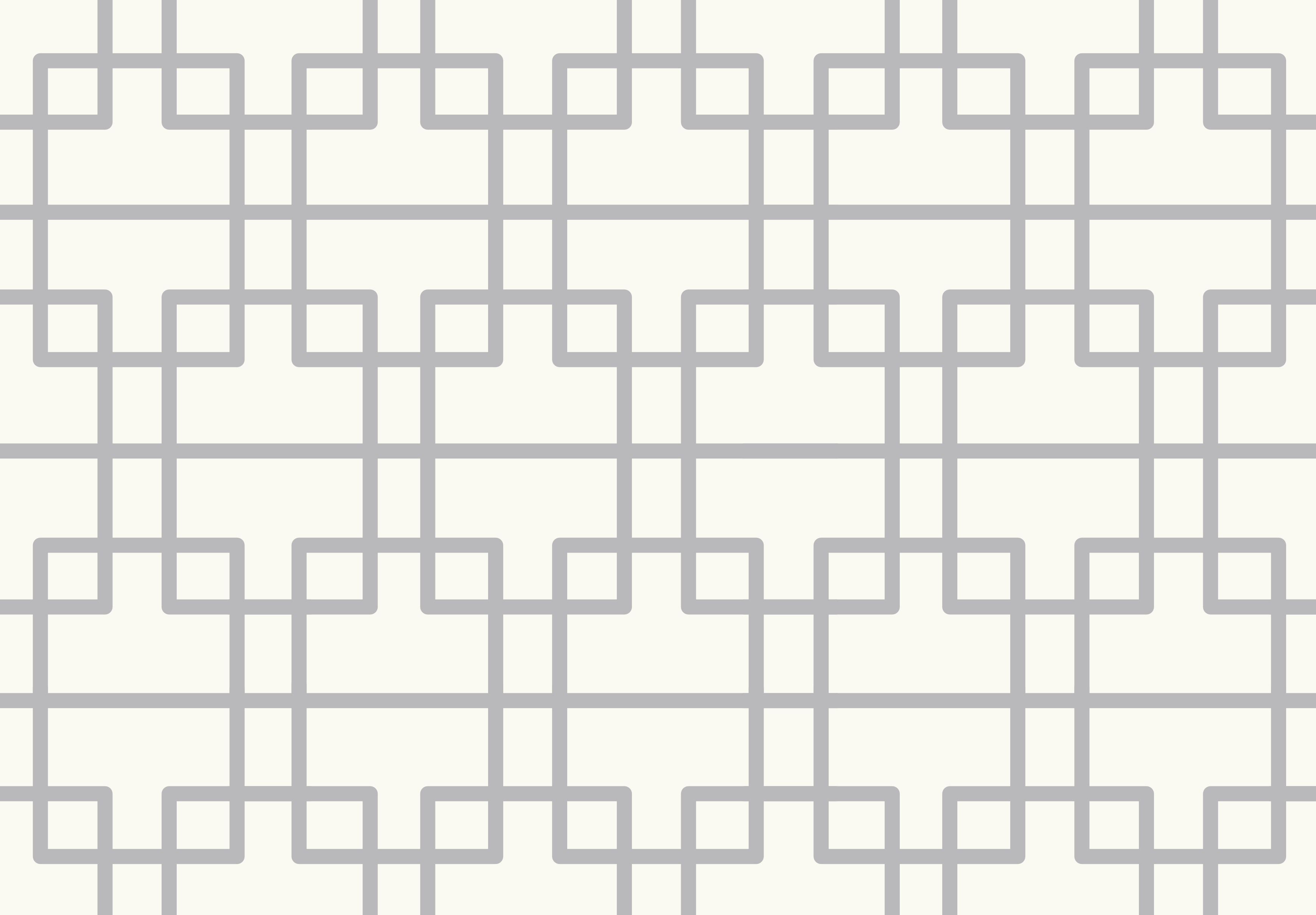


THE ORIENT





Introduction

Nestled in the heart of Pasir Panjang lies an enchanting collection of one, two, three and four-bedroom apartments and penthouses.

A distinctive façade of intricate lattice screens is carefully balanced against thoughtfully appointed interiors exuding an air of understated opulence. The simple inspiration behind this creative vision?

THE ORIENT.

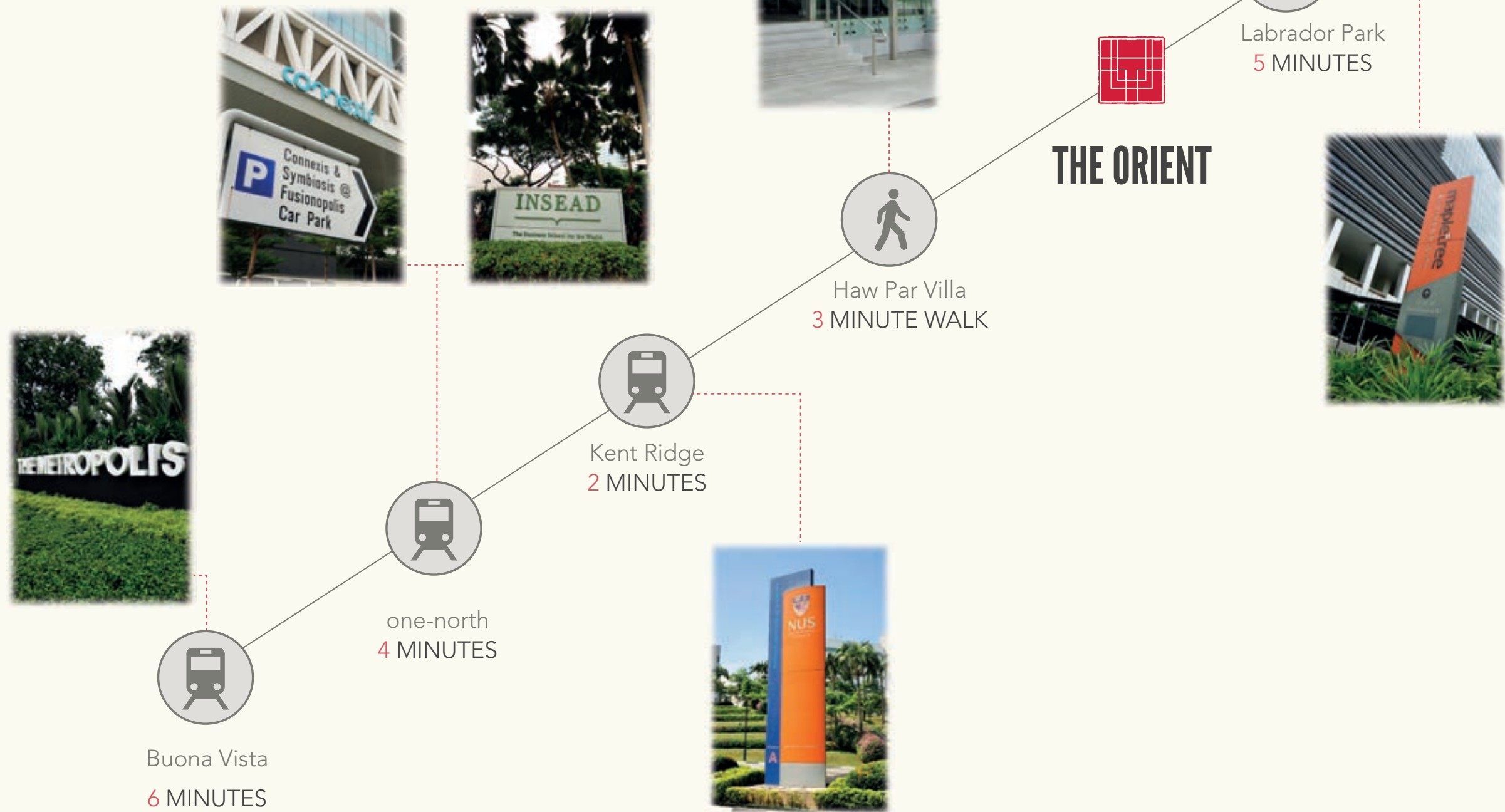
Highlights

- Freehold
- 300 metres to MRT
- Dual key units for flexible living
- 52 exclusive apartments & penthouses
- Adjacent to leading commercial hubs and universities



Unbeatable Connectivity, Exceptional Convenience

The Orient's prime location provides convenient and easy access to an array of commercial hubs, business parks, leading universities and reputable schools. Coupled with an excellent transport network, getting to and from work has never been so straight-forward.



