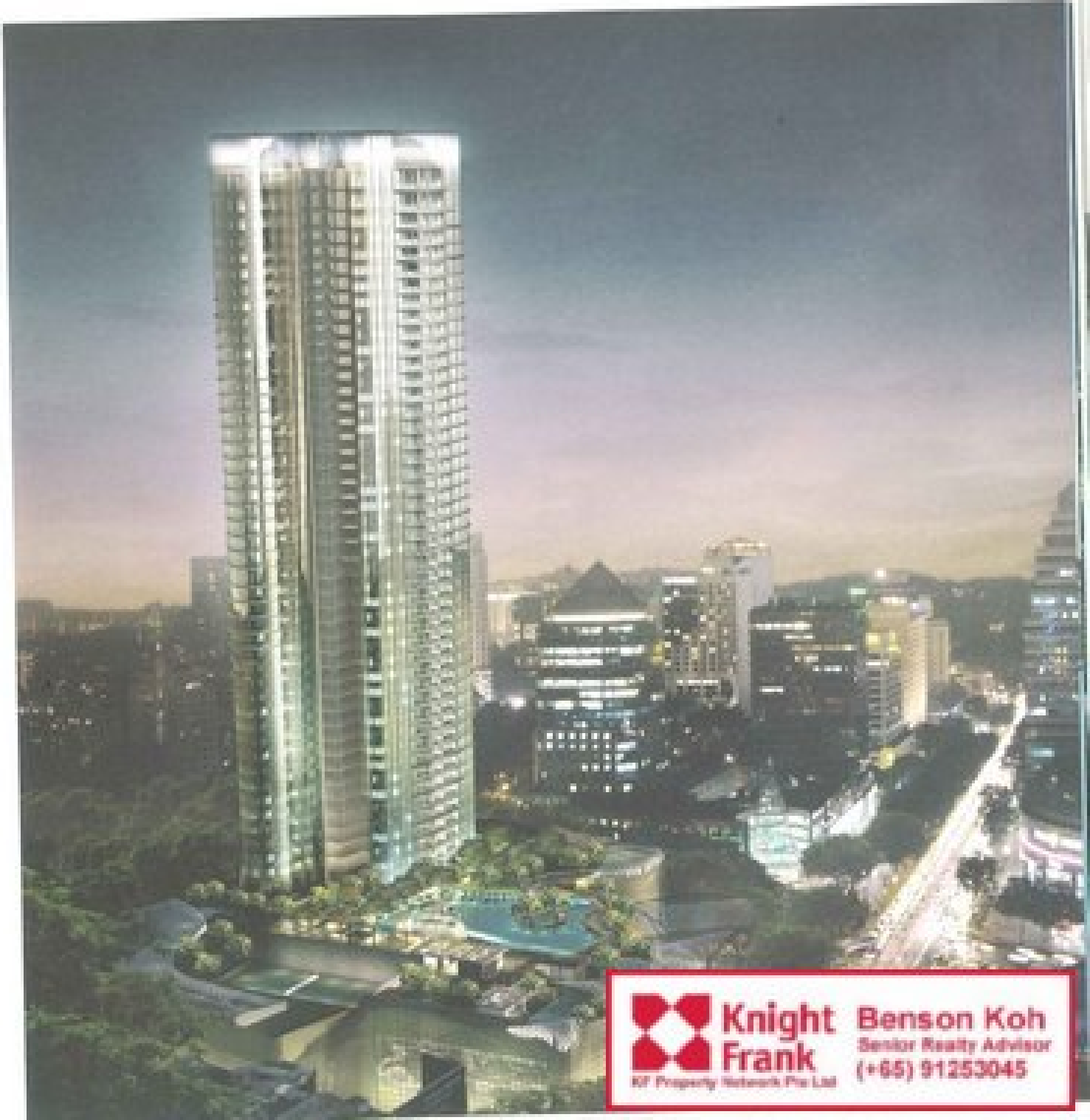

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Poliform

From internationally renowned Italian furniture makers, Poliform. Not wardrobes that are minimally aware yet distinctively detailed. Borne of design greats such as Piero Pieu and Carlo Colombo, the Poliform collection is sophisticated, sharp, and imbues a resilience with a timeless aesthetic. What you have then is a truly modern classic in the making.

Poggenpohl

In a Poggenpohl kitchen, stylish prestige meets German design perfection. From highly-durable laminates to individually tailored workspaces, ergonomics is at the heart of every Poggenpohl kitchen. So step into this culinary utopia, where minimum design equals maximum effect.

Sub-Zero

There's nothing sub about the Sub-Zero wine cooler. Handcrafted to precise tolerances with two distinct storage zones, you get to store both your reds and whites in a single environment. The tinted tempered glass, framed in solid cherry wood, guards your favourite vintage Bordeaux for that special sunset soiree.

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THE CLUB

1. WELCOME LOUNGE
2. SECRET GARDEN
3. 3 TEMPYSATIVE JACUZZI
4. FRAGRANT SPA GARDEN
5. SPA
6. TENNIS COURT
7. ORCHARD GARDEN
8. BUSINESS CENTRE
9. COVERED WALKWAY
10. RECEPTION LOUNGE
11. GRAND FUNCTION ROOM
12. BAR WITH KITCHEN
13. WINE & CIGAR ROOM
14. BBQ LAWN
15. PARTY HOUSE WITH PRIVATE POOL
16. ALPINE WALK
17. 50M LAP POOL
18. CHILDREN'S POOL
19. ISLAND JACUZZI
20. FUN POOL
21. CHILDREN'S PLAYGROUND
22. LAWN
23. RECREATION TERRACE
24. FORMAL GARDEN
25. CONSERVATORY

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THE SANCTUARY

1. GYMNASIUM
2. EXECUTIVE SKY LOUNGE
3. REFLECTIVE POOL
4. WATER FEATURE
5. LOBBY
6. MEDITATION DECK
7. READING LOUNGE
8. YOGA ROOM
9. KITCHEN

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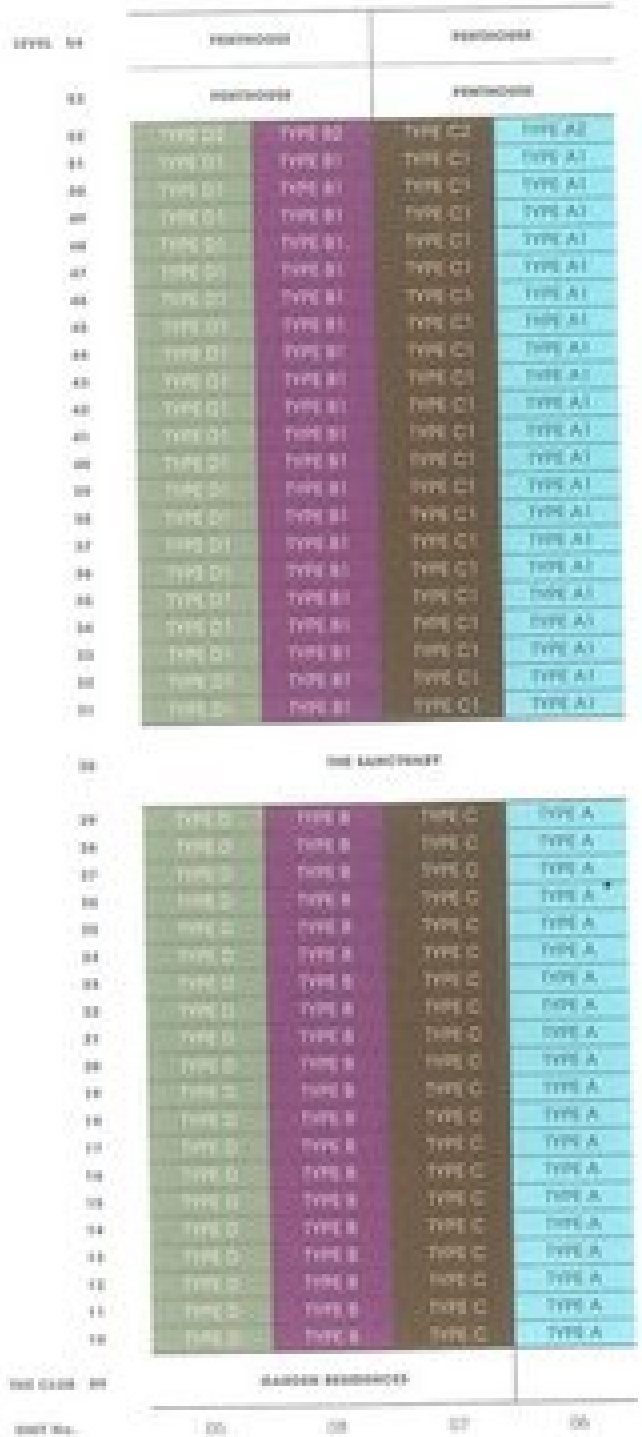

TYPE A/A1/A2 = 1808 sq ft
TYPE B/B1/B2 = 2174 sq ft
TYPE C/C1/C2 = 2860 sq ft
TYPE D/D1/D2 = 3852 sq ft

