

Zo@Truro



Developer:
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Experience the vibrancy of city fringe living at 70 Truro – where all the comforts of urban lifestyle are within easy reach. A freehold, quality low-rise development along Truro Road, right at the heart of highly sought after Farrer Park district – an area burgeoning with diversity and eclectic charm.



Choice of 2 and 3 bedroom layouts provide comfortable living spaces made for both entertaining and relaxation.



Creating the ideal balance between style and function.



Artist's impression only



Sweat it out at public sports and recreation facilities located within close proximity for your healthy lifestyle needs. Key landmarks include:

- City Square Mall
- Pek Kio Market
- Farrer Park Primary School
- St. Joseph Institution Junior
- Nanyang Academy of Fine Arts
- Singapore Management University
- Jalan Besar Stadium & Swimming Complex
- Farrer Park Tennis Centre
- Farrer Park Hospital

Perfect Address

Just 10 minutes' drive to Orchard Road, you'll be spoilt for choice when it comes to premier shopping, dining and entertainment. A short walk to Farrer Park MRT station takes you to all corners of Singapore with ease on the efficient public transport system. (2 stops to Dhoby Ghaut

MRT Interchange for NE/ NS/ Circle Line). Connections to major expressways via the CTE nearby provide seamless access to CBD, Marina Bay and beyond.

