

kap

No. 11 KING ALBERT PARK

residences

FLOOR PLANS

kap residences puts you in the heart of the action with a prime location in one of Singapore's most sought after districts. With an address that will make you the envy of family and friends, you will never be far from what you desire.

kap residences, 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. Combines 142 exquisite homes with three storeys of shopping bliss for the ultimate in convenience and indulgence.



artist's impression only



UT
CaWaLi

XYZ

GG Fashion

kap

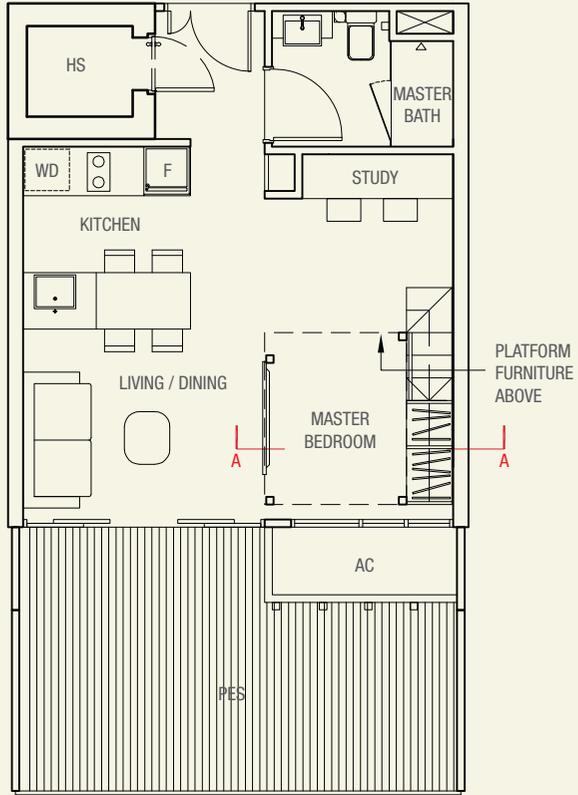
SeoulTea
Cafe & Dessert

Cafe Beans

> type eA

1 bdrm + study
61 sq m

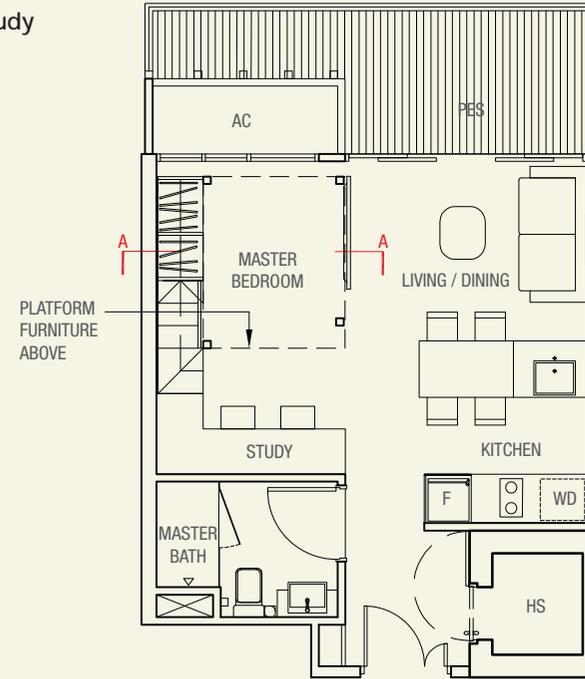
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> type eA-a1

1 bdrm + study
50 sq m

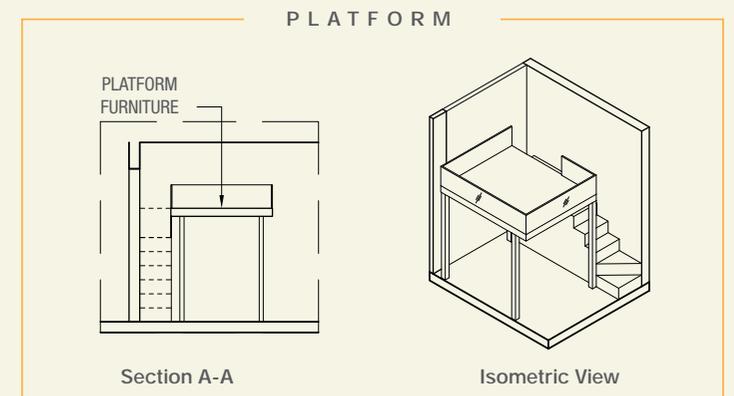
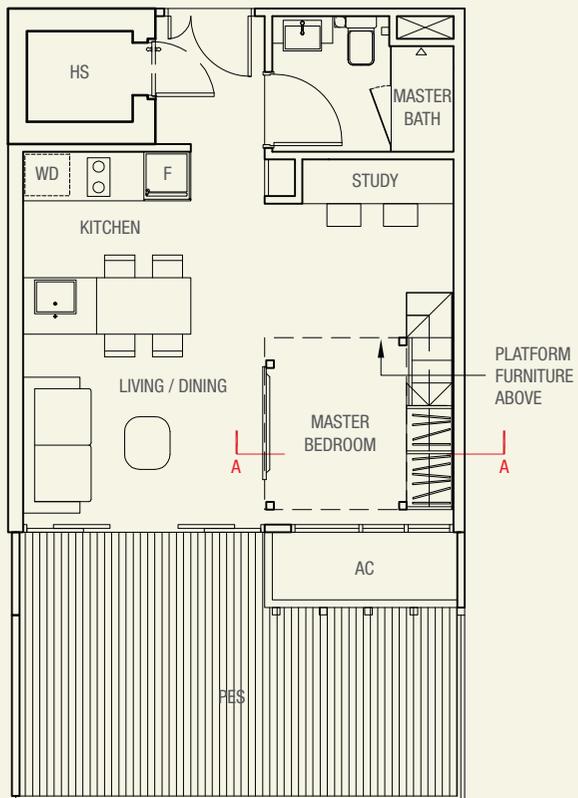
#03-31
#03-30*
* Mirror image



> type eA-a

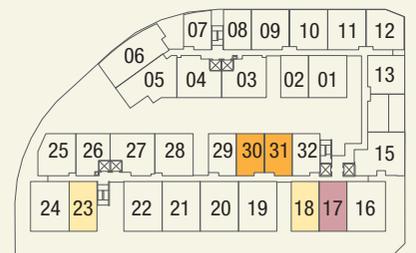
1 bdrm + study
61 sq m

#03-23
#03-18*
* Mirror image



NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

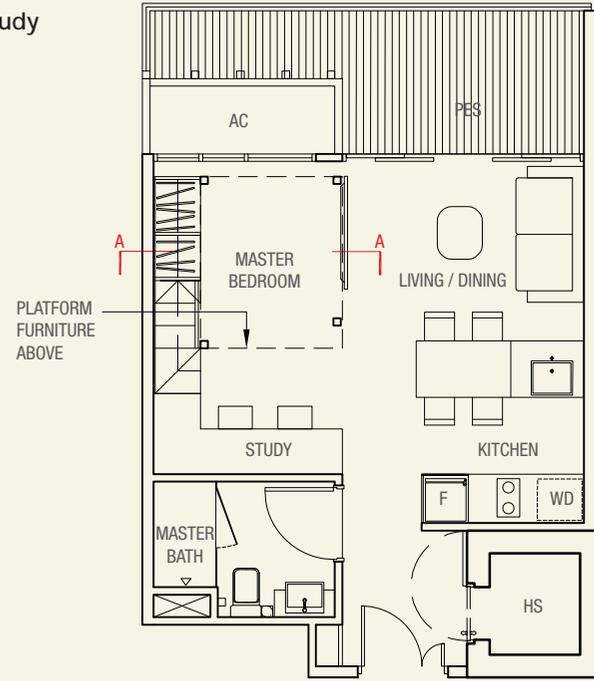
KEY PLAN (Not to scale)



> type eA1

1 bdrm + study
50 sq m

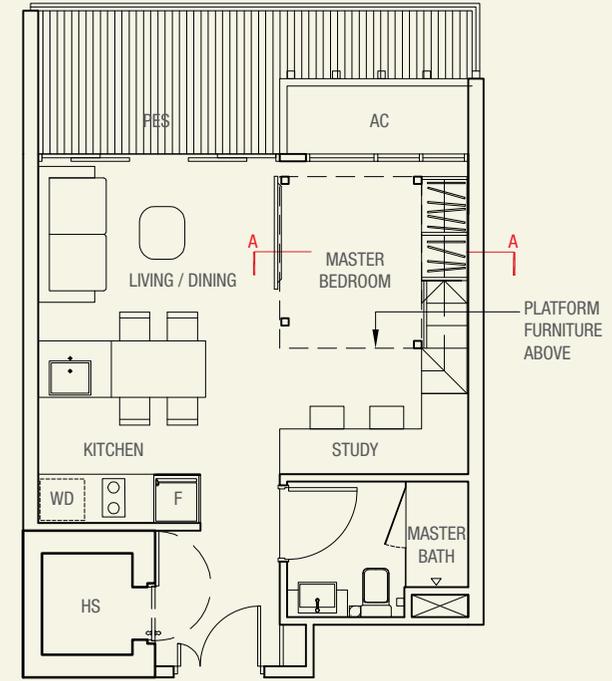
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> type eA2

1 bdrm + study
50 sq m

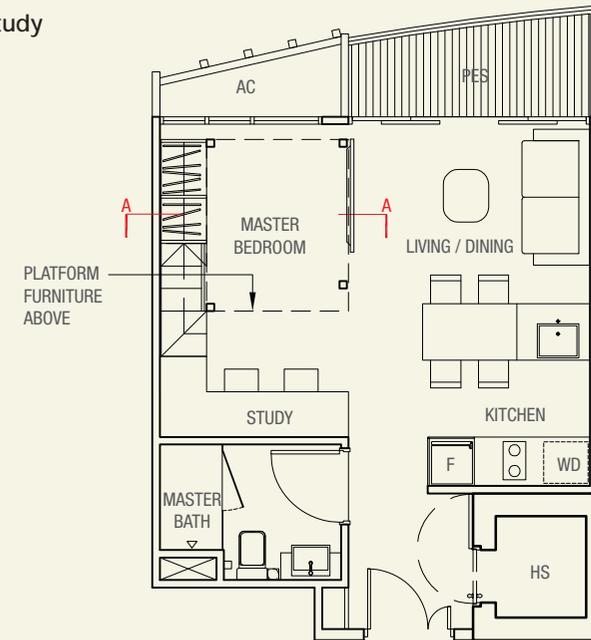
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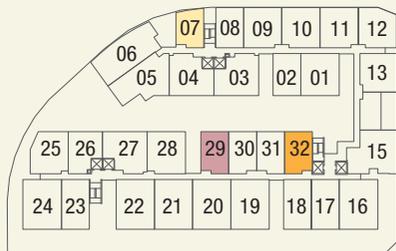
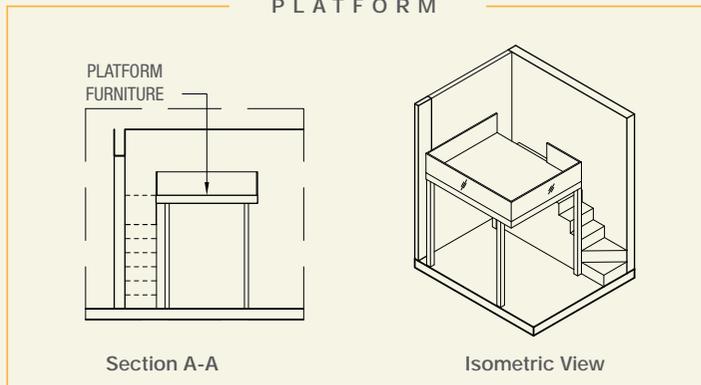
> type eA2-a

1 bdrm + study
45 sq m

#03-07



PLATFORM



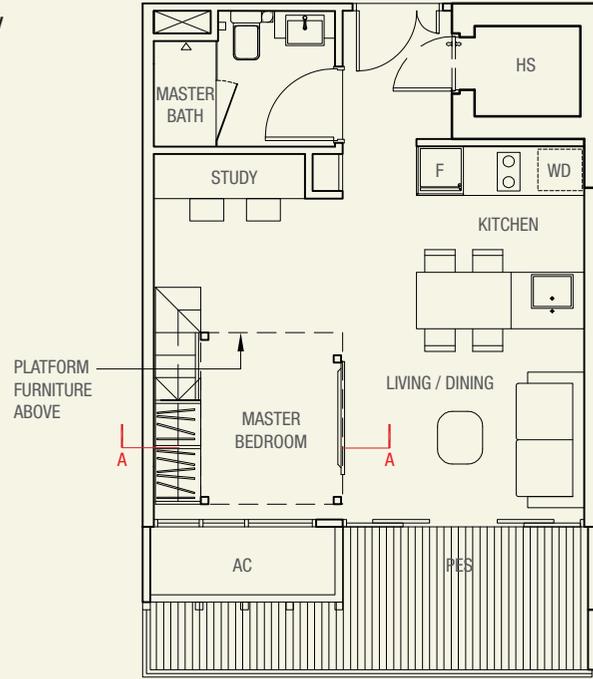
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

> type eA2-b

1 bdrm + study
51 sq m

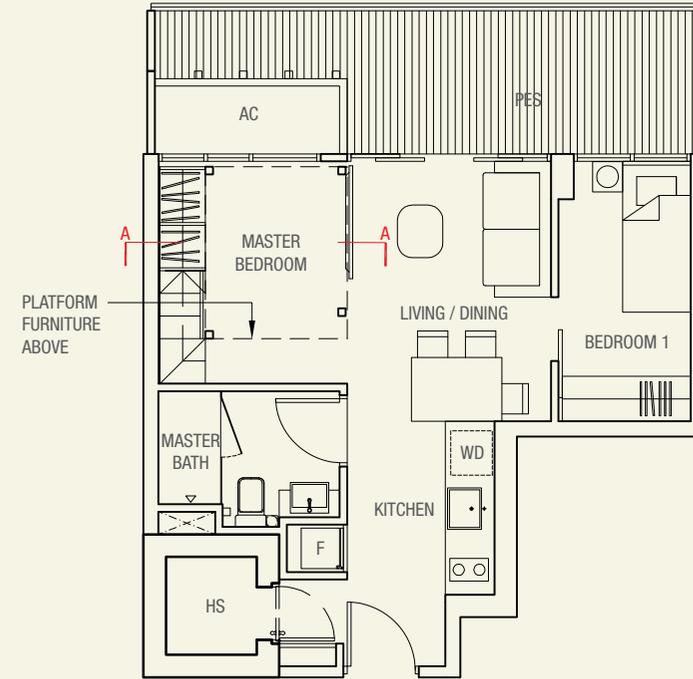
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> type eB

2 bdrm
55 sq m

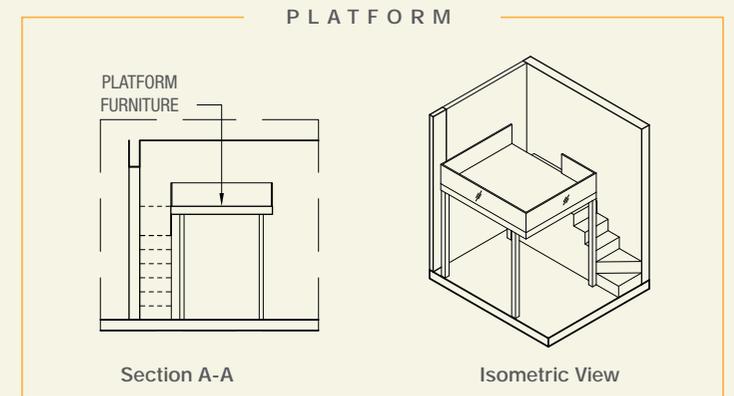
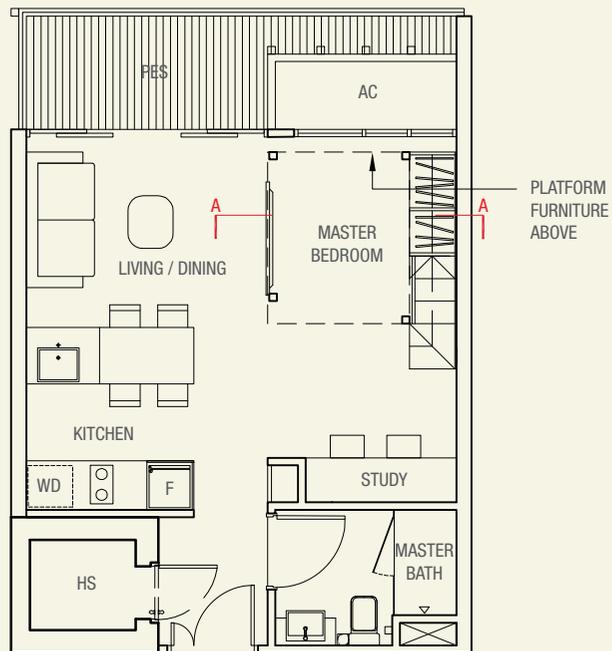
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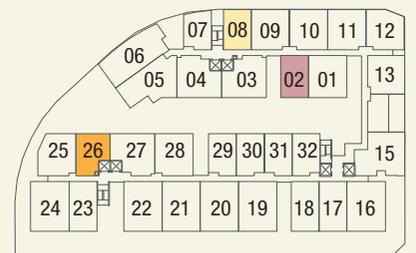
1 bdrm + study
49 sq m

