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LUXUS HILLS

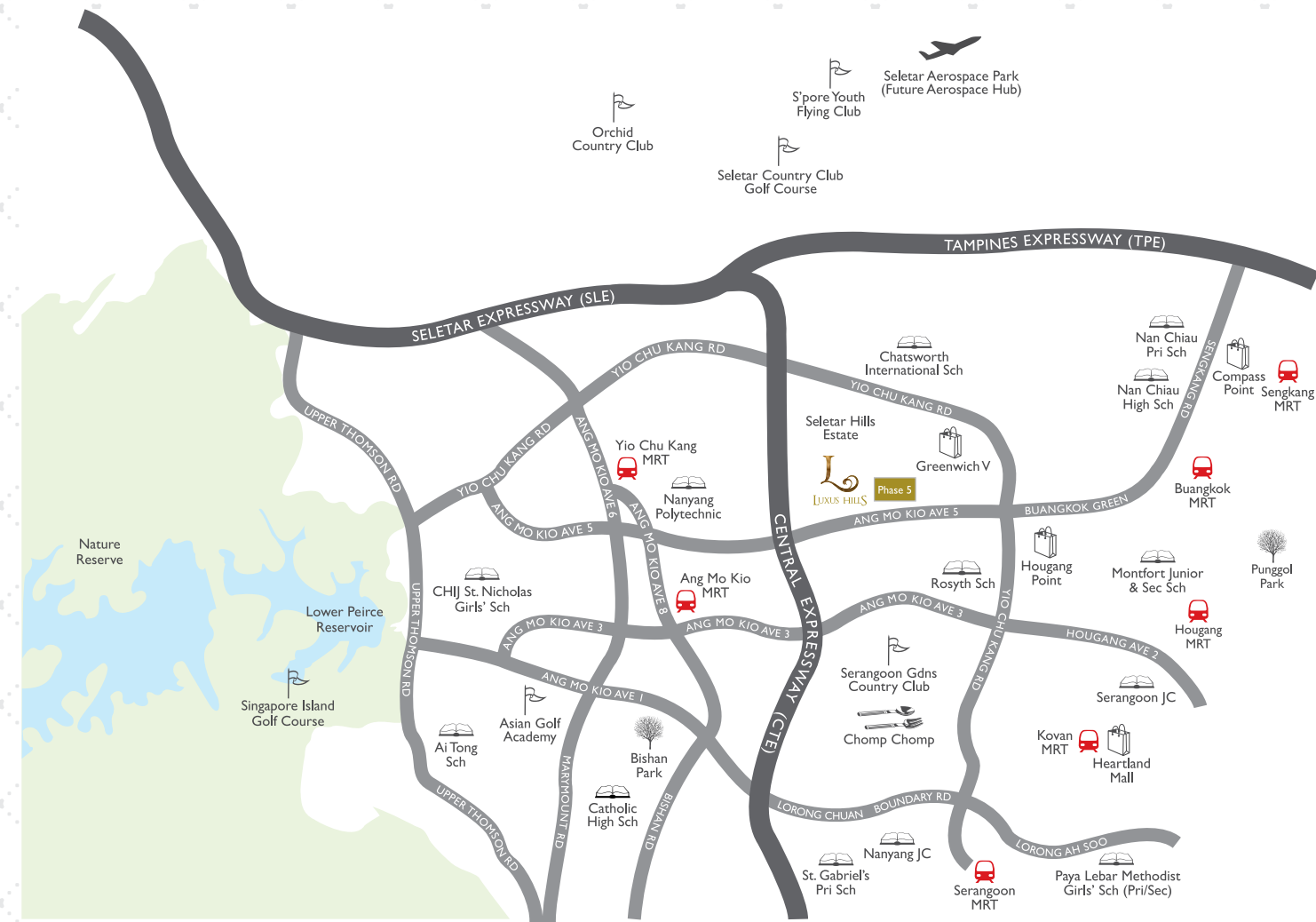


Artist's Impression

*A prized investment today,
A cherished gift for tomorrow.*

New release, promising lasting value.
Luxus Hills presents yet another collection of treasured terrace houses. Discover 54 elegant units, built respectfully to accommodate everyone in the family. It's a home to share. A joy to own. And above all, a meaningful investment to pass down to the ones you care, generation after generation.

