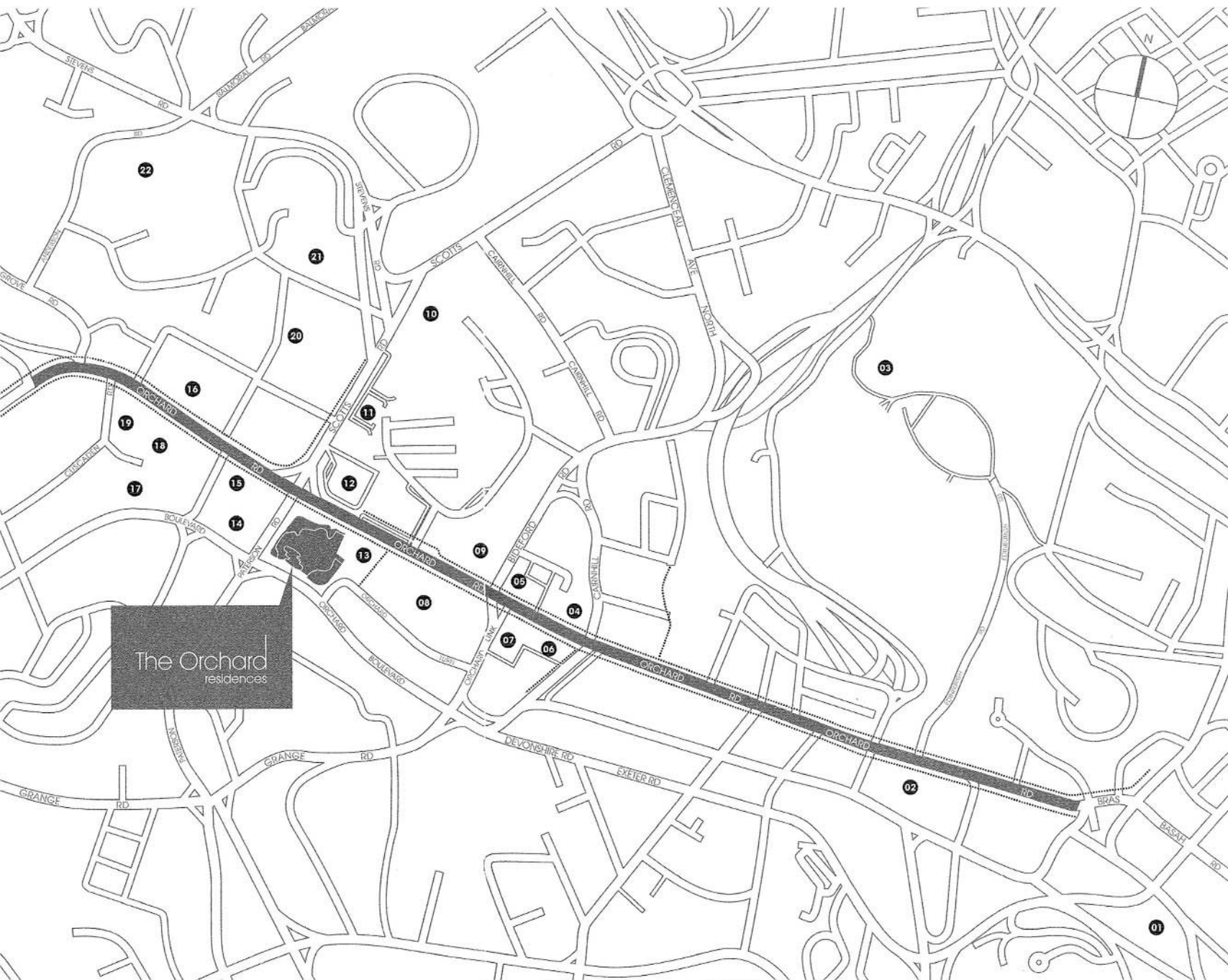


above

it

all

The Orchard  
residences



It's no surprise then, that distances in Singapore are often measured in relation to Orchard Road. And though you may not need a map to The Orchard Residences, we thought you might appreciate one to many of Singapore's favourite destinations. And where they lie with respect to The Orchard Residences.

- 01 NATIONAL MUSEUM OF SINGAPORE
- 02 ISTANA PARK
- 03 ISTANA
- 04 THE HEEREN SHOPS
- 05 PARK HOTEL ORCHARD
- 06 MERITUS MANDARIN SINGAPORE
- 07 MANDARIN GALLERY
- 08 Ngee ANN CITY
- 09 PARAGON
- 10 GOODWOOD PARK HOTEL
- 11 GRAND HYATT SINGAPORE
- 12 SINGAPORE MARRIOTT HOTEL
- 13 WISMA ATRIA
- 14 WHEELLOCK PLACE
- 15 LIAT TOWERS
- 16 PALAIS RENAISSANCE
- 17 FOUR SEASONS HOTEL SINGAPORE
- 18 HILTON SINGAPORE
- 19 FORUM THE SHOPPING MALL
- 20 THE AMERICAN CLUB SINGAPORE
- 21 THE TANGLIN CLUB
- 22 SHANGRI-LA HOTEL, SINGAPORE
- 23 SINGAPORE BOTANIC GARDENS