#03-08



NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

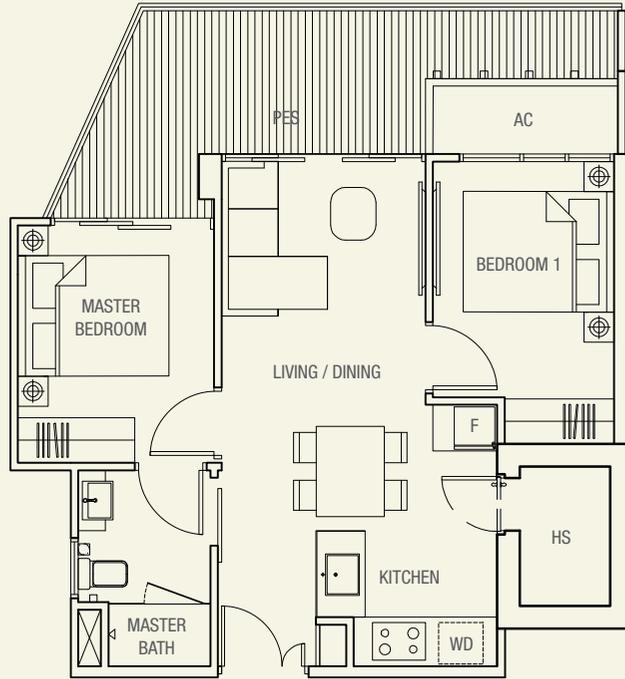
KEY PLAN (Not to scale)



> type eB1

2 bdrm
65 sq m

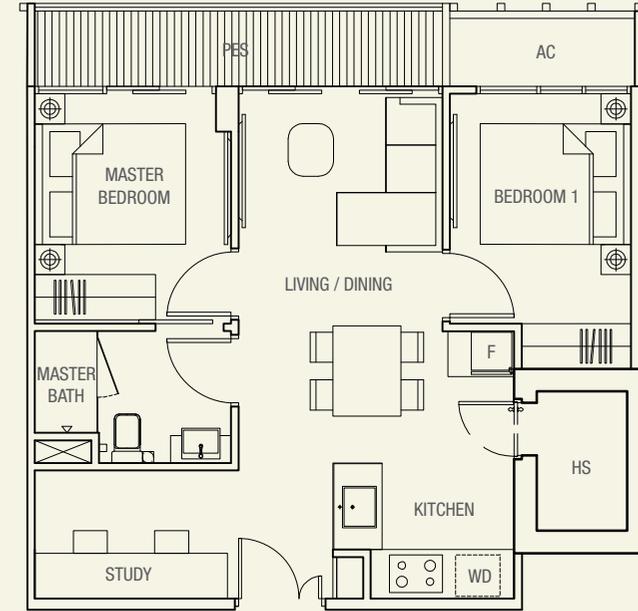
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> type eB2-a1

2 bdrm + study
62 sq m

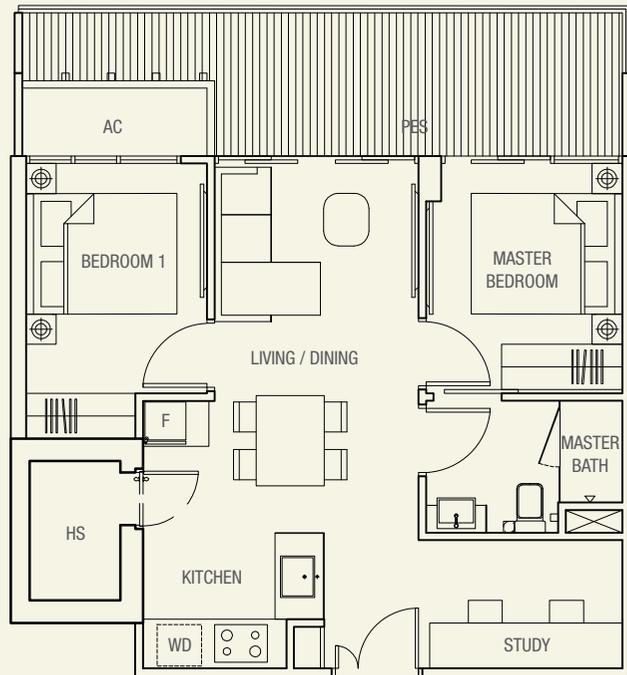
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> type eB2-a

2 bdrm + study
70 sq m

#03-28



> type eB3

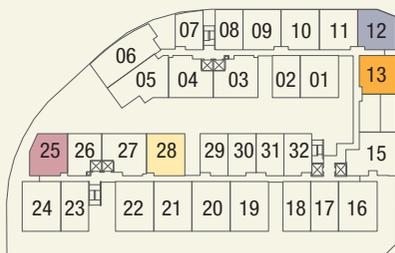
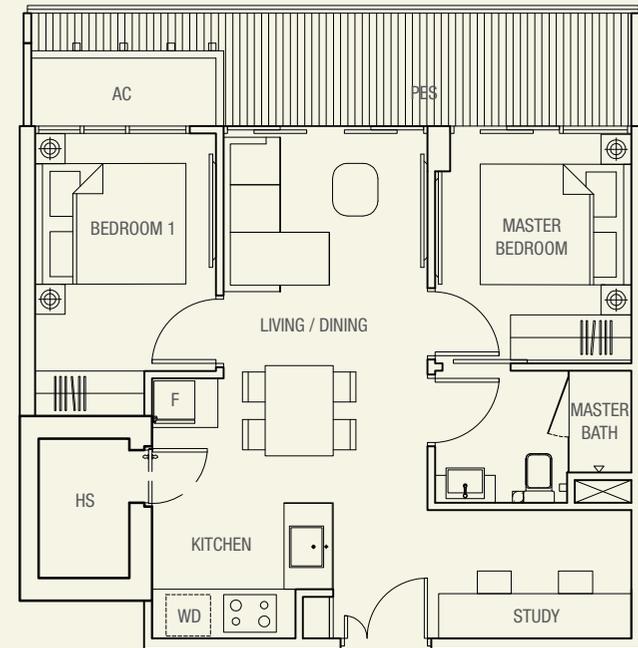
2 bdrm + study
67 sq m

#03-10

#03-09*

#03-11*

* Mirror image



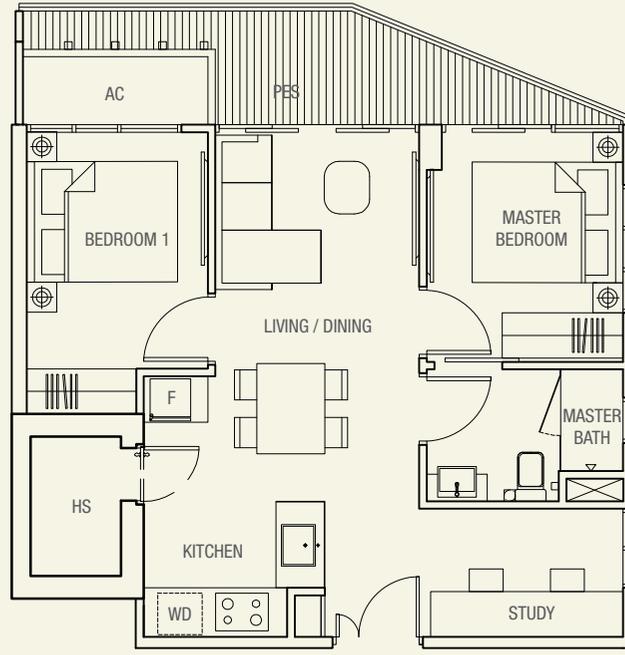
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

> type eB4

2 bdrm + study
64 sq m

#03-12



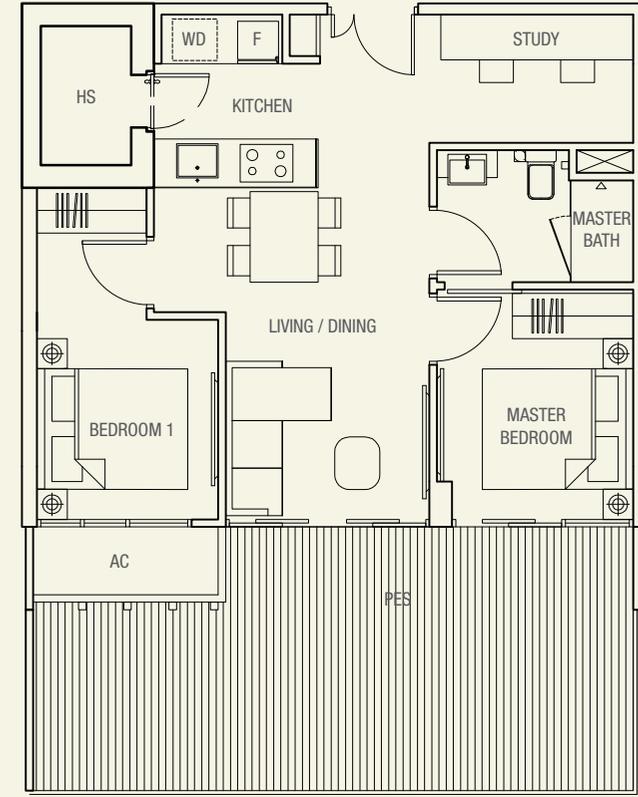
> type eB5-a

2 bdrm + study
79 sq m

#03-19

#03-22*

* Mirror image



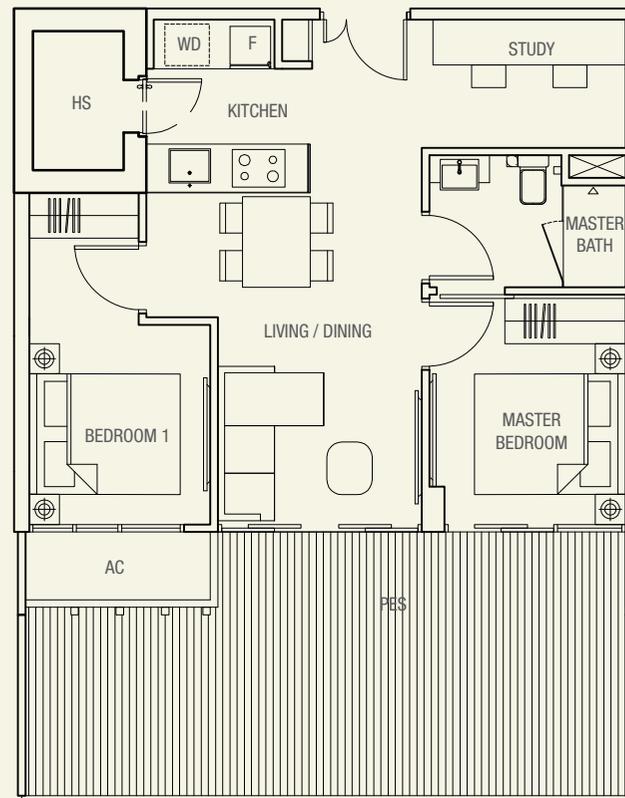
> type eB5

2 bdrm + study
79 sq m

#03-21

#03-20*

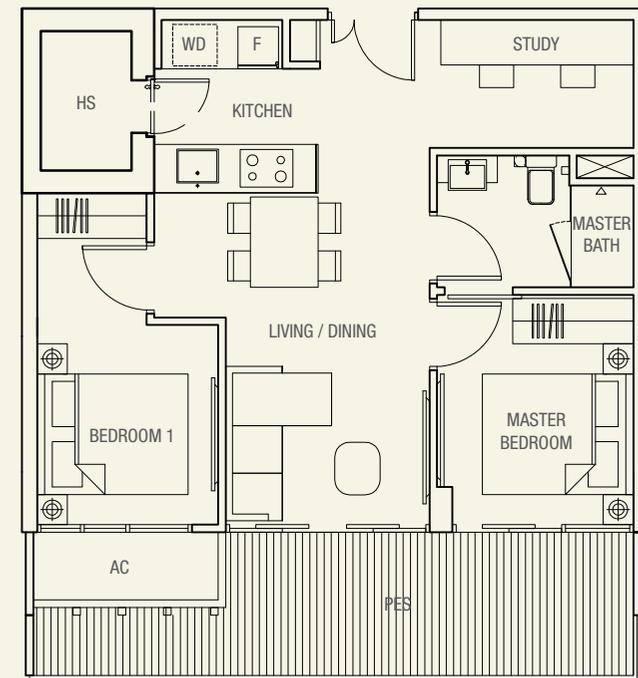
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> type eB5-a1

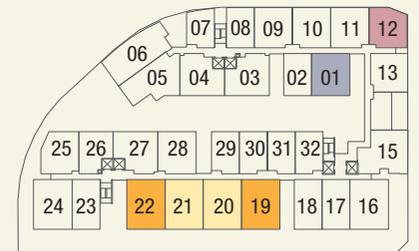
2 bdrm + study
71 sq m

#03-01



NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

KEY PLAN (Not to scale)



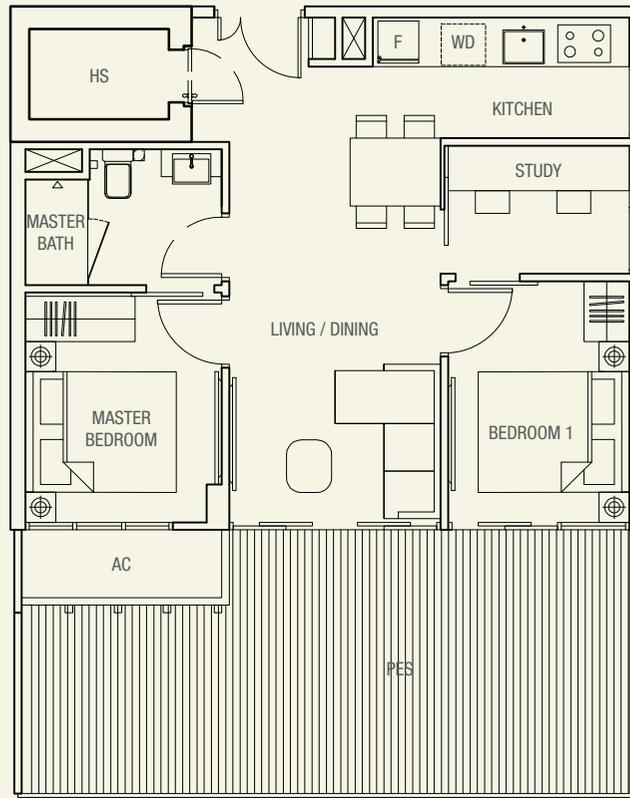
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2 bdrm + study
84 sq m

#03-16

#03-24*

* Mirror image

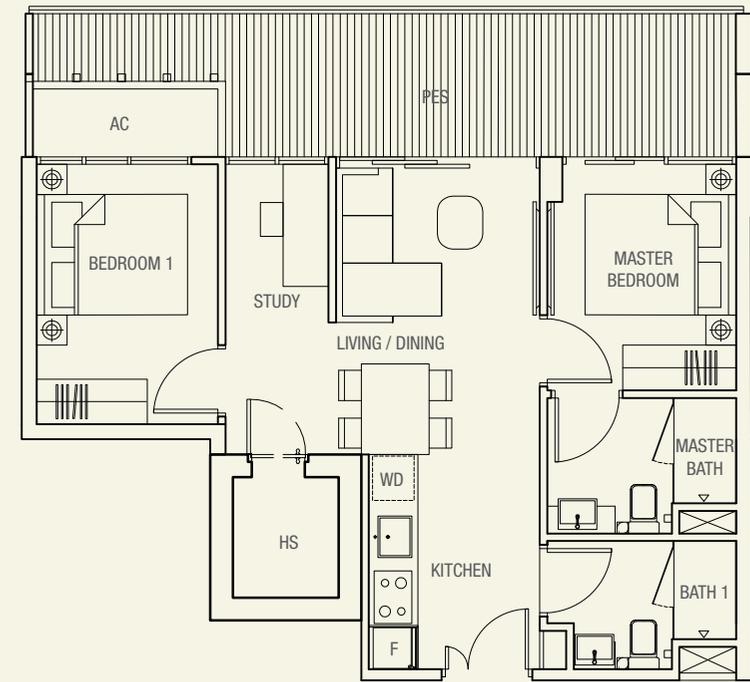


> type eB7-a

2 bdrm + study
73 sq m

#03-04

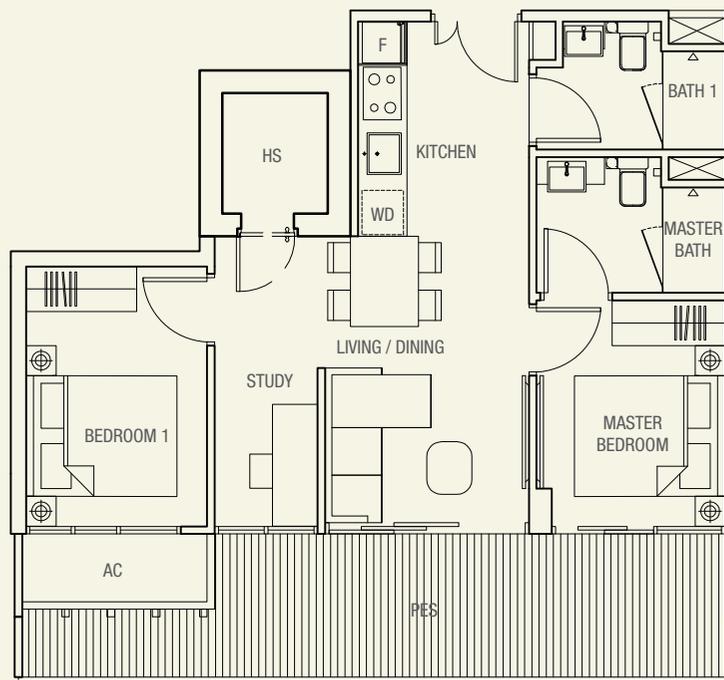
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> type eB7

