

DEVELOPER



UE Development
(Bendemeer)
Pte Ltd

Website

www.8-riversuites.com



eight
RIVERSUITES
FLOOR PLANS



GLOW WITH THE CITY FLOW BY THE RIVER

Towering above the fringe of the city, **8 Riversuites** is sited upon prime land, rich in heritage and city views. Like the full-figured number 8, the development embodies the balance between the city's dynamic glow and nature's harmonious flow. The pristine banks of the Kallang River; the auspicious address where legendary entrepreneur Hoo Ah Kay once resided; and the dramatic backdrop of the city skyline.

Step into all the right elements.
Come home to **8 Riversuites**.



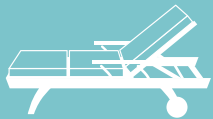
ICONIC
LANDMARK



DIVERSE
UNIT TYPES



SUPERB
CONNECTIVITY



EXTENSIVE
FACILITIES

8

REASONS
TO STAY



ABUNDANT
AMENITIES



BREATHTAKING
DESIGN



SPARKLING
RIVER LIFE



SPECTACULAR
SKYLINE

eight RIVERSUITES



MAP NOT DRAWN TO SCALE

UNIT DISTRIBUTION CHART

BLOCK 2

FLOOR	UNIT	01	02	03	04	05	06	07	08
30									
29				PH1	A1b	A1b	PH1-1	PH8	PH3
28	B1-5		D1-4	A1b-1	A1b-1	D1-3	D2d	B1-4	
27	B1-2	D2c	D1-3	A1b-1	A1b-1	D1-2	D2a	B1-2	
26	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	B1-2	
25	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	B1-1	
24	B1	D2d	D1	A1b	A1b	D1-3	D2d	B1-4	
23	B1	D2a	D1	A1b	A1b	D1-3	D2a	B1-4	
22	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	B1-5	
21	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	B1-4	
20	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	B1-2	
19	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	B1-1	
18	B1	D2d	D1	A1b	A1b	D1-3	D2d	B1-4	
17	B1	D2a	D1	A1b	A1b	D1-3	D2a	B1-4	
16	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	B1-5	
15	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	B1-4	
14	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	B1-2	
13	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	B1-1	
12	B1	D2d	D1	A1b	A1b	D1-3	D2d	B1-4	
11	B1	D2a	D1	A1b	A1b	D1-3	D2a	B1-4	
10	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	B1-5	
9	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	B1-4	
8	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	B1-2	
7	B1-4	D2a	D1-5	A1b	A1b	D1	D2a	B1	
6	B1-4	D2d	D1 PES		B2 PES1	D1 PES	D2d	B1	
5	B1-4	D2a					D2a	B1	
4	B1-4	D2d					D2d	B1	
3	B1-4	D2a					D2a	B1	
2	B1-4	D2d					D2d	B1	
1	B1 PES	D2a PES					D2a PES	A2 PES	

BLOCK 6

FLOOR	UNIT	09	10	11	12	13	14	15	16
29									
28		PH3			PH1	A1b-1	A1b-1	PH1-1	PH8
27	B1-6	B1-5			D1-3	A1b-1	A1b-1	D1-2	D2c
26	B1-2	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D1-2	D2d
25	B1-1	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	
24	B1-4	B1	D2d	D1	A1b	A1b	D1-3	D2d	
23	B1-4	B1	D2a	D1	A1b	A1b	D1-3	D2a	
22	B1-5	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	
21	B1-6	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	
20	B1-2	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	
19	B1-1	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	
18	B1-4	B1	D2d	D1	A1b	A1b	D1-3	D2d	
17	B1-4	B1	D2a	D1	A1b	A1b	D1-3	D2a	
16	B1-5	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	
15	B1-6	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	
14	B1-2	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	
13	B1-1	B1-5	D2b	D1-1	A1b-1	A1b-1	D1-4	D2a	
12	B1-4	B1	D2d	D1	A1b	A1b	D1-3	D2d	
11	B1-4	B1	D2a	D1	A1b	A1b	D1-3	D2a	
10	B1-5	B1-1	D2d	D1-4	A1b-1	A1b-1	D1-3	D2d	
9	B1-6	B1-5	D2a	D1-3	A1b-1	A1b-1	D1-2	D2a	
8	B1-2	B1-3	D2d	D1-2	A1b-1	A1b-1	D1-1	D2d	
7	B1	B1-4	D2a	D1-5	A1b	A1b	D1	D2a	
6	B1	B1-4	D2d	D1 PES		B2 PES1	D1 PES	D2d	
5	B1	B1-4	D2a					D2a	
4	B1	B1-4	D2d					D2d	
3	B1	B1-4	D2a					D2a	
2	B1	B1-4	D2d					D2d	
1	A2 PES	B1 PES	D2a PES					D2a PES	

BLOCK 10

FLOOR	UNIT	25	26	27	28	29	30	31	32
30					B1-4	B1			
29		PH5	PH6	PH7			PH8		
28		F1a	C2		B1-4	B1	D2d	A1a-1	
27	A3-1	F1a-3	C2	B1-5	B1-6	D2a	E1-1	A1a-2	
26		F1a-1	C2	B1-3	B1-2	D2d	E1-2	A1a-5	
25	A3-4	F1b	C2	B1-5	B1-1	D2a	E1-1	A1a-2	
24		F1a	C2	B1	B1-4	D2d	E1	A1a-6	
23	A3-2	F1a	C2	B1	B1-4	D2a	E1	A1a-6	
22		F1a	C2	B1-1	B1-5	D2d	E1-2	A1a-4	
21	A3-3	F1a-3	C2	B1-5	B1-6	D2a	E1-1	A1a-2	
20		F1a-1	C2	B1-3	B1-2	D2d	E1-2	A1a-5	
19	A3-4	F1b	C2	B1-5	B1-1	D2a	E1-1	A1a-2	
18		F1a	C2	B1	B1-4	D2d	E1	A1a-6	
17	A3-2	F1a	C2	B1	B1-4	D2a	E1	A1a-6	
16		F1a	C2	B1-1	B1-5	D2d	E1-2	A1a-4	
15	A3-3	F1a-3	C2	B1-5	B1-4	D2a	E1-1	A1a-2	
14		F1a-1	C2	B1-3	B1-2	D2d	E1-2	A1a-5	
13	A3-4	F1b	C2	B1-5	B1-1	D2a	E1-1	A1a-2	
12		F1a	C2	B1	B1-4	D2d	E1	A1a-6	
11	A3-2	F1a	C2	B1	B1-4	D2a	E1	A1a-6	
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7	A3-1	F1a-1	C2	B1-4	B1	D2a	E1-2	A1a-5	
6		F1a	C2	B1-4	B1	D2d	E1-1	A1-1	
5	A3	F1a	C2	B1-4	B1	D2a	E1-1	A1-1	
4		F1a	C2	B1-4	B1	D2d	E1-1	A1-1	
3	A3	F1a	C2	B1-4	B1	D2a	E1-1	A1-1	
2		F1a	C2	B1-4	B1	D2d	E1-1	A1-1	
1	A3 PES	F1 PES	C2 PES	B1 PES	A2 PES	D2a PES	E1 PES	A1a PES	

BLOCK 8

FLOOR	UNIT	17	18	19	20	21	22	23	24
29									
28		PH3	PH2	PH4-1	A1a-2	A1a-7	PH4		
27	B1-6	D2e	C1a-1	A1a-4	A1a-6	C1b		B1-5	
26	B1-2	D2e	C1a	A1a-2	A1a-3	C1b-2	D2e	B1-3	
25	B1-1	D2e	C1a-1	A1a-5	A1a-3	C1b-1	D2f	B1-5	
24	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
23	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
22	B1-5	D2e	C1a	A1a-2	A1a-7	C1b	D2e	B1-1	
21	B1-6	D2e	C1a-1	A1a-4	A1a-6	C1b	D2e	B1-5	
20	B1-2	D2e	C1a	A1a-2	A1a-3	C1b-2	D2e	B1-3	
19	B1-1	D2e	C1a-1	A1a-5	A1a-3	C1b-1	D2f	B1-5	
18	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
17	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
16	B1-5	D2e	C1a	A1a-2	A1a-7	C1b	D2e	B1-1	
15	B1-6	D2e	C1a-1	A1a-4	A1a-6	C1b	D2e	B1-5	
14	B1-2	D2e	C1a	A1a-2	A1a-3	C1b-2	D2e	B1-3	
13	B1-1	D2e	C1a-1	A1a-5	A1a-3	C1b-1	D2f	B1-5	
12	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
11	B1-4	D2e	C1a	A1a-1	A1a	C1b	D2e	B1	
10	B1-5	D2e	C1a	A1a-2	A1a-7	C1b	D2e	B1-1	
9	B1-6	D2e	C1a-1	A1a-4	A1a-6	C1b	D2e	B1-5	
8	B1-2	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-3	
7	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
6	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
5	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
4	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
3	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
2	B1	D2e	C1a	A1a-1	A1a	C1b	D2e	B1-4	
1	B1 PES	D2e PES1	C1 PES		B2 PES2	C1 PES	D2e PES 2	B1 PES	

STRATA TERRACE

HOUSE NO.	12	14	16	18	20	22	24
3							
2							
1	ST2	ST2	ST2	ST2	ST2	ST2	ST2
B1							

HOUSE NO.	26	28	30	32	34	36	38
3							
2							
1	ST3	ST3	ST3	ST3	ST3	ST3	ST3
B1							

HOUSE NO.	40	42	44	46	48
3					
2					
1	ST1	ST1	ST1	ST1	ST1
B1					

SITE PLAN



POOLS

- 1 WET DECK
- 2 LAP POOL
- 3 REFLECTION POOL
- 4 WADING POOL
- 5 RIPPLE POOL

- 6 CASCADING FEATURE
- 7 LEISURE POOL
- 8 SPA POOL
- 9 WATER FEATURE
- 10 PRIVATE WET DECK

GARDENS

- 11 BOULEVARD TERRACE (ON 28TH STOREY)
- 12 LEISURE POD
- 13 VIEWING DECK
- 14 SPICE GARDEN

- 15 KINETIC TERRACE (ON 28TH STOREY)
- 16 PLAY LAWN
- 17 BOULDER GARDEN
- 18 BAMBOO GARDEN

- 19 BOULDER TERRACE (ON 27TH STOREY)
- 20 VERDURE TERRACE (ON 27TH STOREY)
- 21 FARM GARDEN

- 22 FLOWER FIELD
- 23 WAVE FIELD
- 24 WIND FIELD
- 25 FOLIAGE FIELD

FITNESS & AMENITIES

- 26 BBQ PIT
- 27 DINING PAVILION
- 28 OUTDOOR GYM
- 29 PLAYGROUND

- 30 TENNIS COURT
- 31 ENTRANCE PLAZA DROP-OFF

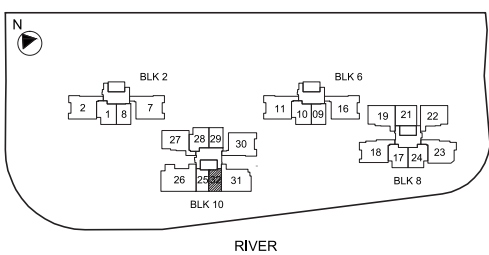
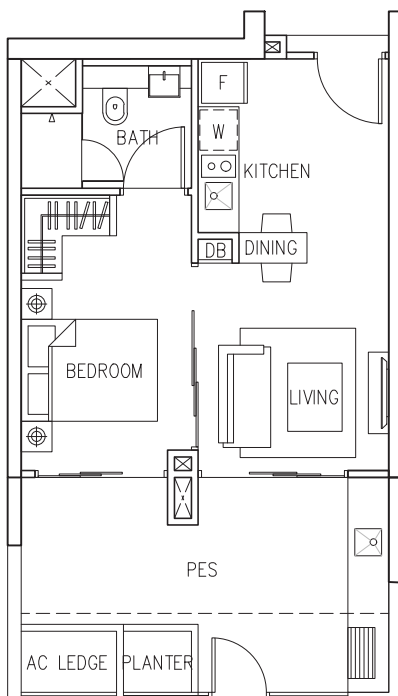


SITE PLAN



FLOOR PLANS

Type A1a PES
 53 sqm
 570 sqft

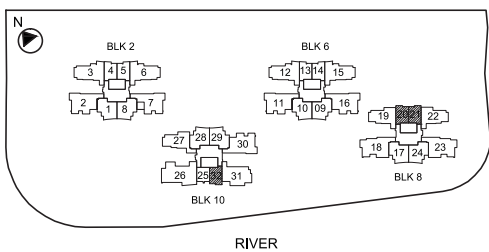
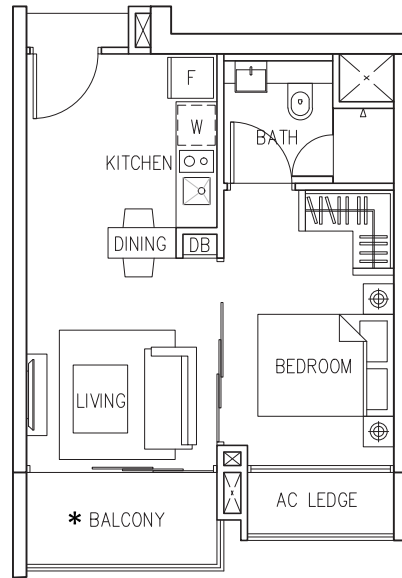
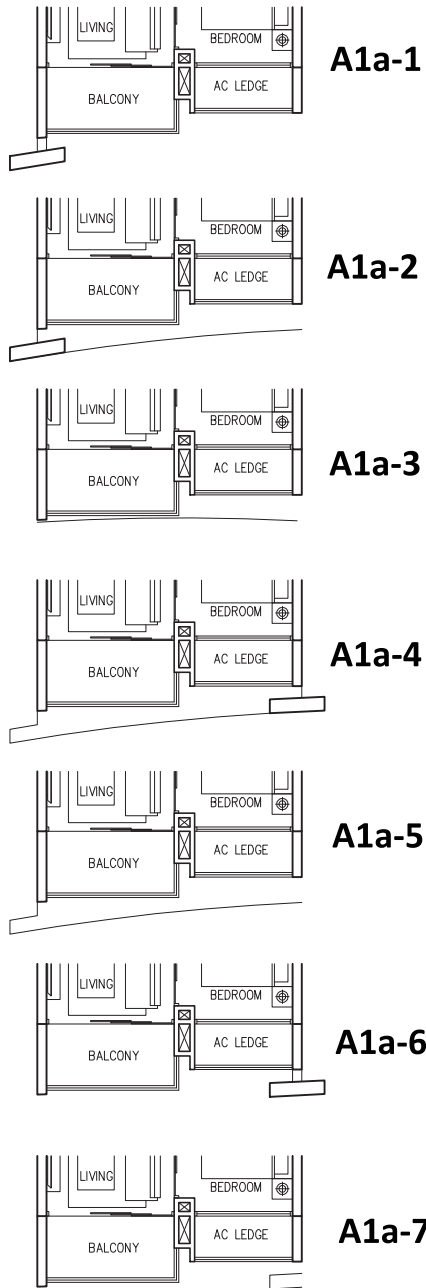


A1a PES Blk 10: #01-32

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Type A1a
41 sqm
441 sqft

Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM



A1a Blk 8 : #02-21 to #27-21

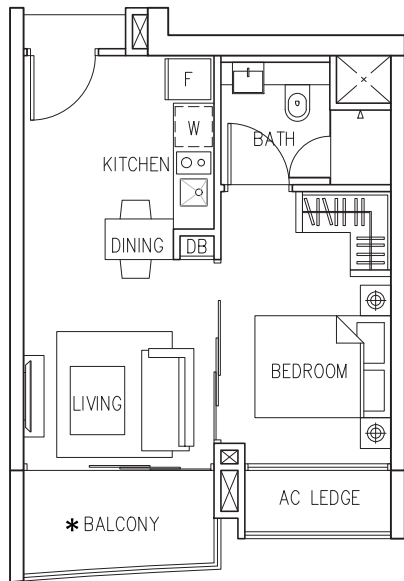
MIRROR IMAGE
Blk 8 : #02-20 to #27-20
Blk 10: #02-32 to #28-32

*OPEN BALCONY FOR UNITS:
Blk 8: #28-21

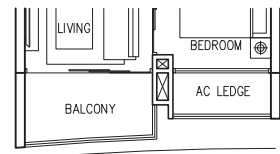
MIRROR IMAGE
Blk 8: #28-20

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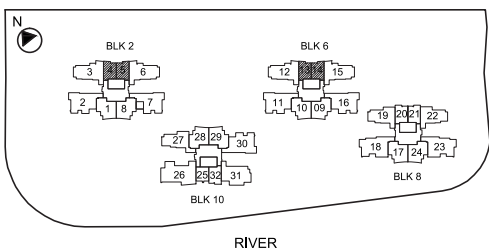
Type A1b
 41 sqm
 441 sqft



Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM



A1b-1



A1b

Blk 2: #07-05 to #28-05
 Blk 6: #07-14 to #27-14

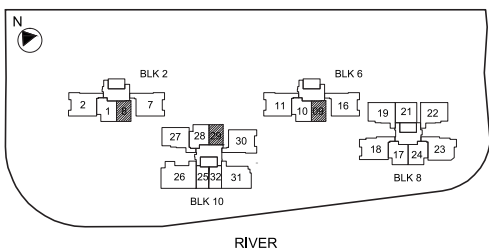
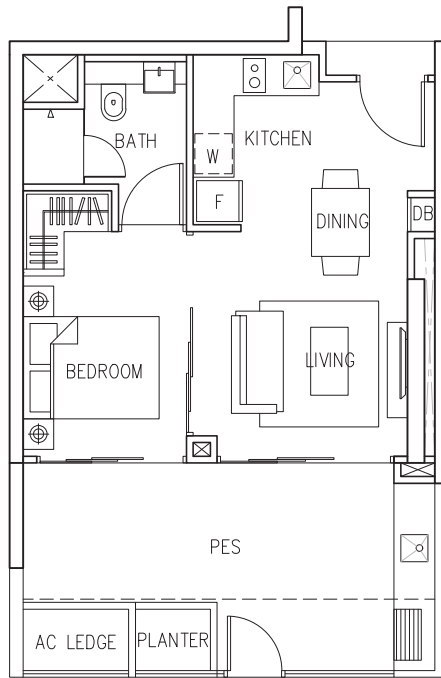
*OPEN BALCONY FOR UNITS:
 Blk 2: #29-05
 Blk 6: #28-14

MIRROR IMAGE
 Blk 2: #07-04 to #28-04
 Blk 6: #07-13 to #27-13

MIRROR IMAGE
 Blk 2: #29-04
 Blk 6: #28-13

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Type A2 PES
 55 sqm
 592 sqft



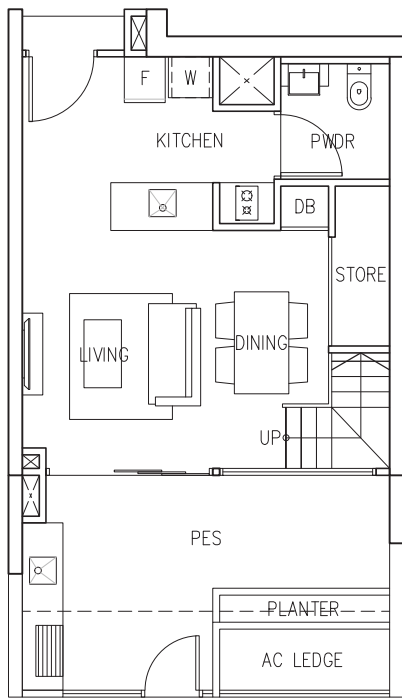
A2 PES

Blk 2 : #01-08
 Blk 6 : #01-09

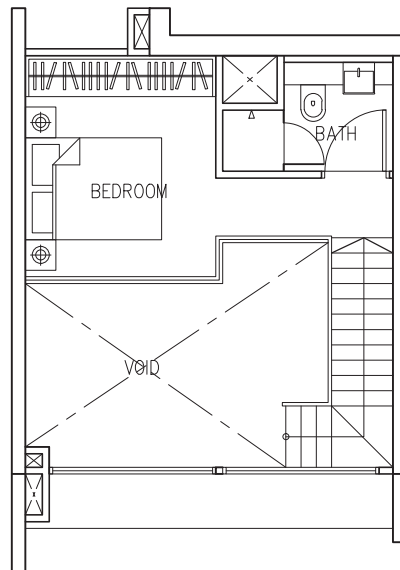
MIRROR IMAGE
 Blk 10: #01-29

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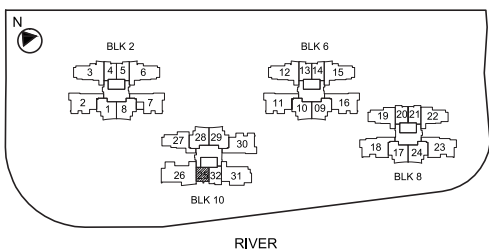
Type A3 PES
 87 sqm
 936 sqft



LOWER



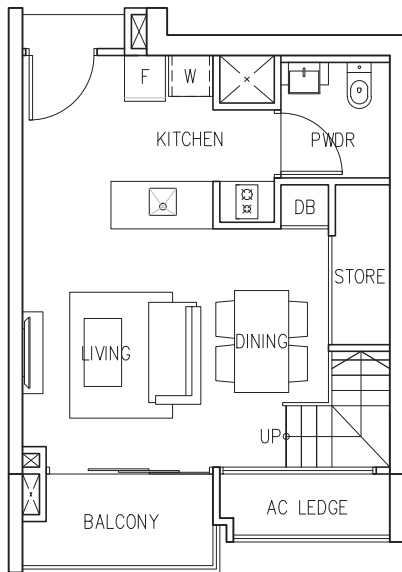
UPPER



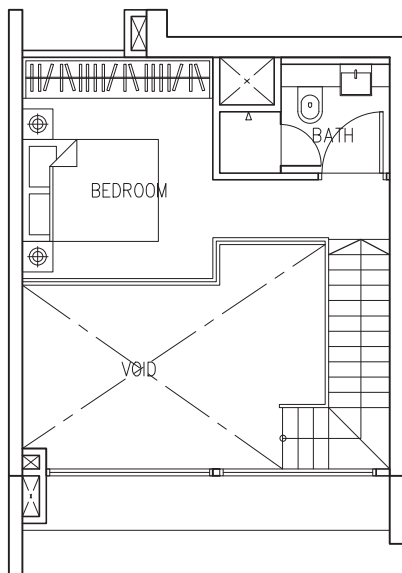
Blk 10 : #01-25

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Type A3
76 sqm
818 sqft

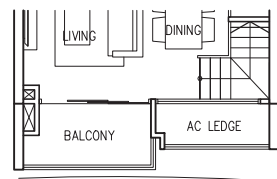


LOWER

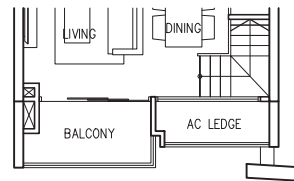


UPPER

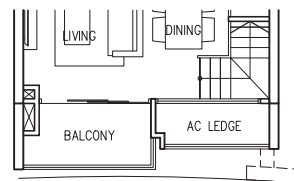
Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM



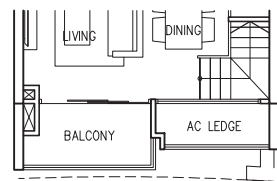
A3-1



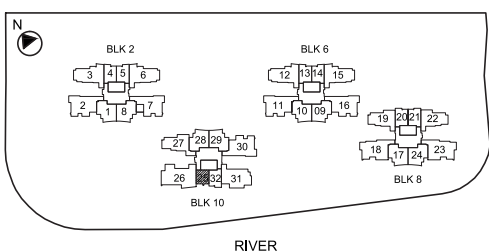
A3-2



A3-3



A3-4



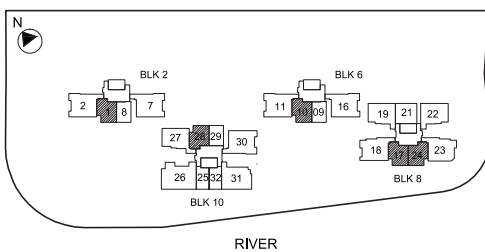
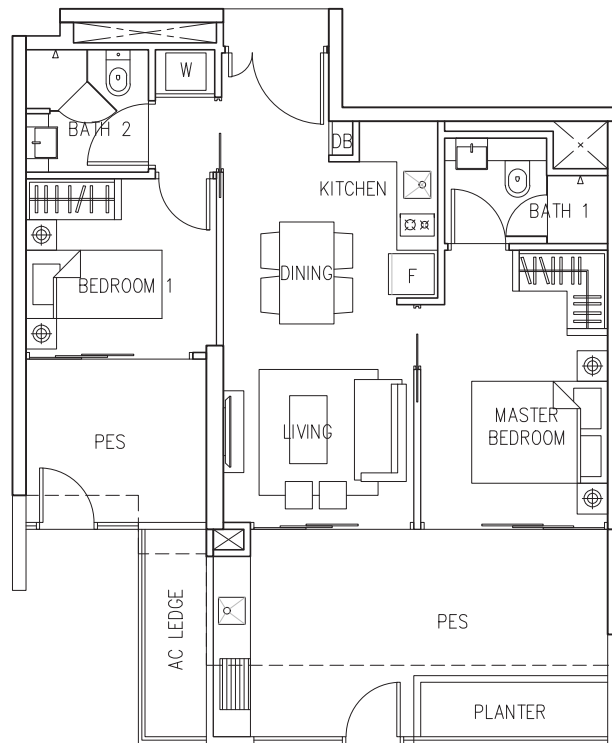
A3