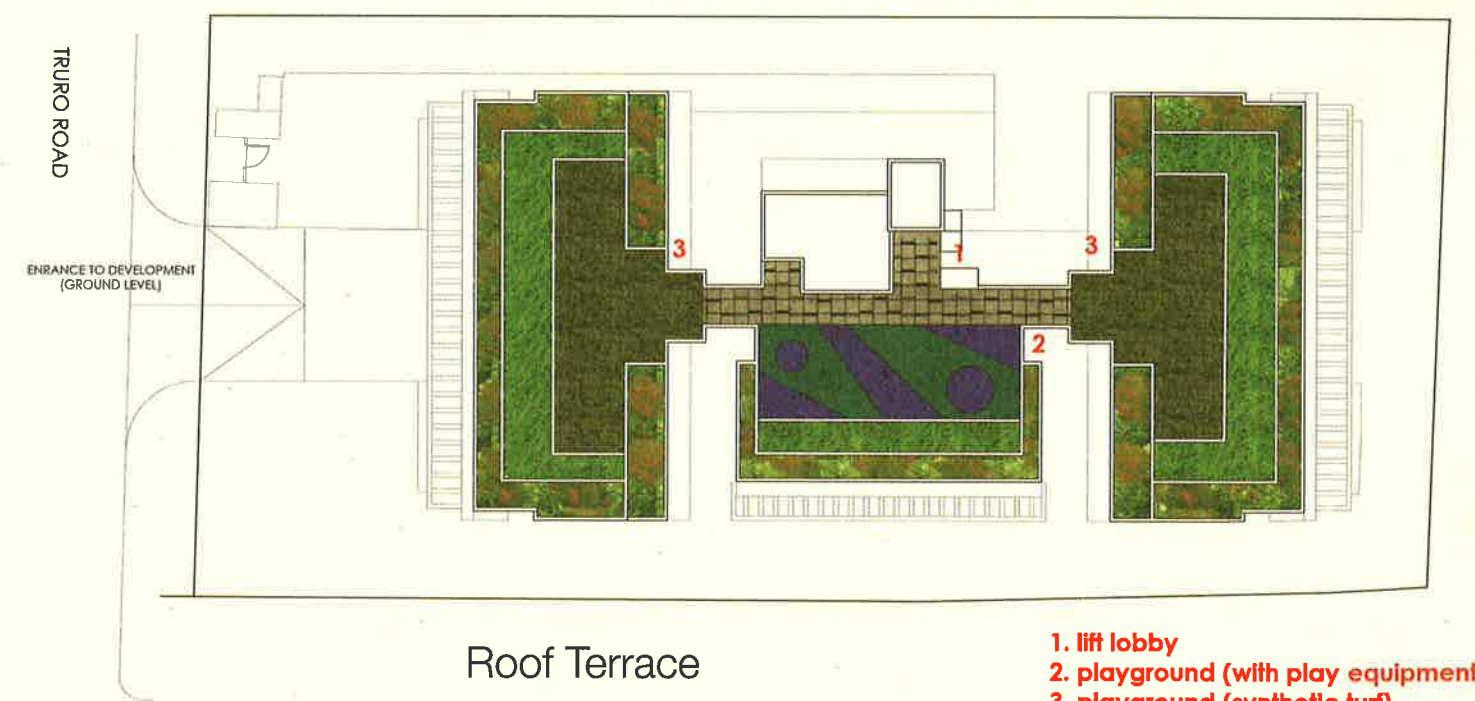
Modern Conveniences

Enjoy the wealth of amenities that the vibrant area has to offer. The dynamic neighbourhood is home to a full-fledged shopping mall, hawker centres, supermarkets and a thriving scene of quaint cafes and eateries. Lay the foundation for your loved ones with renowned schools and tertiary institutions well positioned within a 5km radius. 70 @ Truro is the perfect choice for those seeking effortless living without nonessential communal facilities that keep management costs affordable.

With only 24 exclusive units and a freehold tenure, 70 @ Truro offers investors attractive rental yields and sustainable rental demand.



ADJOINING DEVELOPMENT

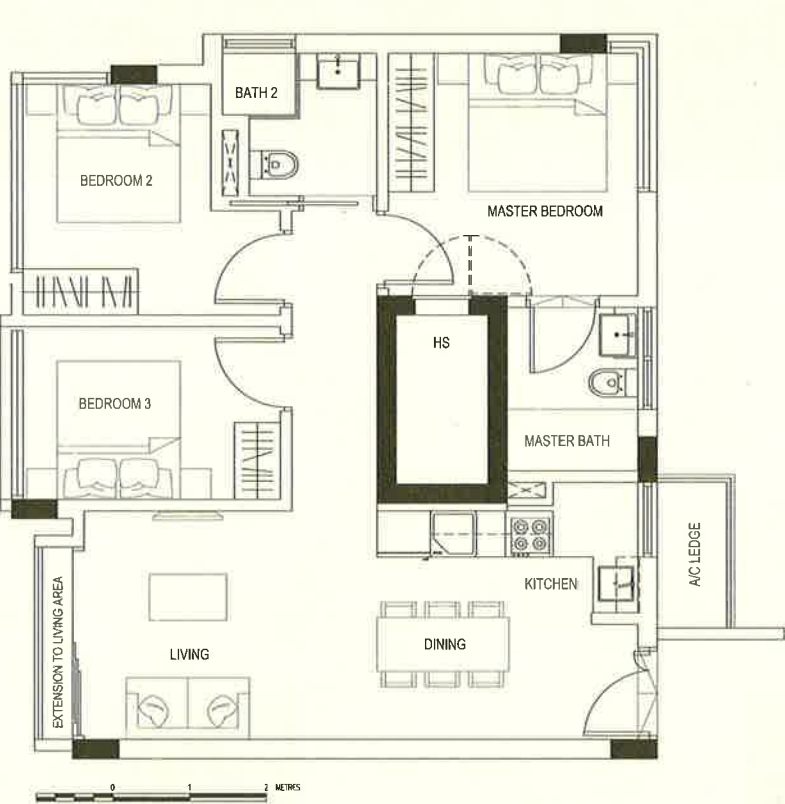


Roof Terrace

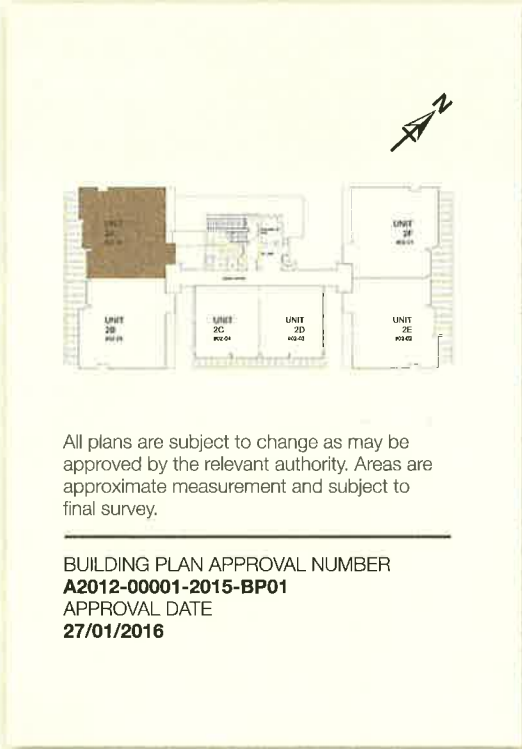
1. lift lobby
2. playground (with play equipment)
3. playground (synthetic turf)

