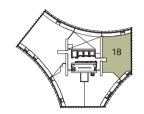
Penthouse

Type PH2

234 sq.m. / 2,519 sq.ft. Including 27 sq.m. / 291 sq.ft. of Balcony

#48-18

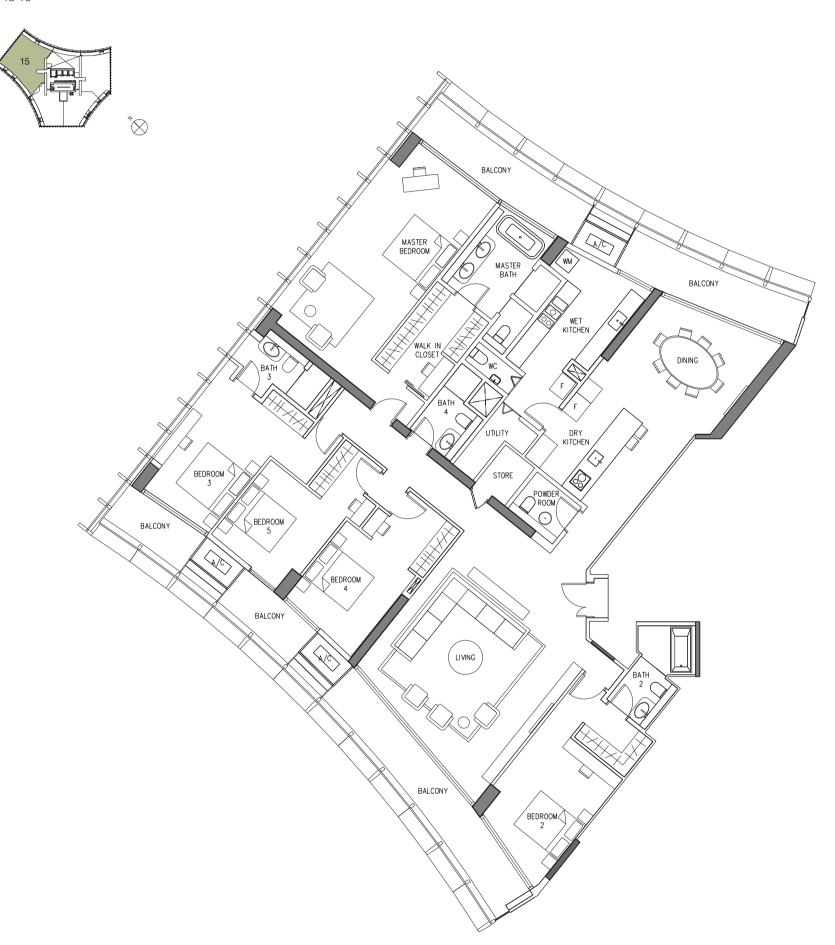


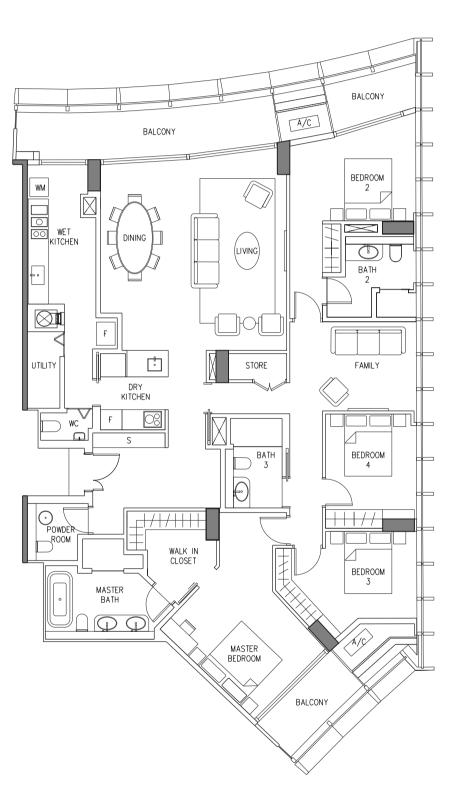


Type PH1

