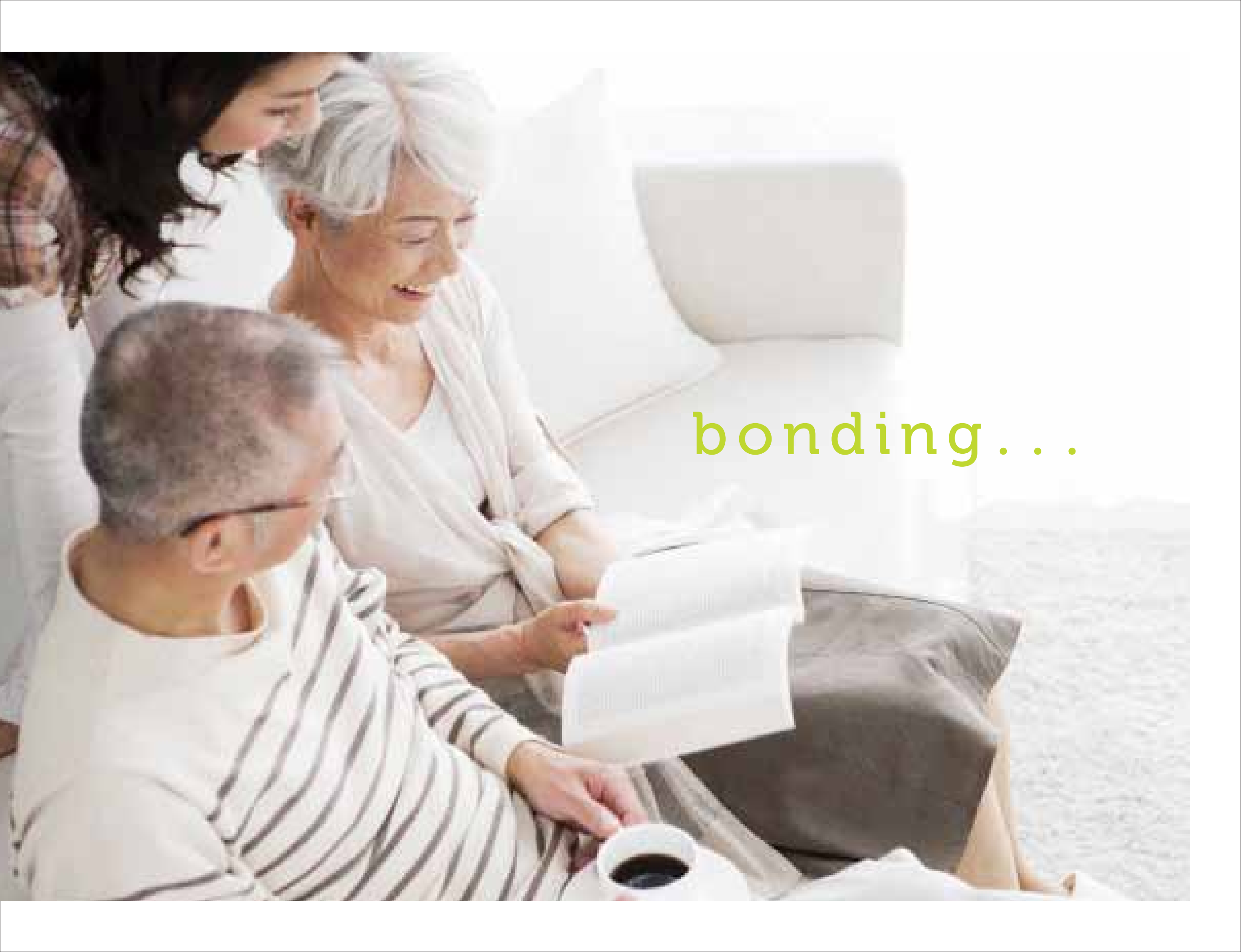




RESIDENCES

Charlton



bonding...

living...



loving...

c o n v e n i e n c e f i r s t

B E N D E M E E R R O A D < < < U P P E R S E R A N G O O N R O A D



CHARLTON RESIDENCES is well located within a stone's throw of the Kovan MRT Station, the Heartland Mall, and good schools such as Holy Innocents, Paya Lebar Methodist, and Rosyth School. The Upper Serangoon area has been transformed in recent years by improvements in the transport infrastructure and the completion of the NEX megamall, bringing all the amenities of the city to easy reach.

The Upper Serangoon Heritage Trail, encompassing the neighbourhood shops at Lim Tua Tow Road, the Hougang Dou Mu Temple (now a gazette national monument), and community of Catholic churches and schools, traces Upper Serangoon's rich history. This distinctive neighbourhood is increasingly being hailed as a highly attractive alternative to Serangoon Gardens and Holland Village.

U P P E R S E R A N G O O N R O A D > > > S E N G K A N G



landed exclusivity always

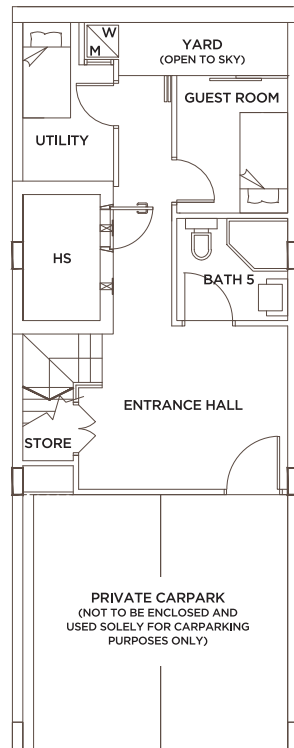
While the new condos and apartments around are a testament to the area's new found popularity, Charlton Road remains an exclusive landed oasis. Buildings in the enclave will be restricted to no more than three storeys, and must be only for landed residential use.



