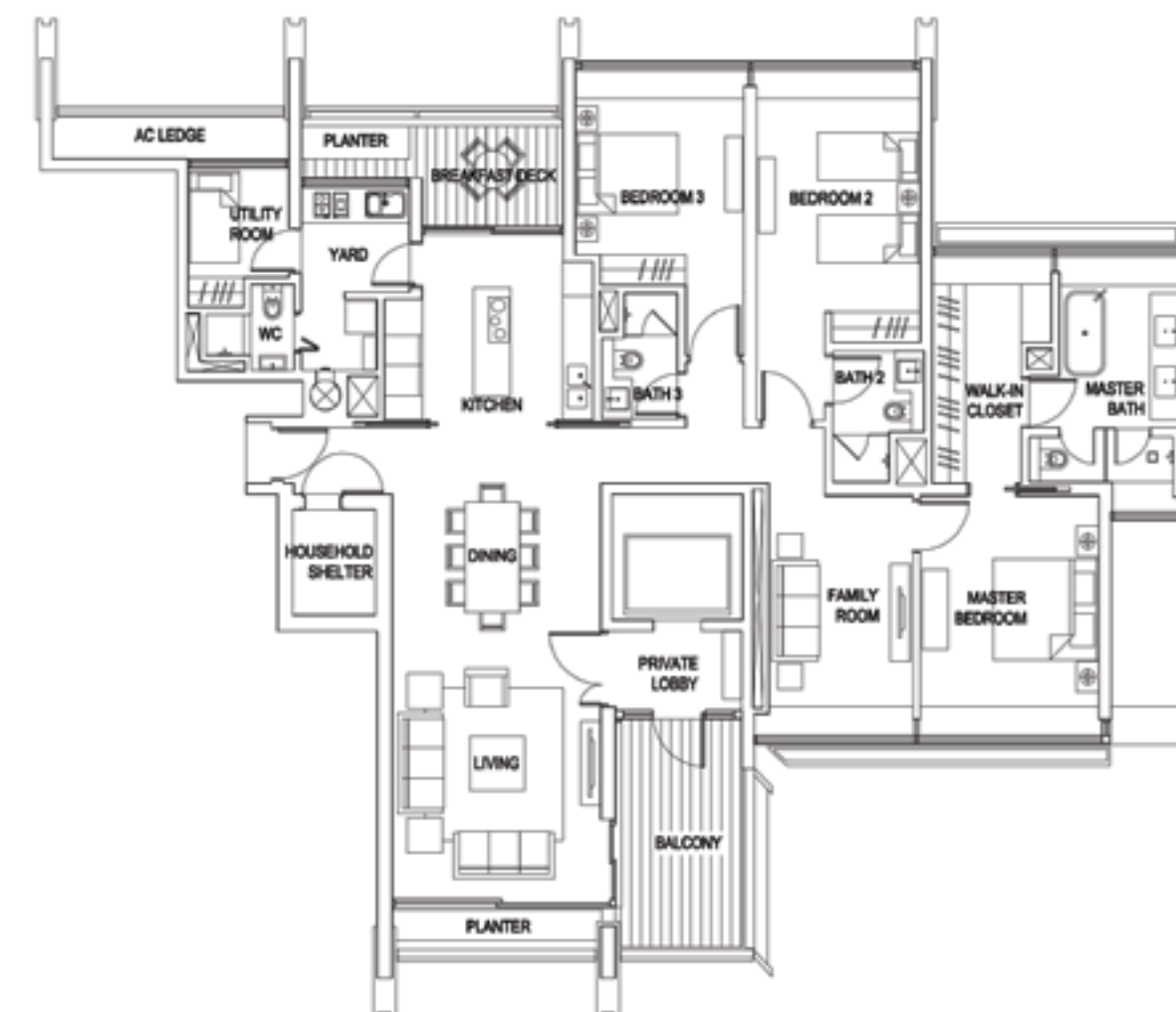
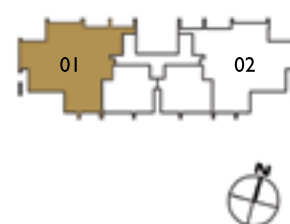
### 3-Bedroom with Family Room

TYPE A1-1 (255 sq m / 2,745 sq ft)

#25-01, #27-01, #29-01, #31-01, #33-01

TYPE A1-2 (237 sq m / 2,551 sq ft)

#35-01



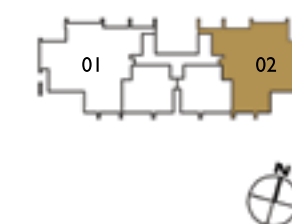
### 3-Bedroom with Family Room

TYPE A2 (255 sq m / 2,745 sq ft)

