

ONE PEARL BANK

FAQ

Q1. What are the heights from the junction next to the eco pond to the vehicle drop off area (main entrance), e-deck (pool area) & 2nd floor unit?

A:

Location	Height
Junction of eco pond to main entrance	11m
Main entrance to pool level	2m
Pool level to 2 nd floor	14m
Junction of eco pond to 2 nd floor unit	27m

Q2. Is there any dish washer provision for 4BR and above units?

A: No.

Q3. Can buyer opt out from the renovation zero concept?

A: No.

Q4. What is the ceiling height of the PH?

A: 3.2m

Q5. Who is the main contractor?

A: Tiong Seng Contractors (Pte) Ltd

Q6: Is gas stove provided for 3br & above?

A: 3 BR Type D1 units (showflat type) are with induction hub. The other 3BR Type D2 & D3, 4 bedroom (E) and Penthouses are with gas stove (town gas supply).

Q7: Is the curtains provision confirmed?

A: Yes, curtains (day and night) will be provided as standard provision.

Q8. Large format tiles colour seem to be different for 1br/2br vs 3br. For 4br & PH, what is the floor finish (colour and size)?

A: 4 BR floor tiles will be the same colour and size as the 3BR showflat. PH floor tiles will be greyish marble in 900x900mm.

Q9. Maintenance fee for various unit types

A: We will advise again

Q10. what is the brand of the smart living management system?

A: Fibaro. It is an European brand but supplied through a local company.

Q11. Can the mover truck access to basement carpark?

A: Height of the basement ramp entrance is 2.2m high. For loading/unloading, trucks can unload at the drop off area.

Q12. What is the ceiling height of the Social, Privé Terrace and Sky Oculus?

A: Ceiling height of Social and Privé Terrace is 10.5m
Sky Oculus to top of trellis is 12m

Q13. How many lifts are there?

A: 4 lifts (2 lifts with vision panels) per tower.

Q14. What if there is water seepage from the allotment gardens. Does it affect the units?

A: The allotment gardens are located in an independent stack and will not affect the units in the event of water seepage.

Q15. What is the building height?

A: The building height is 155m from e-deck level (pool level). The AMSL (above mean sea level) is 178m

Q16: Will soil and plants be provided in the planters?

A: Buyers can select their choice whether to have the plants and soil. If no selection is made, the default will be without soil and plants.

Q17: Can 2 Penthouses be combined into 1?

A: It is possible. For serious buyer, agents are to check with developer for details before committing.

Q18: What is the dimension of the swimming pool?

A: 50m L x 10m W (widest width) as it is irregular shape

Q19: Where is the rubbish chute location and is it pneumatic?

A: Rubbish chute is located near the lift lobby area and it is pneumatic.

Q20: Where are the bicycle lots and how many are there?

A: There are 194 bicycle lots and located at basement 2 and level 1.

Q21: What is the nearest distance between the 2 blocks?

A: 12m

Q22: What is the height of the parapet wall?

A: Between units, it is full height. Within own unit, it is at 1.15m

Q23: What is the height of the balcony glass?

A: 1.15m

Q24: Where are the engineered tile for the kitchen countertop/sink and bathroom basins from?

A: From Spain, except for 3BR master bath basin – from Italy

Q25: What is the height of the planters for the allotment gardens?

A: Allotment planters will come with 500mm soil depth

Q26: Is pest control provided by the management office within the allotment gardens?

A: The perimeter landscape and plants of the allotment gardens are maintained by the MCST with pest control provided as part of the common areas maintenance. Owners will have to do their part to ensure that the allotment planters under them are properly maintained.