

INSPIRED LIVING  
AT THE CITY'S EDGE

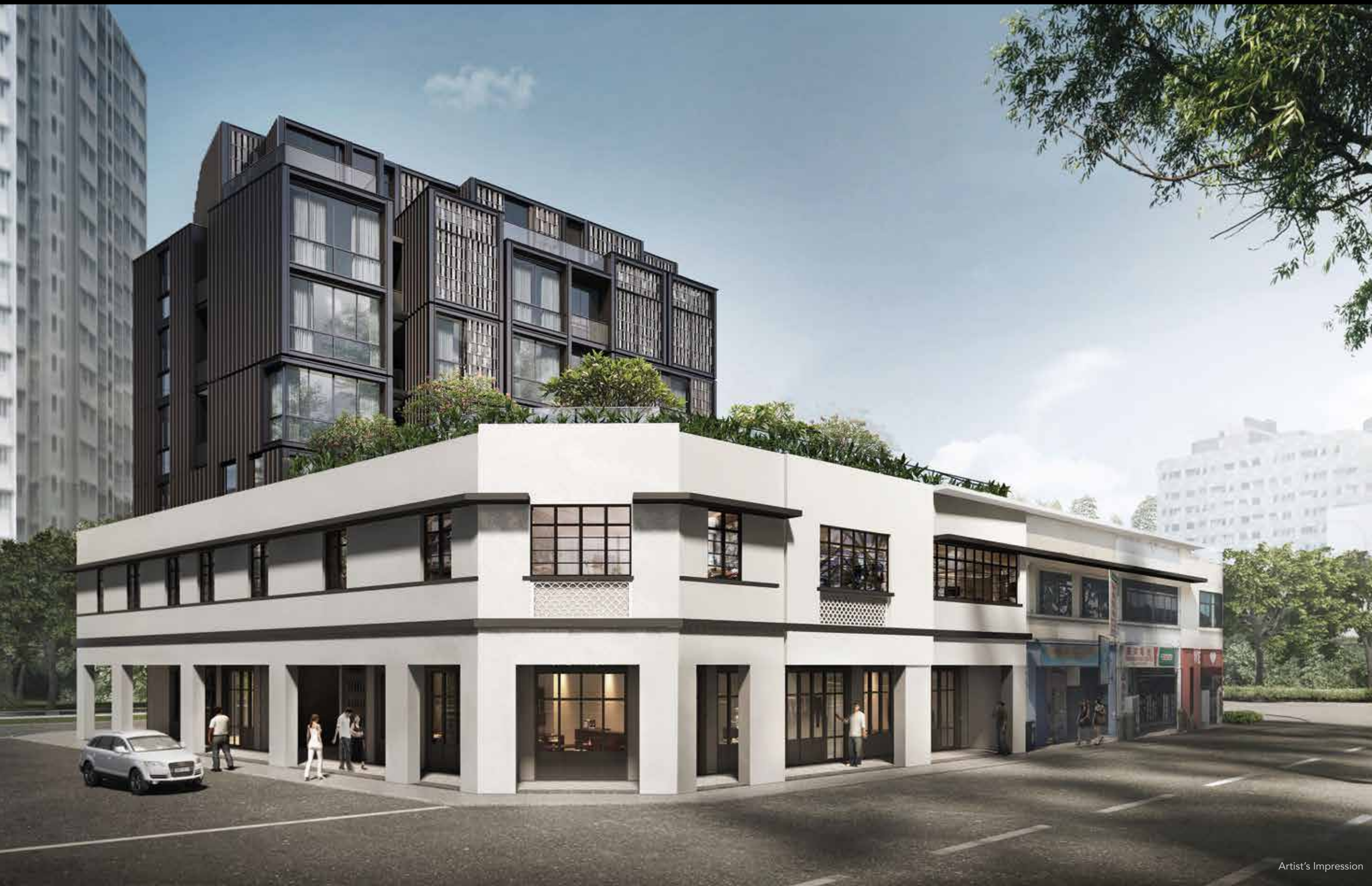


LAVENDER RESIDENCE

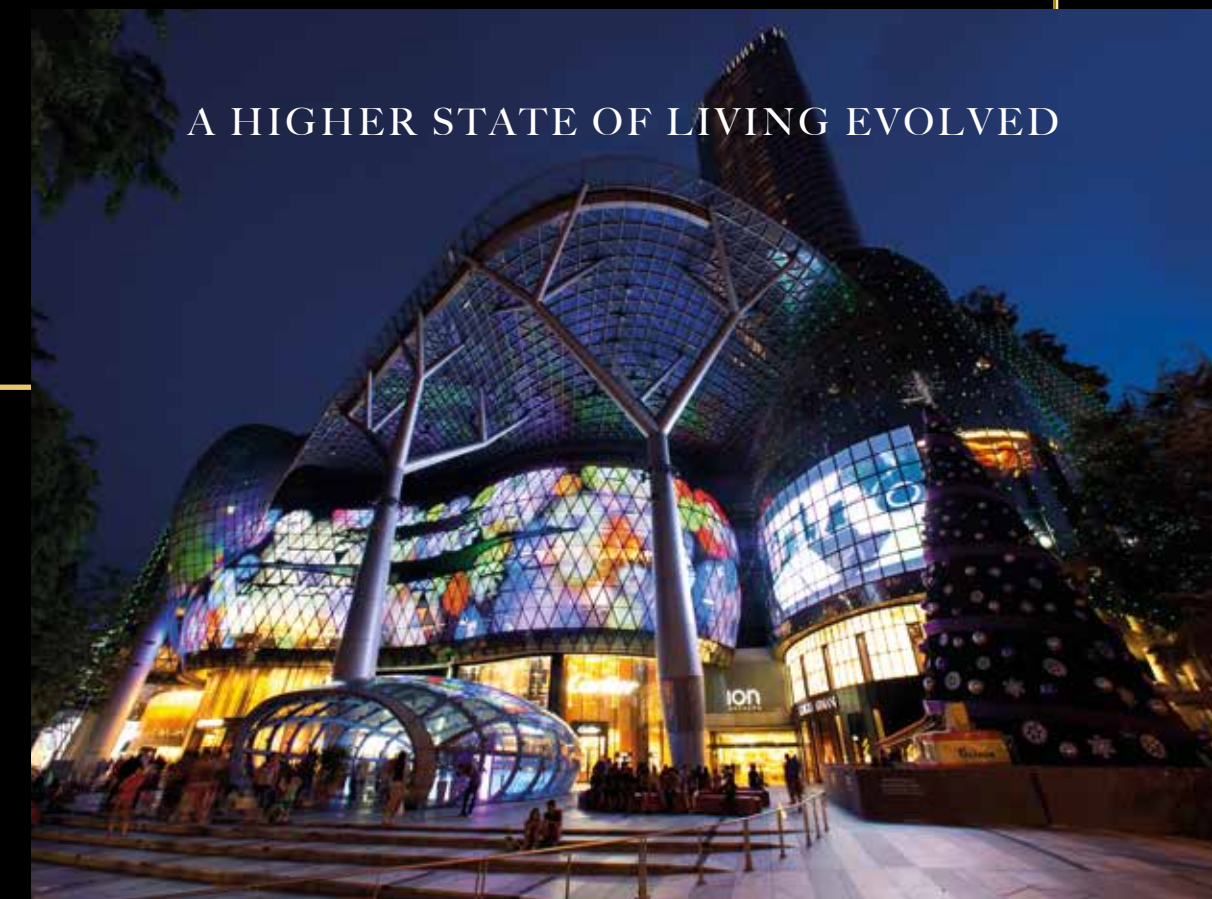


## RISE ABOVE THE ORDINARY

Lavender Residence invites you to live your best inspired lifestyle – rejuvenated by charming surrounds, effortless convenience and stunning style at the vibrant city fringe.



Artist's Impression



A HIGHER STATE OF LIVING EVOLVED



AT THE CUTTING-EDGE CITY FRINGE

## USHER IN A NEW MODERNITY

A stunning black steel facade perches atop conserved art deco shophouses. A mix of historic and modernity emerges as a distinctive new landmark in Jalan Besar, a charming heritage district steeped with hidden gems.

Raise the bar at Lavender Residence-  
the heartbeat of city-fringe living.



## A PRIME CITY DISTRICT TAKES SHAPE

Lavender Residence is strategically situated at the crossroads of historic districts such as Jalan Besar, Kampong Glam, Ophir and Rochor, areas that have been earmarked by the Urban Redevelopment Authority of Singapore for rejuvenation and revitalisation as prime city fringe districts of the future.

The districts will retain much of their well-loved charm and unique soul, while engendering future growth through connectivity and development to key commercial nodes such as Marina Centre and developments along Ophir-Rochor corridor, Rochor Canal and Bukit Timah Canal.





Orchard Road



The Shoppes at Marina Bay Sands



Garden by the Bay



Bugis Junction



City Square Mall

## CONNECTIVITY TO ALL YOUR NEEDS

A short drive connects you to major expressways CTE and PIE while Bendemeer MRT is just a 3-minute walk away.



### MRTs

- Bendemeer (3-min walk)
- Boon Keng
- Lavender
- Farrer Park



### Schools

Within 1 km

- Bendemeer Primary School
- Hong Wen School
- Farrer Park Primary School

Within 2 km

- St Andrew's Junior School
- St Joseph's Institution
- St Margaret's School (Primary)



### Healthcare

Within 10-min drive

- Connexion
- KK Women's and Children's Hospital
- Novena Medical Centre
- Tan Tock Seng Hospital
- Kallang Polyclinic
- Kwong Wai Shiu Hospital
- Farrer Park Hospital & Medical Centre



### Work hubs

Within 10-min drive

- Central Business District
- Paya Lebar Central
- Marina Bay Financial Centre



### Sports and leisure

- Jalan Besar Sports Centre (3-min walk)
- Kallang Riverside Park (12-min walk)
- Kallang Leisure Park (12-min drive)
- Singapore Sports Hub (12-min drive)
- Civil Service Club @ Tessensohn



### Lifestyle and entertainment

- City Square Mall (7-min walk)
- Little India (8-min walk)
- Balestier Food Belt (6-min drive)
- Bugis Road (7-min drive)
- Raffles Place (10-min MRT)
- Orchard Road (4 MRT stops from Farrer Park)
- The Shoppes at Marina Bay Sands (7 MRT stops from Bendemeer)

## KALLANG URBAN TRANSFORMATION PLAN

Adjacent to Singapore's longest river—the Kallang River—Lavender Residence is perfectly poised to benefit from the Government's long-term transformation plan to revitalise this prime waterfront area for leisure and landscape.

