

KINGSFORD  
WATERBAY

鑫丰银河湾

A decorative graphic consisting of two overlapping, wavy lines. The top line is light blue and the bottom line is a darker blue, creating a sense of movement and water.

1 BEDROOM + 2 BEDROOMS

# SITE PLAN



## LEGEND

### Zone 1: The Stream

1. Fitness Corner
2. Sunset Pavilion
3. Hydro Walk
4. Spa Creek
5. 50m Lap Pool
6. Water Theater
7. The Creek Pool Deck
8. Zen Garden
9. Ecological Pond
10. Sky Bar

### Zone 2: The River

11. BBQ Sun Deck
12. Adventure Pool
13. Mist Pool
14. Jet Pool
15. River Side Pool Deck
16. Outdoor Gym

### Zone 3: The Cove

17. Lagoon Deck
18. BBQ Pavilion
19. Bubbling Pool (Children Pool)
20. Water Slide Playground
21. Outdoor Kitchen Class
22. Lagoon Pool (50m Lap Pool)
23. Wave Pool
24. Aqua Gym
25. Water Front Pool Deck
26. Outdoor Game Room

### Zone 4: The Waterfall

27. Rolling Lawn
28. Water Fall Ridge
29. Function Deck
30. Putting Green
31. Water Zen Garden

### Zone 5: The Promenade

32. Meditation lawn
33. Afternoon Tea Court
34. Chess Garden
35. Rolling Hill Park
36. Shallow Mat
37. Viewing Terrace

### Zone 6: The Club

38. Multi-Purpose Room
39. Gym Room
40. Courtyard
41. Viewing Deck
42. Commercial Shops
43. Tennis Court
44. Changing Rooms & Steam Rooms
45. Childcare Centre

0 5 10 20 30 50M





# SCHEMATIC DIAGRAM

### Block 64

	01	02	03	04	05	06	07	08
16	B2c-PH	C4-PH	C2a-PH	B1c-PH	B1b-PH	C1a-PH	C3-PH	B2b-PH
15	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
14	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
13	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
12	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
11	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
10	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
9	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
8	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
7	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
6	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
5	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
4	B2c	C4	C2a	B1c	B1b	C1a	C3	B2b
3	B2c-P			B1c-P	B1b	C1a	C3-P	B2b-P
2				B1c-P	B1b-P	C1a-P		
1								

### Block 66

	09	10	11	12	13	14	15	16	17
16	A1-PH	A1a-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C3b-PH	C2b-PH	A1b-PH
15	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
14	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
13	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
12	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
11	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
10	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
9	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
8	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
7	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
6	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
5	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
4	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
3	A1-P	A1a-P	C1b-P	C2c	B2a	B2	C3b	C2b-P	A1b-P
2				C2c	B2a	B2	B2d		
1				C2c-P	B2a-P	B2-P	B2d-P		

### Block 76

	54	55	56	57	58	59	60	61	62
16	A1b-PH	D1a-PH	D2a-PH	B2-PH	B2a-PH	C2c-PH	C1b-PH	A1a-PH	A1-PH
15	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
14	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
13	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
12	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
11	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
10	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
9	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
8	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
7	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
6	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
5	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
4	A1b	D1a	D2a	B2	B2a	C2c	C1b	A1a	A1
3	A1b-P	D1a-P	D2a	B2	B2a	C2c	C1b-P	A1a-P	A1-P
2			D2b	B2	B2a	C2c			
1			D2b-P	B2-P	B2a-P	C2c-P			

### Block 78

	63	64	65	66	67	68	69	70
16	B1a-PH	C1-PH	E1-PH	B2a-PH	B2-PH	C1c-PH	C1c-PH	B1-PH
15	B1a	C1	E1	B2a	B2	C1c	C1c	B1
14	B1a	C1	E1	B2a	B2	C1c	C1c	B1
13	B1a	C1	E1	B2a	B2	C1c	C1c	B1
12	B1a	C1	E1	B2a	B2	C1c	C1c	B1
11	B1a	C1	E1	B2a	B2	C1c	C1c	B1
10	B1a	C1	E1	B2a	B2	C1c	C1c	B1
9	B1a	C1	E1	B2a	B2	C1c	C1c	B1
8	B1a	C1	E1	B2a	B2	C1c	C1c	B1
7	B1a	C1	E1	B2a	B2	C1c	C1c	B1
6	B1a	C1	E1	B2a	B2	C1c	C1c	B1
5	B1a	C1	E1	B2a	B2	C1c	C1c	B1
4	B1a	C1	E1	B2a	B2	C1c	C1c	B1
3	B1a-P	C1-P	E1	B2a	B2	C1c	C1c-P	B1-P
2			E1a	B2a	B2	C1c		
1			E1a-P	B2a-P	B2-P	C1c-P		

### Block 68

	18	19	20	21	22	23	24	25	26
16	A1b-PH	C3a-PH	C3c-PH	B2-PH	B2a-PH	C2c-PH	C1d-PH	A1a-PH	A1-PH
15	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
14	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
13	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
12	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
11	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
10	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
9	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
8	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
7	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
6	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
5	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
4	A1b	C3a	C3c	B2	B2a	C2c	C1d	A1a	A1
3	A1b-P	C3a-P	C3c	B2	B2a	C2c	C1d-P	A1a-P	A1-P
2			C3d	B2	B2a	C2c			
1			C3d-P	B2-P	B2a-P	C2c-P			

### Block 70

	27	28	29	30	31	32	33	34	35
16	A1-PH	A1a-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C2-PH	C2b-PH	A1b-PH
15	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
14	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
13	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
12	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
11	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
10	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
9	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
8	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
7	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
6	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
5	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
4	A1	A1a	C1b	C2c	B2a	B2	C2	C2b	A1b
3	A1-P	A1a-P	C1b-P	C2c	B2a	B2	C2	C2b-P	A1b-P
2				C2c	B2a	B2	C2		
1				C2c-P	B2a-P	B2-P	C2-P		

### Block 80

	71	72	73	74	75	76	77	78
16	B1a-PH	C4a-PH	D3a-PH	B2a-PH	B2-PH	D3-PH	C1c-PH	B1-PH
15	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
14	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
13	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
12	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
11	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
10	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
9	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
8	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
7	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
6	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
5	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
4	B1a	C4a	D3a	B2a	B2	D3	C1c	B1
3	B1a-P	C4a-P	D3a	B2a	B2	D3	C1c-P	B1-P
2			D3a	B2a	B2	D3		
1			D3a-P	B2a-P	B2-P	D3-P		