351 sq.m. / 3,778 sq.ft. Including 55 sq.m. / 592 sq.ft of Balcony

#48-15

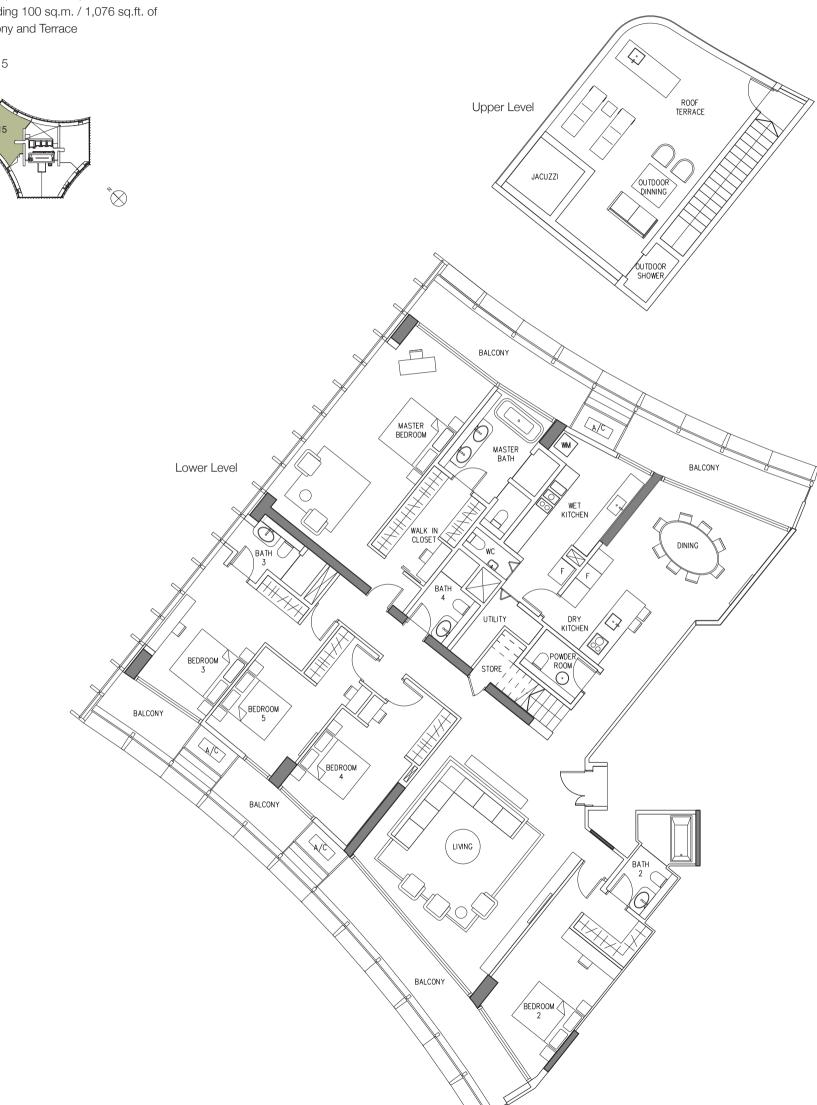


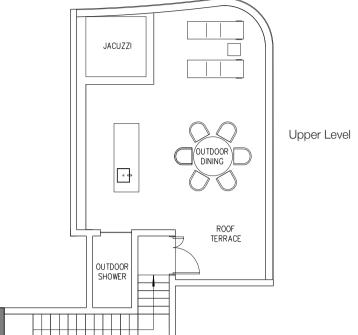


Type PH3

408 sq.m. / 4,392 sq.ft. Including 100 sq.m. / 1,076 sq.ft. of Balcony and Terrace

