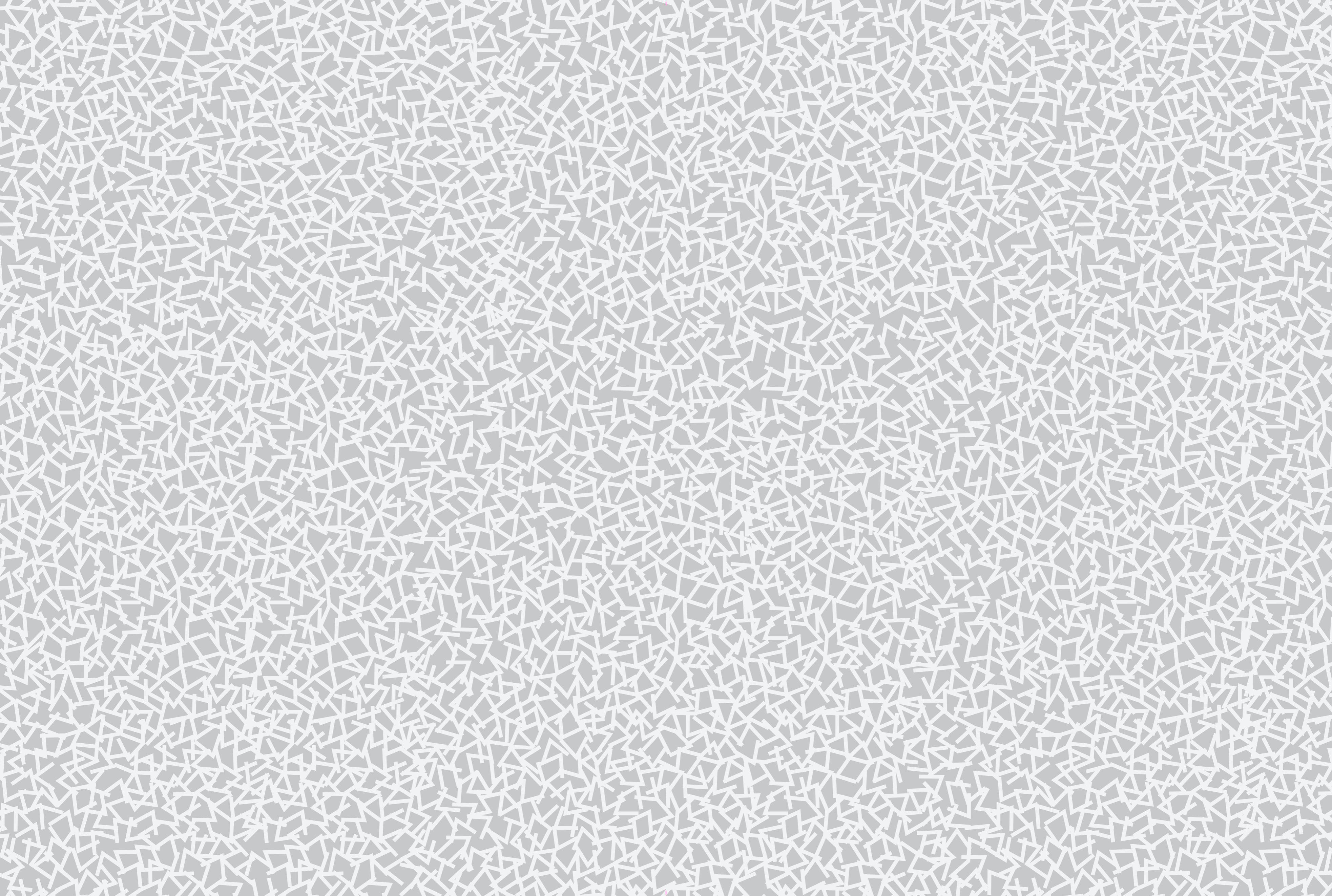


OUÉ

TwinPeaks





A LANDMARK AMONG LANDMARKS
THAT WILL REDEFINE URBAN RESORT LIVING.

Two towers, 462 stylish one-, two- and three-bedroom apartments
oozing urban sophistication, get high on life at OUE Twin Peaks.



ENERGISING YOU BY DAY
AND INSPIRING YOU BY NIGHT.

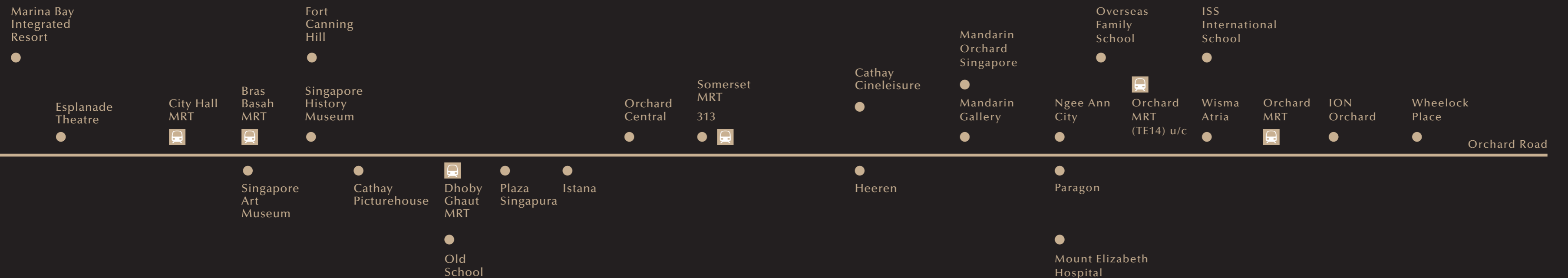


SERENITY MEETS SOPHISTICATION
IN THE HEART OF THE CITY.



All of life's pleasures are yours to savour.

OUE TwinPeaks





LUSH.
WELCOMING.
EXCLUSIVE.





DISCOVER MORE THAN LIVING SPACE



YOU ARE ALWAYS IN GOOD COMPANY.

Imagine sharing your apartment with Dixon, Eames and Wegner, and their inspirational strokes of genius. A home that is ready to be lived in, fully furnished with iconic masterpieces thoughtfully chosen to create the right balance befitting urban orchard living.



SPACE-SAVING
HIDE-AWAY FEATURES

GOOD DESIGN IS IN THE DETAILS

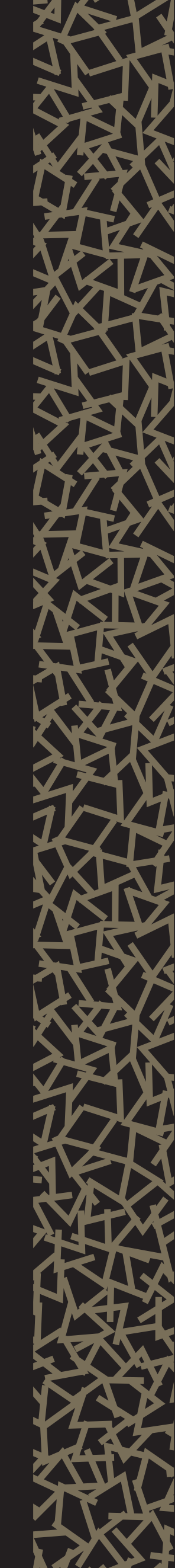
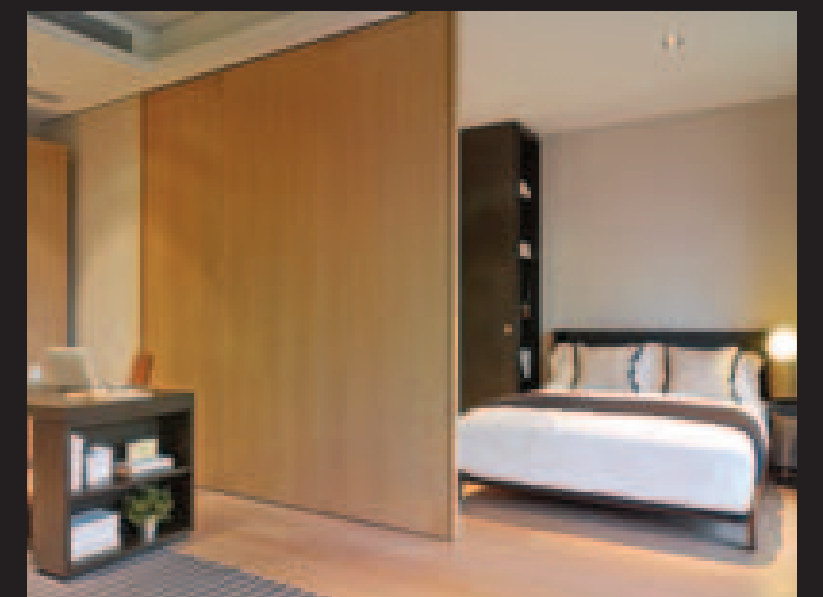
Expect no less than designer fittings

Experience a whole new dimension of sophistication and convenience with designs that help shape the space to provide for your every need...be it relaxation, family time to cocktails before dinner in your living room.



JUST SLIDE AND HIDE

Now you see it, now you don't. Clever space-saving solutions that slide and hide a bedroom or keep laundering facilities and small pantry cleverly sequestered behind a wardrobe door in a matter of seconds. Creating a sense of openness where every space can be adapted to find unique usage.



Hans Wegner

Tom Dixon

Marc Newson

Charles and Ray Eames

Matthew Hilton

SHARE YOUR RESIDENCE
WITH THE WHO'S WHO
OF FURNITURE DESIGNERS



FOSCARINI
Allegretto Vivace Hanging Lamp



HANS WEGNER
Carl Hansen Shell Chair



CHARLES & RAY EAMES
Eames Lounge Chair & Ottoman



CHARLES & RAY EAMES
Eames Coffee Table



FROM SOFAS AND TABLES
TO BEDS AND LIGHTING, YOUR SPACE
IS GRACED BY ICONIC DESIGNS.



HERMAN MILLER
Aria Desk



DIESEL WITH FOSCARINI
Fork Floor Lamp



GERRIT T. RIETVELD
Cassina Utrecht Armchair



CHARLES & RAY EAMES
Eames Elliptical Table

A high-angle photograph of a modern hotel room. The room features a bed with white linens and dark pillows, a dark leather chest with brass accents, a large flat-screen TV on a white console, and a telescope on a tripod. The room is surrounded by floor-to-ceiling windows offering a panoramic view of a city skyline with various skyscrapers and greenery. The lighting is bright and natural, suggesting daytime.

YOUR OWN PRIVATE SANCTUARY
WITH SIGNATURE TOUCHES.



PARADISE BY DESIGN
NESTLED IN
TROPICAL BLISS.



His sensual and imaginative landscapes are on their way to becoming a cult experience in Southeast Asia.

Garden Design Magazine



BILL BENSELY, Bensley Design Studios
Harvard-educated architect and landscape designer



A layered vista of lush greenery and water gardens offer the perfect balance between urbanity and tranquility.

Artist's Impression

LIFE AT OUE TWIN PEAKS IS
AS MUCH ABOUT THE SPACES AND FACILITIES
OUTSIDE YOUR HOME AS INSIDE.





BASK IN EXPANSIVE LIVING SPACES
OF EXTRAORDINARY SCALE AND GRANDEUR.

Awaken your well-being in the triple-volume indoor and outdoor sky gym on the 13th floor or retreat to the Sky Loggias soaring 36 floors up.

RELAX. REJUVENATE. RECHARGE.

This is green living redefined, reimagined. Where sprawling grounds and balmy breezes provide the perfect setting of the ultimate urban retreat. These two iconic residential towers rise above the city's retail pleasures, taking you to levels of sublime escapades.



FLUID. FLOWING. FROLICKING.

As if home didn't have enough to keep you occupied, stunning facility spaces turn your home into an urban paradise. Refresh with a dip in the shimmering pool amid lush gardens on the ground level.



Artist's Impression



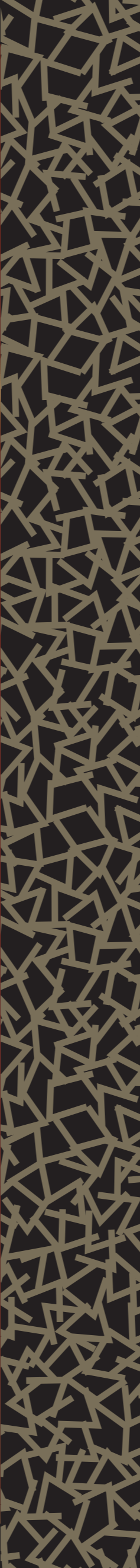
Tennis Court



BBQ/Teppanyaki Pavilion

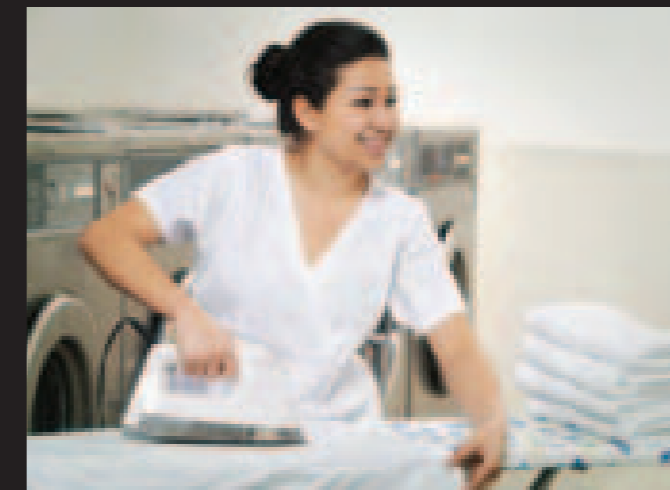
THE GOOD LIFE WITHIN

Enjoy an impressive suite of facilities just beyond your front door – spaces for relaxing, playing, socialising and poolside barbecues.



