

STOREY		Block 747A					
Floor\Unit	01	03	05	07	09	11	
14	B2-3	C1A-1	C1A	A1A	B3A	C2	
13	B2-3	C1A-1	C1A	A1A	B3A	C2	
12	B2-3	C1A-1	C1A	A1A	B3A	C2	
11	B2-3	C1A-1	C1A	A1A	B3A	C2	
10	B2-3	C1A-1	C1A	A1A	B3A	C2	
9	B2-3	C1A-1	C1A	A1A	B3A	C2	
8	B2-3	C1A-1	C1A	A1A	B3A	C2	
7	B2-3	C1A-1	C1A	A1A	B3A	C2	
6	B2-3	C1A-1	C1A	A1A	B3A	C2	
5	B2-3	C1A-1	C1A	A1A	B3A	C2	
4	B2-3	C1A-1	C1A	A1A	B3A	C2	
3	B2-3	C1A-1	C1A	A1A	B3A	C2	
2	B2-3	C1A-1	C1A	A1A	B3A	C2	
1	B2-3	-	C1A	A1A	-	-	

STOREY		Block 747B					
Floor\Unit	13	15	17	19	21	23	
14	C1	B3	B2-1	C1A	C1A-1	B2-2	
13	C1	B3	B2-1	C1A	C1A-1	B2-2	
12	C1	B3	B2-1	C1A	C1A-1	B2-2	
11	C1	B3	B2-1	C1A	C1A-1	B2-2	
10	C1	B3	B2-1	C1A	C1A-1	B2-2	
9	C1	B3	B2-1	C1A	C1A-1	B2-2	
8	C1	B3	B2-1	C1A	C1A-1	B2-2	
7	C1	B3	B2-1	C1A	C1A-1	B2-2	
6	C1	B3	B2-1	C1A	C1A-1	B2-2	
5	C1	B3	B2-1	C1A	C1A-1	B2-2	
4	C1	B3	B2-1	C1A	C1A-1	B2-2	
3	C1	B3	B2-1	C1A	C1A-1	B2-2	
2	C1	B3	B2-1	C1A	C1A-1	B2-2	
1	-	B3	B2-1	C1A	-	-	

STOREY		Block 747C					
Floor\Unit	25	27	29	31	33	35	
14	C2	B1-1	B1-1	B1A	C1A	B2-3	
13	C2	B1-1	B1-1	B1A	C1A	B2-3	
12	C2	B1-1	B1-1	B1A	C1A	B2-3	
11	C2	B1-1	B1-1	B1A	C1A	B2-3	
10	C2	B1-1	B1-1	B1A	C1A	B2-3	
9	C2	B1-1	B1-1	B1A	C1A	B2-3	
8	C2	B1-1	B1-1	B1A	C1A	B2-3	
7	C2	B1-1	B1-1	B1A	C1A	B2-3	
6	C2	B1-1	B1-1	B1A	C1A	B2-3	
5	C2	B1-1	B1-1	B1A	C1A	B2-3	
4	C2	B1-1	B1-1	B1A	C1A	B2-3	
3	C2	B1-1	B1-1	B1A	C1A	B2-3	
2	C2	B1-1	B1-1	B1A	C1A	B2-3	
1	-	B1-1	B1-1	-	-	-	

STOREY		Block 748A					
Floor\Unit	59	61	63	65	67	69	
15	A1	C1A	C1A	A1	B1	B1	
14	A1	C1A	C1A	A1	B1	B1	
13	A1	C1A	C1A	A1	B1	B1	
12	A1	C1A	C1A	A1	B1	B1	
11	A1	C1A	C1A	A1	B1	B1	
10	A1	C1A	C1A	A1	B1	B1	
9	A1	C1A	C1A	A1	B1	B1	
8	A1	C1A	C1A	A1	B1	B1	
7	A1	C1A	C1A	A1	B1	B1	
6	A1	C1A	C1A	A1	B1	B1	
5	A1	C1A	C1A	A1	B1	B1	
4	A1	C1A	C1A	A1	B1	B1	
3	A1	C1A	C1A	A1	B1	B1	
2	A1	C1A	C1A	A1	B1	B1	
1	-	-	-	A1	B1	-	

STOREY		Block 748B				
Floor\Unit	49	51	53	55	57	
15	A2	A1A	C3	B1	B1	
14	A2	A1A	C3	B1	B1	
13	A2	A1A	C3	B1	B1	
12	A2	A1A	C3	B1	B1	
11	A2	A1A	C3	B1	B1	
10	A2	A1A	C3	B1	B1	
9	A2	A1A	C3	B1	B1	
8	A2	A1A	C3	B1	B1	
7	A2	A1A	C3	B1	B1	
6	A2	A1A	C3	B1	B1	
5	A2	A1A	C3	B1	B1	
4	A2	A1A	C3	B1	B1	
3	A2	A1A	C3	B1	B1	
2	A2	A1A	C3	B1	B1	
1	A2	A1A	-	-	B1	

STOREY		Block 748C					
Floor\Unit	37	39	41	43	45	47	
15	B1	B1	A1	C1A	C1A	A1	
14	B1	B1	A1	C1A	C1A	A1	
13	B1	B1	A1	C1A	C1A	A1	
12	B1	B1	A1	C1A	C1A	A1	
11	B1	B1	A1	C1A	C1A	A1	
10	B1	B1	A1	C1A	C1A	A1	
9	B1	B1	A1	C1A	C1A	A1	
8	B1	B1	A1	C1A	C1A	A1	
7	B1	B1	A1	C1A	C1A	A1	
6	B1	B1	A1	C1A	C1A	A1	
5	B1	B1	A1	C1A	C1A	A1	
4	B1	B1	A1	C1A	C1A	A1	
3	B1	B1	A1	C1A	C1A	A1	
2	B1	B1	A1	C1A	C1A	A1	
1	-	B1	A1	C1A	-	-	

## LEGEND

**A1** - 3 Room  
66sqm

**B1** - 4 Room  
87sqm

**B2-1** - 4 Room  
85sqm

**B3** - 4 Room  
87sqm

**C1** - 5 Room  
105sqm

**C2** - 5 Room  
109sqm

**A1A** - 3 Room  
67sqm

**B1A** - 4 Room  
87sqm

**B2-2** - 4 Room  
86sqm

**B3A** - 4 Room  
87sqm

**C1A** - 5 Room  
105sqm

**C3** - 5 Room  
105sqm

**A2** - 3 Room  
67sqm

**B1-1** - 4 Room  
87sqm

**B2-3** - 4 Room  
87sqm

**C1A-1** - 5 Room  
105sqm

# Site Plan

## LIST OF FACILITIES

- A** MAIN ENTRANCE
- B** DROP OFF POINT
- C** FOOTPATH
- D** ADULT FITNESS AREA
- E** FEATURE WALLS
- F** RECREATION DECK
- G** SHELTER
- H** STEPPED SEATS
- I** CHILDREN'S PLAYGROUND
- J** SLIDES
- K** ADULT FITNESS AREA
- L** PEBBLE WALK
- M** BBQ AREA
- N** PRECINCT PAVILION
- O** ENTRANCE PORTAL
- P** LAWN AREA



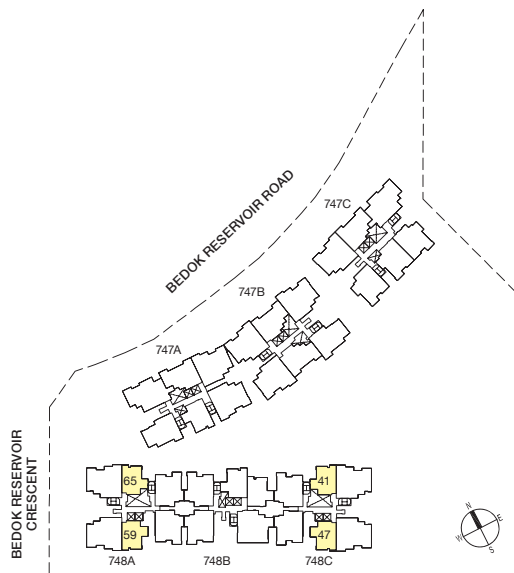
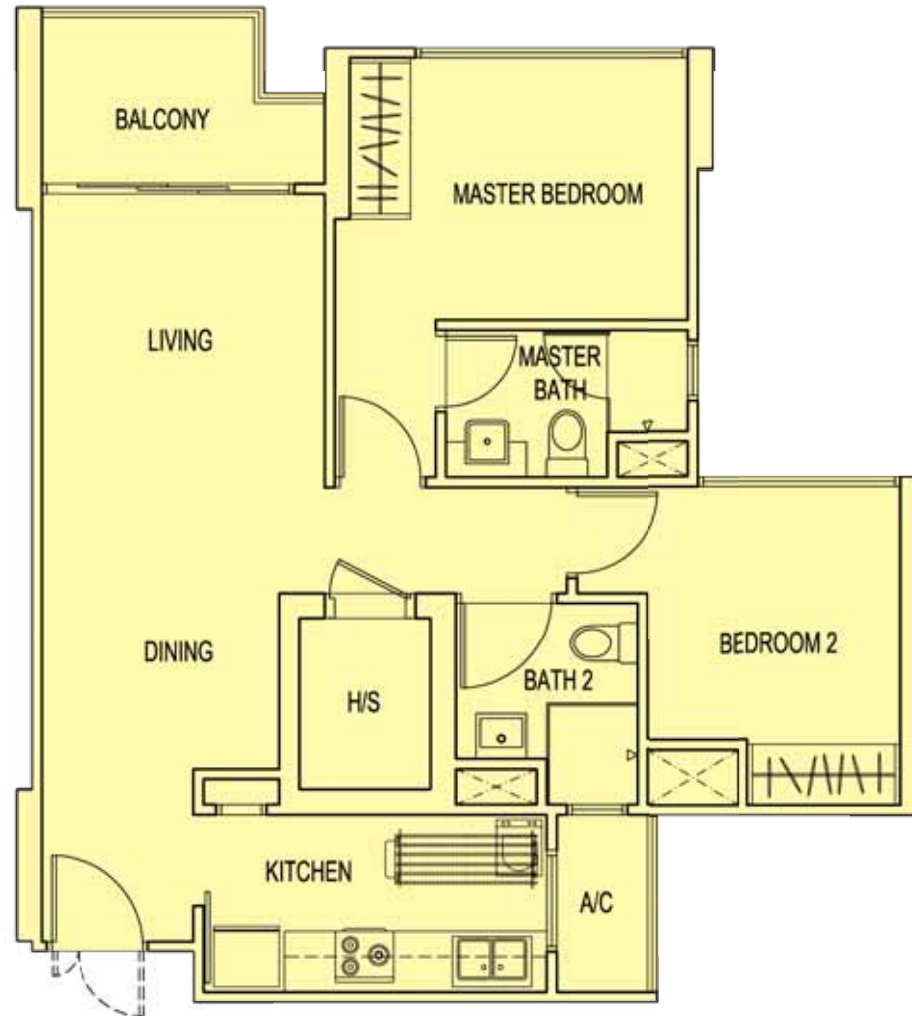
# 3 Room Flat Type A1

66 sqm

(Include A/C Ledge 2 sqm & Balcony 5 sqm)

