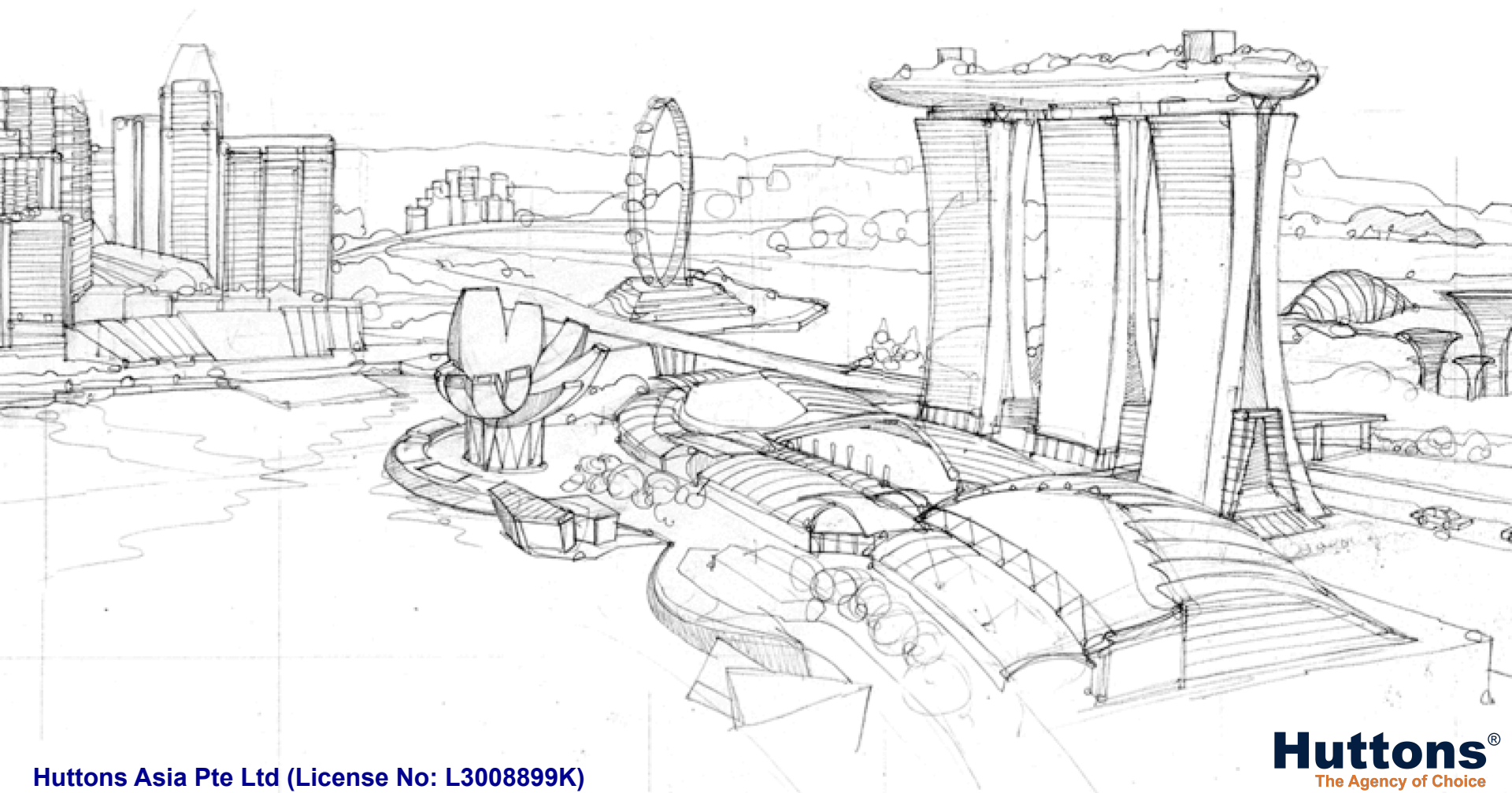


EDEN Residences @ Capitol



DESCRIPTION	DETAILS
DEVELOPER	RESIDENTIAL DEVELOPMENT PTE LTD/CAPITOL
LOCATION	STAMFORD ROAD
TENURE	99 YRS FROM 2011
TOTAL NO. OF UNIT	39 UNITS
SIZES	3 BEDROOM 2,120 – 2,982 SF 3+ STUDY 2,788 – 3,035 SF 4+ STUDY 3,348 – 3,380 SF 4 BEDROOM PENTHOUSE 5,877 SF 4+ STUDY PENTHOUSE 6,469 SF 5 + STUDY PENTHOUSE 5,737 -6,437 SF
NO. OF PARKING LOTS	80 RESIDENTIAL CAR PARK LOTS
ARCHITECTS	RICHARD MEIER AND PARTNERS ASSOCIATES LLP AND ARCHITECTS 61
LANDSCAPE CONSULTANT	GRANT ASSOCIATES