#49-15

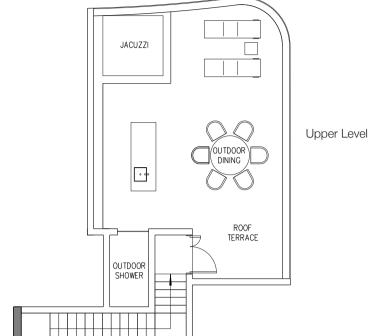




BALCONY

BEDROOM 4

BEDROOM 3



BALCONY

DRY KITCHEN

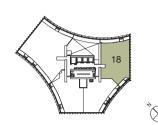


Lower Level

Type PH4

299 sq.m. / 3,218 sq.ft. Including 79 sq.m. / 850 sq.ft. of Balcony and Terrace

#49-18



BALCONY

232 sq.m. / 2,497 sq.ft.

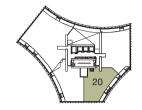
#49-11

Penthouse

222 sq.m. / 2,390 sq.ft. Including 63 sq.m. / 678 sq.ft. of Balcony, Terrace and Void

Lower Level

BEDROOM 2



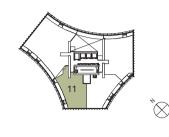


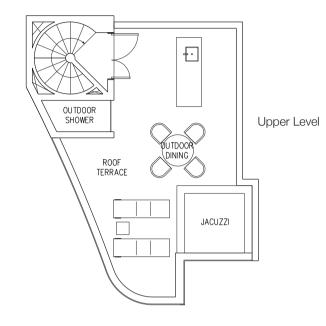
Type PH6

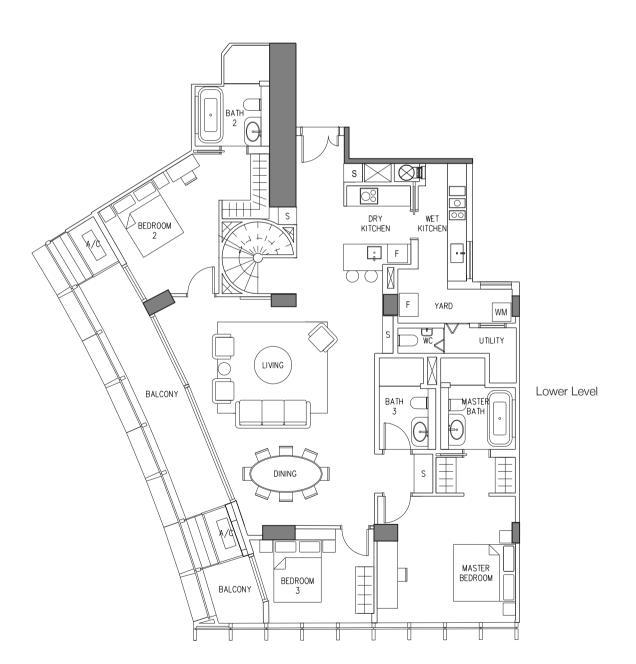
Including 65 sq.m. / 700 sq.ft. of Balcony, Terrace and Void

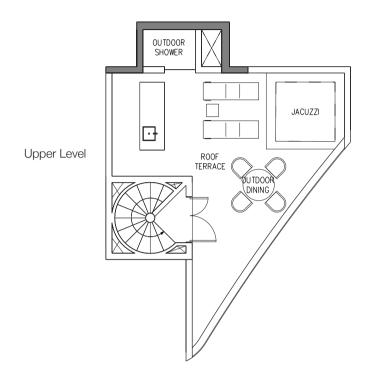
Type PH5

#49-20









47111/11

MASTER BEDROOM

BALCONY

BEDROOM

1. FOUNDATION

Reinforced concrete bored pile foundation

2. SUPERSTRUCTURE

nforced concrete and/or steel framed structure.