2 bdrm + study
72 sq m

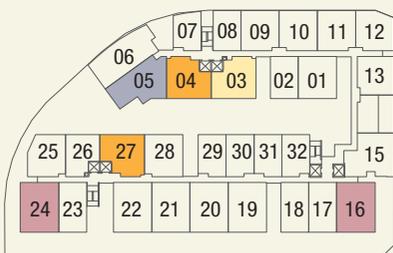
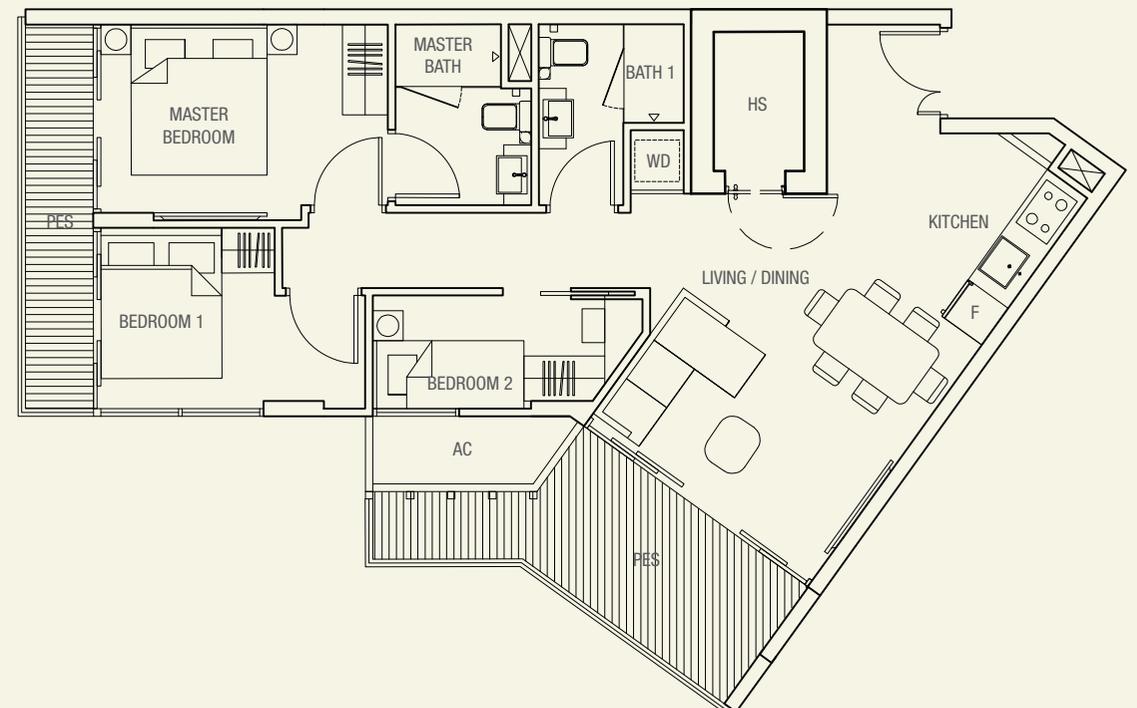
#03-03



> type eC

3 bdrm
86 sq m

#03-05



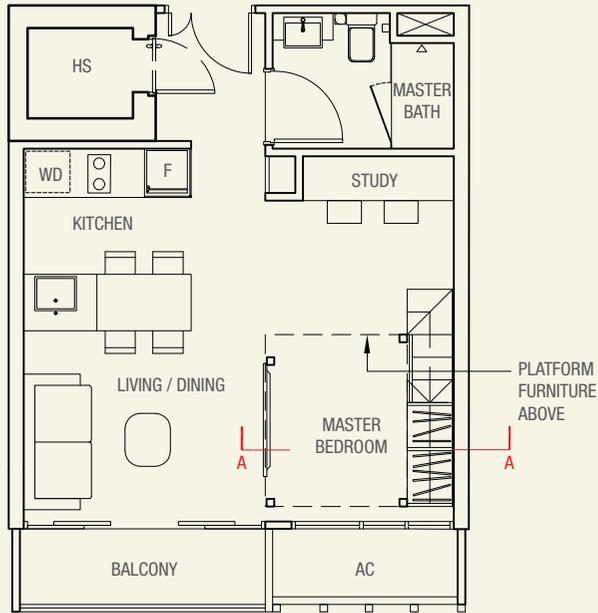
KEY PLAN (Not to scale)

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> type A

1 bdrm + study
46 sq m

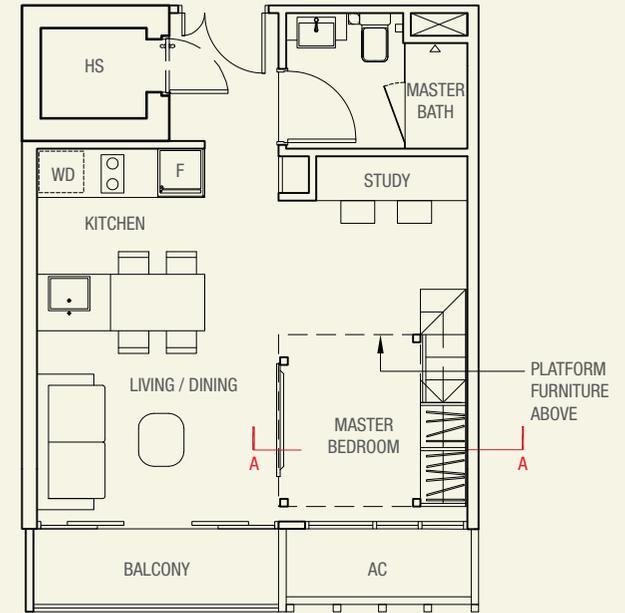
#04-17
#05-17



> type A-a

1 bdrm + study
46 sq m

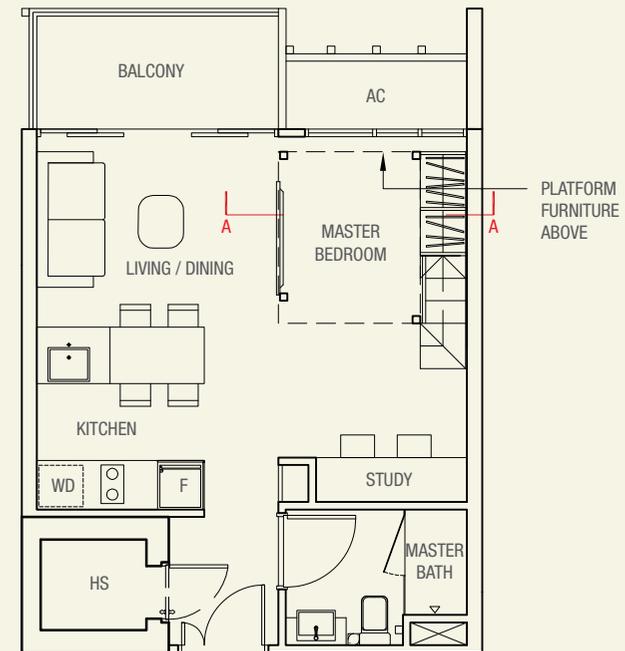
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#05-23
#04-02*
#05-02*
#06-02*
#04-18*
#05-18*
* Mirror image



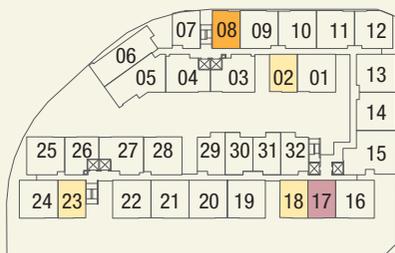
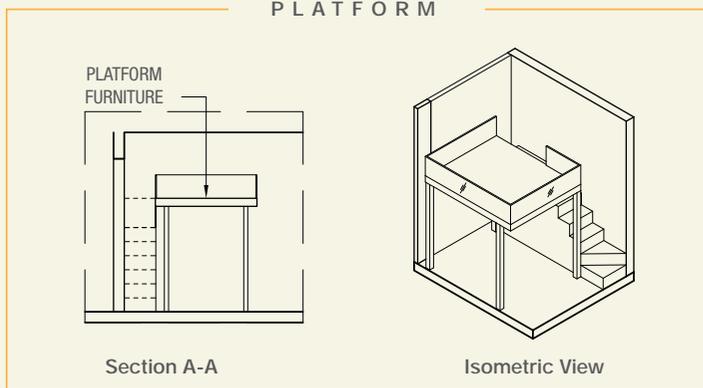
> type A1

1 bdrm + study
48 sq m

#04-08
#05-08
#06-08



PLATFORM



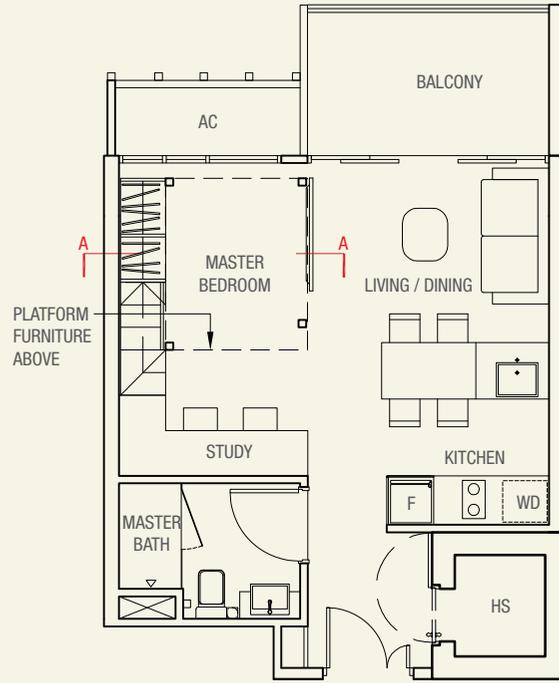
KEY PLAN (Not to scale)

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> type A2

1 bdrm + study
47 sq m

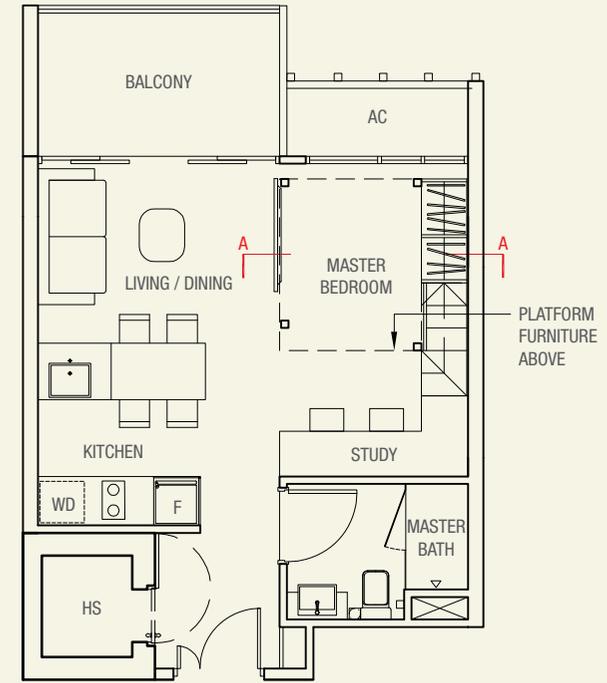
- #04-31
- #05-31
- #04-30*
- #05-30*
- * Mirror image



> type A2-b

1 bdrm + study
47 sq m

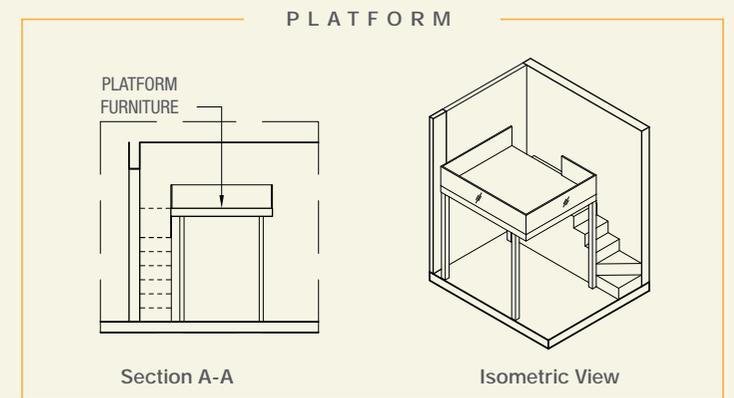
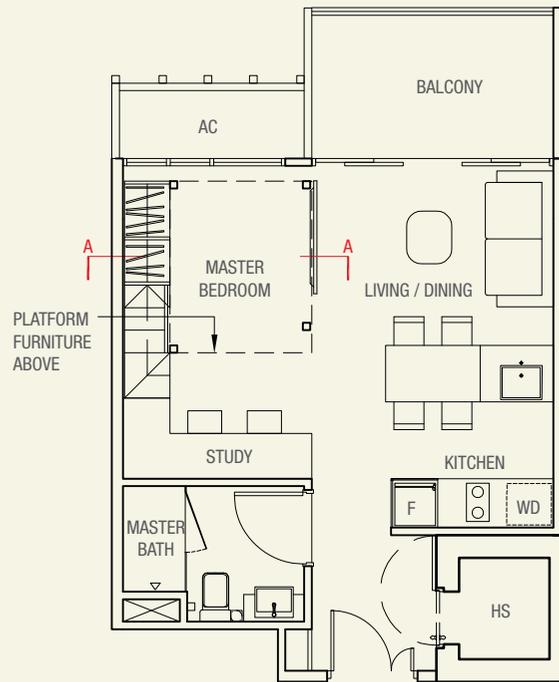
- #04-32
- #05-32



> type A2-a

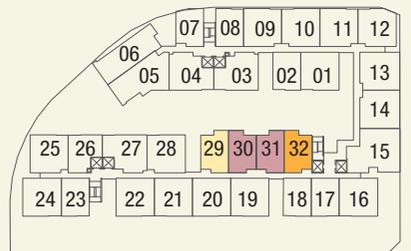
1 bdrm + study
47 sq m

- #04-29
- #05-29



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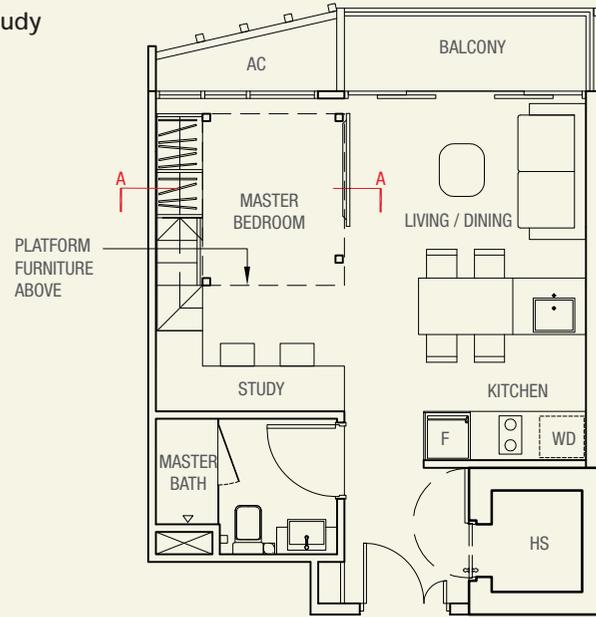
KEY PLAN (Not to scale)



> type A3

1 bdrm + study
44 sq m

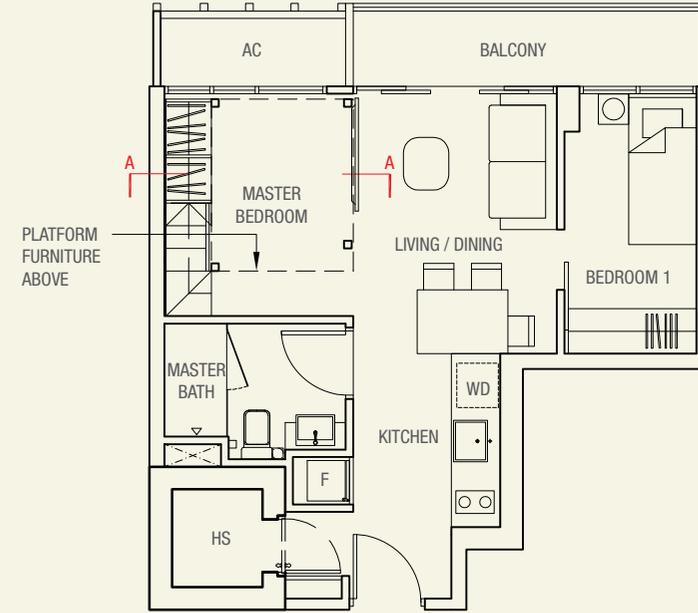
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#06-07



