

**k**ap

No. 9 KING ALBERT PARK

FLOOR PLANS

kap, located prominently in the heart of King Albert Park, along Upper Bukit Timah Road, marries the best of residential and retail into one stunning arena.

The ultimate chic lifestyle requires the ultimate in convenience. A multitude of dining and shopping options with wide corridors and high arcades spaces provides a new shopping ambience, where shop units are uniquely designed giving varieties on space planning within high volume spaces. Come and delight in exceptional experiences at kap. Savour the world at your feet.





SIGA

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GG Fashion

kap

SeoulTea  
Cafe + Dessert

Cafe Beans

Twisted Donut

Cherry Blossom

MARK

Time Zone

CAPLUS

# > 1ST STOREY PLAN

UPPER BUKIT TIMAH ROAD  
(CATEGORY 2 ROAD)

CLEMENTI ROAD  
(CATEGORY 2 ROAD)

KING ALBERT PARK  
(CATEGORY 5 ROAD)



RESI./COM.  
INGRESS

RESI./COM.  
EGRESS

KING ALBERT PARK  
(CATEGORY 5 ROAD)

RESTAURANTS / F&B (unit area include loft on 2nd storey)

UNIT	#01-01	#01-02	#01-03	#01-04	#01-05	#01-06	#01-07	#01-08	#01-09	#01-10	#01-11	#01-24	#01-25	#01-26	#01-27	#01-28	#01-29	#01-30	#01-31	#01-32	#01-33	#01-34	#01-35	#01-36	#01-37	#01-38	#01-39	#01-40	#01-41	#01-42	#01-53	#01-54	#01-55
AREA (m <sup>2</sup> )	81m <sup>2</sup>	77m <sup>2</sup>	77m <sup>2</sup>	72m <sup>2</sup>	70m <sup>2</sup>	78m <sup>2</sup>	81m <sup>2</sup>	82m <sup>2</sup>	99m <sup>2</sup>	172m <sup>2</sup>	99m <sup>2</sup>	93m <sup>2</sup>	68m <sup>2</sup>	68m <sup>2</sup>	68m <sup>2</sup>	69m <sup>2</sup>	69m <sup>2</sup>	68m <sup>2</sup>	68m <sup>2</sup>	63m <sup>2</sup>	41m <sup>2</sup>	69m <sup>2</sup>	68m <sup>2</sup>	68m <sup>2</sup>	89m <sup>2</sup>	63m <sup>2</sup>	58m <sup>2</sup>	68m <sup>2</sup>	67m <sup>2</sup>	67m <sup>2</sup>	63m <sup>2</sup>	63m <sup>2</sup>	67m <sup>2</sup>

UNIT	#01-56	#01-57	#01-66	#01-67	#01-68	#01-69
AREA (m <sup>2</sup> )	69m <sup>2</sup>	69m <sup>2</sup>	63m <sup>2</sup>	63m <sup>2</sup>	65m <sup>2</sup>	60m <sup>2</sup>

SHOPS (unit area include loft on 2nd storey)