Floor Plans

3-bedroom (Type A)



#02-06 (75 sqm)

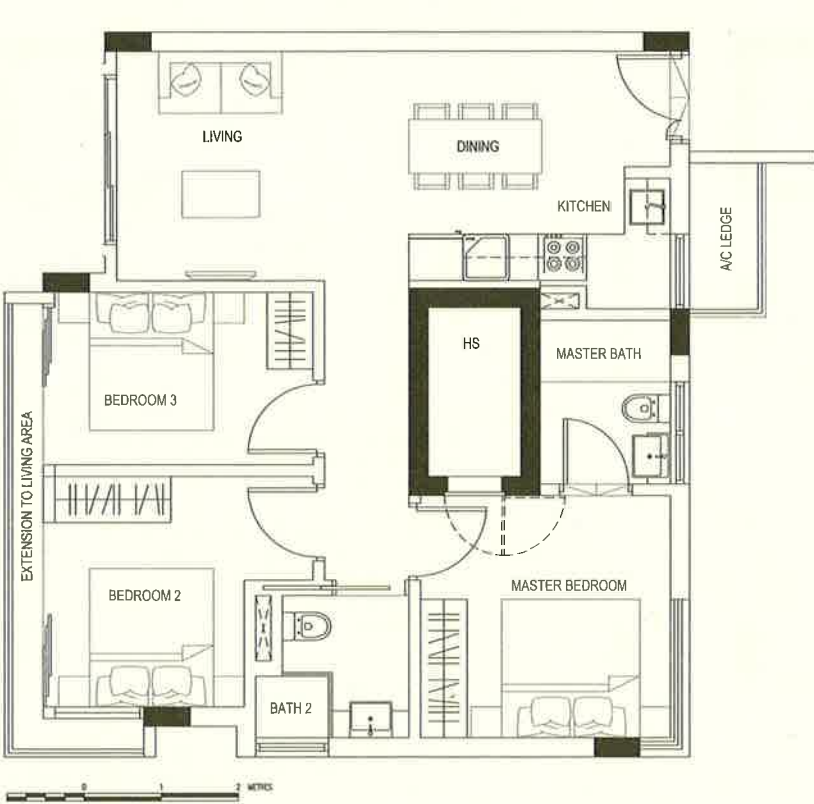


All plans are subject to change as may be approved by the relevant authority. Areas are approximate measurement and subject to final survey.

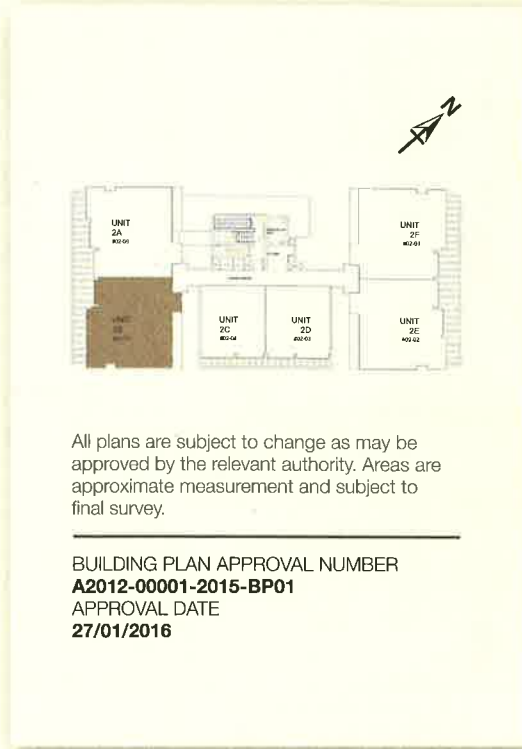
BUILDING PLAN APPROVAL NUMBER
A2012-00001-2015-BP01
APPROVAL DATE
27/01/2016

Floor Plans

3-bedroom (Type B)



#02-05 (77 sqm)



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#03-06 (75 sqm)



#04-06 (76 sqm)



#05-06 (75 sqm)