Block 748A : #02-59 to #15-59  
              : #01-65 to #15-65

Block 748C : #01-41 to #15-41  
              : #02-47 to #15-47



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

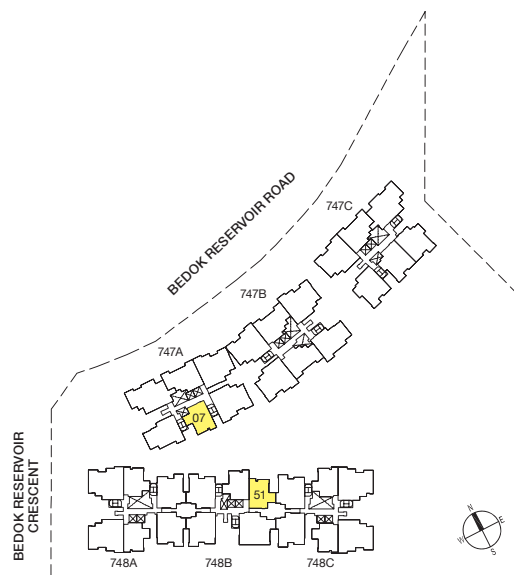
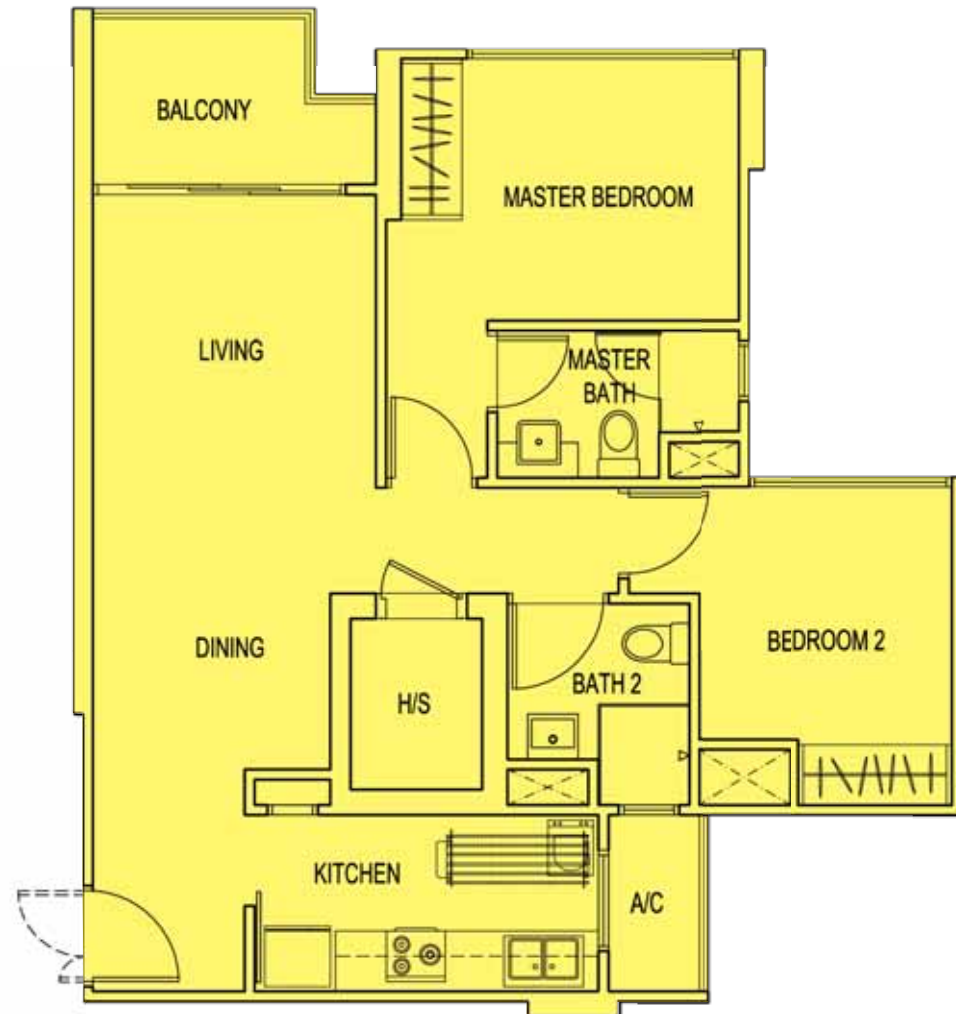
# 3 Room Flat Type A1A

67 sqm

(Include A/C Ledge 2 sqm & Balcony 5 sqm)

Block 747A : #01-07 to #14-07

Block 747B : #01-51 to #15-51



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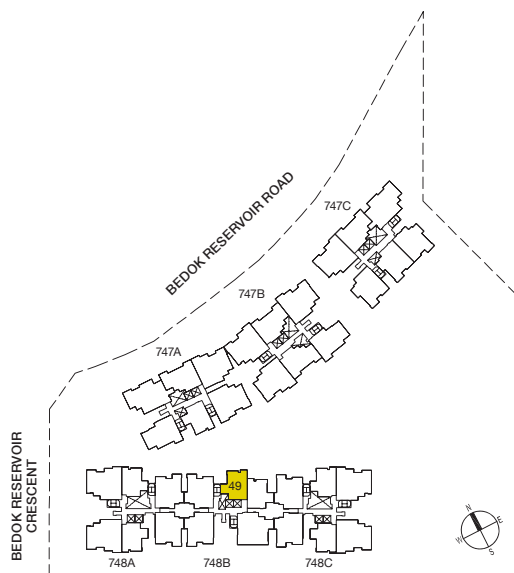
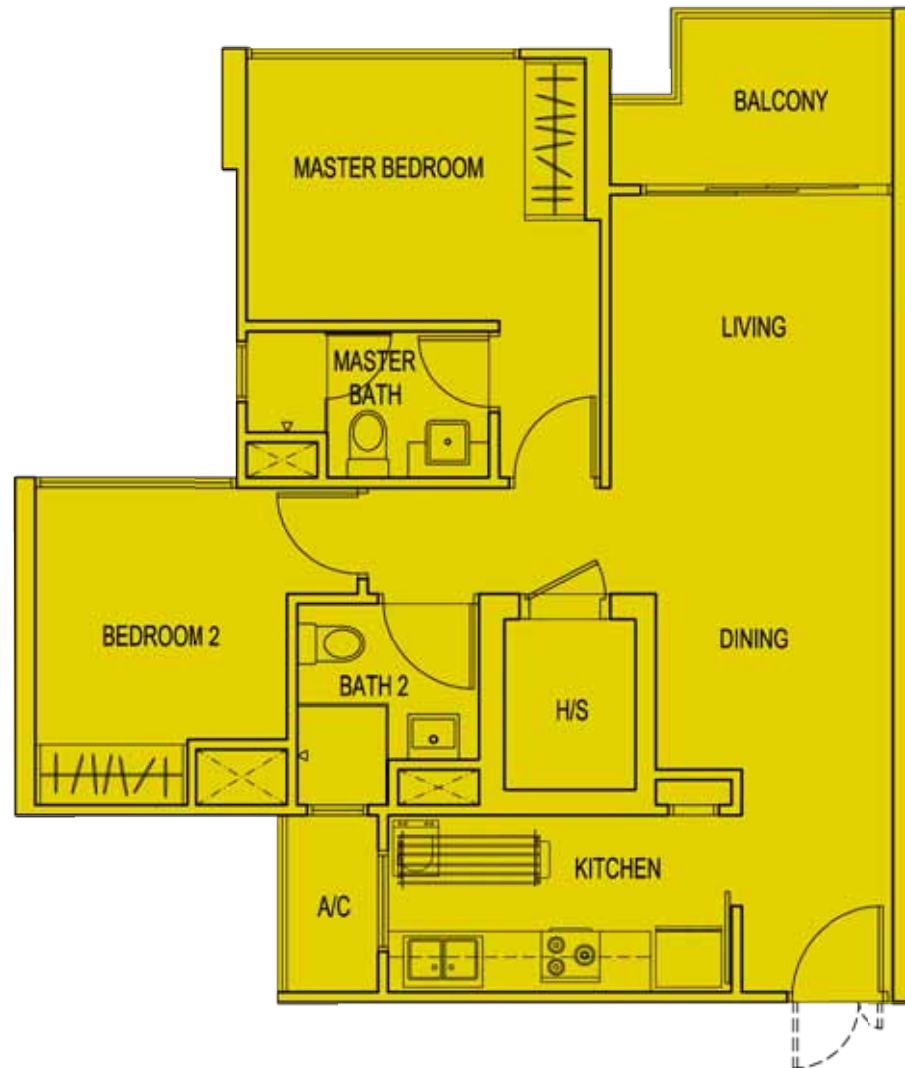
Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# 3 Room Flat Type A2

67 sqm

(Include A/C Ledge 2 sqm & Balcony 5 sqm)

Block 748B : #01-49 to #15-49



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# 4 Room Flat

## Type B1

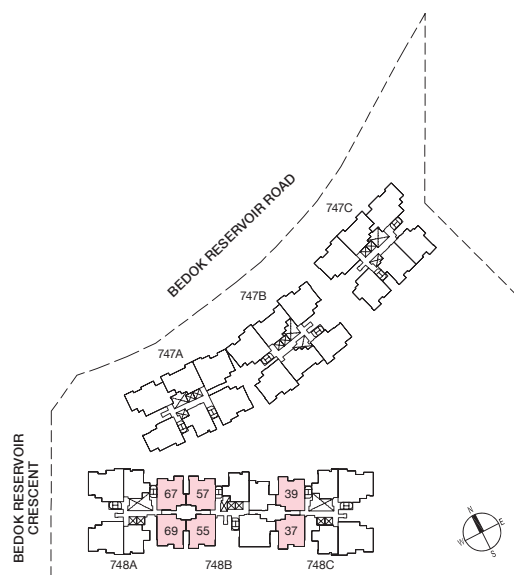
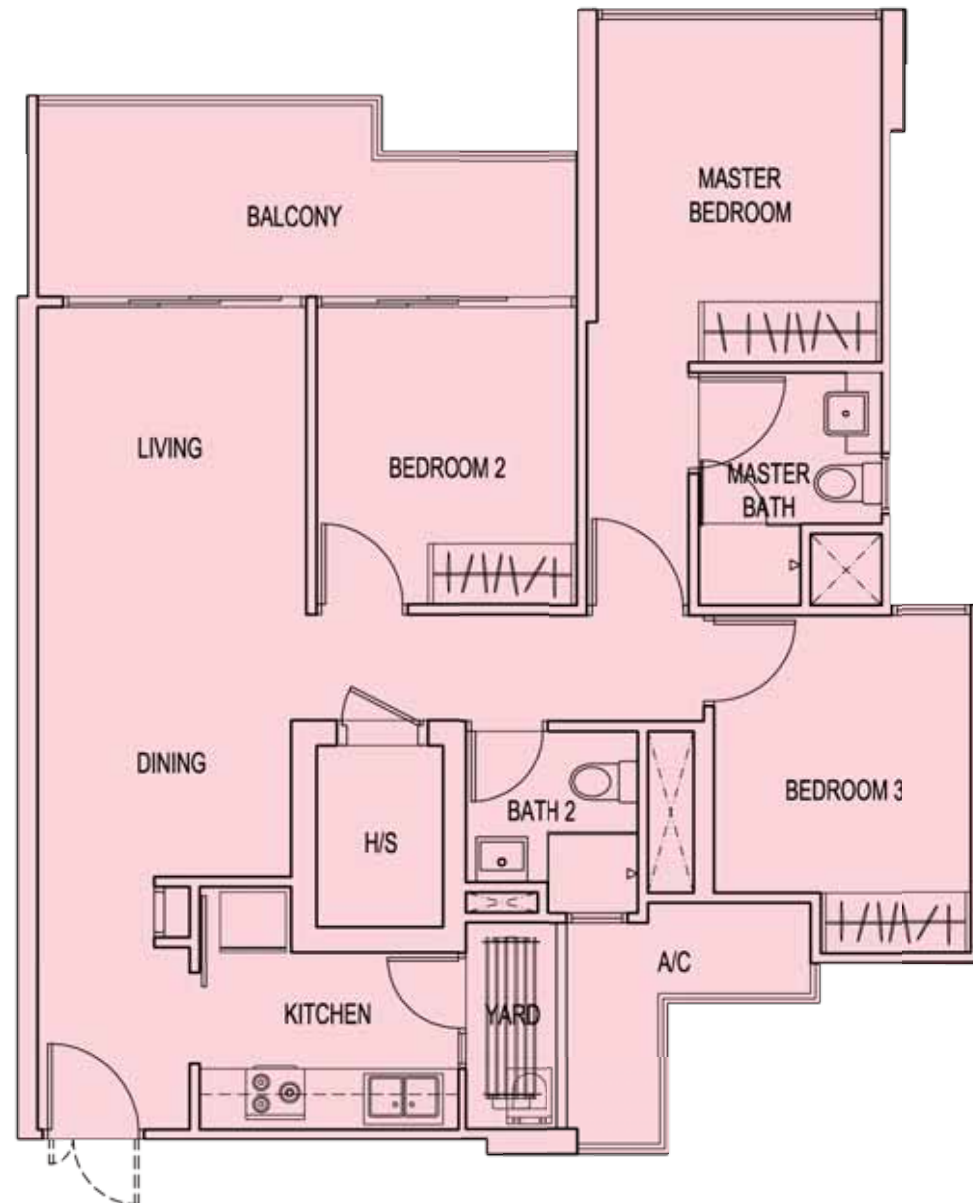
87 sqm