- Infrastructure improvements to bridge neighbourhoods with more seamless walking and cycling experiences connecting CTE, PIE, Serangoon-Bendemeer, Kallang Bahru, Upper Boon Keng, and Sims Avenue
- Conserved old Kallang Airport area to be developed into a mixed-use lifestyle hub including sports, leisure and community uses





Artist's Impression

EXQUISITE FITTINGS MEET EVERY FUNCTION

Detailed workmanship with crafted designs for elevated everyday living. Featuring quality fittings from:

**Brandt**

**DURAVIT**

**FRANKE**

**hansgrohe**







## 288 LAVENDER STREET SINGAPORE 338804

FLOOR \ UNIT	1	2	3	4	5
ATTIC	C1P	B1P	B2P		
6					
5	C1	B1	B2B		
4	C1	B1	B2		
3	C1A	B1A	B2A		
2	H5	H1	H2	H3	H4
1	SHOPS				
	BASEMENT MECHANICAL CARPARK				

### LEGEND



#### NEW BUILT SERIES

- 2 BEDROOM
- 2 BEDROOMS (DUAL KEY)
- 3 BEDROOMS (DUAL KEY)



#### PENTHOUSE SERIES

- 2 BEDROOMS + STUDY (DUAL KEY)
- 4 BEDROOMS + STUDY
- 5 BEDROOMS + STUDY (DUAL KEY)



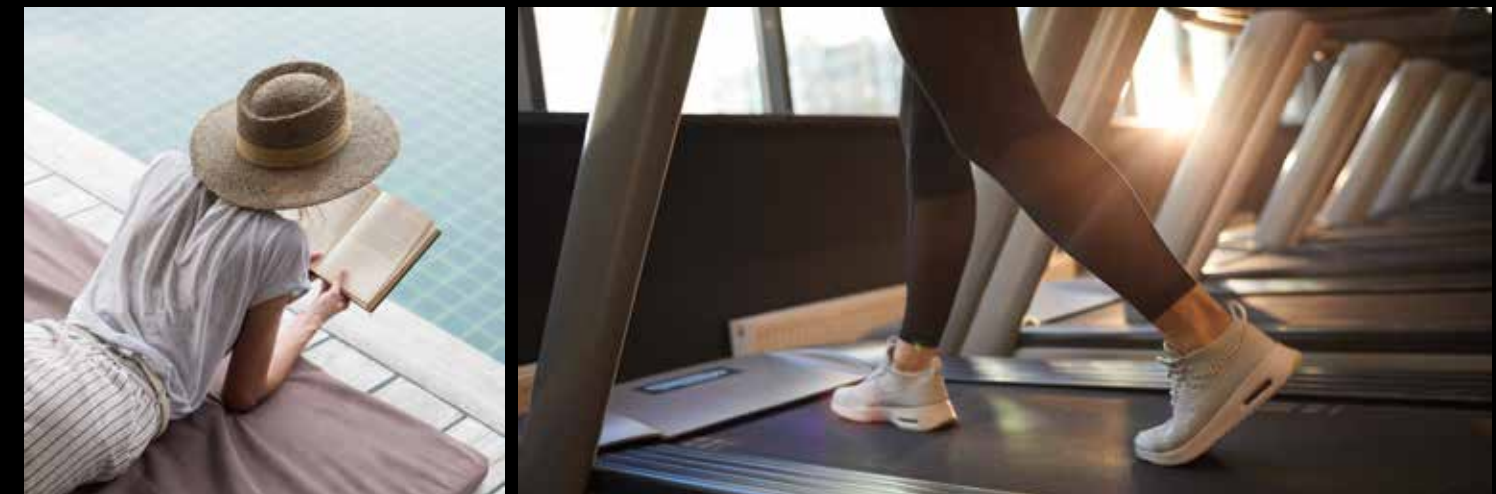
#### HERITAGE SERIES

- STUDIO+ STUDY
- 1 BEDROOM + STUDIO (DUAL KEY)
- 1 BEDROOM + STUDY
- 3 BEDROOMS (DUAL KEY)
- 3 BEDROOMS + STUDY (DUAL KEY)

### UNITS

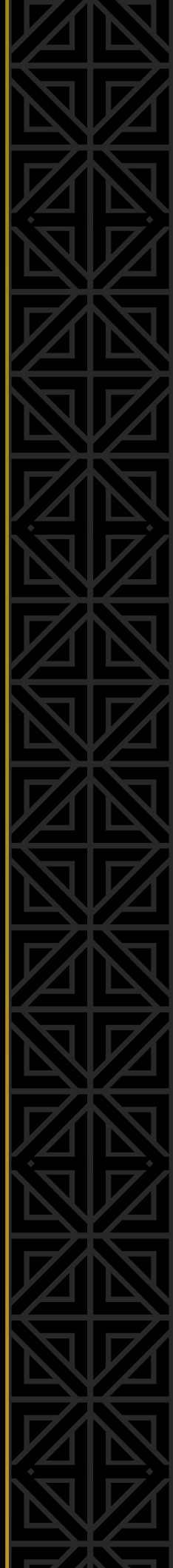
An inspired mixed-use lifestyle development for the modern and chic urbanite.

- 17 apartment units from Studio to 5 bedrooms
- 4 commercial units on the ground floor



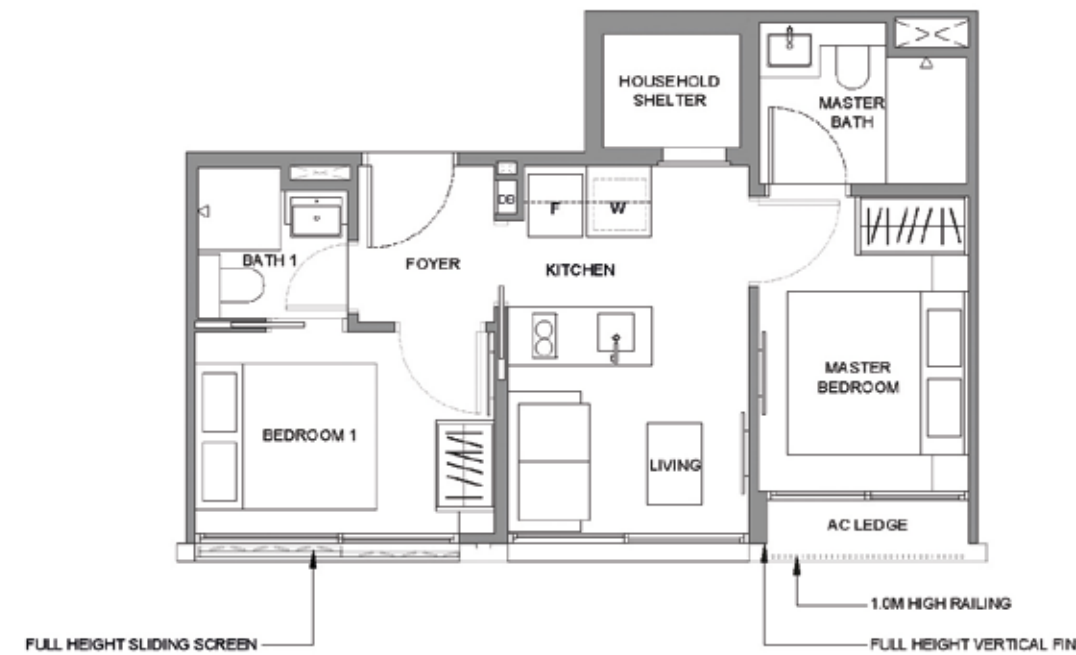
### THIRD STOREY

- |  |                               |
|--|-------------------------------|
| 1 Staircase to Second and First Storey | 5 Poolside Lounge             |
| 2 Outdoor Gym                          | 6 Swimming Pool               |
| 3 Accessible Washroom                  | 7 BBQ Pit and Alfresco Dining |
| 4 Outdoor shower                       |                               |