**LEGEND**

- ORCHARD ROAD
- ROADS
- PEDESTRIAN WALKWAY

The Orchard  
residences

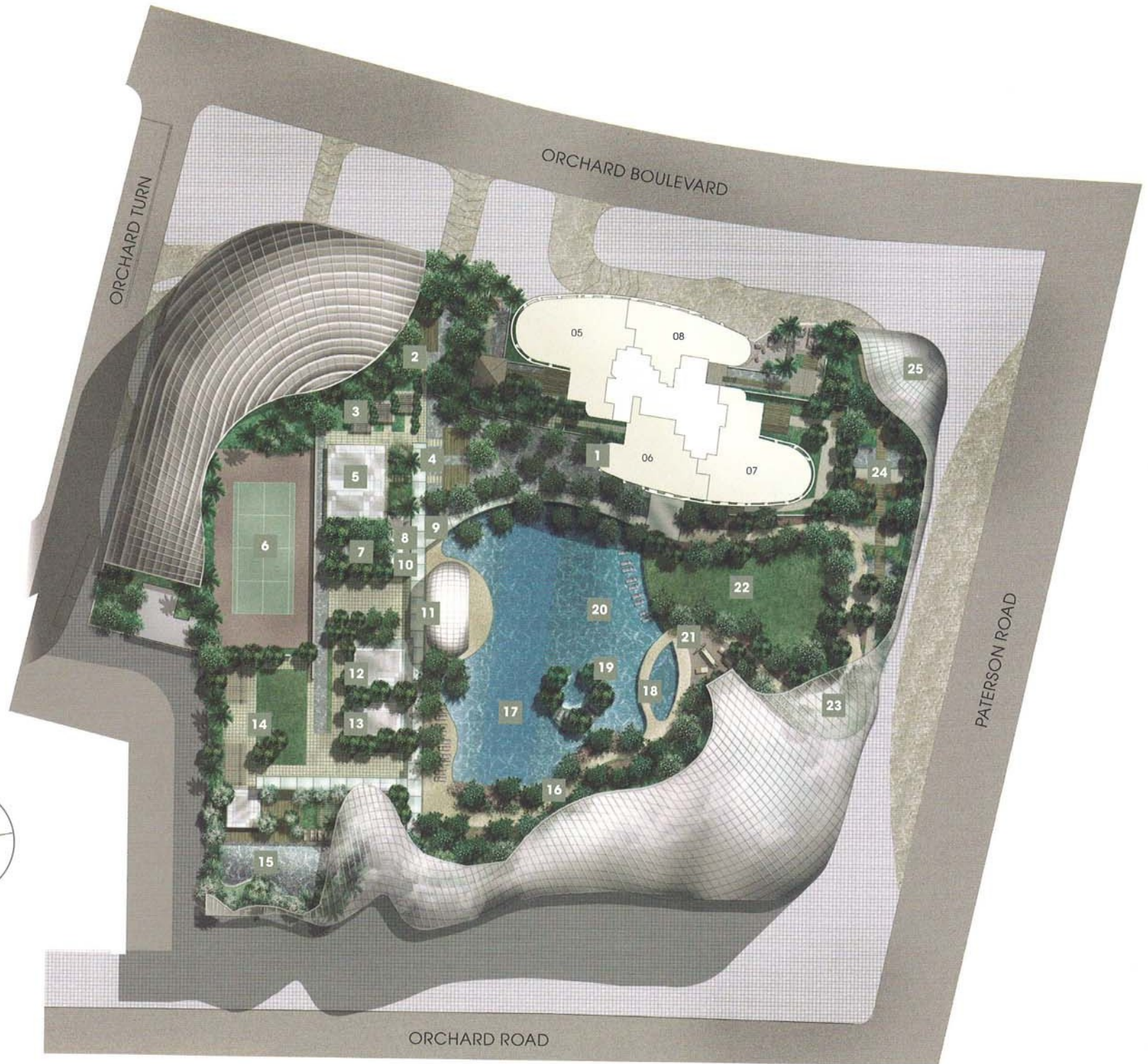


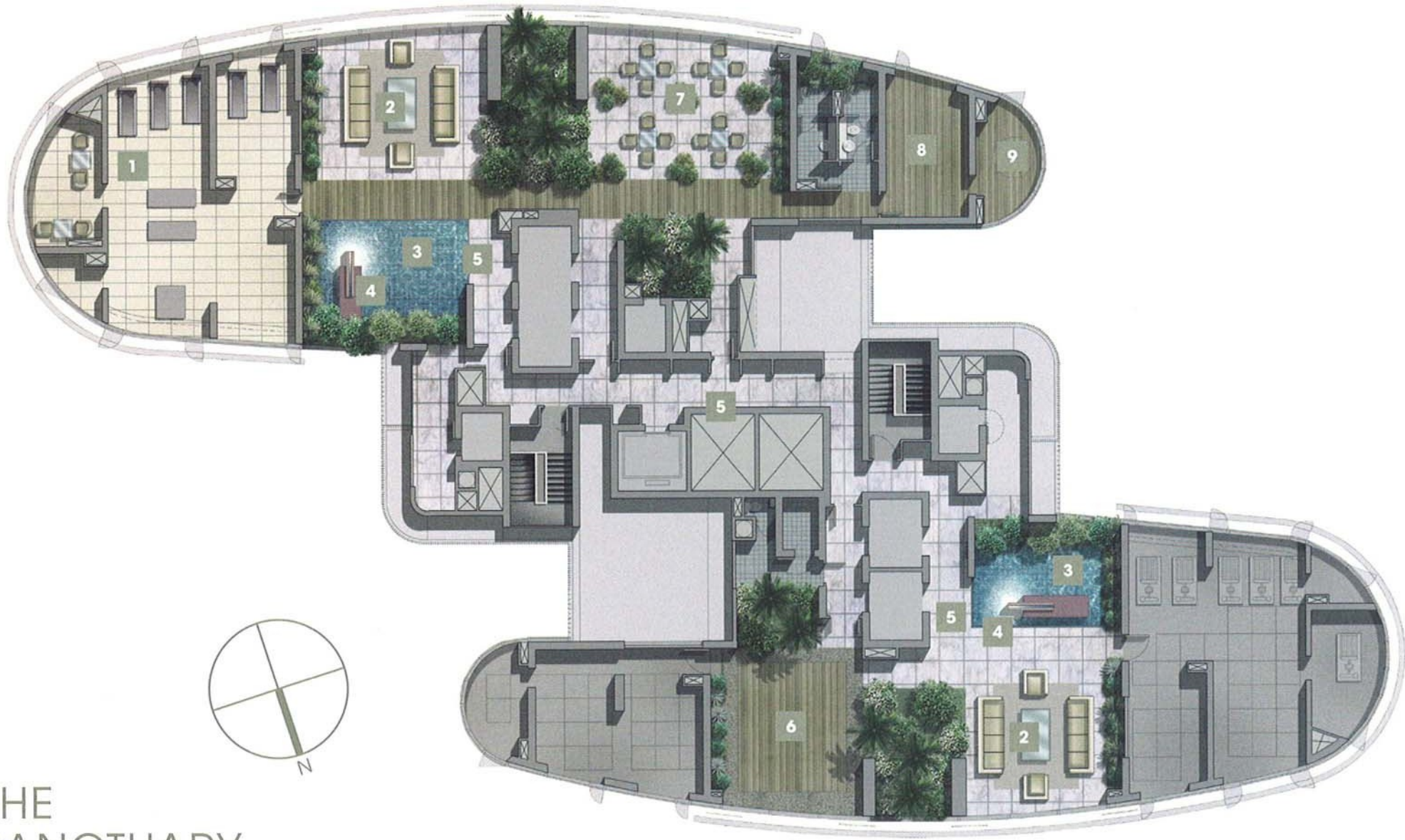




# THE CLUB

- 1 WELCOME LOUNGE
- 2 SECRET GARDEN
- 3 3 TEMPERATURE JACUZZI
- 4 FRAGRANT SPA GARDEN
- 5 SPA
- 6 TENNIS COURT
- 7 ORCHARD GARDEN
- 8 BUSINESS CENTRE
- 9 COVERED WALKWAY
- 10 RECEPTION LOUNGE
- 11 GRAND FUNCTION ROOM
- 12 BAR WITH KITCHEN
- 13 WINE & CIGAR ROOM
- 14 BBQ LAWN
- 15 PARTY HOUSE WITH PRIVATE POOL
- 16 ALPINE WALK
- 17 50M LAP POOL
- 18 CHILDREN'S POOL
- 19 ISLAND JACUZZI
- 20 FUN POOL
- 21 CHILDREN'S PLAYGROUND
- 22 LAWN
- 23 RECREATION TERRACE
- 24 FORMAL GARDEN
- 25 CONSERVATORY





# THE SANCTUARY

- 1 GYMNASIUM
- 2 EXECUTIVE SKY LOUNGE
- 3 REFLECTIVE POOL
- 4 WATER FEATURE
- 5 LOBBY
- 6 MEDITATION DECK
- 7 READING LOUNGE
- 8 YOGA ROOM
- 9 RETREAT

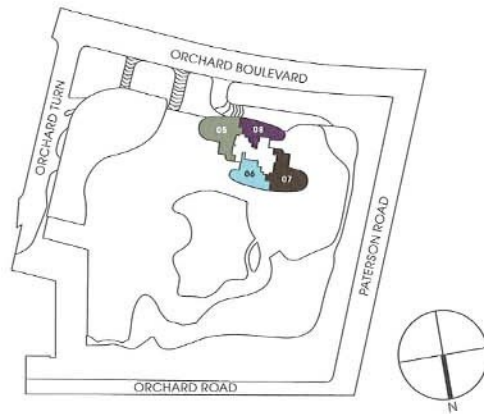
LEVEL 54

	PENTHOUSE		PENTHOUSE	
53	PENTHOUSE		PENTHOUSE	
52	TYPE D2	TYPE B2	TYPE C2	TYPE A2
51	TYPE D1	TYPE B1	TYPE C1	TYPE A1
50	TYPE D1	TYPE B1	TYPE C1	TYPE A1
49	TYPE D1	TYPE B1	TYPE C1	TYPE A1
48	TYPE D1	TYPE B1	TYPE C1	TYPE A1
47	TYPE D1	TYPE B1	TYPE C1	TYPE A1
46	TYPE D1	TYPE B1	TYPE C1	TYPE A1
45	TYPE D1	TYPE B1	TYPE C1	TYPE A1
44	TYPE D1	TYPE B1	TYPE C1	TYPE A1
43	TYPE D1	TYPE B1	TYPE C1	TYPE A1
42	TYPE D1	TYPE B1	TYPE C1	TYPE A1
41	TYPE D1	TYPE B1	TYPE C1	TYPE A1
40	TYPE D1	TYPE B1	TYPE C1	TYPE A1
39	TYPE D1	TYPE B1	TYPE C1	TYPE A1
38	TYPE D1	TYPE B1	TYPE C1	TYPE A1
37	TYPE D1	TYPE B1	TYPE C1	TYPE A1
36	TYPE D1	TYPE B1	TYPE C1	TYPE A1
35	TYPE D1	TYPE B1	TYPE C1	TYPE A1
34	TYPE D1	TYPE B1	TYPE C1	TYPE A1
33	TYPE D1	TYPE B1	TYPE C1	TYPE A1
32	TYPE D1	TYPE B1	TYPE C1	TYPE A1
31	TYPE D1	TYPE B1	TYPE C1	TYPE A1

30

**THE SANCTUARY**

29	TYPE D	TYPE B	TYPE C	TYPE A
28	TYPE D	TYPE B	TYPE C	TYPE A
27	TYPE D	TYPE B	TYPE C	TYPE A
26	TYPE D	TYPE B	TYPE C	TYPE A
25	TYPE D	TYPE B	TYPE C	TYPE A
24	TYPE D	TYPE B	TYPE C	TYPE A
23	TYPE D	TYPE B	TYPE C	TYPE A
22	TYPE D	TYPE B	TYPE C	TYPE A
21	TYPE D	TYPE B	TYPE C	TYPE A
20	TYPE D	TYPE B	TYPE C	TYPE A
19	TYPE D	TYPE B	TYPE C	TYPE A
18	TYPE D	TYPE B	TYPE C	TYPE A
17	TYPE D	TYPE B	TYPE C	TYPE A
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15	TYPE D	TYPE B	TYPE C	TYPE A
14	TYPE D	TYPE B	TYPE C	TYPE A
13	TYPE D	TYPE B	TYPE C	TYPE A
12	TYPE D	TYPE B	TYPE C	TYPE A
11	TYPE D	TYPE B	TYPE C	TYPE A
10	TYPE D	TYPE B	TYPE C	TYPE A



- TYPE A/A1/A2 = 1808 sq ft
- TYPE B/B1/B2 = 2174 sq ft
- TYPE C/C1/C2 = 2465 sq ft
- TYPE D/D1/D2 = 2852 sq ft

238 Orchard Boulevard, Singapore

THE CLUB 09

**GARDEN RESIDENCES**

UNIT No.

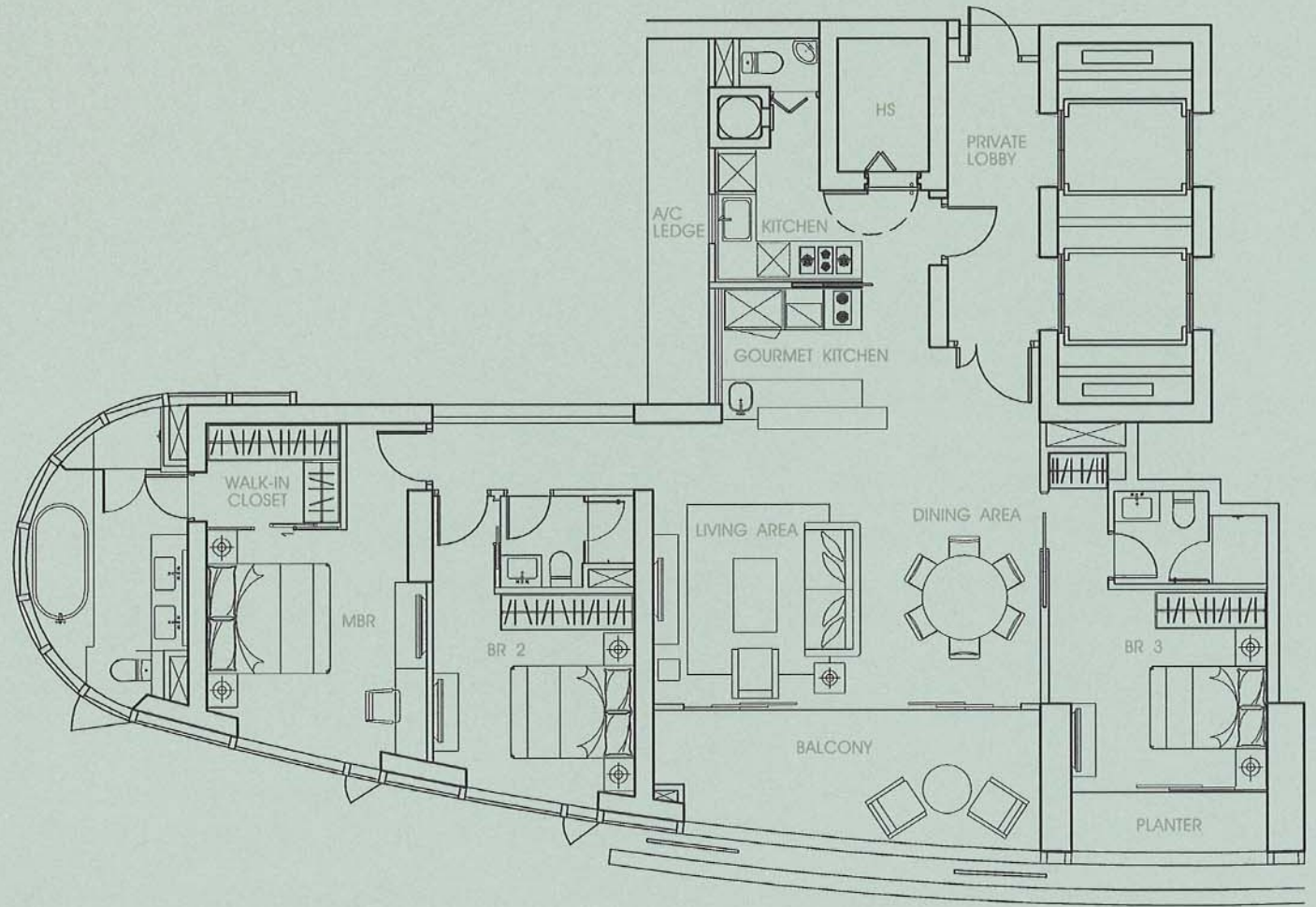
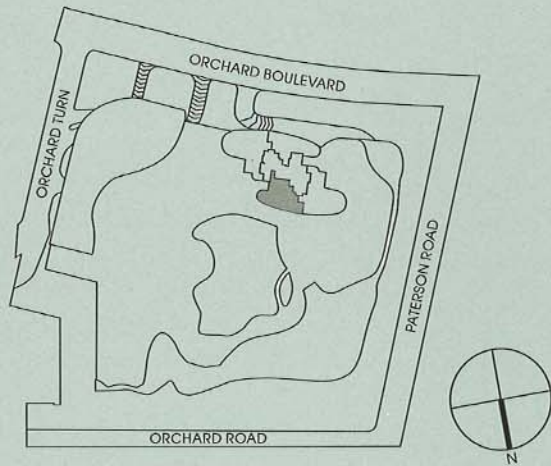
05      08      07      06