### STRATA TERRACE

	52	54	56	58	60	62
1a	1a	1	1	1	1	1a

### STRATA SEMI-DETACHED

2	3
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### SHOPS Block 50

1	2	3	4	5	6	7
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### Block 72

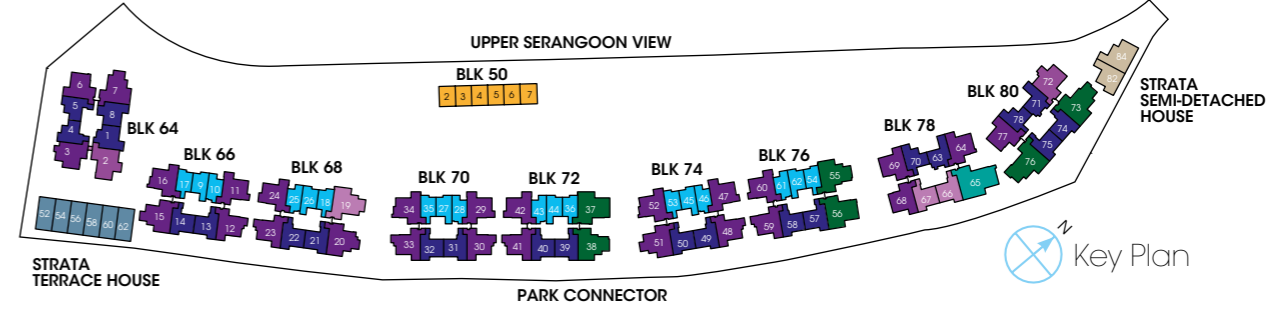
	36	37	38	39	40	41	42	43	44
16	A1b-PH	D2-PH	D1-PH	B2-PH	B2a-PH	C2c-PH	C1b-PH	A1a-PH	A1-PH
15	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
14	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
13	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
12	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
11	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
10	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
9	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
8	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
7	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
6	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
5	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
4	A1b	D2	D1	B2	B2a	C2c	C1b	A1a	A1
3	A1b-P	D2-P	D1	B2	B2a	C2c	C1b-P	A1a-P	A1-P
2			D1b	B2	B2a	C2c			
1			D1b-P	B2-P	B2a-P	C2c-P			

### Block 74

	45	46	47	48	49	50	51	52	53
16	A1-PH	A1a-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C3b-PH	C2b-PH	A1b-PH
15	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
14	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
13	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
12	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
11	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
10	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
9	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
8	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
7	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
6	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
5	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
4	A1	A1a	C1b	C2c	B2a	B2	C3b	C2b	A1b
3	A1-P	A1a-P	C1b-P	C2c	B2a	B2	C3b	C2b-P	A1b-P
2				C2c	B2a	B2	C3e		
1				C2c-P	B2a-P	B2-P	C3e-P		

### LEGEND:

- 1BR
- 2BR
- 3BR
- 3BR-DK
- 3BR+Study
- 4BR
- 5BR
- STRATA TERRACE
- STRATA SEMI-DETACHED
- SHOPS

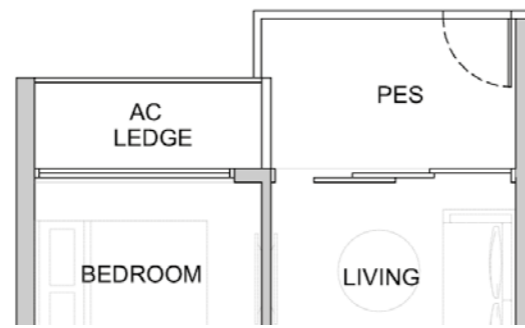


# RESIDENTIAL

## ONE BEDROOM

### TYPE A1-P

Unit: #03-09, #03-27, #03-45  
 #03-26, #03-44, #03-62 (mirror)  
 Area: 484 sqft | 45 sqm



### TYPE A1

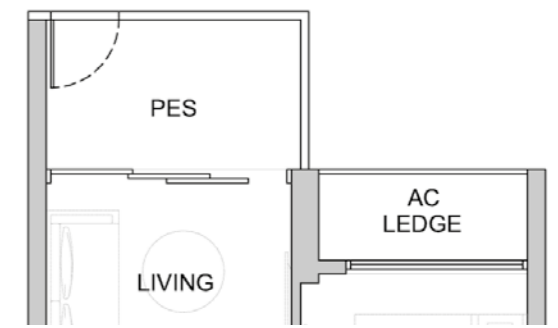
Unit: #04-09 to #15-09 #04-26 to #15-26 (mirror)  
 #04-27 to #15-27 #04-44 to #15-44 (mirror)  
 #04-45 to #15-45 #04-62 to #15-62 (mirror)  
 Area: 484 sqft | 45 sqm



## ONE BEDROOM

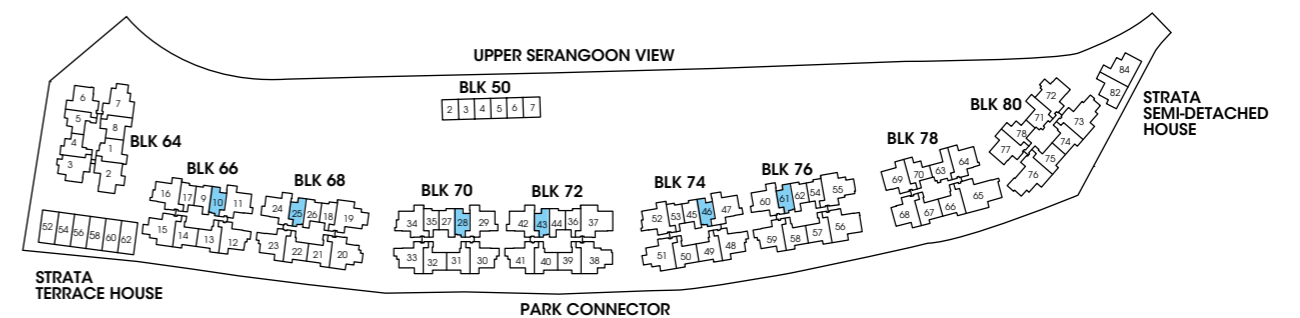
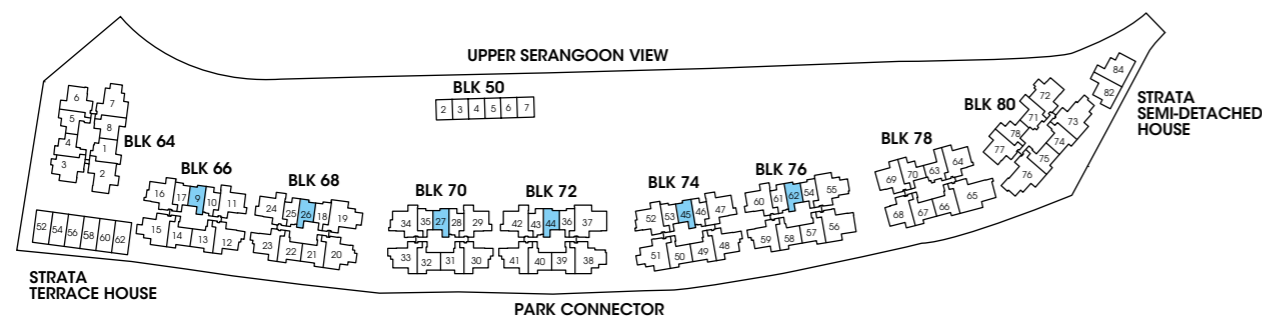
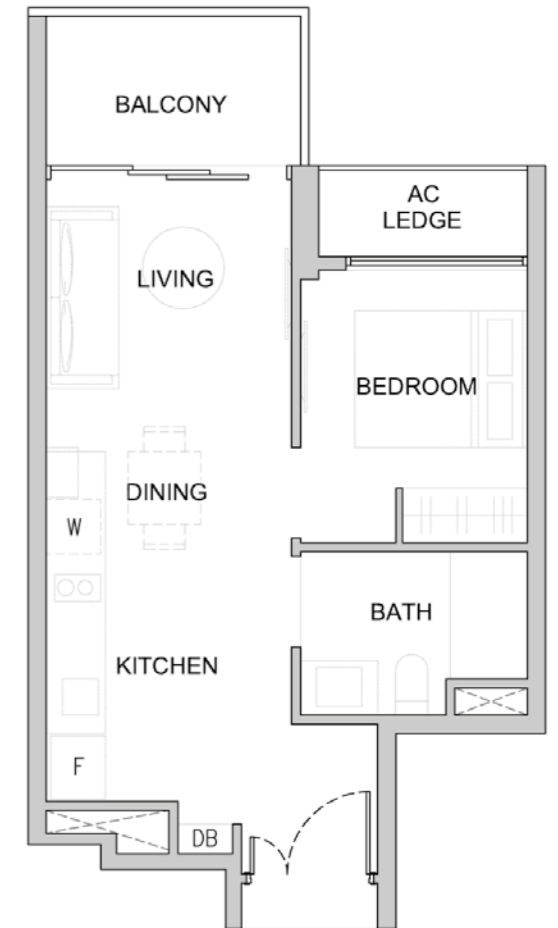
### TYPE A1a-P