## TYPE B<sub>I</sub>

43 sqm/ 463 sqft (Includes 2 sqm of AC Ledge)  
 #04-02  
 #05-02



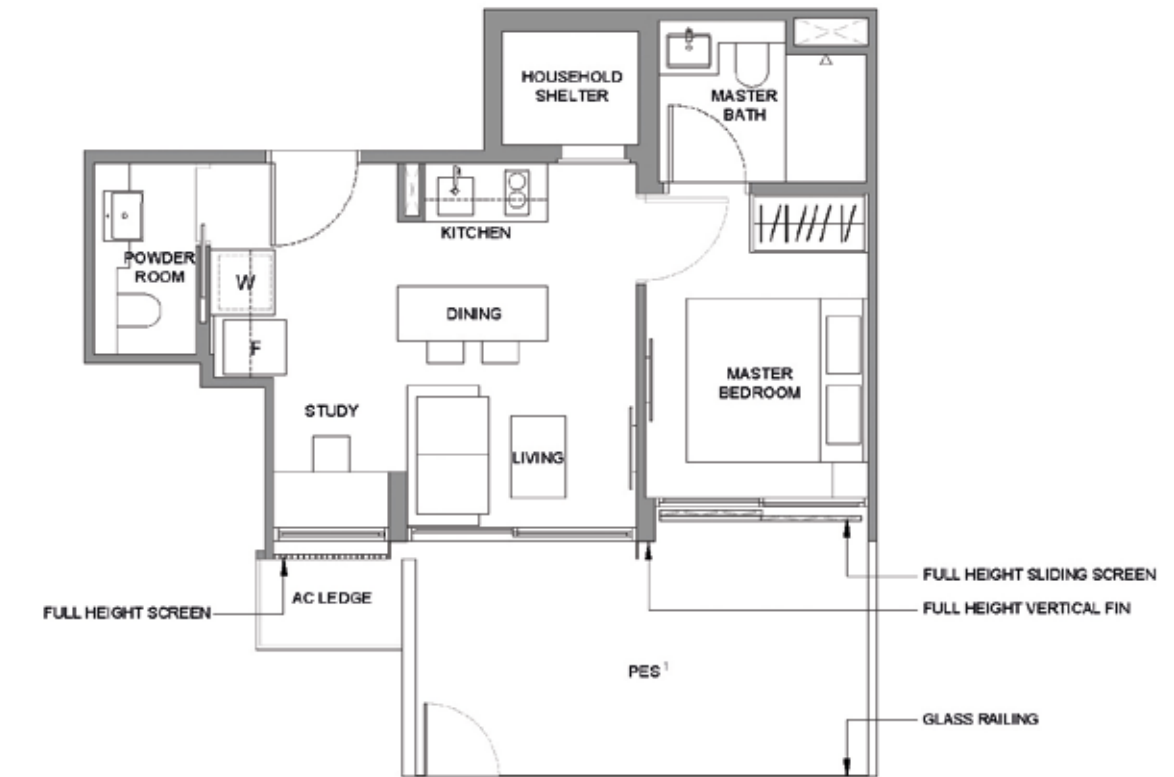
## 2-BEDROOM

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



## TYPE B<sub>IA</sub>

55 sqm/ 592 sqft (Includes 2 sqm of AC Ledge, 15 sqm of PES)  
 #03-02



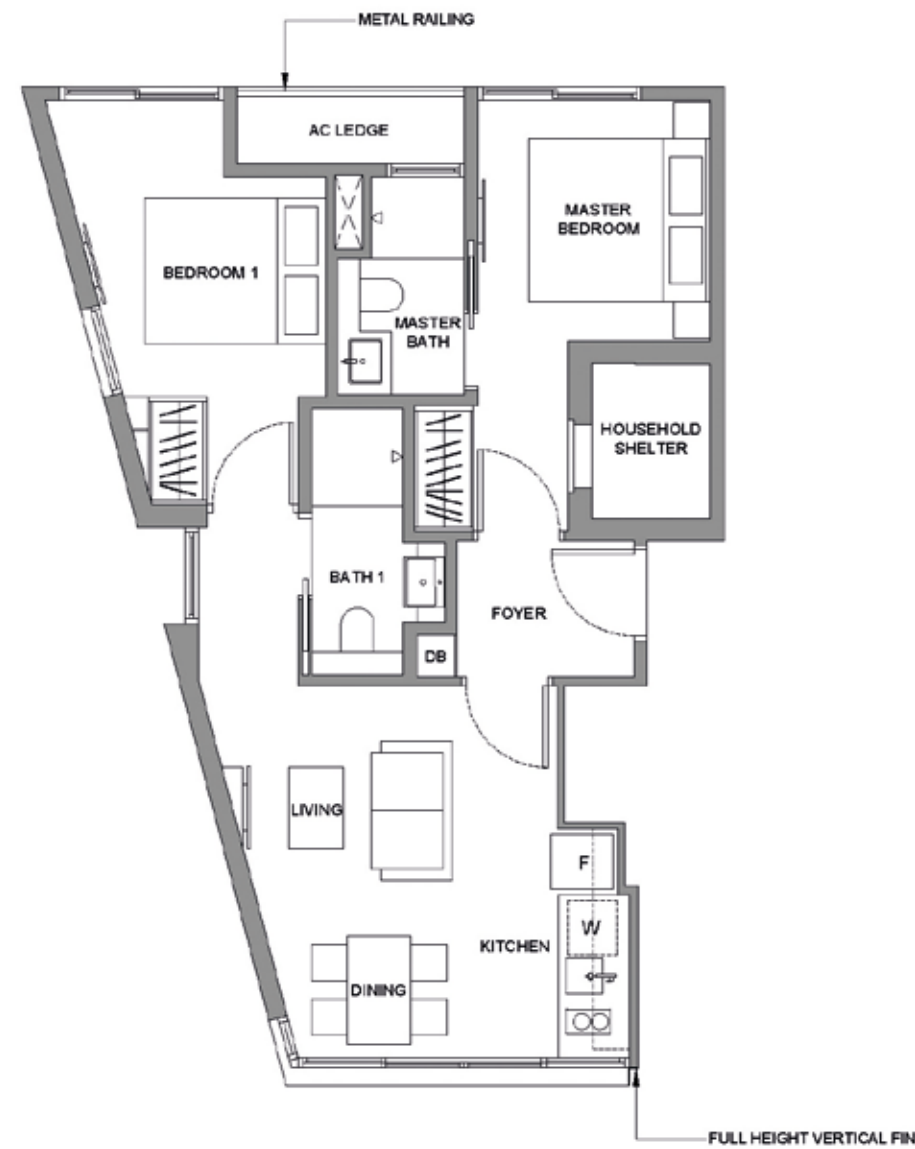
## 1-BEDROOM + STUDY

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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## TYPE B<sub>2</sub>

58 sqm/ 624 sqft (Includes 2 sqm of AC Ledge)  
#04-03



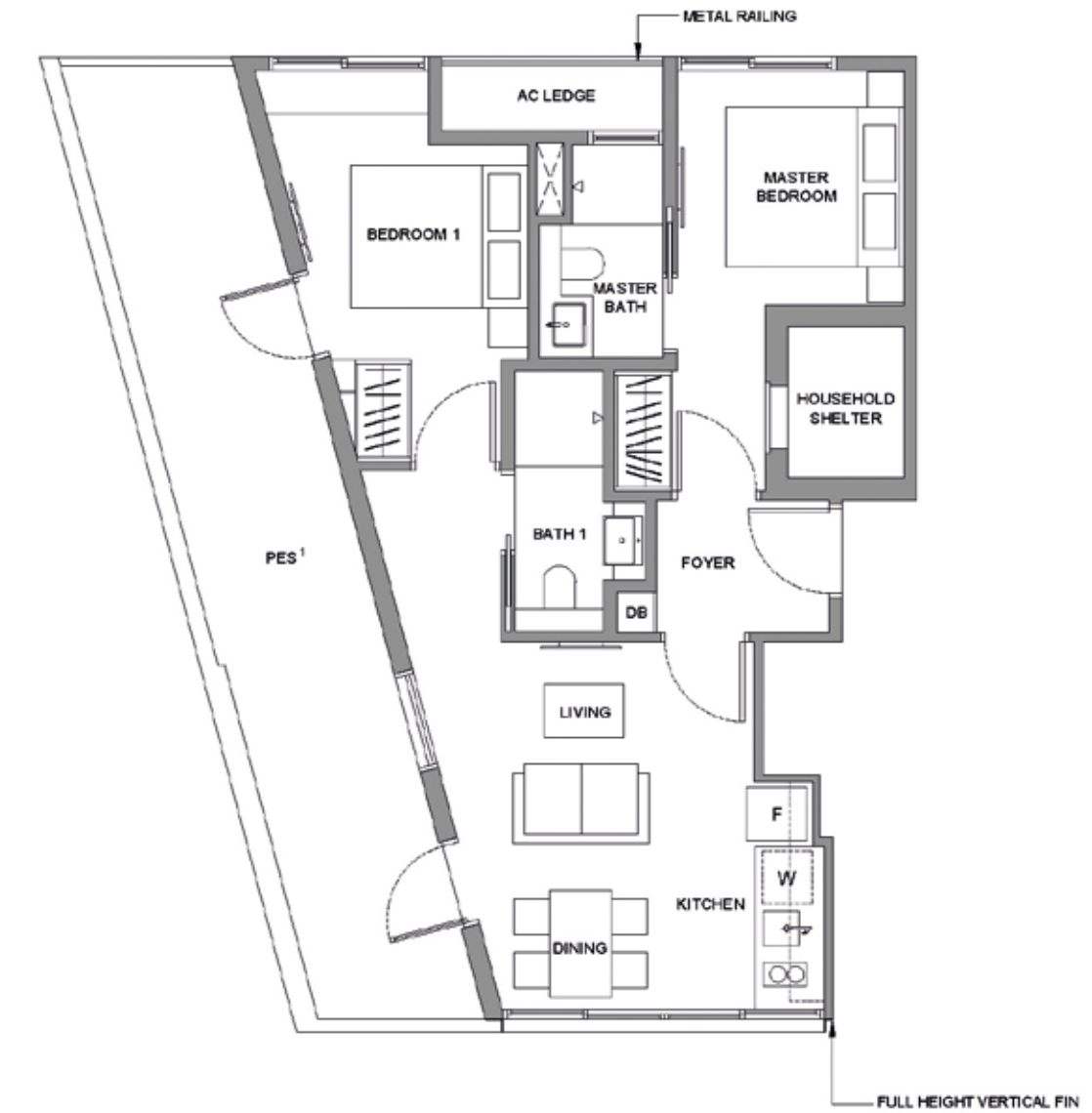
## 2-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



## TYPE B<sub>2A</sub>

82 sqm/ 883 sqft (Includes 2 sqm of AC Ledge, 24 sqm of PES)  
#03-03



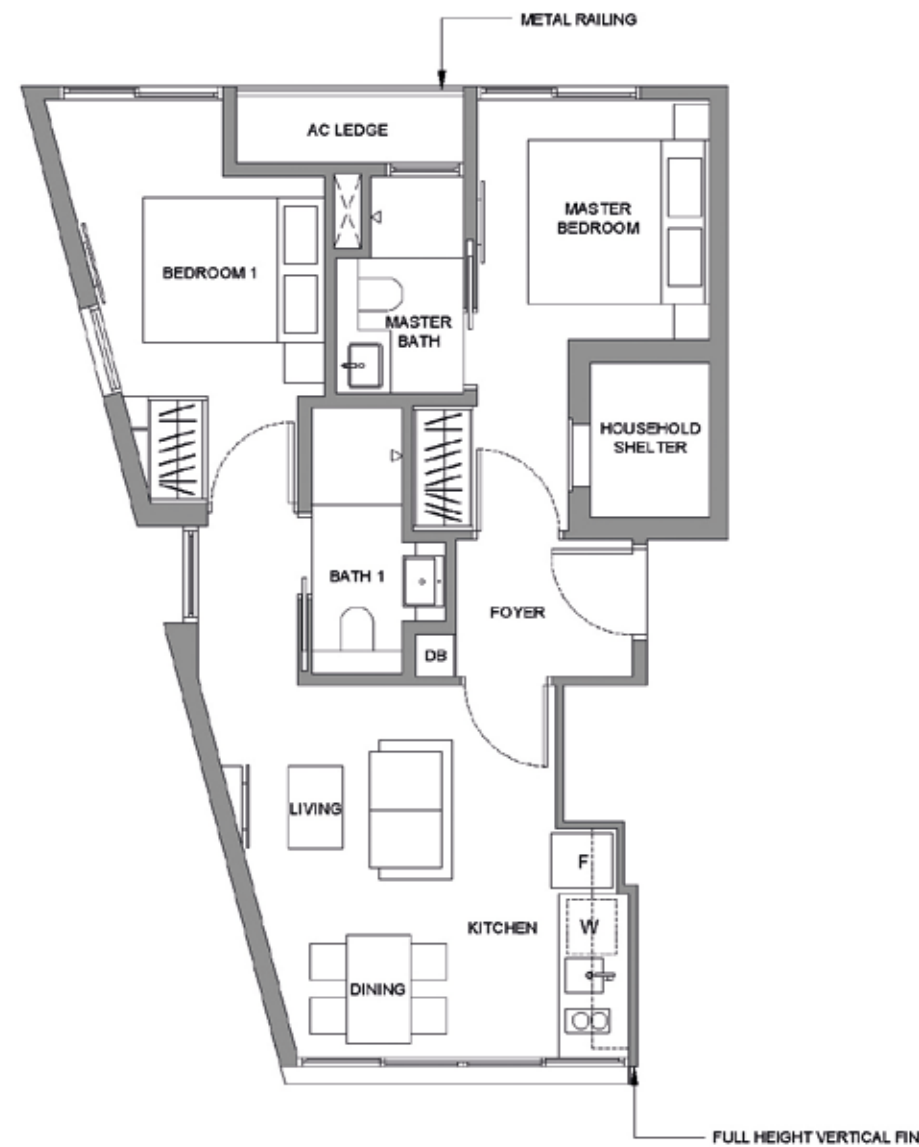
## 2-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