EXPERIENCE A WHOLE NEW DIMENSION OF HOSPITALITY SERVICES.

Home is not only where you live, it's where they understand you. Dedicated to providing flawless service, our Concierge Team are on hand to ensure that living in Twin Peaks is more than an assent to living well, it is the luxury of knowing everything is taken care of.



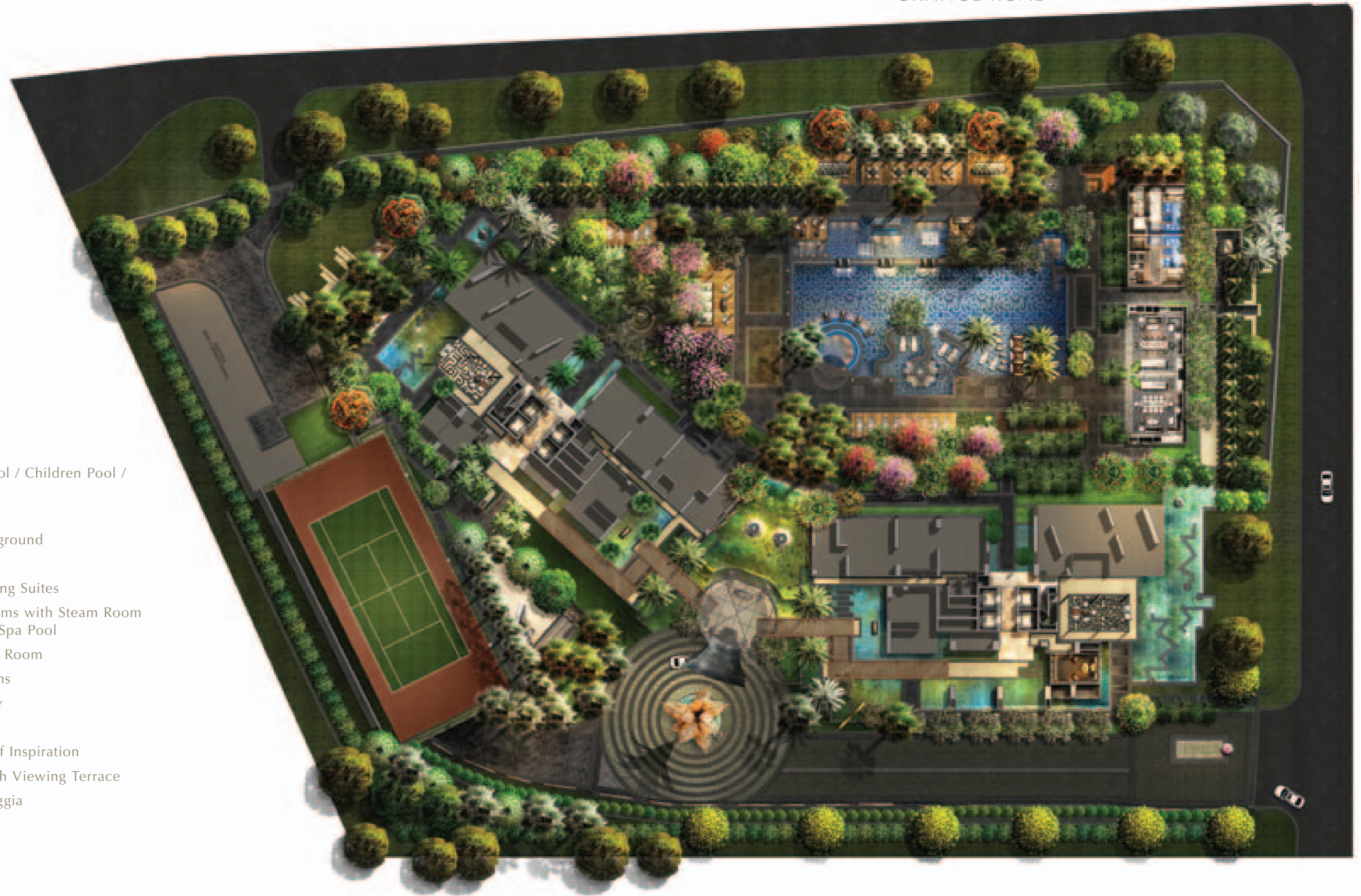
Housekeeping



Concierge Service

SITE PLAN

GRANGE ROAD



LEONIE HILL ROAD

- a. Swimming Pool / Children Pool / Jacuzzi
- b. Outdoor BBQ
- c. Children Playground
- d. Tennis Court
- e. Gourmet Dining Suites
- f. Changing Rooms with Steam Room and Outdoor Spa Pool
- g. Entertainment Room
- h. Laundry Rooms
- i. The Sanctuary
- j. The Pavilion
- k. The Garden of Inspiration
- l. Sky Gyms with Viewing Terrace
- m. Bar @ Sky Loggia



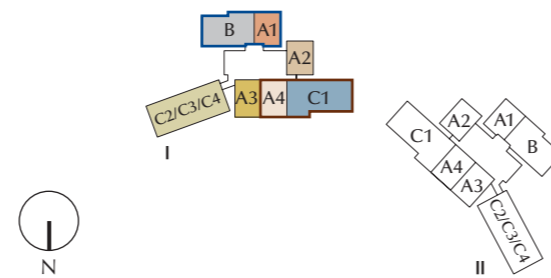
UNIT DISTRIBUTION CHART

Tower I . 35 floors

Type C4	Type C3	Type C2	Type C1	Type B	Type A4	Type A3	Type A2	Type A1
unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.
176 sqm / 1,895 sqft	149 sqm / 1,604 sqft	149 sqm / 1,604 sqft	130 sqm / 1,399 sqft	98 sqm / 1,055 sqft	53 sqm / 571 sqft	53 sqm / 571 sqft	51 sqm / 549 sqft	51 sqm / 549 sqft
		#35-06	#35-03	#35-07	#35-04	#35-05	#35-02	#35-01
		#34-06	#34-03	#34-07	#34-04	#34-05	#34-02	#34-01
		#33-06	#33-03	#33-07	#33-04	#33-05	#33-02	#33-01
		#32-06	#32-03	#32-07	#32-04	#32-05	#32-02	#32-01
		#31-06	#31-03	#31-07	#31-04	#31-05	#31-02	#31-01
		#30-06	#30-03	#30-07	#30-04	#30-05	#30-02	#30-01
		#29-06	#29-03	#29-07	#29-04	#29-05	#29-02	#29-01
		#28-06	#28-03	#28-07	#28-04	#28-05	#28-02	#28-01
		#27-06	#27-03	#27-07	#27-04	#27-05	#27-02	#27-01
		#26-06	#26-03	#26-07	#26-04	#26-05	#26-02	#26-01
		#25-06	#25-03	#25-07	#25-04	#25-05	#25-02	#25-01
		#24-06	#24-03	#24-07	#24-04	#24-05	#24-02	#24-01
		#23-06	#23-03	#23-07	#23-04	#23-05	#23-02	#23-01
		#22-06	#22-03	#22-07	#22-04	#22-05	#22-02	#22-01
		#21-06	#21-03	#21-07	#21-04	#21-05	#21-02	#21-01
		#20-06	#20-03	#20-07	#20-04	#20-05	#20-02	#20-01
		#19-06	#19-03	#19-07	#19-04	#19-05	#19-02	#19-01
		#18-06	#18-03	#18-07	#18-04	#18-05	#18-02	#18-01
	#17-06		#17-03	#17-07	#17-04	#17-05	#17-02	#17-01
sky gym			#16-03	#16-07	#16-04	#16-05	#16-02	#16-01
			#15-03	#15-07	#15-04	#15-05	#15-02	#15-01
			#14-03	#14-07	#14-04	#14-05	#14-02	#14-01
			#13-03	#13-07	#13-04	#13-05	#13-02	#13-01
	#12-06		#12-03	#12-07	#12-04	#12-05	#12-02	#12-01
		#11-06	#11-03	#11-07	#11-04	#11-05	#11-02	#11-01
		#10-06	#10-03	#10-07	#10-04	#10-05	#10-02	#10-01
		#09-06	#09-03	#09-07	#09-04	#09-05	#09-02	#09-01
		#08-06	#08-03	#08-07	#08-04	#08-05	#08-02	#08-01
		#07-06	#07-03	#07-07	#07-04	#07-05	#07-02	#07-01
		#06-06	#06-03	#06-07	#06-04	#06-05	#06-02	#06-01
		#05-06	#05-03	#05-07	#05-04	#05-05	#05-02	#05-01
		#04-06	#04-03	#04-07	#04-04	#04-05	#04-02	#04-01
		#03-06	#03-03	#03-07	#03-04	#03-05	#03-02	#03-01
#02-06			#02-03		#02-04	#02-05		

Type A4 + C1

Type A1 + B

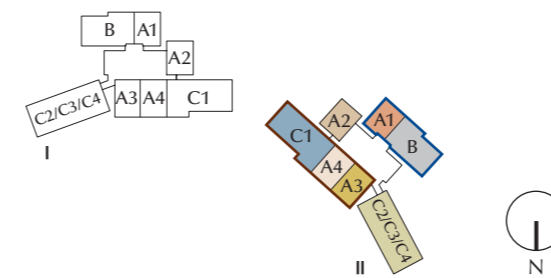


Tower II . 35 floors

Type A1	Type A2	Type A3	Type A4	Type B	Type C1	Type C2	Type C3	Type C4
unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.	unit no.
51 sqm / 549 sqft	51 sqm / 549 sqft	53 sqm / 571 sqft	53 sqm / 571 sqft	98 sqm / 1,055 sqft	130 sqm / 1,399 sqft	149 sqm / 1,604 sqft	149 sqm / 1,604 sqft	176 sqm / 1,895 sqft
#35-14	#35-13	#35-10	#35-11	#35-08	#35-12	#35-09		
#34-14	#34-13	#34-10	#34-11	#34-08	#34-12	#34-09		
#33-14	#33-13	#33-10	#33-11	#33-08	#33-12	#33-09		
#32-14	#32-13	#32-10	#32-11	#32-08	#32-12	#32-09		
#31-14	#31-13	#31-10	#31-11	#31-08	#31-12	#31-09		
#30-14	#30-13	#30-10	#30-11	#30-08	#30-12	#30-09		
#29-14	#29-13	#29-10	#29-11	#29-08	#29-12	#29-09		
#28-14	#28-13	#28-10	#28-11	#28-08	#28-12	#28-09		
#27-14	#27-13	#27-10	#27-11	#27-08	#27-12	#27-09		
#26-14	#26-13	#26-10	#26-11	#26-08	#26-12	#26-09		
#25-14	#25-13	#25-10	#25-11	#25-08	#25-12	#25-09		
#24-14	#24-13	#24-10	#24-11	#24-08	#24-12	#24-09		
#23-14	#23-13	#23-10	#23-11	#23-08	#23-12	#23-09		
#22-14	#22-13	#22-10	#22-11	#22-08	#22-12	#22-09		
#21-14	#21-13	#21-10	#21-11	#21-08	#21-12	#21-09		
#20-14	#20-13	#20-10	#20-11	#20-08	#20-12	#20-09		
#19-14	#19-13	#19-10	#19-11	#19-08	#19-12	#19-09		
#18-14	#18-13	#18-10	#18-11	#18-08	#18-12	#18-09		
#17-14	#17-13	#17-10	#17-11	#17-08	#17-12		#17-09	
#16-14	#16-13	#16-10	#16-11	#16-08	#16-12	sky gym		
#15-14	#15-13	#15-10	#15-11	#15-08	#15-12			
#14-14	#14-13	#14-10	#14-11	#14-08	#14-12			
#13-14	#13-13	#13-10	#13-11	#13-08	#13-12			
#12-14	#12-13	#12-10	#12-11	#12-08	#12-12		#12-09	
#11-14	#11-13	#11-10	#11-11	#11-08	#11-12	#11-09		
#10-14	#10-13	#10-10	#10-11	#10-08	#10-12	#10-09		
#09-14	#09-13	#09-10	#09-11	#09-08	#09-12	#09-09		
#08-14	#08-13	#08-10	#08-11	#08-08	#08-12	#08-09		
#07-14	#07-13	#07-10	#07-11	#07-08	#07-12	#07-09		
#06-14	#06-13	#06-10	#06-11	#06-08	#06-12	#06-09		
#05-14	#05-13	#05-10	#05-11	#05-08	#05-12	#05-09		
#04-14	#04-13	#04-10	#04-11	#04-08	#04-12	#04-09		
#03-14	#03-13	#03-10	#03-11	#03-08	#03-12	#03-09		
		#02-10	#02-11		#02-12			#02-09