3. WALLS

a. External Walls: Concrete and/or masonry wall

b. Internal Walls: Lightweight concrete panels and/or in-situ and/or pre-cast RC wall and/or drywall partition system and/or masonry wall and/or glass partition

a. Flat Roof: Reinforced concrete slab with insulation and

waterproofing system b. Metal Roof : Metal Roof with insulation.

5. CEILING

Typical Unit

- a. Corridor leading to Bedrooms, Walk in closet, Bathrooms, Wet Kitchen, Yard and WC .: Ceiling board with Paint Finish
- b. Studio, Living, Dining, Bedrooms, Study, Utility, Balcony and Private Terrace (for all types except Types F3, F4, G1 & G2) Concrete slab with skim coat and/or box-ups to designated area
- c. Living, Dining, Bedrooms, Utility and Balcony (for Types F3, F4, G1 & G2 only): Ceiling board with Paint Finish and/or box-ups to designated area
- d. Dry Kitchen: Ceiling board with Paint Finish and/or concrete slab with skim coat and/or box-ups to designated area

- a. Corridor leading to Bedrooms, Walk in Closet, Bathrooms, Powder Room, Wet Kitchen, Yard, Staircase and WC. Ceiling board with Paint Finish
- b. Living, Dining, Family, Balcony, Bedrooms, Store and Utility (for all types except Types PH5 and PH6). : Concrete slab with skim coat and/or box-ups to designated area
- c. Living, Dining, Family, Balcony, Bedrooms, Store and Utility (for Types PH5 and PH6 only) : Ceiling board with Paint Finish and/or box-ups to designated area
- d. Outdoor shower: Outdoor timber ceiling
- e. Dry Kitchen: Ceiling board with Paint Finish and/or concrete slab with skim coat and/or box-ups to designated area

6. FINISHES

a. External (for Typical Unit)

- Balcony and Private Terrace: Paint finish, metal cladding and fritted glass balustrades.
- b. Internal (for Typical Unit)
- Studio, Living, Dining, Corridor leading to Bedrooms, Walk in Closet, Bedrooms, Study, Dry Kitchen and Utility: Paint finish on exposed surfaces only
- Master Bathroom and Other Bathrooms : Stone to false
- ceiling height and on exposed surfaces only
- Wet Kitchen, Yard and WC: Tile to false ceiling height and on exposed surfaces only
- c. External (for Penthouse)
- Balcony and Roof Terrace: Paint finish, metal cladding and
- fritted glass balustrades.
- d. Internal (for Penthouse) Living, Dining, Corridor leading to Bedrooms, Family,
- Bedrooms, Walk in Closet, Staircase, Dry Kitchen, Utility and Store: Paint finish on exposed surfaces only
- All Bathrooms and Powder Room: Stone to false ceiling height and on exposed surfaces only
- Wet Kitchen, Yard, Outdoor Shower and WC: Tile to false ceiling height and on exposed surfaces only

Note: No tile/ stone work behind/ below kitchen cabinet, mirror cabinet, vanity cabinet built-in long bath and above false ceiling.

- a. Typical Unit
- Studio and Dry Kitchen: Timber flooring with timber skirting (for Type A only)
- Living, Dining, Dry Kitchen, Corridor Leading to Bedrooms and Study: Stone finish with stone skirting (except Type A, B1, B1M, B2, B2M, B4 and B4M)
- Bedrooms and Walk in Closet: Timber flooring with timber skirting (except Type B1, B1M, B2, B2M, B4 and B4M) Living, Dining, Dry Kitchen: Stone finish with stone skirting or
- timber flooring with timber skirting (for Type B1, B1M, B2, B2M, B4 and B4M only) Bedrooms: Stone finish with stone skirting or timber flooring
- with timber skirting (for Type B1, B1M, B2, B2M, B4 and B4M only)
- All Bathrooms and Powder Room: Stone finish Wet Kitchens, Yard and WC: Tile finish
- Balcony, Utility and Private Terrace: Tile finish with tile and/or
- metal skirting

b. Penthouse

- Living, Dining, Corridor Leading to Bedrooms, Dry Kitchen, All Bathrooms and Family: Stone finish with stone skirting
- All Bathrooms and Powder Room : Stone finish
- Balcony, Store and Utility: Tile finish with tile and/or
- metal skirting Bedrooms and Walk in Closet: Timber flooring with
- timber skirting
- Roof Terrace and Outdoor Shower: Outdoor Timber flooring - Staircase: Timber flooring
- Note: All floor finishes are to exposed surfaces only.

