



where quality living meets style





From Vision To Reality

Your home is where your heart is and your heart is at Daisy Suites. You can build a home of your own the way you want it to be, limited only by your imagination. Within your grasp is making your own home your way, and the excitement that goes with it. You have a dream and you have made it a reality.



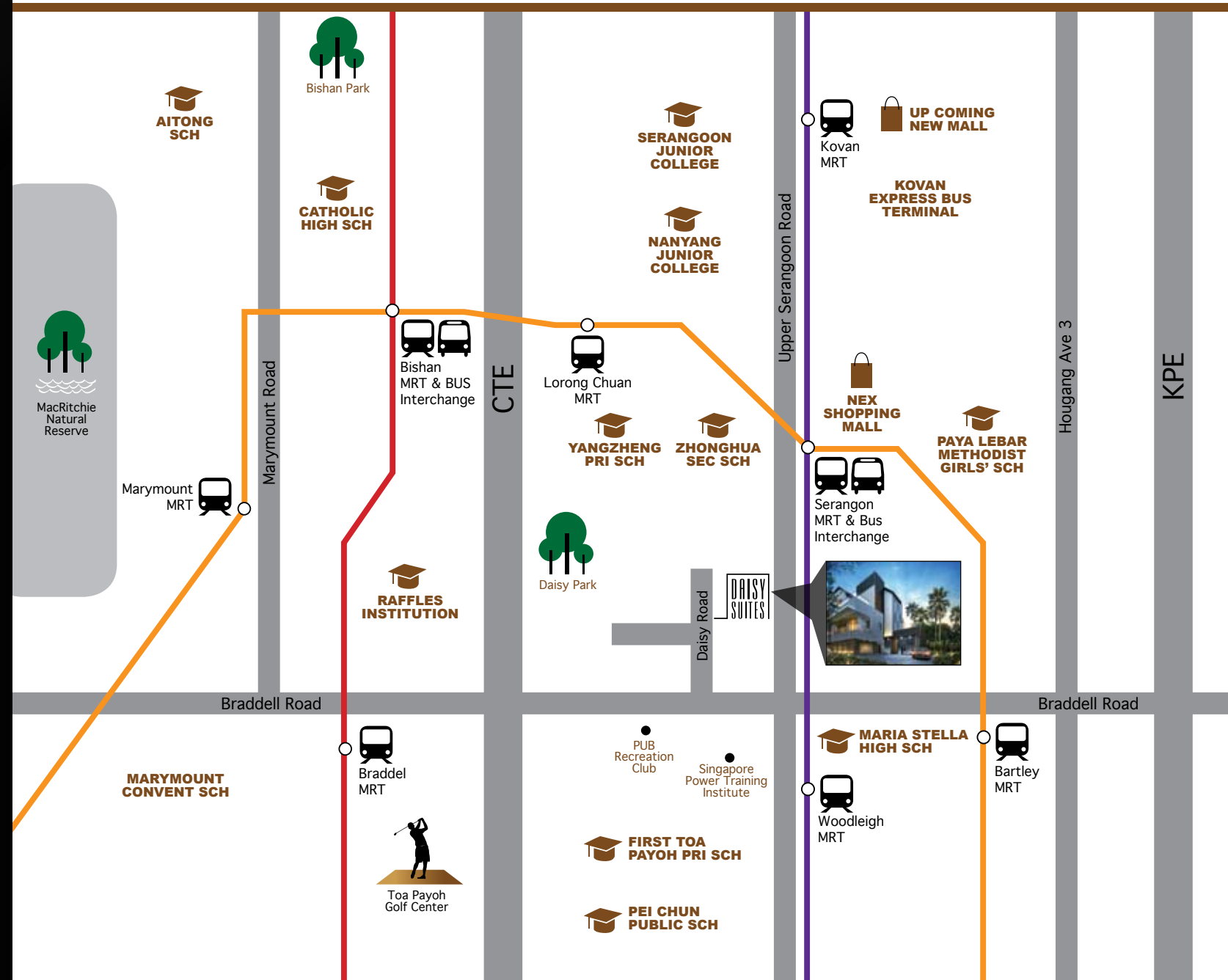
DAISY
SUITES



And Daisy Suites is where you want it to be – within easy reach of public transportation, green recreational parks, enticing shopping conveniences and excellent educational institutions. Taking the hassle out of your daily life, while giving you more time to savour the fruits of your accomplishments.



35 Daisy Road accessible to major arterial roads



After a hard day at work, return to the warm comforts of your home at Daisy Suites where you can relax in the exquisite amenities there...a cool dip in the swimming pool, a vigorous workout at the outdoor gymnasium, a hearty meal at the BBQ pit, or just a quiet moment of contemplating by the water feature.



Artist's Impression

- | | | | |
|----------|---------------|----------|--------------------------------|
| A | Swimming Pool | E | Car Drop Off |
| B | Pool Deck | F | Entrance Lobby / Waiting area |
| C | BBQ Area | G | Nature Trail with Pebble Stone |
| D | Outdoor Gym | | |

hansgrohe

ODURAVIT

De Dietrich 
SETTING NEW VALUES

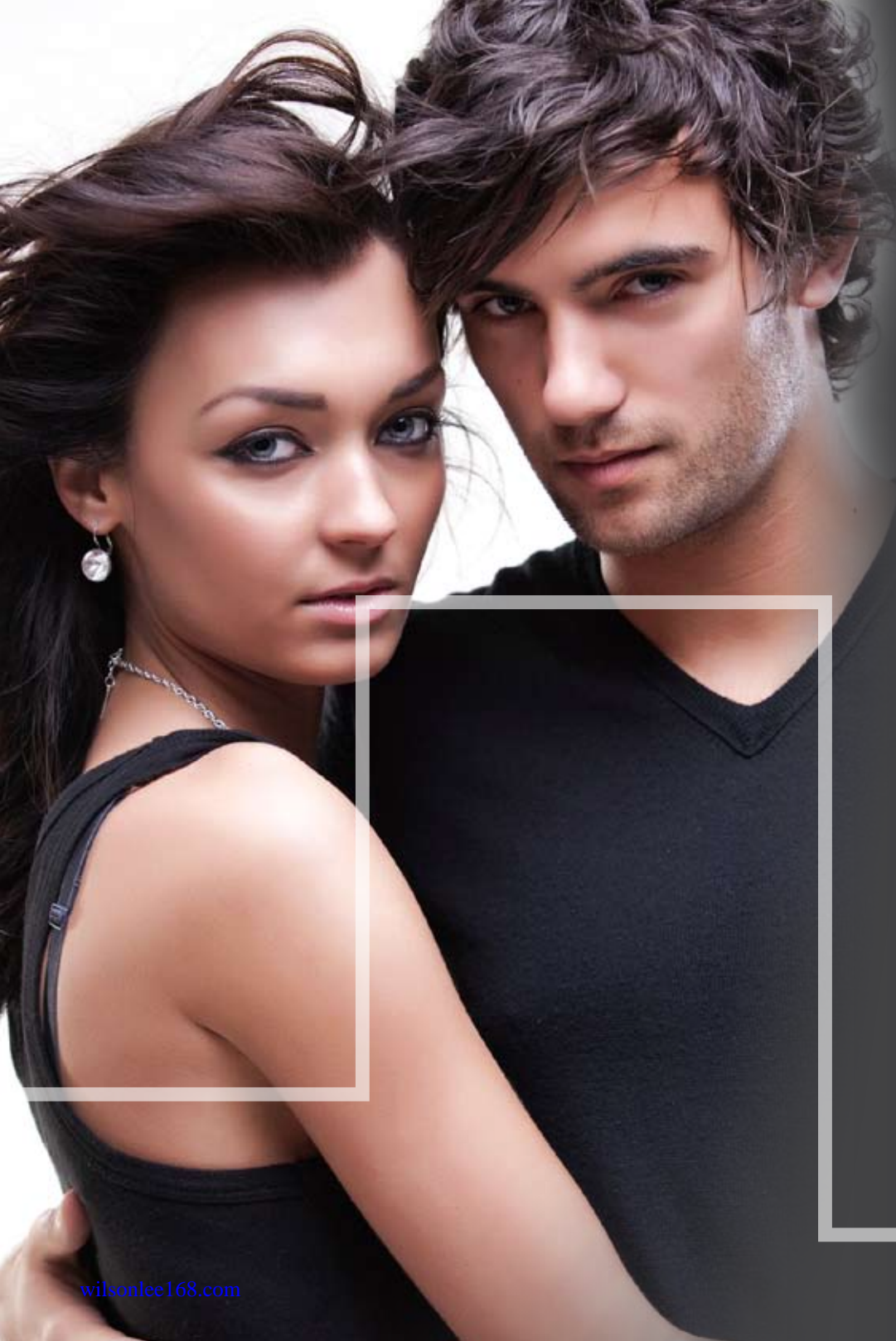
Imported kitchen appliances and sanitaryware & fittings



