



d'Leedon

BLOCK 7 FLOOR PLAN



Z-CAR
Kenny Schachter/ROVE, London, UK 2005
Courtesy of Zaha Hadid Architects



ICDNE Bag
Louis Vuitton, Paris, France 2006
Courtesy of Zaha Hadid Architects



CHANEL - Mobile Art Pavilion
Hong Kong, Tokyo, New York, Paris 2008-2010



Mesa Table
Vitra, Basel, Switzerland 2007-2008
Courtesy of Zaha Hadid Architects

Zaha Hadid, founder of Zaha Hadid Architects, was awarded the Pritzker Architecture Prize (considered to be the Nobel Prize of architecture) in 2004 and is internationally known for her theoretical, innovative and academic work that span over thirty years of revolutionary exploration and research in the interrelated fields of urbanism, architecture and design.

Truly in the distinguished league of its own, Zaha Hadid Architects continues to be a global leader in pioneering research and design investigation. Collaborations with corporations that lead their industries have advanced the visionary's diversity and knowledge, whilst the implementation of state-of-the-art technologies have aided the realisation of fluid, dynamic and therefore, complex architectural structures.

Hadid's interest lies in the rigorous interface between architecture, landscape, and geology as her practice integrates natural topography and human-made systems, leading to experimentation with cutting-edge technologies. Such a process often results in unexpected, surprising and dynamic architectural forms.

The quiet, eco-friendly Z-Car, iconic Louis Vuitton bucket bag, versatile CHANEL Mobile Art Pavilion, organic Mesa Table, as well as the exquisite Celeste - Necklace and Cuff are excellent demonstrations of the maverick's quest for complex, fluid space and product designs. Previous seminal buildings, such as the Rosenthal Center for Contemporary Art in Cincinnati, have also been hailed as architecture that transforms our vision of the future with new spatial concepts and bold, visionary forms.

Currently, the maverick is working on a multitude of projects including: The London Aquatics Centre for the 2012 Olympic Games, High-Speed Train Stations in Naples and Durango, the CMA CGM Head Office tower in Marseille, the Fiera di Milano masterplan and tower, Opera Houses in the Middle East and China, as well as major master-planning projects in Beijing, Bilbao, Istanbul, Singapore and the Middle East. Zaha Hadid's work of the past 30 years was the subject of a critically-acclaimed retrospective exhibition at New York's Solomon R. Guggenheim Museum in 2006. The visionary's recently completed projects include the MAXXI in Rome, Nordpark Railway Stations in Innsbruck, the Zaragoza Bridge Pavilion in Spain and the Burnham Pavilion in Chicago.

Celeste - Necklace and Cuff
Swarovski, London, UK 2008





Zaha Hadid Architects makes its immaculate imprints in the urban development history of Singapore through d'Leedon. The conceptual study and consideration of existing alignments, the main axis for Farrer Road and the surrounding 'good-class' bungalows are used to conjure up a series of lines that synthesises with the precinct of the development. The flowing lines are organised in bands which are used to slant the towers towards unblocked city views, as well as to develop vibrant landscape features and activities.





d'Leedon is organised into 7 towers, which grow from private gardens within the site landscape. Organic and fluid towers stand out in the park, emerging from the green layer as large man-made trees. The towers are subdivided into petals according to the number of residential units per floor.

With this common principle, a vast series of diverse and unique towers are generated. The petals are expressed in three dimensions, thanks to vertical cuts which give definition to the building's facade and at the same time, allow for cross ventilation.

Twelve semi-detached Garden Villas are also arranged along the western boundary of the site, within the 'good-class' bungalows reserve zone. The villa design is an expression of the juxtaposition between solid masses and glazed areas.



Artist's Impression

d'Leedon induces awe, being the one and only high rise 36-storey residential development in the precinct. This prominence outshines any other in the area and inspires admiration while people look up to it. Framing a marvelous impression of 7 towers that escalate to the sky, d'Leedon offers a panoramic view of Singapore that extends beyond the vicinity and reaches the uncompromised height. Away from urban clutter, d'Leedon is the landmark that represents luxury of space and offers breath-taking scenery of Botanic Gardens and Bukit Timah Nature Reserve.

Strategically located in the heart of upbeat District 10, d'Leedon is in close proximity to popular commercial and lifestyle centres such as Dempsey Hill, Holland Village and Orchard Road, as well as highly sought-after schools like Hwa Chong Institution and Nanyang Primary School. It is immensely fast to reach the future Farrer Road Circle Line Station and is highly connected to the main routes leading to the city. Boasting full fledged amenities, ace location and myriad facilities, d'Leedon ranks in first and is effortlessly above it all.



Expanding across a massive 8-hectare piece of land area, the landscape of d'Leedon is translated into five main bands with themes that parallel the existing alignments and the main axis of the development's premises. These spatial designs spread over 80% of the development are infused into the site, as well as connected to articulate a series of orientation lines. The unique landscape themes for these lines bring forth diverse experiences and changing ambiances throughout the whole site.

Each band is dedicated a unique character inspired by the wondrous and distinct components of mountain ecosystems: Rock, Forest, Water, Foothills and Meadow. This results in the bands having individualistic attributes and exuding different atmospheres, created by using a unique palette of plant species and paving surfaces. The spatial experience is further heightened through the arrangement, lighting and differing facilities. This first of its kind concept makes residing in d'Leedon memorable.

LEGEND

- A. Leedon Heights Entrance & King's Road Entrance
- B. Spa Pavilions
- C. Fitness Areas
- D. Tennis Courts
- E. Multi-purpose Court
- F. Play Areas
- G. BBQ
- H. Pedestrian Entrance
- I. Basketball Court
- J. Mini Race Track
- K. Restaurant/Retail
- L. Farrer Wing Clubhouse
- M. Children's Wet Play Area & Pool
- N. Lap Pool
- O. Gym Pool
- P. Gymnasium (Facing Gym Pool)
- Q. Event Courts
- R. Leedon Wing Clubhouse
- S. Jacuzzis
- T. Party Houses
- U. Bus Drop-off
- V. Covered Walkway to Side Gate (Leading to MRT Station)
- W. Jogging Track

Theme Gardens:

- 1. Sculpture Garden
- 2. Scent Garden
- 3. Kinetic Garden
- 4. Maze Garden
- 5. Chess Garden
- 6. Hanging Garden



Artist's Impression

BLOCK 7 DIAGRAMMATIC CHART

LEGEND

TYPE A
- 1 Bedroom+Study

TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

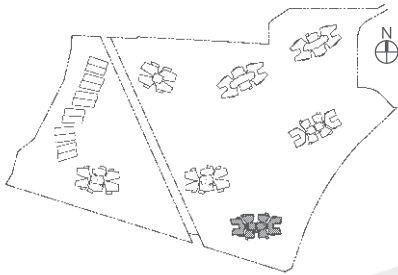
TYPE PH
- 4 Bedrooms Penthouse

	Unit 17	Unit 18	Unit 19	Unit 20	Unit 13	Unit 14	Unit 15	Unit 16
36							PH1b	
35		PH1b	PH2				PH1b	PH1
34		PH1b	PH2			PH1c		
33	C1b	C2a	C1	B3(S)c	B2b	D1b	C2a	C1
32	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
31	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
30	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
29	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
28	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
27	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
26	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
25	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
24	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	C1
23	C1	C2a	C1	B3(S)c	B2a	D1b	C2a	B3(S)
22	C1	C2a	C1	B3(S)b	B2a	D1b	C2a	B3(S)
21	C1	C2a	C1	C1	B2a	D1b	C2a	B3(S)
20	B3(S)	C2a	C1	C1	B2a	D1b	C2a	B2a
19	B3(S)	C2a	C1	C1	B2a	C3(S)a	C2a	B2a
18	B3(S)	C2a	C1	C1	B2a	C3(S)a	C2a	B2a
17	B2a	C2a	C1	C1	B2a	C3(S)a	C2a	B2a
16	B2a	C2a	C1	C1	B3(S)	C3(S)a	C2a	B2a
15	B2a	C2a	C1	C1	B3(S)	C2a	C2a	B2a
14	B2a	C2a	C1	C1	B3(S)	C2a	C2a	B2a
13	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
12	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
11	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
10	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
9	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
8	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
7	B2a	C2a	C1	C1	C1	C2a	C2a	B2a
6	B2a	C2a	B3(S)	C1	C1	C2a	C2a	B2a
5	B2a	C1a	B3(S)a	C1	C1	C1a	C1a	B2a
4	B2a	C1c	B3(S)c	C1	C1	C1c	C1c	B2a
3	B2a	B3(S)c	B3(S)c	C1	C1	B3(S)c	B3(S)c	B2a
2								
1		GH1a	GH1a		GH1a	GH1a	GH1a	GH1a
B1								

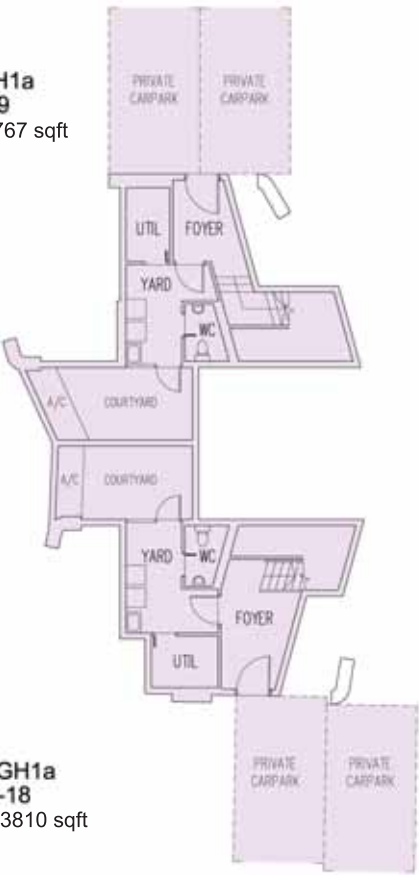
BASEMENT PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse

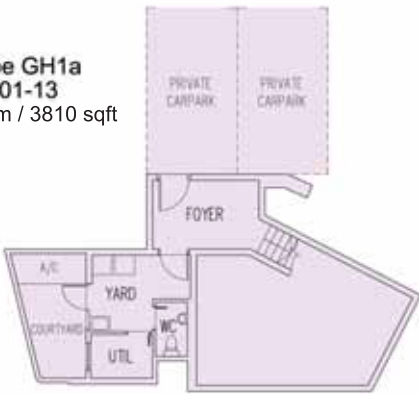


Type GH1a
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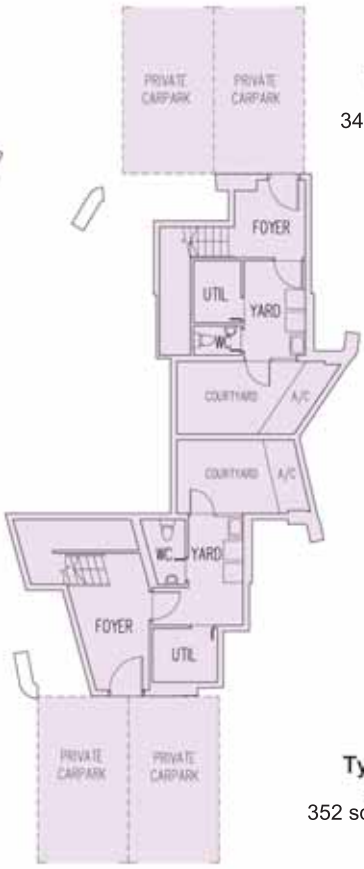


Type GH1a
#01-18
354 sqm / 3810 sqft

Type GH1a
#01-13
354 sqm / 3810 sqft

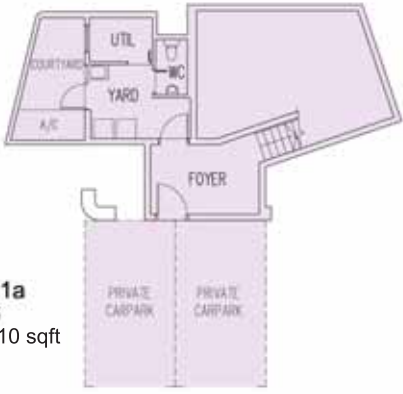


Type GH1a
#01-14
348 sqm / 3746 sqft



Type GH1a
#01-15
352 sqm / 3789 sqft

Type GH1a
#01-16
354 sqm / 3810 sqft



1ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

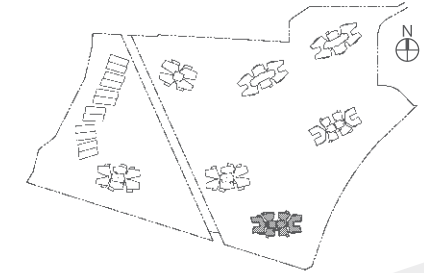
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

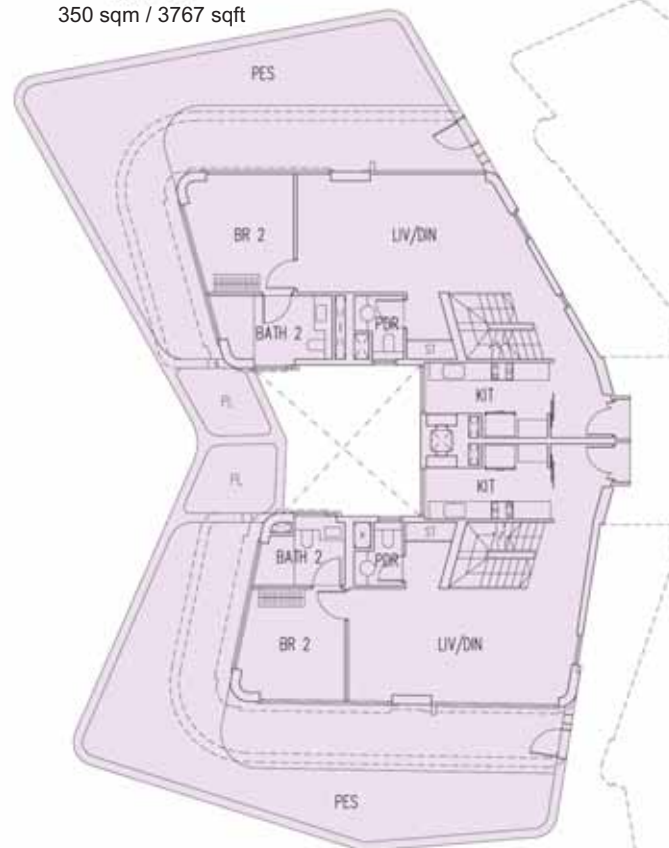
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type GH1a
#01-19**
350 sqm / 3767 sqft