> type B

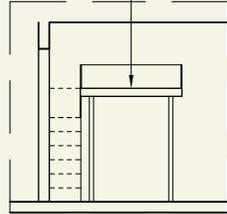
2 bdrm
48 sq m

#04-26
#05-26

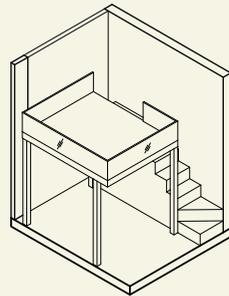


PLATFORM

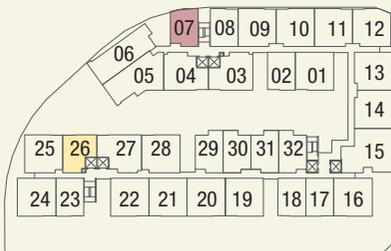
PLATFORM
FURNITURE



Section A-A



Isometric View



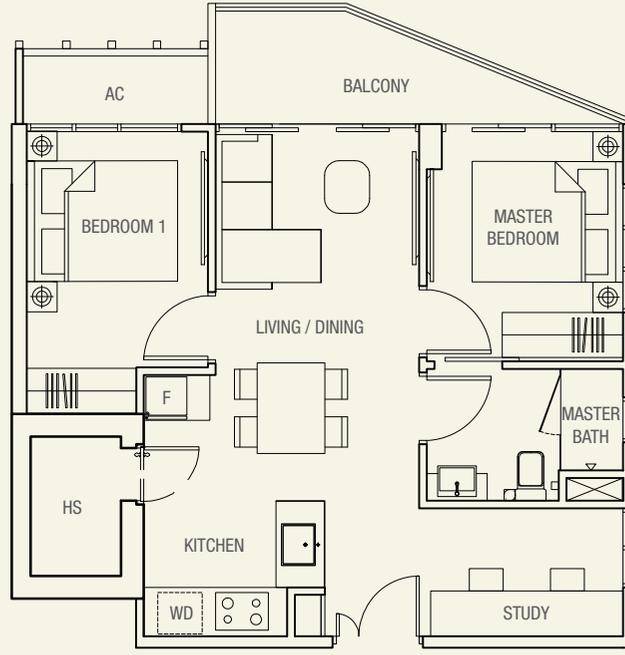
KEY PLAN (Not to scale)

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> type B4

2 bdrm + study
62 sq m

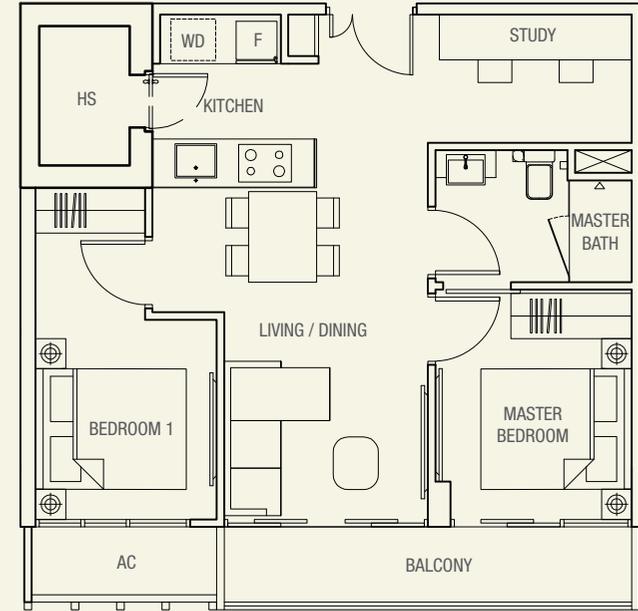
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- #05-12
- #06-12



> type B5-a

2 bdrm + study
63 sq m

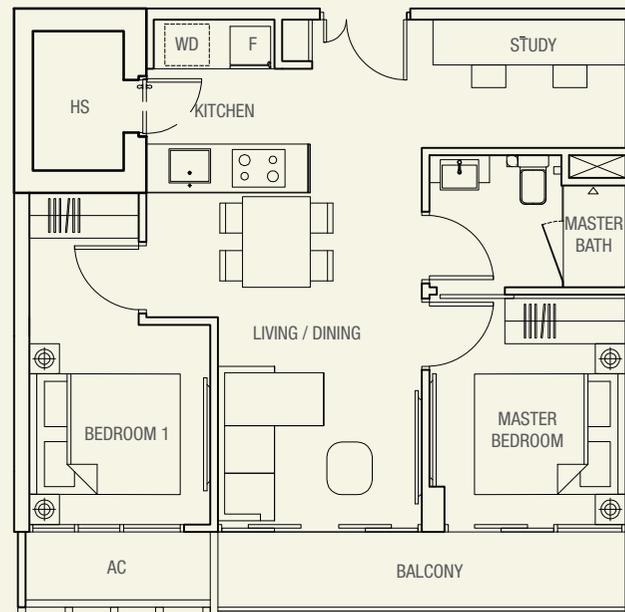
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 - #05-01
 - #06-01
 - #04-19
 - #05-19
 - #04-22*
 - #05-22*
- * Mirror image



> type B5

2 bdrm + study
63 sq m

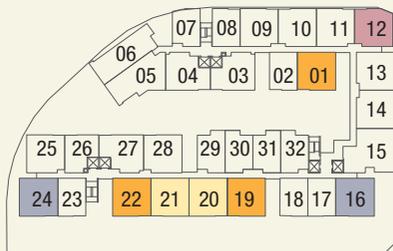
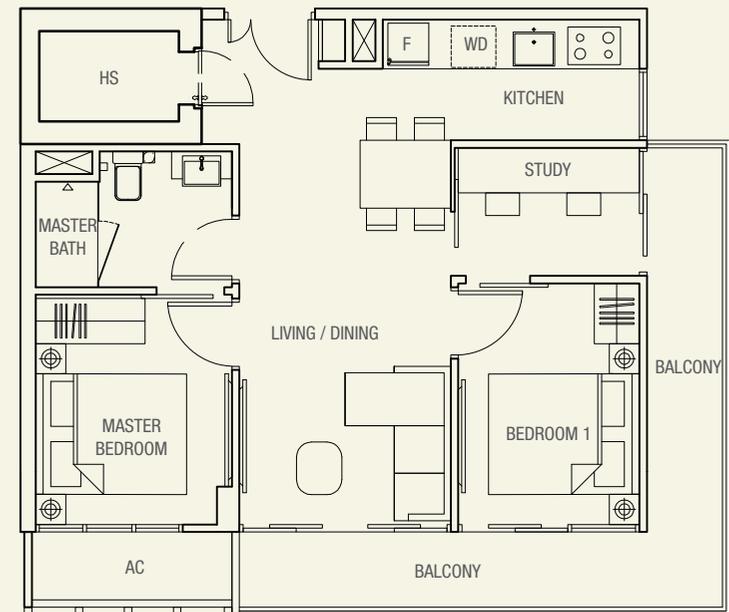
- #04-21
 - #05-21
 - #04-20*
 - #05-20*
- * Mirror image



> type B6

2 bdrm + study
70 sq m

- #04-16
 - #05-16
 - #04-24*
 - #05-24*
- * Mirror image



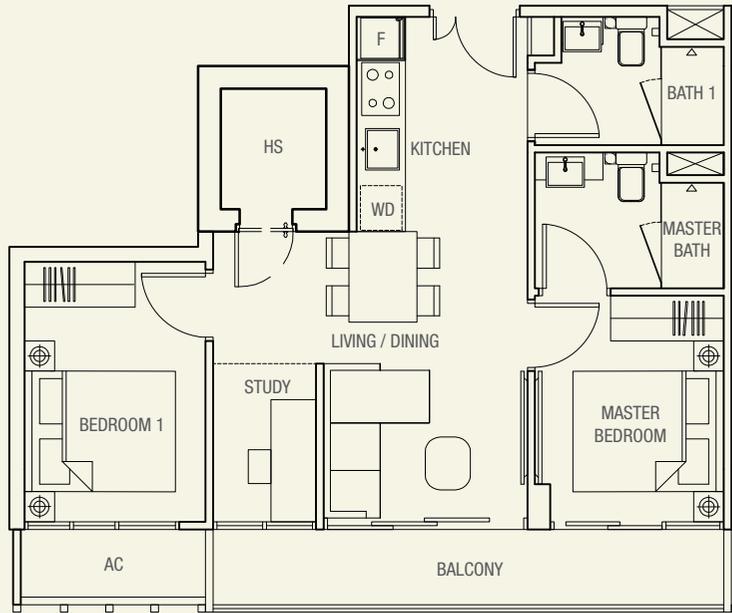
KEY PLAN (Not to scale)

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> type B7

2 bdrm + study
64 sq m

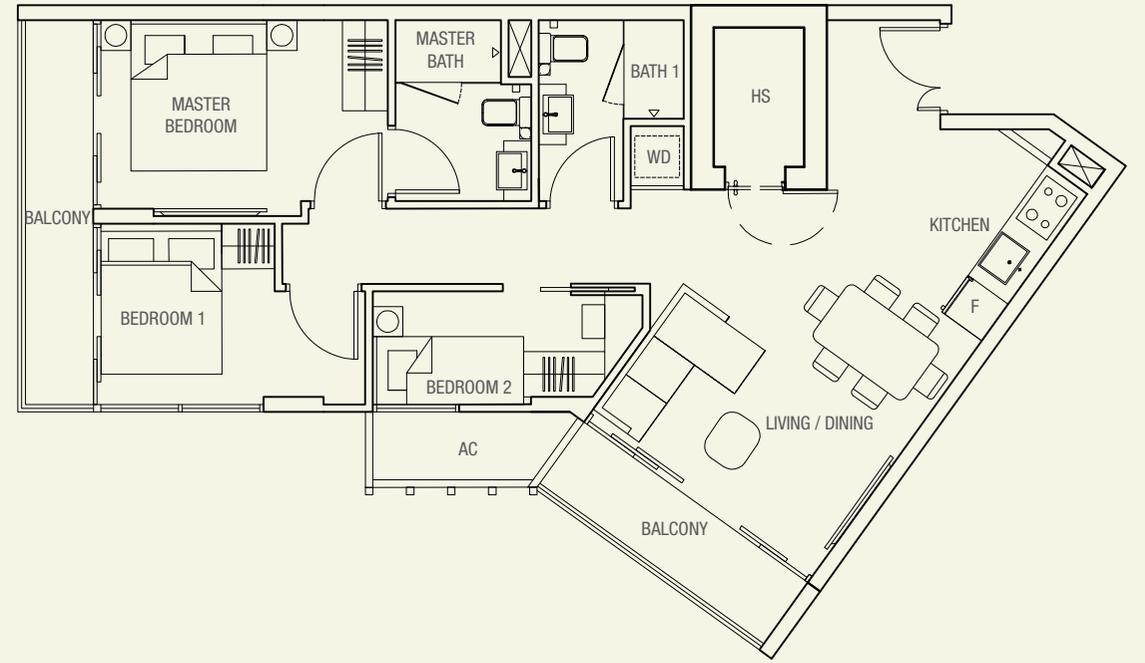
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#06-03



> type C

3 bdrm
81 sq m

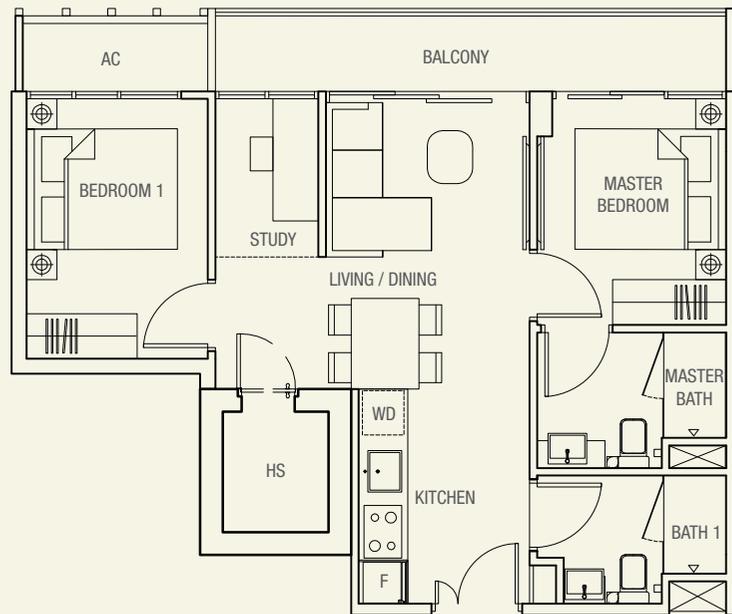
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> type B7-a

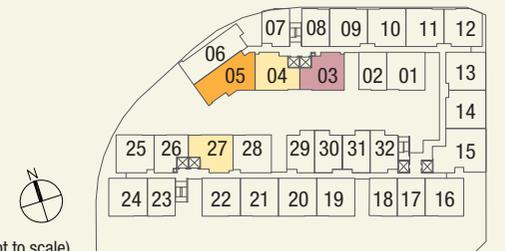
2 bdrm + study
64 sq m

#04-04
#05-04
#06-04
#04-27
#05-27



NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

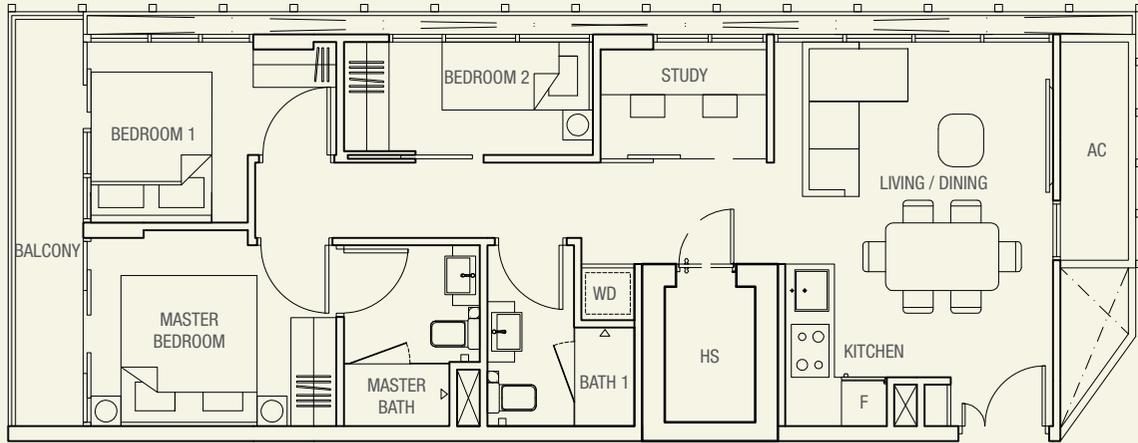
KEY PLAN (Not to scale)



> type C1

3 bdrm + study
75 sq m

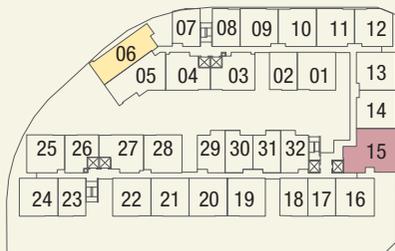
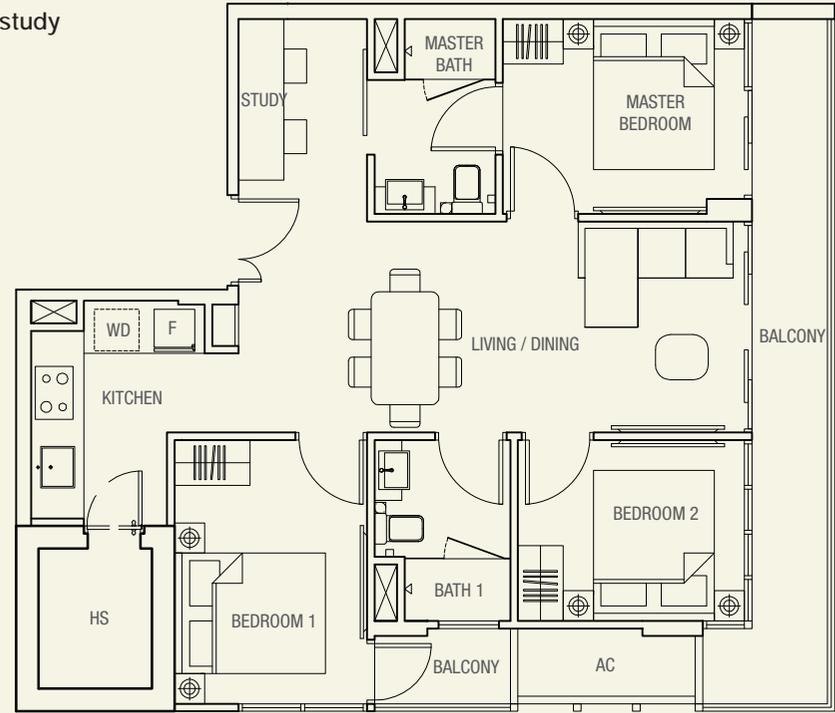
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#06-06



> type C2

3 bdrm + study
87 sq m

#04-15
#05-15
#06-15



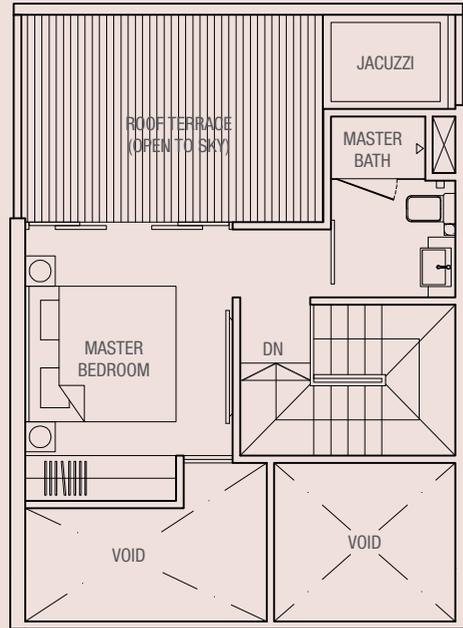
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