Privileged living - a convenience deserved by all.



Artist's Impression



A selection of good schools



Prestigious recreation clubs



A plethora of shopping and lifestyle amenities at Ang Mo Kio



Minutes to MRT stations (Ang Mo Kio, Buangkok and Hougang)

The prudently-chosen location of Luxus Hills offers you all the right connections. Just outside its quiet walls, a multitude of lively shopping and dining avenues beckons at AMK Hub and Compass Point, along with a great buffet of 24-hour Buangkok eateries standing by to tantalise your palate. And in the near future, you can also tap into a slew of lifestyle conveniences at Greenwich V, a new mall at Seletar Hills literally steps from home.



*The start of many treasured moments -
more room for celebration.*



With three spacious storeys and a charming roof terrace, family gatherings can take place as often as you desire, not just on special occasions. Throw a private party, huddle around for grandma's new recipes, or simply recount your day over a cuppa. Make every day special with unforgettable times together.



*Lavishness meets simplicity -
in perfect harmony.*



At Luxus Hills, no one is left out of the comfort. Find four expansive en suite bedrooms, affording prodigious personal space to every individual. Grandparents have one room devoted to them too, sensitively situated on the ground floor for easy access. Simple, functional layouts put each room in clean, neat order. While premium designer fittings embellish them with stately elegance. Creating an immaculately harmonious sanctuary, for an immaculately harmonious rest.