## TYPE B<sub>2</sub>B

58 sqm/ 624 sqft (Includes 2 sqm of AC Ledge)  
#05-03



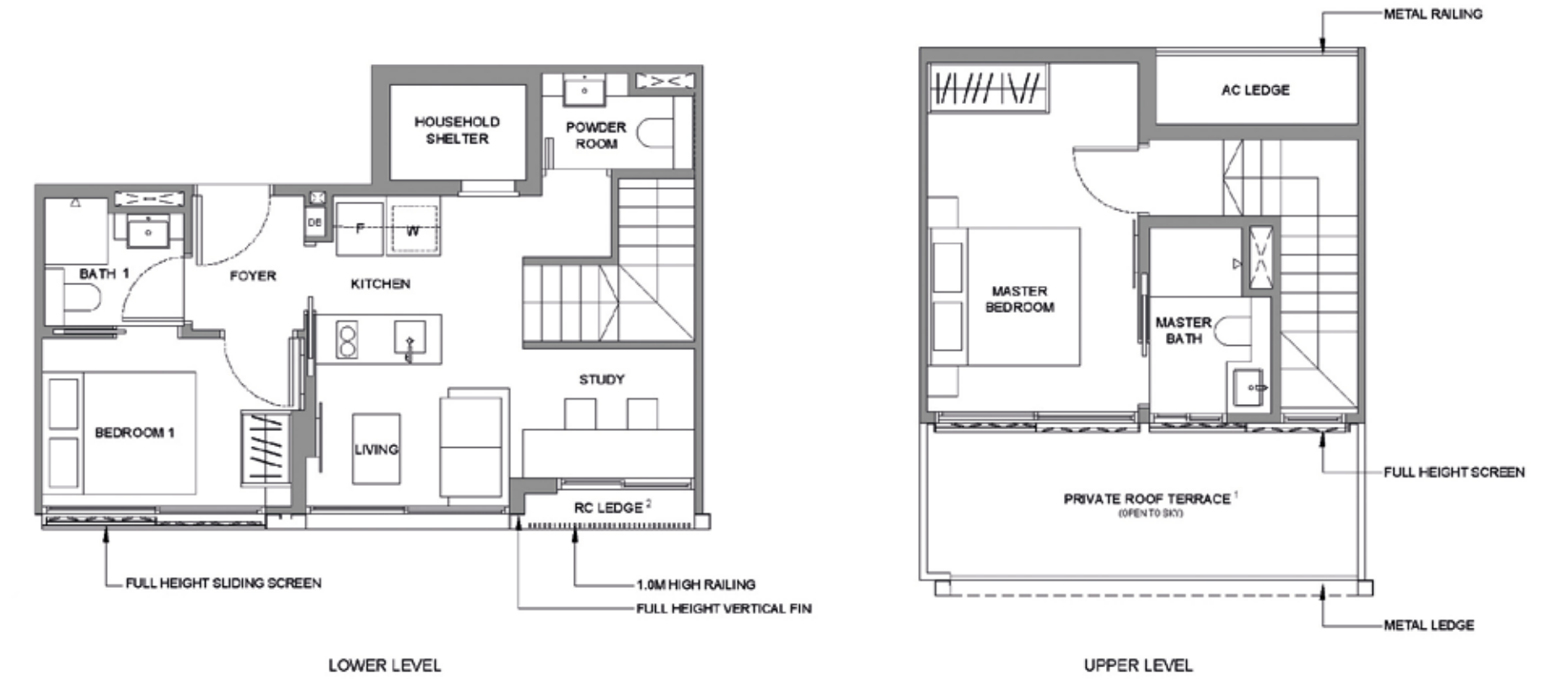
## 2-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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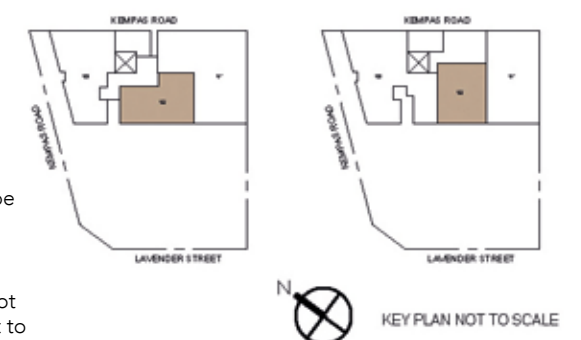
## TYPE B<sub>1</sub>P

81 Sqm/ 872 sqft (Includes 3 sqm of AC ledge, 5 sqm of Void, 12 sqm of Private Roof Terrace)  
#06-02



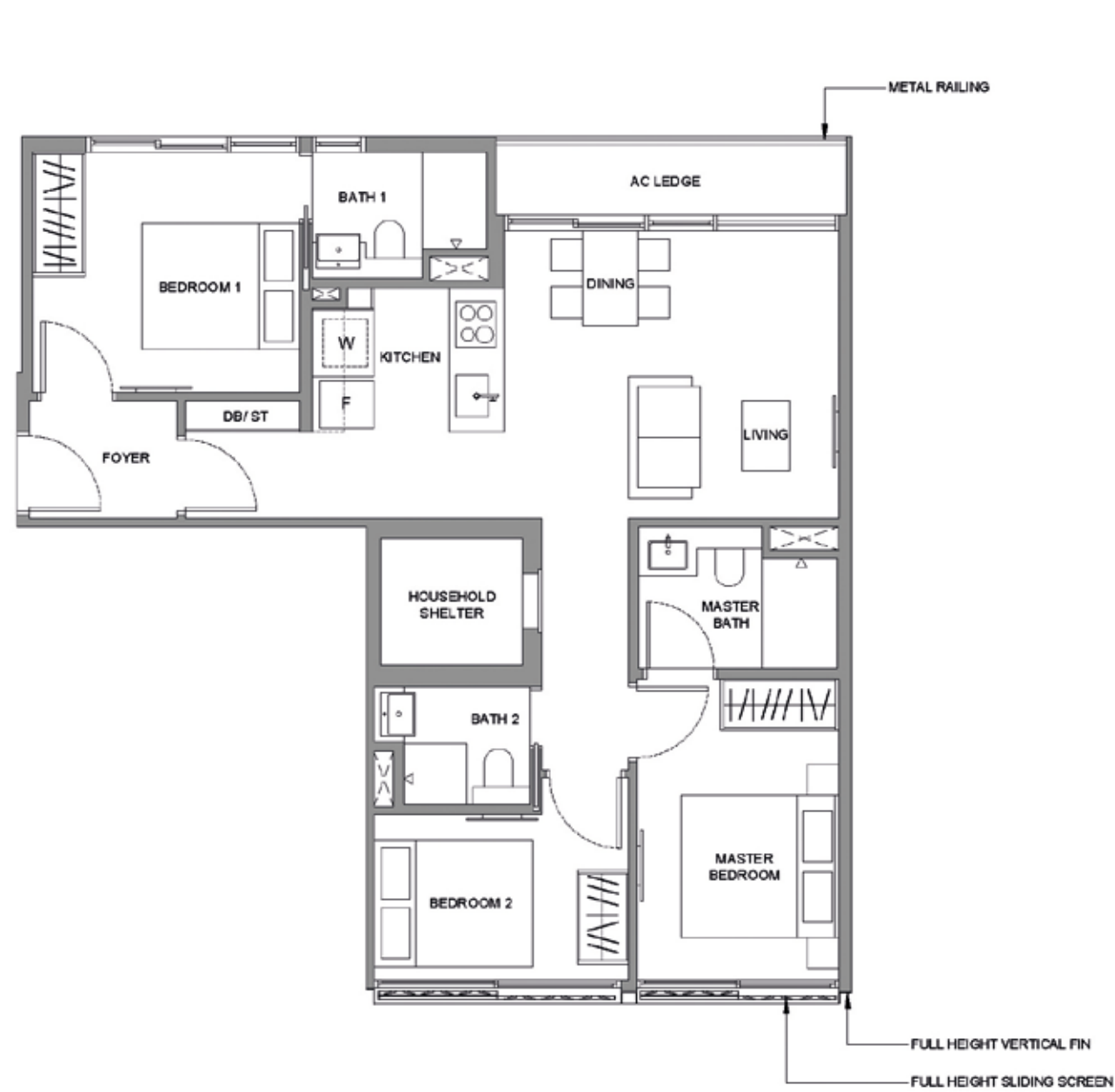
## 2-BEDROOM + STUDY (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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# TYPE C<sub>I</sub>