Greater Southern Waterfront

The Government's plan to move the ports from Pasir Panjang and Tanjong Pagar to Tuas to make way for the Greater Southern Waterfront is set to transform the area, with new commercial, residential, cultural and entertainment facilities opening up on your doorstep. Envisioned as a seamless extension of the city, this 30km stretch of waterfront promenade ensures the investment opportunity for The Orient is second to none.

Discover Pasir Panjang

The coastal neighbourhood of Pasir Panjang opens up a world of possibilities for all the family to enjoy. Whether you prefer to relax with a walk along the beach or in one of the neighbouring parks, indulge in a spot of retail therapy at VivoCity or Star Vista, or savour a delicious al fresco meal at Keppel Marina or the renowned Pasir Panjang Food Centre – your every need is within easy reach.

Educational establishments are also prominent in the area with an extensive number of reputable primary and secondary schools along with colleges and universities located close by - from the Japanese School, Nan Hua Primary and Secondary Schools, the Anglo-Chinese School (Independent) and Junior College; to the United World College of South East Asia and the National University of Singapore.



VivoCity



Sentosa



West Coast Park



West Coast Beach



Anglo-Chinese School (Independent)



The Star Vista



Henderson Waves



Labrador Park



Kent Ridge Park



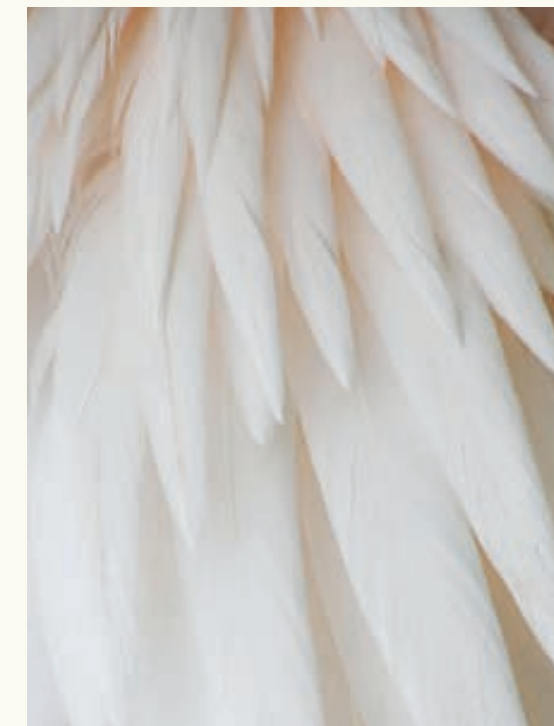
Keppel Marina



Location Map

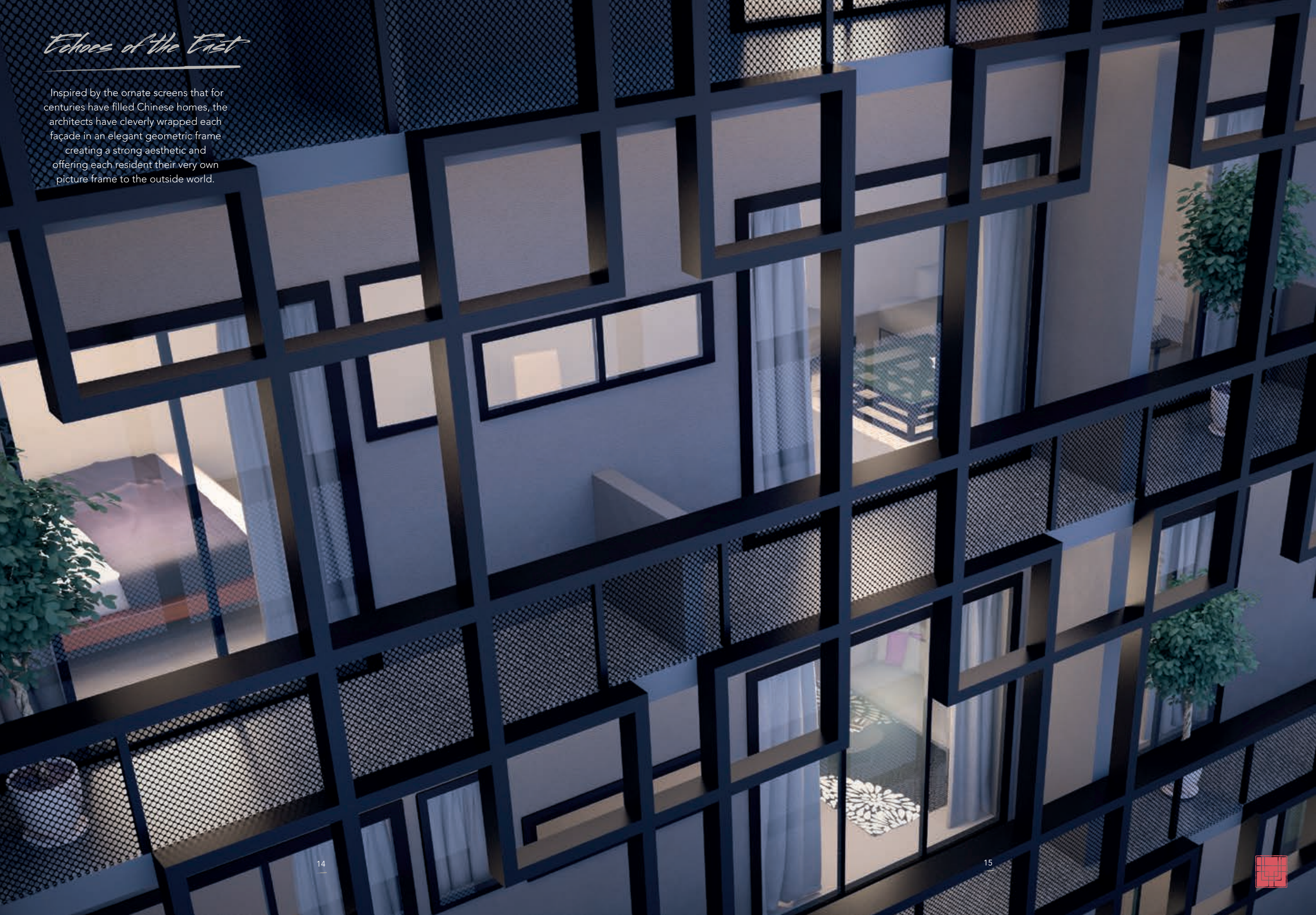


*The contemporary oriental theme
is inspired by Shanghai during
the Roaring 20's - a cosmopolitan
"Paris of the East". It was an era
of luxury, glamour, exuberance,
technological progress and of social,
artistic and cultural dynamism.*