# TYPE A1

3 BEDROOMS

UNIT #31-06 ~ #51-06  
168 sq m  
1808 sq ft



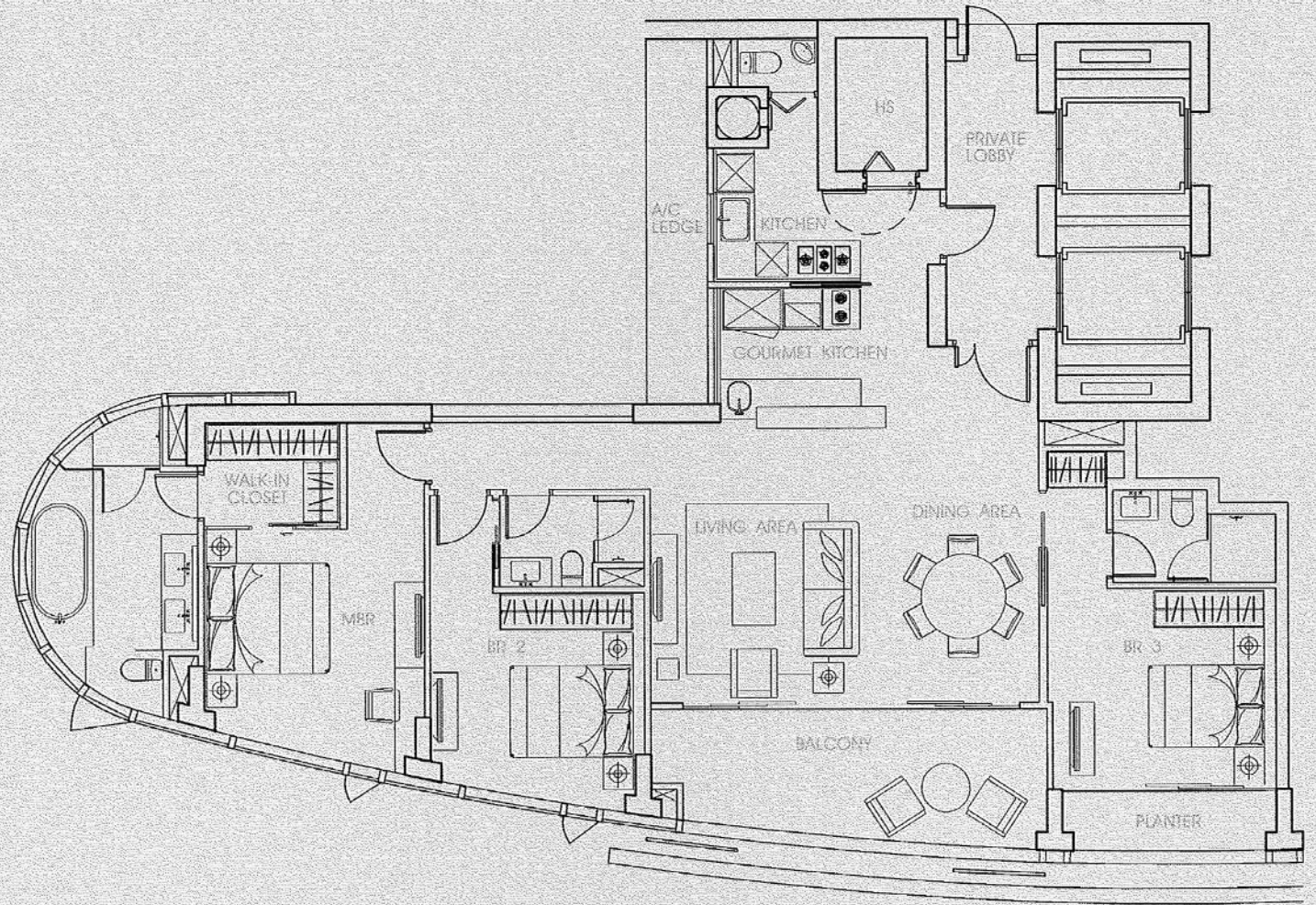
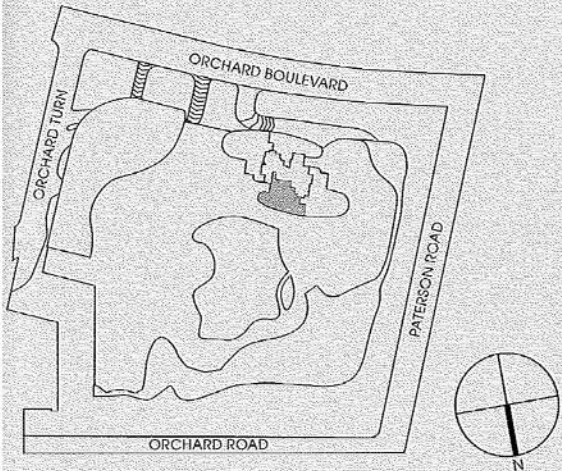
# TYPE A2

3 BEDROOMS

UNIT #52-06

168 sq m

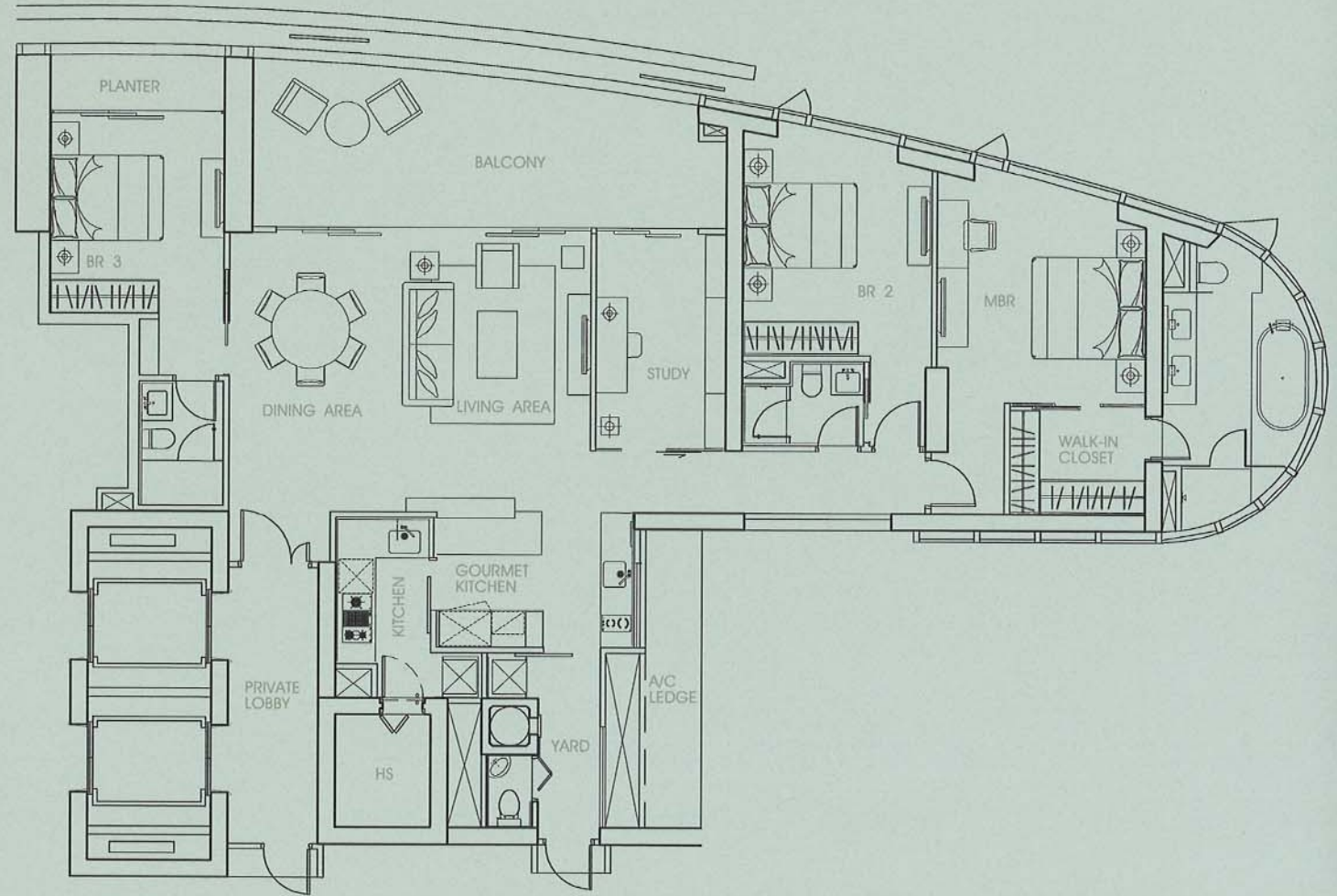
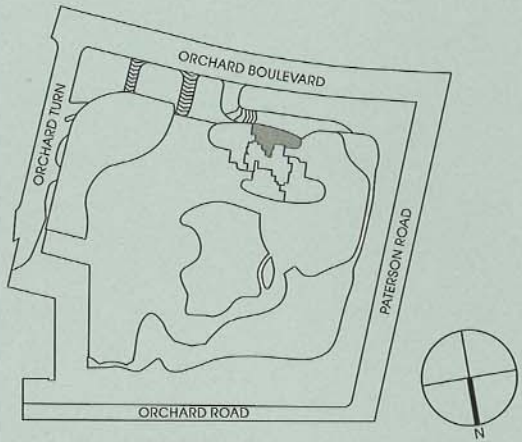
1808 sq ft