Unit: #03-10, #03-28, #03-46  
 #03-25, #03-43, #03-61 (mirror)  
 Area: 484 sqft | 45 sqm



### TYPE A1a

Unit: #04-10 to #15-10 #04-25 to #15-25 (mirror)  
 #04-28 to #15-28 #04-43 to #15-43 (mirror)  
 #04-46 to #15-46 #04-61 to #15-61 (mirror)  
 Area: 484 sqft | 45 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
 • Visual screens are subject to authority site confirmation.

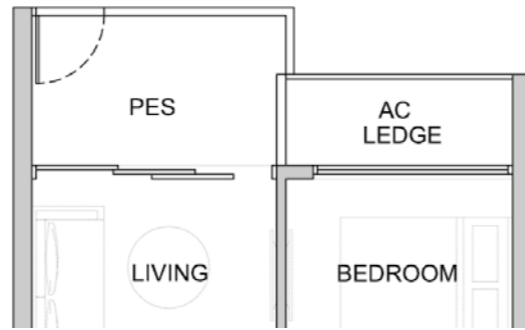
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
 • Visual screens are subject to authority site confirmation.

# RESIDENTIAL

## ONE BEDROOM

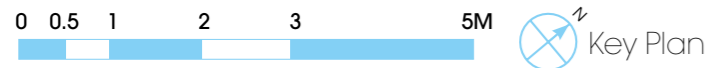
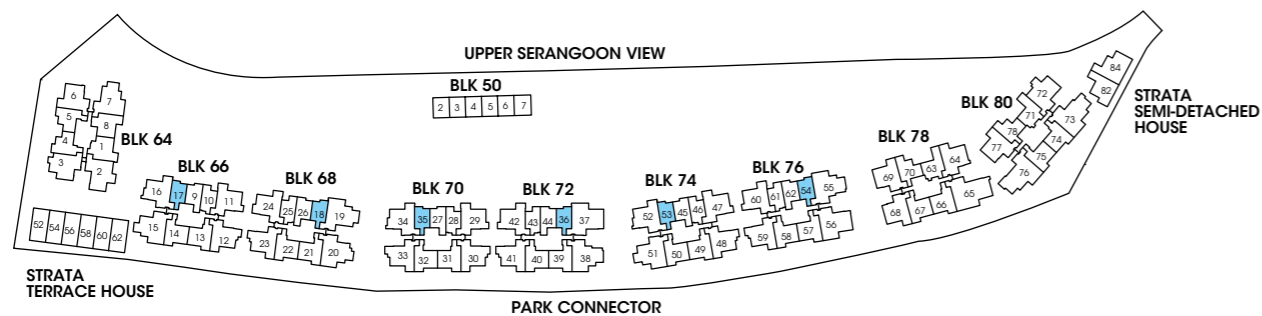
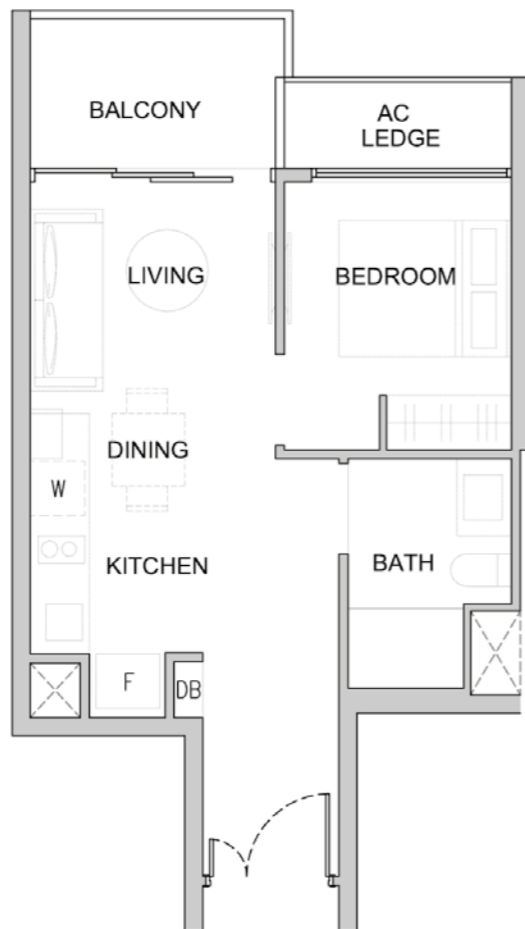
### TYPE A1b-P

Unit: #03-17, #03-35, #03-53  
 #03-18, #03-36, #03-54 (mirror)  
 Area: 474 sqft | 44 sqm



### TYPE A1b

Unit: #04-17 to #15-17 #04-18 to #15-18 (mirror)  
 #04-35 to #15-35 #04-36 to #15-36 (mirror)  
 #04-53 to #15-53 #04-54 to #15-54 (mirror)  
 Area: 474 sqft | 44 sqm



## TWO BEDROOMS

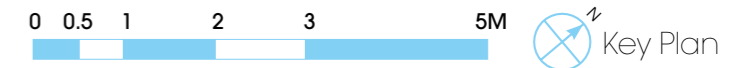
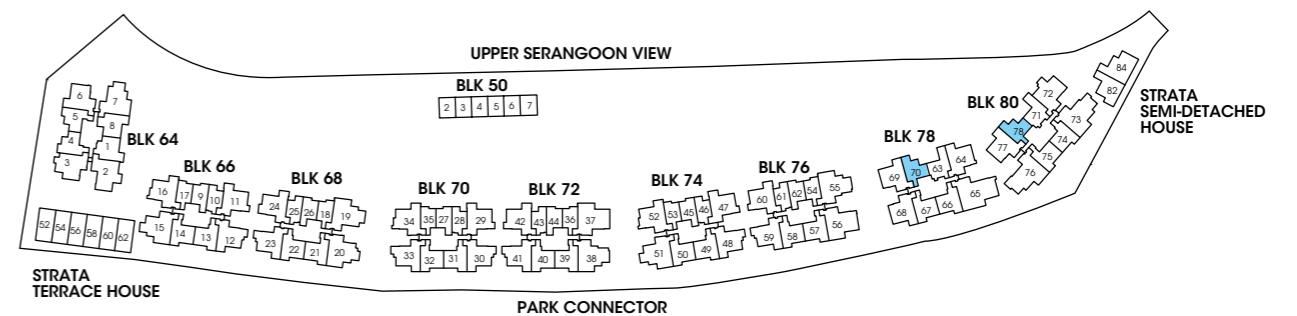
### TYPE B1-P

Unit: #03-70  
 #03-78  
 Area: 635 sqft | 59 sqm



### TYPE B1

Unit: #04-70 to #15-70  
 #04-78 to #15-78  
 Area: 635 sqft | 59 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
 • Visual screens are subject to authority site confirmation.

• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
 • Visual screens are subject to authority site confirmation.

# RESIDENTIAL

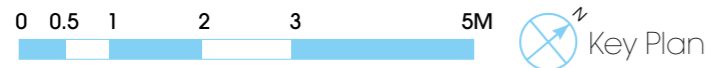
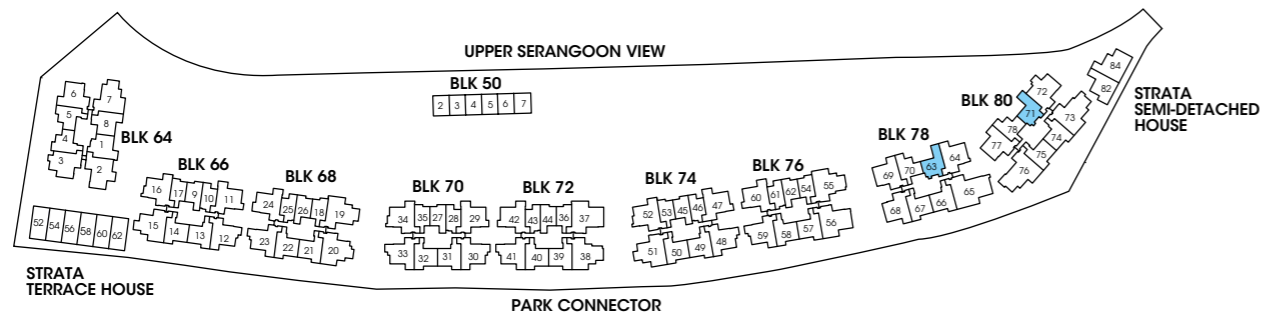
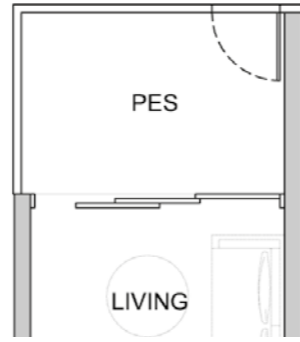
## TWO BEDROOMS

### TYPE B1a-P

Unit: #03-63  
#03-71  
Area: 657 sqft | 61 sqm

### TYPE B1a

Unit: #04-63 to #15-63  
#04-71 to #15-71  
Area: 657 sqft | 61 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
• Visual screens are subject to authority site confirmation.

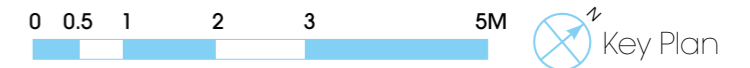
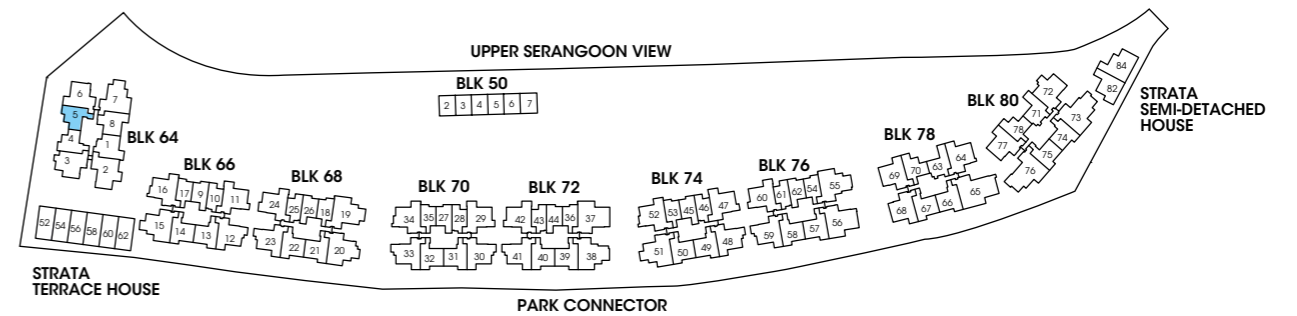
## TWO BEDROOMS

### TYPE B1b-P

Unit: #02-05  
Area: 614 sqft | 57 sqm

### TYPE B1b

Unit: #03-05 to #15-05  
Area: 614 sqft | 57 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
• Visual screens are subject to authority site confirmation.

# RESIDENTIAL

## TWO BEDROOMS

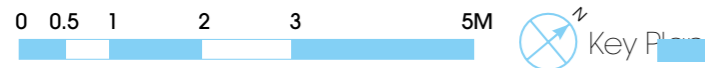
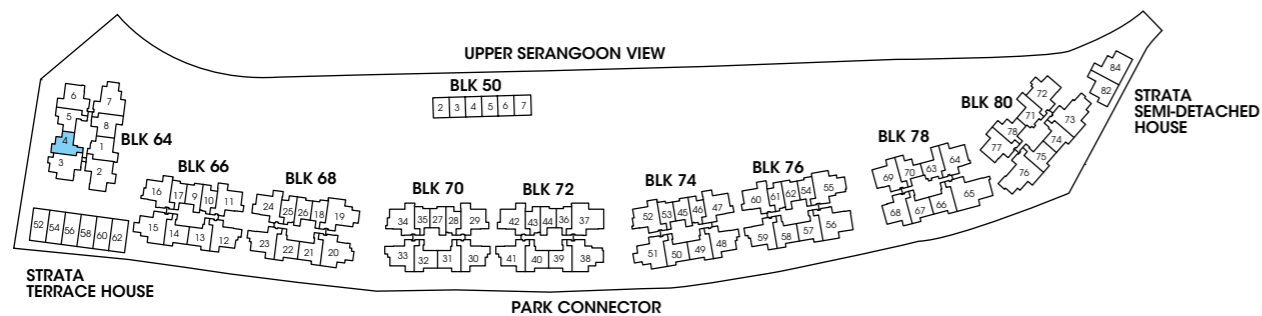
### TYPE B1c-P

Unit: #02-04  
Area: 624 sqft | 58 sqm



### TYPE B1c

Unit: #03-04 to #15-04  
Area: 624 sqft | 58 sqm

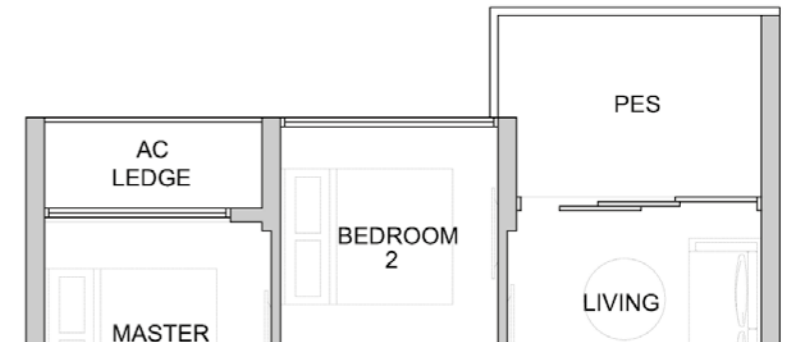


• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
• Visual screens are subject to authority site confirmation.