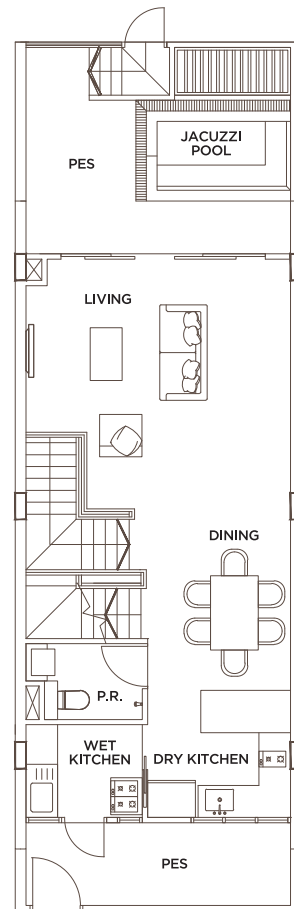
artist impression only

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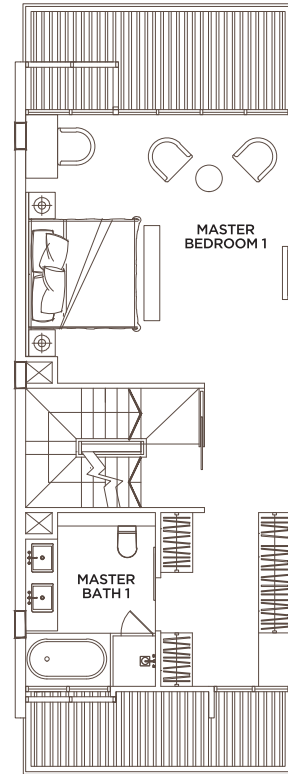
BASEMENT



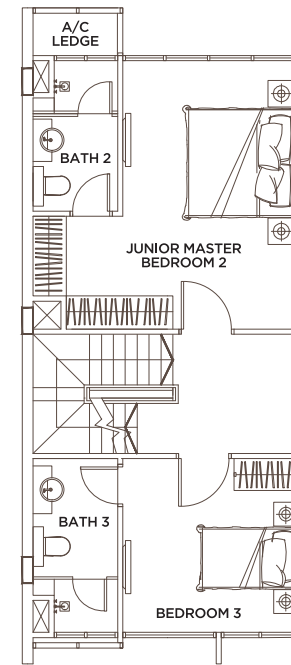
1ST STOREY



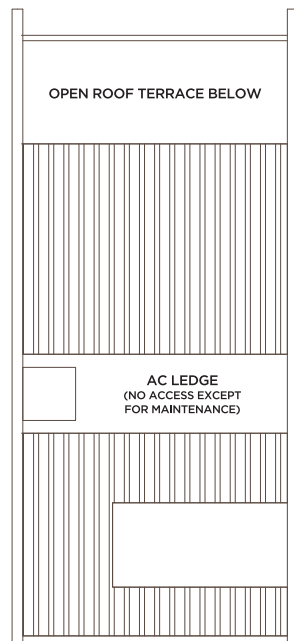
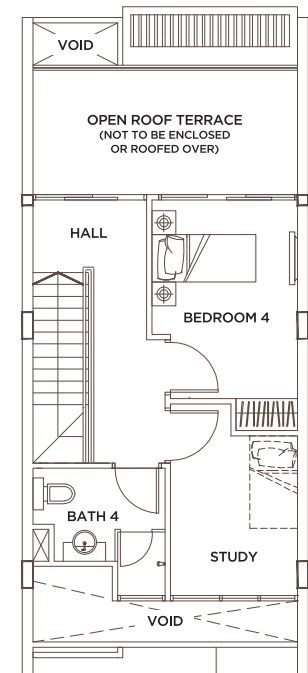
2ND STOREY



3RD STOREY



ATTIC



ROOF



TYPE A | HOUSE NO. **7A** | **7B** | **7C** | **9** | **9A** | **9B** | **9C** | **11** | **11A**



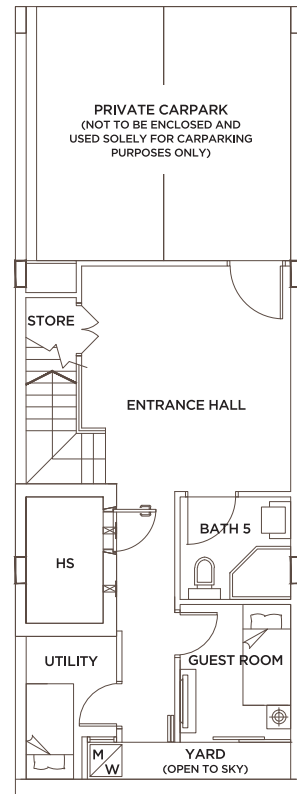
Boasting a 25 metre lap pool, games room and full size gymnasium, the Charlton Residences caters to the sporty and health oriented. Communal living that caters to the young as well as the young-at-heart.

**community
when you want it**

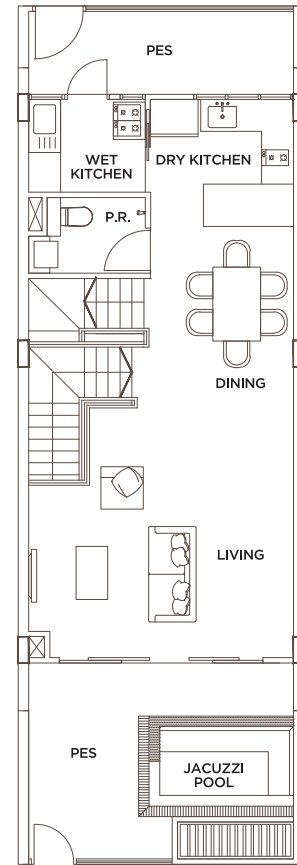
artist impression only

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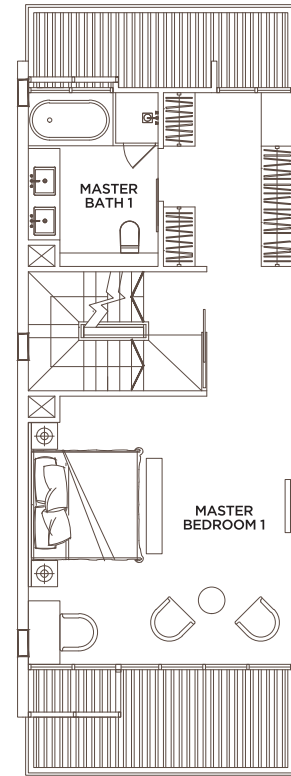
BASEMENT