238 Orchard

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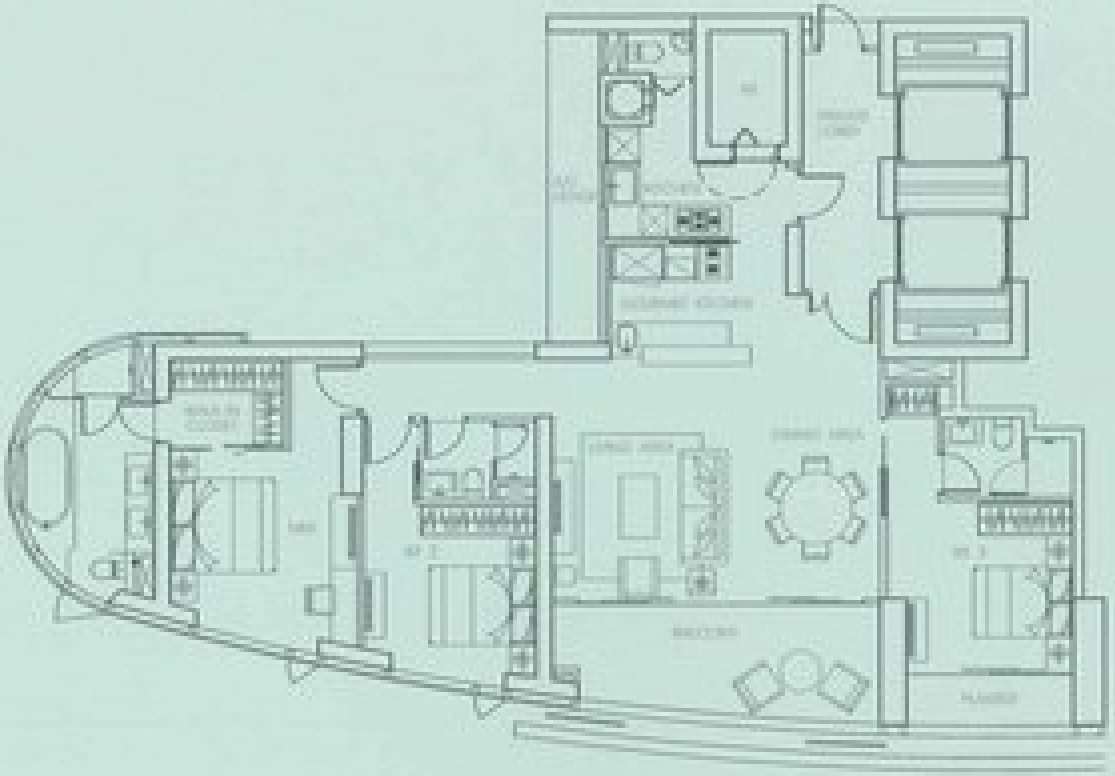
TYPE A

3 BEDROOMS

UNIT #10-06 – #29-06
168 sq m
1808 sq ft



All floor areas are approximate only and subject to final government survey

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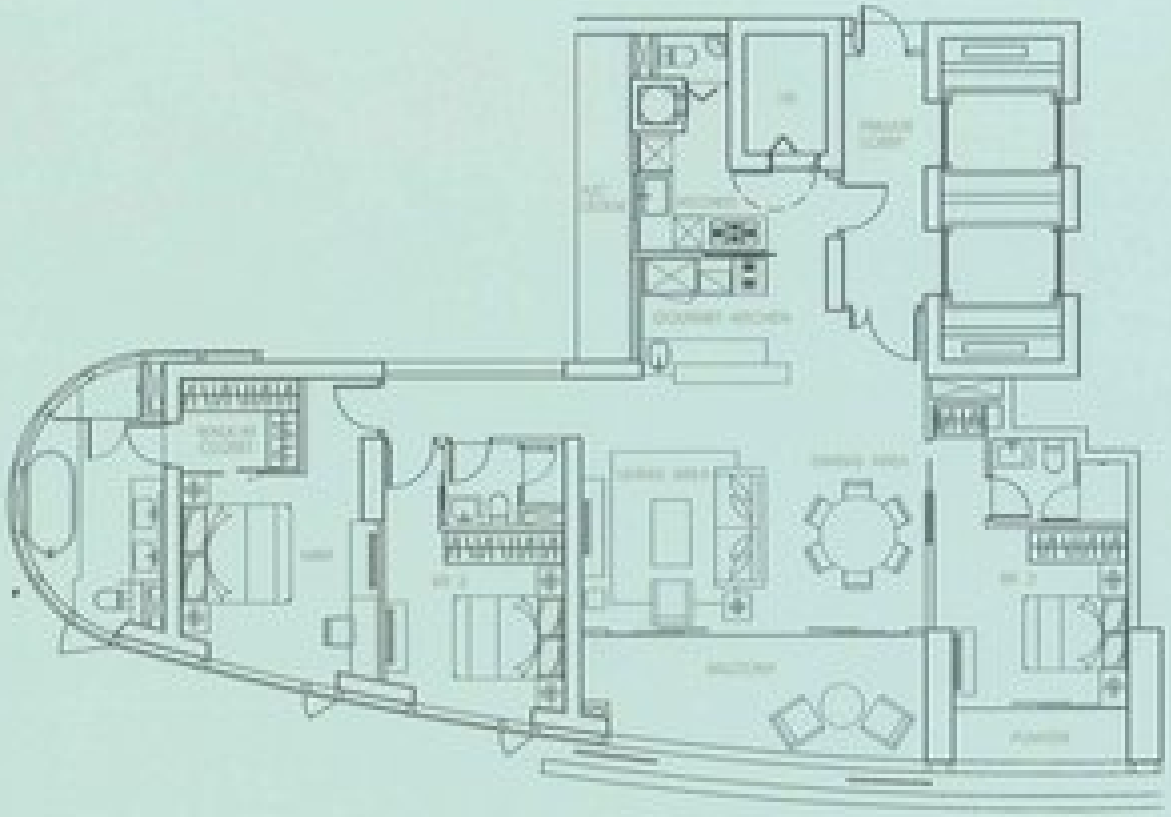
TYPE A1

3 BEDROOMS

UNIT #31-06 – #51-06
168 sq m
1808 sq ft



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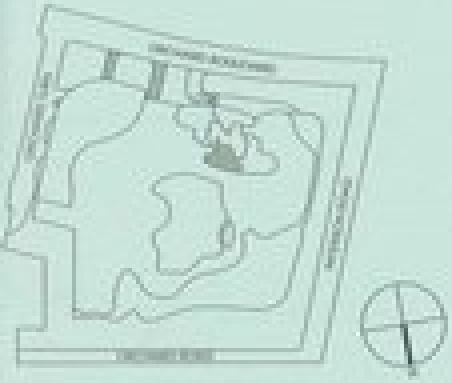
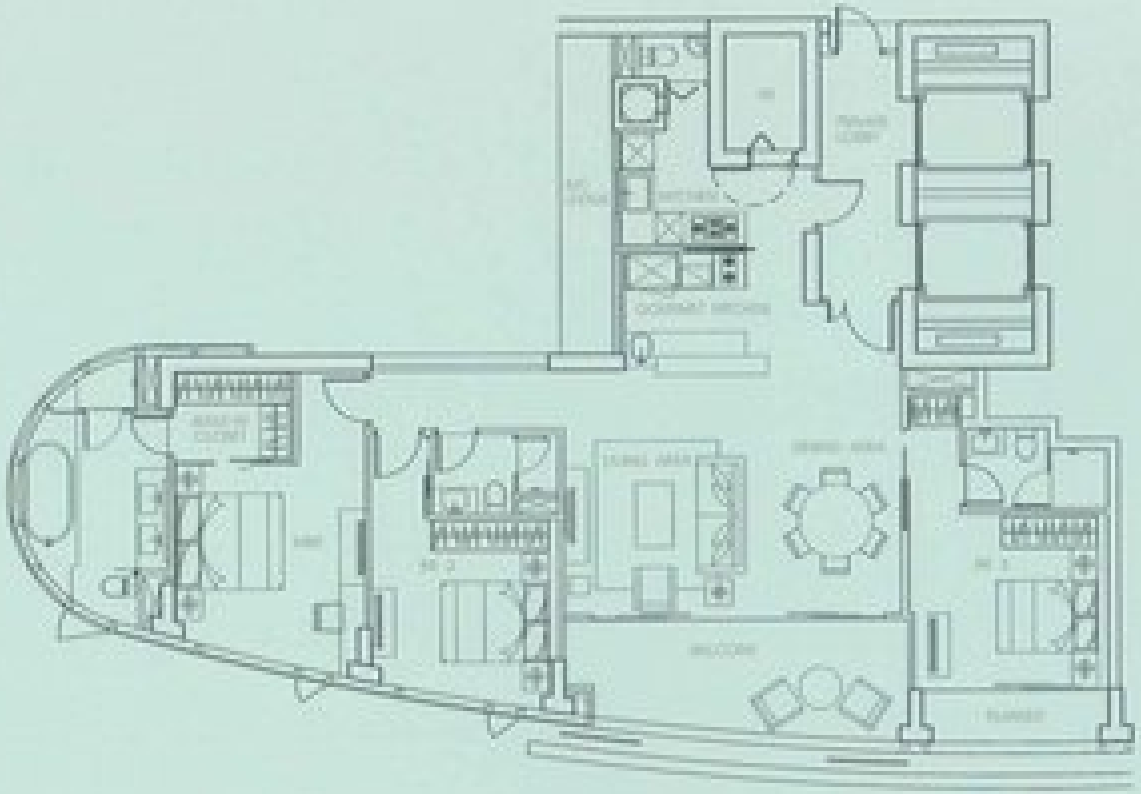
TYPE A2