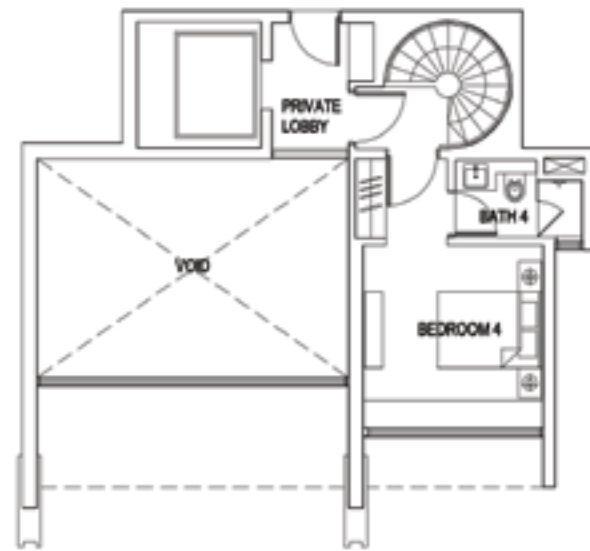
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TYPE A2-2 (237 sq m / 2,551 sq ft)

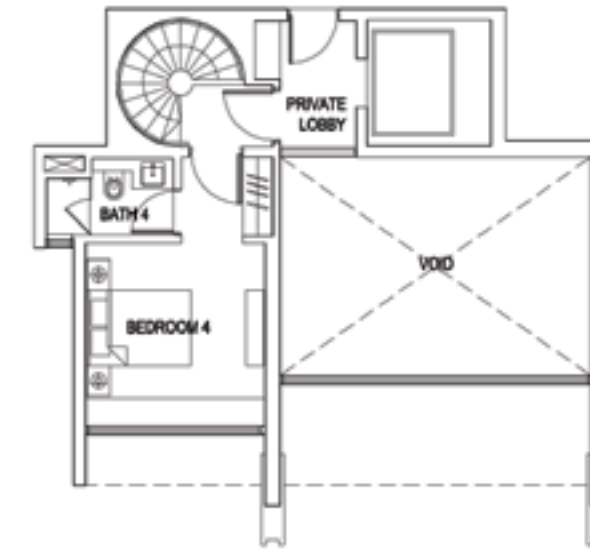
#35-02







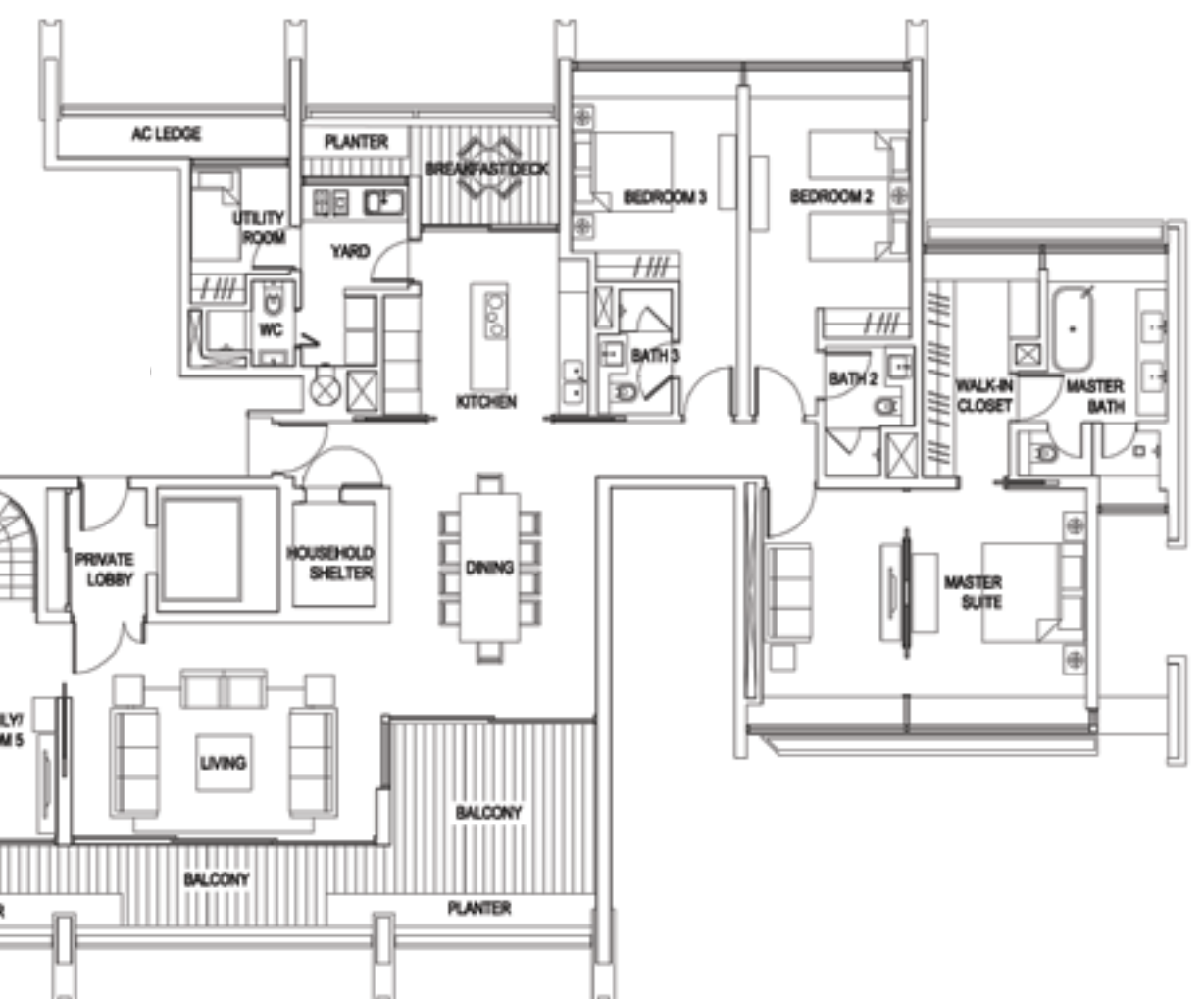
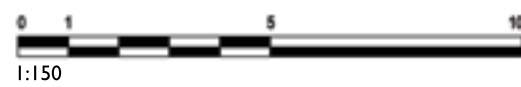
Upper Level