## TWO BEDROOMS

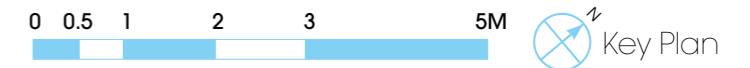
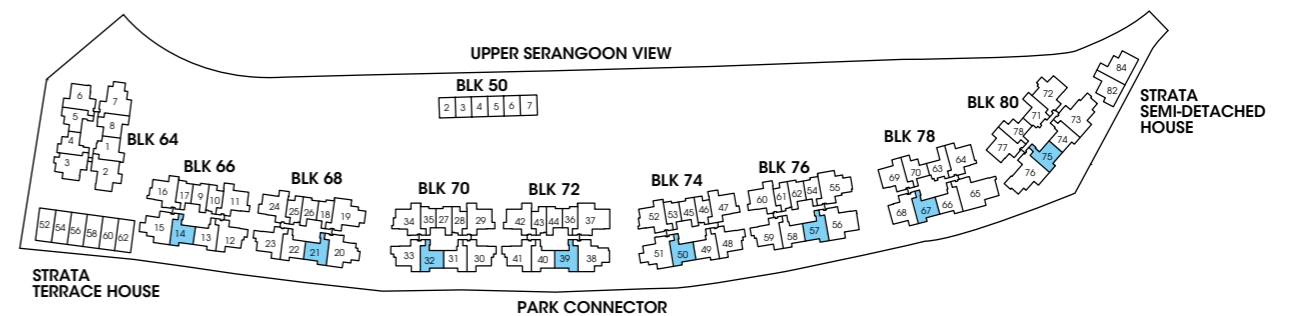
### TYPE B2-P

Unit: #01-14, #01-32, #01-50, #01-67, #01-75  
#01-21, #01-39, #01-57 (mirror)  
Area: 678 sqft | 63 sqm



### TYPE B2

Unit: #02-14 to #15-14 #02-21 to #15-21 (mirror)  
#02-32 to #15-32 #02-39 to #15-39 (mirror)  
#02-50 to #15-50 #02-57 to #15-57 (mirror)  
#02-67 to #15-67  
#02-75 to #15-75  
Area: 678 sqft | 63 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
• Visual screens are subject to authority site confirmation.



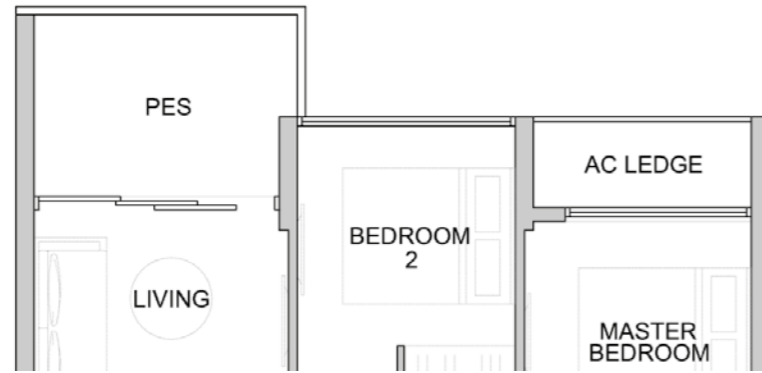
# RESIDENTIAL

## TWO BEDROOMS

### TYPE B2a-P

Unit: #01-13, #01-31, #01-49, #01-66, #01-74  
#01-22, #01-40, #01-58 (mirror)

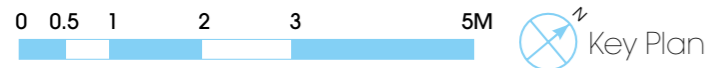
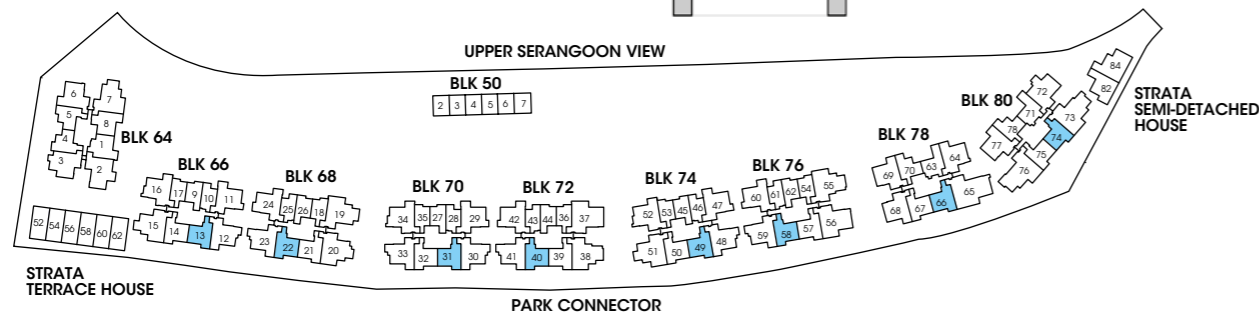
Area: 689 sqft | 64 sqm



### TYPE B2a

Unit: #02-13 to #15-13 #02-22 to #15-22 (mirror)  
#02-31 to #15-31 #02-40 to #15-40 (mirror)  
#02-49 to #15-49 #02-58 to #15-58 (mirror)  
#02-66 to #15-66  
#02-74 to #15-74

Area: 689 sqft | 64 sqm



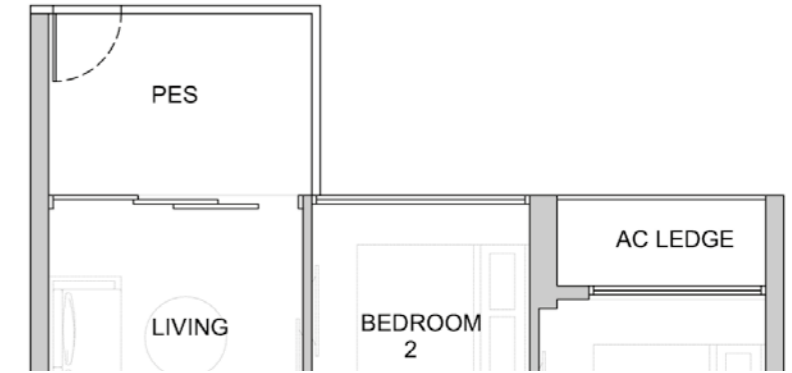
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
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## TWO BEDROOMS

