



Artist Impression

**PROPOSED ERECTION OF A 3-STOREY ENVELOPE CONTROL DETACHED DWELLING HOUSE WITH AN ATTIC AND A SUNKEN SWIMMING POOL ON LOT 00353L MK 28 AT 7 JALAN WARINGIN (BEDOK PLANNING AREA)**





**Artist Impression**

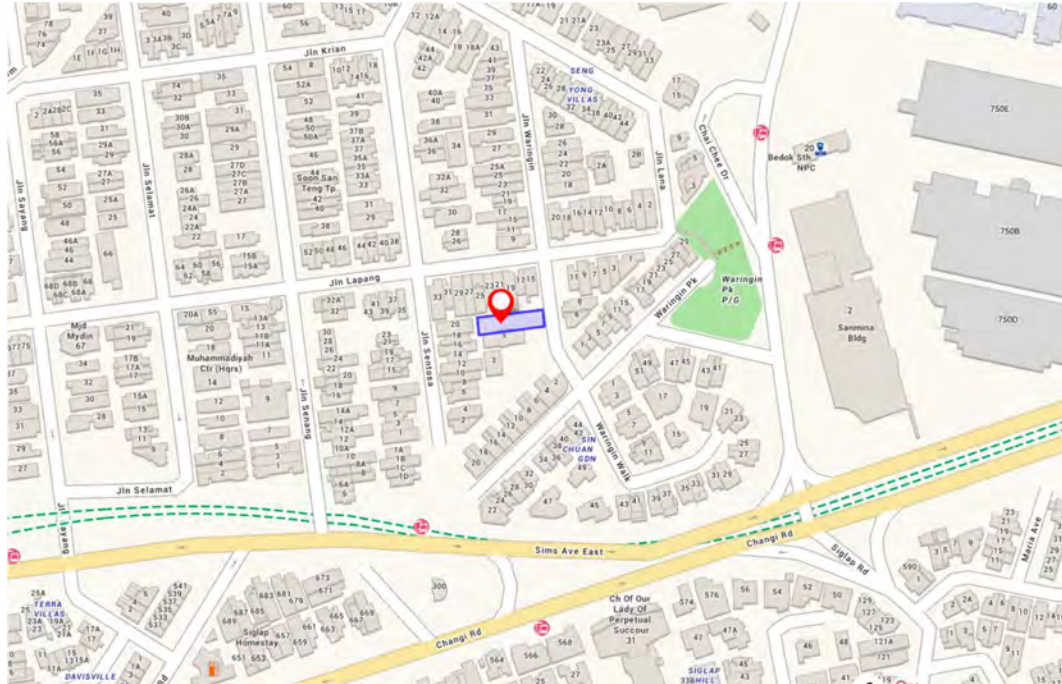




Artist Impression

# 7 JALAN WARINGIN

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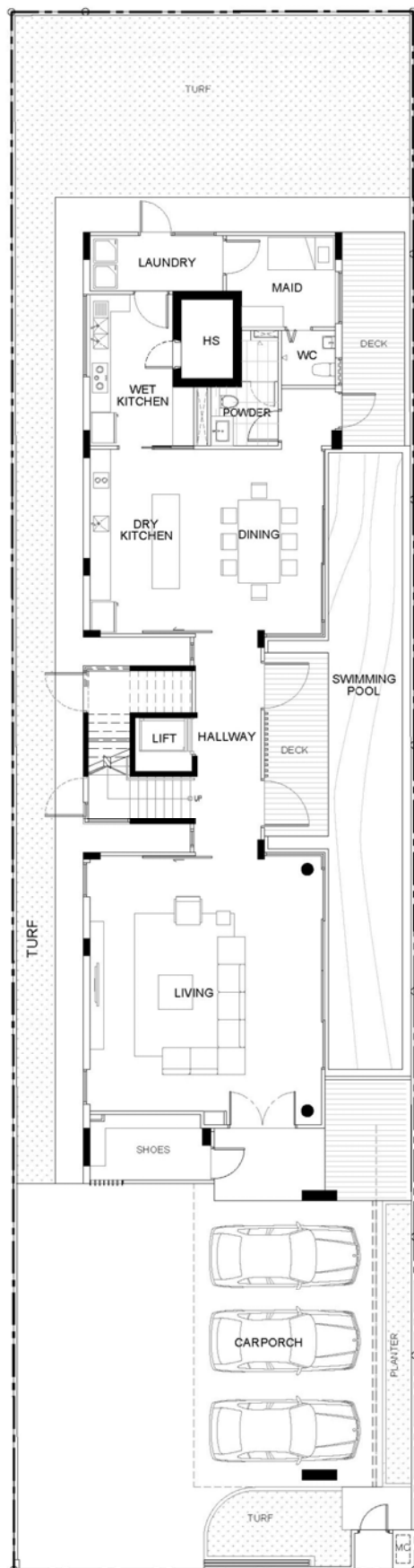
Source: onemap.sg (Not to scale)