(Include A/C Ledge 4 sqm & Balcony 10 sqm)

Block 748A : #01-67 to #15-67  
              : #02-69 to #15-69

Block 748B : #02-55 to #15-55  
              : #01-57 to #15-57

Block 748C : #02-37 to #15-37  
              : #01-39 to #15-39



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

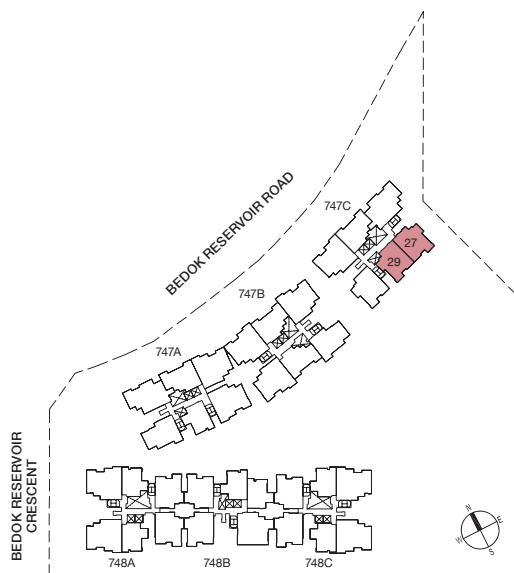
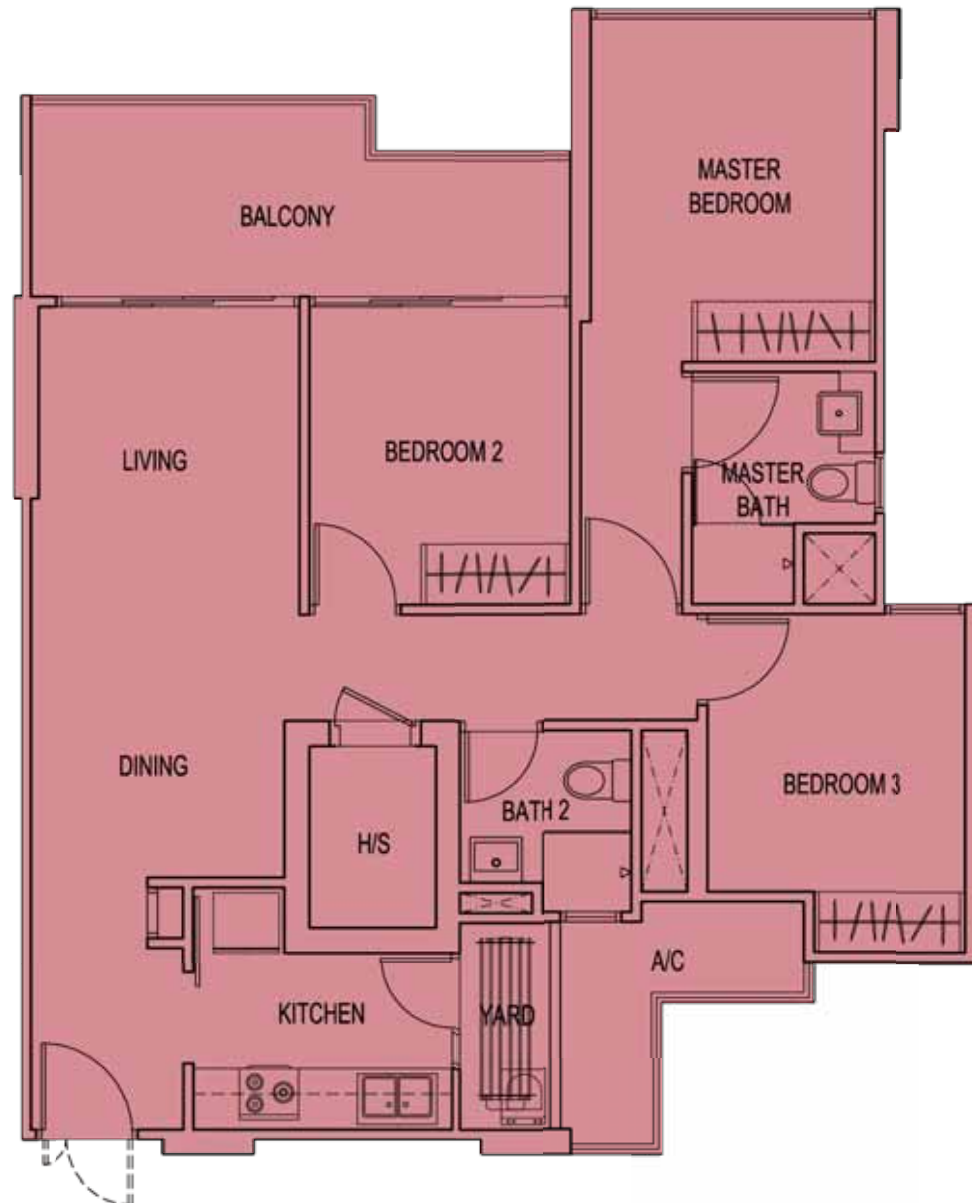
Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# 4 Room Flat Type B1-1

87 sqm

(Include A/C Ledge 4 sqm & Balcony 10 sqm)

Block 747C : #01-27 to #14-27  
              : #01-29 to #14-29



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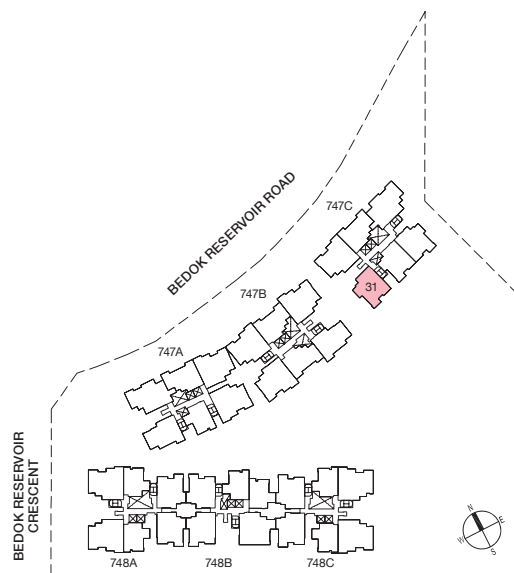
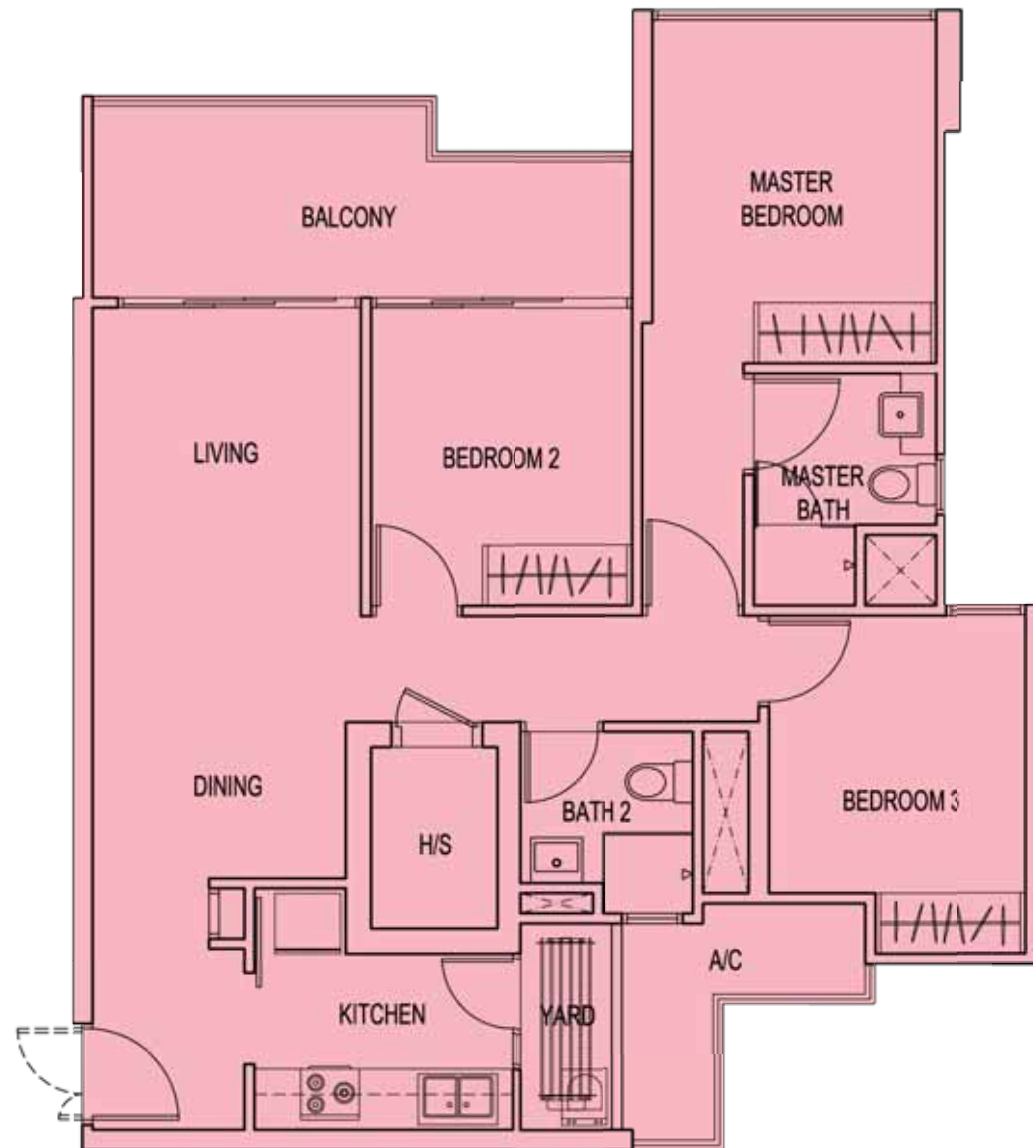
Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# 4 Room Flat Type B1A