7. WINDOWS

- a. Aluminum framed casement and/or sliding window and/or top-hung window with aluminum fins
- b. Frosted glass lourved windows at yard (for Types F3, F4, G1,
- G2, PH5 and PH6 only)
- c. Double and/or single glazing with tinted/ clear/frosted glass 14. WATERPROOFING (where applicable)

8. DOORS a. Main Entrance : Approved fire-rated timber door.

- b. Balcony, Private Terrace, Roof Terrace and Outdoor Shower: Aluminum framed sliding and/or swing door and/or slide and fold door with clear/ frosted glazing.
- sliding and/or swing door and/or slide and fold door. d. Bedrooms, All Bathrooms, Powder Room, Wet Kitchen, Yard,
- Store and Walk in Closet. : Laminated hollow core timber door with glass panel (where applicable).

c. WC and Utility: Aluminum framed and/or PVC bi-fold and/or

9. IRONMONGERY

Quality ironmongery to be provided to all doors.

10. SANITARY WARES, FITTINGS AND ACCESSORIES Typical Unit

- a. Master Bathroon
- 1 shower cubicle with 1 hand shower set and 1 overhead shower set
- 1 long bath with 1 bath mixer set (for Types F and G only) 1 marble vanity counter with cabinet and wash basin with
- basin mixer
- 1 water closet 1 hand towel rail
- 1 robe hook
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting
- b. Other Bathrooms
- 1 shower cubicle with 1 hand shower set 1 built-in long bath with 1 bath mixer set (for Bath 2 of Types
- G1 & G2 only)
- 1 marble vanity counter with cabinet and wash basin with basin mixer
- 1 water closet
- 1 hand towel rail
- 1 robe hook
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting c. W.C.
- 1 hand shower set
- 1 wash basin and tap
- 1 water closet
- 1 toilet paper holder d. Balcony
- 1 bib tap per unit (for Types F and G only)

- a. Master Bathroom - 1 shower cubicle with 1 hand shower set and 1 overhead
 - 1 long bath with 1 bath mixer set
 - 1 marble vanity counter with cabinet and 2 wash basins with basin mixer (except Type PH5)
- 1 marble vanity counter with cabinet and wash basin with
- basin mixer (for Type PH5 only) 1 water closet
- 1 hand towel rail
- 1 towel rail integrated to shower glass door handle 1 toilet paper holder
- 1 mirror cabinet with lighting
- Other Bathrooms
- 1 shower cubicle with 1 hand shower set
- 1 built-in long bath with 1 bath mixer set (for Bath 2 of Types PH1 and PH3 only)
- 1 long bath with 1 bath mixer set (for Bath 2 of Types PH5
- and PH6 only) 1 marble vanity counter with cabinet and wash basin with
- basin mixer
- 1 water closet
- 1 hand towel rail
- 1 robe hook 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder 1 mirror cabinet with lighting
- Powder Room
- 1 wash basin with basin mixer 1 water closet
- 1 hand towel rail
- 1 toilet paper holder 1 mirror cabinet with lighting
- d. W.C. 1 hand shower set
- 1 wash basin and tap 1 water closet 1 toilet paper holder
- e. Balconv 1 bib tap per unit
- Roof Terrace
- 1 island counter with sink and sink mixer
- 1 shower cubicle with 1 overhead shower set 1 jacuzzi

10. FLECTRICAL INSTALLATION

Electrical wiring below false ceiling within the units shall alse ceiling entrance to DB closet shall be in conduits or trunking. Exposed trunking or conduit in DB closet. (Please refer to Electrical Schedule in Appendix A)

Lightning protection system shall be provided in accordance

11. TV/TELEPHONE

Refer to Electrical Schedule in Appendix A

with Singapore Standard SS555:2010.