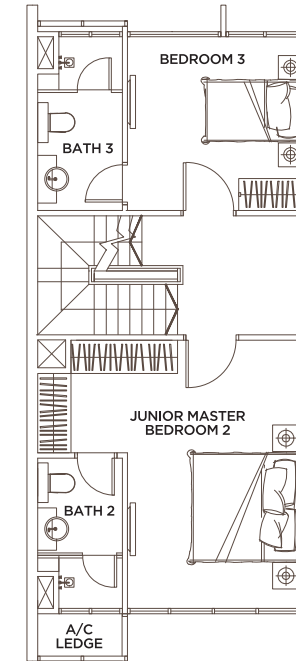
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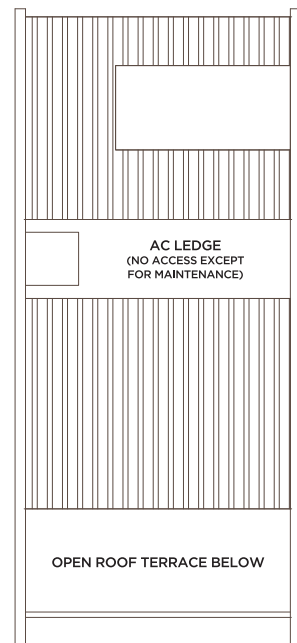
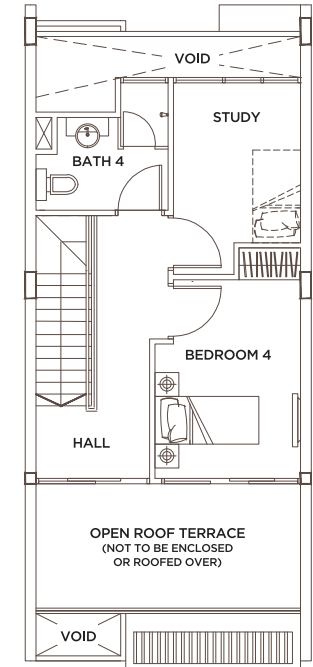
2ND STOREY



3RD STOREY



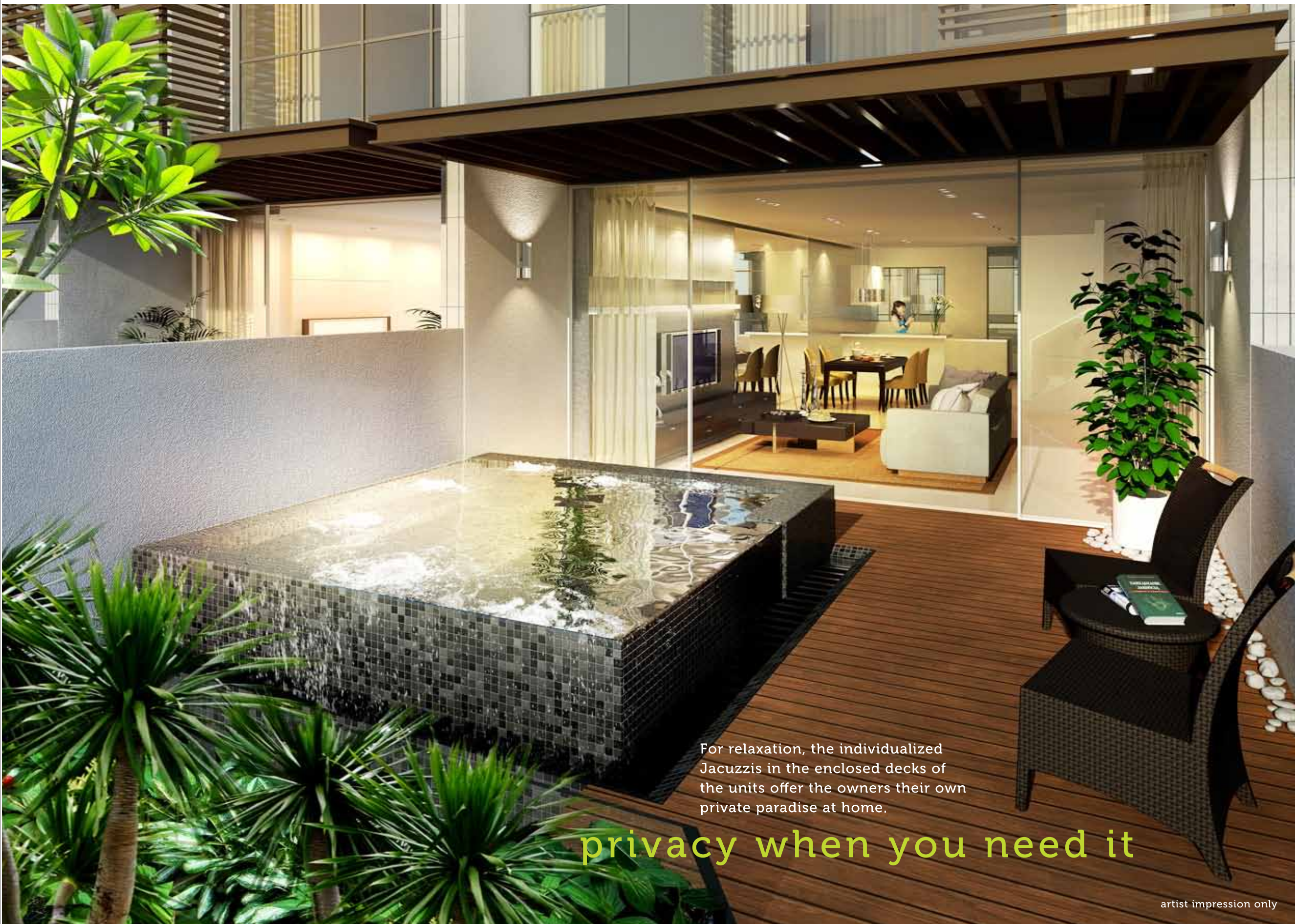
ATTIC



ROOF



TYPE A1 | HOUSE NO. **1A | 1B | 3 | 3A | 3B | 5 | 5A | 5B**



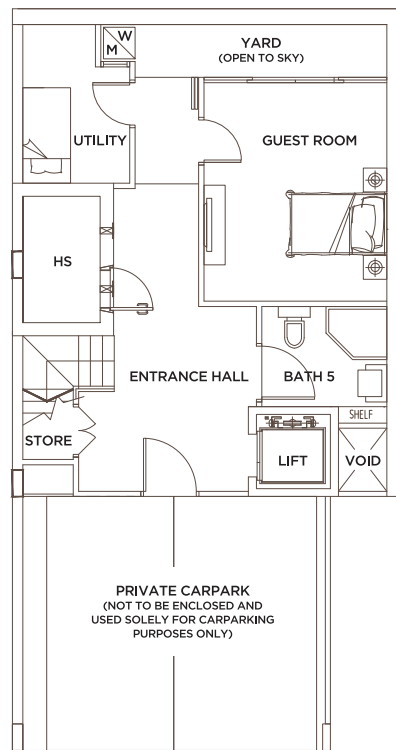
For relaxation, the individualized
Jacuzzis in the enclosed decks of
the units offer the owners their own
private paradise at home.