87 sqm

(Include A/C Ledge 4 sqm & Balcony 10 sqm)

Block 747C : #02-31 to #14-31



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

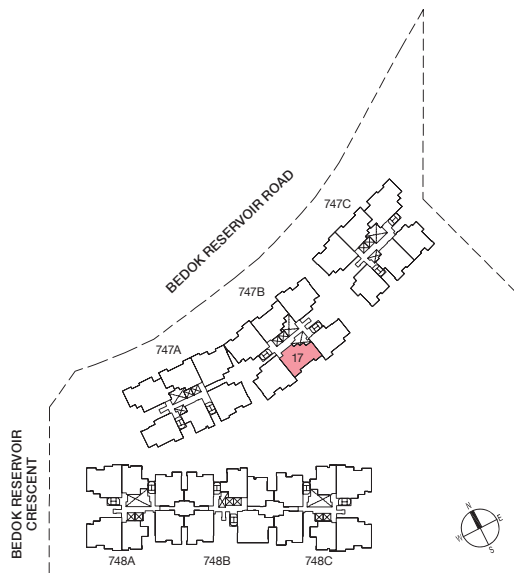
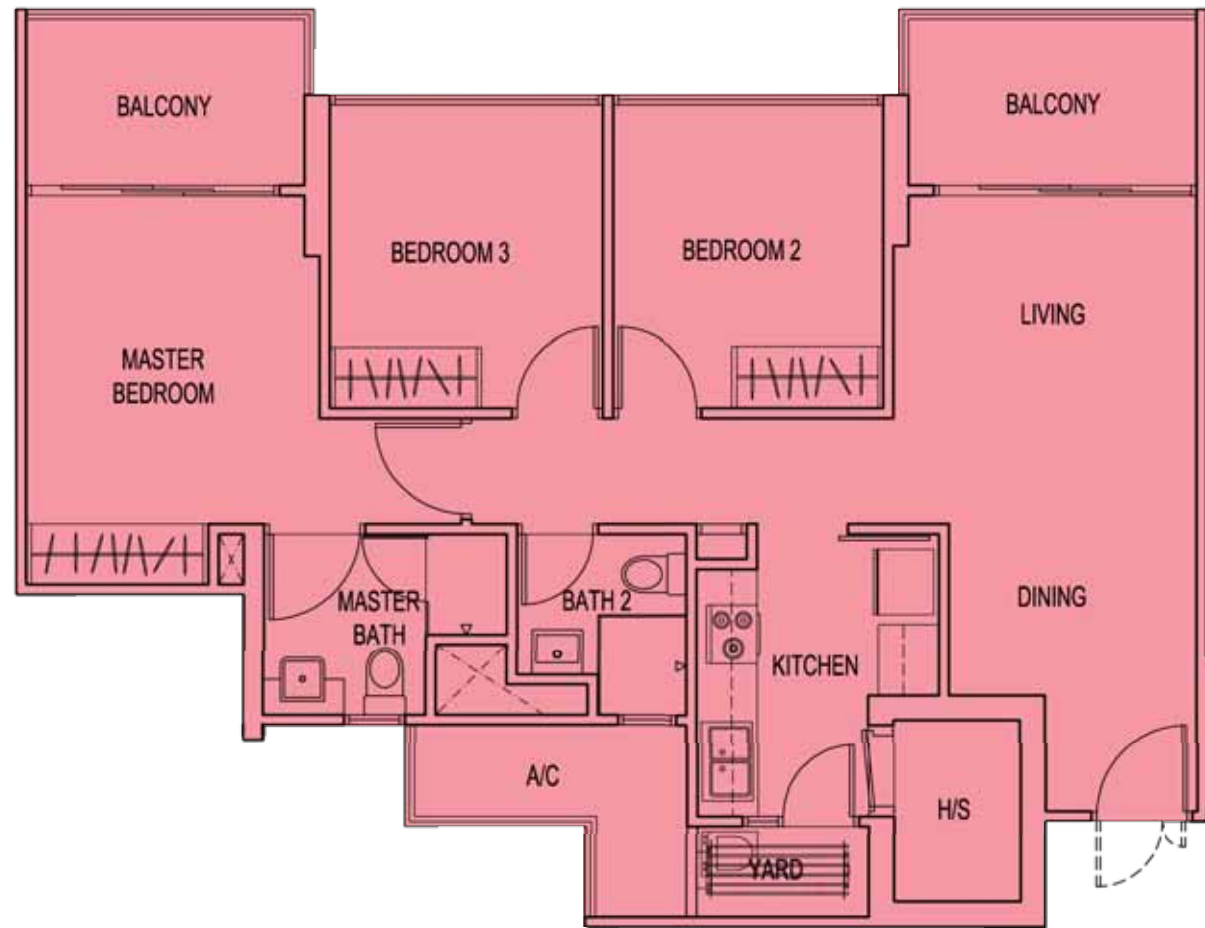


# 4 Room Flat Type B2-1

85 sqm

(Include A/C Ledge 4 sqm & Balcony 10 sqm)

Block 747B : #01-17 to #14-17



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

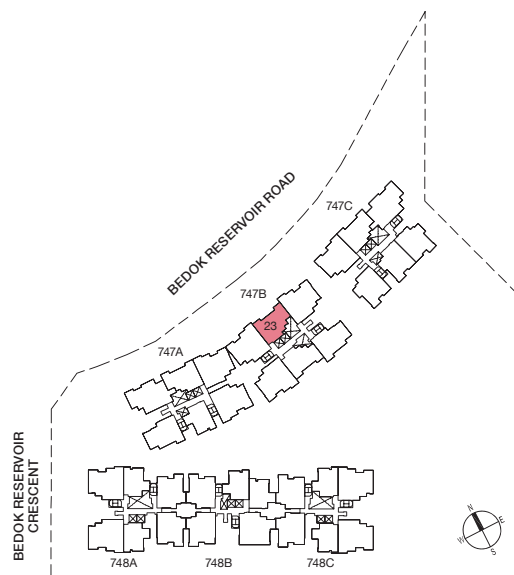
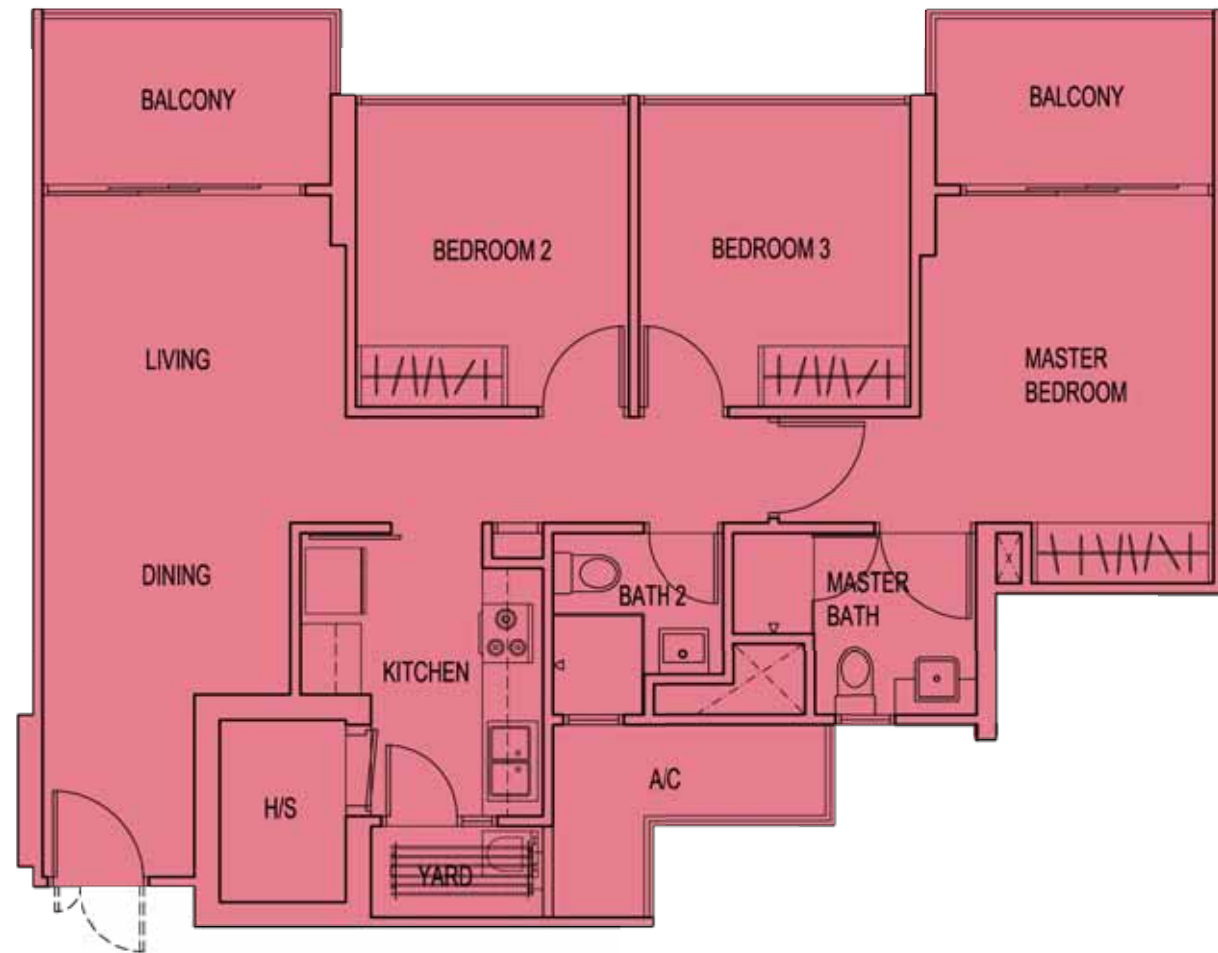
# 4 Room Flat

## Type B2-2

86 sqm

(Include A/C Ledge 4 sqm & Balcony 10 sqm)