3 BEDROOMS

UNIT #52-06
168 sq m
1808 sq ft





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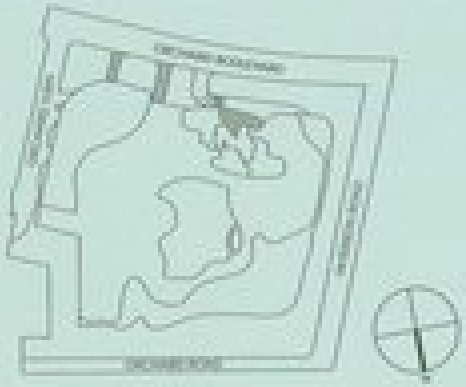
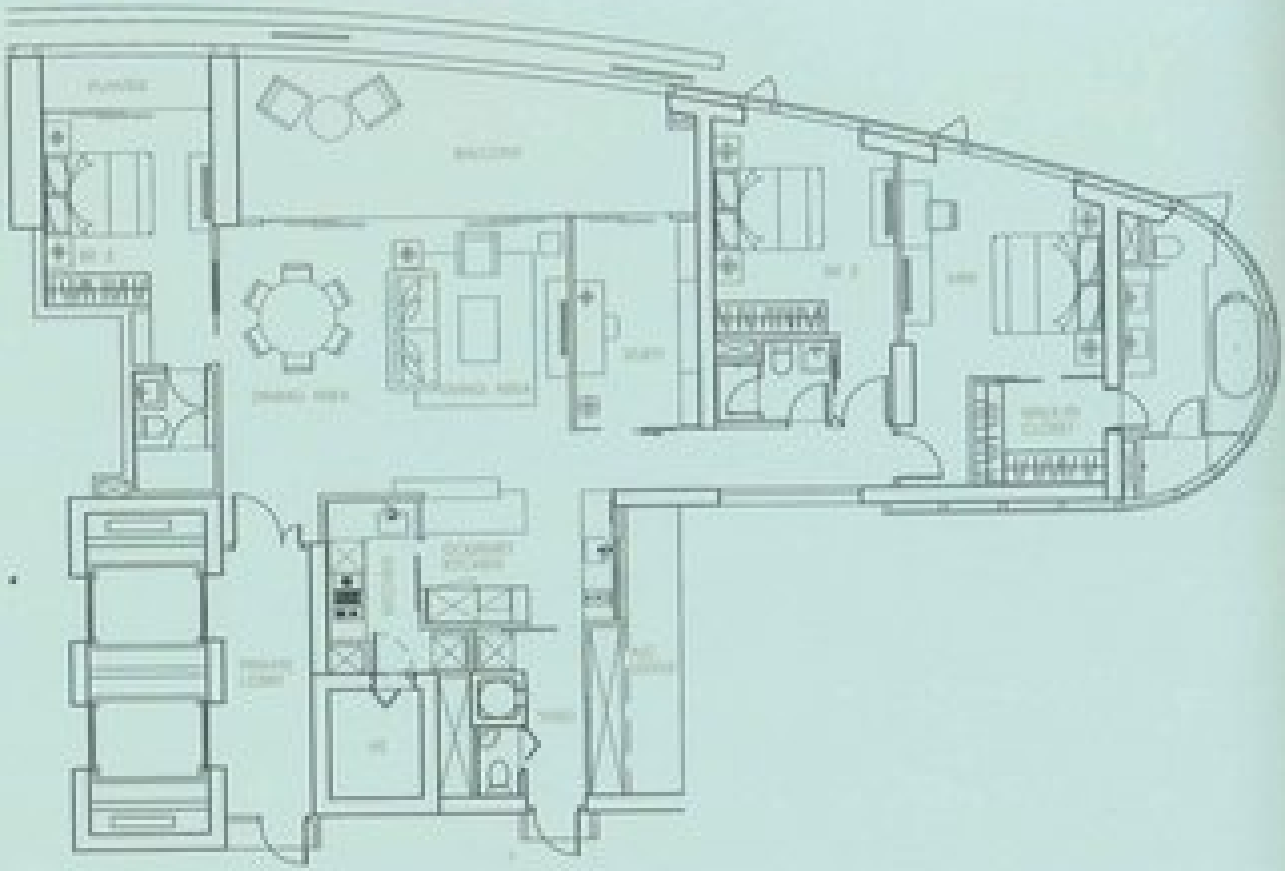
TYPE B

3+1 BEDROOMS

UNIT #10-08 ~ #29-08
202 sq m
2174 sq ft





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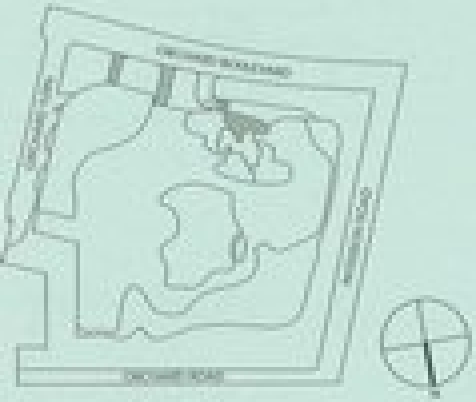
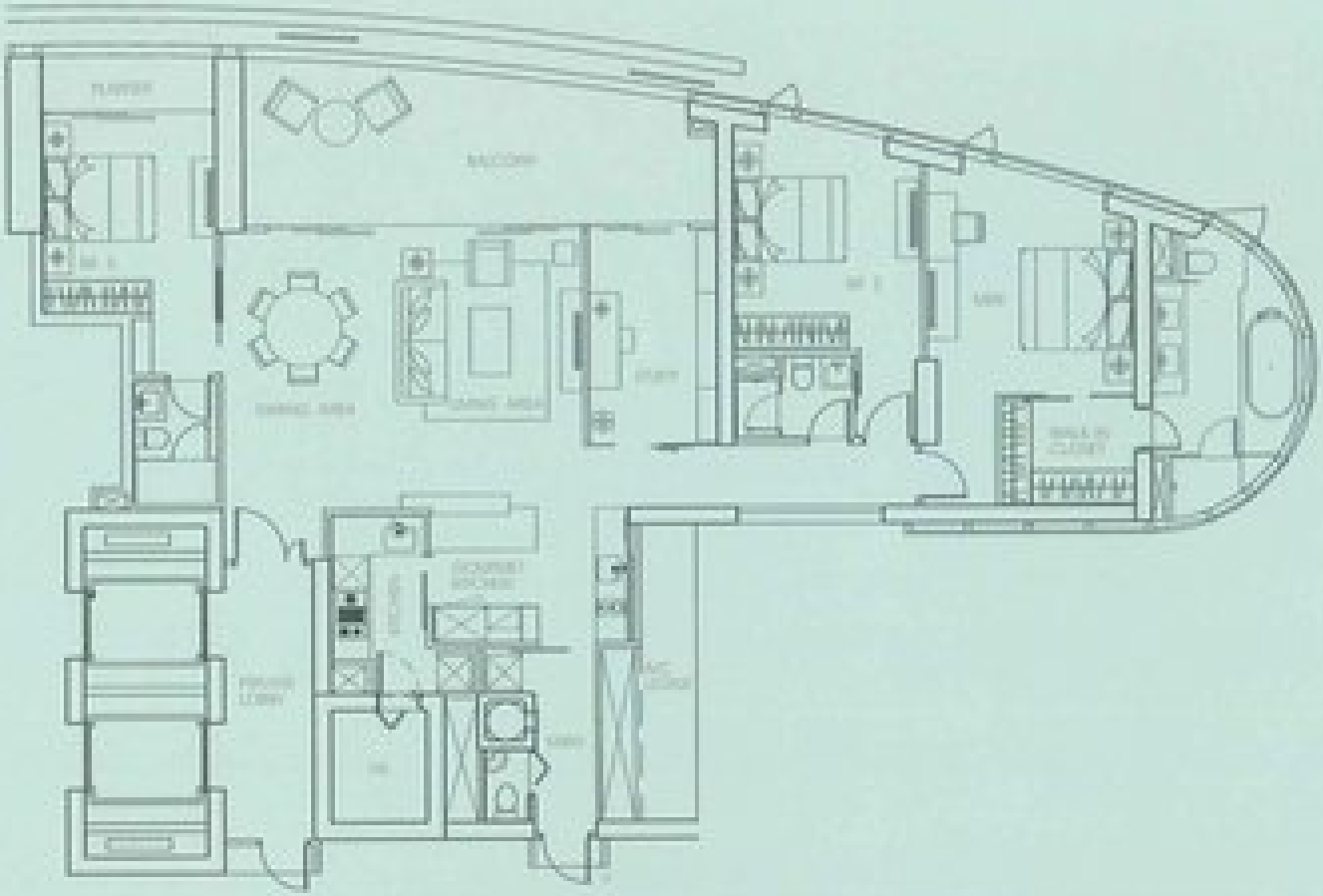
TYPE B1