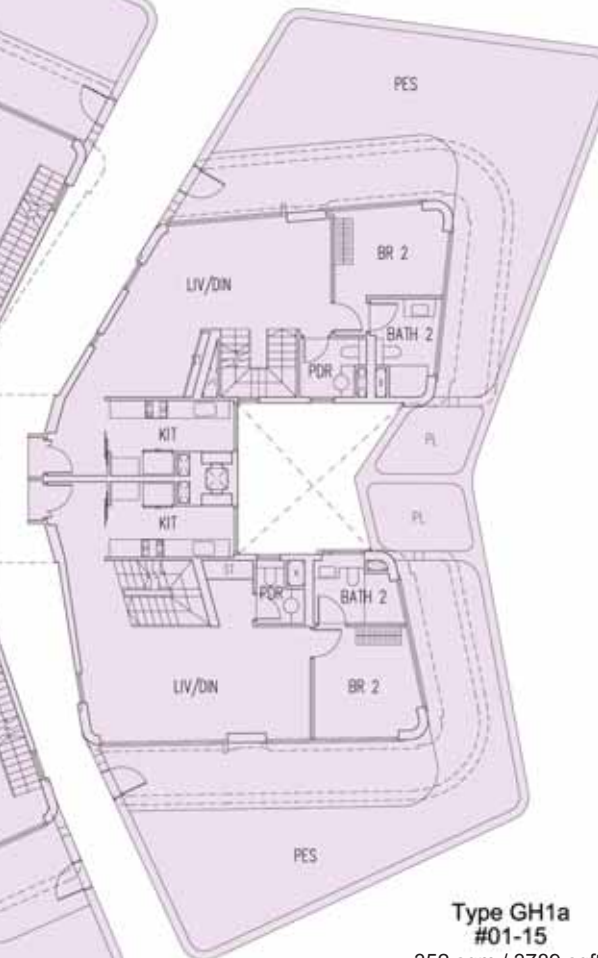


**Type GH1a
#01-18**
354 sqm / 3810 sqft

**Type GH1a
#01-13**
354 sqm / 3810 sqft



**Type GH1a
#01-14**
348 sqm / 3746 sqft

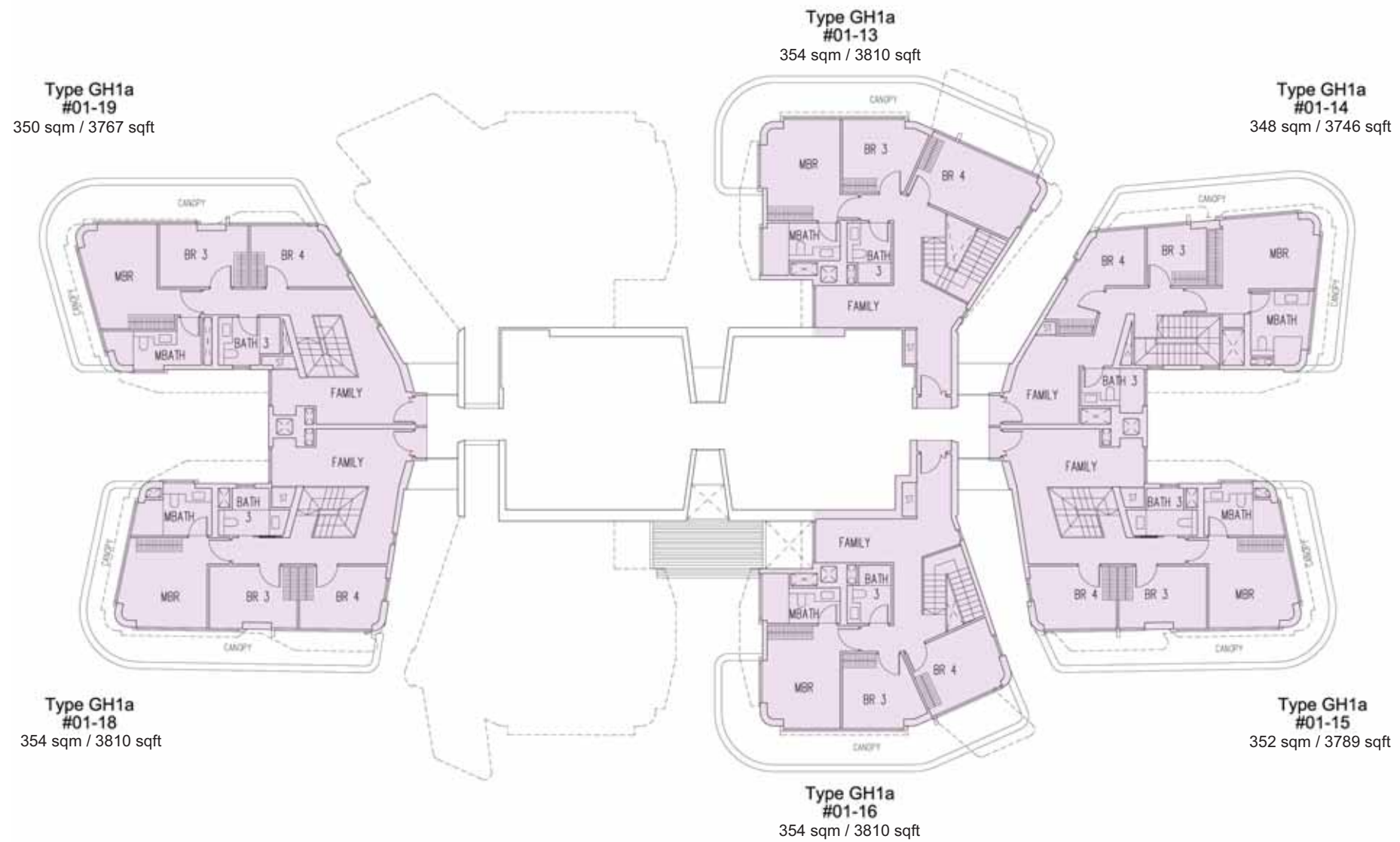


**Type GH1a
#01-15**
352 sqm / 3789 sqft

**Type GH1a
#01-16**
354 sqm / 3810 sqft



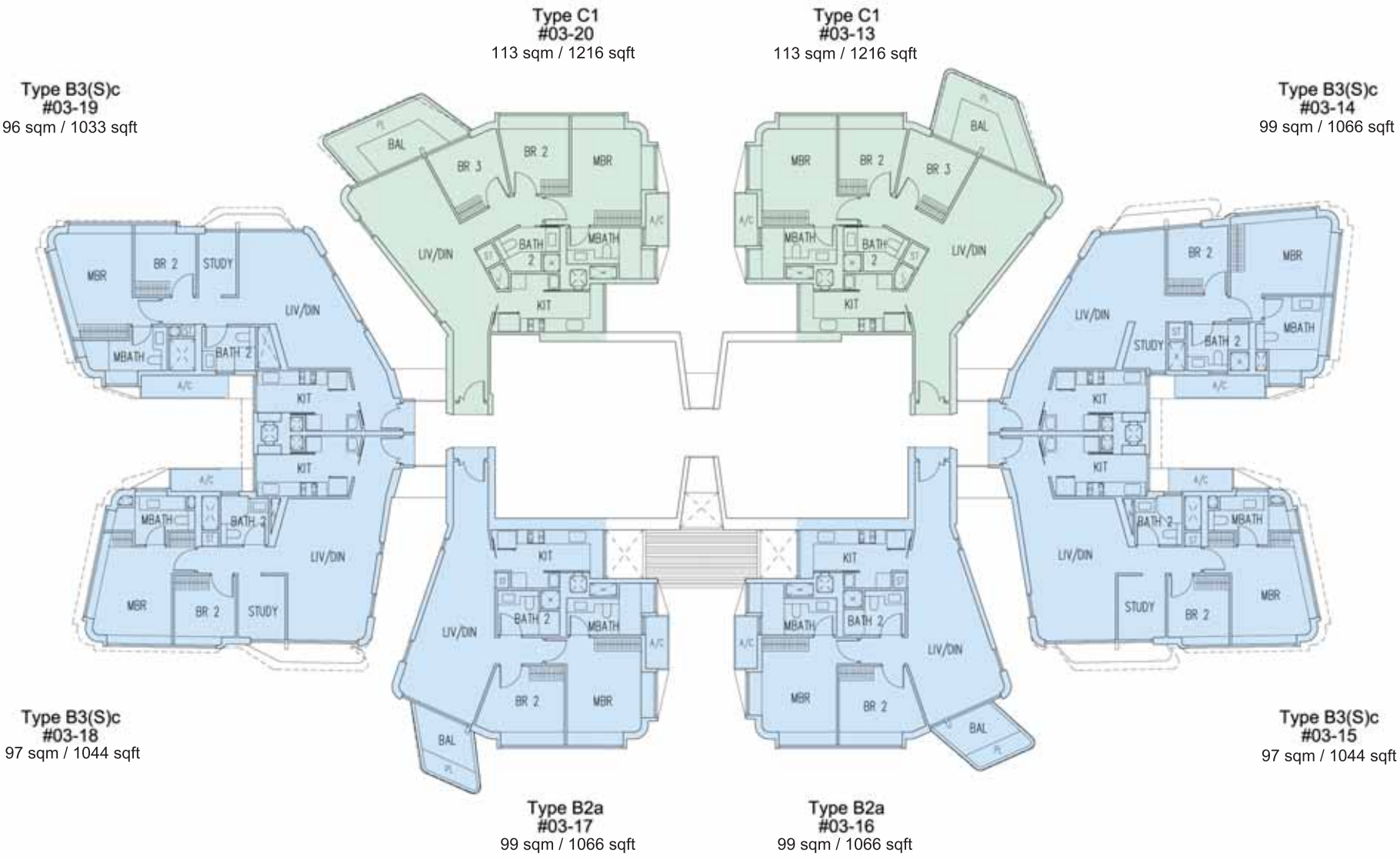
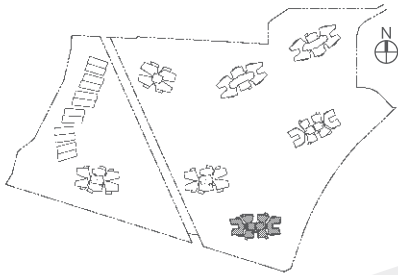
2ND STOREY PLAN



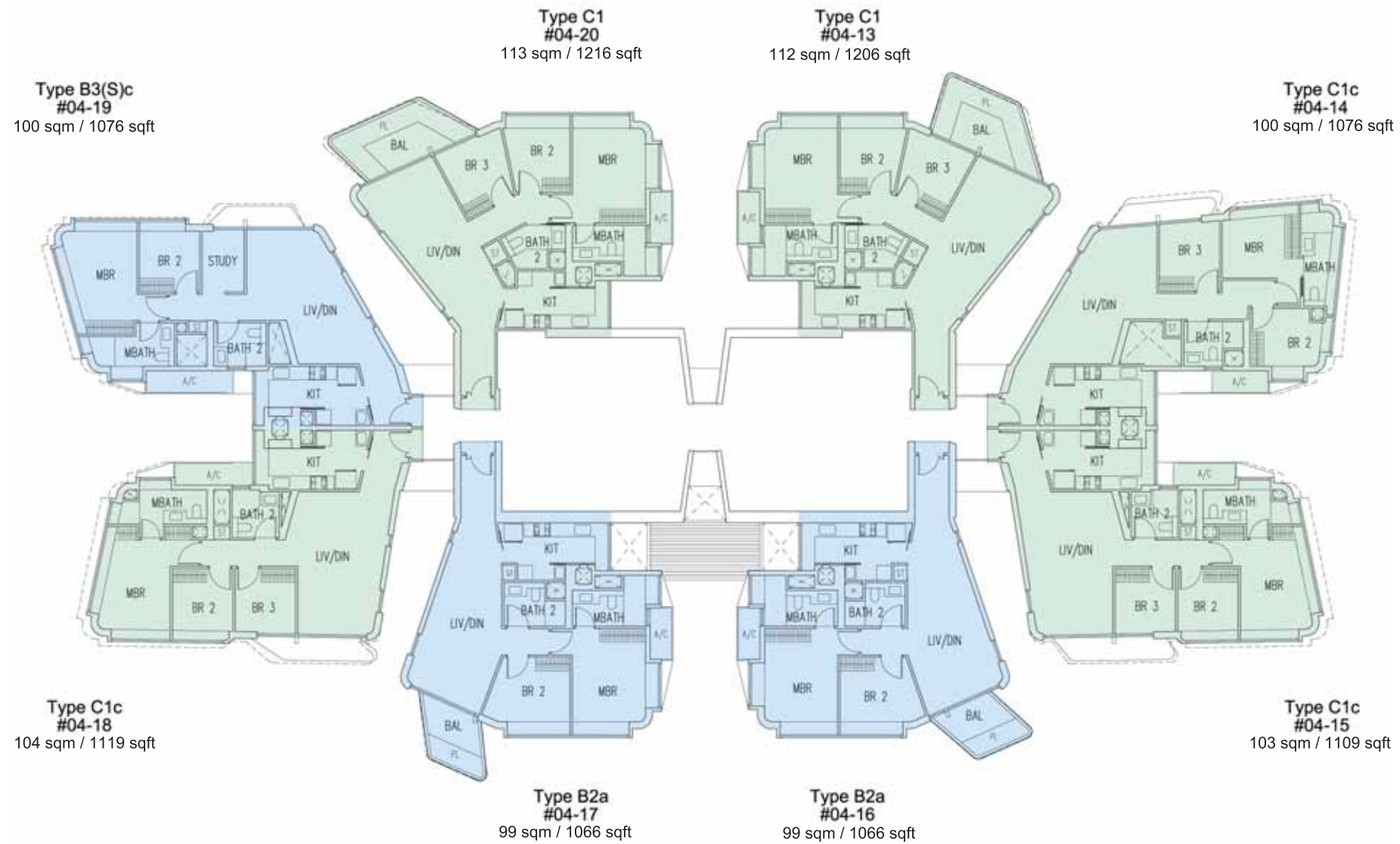
3RD STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



4TH STOREY PLAN



5TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

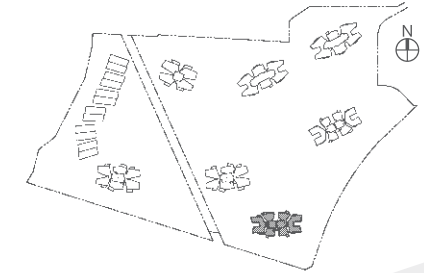
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type B3(S)a
#05-19**
106 sqm / 1141 sqft



**Type C1
#05-20**
113 sqm / 1216 sqft



**Type C1
#05-13**
112 sqm / 1206 sqft



**Type C1a
#05-14**
111 sqm / 1195 sqft



**Type C1a
#05-18**
114 sqm / 1227 sqft



**Type B2a
#05-17**
99 sqm / 1066 sqft

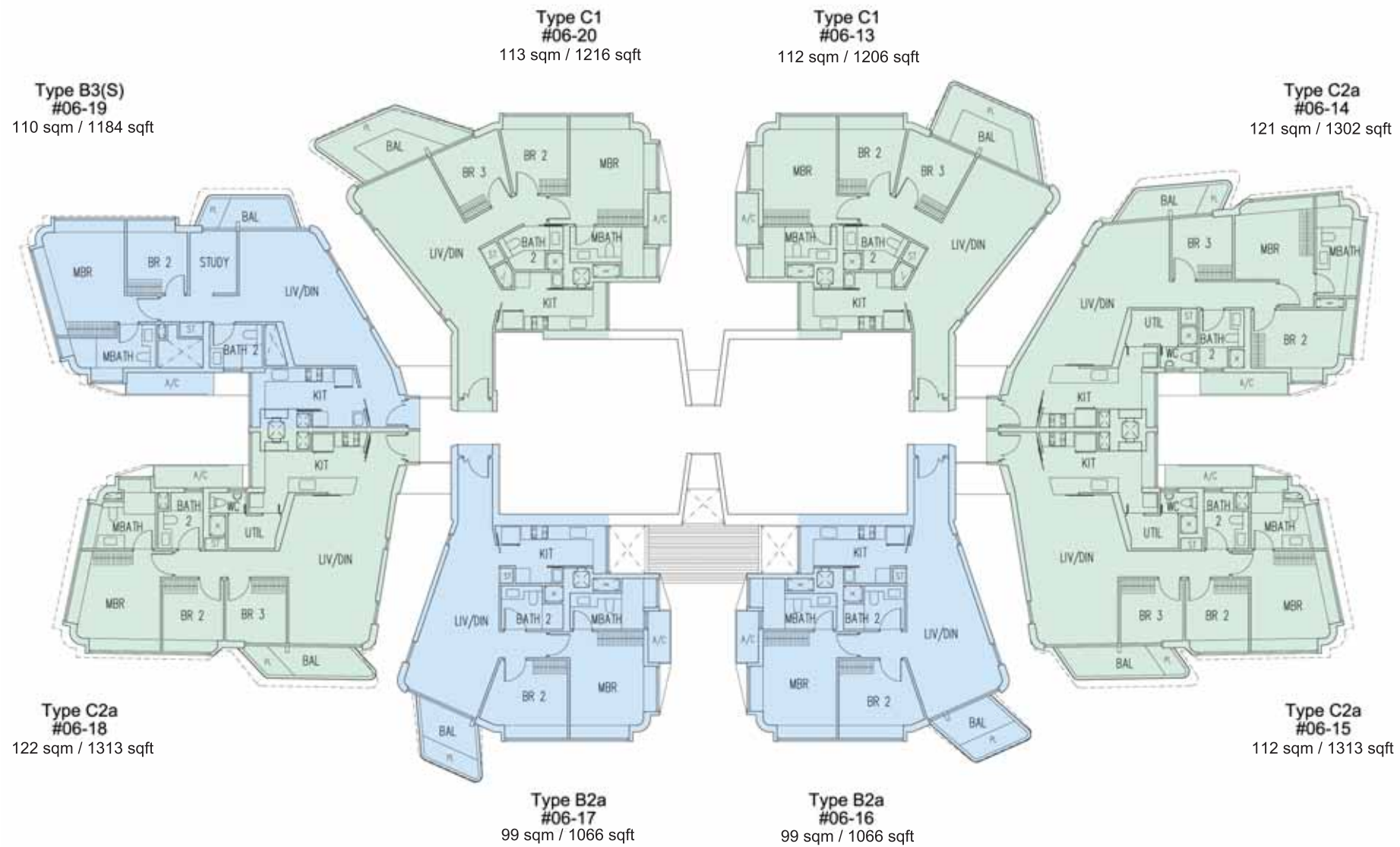


**Type B2a
#05-16**
99 sqm / 1066 sqft

**Type C1a
#05-15**
114 sqm / 1227 sqft



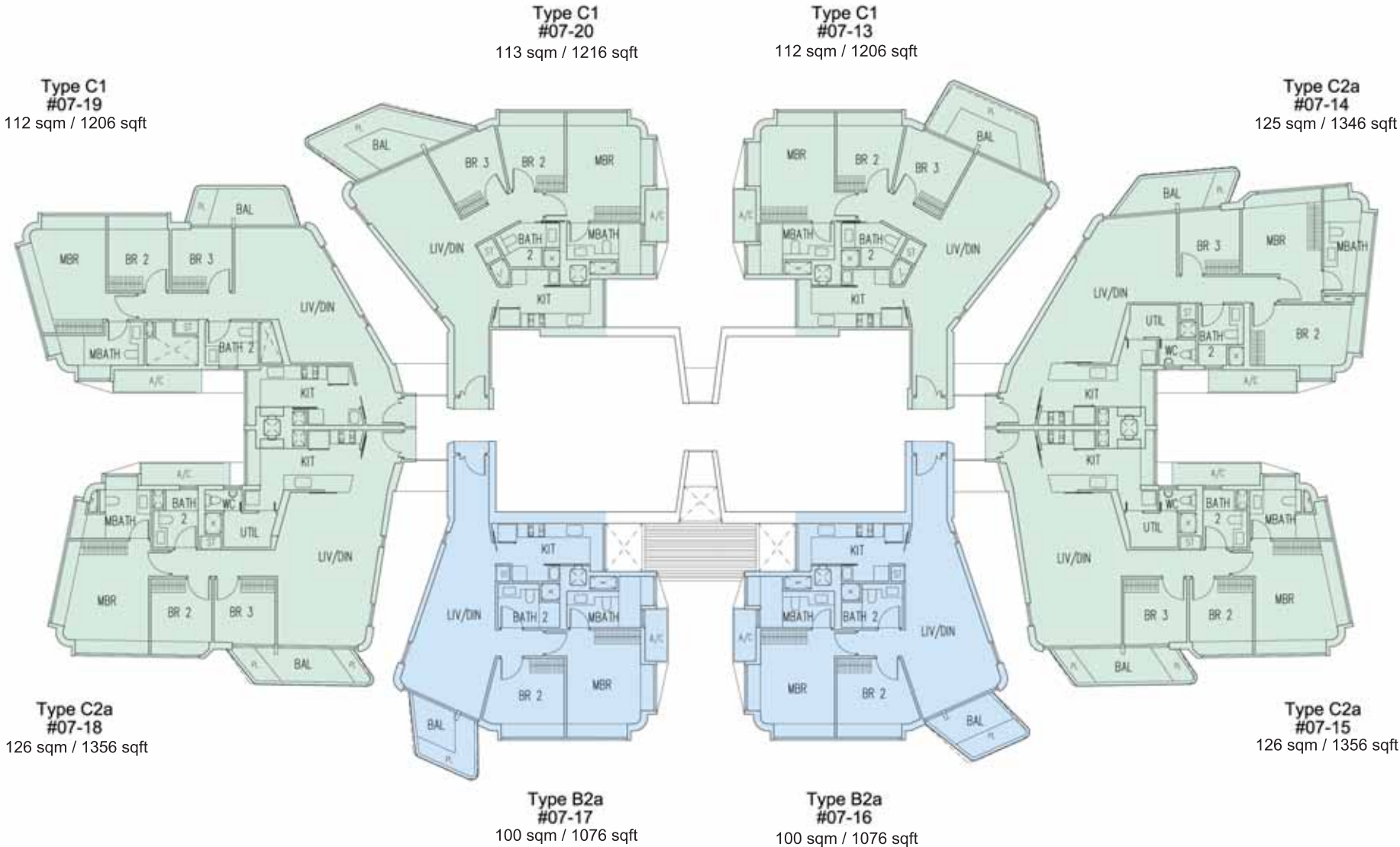
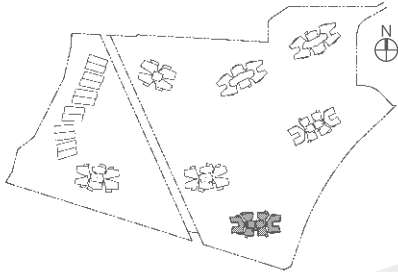
6TH STOREY PLAN



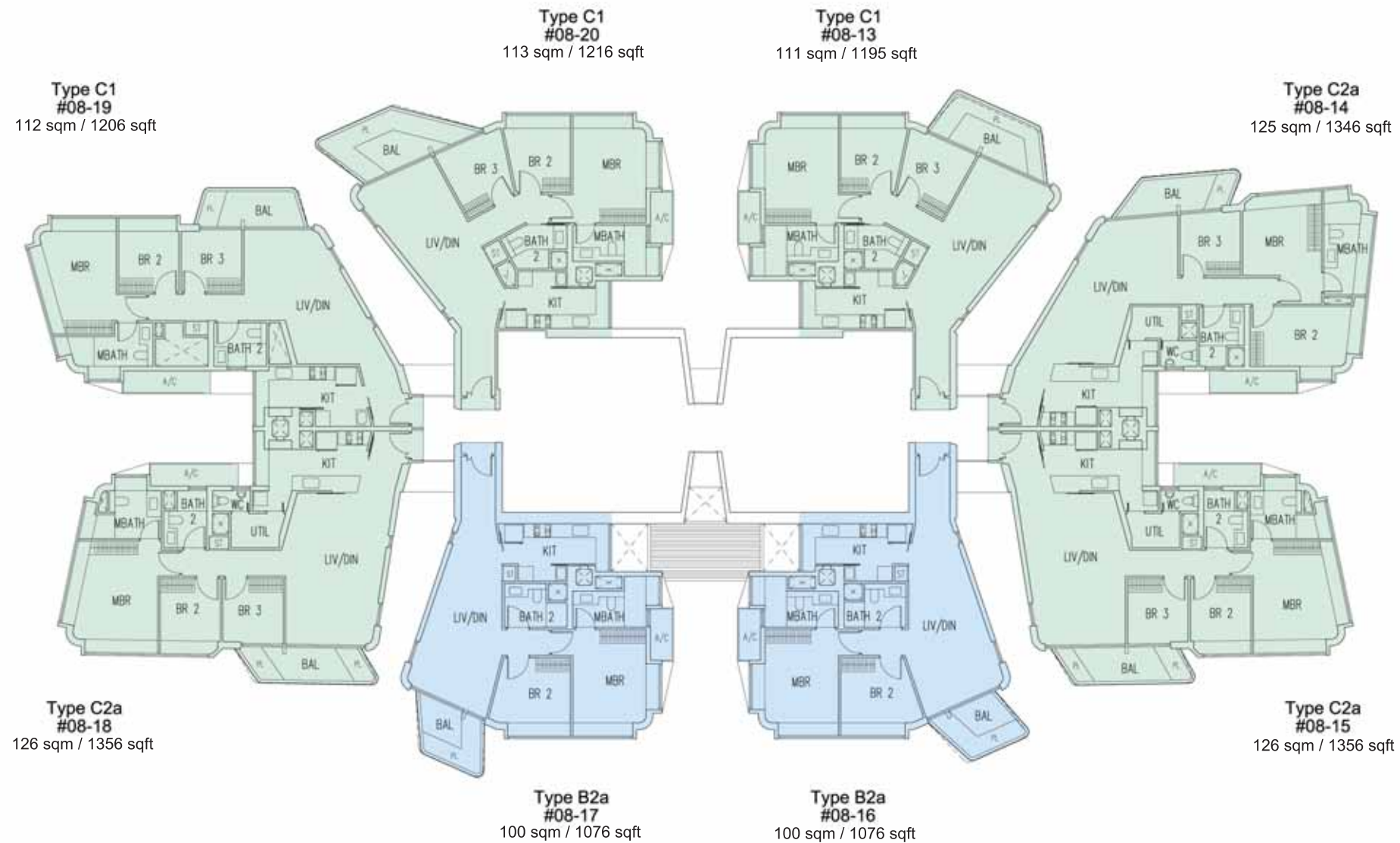
7TH STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