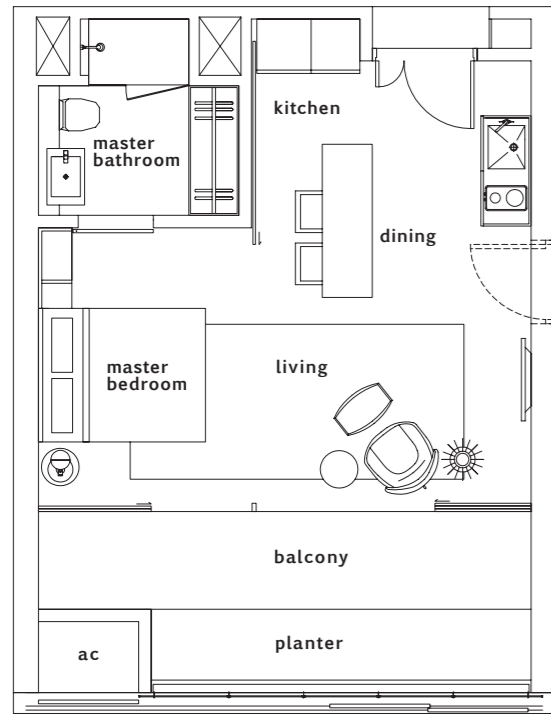
Type A1 + B

Type A4 + C1

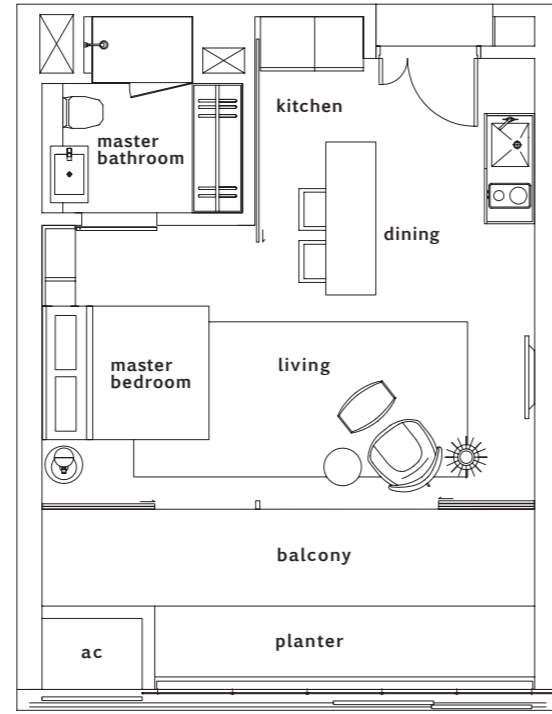


1-BEDROOM

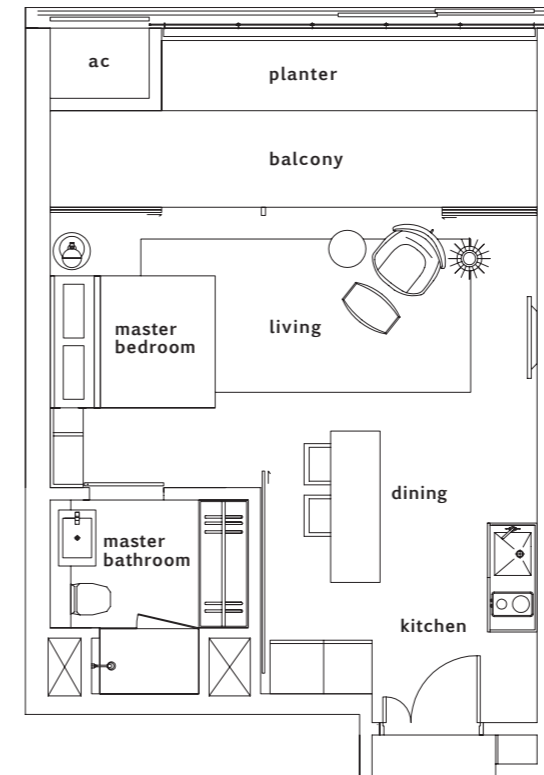
TOWER 1. TYPE A1 | TYPE A2



Tower 1. A1
1-Bedroom. 51sqm / 549sqft
#03-01 to #35-01



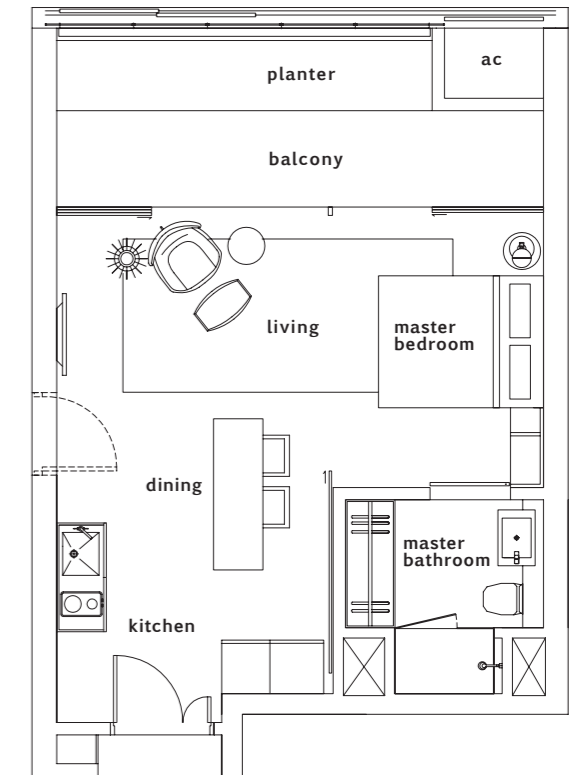
Tower 1. A2
1-Bedroom. 51sqm / 549sqft
#03-02 to #35-02



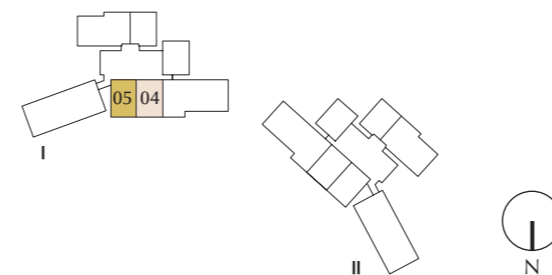
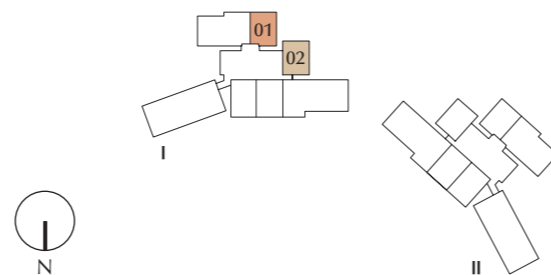
Tower 1. A3
1-Bedroom. 53sqm / 571sqft
#02-05 to #35-05

1-BEDROOM

TOWER 1. TYPE A3 | TYPE A4

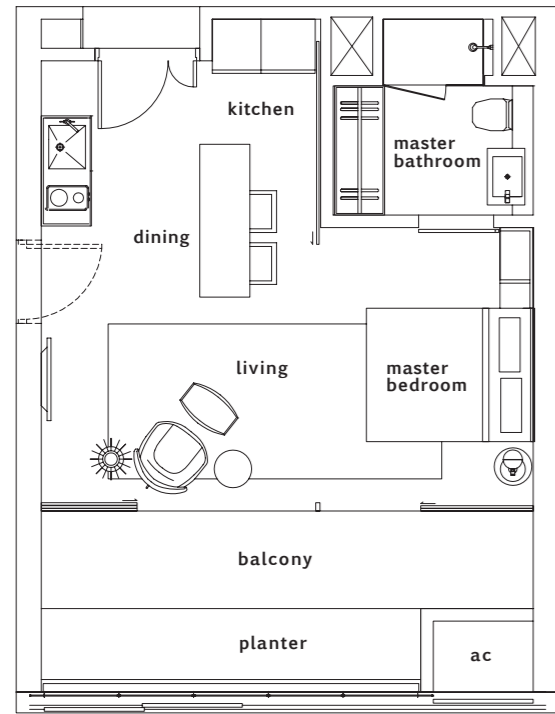


Tower 1. A4
1-Bedroom. 53sqm / 571sqft
#02-04 to #35-04

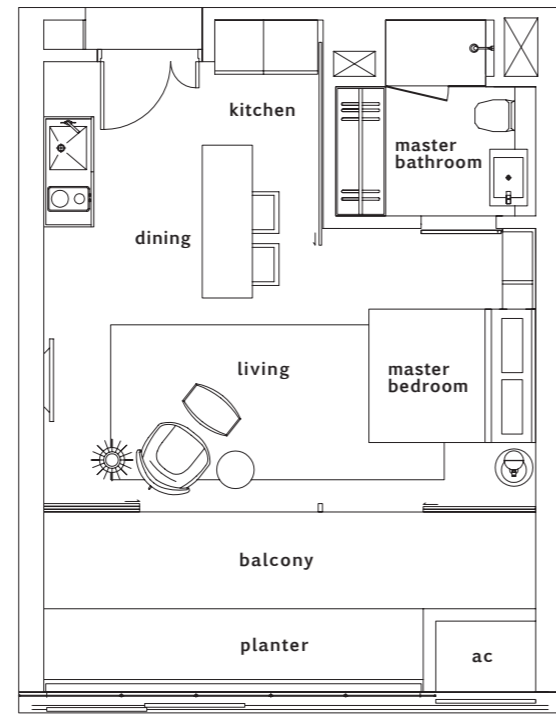


1-BEDROOM

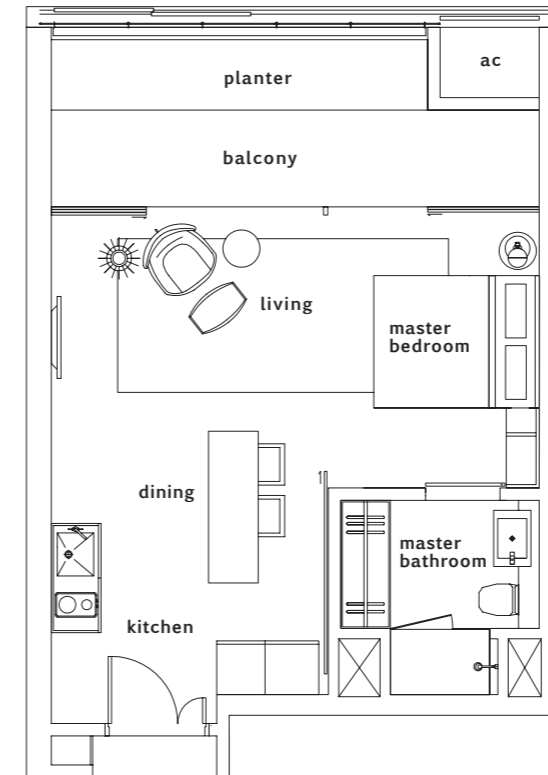
TOWER 2. TYPE A1 | TYPE A2



Tower 2. A1
1-Bedroom. 51sqm / 549sqft
#03-14 to #35-14



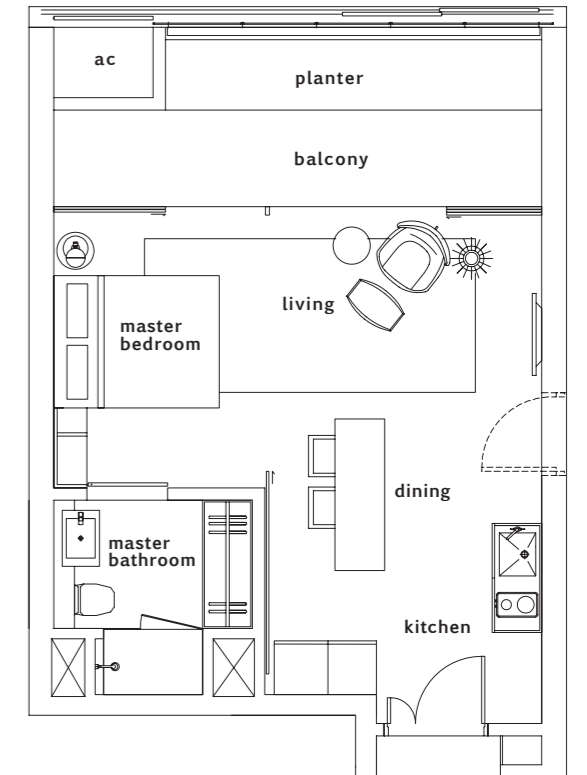
Tower 2. A2
1-Bedroom. 51sqm / 549sqft
#03-13 to #35-13



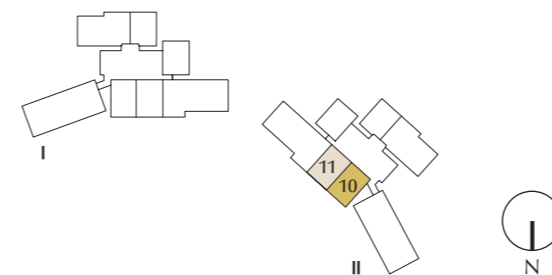
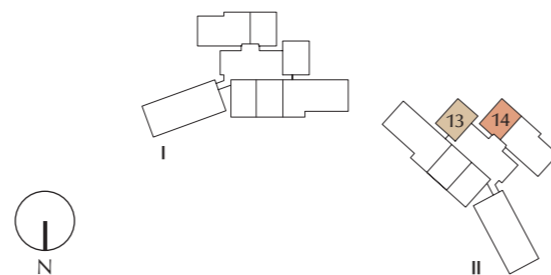
Tower 2. A3
1-Bedroom. 53sqm / 571sqft
#02-10 to #35-10