Block 747B : #02-23 to #14-23



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

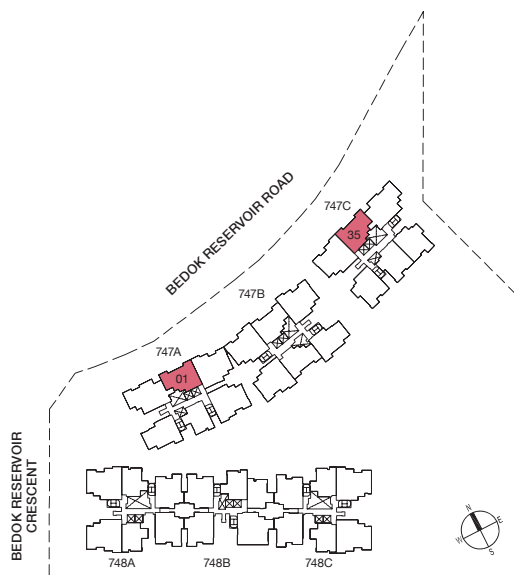
# 4 Room Flat Type B2-3

87 sqm

(Include A/C Ledge 4 sqm & Balcony 11 sqm)

Block 747A : #01-01 to #14-01

Block 747C : #02-35 to #14-35



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

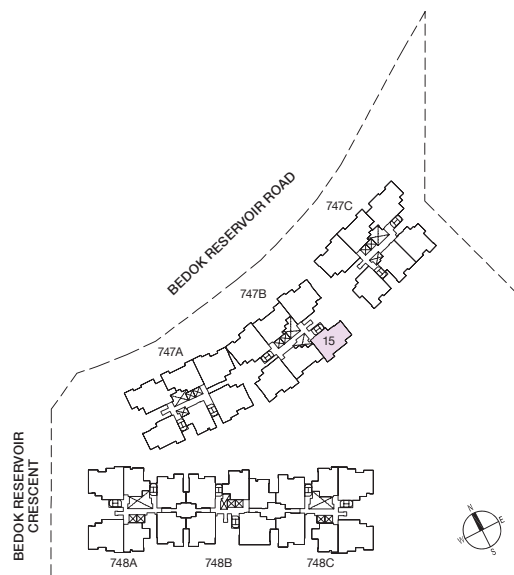
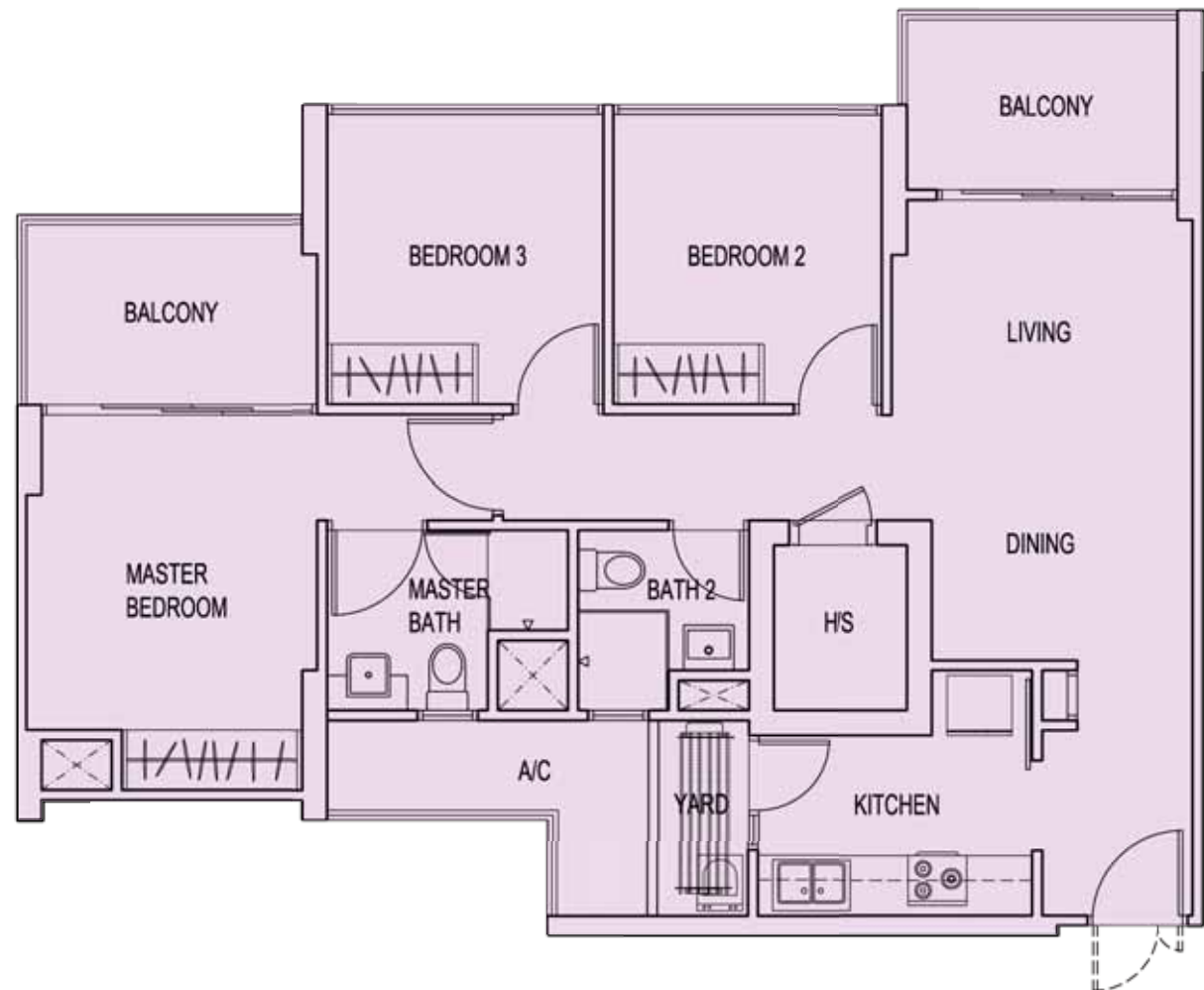
# 4 Room Flat

## Type B3

87 sqm

(Include A/C Ledge 5 sqm & Balcony 11 sqm)

Block 747B : #01-15 to #14-15



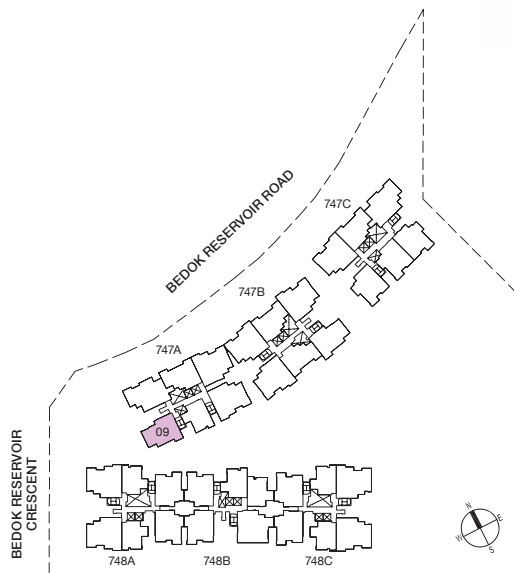
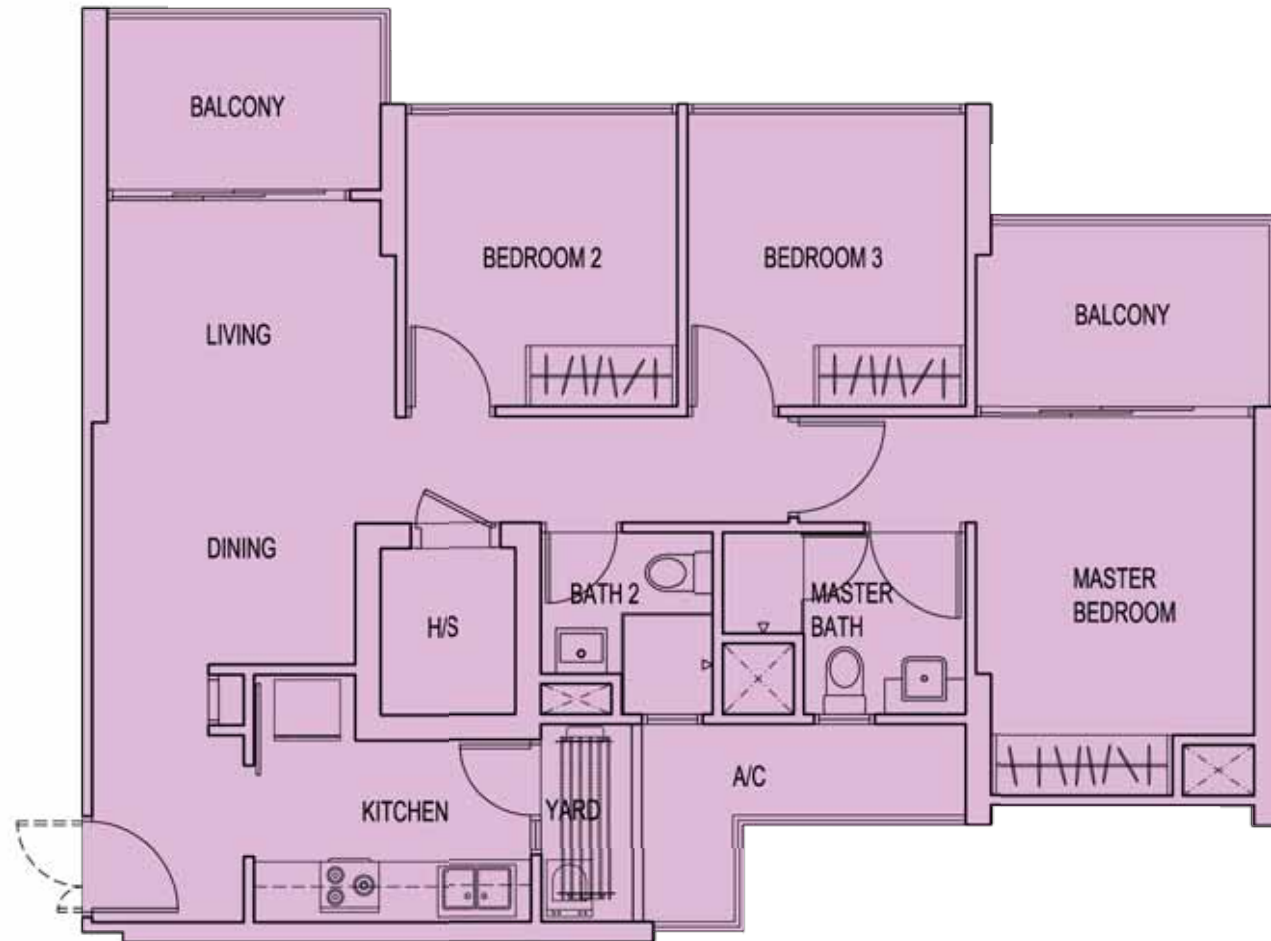
All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