#03-05 (75 sqm)



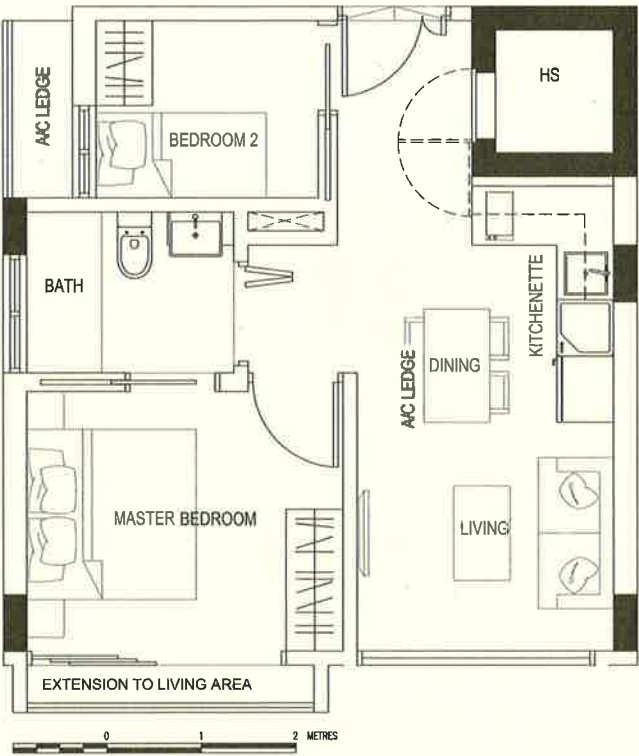
#04-05 (75 sqm)



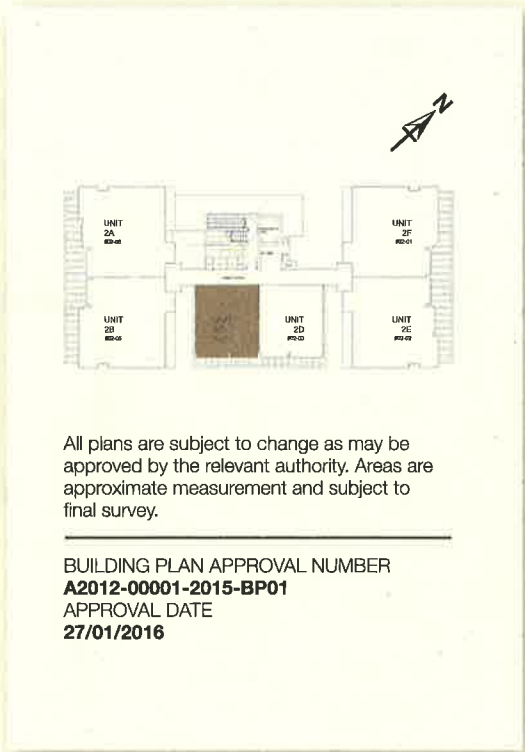
#05-05 (76 sqm)

Floor Plans

2-bedroom (Type C)

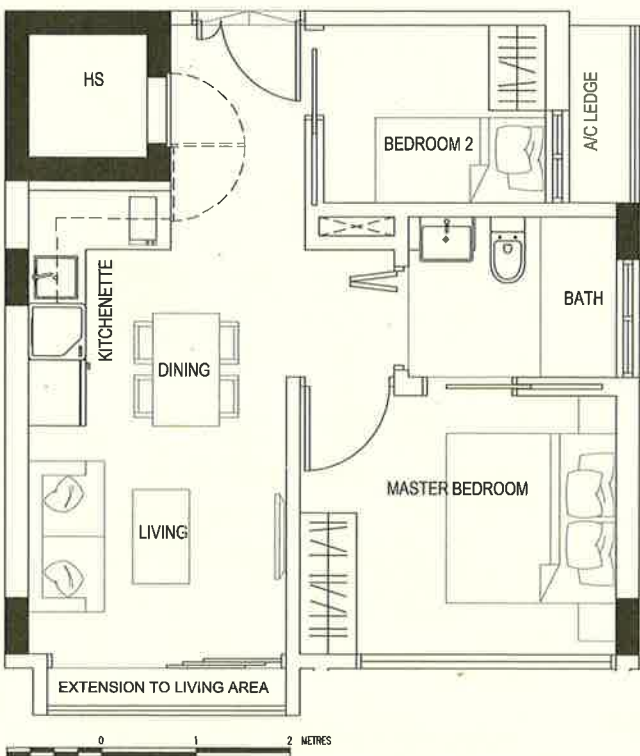


#02-04 (46 sqm)