# TYPE B

3+1 BEDROOMS

UNIT #10-08 ~ #29-08  
202 sq m  
2174 sq ft



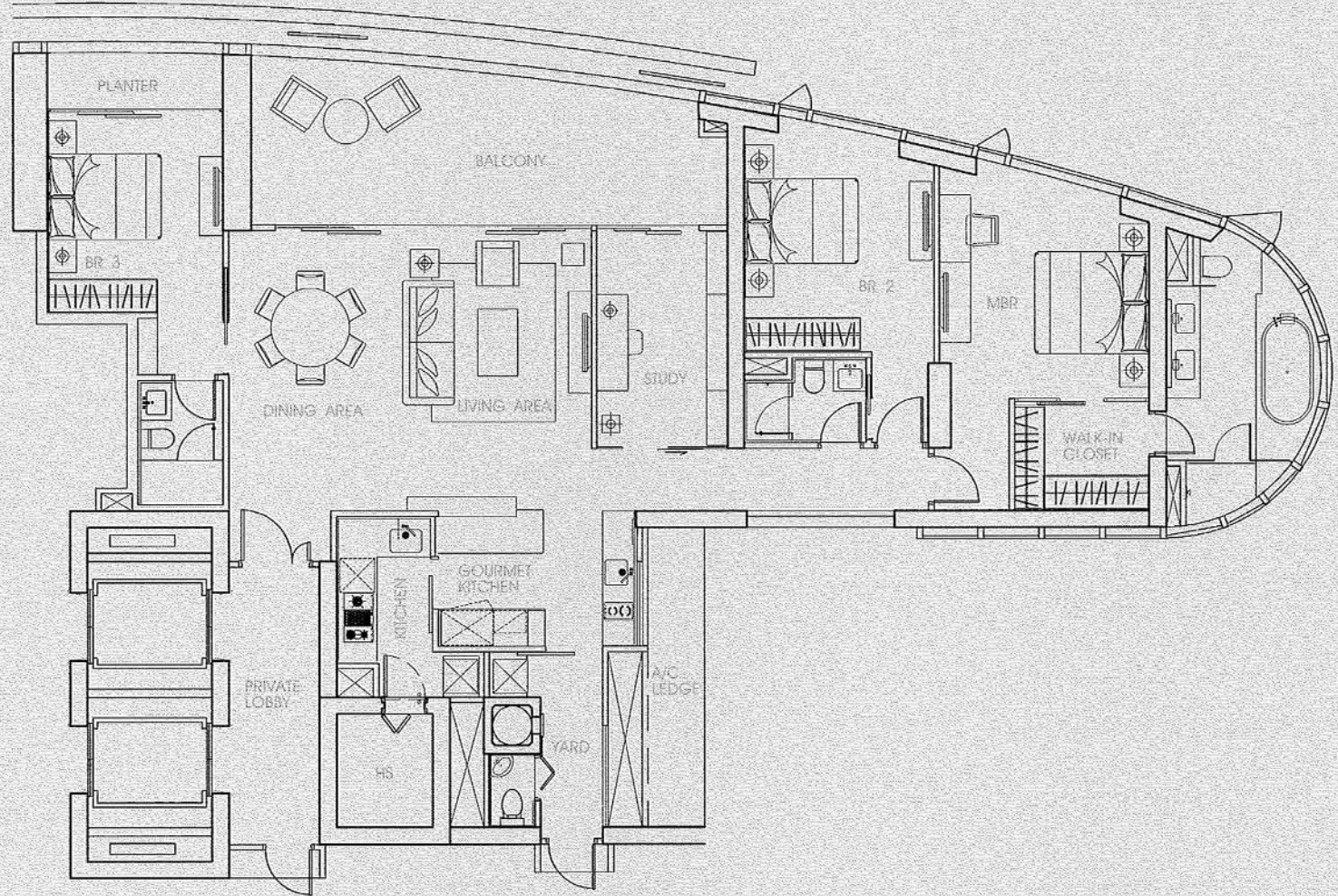
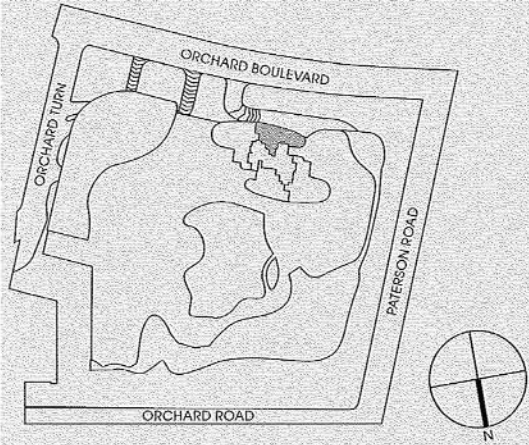
# TYPE B1

3+1 BEDROOMS

UNIT #31-08 ~ #51-08

202 sq m

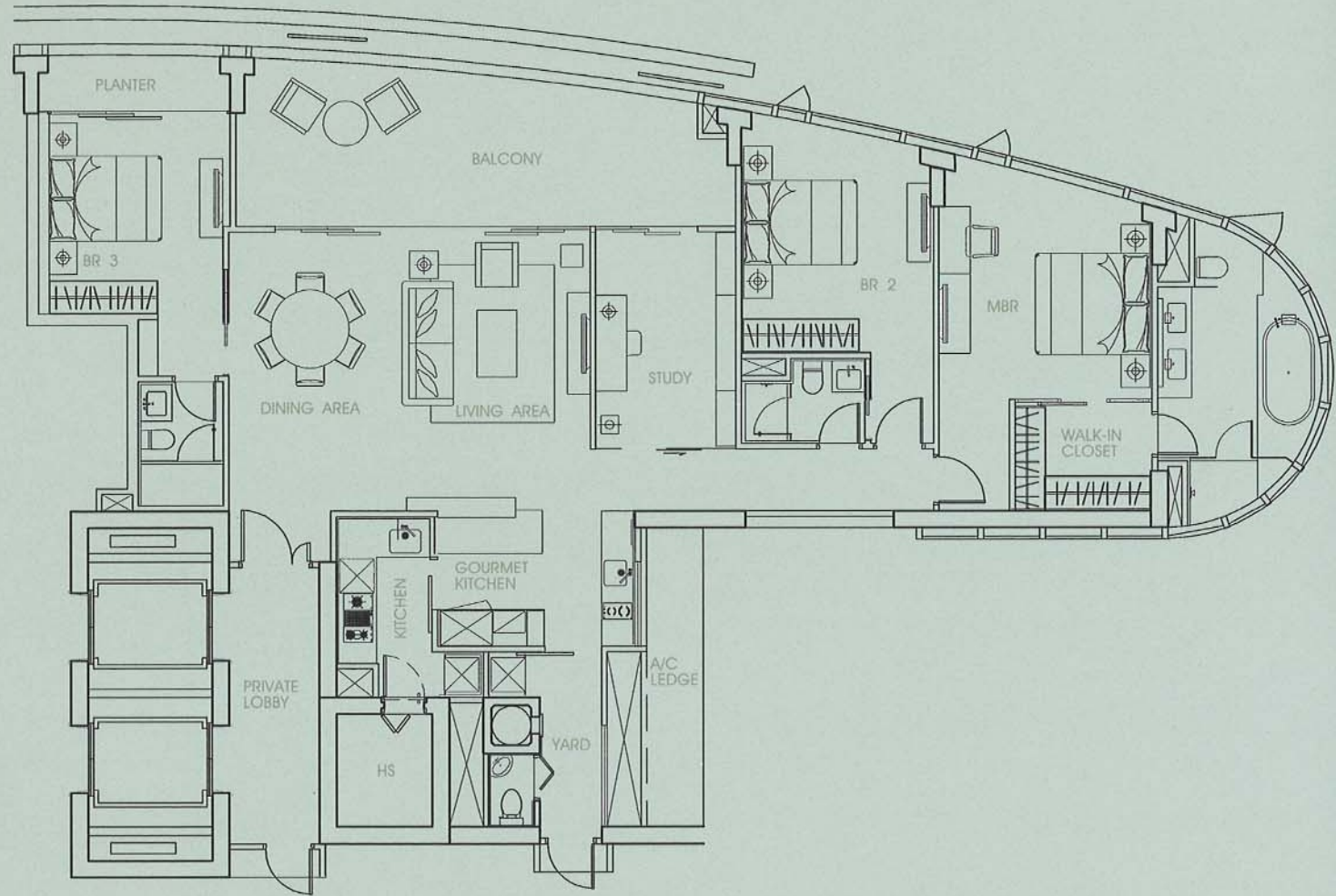
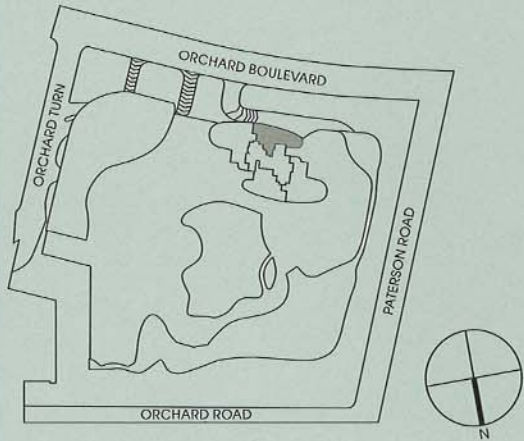
2174 sq ft