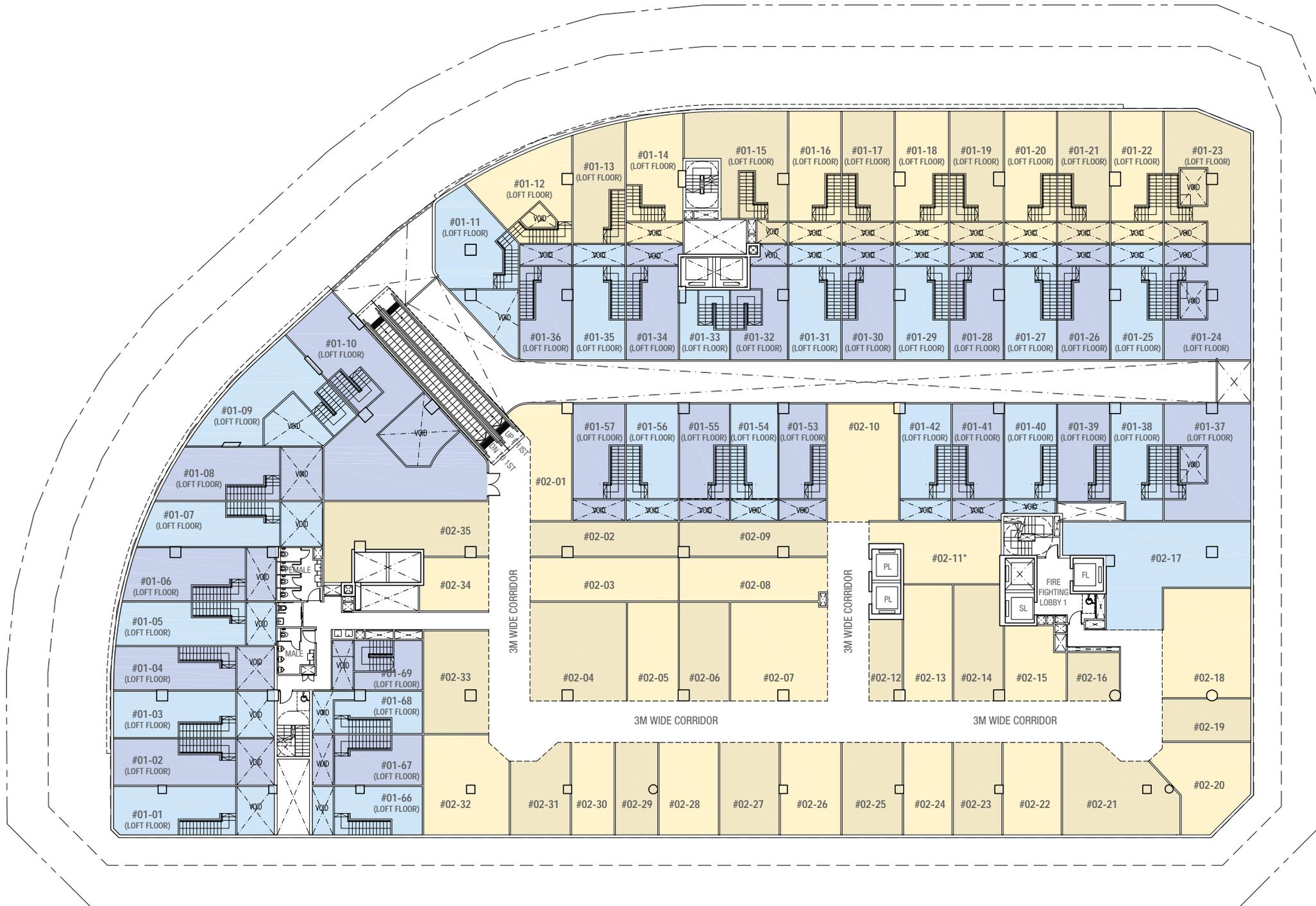
UNIT	#01-12	#01-13	#01-14	#01-15	#01-16	#01-17	#01-18	#01-19	#01-20	#01-21	#01-22	#01-23
AREA (m <sup>2</sup> )	67m <sup>2</sup>	60m <sup>2</sup>	71m <sup>2</sup>	79m <sup>2</sup>	69m <sup>2</sup>	69m <sup>2</sup>	70m <sup>2</sup>	70m <sup>2</sup>	69m <sup>2</sup>	69m <sup>2</sup>	69m <sup>2</sup>	92m <sup>2</sup>

SHOPS

UNIT	#01-43	#01-44	#01-45	#01-46	#01-47	#01-48	#01-49	#01-50	#01-51	#01-52	#01-58	#01-59	#01-60	#01-61	#01-62	#01-63	#01-64	#01-65	#01-70	#01-71
AREA (m <sup>2</sup> )	20m <sup>2</sup>	46m <sup>2</sup>	37m <sup>2</sup>	30m <sup>2</sup>	57m <sup>2</sup>	35m <sup>2</sup>	37m <sup>2</sup>	36m <sup>2</sup>	36m <sup>2</sup>	30m <sup>2</sup>	39m <sup>2</sup>	37m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	34m <sup>2</sup>	34m <sup>2</sup>	33m <sup>2</sup>	34m <sup>2</sup>	34m <sup>2</sup>

Note: Unit area include loft on 2nd storey, void & air-con ledges. Air-con ledges are located at M&E floor above 2nd storey. All plans are subject to amendments as approved by the relevant authorities.