Echoes of the East

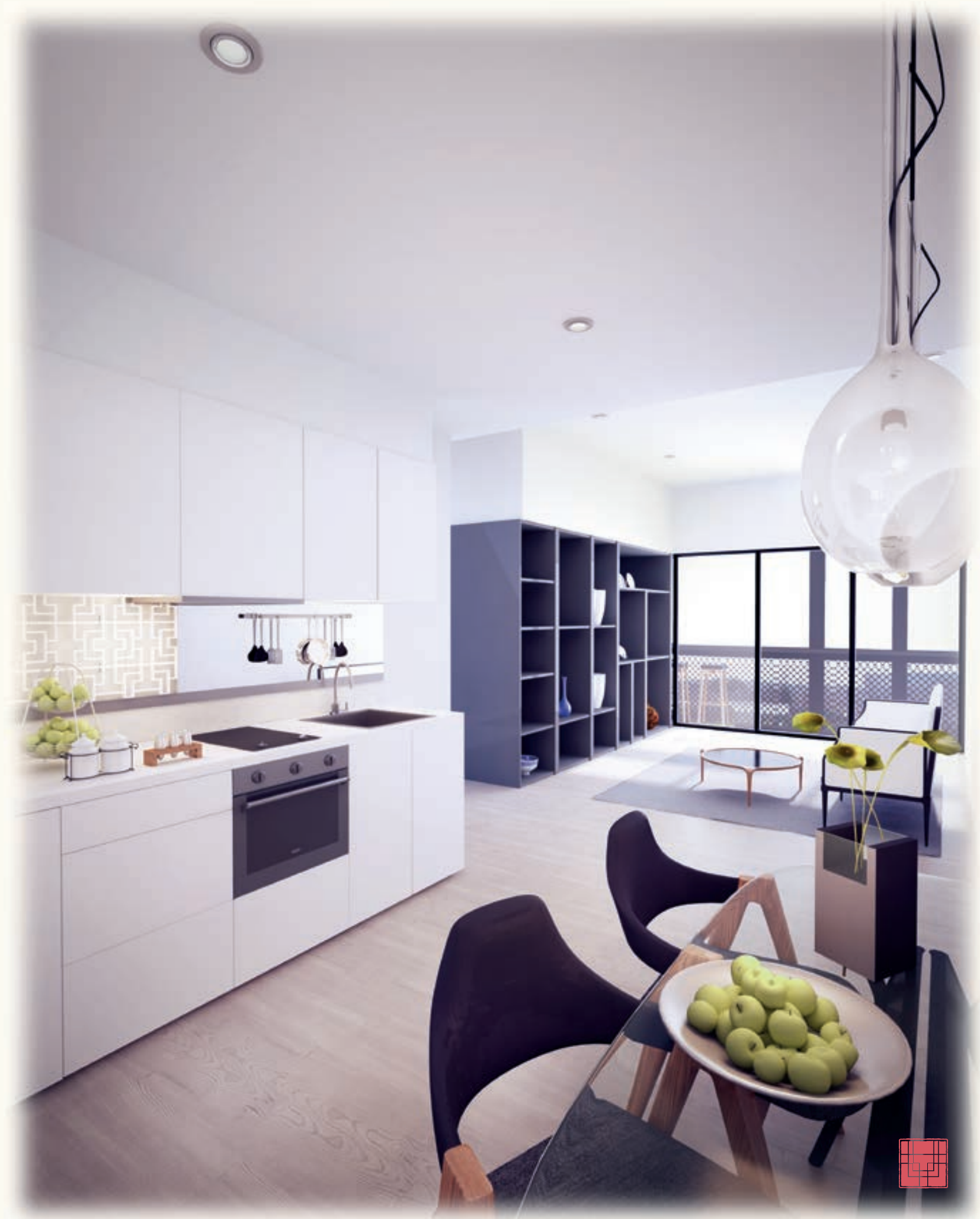
Inspired by the ornate screens that for centuries have filled Chinese homes, the architects have cleverly wrapped each façade in an elegant geometric frame creating a strong aesthetic and offering each resident their very own picture frame to the outside world.



Modern Interiors, Oriental Charm

Warm, inviting hues, well-defined lines and clean and crisp surfaces are punctuated with intricate glass etchings and stylish lattice detailing to ensure that both style and comfort are at the forefront of your home.

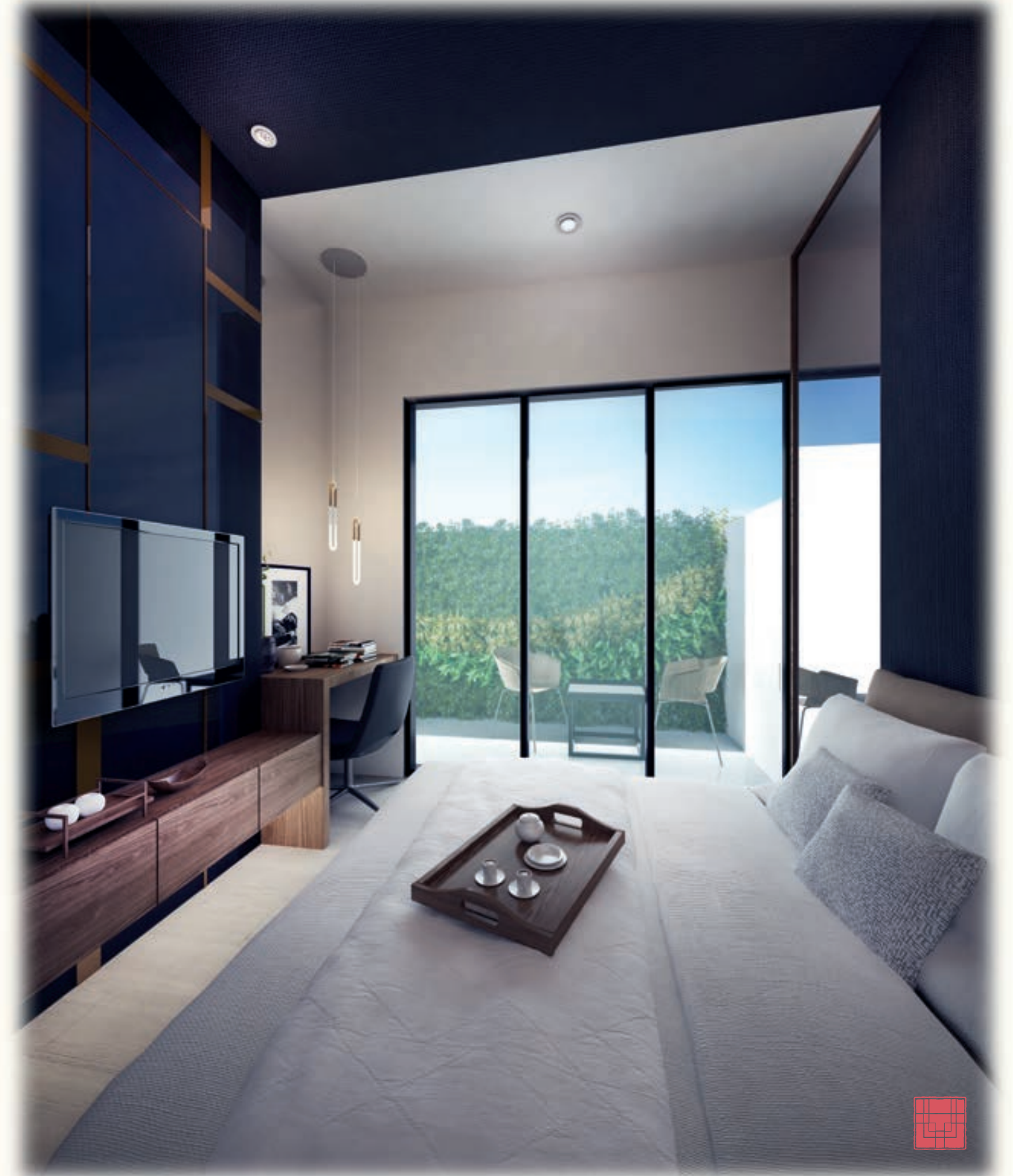
Thoughtfully planned interior spaces are enhanced by lofty ceilings and copious amounts of natural light, while the exterior frame doubles up as your own personal bar counter on your balcony.





Understated Opulence

Designed to be a place of calm and serenity, the spacious master bedroom's rich textures and sumptuous materials combine to stunning effect, while the private roof terraces leading from the master bedrooms of the penthouse apartments offer residents their very own rooftop sanctuary.





Loft Living

The flow throughout The Orient's high-ceilinged loft apartments reflects a modern, flexible way of living and allows for maximum use of every space – whether that be for live, work or play.



Dual Key

The dual key apartments provide for flexible living arrangements - whether for multi-generational families, a home office or an additional tenant for the savvy investor, these versatile units are the perfect solution.



Bold by Design

Spacious master bathrooms use bold marble tiles to create a dramatic atmosphere whilst the common bathrooms feature a signature diagonal timber pattern which emulates the charming chevron design of the exterior facade.



The High Life

The Orient's penthouses are characterised by their generous double volume ceilings which take open plan living to new heights. Thoughtful design creates an intuitive flow of light and space between every room, making The Orient the perfect place for entertaining.