### TYPE B2b-P

Unit: #03-08

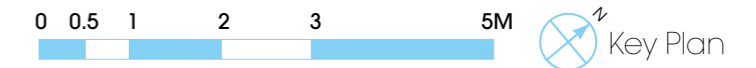
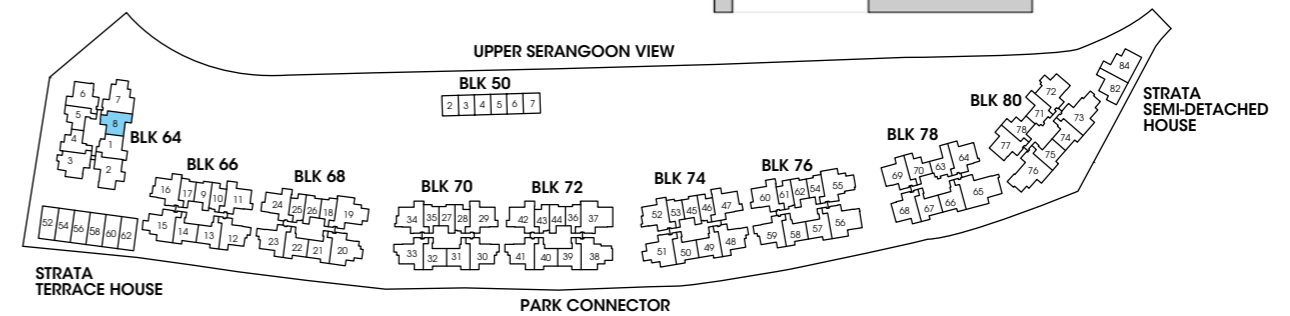
Area: 710 sqft | 66 sqm



### TYPE B2b

Unit: #04-08 to #15-08

Area: 710 sqft | 66 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
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# RESIDENTIAL

## TWO BEDROOMS

### TYPE B2c-P

Unit: #03-01

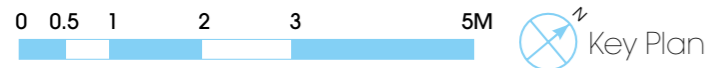
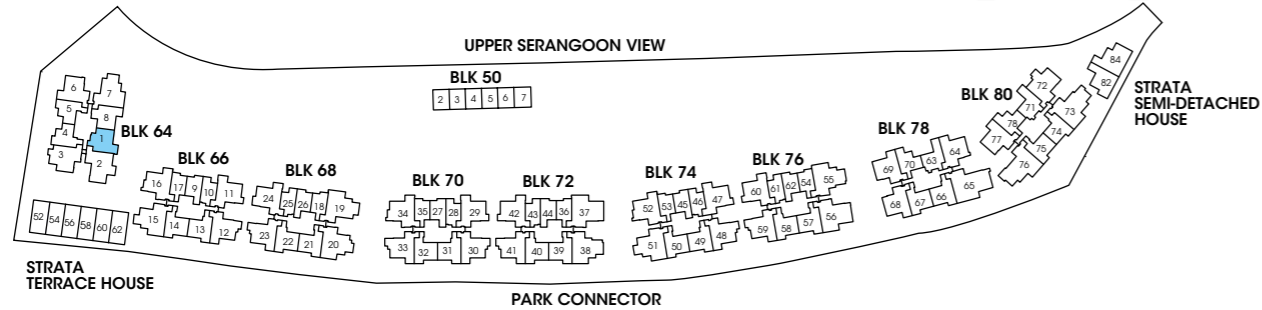
Area: 721 sqft | 67 sqm



### TYPE B2c

Unit: #04-01 to #15-01

Area: 721 sqft | 67 sqm



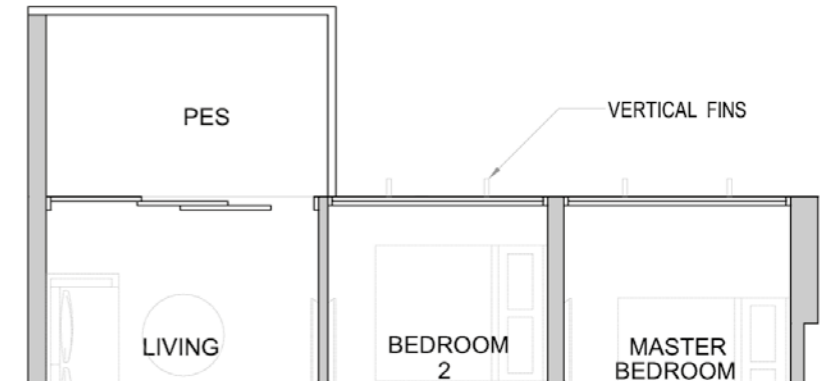
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
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## TWO BEDROOMS

### TYPE B2d-P

Unit: #01-15

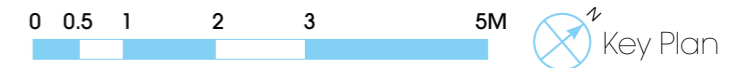
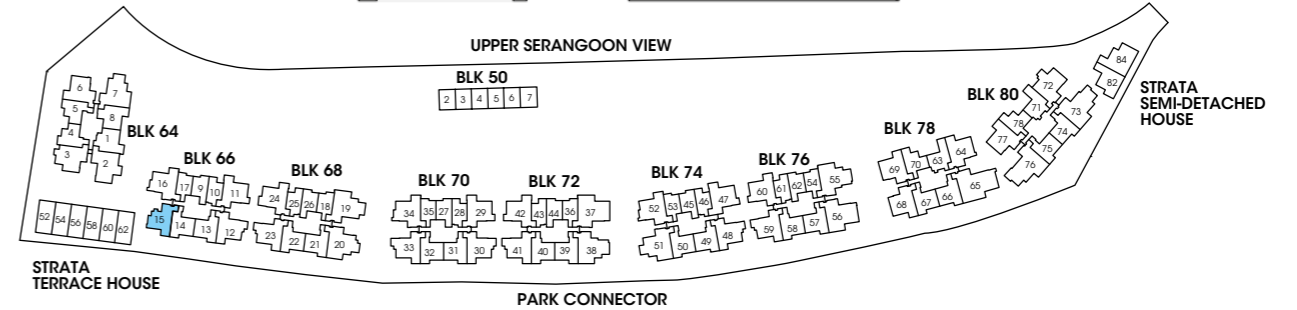
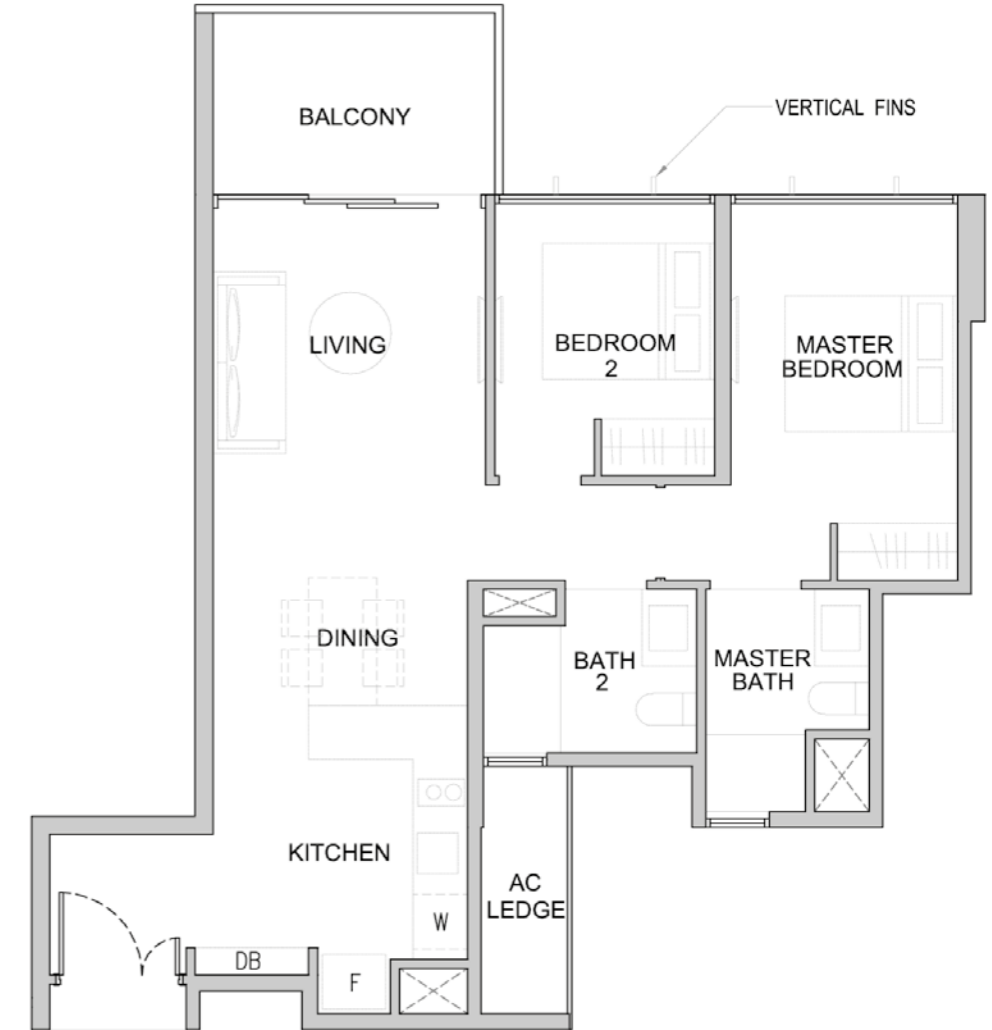
Area: 775 sqft | 72 sqm