1-BEDROOM

TOWER 2. TYPE A3 | TYPE A4

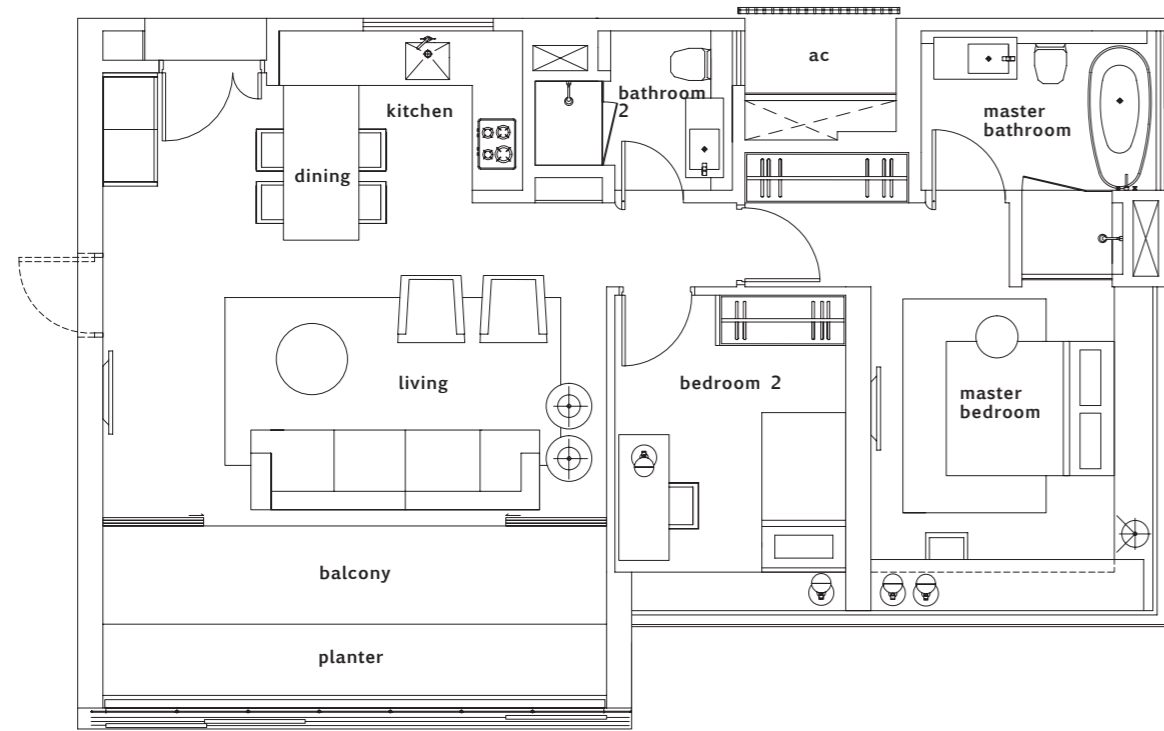


Tower 2. A4
1-Bedroom. 53sqm / 571sqft
#02-11 to #35-11



2-BEDROOM

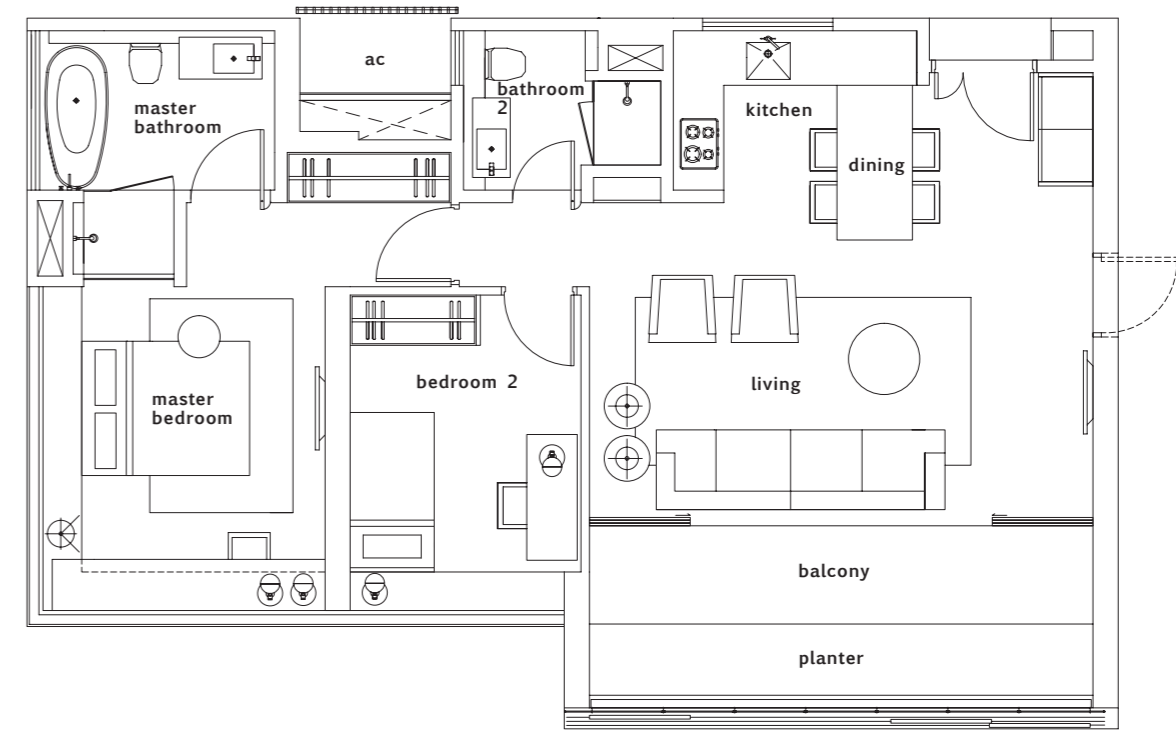
TOWER 1. TYPE B



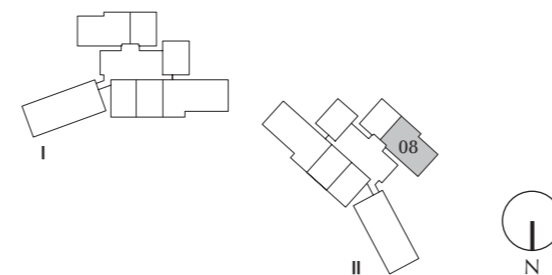
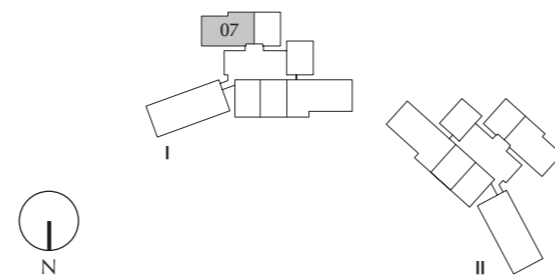
Tower 1. B
2-Bedroom. 98sqm / 1,055sqft
#03-07 to #35-07

2-BEDROOM

TOWER 2. TYPE B

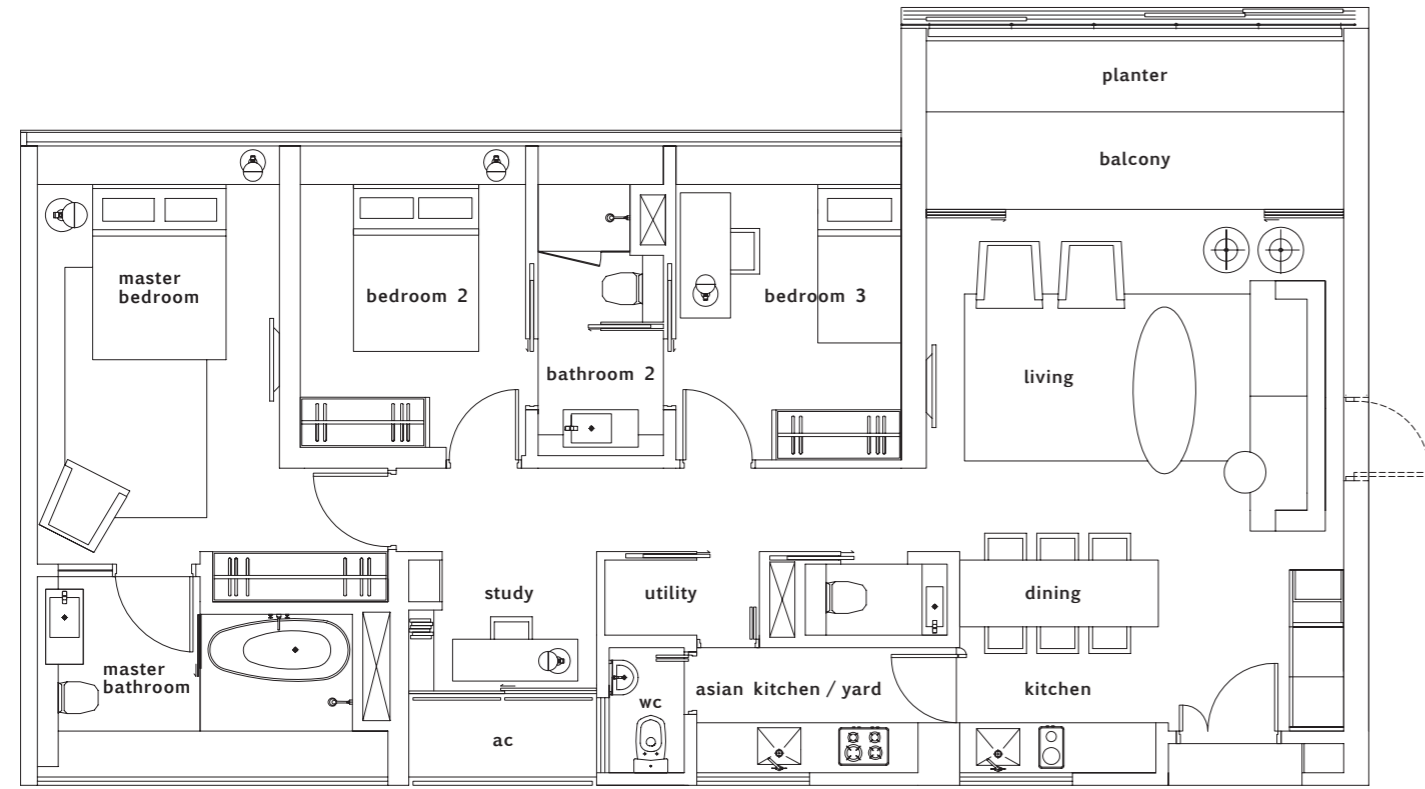


Tower 2. B
2-Bedroom. 98sqm / 1,055sqft
#03-08 to #35-08



3-BEDROOM

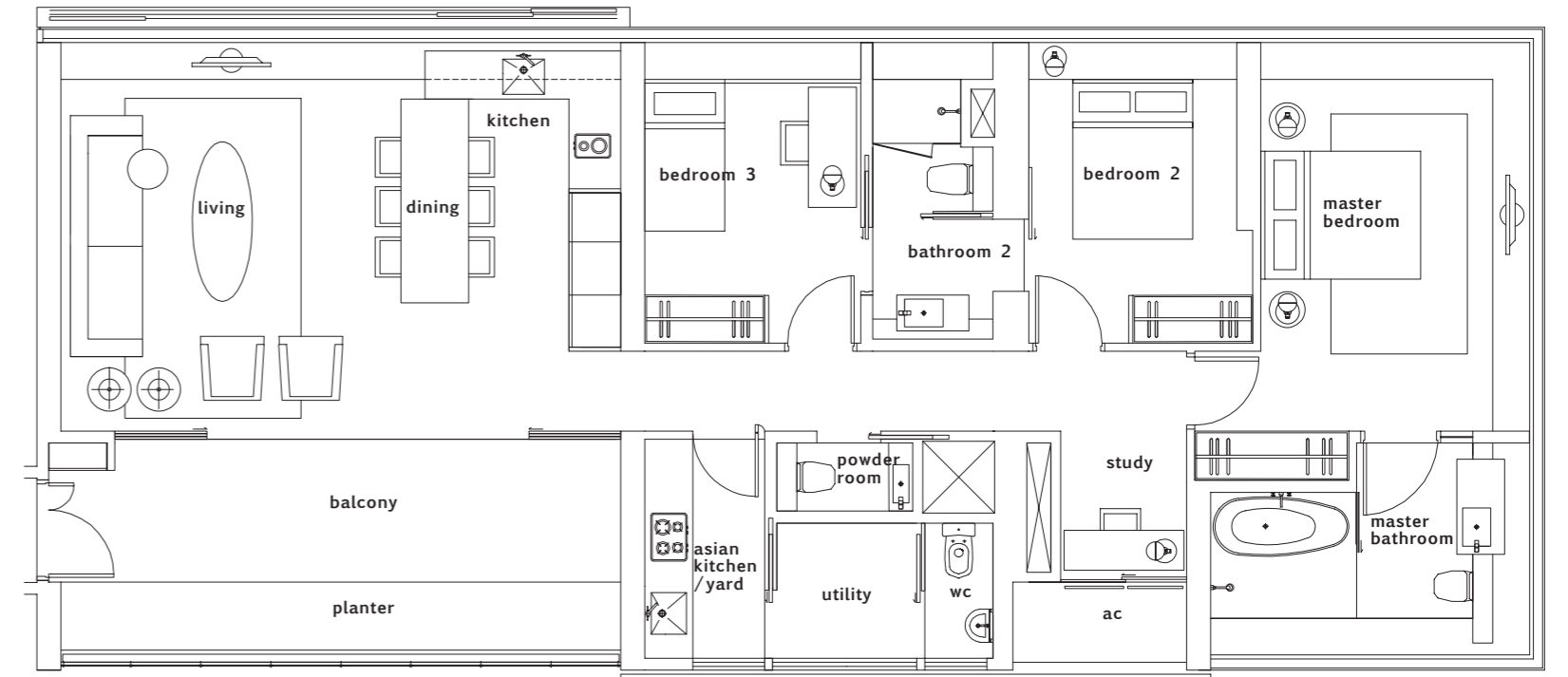
TOWER 1. TYPE C1



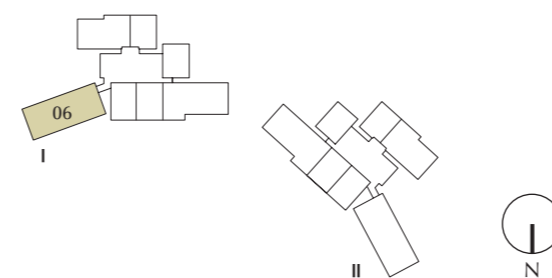
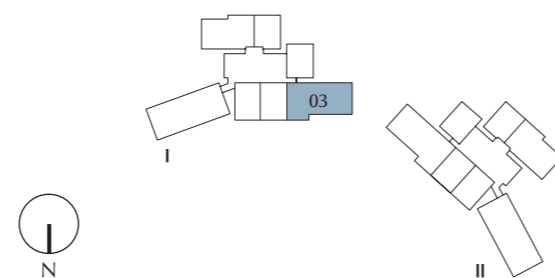
Tower 1. C1
3-Bedroom. 130sqm / 1,399sqft
#02-03 to #35-03