Residential

Retail – Galleria

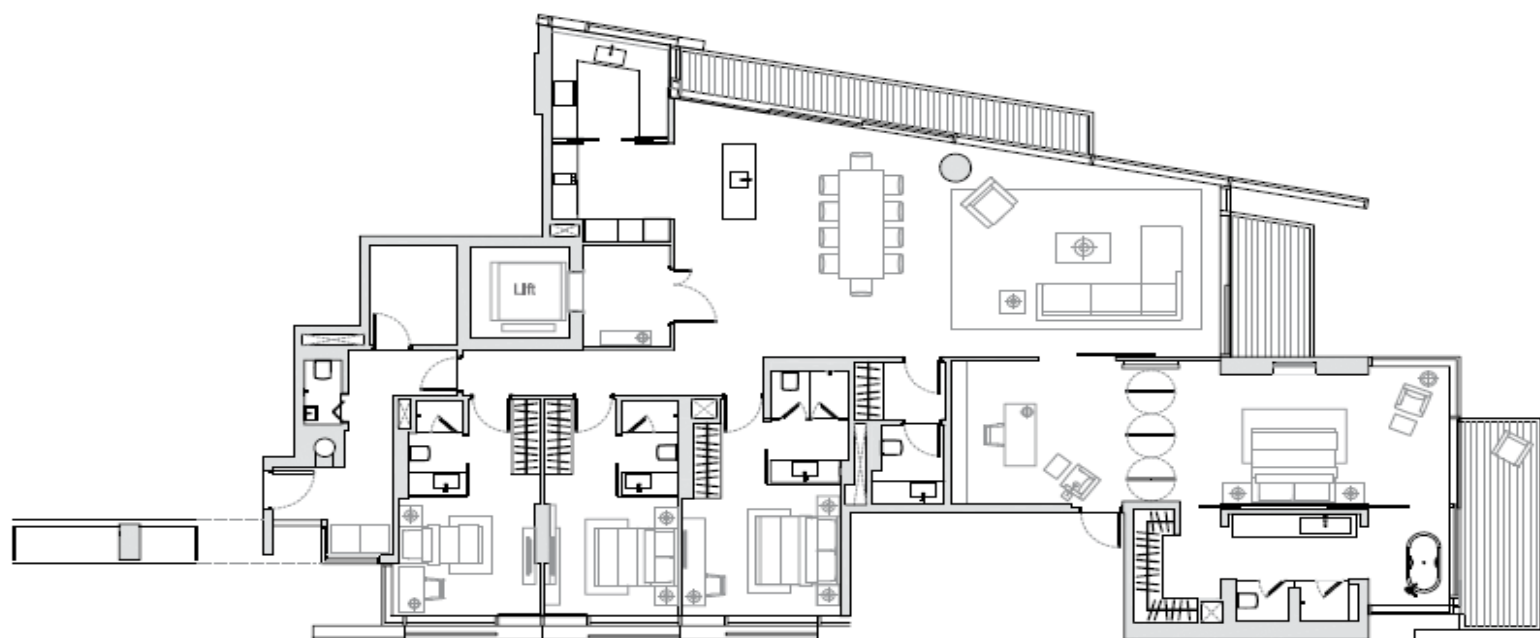
Hotel – Stamford House

Capitol Theatre

Retail – Neue

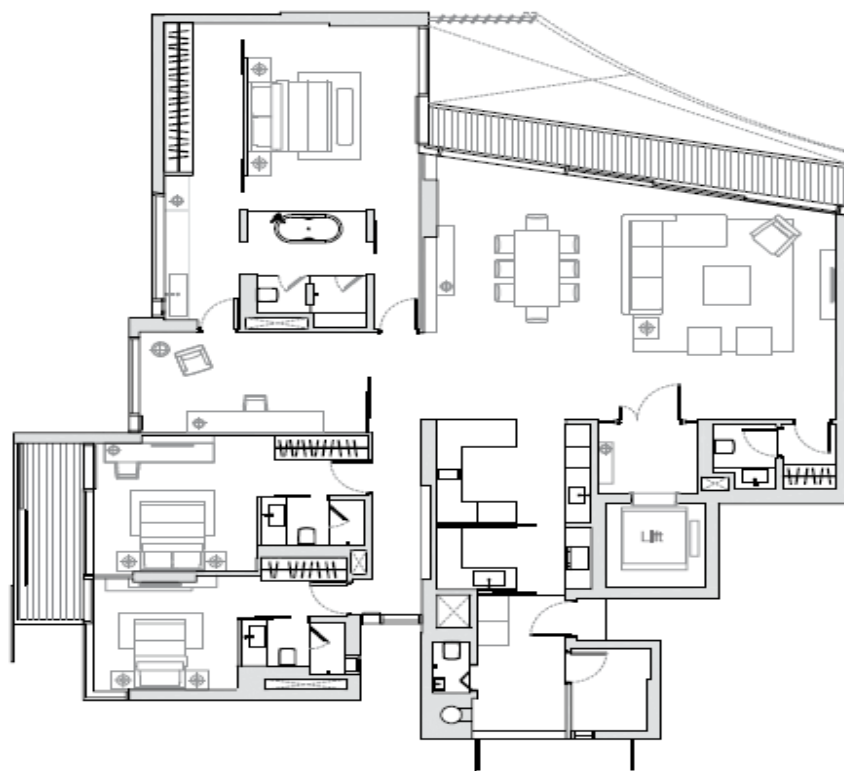
Hotel – Capitol Building (L2, L3 and L4)