# TYPE B<sub>2</sub>

3+1 BEDROOMS

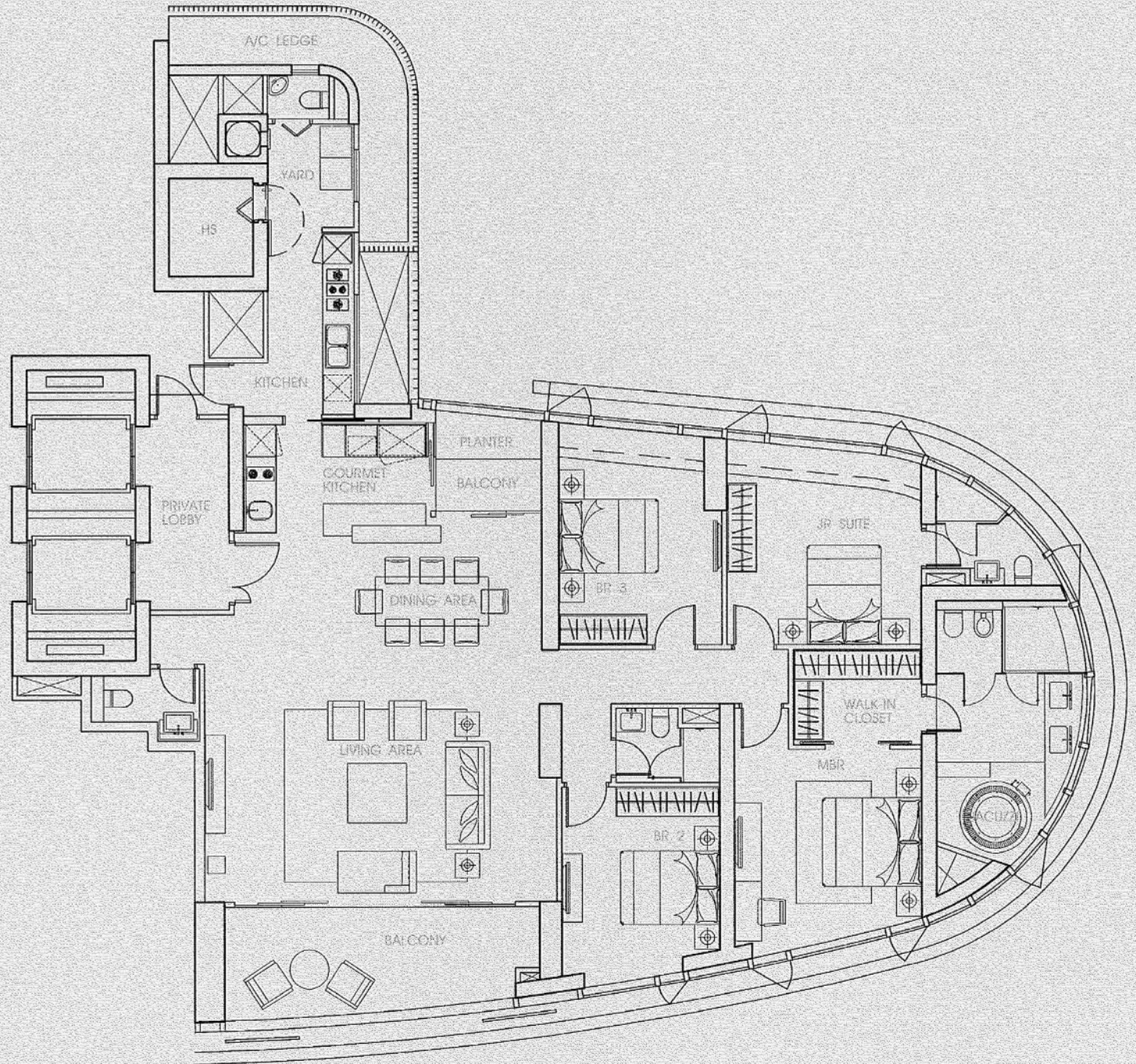
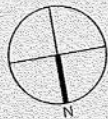
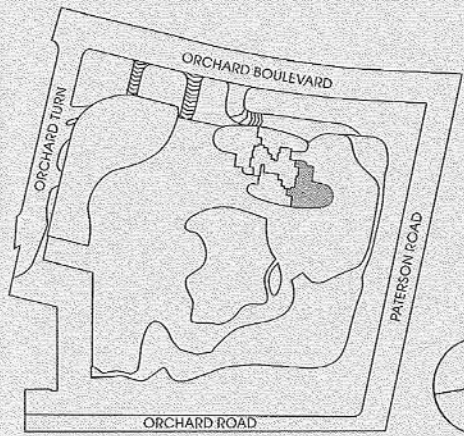
UNIT #52-08  
202 sq m  
2174 sq ft



# TYPE C

4 BEDROOMS

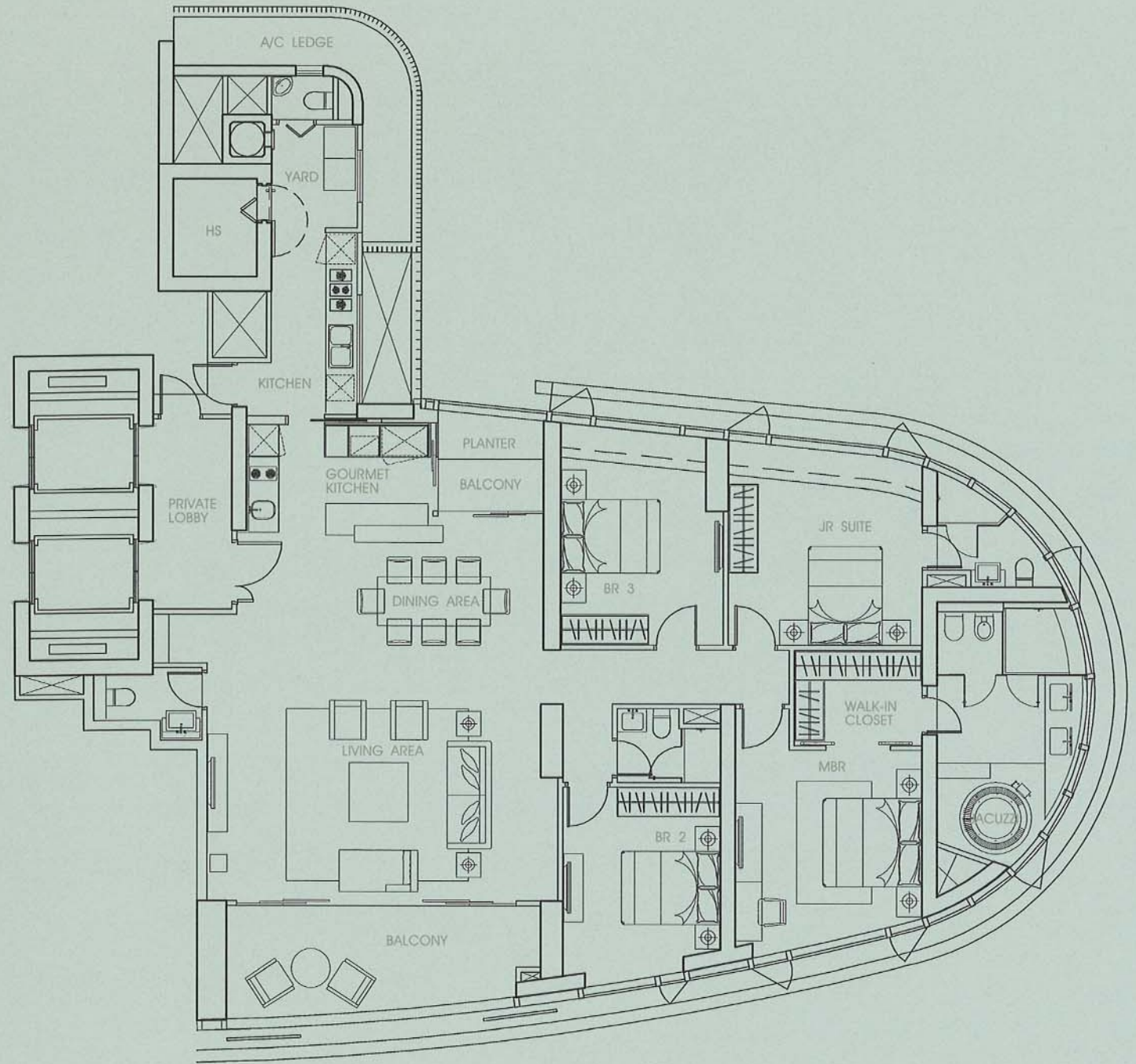
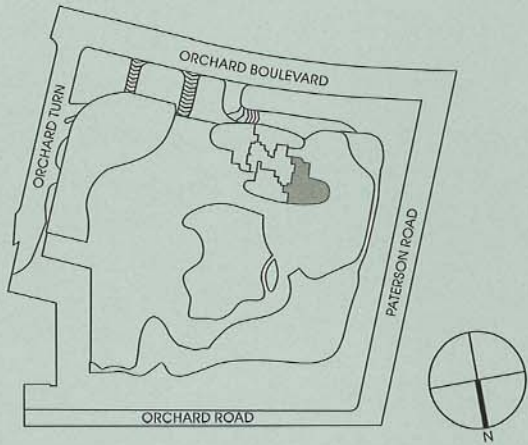
UNIT #10-07 ~ #29-07  
229 sq m  
2465 sq ft