> type phA

2 bdrm
94 sq m

#06-17

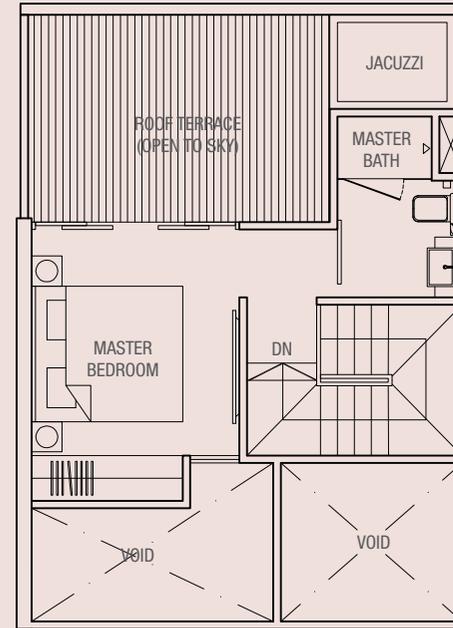


Upper Level

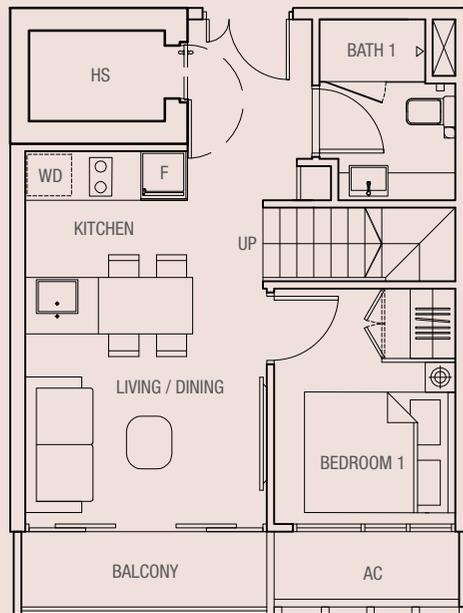
> type phA-a

2 bdrm
94 sq m

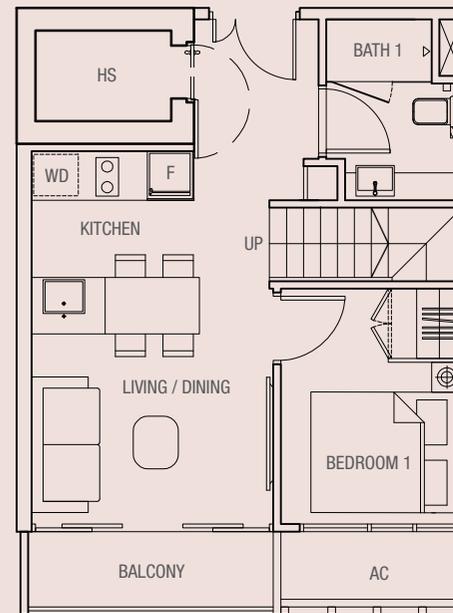
#06-23
#06-18*
#07-02*
* Mirror image



Upper Level



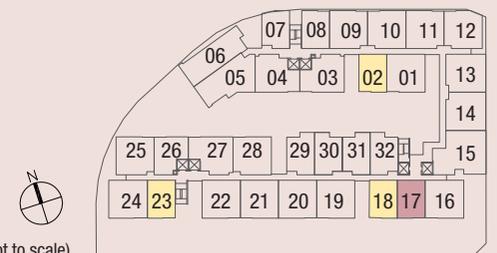
Lower Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

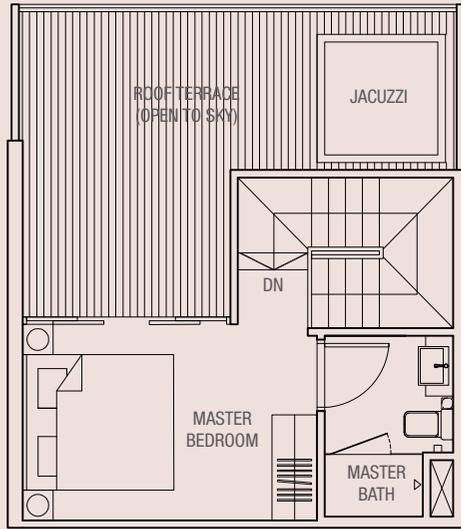
KEY PLAN (Not to scale)



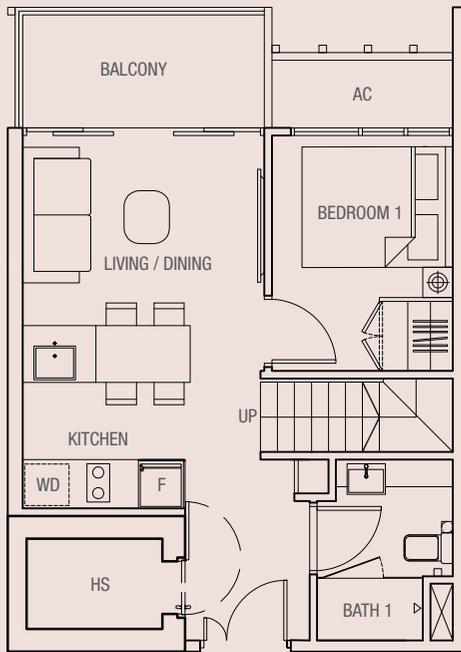
> type phA1

2 bdrm
88 sq m

#07-08



Upper Level

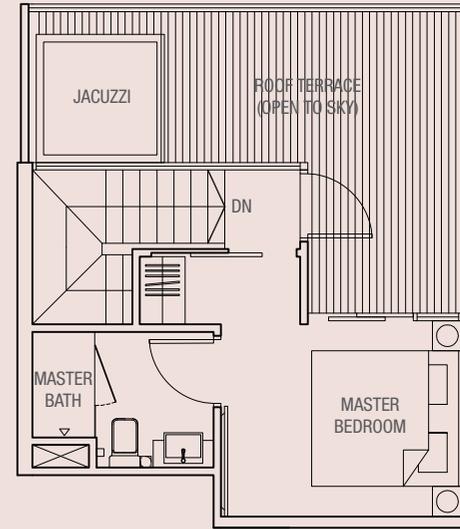


Lower Level

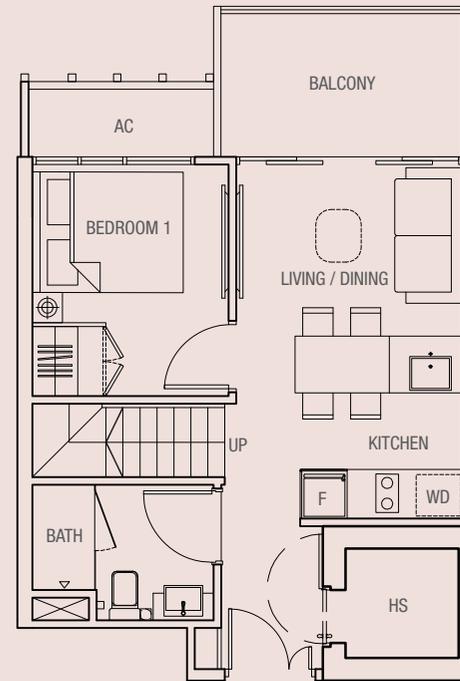
> type phA2

2 bdrm
86 sq m

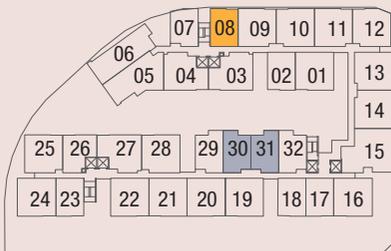
#06-31
#06-30*
* Mirror image



Upper Level



Lower Level



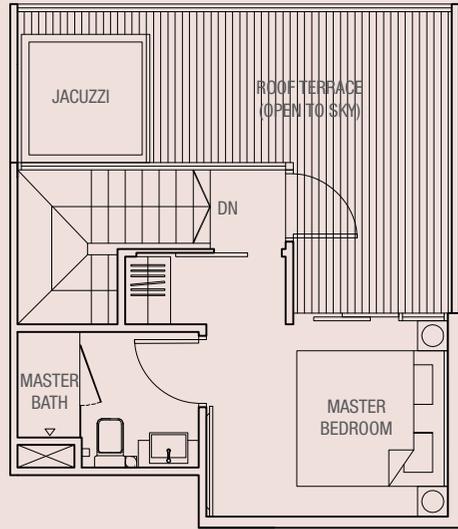
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

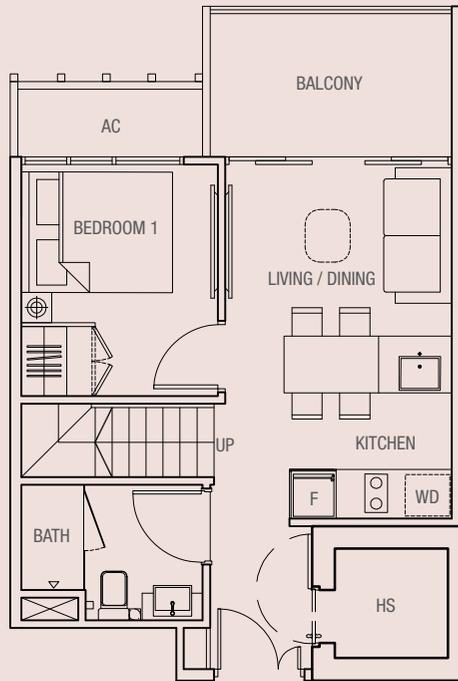
> type phA2-a

2 bdrm
86 sq m

#06-29



Upper Level

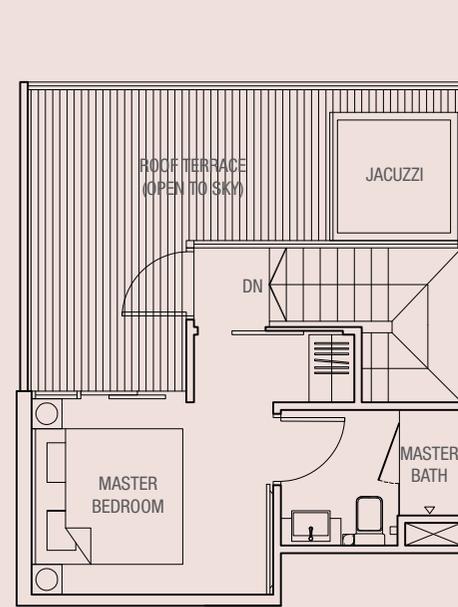


Lower Level

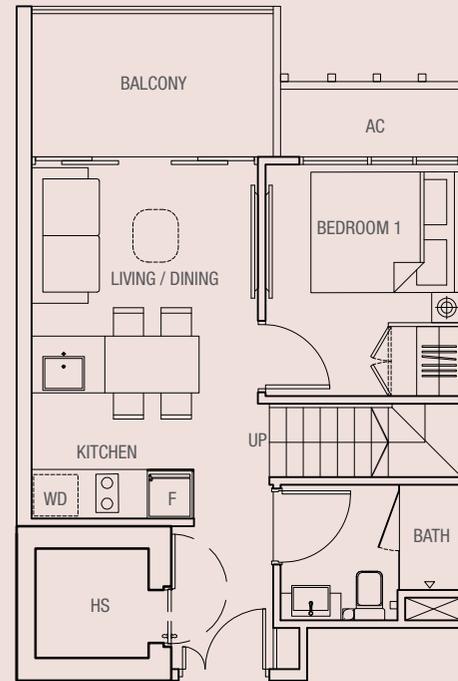
> type phA2-b

2 bdrm
86 sq m

#06-32



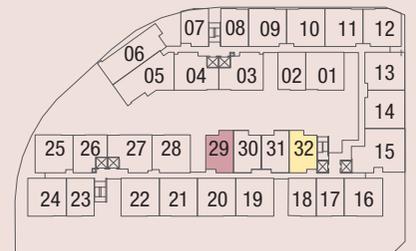
Upper Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

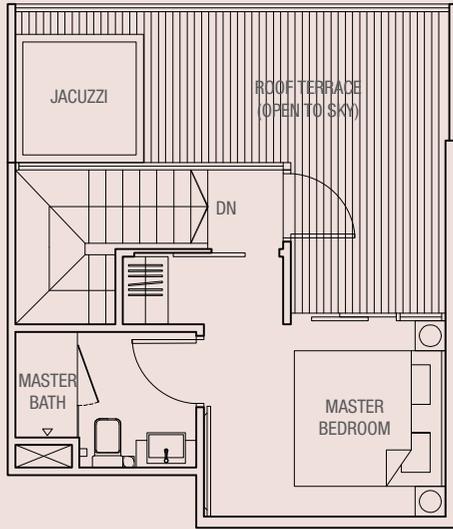
KEY PLAN (Not to scale)



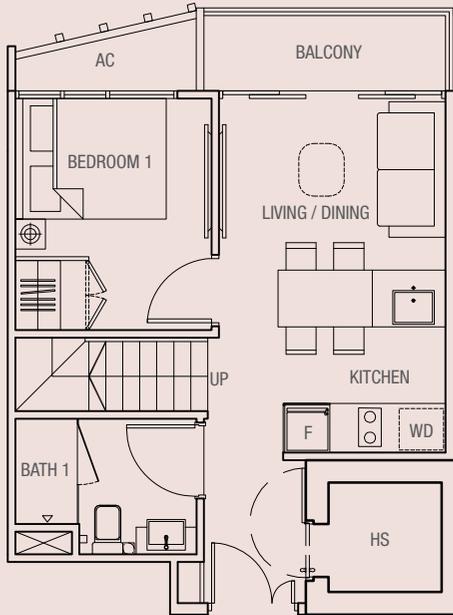
> type phA3

2 bdrm
82 sq m

#07-07



Upper Level

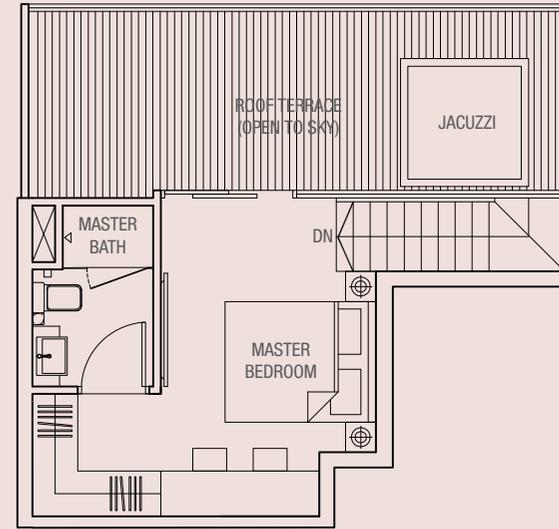


Lower Level

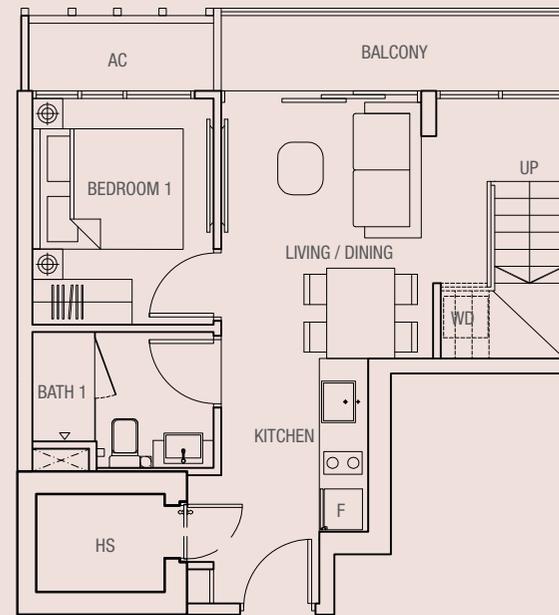
> type phB

2 bdrm
88 sq m

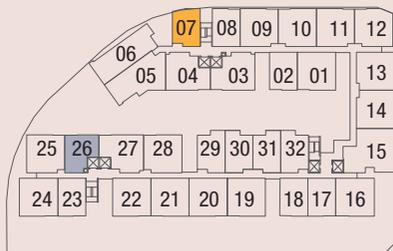
#06-26



Upper Level



Lower Level



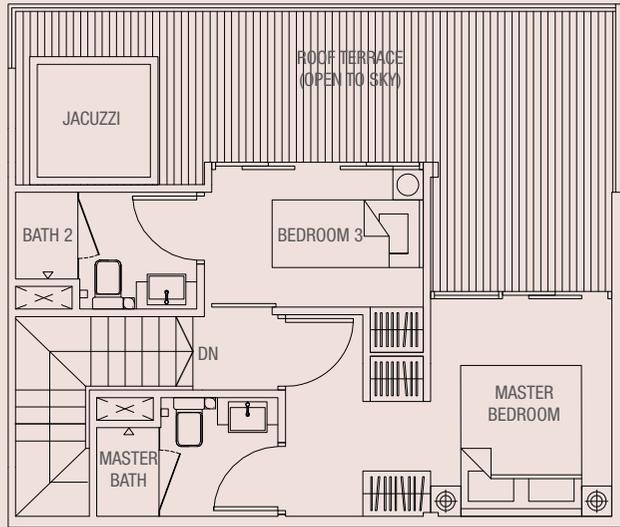
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