4 Room Flat  
Type B3A  
87 sqm  
(Include A/C Ledge 5 sqm & Balcony 11 sqm)

Block 747A : #02-09 to #14-09



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

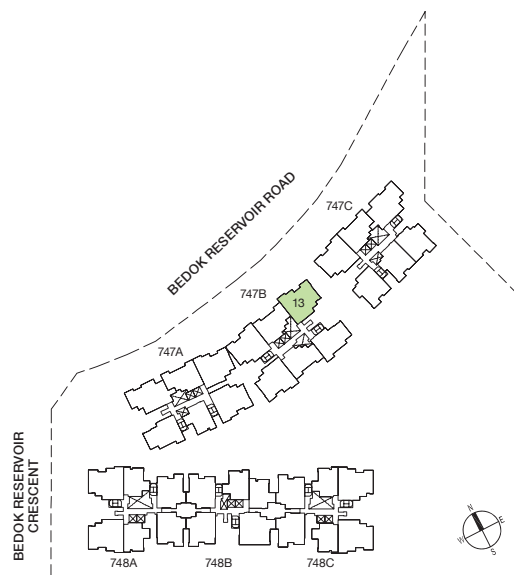
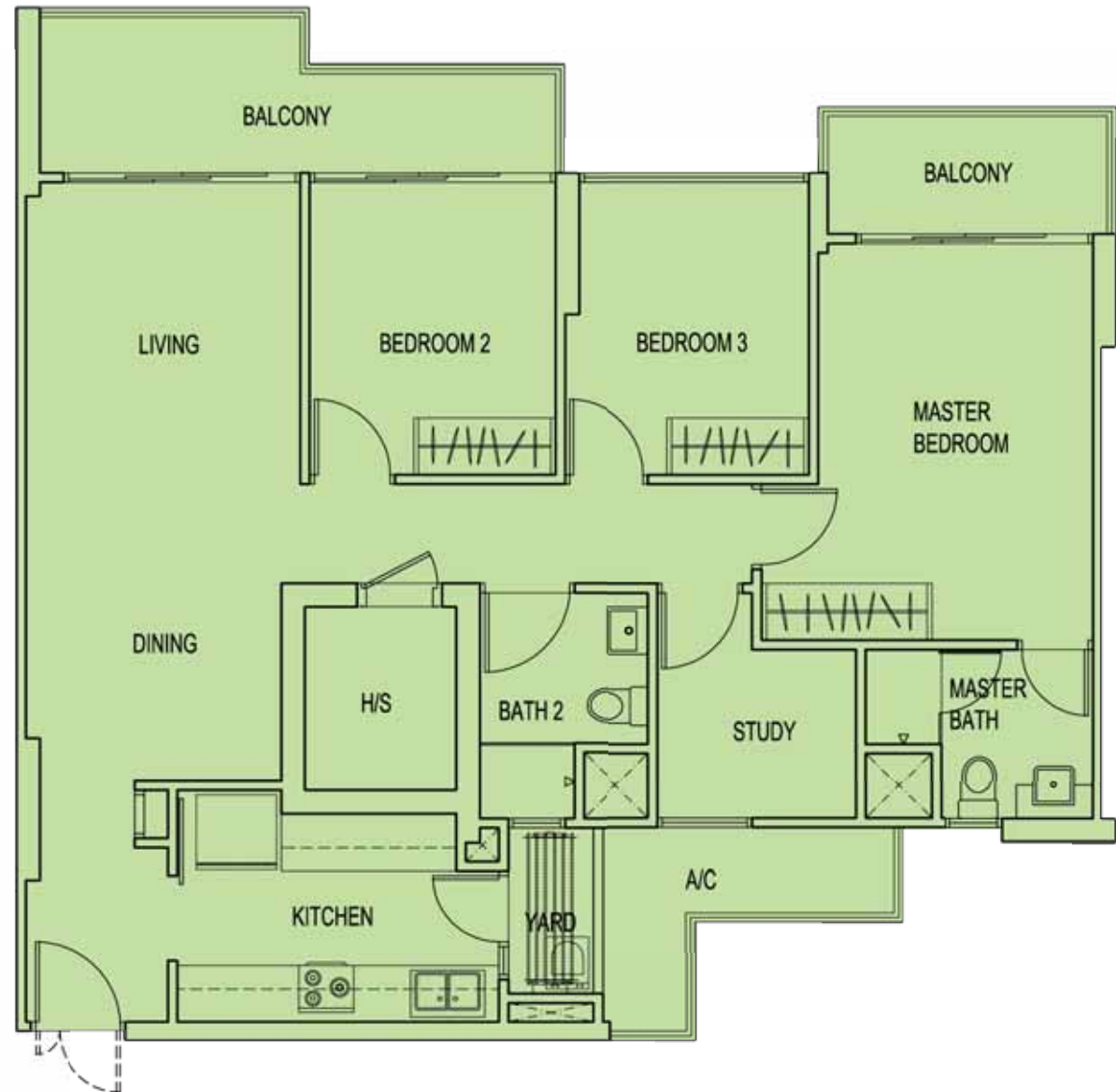
# 5 Room Flat

## Type C1

105 sqm

(Include A/C Ledge 5 sqm & Balcony 12 sqm)

Block 747B : #02-13 to #14-13



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

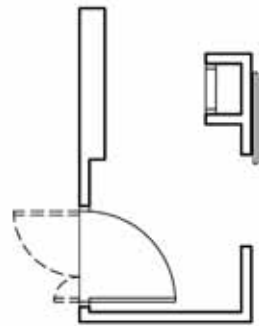
Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

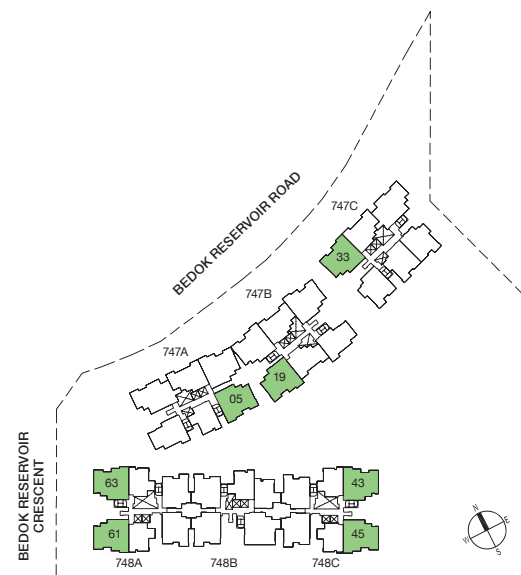
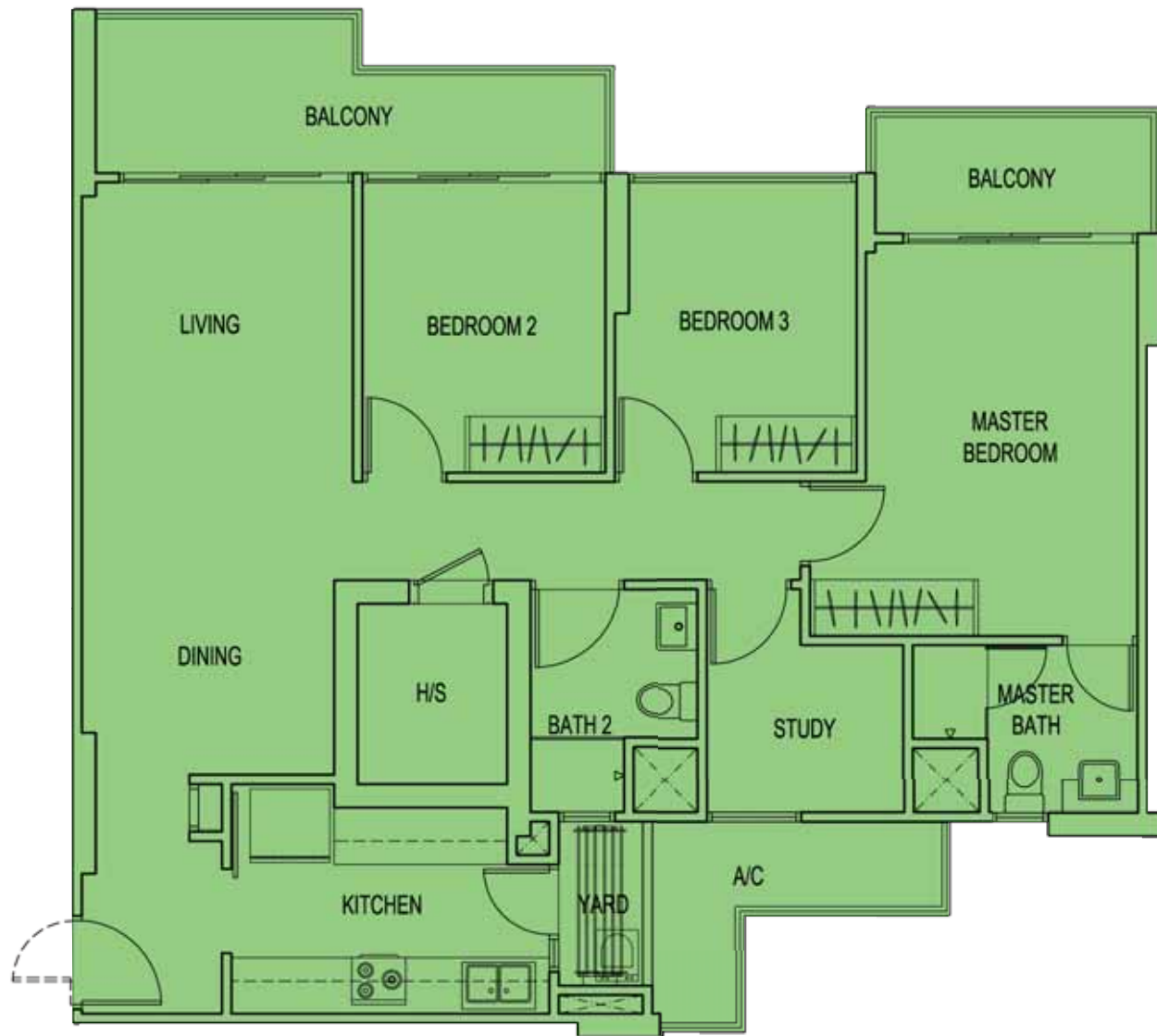
# 5 Room Flat Type C1A

105 sqm  
(Include A/C Ledge 5 sqm & Balcony 12 sqm)

- Block 747A : #01-05 to #14-05
- Block 747B : #01-19 to #14-19
- Block 747C : #02-33 to #14-33
- Block 748A : #02-61 to #15-61  
: #02-63 to #15-63
- Block 748C : #01-43 to #15-43  
: #02-45 to #15-45



Block 747A: #01-05 to #14-05 (Gate)



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Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