3-BEDROOM

TOWER 1. TYPE C2

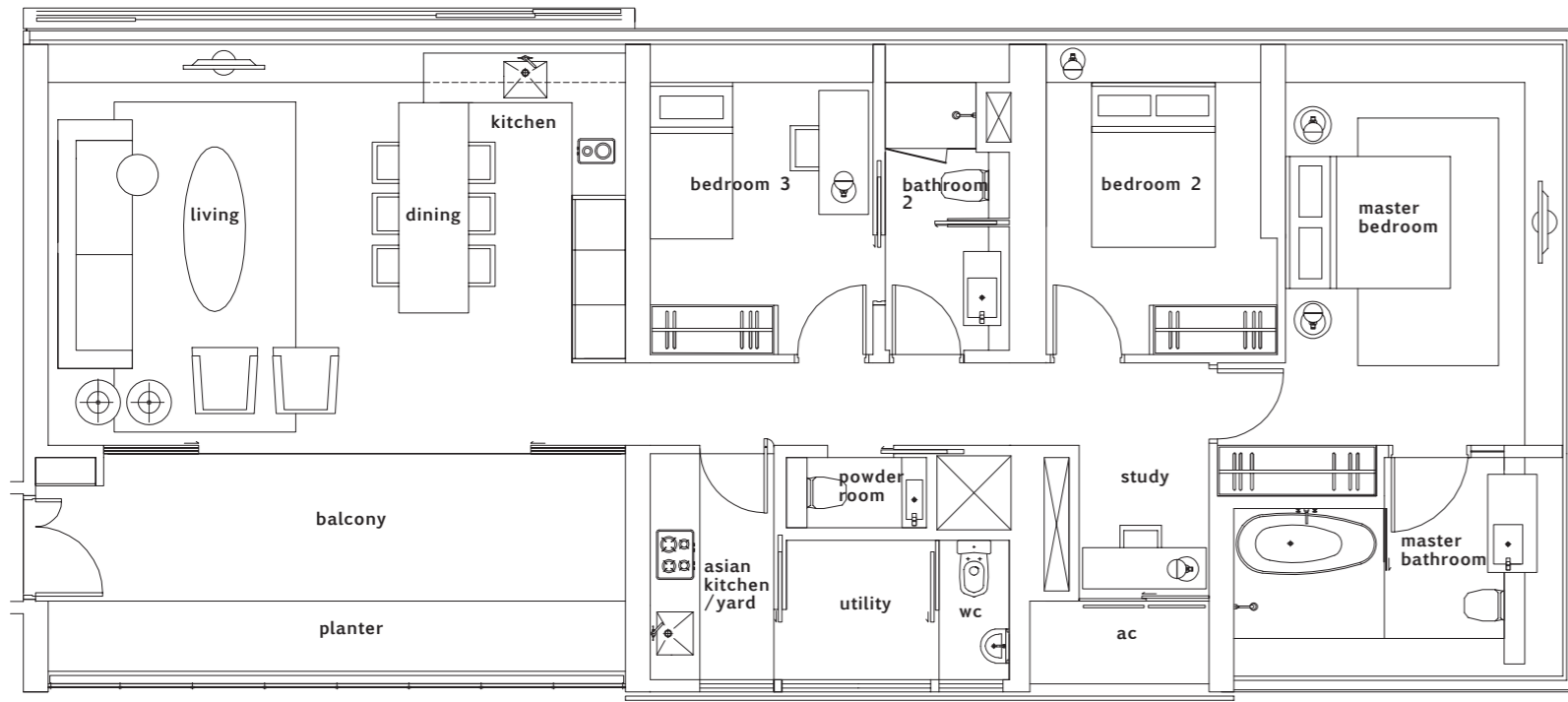


Tower 1. C2
3-Bedroom. 149sqm / 1,604sqft
#03-06 to #11-06 / #18-06 to #35-06



3-BEDROOM

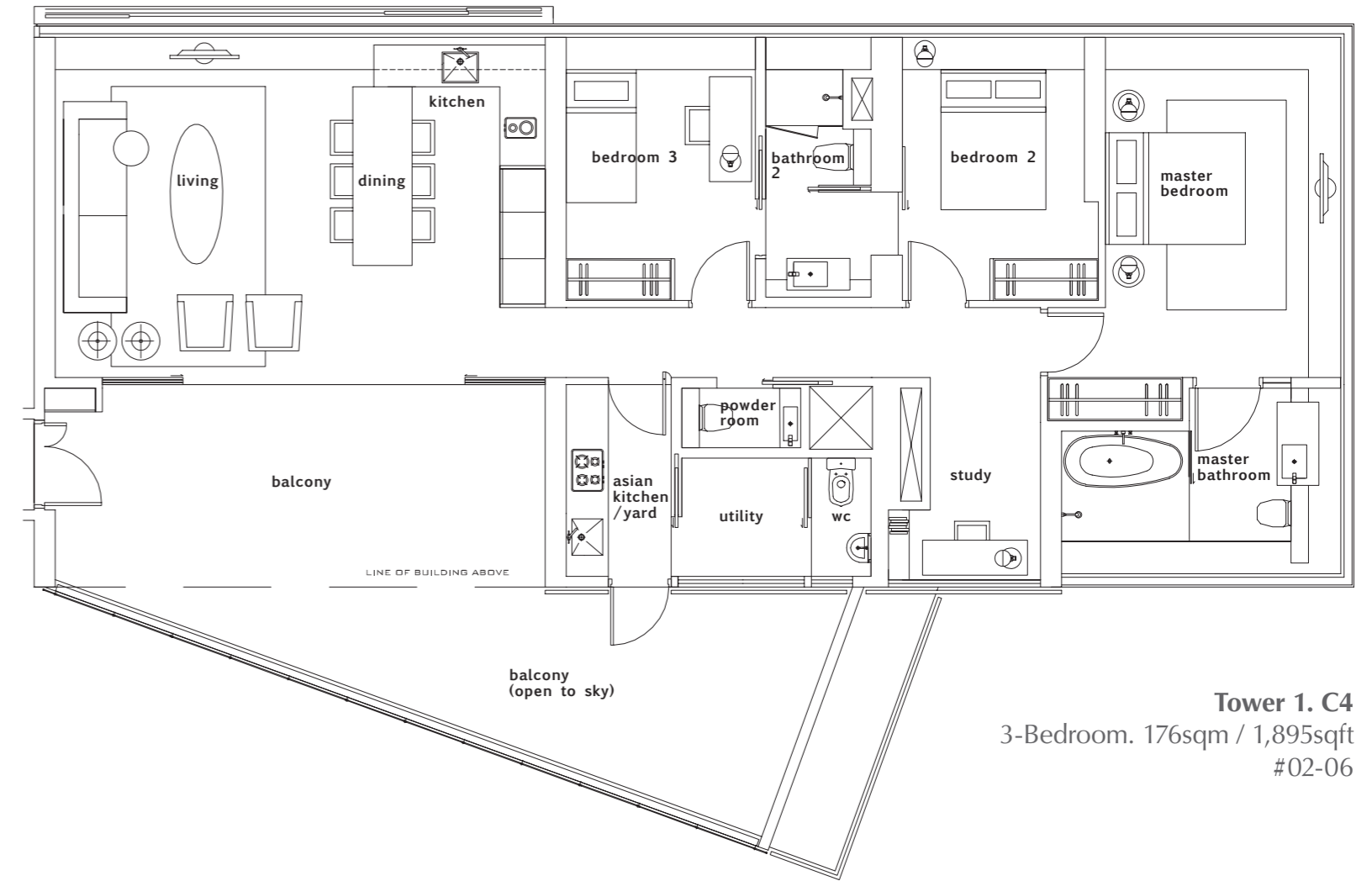
TOWER 1. TYPE C3



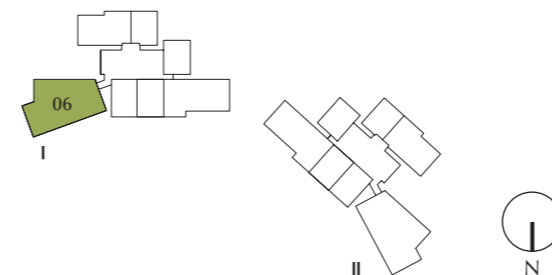
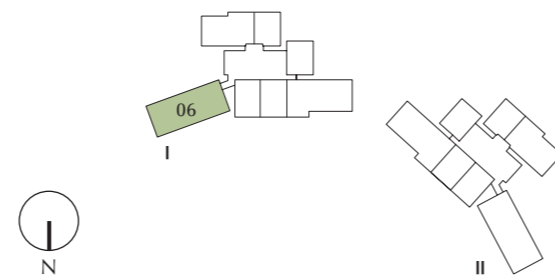
Tower 1. C3
3-Bedroom. 149sqm / 1,604sqft
#12-06 & #17-06