> type phB1

4 bdrm
116 sq m

#06-25

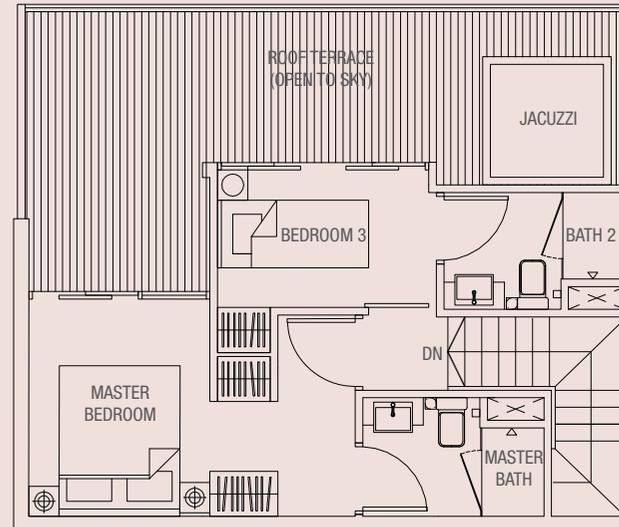


Upper Level

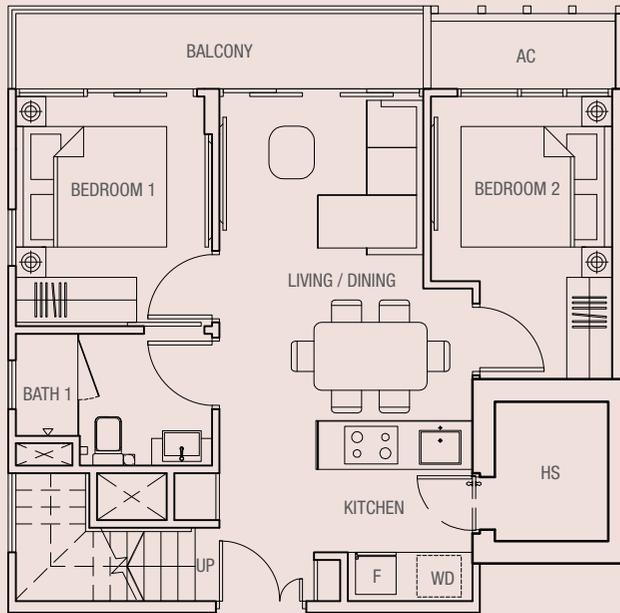
> type phB2-a

4 bdrm
116 sq m

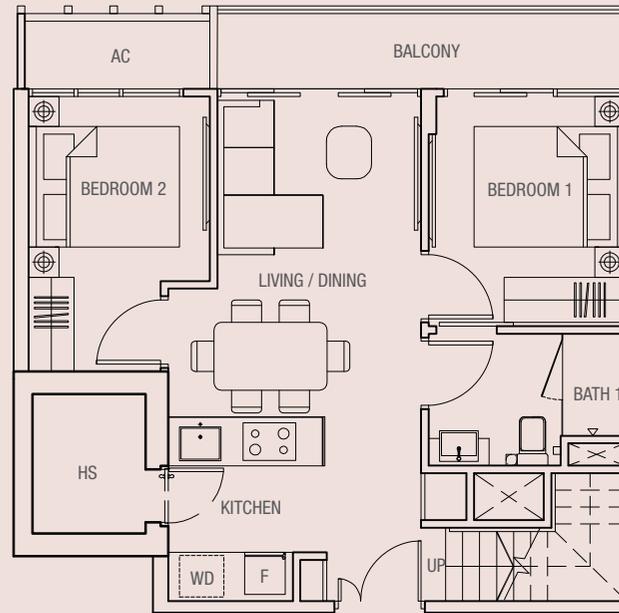
#06-28



Upper Level



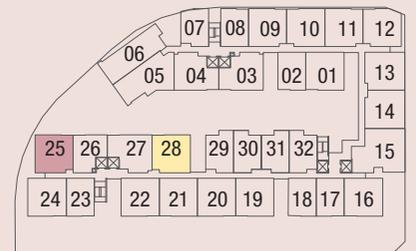
Lower Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

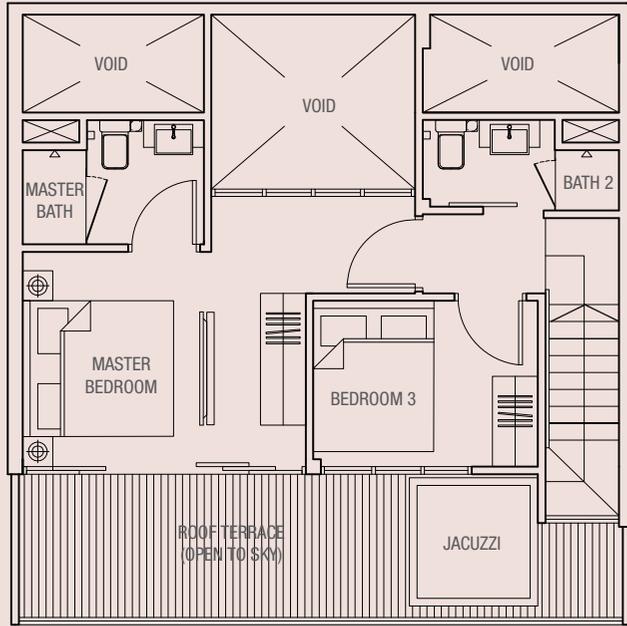
KEY PLAN (Not to scale)



> type pHB2

4 bdrm
127 sq m

#07-14

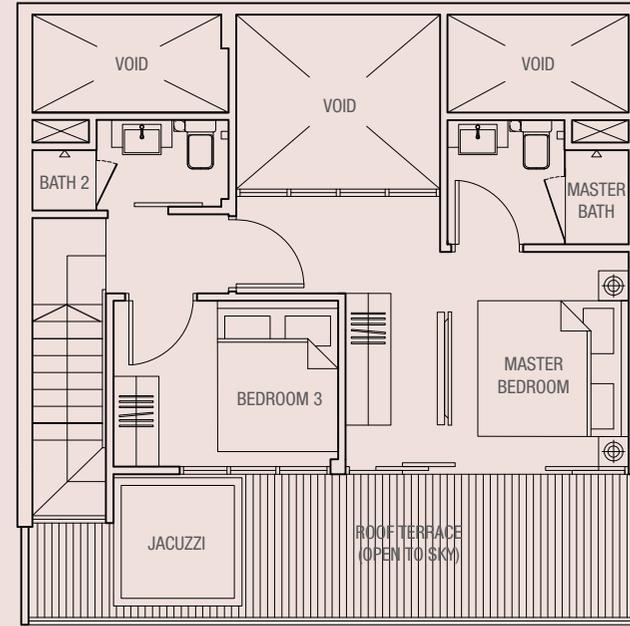


Upper Level

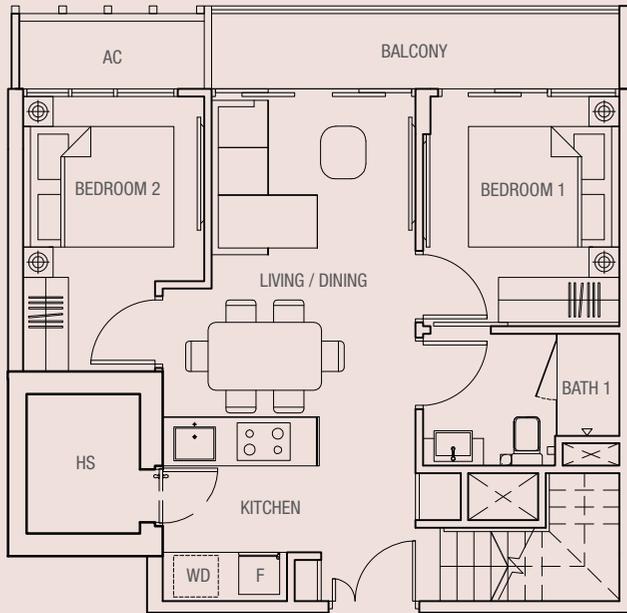
> type pHB2-a1

4 bdrm
127 sq m

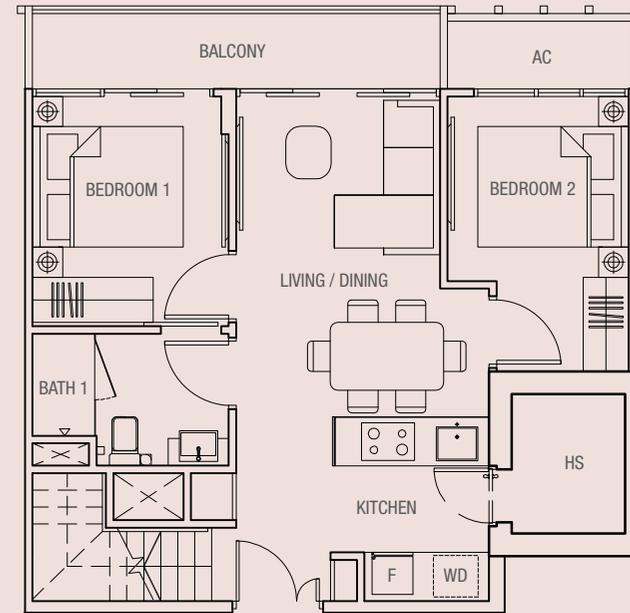
#07-13



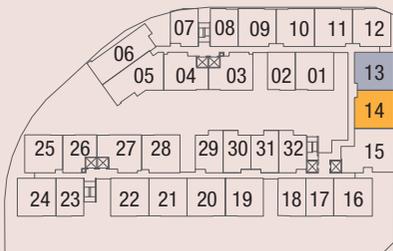
Upper Level



Lower Level



Lower Level



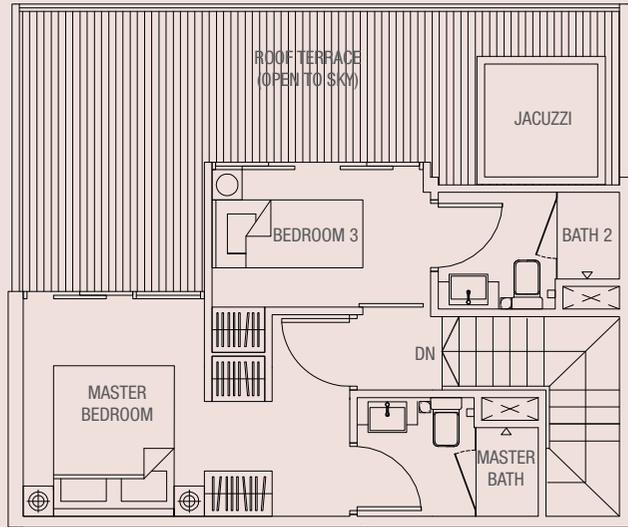
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

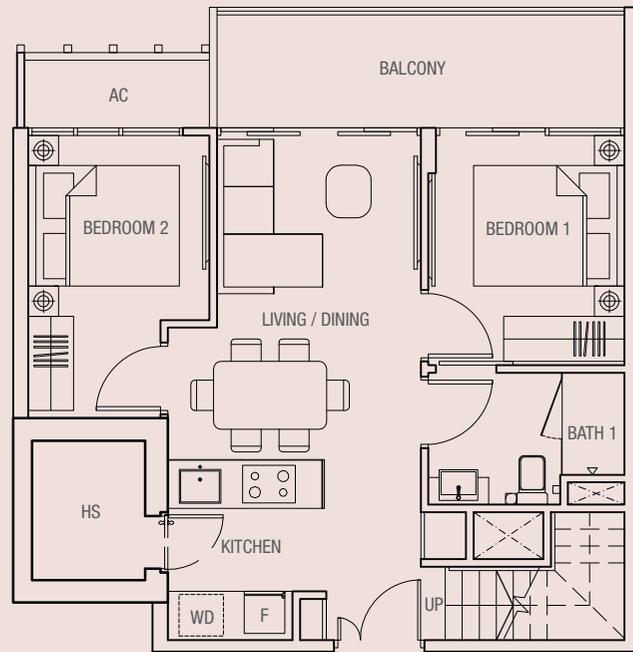
> type phB3

4 bdrm
119 sq m

#07-10
#07-09*
#07-11*
* Mirror image



Upper Level

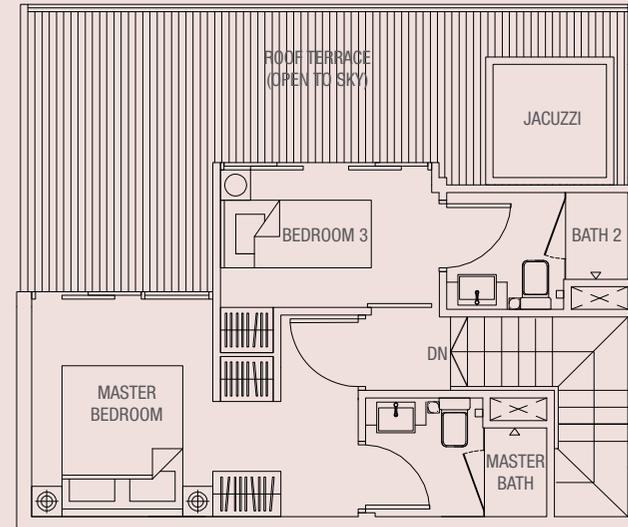


Lower Level

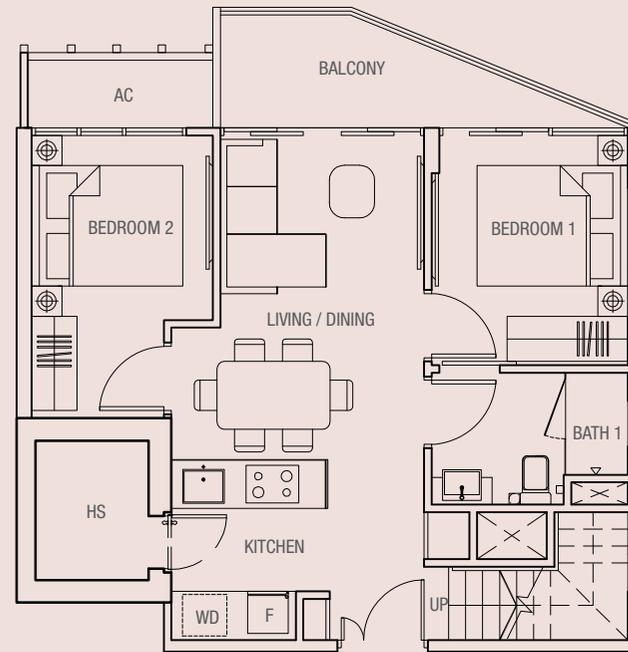
> type phB4

4 bdrm
116 sq m

#07-12



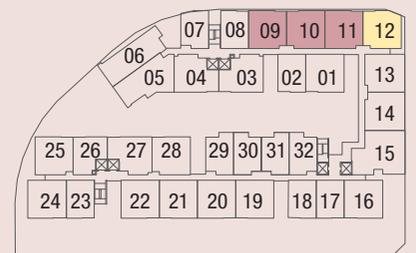
Upper Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

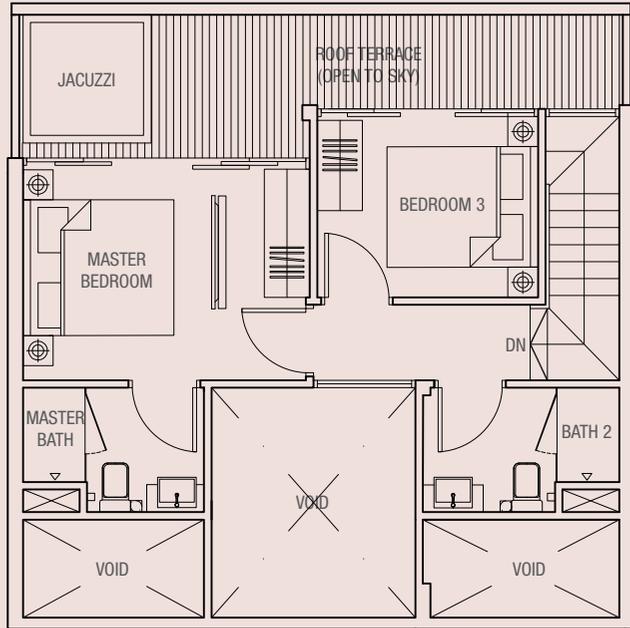
KEY PLAN (Not to scale)