Relax and Unwind

With today's busy way of life, relaxing and rejuvenating is essential to a balanced, healthy lifestyle. The facilities at The Orient offer exactly this.

Work off excess energy in the gym or swimming pool, cook up a feast for family and friends at the dining pavilion, or delve in to a good book surrounded by lush, landscaped greenery at the level two sky terraces.



Dive In

Take a refreshing dip in the lap pool or treat your tired muscles to a massage in the jacuzzi while the kids splash around in their own dedicated pool.



Site Plan



- | | | | |
|----|-------------------|----|--------------------------|
| A. | JACUZZI | G. | DINING PAVILION |
| B. | SUN LOUNGERS | H. | REFLECTIVE POOL |
| C. | LAP POOL | I. | GYM |
| D. | RELAXATION CORNER | J. | LANDSCAPED COMMUNAL AREA |
| E. | KID'S POOL | K. | PEDESTRIAN ENTRANCE |
| F. | SUN DECK | L. | GUARD HOUSE |

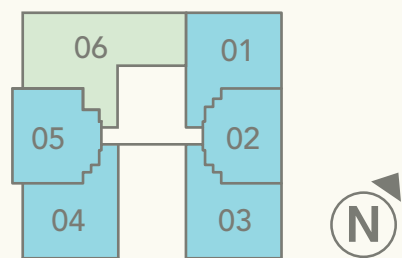
Unit Distribution Chart

251 Pasir Panjang Road

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- 4 Bedroom Apartments

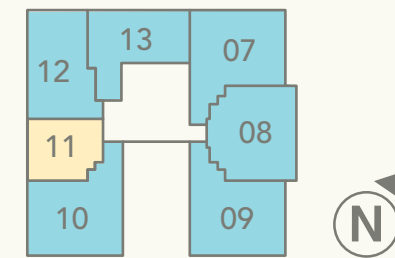
Block A

| UNIT | 01 | 02 | 03 | 04 | 05 | 06 |
|----------|-----|----|-----|-----|-----|----|
| ATTIC | B4P | | B4P | B4P | B3P | CP |
| STOREY 5 | B4P | B2 | B4P | B4P | B3P | CP |
| STOREY 4 | B4 | B2 | B4 | B4 | B3 | C |
| STOREY 3 | B4 | B2 | B4 | B4 | B3 | C |
| STOREY 2 | B4 | B2 | B4 | B4 | B3 | C |



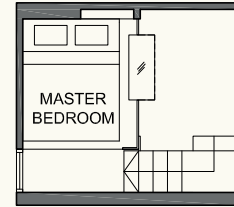
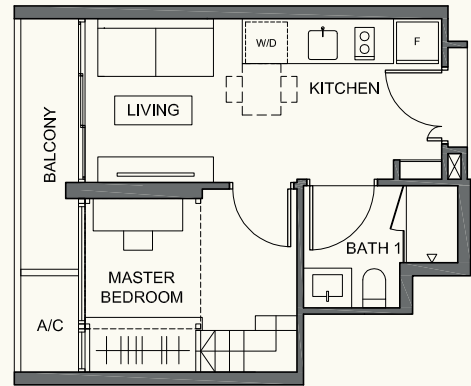
Block B

| UNIT | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|----------|-----|-----|-----|-----|----|-----|----|
| ATTIC | B4P | B3P | B4P | B4P | | B5P | |
| STOREY 5 | B4P | B3P | B4P | B4P | A | B5P | B1 |
| STOREY 4 | B4 | B3 | B4 | B4 | A | B5 | B1 |
| STOREY 3 | B4 | B3 | B4 | B4 | A | B5 | B1 |
| STOREY 2 | B4 | B3 | B4 | B4 | A | B5 | B1 |

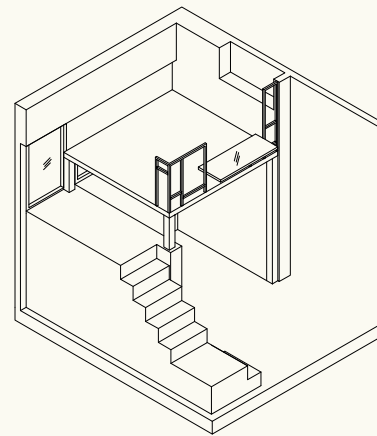


Type A 1 Bedroom

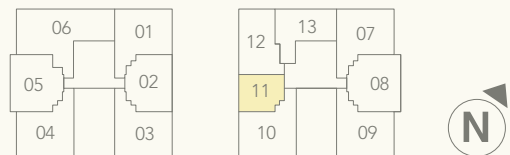
36 sq m / 388 sq ft
#02-11 to #05-11



Furniture Deck



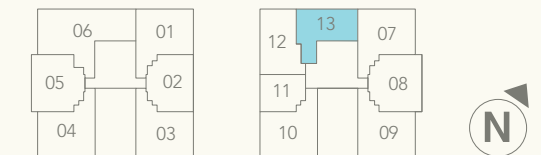
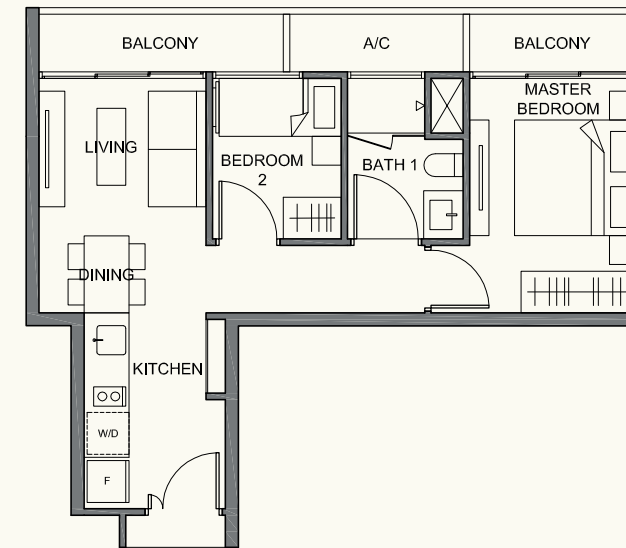
Isometric



Floor areas are inclusive of balconies, roof terraces, aircon ledges and voids. Floor areas are approximate measurements and subject to final survey. The plans are subject to changes as required or approved by relevant authorities. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 47 of this brochure.

Type B1 2 Bedroom Compact

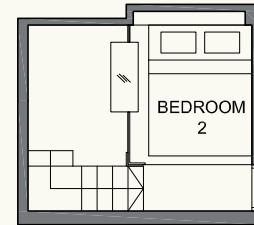
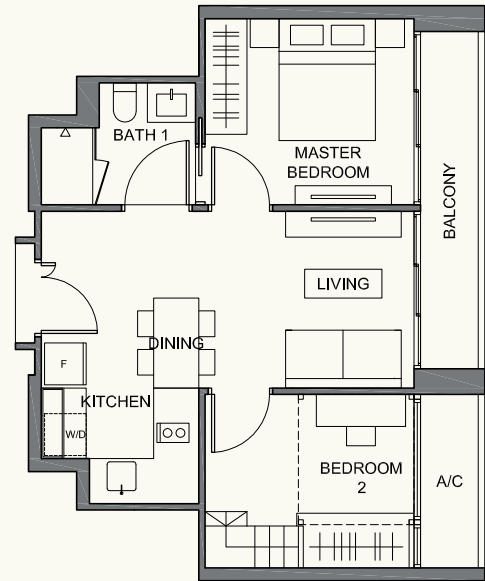
54 sq m / 581 sq ft
#02-13 to #05-13



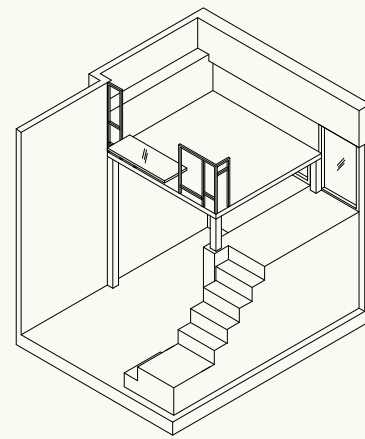
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Type B2 2 Bedroom Compact