privacy when you need it

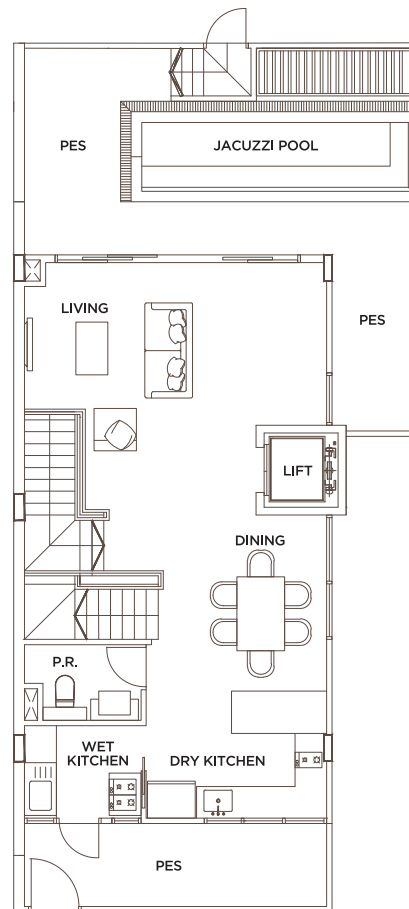
artist impression only

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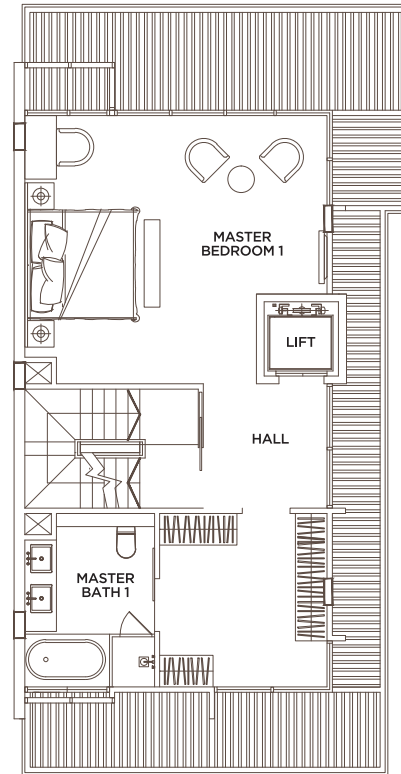
BASEMENT



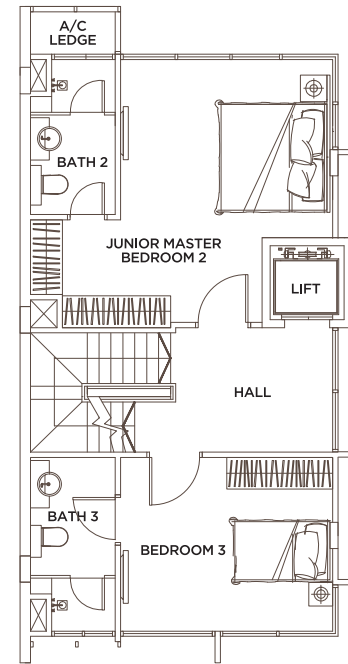
1ST STOREY



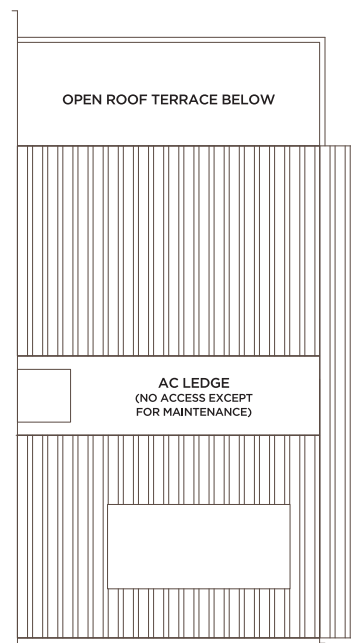
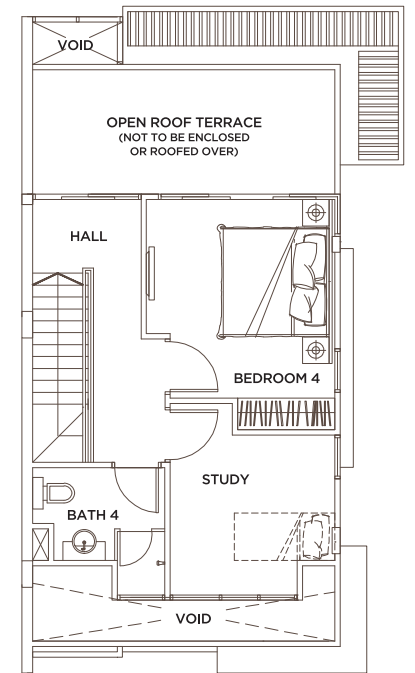
2ND STOREY



3RD STOREY



ATTIC



ROOF



TYPE B | HOUSE NO. 11B



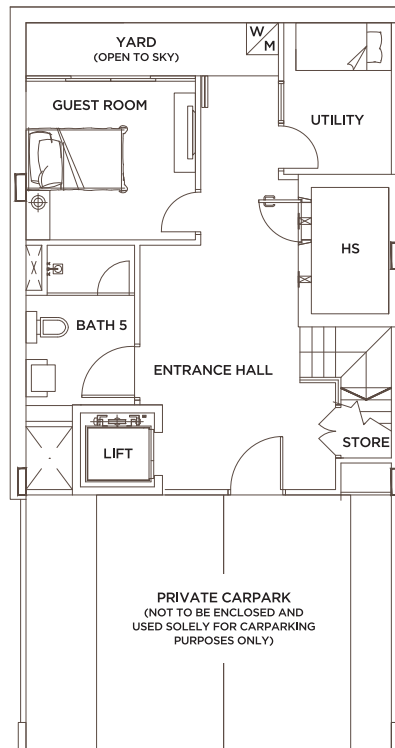
Unlike many of the strata landed developments approved before 3 February 2009, Charlton Residences complies with URA's Revised Strata Landed Housing Guidelines, which limits the number of units that can be built on a piece of land based on at least 150 sq m per strata terrace unit. Hence, although our total site area is about 3200 sq m, there will only be 21 exclusive units.

space for living...