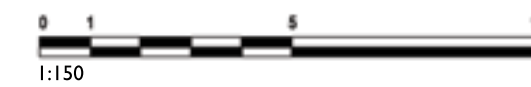
Upper Level



Lower Level



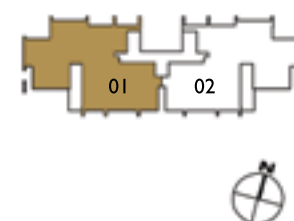
Lower Level



## 5-Bedroom

TYPE B1 (376 sq m / 4,047 sq ft)

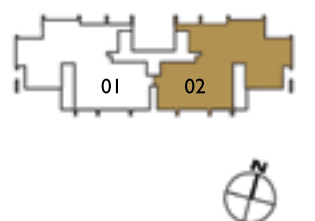
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#26-01, #28-01, #30-01, #32-01, #34-01



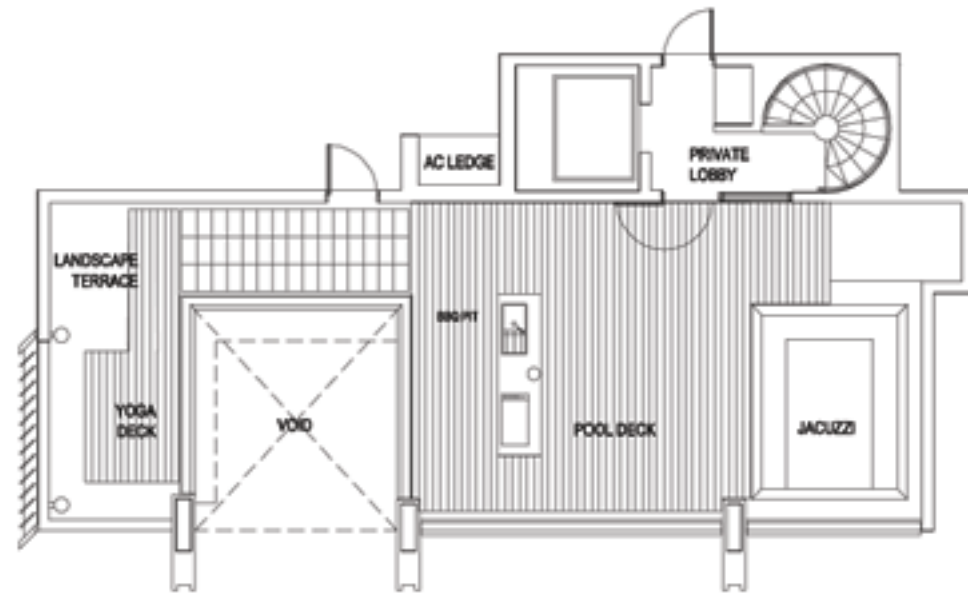
## 5-Bedroom

TYPE B2 (376 sq m / 4,047 sq ft)