3+1 BEDROOMS

UNIT #31-08 – #51-08
202 sq m
2174 sq ft





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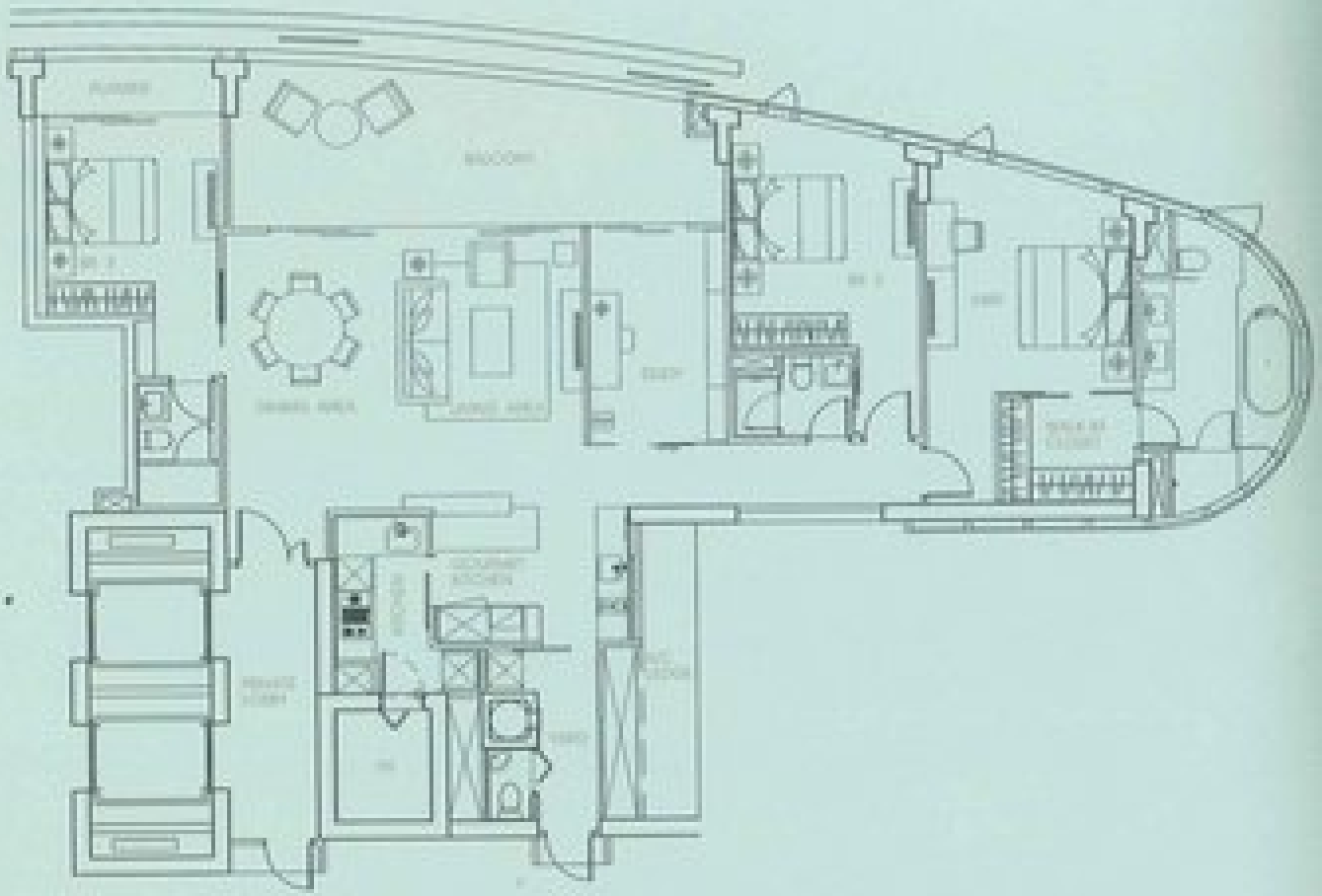
TYPE B2

3+1 BEDROOMS

UNIT #52-08
202 sq m
2174 sq ft



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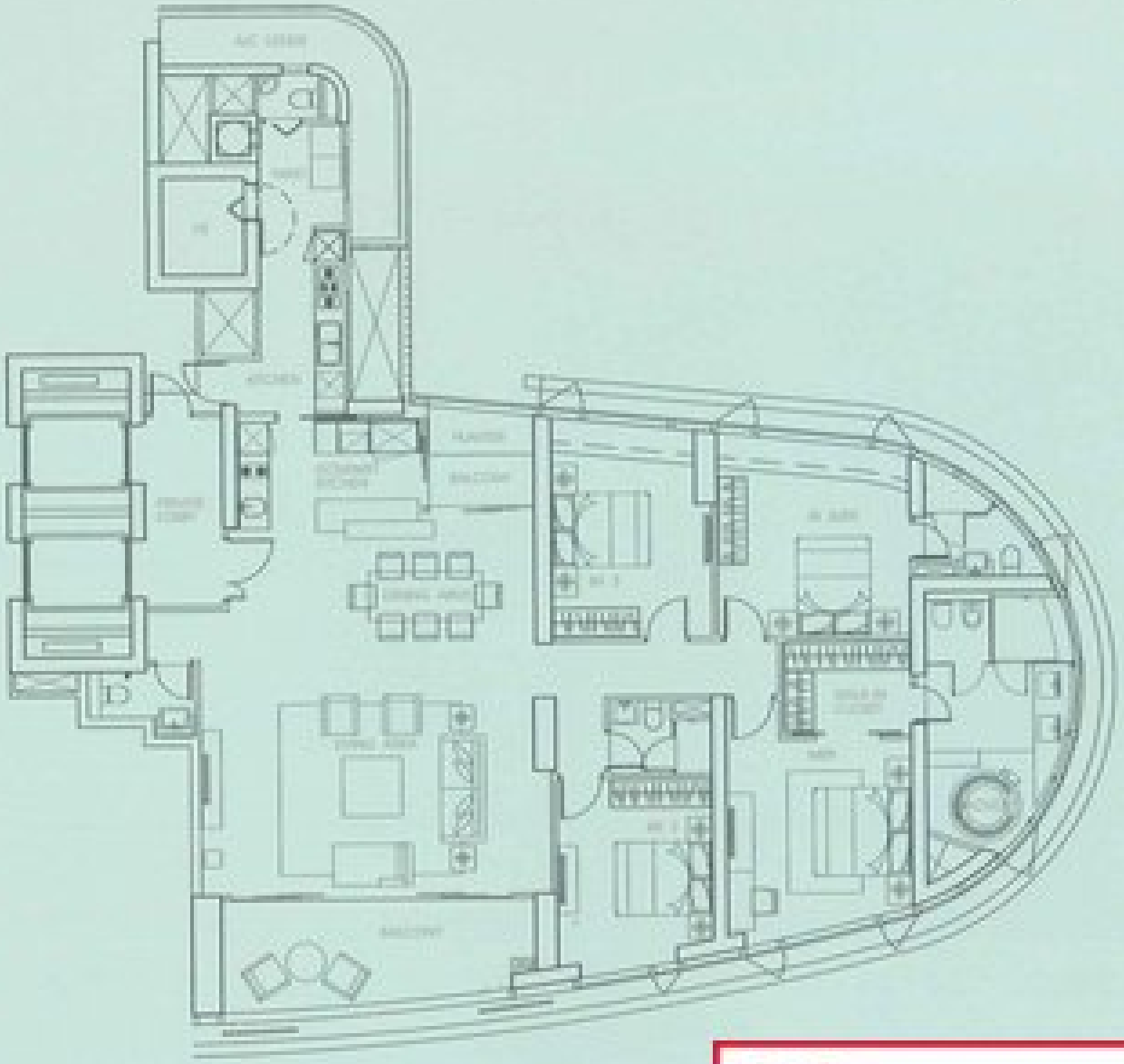
TYPE C
4 BEDROOMS