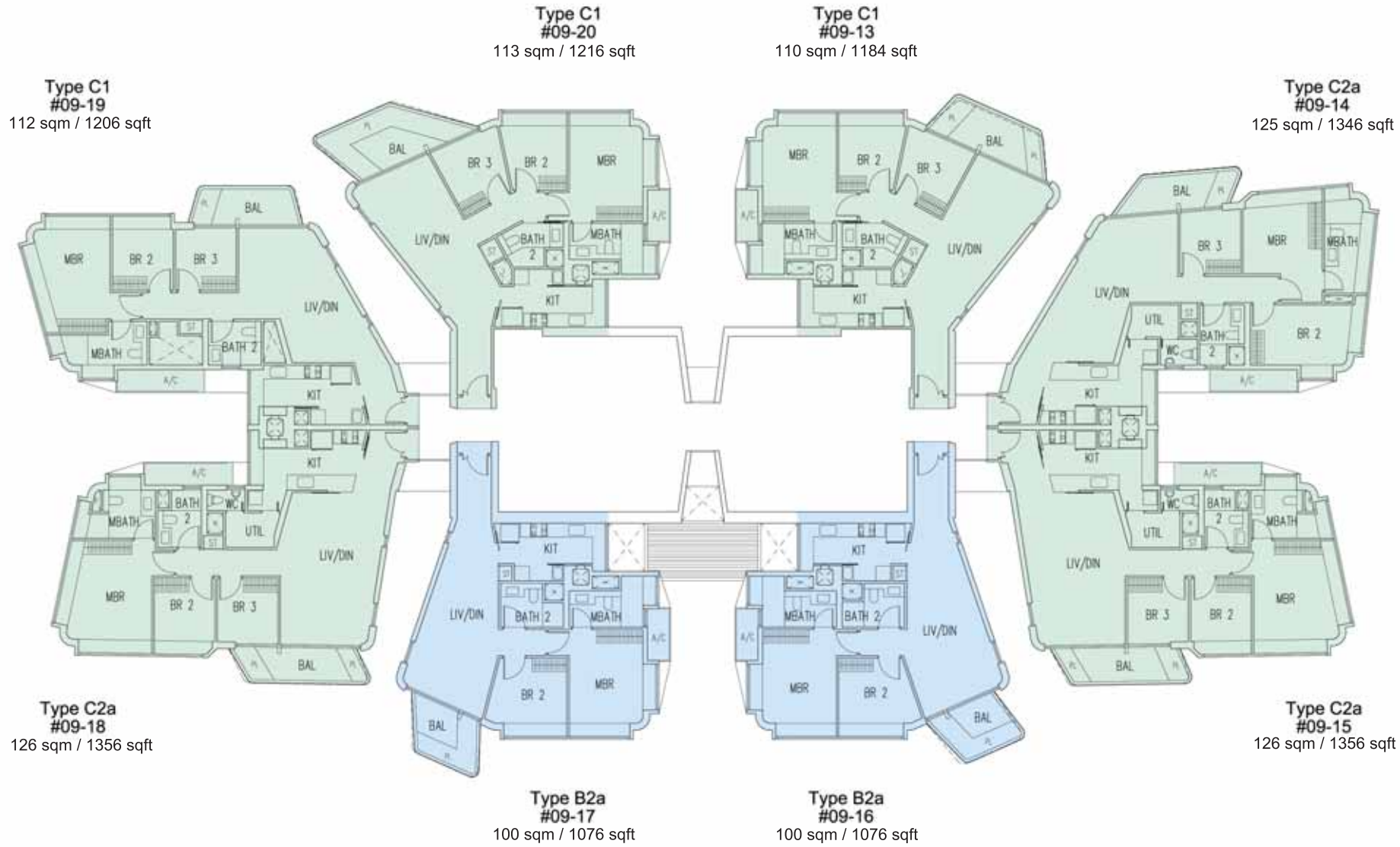
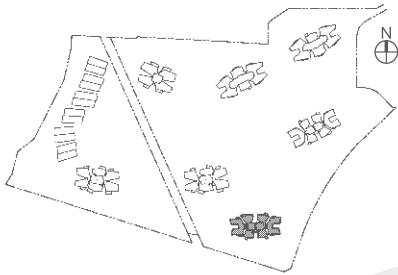
8TH STOREY PLAN



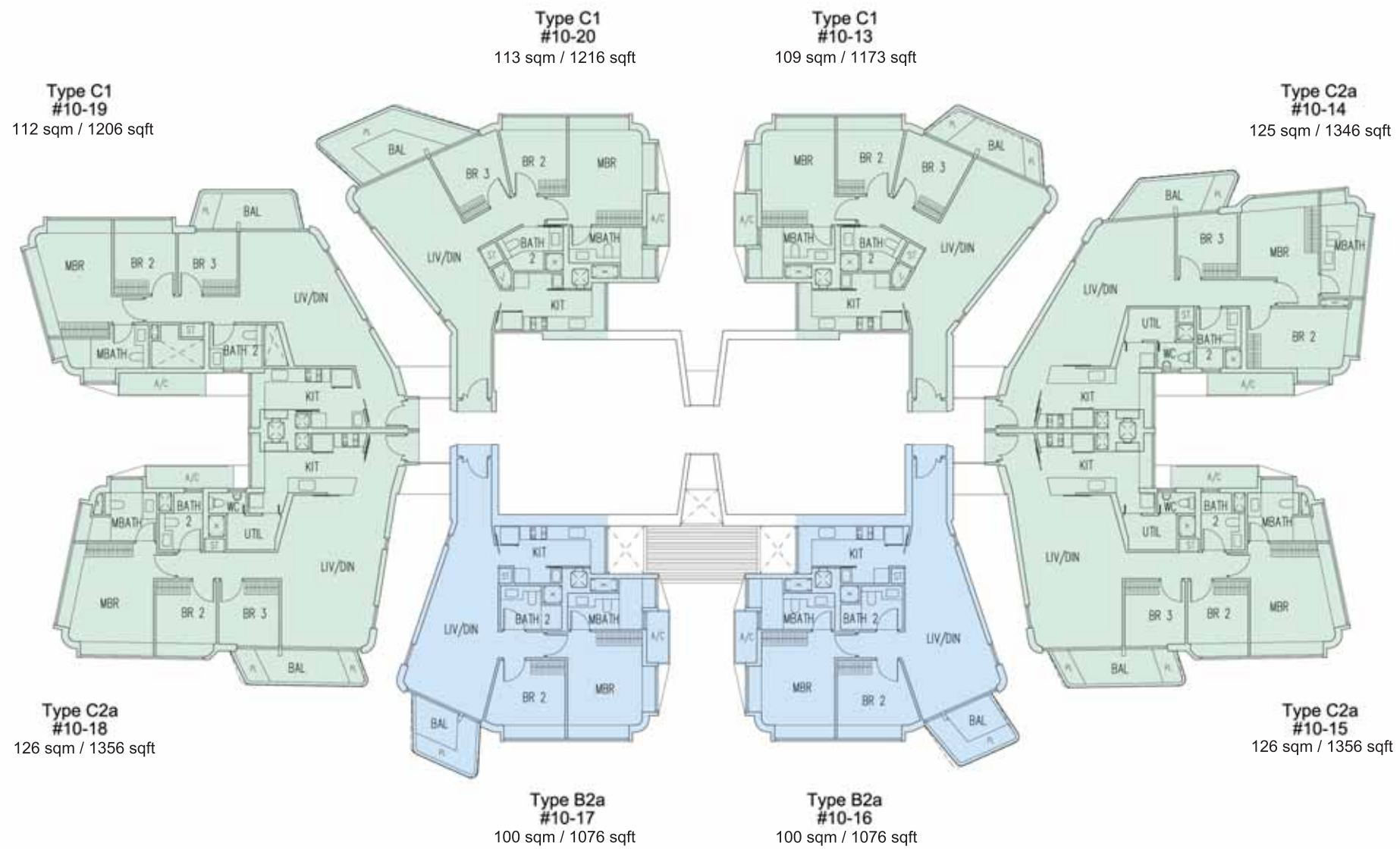
9TH STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



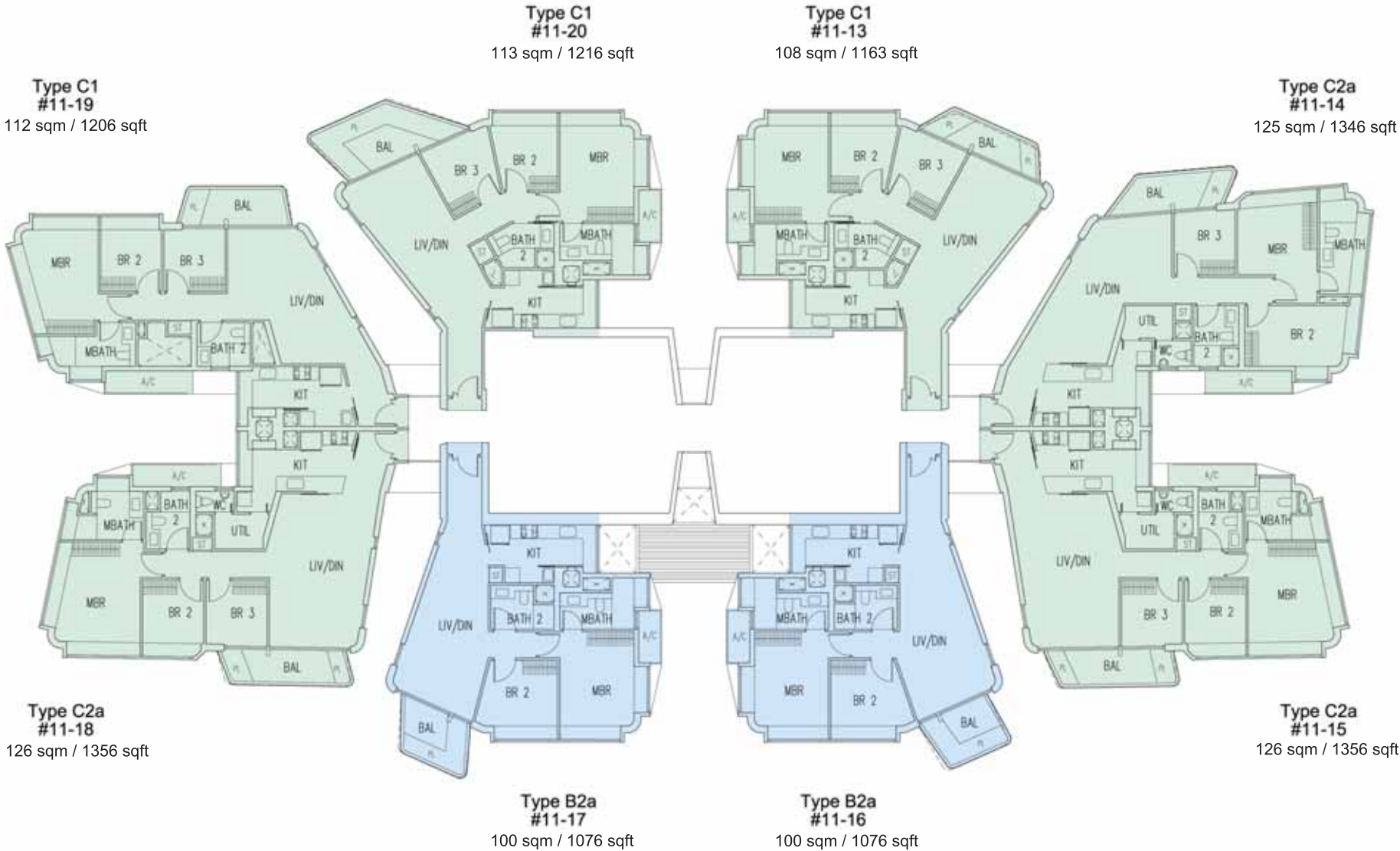
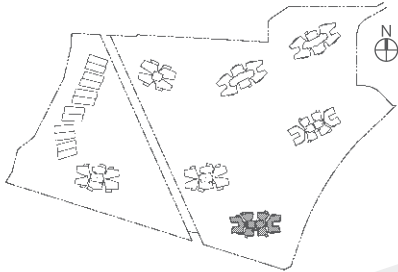
10TH STOREY PLAN



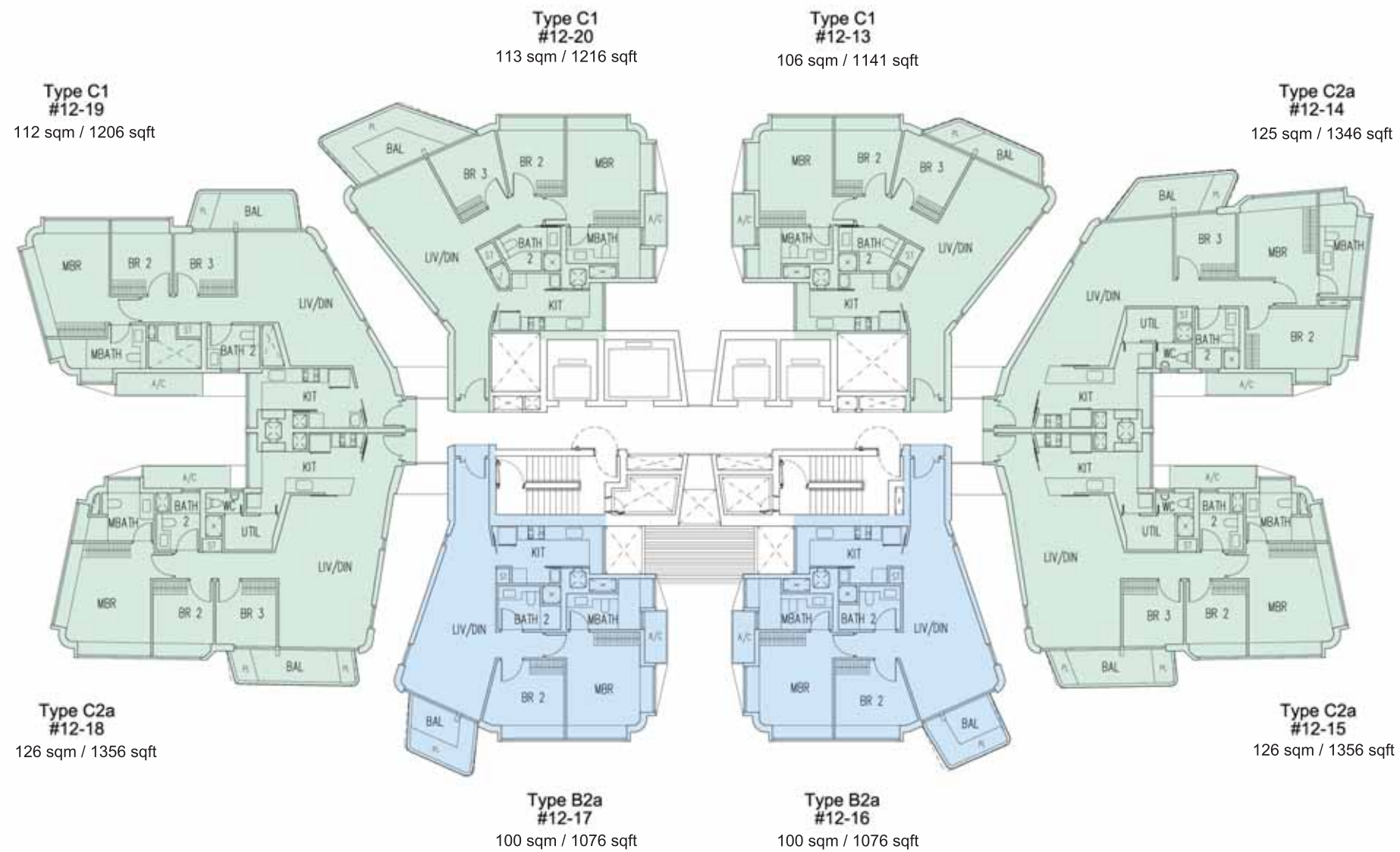
11TH STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



12TH STOREY PLAN



13TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

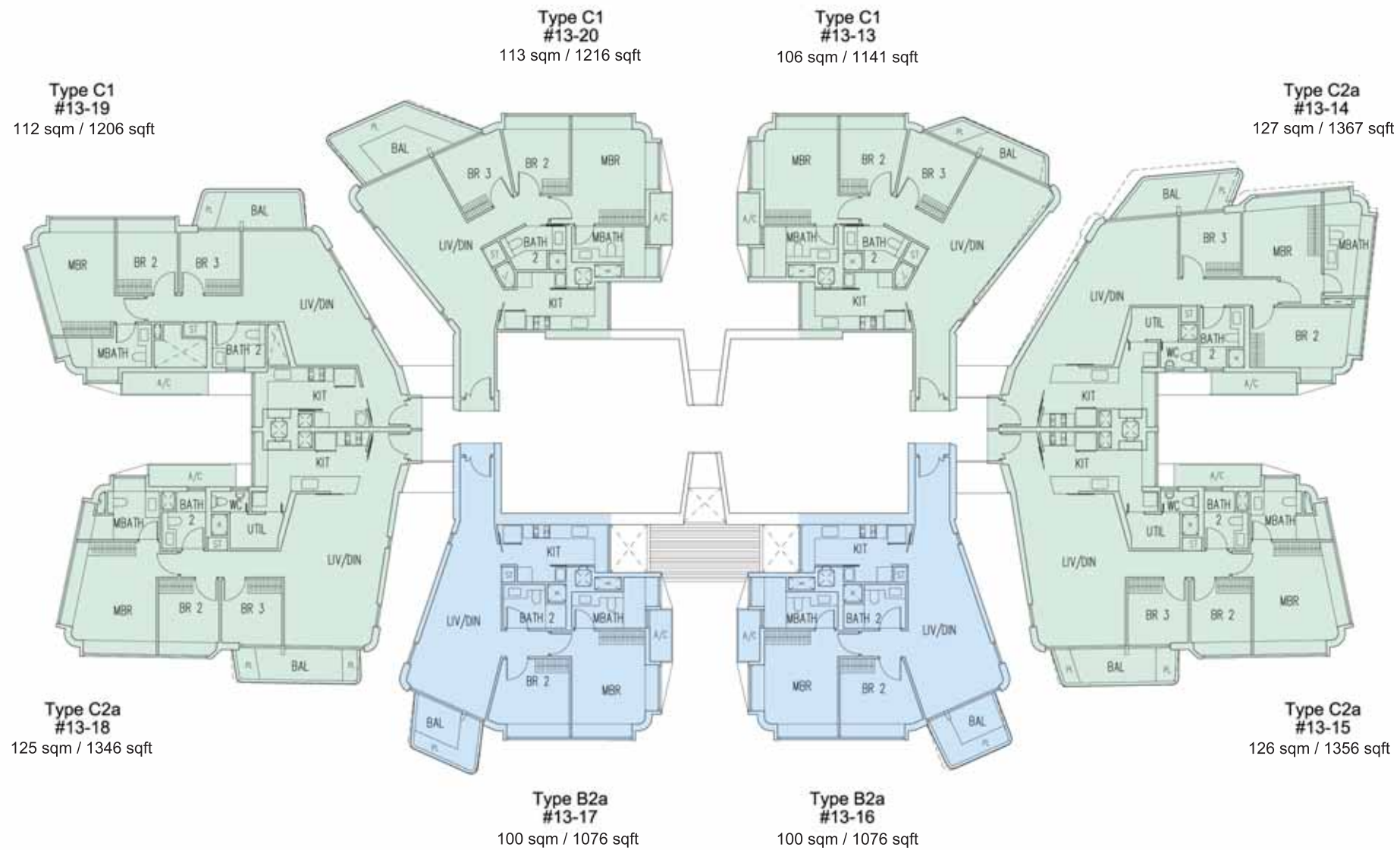
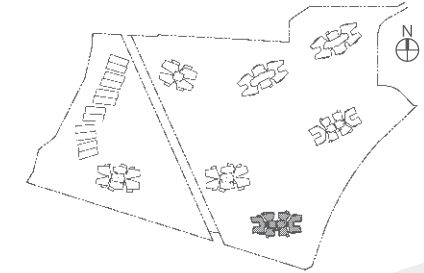
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