### TYPE B2d

Unit: #02-15

Area: 775 sqft | 72 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.  
 • Visual screens are subject to authority site confirmation.

# SPECIFICATIONS

## 1.0 FOUNDATION

Reinforced concrete footings and/or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles.

## 2.0 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete and/or steel structure.

## 3.0 WALLS

- a) External wall:  
Reinforced concrete and/or common clay brick wall and/or precast wall
- b) Internal wall:  
Reinforced-concrete and/or common clay brick walls and/ or drywall partition system and/or precast panel and/or block walls, where applicable.

## 4.0 ROOF

Reinforced concrete flat roof with heat insulation and waterproofing system

## 5.0 CEILING

### 5.1 Residential Units

- a) Living, Dining, Bedrooms, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC and Passageway:  
Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable.
- b) PES, Balcony and Household Shelters:  
Skim coat with emulsion paint, where applicable

### 5.2 Common Areas

- a) Communal areas:  
Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable

### 5.3 Retail Units

- a) Internal Ceiling:  
Concrete and/or skim coat finish, where applicable

## 6.0 FINISHES

### 6.1 WALL FINISHES

#### 6.1.1 Residential Units – Internal (For all unit types)

- a) Living, Dining, Bedrooms, Family Area, Yard and Passageway:  
Plaster and/or skim coat with emulsion paint, where applicable.
- b) Powder Room, Baths and WC:  
Homogenous and/or ceramic and/or porcelain tiles, where applicable.
- c) Kitchen (Dry and/or Wet, as the case may be):  
Plaster and/or skim coat with emulsion paint, where applicable.
- d) PES and Balcony:  
Laminated glass parapet and/or metal railing and/or reinforced concrete wall and/or common clay brick wall with cement & sand plaster and/or skim coat with emulsion paint and/or spray coating, where applicable.

#### 6.1.2 Common Areas

- a) Internal walls:  
Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion and/or spray coating to Communal Areas, where applicable.
- b) External walls:  
Homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion to wall, where applicable.

#### 6.1.3 Retail Units

- a) Internal walls:  
Concrete and/or skim coat, where applicable.
- b) External walls:  
Aluminum framed and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass and/or plaster and/or skim coat with emulsion to wall, where applicable.

#### Notes:

- All homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint as wall finishes are provided up to false ceiling level and on exposed areas only.
- No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

### 6.2 FLOOR FINISHES

#### 6.2.1 Residential Units

- a) Living, Dining, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC, Passageway, PES and Balcony:  
Homogenous and/or ceramic and/or porcelain tiles, where applicable.
- b) Bedrooms:  
Engineered timber flooring.

#### 6.2.2 Common Areas – Internal

- a) Communal Areas:  
Homogenous and/or ceramic and/or porcelain tiles and/ or vinyl flooring and/or carpet and/or laminated flooring, where applicable
- b) Changing Rooms, Steam Rooms, Handicapped Toilets, Staircases and Corridors:  
Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion paint finish, where applicable.

#### 6.2.3 Common Areas – External

- a) Pool Decks, Open Decks, Walkways, Link Ways, Footpaths and Outdoor Pavilions:  
Composite timber strip and/or homogenous and/or ceramic tiles and/or cement sand plaster and/or skim coat with

emulsion paint finish and/or pebble wash finish, where applicable.

- b) Swimming Pools and Spa Pools:  
Ceramic tiles and/or mosaic tiles, where applicable.

#### 6.2.4 Retail Units

- a) Internal Floor Finish:  
Concrete and/or skim coat finish and/or homogenous tiles, where applicable.

## 7.0 WINDOWS (Only applicable to the Residential Units)

Powder-coated aluminum framed windows with clear and/or tinted and/or obscured glass to all Residential Units, where applicable.

## 8.0 DOORS

### 8.1 Residential Units

- a) Main Entrance:  
Approved fire-rated timber doors
- b) Bedrooms, Kitchen (Dry and/or Wet, as the case may be), Powder Room, Baths:  
Hollow core flush timber door, where applicable
- c) Balcony and PES:  
Powder-coat finished aluminum framed door and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass, where applicable
- d) Yard and WC:  
Slide-and-fold PVC door panel, where applicable.

### 8.2 Retail Units

- a) Main Entrance:  
Aluminum framed glass and/or glass door with tinted glazing and/ or clear glass, where applicable.
  - b) Toilet:  
Slide-and-fold PVC door panel, where applicable.
- Note:  
Locksets and ironmongery shall be provided to doors, where applicable.