*A promise of quality that lasts -
generation after generation.*

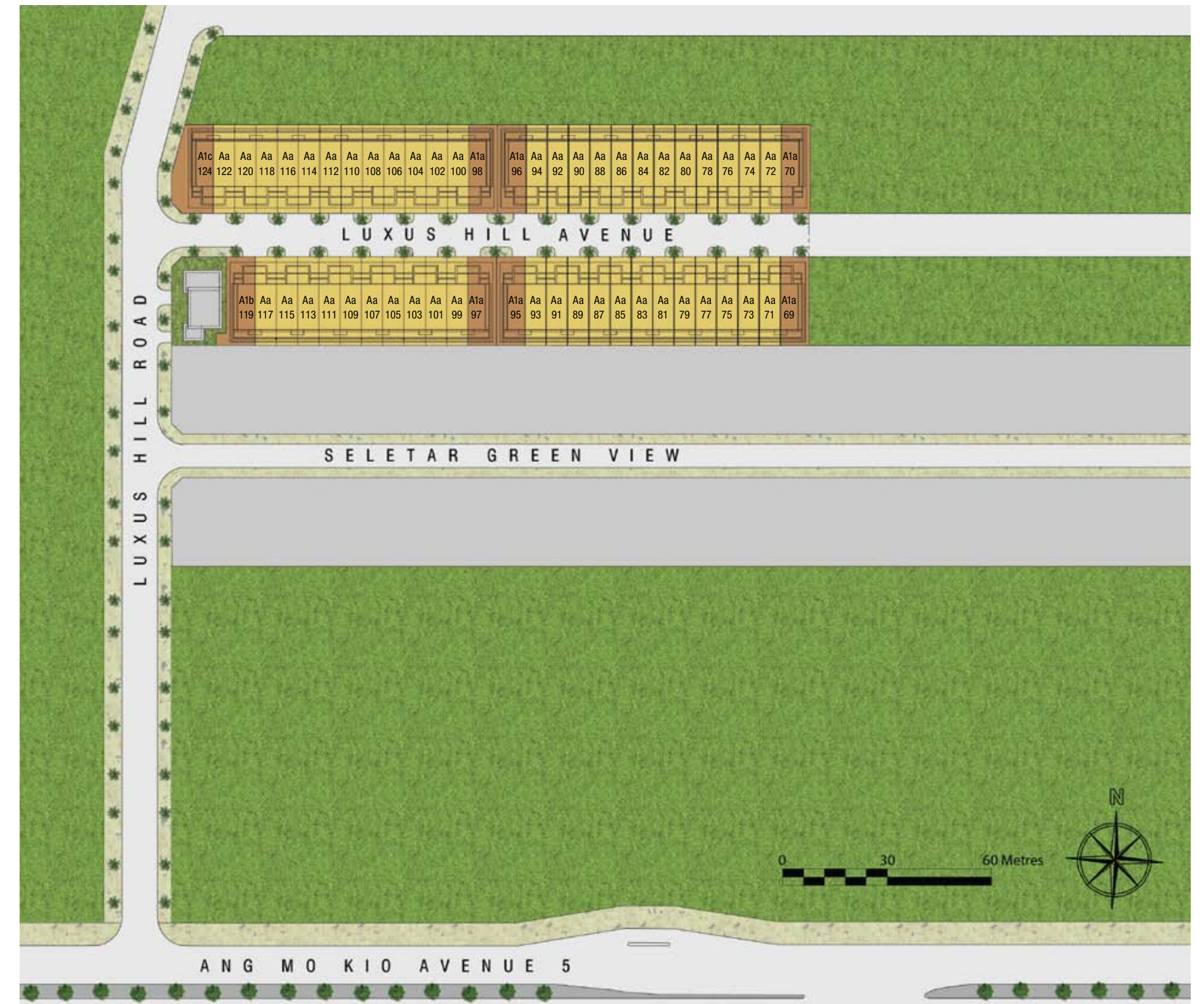


Home is a pleasure to return to, especially when you know you'll be spoilt with luxuries. Polished marble tiles pamper your feet while lending an air of augustness to the house. Imported designer L-shaped bar