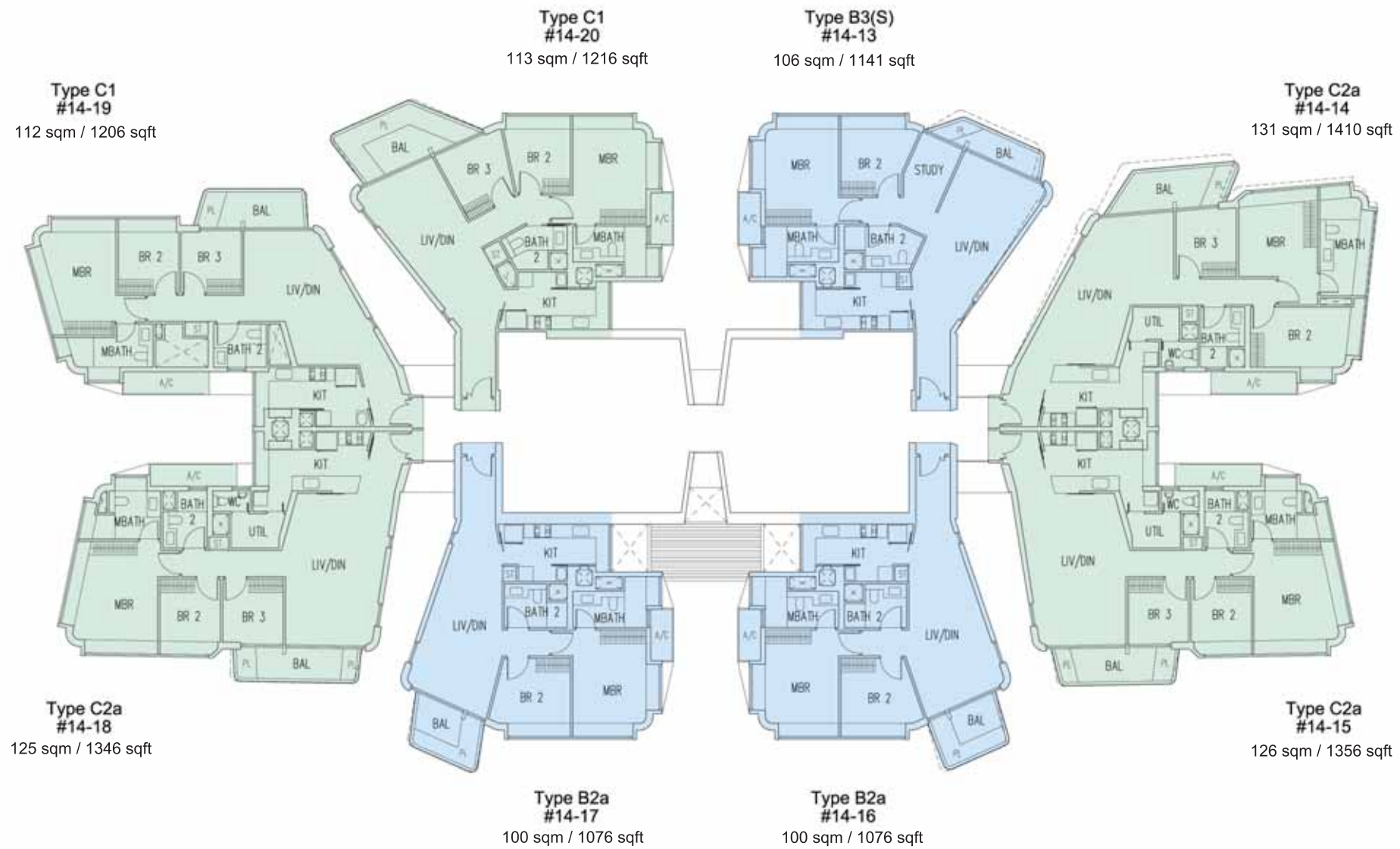
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



14TH STOREY PLAN



15TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

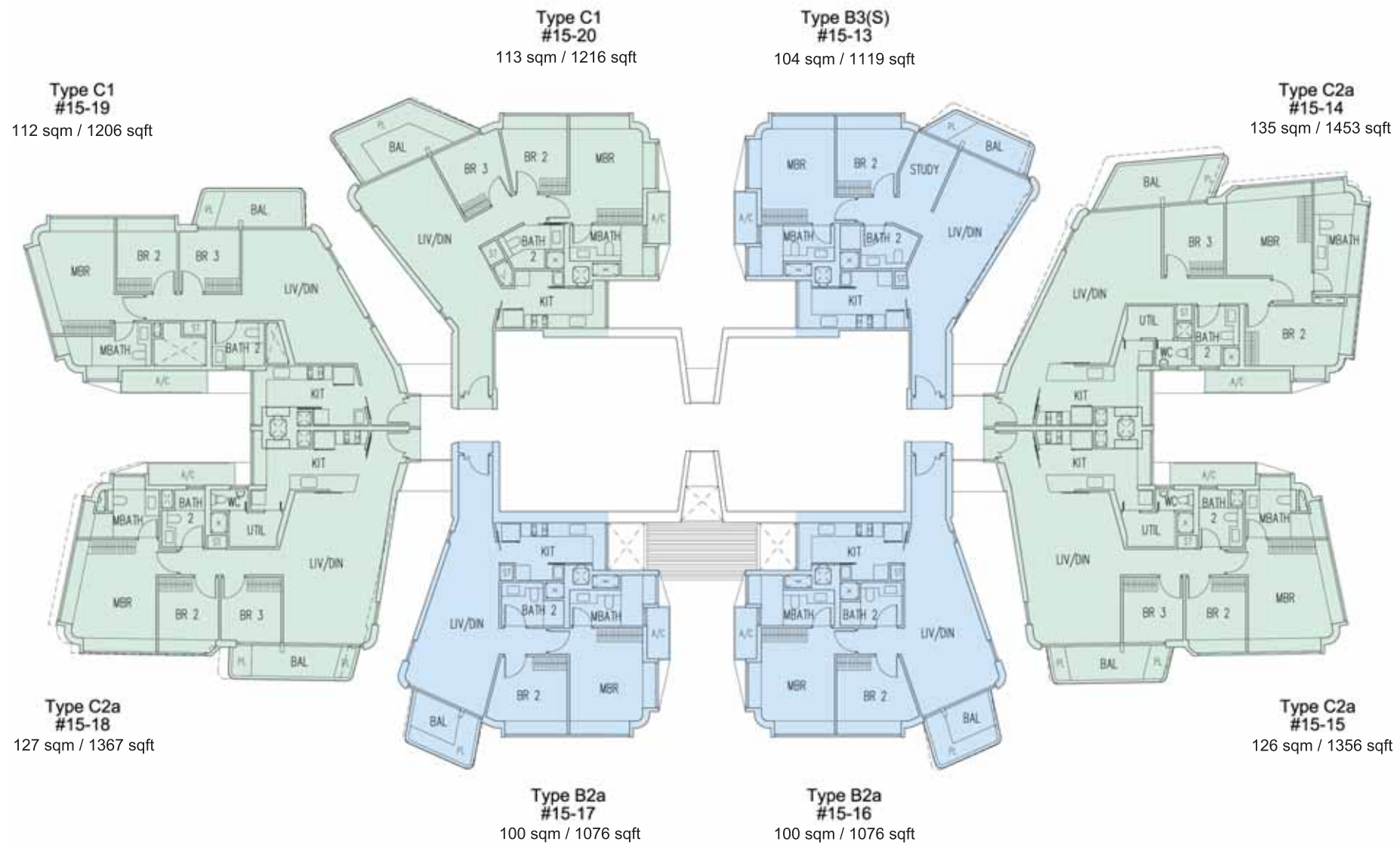
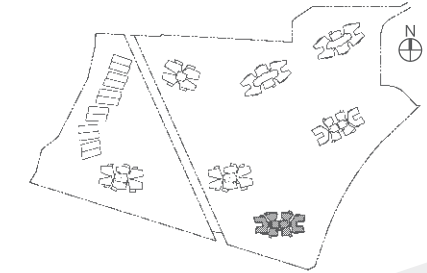
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

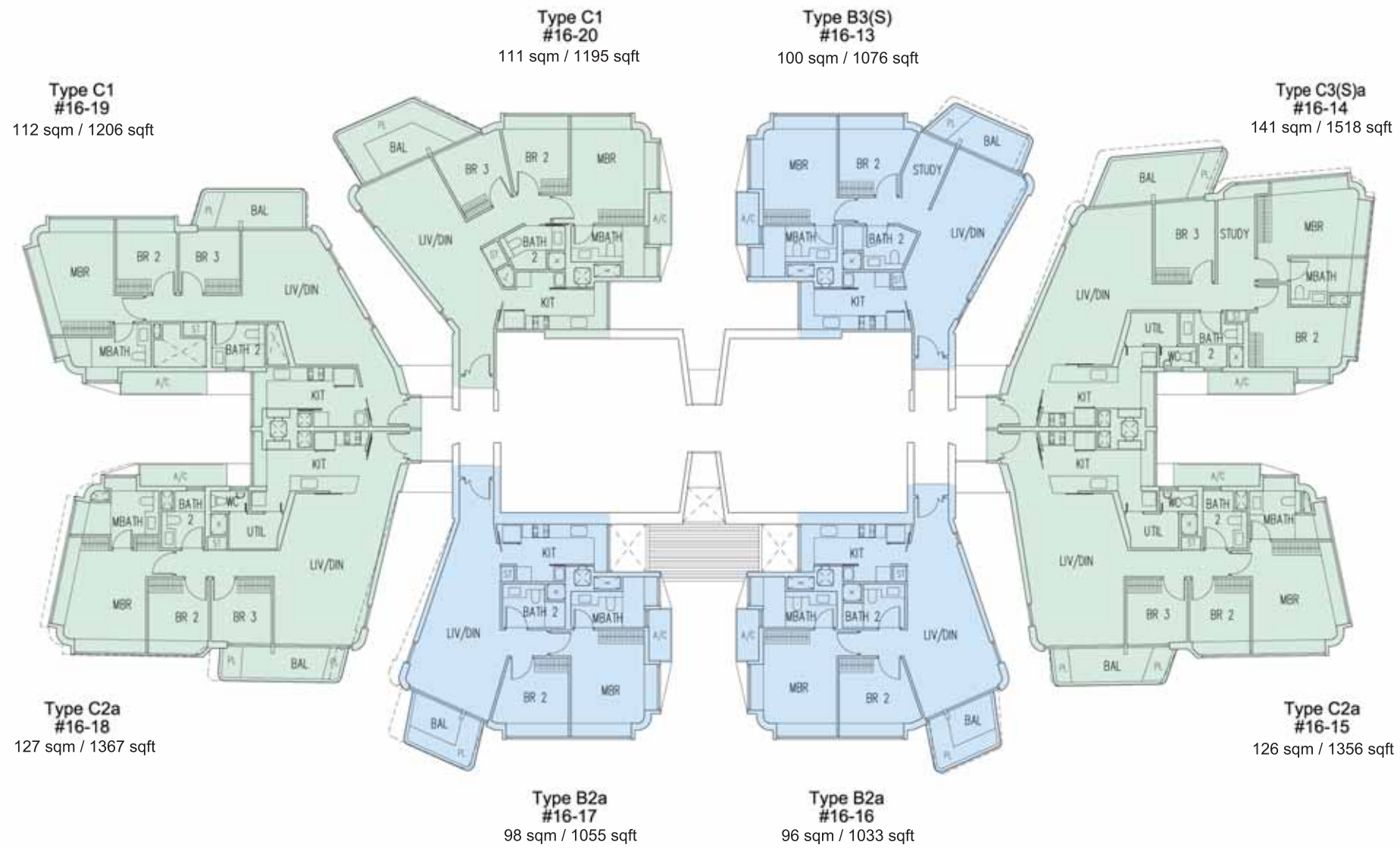
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



16TH STOREY PLAN



17TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

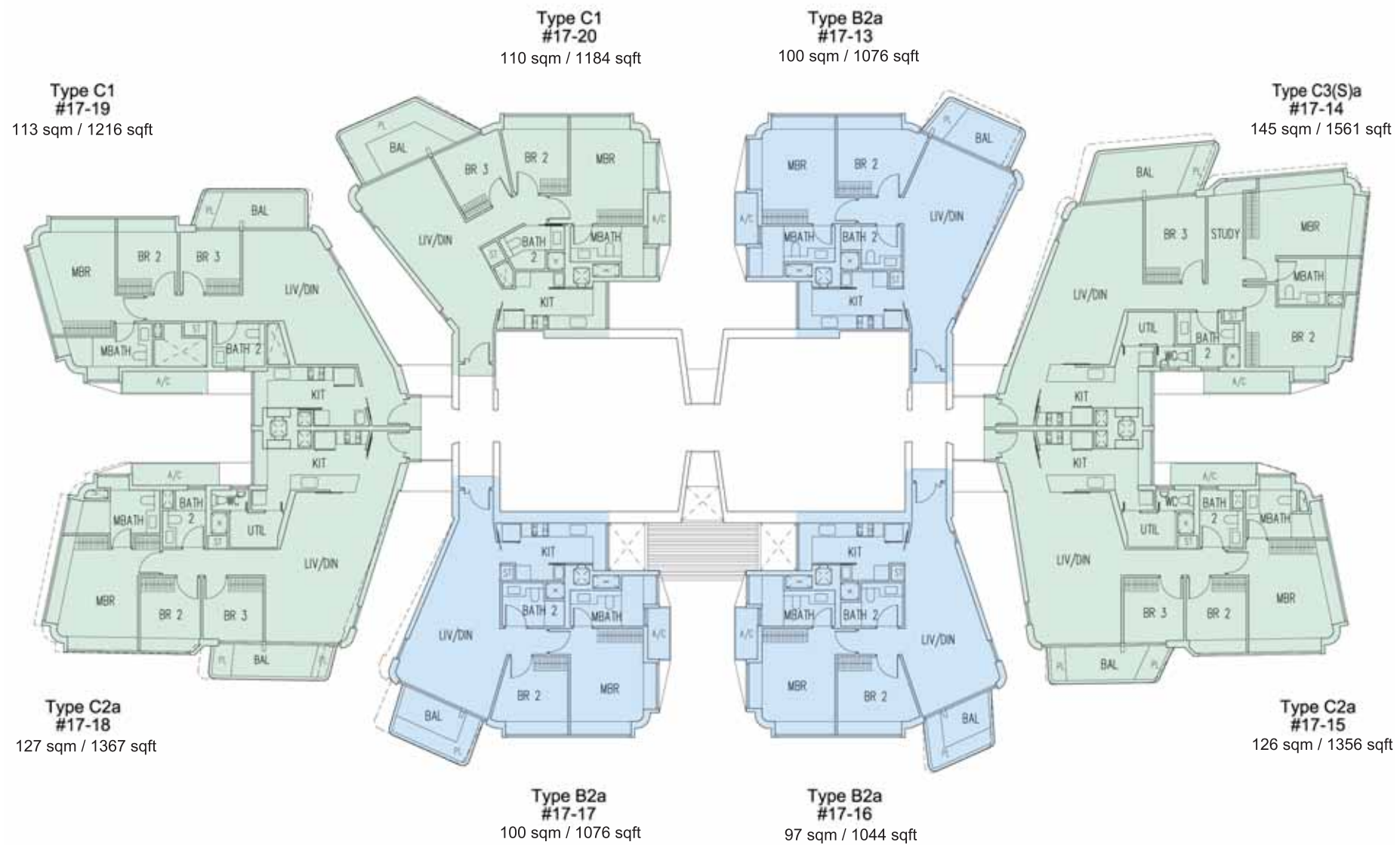
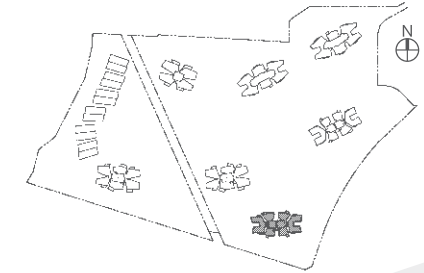
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

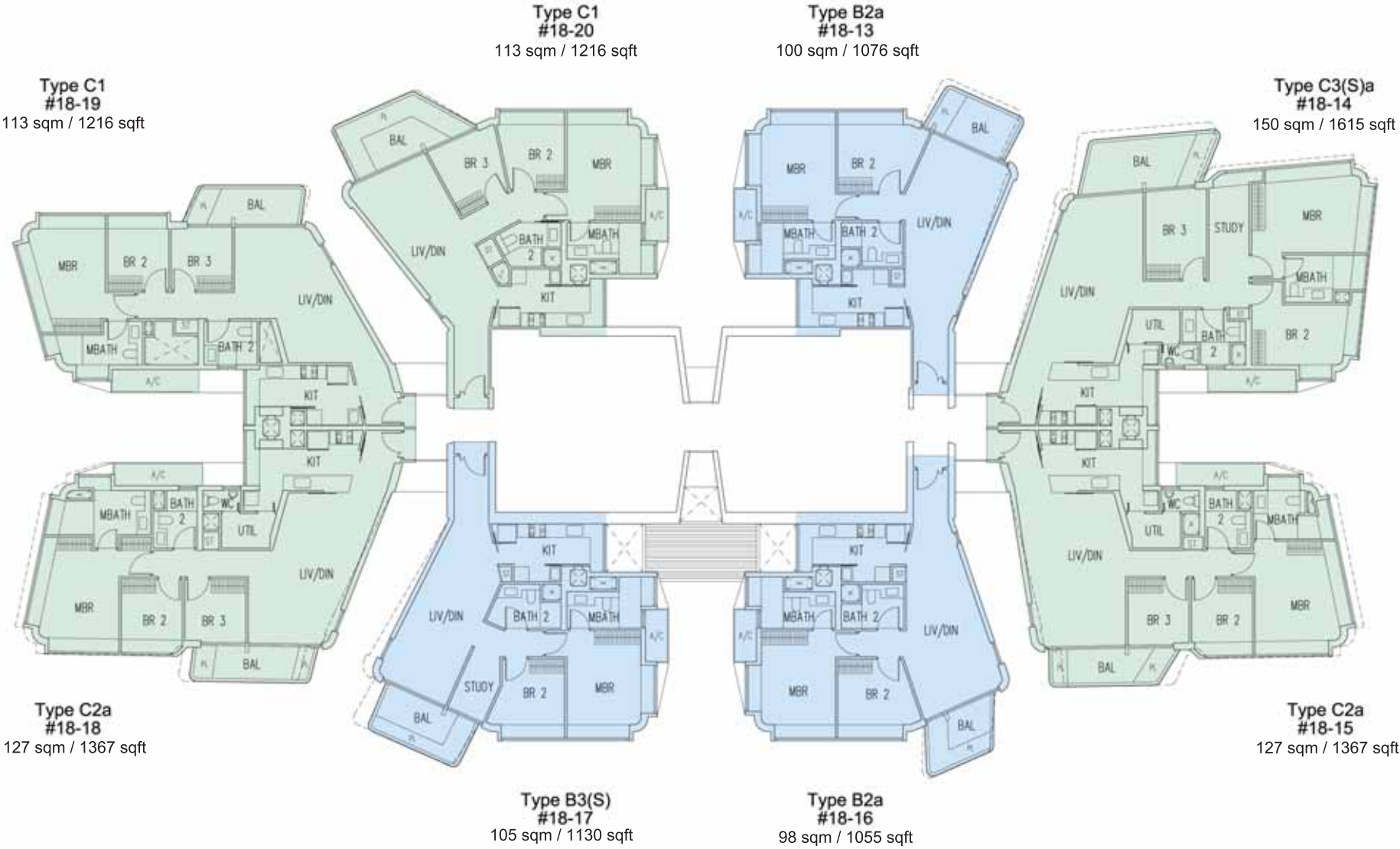
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



18TH STOREY PLAN



The 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.

19TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

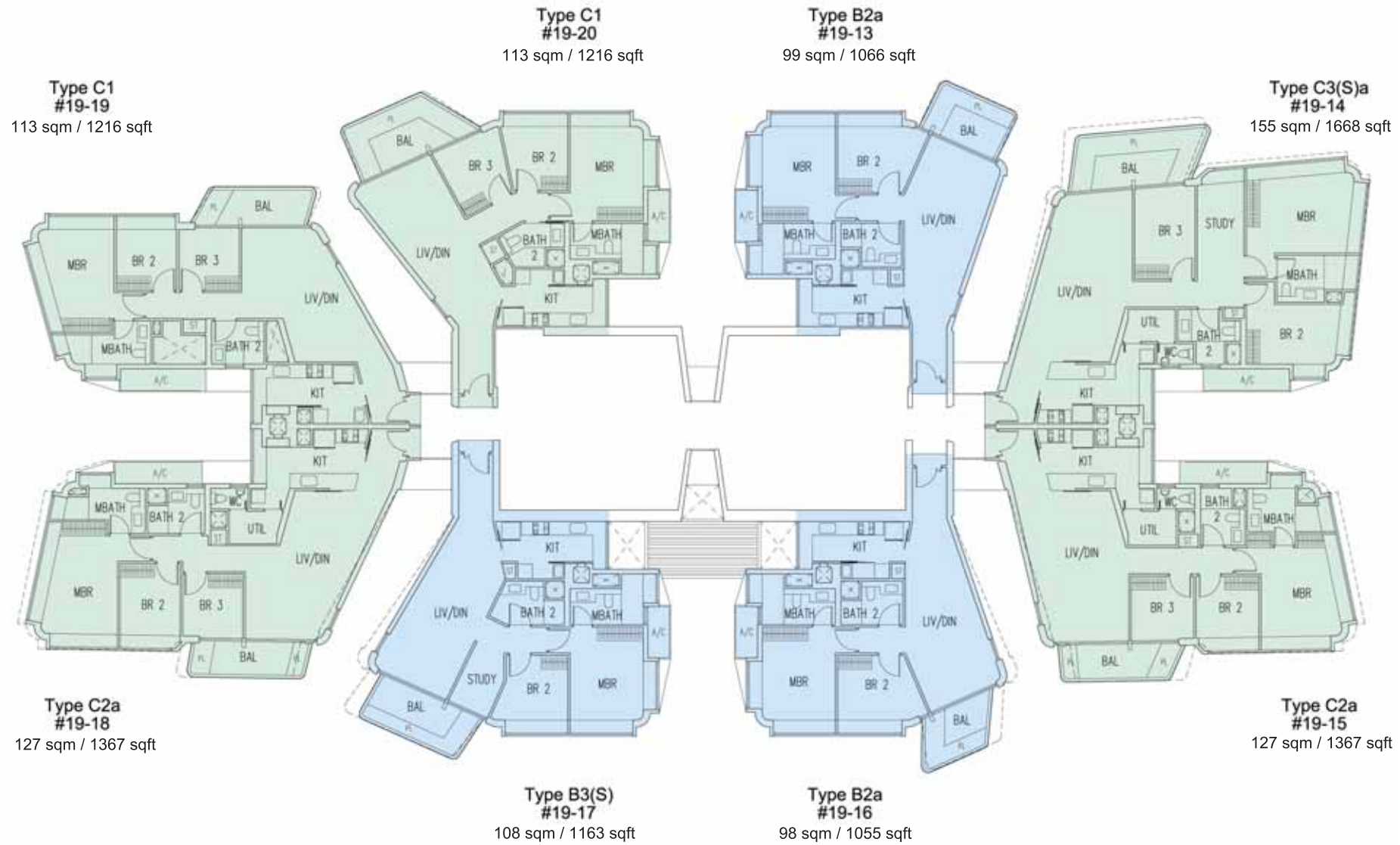
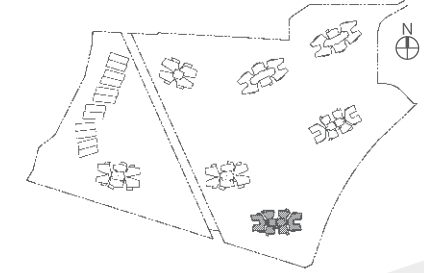
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

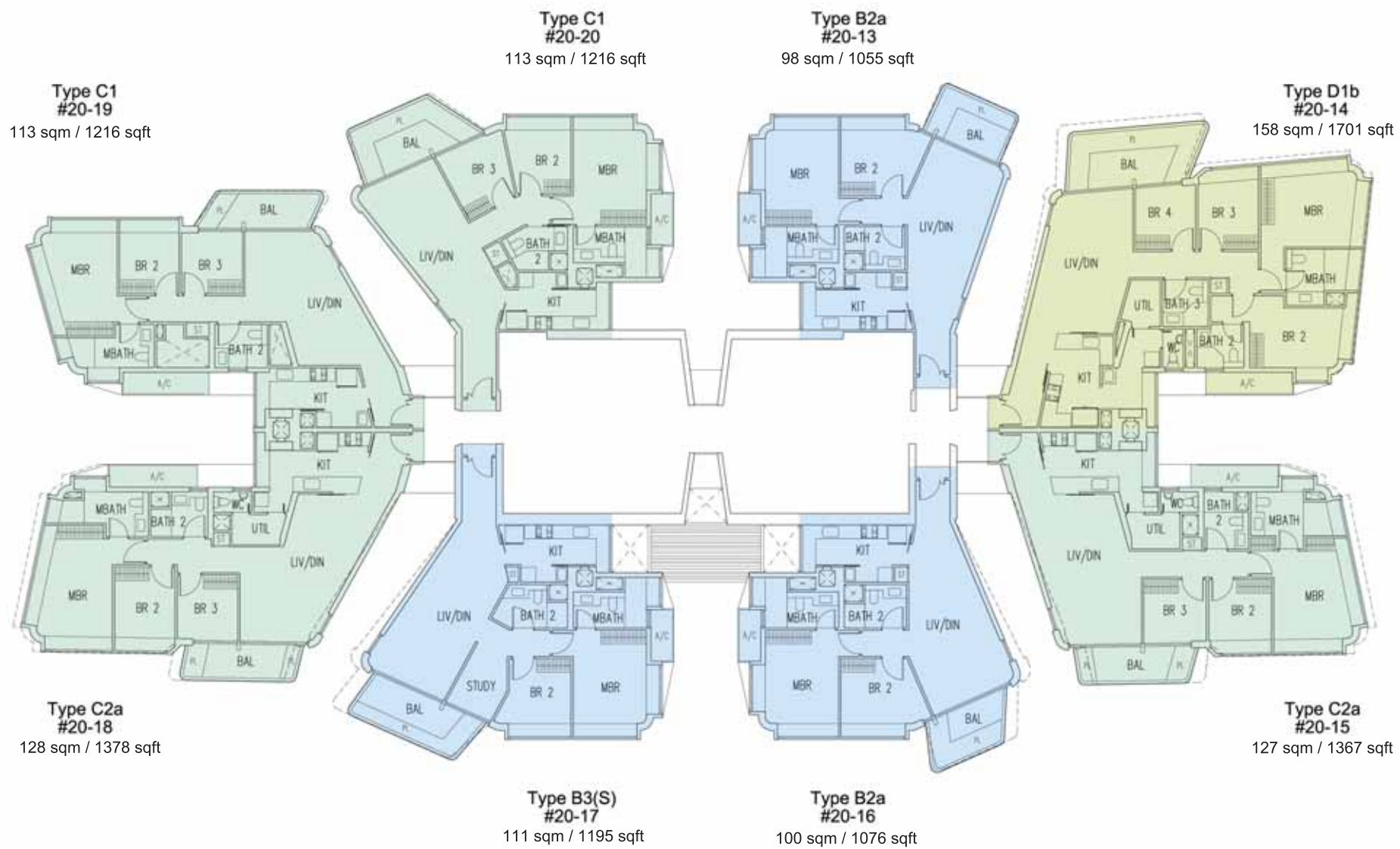
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



20TH STOREY PLAN



21ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

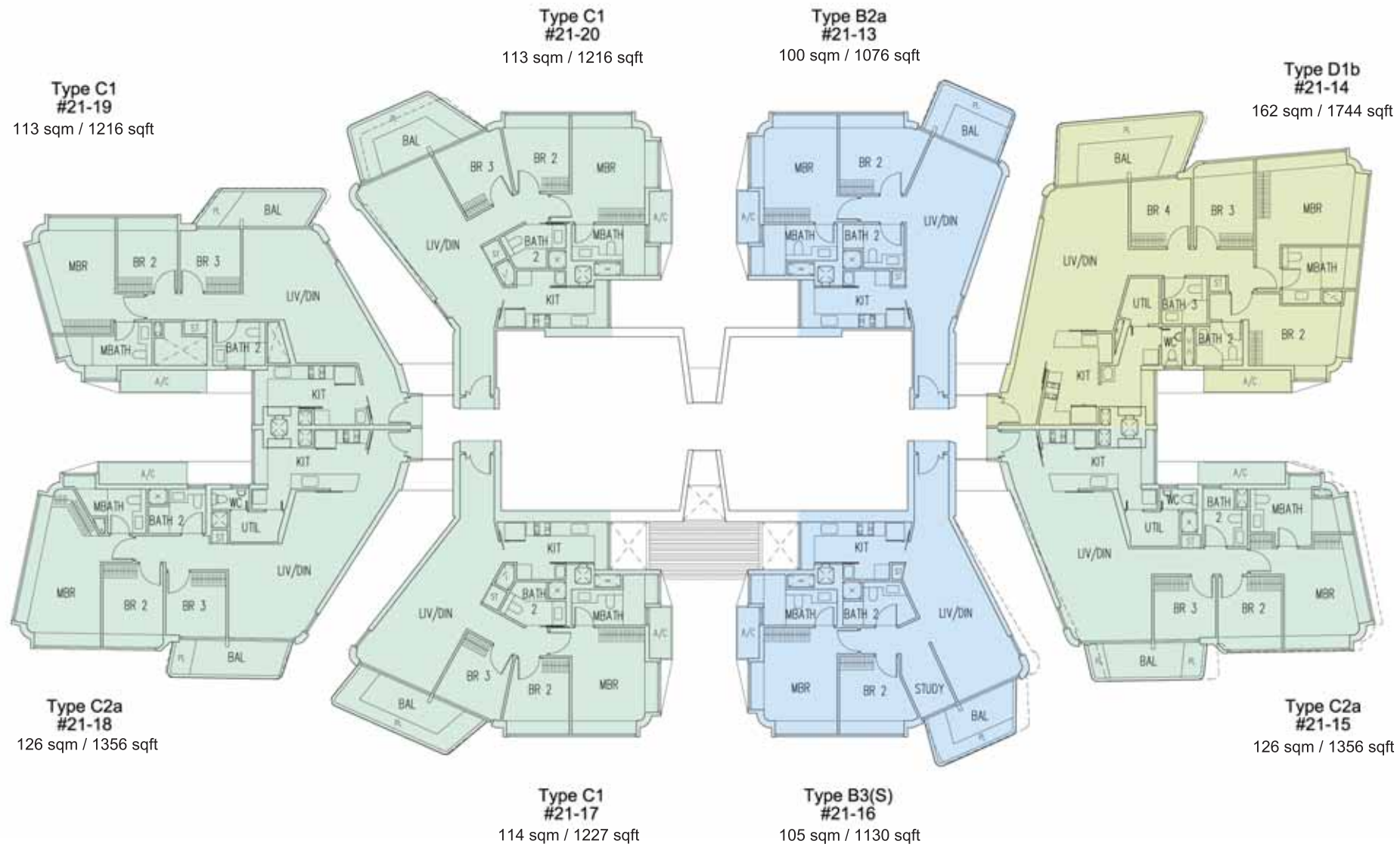
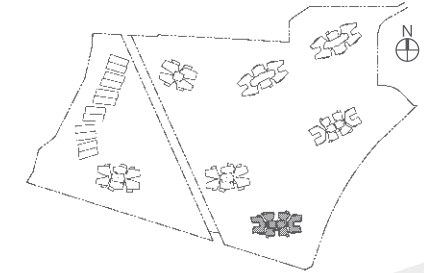
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

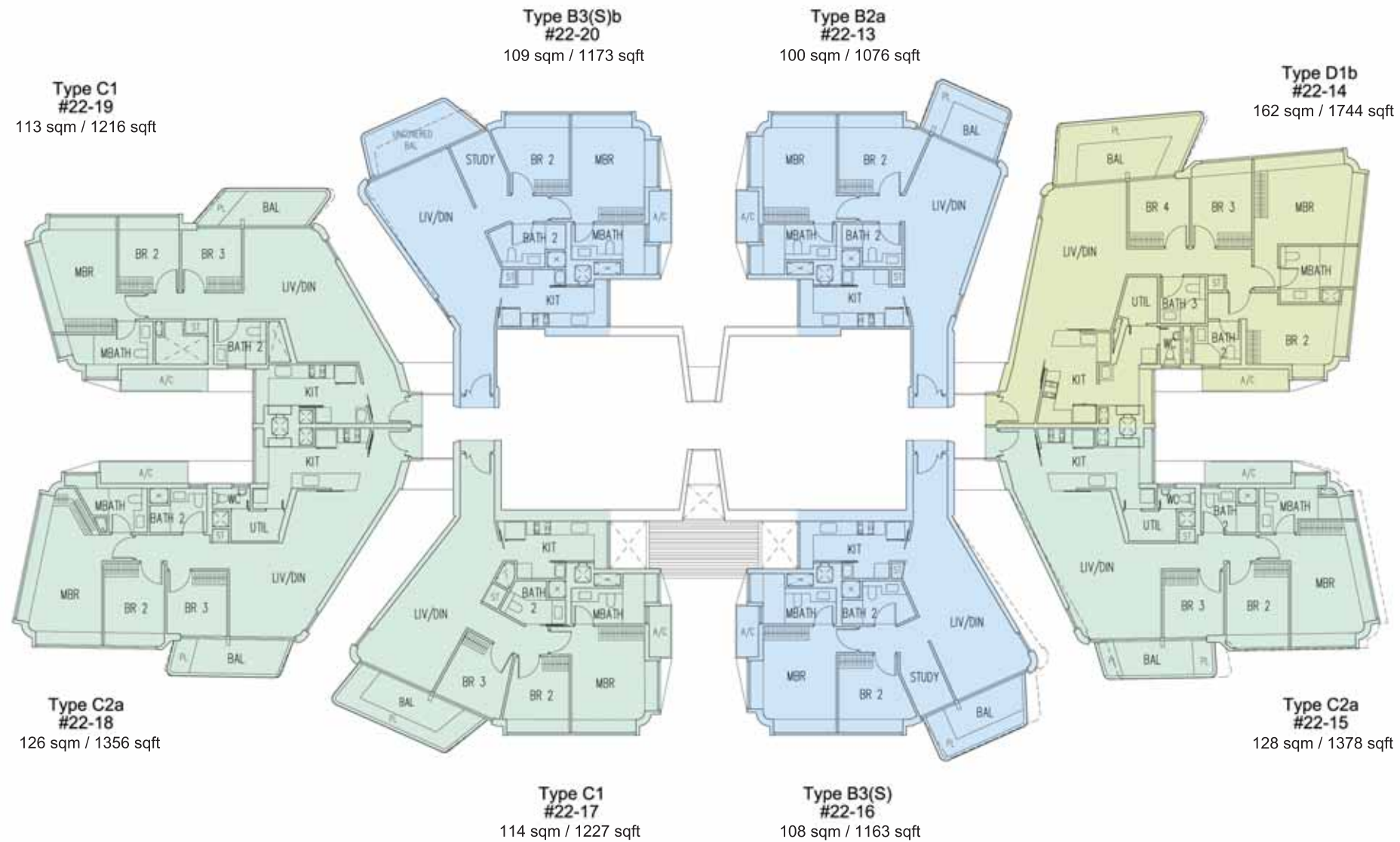
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



22ND STOREY PLAN



23RD STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

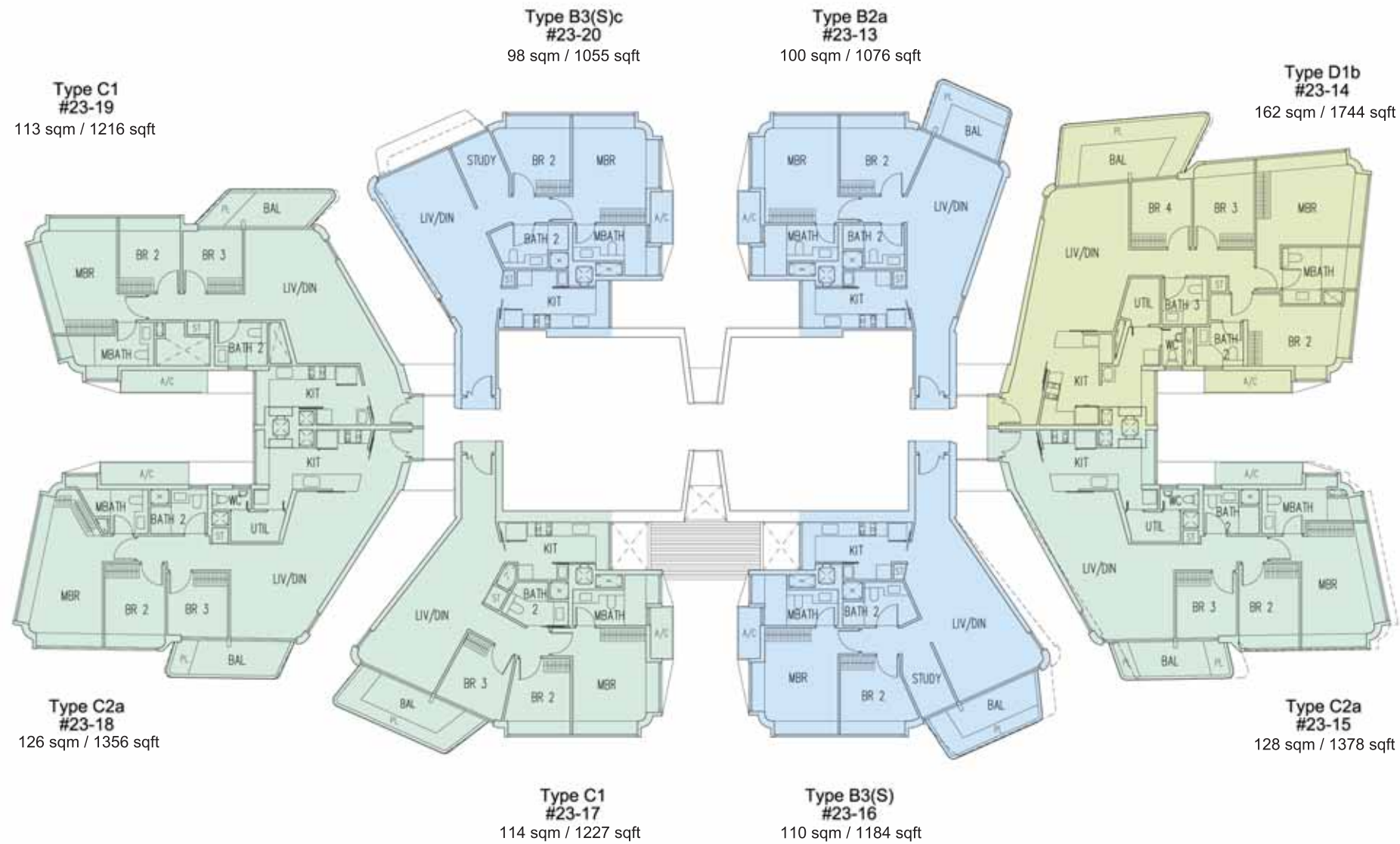
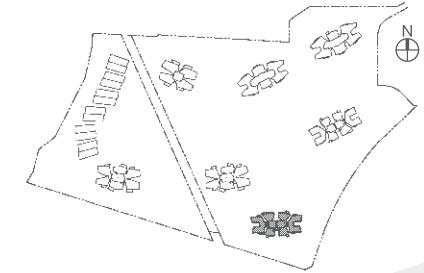
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