13. PAINTING

Internal Walls : Paint finish External Walls: Exterior paint finish

12. LIGHTNING PROTECTION

- Waterproofing shall be provided to floor slabs of Bathrooms,

Powder Rooms, WC, Wet Kitchens, Yard, Balcony, Private Terrace, Roof Terrace, Outdoor Shower, Swimming Pool, Amenities/ Environmental Deck and Concrete Flat Roof.

15. DRIVEWAY AND CARPARK

- a. Surface Driveway/ Ramp: Stone and/or pavers and/or
- tarmac and/or concrete b. Basement Car Park/ Driveway : Reinforced concrete slab

16. RECREATION FACILITIES

- Teppanyaki Pavilion
- Outdoor Cook-out Deck
- Spa Pool Grill Terrace
- Party Pavilion
- Seating Lounge 50m Lap Pool
- Pool Deck
- Sauna Rooms Shower Room
- Landscape Decks Water Court
- Recreation / Landscape Terraces Skv Pool
- Outdoor Fitness Corner Jacuzzi
- Kid's Pool Aqua Gym
- Gymnasium Multi-function room

Handicapped toilet 17. ADDITIONAL ITEMS

a. Kitchen Typical Unit:

- Dry Kitchen Imported kitchen cabinets with solid surface worktop. stainless steel backsplash, stainless steel sink and mixer (for
- all types except Types F2 and F5) Lighting below top hung cabinet
- Cooker hood and induction hob (for all types except Types F2 and F5)
- Integrated refrigerator (for all types except Types F2 and F5) Microwave oven (for Types A, B, C, D and E only) Steam oven and oven (for Types F1, F3, F4, G1 and G2 only)
- Under-counter wine chiller (for Types F1, F3, F4, G1 and G2 only) Coffee machine (for Type G only)

Wet Kitchen

- Quality kitchen cabinets with solid surface worktop, stainless
- steel sink and mixer (for all types except Types F2 & F5) Imported kitchen cabinets with solid surface worktop. stainless steel backsplash, stainless steel sink and mixer (for
- Types F2 and F5 only) Lighting below top hung cabinet (for Types F2 and F5 only)
- Cooker hood and gas hob Free-standing refrigerator (for Type F2 only)
 Steam oven and oven (for Type F2 and F5 only)

Dishwasher with water point connection

- Penthouse:
- Dry Kitchen Imported kitchen cabinets with solid surface worktop,
 - stainless steel backsplash, stainless steel sink and mixer
 - Lighting below top hung cabinet Cooker hood and induction hob
 - Integrated refrigerator Steam oven and oven
 - Wine chiller Coffee machine
 - Wet Kitchen
 - Imported kitchen cabinets with solid surface worktop, stainless steel backsplash, stainless steel sink and mixer
 - Lighting below top hung cabinet Cooker hood, gas hob and grill

Dishwasher with water point connection

- b. Dining Under-counter wine chiller (for Types F2 and F5 only)
- Integrated refrigerator (for Type F5 only)

c. Washing Machine Washer cum dryer (for Types A, B, C, D and E only)

d. Store cabinet (annotate as "S")

Washing machine and dryer (for Types F, G and PH only)

Store cabinet will be provided to all types except PH1 and PH3.

Clothes Hanger Clothes hanger will be provided in the wet kitchen/yard (for Types F, G and PH only)

Quality wardrobes and/or walk-in closet with pole system.