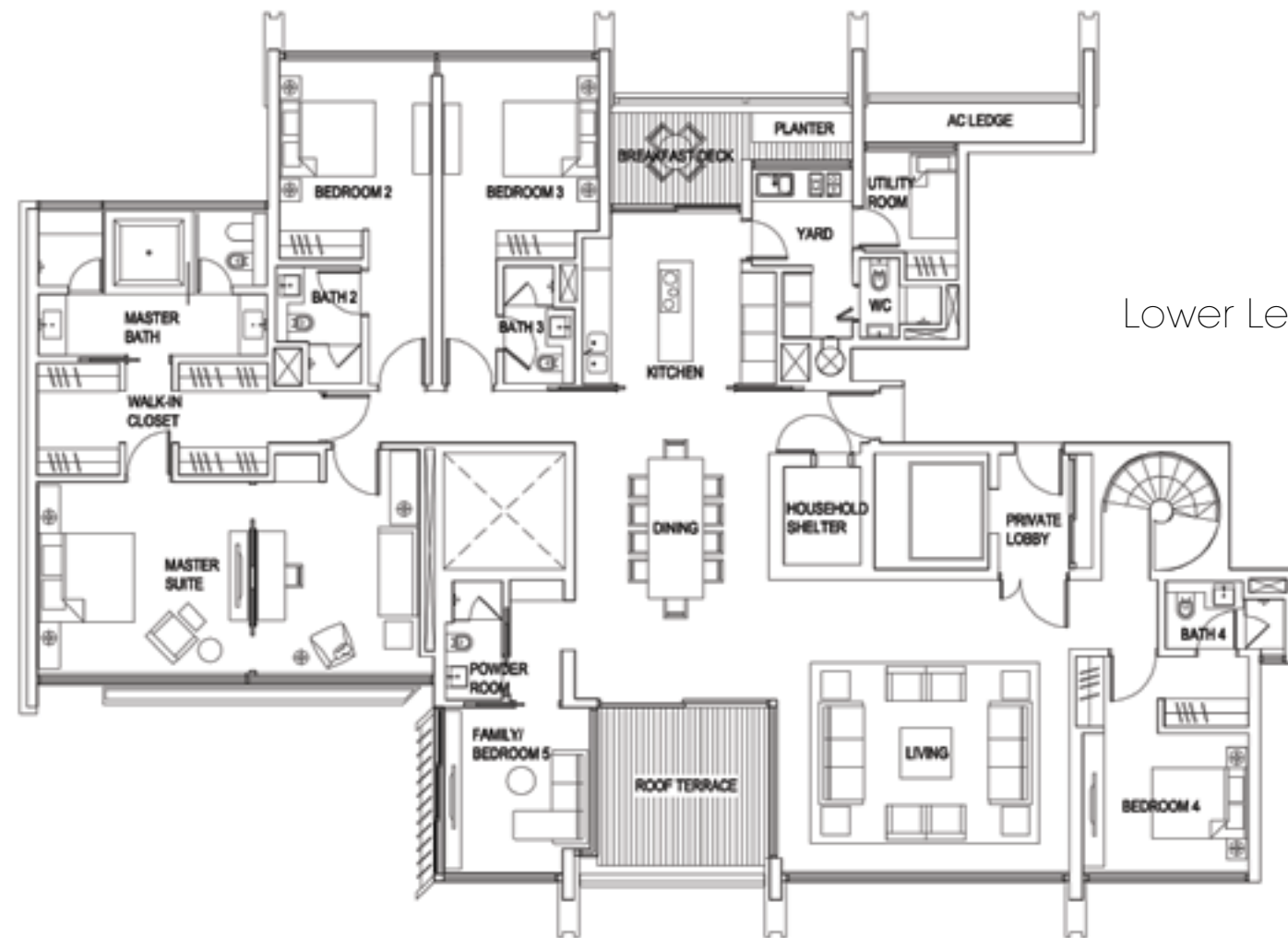
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#14-02, #16-02, #18-02, #20-02, #22-02, #24-02,  
#26-02, #28-02, #30-02, #32-02, #34-02