24TH STOREY PLAN



25TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

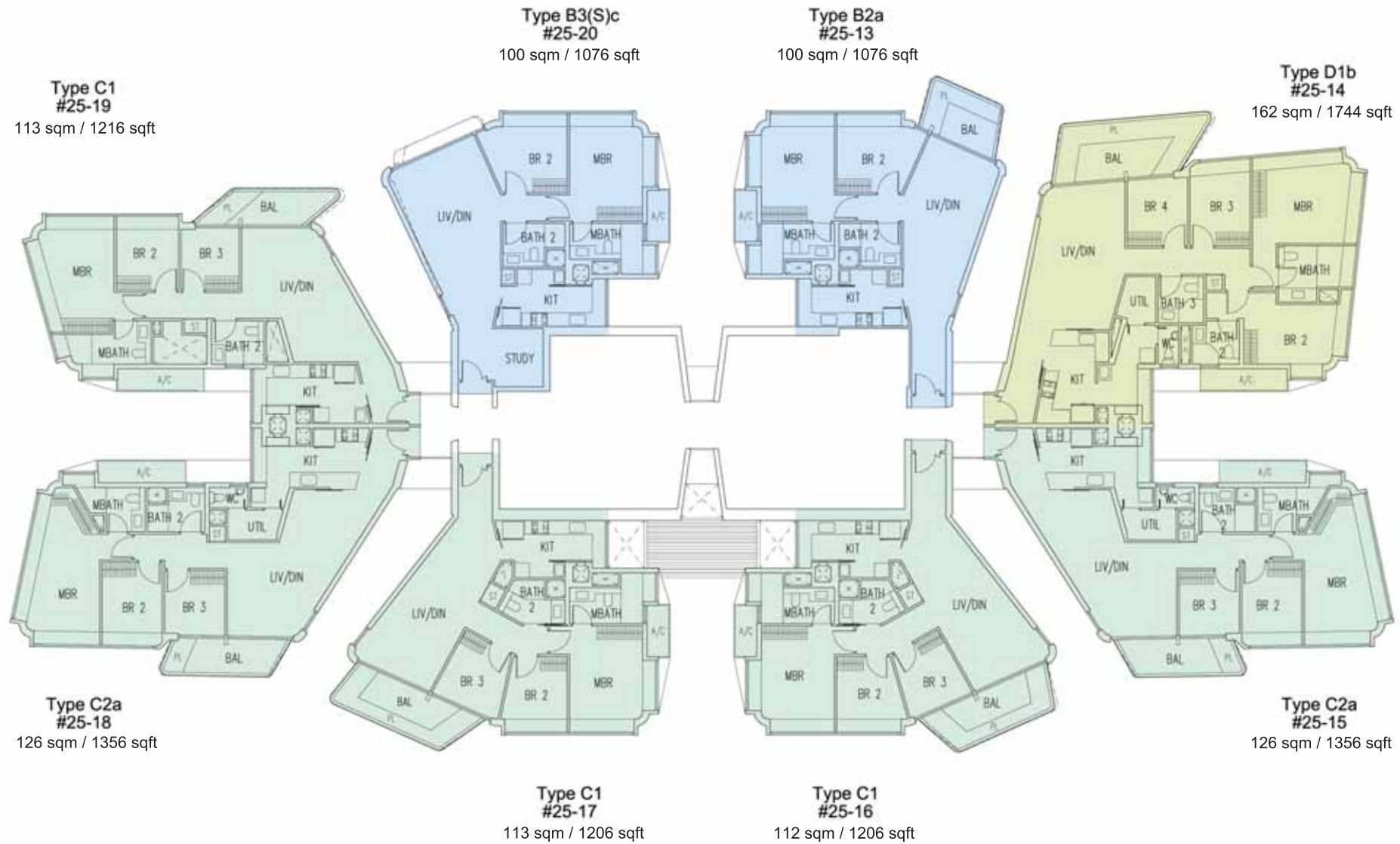
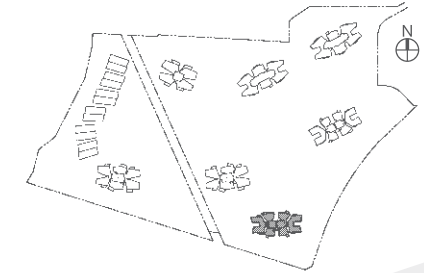
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

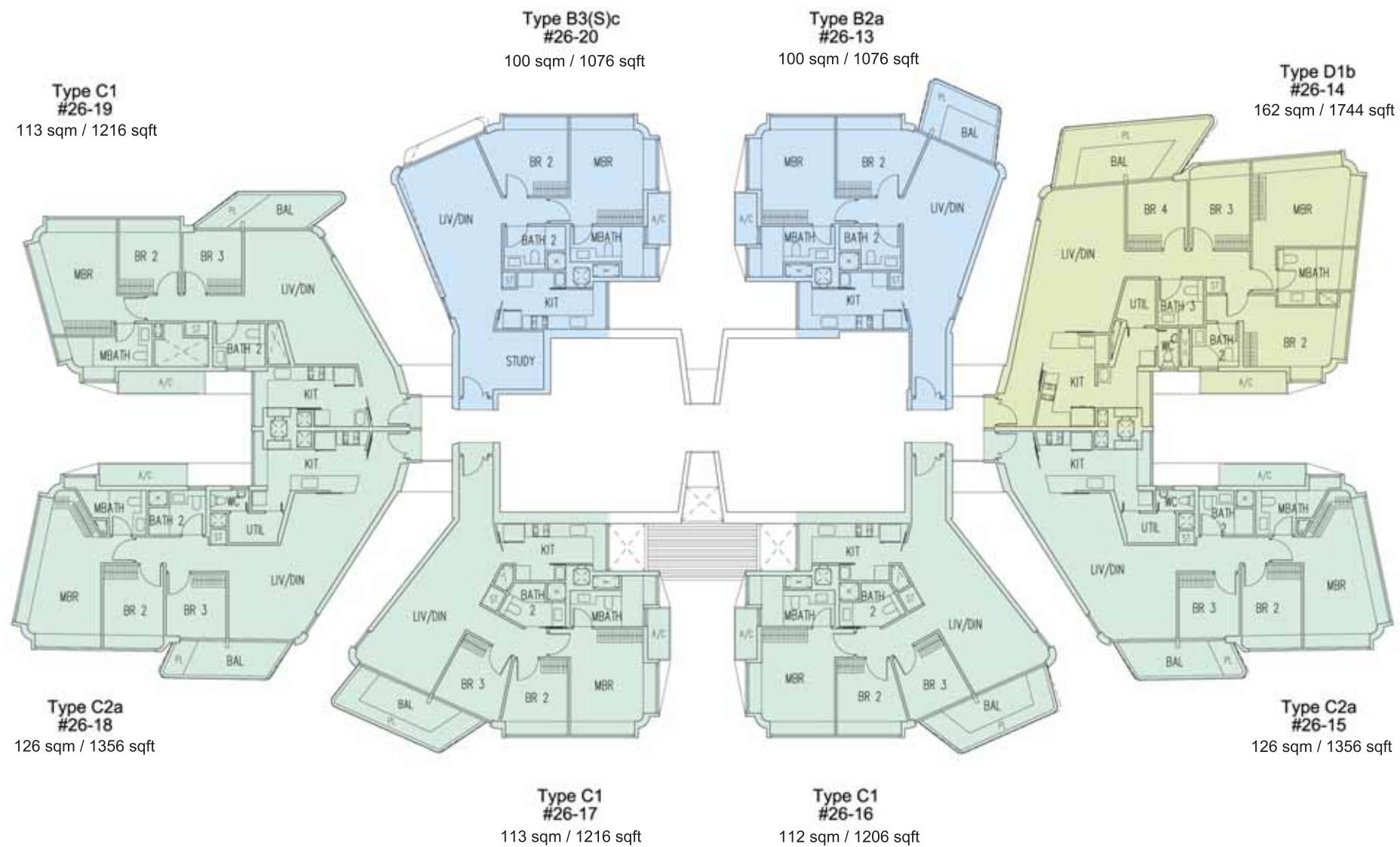
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



26TH STOREY PLAN



27TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

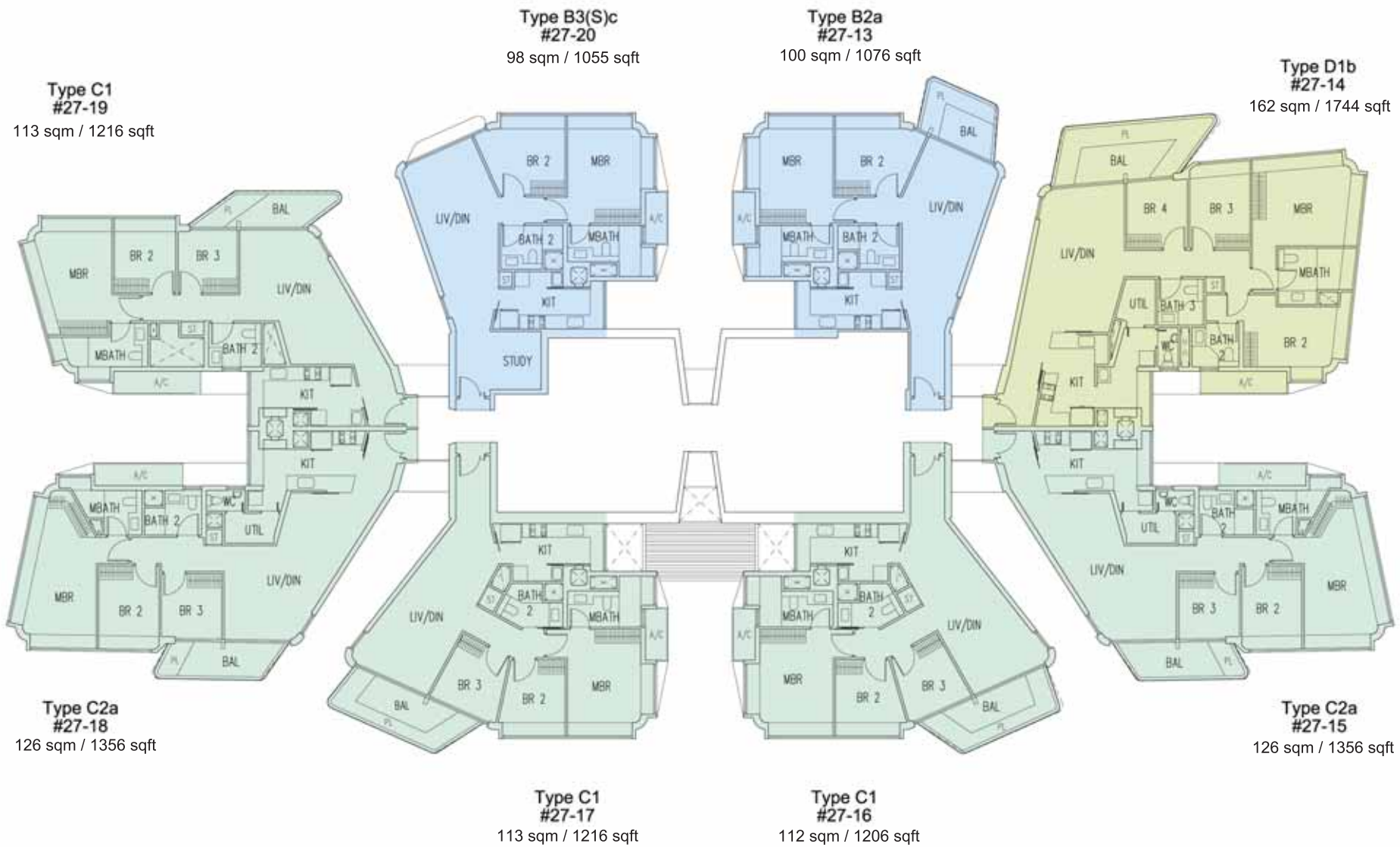
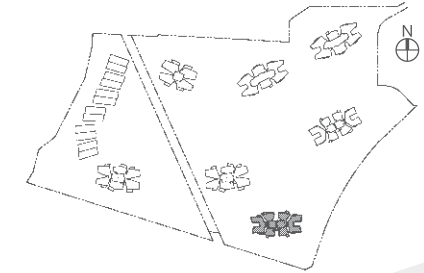
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

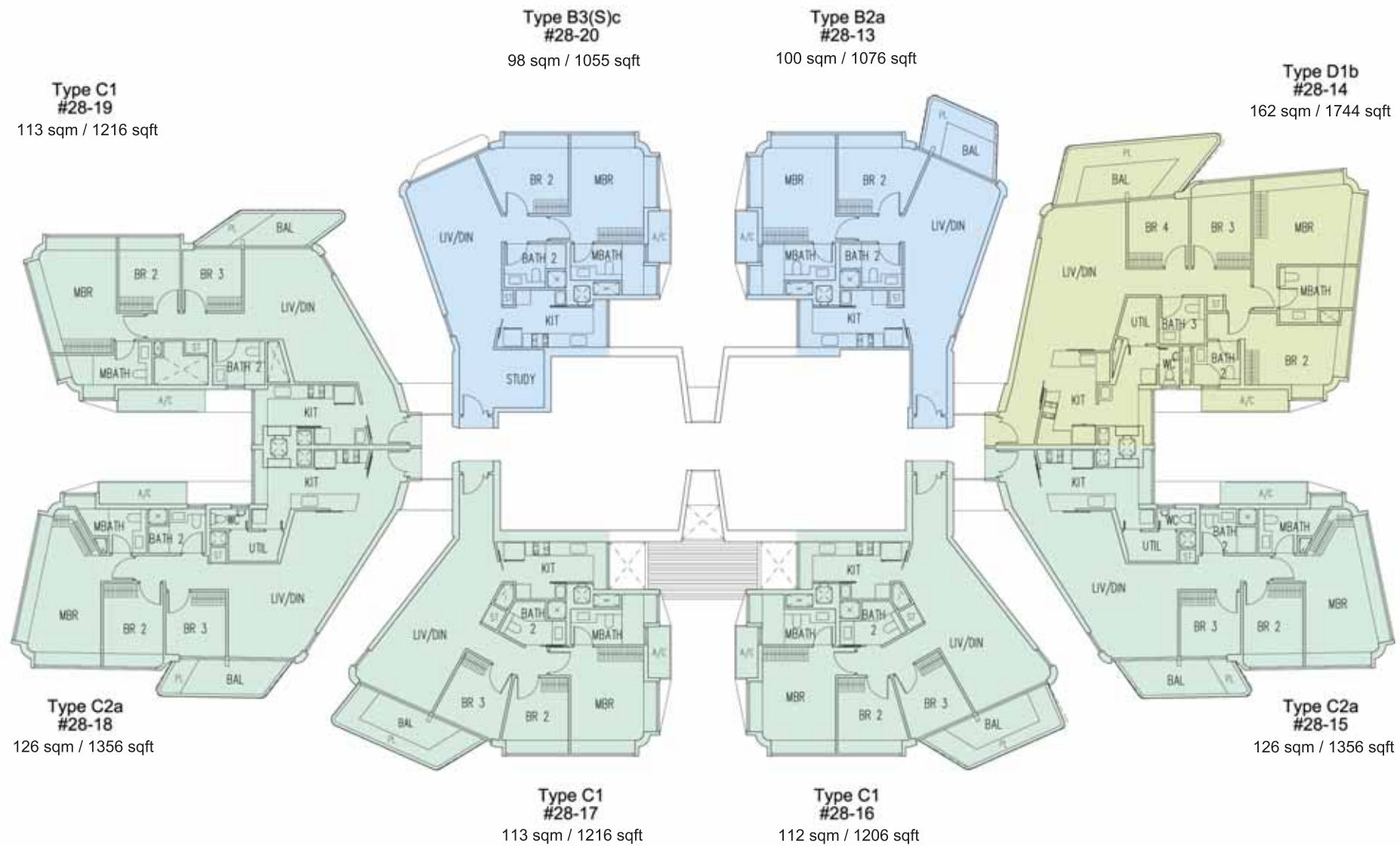
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



28TH STOREY PLAN



29TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

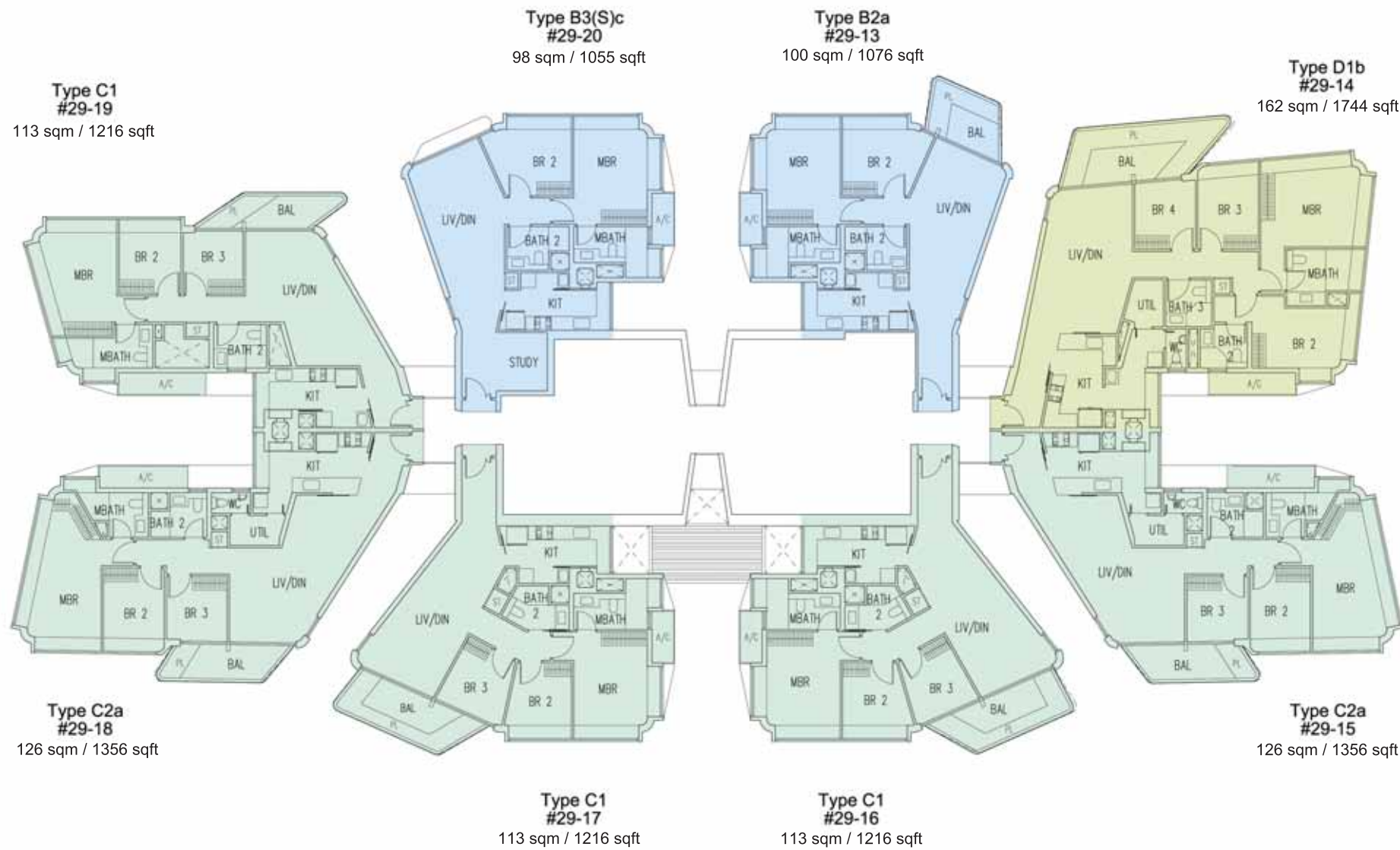
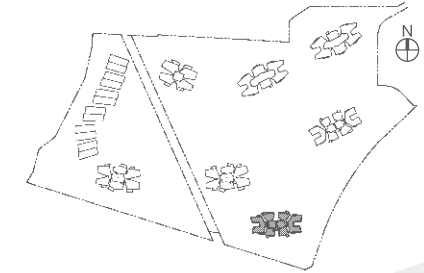
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