UNIT #10-07 – #29-07
229 sq m
2465 sq ft



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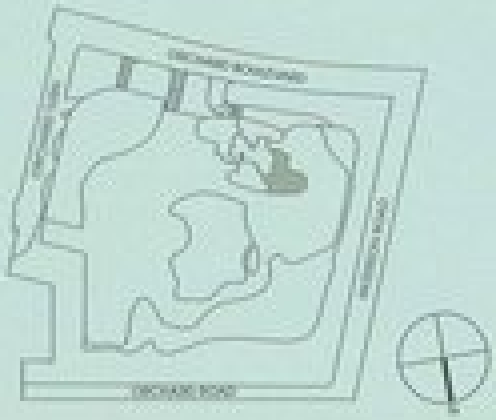
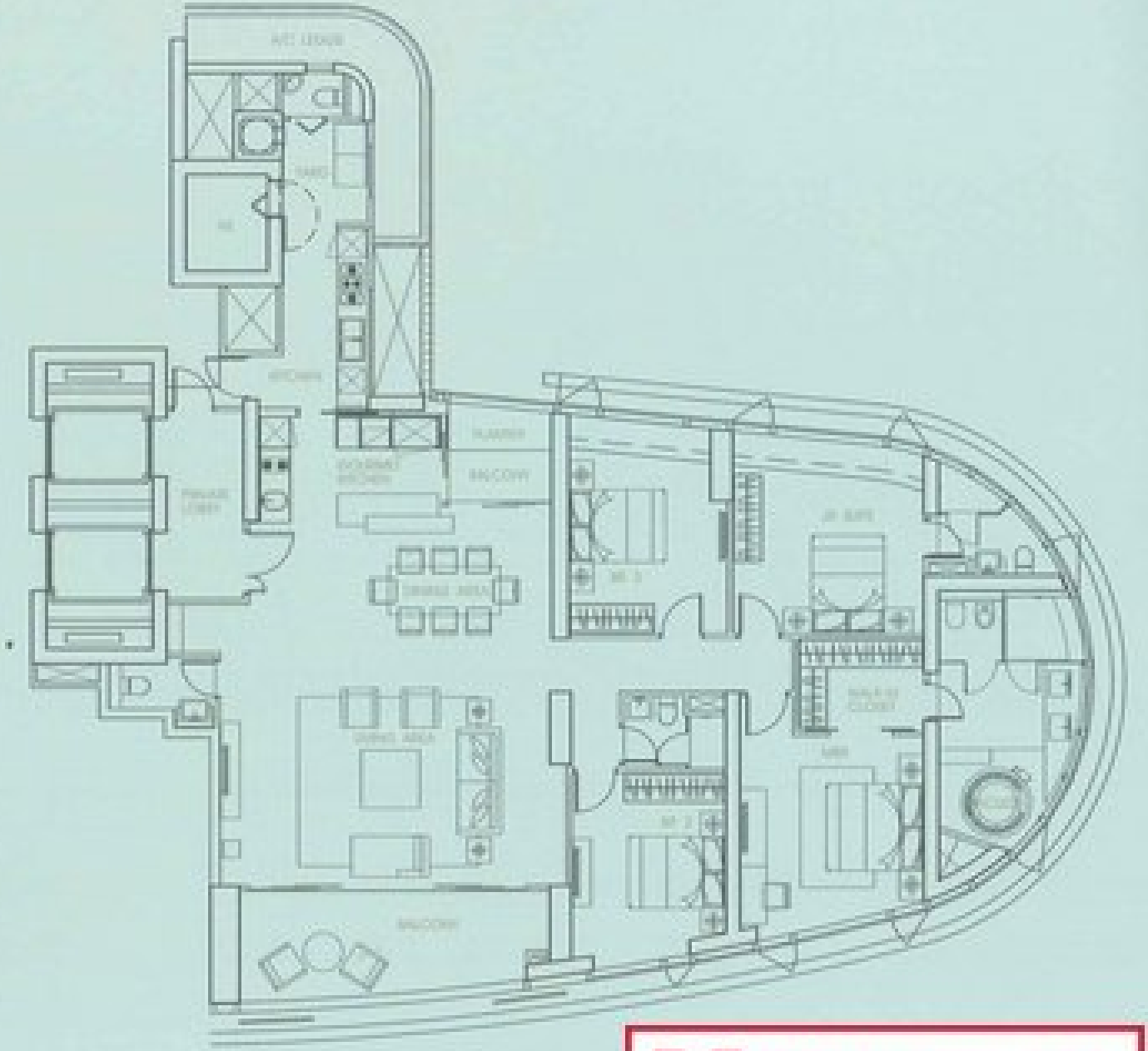
TYPE C1

4 BEDROOMS

UNIT #31-07 ~ #51-07
229 sq m
2465 sq ft





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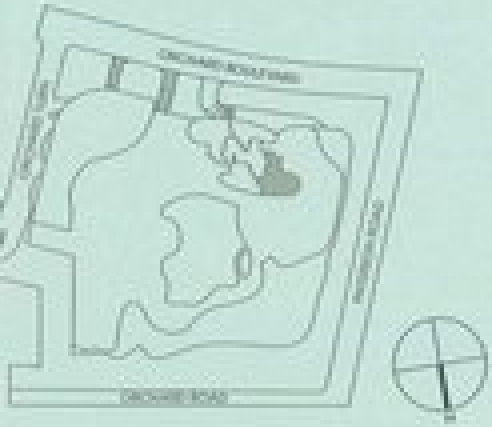
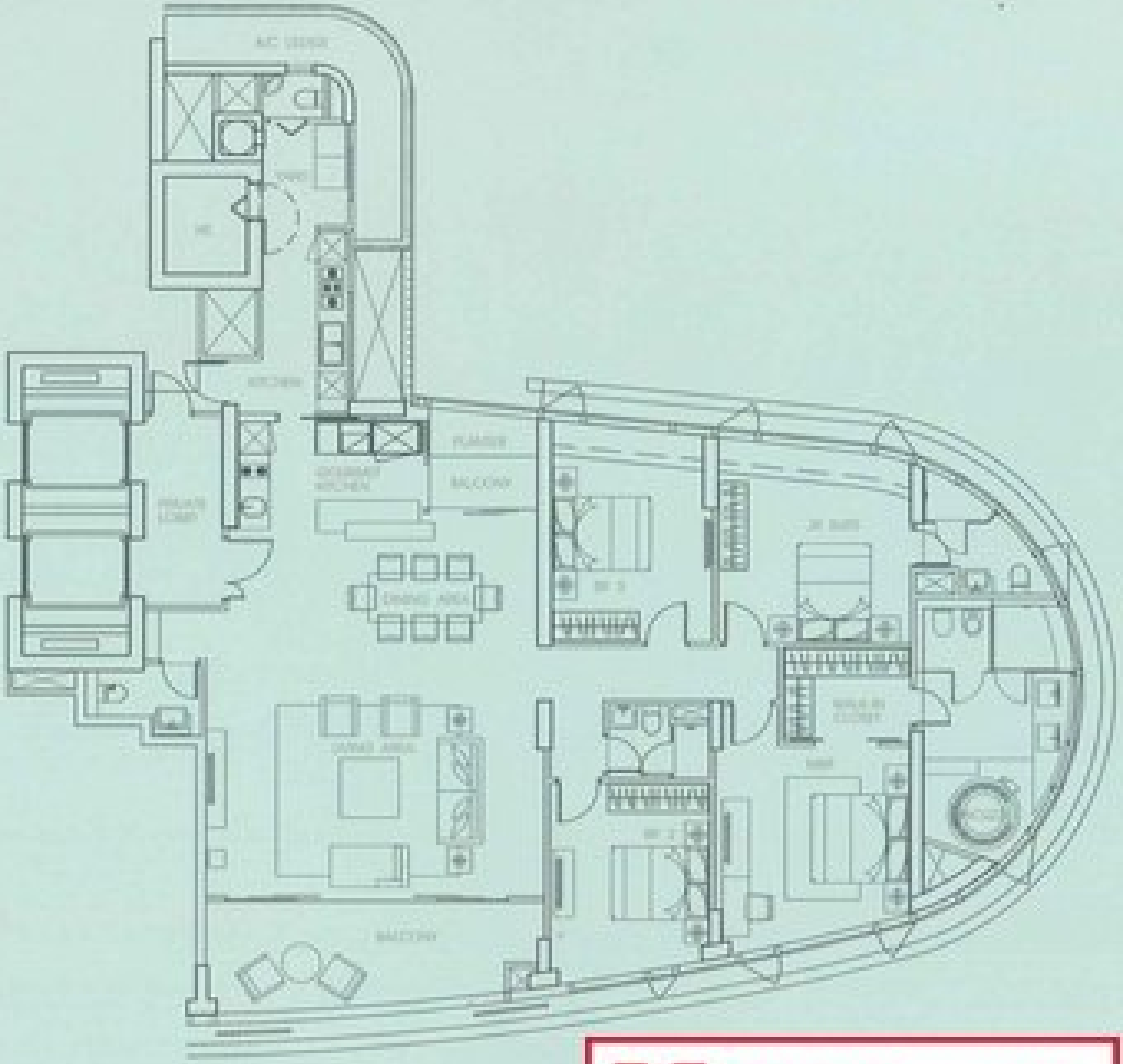
TYPE C2
4 BEDROOMS