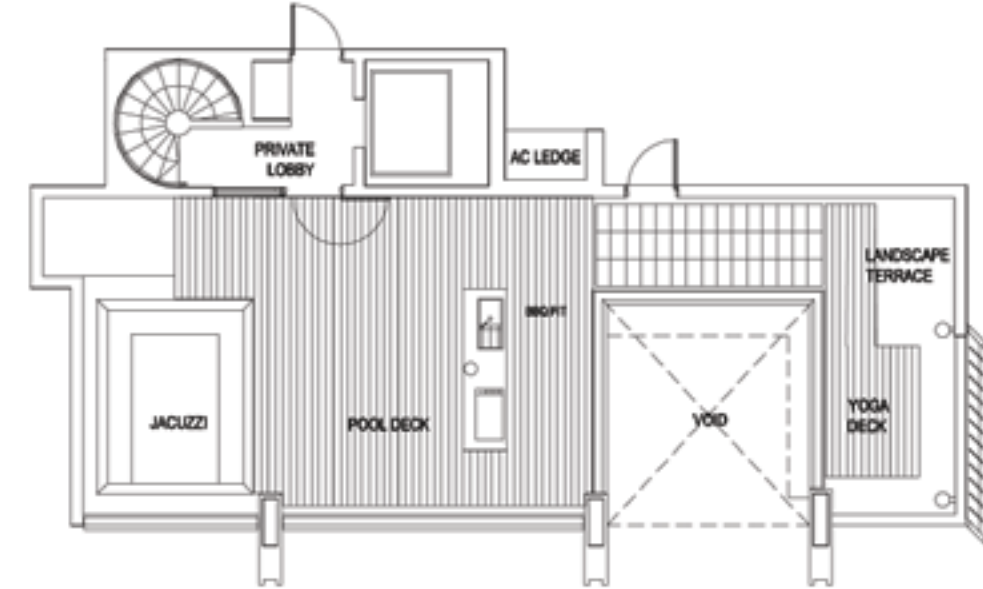




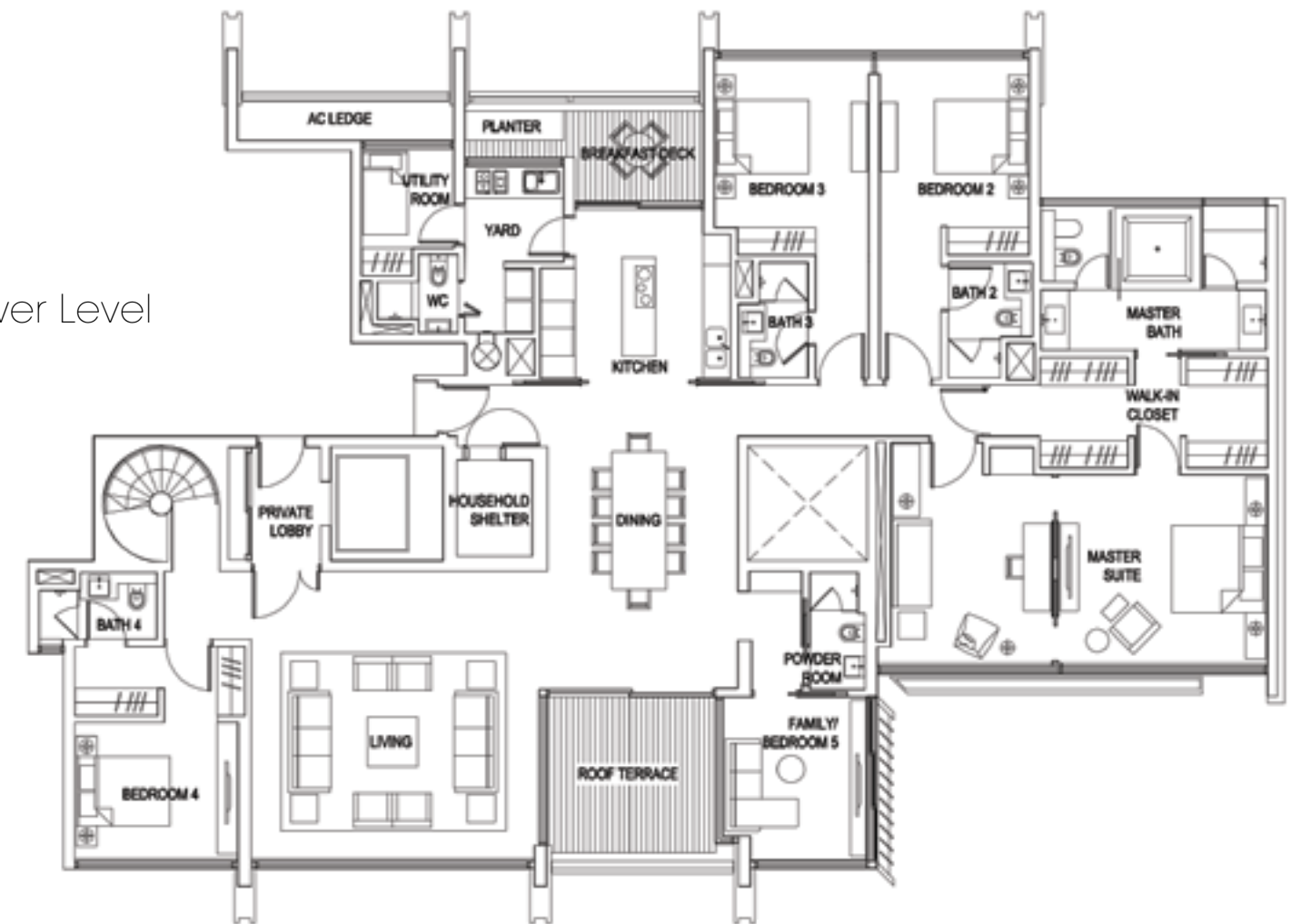
Upper Level



Lower Level



Upper Level

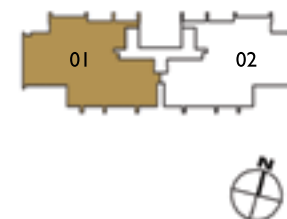


Lower Level



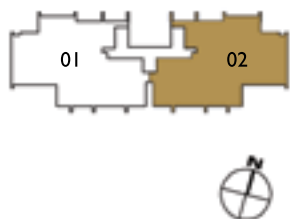
## Penthouse

TYPE C1 (460 sq m / 4,951 sq ft)  
#36-01



## Penthouse

TYPE C2 (460 sq m / 4,951 sq ft)  
#36-02





SPECIFICATIONS

1. **Foundation**  
Reinforced concrete footings and/or cast in-situ bored piles and/or barrette piles and/or caissons and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard - CP4.
2. **Superstructure**  
Pre-cast and/or cast in-situ reinforced concrete and/or structural steel concrete decking composite framed structure in accordance with Singapore Standard - CP65 and British Standard - BS5950.
- Internal spiral staircase - Precast concrete/in-situ concrete or steel.

3. **Walls**  
(a) External Walls: Reinforced concrete and/or brick wall  
(b) Internal Walls: Reinforced concrete and/or brick and/or dry wall system
4. **Roof**  
Flat Roof: Pre-cast and/or reinforced concrete roof with appropriate insulation and waterproofing system.
5. **Ceiling**  
For Units  
(a) Living, Dining, Bedrooms, Family Room/Reading Lounge, Balcony and Planter : Skim coat and/or plasterboard ceiling with emulsion paint finish  
(b) Private Lift Lobby, Corridor leading to Bedrooms and Kitchen : Plasterboard ceiling with emulsion paint finish  
(c) Bathrooms and Kitchen : Plasterboard ceiling with emulsion paint finish  
(d) W/C and Household Shelter : Skim coat and/or plasterboard ceiling with emulsion paint finish  
(e) Yard/Utility : Skim coat and/or plasterboard ceiling with emulsion paint finish
- For Common Areas  