# > 2ND STOREY PLAN



RESTAURANTS / F&B

UNIT	#02-17
AREA (m <sup>2</sup> )	74m <sup>2</sup>

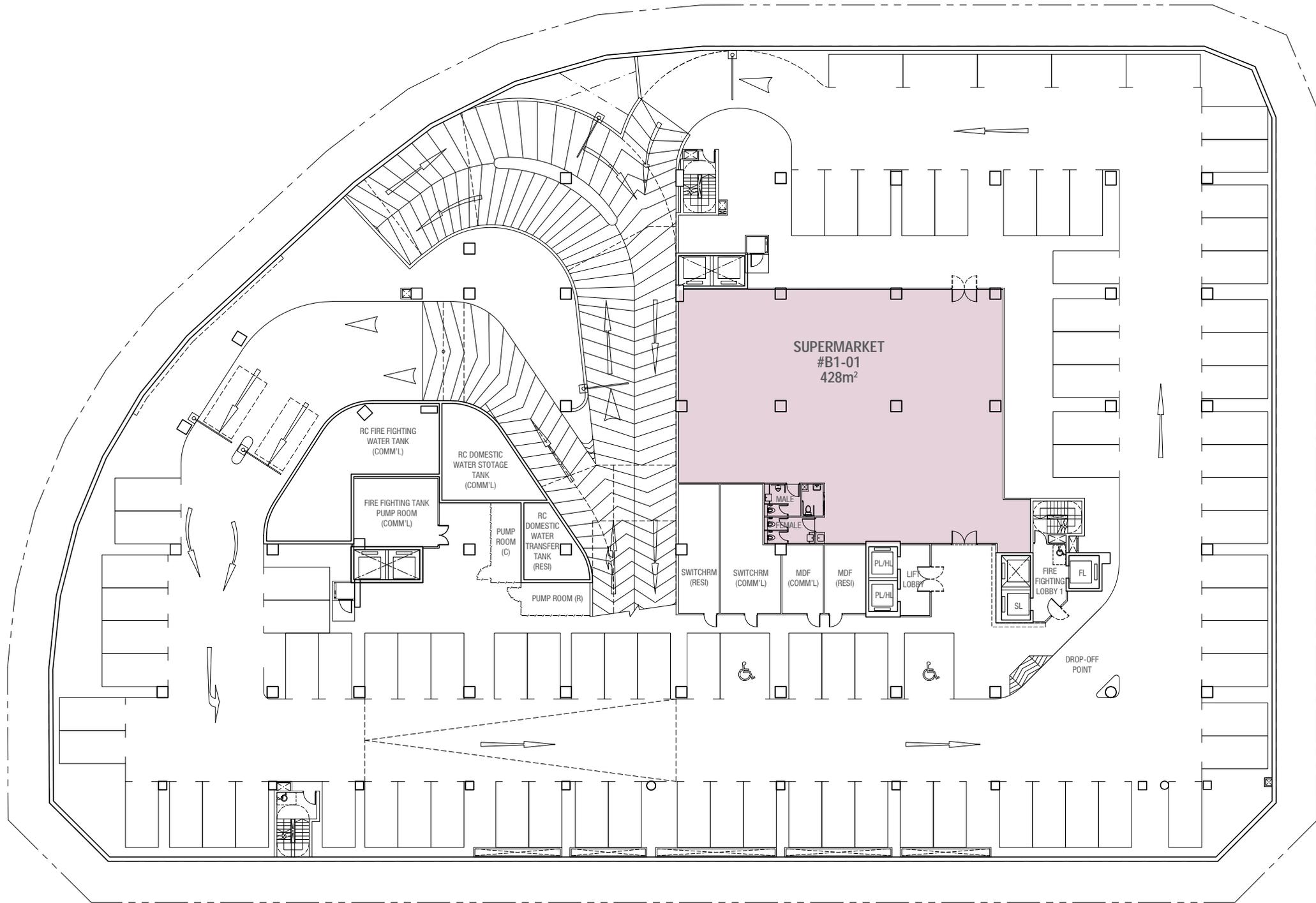
SHOPS

UNIT	#02-01	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07	#02-08	#02-09	#02-10	#02-11*	#02-12	#02-13	#02-14	#02-15	#02-16	#02-18	#02-19	#02-20	#02-21	#02-22	#02-23	#02-24	#02-25	#02-26	#02-27	#02-28	#02-29	#02-30	#02-31	#02-32	#02-33	#02-34	#02-35
AREA (m <sup>2</sup> )	31m <sup>2</sup>	30m <sup>2</sup>	37m <sup>2</sup>	52m <sup>2</sup>	29m <sup>2</sup>	29m <sup>2</sup>	53m <sup>2</sup>	37m <sup>2</sup>	30m <sup>2</sup>	47m <sup>2</sup>	81m <sup>2</sup>	18m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	26m <sup>2</sup>	16m <sup>2</sup>	54m <sup>2</sup>	22m <sup>2</sup>	38m <sup>2</sup>	51m <sup>2</sup>	31m <sup>2</sup>	26m <sup>2</sup>	26m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	32m <sup>2</sup>	23m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>	46m <sup>2</sup>	38m <sup>2</sup>	22m <sup>2</sup>	52m <sup>2</sup>