UNIT #52-07
229 sq m
2465 sq ft





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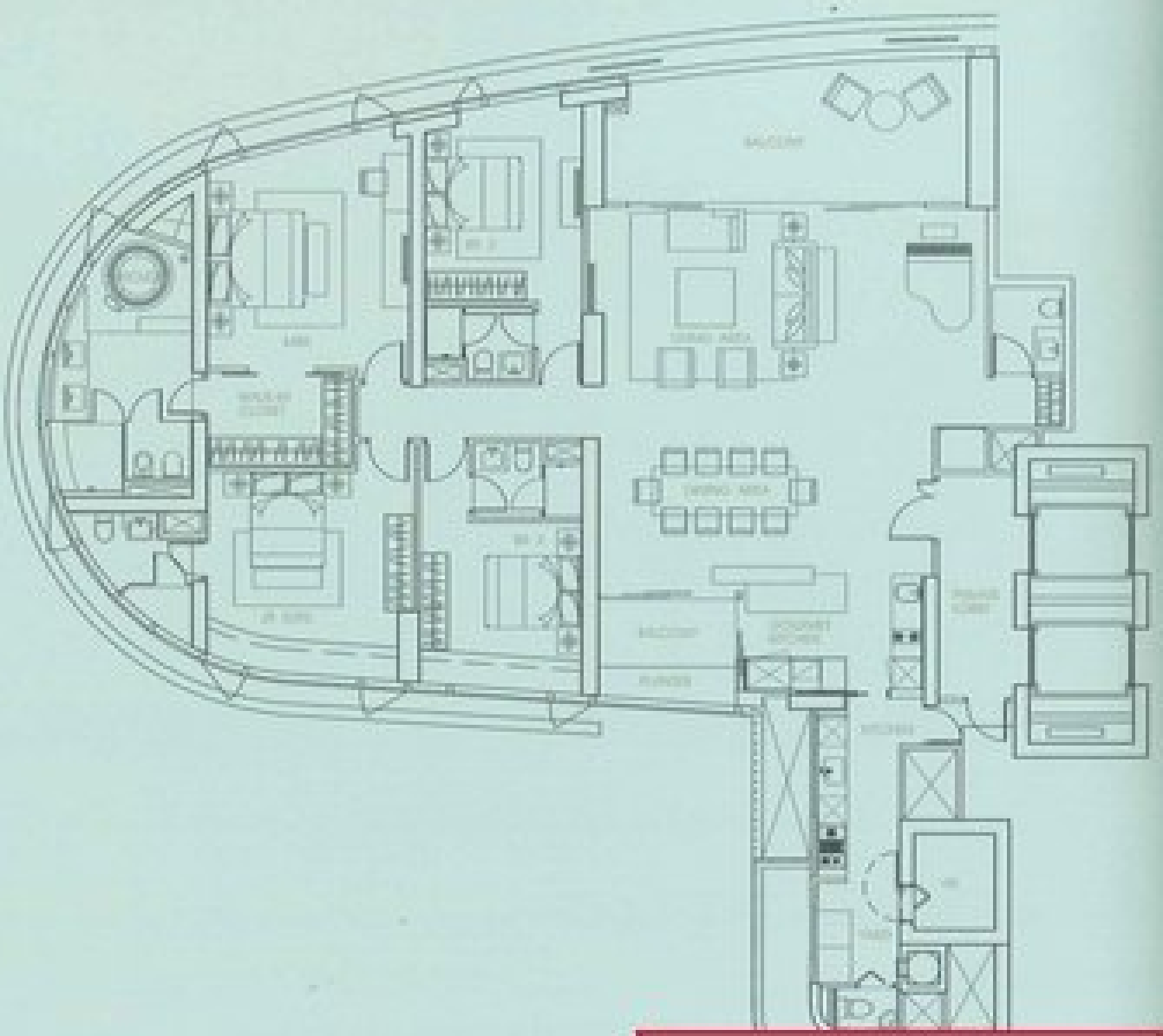
TYPE D
4 BEDROOMS

UNIT #10-05 – #29-05
265 sq m
2852 sq ft



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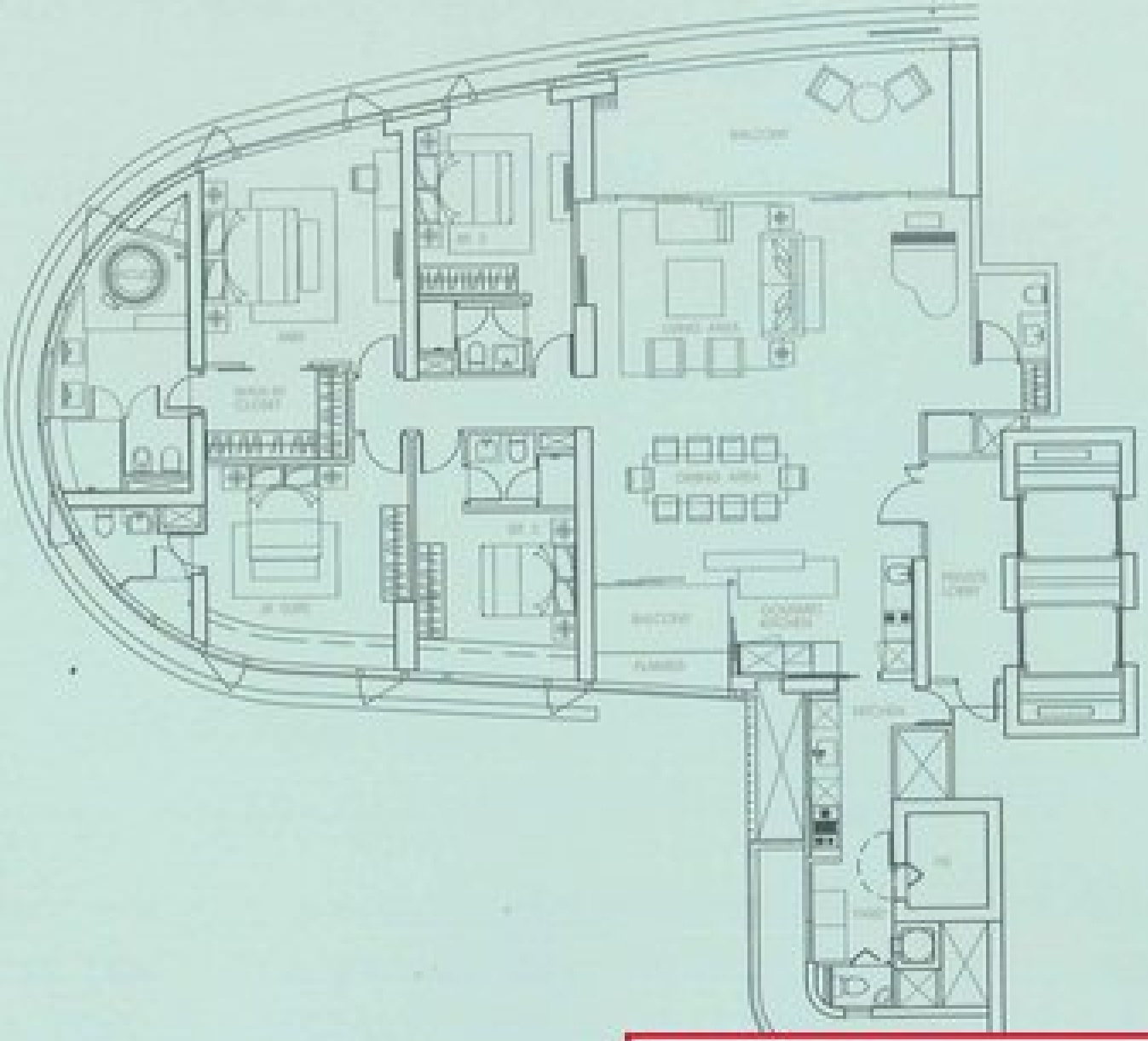
TYPE D1