Quality Time

Family life is about quality time – precious time to strengthen the bond and enjoy the bliss of togetherness – in the comfort of Daisy Suites, specifically designed and built with this need uppermost in the mind of the developer and architect.





Exclusive Ambience

Pamper yourself in the exclusive ambience of Daisy Suites, where every detail in every apartment unit in the estate is thoughtfully integrated with your requirements in mind. Makes you feel that you are truly at home and where you belong -- to your satisfaction, always.







Enjoy Life

Enjoy life where you find it — in Daisy Suites. Gather your family and invite your friends on the lush grounds or in your cozy apartment to catch up, to update, to reach out and to share, to smile, to appreciate.





At the end of the day, unwind in the soothing surroundings of your home in Daisy Suites, a place where you can re-energise to prepare for the challenges and opportunities of the new dawn.





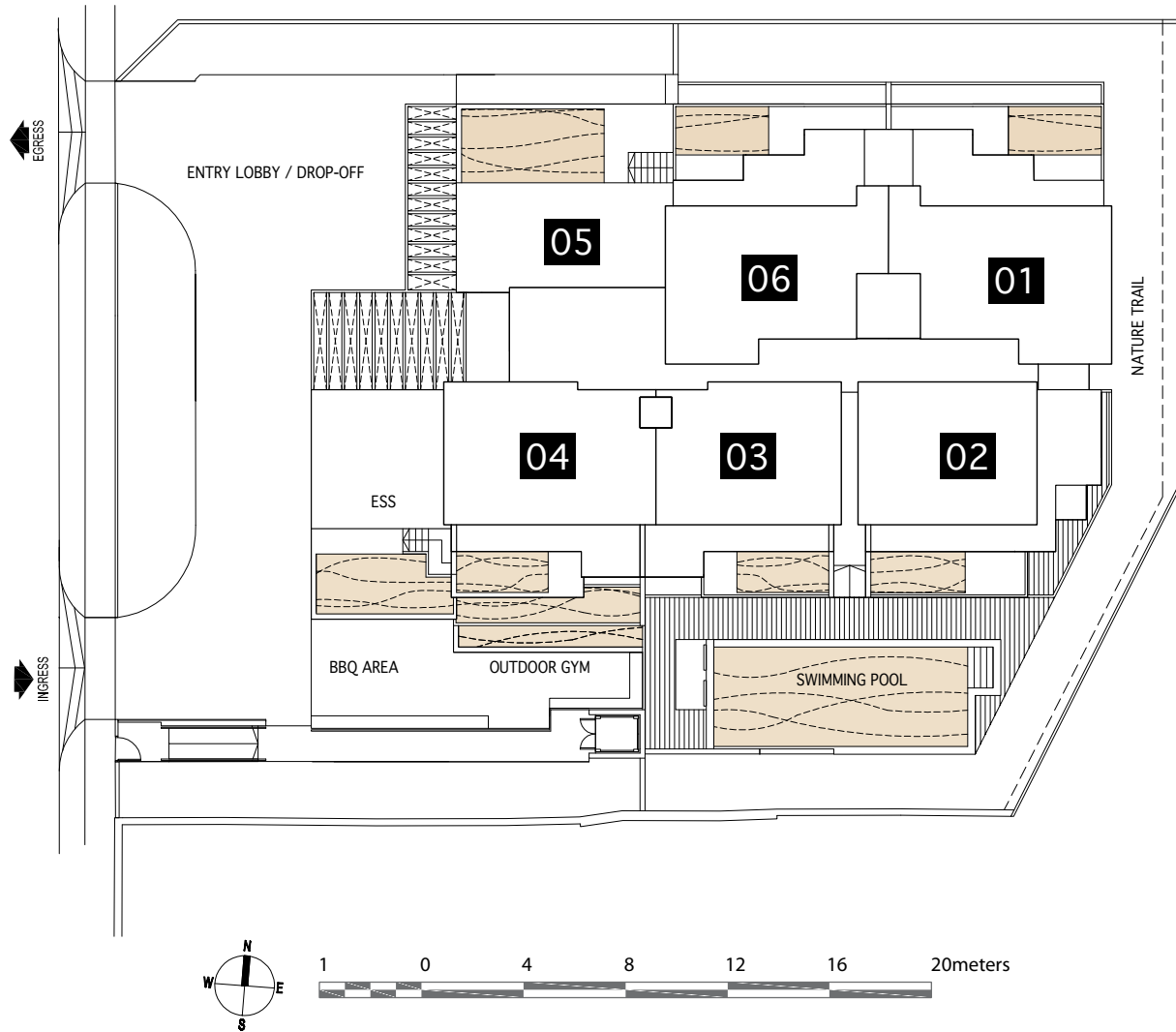
A New Beginning

That is the promise of Daisy Suites. For the new chapter in your life, write your own progress, your individual achievements and count the blessings. You've worked for it, you deserve it. Enjoy it from now onwards. It belongs to you... Forever, because a freehold development that can only appreciate with time.





Daisy Road



STOREY

Attic 5th storey		A1-P #05-04	A3-P #05-03	A2-P #05-02	B-P #05-06	B-P #05-01
4th storey		A-1 #04-04	A-1A #04-03	A-2 #04-02	B-2 #04-06	B-1A #04-01
3rd storey	A-3 #03-05	A-4 #03-04	A-1A #03-03	A-2 #03-02	B-1 #03-06	B-1A #03-01
2nd storey		A3-G #02-04	A-1A #02-03	A-2 #02-02	B-1 #02-06	B-1A #02-01
1st storey			A-1G #01-03	A2-G #01-02	B1-G #01-06	B2-G #01-01

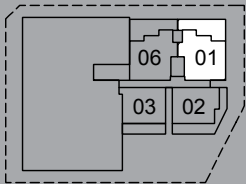
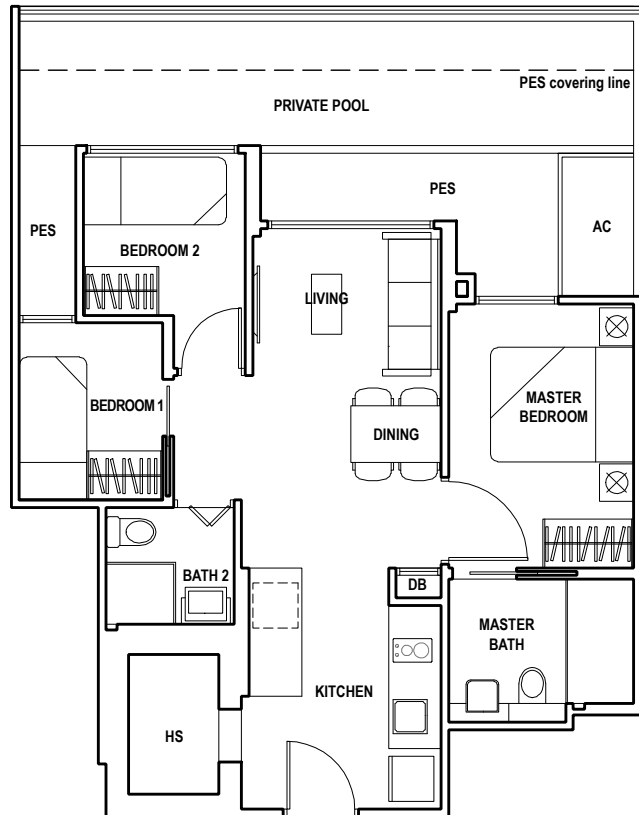
- 4 Bedroom (Penthouse)
- 3 Bedroom (Penthouse)
- 3 Bedroom
- 2 Bedroom