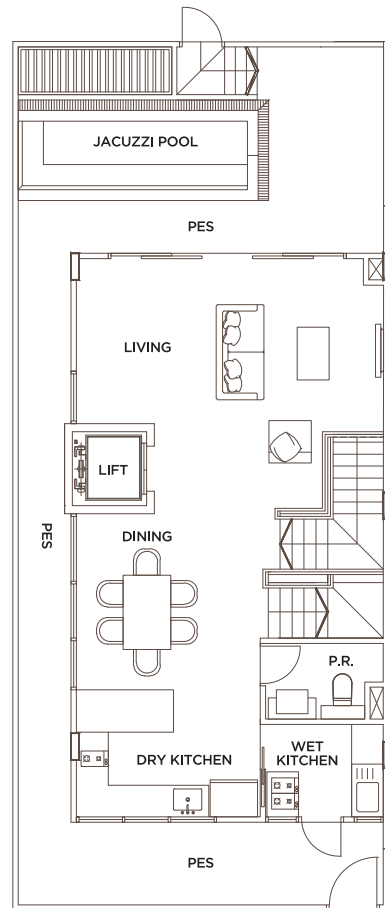
artist impression only

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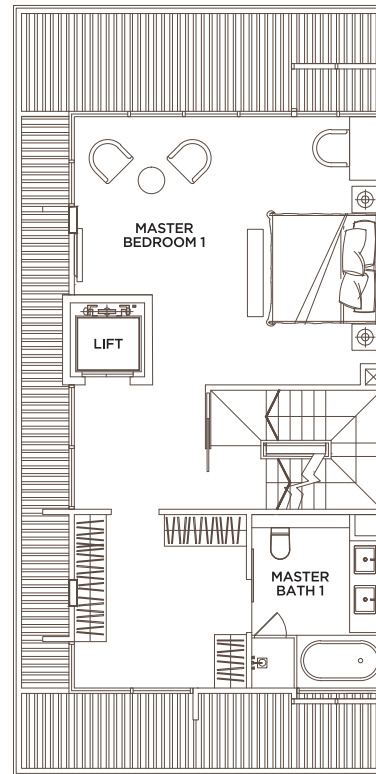
BASEMENT



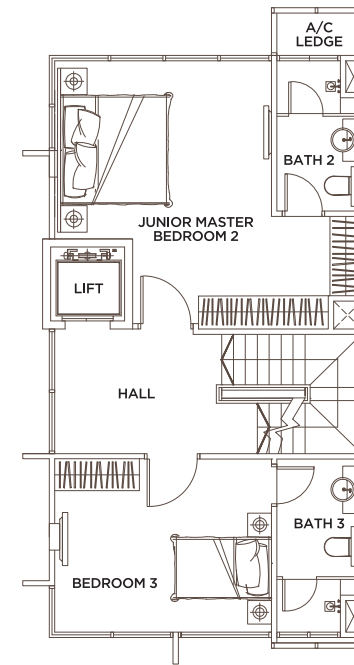
1ST STOREY



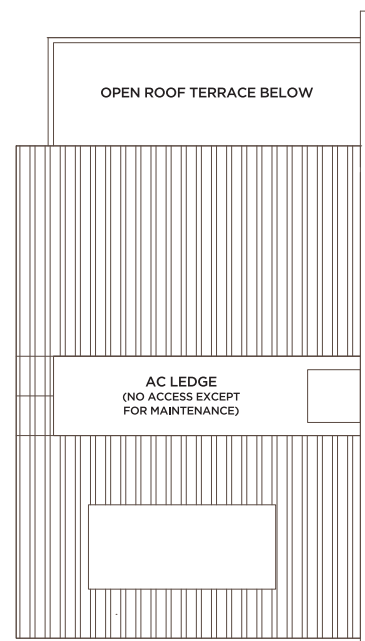
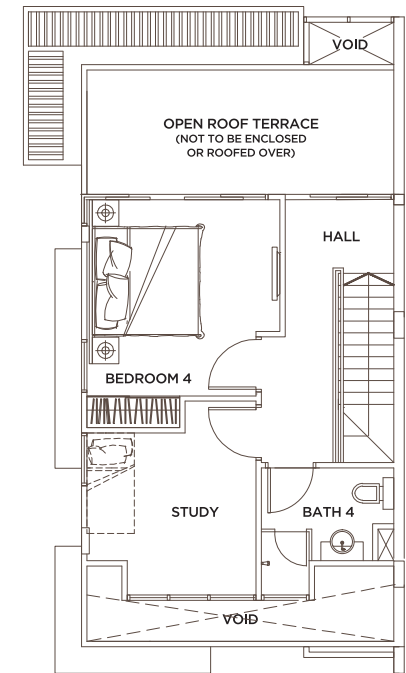
2ND STOREY



3RD STOREY



ATTIC



ROOF



TYPE B1 | HOUSE NO. 7

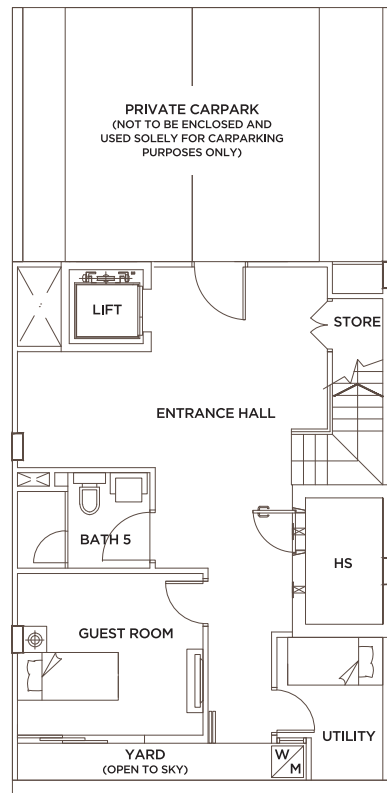
Our spacious common area allows for a poolside barbeque area and beautiful landscaped gardens. We have also incorporated a large gymnasium and multi-function games room in the basement. A perfect amenity for extended family gatherings and functions.