85 sqm/ 915 sqft (Includes 5 sqm of AC Ledge)  
 #04-01  
 #05-01



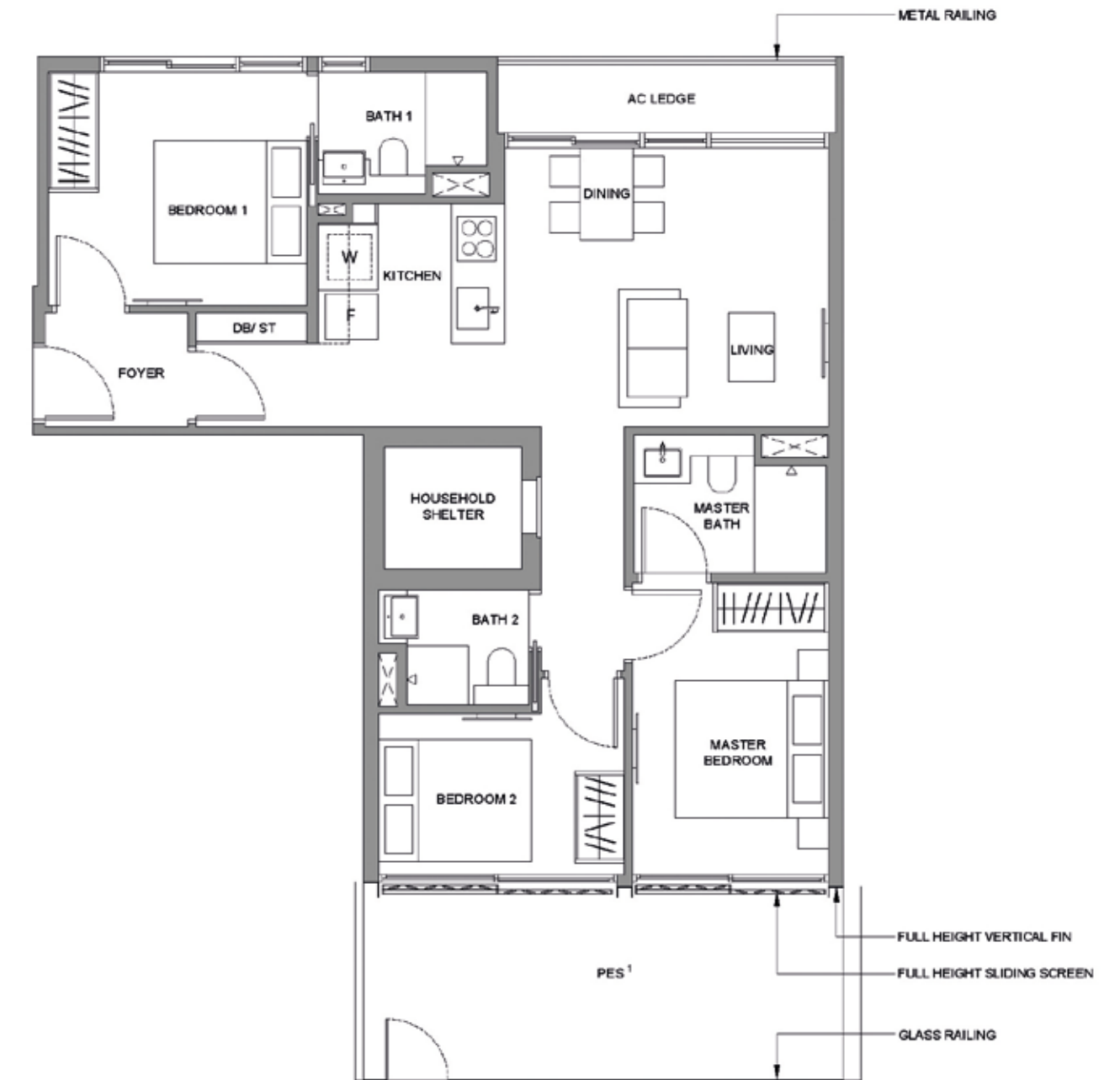
## 3-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



# TYPE C<sub>IA</sub>

102 sqm/ 1098 sqft (Includes 5 sqm of AC Ledge, 16 Sqm of PES)  
 #03-01



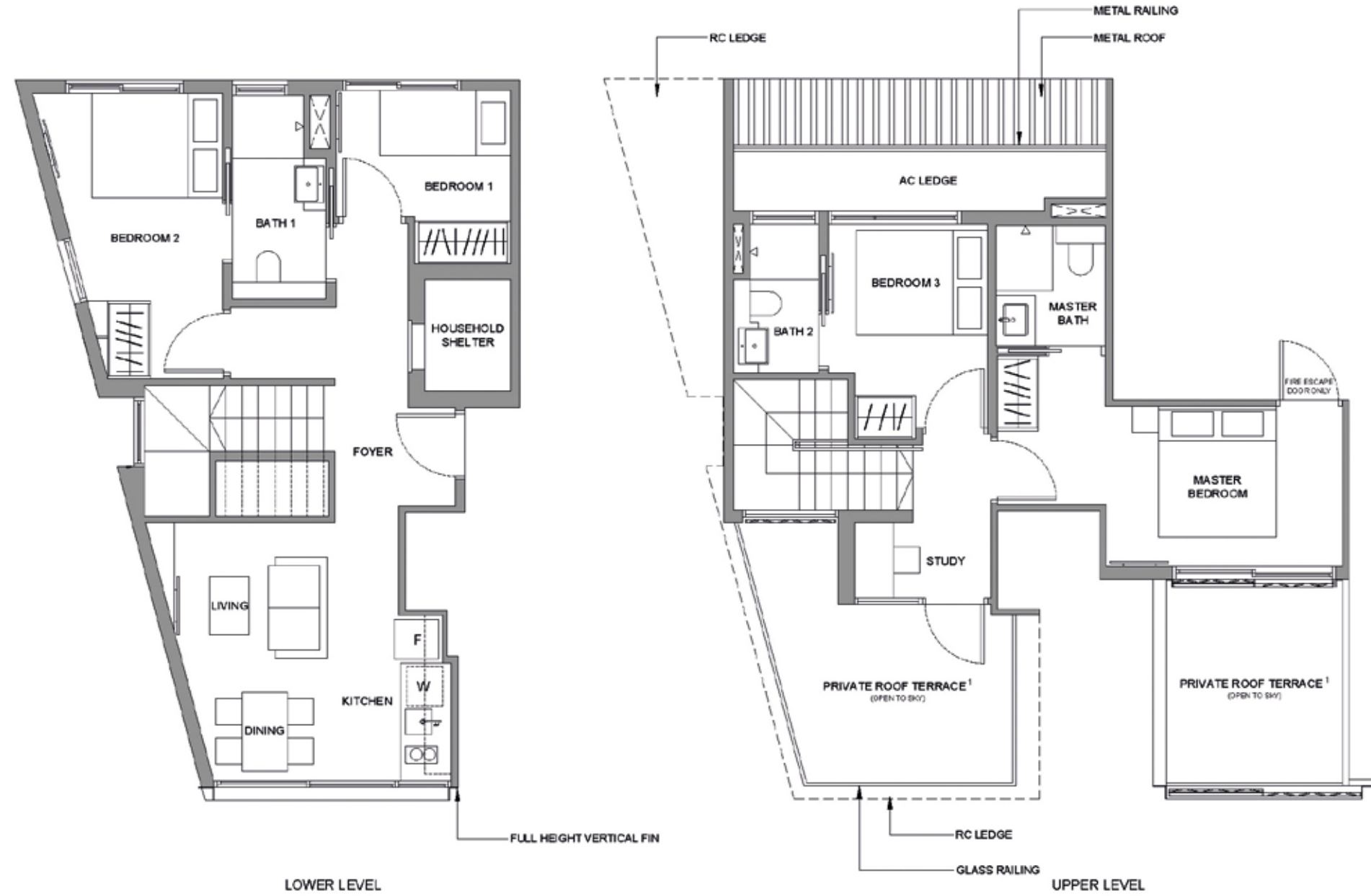
## 3-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



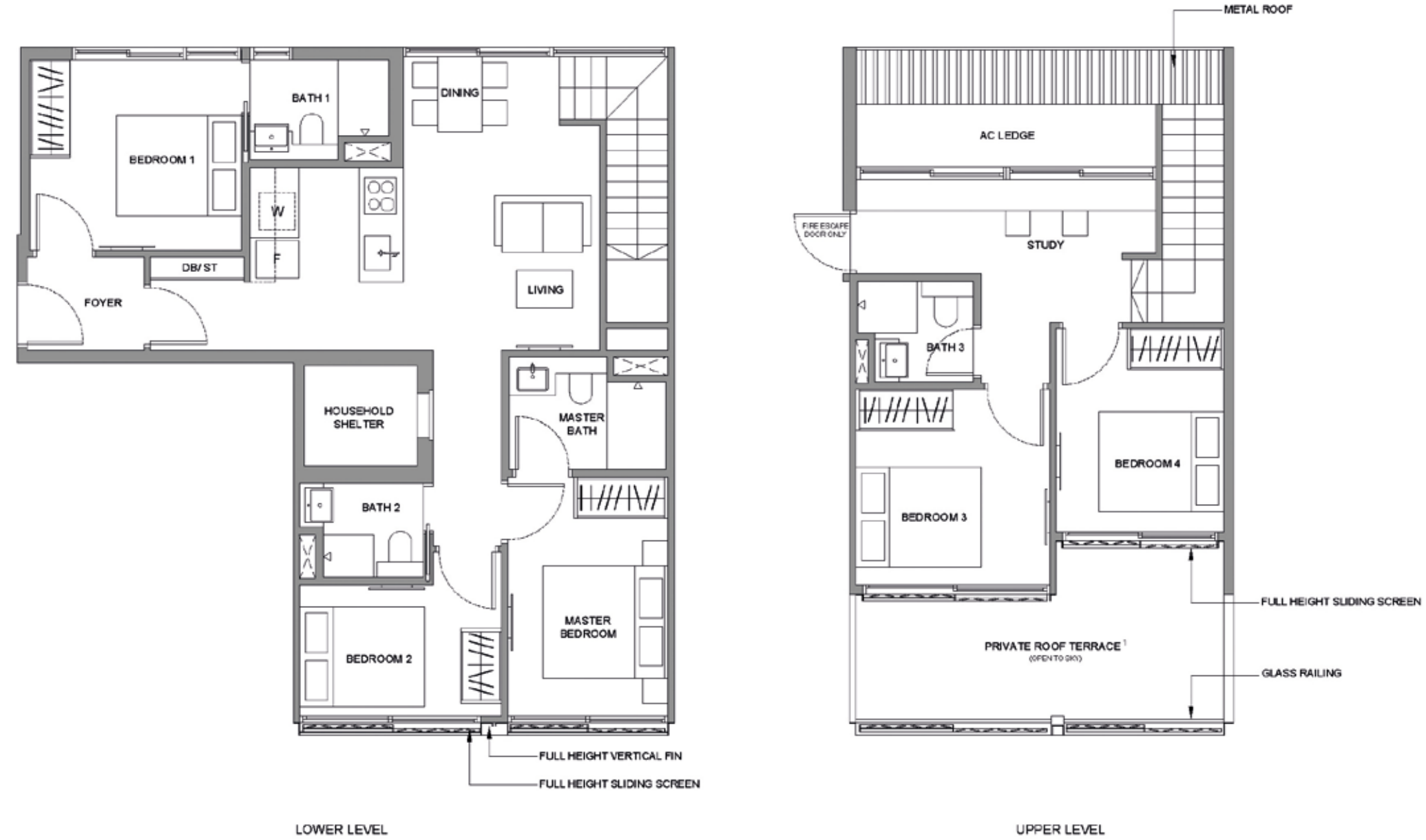
## TYPE B<sub>2</sub>P

124 sqm/ 1335 sqft (Includes 6 sqm of AC Ledge, 5 sqm of Void , 21 sqm of Private Roof Terrace)  
#06-03