01-01



Type B2-G

Area
80_{sqm}



KEY PLAN
(1ST STOREY)

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SCALE



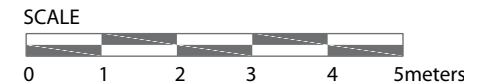
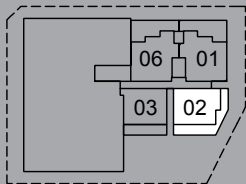
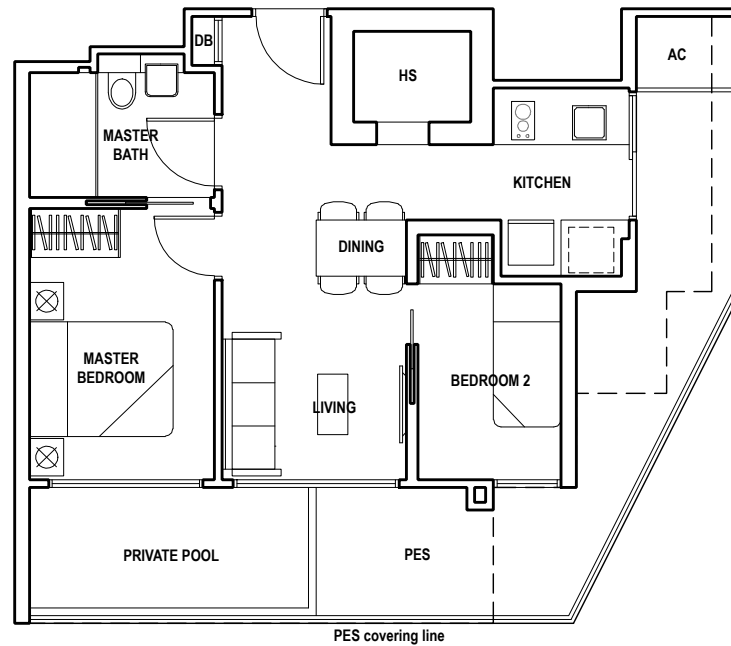
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01-02



Type A2-G

Area
68sqm

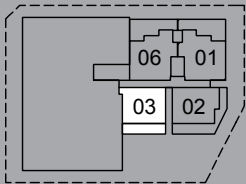
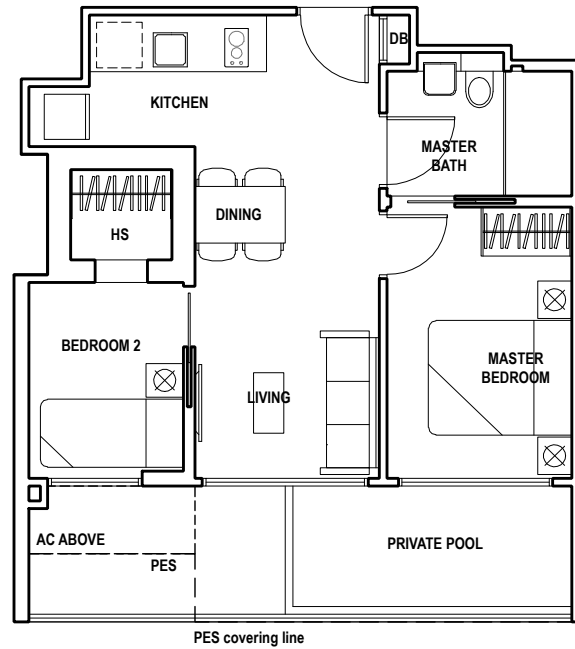


01-03

DAISY SUITES

Type A1-G

Area
56 sqm



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SCALE

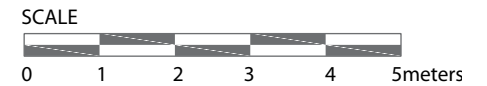
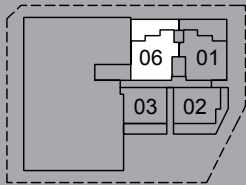
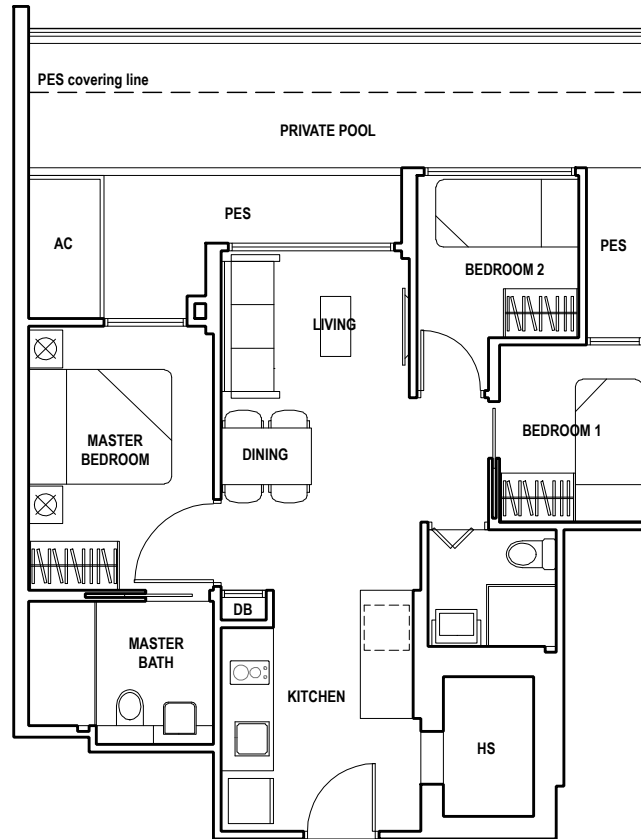


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01-06

Type B1-G

Area
80sqm

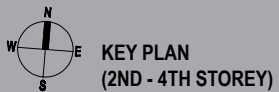
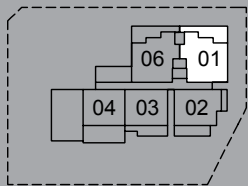
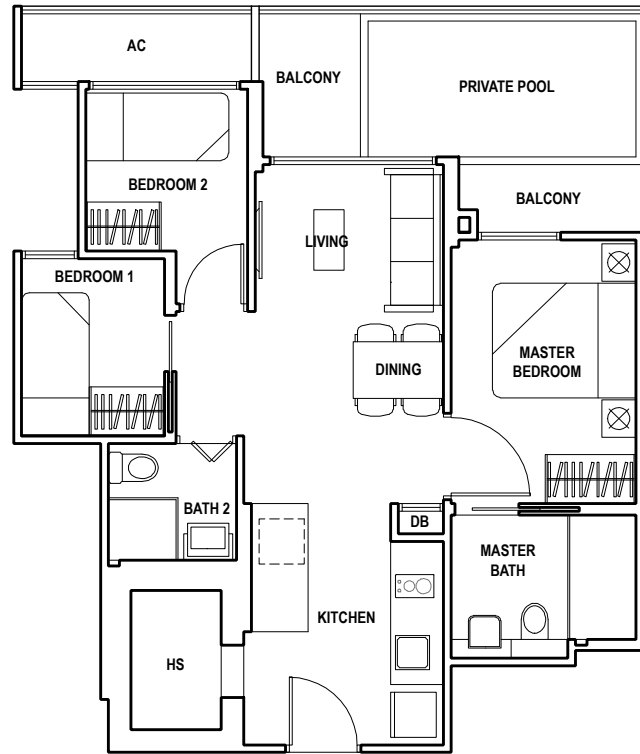