(a) Lift lobbies : Skim coat and/or plasterboard ceiling with emulsion paint finish  
(b) Basement carpark : Skim coat and/or plasterboard ceiling with emulsion paint finish to designated areas  
(c) Staircases : Skim coat with emulsion paint finish

6. **Finishes**  
a) Wall  
For Units  
(i) Living/Dining, Bedrooms, Balcony, Household Shelter, Private Lift Lobby, Family Area/Reading Lounge, Corridor leading to Bedrooms, Kitchen : Cement/sand plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only  
(ii) Master Bathroom : Stone on exposed surfaces only  
(iii) Other Bathrooms and WC : Stone on exposed surfaces only  
(iv) Yard : Tiles on designated exposed surfaces only

Note: No tiles/stone work behind/below kitchen cabinet, long bath and mirror.

- For Common Areas  
(i) 1<sup>st</sup> Storey and Basement Carpark Lift Lobbies : Stone and/or tiles to false ceiling height and/or skim coat with paint finish  
(ii) Typical Lift Lobbies/Common Corridor : Cement/sand plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only  
(iii) Staircases : Cement/sand plaster and/or skim coat with emulsion paint finish  
(iii) Basement Carpark and Ramp : Cement/sand plaster and/or skim coat with emulsion paint finish
- b) Floor  
For Units  
(i) Private Lift Lobby : Stone  
(ii) Living, Dining, Family Area, Corridor leading to Bedrooms : Stone and/or timber flooring  
(iii) Bedroom : Timber flooring  
(iv) Internal staircase : Stone/timber  
(v) Bathrooms : Stone  
(vi) Kitchen : Stone  
(vii) Household Shelter, Yard, Utility and WC : Tiles  
(viii) Balcony/Roof Terrace/Yoga Deck (for Penthouse units only) : Tiles and/or timber deck
- For Common Areas  
(i) Typical Lift Lobbies/Common Corridor : Tiles  
(ii) Staircases : Cement and sand screed