Blk 10: #03-25, #05-25, #07-25, #09-25, #11-25, #13-25, #15-25, #17-25, #19-25, #21-25, #23-25, #25-25, #27-25

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Type B1 PES

79 sqm
850 sqft



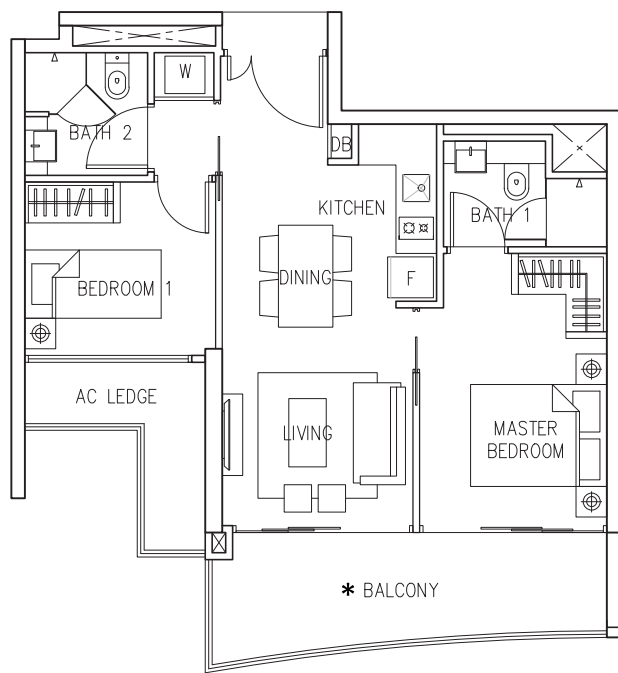
**B1
PES**

Blk 2 : #01-01
Blk 6 : #01-10
Blk 8 : #01-17

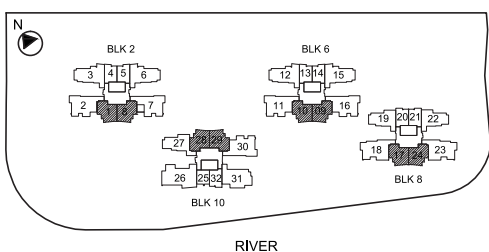
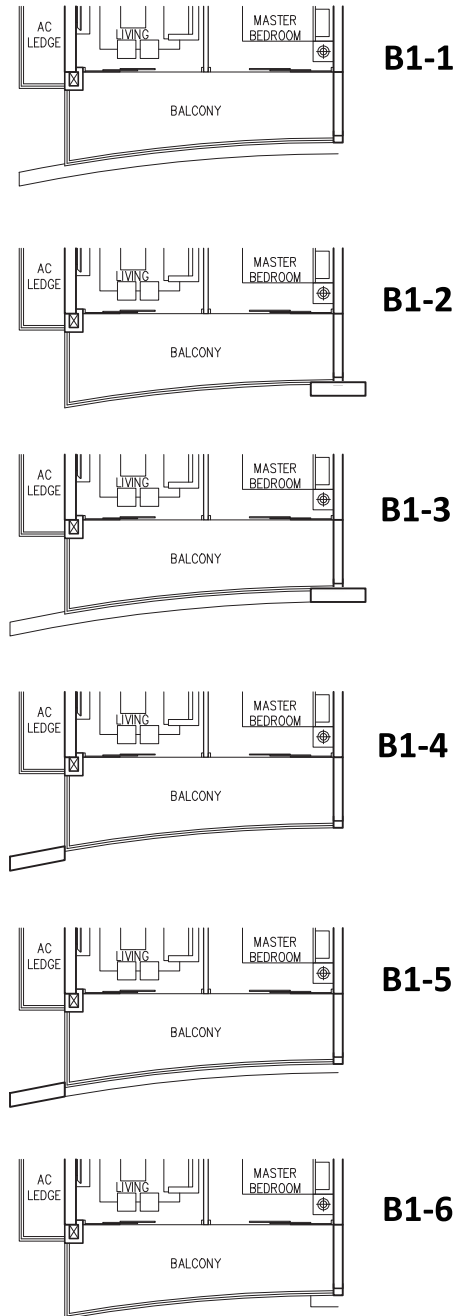
MIRROR IMAGE
Blk 8 : #01-24
Blk 10: #01-28

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Type B1
 65 sqm
 700 sqft



Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM



B1

Blk 2 : #02-01 to #28-01
 Blk 6 : #02-10 to #27-10
 Blk 8 : #02-17 to #27-17
 Blk 10: #02-29 to #28-29

*OPEN BALCONY FOR UNITS:
 Blk 10: #29-29

MIRROR IMAGE

Blk 2 : #02-08 to #28-08
 Blk 6 : #02-09 to #27-09
 Blk 8 : #02-24 to #27-24
 Blk 10: #02-28 to #28-28

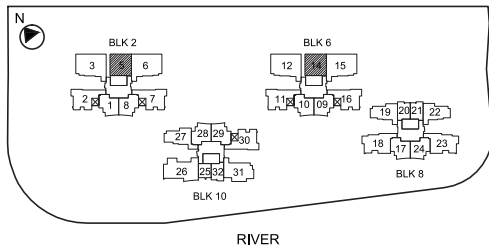
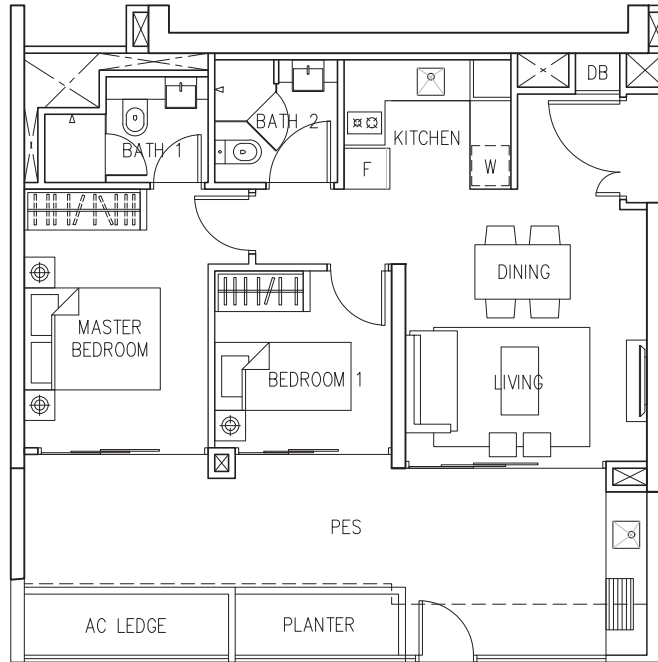
MIRROR IMAGE

Blk 10: #29-28

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.

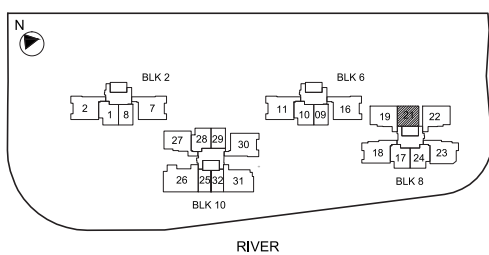
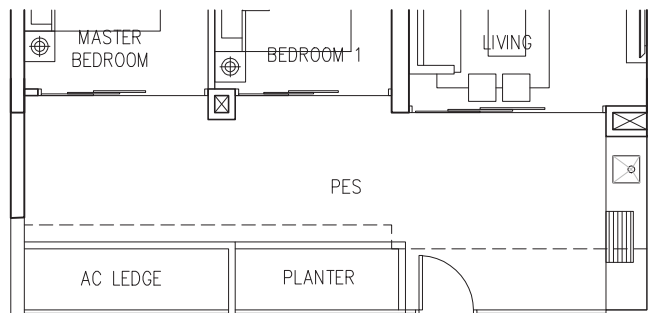
Type B2 PES1

81 sqm
872 sqft



Type B2 PES2

83 sqm
893 sqft

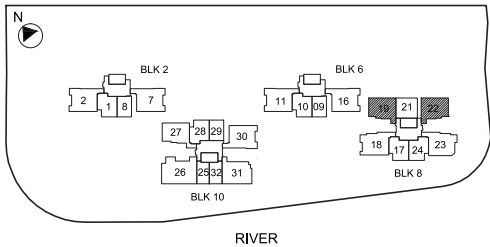
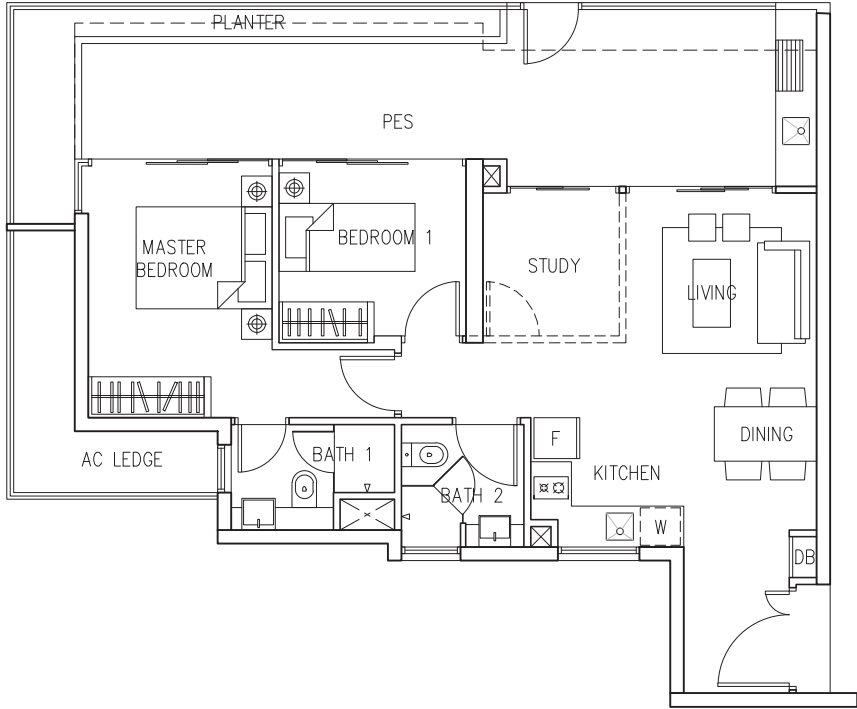


Blk 2: #06-05
Blk 6: #06-14



MIRROR IMAGE
Blk 8: #01-21

Type C1 PES
 97 sqm
 1044 sqft



C1 PES

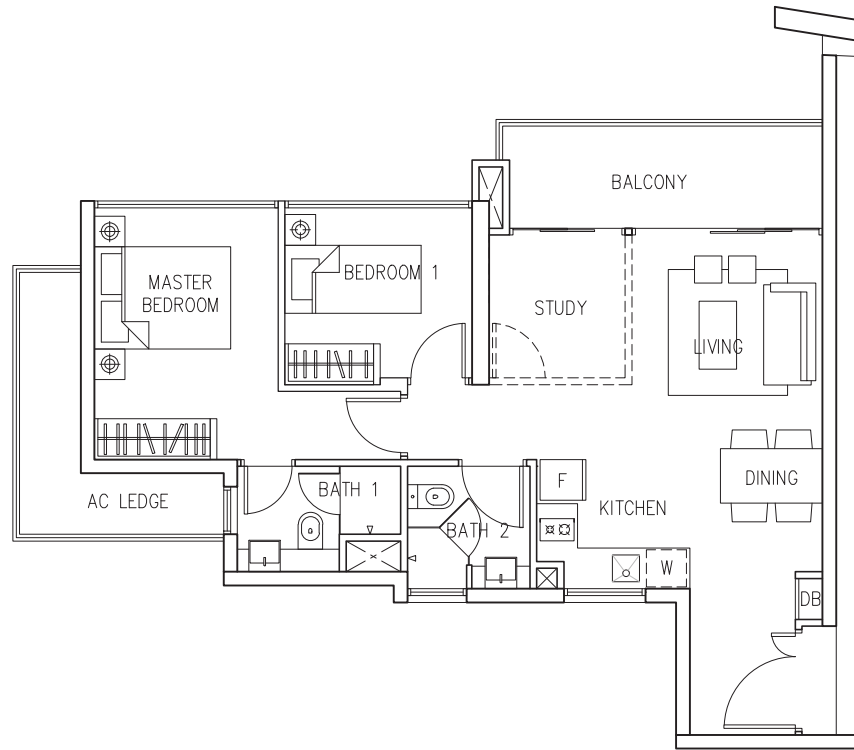
Blk 8: #01-19

MIRROR IMAGE

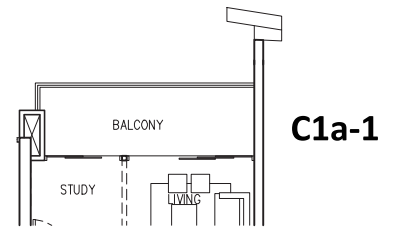
Blk 8: #01-22

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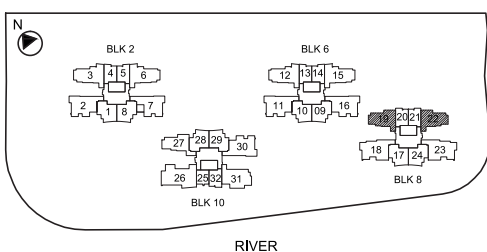
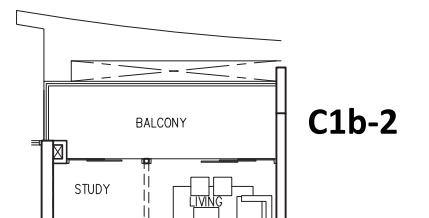
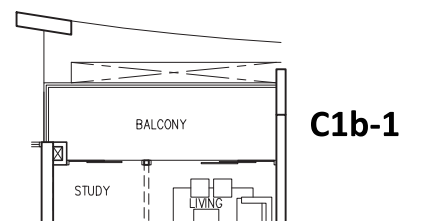
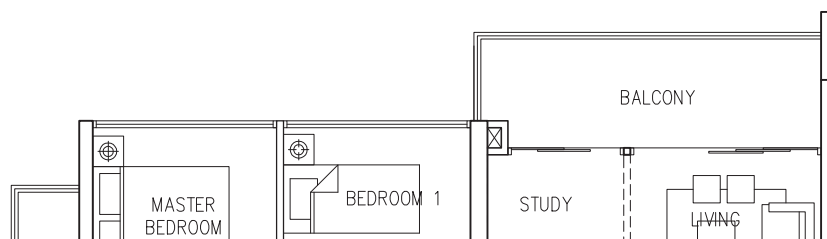
Type C1a
75 sqm
807 sqft



Part Plan
LOCATION OF FACADE FEATURE FIN AT
UNITS REFER TO STACKING DIAGRAM



Type C1b
75 sqm
807 sqft

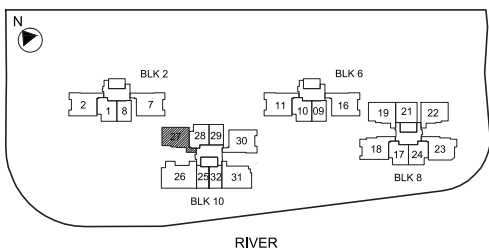
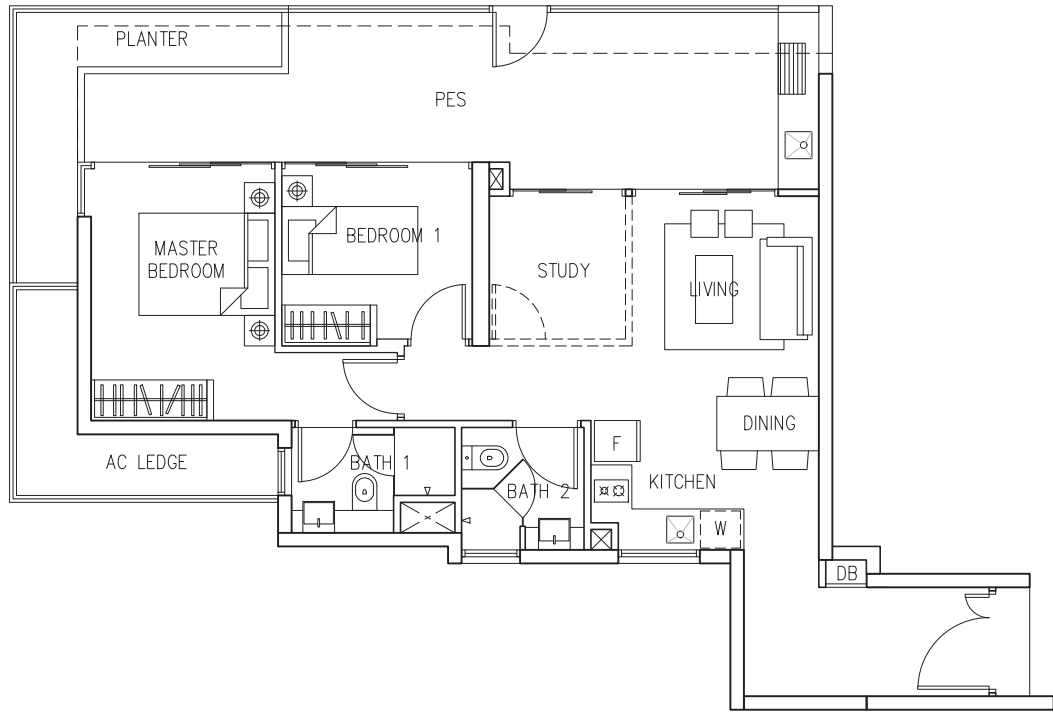


C1a Blk 8: #02-19 to #27-19

C1b MIRROR IMAGE
Blk 8: #02-22 to #27-22

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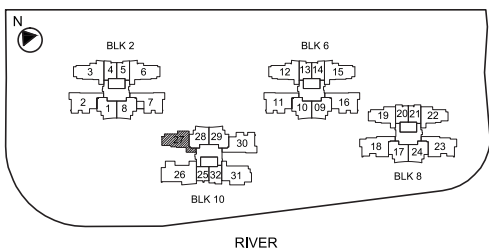
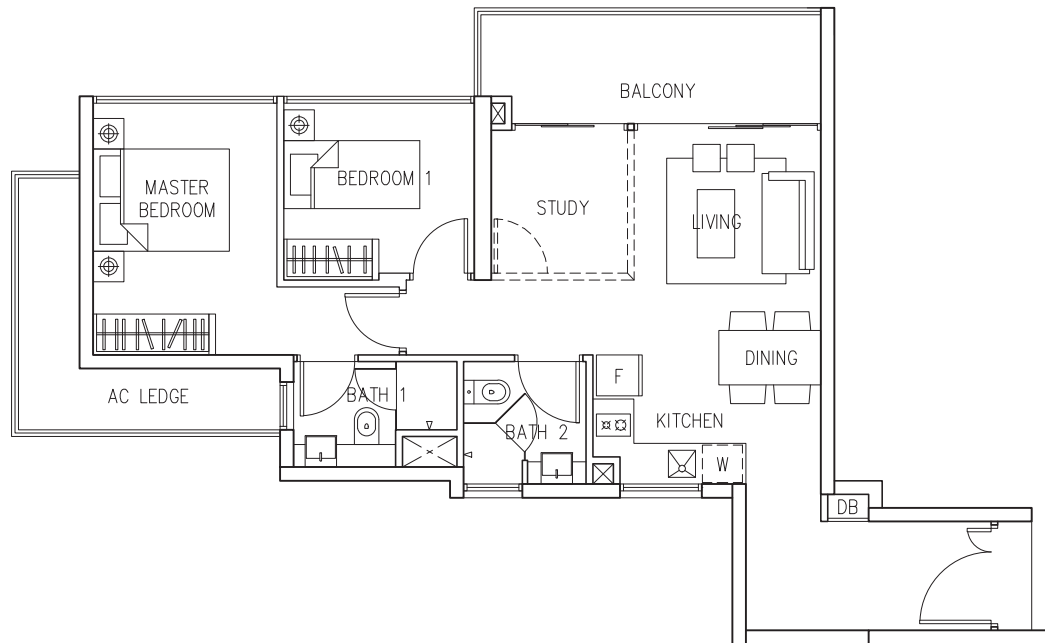
Type C2 PES
 100 sqm
 1076 sqft



C2 PES Blk 10: #01-27

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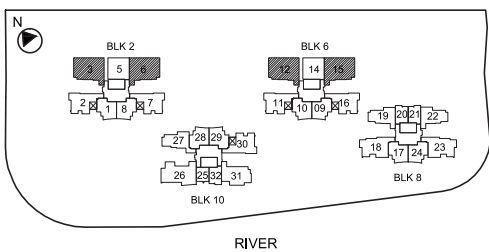
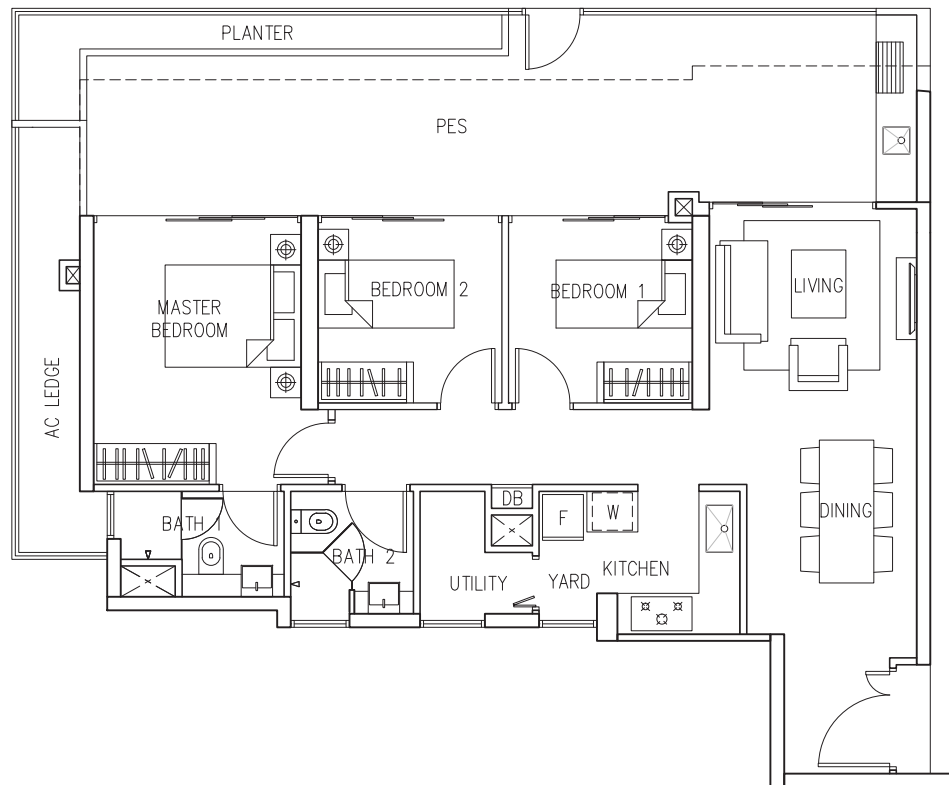
Type C2
 78 sqm
 840 sqft



C2 Blk 10: #02-27 to #28-27

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Type D1 PES
 123 sqm
 1324 sqft