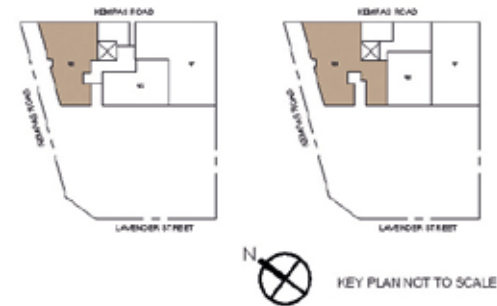
## TYPE C<sub>1</sub>P

144 sqm/ 1550 sqft (Includes 5 sqm of AC Ledge, 5 sqm of Void, 15 sqm of Private Roof Terrace)  
#06-01



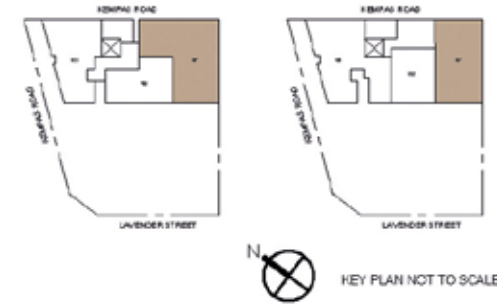
## 4-BEDROOM + STUDY

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



## 5-BEDROOM + STUDY (DUAL KEY)

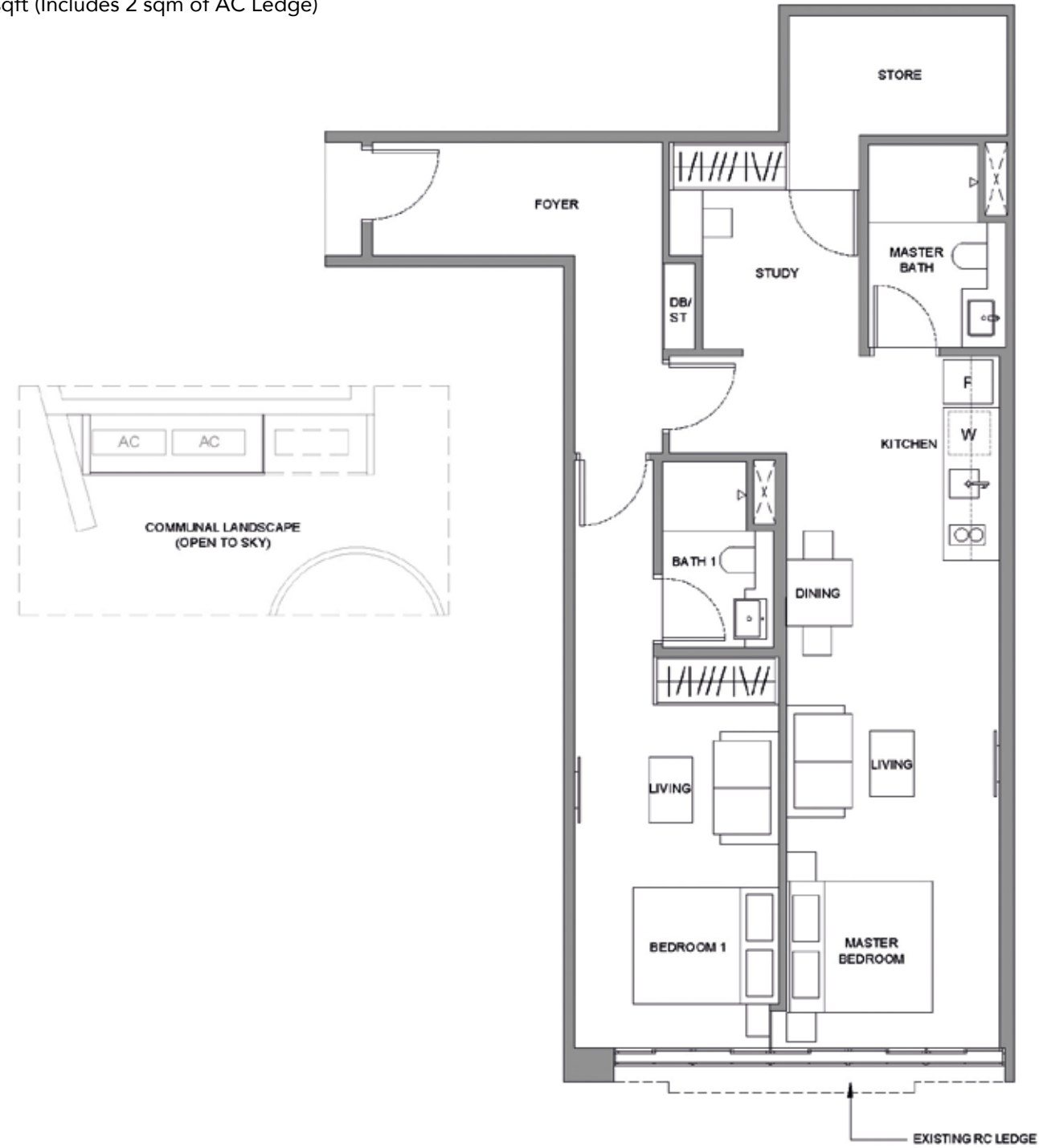
- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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# TYPE H<sub>1</sub>

92 sqm/ 990 sqft (Includes 2 sqm of AC Ledge)  
#02-02



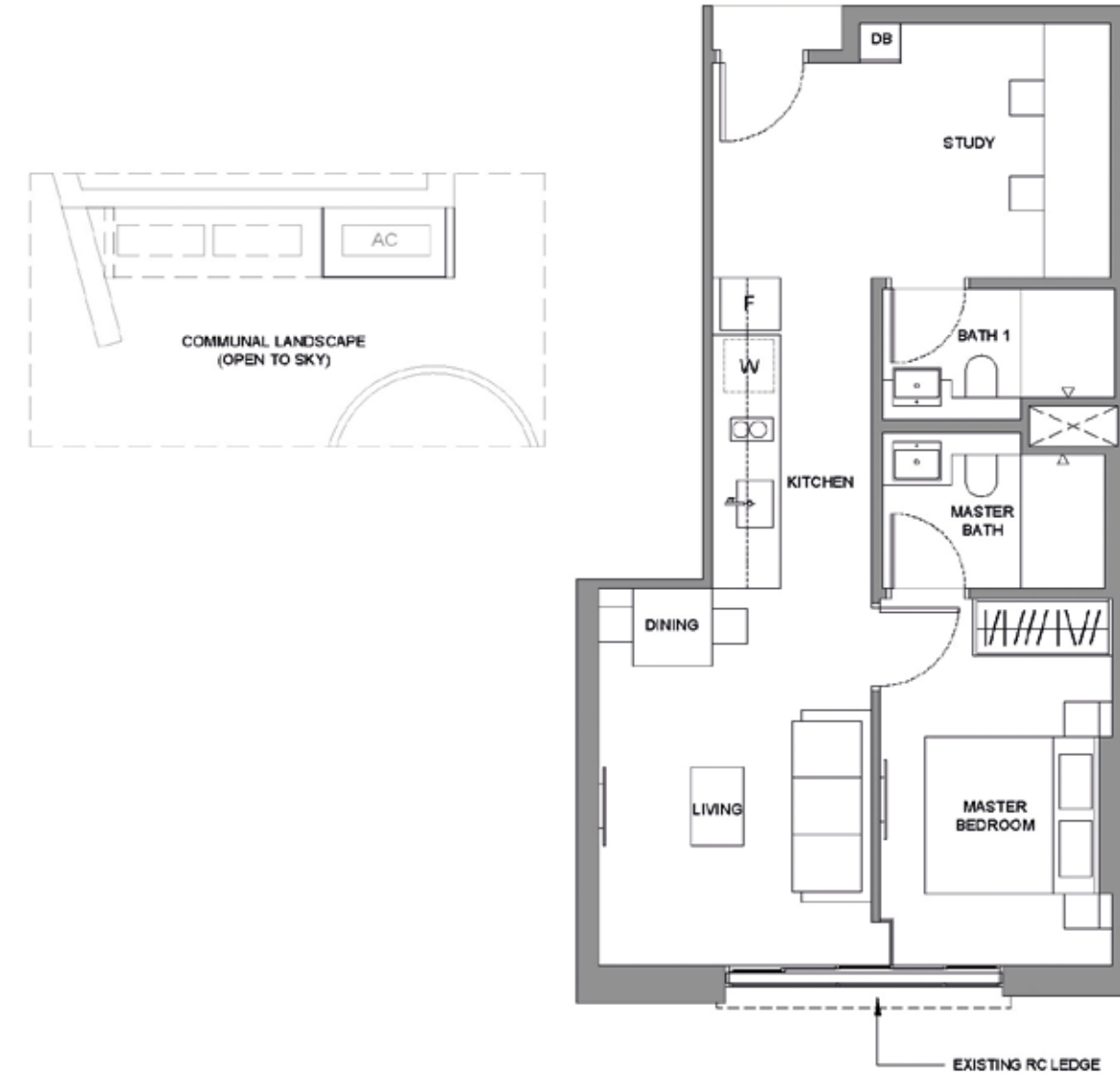
## 1-BEDROOM + STUDIO (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