Retail (Arcade) – Capitol Building (L1)



Camellia

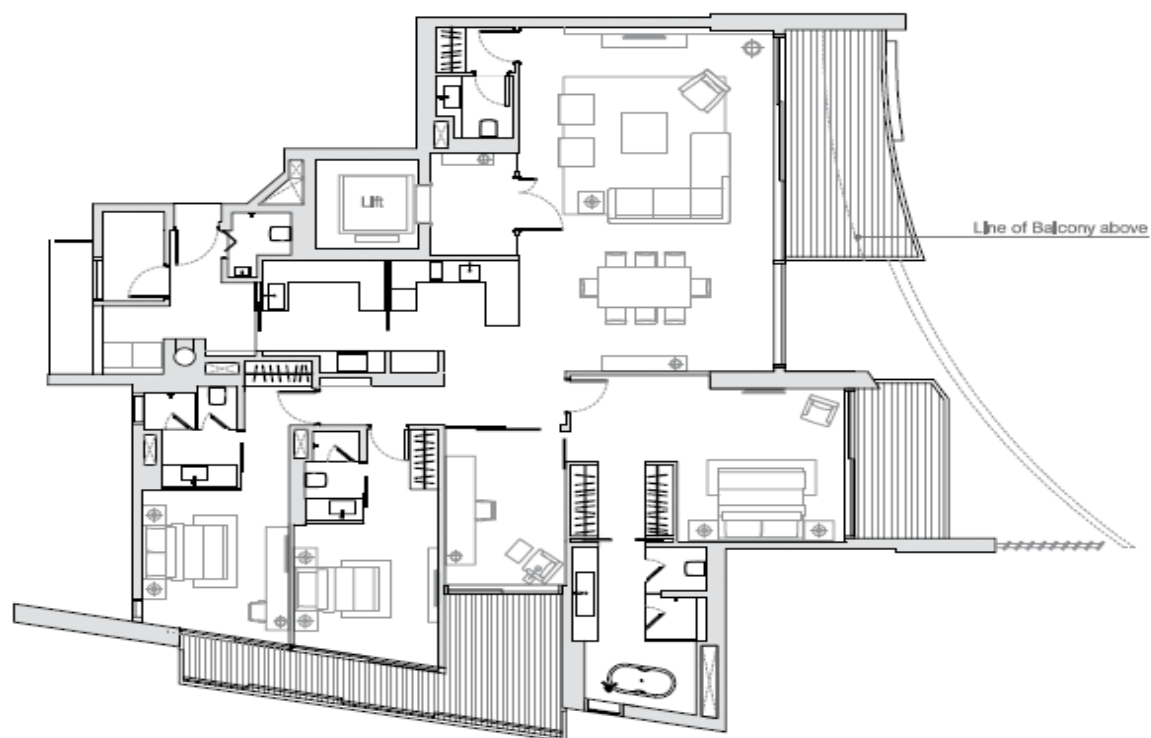
10-03	09-03	08-03	07-03	06-03	05-03	277 sq m (2982 sq ft)
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Daffodil