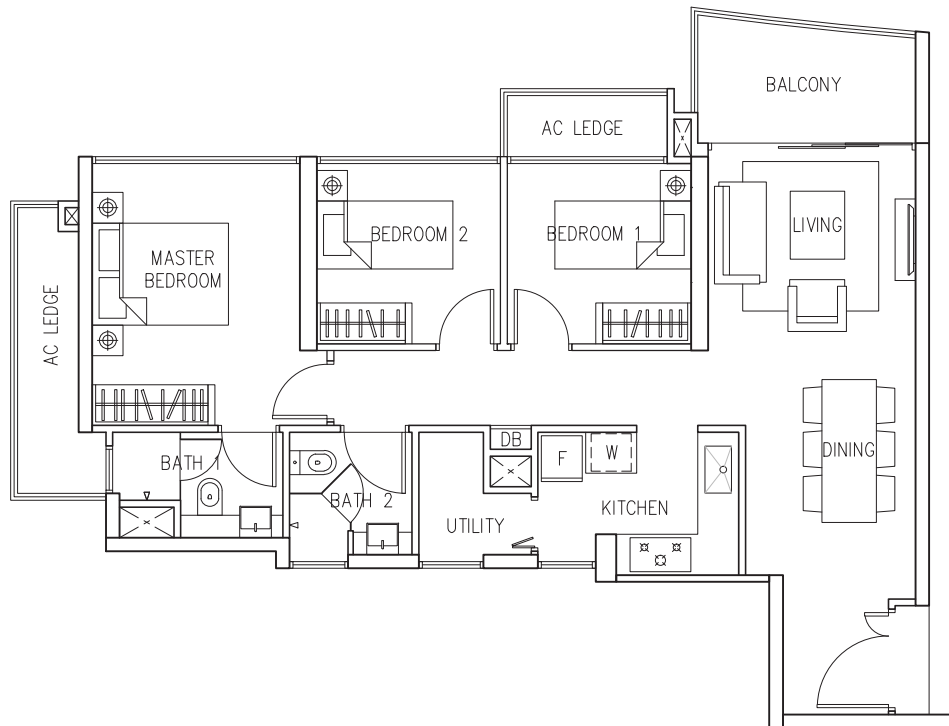
D1 PES

Blk 2: #06-03
 Blk 6: #06-12

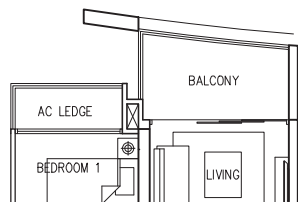
MIRROR IMAGE
 Blk 2: #06-06
 Blk 6: #06-15

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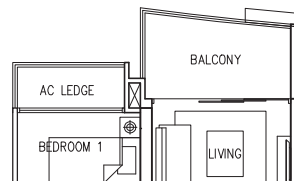
Type D1
 91 sqm
 980 sqft



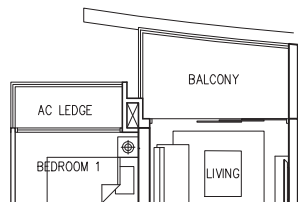
Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM



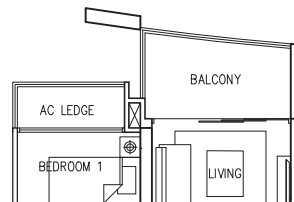
D1-1



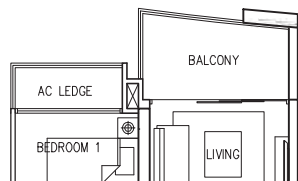
D1-4



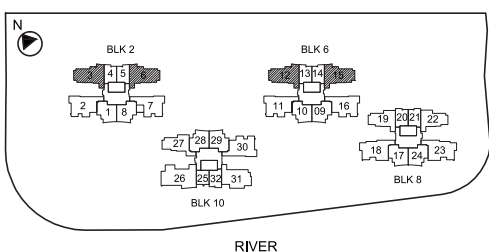
D1-2



D1-5



D1-3



D1

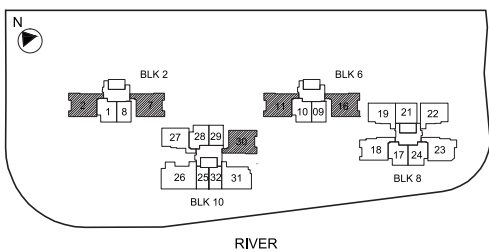
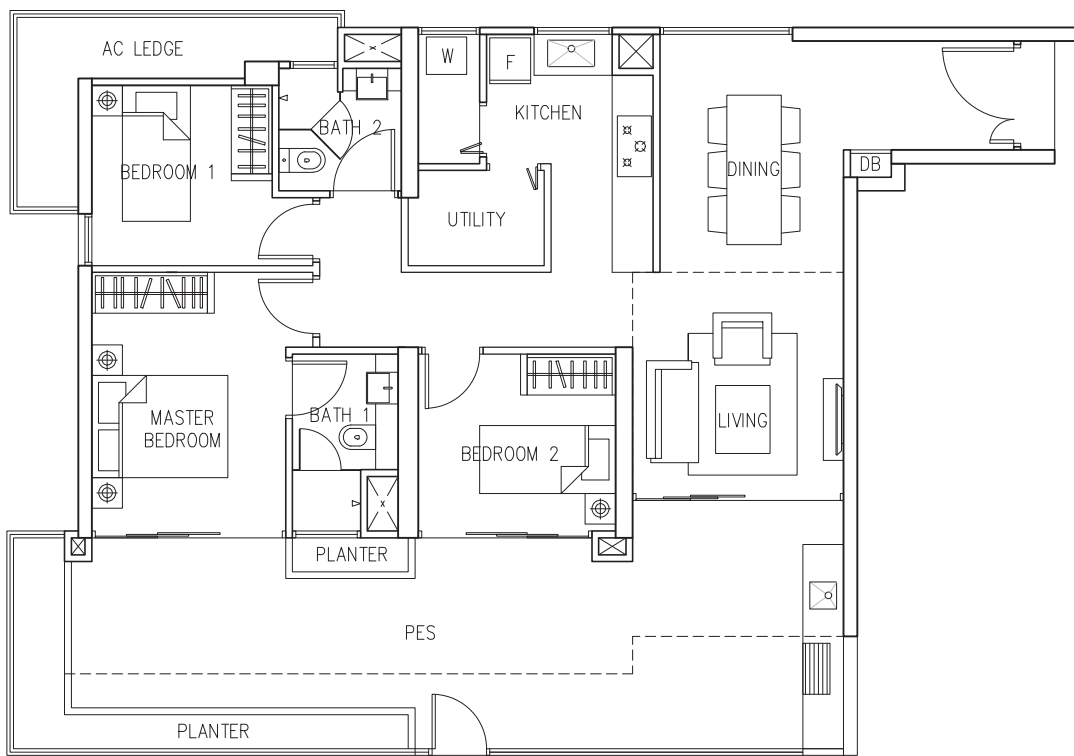
Blk 2: #07-03 to #28-03
 Blk 6: #07-12 to #27-12

MIRROR IMAGE

Blk 2: #07-06 to #28-06
 Blk 6: #07-15 to #27-15

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Type D2a PES
 142 sqm
 1528 sqft



Blk 2 : #01-02
 Blk 6 : #01-11
 Blk 10: #01-30

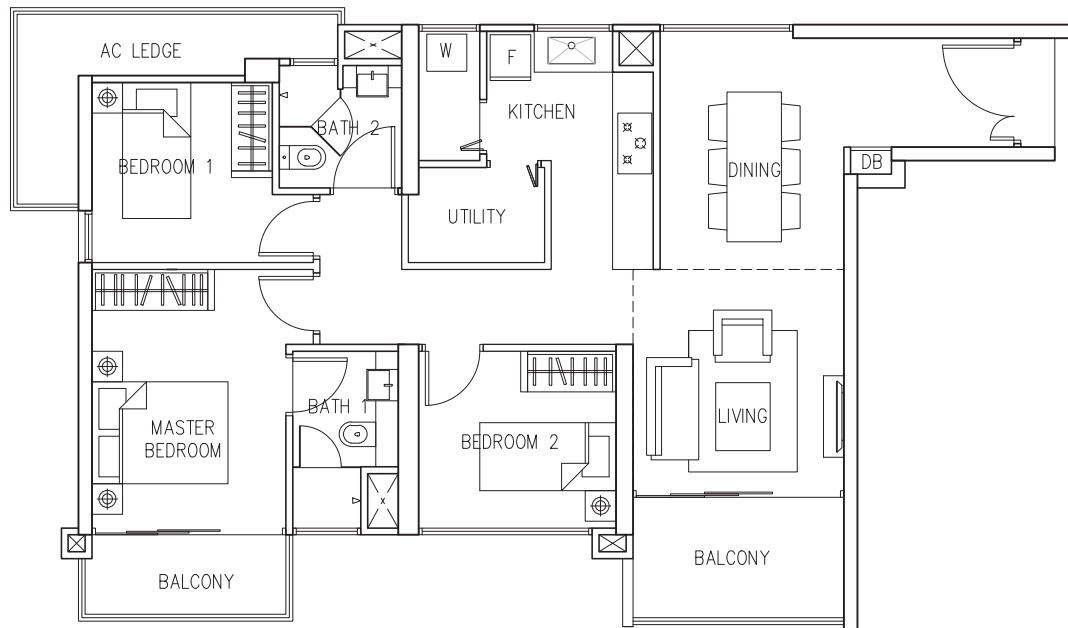
MIRROR IMAGE
 Blk 2: #01-07
 Blk 6: #01-16

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Type D2a

111 sqm

1195 sqft



D2a

Blk 2 : #03-02, #05-02, #07-02, #09-02, #11-02, #15-02, #17-02, #21-02, #23-02

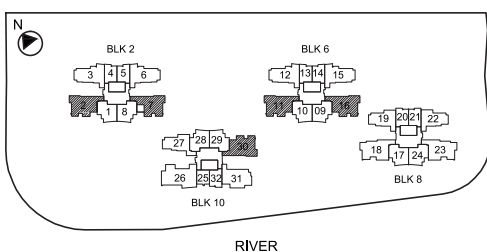
Blk 6 : #03-11, #05-11, #07-11, #09-11, #11-11, #15-11, #17-11, #21-11, #23-11

Blk 10: #03-30, #05-30, #07-30, #09-30, #11-30, #13-30, #15-30, #17-30, #19-30, #21-30, #23-30, #25-30, #27-30

MIRROR IMAGE

Blk 2 : #03-07, #05-07, #07-07, #09-07, #11-07, #13-07, #15-07, #17-07, #19-07, #21-07, #23-07, #25-07, #27-07

Blk 6 : #03-16, #05-16, #07-16, #09-16, #11-16, #13-16, #15-16, #17-16, #19-16, #21-16, #23-16, #25-16

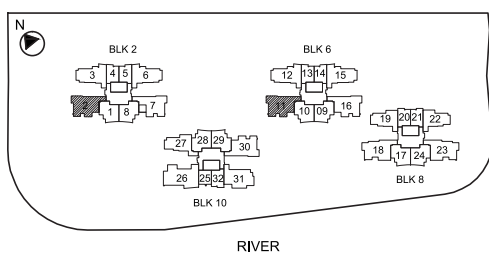
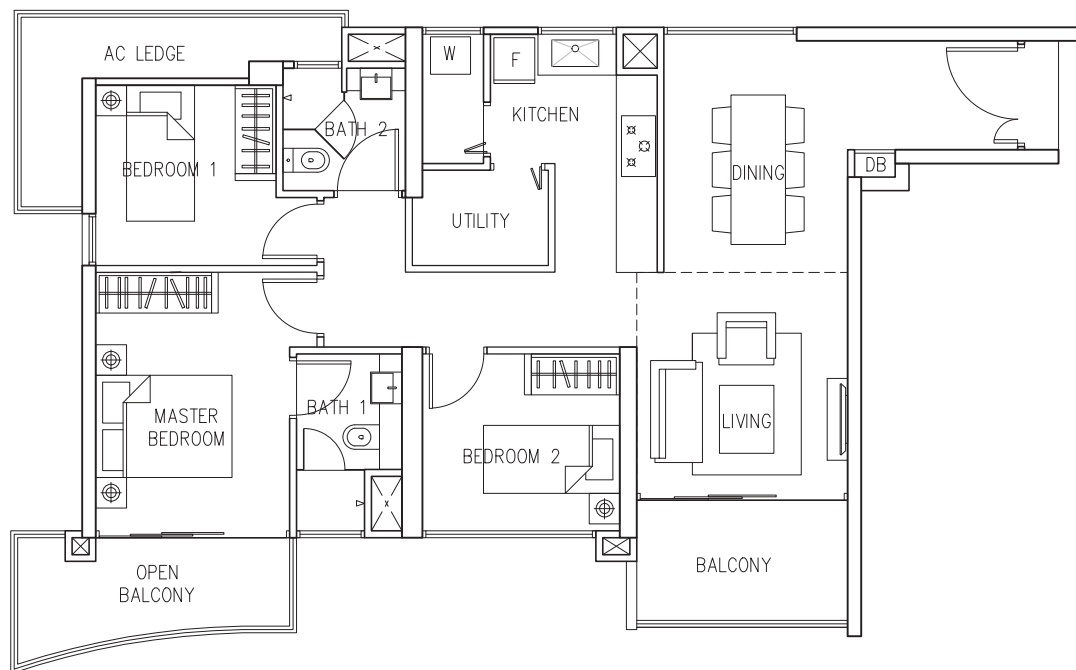


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Type D2b

113 sqm

1216 sqft



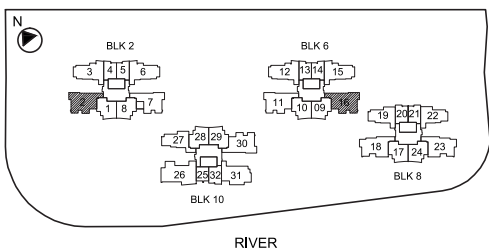
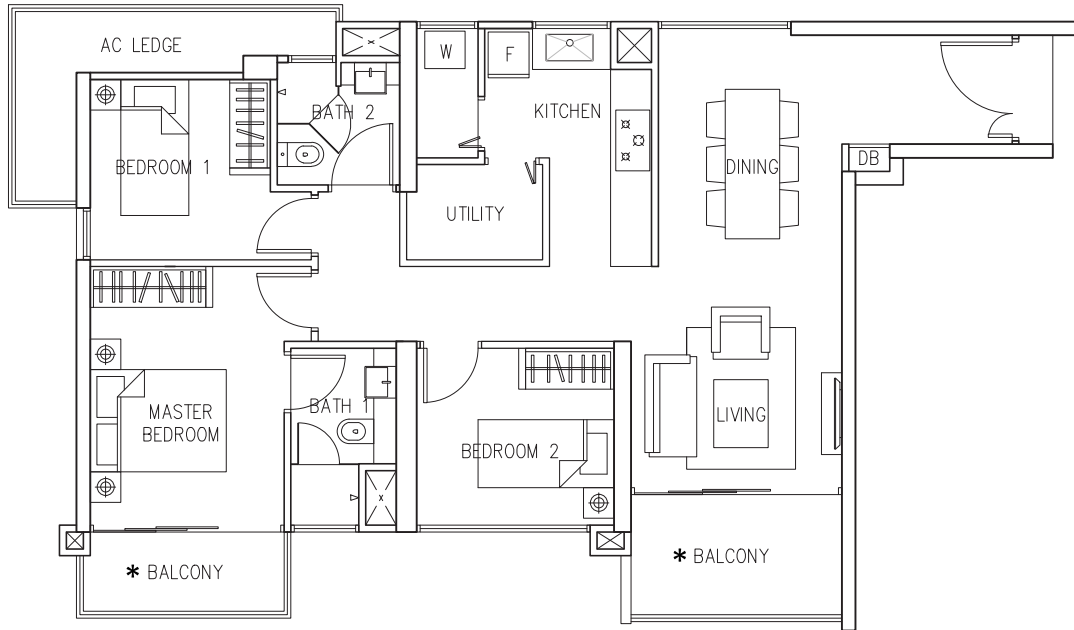
D2b

Blk 2: #13-02, #19-02, #25-02

Blk 6: #13-11, #19-11, #25-11

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Type D2c
 100 sqm
 1076 sqft



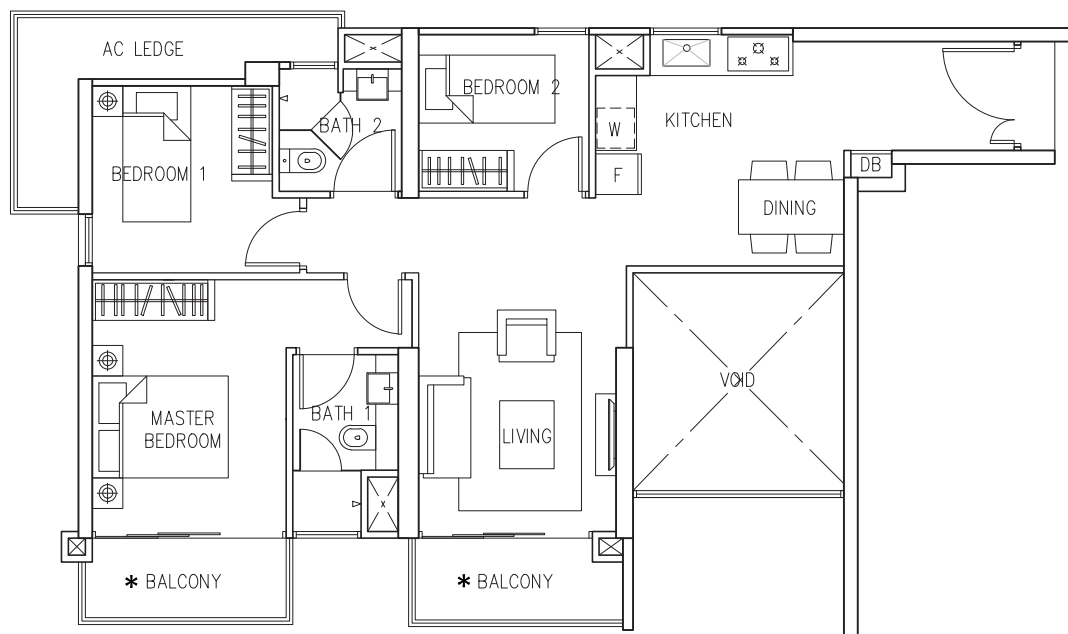
D2c MIRROR IMAGE
 Blk 6: #27-16

*OPEN BALCONY FOR UNIT:
 Blk 2: #27-02

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Type D2d

87 sqm
936 sqft



D2d

- Blk 2 : #02-02, #04-02, #06-02, #08-02, #10-02, #12-02, #14-02, #16-02, #18-02, #20-02, #22-02, #24-02, #26-02
- Blk 6 : #02-11, #04-11, #06-11, #08-11, #10-11, #12-11, #14-11, #16-11, #18-11, #20-11, #22-11, #24-11
- Blk 10: #02-30, #04-30, #06-30, #08-30, #10-30, #12-30, #14-30, #16-30, #18-30, #20-30, #22-30, #24-30, #26-30, #28-30

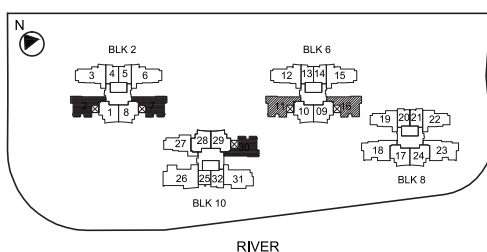
MIRROR IMAGE

- Blk 2 : #02-07, #04-07, #06-07, #08-07, #10-07, #12-07, #14-07, #16-07, #18-07, #20-07, #22-07, #24-07, #26-07, #28-07
- Blk 6 : #02-16, #04-16, #06-16, #08-16, #10-16, #12-16, #14-16, #16-16, #18-16, #20-16, #22-16, #24-16, #26-16

*OPEN BALCONY FOR UNIT:

MIRROR IMAGE

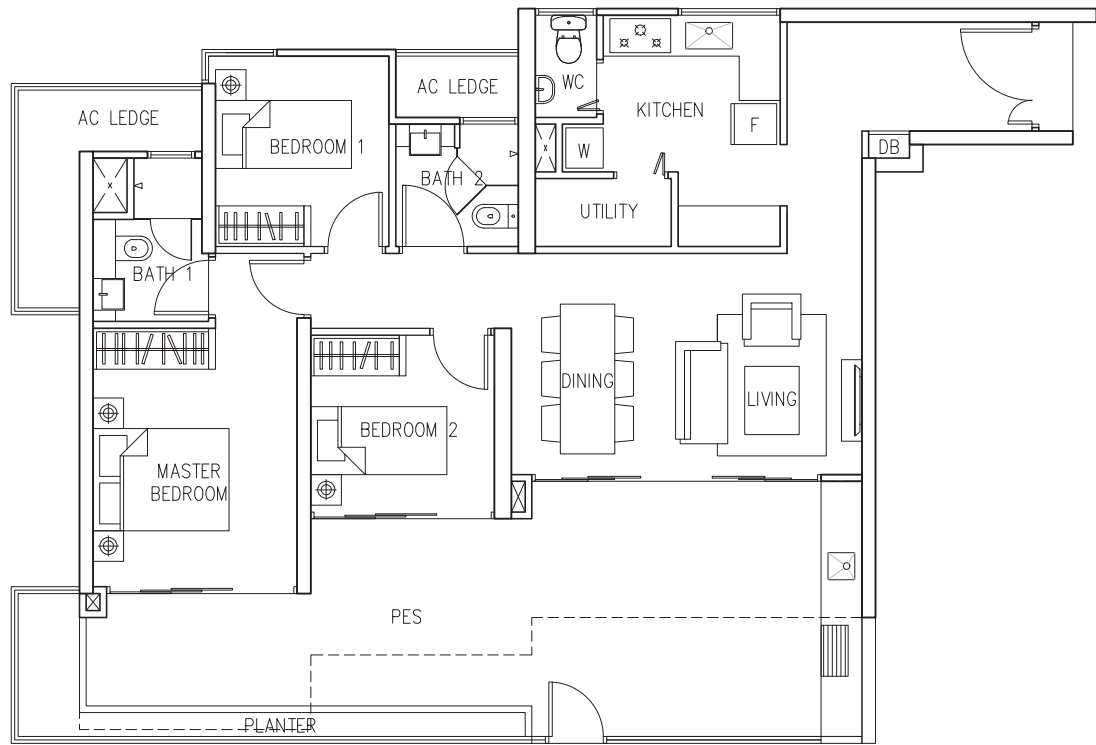
- Blk 6 : #26-11



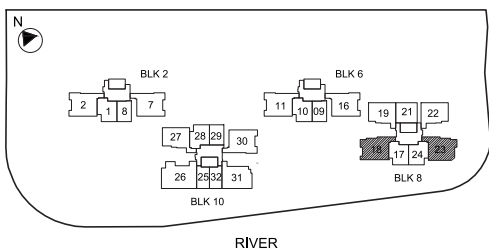
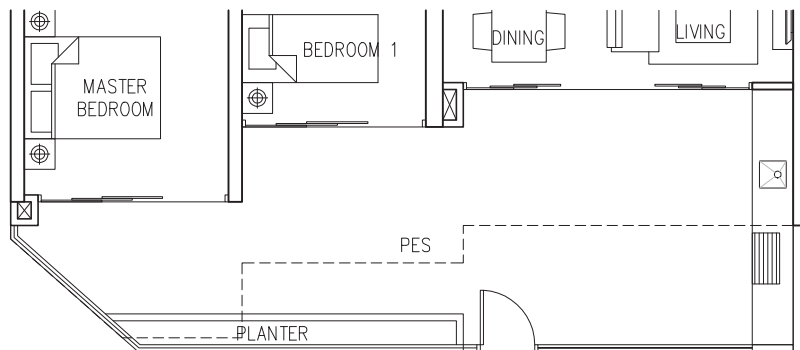
RIVER

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Type D2e PES1
 129 sqm
 1389 sqft