...loving and bonding

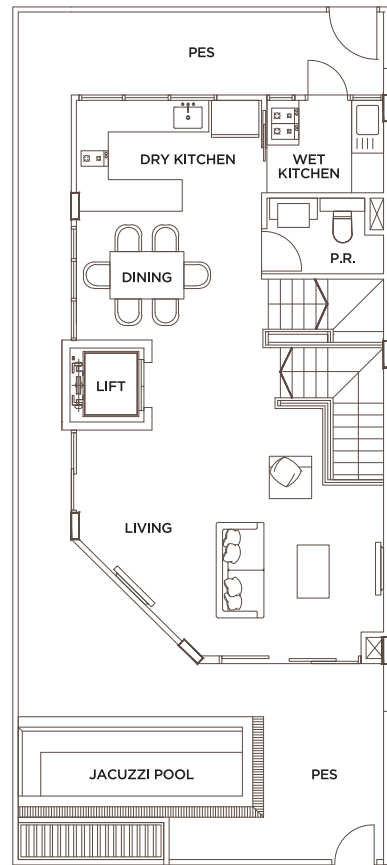


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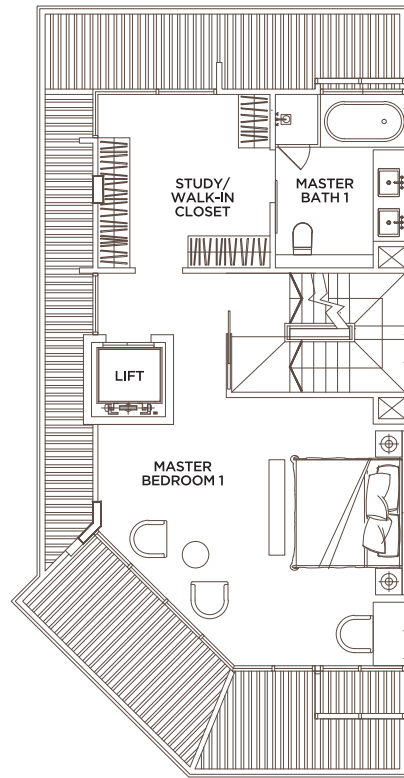
BASEMENT



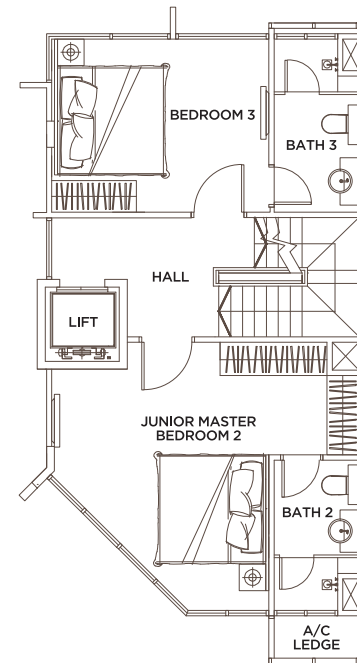
1ST STOREY



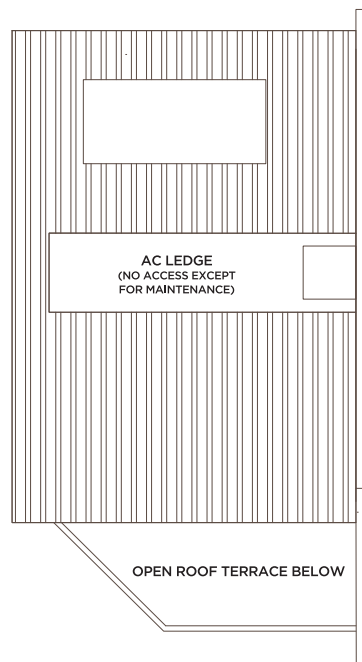
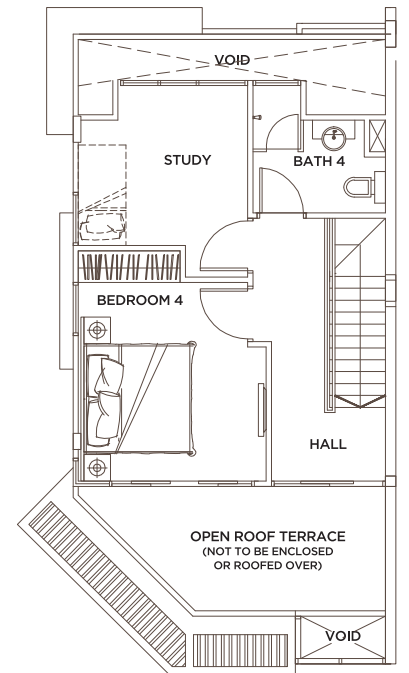
2ND STOREY



3RD STOREY



ATTIC



ROOF



TYPE B2 | HOUSE NO. 5C

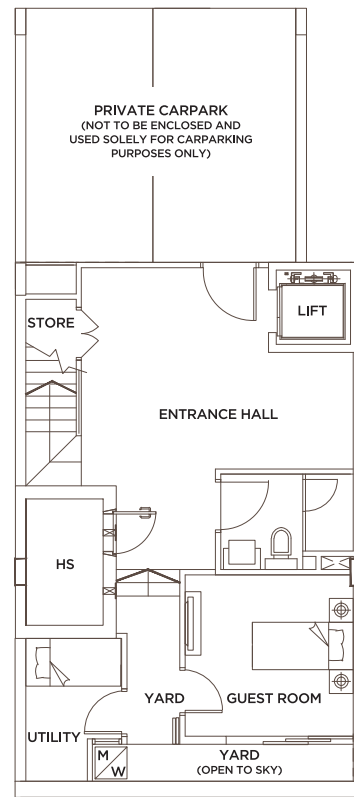
The freehold status of the land means that buyers will be investing for their children's futures, as well as their own. In land scarce Singapore, land values can only appreciate over the long term. As our population grows to 5, then 7 million, and beyond, landed properties will be increasingly rare, and will be treasured by locals, and coveted by foreigners.