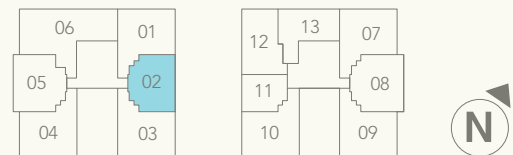
55 sq m / 592 sq ft
#02-02 to #05-02



Furniture Deck



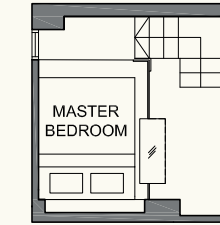
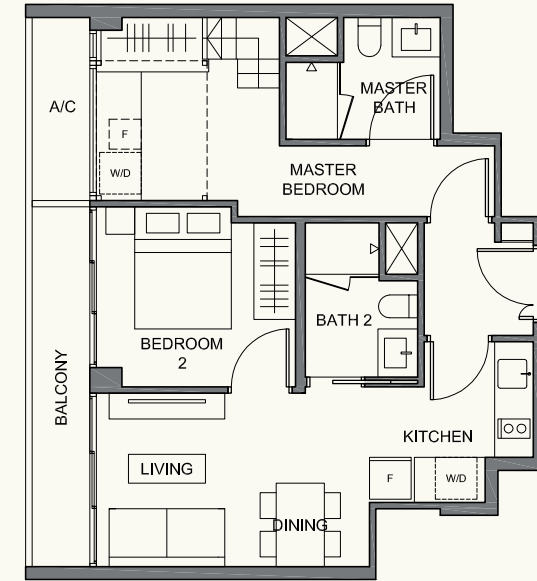
Isometric



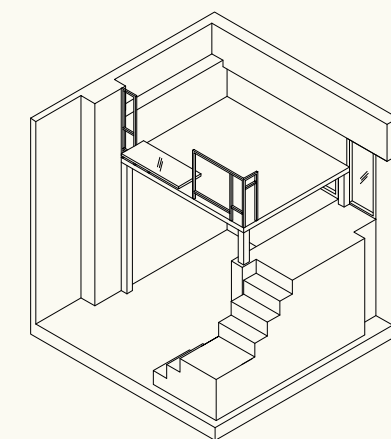
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Type B3 2 Bedroom Dual Key

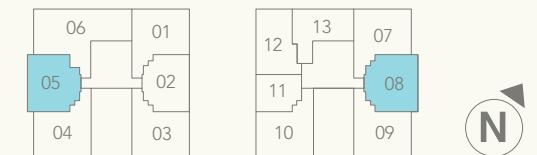
62 sq m / 667 sq ft
#02-05 to #04-05
#02-08 to #04-08 (mirror)



Furniture Deck



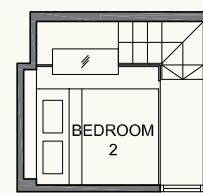
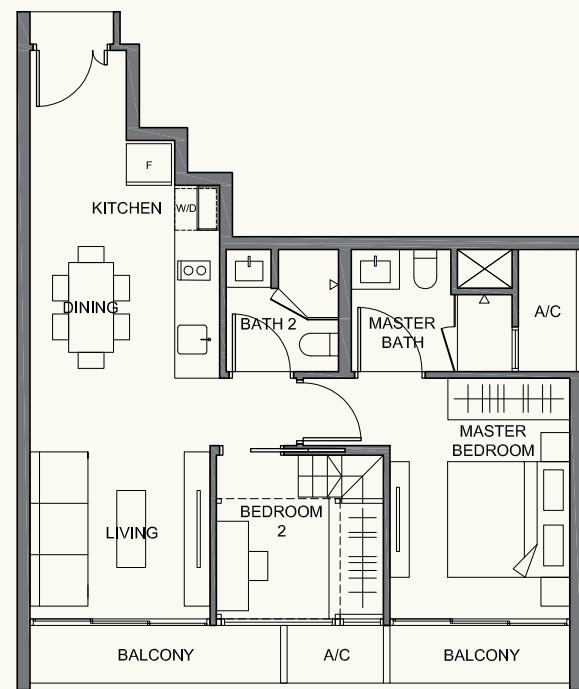
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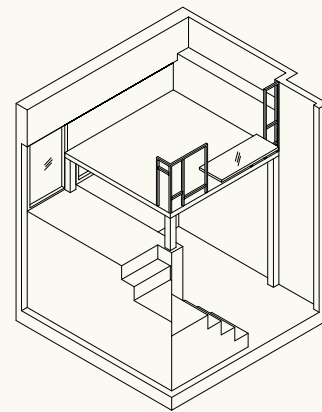
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Type B4 2 Bedroom

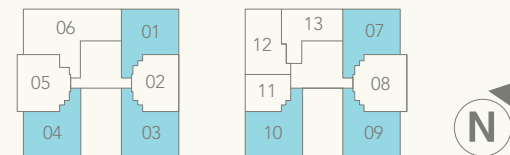
67 sq m / 721 sq ft
 #02-01 to #04-01 (mirror)
 #02-03 to #04-03
 #02-04 to #04-04 (mirror)
 #02-07 to #04-07 (mirror)
 #02-09 to #04-09
 #02-10 to #04-10 (mirror)



Furniture Deck



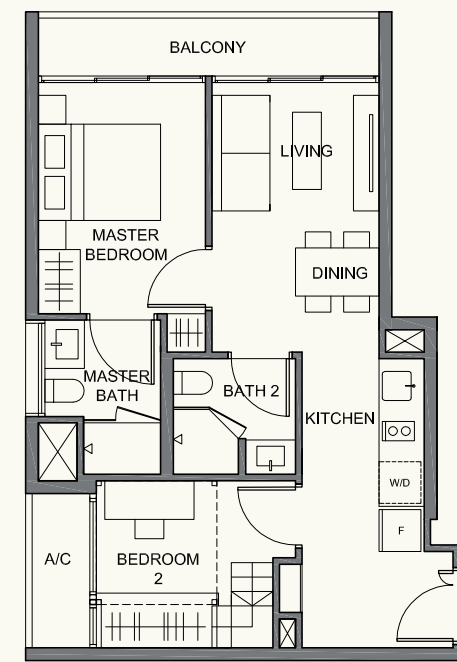
Isometric



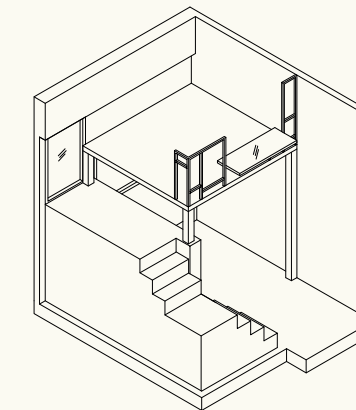
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Type B5 2 Bedroom