Type D2e PES2
 125 sqm
 1346 sqft

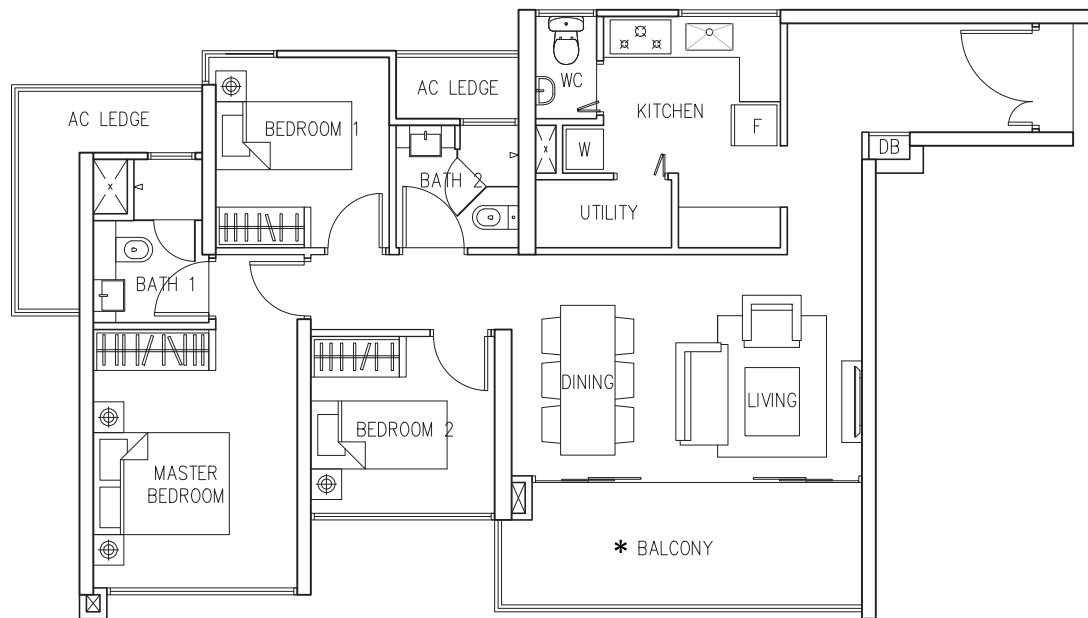


D2e PES1 Blk 8: #01-18

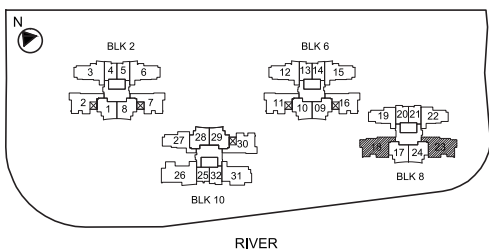
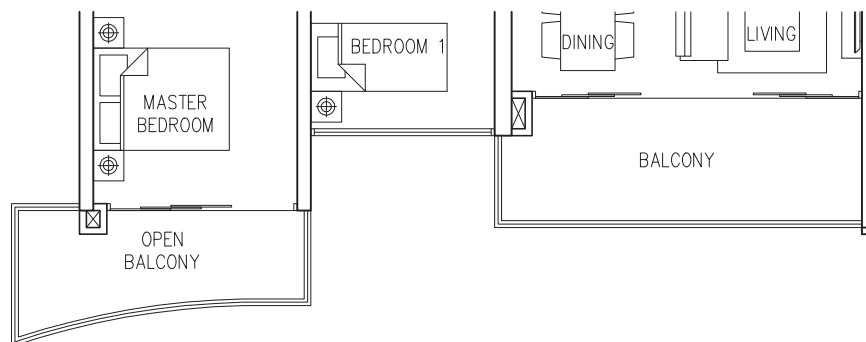
D2e PES2 MIRROR IMAGE
 Blk 8: #01-23

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Type D2e
 100 sqm
 1076 sqft



Type D2f
 106 sqm
 1141 sqft



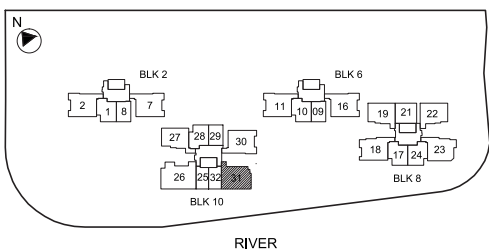
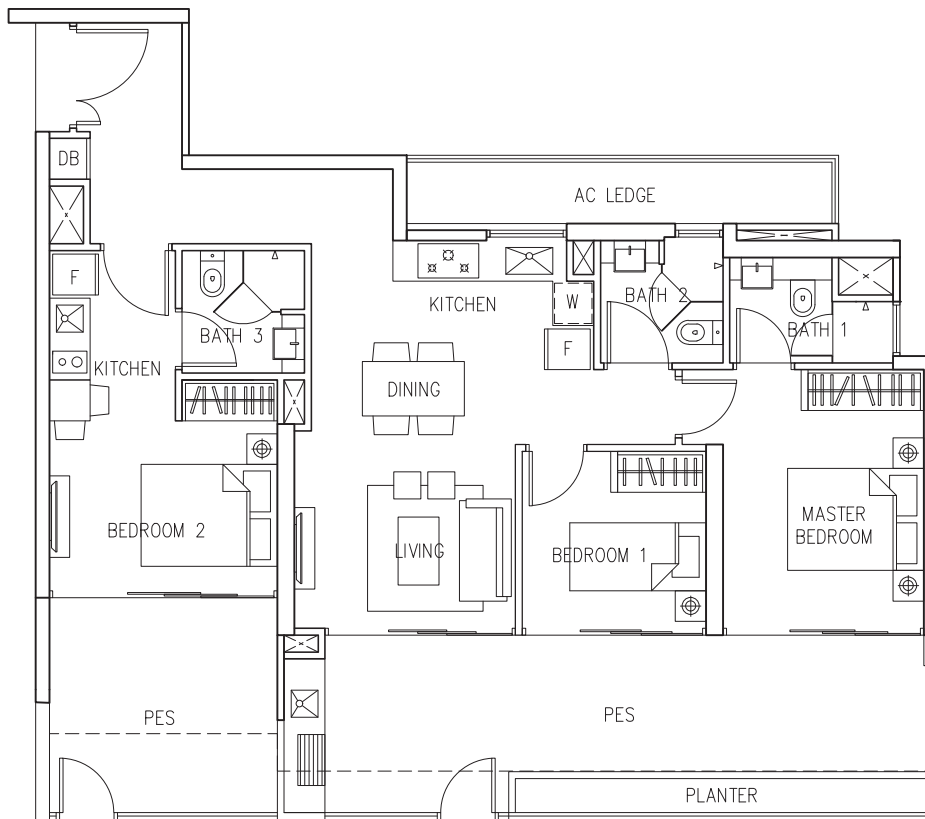
D2e Blk 8: #02-18 to #27-18
 MIRROR IMAGE
 Blk 8: #02-23 to #12-23
 : #14-23 to #18-23
 : #20-23 to #24-23

D2f MIRROR IMAGE
 Blk 8: #13-23
 : #19-23
 : #25-23,

*OPEN BALCONY FOR UNIT:
 MIRROR IMAGE
 Blk 8: #26-23

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Type E1 PES
 126 sqm
 1356 sqft

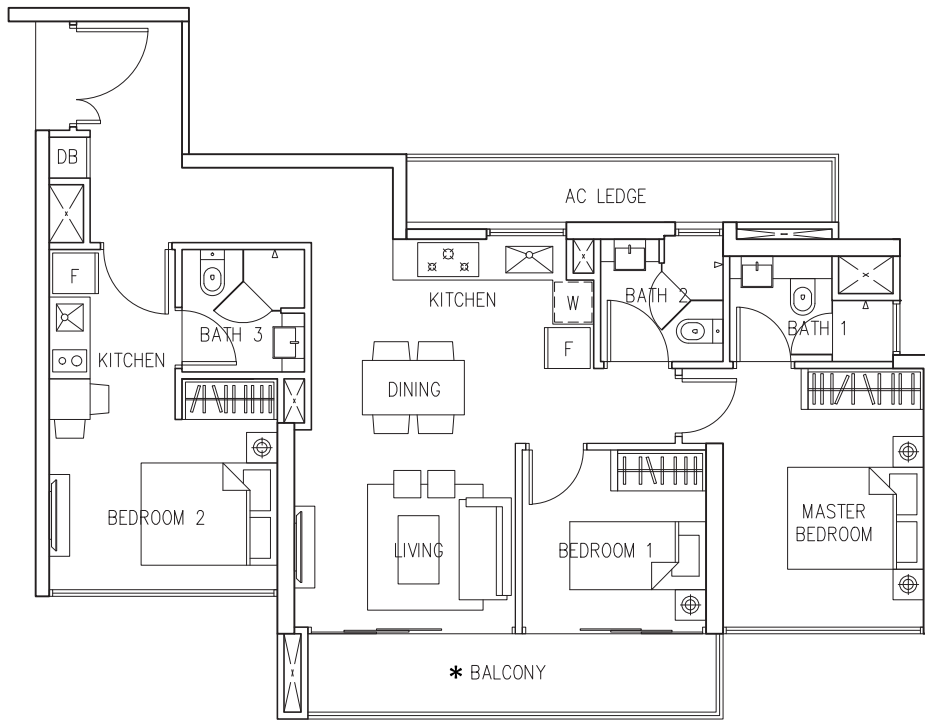


E1 PES

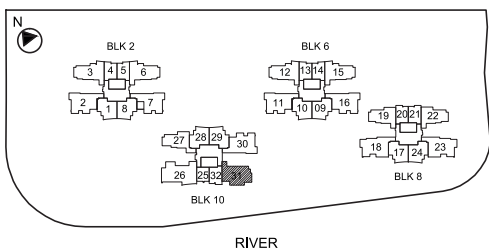
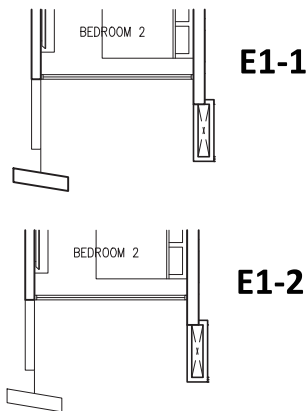
Blk 10: #01-31

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Type E1
 96 sqm
 1033 sqft



Part Plan LOCATION OF FACADE FEATURE FIN AT UNITS REFER TO STACKING DIAGRAM

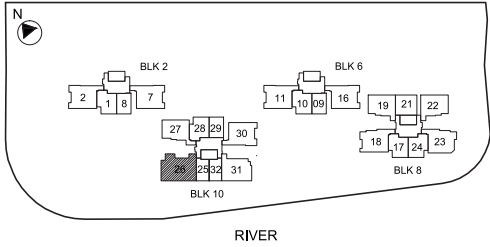
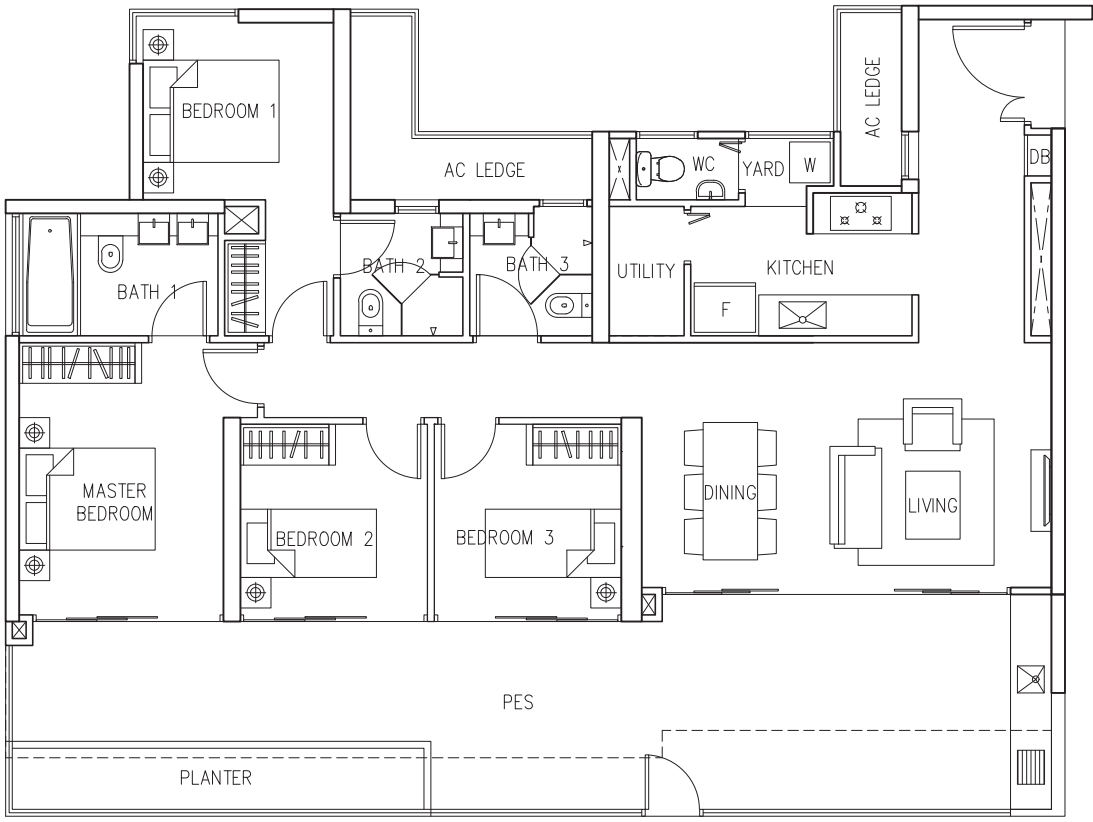
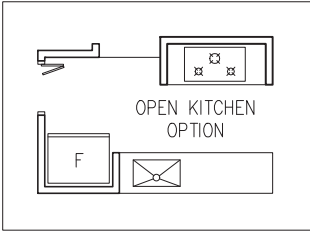


E1 Blk 10: #02-31 to #26-31

*OPEN BALCONY FOR UNIT:
 Blk 10: #27-31

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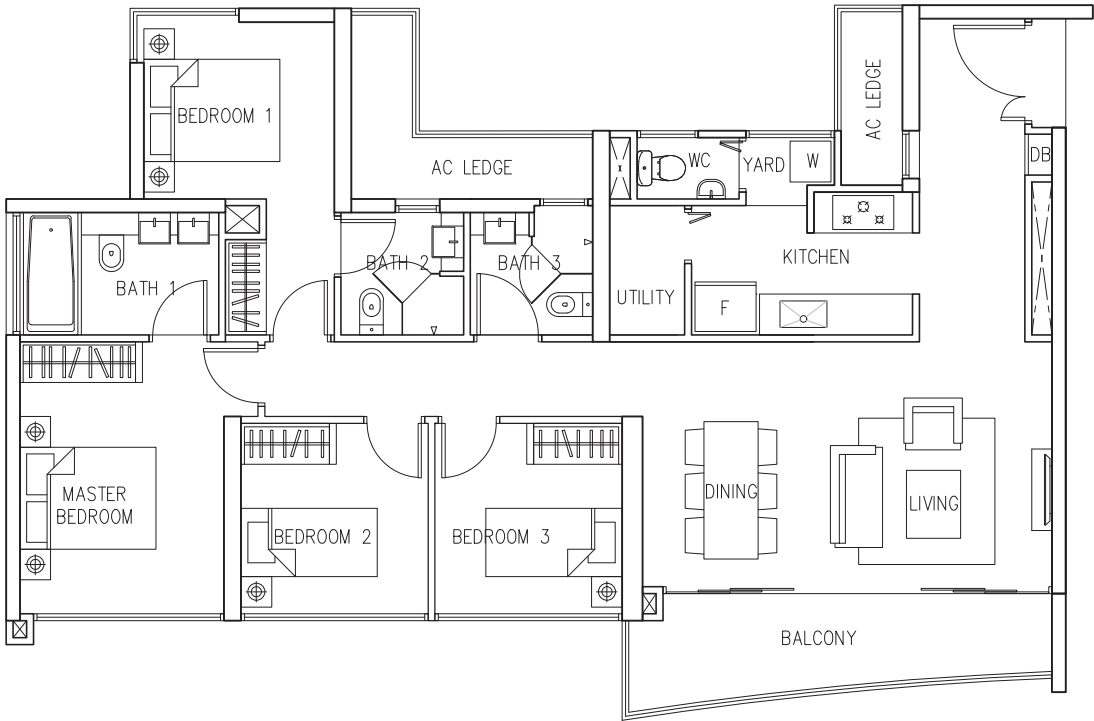
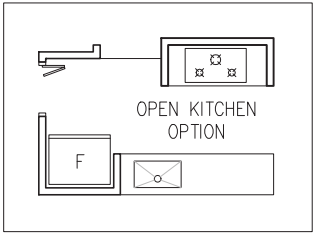
Type F1 PES
 163 sqm
 1755 sqft



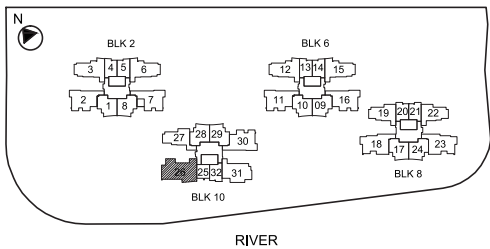
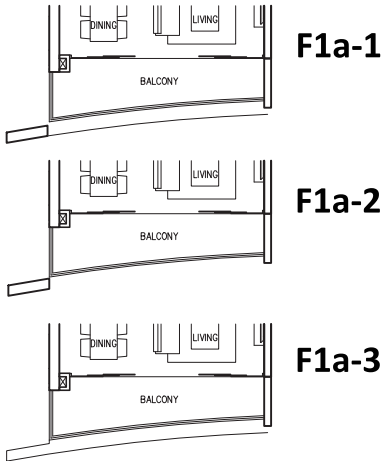
F1 PES Blk 10: #01-26

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Type F1a
 126 sqm
 1356 sqft



Part Plan LOCATION OF FACADE FEATURE FIN AT
 UNITS REFER TO STACKING DIAGRAM



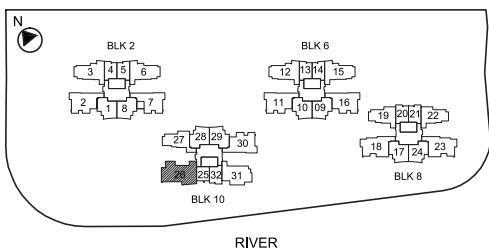
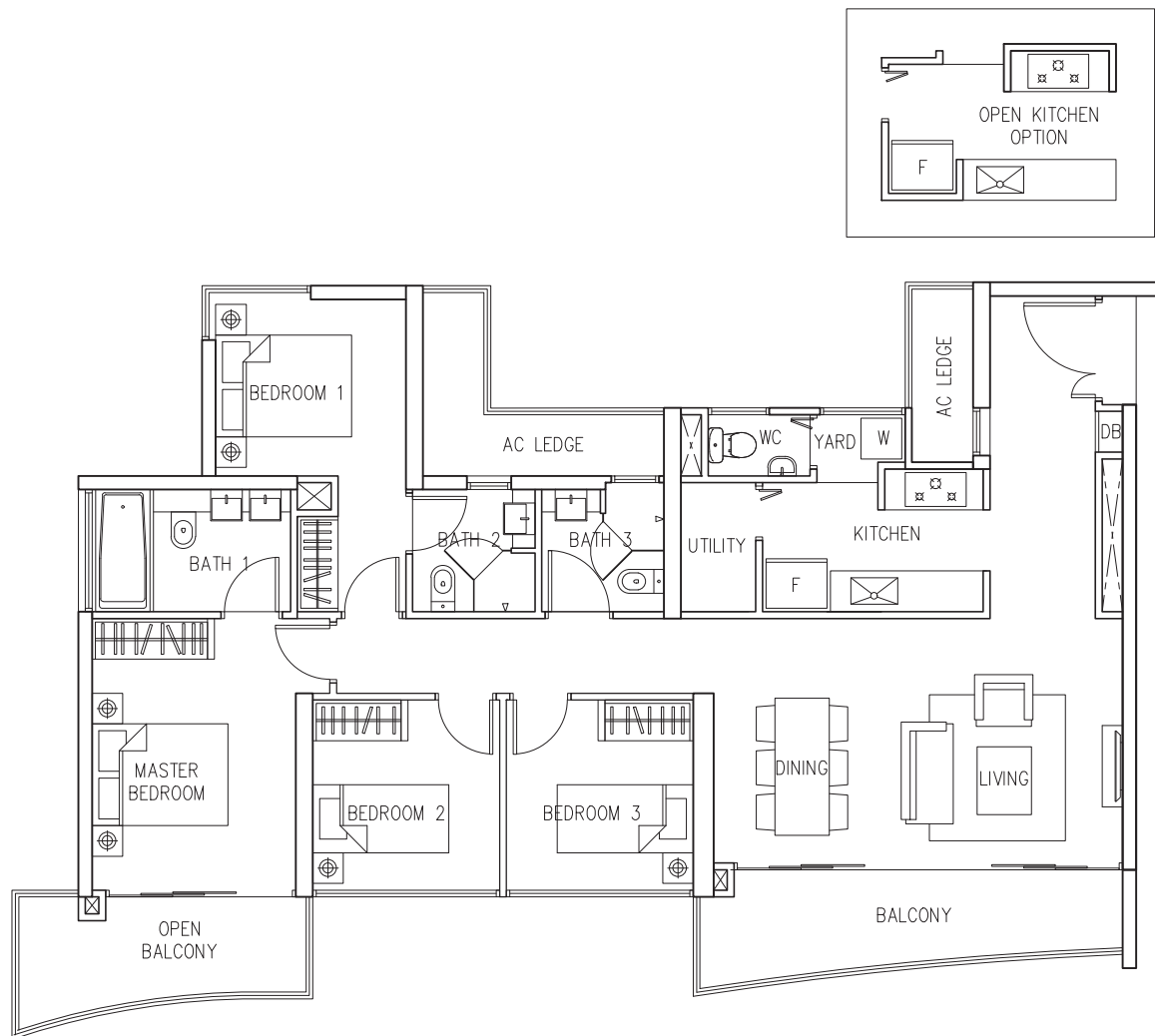
F1a Blk 10: #02-26 to #12-26
 : #14-26 to #18-26
 : #20-26 to #24-26
 : #26-26 to #28-26