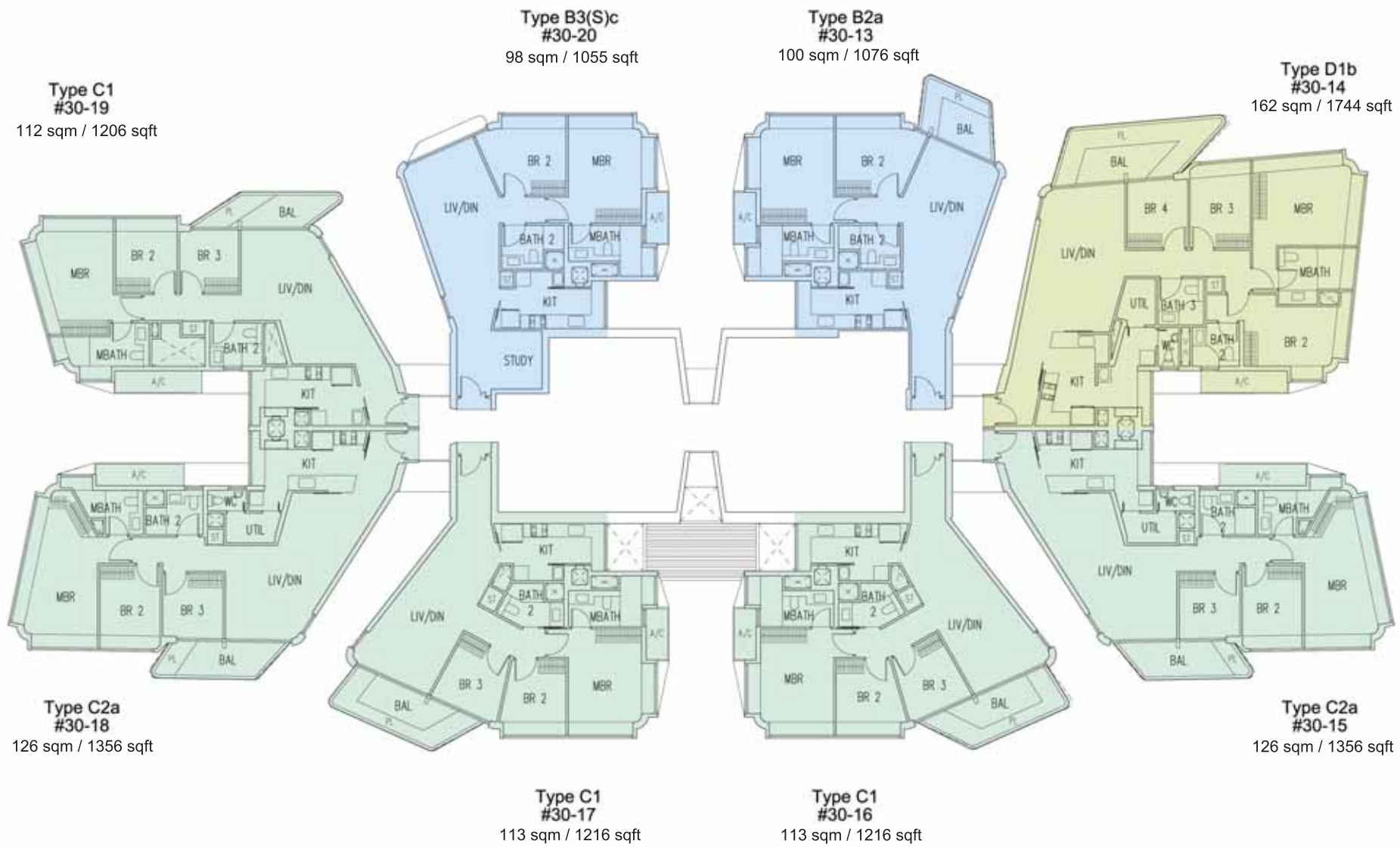
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



30TH STOREY PLAN



31ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

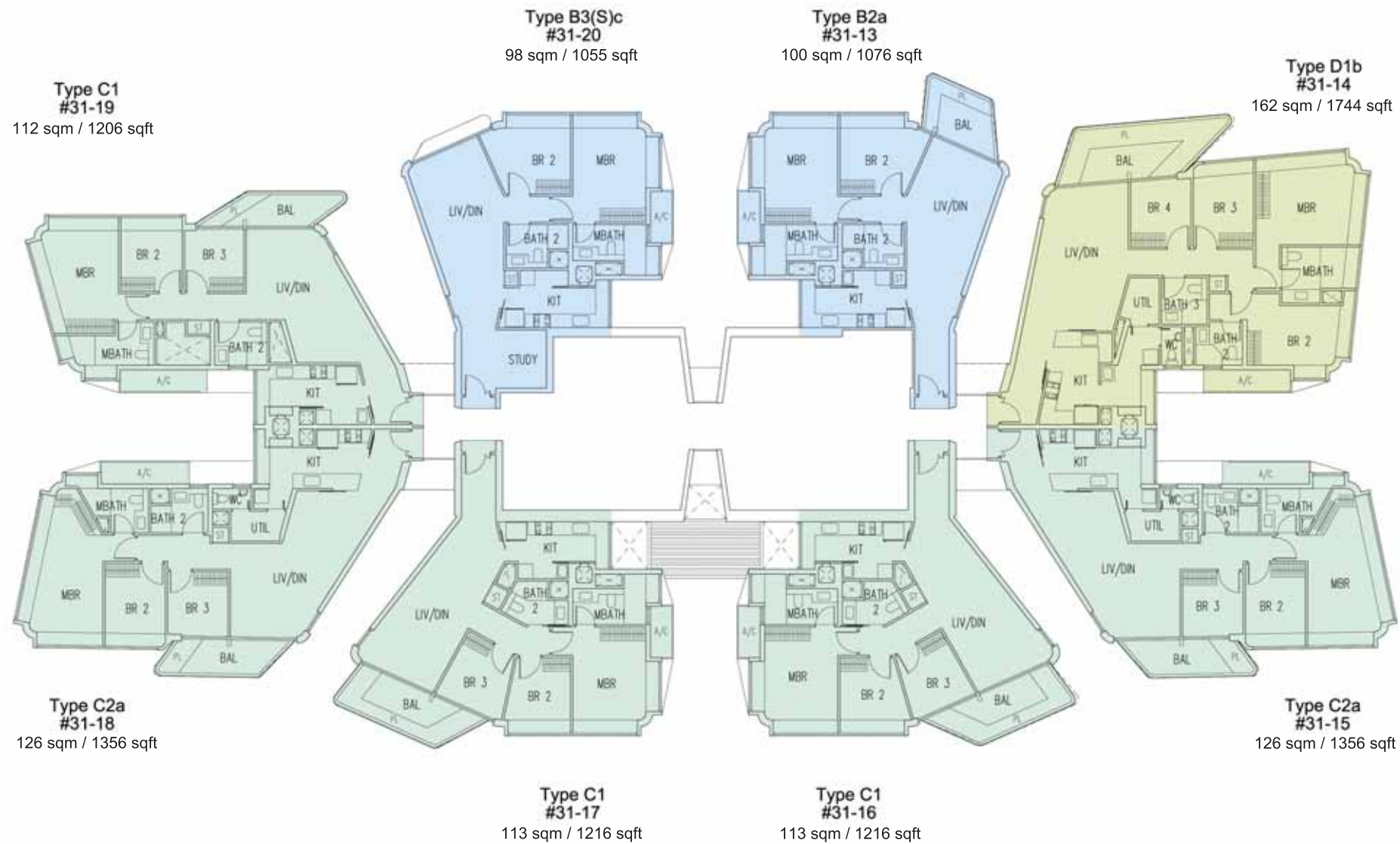
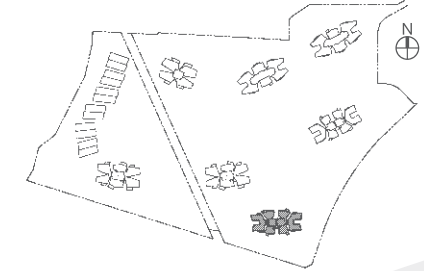
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

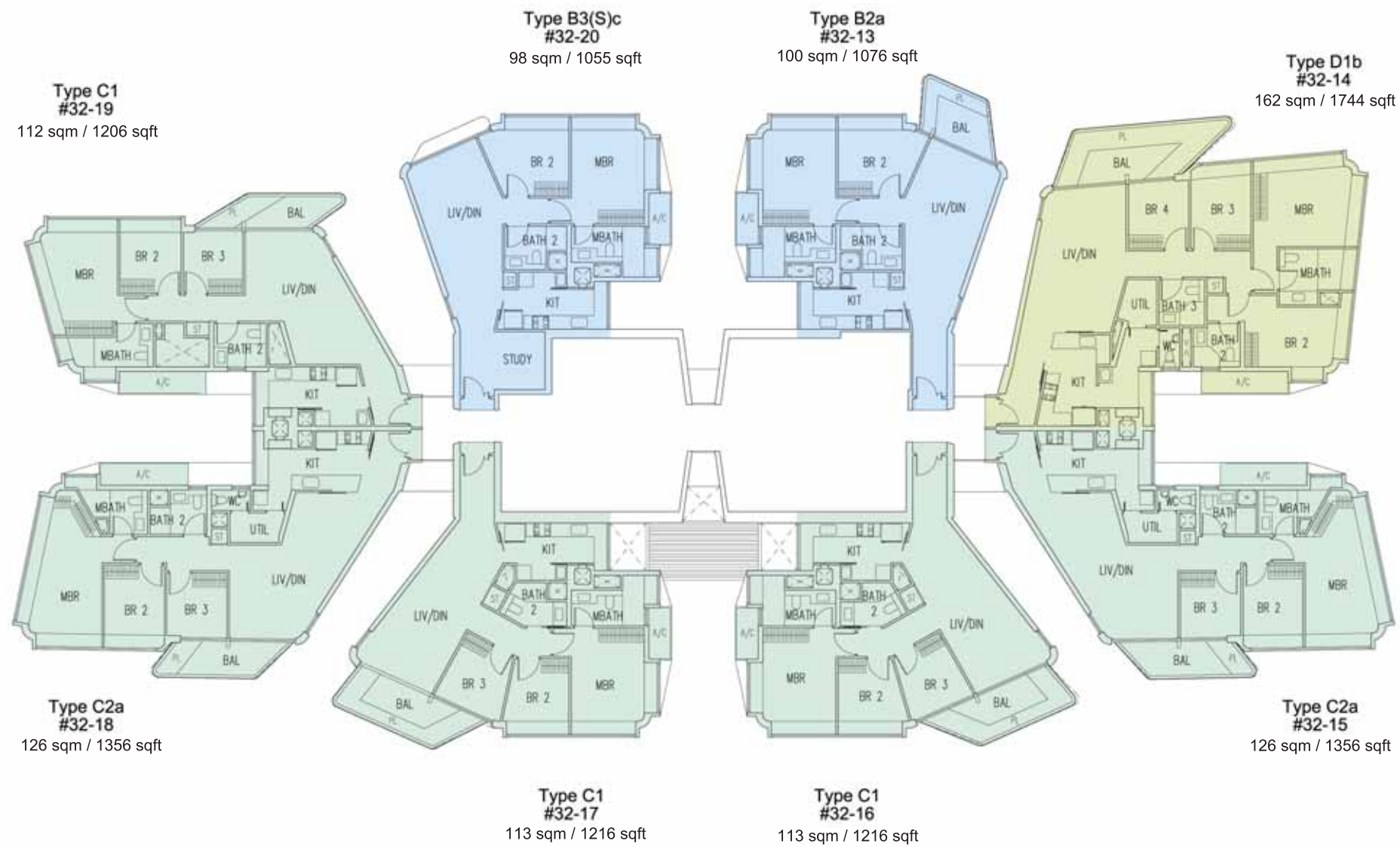
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



32ND STOREY PLAN



33RD STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

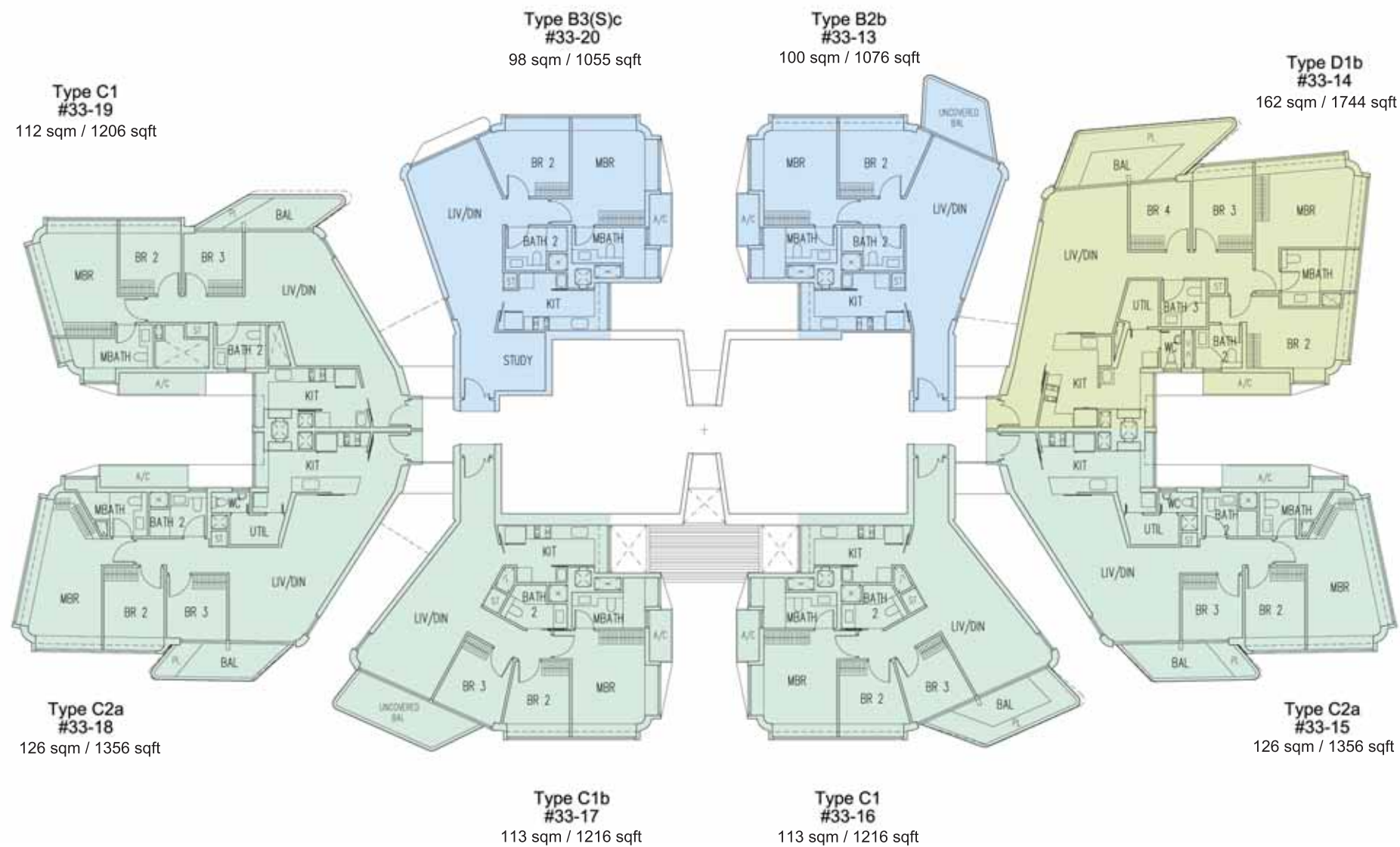
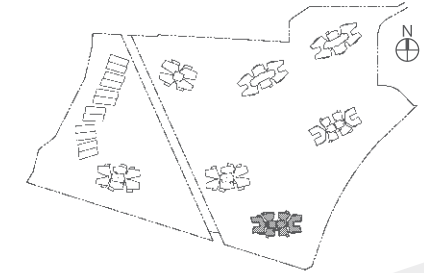
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

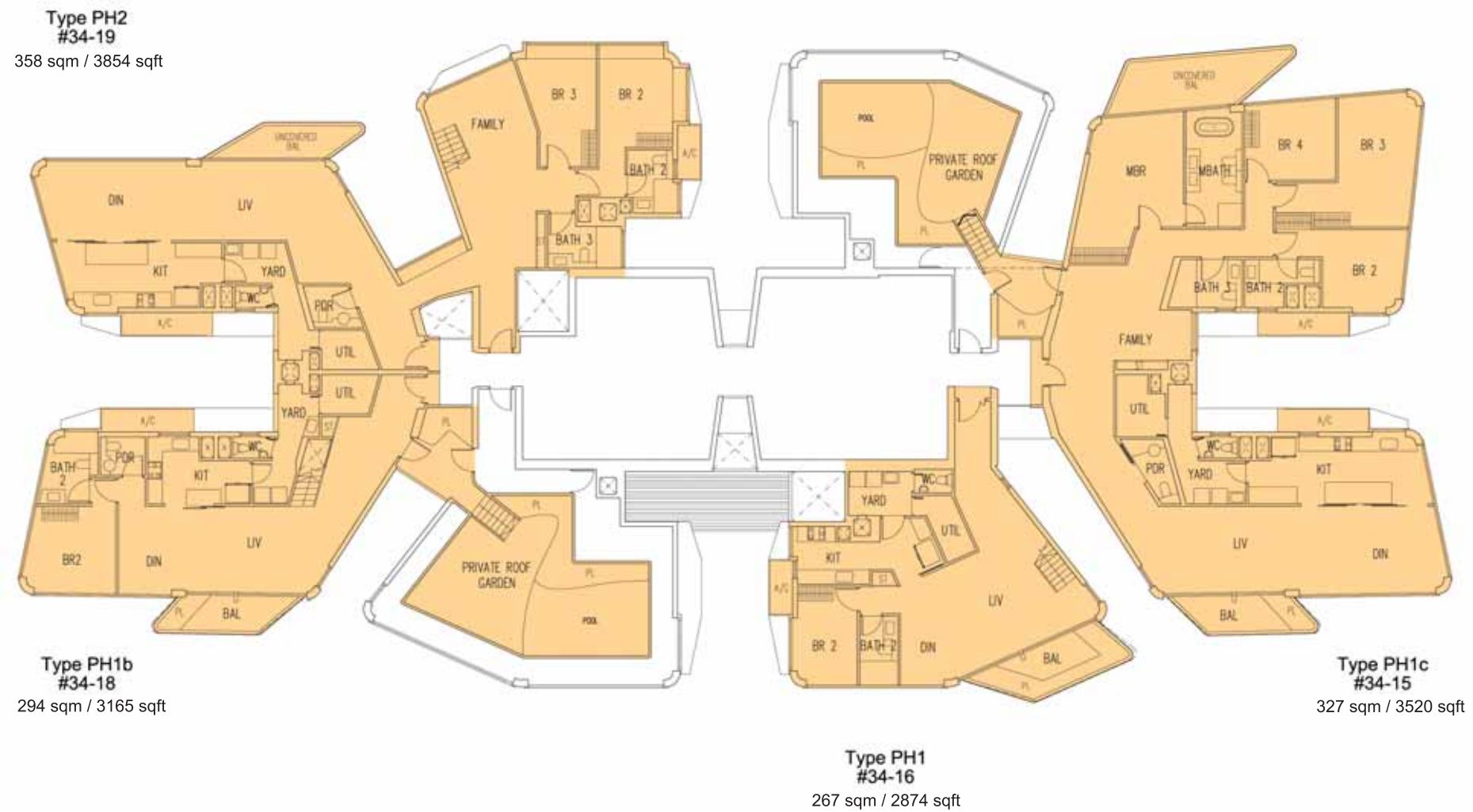
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