counter sprinkles a taste of opulence. And designer master wardrobe immediately transforms your master bedroom into a couture icon. Every item is selected from trusted brands for unsurpassed durability that goes a long way.



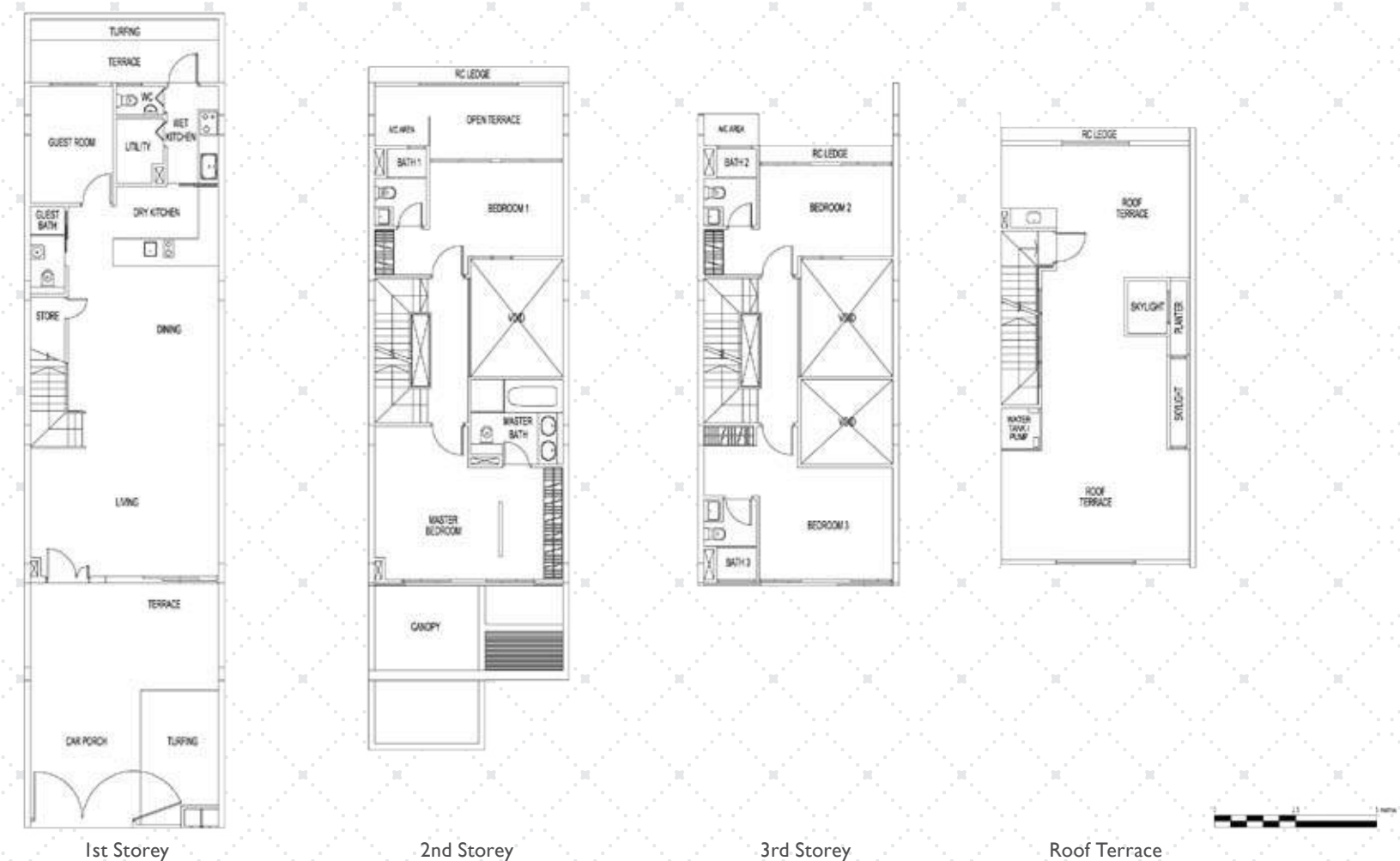
Actual specifications may differ from model depicted.