1. **Tenure** : Freehold
2. **T.O.P.** : 31 Oct 2020 (Expected Date)  
: 31 Oct 2023 (Expected Legal Completion)
3. **Plot Area** : 524.90 sqm / 5,649.97 sqft (estimate)
4. **Floor Area** : please refer below

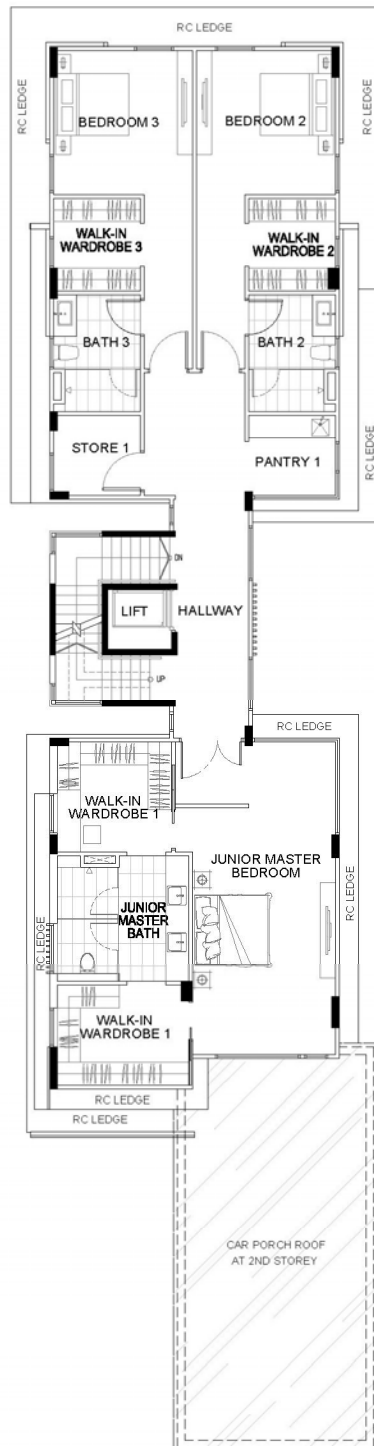
HOUSE NO: 7 PLOT AREA : 524.90 m <sup>2</sup>				
	BUILT-IN AREA	OTHER AREA		
1ST STOREY	: 189.76 m <sup>2</sup>	- SWIMMING POOL	= 40.52 m <sup>2</sup>	
		- POOL DECK	= 29.26 m <sup>2</sup>	
		- CARPORCH	= 43.56 m <sup>2</sup>	
		- APRON / PAVEMENT	= 37.39 m <sup>2</sup>	
		<b>TOTAL</b>	<b>= 150.73 m<sup>2</sup></b>	
2ND STOREY	: 178.05 m <sup>2</sup>	-	= 0.00 m <sup>2</sup>	
		<b>TOTAL</b>	<b>= 0.00 m<sup>2</sup></b>	
3RD STOREY	: 186.98 m <sup>2</sup>	-	= 0.00 m <sup>2</sup>	
		<b>TOTAL</b>	<b>= 0.00 m<sup>2</sup></b>	
ATTIC	: 82.69 m <sup>2</sup>	- OPEN ROOF TERRACE	= 31.50 m <sup>2</sup>	
		<b>TOTAL</b>	<b>= 31.50 m<sup>2</sup></b>	
<b>TOTAL</b>	<b>: 637.48 m<sup>2</sup></b>			<b>= 182.23 m<sup>2</sup></b>
<b>TOTAL BUILT-UP AREA = 819.71 m<sup>2</sup></b>				

5. **GST** : Not Applicable
6. **Developer** : Teambuild Homes Pte Ltd
7. **Architect** : Ace Architects & Associates





NOTE: Please note that this floor plan is subject to changes that may be necessary or approved by the relevant authorities. As such, the Developer will not be liable for any claims, losses, expenses of whatever nature that may be suffered by the purchasers' reliance on the said plan. The Developer does not warrant the accuracy of any of the measurements shown on the floor plan, and the Purchaser is advised to take on-site measurement(s) at his unit before committing to any renovation work(s) or to installation(s) or purchase of any furniture and furnishing whatsoever.