7. **Windows**  
All windows of the Unit to be fluorocarbon coated aluminium framed windows with tinted and/or clear glass and/or frosted glass and/or spandrel glass where appropriate. Toughened, fully tempered or laminated glass shall be provided to designated areas, as may be required by the authorities.  
All casement windows are top hung or side hung with or without fixed glass panel or sliding and/or any combination of the above mentioned as designed by the architect.
8. **Doors**  
(a) Main Entrance : Approved fire-rated timber door  
(b) Bedrooms and Bathrooms : Timber hinged/pivot or sliding door  
(c) Kitchen : Aluminium framed/frameless sliding door  
(d) Utility and Yard : Aluminium or timber hinged/pivot and/or sliding door  
(e) Open Roof Terrace, Balcony and Planter : Aluminium frame/frameless sliding glass door and/or pivot glass door  
(f) W/C : Aluminium bi-folding door

Notes: Locksets and ironmongery shall be provided to all doors.

9. **Sanitary Fittings**  
Typical Unit  
(a) Master Bathroom  
- 1 long bath and 1 set of bath/shower mixer and/or  
- 1 shower cubicle and 1 set of bath/shower mixer  
- 1 overhead shower  
- 2 wash basins and 2 basin mixers  
- 1 water closet  
- 1 towel rail  
- 1 toilet paper holder  
- 1 bidet (for Unit Type C)  
- 2 robe hooks  
(b) Other Bathrooms  
- 1 shower cubicle and 1 set of bath/shower mixer  
- 1 overhead shower  
- 1 wash basin and basin mixer  
- 1 water closet  
- 1 towel rail  
- 1 toilet paper holder  
- 2 robe hooks  
(c) WC  
- 1 wash basin with tap  
- 1 water closet  
- 1 toilet paper holder  
- 1 bib tap with shower head  
- 1 robe hook  
(d) Roof Terrace (where applicable)  
- 1 bib tap

10. **Electrical Installation**  
(a) Electrical wiring below false ceiling within the Units shall generally be concealed where possible. Electrical wiring above false ceiling and main entrance corridor closet shall be in exposed tray, conduits or trunking.  
(b) Electrical Schedule

Description	Apartment Unit Type			
	A1/ A1-1/ A1-2/ A2/ A2-2	B1/B2	C1/C2	
Lighting Points	39	55	61	
I3A SSO	26	31	34	
Water Heater Point	5	7	7	
TV Outlet	7	7	8	
Telephone Outlet	8	8	9	
Data Outlet	8	8	9	
I3A SSO (Washing Machine and Dryer Point)	2	2	2	
Cooker hood	1	1	1	
Cooker hob	1	1	1	
Oven Point	1	1	1	
Fridge Point	1	1	1	
Audio Video Intercom Point	1	1	1	
Bell Push c/w Bell Point	1	1	1	
TV/FM point	1	1	1	
Air-Con Isolator	4	4	5	

11. **TV/FM/Telephone**  
Refer to Electrical Schedule.
12. **Lightning Protection**  
Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.
13. **Painting**  
(a) External walls : Spray textured coating and/or selected exterior paint to designated areas.  
(b) Internal walls : Emulsion paint.
14. **Water Proofing**  
Waterproofing shall be provided for Bathrooms, Powder Room, Kitchen, Yard, W/C, Balcony, Open Roof Terrace, Planters, Swimming Pool, Swimming Pool Pump Room, RC Flat Roof, Landscape Deck and other wet areas where applicable.
15. **Driveway and Carpark**  
Surface Driveway : Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas  
Basement Carpark and Ramp to Basement Carpark : Reinforced concrete slab with epoxy coating or hardener
16. **Recreation Facilities**  
Landscaped Gardens at 1<sup>st</sup> storey  
Swimming Pool  
Aquatic Pond  
Jacuzzi  
Play Pool/Children's Pool  
Male and Female Changing Rooms with Steam Room  
Gymnasium  
Function Room  
BBQ Pavilions  
Tranquility Corner  
Cabanas

17. **Additional Items**  
(a) Kitchen cabinets/appliances  
Kitchen counter top complete with high and low cabinets, stainless steel sink with mixer, cooker hob, cooker hood, built-in steam and conventional oven, integrated dish washer and integrated refrigerator for all units.  
**Note:** Models for different unit types may vary.  
(b) Wardrobes  
Wardrobes provided to all bedrooms.  
(c) Air-Conditioning  
Concealed ducted variable refrigerant volume air-conditioning system to Living & Dining and all Bedrooms for all unit types.  
(d) Audio Video Intercom  
Audio Video Intercom between visitor call panels and all units.  
(e) Hot Water Supply  
Hot water supply is provided to all bathrooms, powder room and kitchens only.  
(f) Town Gas  
Town Gas is supplied to all unit types.  
(g) Balcony Terrace Railing  
Metal and/or glass railing.  
(h) Bay Window Ledge Finishes  
Plaster and paint  
(h) Security System  
Electronic Parking System (EPS) for Vehicular barrier.  
Card access to all private lift cars.  
Closed Circuit Television System (CCTV) to Basement Carpark and 1<sup>st</sup> Storey Lift Lobbies and designated common areas.