3-BEDROOM

TOWER 1. TYPE C4

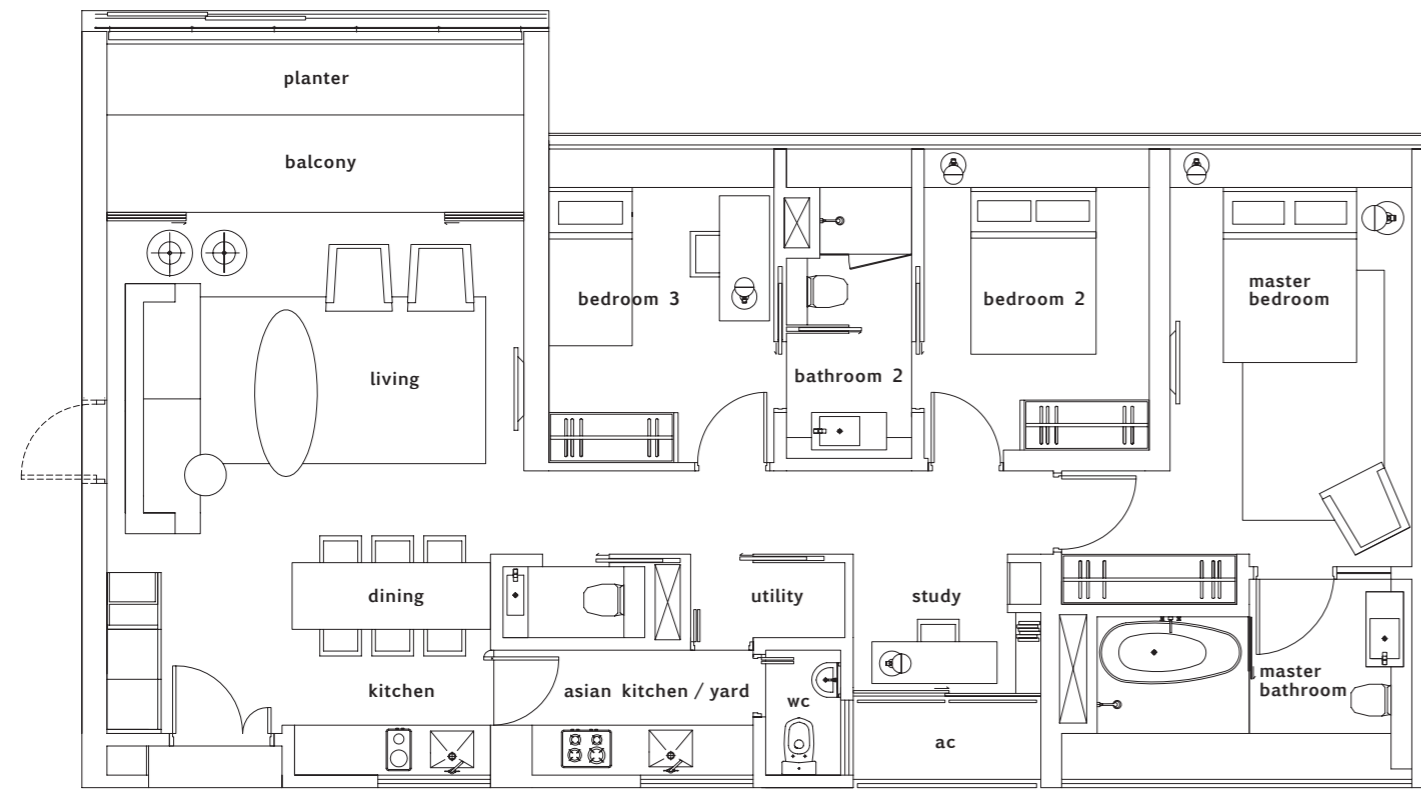


Tower 1. C4
3-Bedroom. 176sqm / 1,895sqft
#02-06

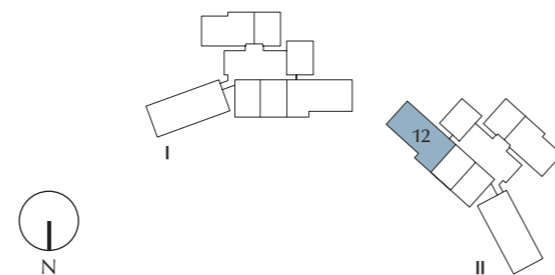


3-BEDROOM

TOWER 2. TYPE C1

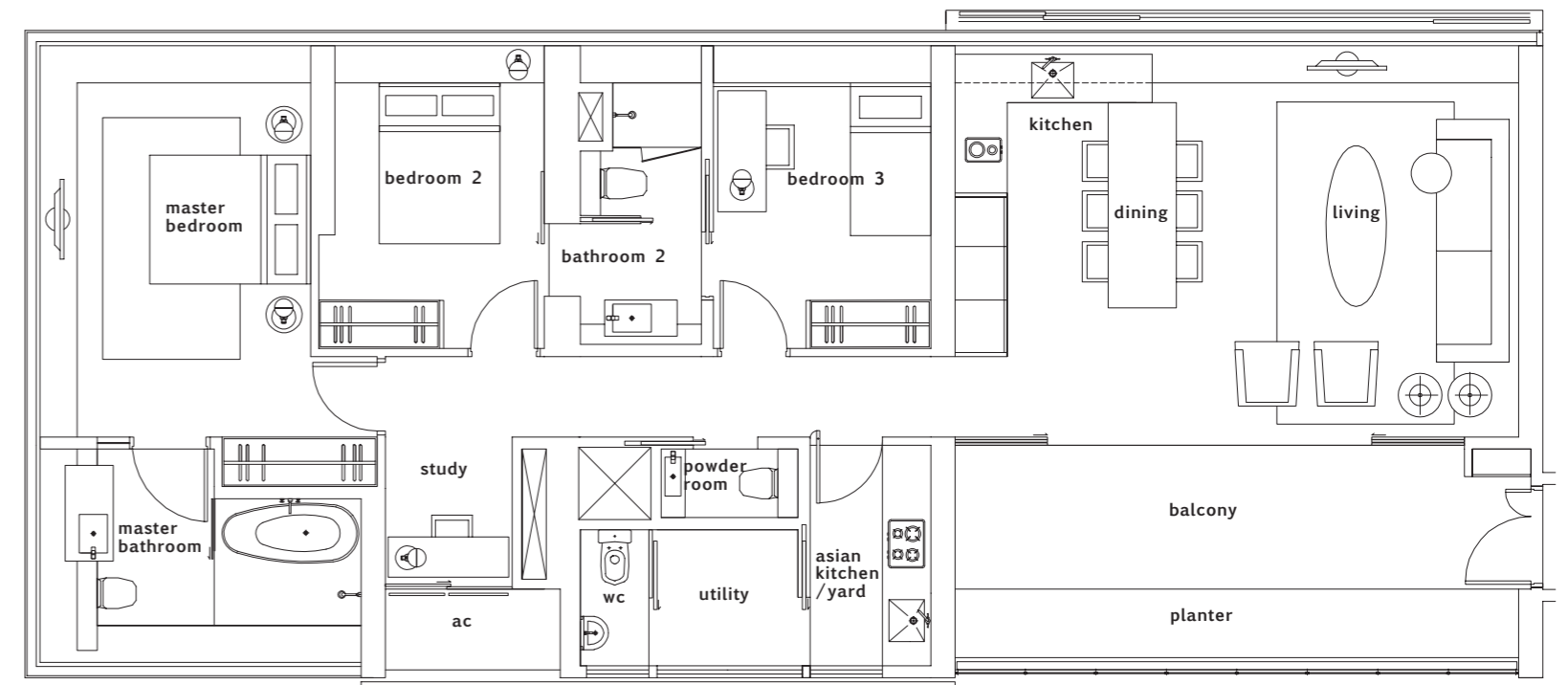


Tower 2. C1
3-Bedroom. 130sqm / 1,399sqft
#02-12 to #35-12

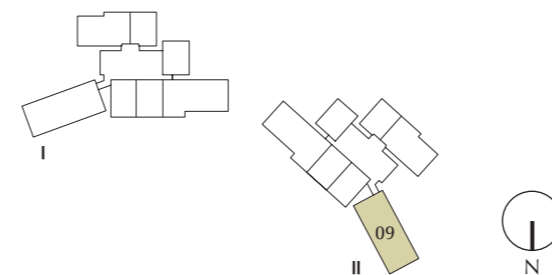


3-BEDROOM

TOWER 2. TYPE C2

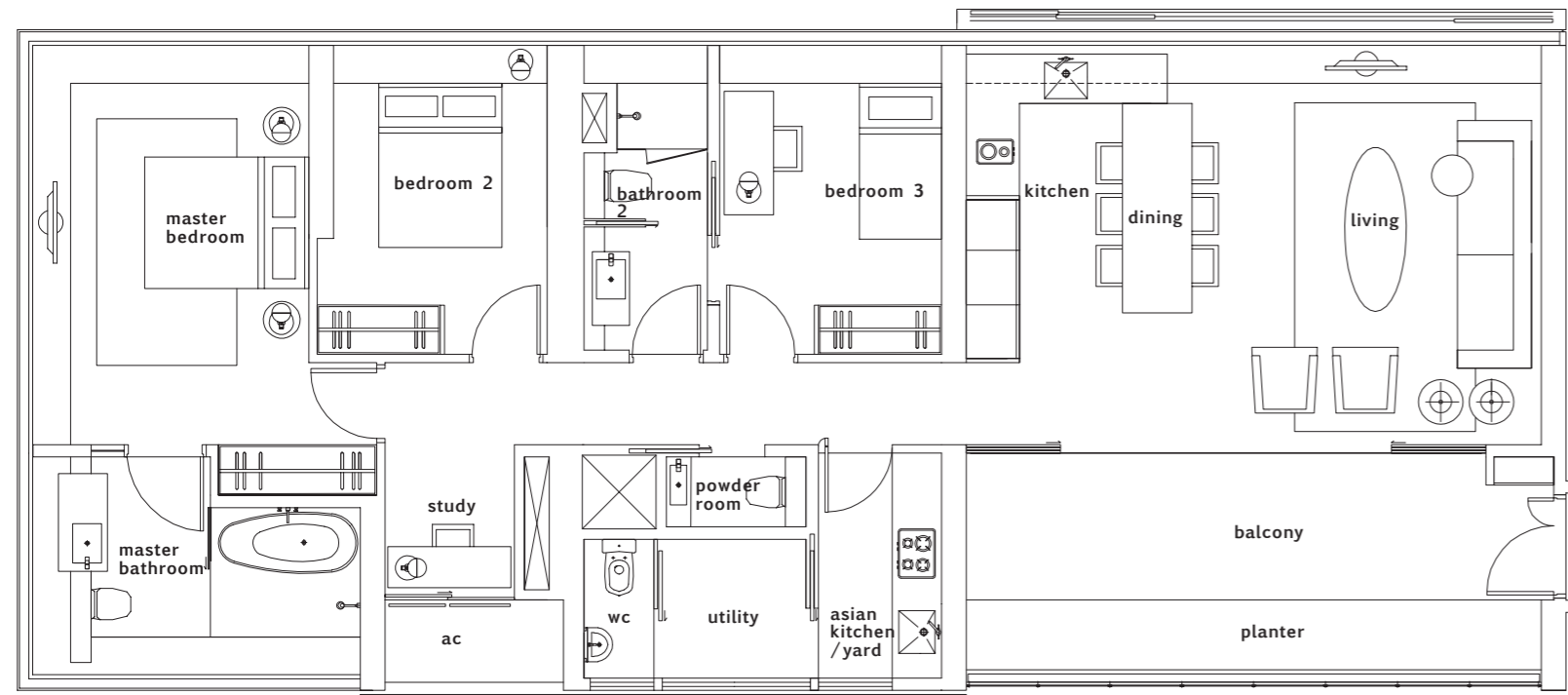


Tower 2. C2
3-Bedroom. 149sqm / 1,604sqft
#03-09 to #11-09 / #18-09 to #35-09



3-BEDROOM

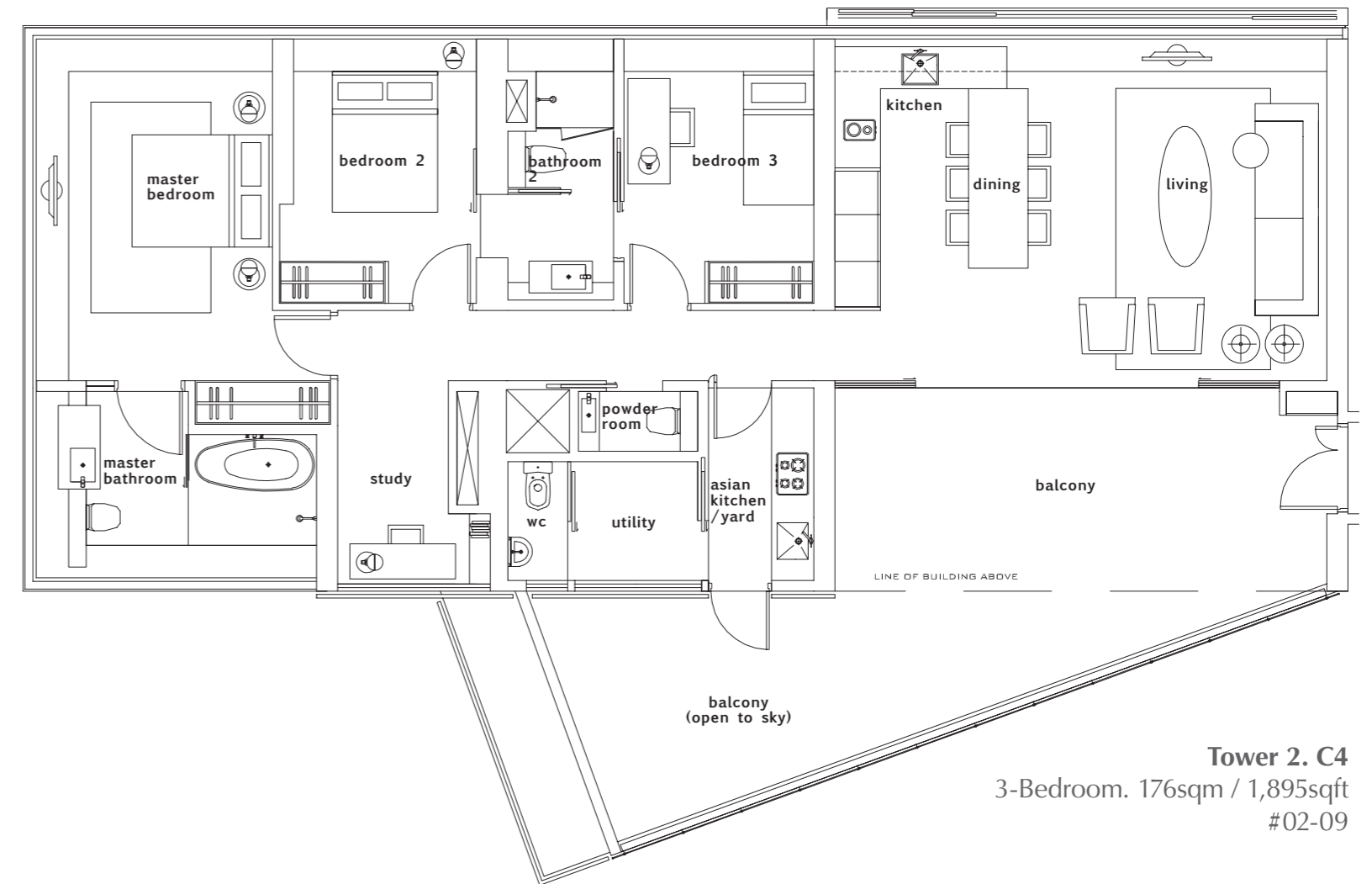
TOWER 2. TYPE C3



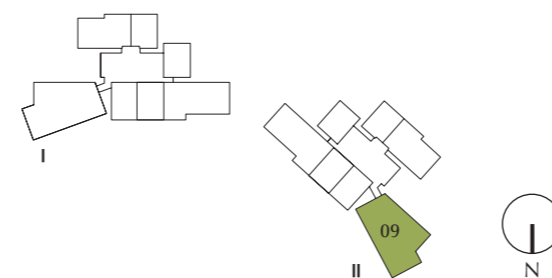
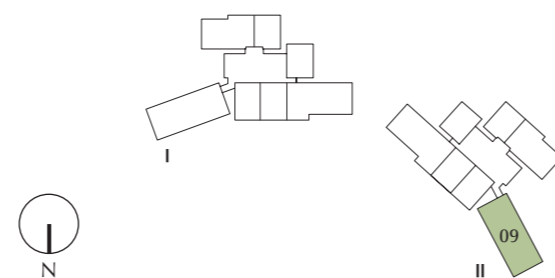
Tower 2. C3
3-Bedroom. 149sqm / 1,604sqft
#12-09 & #17-09