Bedrooms (for Types F, G and PH only)

Powder Room and Kitchens except WC.

f. Wardrobes

- a. Air Conditionina Wall-mounted split system air-conditioning to Studio, Living, Dining and Master Bedrooms (for all types except Types F,
- Wall-mounted split system air-conditioning to Family, Study and Bedrooms Ducted system air-conditioning to Living, Dining and Master

Hot water supply provided to all Bathrooms, Outdoor Shower,

Timber handrail (for Types PH3, PH4, PH5 and PH6 only)

Town Gas Town Gas supplied to Wet Kitchens (for Types F, G and PH only)

k. Security System

- Audio Video Intercom between basement 3 to 2nd storey lift.
- lobbies and apartment units. Automatic car barrier access system
- Proximity card access system to lift lobbies and amenities
- where applicable.
- CCTV to lift lobbies and at designated common areas where applicable

All apartments equipped with wiring and cable ready for

IT Feature

internet connection

m. Waste Disposal System

Pneumatic waste conveyance system with a general waste provided at common area.

Notes to Specifications A Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/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 clause 14.3 of the sale and purchase agreement entered/to be entered into between the Vendor and the Purchaser (the "Agreement"), the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability

B Timber strips 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

TYPE B9/B9M

14

23

7

shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Agreement.

C Materials, Fittings, Equipment, Finishes, Installations

and Appliances Subject to clause 14.3 of the Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability

D Layout/Location of Wardrobes, Cabinets, Fan Coil Units, **Electrical Points, Television Points, Telecommunication** Points, Audio Intercom System, Door Swing Positions and

Plaster Ceiling Boards Layout/Location of wardrobes, kitchen cabinets, fan coil units. electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design

E Warranties Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Agreement.

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

G 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 of the Agreement.

H Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwith standing this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Agreement.

Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

maintained by the Purchaser on a regular basis.

service the air-conditioning system regularly.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be

Air-conditioning system To ensure good working condition of the air-conditioning system the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and diverter and charging of gas. Where a diverter is incorporated into the air-conditioning condenser to direct the hot air out of the air-con ledge space, the diverter which is incorporated into the air-conditioning condenser must be retained or replaced, as the case may be (when required). The Purchaser is advised to engage his/her own contractor to

TYPE C1/C1M

23

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/built-in long

bath/vanity cabinet/mirror

L Web Portal of the Housing Project The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation (when formed) or relevant subsidiary

management corporation (when formed) (as the case may be)

1BR + STUDY

TYPE C2/C2M

14

23

TYPE C3

14

22

7

Description

Lighting Point

TV Outlet

13A Switch Socket Outlet

Data/Telephone Outlet

APPENDIX A											
Description	Studio		1BR								
	TYPE A1/A1M	TYPE A2/A2M	TYPE B1/B1M	TYPE B2/B2M	TYPE B3/B3M	TYPE B4/B4M	TYPE B5	TYPE B6	TYPE B7/B7M	TYPE B8/B8M	
Lighting Point	6	9	10	9	10	10	10	10	11	11	
13A Switch Socket Outlet	15	15	17	17	17	17	17	18	17	17	
Data/Telephone Outlet	3	3	5	5	5	5	5	5	5	5	
TV Outlet	2	2	3	3	3	3	3	3	3	3	
Bell Chime Point	1	1	1	1	1	1	1	1	1	1	

TYPE B12

15

23

7

Description	TYPE D1/D1M	TYPE D2/D2M	TYPE D3	TYPE D4	TYPE D5/D5M	TYPE D6	TYPE D7				
	2BR										
Dell Chiline Point			l l		I	l l					
Bell Chime Point	1	1	1	1	1	1	1				
TV Outlet	3	3	3	3	4	4	4				
Data/Telephone Outlet	5	5	5	5	7	7	7				
13A Switch Socket Outlet	17	16	18	17	19	19	19				
Lighting Point	10	8	12	10	11	12	14				