# TYPE C1

4 BEDROOMS

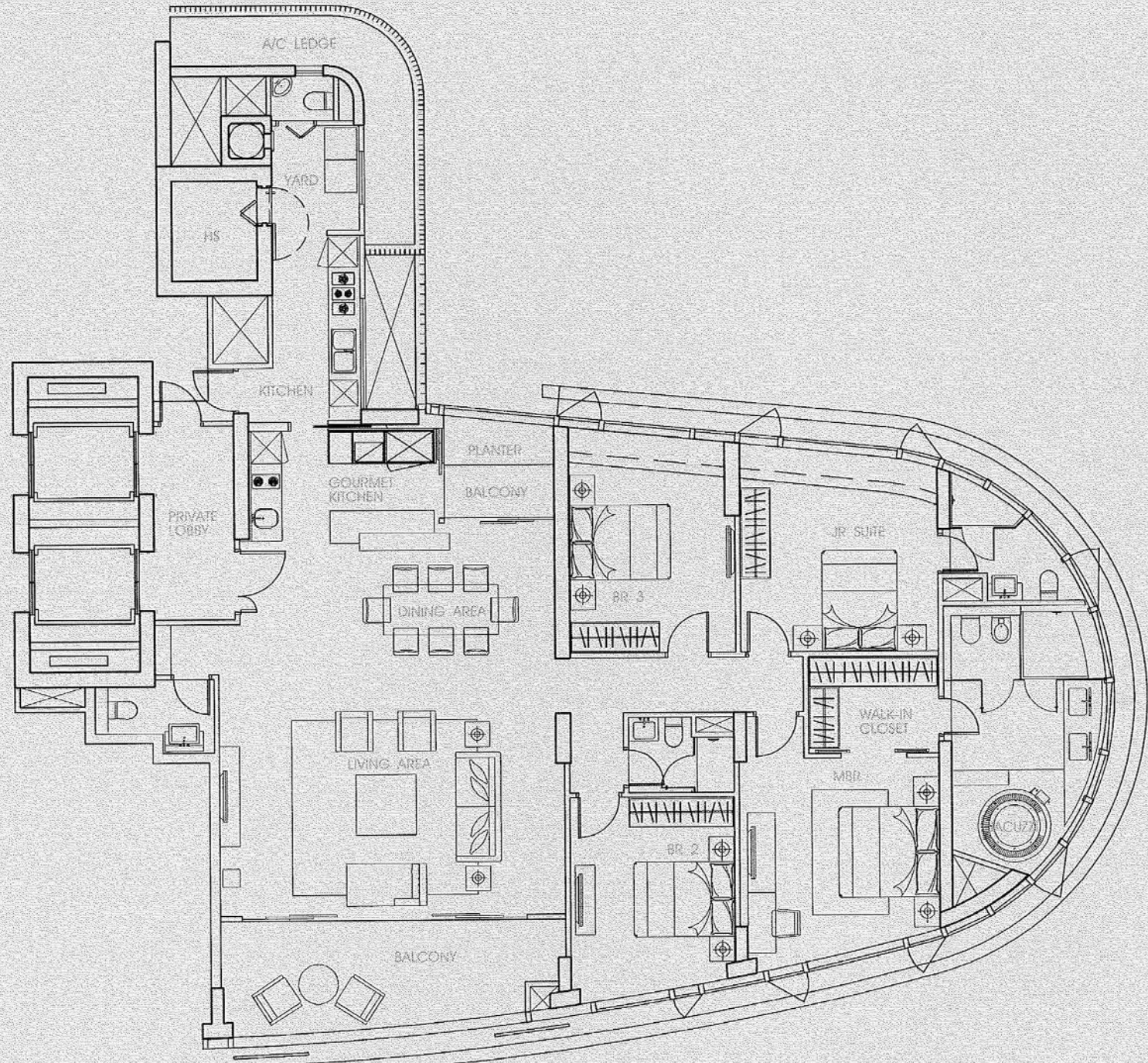
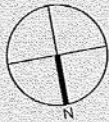
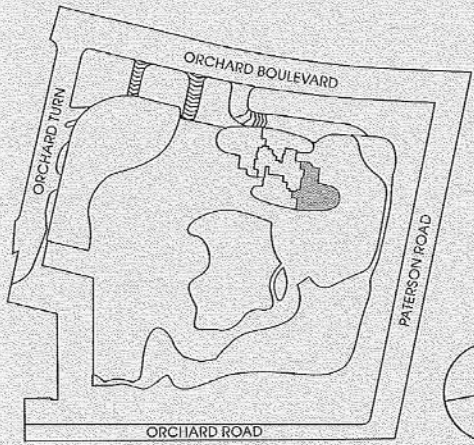
UNIT #31-07 ~ #51-07  
229 sq m  
2465 sq ft



# TYPE C2

4 BEDROOMS

UNIT #52-07  
229 sq m  
2465 sq ft

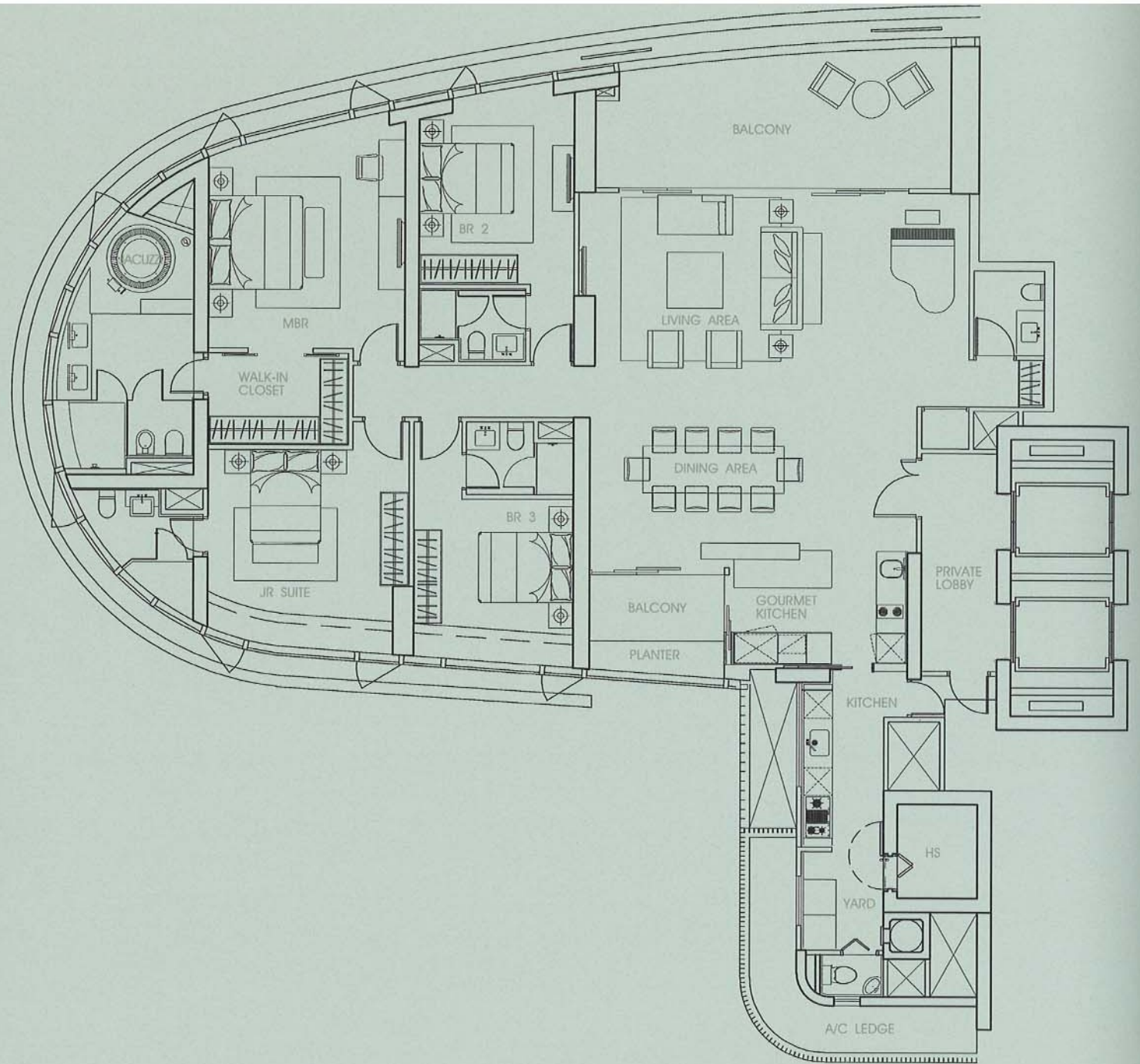
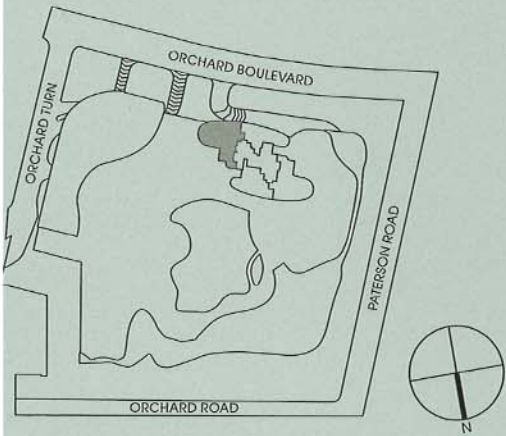