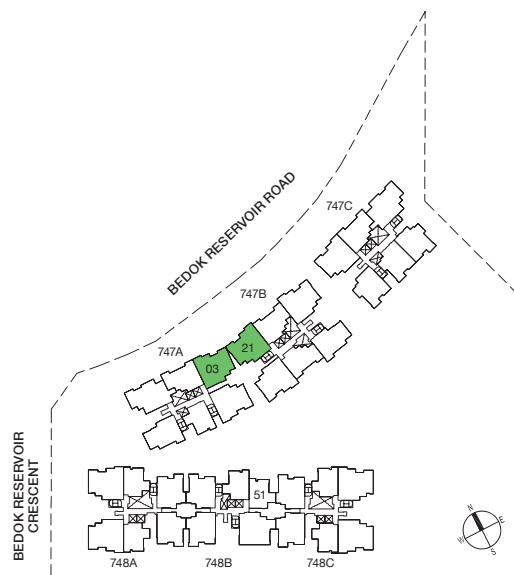
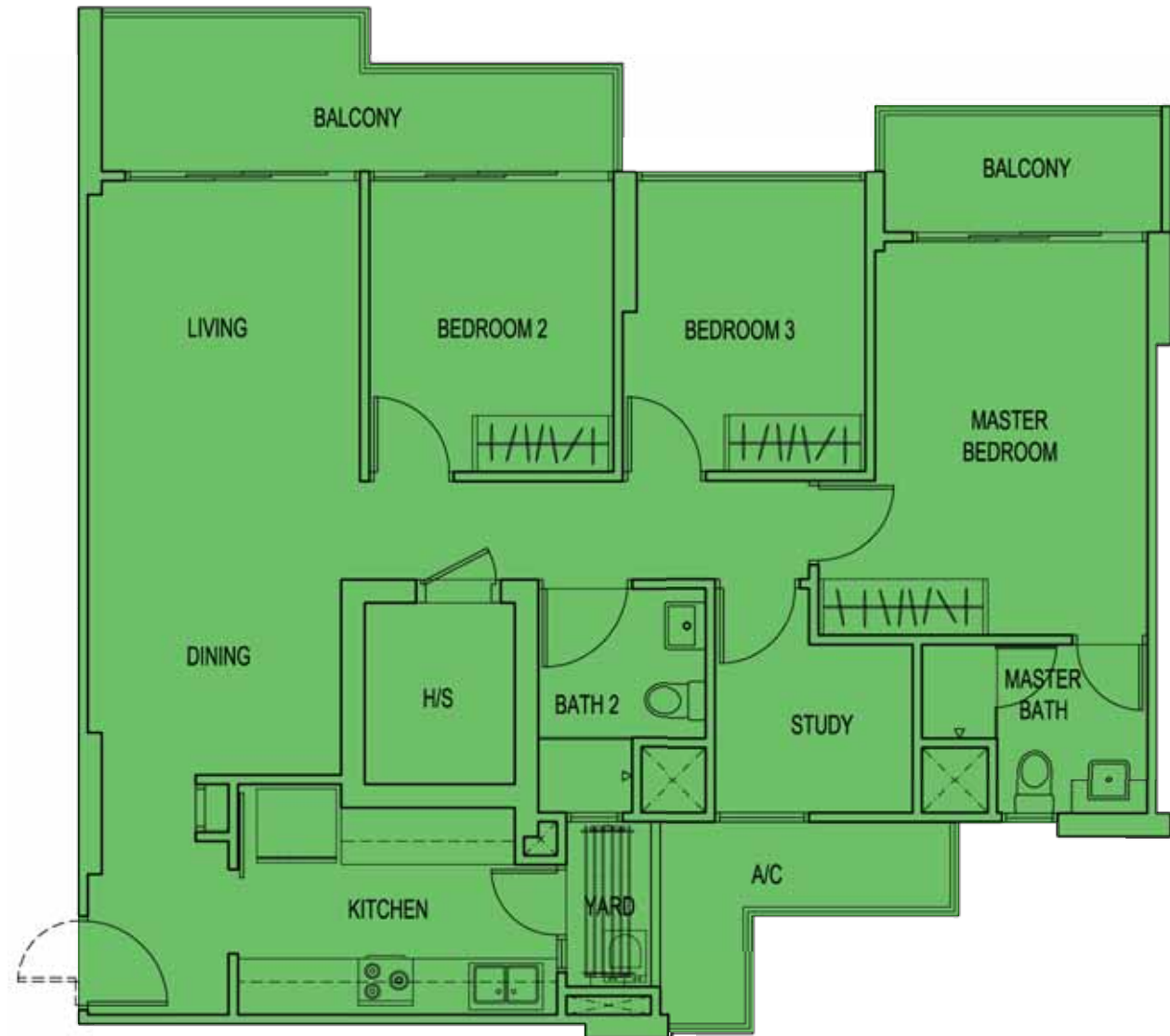
Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# 5 Room Flat Type C1A-1

105 sqm  
(Include A/C Ledge 5 sqm & Balcony 12 sqm)

Block 747A : #02-03 to #14-03

Block 747B : #02-21 to #14-21



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Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

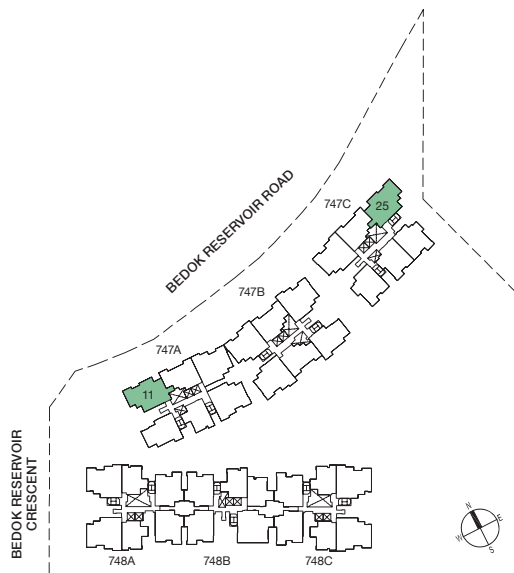
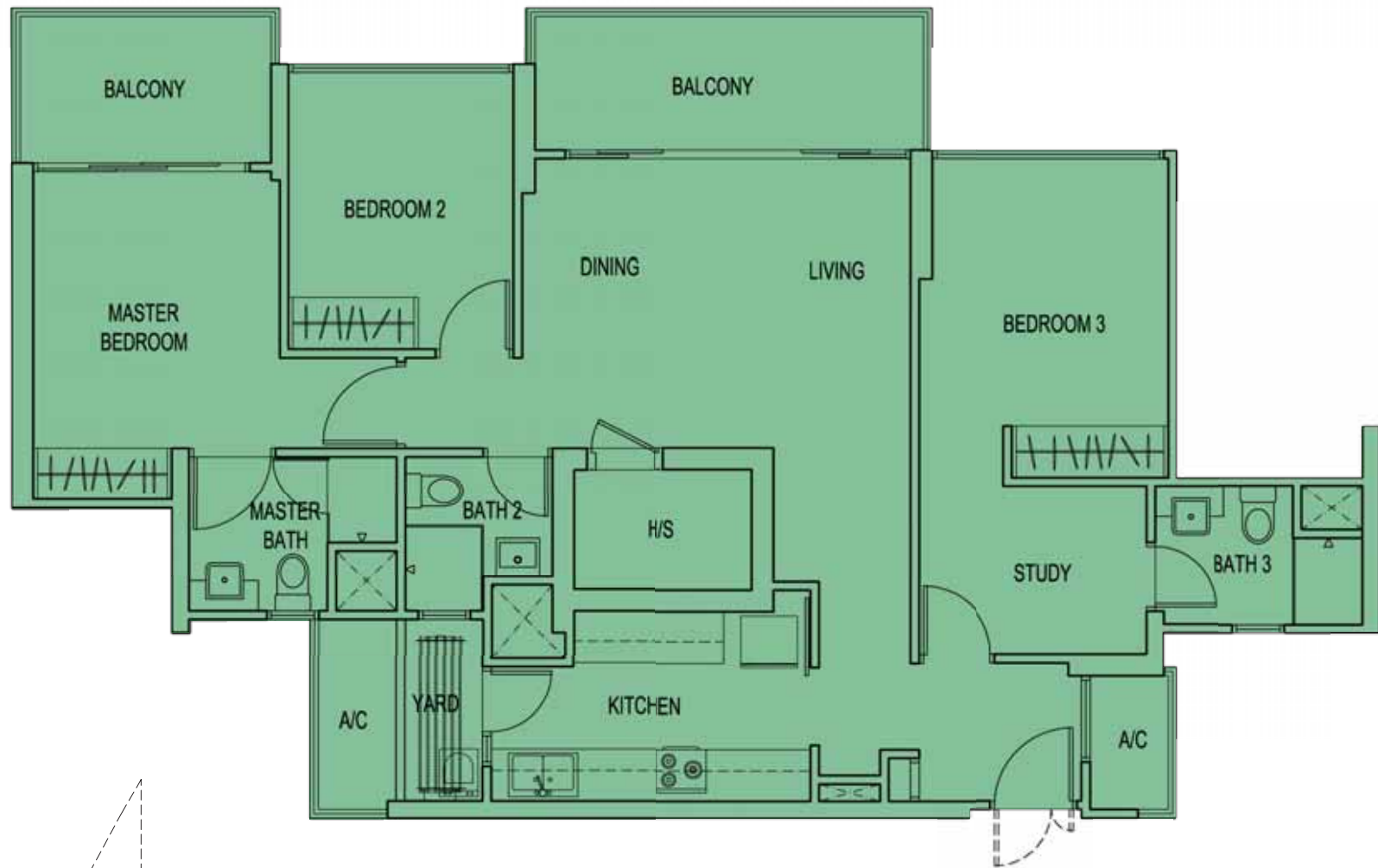


# 5 Room Flat Type C2

109 sqm  
(Include A/C Ledge 4 sqm & Balcony 13 sqm)

Block 747A : #02-11 to #14-11

Block 747C : #02-25 to #14-25



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Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

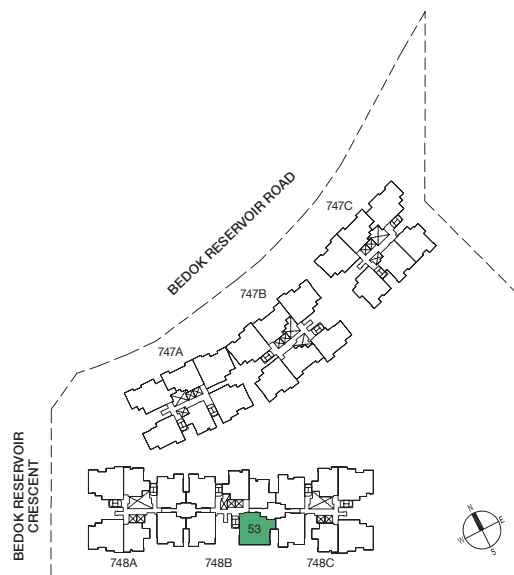
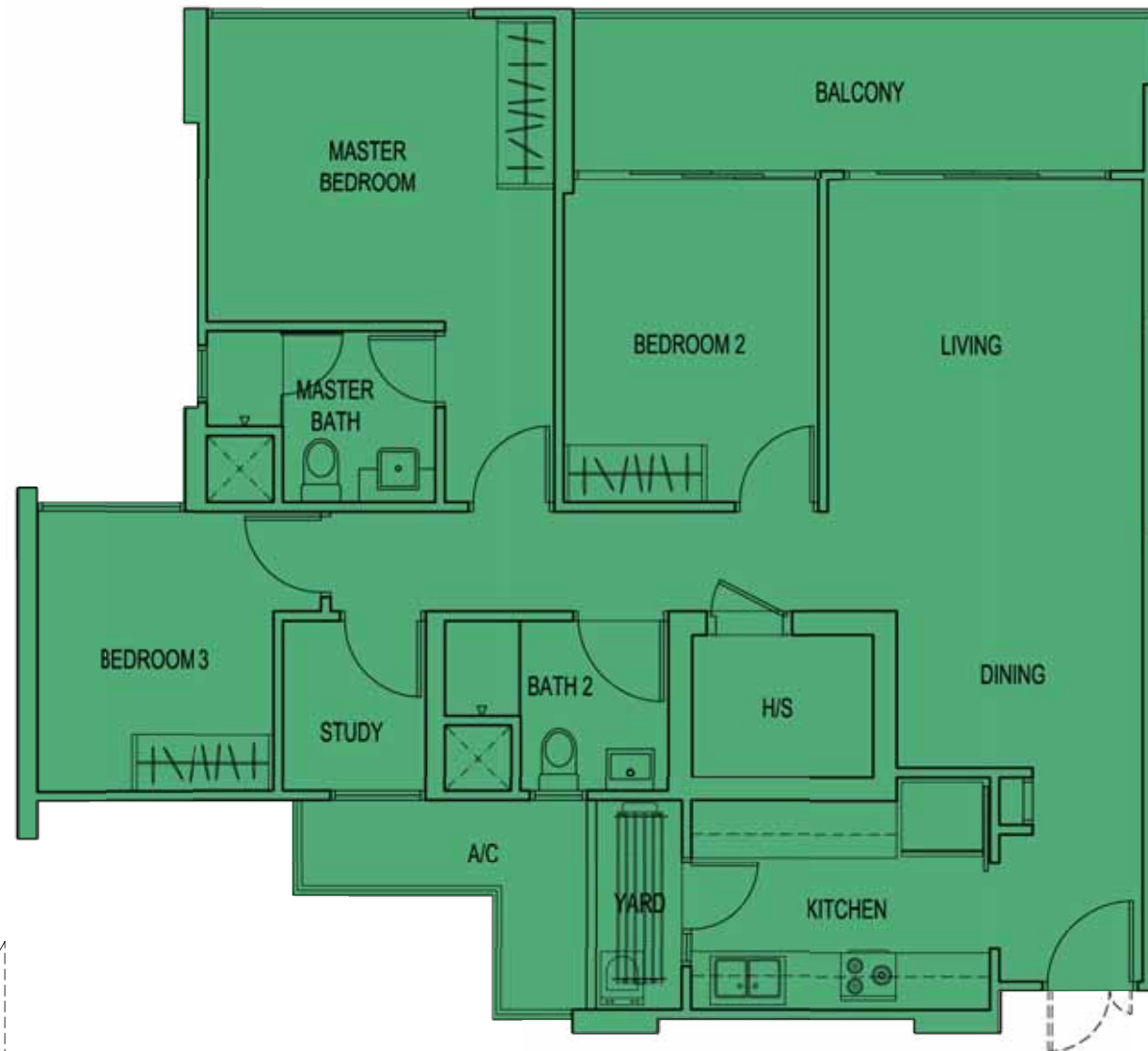
# 5 Room Flat