> type phB5

4 bdrm
128 sq m

#06-21
#06-20*
* Mirror image

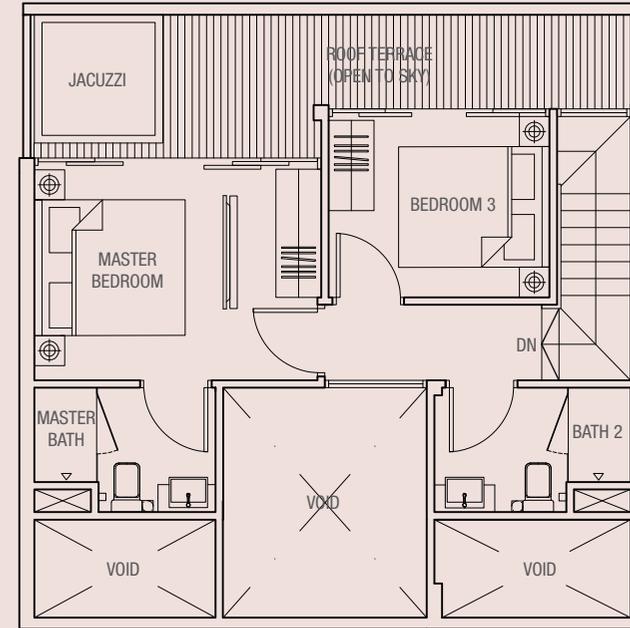


Upper Level

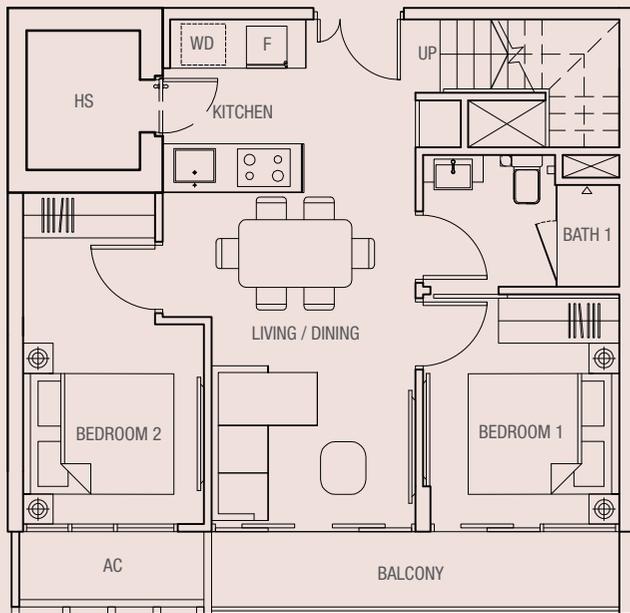
> type phB5-a

4 bdrm
128 sq m

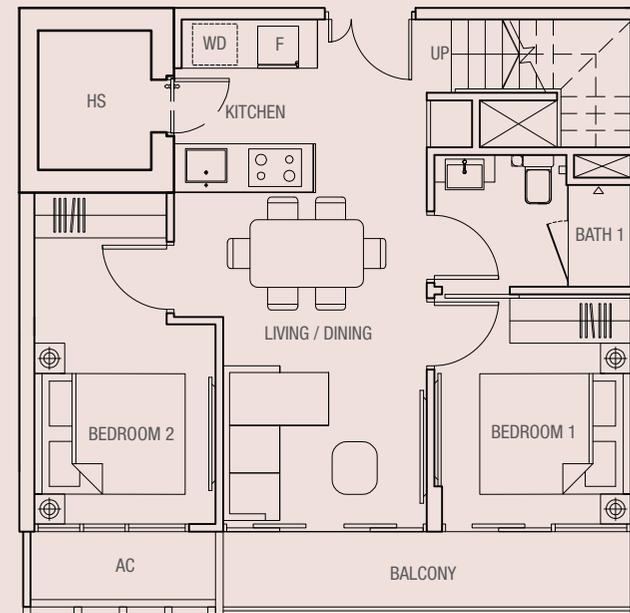
#06-19
#07-01
#06-22*
* Mirror image



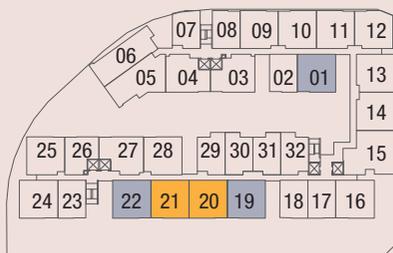
Upper Level



Lower Level



Lower Level



KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

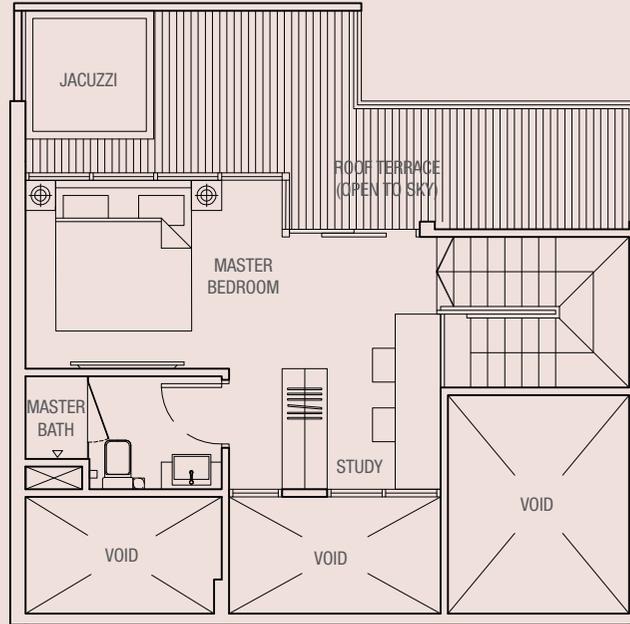
> type phB6

3 bdrm + study
131 sq m

#06-16

#06-24*

* Mirror image

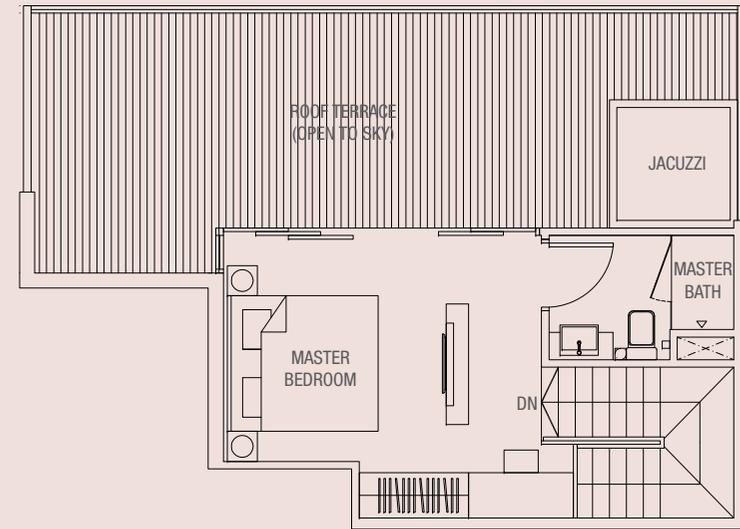


Upper Level

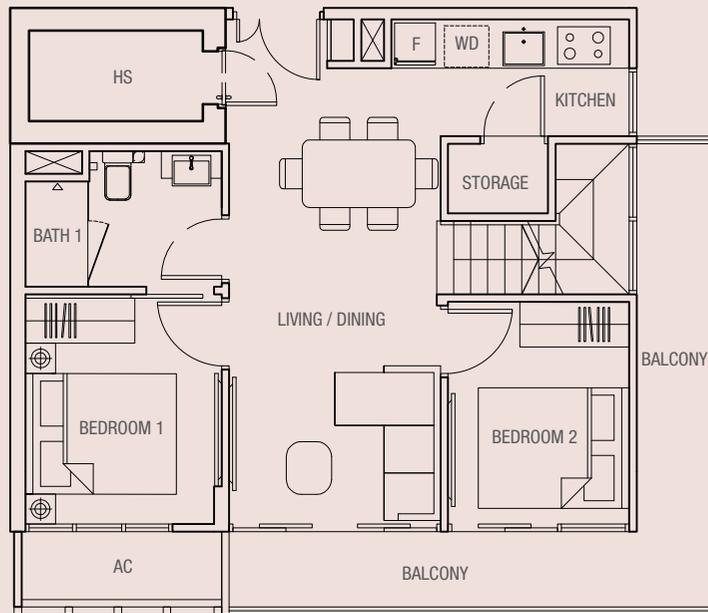
> type phB7-a1

3 bdrm + study
119 sq m

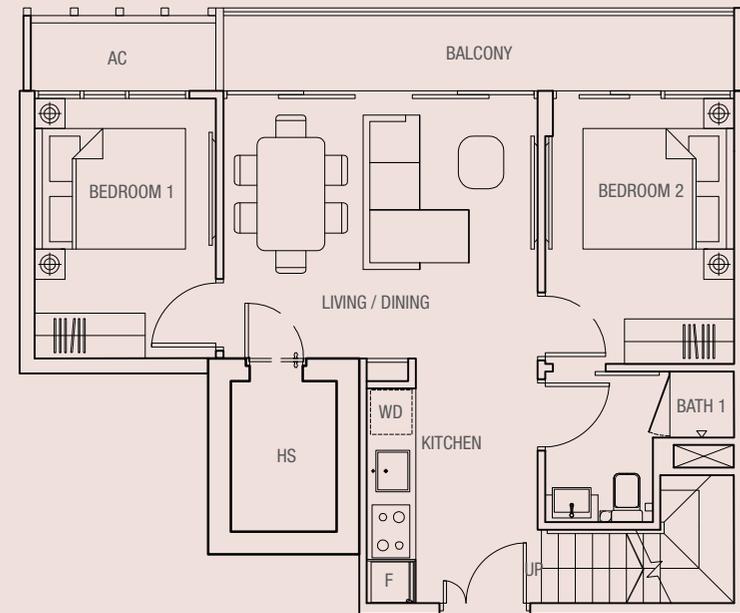
#06-27



Upper Level



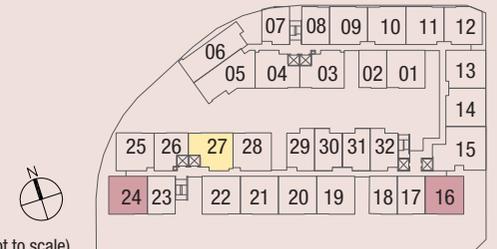
Lower Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

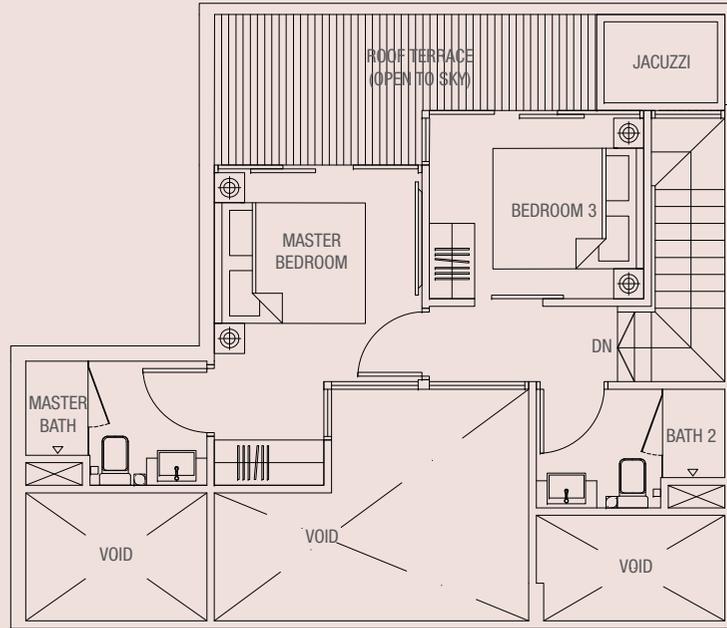
KEY PLAN (Not to scale)



> type phB7

4 bdrm
129 sq m

#07-03

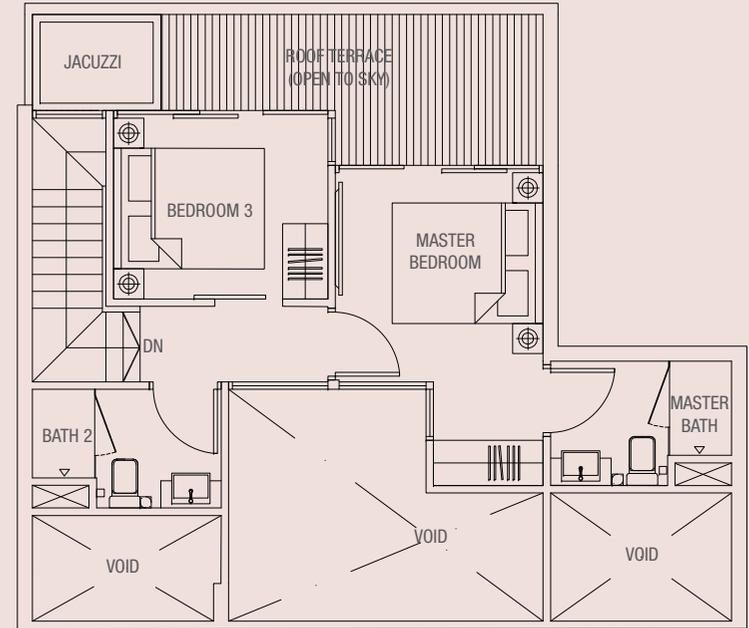


Upper Level

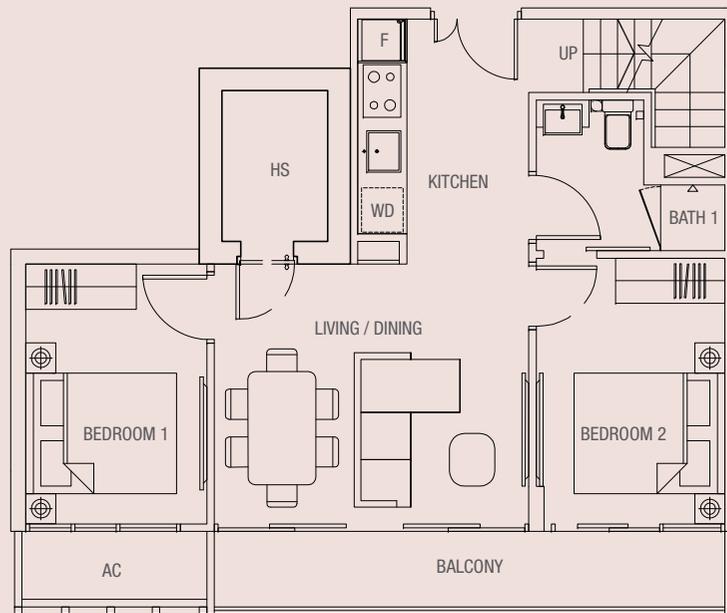
> type phB7-a

4 bdrm
129 sq m

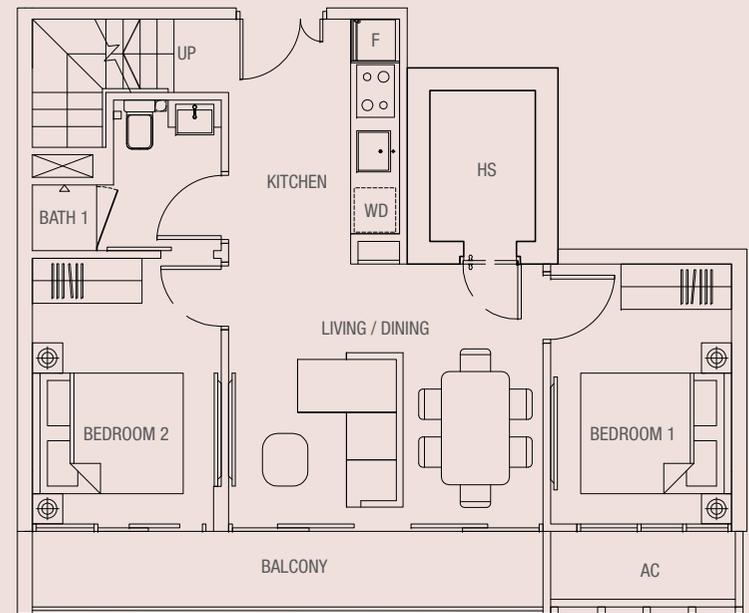
#07-04



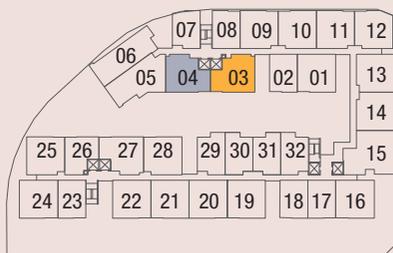
Upper Level



Lower Level



Lower Level



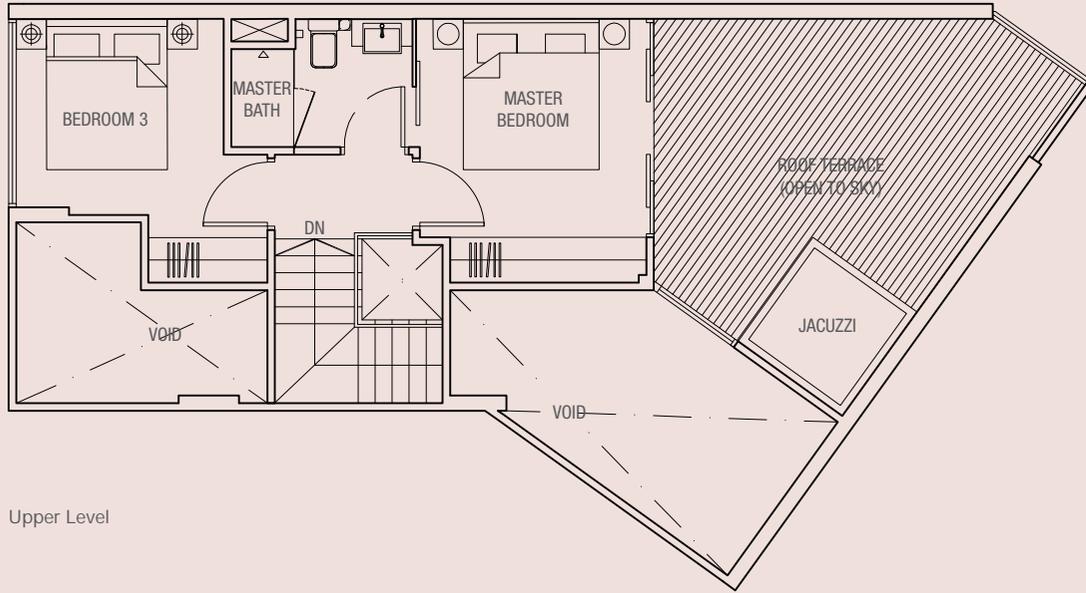
KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