NOTES :

Balconies, Roof Top, Reinforced Concrete Ledge and Planter Box

The Purchaser acknowledges that he is aware that:  
(a) The balconies (if any) in the Unit cannot be converted to any other uses for any reason whatsoever unless prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed) are first had and obtained.  
(b) No structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed) are first had and obtained.  
(c) Access to all reinforced concrete flat roofs in the Housing Project is prohibited save for maintenance purposes by the Vendor or the management corporation (when formed) or in times of emergency; and  
(d) The approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed) are first had and obtained.

**Car Parking Lots**  
The Purchasers shall at all times use the car parking lots in the Housing Project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the management corporation (when formed) are first had and obtained.

**Landscaped Deck**  
The Purchaser acknowledges that he is aware that the landscaped deck shall be landscaped and kept for the use shown in the approved plans and shall not be converted to other uses unless the prior written approval is obtained from the relevant competent authorities.

**Landscaped Communal Area**  
The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without the prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed).

**Roof Terrace**  
The Purchaser will not erect or construct or cause to be erected or constructed enclosure, shelter, roof, cover or any structure whatsoever over the open roof terraces and other roof terrace.

**Roofing Over/Enclosing Open Terrace and Balcony**  
The Purchaser acknowledges that he is aware that the open terrace(s) and/or balcony(ies) in the Unit (collectively the "Open-Air Spaces") (if any) are designed and intended to be open to the sky/open air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner unless prior written consent of the relevant competent authorities and the Vendor or the management corporation (when formed) are first had and obtained, nor shall he be entitled to raise objections to the fact that the Open Air Spaces (if any) is/are open to the sky (if any). In addition, the Purchaser shall also at all times observe the rules, regulations and by-laws of the management corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

**Cable Services**  
The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit 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 and/or 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 and/or Housing Project.

**Access**  
Gondola supports/brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, planter, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.

The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in Sub-Clause 19L of the Sales and Purchase Agreement for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building façade of the Housing Project.

**Security Screening**  
The Purchaser acknowledges that he is aware that:-  
(a) Visual security screening is required for the façade of the Building (including the roof top and/or the Unit) from the 24th storey onwards (or such other storey as may be required by the relevant authorities) ("Initial Security Screening Requirements");  
(b) In the course of the Vendor's construction of the Housing Project, the Housing Project (including the Building and all units therein) will be subject to inspection(s) by the relevant authorities for the purpose of ascertaining whether any visual security screening and/or changes to the Initial Security Screening Requirements is required for the façade of the Building (including the roof top, any of the units therein and/or any other features of the Building);  
(c) The Vendor will provide/install/construct the visual security screening as required/stipulated by the relevant authorities; and  
(d) The Purchaser shall not be entitled to raise objections and shall accept all such visual security screening to be provided/installed/constructed by the Vendor and where required, to allow access to the Unit to the Vendor and/or the relevant authorities for the matters mentioned in sub-clauses [19M (b) and (c)] of the Sales and Purchase Agreement.

**Air-conditioning System**  
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.

**Cable Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fee to the StarHub 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.

**Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subjected to Clause 14.3 of the Sales and Purchase Agreement, 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.



**Internet Access**  
If 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 service to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

**Marble, Limestone (if any) and Granite**  
Marble, limestone (if any) 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 (if any) or 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. Subjected to Clause 14.3 of the Sales and Purchase Agreement, the tonality and pattern of the marble, limestone (if any) or granite selected and installed shall be subject to availability.

**Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

**Warranties**  
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

**Timber**  
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.

**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.

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

**Mechanical Ventilation System**  
The mechanical ventilation system for the toilet exhaust system at the Unit is to be maintained by the Purchaser on a regular basis.

**False Ceiling**  
The space provision allows for the optimal function and installation of mechanical and electrical services. Access panels are allocated for ease of maintenance access to concealed mechanical and electrical equipment for regular cleaning purposes. Where removal of any of the mechanical and electrical equipment is needed, the Purchaser has knowledge that ceiling works will be required.

**Disclaimer**  
While every reasonable care has been taken in preparing this brochure and in constructing the models and showflat, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change and deviations as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

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