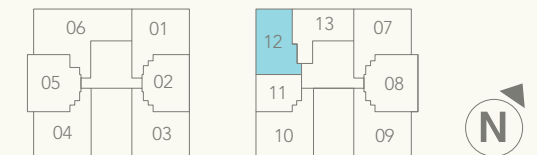
58 sq m / 624 sq ft
 #02-12 to #04-12



Furniture Deck



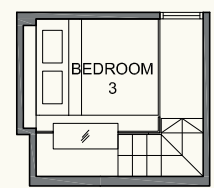
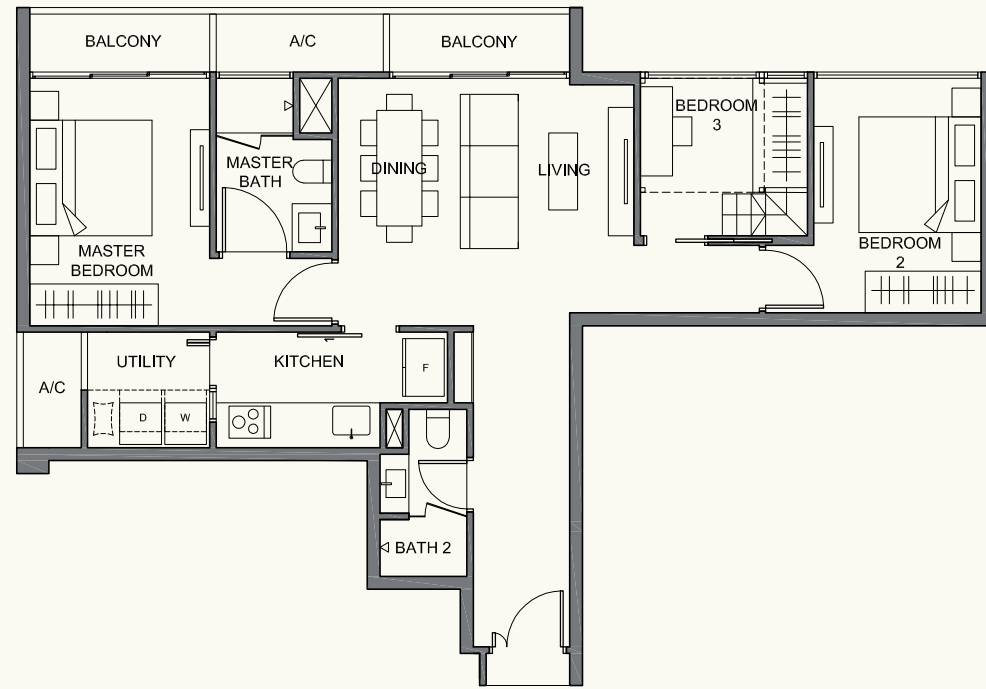
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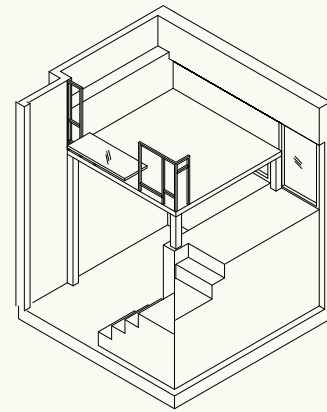
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Type C 3 Bedroom

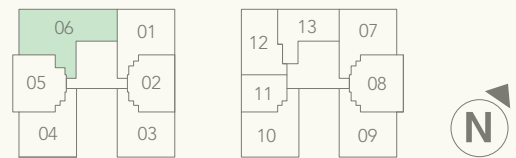
92 sq m / 990 sq ft
#02-06 to #04-06



Furniture Deck



Isometric

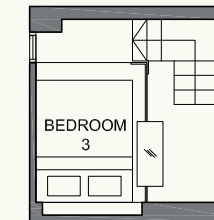
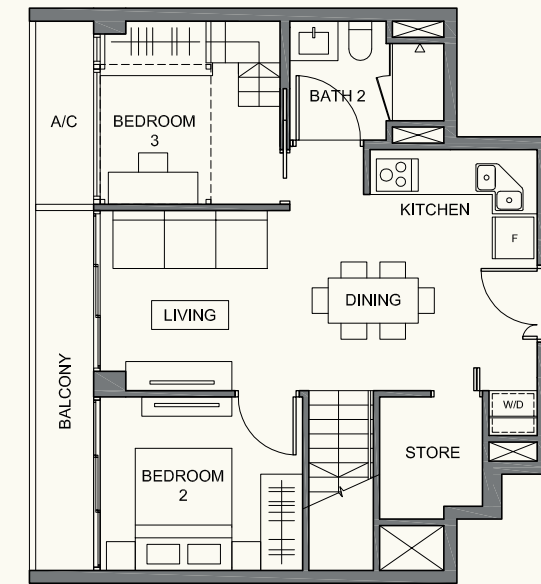


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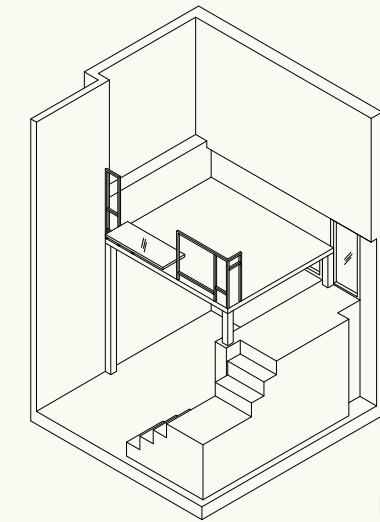
Type B3P 3 Bedroom Penthouse

94 sq m / 1012 sq ft
#05-05
#05-08 (mirror)

5th storey

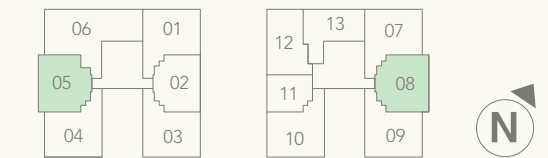
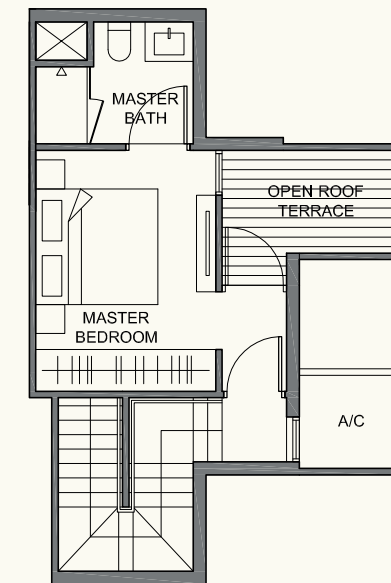


Furniture Deck



Isometric

Attic



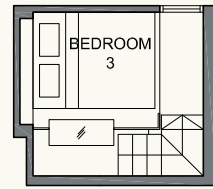
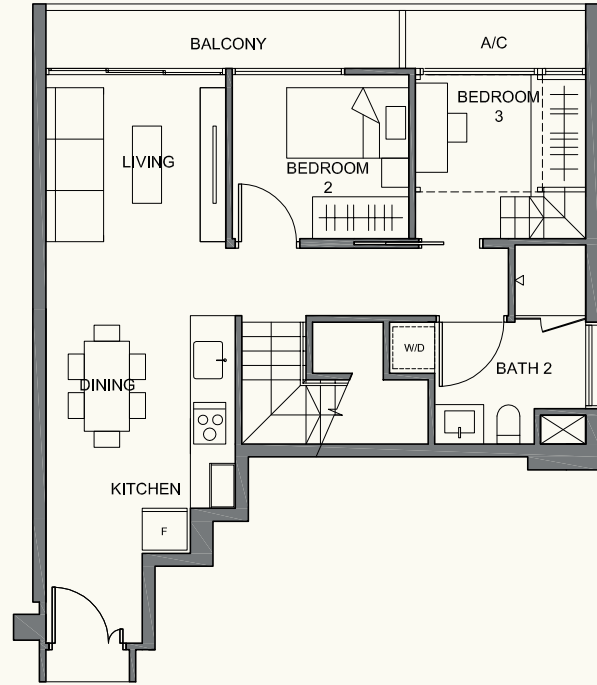
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Type B4P 3 Bedroom Penthouse

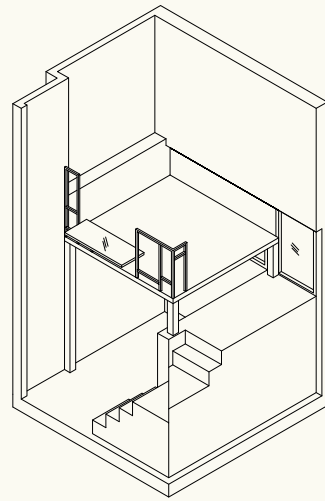
106 sq m / 1141 sq ft
 #05-01
 #05-07

105 sq m / 1130 sq ft
 #05-03
 #05-04 (mirror)
 #05-09
 #05-10 (mirror)