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Type F1b

133 sqm

1432 sqft



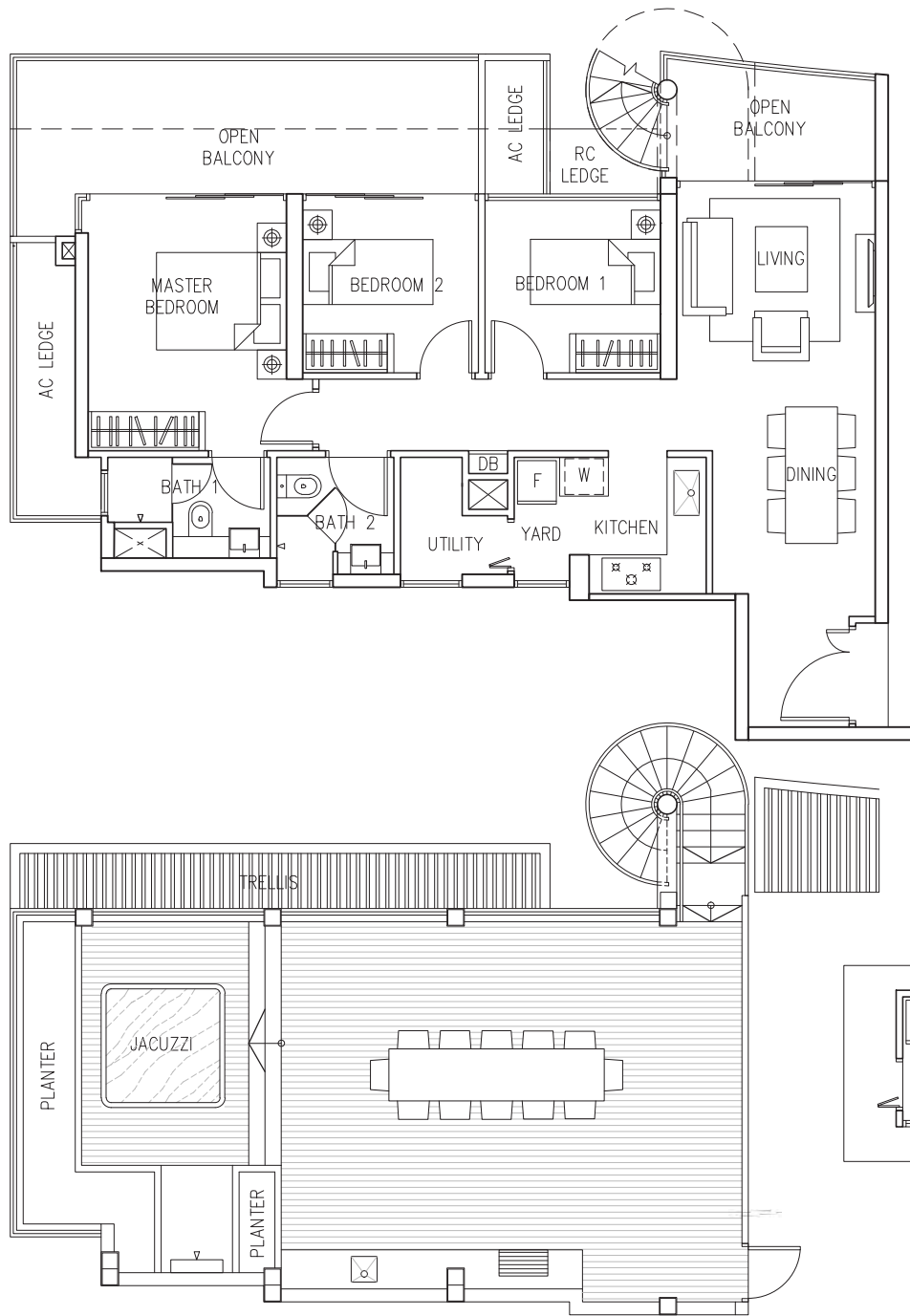
F1b

Blk 10: #13-26

: #19-26

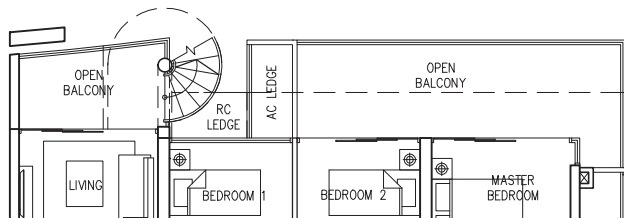
: #25-26

Type PH1
 178 sqm
 1916 sqft

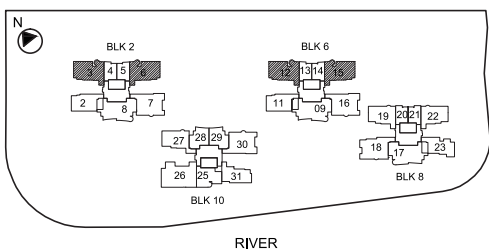


Roof Terrace

Part Plan LOCATION OF FACADE
 FEATURE FIN AT UNITS
 REFER TO STACKING
 DIAGRAM



PH1-1

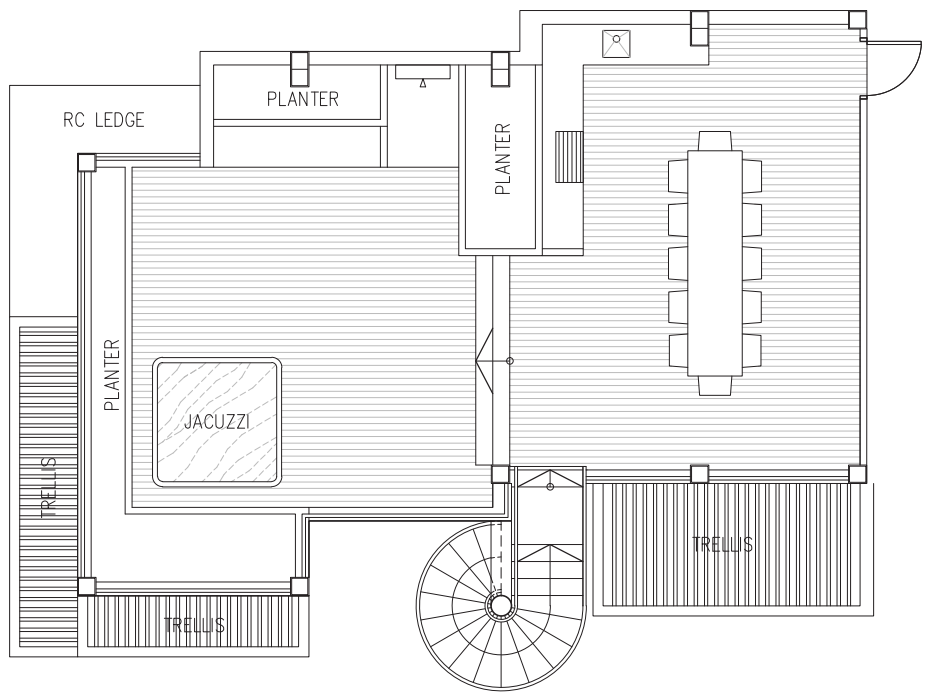
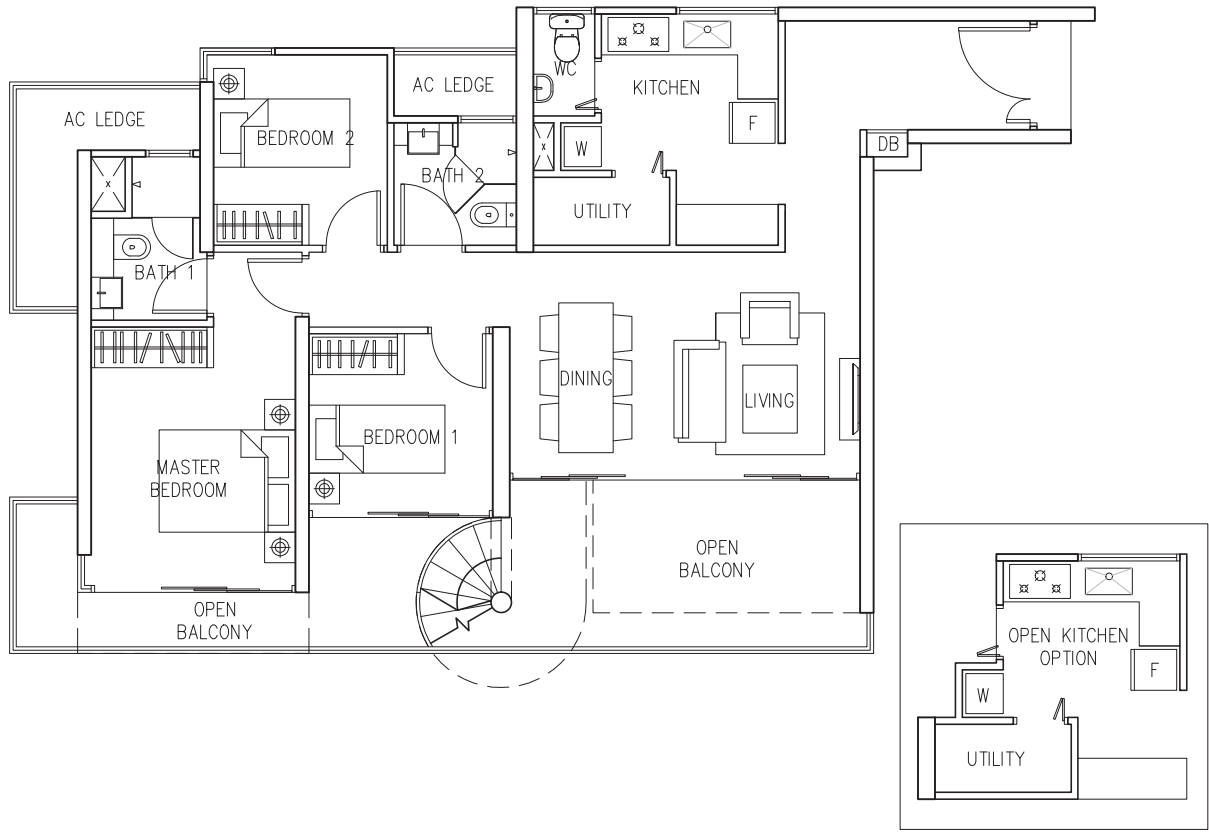


PH1 Blk 6: #28-12
 Blk 2: #29-03

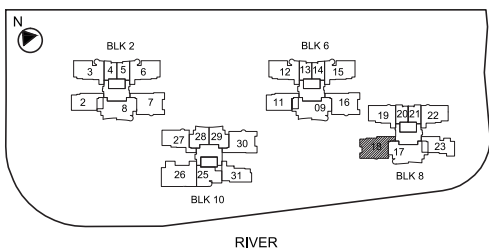
MIRROR IMAGE
 Blk 6: #28-15
 Blk 2: #29-06

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Type PH2
 198 sqm
 2131 sqft



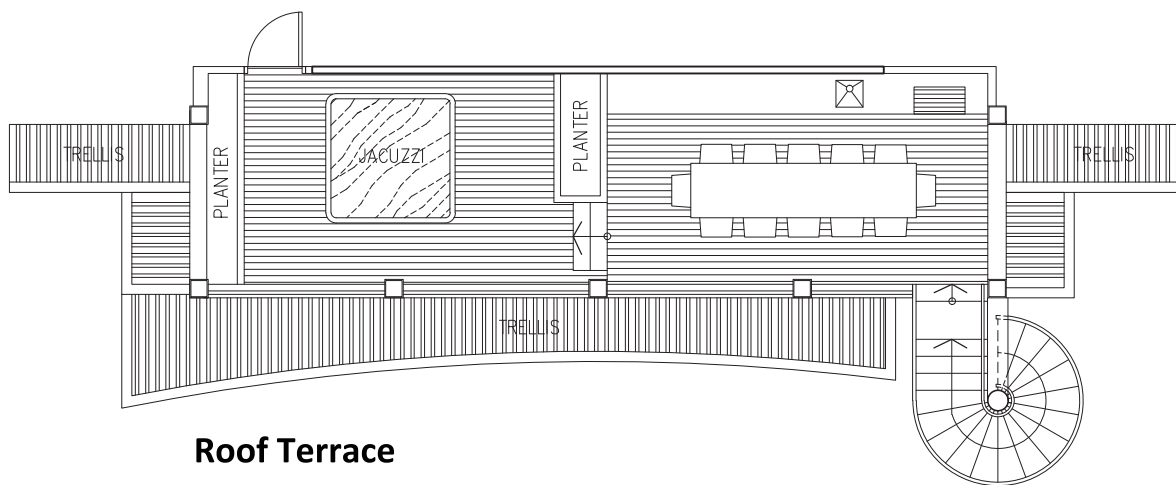
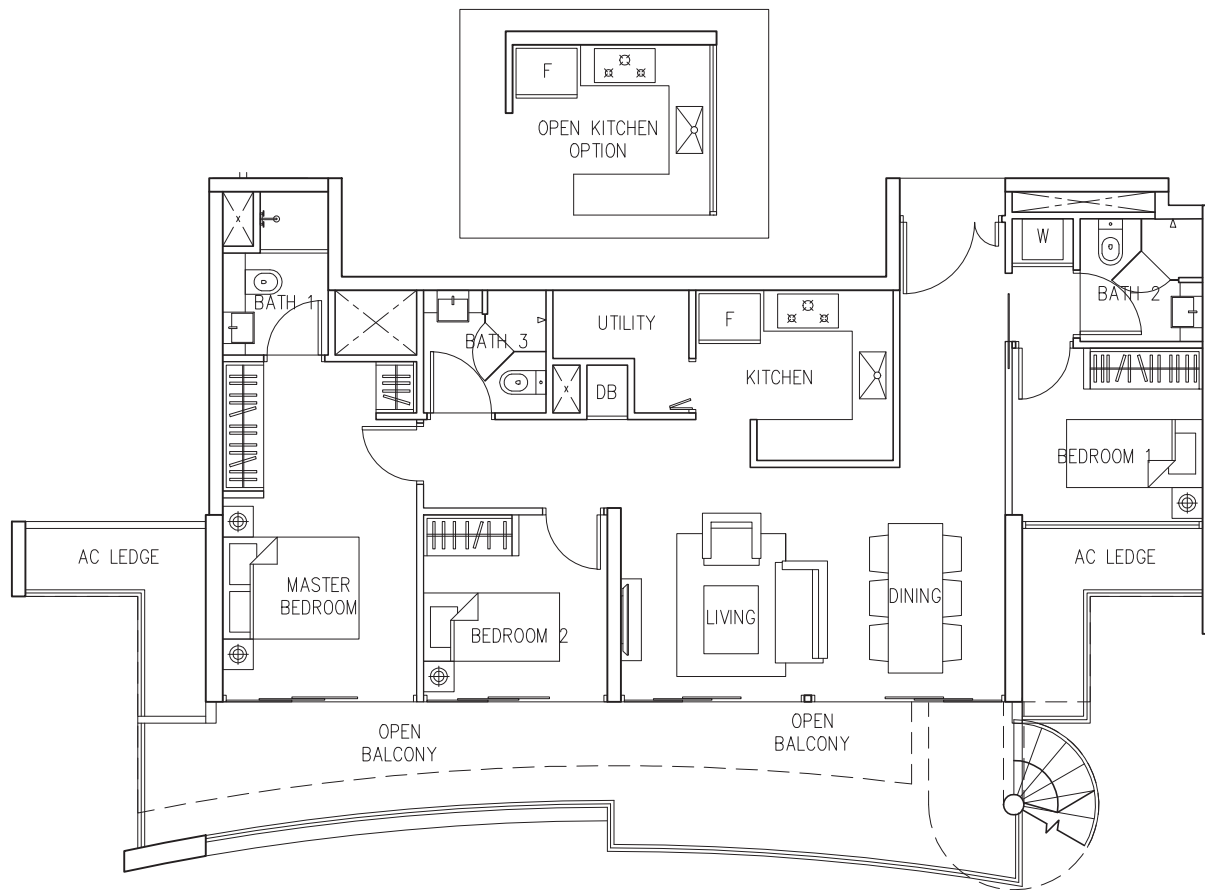
Roof Terrace



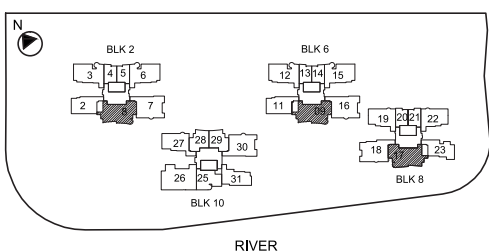
PH2 Blk 8: #28-18

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Type PH3
 170 sqm
 1830 sqft



Roof Terrace



PH3

Blk 2: #29-08

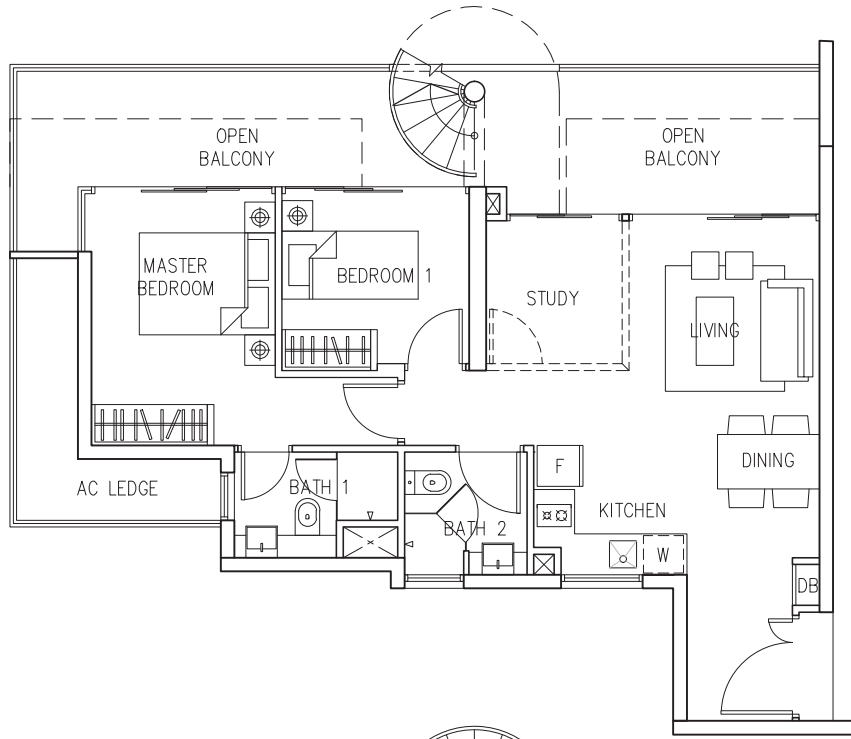
Blk 6: #28-09

MIRROR IMAGE

Blk 8: #28-17

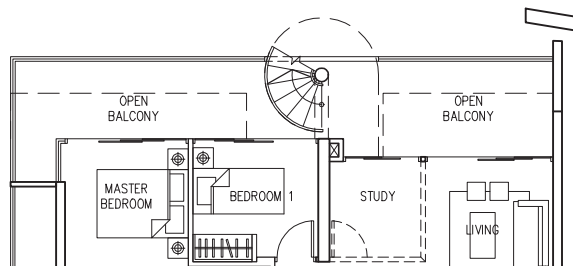
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Type PH4
 151 sqm
 1625 sqft

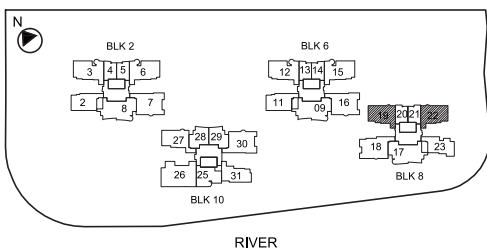


Roof Terrace

Part Plan LOCATION OF FACADE FEATURE FIN AT
 UNITS REFER TO STACKING DIAGRAM



PH4-1



RIVER

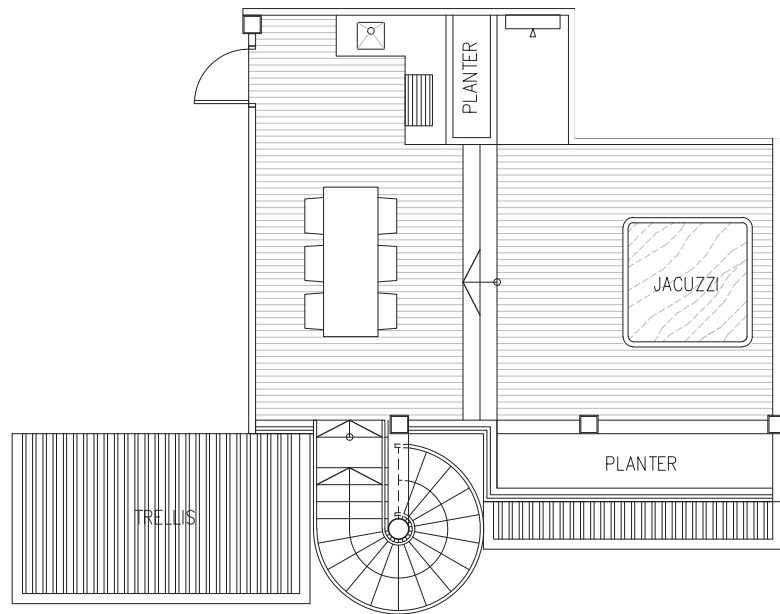
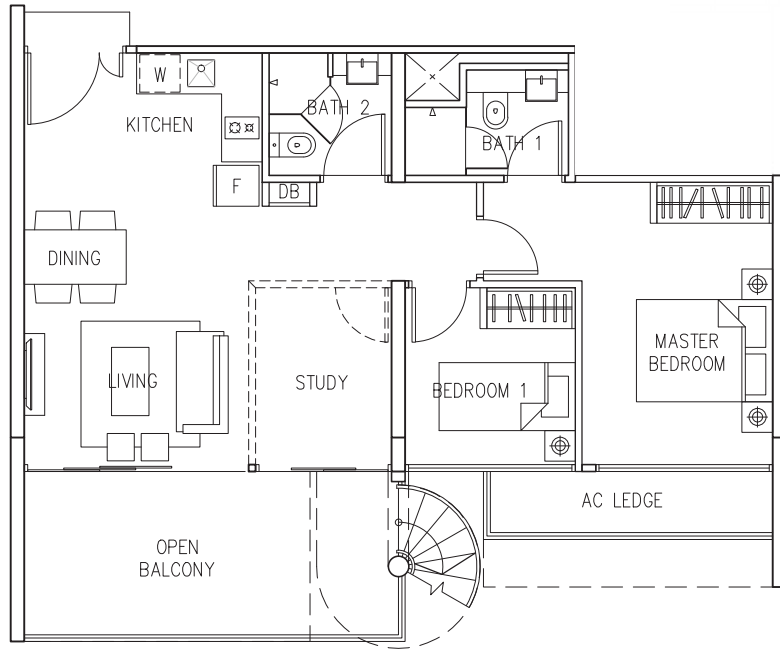
PH4 Blk 8: #28-22

MIRROR IMAGE

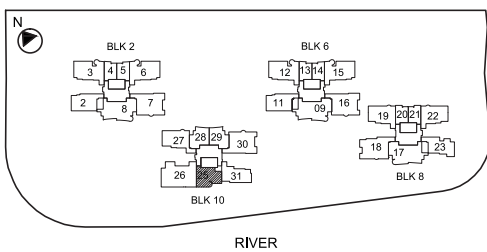
Blk 8: #28-19

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Type PH5
 135 sqm
 1453 sqft



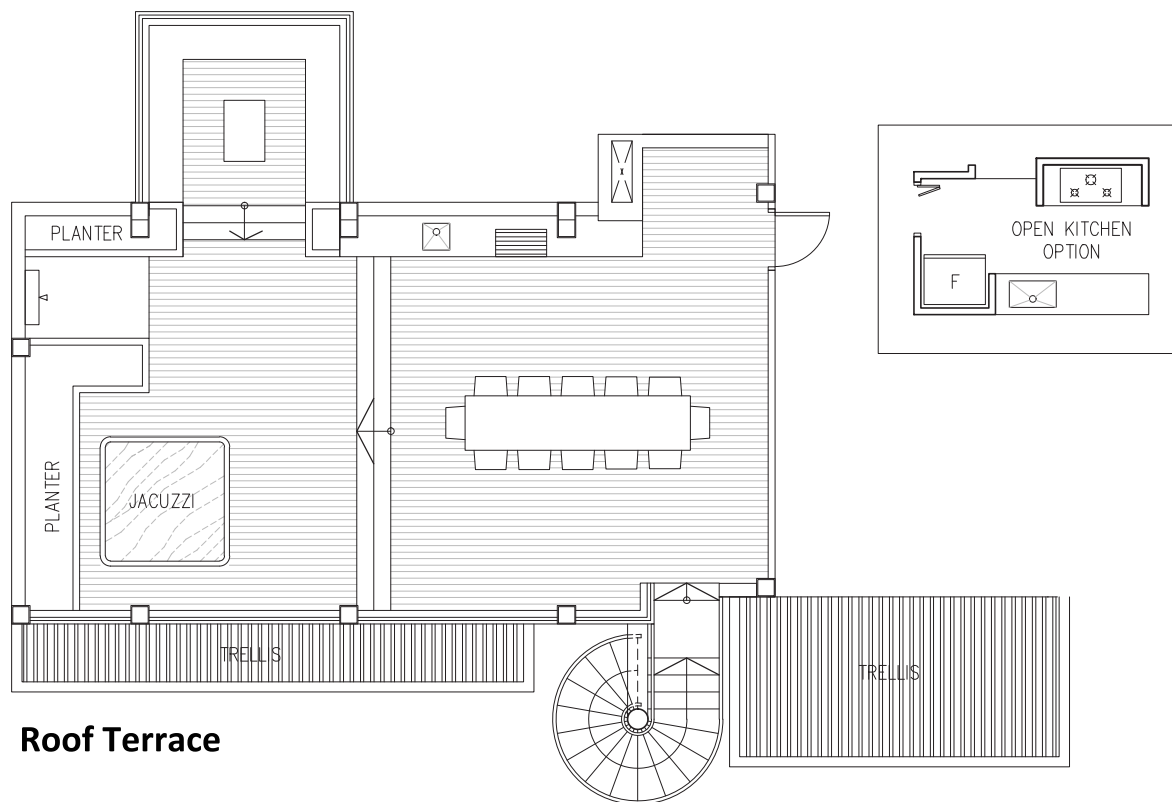
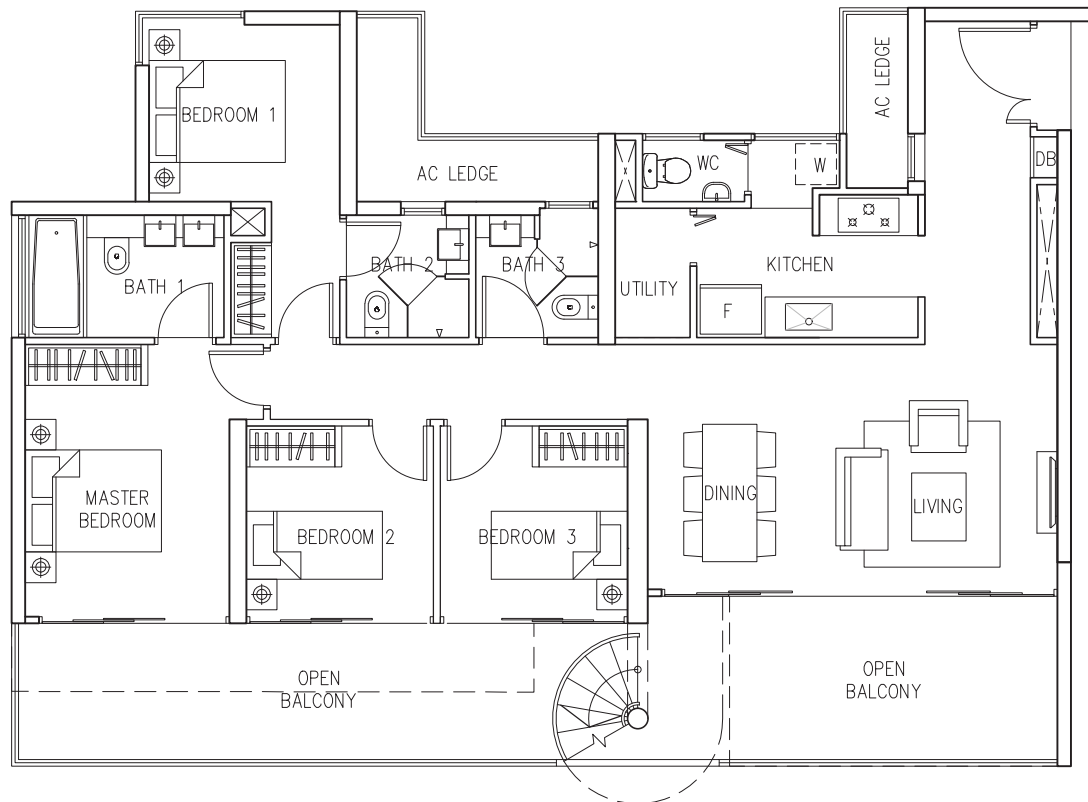
Roof Terrace