4 BEDROOMS

UNIT #31-05 – #51-05
265 sq m
2852 sq ft



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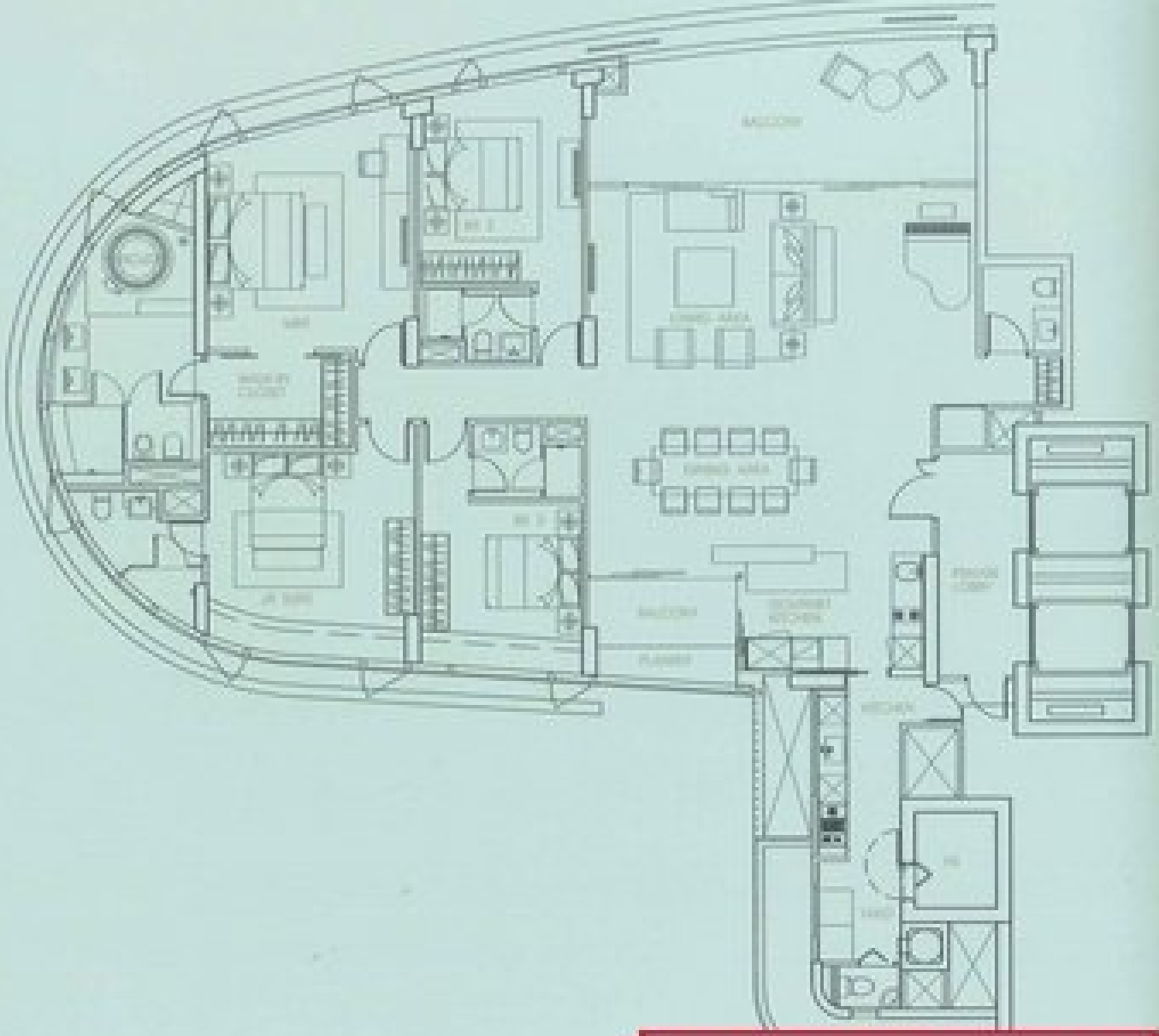
TYPE D2

4 BEDROOMS

UNIT #52-05
265 sq m
2852 sq ft



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SPECIFICATIONS

1. FOUNDATION

Reinforced concrete footings &/or cast in-situ bored piles &/or barrette piles &/or caissons &/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard - CP4

2. SUPERSTRUCTURE

Reinforced concrete &/or pre-cast concrete structure &/or structural steel concrete decking composite framed structure in accordance with Singapore Standard - CP65 and British Standard - BS5950

3. WALLS

(a) External Walls: In-situ concrete &/or pre-cast concrete &/or masonry &/or curtain-wall &/or aluminium screen

(b) Internal Walls: Masonry &/or lightweight concrete panels &/or pre-cast wall &/or drywall partition system with cement & sand plaster &/or skim coat (where applicable)

4. ROOF

Pre-cast &/or reinforced concrete flat roof with appropriate insulation and waterproofing system &/or glass roof

5. CEILING

For apartments

(a) Private Lobby, Living, Dining, Bedrooms, Family Area (PH), Study, Air Room (PH), Corridor, Walk-in Closet, Household Shelter: Reinforced concrete slab with skim coating &/or plasterboard ceiling with box-ups to designated areas with emulsion paint finish

(b) Gourmet Kitchen, Kitchen, Bathrooms, Powder Room, Balcony, Utility (PH), Store Room, Yard, WC, Swimming Pool (PH): Moisture resistant plasterboard ceiling with box-ups to designated areas with emulsion paint finish &/or metal ceiling

(c) Steam Room (Garden unit): Metal ceiling

6. FINISHES

(a) Wall

(i) External -

Includes internal side of Balcony, Planter, Swimming Pool (PH): Plaster &/or skim coat with textured / non-textured painting to walls &/or curtain-wall

(ii) Internal -

Private Lobby, Living, Dining, Bedrooms, Study, Corridor, Family Area (PH), Air Room (PH), Household Shelter, Utility (PH), Yard, Walk-in Closet, Store Room: Plaster &/or skim coat with emulsion paint. All box windows to have skim coating with paint finish &/or stone finish &/or timber finish.

Gourmet Kitchen, Kitchen, Bathrooms, Powder Room, WC, Steam Room (Garden unit): Stones &/or Tiles &/or plaster &/or skim coat with paint finish to exposed areas up to false ceiling height.

(b) Floor

For apartments

(i) External - Balcony: Reconstituted timber &/or stone &/or tiles.

(ii) Internal - Private Lobby, Living, Dining, Gourmet Kitchen, Air Room (PH), Study, Family Area (PH), Bathrooms, Powder Room, Corridor: Marble &/or granite.

Bedrooms, Walk-in Closet: Solid timber.

Kitchen, Household Shelter, Store Room, Utility, Yard, WC: Agglomerate marble &/or tiles.

(iii) PES: Stones &/or tiles &/or timber &/or turfing.

(iv) Pool Deck (PH): Timber &/or stone &/or tiles.

(v) Swimming Pool (PH): Stones &/or tiles.

7. WINDOWS

Curtain-wall &/or aluminium-framed windows with glazing.

8. DOORS

(a) Main Entrance (Private Lobby to Living): Private Lobby Door & Kitchen Door from Common Area: Approved fire-rated solid timber door with veneer finish.

(b) Bedrooms, Study & Bathrooms, Powder Room, Store Room, Air Room: Hollow core timber door with veneer finish.

(c) Gourmet Kitchen to Kitchen, Walk-in Closet, Family Area to Powder Room (PH): Glass door.

(d) Utility (PH), WC: Bi-fold door.

(e) Household Shelter: Approved steel door with bi-fold external door.

(f) Balcony, Pool Deck (PH), PES (Garden unit): Aluminium-framed sliding door &/or swing door &/or slide & fold door &/or glass door.

(g) PES to the Club, Steam Room (Garden unit), External Bathrooms (Garden unit): Metal &/or timber &/or glass door.

(h) Penthouse to Common Area (PH): Perforated timber door &/or perforated metal door &/or timber door.

NOTE: Built-in wood sawn cupboards & wardrobes shall be provided to all rooms.

9. SANITARY FITTINGS

(a) Master Bathroom

- 1 Jacuzzi bath complete with mixer and hand shower
- 1 shower cubicle with rain shower, massage shower, complete with mixer and hand shower
- 1 natural stone vanity complete with 2 wash basins, mixer tap & cabinet
- Mirror
- 1 toilet paper holder
- 1 robe hook
- 1 towel rail
- 1 wall-hung water closet
- 1 wall-hung bidet with bidet mixer tap (for 4 bedroom and PH only)

(b) Other Bathrooms

- 1 shower cubicle complete with rain shower & shower mixer set
- 1 natural stone vanity complete with 1 wash basin, mixer tap and cabinet
- 1 mirror
- 1 toilet paper holder
- 1 robe hook
- 1 towel rail
- 1 pedestal water closet

(c) Powder Room

- 1 natural stone vanity complete with 1 wash basin, mixer tap and cabinet
- 1 mirror
- 1 toilet paper holder
- 1 towel rail
- 1 pedestal water closet

(d) WC

- 1 wall-hung basin with cold water tap
- 1 toilet paper holder
- 1 robe hook
- 1 pedestal water closet
- 1 mirror
- 1 hand shower with mixer

(e) Yard

- 1 tap

(f) Pent

- 1 ta

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10. ELECTRICAL INSTALLATION

ROOM / UNIT TYPE	A	A1	A2	B	B1	B2	B3	C	C1	C2	C3	D	D1	D2	D3	E	E1	E2	E3
LIGHTING POINT	20	20	20	20	20	20	22	21	21	21	20	21	21	21	27	28	28	28	28
13A S/SKT	16	16	16	16	16	16	19	20	20	20	20	20	20	20	20	20	20	20	20
13A S/SKT FOR WASHING MACHINE/DRYER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TV OUTLET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TELEPHONE OUTLET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DATA OUTLET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
KITCHEN HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FRIDGE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BELL POINT (SERVICE DOOR)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1. WEATHERPROOF ISOLATOR SHALL BE PROVIDED FOR AIR-CONDITIONING OUTDOOR UNITS. 2. WEATHERPROOF ISOLATOR SHALL BE PROVIDED FOR PENTHOUSE APARTMENTS HAVE HAVE POOLS. 3. POWER POINT WITH C/W CONNECTION UNIT SHALL BE PROVIDED FOR ELECTRICAL WATER HEATERS. 4. DOOR CHIME NOT PROVIDED. 5. LIGHTING POINTS WILL BE PROVIDED WITHOUT ANY LIGHT FITTINGS.