02-01
03-01
04-01

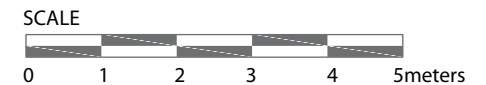


Type B-1A

Area
71_{sqm}



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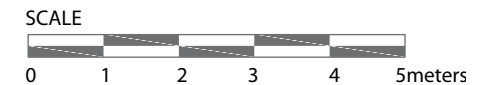
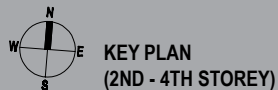
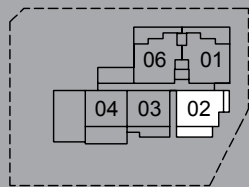
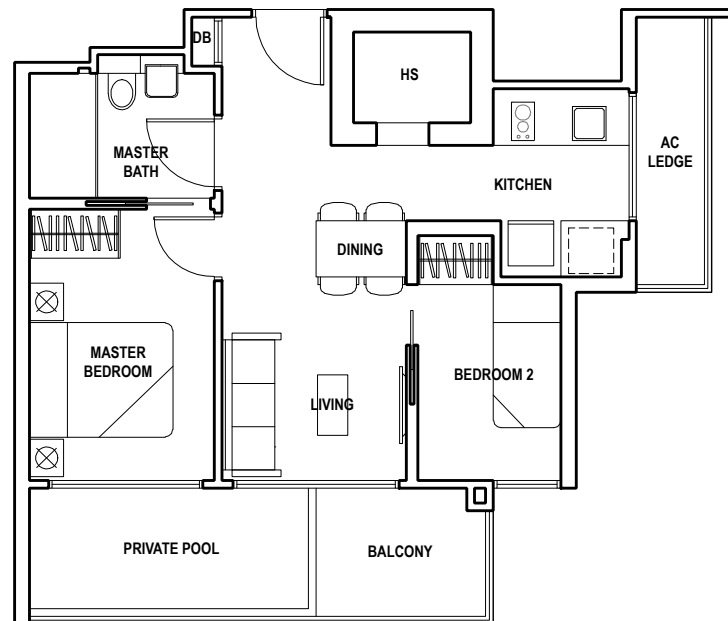
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02-02
03-02
04-02



Type A-2

Area
60_{sqm}

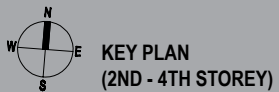
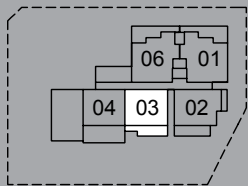
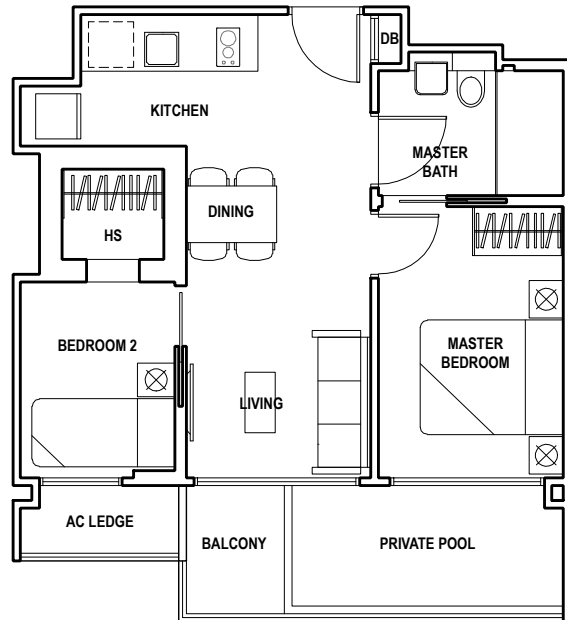


02-03
03-03
04-03

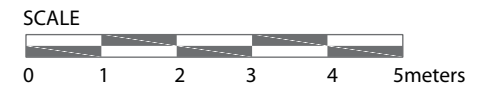


Type A-1A

Area
55_{sqm}



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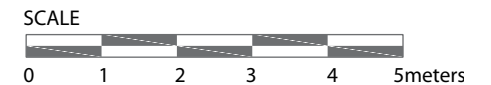
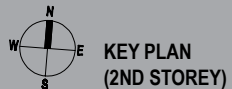
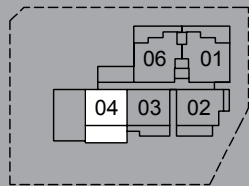
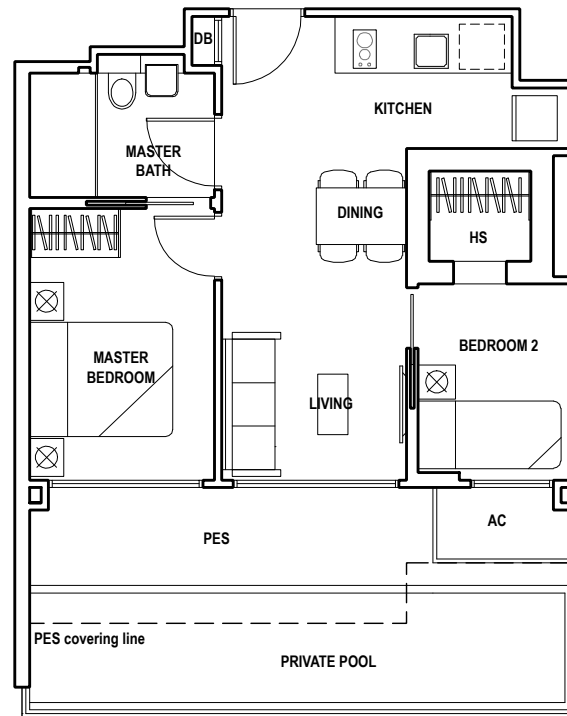
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02-04



Type A3-G

Area
65sqm

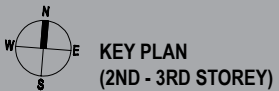
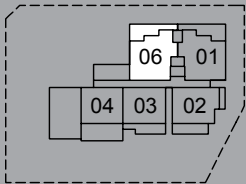
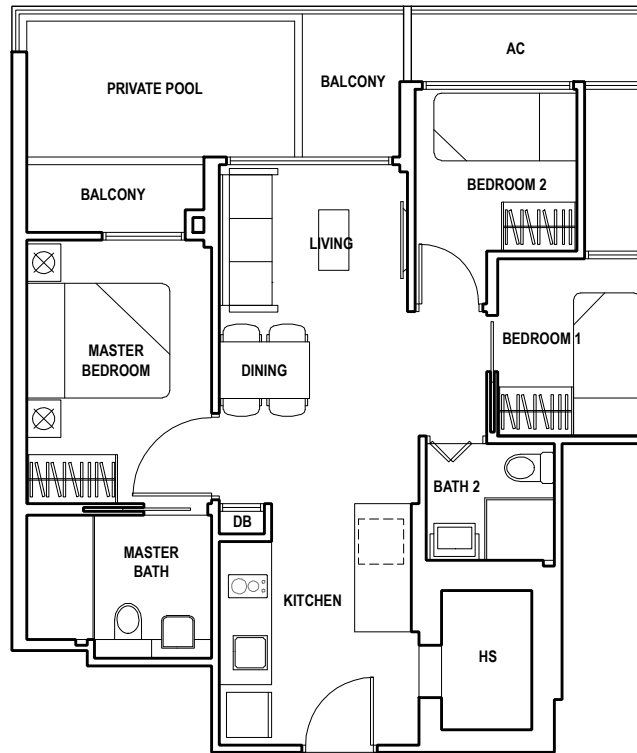