# TYPE H<sub>2</sub>

61 sqm/ 657 sqft (Includes 1 sqm of AC Ledge)  
#02-03



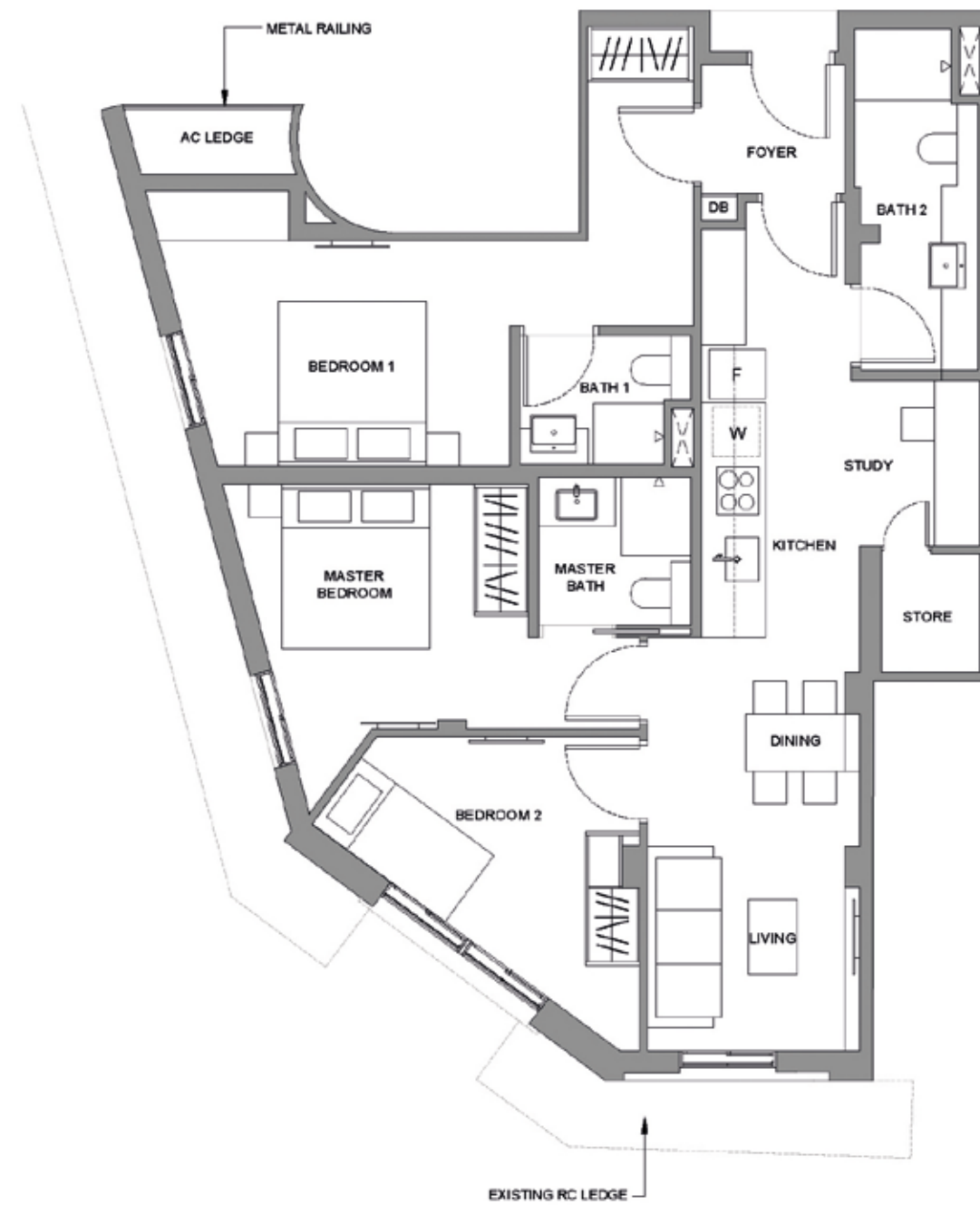
## 1-BEDROOM + STUDIO

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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## TYPE H<sub>3</sub>

95 sqm/ 1023 sqft (Includes 2 sqm of AC Ledge)  
#02-04



### 3-BEDROOM + STUDY (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab / RC Flat roof is non strata area. Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable). Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



## TYPE H<sub>4</sub>

76 sqm/ 818 sqft (Includes 4 sqm of AC Ledge)  
#02-05



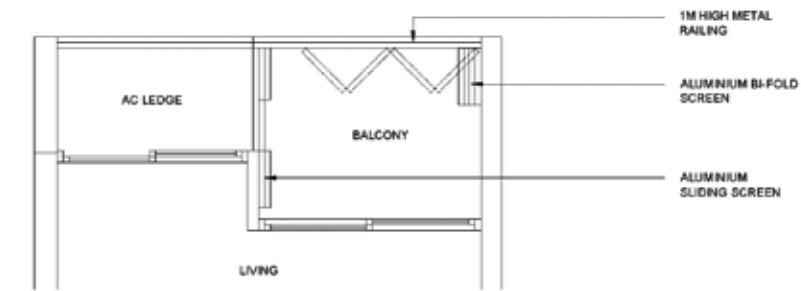
### 3-BEDROOM (DUAL KEY)

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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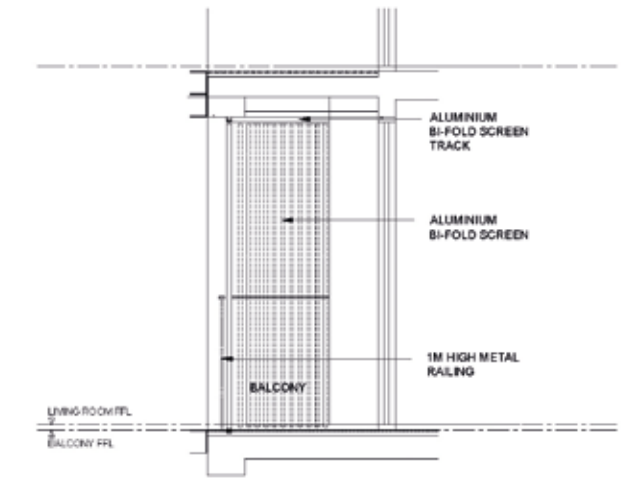


# TYPE H<sub>5</sub>

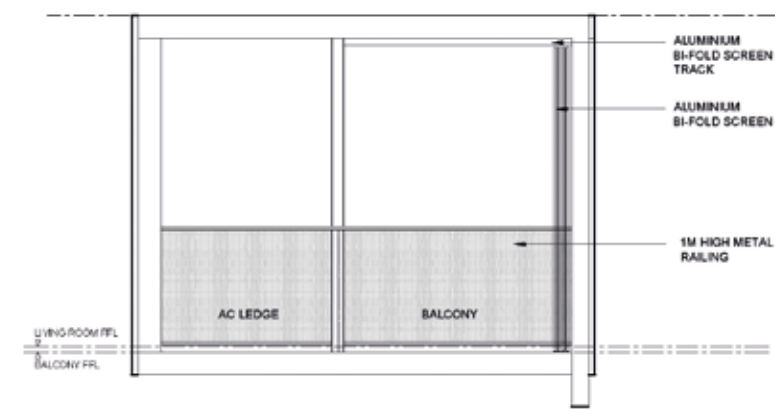
54 sqm/ 581 sqft (Includes 2 sqm of AC Ledge, 3 sqm of Balcony)  
#02-01



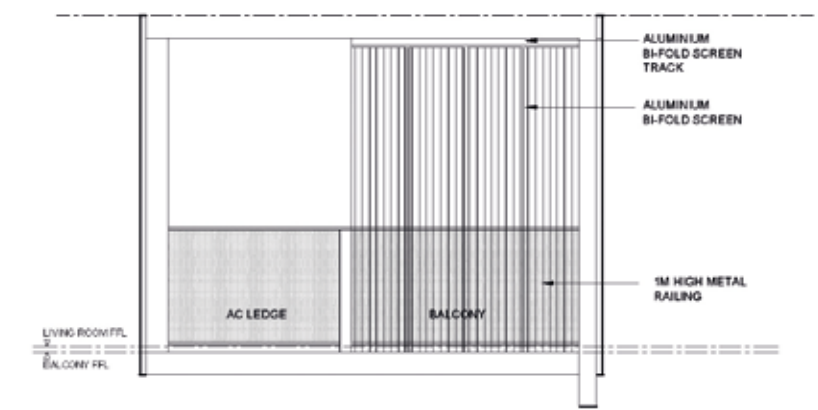
PART PLAN



SECTIONAL DETAIL



ELEVATION DETAIL (OPEN)



ELEVATION DETAIL (CLOSED)

## STUDIO + STUDY

- 1 PES/ Balcony/ Open Balcony/ Roof Terrace shall not be enclosed. Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
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## APPENDIX A | APPROVED BALCONY SCREEN

Note:

Balcony screening is capable to be drawn open/fully retracted and allow for natural ventilation at all times. The balcony shall not be enclosed unless with the approved balcony screen.

The cost of installing approved balcony screen is to be borne by the Purchaser.

Balcony screens are not provided by the Developer (unless otherwise indicated on the floor plan).