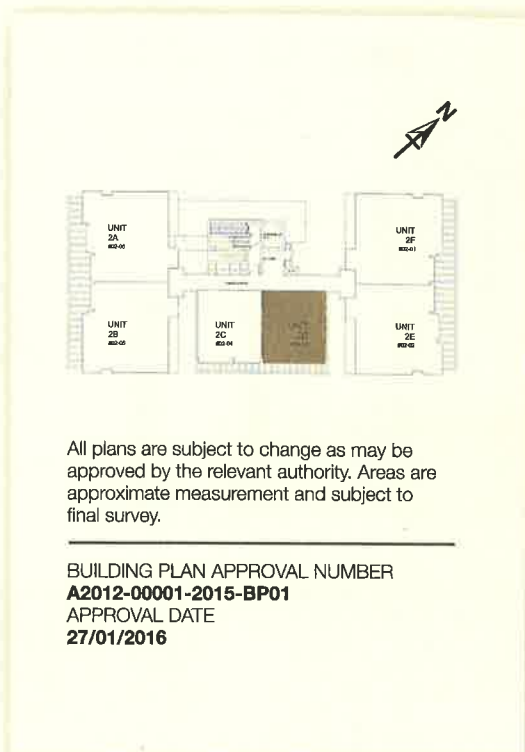


Floor Plans

2-bedroom (Type D)



#02-03 (46 sqm)



#03-04 (46 sqm)



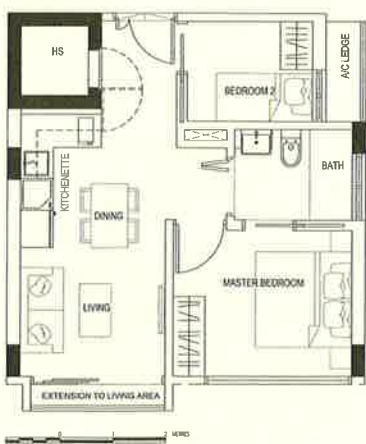
#04-04 (46 sqm)



#05-04 (46 sqm)



#03-03 (46 sqm)



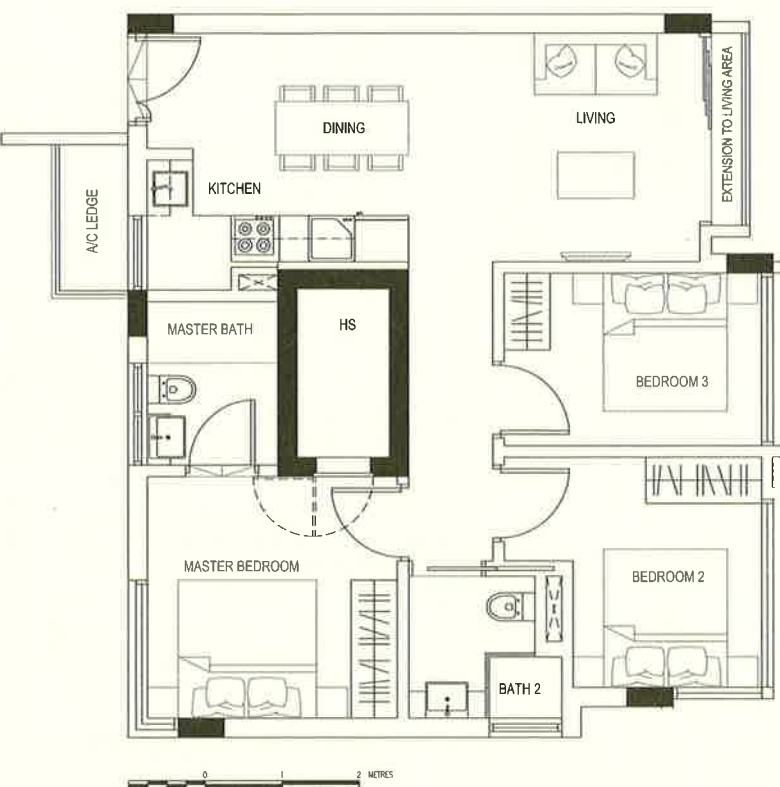
#04-03 (46 sqm)