an investment for the future

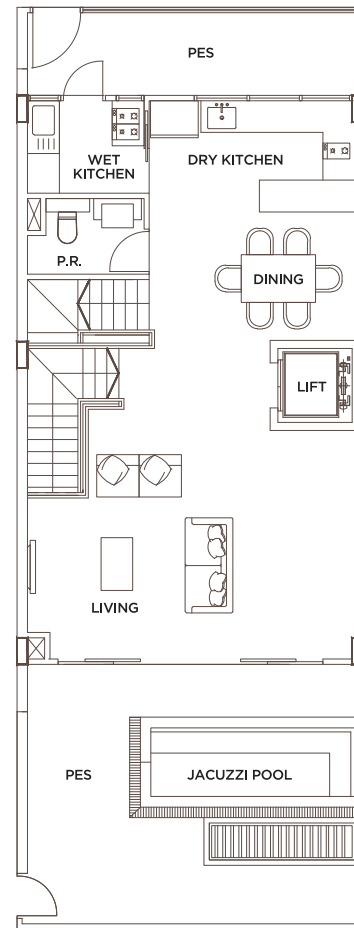


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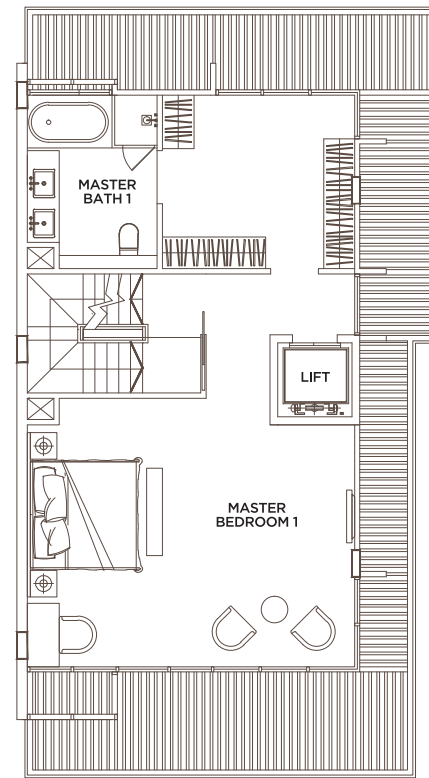
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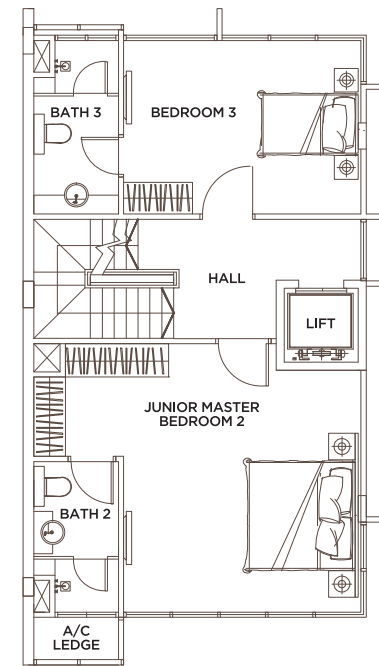
1ST STOREY



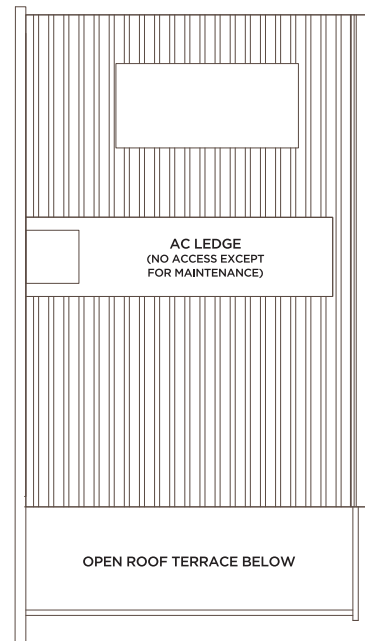
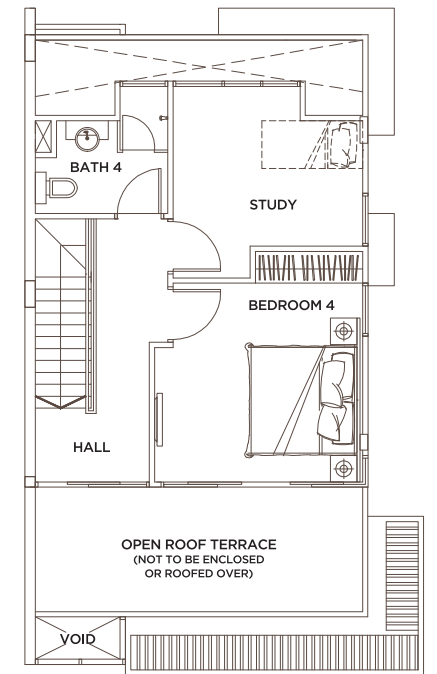
2ND STOREY



3RD STOREY



ATTIC



ROOF



TYPE B3 | HOUSE NO. 1

specifications

1 FOUNDATION

Reinforced Concrete Foundation to Engineer's design

2 SUPERSTRUCTURE

Reinforced concrete structural elements to Engineer's design

3 WALL

External walls: Concrete and/or Brickwalls
Internal walls: Concrete and/or Bricks and/or Concrete blocks and/or Pre-cast wall panels and/or Dry walls

4 ROOF

Flat roof: Reinforced concrete roof with appropriate waterproofing and insulation system
Pitched roof: Clay roof tiles with insulation on treated wooden and/or steel purlins

5 CEILING

(a) Living/ Dining, Hall, Bedrooms, Guest Room, Entrance Hall, Household Shelter (HS), Store, Yard, Utility and other areas: Plastering and/or skim coating with painting and plaster boards and/or box-ups to designated areas.

(b) Kitchen and Bathrooms: Moisture resistant ceiling board.

6 FINISHES

(a) (1) Wall – Internal

- (i) Living/Dining, Hall, Bedrooms, Guest Room, Entrance Hall, Household Shelter (HS), Store, Yard, Utility and Other Areas:- Plastering and/or skim coating with emulsion paint.
- (ii) Master Bath 1 And Powder Room; Compressed marble and/or granite and/or homogenous tiles laid up to false ceiling height & on exposed surfaces only.
- (iii) Bath 2, 3, 4 & 5: Homogeneous tiles and/or Ceramic tiles laid up to ceiling height & on exposed surfaces only.
- (iv) Dry/Wet Kitchen: Homogeneous tiles and/or Ceramic tiles and/or glass-like backsplash and/or cement & sand plaster with emulsion paint on exposed surfaces.

(2) Wall – External: Cement & sand plaster and/or skim coating and/or textured coating finish render with emulsion paint.

(b) (1) Floor – Internal

- (i) Basement Entrance Hall, Living & Dining And Dry Kitchen: Compressed Marble and/or Stone Finish
- (ii) Master Bath 1, Powder Room, Bath 2, 3, 4 & 5: Marble and/or granite and/or homogeneous tiles and/or Ceramic tiles.
- (iii) Bedroom, Guest Room, Study Area, Hall, Study/Walk-In Closet, Basement & 1st Storey staircase leading to Attic (Landing & Step): Timber flooring.
- (iv) Wet Kitchen, Yard, Utility and HS: Homogeneous tiles and/or Ceramic tiles.
- (v) PES: Pebble wash and/or Homogenous tiles and/or Timber deck.
- (vi) Jacuzzi Pool: Mosaic tiles
- (vii) Open Roof Terrace: Homogeneous tiles and/or Timber deck.