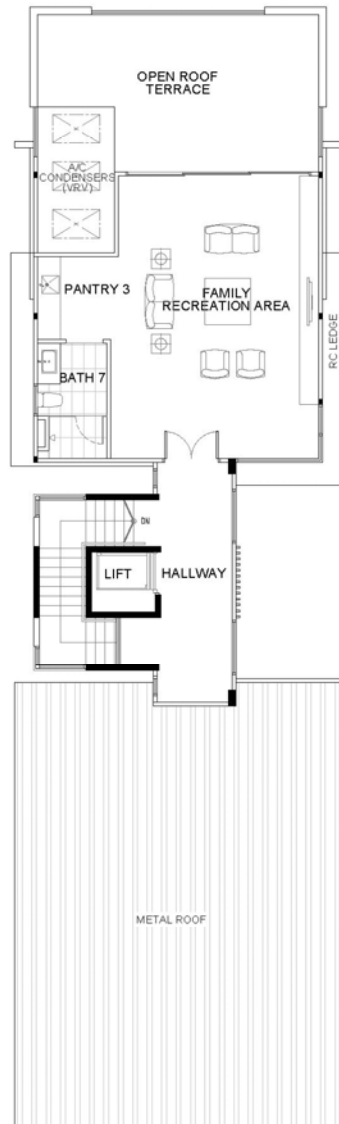


2ND STOREY PLAN

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ATTIC PLAN

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# 7 JALAN WARINGIN

## Building Specifications

as at 11 September 2019

### 1. FOUNDATION

Pile foundation to Engineer's design

### 2. SUPERSTRUCTURE

Reinforced Concrete and/or Structural Steel Framework to Engineer's specification

### 3. WALLS

External Walls: Reinforced concrete wall and/or bricks and/or concrete masonry units

Internal Walls: Reinforced concrete wall and/or bricks and/or concrete masonry units and/or drywall

### 4. ROOF

RC Flat Roof: Reinforced concrete with appropriate waterproofing system

Metal Roof: Structural Steel Frame with metal roof and appropriate insulation

### 5. CEILING

Living/Dining/Dry Kitchen, Hallway, Family Recreation Area, Bedrooms, Walk-in-wardrobe, Pantry, Maid, Store, Shoes: Fibrous plaster board with emulsion paint

Baths, Powder, Wet Kitchen, Laundry, WC: Moisture resistant ceiling board with emulsion paint

Household Shelter, Staircase: Skim coating and/or fibrous plaster board with emulsion paint

Balcony, Open Roof Terrace: Skim coating and/or moisture resistant ceiling board with emulsion paint

### 6. FINISHES

#### A) WALL

Living/Dining/Dry Kitchen, Hallway, Family Recreation Area, Bedrooms, Walk-in-wardrobe, Maid, Household Shelter, Staircase, Balcony, Open Roof Terrace, Store, Pantry, Shoes, Laundry: Cement and sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed area only)

Baths, Powder, WC, Wet Kitchen: Homogeneous and/or Ceramic tiles to false ceiling height (up to false ceiling and on exposed area only)

Swimming Pool: Mosaic tiles

External Walls: Cement and sand plaster and/or skim coat with paint finish

#### B) FLOOR

Living/Dining/Dry Kitchen: Marble with Skirting

Bedrooms, Walk-in-wardrobe, Family Recreation Area, Hallway: Timber Flooring with Skirting

Staircase: Timber Flooring

Household Shelter, Balcony, Open Roof Terrace, Carporch, Laundry, Store, Pantry, Shoes, Baths, Powder, Wet Kitchen, Maid, WC: Homogenous and / or Ceramic Tiles

Swimming Pool: Mosaic tiles

### 7. WINDOWS

Aluminium framed with minimum 6mm thick tinted glass

### 8. DOORS

Living, Shoes: Timber door

Household Shelter: Approved metal door

Bedrooms, Baths, Powder, Wet Kitchen, Store, Family Recreation Area: Laminated PVC door

Living/Dining/Dry Kitchen, Laundry, Balcony, Open Roof Terrace, Filtration Pump Chamber: Aluminium framed glass/louver sliding/casement door