#05-03 (46 sqm)

Floor Plans

3-bedroom (Type E)



#02-02 (75 sqm)

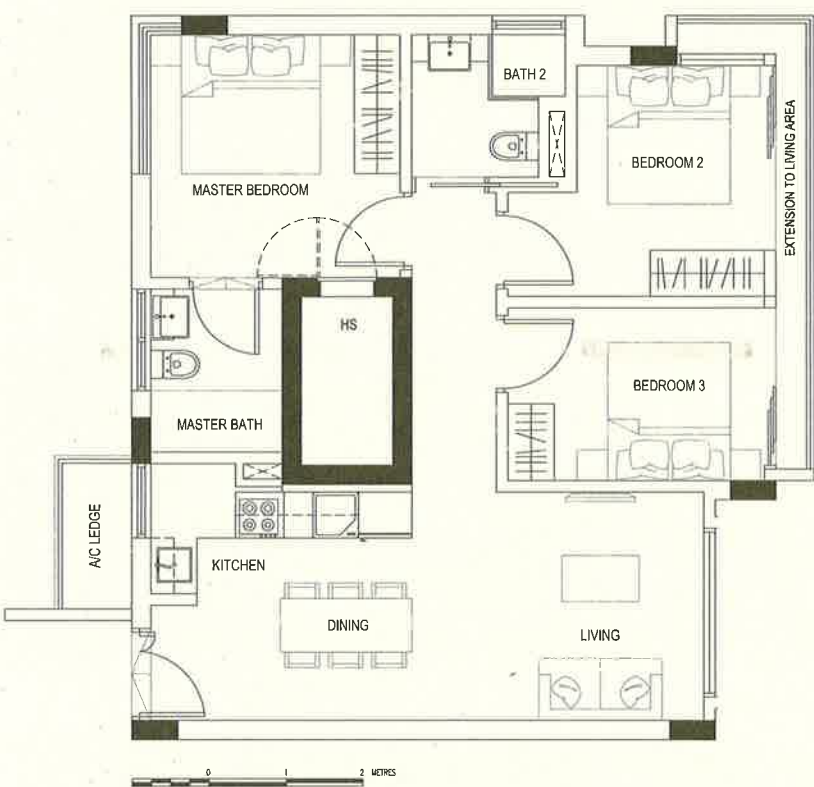


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A2012-00001-2015-BP01
APPROVAL DATE
27/01/2016

Floor Plans

3-bedroom (Type F)



#02-01 (77 sqm)



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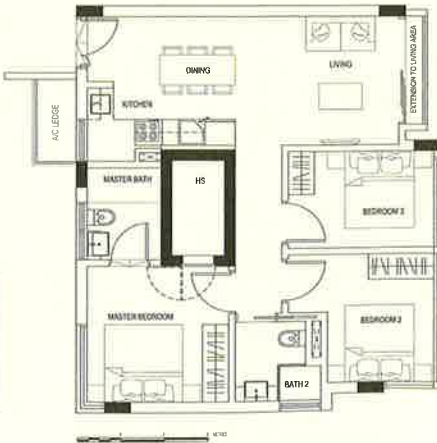
BUILDING PLAN APPROVAL NUMBER
A2012-00001-2015-BP01
APPROVAL DATE
27/01/2016



#03-02 (75 sqm)



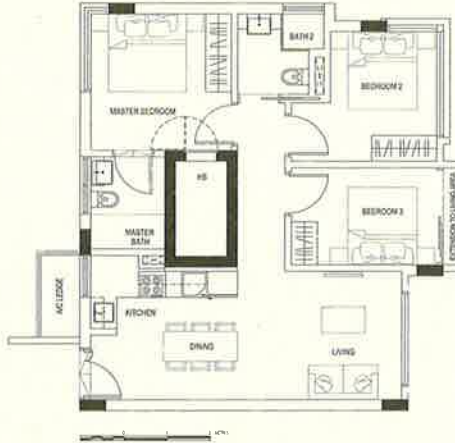
#04-02 (76 sqm)



#05-02 (75 sqm)



#03-01 (75 sqm)



#04-01 (75 sqm)



#05-01 (76 sqm)

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete piles and/or footings and/ or raft and/ or piled specification.
2. SUPERSTRUCTURE
Cast in-situ and/ or precast reinforced concrete and/ or steel structure.
3. WALLS:
(a) External Wall: in-situ reinforced concrete wall and/or external precast concrete panels. **or modular concrete block or brickwall.**
(b) Internal Wall: Internal precast concrete panels and/ or in-situ reinforced concrete wall and/ or drywall partition or modular concrete block or brickwall.