(2) Floor – External

- (i) Basement Entrance: Homogeneous tiles and/or pebble wash to designated areas.
- (ii) Swimming Pool: Stone and/or Homogenous tiles and/or Mosaic tile finish
- (iii) Common Stairs: Homogenous tiles and/or pebble wash.
- (iv) Footpath And Pool Deck: Homogeneous tiles and/or Pebble wash and/or Timber deck.

Notes:

(i) Marble, Granite & Limestone

Marble, granite & limestone are natural stone materials containing veins with tonality differences. There will be colour & marking caused by their complex mineral composition and incorporated in impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite & Limestone tiles are pre-finished before laying and care has been taken for their installation. Hence cannot be re-polished after installation. Some differences may be felt at the joints.

(ii) Timber

Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

7 WINDOWS

7.1 Aluminium framed windows with and/or without fixed glass panel.

Note:

- a) All aluminium frames shall be powder coated finish subject to Architect's selection.
- b) All glazing shall be approximately 6mm thick and shall be clear and/or tinted and/or frosted.
- c) All windows can either be side hung, bottom hung, top hung, sliding, louvred or any combination of the mentioned.

8 DOORS

- (a) (i) Basement Entrance: Approved fire-rated timber veneer door.
- (ii) Living, Dining & Wet Kitchen: Powder coated aluminum frames glass door to external area.
- (iii) Bedroom, Bathroom, Guest room, Hall and Utility: Hollow core timber veneer doors and/or powder coated aluminum sliding and/or folding door and/or swing glass door.
- (iv) Household Shelter (HS): Proprietary blast proof doors as approved by authorities.

(b) Ironmongery – Quality lockset to the basement entrance door and other timber doors.

9 SANITARY FITTINGS

(a) Master Bath 1

- 1 marble or granite vanity top complete with 2 nos. basin and mixer tap
- 1 long bath complete with mixer
- 1 frameless tempered glass shower cubicle complete with shower mixer
- 1 pedestal water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror

(b) Bath 2, 3, 4 & 5

- 1 marble or granite vanity top complete with 1 no. basin and mixer tap
- 1 tempered glass shower cubicle complete with shower mixer
- 1 pedestal water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror

(c) Powder Room

- 1 marble or granite vanity top complete with 1 no. basin and mixer tap
- 1 pedestal water closet
- 1 toilet paper holder
- 1 towel holder

10 ELECTRICAL INSTALLATION

(a) Concealed electrical wiring in conduits

(b) Refer to Electrical Schedule for details

11 TV/ TELEPHONE

Refer to Electrical Schedule for details.

12 LIGHTNING PROTECTION

In compliance with Singapore Standard CP33

13 WATERPROOFING

Waterproofing to floors of Kitchens, Bathrooms, Open roof terrace, A/C ledge, PES, Jacuzzi Pool, Swimming pool and R.C. Flat Roof.

14 PAINTING

External Wall – Emulsion Paint and/or textured coating finish to designated area.

15 DRIVEWAY AND CARPARK

Homogeneous tiles and/or pebble wash to car park lots and cement screeding with floor hardener to driveway.

16 MAIN GATE / SIDE GATE

Car: Auto-gate with remote control as per Architect's design.
Pedestrian: Common Gate with card operated access as per Architect's design.

17 FENCING/RC RETAINING WALL

1.5m and/or 1.8m high metal weld mesh and/or plastered brick and/or reinforced concrete retaining wall with or without decorative grilles and/or timber. Final height & design of RC retaining wall, boundary wall/fencing shall depend on site conditions & constraints.

18 TURFING

Landscaping provided to main areas, grass to perimeter areas.

19 ADDITIONAL ITEMS

(a) Kitchen cabinets/ appliances:

- (i) High and low level kitchen cabinets provided complete with granite or solid top worktop with single bowl sink or solid surface integrated sink with single lever sink mixer tap, cooker hob, cooker hood and oven for Dry Kitchen.
- (ii) High and low level kitchen cabinets provided complete with granite or solid top worktop with single bowl sink or solid surface integrated sink with single lever sink mixer tap, cooker hob and cooker hood for Wet Kitchen.

(b) Air-conditioning System:

Air-conditioning system to Living/Dining, Guest Room, Family and all Bedrooms. (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 cleaning of filters and clearing of condensate pipes and charging of gas).

(c) Wardrobes to all Bedrooms

(d) Hot water supply to all Bathrooms

(e) Private pool with Jacuzzi jet.

(f) Private Lift to manufacturer's specification to Type B, B1, B2 & B3 only.

(g) Audio intercom (From Units to Main Gate).

20 RECREATIONAL FACILITIES

(a) Swimming Pool

(b) Steam Room

(c) Gymnasium

(d) Games Room

(e) BBQ Pit

Note:

1) Cablevision

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Star-hub Cable Vision Ltd (SCV) or any other relevant authorities. The Vendor is not responsible to make arrangements with SCV for the service connection for subscription for SCV subscription channels.

2) Warranties

Where warranties are given by the manufactures 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.

3) Layout/Location of kitchen cabinets and fan coil units are subjected to Architect's sole discretion and final design.

DESCRIPTION PROPOSED ERECTION OF STRATA LANDED HOUSING DEVELOPMENT (TOTAL: 21 UNITS) OF 3-STOREY WITH ATTIC STRATA TERRACE HOUSES WITH BASEMENT AND SWIMMING POOL ON LOTS 03283C, MK22, AT 1 CHARLTON ROAD (HOUGANG PLANNING AREA)

LAND TENURE Freehold

EXPECTED DATE OF TOP 31st December 2014

EXPECTED DATE OF LEGAL COMPLETION 31st December 2017

DEVELOPER Charlton Residences Pte Ltd

DEVELOPER'S LICENSE NO. C0825

BUILDING PLAN NO. A1400-66000-2010 BP01

PLANNING APPROVAL NO. ES20110224R0154

BASEMENT AMENITIES



Charlton

RESIDENCES

No. 1 CHARLTON ROAD



U P P E R S E R A N G O O N R O A D

C H A R L T O N R O A D

7 7A 7B 7C 9 9A 9B 9C 11 11A 11B
5C 5B 5A 5 3B 3A 3 1B 1A 1





developers **CHARLTON RESIDENCES PTE LTD** a joint venture between **SingXpress Land Ltd** and **A.C.T. Holdings Pte Ltd**
contact acthldgs@pacific.net.sg 43 Mosque Street #04-02 Singapore 059521 TEL 65.62200393 FAX 65.62236216