02-06
03-06

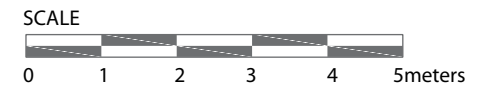
DAISY SUITES

Type B-1

Area
71sqm



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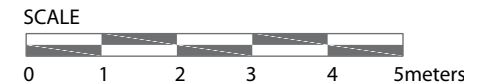
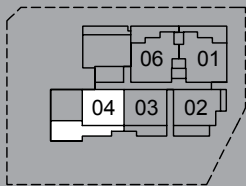
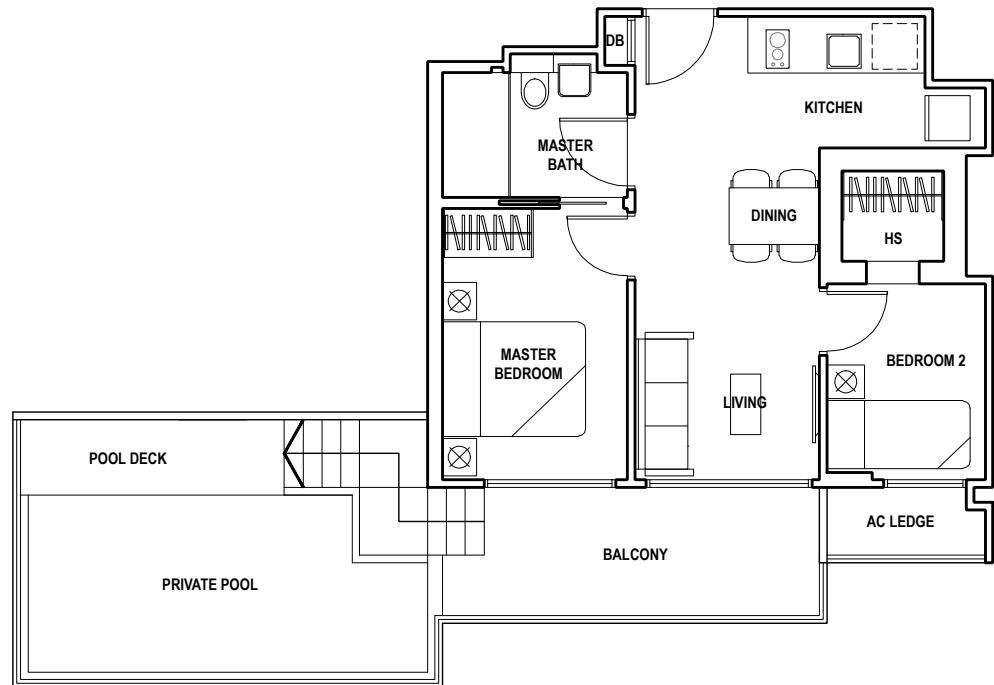
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03-04



Type A-4

Area
74_{sqm}

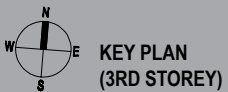
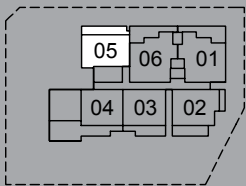
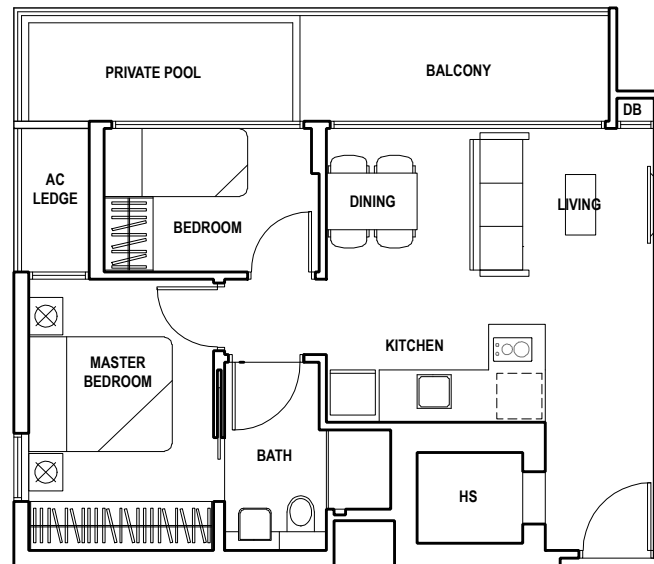


03-05

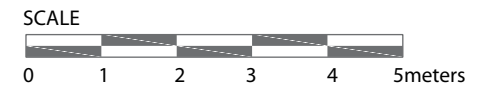
Type A-3

Area
60sqm

DAISY
SUITES



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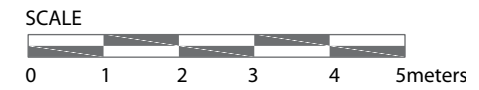
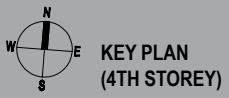
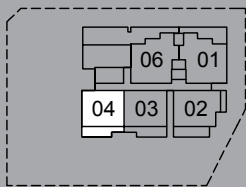
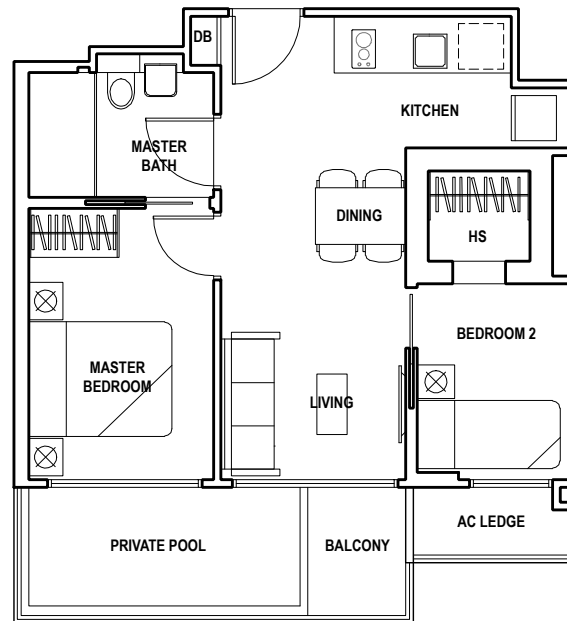
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04-04