4. ROOF
Flat roof: Reinforced concrete slab with insulation and waterproofing system.
5. CEILING
(i) Units
(a) Living/ Dining/ Bedrooms/ Kitchen/ Household Shelter/ Balcony: Cement sand plaster with emulsion paint and/ or skim coat with emulsion paint finish and/ or plaster ceiling boards and/ or bulkhead to designated areas with emulsion paint finish (where applicable).
(b) Moisture resistant board with emulsion paint and/ or box-ups with emulsion paint at designated areas (where applicable).

- (ii) Common areas
(a) Lift Lobbies/ Corridor: Skim coat and/ or plaster ceiling boards and/ or box-ups to designated areas with emulsion paint finish.
(b) Car Park areas, Staircases: Skim coat and/ or plaster ceiling boards with emulsion paint finish.

6. FINISHES
A. WALL
(i) Units
(a) Living/ Dining/ Bedrooms/ Household Shelter/ Balcony: Cement sand plaster and/ or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces area only)
(b) Master Bath and Bath: Homogenous tiles (up to false ceiling and at exposed surfaces area only)
(c) Kitchen: Cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only).

- (ii) Common Areas
(a) 1st Storey Lift Lobbies: Homogenous tiles and/ or stone tiles and/ or cement sand plaster and/ or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
(b) Typical lift lobbies/ Common corridors/ Staircases/ Carparks: Stones tiles and/ or cement sand plaster and/ or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only).
(c) All external walls: cement and plaster and/or skim coat with spray textured coating and/ or emulsion paint finish.

- B. FLOOR
(i) Units
(a) Living/ Dining/ Kitchen: Natural Marble tiles and/ or Compressed marble tiles with matching skirting
(b) Bedrooms: Timber flooring with skirting
(c) Master bath and bath: Homogenous tiles
(d) Household Shelter and balcony: Homogenous tiles with tiles skirting.

- (ii) Common areas
(a) 1st Storey lift lobby: Homogenous tiles with tiles skirting.
(b) Typical lift lobbies/ corridors: Homogenous tiles with tiles skirting.
(c) Staircases: Cement sand screed finish with nosing tile.
(d) Carparks: Concrete floor with hardener.

7. WINDOWS
Powder-coated aluminium framed window with tinted glass and/ and/ or frosted glass glazing where applicable.

8. DOORS
(a) Entrance: Approved fire-rated timber door
(b) Bedroom/ Master bath/ Bath: Hollow core timber door
(c) Balcony: Powder-coated finish aluminium framed sliding door and/ or fixed glass panel with tinted glazing
(d) Household Shelter: Approved Metal Door

9. SANITARY FITTINGS
Master Bath
- 1 glass shower compartment complete with shower mixer set
- 1 marble vanity top complete with basin and mixer and cabinet below
- 1 pedestal or wall hung water closet
- 1 mirror with integrated closet
- 1 towel rail

- Bath
- 1 glass shower compartment complete with shower mixer set
- 1 marble vanity top complete with basin and mixer and cabinet below
- 1 pedestal or wall hung water closet
- 1 mirror with integrated closet
- 1 towel rail
- 1 toilet paper holder

- 10.ELECTRICAL INSTALLATION
(a) Wiring for lighting and power shall be concealed conduit except for spaces within Distributor Board's closet and areas above false ceiling, which shall be exposed conduit/ trunking.
(b) Refer to Electrical Schedule for provision of lighting points/ power points for apartment units.