5th storey

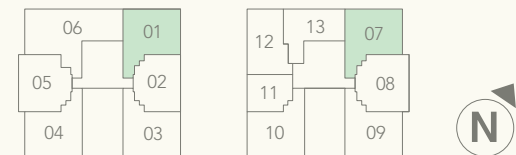
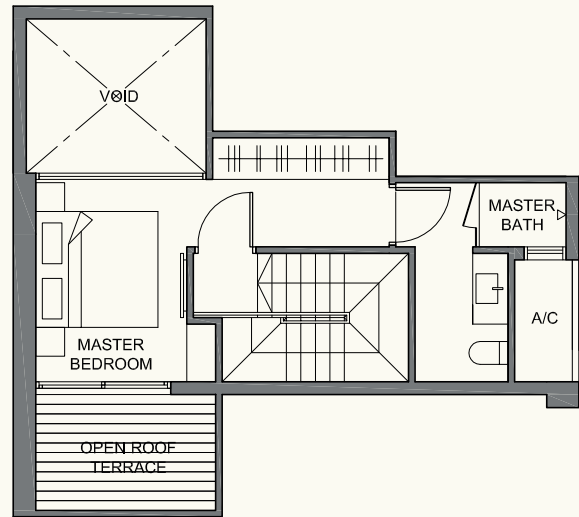


Furniture Deck



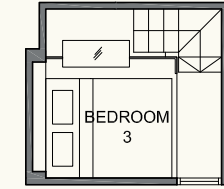
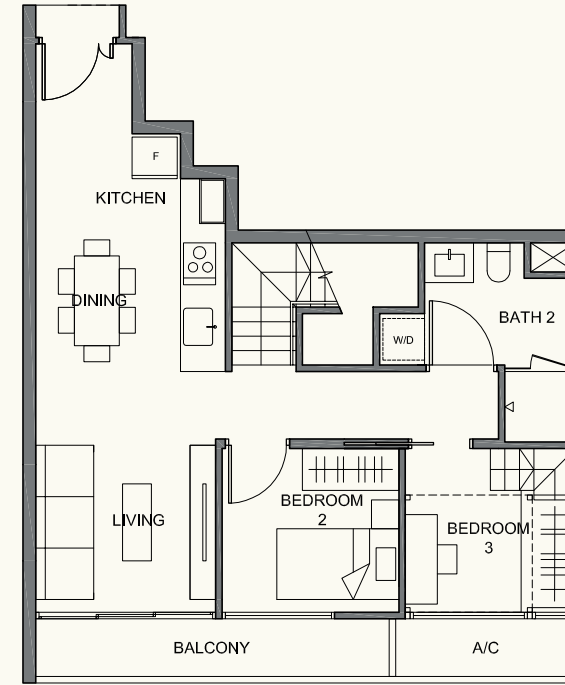
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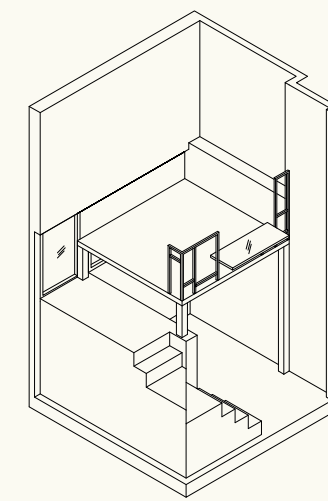


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5th storey

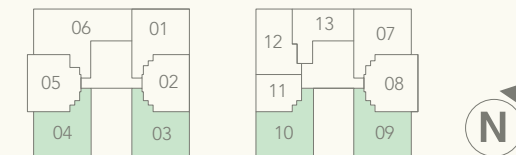
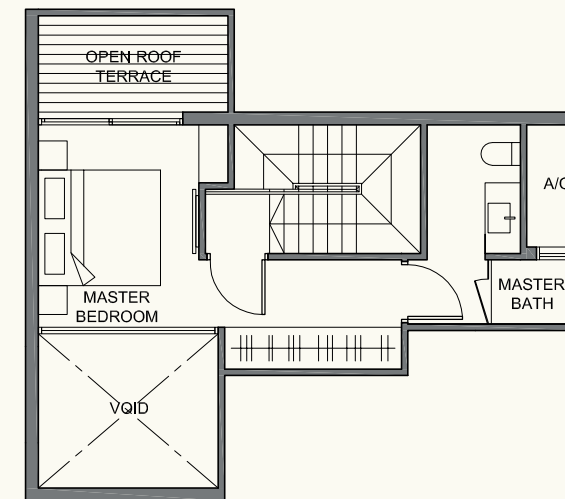


Furniture Deck



Isometric

Attic

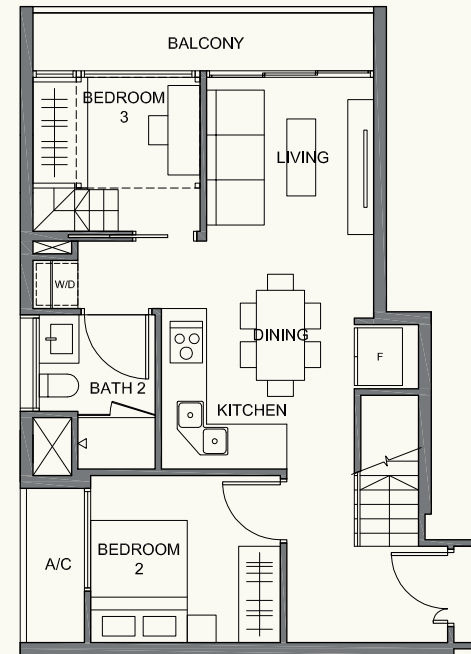


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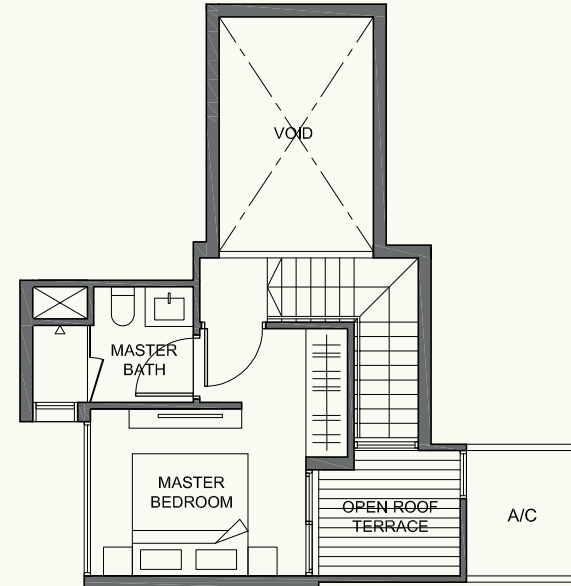
Type B5P 3 Bedroom Penthouse