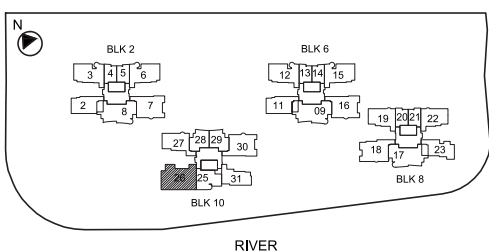
PH5 Blk 10: #29-25

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Type PH6
 233 sqm
 2508 sqft



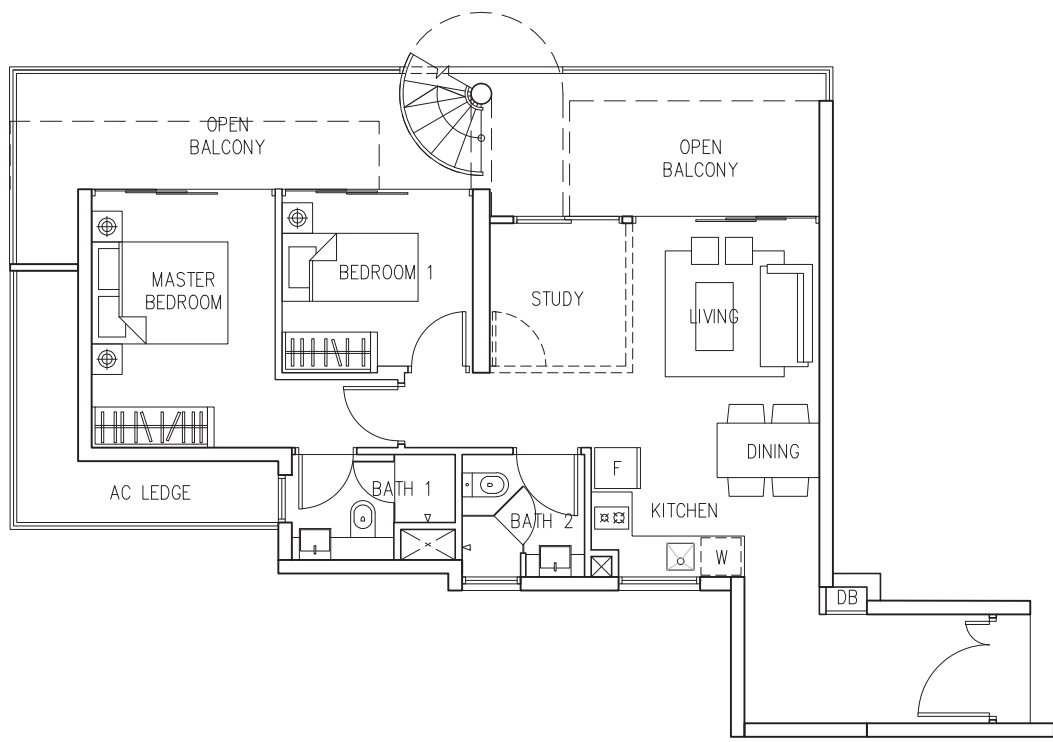
Roof Terrace



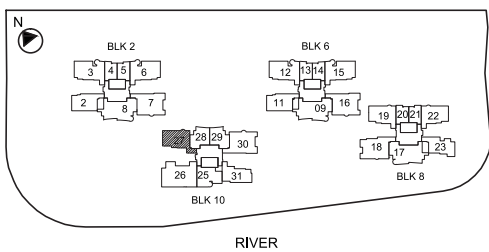
PH6 Blk 10: #29-26

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Type PH7
 154 sqm
 1658 sqft



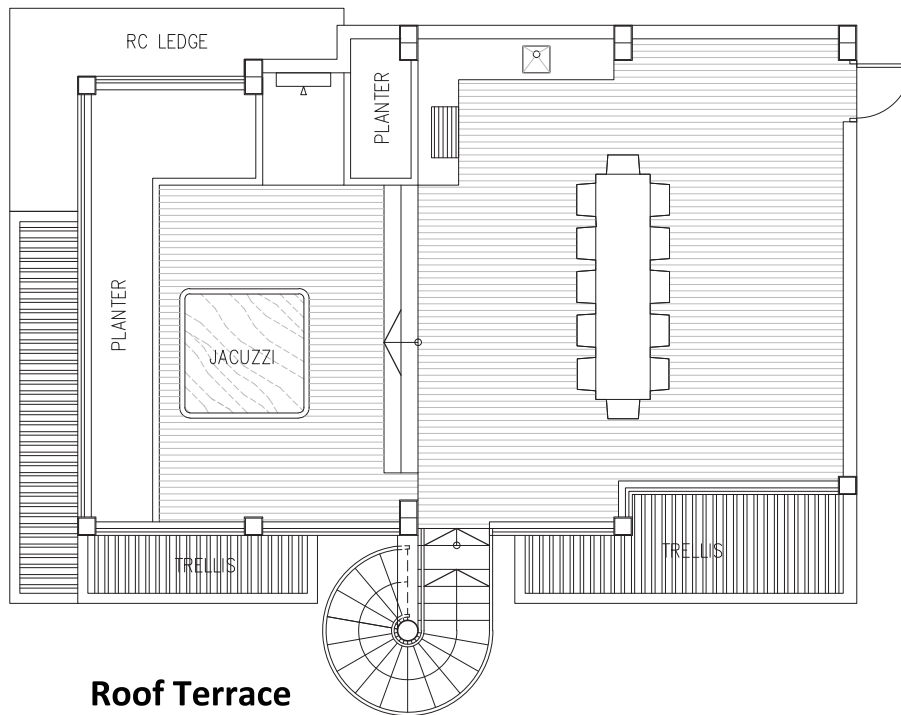
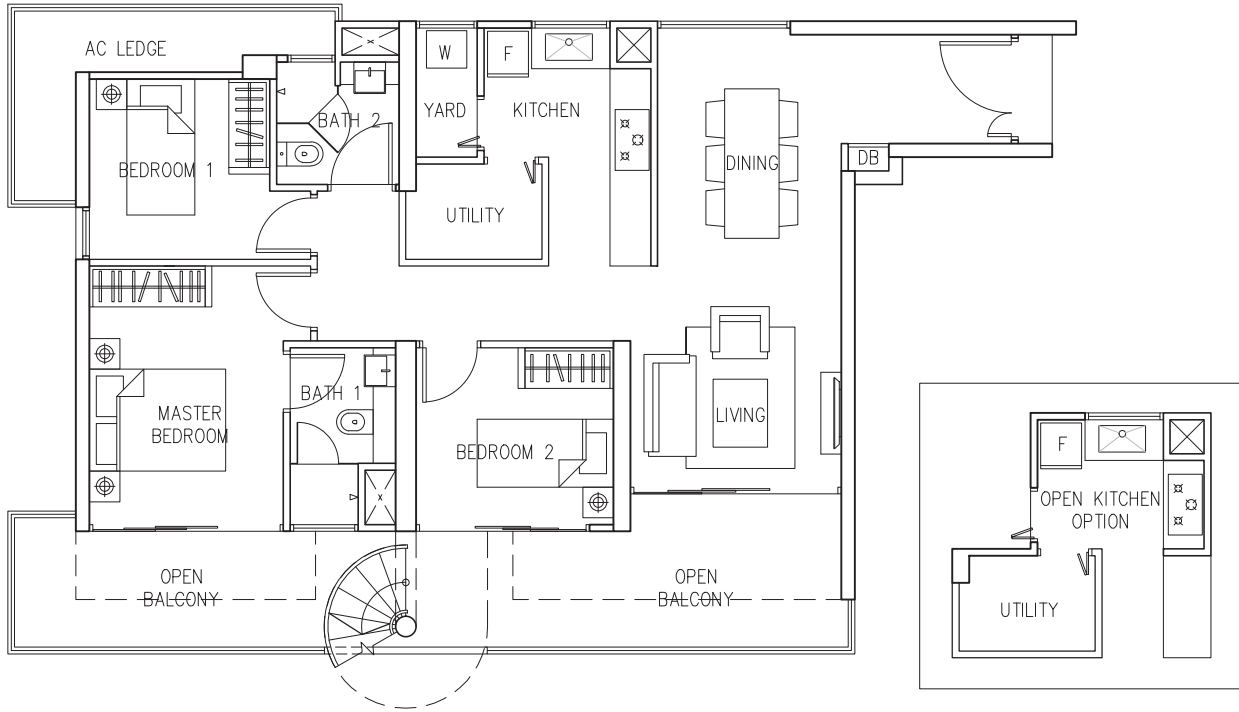
Roof Terrace



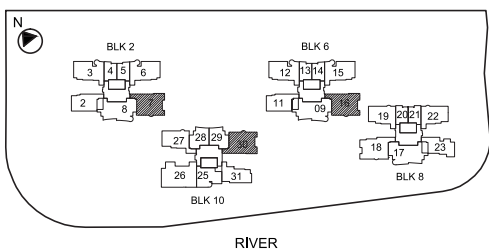
PH7 Blk 10: #29-27

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Type PH8
 199 sqm
 2142 sqft



Roof Terrace

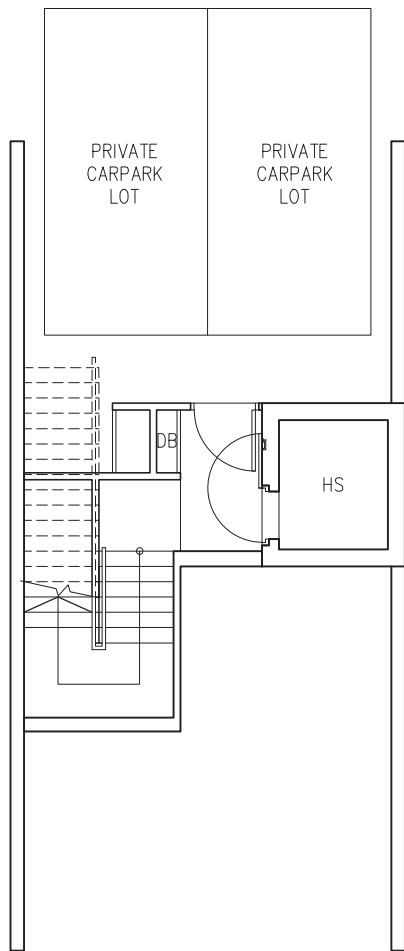


PH8 Blk 10: #29-30

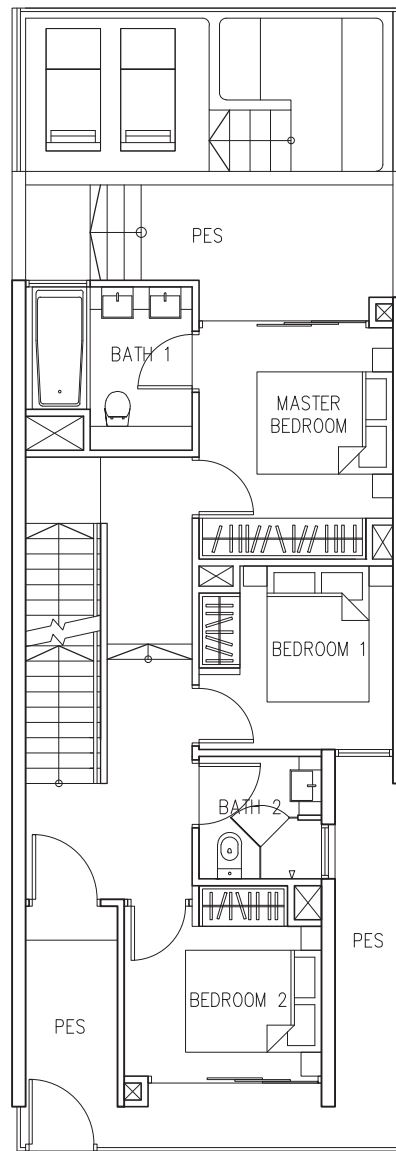
MIRROR IMAGE
 Blk 2 : #29-07
 Blk 6 : #28-16

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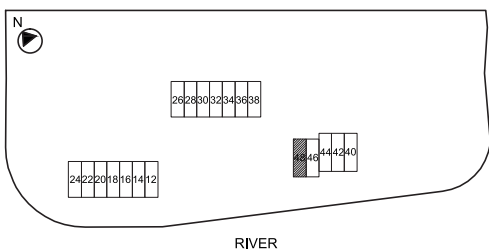
Type ST1
 275 sqm
 2960 sqft



CP



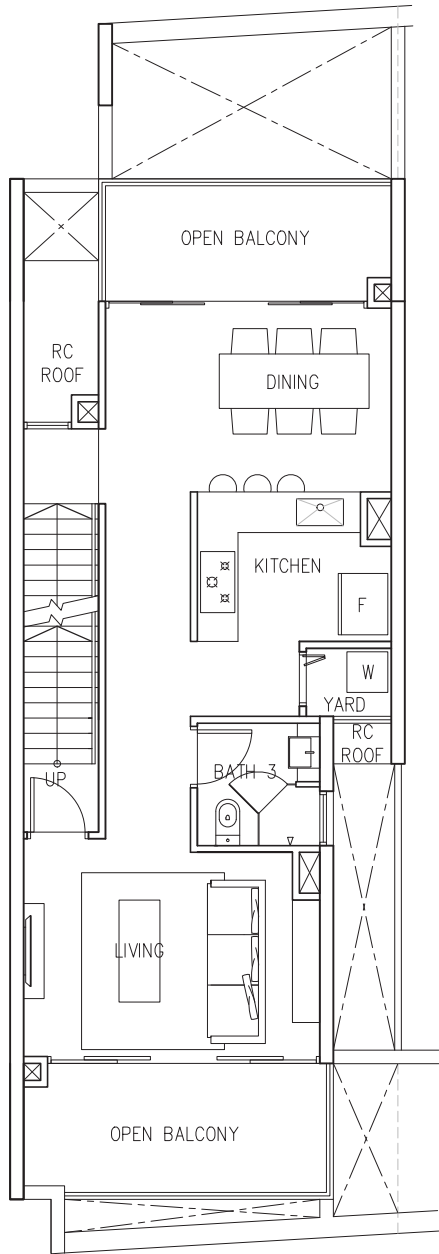
1ST STOREY



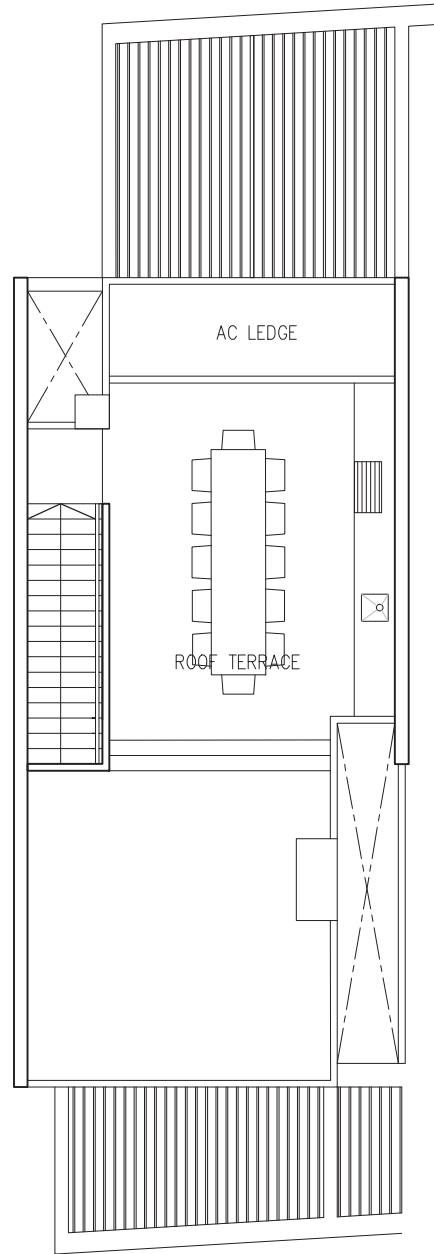
ST1 No. 48

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Type ST1
275 sqm
2960 sqft



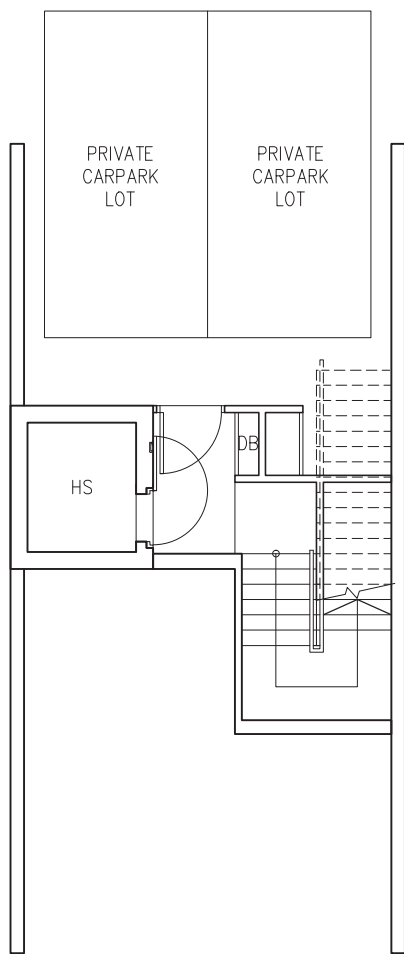
2ND STOREY



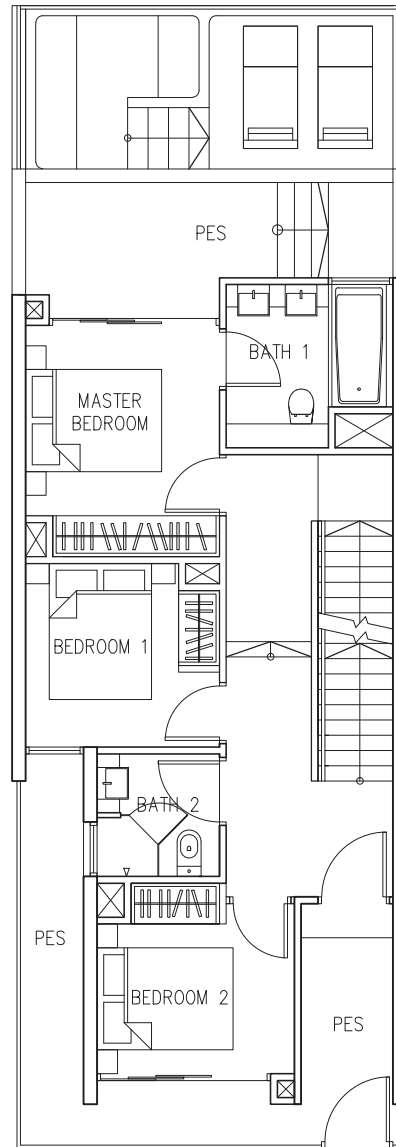
ROOF TERRACE

ST1 No. 48

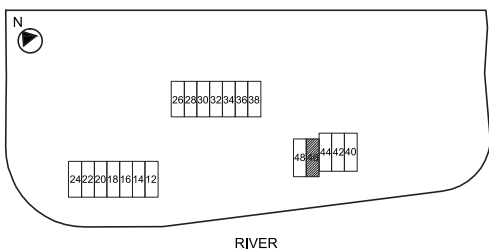
Type ST1
 275 sqm
 2960 sqft



CP



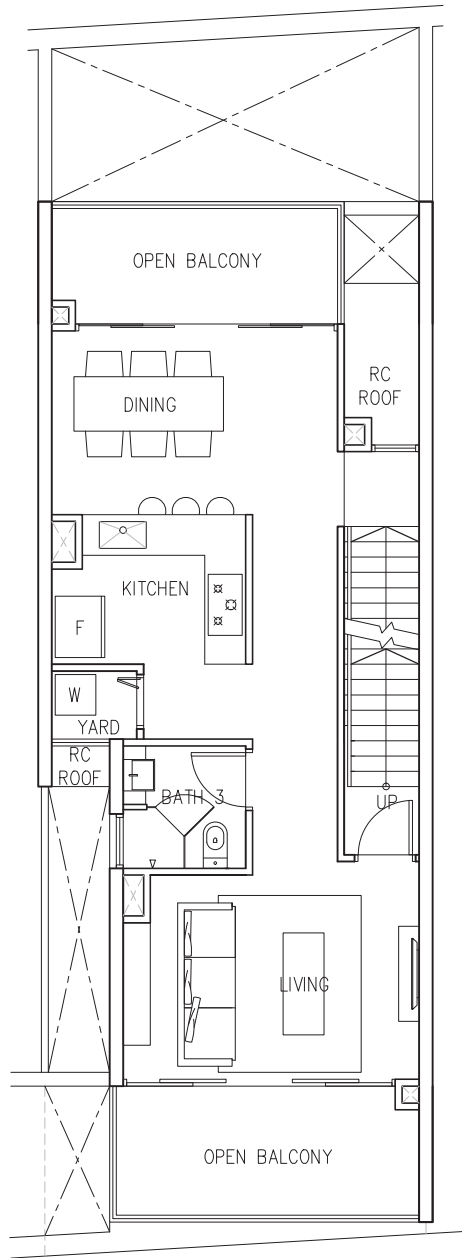
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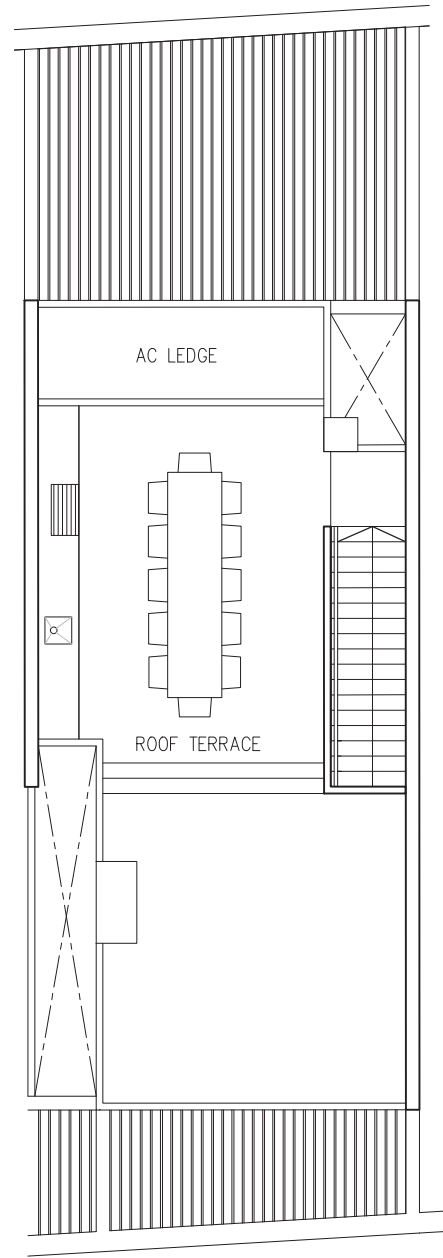
ST1 No. 46