Site Plan



Artist's Impression

Intermediate Terrace – Type Aa



Land Area: 150.0 sq m
Estimated Floor Area: 335 sq m / 3,606 sq ft
(inclusive of Roof Terraces: 78 sq m, Void Areas: 32 sq m, A/C Areas: 3.6 sq m, Covered Terraces, Covered Car Porch, Terrace, Planter, Water Tank/Pump and Skylight)

Plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

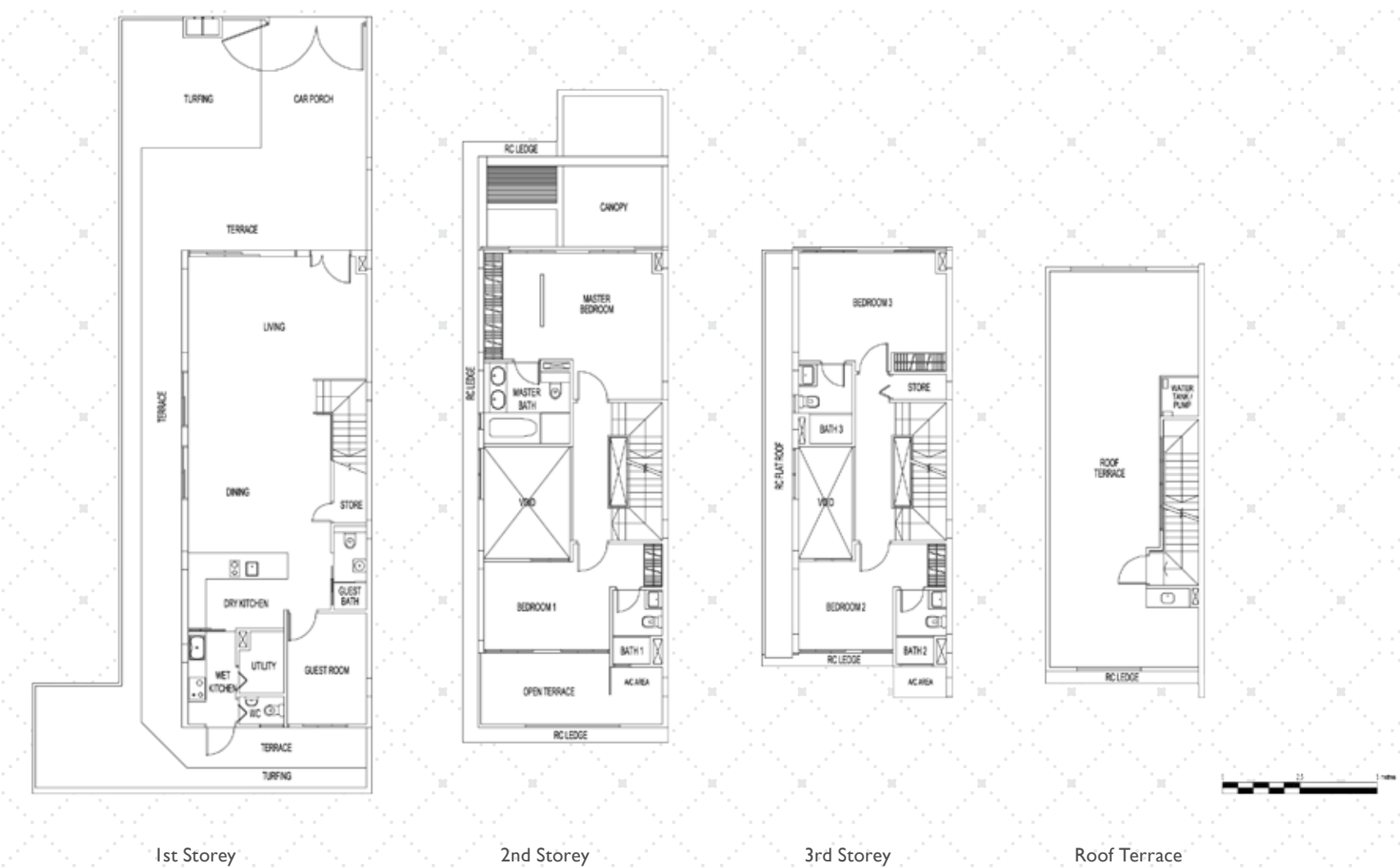
Corner Terrace – Type A1a



Land Area: 201.0 sq m
Estimated Floor Area: 324 sq m / 3,488 sq ft
(inclusive of Roof Terraces: 66 sq m, Void Areas: 30 sq m, A/C Areas: 3.6 sq m, Covered Terraces, Covered Car Porch, Terrace, A/C Area, Roof Terrace, Planter and Water Tank/Pump)

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Corner Terrace – Type Alb



Land Area: 210.64 sq m
Estimated Floor Area: 324 sq m / 3,488 sq ft

(inclusive of Roof Terraces: 66 sq m, Void Areas: 30 sq m, A/C Areas: 3.6 sq m, Covered Terraces, Covered Car Porch, Terrace, A/C Area, Roof Terrace, Planter and Water Tank/Pump)

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Corner Terrace – Type Alc



Land Area: 264.5 sq m
Estimated Floor Area: 324 sq m / 3,488 sq ft

(inclusive of Roof Terraces: 66 sq m, Void Areas: 30 sq m, A/C Areas: 3.6 sq m, Covered Terraces, Covered Car Porch, Terrace, A/C Area, Roof Terrace, Planter and Water Tank/Pump)

Plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Specifications

1. FOUNDATION
Piled/footing foundation and/or other approved foundation system

2. SUPERSTRUCTURE
Reinforced concrete structure

3. WALLS
All external and internal walls are of masonry and/or reinforced concrete panel and/or pre-fabricated panel construction

4. ROOF
Reinforced concrete with waterproofing system and appropriate insulation to flat roof

5. CEILING
(i) Living, Dining, Dry Kitchen, Utility, Master Bedroom, Bedrooms, and Guest Room
– Skim coat with/without ceiling board and/or box-up to the designated areas
(ii) Master Bath, Baths, Guest Bath, Wet Kitchen and WC
– Moisture-resistant plasterboard ceiling
(iii) All other areas
– Skim coat to underside of reinforced concrete slabs where applicable

6. FINISHES
(a) Internal Wall
(i) Master Bath
– Marble laid up to false ceiling for all exposed areas
(ii) Baths, Guest Bath and Wet Kitchen
– Porcelain tiles and/or cement and sand plaster with emulsion paint
(iii) WC
– Ceramic tiles laid up to false ceiling for all exposed areas
(iv) All other Internal Walls
– Cement and sand plaster with emulsion paint
(b) External Wall
– Cement and sand plaster with spray textured coating to designated areas
(c) Floor
(i) Living, Dining and Dry Kitchen
– Marble with marble skirting (where applicable)
(ii) Master Bath
– Marble
(iii) Store, WC, Utility, Car Porch, Open Terrace, Roof Terrace and Terraces
– Homogeneous tile with tile skirting (where applicable)
(iv) Guest Room, Guest Bath, Baths and Wet Kitchen
– Porcelain or Homogenous tiles with tile skirting (where applicable)
(v) Master Bedroom, Bedrooms and Staircase threads
– Timber flooring with timber skirting (except staircase and where applicable)

Note:
No tiles behind/below kitchen cabinet, vanity cabinet, backsplash, long bath and mirror.