3-BEDROOM

TOWER 2. TYPE C4



Tower 2. C4
3-Bedroom. 176sqm / 1,895sqft
#02-09





imagine plentiful space to accommodate an extended family
 (with the option to combine a one-bedroom apartment with
 either a two-bedroom or three-bedroom apartment)

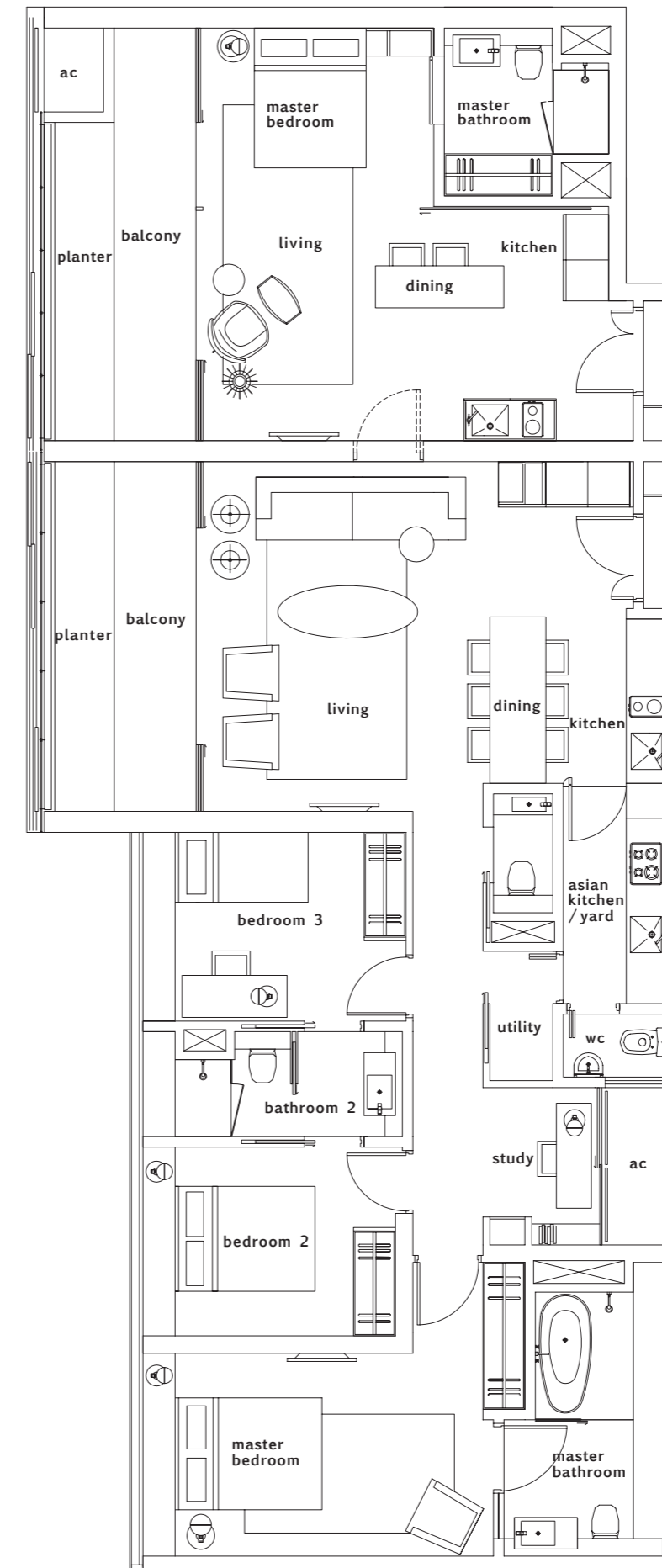
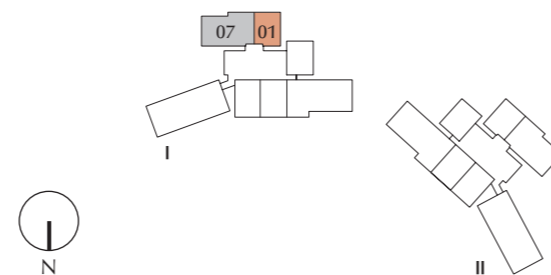
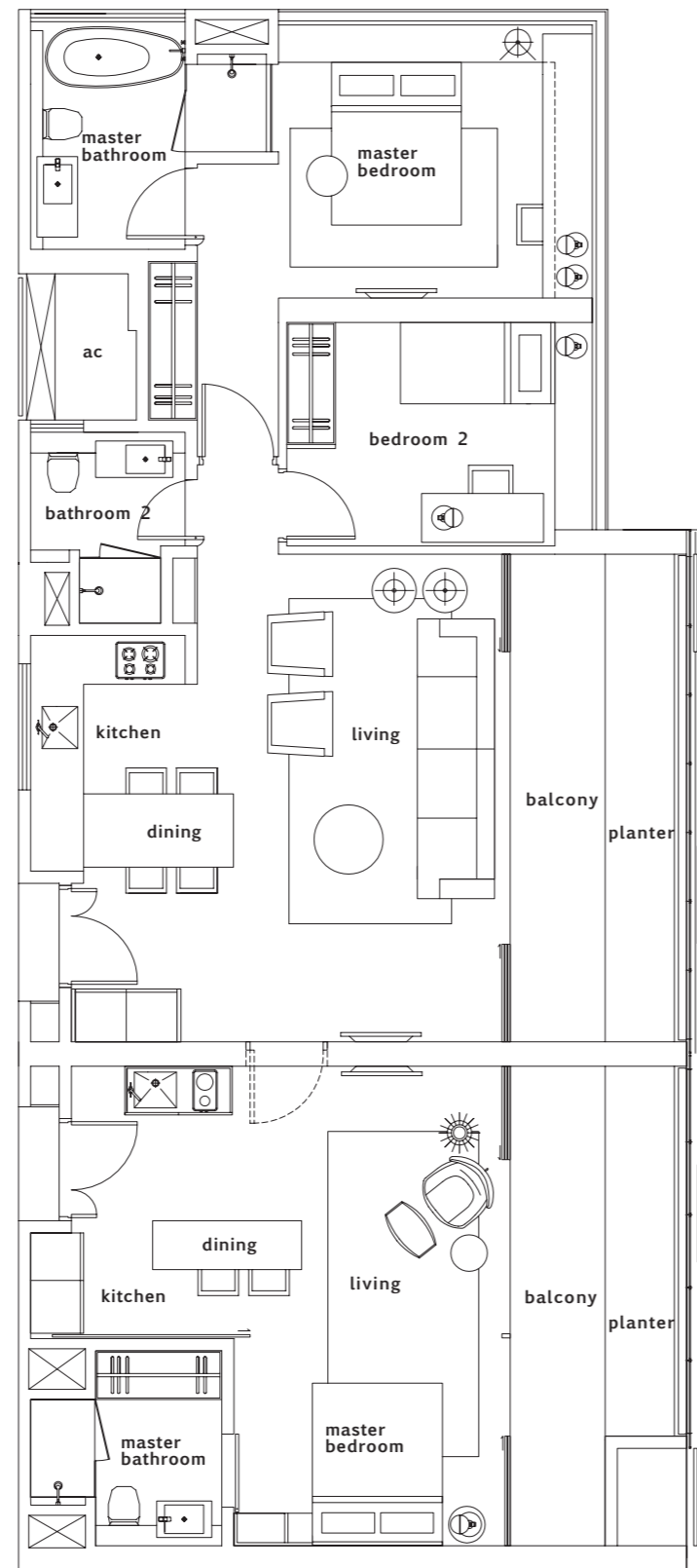
TOWER 1. TYPE A1

1-Bedroom. 51sqm / 549sqft
 #03-01 to #35-01



TOWER 1. TYPE B

2-Bedroom. 98sqm / 1,055sqft
 #03-07 to #35-07



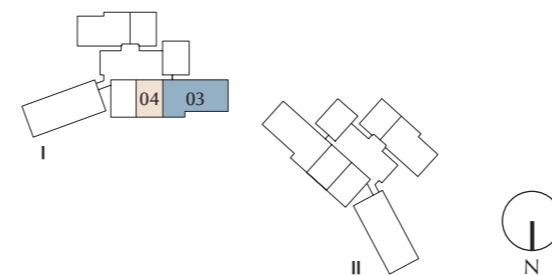
TOWER 1. TYPE C1

3-Bedroom. 130sqm / 1,399sqft
 #02-03 to #35-03



TOWER 1. TYPE A4

1-Bedroom. 53sqm / 571sqft
 #02-04 to #35-04



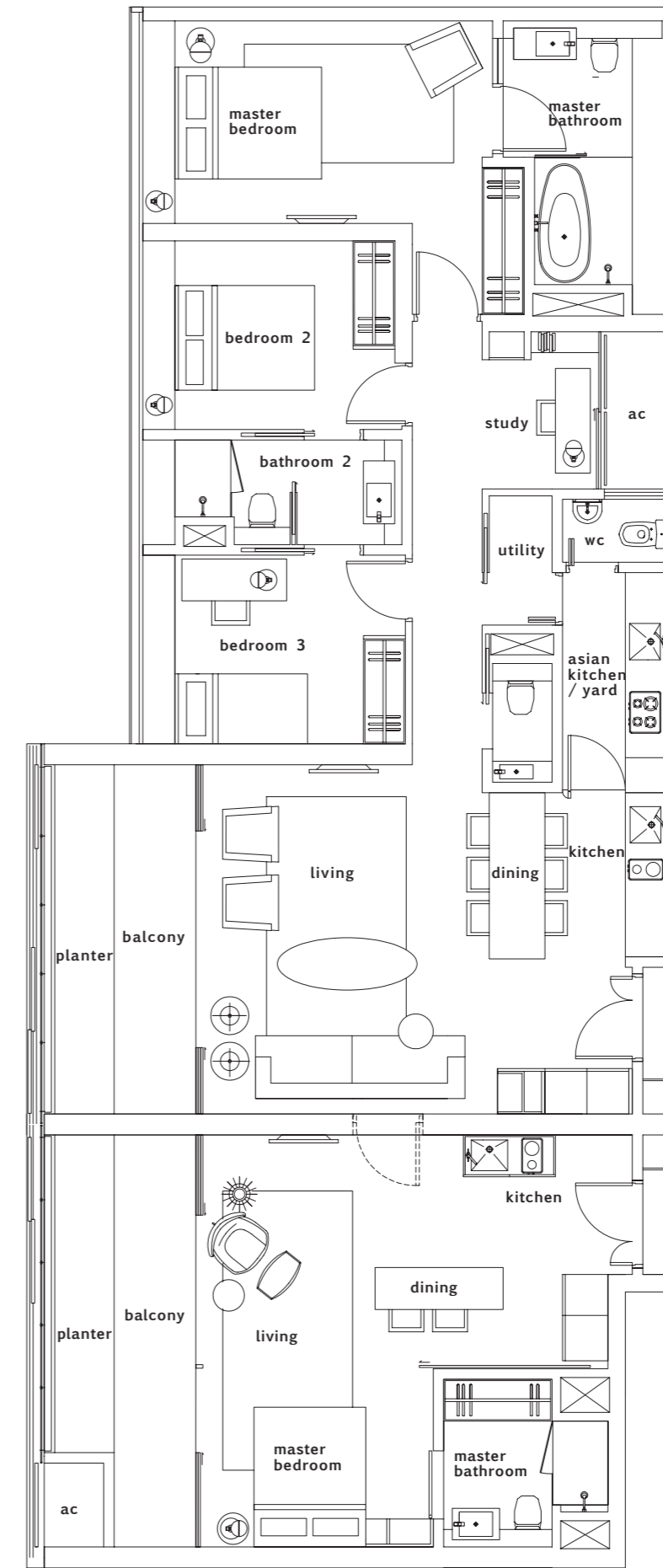
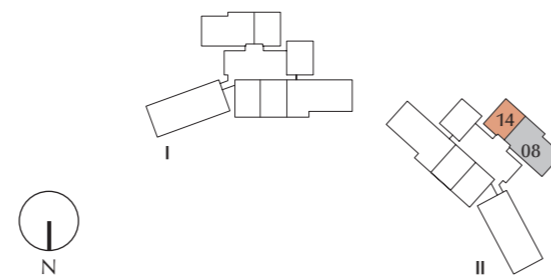
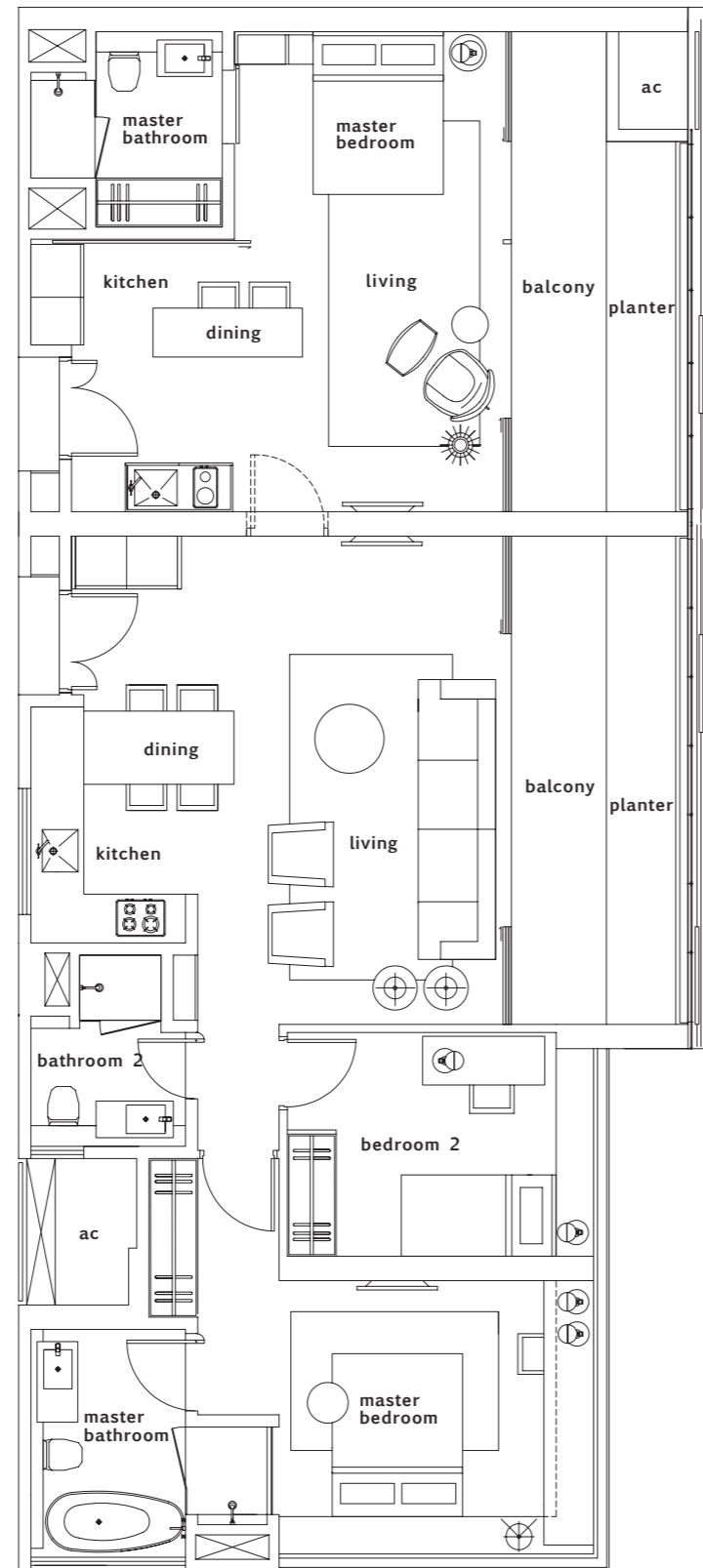
TOWER 2. TYPE A1