TYPE B11

12

22

1BR

TYPE B10

14

23

Bell Chime Point	1	1		1	1	1		1	1
		2BR + 9		3BR					
Description	TYPE E1/E1M	TYPE E2	TYPE E3	TYPE E4	TYPE F1	TYPE F2	TYPE	F3 TYPE F	4 TYPE F5
Lighting Point	17	20	17	17	23	28	25	25	27
13A Switch Socket Outlet	25	24	25	25	32	32	33	31	31
Data/Telephone Outlet	8	8	9	9	9	9	9	9	9
TV Outlet	5	5	5	5	5	5	5	5	5

	4DR		PENTHOUSE							
Description	TYPE G1	TYPE G2	TYPE PH1	TYPE PH2	TYPE PH3	TYPE PH4	TYPE PH5	TYPE PH6		
Lighting Point	32	30	56	41	60	41	36	37		
13A Switch Socket Outlet	36	38	63	49	67	53	40	40		
Data/Telephone Outlet	11	11	15	13	15	13	9	9		
TV Outlet	6	6	9	7	9	7	5	5		
Bell Chime Point	1	1	1	1	1	1	1	1		

The visionaries: Developer and Project Managers

About the Developer

M+S

Owned 60:40 by Khazanah Nasional Berhad and Temasek respectively, M+S Pte Ltd was set up on 27 June 2011 to develop four land parcels in Marina South and two land parcels in Ophir-Rochor within Singapore as the integrated developments Marina One and DUO respectively.

About the Project Managers



BUILDING PEOPLE

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

Its diversified real estate portfolio primarily includes homes, offices, shopping malls, serviced residences and mixed developments. The company also has one of the largest real estate fund management businesses with assets located in Asia. Comprising nine listed entities, CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services in its markets.



A member of **UEM Group**

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed and the largest property development company by market capitalisation on Bursa Malaysia Securities Berhad.

It is the master developer of Nusajaya, the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the overall economic growth of the region.

In the Central Region, the Company is renowned for its award-winning, up-market high rise residential, commercial and integrated developments, largely in Kuala Lumpur's affluent Mont' Kiara enclave as well as in Cyberjaya. Internationally, UEM Sunrise's presence extends into Singapore, Canada and South Africa.

Disclaime

The statements, information and depictions in this brochure (the "Brochure") may not be relied upon as statements or representations of fact, and they are not intended to form any part of an offer, representation, warranty (whether expressly or impliedly) by Ophir-Rochor Residential Pte. Ltd. / Ophir-Rochor Commercial Pte. Ltd. / Ophir-Rochor Hotel Pte. Ltd. (the "Developer") or its agents, or form part of the contract for the sale of the units in DUO Residences (the "Development"). In particular, illustrations and renderings such as pictures and and drawings are artists' impressions only, and are not representations of fact.

The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in a sale and purchase agreement entered into between a purchaser and the Developer in respect of a unit in the Development (the "Sale and Purchase Agreement"). The Sale and Purchase Agreement shall form the entire agreement between the Developer and a purchaser.

All areas and/or measurements stated in this Brochure are approximate only, and are subject to final survey and/or such changes as may be required by the relevant authorities.

The Developer will provide intending purchasers with the relevant particulars, documents and information in accordance with the requirements of Form 3 of the Housing Developers Rules ("PDI") and intending purchasers should refer to such PDI before paying the booking fee for a unit.

Developer – Ophir-Rochor Residential Pte. Ltd. (UEN no. 201115272G) · Ophir-Rochor Commercial Pte. Ltd. (UEN no. 201115269K) · Ophir-Rochor Hotel Pte. Ltd. (UEN no. 201115270E) · Developer's Licence no – C0929 · Tenure – 99 years wef 1 July 2011 · Lot no: 1130A (formerly Lots 1115N and 1116X) of TS13 · Expected Date of Vacant Possession – 31 December 2017 · Expected Date of Legal Completion - 31 December 2020