7. WINDOWS
(i) Master Bedroom and Bedrooms
– Casement windows with fixed panels or fixed panels only and/or sliding windows with fixed panels
(ii) Master Bath
– Top-hung windows (Ala, Alb & Alc)
(iii) Baths
– Top-hung windows with/without fixed panels or sliding windows
– Casement windows (for Bath 2 of Type Aa, Ala, Alb & Alc)
(iv) WC
– Top-hung windows

- (v) Wet Kitchen
– Top-hung window
(vi) Utility
– Top-hung window

Note:
1) All windows are aluminium-framed in powder-coated finish.
2) All casement windows are either side-hung, top-hung or bottom-hung or any combination of the mentioned.
3) All glazing shall be approximately 6mm thick tinted and/ or clear and/or frosted glass and all glazing up to 1m from the floor level shall be laminated.

8. DOORS
(i) Main Entrance
– Solid core timber panel double-leaf door
(ii) Master Bedroom, Bedrooms, Guest Room, Master Bath and Baths
– Flushed hollow core timber door
(iii) Guest Bath
– Hollow core timber pocket door
(iv) Dry Kitchen to Wet Kitchen
– Powder-coated aluminium-framed glass pocket door
(v) Open Terraces, Roof Terrace and Wet Kitchen
– Powder-coated aluminium-framed swing glass door and/or aluminium-framed sliding glass door with/ without fixed glass panel
(vi) Store
– Timber-louvred door or flushed hollow core timber door
(vii) WC and Utility
– Aluminium-framed bi-fold door
(viii) Water Tank/Pump
– Aluminium-louvred swing door in powder-coated finish

9. IRONMONGERY
Selected quality locksets and ironmongery to all doors where applicable

10. SKYLIGHTS
Skylights are of laminated glass with fixed aluminium louvres (Type Aa only)

11. SUNSHADES
– Powder-coated aluminium horizontal sunshades for Terrace outside Living Area

12. ELECTRICAL INSTALLATION
– Electrical wiring below ceiling is in concealed conduit
– Electrical wiring above ceiling and in Utility is in exposed conduit or trunking
– Refer to Electrical Schedule for details

13. SCV / TELEPHONE / DATA
– Provision of lead-in pipes and SCV cable from splitter box to meter compartment and cable ready internally to receive SCV
– Provision of lead-in pipes and telephone cable from patch panel to meter compartment
– Provision of structural cabling to telephone and data points
– Provision of lead-in pipes for Next Generation National Broadband Network (NGNBN) cables
– Refer to Electrical Schedule for details

14. LIGHTNING PROTECTION
Lightning protection shall be provided in accordance with Singapore Standard CP 33 : 1996

15. PAINTING
– Internal wall surfaces – Emulsion paint
– External walls surfaces – Textured coating

16. WATERPROOFING
– Waterproofing to Master Bath, Baths, Guest Bath, Dry Kitchen, Wet Kitchen, Planter Area, Reinforced Concrete Flat Roof, Terrace and Roof Terrace

17. GATE AND FENCING
(i) Metal entrance gate with remote auto-gate control
(ii) Fencing
– Plastered prefabricated or brick wall with/ without metal bar accents

18. TURFING
Cow grass

19. SOIL TREATMENT
Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

20. ADDITIONAL ITEMS
(i) Dry Kitchen
– High and low level kitchen cabinets complete with granite or solid surface top, built-in induction hob, conventional and steam oven, and stainless steel single-bowl sink with mixer
(ii) Wet Kitchen
– High and low level kitchen cabinet with worktop in granite finishes, gas burner, built-in cooker hood and single-bowl single-drainer sink with mixer
(iii) Wardrobes
– Built-in wardrobes to all Bedrooms except Guest Room
(iv) Vanity Counter
– Marble or granite vanity counter top with cabinet below to Master Bath and Baths
– Tiled vanity top with cabinet door below to sink at Roof Terrace
(v) Air-Conditioning
– Single/Multi-split air-conditioners to Living, Dining, Master Bedroom, Bedrooms and Guest Room
(vi) Hot Water Supply (via town gas water heaters)
– To Master Bath, Baths, Guest Bath, Dry and Wet Kitchen only
(vii) Framed Shower Screen
– Glass shower screen enclosure for Master Bath, Junior Master Bath, Guest Bath and Baths
(viii) Mechanical Ventilation Exhaust Fan
– All Guest Baths
(ix) Bib tap is provided at the following areas:
– Gate Pillar
– Wet Kitchen
– Dry Kitchen
– Roof Terrace
– Terrace outside Wet Kitchen
(x) Water tank complete with booster pump shall be provided to each house
(xi) Car Porch lighting control by motion sensor