1-Bedroom. 51sqm / 549sqft
#03-14 to #35-14



TOWER 2. TYPE B

2-Bedroom. 98sqm / 1,055sqft
#03-08 to #35-08



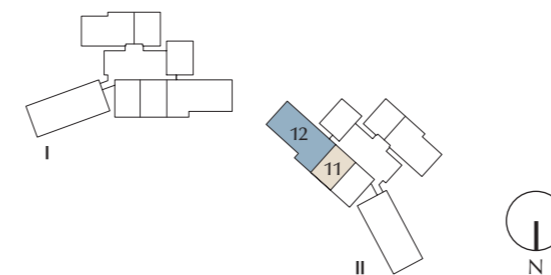
TOWER 2. TYPE C1

3-Bedroom. 130sqm / 1,399sqft
#02-12 to #35-12



TOWER 2. TYPE A4

1-Bedroom. 53sqm / 571sqft
#02-11 to #35-11



SPECIFICATIONS

FOUNDATION

Concrete piles, generally and/or concrete pad footing for lightweight structures

SUPERSTRUCTURE

Pre-cast and/or cast in situ reinforced concrete

WALLS

- External Wall – Pre-cast and/or cast-in-situ reinforced concrete wall and/or curtain wall system and/or window system and/or masonry wall
- Internal Wall – Drywall/masonry wall and/or pre-cast and/or cast-in-situ reinforced concrete

ROOF

Reinforced concrete flat roof with appropriate heat insulation and waterproofing system

CEILING

- Living, Dining, Kitchen, Bedrooms and Study – Skim coat and/or fibrous plasterboard with emulsion paint
- Bathrooms, Powder Room, Asian Kitchen/Yard, Balcony, Utility and WC – Skim coat and/or moisture resistant plasterboard with emulsion paint

FINISHES

- Wall (For Apartments)
 - Living, Dining, Kitchen, Balcony, Bedroom, Study and Utility – Plaster and/or skim coat (where applicable) with emulsion paint
 - Master Bathroom – Selected stone up to false ceiling height and exposed surfaces only
 - Common Bathroom – Selected stone up to false ceiling height and exposed surfaces only
 - Powder Room – Selected stone up to false ceiling height and exposed surfaces only
 - WC and Asian Kitchen/ Yard – Selected tiles and/or plaster and/or skim coat with emulsion paint up to false ceiling height and exposed surfaces only

Wall (For Common Areas)

- Lift Lobbies at Basement and 1st Storey – Selected stone and/or plaster and/or skim coat with emulsion paint
- Typical Storey – Plaster and/or skim coat with emulsion paint finish
- Staircase – Plaster and/or skim coat with emulsion paint finish
- External Wall – Plaster and/or skim coat with exterior paint finish

- Floor (For Apartments)
 - Living, Dining, Kitchen and Study for Types C1, C2, C3 and C4 – Selected stone
 - Living, Dining, Kitchen for Types A1, A2, A3, A4 and B – Engineered timber flooring
 - Master Bathroom – Selected stone
 - Common Bathroom – Selected stone
 - Powder Room – Selected stone
 - Bedrooms – Engineered timber flooring
 - Asian Kitchen/Yard, Utility and WC – Selected tiles
 - Balcony – Timber-look composite material/natural timber

Floor (For Common Areas)

- Lift Lobbies at Basement and 1st Storey – Selected stone
- Lift Lobbies at Typical Storey – Selected tiles
- Staircases – Cement and sand screed and/or power float concrete finish

WINDOWS

- General – Aluminium framed windows and/or curtain walling with clear and/or tinted glass
- Planter for Types A1, A2, A3, A4, B and C1 – Aluminium screen
- Bay window at Living and Kitchen for Types C2, C3 and C4 – Aluminium screen

DOORS

- Entrance – Fire-rated timber door
- Bedrooms and Bathrooms – Timber door
- Powder Room – Timber door
- Balcony – Aluminium framed door with glazing
- Asian Kitchen/Yard – Timber door and/or aluminium framed door with glazing
- WC for Types C1 – Bi-fold door
- WC for Types C2, C3 and C4 – Phenolic core door or aluminium framed door with acrylic panel
- Utility – Timber door
- Selected locksets and ironmongery to doors

SANITARY WARES & FITTINGS

- Master Bathroom for Types A1, A2, A3 and A4 – Water closet, wash basin, basin mixer, shower cubicle with shower mixer and built-in shower tray, paper holder, towel holder, towel rail
- Master Bathroom for Types B, C1, C2, C3 and C4 – Bath tub and bath mixer, water closet, wash basin, basin mixer, shower cubicle with shower mixer, paper holder, towel holder, towel rail
- Common Bathroom – Water closet, wash basin, basin mixer, shower, paper holder, towel holder, towel rail
- Powder Room – Water closet, wash basin, basin mixer, paper holder, towel holder
- Kitchen – Single bowl stainless steel sink with mixer
- Asian Kitchen/Yard – Single bowl stainless steel sink with mixer, washing machine bib tap
- WC – Water closet, wash basin, cold water tap, shower set, paper holder, towel rail

ELECTRICAL INSTALLATION

- All electrical wirings are concealed wherever possible except for electrical wiring in conduits/trunking/cable tray exposed above false ceiling and above Distribution Board
- Refer to Electrical schedule for detail

SPECIFICATIONS

ELECTRICAL SCHEDULE

Description\Unit Type	Type A1, A2, A3 & A4	Type B	Type C1, C2, C3 & C4
Lighting Point	6	12	20
Power Point	5	11	17
Television Point	1	3	4
Telephone Point (RJ45)	1	3	4
Data Point (RJ45)	1	2	2
Bell Point c/w Bell Push	1	1	1
Intercom	1	1	1

TV/TELEPHONE

Refer to electrical schedule for details

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP33:1996

PAINTING

- External Wall – Spray textured paint and/or exterior paint to designated areas
- Internal Wall – Emulsion paint

WATERPROOFING

Waterproofing shall be provided at basement levels, Bathrooms, Powder room, Kitchen (sink area only), Asian Kitchen/Yard, WC, common areas planters, Sky Gyms (outdoor area only), Sky Loggias, RC flat roof, water feature, toilets, steam rooms and landscape deck

CARPARK & DRIVEWAY

Basement carpark and driveway shall be of reinforced concrete finish with floor hardener. Surface driveway/drop-off point shall be of selected stone and/or tiles

RECREATION FACILITIES

- Swimming Pool/Children Pool/Jacuzzi
- Outdoor BBQ
- Children Playground
- Tennis Court
- Gourmet Dining Suites
- Changing Rooms with Steam Room and Outdoor Spa Pool
- Entertainment Room
- Laundry Rooms
- The Sanctuary
- The Pavilion
- The Garden of Inspiration
- Sky Gyms with Viewing Terrace
- Bar @ Sky Loggia

ADDITIONAL ITEMS

- Kitchen Cabinets
High and Low cabinets with solid work-top provided to all Kitchens
- Kitchen Appliances:
Kitchen for Types A1, A2, A3, A4 and B – Cooker hood and hob, built-in oven, integrated fridge, washer cum dryer
Kitchen for Types C1, C2, C3 and C4 – Cooker hob, integrated fridge
Asian Kitchen for Types C1, C2, C3 and C4 – Cooker hood and hob, built-in oven, washer cum dryer
- Wardrobes
Wardrobes provided to all Bedrooms
- Air-conditioning
Ducted air-conditioning system to Living/Dining and Master Bedroom
Single/Multi-split air-conditioning system to all Common Bedrooms
- Hot Water Supply
Electric water heater to provide hot water to all Kitchens and all Bathrooms
- Security
Audio visual intercom system to each apartment and proximity card for lift lobby access
Auto car barrier with EPS system
- Gas Supply
Town gas supply to Asian Kitchen only
- Waste Disposal System
Pneumatic waste conveyance system is provided for the development
- Window Blinds
Roller blinds provided for all Bedrooms
Roller blinds provided for all Bathrooms in Master Bedroom in Types B, C1, C2, C3 and C4
Roller blinds provided for all Common Bathrooms in Types B, C1, C2, C3 and C4

SPECIFICATIONS

NOTES

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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

Cable Television and/or Internet Access

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.

Brand and Model

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.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements 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 the relevant entities/authorities.

Marble and Granite

Marble installed in this development is NOT in polished finish and this is in accordance with the design intent. Non-uniformity of the finish on the marble surface may be expected due to the inherent mineral contents on different parts of the marble, being a natural stone material.

Marble and granite are natural stone materials containing veins and fissures with tonality differences. There will be colour and markings which may appear over time due to absorption of moisture caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite as well as non-conformity between pieces cannot be totally avoided. Granite and porcelain tiles are pre-polished before laying and care has been taken for their installation. However granite and porcelain tiles, being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joints. Subject to Clause 14.3, the tonality and pattern of all stones selected and installed shall be subjected to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Air-conditioner Ducts, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, air-conditioner ducts, fittings and electrical appliances, door swing positions and plaster ceiling boards are subjected to Architect's sole discretion and final design.

High gloss Polyurethane ("PU") finish on wardrobes and cabinets may be prone to show up scratch marks. Additional care and maintenance have to be exercised to avoid scratch marks on the high gloss PU finish.

Bath Tub

The solid surface bath tub (if any) may be prone to staining and damage. Additional care and maintenance have to be exercised to avoid stain and damage to the solid surface bath tub.

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 shall assign to the Purchaser such warranties at the time when 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.

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 subjected 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.

The engineered timber strips are provided in matte finish treated with oil impregnation. Hence, they may be prone to staining. Additional care and maintenance have to be exercised to avoid stain and damage to the engineered timber strips. Stain and/or bleach finish applied on the engineered timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding/re-grinding is carried out.

Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subjected to manufacturing and acceptable range described in Singapore Standards SS 483:2000.

Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakages, which may occur in 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.

Mechanical Ventilation System

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.

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 conceal M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subjected to Architect's sole discretion and final design.

Planters

Planters are designed for potted plants only. No soil material or turf/plants will be provided to planters. Planters shall only be used strictly as planters as defined by the Competent Authority. Purchasers are not allowed to deck over planters.

Black Textured Finish

Where black textured finish is provided (whether on a partition, door, door frame, furniture, vanity top, shelf, wall or ledge treatment), it may be prone to show up scratch marks and dust more easily. Additional care and maintenance have to be exercised to avoid scratch marks and dust on the black textured finish.

DEVELOPER

Cove Development Pte Ltd
a wholly-owned subsidiary of OUE

OUE

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6831 6180

www.ouetwinpeaks.com.sg

Developer: Cove Development Pte Ltd. Developer's Licence No.: CO597. Tenure of Land: 99 years wef 10 May 2010. Location Lot No.: 00644TTS21. Building Plan Approval No.: A0909-00003-2007-BP04. Building Plan Approval Date: 02 January 2015. Expected Date of TOP: 30 June 2016. Expected Date of Legal Completion: 28 Feb 2018

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