## Type C3

105 sqm

(Include A/C Ledge 5 sqm & Balcony 11 sqm)

Block 748B : #02-53 to #15-53



All plans are not drawn to scale and are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that neither the Developer nor the HDB will entertain any request from purchasers to purchase the unused or unoccupied open spaces.

Note : Fridge and washing machine are not provided, they are shown on the floor plan to illustrate the indicative position.

# Specifications

## 1. FOUNDATION

Piled foundation and/or other approved foundation system

## 2. SUPERSTRUCTURE

Reinforced concrete structural framework

## 3. WALLS

- 3.1 External Wall : Brick and/or reinforced concrete wall and/or pre-cast reinforced concrete wall
- 3.2 Internal Wall : Brick and/or concrete block and/or reinforced concrete wall and/or light weight panels

## 4. ROOF

Reinforced concrete flat roof and/or sloping roof with appropriate roofing system.

## 5. CEILING

- 5.1 For Apartment
- i. Living, Dining, Hallway to Bedrooms, Bedrooms, Study, Bathrooms, Kitchen, Household Shelter, Yard and Balcony : Cement skim coat and/or ceiling board and/or box up to designated area with paint finish

## 6. FINISHES

- 6.1 Wall (For Apartment)
- i. Living, Dining, Bedrooms, Hallway to Bedrooms, Study, Household Shelter, Yard and Balcony : Cement and sand plaster and/or cement skim coat with paint finish to exposed surfaces only
- ii. Bathrooms, Kitchen : Porcelain and/or Ceramic Tiles to exposed surfaces only
- 6.2 Floor (For Apartment)
- i. Living, Dining, Hallway to Bedrooms, Household Shelter, Yard and Balcony : Porcelain and/or Ceramic Tiles with skirting
- ii. Bedrooms, Study : Laminated flooring with skirting to exposed areas only
- iii. Bathrooms, Kitchen : Porcelain and/or Ceramic Tiles

## 7. WINDOWS

Powder coated aluminum framed windows with glazing.

## 8. DOORS

- 8.1 Main Entrance : Approved fire rated timber door with metal door frame and metal gate
- 8.2 Bedrooms, Bathrooms and Study : Hollow core timber door with metal door frame
- 8.3 Kitchen : Hollow core timber door with glass panel
- 8.4 Balcony and yard : Powder coated aluminum framed glass door
- 8.5 Household shelter : Metal door as approved by relevant Authority

## 9. IRONMONGERY

Selected quality locksets

## 10. SANITARY FITTINGS

- 10.1 Master Bath & Bath 3
- 1 Framed glass shower compartment complete with shower mixer and hand shower set
  - 1 basin with vanity top and mixer tap
  - 1 water closet
  - 1 toilet paper holder
  - 1 towel rail
  - 1 mirror cabinet
- 10.2 Bath 2
- 1 Framed glass shower compartment complete with shower mixer and hand shower set
  - 1 wall hung basin with mixer tap
  - 1 water closet
  - 1 toilet paper holder
  - 1 towel rail
  - 1 mirror cabinet

## 11. ELECTRICAL INSTALLATION

- 11.1 Refer to Electrical schedule for details.
- 11.2 Electrical/telephone wiring is concealed in conduits wherever possible except above false ceiling/DB closet.

## 12. TV

- 12.1 All TV points are cable ready.
- 12.2 Refer to Electrical schedule for details.

## 13. LIGHTNING PROTECTION

- 13.1 Lightning Protection shall be provided in accordance with Singapore Standard SS555:2010

## 14. PAINTING

- 14.1 External Wall : Emulsion paint finish
- 14.2 Internal Wall : Emulsion paint finish

## 15. HOUSEHOLD SHELTER

The Household Shelter is designated for use as a civil defence shelter. The walls, ceiling, floor and door of the Household shelter shall not be hacked, drilled, altered or removed.

## 16. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchen (where applicable), Yards (where applicable) and Balcony (where applicable).

## 17. DRIVEWAY AND CARPARK

- 17.1 Surface driveway : Interlocking tiles and/or premix
- 17.2 Multi-storey carpark : Reinforced concrete slab with hardener

## 18. RECREATION FACILITIES

- Precinct Pavilion
- Children's Playground
- Adult and Elderly Fitness Station
- Seating Areas
- Pebble Walk
- Shelter
- Barbeque pits
- Recreation Deck

## 19. ADDITIONAL ITEMS

- 19.1 Built-in Wardrobes : To Bedrooms only
- 19.2 Kitchen Cabinets/Appliances : Kitchen cabinets with solid surface counter top complete with kitchen sink and tap, cooker hood, gas hob and oven
- 19.3 Air-Conditioning System : Single/Multi-split wall mounted fan coil unit air-conditioning system to Living/Dining, Bedrooms and Study.
- 19.4 Clothes Drying Rack and Bib tap : To Kitchen (For Type A's only) or Yard
- 19.5 Water Heater : Hot water provision to all Bathrooms
- 19.6 Gas Supply : Town gas supply to Kitchen cooker hob and water heater

## 20. LIFT SPECIFICATIONS

- 20.1 Type of Lift : 13 person or 885kg with glass panel

## NOTES

### Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas, etc.

### Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees and equipment cost to the Cable TV and/or internet service providers (ISP) or any other relevant parties or other relevant authorities. The Vendor is not responsible to make arrangement with any of the said parties for the service connection for their respective subscription channels and/or internet access.

### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Consultants' selection, market availability and the sole discretion of the Vendor.

### Wardrobes, Kitchen Cabinets, Fan Coil Units and Door Swing Positions

Layout/Location of wardrobes, kitchen cabinets, fan coil units and door swing positions are subject to Consultants' sole discretion and final design.

### 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.

### Laminated Flooring

Laminated flooring is a manufactured material which contains tonality difference to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and

installation. Laminated flooring is installed in modular planks and is subject to thermal expansion and contraction beyond the control of builder and Vendor. Regular maintenance of the flooring should be limited to dry mopping or vacuuming supplemented by occasional wiping using recommended laminate floor cleaner.

### Tiles

Selected tile sizes and tile surface flatness cannot be perfect and is subject to acceptable range described in relevant and accepted industrial standards.

### False Ceiling

The 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. Ceiling works would be required if removal of the M&E equipment is needed. The layout and location of false ceilings and access panels are subject to Consultants' sole discretion and final design.

### Position and Provision of Power Points, Switches, Telephone Points and SCV outlets and other items

The position and provision of all power points, switches, Telephone Points and SCV outlets and other items listed in the Electrical Schedule as may be displayed on the showflat(s) are indicative and for illustration purposes only and subject to Consultants' design.

Common areas and spaces fronting or surrounding the flat units are not available for purchase.

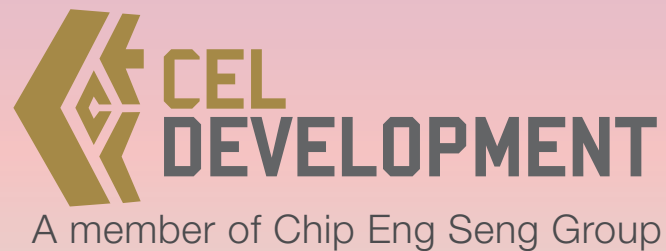
Common property does not belong to the Purchaser. References to the specifications of any common property in this Agreement/Schedule are subject to changes by the Town Council and/or the relevant authorities.

## ELECTRICAL SCHEDULE

	UNIT TYPE				
	A Series	B Series	C1 Series	C2 Series	C3 Series
Lighting Point	13	16	17	20	17
13A Switch Socket Outlet	18	22	24	24	24
Splash proof Switch Socket Outlet	1	1	1	1	1
TV Outlet	3	4	5	5	5
TV/FM Outlet	1	1	1	1	1
Telephone Outlet	4	5	6	6	6
Data Outlet	1	1	1	1	1
Gas Water Heater Point	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1
Gas Hob Point	1	1	1	1	1
Oven Point	1	1	1	1	1
Bell Point c/w Bell Push	1	1	1	1	1

Notes: Isolators shall be provided according to the number of condensing units for each apartment.

A public housing development by:



For enquiries

**6844 5335**

[www.belvia.sg](http://www.belvia.sg)

**Developer:** CEL-Bedok Pte. Ltd. (ROC: 200716280K) • **Developer Licence No:** C0810 • **Tenure:** Leasehold estate of 99 years commencing upon the grant of the Temporary Occupation Permit or Certificate of Statutory Completion (whichever is the earlier) • **Expected Date of Vacant Possession:** 3 Nov 2014 • **Expected Date of Legal Completion:** 3 Nov 2017 • **Lot No.:** Lot 7077M of Mukim 28 • **Approved Building Plan No.:** A0853-00326-2010-BP01 dated 30/09/2011

**Disclaimer :**

While every reasonable care has been taken in preparing this brochure, the specifications, the terms and conditions and FAQ booklet and the attached plans, and in constructing the sales models and showflats, the Developer and its agents do not warrant the accuracy of any of the said items and shall not be held responsible for any inaccuracies or omissions therein.

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All areas are approximate measurements only and are subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice.

The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.