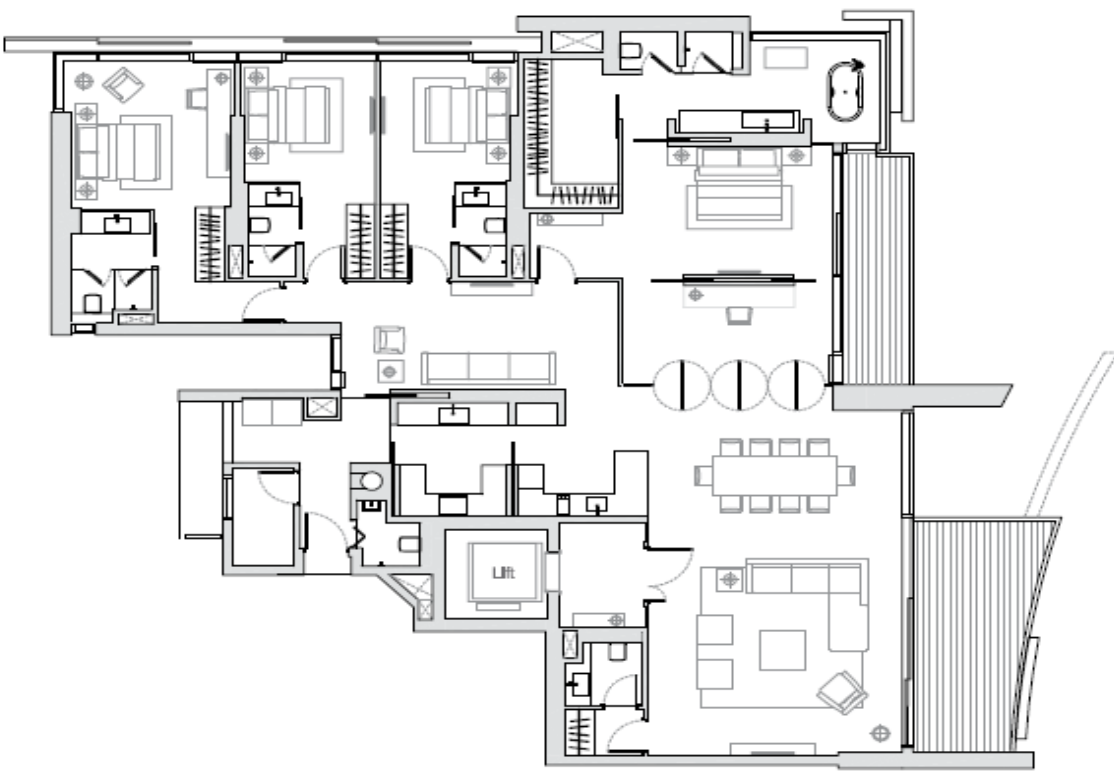
05-04 | 282 sq m (3035 sq ft)





Edelweiss

09-05	08-05	07-05	06-05	311 sq m (3348 sq ft)
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Specifications