Type A-1

Area
55sqm

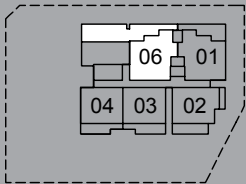
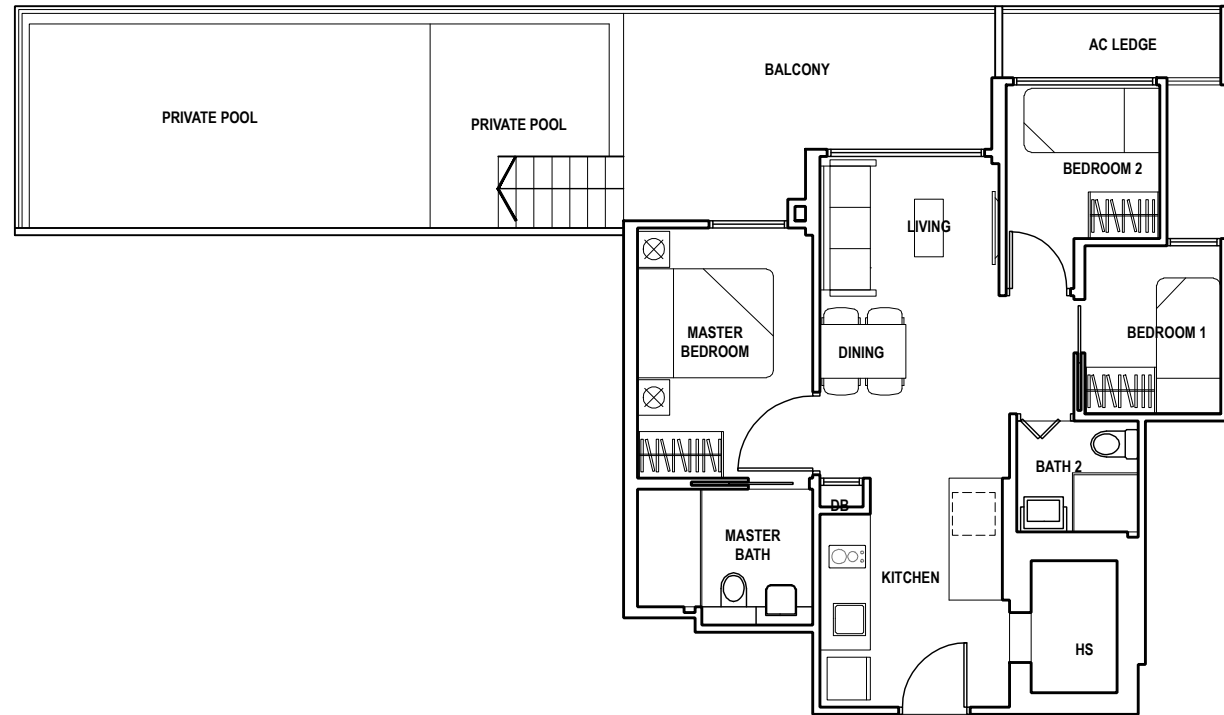


04-06

DAISY SUITES

Type B-2

Area
97 sqm



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SCALE



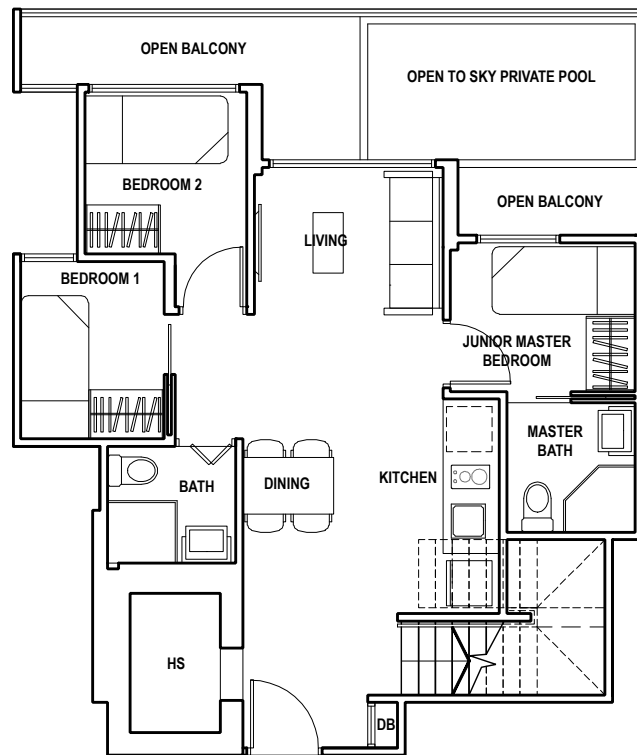
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05-01
05-06

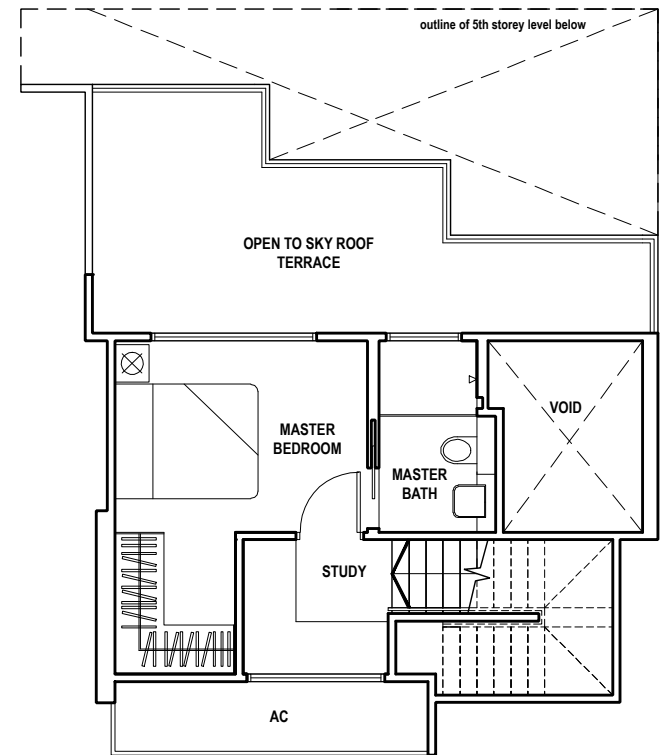


Type B-P

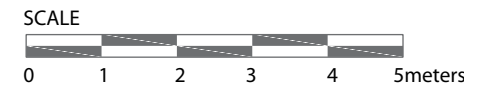
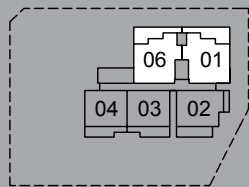
Area
119 sqm