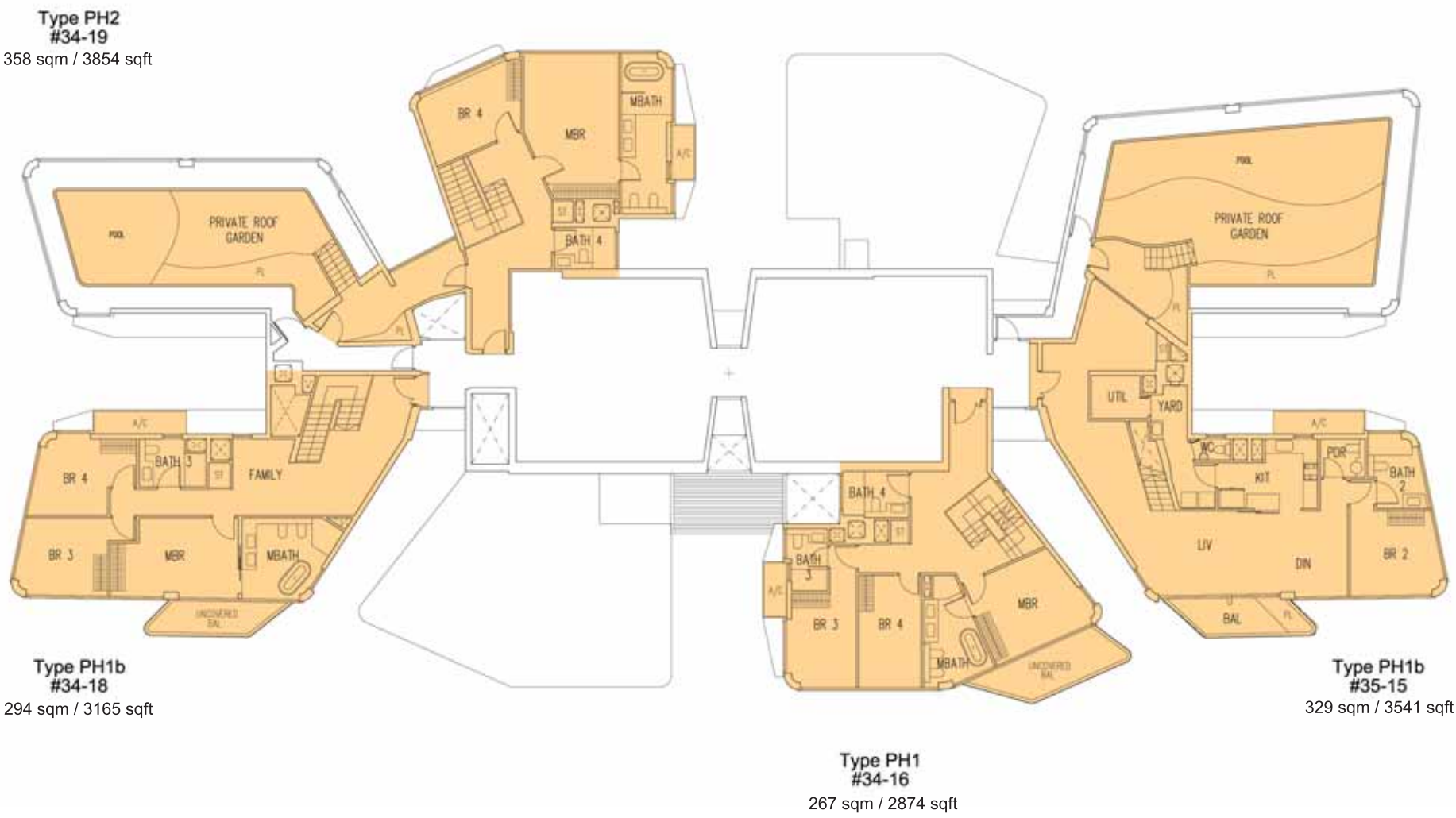
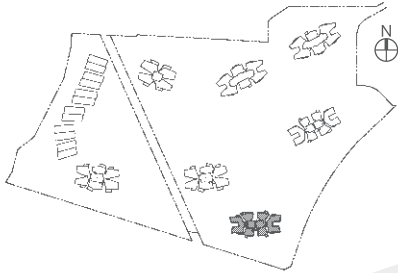
34TH STOREY PLAN

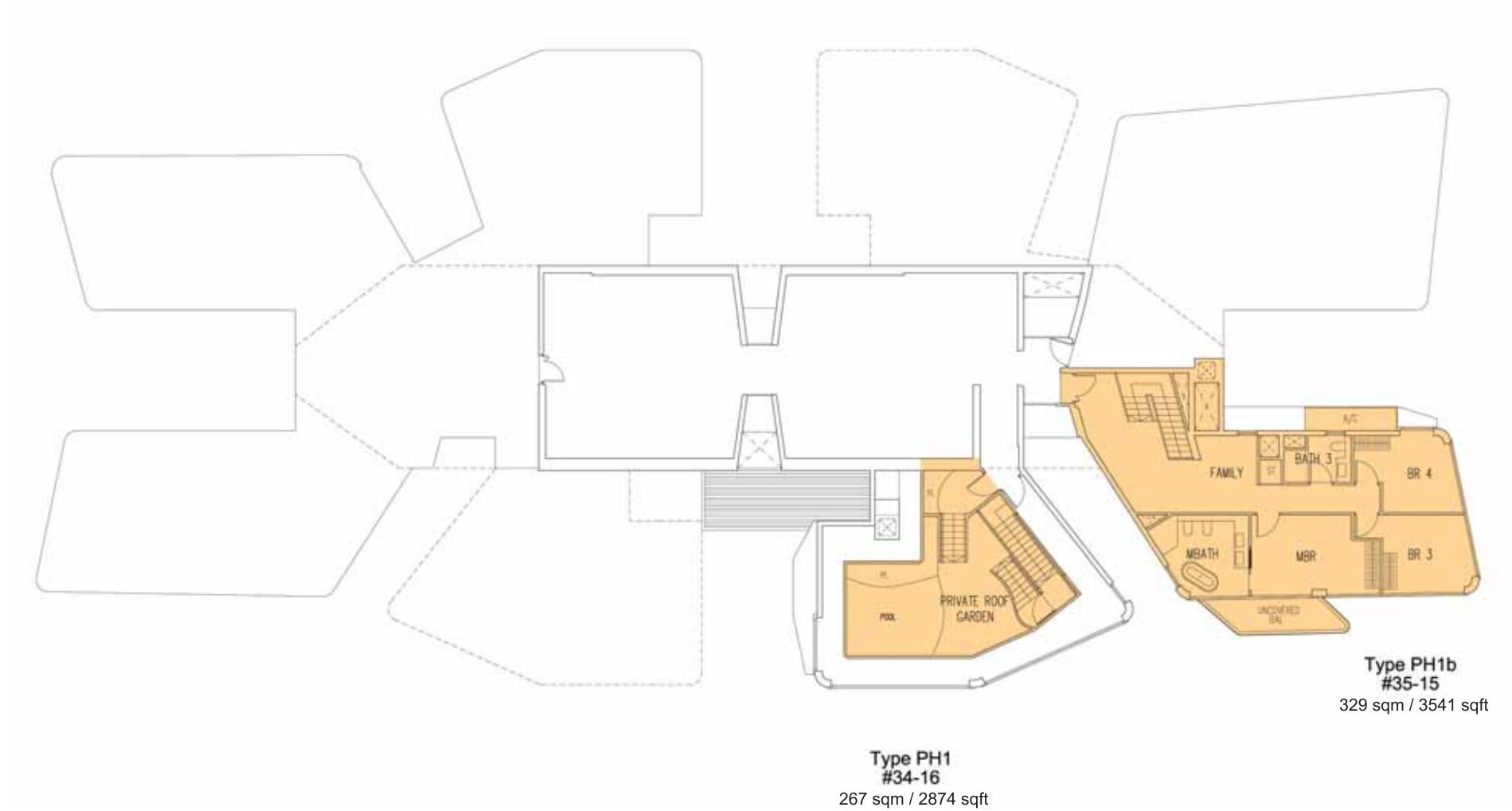


35TH STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse





SPECIFICATIONS

1. FOUNDATION Reinforced concrete piles and/or bored piles and/or raft footing	
2. SUPERSTRUCTURE Reinforced concrete structure, with prestressed slab for selected areas	
3. WALLS	
Internal Walls	: Reinforced concrete and/or brick/block wall and/or dry wall partition
External Walls	: Reinforced concrete and/or brick/block wall
4. ROOF	
Flat Roof	: Reinforced concrete roof with appropriate insulation and waterproofing system
5. CEILING	
Residential Units	
Living/Dining, Family, Bedrooms, Study, Internal Staircase, Foyer, Balcony, Uncovered Balcony, Utility, Store (ST), Yard, Passageway and WC	: Plaster and/or skim coat and/or ceiling board with paint finish
Bathrooms, Powder Room and Kitchen	: Ceiling board with paint finish
Common Areas	
Lift Lobbies	: Ceiling board with paint finish
Staircases and Basement	: Skim coat with paint finish
6. FINISHES: WALL	
Residential Units	
Living/Dining, Family, Bedrooms, Study, Internal Staircase, Foyer, Utility, Store (ST), Yard and Passageway	: Plaster and/or skim coat with paint finish
Master Bathroom	
i) Type A, B, C, D & GH	: Homogeneous and/or ceramic tiles with marble feature wall
ii) Type PH	: Compressed marble with marble feature wall
Bathrooms	
i) Type B, C, D & GH	: Homogeneous and/or ceramic tiles
iii) Type PH	: Compressed marble
Powder Room	: Compressed marble
Kitchen and WC	: Homogeneous and/or ceramic tiles
Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Courtyard, Private Roof Garden and External Staircase	: Plaster and/or skim coat with spray textured paint finish and/or paint finish
Planter (PL)	: Plaster and/or skim coat
Common Areas	
Lift Lobbies at Basements and 1st Storey	: Marble and/or granite tiles and/or plaster and/or skim coat with paint finish
Typical Floor Lift Lobbies	: Homogeneous and/or ceramic tiles and/or plaster and/or skim coat with paint finish
Staircases, Basement and 1st Storey Car Park and Corridors	: Plaster and/or skim coat with paint finish
Note:	
a) Wall finishes up to false ceiling and on exposed surfaces only.	
b) No tiles behind and below kitchen cabinets, bathroom cabinets, mirrors, long baths and above false ceiling.	
7. FINISHES: FLOOR	
Residential Units	
Living/Dining, Foyer	
i) Type A & B1	: Homogeneous and/or ceramic tiles with matching skirting or laminated flooring with matching skirting

ii) Type B2, B3(S), C, D & GH	: Homogeneous and/or ceramic tiles with matching skirting
iii) Type PH	: Compressed marble with matching skirting
Family, Study and Passageway	
i) Type A & B1	: Homogeneous and/or ceramic tiles with matching skirting or laminated flooring with matching skirting
ii) Type B2, B3(S), C, D & GH	: Homogeneous and/or ceramic tiles with matching skirting or laminated flooring with matching skirting or timber parquet with matching skirting
iii) Type PH	: Compressed marble with matching skirting or timber with matching skirting
Bedrooms	
i) Type A, B, C, D & GH	: Laminated flooring with matching skirting or timber parquet with matching skirting
ii) Type PH	: Timber with matching skirting
Bathrooms	
i) Type A, B, C, D & GH	: Homogeneous and/or ceramic tiles
ii) Type PH	: Compressed marble or homogeneous and/or ceramic tiles
Powder Rooms	
i) Type GH	: Homogeneous and/or ceramic tiles
ii) Type PH	: Compressed marble or homogeneous and/or ceramic tiles
Kitchen and WC	
Utility and Yard	
Homogeneous and/or ceramic tiles with matching skirting	
Internal Staircase	
i) Type GH	: Timber and/or homogeneous and/or ceramic tiles with matching skirting
ii) Type PH	: Timber and/or compressed marble with matching skirting
Store (ST)	: Same finishing as area outside Store
Private Enclosed Space (PES)	: Homogeneous and/or ceramic tiles and/or pebble wash and/or planting
Balcony, Uncovered Balcony, Open Terrace and Courtyard	: Homogeneous and/or ceramic tiles with matching tile skirting
Private Roof Garden and External Staircase	: Homogeneous and/or ceramic tiles and/or pebble wash and/or timber deck and/or planting
Planter (PL)	: Cement screed with waterproofing
Common Areas	
Lift Lobbies at Basement and 1st Storey	: Marble and/or granite tiles and/or solid surface material with matching skirting
Typical Floor Lift Lobbies/Corridor	: Homogeneous and/or ceramic tiles with matching skirting
Staircases - Basement to Half Landing between 1st & 2nd Storey	: Homogeneous and/or ceramic tiles with nosing tiles and/or pebble wash
Staircases - Half Landing between 1st & 2nd Storey to Roof	: Cement sand paving with nosing tiles
8. WINDOWS	
Aluminium framed windows with tinted, clear/frosted glass where appropriate	
9. DOORS	
Residential Units	
Main Entrance, Secondary Entrance and Foyer	: Fire-rated timber/metal door and/or aluminium framed glass door

Bedrooms, Bathrooms and Powder Room	: Hollow core timber door
Store (ST)	: Hollow core timber door or cabinet door
Kitchen	: Timber framed glass door and/or aluminium framed glass door and/or frameless glass door and/or timber sliding doors
Yard	: Aluminium framed glass door or grille gate
Utility	: Aluminium framed bi-fold door and/or aluminium louvred door
WC	: Aluminium framed bi-fold door
Enclosed Staircase to Balcony, Uncovered Balcony, Open Terrace, and Private Roof Garden	: Aluminium framed glass door
Private Roof Garden to Common Corridor	: Metal door/metal grille gate
Note: Selected locksets and ironmongery shall be provided to all doors	

10. SANITARY FITTINGS	
Residential Units	
Master Bath	
i) Type A, B, C, D & GH	- Solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 paper roll holder - 1 towel rail - 1 mirror
ii) Type PH	- Solid surface/marble vanity top complete with 2 wash basins and basin mixers - 1 long bath complete with bath mixer set - 1 shower screen complete with shower mixer set - 1 water closet - 1 bidet - 1 paper roll holder - 1 towel rail - 1 mirror
Other Bathrooms	
Selected Type B1 Units, Type B2, B3(S), C, D, GH & PH	
- Solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 paper roll holder - 1 towel rail - 1 mirror	
Powder Room	- Solid surface vanity top complete with 1 wash basin and tap - 1 water closet - 1 paper roll holder - 1 mirror
WC	- 1 water closet - 1 wash basin with tap - 1 shower set - 1 paper roll holder
Kitchen	- 1 sink with mixer tap - 1 water point for refrigerator except for Type A and B1
Yard	- 1 bib tap for washing machine - 1 sink with tap except for Type C2 only
Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Courtyard and Private Roof Garden	: 1 bib tap

- Note:**
- a) The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.
 - b) Storage shelves and/or drawers will be provided in all bathrooms except WC, but will vary in design depending on unit type.

11. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for Details

12. TV/TELEPHONE

Refer to Electrical Schedule for Details

Note:

- a) Purchaser is liable to pay annual fee, subscription fee or any such fees to the relevant service provider or any other authorities for the service and/or connection. The Vendor is not responsible to make arrangement with the service provider for the service connection to the individual apartments.
- b) Telephone reception on mobile phones within the Development is subject to the availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standards CP 33:1996

14. PAINTING

- a) External Wall : Spray textured paint finish and/or paint finish to designated area
- b) Internal Wall : Paint finish

15. WATER PROOFING

Waterproofing shall be provided at bathroom, powder room, kitchen, yard, WC, Private Enclosed Space (PES), balcony, uncovered balcony, open terrace, courtyard, private roof garden, external staircase, planter and reinforced concrete flat roof.

16. DRIVEWAYS AND CAR PARK

Basement car parks and driveways shall be of reinforced concrete finish. Surface driveway/drop-off point shall be of reinforced concrete and/or stone finish and/or pavers and/or pebble wash.

17. RECREATIONAL FACILITIES

- a) Swimming Pool with:
 - Lap Pool
 - Children's Pool
 - Outdoor Jacuzzis
- b) Basketball Court
- c) Tennis Courts
- d) Multi-purpose Court
- e) Outdoor Exercise Stations
- f) Jogging Track
- g) Children's Play Areas
- h) Thematic Gardens
- i) Spa Area
- j) Party Houses
- k) Barbecue Areas
- l) Clubhouse Facilities

18. ADDITIONAL ITEMS

- a) Kitchen
 - i) Type A, B, C, D and GH : Kitchen cabinets complete with solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, gas or electrical hob, electric hood and oven.
 - ii) Type PH : Kitchen cabinets complete with solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, gas or electrical hob, electric hood, oven, microwave oven and dishwasher.
- b) Wardrobes : Wardrobes provided to all bedrooms
- c) Security and acces : Audio Intercom provided in each unit for Blocks 11 and 13
: Audio Video Intercom provided in each unit for Blocks 7 and 9
: Card Access Control System for Residents at Lift Lobbies and Pedestrian Gates
: Access to GH unit is direct access at basement and 1st storey
: Automatic Car Park Barrier System
: General Security Surveillance Cameras to selected common areas
- d) Air-Conditioning
 - i) Type A, B, C, D & GH : Single/multi-split air conditioning system
: Wall mounted fan coil unit for Living/Dining, Family, Study and all Bedrooms
 - ii) Type PH : Concealed ducted fan coil unit for Living/ Dining, Family and wall mounted fan coil unit for Bedrooms
- e) Hot Water Supply : Hot water supply to kitchen and all bathrooms except for WC and Powder Room

- f) Gas Supply : Town gas supply to kitchen (except for type A and B1 where electric hob is provided)
- g) Datapoint : Data outlet points complete with Category 6 or other appropriate cabling in Living/Dining, Family, Study and all Bedrooms
- h) A/C Ledge : Metal screen and/or metal railing and/or RC parapet wall
- i) Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Private Roof Garden, Planter (PL) and Yard : Metal Railing and/or RC parapet wall and/or brick wall and/or glass railing

Note:

- a) Marble and granite are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of polished marble and granite being

- a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be 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 or granite selected and installed shall be subject to availability. Timber strips are natural materials containing veins and tonality difference. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- c) Layout/location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- d) Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- e) Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensate pipes, is essential for efficient running and prolonging their operating life.
- f) For the web portal of the Housing Project, the Purchaser will have to pay for annual fees, subscription fees or any such fees to the service provider of the portal as may be appointed by the Developer or Management Corporation when it is formed.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	Power Point	Data Point	Telephone Point	TV Point	Bell Point	Audio Intercom	Fridge Point	Cooker Hob Point	Cooker Hood Point	Oven/ Microwave Oven Point	Dishwasher Point	Shaver/ Hair Dryer Point	Washing Machine Point	Dryer Point
Typical Units															
Type A	9	12	3	3	3	1	1	1	1	1	1	0	0	1	0
Type B1	10	13	3	3	3	1	1	1	1	1	1	0	0	1	0
Type B2	11	13	3	3	3	1	1	1	1	1	1	0	0	1	1
Type B3(S)	12	15	4	4	4	1	1	1	1	1	1	0	0	1	1
Type C1	12	16	4	4	4	1	1	1	1	1	1	0	0	1	1
Type C2	15	18	4	4	4	1	1	1	1	1	1	0	0	1	1
Type C3(S)	16	21	5	5	5	1	1	1	1	1	1	0	0	1	1
Type D1	17	21	5	5	5	1	1	1	1	1	1	0	0	1	1
Type PH1	23	26	5	5	5	1	2	1	1	1	2	1	1	1	1
Type PH2	23	26	5	5	5	1	2	1	1	1	2	1	1	1	1
Type GH1	25	25	6	6	6	0	3	1	1	1	1	0	0	1	1

Note :

- 1) Isolator shall be provided accordingly to the no. of condensing units for each apartment.
- 2) Isolator shall be provided accordingly to the no. of water heaters for each apartment.
- 3) Visitor call panel shall be provided for Basement and first storey of Garden Unit.

Developer: **Morganite Pte Ltd (ROC: 200711142E)** Developer's Licence No.: **C0649** Location: **(s) 02221K, 02825P, 02826T, 02827A, 02828K, 02829N, 02830A, 02831K, 02832N, 02833X, 02834L, 02835C, 3737V (formerly known as LOT 02836M PT) and 3739T (formerly known as LOT 03392N PT) MK 02 at King's Road/Leedon Heights/Farrer Road** Tenure: **99 Years Wef 8 April 2010** Building Plan No.: **A0506-00034-2007-BP01 Dated 28 July 2010, A0506-00034-2007-BP02 Dated 3 December 2010 & A0506-00034-2007-BP03 Dated 3 January 2011** Expected Date of Vacant Possession: **31 December 2015** Expected Date of Legal Completion: **31 December 2018**

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