# TYPE D

4 BEDROOMS

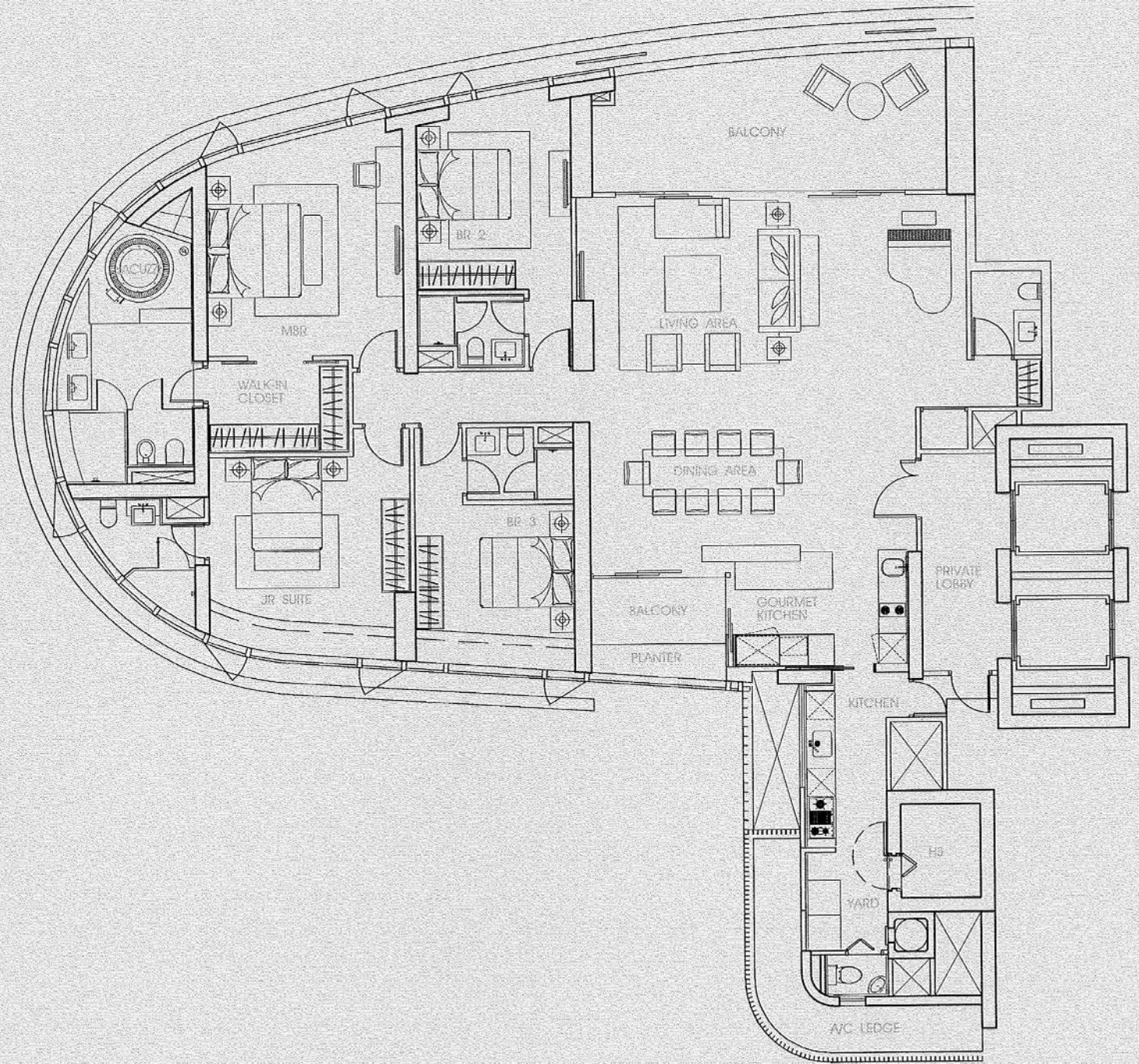
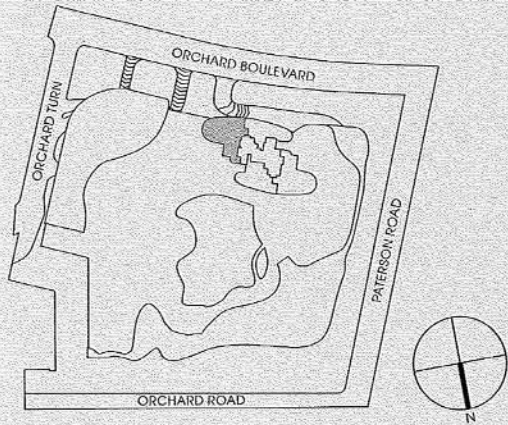
UNIT #10-05 ~ #29-05  
265 sq m  
2852 sq ft



# TYPE D1

4 BEDROOMS

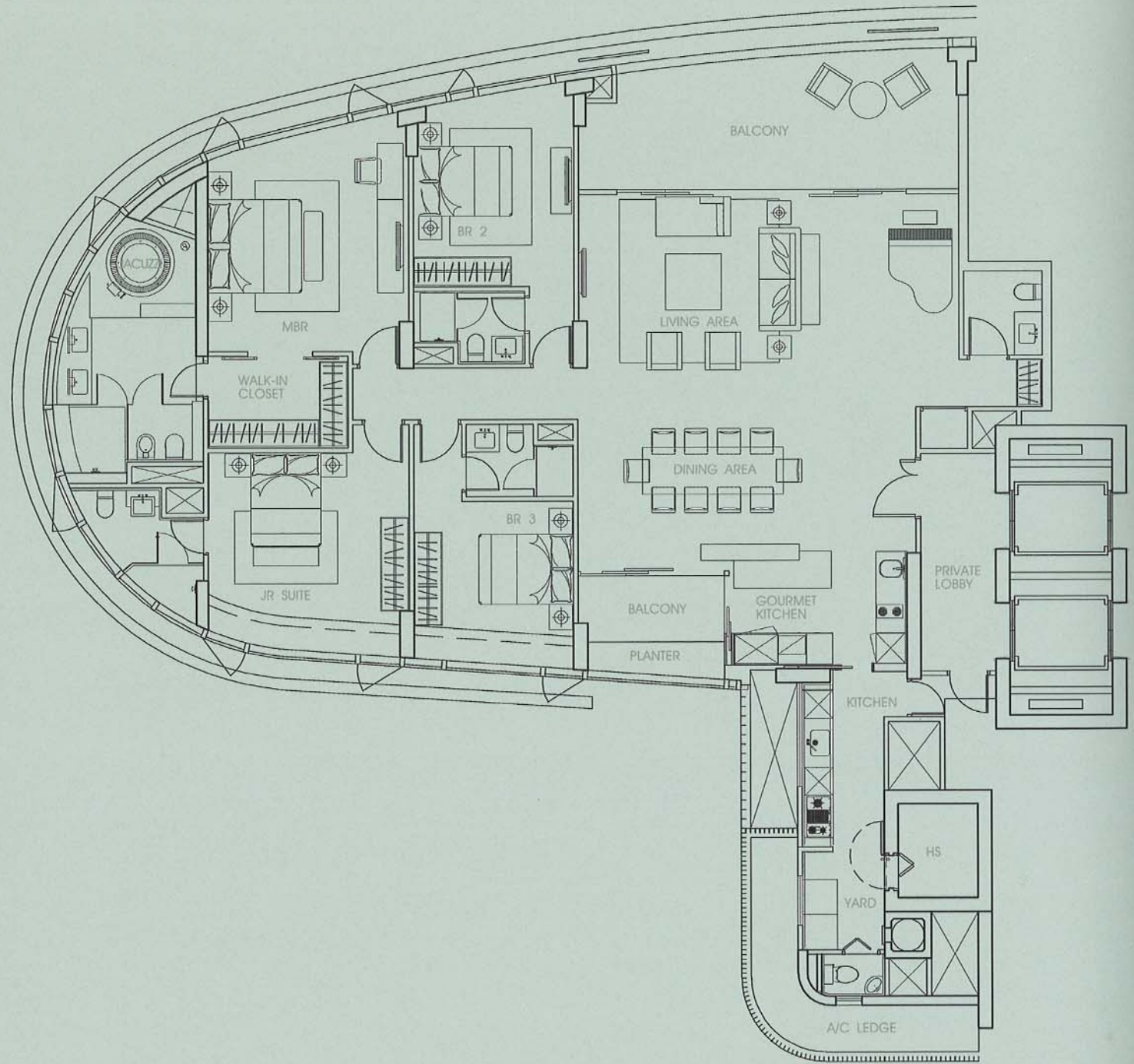
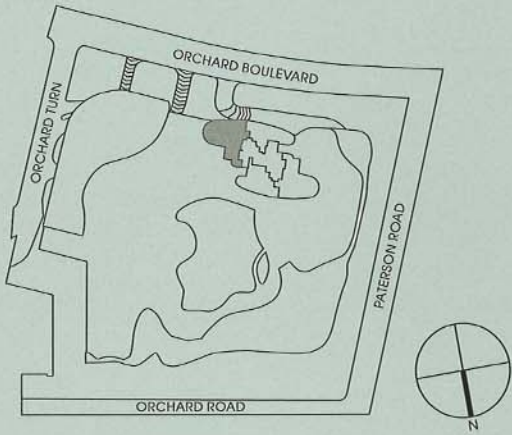
UNIT #31-05 ~ #51-05  
265 sq m  
2852 sq ft



# TYPE D<sub>2</sub>

4 BEDROOMS

UNIT #52-05  
265 sq m  
2852 sq ft



# SPECIFICATIONS

## 1. FOUNDATION

Reinforced concrete footings &/or cast in-situ bored piles &/or barrette piles &/or caissons &/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard – CP4

## 2. SUPERSTRUCTURE

Reinforced concrete &/or pre-cast concrete structure &/or structural steel concrete decking composite framed structure in accordance with Singapore Standard – CP65 and British Standard – BS5950

## 3. WALLS

- (a) External Walls: In-situ concrete &/or pre-cast concrete &/or masonry &/or curtain-wall &/or aluminium screen
- (b) Internal Walls: Masonry &/or lightweight concrete panels &/or pre-cast wall &/or drywall partition system with cement & sand plaster &/or skim coat (where applicable)

## 4. ROOF

Pre-cast &/or reinforced concrete flat roof with appropriate insulation and waterproofing system &/or glass roof

## 5. CEILING

For apartments

- (a) Private Lobby, Living, Dining, Bedrooms, Family Area (PH), Study, AV Room (PH), Corridor, Walk-In Closet, Household Shelter: Reinforced concrete slab with skim coating &/or plasterboard ceiling with box-ups to designated areas with emulsion paint finish
- (b) Gourmet Kitchen, Kitchen, Bathrooms, Powder Room, Balcony, Utility (PH), Store Room, Yard, WC, Swimming Pool (PH): Moisture-resistant plasterboard ceiling with box-ups to designated areas with emulsion paint finish &/or metal ceiling
- (c) Steam Room (Garden unit): Metal ceiling

## 6. FINISHES

- (a) Wall
  - (i) External – Includes internal side of Balcony, Planter, Swimming Pool (PH): Plaster &/or skim coat with textured / non-textured painting to walls &/or curtain-wall

- (ii) Internal – Private Lobby, Living, Dining, Bedrooms, Study, Corridor, Family Area (PH), AV Room (PH), Household Shelter, Utility (PH), Yard, Walk-In Closet, Store Room: Plaster &/or skim coat with emulsion paint. All bay windows to have skim coating with paint finish &/or stone finish &/or timber finish.  
Gourmet Kitchen, Kitchen, Bathrooms, Powder Room, WC, Steam Room (Garden unit): Stones &/or tiles &/or plaster &/or skim coat with paint finish to exposed areas up to false ceiling height.

## (b) Floor

For apartments

- (i) External – Balcony: Reconstituted timber &/or stone &/or tiles.
- (ii) Internal – Private Lobby, Living, Dining, Gourmet Kitchen, AV Room (PH), Study, Family Area (PH), Bathrooms, Powder Room, Corridor: Marble &/or granite.  
Bedrooms, Walk-In Closet: Solid timber.  
Kitchen, Household Shelter, Store Room, Utility, Yard, WC: Agglomerate marble &/or tiles.
- (iii) PES: Stones &/or tiles &/or timber &/or turfing.
- (iv) Pool Deck (PH): Timber &/or stone &/or tiles.
- (v) Swimming Pool (PH): Stones &/or tiles.