5th Storey
Area 71sqm



Attic
Area 48sqm

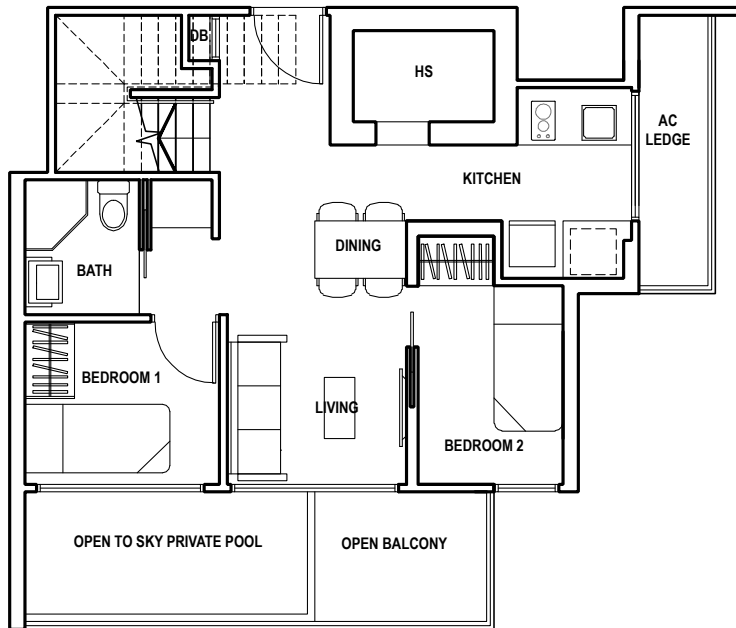


05-02

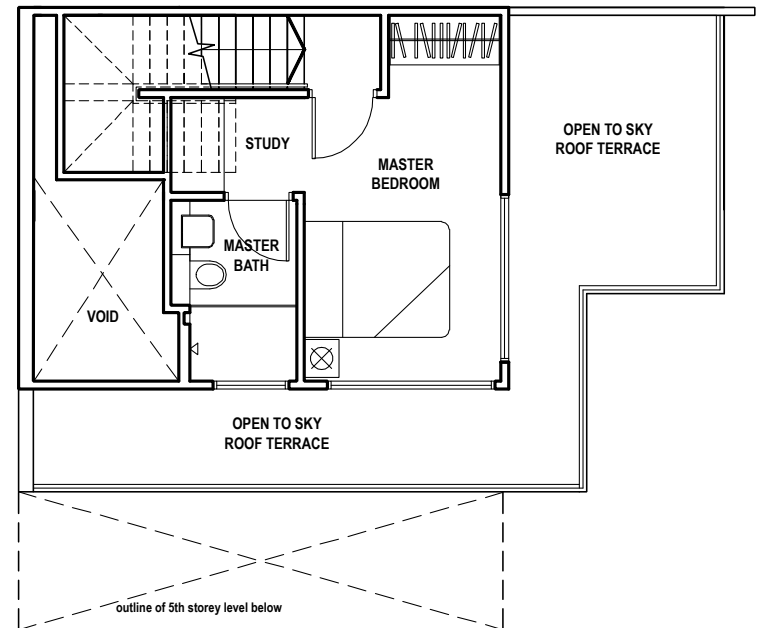
Type A2-P

Area
106sqm

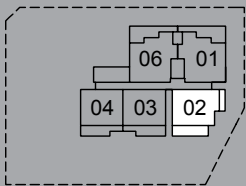
DAISY SUITES



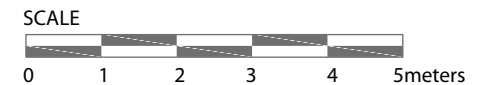
5th Storey
Area 60sqm



Attic
Area 46sqm



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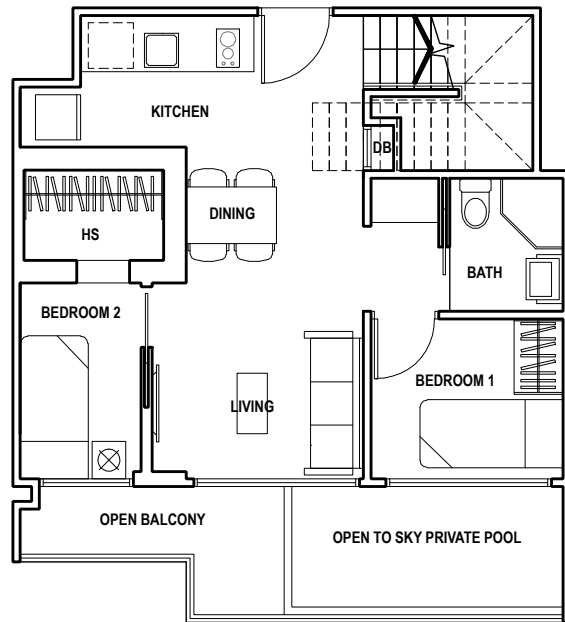
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05-03

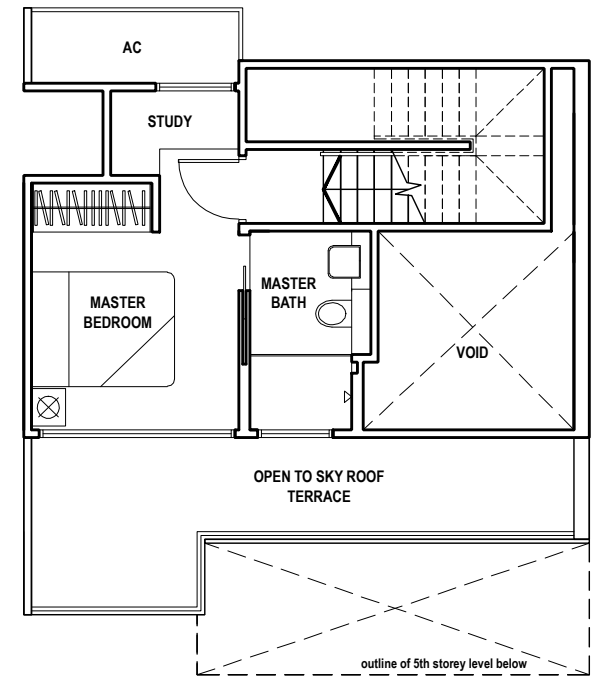


Type A3-P

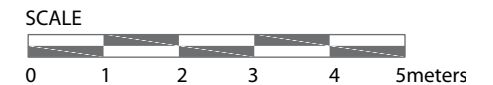
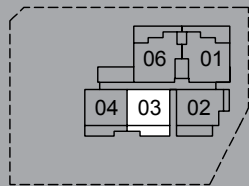
Area
96sqm



5th Storey
Area 56sqm



Attic
Area 40sqm

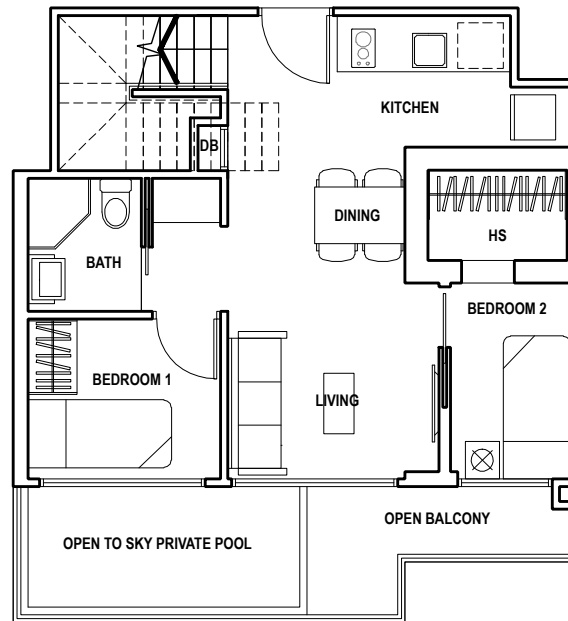


05-04

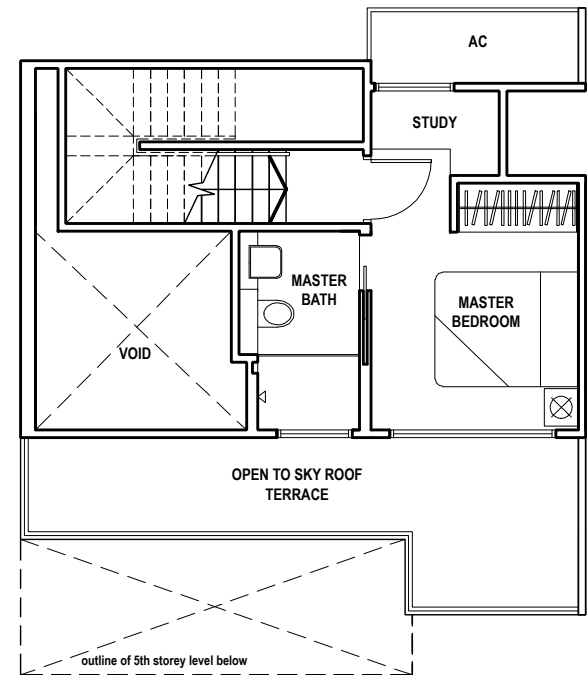
DAISY SUITES

Type A1-P

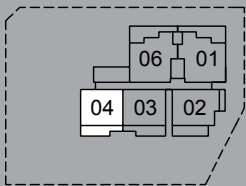
Area
96sqm



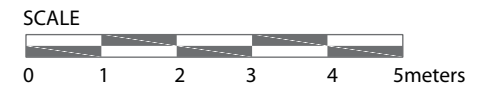
5th Storey
Area 56sqm



Attic
Area 40sqm



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SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete pile

2. SUPERSTRUCTURE

Reinforced concrete structural framework using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.

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 or partitions

4. ROOF

Reinforced concrete flat roof and/or sloping roof with appropriate secondary roofing system at selected areas.