21. SANITARY WARES AND FITTINGS
(i) Master Bath
– 2 vanity basins with basin mixers, 1 long bath with mixer tap, 1 shower mixer, 1 wall hung water closet, 1 mirror cabinet, 1 towel rail and 1 toilet paper holder
(ii) Baths
– 1 vanity basin with basin mixer, 1 shower mixer, 1 water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
(iii) Guest Bath
– 1 vanity basin with basin mixer, 1 shower mixer, 1 wall-hung water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
(iv) WC
– 1 wall-hung basin with tap, 1 shower handset with tap, 1 water closet, 1 mirror, 1 towel rail and 1 toilet paper holder
(v) Roof Terrace
– 1 single-bowl sink with tap

22. ELECTRICAL SCHEDULE

Item	Description	Unit Type Aa	Unit Type AlA, Alb & Alc
1	Ceiling Lighting Points	33	34
2	Wall Lighting Points	12	14
3	I3A Power Points	20	19
4	I3A Twin Power Points	11	11
5	20A / 30A DP Isolators	6	6
6	Water Heater Points (20A)	3	3
7	SCV Points	7	7
8	Telephone Points	5	5
9	Data Points	5	5
10	Bell Points	1	1
11	Electric / Steam Oven Connection Points (20A)	2	2
12	Washing Machine Points (15A)	1	1
13	Electric Hob Connection Points (30A)	1	1
14	Kitchen Hood Connection Points (20A)	1	1
15	Gas Hob Connection Points (20A)	1	1

Notes:

1. 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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.

2. Alternative Material or Equipment
Where any material or equipment is to be used or anything to be done under the Building Specifications hereto is stated in the alternative, it shall be at the Vendor's/Architect's sole choice and discretion.

3. Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

4. Glass
Glass is a 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.

5. Tiles
Selected tile sizes and tile surface flatness can not be perfect and are subject to manufacturing and acceptable range described in International Standard ISO 13006 and ISO 10545-1 to ISO 10545-16.

6. Marble and Granite
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in

the marble, limestone or 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.

7. Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

8. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

9. False Ceiling
The 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 purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

10. Open Terrace with Trellis
Where the unit is designed with open terrace with trellises, the Purchaser shall not dismantle such trellises nor shall the Purchaser cover up such trellises over the roof terrace except with prior approval in writing of the relevant competent authorities.

11. Cable Television / Broadband Networks
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or

any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

12. Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangement with the internet service provider and/or such relevant entities/authorities for internet services to the Unit, and to make all necessary payments to the internet service provider and/or such other relevant entities/authorities.

13. Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items
The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showhouse(s) are indicative and for illustration purposes only and subject to Consultants' design.

14. Air-conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

15. Mechanical Ventilation Exhaust Fan System
The mechanical ventilation exhaust fan system has to be maintained and cleaned on a regular basis by the Purchaser to ensure the good working condition of the system.

16. Booster Water Pumps System and Tank
The booster water pumps system and tank have to be maintained and cleaned on a regular basis by the Purchaser to ensure the good working condition of the system.

For enquiries: **(65) 6555 6208**
www.bukitsembawang.sg



Luxus Hills is designed in accordance with
BCA Green Mark (Certified) Standard for
Environmentally Sustainable Design

H O M E S F O R E V E R Y G E N E R A T I O N

Another quality development by:



**BUKIT SEMBAWANG
ESTATES LIMITED**

A member of

REDAS



Developer: Singapore United Estates (Pte) Ltd (Co. Regn No. : I95500005N) • Tenure: 999 years wef 01-01-1879
• Lot(s) No. : Lot 9425C, 251N, 3310 & 5353 MK18 at Yio Chu Kang Road / Ang Mo Kio Ave 5 / Seletar Road
• Building Plan Approval : A0506-00056-2010-BP01 dated 24 February 2011 • Developer's Licence No. : C0755
• Expected Date of Vacant Possession : 30 July 2016 • Expected Date of Legal Completion : 30 July 2019

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