Note: Unit area include void & air-con ledges. Air-con ledges are located at M&E floor above 2nd storey. All plans are subject to amendments as approved by the relevant authorities.

\*#02-11 unit area includes advertisement panel (accessory lot).

# > BASEMENT 1 PLAN



Note: Unit area include air-con ledges. Air-con ledges are located at loading bay. All plans are subject to amendments as approved by the relevant authorities.

# SPECIFICATIONS

- 1. Foundation**  
Piling system to Structural Engineer's detail and/or design.
- 2. Superstructure**  
Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.
- 3. Walls**
  - a) External Walls : Reinforced concrete wall and/or common clay bricks
  - b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls
- 4. Roof**  
Reinforced concrete roof to Structural Engineer's detail and/or design with appropriate waterproofing and insulation.
- 5. Ceiling**  
**For Shop/ Restaurant/ Supermarket**
  - a) Shop : Skim coat with emulsion paint finish
  - b) Restaurant : Skim coat with emulsion paint finish
  - c) Supermarket : Skim coat with emulsion paint finish
  - d) Toilet (For Restaurant and Supermarket, Shop #01-12 to Shop #01-23 Only) : Skim coat and/or water resistant ceiling board with emulsion paint finish

**For Common Areas**

  - a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish
  - b) Corridors : Skim coat and/or ceiling board with emulsion paint finish
  - c) Staircases, Carpark : Skim coat with emulsion paint finish
  - d) Handicap Toilet, Male Toilet, Female Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish
- 6. Finishes**  
**Wall**  
**For Shop/ Restaurant/ Supermarket**
  - a) Shop : Plaster and/or skim coat with emulsion paint finish
  - b) Restaurant : Plaster and/or skim coat with emulsion paint finish
  - c) Supermarket : Plaster and/or skim coat with emulsion paint finish
  - d) Toilet (For Restaurant and Supermarket, Shop #01-12 to Shop #01-23 Only) : Ceramic tiles and/or homogenous tiles finish

**For Common Areas**

  - a) Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
  - b) Corridors : Plaster and/or skim coat with emulsion paint finish
  - c) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish
  - d) Handicap Toilet, Male Toilet, Female Toilet : Ceramic tiles and/or homogenous tiles finish

Note: No tiles/stone behind mirrors and above false ceiling.

**Floor**  
**For Shop/ Restaurant/ Supermarket**

  - a) Shop : Cement and sand screed finish
  - b) Restaurant : Cement and sand screed finish
  - c) Supermarket : Cement and sand screed finish
  - d) Toilet (For Restaurant and Supermarket, Shop #01-12 to Shop #01-23 Only) : Ceramic tiles and/or homogenous tiles finish

**For Common Areas**

  - a) Lift Lobbies : Ceramic tiles and/or homogenous tiles finish
  - b) Corridors, Walkway : Ceramic tiles and/or homogenous tiles finish
  - c) Carpark and Ramps : Cement and sand screed finish
  - d) Staircases : Cement and sand screed finish with nosing
  - e) Handicap Toilet, Male Toilet, Female Toilet : Ceramic tiles and/or homogenous tiles finish
- 7. Doors**
  - a) Toilet (For Restaurant and Supermarket, Shop #01-12 to Shop #01-23 Only) : Timber door
  - b) Handicap Toilet, Male Toilet, Female Toilet : Timber door
  - c) Ironmongery : Imported Locksets
  - d) Entrance of Restaurants, Shops, Supermarket : Roller Shutter and/or glass door
- 8. Electrical Installation**  
All electrical wiring below suspended ceiling within the units shall generally be in concealed conduits where possible. Where there is a suspended ceiling, the electrical wiring above suspended ceiling shall be in exposed conduits/trays/trunkings.  
Refer to Electrical Schedule for details.