ELECTRICAL SCHEDULE		
Description	Type A, B, E & F (3 Bedroom)	Type C & D (2 Bedroom)
Lighting Point	21	13
Refrigerator Point	1	1
13A Switch Socket Outlet	17	13
Water Heater Point	2	1
Cooker Hood Point	1	1
Cooker Hob Point	1	1
Oven Point	1	1
Washing Machine Point	1	1
Air-Con Isolate Point	2	1
Telephone Point (RJ11)	5	4
Data Point (RJ 45)	4	3
SCV Point (SCV Approved Type)	5	4
Door Bell Point	1	1

- 11.TV/ TELEPHONE POINTS
Refer to Electrical Schedule for provision of telephone points/ TV points for units.

- 12.LIGHTNING PROTECTION
Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555 (Part 1 to 4).

- 13.PAINTING
(a) Internal wall: Emulsion paint
(b) External wall: Spray textured coating and/ or selected exterior paint.

14. WATERPROOFING
Waterproofing provided to toilet areas only to all units.

- 15.DRIVEWAY AND CARPARK
Driveway and car park to be tarmac/ screed/ concrete imprint or tiled finish as per Architect's sole discretion and final design.

16. RECREATION FACILITIES:
(a) Playground area at roof terrace only.

- 17.ADDITIONAL ITEMS
(a) Kitchen Cabinets: Hard solid surfacing countertop and backspiash with high/ low kitchen cabinets and stainless steel sink with water tap.
(b) Kitchen Appliances: Electric cooker hob, cooker hood, built-in oven, washer for all units types.
(c) Wardrobes: built-in wardrobes to all bedrooms.
(d) Air-conditioning system: Fan coil cooling system to all units.
(e) Audio Intercom: As provided.
(f) Hot Water supply: Hot water provided to all Master bath/ bath/ Kitchen.
(g) Glass Railing: Part of Balcony only.
(h) Security system: As per development provision.
(i) Smoke Detector: To 1st storey car park areas only.

NOTES:

Marble/ Compressed Marble
Marble/ Compressed marble are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/ compressed marble as well as non-uniformity between pieces cannot be totally avoided. Subject to clause 14.3,The tonality and pattern of the marble/ compressed marble selected and installed shall be subject to availability.

Natural Timber
Timber are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Natural timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Not withstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 6 B (i)(b).

Air-conditioning System
To ensure good working condition of the Air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of the 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 regularly.

Television and/ or Internet Access
The purchaser is liable to pay annual fee, subscription fee, and such other fees to the television and/ or internet service providers or any other relevant party or relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/ or internet access.

Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to clause 14.3, The brand, colour, and model as specified for all materials, fittings, equipment, finishes, installations, and appliances to be supplied shall be provided subject to Architect's selection and market availability.

Layout/ Location of Wardrobes, Kitchen Cabinets, Fan coil units, Electrical points, Television points, Gas Heater Control, Telecommunication Points, Audio Intercom System, Door Swing positions and plaster ceiling boards Layout/ Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, gas heater control, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and designs.

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 will assign to the Purchaser such warranties at the time when vacant 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.

Web portal of the housing project
The Purchaser will have to pay annual fee, subscription fee or any other such fee to the service provider of the web portal of housing project as may be appointed by the vendor or the Management Corporation when it is formed.

False Ceiling
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass
Glass is widely used in residential developments and may break/ shatter due toaccidental 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 that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 7, 8(c), 9 and 17(g).

Mechanical Ventilation System
Mechanical ventilation fans and ducting works are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within the internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stones works behind kitchen cabinet/ vanity cabinet/ mirror.

Tiles
Selected tiles sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards SS483:2000

Colour scheme and treatment
The colour scheme and treatment of façade and balcony are subject to Architect's selection, final design and market availability.

Mobile phone reception
Telephone receptions of mobile phones within the Housing project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

Cable services
The Vendor shall endeavour to procure a service provider for cable television and/ or cable internet services ("the Cable services") to provide the necessary cabling or connection from its network to the Unit/Building and/or Housing project (or any part or parts thereof), so as to enable the Unit/ Building and/ or Housing project to receive the 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/Building 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 unableto obtain the Cable services in the Unit/ Building and/ or Housing project.

Floor Plans
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Name of Project: 70 @ Truro
Address of Project: 70, Truro Road, Singapore 217618
Developer: Singlap Company Pte Ltd
Tenure of Land: Freehold
Legal Description: Lots-18-1993L&97915L
Building Plan Approval no.: A201200001-2015-BP01
Approval Date: 27 January 2016
Developer's Licence no.: C1196
Expected Date of Vacant Possession: 30 June 2018