## 7. WINDOWS

Curtain-wall &/or aluminium-framed windows with glazing.

## 8. DOORS

- (a) Main Entrance (Private Lobby to Living), Private Lobby Door & Kitchen Door from Common Area: Approved fire-rated solid timber door with veneer finish.
- (b) Bedrooms, Study & Bathrooms, Powder Room, Store Room, AV Room: Hollow core timber door with veneer finish.
- (c) Gourmet Kitchen to Kitchen, Walk-In Closet, Family Area to Powder Room (PH): Glass door.
- (d) Utility (PH), WC: Bi-fold door.
- (e) Household Shelter: Approved steel door with bi-fold internal door.
- (f) Balcony, Pool Deck (PH), PES (Garden unit): Aluminium-framed sliding door &/or swing door &/or slide & fold door &/or glass door.
- (g) PES to The Club, Steam Room (Garden unit), External Bathrooms (Garden unit): Metal &/or timber &/or glass door.
- (h) Penthouse to Common Area (PH): Perforated timber door &/or perforated metal door &/or timber door.

NOTE: SELECTED GOOD QUALITY LOCKSETS & IRONMONGERY SHALL BE PROVIDED TO ALL DOORS.

## 9. SANITARY FITTINGS

- (a) Master Bathroom
  - 1 Jacuzzi bath complete with mixer and hand shower
  - 1 shower cubicle with rain shower, massage shower, complete with mixer and hand shower
  - 1 natural stone vanity complete with 2 wash basins, mixer tap & cabinet
  - Mirror
  - 1 toilet paper holder
  - 1 robe hook
  - 1 towel rail
  - 1 wall-hung water closet
  - 1 wall-hung bidet with bidet mixer tap (for 4 bedroom and PH only)
- (b) Other Bathrooms
  - 1 shower cubicle complete with rain shower & shower mixer set
  - 1 natural stone vanity complete with 1 wash basin, mixer tap and cabinet
  - 1 mirror
  - 1 toilet paper holder
  - 1 robe hook
  - 1 towel rail
  - 1 pedestal water closet
- (c) Powder Room
  - 1 natural stone vanity complete with 1 wash basin, mixer tap and cabinet
  - 1 mirror
  - 1 toilet paper holder
  - 1 towel rail
  - 1 pedestal water closet
- (d) WC
  - 1 wall-hung basin with cold water tap
  - 1 toilet paper holder
  - 1 robe hook
  - 1 pedestal water closet
  - 1 mirror
  - 1 hand shower with mixer
- (e) Yard
  - 1 bib tap
- (f) Planter/PES
  - 1 bib tap

## 10. ELECTRICAL INSTALLATION

ITEM	UNIT TYPE	A	A1	A2	B	B1	B2	B3	C	C1	C2	C3	D	D1	D2	D3	E	F	G	H
LIGHTING POINT		20	20	20	20	20	20	22	21	21	21	25	21	21	21	27	28	28	28	28
13A S/S/O		18	18	18	18	18	18	19	20	20	20	22	20	20	20	25	25	25	25	25
13A S/S/O FOR WASHING MACHINE/DRYER		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TV OUTLET		6	6	6	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	7
TELEPHONE OUTLET		6	6	6	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	7
DATA OUTLET		6	6	6	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	7
KITCHEN HOOD POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOB		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FRIDGE POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BELL POINT (SERVICE DOOR)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1. WEATHERPROOF ISOLATOR SHALL BE PROVIDED FOR AIR-CONDITIONING OUTDOOR UNITS. 2. WEATHERPROOF ISOLATOR SHALL BE PROVIDED FOR PENTHOUSE APARTMENTS THAT HAVE POOLS. 3. DOUBLE POLES SWITCH C/W CONNECTION UNIT SHALL BE PROVIDED FOR ELECTRICAL WATER HEATERS. 4. DOOR CHIME NOT PROVIDED. 5. LIGHTING POINTS WILL BE PROVIDED WITHOUT ANY LIGHT FIXTURES.

## 11. TV/ TELEPHONE

Refer to Electrical Schedule

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996

## 13. PAINTING

- (a) External – Textured coating &/or non-textured paint to designated areas
- (b) Internal – Emulsion paint

## 14. WATERPROOFING

Waterproofing to floors at:

- (I) Balcony, Kitchen, all Bathrooms, WC, Yard, Planter, Swimming Pool (PI), PES, Utility, Powder Room and
- (II) Swimming Pool and Landscape Areas (where applicable)

## 15. DRIVEWAY AND CAR PARK

- (a) External Driveway: Stone &/or pavers
- (b) Car Park & Driveway: Reinforced concrete slab with hardener and epoxy coating to Car Park.

## 16. FACILITIES

### (a) Amenities at The Club (9th Storey)

- Welcome Lounge
- Reception Lounge
- Business Centre
- Grand Function Room
- Party House with Private Pool
- Recreation Terrace
- Lawn
- Wine & Cigar Room
- Bar with Kitchen
- BBQ Lawn
- 50m Lap Pool
- Children's Pool
- Fun Pool
- Island Jacuzzi
- 3 Temperature Jacuzzi
- Spa
- Tennis Court
- Children's Playground
- Formal Garden
- Secret Garden
- Fragrant Spa Garden
- Orchard Garden
- Conservatory
- Alpine Walk
- Covered Walkway

### (b) Amenities at The Sanctuary (30th Storey)

- Gymnasium
- Executive Sky Lounge
- Reading Lounge
- Yoga Room
- Meditation Deck
- Retreat
- Reflective Pools
- Water Features

### (c) Management Office

## 17. ADDITIONAL ITEMS

- (a) Kitchen Cabinets  
Gourmet Kitchen/Kitchen: Imported branded kitchen cabinets c/w solid

surface countertop complete with stainless steel kitchen sink and mixer

- (b) Kitchen Appliances**  
Imported branded double door stainless steel fridge, wine cooler, induction hob, cooker hood c/w fully ducted exhaust to exterior, cooker hob, conventional oven, steam oven, coffee maker, plate warmer, dishwasher, washing machine and laundry dryer
- (c) Wardrobes**  
Imported branded walk-in wardrobe systems in all Master Bedrooms  
Imported branded built-in wardrobe systems in all Bedrooms
- (d) TV**  
TV will be provided in dry Kitchen and all Bathrooms (except Powder Room & WC)
- (e) Air-Conditioning**  
Concealed ducted air conditioning to Private Lobby, Living, Dining, Gourmet Kitchen, all Bedrooms, AV Room, Study and Family Area (PH)
- (f) Audio Video Intercom**  
Colour audio video intercom between Car Park Lift Lobbies at 5th to 8th Storeys and 2nd Storey Concierge and Guard House
- (g) Light Dimming System**  
Dimming control for Living, Dining and Master Bedroom for all typical units.  
Dimming control for Living, Dining and all Bedrooms for all Garden and Penthouse units.
- (h) Hot Water Supply**  
Electrical hot water heater to serve all Bathrooms and Kitchens
- (i) Town Gas**  
Town gas will be provided at gas hob at all units
- (j) Motion Detector**  
Motion detector integrated with lighting circuit at Private Lobbies
- (k) Security**
  - (i)** Auto car barrier system using EPS (Electronic Parking System)
  - (ii)** Proximity card access system to 2nd Storey, 5th to 8th Storey Car Park Lift Lobbies, Apartment Private Lift
  - (iii)** Closed-circuit television system to 2nd Storey and 5th to 8th Storey Car Park Lift Lobbies and designated Common Areas

#### ADDITIONAL NOTES TO SPECIFICATIONS:

##### **(1) Wall**

No tiles behind/below kitchen cabinet, long bath, and mirror.

Wall surface above the false ceiling level will be left in its original bare condition.

##### **(2) Floor**

Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite hence cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the developer.

Selected tile sizes and tile surface flatness cannot be perfected, and are subject to acceptable range described in Singapore Standards SS 483:2000.

##### **(3) Cable TV/Telephone**

The Purchaser is liable to pay annual fee, subscription fee and 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.

##### **(4) Additional Items**

- (a) Wardrobe, Kitchen Cabinets, Fan Coil Units and Electrical Points**  
Layout/location of wardrobes, kitchen cabinets and fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- (b) 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.
- (c) Equipment and Appliances**  
The brand and model of all the equipment and appliances supplied shall be provided subject to availability.
- (d) Air-conditioning**  
To ensure efficient running and prolonging the operating life of the air-conditioning system, the system has to be maintained on a regular basis by the Purchaser. This includes the cleaning of filters and condensate pipes.

##### **(e) Internet Access**

If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to his Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities. This shall include all costs/fees incurred for any additional hard wiring required.

##### **(f) Mechanical Ventilation System**

The mechanical ventilation system for bathroom exhaust is to be maintained by the Purchaser on a regular basis.

##### **(g) Kitchen Exhaust Hood**

To ensure good working condition of the kitchen exhaust hood, regular cleaning of grease filters according to the equipment manufacturer's recommended procedures by the Purchaser is required.

##### **(h) False Ceiling**

The space provision allows for the optimal function and installation of the Mechanical & Electrical ("M&E") services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required.

##### **(i) Operable Curtain Wall Windows**

In compliance with Singapore Building Control Act regulations, the clear opening of any operable window to curtain wall system is restricted for safety reason.

##### **(j) Dimmable Lighting**

The Living room, Dining room and Master Bedroom of the Apartments (all Bedrooms for Garden and Penthouse units) will be provided with dimming switches for selected maximum of 500 watts per switch. The Purchaser will have to make his/her own arrangements for modifications if other types of lights are selected.

##### **(k) Planter**

No soil material or plants are provided to planters.

**\* PH denotes Penthouse**

**DISCLAIMER:** Whilst every reasonable care has been taken in the preparation of this brochure, and in the construction of the scale model and the showflat (collectively, the "Collaterals"), neither the developer nor its agent will be held responsible for any inaccuracies or omissions. The developer believes the contents of this brochure to be current, correct and accurate at the time of going to print but they are not to be relied upon as statements or representations of fact. All statements, information, plans and depictions contained in the Collaterals do not form part of the contract for the sale of the residential units. Visual representations such as pictures, drawings, renderings, depictions, illustrations, models and the showflat are artist's impression only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications are current at the time of printing and are subject to such changes required or approved by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements only and are subject to final survey.

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