- 9. Lightning Protection**  
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
- 10. Painting**
  - a) Internal wall : Emulsion water-based paint
  - b) External wall : Selected oil-based base coat and water-based exterior paint
- 11. Waterproofing**  
Waterproofing shall be provided to floors of common toilets and handicap toilet.
- 12. Driveway and Car Park**
  - a) Surface Driveway : Premix finish to concrete and/or clay paving blocks and/or imprinted concrete finish
  - b) Basement Car Park : Reinforced concrete slab with floor hardener
- 13. Additional Items**
  - a) Railing : Mild steel for common stair railing
  - b) Plumbing and Sanitary : Floor trap and water tap-off point are provided to all shops except the shop units #01-43, #01-51, #01-52, #01-58, #01-59, #01-70, #01-71, #02-01, #02-06 to #02-09, #02-11 to #02-13 and #02-31.  
Floor trap and water tap-off point are provided to all Restaurants and are connected to grease interceptor.
  - c) Air-Conditioning and Mechanical Ventilation : Air-conditioning is provided for Supermarket, Shops and Restaurants.  
Wherever air-conditioning is provided to the Unit, the purchaser shall maintain the air-conditioning system to the Unit at his own cost.  
Mechanical ventilation to common toilets and car parks complied with authority requirements.
  - d) Fire Protection System : Sprinkler and Fire Alarm System are provided in compliance with authority requirements.  
Dry Risers and Hose-reel System are provided in compliance with authority requirements.
  - e) Telecommunication Services : Cable trays from MDF room to telephone risers are provided.
  - f) Exhaust Duct : Individual Kitchen Supply and Exhaust Duct will be provided up to the Restaurants. Each Restaurant may discharge up to 5000CMH into the ductwork. Regular maintenance, cleaning and servicing of the ductwork will be responsibility of the Purchaser.  
Kitchen hoods, kitchen supply and exhaust fans within the Restaurants shall be installed by the Purchaser. The kitchen exhaust system installed by the Purchaser must be designed to remove oil, smoke & odour so as not to be a nuisance / inconvenience to the neighbours as required by the NEA, by installing UV-C light and carbon filter to the kitchen exhaust hood. It is the Purchaser's responsibility to comply with the NEA requirements for air discharge.  
Kitchen exhaust equipment & components, including but not limited to ductwork, hoods, filters, fans, controls, etc, must be maintained, serviced and cleaned on a regular basis to ensure proper and efficient operation.
  - g) Town Gas : Town gas supply provided for Restaurants only
  - h) Lift : 2 passenger lifts serving 2nd Basement, 1st storey, 3rd storey to 6th storey  
3 passenger lifts serving 2nd Basement, 1st storey, 3rd storey to 7th storey  
2 passenger lifts serving 1st Basement, 1st storey to 2nd storey  
1 Fire lift serving 2nd Basement to 7th Storey  
1 Service lift serving 1st Basement to 2nd Storey  
1 pair of escalators from 1st storey to 2nd storey

**Electrical Schedule (Shop/ Restaurant/ Supermarket)**

Level	Type	Electricity Supply
2nd Storey	Restaurant #02-17	63A 3 phase
	Shops #02-04, #02-07, #02-18 & #02-21	40A 1 phase
	Shops (except for Shops #02-04, #02-07, #02-18 & #02-21)	32A 1 phase
1st Storey	Restaurants (except for Restaurant #01-10)	63A 3 phase
	Restaurant #01-10	100A 3 phase
	Shops #01-12 to #01-23 & #01-47	63A 1 phase
	Shops (except for Shops #01-12 to #01-23 & #01-47)	32A 1 phase
1st Basement	Supermarket	300A 3 phase

Exit and Emergency lights in each unit

## NOTE:

- A. Tiles**  
Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.
- B. 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, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- C. 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.
- D. 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.
- E. 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.
- F. Layout/Location of Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- G. 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 10 and clause 18.
- 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 10 and clause 18.
- 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. 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.

NAME OF PROJECT	KAP
ADDRESS OF PROJECT	9 King Albert Park, Singapore 598332
DEVELOPER	Oxley Sanctuary Pte. Ltd. (ROC: 201207528K)
TENURE OF LAND	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	LOT 05309T MK 04
BUILDING PLAN NO.	A0642-00003-2012-BP01 dated 20 March 2013
DEVELOPER'S LICENCE NO.	C1041
ESTIMATED DATE OF VACANT POSSESSION	31st December 2018
ESITMATED DATE OF LEGAL COMPLETION	31st December 2021

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A consortium comprising



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