> type pHc

4 bdrm
154 sq m

#07-05

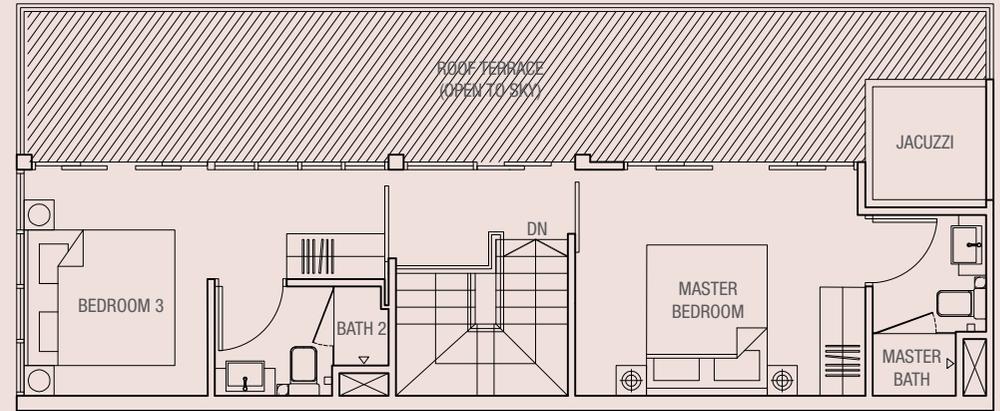


Upper Level

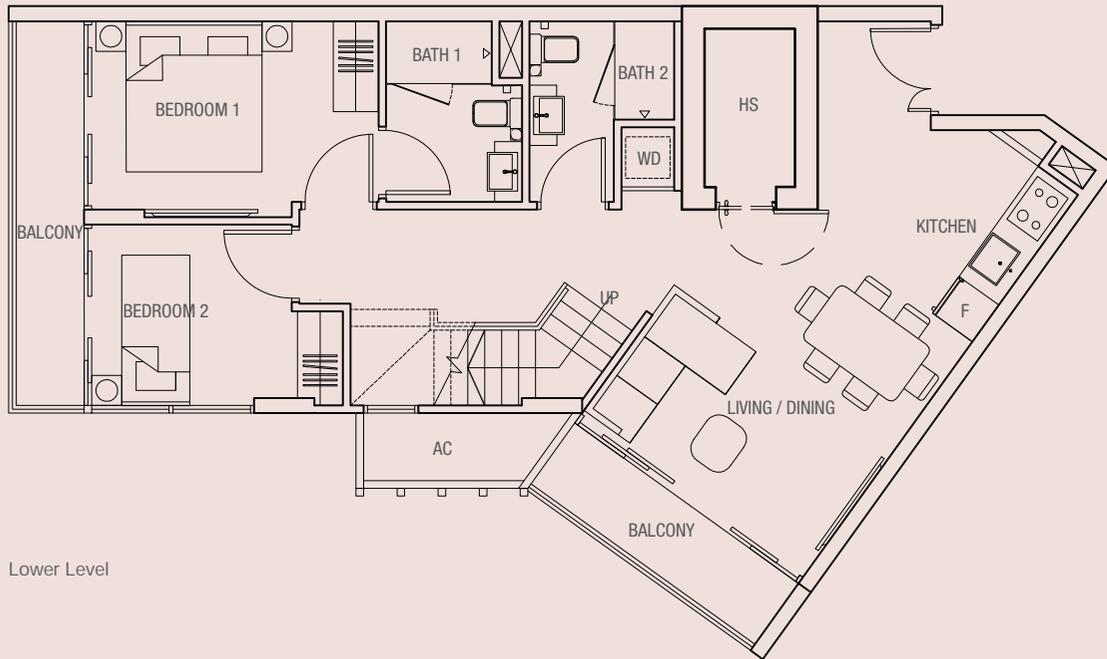
> type pHc1

5 bdrm + study
143 sq m

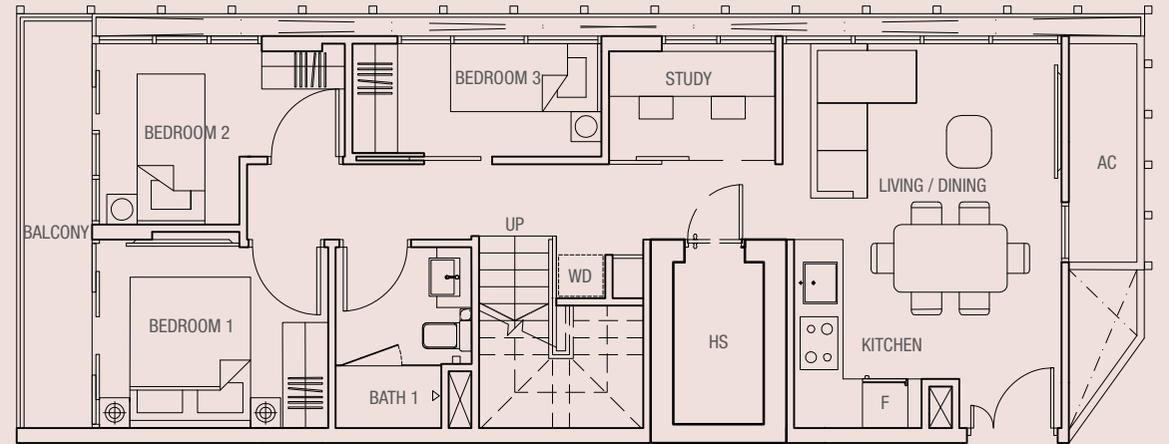
#07-06



Upper Level



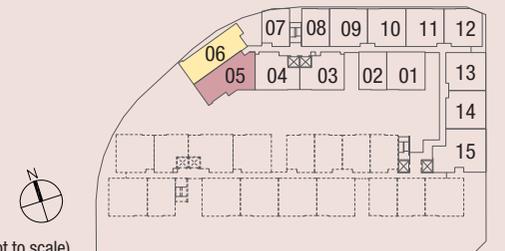
Lower Level



Lower Level

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

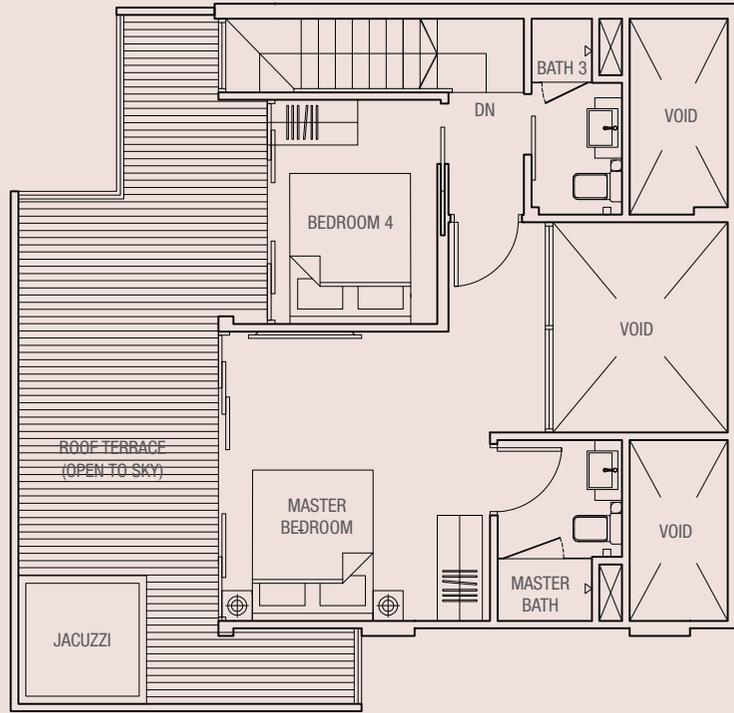
KEY PLAN (Not to scale)



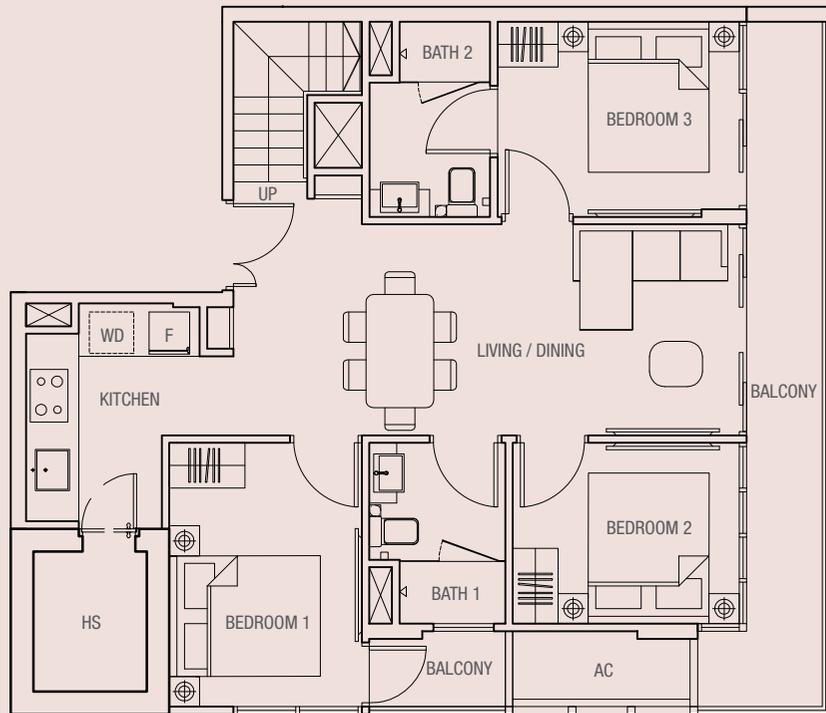
> type pHC2

5 bdrm
164 sq m

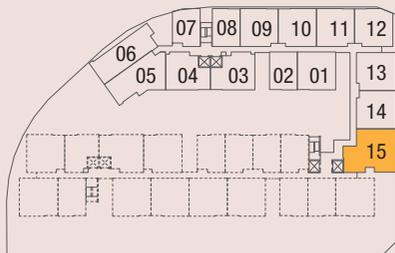
#07-15



Upper Level



Lower Level



KEY PLAN (Not to scale)

NOTE: Unit area includes a/c ledge & void &/or PES where applicable. 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 and/or common clay brick walls
 - 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 Apartments
 - a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish
 - b) Bedroom, Study (if any) : Skim coat and/or ceiling board with emulsion paint finish
 - c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish
 - d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish
 - e) Household Shelter : Skim coat with emulsion paint finish

For Common Areas

 - a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish
 - b) Corridors, Gymnasium : Skim coat and/or ceiling board with emulsion paint finish
 - c) Staircases, Carpark : Skim coat with emulsion paint finish
 - d) Handicap Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish
- 5. Finishes**
Wall
For Apartments
 - a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish
 - b) Bedroom, Study (if any) : Plaster and/or skim coat with emulsion paint finish
 - c) Bathroom : Ceramic tiles and/or homogenous tiles finish
 - d) Kitchen : Ceramic tiles and/or homogenous tiles and/or stainless steel backsplash finish
 - e) Household Shelter : Skim coat with emulsion paint finish

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

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, Gymnasium : Plaster and/or skim coat with emulsion paint finish
 - c) Swimming Pool, Children's Pool : Ceramic tiles and/or homogenous tiles finish
 - d) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish
 - e) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

Floor
For Apartments

 - a) Living/ Dining : Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish
 - b) Bedroom, Study (if any) : Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish
 - c) Bathroom : Ceramic tiles and/or homogenous tiles finish
 - d) Kitchen : Ceramic tiles and/or homogenous tiles finish
 - e) Household Shelter : Ceramic tiles and/or homogenous tiles finish
 - f) Balcony (if any) : Ceramic tiles and/or homogenous tiles finish
 - g) PES (if any) : Ceramic tiles and/or homogenous tiles finish
 - h) For Penthouse Unit Only - Attic Bedrooms : Ceramic tiles and/or homogenous tiles finish
 - i) For Penthouse Unit Only - Staircase : Random timber strips flooring with timber skirting finish
 - j) For Penthouse Unit Only - Roof Terrace : Ceramic tiles and/or homogenous tiles finish
 - k) A/C Ledges/ Planter (if any) : Cement and sand screed finish

For Common Areas

 - a) Lift Lobbies : Ceramic tiles and/or homogenous tiles with skirting tiles finish
 - b) Corridors, Gymnasium, Covered Walkway : Ceramic tiles and/or homogenous tiles finish
 - c) Swimming Pool, Children's Pool, Pool Deck, Pavilion : Ceramic tiles and/or homogenous tiles finish and/or stone tiles finish
 - d) Playground : Rubber flooring finish
 - e) Staircases : Cement and sand screed finish with nosing
 - f) Carpark and Ramps : Cement and sand screed finish
 - g) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

- 7. Windows**
Powder coated aluminum framed with approximately 6 mm glass.
- 8. Doors**
 - a) Main Entrance : Fire-rated timber door
 - b) Bedroom : Timber door
 - c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door
 - d) Household Shelter : PSB approved blast door
 - e) Ironmongery : Imported locksets
- 9. Sanitary fittings**
 - a) Master Bathroom : 1 shower set with shower mixer and rain-shower head
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder
1 towel rail
 - b) Common Bathroom (If any) : 1 shower set with shower mixer
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder
1 towel rail
- 10. 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.
- 11. TV/Telephone**
TV/telephone points shall be provided in accordance to the Electrical Schedule
- 12. Lightning Protection**
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
- 13. Painting**
 - a) Internal wall : Emulsion water-based paint
 - b) External wall : Selected oil-based base coat and water-based exterior paint
- 14. Waterproofing**
Waterproofing to reinforced concrete roof, bathroom and kitchen.
- 15. 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
- 16. Recreation Facilities**
The following are provided:
3rd Storey
 - a) Swimming Pool
 - b) Children's Pool
 - c) Pool Deck
 - d) Gymnasium
 - e) Pavilion
 - f) Playground
 - g) Barbeque Pit
- 17. Additional Items**
 - a) Kitchen Cabinets/Appliances: Kitchen cabinet at Kitchen complete with –
 - a) High and low kitchen cabinets with solid surface worktop
 - b) One stainless steel sink complete with tap
 - c) Induction hob and cooker hood
 - d) In-built refrigerator
 - e) Washer dryer
 - b) Wardrobes : Built-in wardrobes to all bedrooms
 - c) Air-Conditioning and Mechanical Ventilation : Split unit air conditioning system to Living/Dining, Bedrooms and Study (if any).
 - d) Water Heater : Hot water supply to all bathrooms
 - e) Railing : Mild steel for common stair railing
Aluminum and/or steel and/or glass for other railings
 - f) Security : Audio intercom to all units
 - g) 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

1 Fire lift serving 2nd Basement to 7th Storey
 - h) Private Jacuzzi at roof terrace : For all Penthouse Units

Electrical Schedule

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Bell Point	Intercom Point	Washer Dryer Point (13A SSO)	Refrigerator Point (13A SSO)	Water Heater Point (13A SSO)	Cooker Point (13A SSO)	Hood Point (13A SSO)	Isolator
TYPE eA	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA-a	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA-a1	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA1	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA2	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA2-a	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA2-b	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eA3	6	8	2	2	1	1	1	1	1	1	1	1
TYPE eB	6	8	3	3	1	1	1	1	1	1	1	1
TYPE eB1	6	8	3	3	1	1	1	1	1	1	1	1
TYPE eB2-a	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB2-a1	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB3	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB4	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB5	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB5-a	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB5-a1	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB6	7	9	3	3	1	1	1	1	1	1	1	1
TYPE eB7	8	8	3	3	1	1	1	1	1	1	1	1
TYPE eB7-a	8	8	3	3	1	1	1	1	1	1	1	1
TYPE eC	9	10	4	4	1	1	1	1	2	1	1	2
TYPE eC1	10	10	4	4	1	1	1	1	2	1	1	2
TYPE eC2	9	10	4	4	1	1	1	1	2	1	1	2
TYPE A	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A-a	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A1	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A2	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A2-a	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A2-b	6	8	2	2	1	1	1	1	1	1	1	1
TYPE A3	6	8	2	2	1	1	1	1	1	1	1	1
TYPE B	6	8	3	3	1	1	1	1	1	1	1	1
TYPE B1	6	8	3	3	1	1	1	1	1	1	1	1
TYPE B2	7	9	3	3	1	1	1	1	1	1	1	1
TYPE B2-a	7	9	3	3	1	1	1	1	1	1	1	1
TYPE B3	7	9	3	3	1	1	1	1	1	1	1	1
TYPE B4	7	9	3	3	1	1	1	1	1	1	1	1
TYPE B5	7	9	3	3	1	1	1	1	2	1	1	1
TYPE B5-a	7	9	3	3	1	1	1	1	2	1	1	1
TYPE B6	7	9	3	3	1	1	1	1	1	1	1	1
TYPE B7	8	8	3	3	1	1	1	1	2	1	1	1
TYPE B7-a	8	8	3	3	1	1	1	1	2	1	1	1
TYPE C	9	10	4	4	1	1	1	1	2	1	1	2
TYPE C1	9	10	4	4	1	1	1	1	2	1	1	2
TYPE C2	9	10	4	4	1	1	1	1	2	1	1	2
TYPE phA	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA-a	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA1	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA2	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA2-a	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA2-b	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phA3	10	10	3	3	1	1	1	1	2	1	1	1
TYPE phB	10	10	4	4	1	1	1	1	2	1	1	1
TYPE phB1	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB2	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB2-a	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB2-a1	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB3	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB4	13	11	5	5	1	1	1	1	3	1	1	2
TYPE phB5	13	11	5	5	1	1	1	1	3	1	1	1
TYPE phB5-a	13	11	5	5	1	1	1	1	3	1	1	1
TYPE phB6	13	11	5	5	1	1	1	1	2	1	1	1
TYPE phB7	11	11	5	5	1	1	1	1	3	1	1	2
TYPE phB7-a	11	11	5	5	1	1	1	1	3	1	1	2
TYPE phB7-a1	11	11	4	4	1	1	1	1	2	1	1	2
TYPE phC	16	13	6	6	1	1	1	1	3	1	1	3
TYPE phC1	16	13	6	6	1	1	1	1	3	1	1	3
TYPE phC2	16	13	6	6	1	1	1	1	4	1	1	3

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. 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.

D. 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.

E. 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.

F. 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.

G. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

H. 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.

I. 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.

J. 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.

K. 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.

L. Planters

Planters are designed to take the loading of potted plants only. No soil materials or turf/plants will be provided in the planters.

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.

NAME OF PROJECT	KAP Residences
ADDRESS OF PROJECT	11 King Albert Park, Singapore 598292
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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