WC: Aluminium folding door

**9. IRONMONGERY**

Selected quality locksets

**10. RAILING**

Glass railing with stainless steel handrail and timber handrail

**11. SANITARY FITTINGS**

Master Bath

2 vanity top complete with basin and mixer tap and vanity cabinet

1 standalone long bath with faucets and jets

1 set bath/shower mixer and rain shower and hand shower

1 shower compartment

1 wall mounted water closet

1 mirror

1 paper holder

1 bidet spray

Junior Master Bath

2 vanity top complete with basin and mixer tap and vanity cabinet

1 set bath/shower mixer and rain shower and hand shower

1 shower compartment

1 wall mounted water closet

1 mirror

1 paper holder

1 bidet spray

Powder

1 vanity top complete with basin, mixer tap and vanity cabinet

1 set bath/shower mixer and hand shower

1 shower compartment

1 wall mounted water closet

1 mirror

1 paper holder

1 bidet spray

Bath 2, 3, 5, 6, 7

1 vanity cabinet with basin complete with mixer tap

1 set bath/shower mixer and hand shower

1 shower compartment

1 floor mounted water closet

1 mirror

1 paper holder

1 bidet spray

WC

1 wall hung basin complete with basin tap

1 set bath/shower mixer and hand shower

1 floor mounted water closet

1 mirror

1 paper holder

1 bidet spray

Wet Kitchen, Dry Kitchen, Pantry

1 kitchen sink with sink mixer

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP.

## 13. PAINTING

External Wall: Emulsion paint and/or texture paint  
Internal Wall: Emulsion paint

## 14. WATERPROOFING

Waterproofing is provided to Baths, WC, Powder, Wet Kitchen, Laundry, Balcony, Open Roof Terrace and Swimming Pool.

## 15. OTHER ITEMS

- a) Wardrobes: System wardrobes to all bedrooms
- b) Wet Kitchen, Dry Kitchen, Pantry: Cabinets with porcelain slab worktop
- c) Appliances: 2 Hob, 2 Hood, 1 Oven and 1 Microwave
- d) Air-conditioning to living/dining/dry kitchen, family recreation area and bedrooms
- e) Hot water supply to baths, powder, wet kitchen, dry kitchen and pantry.
- f) Security System: Audio video intercom. Vehicular access system for main gate. Conventional key system to doors.
- g) Home lift.

## 16. NOTES

### **Marble/Compressed Marble/Limestone/Granite**

Marble/compressed marble/limestone/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/compressed marble/limestone/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. Subject to clause 14.3 of the Sale and Purchase Agreement (SPA), the colour, tonality and pattern of marble and/or granite selected and installed shall be subject to availability.

### **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 the builder and the 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.

### **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 clearing of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

### **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.

### **Materials, Fittings, Equipment, Finishes, Installations and Appliances**

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

### **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and 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 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.

**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 Architect's sole discretion and final design.

**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.

**Mechanical Ventilation System**

Mechanical ventilation fans and ducting 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.

**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.

**Tiles**

Selected tile sizes and tile surface flatness cannot be perfect and subject to manufacturing and acceptable range described in Singapore Standards SS 483:2000. 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. As such, the colour/tonality of these look-alike tiles may vary to mimic the aesthetic looks of stone. Thus it is not possible to achieve total consistency of colour and grain in its selection. The surface of these look-alike tiles may also have unfilled veins or holes to depict the properties of the stone. This is not a defect but is done to simulate the texture of certain stone materials.

**Mobile Phone Reception**

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

**Cable Services**

The Vendor shall endeavour 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 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.

**Home Lift**

To ensure good working condition of the home lift, the home lift has to be maintained by the Purchaser on a regular basis. The Purchaser is advised to engage his/her own contractor to service the home lift regularly.



### **21 and 21A Dunsfold Drive**

PROPOSED ERECTION OF 2-UNITS OF 2 STOREY ENVELOPE CONTROL DETACHED DWELLING HOUSE EACH WITH BASEMENT AND ATTIC ON LOT 96500T MK17 AT 21 DUNSFOLD DRIVE (SERANGOON PLANNING AREA)



### **58 Jalan Khairuddin**

PROPOSED ERECTION OF A 2-STOREY ENVELOPE CONTROL SEMI-DETACHED DWELLING HOUSE WITH AN ATTIC AND A SUNKEN SWIMMING POOL ON LOT 01367K MK 27 AT 58 JALAN KHAIRUDDIN (BEDOK PLANNING AREA)



### **14 Begonia Terrace**

PROPOSED ERECTION OF A 2-STOREY ENVELOPE CONTROL SEMI-DETACHED DWELLING HOUSE WITH AN ATTIC AND A SUNKEN SWIMMING POOL ON LOT 08144W MK 18 AT 14 BEGONIA TERRACE (SERANGOON PLANNING AREA)



### **201D Ponggol Seventeenth Ave**

PROPOSED ERECTION OF A 2-STOREY ENVELOPE CONTROL DETACHED DWELLING HOUSE WITH A BASEMENT, AN ATTIC AND A SUNKEN SWIMMING POOL ON LOT 00357K MK 21 AT 201D PONGGOL SEVENTEENTH AVENUE (PUNGGOL PLANNING AREA)



**TEAMBUILD**  
LAND

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