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Type ST1
275 sqm
2960 sqft



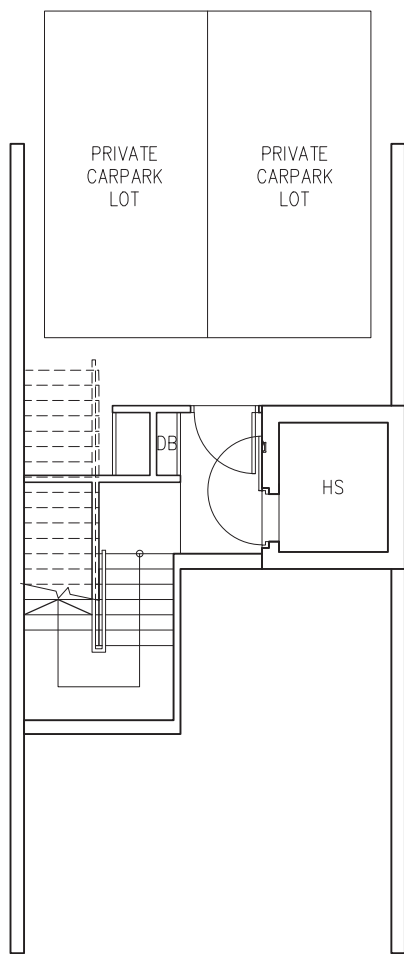
2ND STOREY



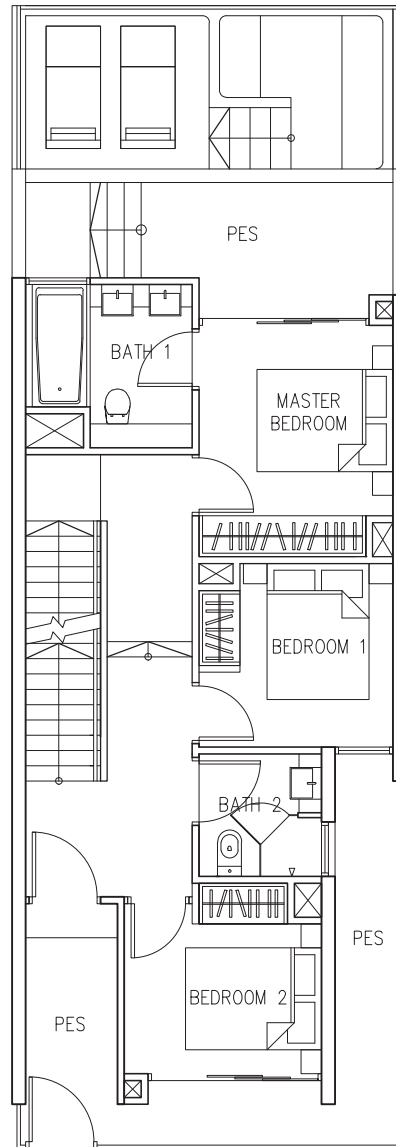
ROOF TERRACE

ST1 No. 46

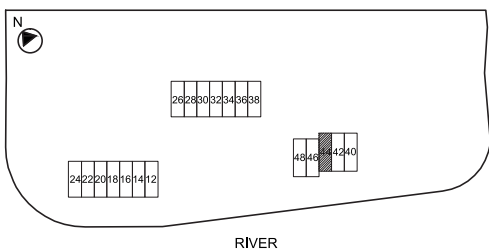
Type ST1
 275 sqm
 2960 sqft



CP



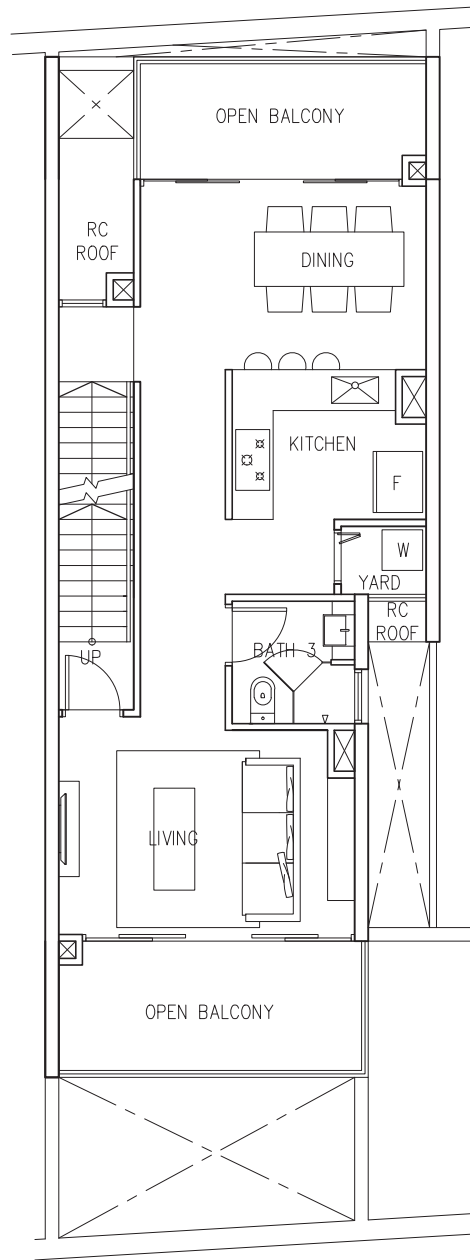
1ST STOREY



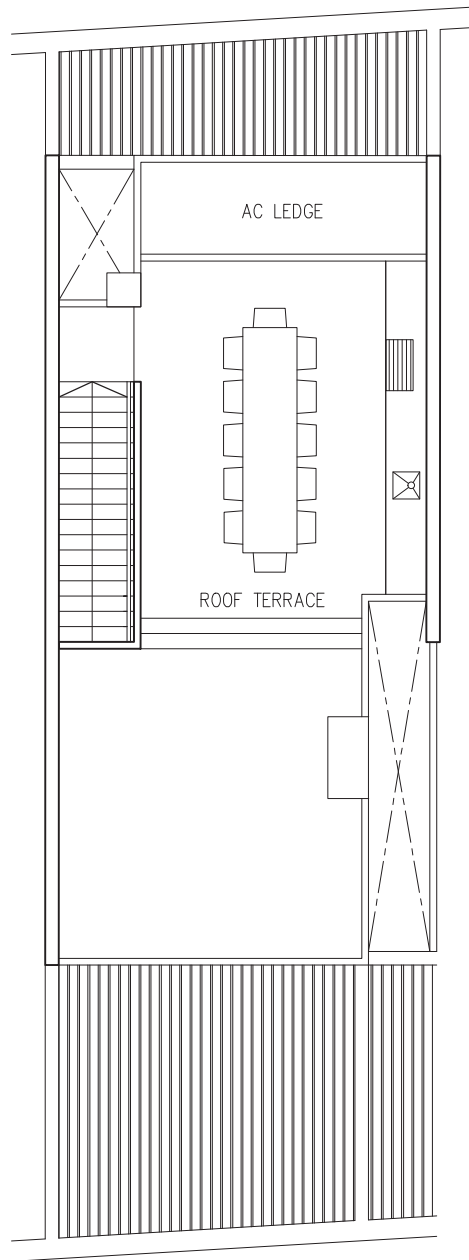
ST1 No. 44

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Type ST1
 275 sqm
 2960 sqft



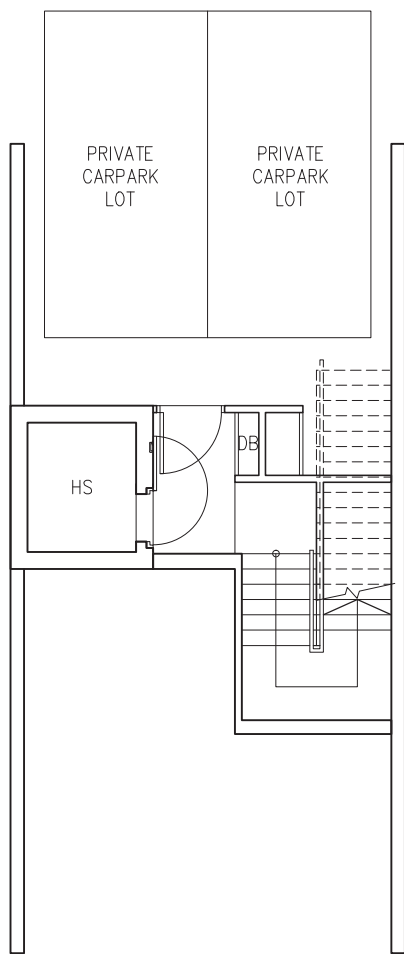
2ND STOREY



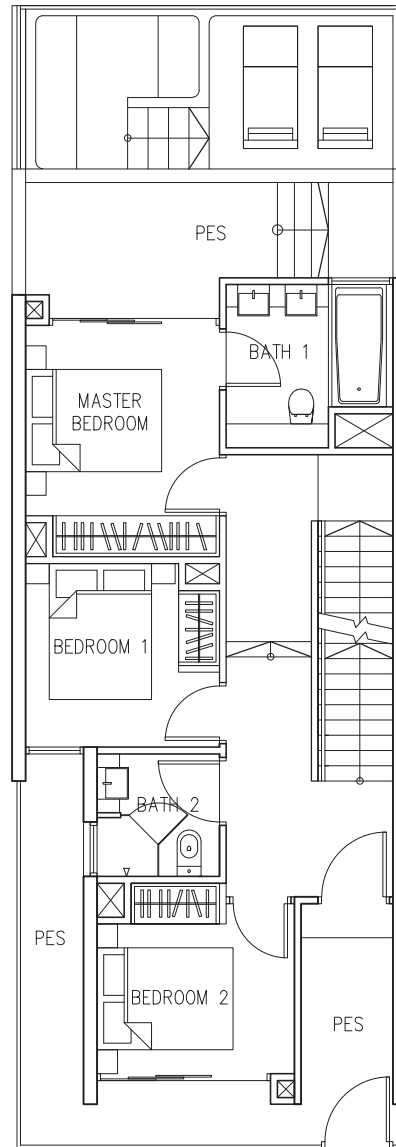
ROOF TERRACE

ST1 No. 44

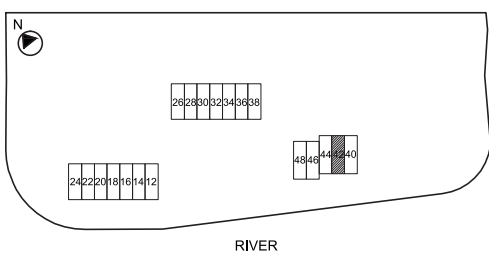
Type ST1
 275 sqm
 2960 sqft



CP



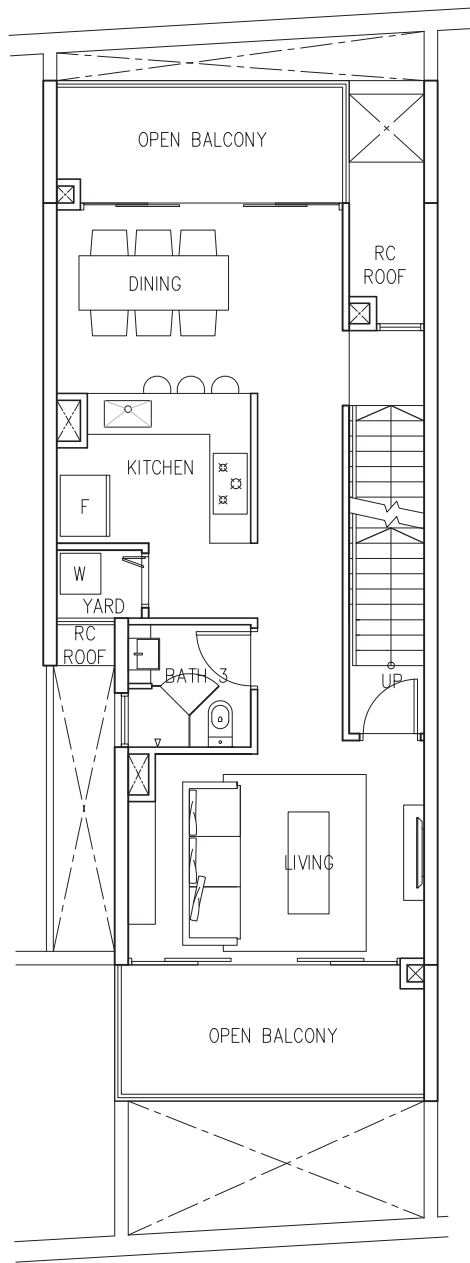
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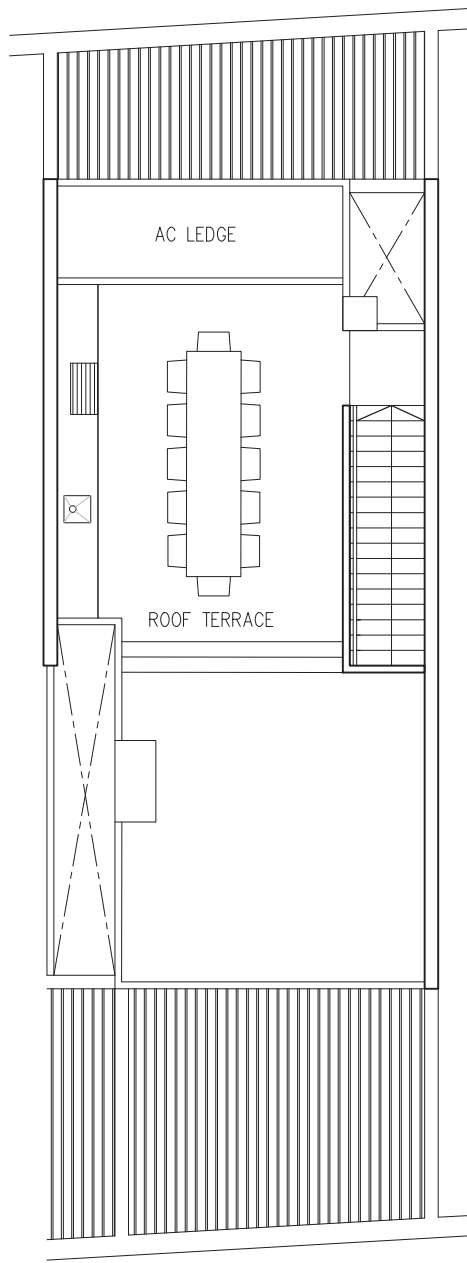
ST1 No. 42

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Type ST1
 275 sqm
 2960 sqft



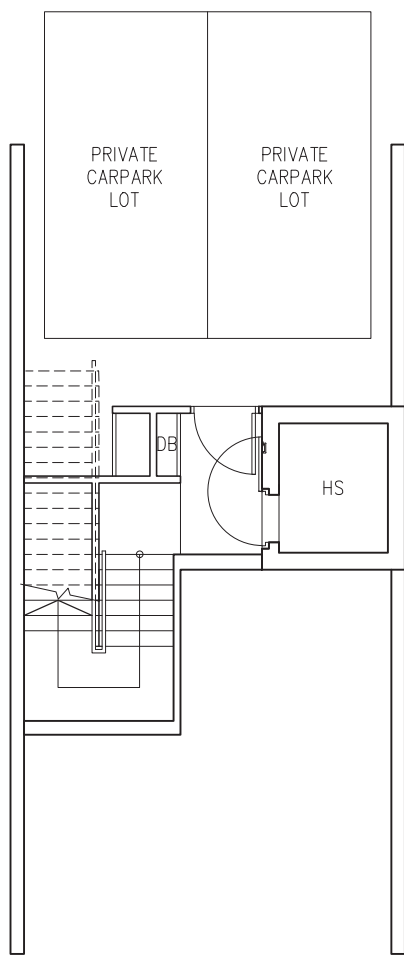
2ND STOREY



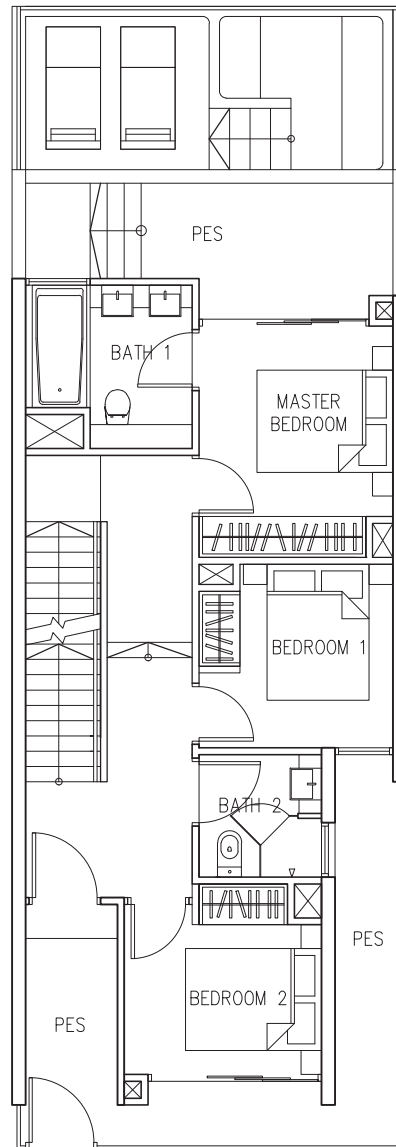
ROOF TERRACE

ST1 No. 42

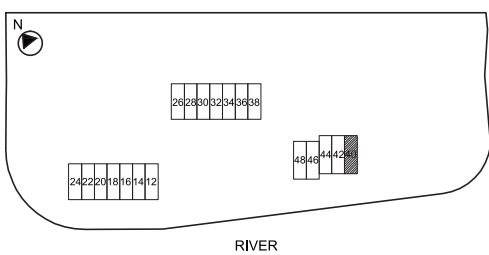
Type ST1
 275 sqm
 2960 sqft



CP



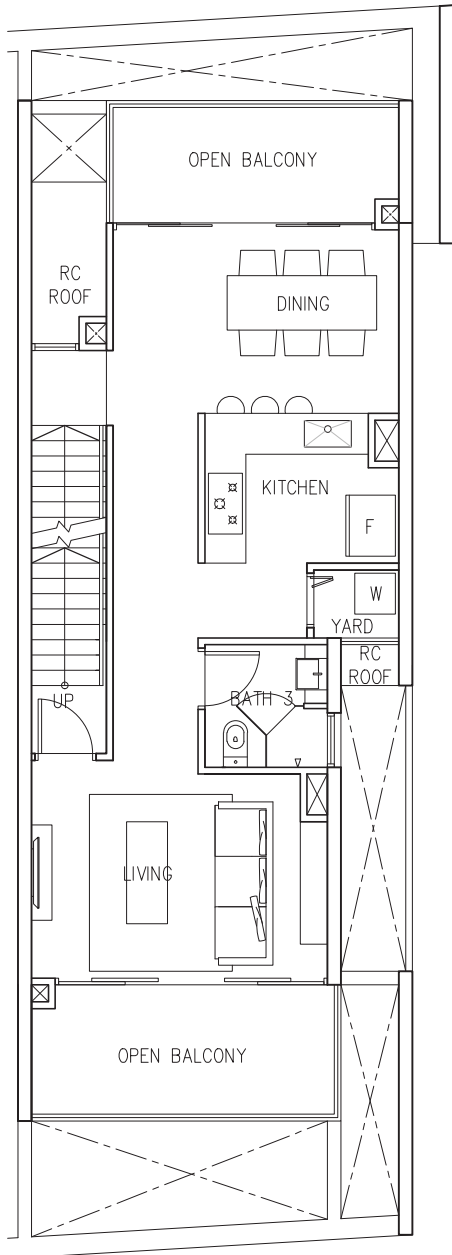
1ST STOREY



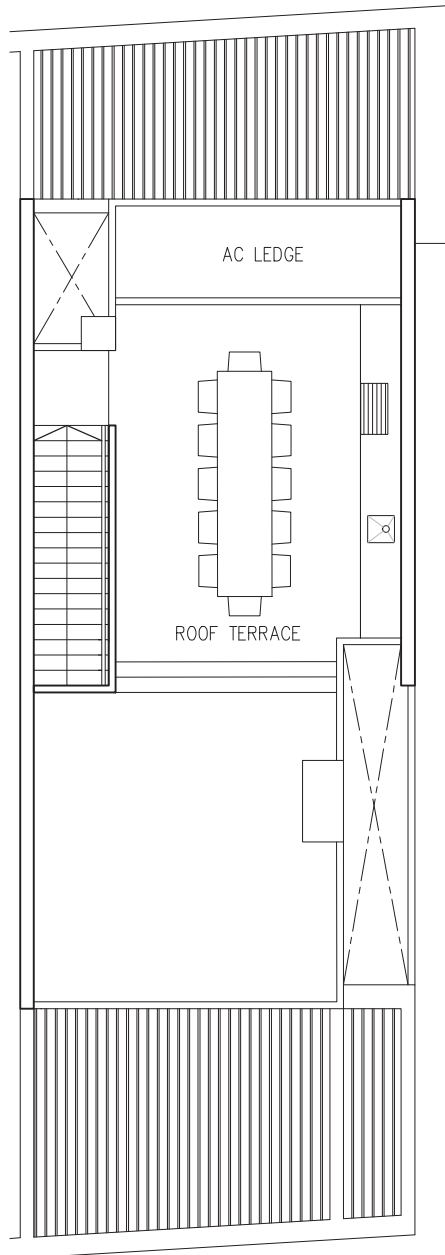
ST1 No. 40

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Type ST1
275 sqm
2960 sqft



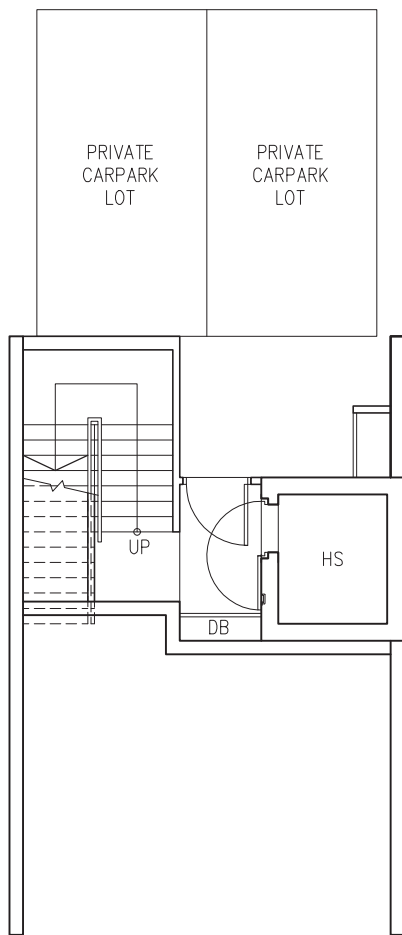
2ND STOREY



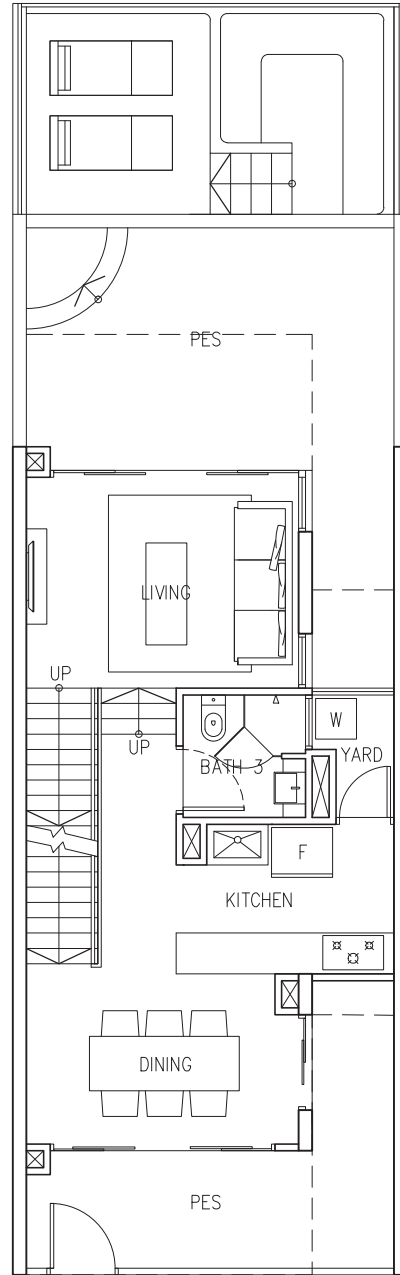
ROOF TERRACE

ST1 No. 40

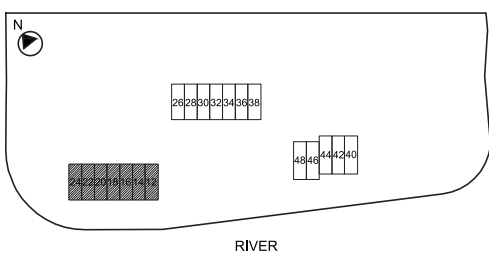
Type ST2
 279 sqm
 3003 sqft



CP



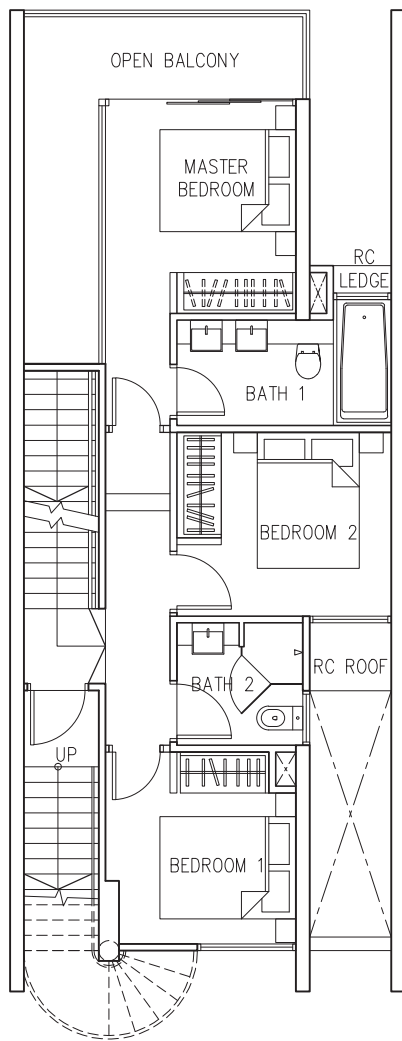
1ST STOREY



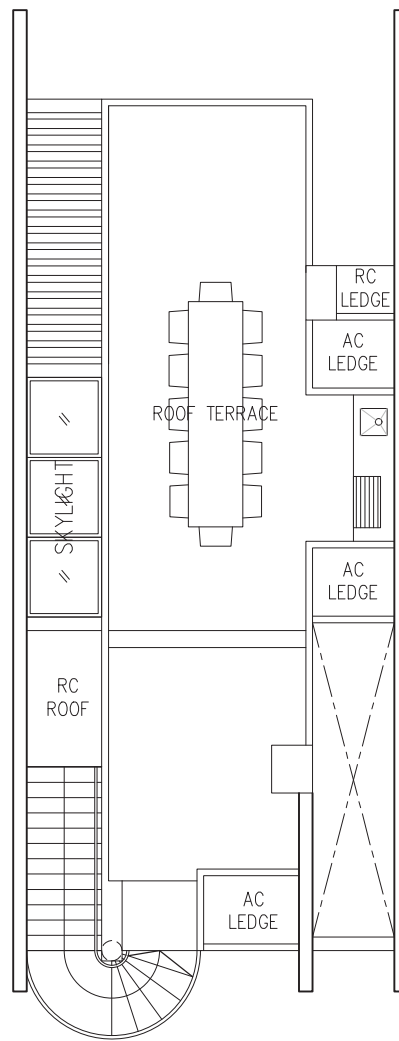
ST2 No. 12, 14, 16, 18, 20, 22 & 24

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Type ST2
 279 sqm
 3003 sqft