# THE FIRST SCHEDULE SPECIFICATIONS OF THE BUILDING

## 1. FOUNDATION

Reinforced concrete/ steel piling system to the Structural Engineer's detail and design

## 2. SUPERSTRUCTURE

Reinforced concrete/ steel structure to Structural Engineer's detail and design

## 3. WALLS

- a) External Walls : Reinforced concrete and/or precast panels (lightweight) and/or brick wall (where applicable)
- b) Internal Walls : Reinforced concrete and/or precast panels (lightweight) and/or drywall panels and brick wall (where applicable)

## 4. ROOF

- a) Flat Roof : Reinforced concrete roof with appropriate waterproofing system and insulation
- b) Pitch Roof : Metal roof with insulation to Structural Engineer's detail and/or specialist's design

## 5. FINISHES

### Ceiling

#### For Apartment

- a) Foyer/ Living/ Dining/ Kitchen/ Bedroom/ Study/ HS/ Store (If any) : Skim coat and/or plasterboard ceiling with bulkheads to designated areas with emulsion paint finish (where applicable)
- b) Bathroom/ Powder Room (if any) : Moisture resistant plasterboard ceiling with emulsion paint finish
- c) Private Enclosed Space/ Roof Terrace (if any) : Skim coat with emulsion paint finish (where applicable)
- d) AC Ledge : Skim coat with emulsion paint finish (where applicable)
- e) Internal staircase : Skim coat and plasterboard with bulkheads to designated areas with emulsion paint finish (where applicable)

#### For Common Areas

- a) 1st Storey Lift Lobbies/Typical Lift Lobbies/ Corridor/ Common Walkway : Skim coat and/or moisture resistant plasterboard ceiling with emulsion paint finish and/or aluminum panel ceiling (where applicable)
- b) Staircases : Skim coat with emulsion paint finish
- c) Common Toilets : Moisture resistant plasterboard ceiling with emulsion paint finish

## 6. FINISHES

### Wall

#### For Apartments

- a) Foyer/ Living/ Dining/ Store/ HS : Plaster and/or skim coat with emulsion paint finish
- b) Kitchen : Plaster and/or skim coat with emulsion paint finish
- c) Bedroom/ Study (if any) : Plaster and/or skim coat with emulsion paint finish
- d) Bathroom/ Powder Room (if any) : Porcelain tiles and/or Ceramic Tiles finish
- e) PES/ Roof Terrace (if any) : Plaster and/or skim coat in emulsion paint and approved exterior paint finish
- f) AC Ledge : Plaster and/or skim coat in emulsion paint and approved exterior paint finish (where applicable)
- g) Internal staircase (If any) : Plaster and/or skim coat with emulsion paint finish

Note:

No tiles/stone and/or plaster and/or skim coat with emulsion paint behind mirrors, cabinets, wardrobes and above false ceiling. Plaster and/or skim coat with emulsion paint finish on wall within fridge and washer dryer compartment (where applicable). Carpentry back panel and/or skim coat and/or plaster with emulsion paint finish on wall within DB/storage cabinets (where applicable).

#### For Common Areas

- a) 1st Storey Lift Lobbies/ Typical Lift Lobbies : Plaster and/or skim coat with textured paint finish and/or laminate finish and/or tiles finish and/or mirror (where applicable)
- b) Corridors/ Covered Walkway : Plaster and/or skim coat with textured paint finish and/or laminate finish (where applicable)
- c) Staircases : Plaster and/or skim coat with textured paint finish (where applicable)
- d) Commom Toilets : Porcelain tiles and/or Ceramic Tiles finish

Note: No tiles/stone and/or plaster and/or skim coat with textured paint behind mirrors and above false ceiling.

### Floor

#### For Apartments

- a) Living/ Dining/ Kitchen/ Study (If any) : Timber strips with timber skirting finish
- b) Store/ HS (if any) : Porcelain tiles with tiles skirting finish
- c) Bedroom/ Family Area (if any) : Timber strips with timber skirting finish
- d) Bathroom/ Powder Room (if any) : Porcelain tiles and/or Ceramic Tiles finish
- e) PES/ Roof terrace (if any) : Porcelain Tiles with tiles skirting finish
- f) Internal staircases (for Types B1P, B2P and C1P only) : Timber strips finish
- g) AC Ledge : Cement and sand screed

#### For Common Areas

- a) 1st Storey Lift Lobbies : Porcelain Tiles with tiles skirting finish (where applicable)
- b) Typical Lift Lobbies : Porcelain Tiles with tiles skirting finish (where applicable)
- c) Corridors/ Covered Walkway : Porcelain Tiles with tiles skirting finish (where applicable)
- d) Staircase : Cement sand screed with tile nosing
- e) Accessible Washroom : Porcelain Tiles finish
- f) Communal Roof Terraces : Porcelain Tiles finish (where applicable)

## 7. WINDOWS

### For Apartments

- a) Living/ Dining/ Bedrooms (To all Type H only) : Metal-framed casement and/or Aluminum-framed sliding and/or casement windows (where applicable)
- b) Living/ Dining/ Bedrooms/Study (To all Type B and Type C only) : Aluminum-framed casement and/or sliding and/or top hung windows (where applicable)
- c) Master Bath (To all unit types) : Aluminum-framed top hung and/or sliding windows and/or fixed glass panel

## 8. DOORS

### For Apartments

- a) Main Entrance : Approved fire-rated timber swing door
- b) Fire Escape Door (To Types B2P & C1P only) : Approved fire-rated metal swing door with 1-way lockset only
- c) Bedrooms : Timber swing door
- d) Store (If any) : Timber swing door
- e) Bathrooms/ Powder Room (If any) : Timber swing door and/or timber pocket sliding door and/or timber bi-fold door (where applicable)
- f) Balcony/ Open Balcony/ PES/ Roof Terrace : Aluminum-framed glass sliding door and/or aluminum-framed glass swing door and/or aluminum-framed fixed glass panel
- g) Ironmongery : Selected quality locksets and ironmongery

## 9. SANITARY FITTINGS

### For Apartment

- a) Master Bath (To all unit types) : 1 shower compartment with glass door  
1 shower mixer set  
1 vanity cabinet with countertop complete with wash basin and mixer  
1 wall mounted water closet  
1 built-in wall cabinet with mirror  
1 toilet paper holder  
2 robe hooks
- b) Common Baths (To all unit types) : 1 shower compartment with glass door  
1 shower mixer set  
1 vanity cabinet with countertop complete with wash basin and mixer  
1 wall mounted water closet  
1 built-in wall cabinet with mirror  
1 toilet paper holder  
2 robe hooks
- c) Powder Room (To Types B1A and B1P only) : 1 vanity cabinet with countertop complete with wash basin and mixer  
1 wall mounted water closet  
1 built-in wall cabinet with mirror  
1 toilet paper holder
- d) Kitchen (To all unit types) : 1 kitchen sink with tap  
1 bib tap for washer cum dryer

## 10. ELECTRICAL INSTALLATION

- a) Electrical wiring within the Unit will generally be concealed, except those above the suspended (false) ceiling, within the electrical closet and at the aircon ledge, which will run exposed in conduits, trays or trunking.
- b) Main Electrical wiring for lighting and power point shall be provided. Refer to Electrical Schedule for details.

### Refer to Electrical Schedule

## 11. TELEPHONE

Telephone points shall be provided in accordance to the Electrical Schedule

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with Singapore Code of Practice

## 13. PAINTING

- a) Internal wall : Water-based emulsion paint
- b) External wall : Textured coating paint and other approved exterior paint (where applicable)

## 14. WATERPROOFING

Waterproofing shall be provided to RC roofs, floors of bathrooms, kitchens and other wet areas

## 15. DRIVEWAY

- a) Surface driveway : Tiles and/or and reinforced concrete slab (where applicable)

## 16. RECREATIONAL FACILITIES

The following are provided:

Level 3 (Communal Roof Terrace)

- 1 Poolside Lounge
- 2 Swimming Pool:  
- Internal Length: 11.4m – 12.4m  
- Internal Width: 3.8m  
- Internal Depth: 1.1m
- 3 BBQ Pit with Alfresco Dining
- 4 Outdoor Rain Shower
- 5 Outdoor Gym
- 6 Accessible Washroom

## 17. ADDITIONAL ITEMS

- a) Kitchen Cabinets/Appliances : Kitchen cabinet complete with –  
1) High and low kitchen cabinets in laminate finish with quartz countertop  
2) Electric hob and hood  
3) Built-in oven  
4) Free Standing Fridge  
5) Washer-dryer
- b) Wardrobes : Built-in wardrobes in laminate finish to all bedrooms
- c) Air Conditioning : Split unit air conditioning system to Living/Dining, Bedrooms, Study (where applicable)
- d) Hot Water Supply : Hot water supply to all Bathrooms and Powder Room
- e) Railing : Galvanized steel and/or glass with capping (where applicable)
- f) Telecommunication Services : In compliance with Info-communications Media Development Authority Code of Practice for Info-communication Facilities in Buildings (COPIF 2013).
- g) Lift : 1) 1 passenger lift serving 1st storey to 6th storey
- h) Security System : 1) Telephone System to all units  
2) Card Access System at 1st storey lift lobbies (where applicable)  
3) Closed Circuit Television system (CCTV) general surveillance to 1st storey lift lobbies and designated common areas
- i) Digital Lockset : 1 no. of digital lockset provided to each residential unit main entrance door.

**Notes:**

**A. TIMBER STRIPS**

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**B. AIR-CONDITIONING SYSTEM**

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

**C. TELEVISION AND/OR INTERNET ACCESS**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

**D. MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES**

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

**E. LAYOUT/LOCATION OF WARDROBES, CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

**F. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**G. 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.

**H. FALSE CEILING**

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

**I. GLASS**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**J. MECHANICAL VENTILATION SYSTEM**

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

**K. MECHANIZED CARPARKING SYSTEM**

The mechanized carparking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

**L. PLANTERS (COMMUNAL)**

Planters are designed to take the loading of potted plants only.

**M. WALL**

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

**N. CABLE SERVICES**

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

**O. TILES**

Selected tile sizes and tile surface flatness cannot be perfect and are subjected to acceptable range described in Singapore Standards S5483:2000. Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. Whilst the colour/tonality of these look-alike tiles may mimic the aesthetic looks of stone, it is not possible to achieve total consistency of colour and grain in its selection. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligation under clauses 9 and 17.

**P. HOUSEHOLD SHELTER**

Household Shelter is designed for use as civil defense shelter. The wall, ceiling, floor & door of the Household Shelter shall not be hacked, drilled, altered or removed.

**Q. QUARTZ**

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and 17.

**R. ACOUSTIC BLIND/ WINDOW AND DOOR RESTRICTOR**

For compliance with NEA requirements for Land Traffic Noise Impact Assessment, all units (except unit #02-01, #02-05, #03-01 and #03-02) will be installed with either and/or combination of acoustic blind and window/ Door restrictor at the Living, Dining, Bedroom, where applicable.

The above is subject to actual noise measurement during Temporary Occupation Permit Application Process.



## LAVENDER RESIDENCE

Developer : FLJ Property Pte Ltd

Architect : Park+Associates Pte Ltd

Builder : Bestlink Construction Pte Ltd

Location : TS 17 LOT 00738W, 00739V, 00740M AT 288, 290, 292 LAVENDER STREET

Building plan approval No : A1553-00303-2018-BP02 dated 25 January 2022

Tenure of Land : Freehold

Expected date of vacant possession : 31 December 2024

Expected date of legal completion : 30 June 2025



LAVENDER RESIDENCE