11. TV / 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 - Textured coating &/or non-textured paint to designated areas

(b) Internal - Emulsion paint

14. WATERPROOFING

Waterproofing to floors of:

(i) Balcony, Kitchen, all Bathrooms, WC, Yard, Planter, Swimming Pool (PH), PES, Utility, Powder Room and

(ii) Swimming Pool and Landscape Areas (where applicable)

15. DRIVEWAY AND CAR PARK

(a) External Driveway: Stone &/or pavers

(b) Car Park & Driveway: Reinforced concrete slab with hardener and epoxy coating to Car Park.

16. FACILITIES

(a) Amenities at the Club (7th Storey)

- Welcome Lounge
- Reception Lounge
- Business Centre
- Grand Function Room
- Party House with Private Pool
- Recreation Terrace
- Lawn
- Wine & Cigar Room
- Bar with Kitchen
- BBQ Lawn
- 50m Lap Pool
- Children's Pool
- Run Pool
- Island Jacuzzi
- 3 Temperature Jacuzzi
- Spa
- Tennis Court
- Children's Playground
- Formal Garden
- Secret Garden
- Fragrant Spa Garden
- Orchard Garden
- Conservatory
- Alpine Walk
- Covered Walkways

(b) Amenities at The Sanctuary (30th Storey)

- Gymnasium
- Executive Sky Lounge
- Reading Lounge
- Yoga Room
- Meditation Deck
- Retreat

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surface countertop complete with stainless steel kitchen sink and mixer

(iv) Kitchen Appliances
Imported branded double door stainless steel fridge, white cooker induction hob, cooker hood c/w fully ducted exhaust to exterior, cooker hob, conventional oven, steam oven, coffee maker, plate warmer, dishwasher, washing machine and laundry dryer

(v) Wardrobes
Imported branded walk in wardrobe systems in all Master Bedrooms
Imported branded built-in wardrobe systems in all Bedrooms

(vi) TV
TV will be provided in dry Kitchen and all Bathrooms (except Powder Room & WC)

(vii) Air-Conditioning
Concealed ducted air-conditioning to Private Lobby Living, Dining, Gourmet Kitchen, all Bedrooms, Air Room, Study and Family Area (PH)

(f) Audio Video Intercom
Colour audio video intercom between Car Park Lift Lobbies at 5th to 8th Storeys and 3rd Storey Concierge and Guard House

(g) Light Dimming System
Dimming control for Living, Dining and Master Bedroom for all typical units
Dimming control for Living, Dining and all Bedrooms for all Garden and Penthouse units

(h) Hot Water Supply
Electrical hot water heater to serve all Bathrooms and Kitchens

(i) Town Gas
Town gas will be provided at gas hob at all units

(j) Motion Detector
Motion detector integrated with lighting circuit at Private Lobbies

(k) Security
(i) Auto car barrier system using EPS (Electronic Parking System)
(ii) Proximity card access system to 3rd Storey, 5th to 8th Storey Car Park Lift Lobbies, Apartment Private Lift
(iii) Closed-circuit television system to 3rd Storey and 5th to 8th Storey Car Park Lift Lobbies and designated Common Areas

ADDITIONAL NOTES TO SPECIFICATIONS:

(1) Wall
No tiles behind/below kitchen cabinet, long bath and mirror.
Wall surface above the false ceiling level will be left in its original base condition.

(2) Floor
Marble 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 or granite hence 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. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the developer.

Selected tile sizes and tile surface flatness cannot be perfected, and are subject to acceptable range described in Singapore Standards SS 483:2008.

(3) Cable TV/Telephone
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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.

(4) Additional Items

(a) Wardrobe, Kitchen Cabinets, Fan Coil Units and Electrical Points
Layout/location of wardrobes, kitchen cabinets and fan coil units and all electrical points are subject to Architect's sole discretion and final design.

(b) 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.

(c) Equipment and Appliances
The brand and model of all the equipment and appliances supplied shall be provided subject to availability.

(d) Air-conditioning
To ensure efficient running and prolonging the operating life of the air conditioning system, the system has to be maintained on a regular basis by the Purchaser. This includes the cleaning of filters and condensate pipes.

(e) 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 his Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities. This shall include all costs/fees incurred for any additional hard-wiring required.

(f) Mechanical Ventilation System
The mechanical ventilation system for bathroom exhaust is to be maintained by the Purchaser on a regular basis.

(g) Kitchen Exhaust Hood
To ensure good working condition of the kitchen exhaust hood, regular cleaning of grease filters according to the equipment manufacturer's recommended procedures by the Purchaser is required.

(h) False Ceiling
The space provision allows for the optimal function and installation of the Mechanical & Electrical ("M&E") services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required.

(i) Openable Curtain Wall Windows
In compliance with Singapore Building Control Act regulations, the clear opening of any openable window to curtain wall system is restricted for safety reason.

(j) Dimmable Lighting
The Living room, Dining room and Master Bedroom of the Apartments (all Bedrooms for Garden and Penthouse units) will be provided with dimming switches for selected maximum of 500 watts per switch. The Purchaser will have to make his/her own arrangements for modifications if other types of lights are selected.

(k) Planter
No soil material or plants are provided to planters.

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Developer: Orchard Turn Residential Development Pte Ltd // Company Registration Number: 200512140N // Lot Number: Lots 1272M (excluding Lots 8000Y-V and 8000P) and 8000PX all of TS 21 // Tenure of Land: 99-year leasehold with effect from 13 March 2006 // Developer License Number: C0121 // Building Plan Number: A0506- 00010-2006-BP03 (dated 13 February 2007) // Expected Date of TOP: 30 June 2011 // Expected Date of Legal Completion: 30 June 2014

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CapitaLand is one of the largest listed real estate companies in Asia. Headquartered in Singapore, the multinational company's core businesses in real estate, hospitality and real estate financial services are focused in gateway cities in Asia Pacific, Europe and the Middle East.

The company's real estate and hospitality portfolio spans more than 90 cities in over 20 countries. CapitaLand also leverages on its significant real estate asset base, financial skills and market knowledge to develop real estate financial products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include the Ascott Group, Australand, CapitaMall Trust, CapitaCommercial Trust, Ascott Residence Trust, CapitaRetail China Trust and Quill Capita Trust.

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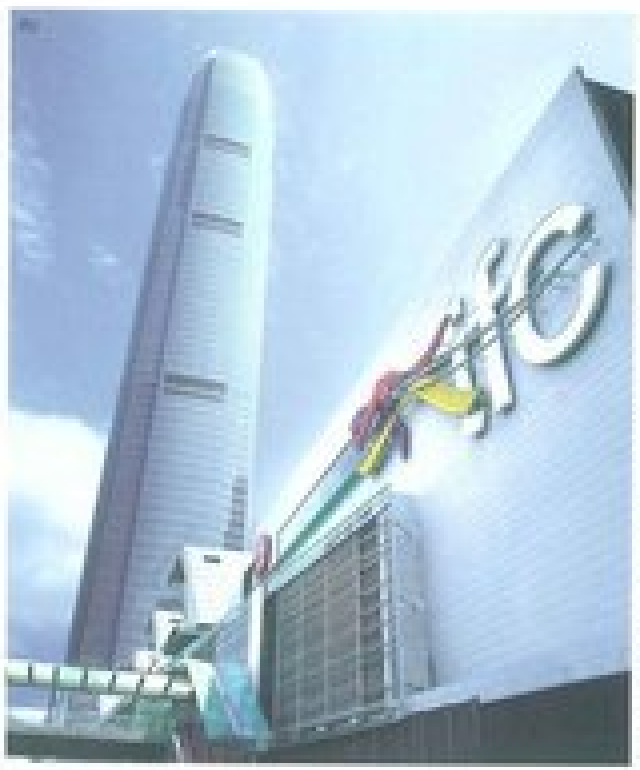

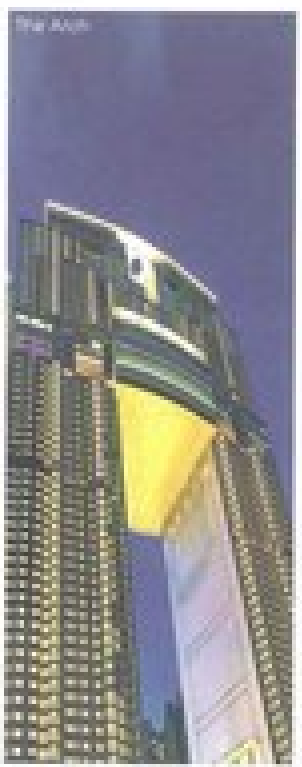

Sun Hung Kai Properties (SHKP) is one of Hong Kong's largest property companies. Its core business is developing all types of property in the territory, both for sale and investment. It also invests selectively on the Chinese mainland, with a focus on the major centres of Beijing, Shanghai and the Pearl River Delta.

SHKP's property development business is supported by complementary activities such as insurance, estate management, hotels and car parks, and it has diversified into other fields like telecommunications, transportation, infrastructure, logistics and high technology.

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