5. CEILING

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

6. FINISHES

- 6.1(a) Wall: For Apartment
- i. Living, Dining, Bedrooms, Hallway to Bedrooms, Study, Balcony and Household Shelter
: Cement and sand plaster and/or cement skim coat with paint finish to exposed surfaces only
- ii. Kitchen
: Porcelain and/or ceramic tile to exposed surface only
- iii. Common Bathroom and Master Bathroom
: Granite and/or marble to exposed surface only
- 6.2(a) Floor: For Apartment
- i. Living, Dining, Kitchen and Hallway to Bedrooms
: Polished marble with marble skirting
- ii. Master Bedrooms, Common Bedrooms and Study
: Timber flooring with skirting to exposed areas only
- iii. Private Balcony Pool Deck
: Timber deck
- iv. Common Bathroom and Master Bathroom
: Granite and/or marble to exposed surface only

7. WINDOWS

Powder coated aluminum framed top or side hung casement or sliding windows with tinted and/or frosted glazing.

8. DOORS

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

9. IRONMONGERY

Selected quality locksets

10. SANITARY FITTINGS

- 10.1 Master Bathroom
- 1 wall hung water closet with concealed cistern
 - 1 washbasin
 - 1 single lever basin mixer
 - 1 toilet roll holder
 - 1 towel rail
 - 1 Framed glass shower compartment complete with shower mixer and hand shower set
 - 1 wall mount mirror cabinet
- 10.2 Common Bathroom
- 1 floor standing water closet
 - 1 washbasin
 - 1 single lever basin mixer
 - 1 Framed glass shower compartment complete with shower mixer and hand shower set
 - 1 toilet roll holder
 - 1 towel rail
 - 1 wall mount mirror cabinet
- 10.3 Kitchen
- 1 single lever sink mixer
- 10.4 All Balcony, PES and Roof Terrace
- Bib tap
- 10.5 Outdoor Jacuzzi (for Unit Type A1-P, A2-P, A3-P and B-P)
- Outdoor freestanding Jacuzzi

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 S9555:2010

14. PAINTING

- 14.1 External Wall : Texture Coating and/or Weather Shield paint finish
- 14.2 Internal Wall : Water-based Emulsion paint finish

15. HOUSEHOLD SHELTER

The Household shelter is designated for use as a civil defense 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 Bathroom, Kitchen (where applicable), PES, Roof Terrace and Balcony (where applicable).

17. DRIVEWAY AND CARPARK

- 17.1 Surface driveway : Interlocking paver to be selected

18. RECREATION FACILITIES

- a) Outdoor Gym
- b) Barbeque Pit
- c) Recreation pool with side deck

19. ADDITIONAL ITEMS

- 19.1 Built-in Wardrobes
: Exterior of wardrobes in laminate finish to Bedrooms only
- 19.2 Kitchen Cabinets/ Appliances
: kitchen cabinets with solid surface counter top complete with kitchen sink and tap, cooker hood, electric hob, oven, fridge and washing machine.
Microwave for Unit Type: A1-P, A2-P, A3-P and B-P

19.3 Air-Conditioning System

- : Single/ Multi-split wall mounted fan coil unit air-conditioning system to Living/Dining, Bedrooms and Study.

19.4 Water Heater

- : Hot water provision to all Bathrooms & kitchen.

Note:

1. Materials, Fittings, Equipment, Finishes, Installation 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 Architect's selection, market availability and the sole discretion of the Vendor.
2. 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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
3. 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.
4. 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 are indicative and for illustration purposes only and subject to our Consultants' design.
5. Wardrobes, Kitchen Cabinets, Fan Coil Units and Door Swing Positions
Layout/locations of wardrobes, kitchen cabinets, fan coil units and door swing position are subject to Consultants' sole discretion and final design.
6. Timber Flooring
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 builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Sale and Purchase Agreement clause 9 and clause 17.
7. Tiles
Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in relevant and accepted industrial standards.
8. Marble and Granite
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 as well as non-uniformity between pieces 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. Subject to Sale and Purchase Agreement clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

9. 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.

10. Recreation Facilities

All recreation facilities supplied shall be provided subject to Consultants' selection, market availability and the sole discretion of the Vendor.

11. Warranties

Where warranties are given by the manufacturers and/or contractors and/or supplier 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. Notwithstanding this assignment, the vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

12. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

13. Swimming Pool

Private swimming pool filtration system to be maintained and cleaned on a regular basis by purchasers at purchaser's own cost to ensure good working condition of the system and good water quality.

14. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets and kitchen (where applicable) is to be maintained by the Purchaser on a regular basis.

15. Fully Automated Mechanical Car Parking System

- Developer has taken necessary measures to maintain comfortable noise level as regulated by authority.
- It is car owner's responsibility to ensure that no people is inside the car when it is being transferred.

Electrical Provision-S&P

ITEM	UNIT TYPE																
	A1-G	A2-G	A3-G	B1-G	B2-G	A-1A	A-2	A-3	A-1	A-4	B-1	B-1A	B-2	A1-P	A3-P	B-P	
LIGHTING POINT	8	10	9	12	12	8	8	10	8	9	12	11	12	16	17	16	21
SWITCHED SOCKET OUTLET	18	18	17	20	20	17	17	18	17	18	20	20	21	24	24	24	27
TELEPHONE POINT	4	4	4	5	5	4	4	4	4	5	5	5	6	6	6	7	
CABLE READY TV POINT	3	3	3	4	4	3	3	3	3	3	4	4	4	4	4	5	
DATA POINT	2	2	2	3	3	2	2	2	2	2	3	3	3	4	4	5	
AUDIO/VIDEO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
HOT WATER SUPPLY POINT	1	1	1	2	2	1	1	1	1	1	2	2	2	2	2	3	
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

- It is owner's liability if they fail to follow the operational instruction thereby causing damage to their and/ or other car.
- Management shall not be responsible for damage cause by limitation of the mechanism.
- Time lapse may occur during the retrieval of car operated on standby generator set.
- In the case of system failure, remaining cars will be kept stationed on the rack.
- The mechanical car parking is designed for max car size (2150mm width, 5200mm length, 2100mm height) and 2600kg weight.

DESCRIPTION OF COMMON PROPERTY
Common Facilities: seating area is to hold as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.

PURPOSE OF BUILDING PROJECT AND RESTRICTION AS TO USE

- The building project is strictly for residential occupation only.
- The uncovered Private Enclosed Space (PES), open to sky void area over courtyard and open roof terraces are not to be enclosed or roof over.
- No structure or other uses are allowed on the roof top unless otherwise approved by the competent authority.
- No openings are allowed along common party walls except as approved in the Planning Permission.
- No access to R.C. flat roof except for maintenance only.
- No access to Air-conditioning Ledge at Roof except for maintenance only.
- All reinforced concrete ledges shall not be converted to any other uses (e.g. air conditioning condenser ledges) without prior planning approval.
- The private car parking lots approved as part of the strata units contiguous to these shall not be converted to any other uses.
- The tree planting strips shall remain as part of the communal open space and cannot be fenced up and/or included in the strata boundaries.

Developer:
SingBuilders Pte Ltd
Developer's License:
C0909

Tenure of Land :

Freehold

Lot & MK No.:

5862X MK 17

Planning Approval No.:

ES20111021R0222

Date: 9 January 2012

Building Plan Approval No.:

A0816-00348-2011-BP01

Date: 12 JULY 2012

Expected TOP Date:

31 Dec 2017

Expected Date of Legal Completion:

21 Dec 2020

Disclaimer
While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only the impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor. All information and specifications, renderings, visual representations and plans are current at the time of publication and are subject to amendments or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing agents.

Developer:



Marketing Agent:



L3008022J

PROJECT BY SINGBUILDERS - SPRING@LANGSAT DEVELOPMENT



ABOUT THE DEVELOPER

SingBuilders Pte Ltd is a real estate development company that specializes in boutique residential developments. Wholly owned by SingBuilders Development Pte Ltd. SingBuilders is dedicated to excellence in design, execution and value creation.

Apart from being developer, SingBuilders offers a full range of Real Estate Development Services, providing a one-stop solution for our Clients. It is committed to living out its mission to provide real estate services that add value and delivering high standards of residential developments that are synonymous with luxurious style, functionality and comfort.