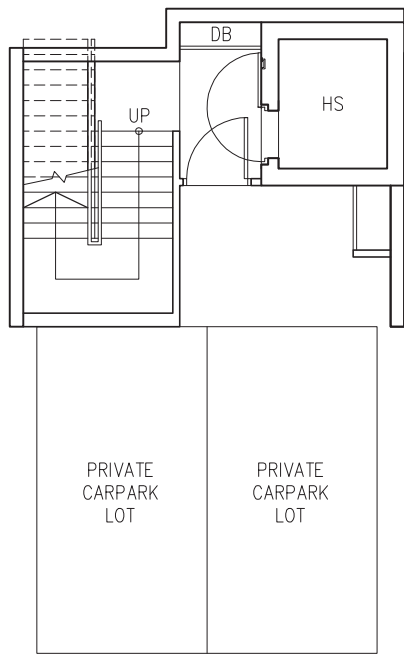
2ND STOREY



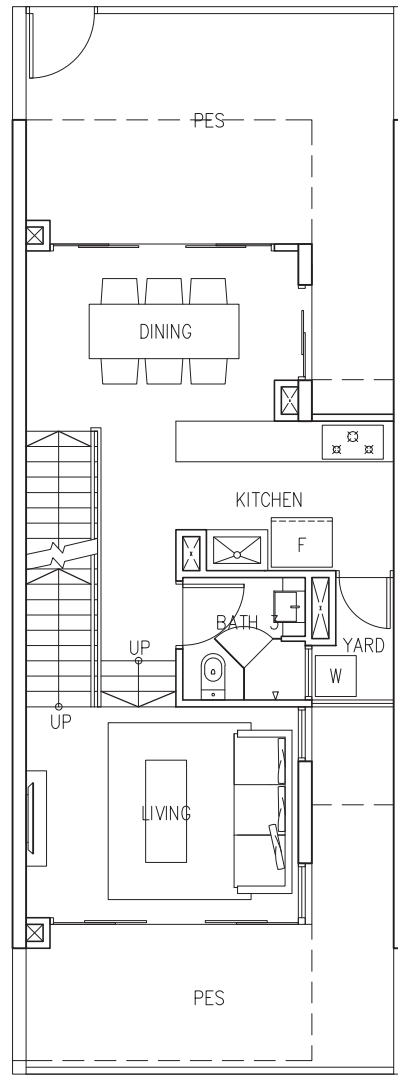
ROOF TERRACE

ST2 No. 12, 14, 16, 18, 20, 22 & 24

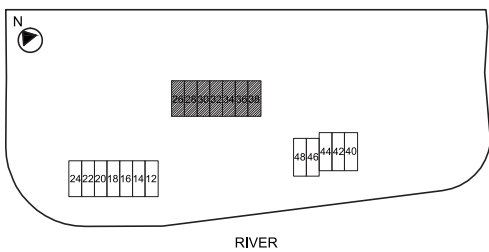
Type ST3
 262 sqm
 2820 sqft



CP



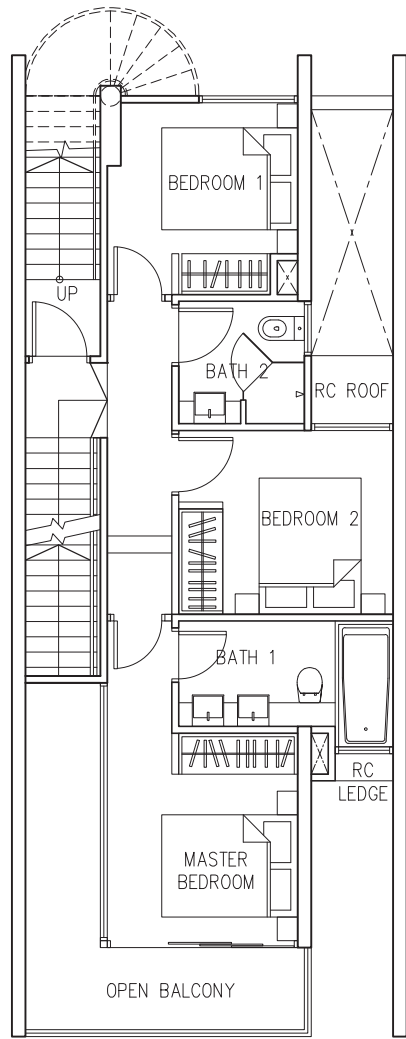
1ST STOREY



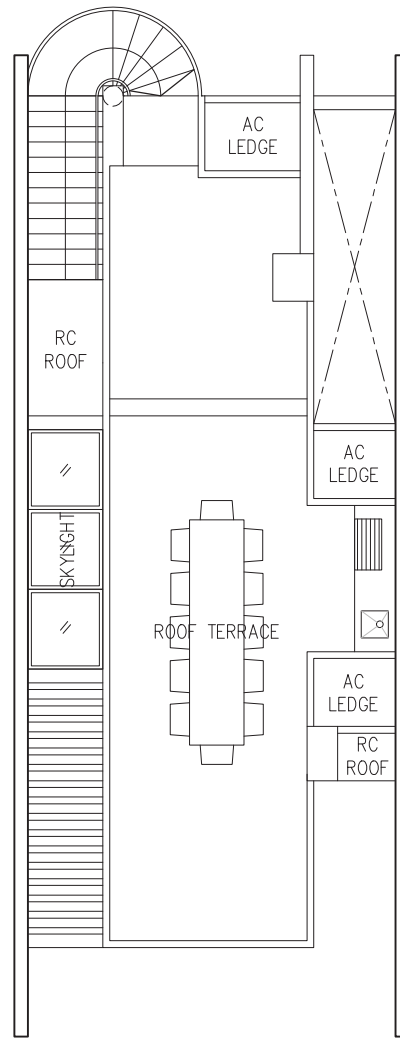
ST3 No. 26, 28, 30, 32, 34, 36 & 38

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Type ST3
 262 sqm
 2820 sqft



2ND STOREY



ROOF TERRACE

ST3

No. 26, 28, 30, 32, 34, 36 & 38

ABOUT THE DEVELOPER



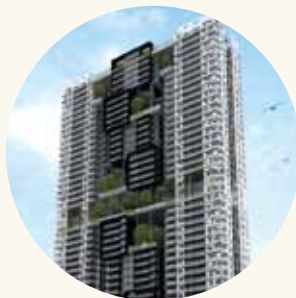
United Engineers
Developments
Pte Ltd

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RESIDENTIAL



The Rochester



Ascentia Sky



Sui Generis



Kovan Melody

COMMERCIAL



UE Square



**Mixed Development
at one-north**



orchardgateway

INDUSTRIAL & BUSINESS PARK



**UE BizHub EAST
at Changi Business Park**



**UE BizHub CENTRAL
at Ang Mo Kio**



UE Print Media Hub



UE Tech Park

SPECIFICATIONS

1. **FOUNDATION**
Piled foundation
2. **SUB-STRUCTURE AND SUPER-STRUCTURE**
Reinforced concrete structural framework with reinforced concrete slabs
3. **WALLS**
External: Masonry wall / reinforced concrete wall / precast reinforced concrete wall
Internal: Masonry wall / reinforced concrete wall / precast concrete wall / dry wall system
4. **ROOF**
Flat Roof: Reinforced concrete roof with waterproofing and insulation system
5. **CEILING**
For Units
Living, Dining, Bedrooms, Study, Hallway to Bedrooms, Baths, Powder Room, Kitchen, DB, Store, Utility, Household Shelter, Yard, Balcony, Private Enclosed Space (PES):
Cement skim coat / ceiling board / box ups to designated areas with paint finish
For Common Areas
Typical Lift Lobby, Escape Staircase and Any Other Areas:
Cement skim coat / ceiling board / box ups to designated areas with paint finish
6. **FINISHES**
Wall (for units)
i. Living, Dining, Bedrooms, Study, Hallway to Bedrooms, Internal Staircase, Household Shelter, DB, Store, Yard, Utility, Balcony, PES, Roof Terrace: Cement and sand plaster / cement skim coat with paint finish (up to false ceiling and at exposed surfaces only)
ii. Baths, Powder Room, WC: Ceramic / homogeneous tiles (up to false ceiling and at exposed surfaces only)
iii. Kitchen: Ceramic / homogeneous tiles / cement and sand plaster with paint finish / cement skim coat with paint finish (up to false ceiling and at exposed surfaces only)
Wall (for common areas)
i. Typical Lift Lobbies: Tiles / cement and sand plaster with paint finish / cement skim coat with paint finish (up to false ceiling and at exposed surfaces only)
ii. Corridors and Escape Staircases: Cement and sand plaster with paint finish / cement skim coat with paint finish (up to false ceiling and at exposed surfaces only)
Floor (for units)
i. Living, Dining, Kitchen, Hallway to Bedrooms, Study, DB: Marble with matching skirting
ii. Bedrooms: Timber flooring with matching skirting
iii. Baths, Powder Room, Household shelter, Store, Yard, Utility, Balcony, PES, Internal Staircase, WC: Homogeneous tiles
iv. Roof Terrace: Composite timber deck / homogeneous tiles
v. Planters & A/C Ledges: Cement & sand screed
Floor (Common Areas)
i. Typical Lift Lobbies & Corridors: Tiles
ii. Escape Staircases: Concrete finish
7. **WINDOWS**
Aluminium framed windows with tinted / frosted glass
Note: Colour of window frames and glass subject to Architect's selection
8. **DOORS**
a. Main Door: Approved fire rated timber door
b. Bedrooms, Baths, Powder Room: Hollow timber door / sliding timber door
c. Balcony & PES: Aluminium framed glass door
d. Household Shelter: Steel blast door
e. Utility, WC, Yard: Aluminium framed folding door
9. **SANITARY FITTINGS**
a. **Bath**
1 shower cubicle with shower set (for all type except Type F1a, F1b, F1 PES, PH6, ST1, ST2, & ST3)
1 long bath with bath mixer and shower set (for Type F1a, F1b, F1 PES, PH6, ST1, ST2, and ST3 only)
1 basin with vanity top and mixer tap (2 basins with vanity top and 2 mixer taps for Type F1a, F1b, F1 PES, PH6, ST1, ST2, and ST3 only)
1 water closet
1 mirror cabinet
1 toilet paper holder
1 towel rail
b. **Bath 2, Bath 3**
1 shower cubicle with shower set
1 basin with vanity top and mixer tap
1 water closet
1 mirror cabinet
1 toilet paper holder
1 towel rail
c. **Powder Room**
1 basin with vanity top and mixer tap
1 water closet
1 mirror cabinet
1 toilet paper holder
1 towel rail
d. **WC**
1 basin with mixer tap
1 water closet
1 shower set
1 toilet paper holder
1 robe hook
e. **Kitchen**
1 sink tap with single bowl sink
f. **Yard**
1 bib tap
g. **PES (for Type A1a PES, A2 PES, A3 PES, B1 PES, B2 PES 1, B2 PES 2, C1 PES, C2 PES, D1 PES, D2a PES, D2e PES 1, D2e PES 2, D2e PES 2, E1 PES, F1 PES)**
1 sink tap with single bowl sink and 1 bib tap
PES (for Type ST1, ST2, ST3)
2 bib taps
h. **Roof Terrace**
1 sink tap with single bowl sink and 1 bib tap
10. **ELECTRICAL INSTALLATION & PROVISION**
a. Refer to Electrical Schedule for details
b. Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
c. Electrical wiring above false ceiling shall be in exposed tray, conduits and trunking.

11. **TV/TELEPHONE**
a. All units shall be cable TV ready.
b. Refer to Electrical Schedule for details

Electrical Provision						
Unit Type	Lighting point	13A SSO power point	Bell Chime Point	Telephone Point	TV Point	Data Point
Type A1a PES	6	10	1	2	2	2
Type A1a / A1b	5	10	1	2	2	2
Type A2 PES	7	10	1	2	2	2
Type A3	9	10	1	2	2	2
Type A3 PES	10	10	1	2	2	2
Type B1 PES	11	14	1	3	3	3
Type B1	10	13	1	3	3	3
Type B2 PES1 / PES 2	12	14	1	3	3	3
Type C1 PES / C2 PES	13	15	1	4	4	4
Type C1a / C2	11	15	1	4	4	4
Type C1b	11	15	1	4	4	4
Type D1 PES	13	22	1	4	4	4
Type D1	11	21	1	4	4	4
Type D2a PES	15	22	1	4	4	4
Type D2a / D2b / D2c	14	21	1	4	4	4
Type D2d	12	19	1	4	4	4
Type D2e PES1 / D2e PES2	16	20	1	4	4	4
Type D2e	14	19	1	4	4	4
Type D2f	15	19	1	4	4	4
Type E1	13	21	1	4	4	4
Type E1 PES	15	22	1	4	4	4
Type F1a	18	23	1	5	5	5
Type F1 PES	21	23	1	5	5	5
Type F1b	19	23	1	5	5	5
Type PH1	18	23	1	4	4	4
Type PH2	20	21	1	4	4	4
Type PH3	18	23	1	4	4	4
Type PH4	17	19	1	4	4	4
Type PH5	14	19	1	4	4	4
Type PH6	25	23	1	5	5	5
Type PH7	17	19	1	4	4	4
Type PH8	18	20	1	4	4	4
Type ST 1	25	31	1	5	5	5
Type ST 2 / ST 3	26	30	1	5	5	5

12. **LIGHTNING PROTECTION**
Lightning Protection system shall be provided in accordance with Singapore Standard 555.
13. **PAINTING**
External Walls: Textured / Non-textured external paint
Internal Walls: Emulsion paint
14. **HOUSEHOLD SHELTER**
The Household Shelter is designed for use as a civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
15. **WATERPROOFING**
Waterproofing to floors of Baths, Powder Room, WC, Kitchen, Balcony, Yard, Roof Terrace, PES, Planter box and reinforced concrete flat roof, swimming pools & basement where applicable.
16. **DRIVEWAY AND CARPARK**
Surface Driveway, Basement Carpark & Multi-Storey Carpark:
Reinforced concrete / paving block / stamped concrete finish / tarmac
17. **RECREATIONAL FACILITIES**
a. Playground
b. Dining Pavilion with Barbeque Pit
c. Sky Terraces
d. Lap Pool
e. Leisure Pool
f. Spa Pool
g. Outdoor Gym
h. Function Room
i. Indoor Gym
j. Tennis Court
18. **ADDITIONAL ITEMS**
a. Wardrobes: Wardrobes to all Bedrooms
b. Kitchen Cabinets: Kitchen cabinets with solid surface counter top
c. Kitchen Appliances:
Type A1a, A1b, A1a PES, A2 PES: Electric Hob, Cooker Hood, Microwave Oven
Type A3, A3 PES, B1, B1 PES, B2 PES1, B2 PES2, C1a, C1b, C1 PES, C2, C2 PES, PH4, PH5, PH7: Gas Hob, Cooker Hood, Microwave Oven
Type D1, D1 PES, D2d, F1a, F1b, F1 PES, PH1, PH6, ST1, ST2, ST3: Gas Hob, Cooker Hood, Conventional Oven
Type D2a, D2a PES, D2b, D2c, D2e, D2e PES1, D2e PES2, D2f, PH2, PH3, PH8: Gas Hob, Cooker Hood, Microwave Oven, Conventional Oven
Type E1, E1 PES: Electric Hob, Gas Hob, Cooker Hood, Microwave Oven, Conventional Oven
d. Washer cum Dryer
e. Refrigerator

- f. Air-conditioning system: Single / Multi-split wall mounted / ducted fan coil unit air-conditioning system to Living, Dining & Bedrooms
- g. Water Heater: Hot Water provision to all Baths and WC (no hot water provision to kitchen)
- h. Gas Supply: Town gas supply to Kitchen cooker hob (except Kitchen of Type A1a, A1a PES, A1b, A2 PES, Kitchen 2 of Type E1 and Kitchen 2 of Type E1 PES)
- i. Mechanical Ventilation system: Mechanical Ventilation system to kitchen of Type A3, A3 PES, B1, B1 PES, B2 PES1, B2 PES2, PH3, PH5 (to be activated with gas hob operation of kitchen)
Mechanical Ventilation system for the followings (to be activated with light switch of Bath) -
Bath of Type A1a, A1a PES, A1b, A2 PES
Bath and Power Room of Type A3, A3 PES
Bath 1 and Bath 2 of Type B1, B1 PES, B2 PES1, B2 PES2, PH5
Bath 3 of Type E1, E1 PES
Bath 1, 2 & 3 of Type PH3
j. Type of Lift: 13 persons
k. Security: Audio telephony intercom system provided between each unit and guardhouse and common lift lobbies at Basement and 1st storey (all blocks). Automatic car barrier with Electronic Parking System (EPS) access system. Proximity card access to designated lift lobbies.
l. Barbeque grill to PES of Type A1a PES, A2 PES, A3 PES, B1 PES, B2 PES 1, B2 PES 2, C1 PES, C2 PES, D1 PES, D2a PES, D2e PES 1, D2e PES 2, D2e PES2, E1 PES, F1 PES and Roof terrace of Type PH1, PH2, PH3, PH4, PH5, PH6, PH7, PH8, ST1, ST2, and ST3
m. Jacuzzi to Type PH1, PH2, PH3, PH4, PH5, PH6, PH7, PH8, ST1, and ST2 and wet deck to Type ST1 & ST2

Notes:

1. **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 of 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.
2. **Fan Coil Unit, Electrical Points, TV, Telephone Points and DB Boxes**
Layout/Location of fan coil units, electrical points, lighting points, TV, telephone points, data points, intercom units and DB boxes are subject to Architect's/Interior Designer's sole discretion and final design.
3. **Fittings, Equipment, Materials, Sanitary Wares and Appliances**
The choice of brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares and appliances supplied shall be provided subject to Architect's/Interior Designer's sole discretion and final design.
4. **Tiles**
No tile behind/below kitchen cabinet and mirror. All wall finishes shall be terminated at ceiling board level and on exposed area only. Kitchen plinth within kitchen cabinet (below sink) shall be in tile finish.
5. **Wardrobe, Kitchen Cabinets, Facade Color Scheme**
The layout/ locations of wardrobes, kitchen cabinets, door swing positions and facade color scheme are subject to Architect's sole discretion and final design.
6. **Mechanical Ventilation System**
To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.
7. **Cable Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee or such other fees to the Starhub Cable Vision Ltd (SCV) 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.
8. **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 the internet services to the Property/Unit and to make all necessary payments to the Internet Service Provider and/or relevant entities/authorities.
9. **Cable Services**
The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages costs fees expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or Housing Project.
10. **Marble is a natural stone material containing veins with tonality differences.**
There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. The tonality and pattern of marble selected and installed shall be subject to availability.
11. **Timber strips are natural materials containing veins and tonal differences.**
Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/ expansion movement due to varying air moisture content is also a natural phenomenon.
12. **Choice of brand and model of fittings, equipment, installation and appliances shall be at the sole discretion of the Vendor.**
13. **Tiles**
Selected tiles sizes and surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000.
14. **Glass**
Glass is widely used in residential developments and may break / shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass. The Purchaser may wish to take up insurances covering glass breakage.
15. **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.

WHILE EVERY REASONABLE CARE HAS BEEN TAKEN IN PREPARING THE BROCHURE AND CONSTRUCTING THE MODEL AND THE SALES GALLERY/SHOW FLAT (THE "MATERIALS"), THE DEVELOPER AND ITS AGENTS SHALL NOT BE HELD RESPONSIBLE FOR ANY INACCURACY OR OMISSION IN THEIR CONTENTS OR VARIATION BETWEEN THE MATERIALS AND THE ACTUAL UNIT. ALL STATEMENTS, LITERATURE AND DEPICTIONS IN THE MATERIALS ARE NOT TO BE REGARDED AS STATEMENTS OR REPRESENTATIONS OF FACT. VISUAL REPRESENTATIONS SUCH AS LAYOUT PLANS, FINISHES, ILLUSTRATIONS, PICTURES, PHOTOGRAPHS AND DRAWINGS CONTAINED IN THE MATERIALS ARE ARTIST'S IMPRESSIONS ONLY AND NOT REPRESENTATION OF FACT. SUCH MATERIALS ARE FOR GENERAL GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS ACCURATELY DESCRIBING ANY SPECIFIC MATTER. ALL INFORMATION, SPECIFICATIONS, PLANS AND VISUAL REPRESENTATIONS CONTAINED IN THE MATERIALS ARE SUBJECT TO CHANGES FROM TIME TO TIME BY THE DEVELOPER AND/OR THE COMPETENT AUTHORITIES AND SHALL NOT FORM PART OF THE OFFER OR CONTRACT. ALL AREAS ARE APPROXIMATE MEASUREMENTS AND SUBJECT TO FINAL SURVEY. THE SALE AND PURCHASE AGREEMENT SHALL FORM THE ENTIRE AGREEMENT BETWEEN THE DEVELOPER AND THE PURCHASER AND SHALL IN NO WAY BE MODIFIED BY ANY STATEMENTS, REPRESENTATIONS OR PROMISES MADE (WHETHER OR NOT CONTAINED IN THE MATERIALS AND/OR MADE BY THE DEVELOPER OR THE AGENT). NO PART OF THE MATERIALS SHALL CONSTITUTE A REPRESENTATION OR WARRANTY.

DEVELOPER: UE DEVELOPMENT (BENDEMEER) PTE LTD • HOUSING DEVELOPER LICENCE NO.: C0914 • LOT NO.: LOT(S) 2804V, TS 17, AT WHAMPOA EAST • TENURE: 99 YEARS FROM 11 JULY 2011 • EXPECTED DATE OF VACANT POSSESSION: 11 MARCH 2016
• EXPECTED DATE OF LEGAL COMPLETION: 11 MARCH 2019 • COMPANY REGISTRATION NO.: 201109175M • BUILDING PLAN APPROVAL NO.: A1877-00001-2011-BP01 • BUILDING PLAN APPROVAL DATE: 14 MARCH 2012