## 9.0 SANITARY FITTINGS (Only applicable to the Residential Units)

### 9.1 Residential Units

- a) All Bath (where applicable):  
1 solid surface vanity top with 1 wash basin with basin mixer  
1 mirror  
1 towel rail  
1 shower compartment with 1 shower mixer set  
1 pedestal water closet and 1 toilet paper holder
- b) Powder Room (where applicable):  
1 solid surface vanity top with 1 wash basin with basin mixer  
1 mirror  
1 pedestal water closet and 1 toilet paper holder
- c) WC (where applicable):  
1 pedestal water closet  
1 wash basin with tap, 1 shower set with tap  
1 toilet paper holder
- d) Kitchen (Dry and/or Wet, as the case may be):  
1 solid surface vanity top with 1 sink
- e) Kitchen or Wet Kitchen or Yard (where applicable):  
1 washing machine bib tap

### 9.2 Retail Units

- a) Toilet (where applicable):  
1 pedestal water closet  
1 wash basin with tap  
1 toilet paper holder

## 10.0 ELECTRICAL INSTALLATION

- a) TV / points shall be provided in accordance with the Electrical Schedule
- b) Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking.
- c) All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type A1, A1-P, A1-PH, A1a, A1a-P, A1a-PH, A1b, A1b-P, A1b-PH	6	15	1
Unit Type B1, B1-P, B1-PH, B1b, B1b-P, B1b-PH, B1c, B1c-P, B1c-PH	8	18	1
Unit B1a, B1a-P, B1a-PH	9	18	1
Unit Type B2, B2-P, B2-PH, B2a, B2a-P, B2a-PH, B2b, B2b-P, B2b-PH	9	19	1
Unit Type B2c, B2c-P, B2c-PH	10	19	1
Unit Type B2d, B2d-P	10	18	1

Unit Type C1, C1-P, C1-PH, C1a, C1a-P, C1a-PH, C1b, C1b-P, C1b-PH, C1c, C1c-P, C1c-PH, C1d, C1d-P, C1d-PH, C2, C2-P, C2-PH, C2b, C2b-P, C2b-PH, C2c, C2c-P, C2c-PH	12	22	1
Unit Type C2a, C2a-PH	13	23	1
Unit Type C3, C3-P, C3-PH, C3c, C3c-PH, C3d, C3d-P, C3e, C3e-P, C3b, C3b-PH	15	24	1
Unit Type C3a, C3a-P, C3a-PH	14	24	1
Unit Type C4, C4-PH, C4a, C4a-P, C4a-PH	14	27	2
Unit Type D1, D1-PH, D1a, D1a-P, D1a-PH	14	26	1
Unit Type D1b, D1b-P	13	26	1
Unit Type D2, D2-P, D2-PH, D2a, D2a-PH, D2b, D2b-P	16	28	1
Unit Type D3, D3-P, D3-PH, D3a, D3a-P, D3a-PH	16	28	1
Unit Type E1, E1-PH, E1a, E1a-P	19	32	1
Strata (Terrace) Type 1, 1a	20	32	2
Strata (Semi-Detached) Type 2	18	30	2
Strata (Semi-Detached) Type 3	23	34	2

- d) Electrical Loading to the Retail Units: 300 Amps / 3 Phase.

## 11.0 TV AND TELEPHONE (Only applicable to the Residential Units)

Telephone & TV SCHEDULE	Telephone Outlet	TV Outlet (cable TV ready)
All 1 bedroom unit types	2	2
All 2 bedrooms unit types	3	3
All 3 bedrooms unit types	4	4
All 3 bedrooms Dual-Key unit types	4	4
All 4 bedrooms unit types	5	5
All 5 bedrooms unit types	6	6
All Strata Landed Units	6	6

## 12.0 LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

## 13.0 PAINTING

### 13.1 Residential Units

- a) External Wall:  
External emulsion and/or selected exterior paint
- b) Internal Wall:  
Emulsion paint

### 13.2 Retail Units

- a) External Wall:  
External emulsion and/or selected exterior paint
- b) Internal Wall: -

## 14.0 WATERPROOFING

Waterproofing shall be provided to floors of kitchens, wet kitchens, baths, WCs, yards, Balcony, PES, Toilet and reinforced concrete flat roof, where applicable.

## 15.0 DRIVEWAY AND CAR PARK

Reinforced concrete slab with floor hardener and/or homogenous tiles and/or epoxy coating finish, where applicable.

## 16.0 RECREATION FACILITIES

### 16.1 Zone 1: The Stream

- (1) Fitness Corner
- (2) Sunset Pavilion
- (3) Hydro Walk
- (4) Spa Creek
- (5) Lap Pool
- (6) Water Theater
- (7) The Creek Pool Deck
- (8) Zen Garden
- (9) Ecological Pond
- (10) Sky Bar

### 16.2

- Zone 2: The River
- (11) BBQ Sun Deck
- (12) Adventure Pool
- (13) Mist Pool
- (14) Jet Pool
- (15) River Side Pool Deck
- (16) Outdoor Gym

### 16.3

- Zone 3: The Cove
- (17) Lagoon Deck
- (18) BBQ Pavilion
- (19) Bubbling Pool (Children Pool)
- (20) Water Slide Playground
- (21) Outdoor Kitchen Class
- (22) Lagoon Pool (Leisure Pool)
- (23) Wave Pool
- (24) Aqua Gym
- (25) Water Front Pool Deck
- (26) Outdoor Game Room

### 16.4

- Zone 4: The Waterfall
- (27) Rolling Lawn
- (28) Water Fall Ridge
- (29) Function Deck
- (30) Putting Green
- (31) Water Zen Garden

### 16.5

- Zone 5: The Promenade
- (32) Meditation Lawn
- (33) Afternoon Tea Court
- (34) Chess Garden
- (35) Rolling Hill Park
- (36) Shallow Mat
- (37) Viewing Terrace

### 16.6

- Zone 6: The Club
- (38) Multi-Purpose Room
- (39) Gym Room
- (40) Courtyard
- (41) Viewing Deck
- (42) Commercial (Retail Units)
- (43) Tennis Court
- (44) Changing Room and Steam Room
- (45) Childcare Centre

## 17.0 ADDITIONAL ITEMS (Only applicable to Residential Units)

- a) Kitchen cabinets with solid surface counter top c/w sink, cooker hob, hood for each unit.
- b) 1 Free-standing fridge for each unit.
- c) 1 Convection oven for each unit.
- d) 1 Microwave oven for Unit Type C4 and Strata-Landed units.
- e) 1 Washer cum dryer for each unit.
- f) Built-in wardrobes provided for all Bedrooms except Bedroom 3 of Unit Type D3 and Bedroom 4 of Unit Type D1, D2 and E1.
- g) Split / Multi split air-conditioning system to Living, Dining except Unit Type A1, and all Bedrooms.
- h) Hot water supply to all Baths & Powder Room, where applicable.
- i) Provision of town gas to Kitchen and Wet Kitchen except Unit Type A1, B1, B2 and Kitchen 2 of Unit Type C4.
- j) Gate at PES for Unit Types A1-P, A1a-P, A1b-P, B1-P, B1a-P, B2b-P, B2c-P, C1-P, C1b-P, C1c-P, C1d-P, C2b-P, C3-P, C3a-P, C4a-P, D1a-P, D2-P, where applicable.
- k) Audio intercom system between 1<sup>st</sup> to 3<sup>rd</sup> Storey Lift Lobbies / Guardhouse and Apartment Units.
- l) Automatic Vehicular Access system will be provided for vehicular entrances.
- m) Mechanical ventilation to Baths, WC and Toilet that are not naturally ventilated.



# NULL



Developed by:



6310 5888  
Call 6341 6288  
[www.kingsford.com.sg](http://www.kingsford.com.sg)  
20 Harbour Drive, #07-05 PSA Vista,  
Singapore 117612

Developer: KINGSFORD PROPERTY DEVELOPMENT PTE. LTD. (UEN no. 201315997R) • Housing Developer's Licence No. C1159 • Lot/Mukim No.: lot 09752A MK 22 Upper Serangoon View • Tenure of Land: 99 years • leasehold commencing from 3 March 2014 • Building Plan No.: A0814-00003-2014-BP02 dated 14/01/2015 • Expected Dated of T.O.P.: 01/12/2018 • Expected Date of Legal Completion: 30/11/2021.

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