1. Foundation
Reinforced concrete footings and/or cast in-situ bored piles, RC piled raft system in accordance with Singapore Standard – CP4.
2. Superstructure
Reinforced concrete columns/walls supporting a reinforced concrete flat slab with post tensioned band beams and/or structural steel concrete decking composite framed structure in accordance with Singapore Standard – CP65 and British Standard – BS5950.
3. Walls
 - (a) External Wall – Reinforced concrete and/or brick wall.
 - (b) Internal Wall – Reinforced concrete and/or brick and/or dry wall system and/or pre-cast panels.
4. Roof
Flat roof: Pre-cast and/or reinforced concrete roof with appropriate insulation and waterproofing system.
5. Ceiling
For Unit
 - (a) Living, Dining, Bedrooms, Family Area/Study:
Skim coat and/or plasterboard ceiling with emulsion paint finish.
 - (b) Balcony:
Metal and/or water resistant plasterboard ceiling with paint finish.
 - (c) Private Lift Lobby, Corridor leading to Bedrooms and Dry and Wet Kitchen:
Plasterboard ceiling with emulsion paint finish.
 - (d) Bathrooms, Powder Room and Kitchen:
Plasterboard ceiling with emulsion paint finish.
 - (e) WC:
Skim coat and/or plasterboard ceiling with emulsion paint finish.
 - (f) Yard/Utility:
Skim coat and/or plasterboard ceiling with emulsion paint finish.
 For Common Areas
 - (a) Lift lobbies:
Skim coat and/or plasterboard ceiling with emulsion paint finish.
 - (b) Basement Car Parks:
Skim coat and/or plasterboard ceiling with emulsion paint finish to designated areas and/or aluminium louvres at designated areas.
 - (c) Staircases/Staircase Storey Shelters:
Skim coat with emulsion paint finish.
6. Finishes
 - (a) Wall:
For Unit
 - (i) Living/Dining, Bedrooms, Private Lift Lobby, Family Area/Study, Corridor leading to Bedrooms, Utility:
Cement sand plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only.
 - (ii) Balcony:
Cement sand plaster and/or skim coat with emulsion paint finish and/or aluminium cladding in fluorocarbon or powder-coated finish.
 - (iii) Master Bathroom and other Bathrooms:
Stone on exposed surfaces only.

- (iv) Powder Room:
Vestibule – Cement sand plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only.
Vanity and WC Area – Stone on exposed surfaces only.
- (v) Dry Kitchen:
Stone on exposed surfaces only.
- (vi) WC:
Homogenous and/or ceramic tiles on exposed surfaces only.
- (vii) Wet Kitchen, Yard:
Homogenous tiles and/or ceramic tiles and/or cement sand plaster and/or skim coat with emulsion paint finish on designated exposed surfaces only.

Note: No tiles/stone work behind/below kitchen cabinet.

For Common Areas

- (i) 1st and 3rd Storey Common Passenger Lift Lobbies and Basement Car Park Lift Lobbies:
Stone and/or homogenous tiles and/or ceramic tiles to false ceiling height and/or skim coat with paint finish.
 - (ii) Service Lift Lobbies/common corridors on all floors:
Homogenous tiles and/or ceramic tiles to false ceiling height and/or cement sand plaster with paint finish.
 - (iii) Staircases/Staircase Storey Shelters:
Cement sand plaster and/or skim coat with emulsion paint finish.
 - (iv) Basement Car Park and Ramp:
Cement sand plaster and/or skim coat with emulsion paint finish.
- (b) Floor:
For Unit
- | | |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| (i) Private Lift Lobby | : Stone |
| (ii) Living, Dining, Family Area
Corridor leading to Bedrooms | : Stone or engineered timber |
| (iii) Bedrooms and Study | : Engineered timber |
| (iv) Internal Staircase | : Stone or engineered timber |
| (v) Bathrooms | : Stone |
| (vi) Powder Room
Vanity and WC Area | : Vestibule – Stone or engineered timber
: Stone |
| (vii) Wet Kitchen | : Homogenous tiles and/or ceramic tiles |
| (ix) Dry Kitchen | : Stone or engineered timber |
| (x) Household Shelter, Yard, Utility
and WC | : Homogenous tiles and/or ceramic tiles |
| (xi) Balcony (Eden Series) | : Homogenous tiles and/or ceramic tiles
and/or synthetic wood |
| (xii) Balcony/Roof Terrace/Roof
Deck (Penthouses only) | : Homogenous tiles and/or ceramic tiles
and/or synthetic wood and/or solid timber |
| (xiii) Deck (Garden Villas only) | : Homogenous tiles and/or ceramic tiles
and/or synthetic wood and/or solid timber |

For Common Areas

- | | |
|----------------------------------------------|-----------------------------------------|
| (i) Eden Lift/ Common Corridors | : Homogenous tiles and/or ceramic tiles |
| (ii) Staircases/Staircase
Storey Shelters | : Cement and sand screed |

7. Windows

All windows of the Unit to be fluorocarbon or powder-coated, aluminium-framed windows with tinted and/or clear glass and/or frosted glass and/or spandrel glass where appropriate. Toughened, fully tempered or laminated glass shall be provided to designated areas, as may be required by the authorities.

All casement windows are top hung or side hung with or without fixed glass panel or sliding and/or any combination of the above mentioned as designed by the architect.

8. Doors

- (a) Main Entrance : Timber hinged/pivot door
- (b) Bedrooms and Bathrooms : Timber hinged/pivot or sliding door
- (c) Kitchen : Timber or aluminium-framed sliding door
- (d) Utility and Yard : Timber hinged/pivot or sliding door
- (e) Open Roof Terrace and Balcony : Aluminium-frame/frameless sliding glass door and/or pivot glass door
- (f) Yard : Approved fire-rated timber door to common lobby
- (g) Utility and WC : Aluminium-frame slide and fold door or PVC bi-fold door
- (h) Escape Staircase Door : Fire-rated door

9. Sanitary Fittings

Eden Series

(a) Master Bathroom:

- 1 bath tub and 1 set of bath/shower mixer and/or 1 shower cubicle and 1 set of shower mixer with a rain shower
- 1 wash basin with basin mixer
- 1 water closet
- 1 toilet paper holder

(b) Other Bathrooms:

- 1 shower cubicle and 1 set of shower mixer with a rain shower
- 1 wash basin and basin mixer
- 1 water closet
- 1 toilet paper holder

(c) Power Room:

- 1 wash basin and basin mixer
- 1 water closet
- 1 toilet paper holder

10. Electrical Installation

- (a) Electrical wiring below false ceiling within the Units shall generally be concealed where possible. Electrical wiring above false ceiling and main entrance corridor closet shall be in exposed tray, conduits or trunking.

(b) Electrical Schedule

Refer to Annex A for provision of lighting points and power points.

11. TV/FM/Telephone Points

Refer to Annex A for provision of TV/FM/Telephone points/data points.

12. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS555-2010.

13. Painting

- (a) External Walls : Selected exterior paint and/or metal cladding to designated areas
- (b) Internal Walls : Emulsion paint

14. Waterproofing

Waterproofing shall be provided for Bathrooms, Powder Room, Kitchen, Yard, WC, Balcony, Open Roof Terrace, Planters, Swimming Pool, Swimming Pool Pump Room, RC Flat Roof, Landscape Deck and other wet areas where applicable.

15. Driveway and Car Park

- (a) Surface Driveway : Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas
- (b) Basement Car Park and Ramp to Basement Car Park : Reinforced concrete slab with epoxy coating and/or hardener

16. Recreation facilities

- Swimming Pool
- Spa Pool
- Male and Female Changing Rooms
- Gymnasium
- The Green Room (Function Room)
- BBQ Facilities
- Aqua Gym

17. Additional Items

(a) Kitchen cabinets/appliances:

Kitchen counter top complete with high and low cabinets, stainless steel sink with mixer, gas cooker hob and induction hob, cooker hoods, built-in steam and conventional oven, integrated dishwasher, refrigerators, coffee maker, wine chiller, microwave oven, Teppanyaki grill, washing machine, gas type tumble dryer to all units. Additional BBQ grill and fryer is provided for Penthouses only.

(b) Wardrobes:

Wardrobes provided to all bedrooms.

(c) Air-Conditioning:

Concealed ducted air-conditioning system to Living & Dining and all Bedrooms for all units.

(d) Audio Video Intercom:

Audio Video Intercom between visitor call panels and all units.

(e) Hot Water Supply:

Hot water supply is provided to all Bedrooms, Powder Room and Kitchens only.

(f) Town Gas:

Town Gas is supplied to all units.

(g) Balcony and Roof Terrace Railing:

Metal and/or glass railing.

(h) Security System:

Closed Circuit Television System (CCTV) to Basement Car Park and 1st Storey Lift Lobbies and designated common areas.