99 sq m / 1066 sq ft
#05-12

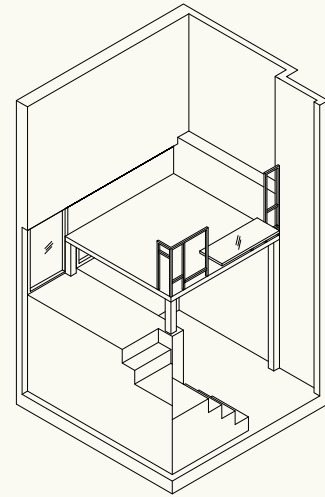
5th storey



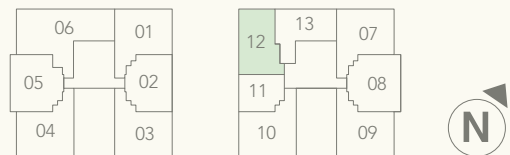
Attic



Furniture Deck



Isometric

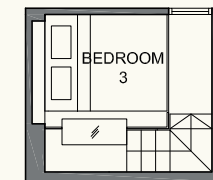
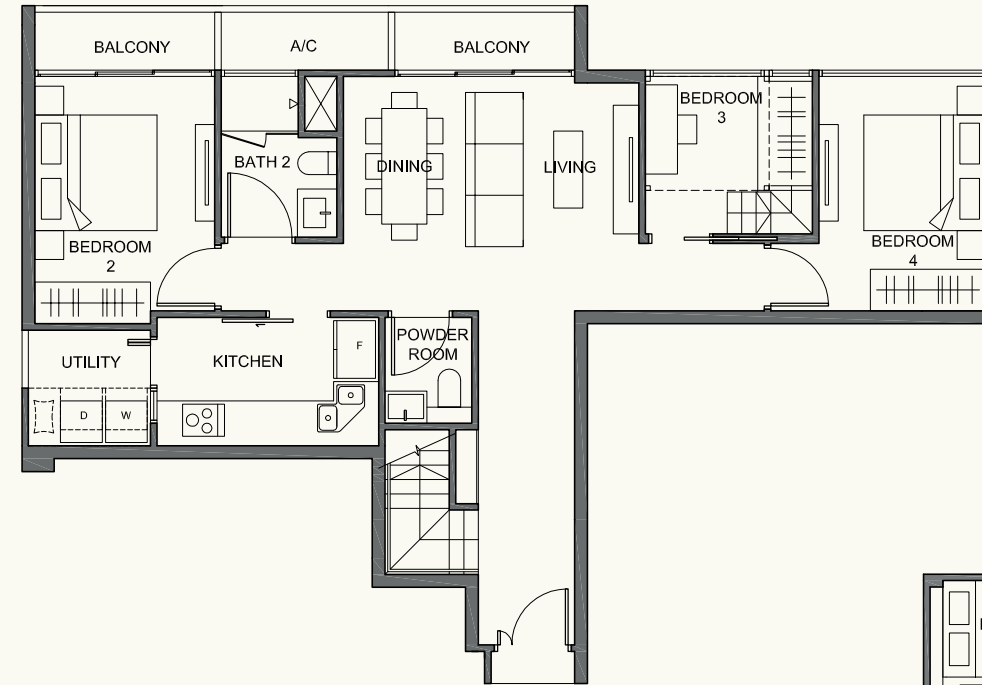


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Type CP 4 Bedroom Penthouse

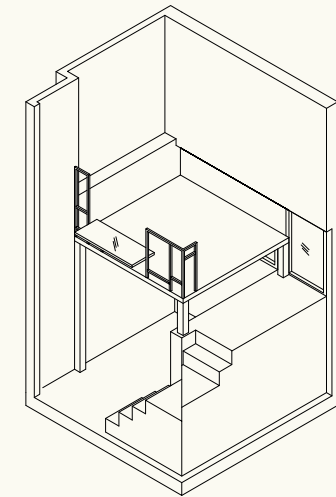
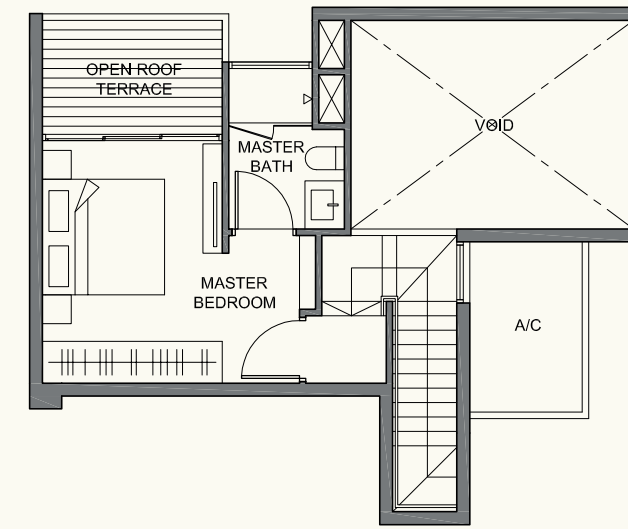
144 sq m / 1550 sq ft
#05-06

5th storey

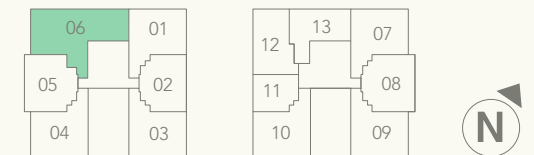


Furniture Deck

Attic



Isometric



Floor areas are inclusive of balconies, roof terraces, aircon ledges and voids. Floor areas are approximate measurements and subject to final survey. The plans are subject to changes as required or approved by relevant authorities. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 47 of this brochure.

Specifications

1. FOUNDATION

Reinforced concrete footing and/or precast concrete piles and/or reinforced concrete bored piles.

2. SUPERSTRUCTURE

Reinforced concrete structure.

3. WALLS

- External Wall: Precast concrete, aerated lightweight concrete block and/or reinforced concrete.
- Internal Wall: Drywall partitions, brick walls, precast concrete, aerated lightweight concrete block and/or reinforced concrete.

4. ROOF

- Pitched Roof: Metal roofing over reinforced concrete or steel structure, with appropriate insulation and waterproofing system.
- Flat Roof: Reinforced concrete flat roof with appropriate insulation and waterproofing system.

5. CEILING

- Fibrous plasterboard ceiling with emulsion paint for Master Bath, Common Bath, Powder Room, Corridor and Kitchen.
- Reinforced concrete soffit skim-coated with emulsion paint generally and gypsum plasterboard ceiling with emulsion paint where applicable for other areas.

6. FINISHES

Walls: Apartments

- Stones and/or ceramic and/or homogeneous tiles up to false ceiling level (no tiles behind cabinets and mirrors) for Master Bath, Common Bath and Powder Room.
- Ceramic and/or homogeneous tiles up to false ceiling level (no tiles behind cabinets) and/or plaster and/or skim coat with emulsion paint for Kitchen and Utility.
- Plaster and/or skim coat with emulsion paint to other areas.

Note: Certain Bathrooms may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations, hacking, drilling or other works whatsoever to the Bathrooms are not recommended as they will compromise the waterproofing warranty.

Walls: Common Areas

- Plaster and/or skim coat with emulsion paint and/or reinforced concrete finish generally.
- Plaster and/or skim coat with emulsion paint and/or mirror where appropriate to Gym.
- Stones and/or homogeneous tiles and/or plaster/skim coat with emulsion paint to 1st storey Lift Lobby.
- Homogeneous tiles and/or plaster/skim coat with emulsion paint to typical Lift Lobby.

Floors: Apartments

- Timber vinyl strip flooring to Living, Dining, Corridor, Bedroom and Kitchen (where applicable).
- Ceramic and/or homogeneous tiles to Master Bath, Common Bath, Powder Room, Kitchen, Balcony, Utility, Store and Roof Terrace (where applicable).

Floors: Common Areas

- Stones and/or homogeneous tiles to 1st storey Lift Lobby.
- Ceramic and/or homogeneous tiles to typical Lift Lobby.
- Stones and/or mosaic and/or homogeneous tiles to Swimming Pool and Kid's Pool.
- Timber decking and/or composite timber decking and/or stones to Pool Deck and Dining Pavilion.
- Stones and/or mosaic and/or homogeneous tiles and/or plaster and paint with loose pebbles to Reflective Pool.
- Carpet and/or homogeneous tiles and/or laminate flooring and/or vinyl flooring and/or EPDM rubber flooring to Gym.
- Stones and/or ceramic and/or homogeneous tiles to Handicap WC.

7. WINDOWS

Powder coated and/or anodized aluminium framed windows with minimum 6mm thick tinted/clear/frosted and/or laminated/tempered/double-glazed glass where appropriate.

8. DOORS

- Approved fire-rated timber doors and frames to Main Entrance.
- Timber doors and frames to all internal rooms where appropriate.
- Accordion folding doors to Utility and Store.
- Powder-coated and/or anodized aluminium framed sliding/swing glass door with tinted/clear/frosted and laminated/tempered/double-glazed glass to Balcony and Roof Terrace where appropriate.
- Good quality ironmongery.

9. SANITARY FITTINGS

Master Bath and Common Bath:

- 1 set glass partitioned shower cubicle, shower mixer and shower handset c/w shower bar and hose.
- 1 no. pedestal water closet with seat and cover.
- 1 no. basin c/w tap mixer, bottle trap and vanity counter.
- 1 paper holder.
- 1 towel rail.

10. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details.

11. TV/CABLE SERVICES/FM/SCV/ DATA/TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP.

13. PAINTING

See Finishes - Walls.

14. WATER PROOFING

Waterproofing to Bathroom, Kitchen, Balcony, Roof Terrace, Utility, reinforced concrete flat roof, Swimming Pool and Kid's Pool, Reflective Pool and A/C ledge.

15. DRIVEWAY AND CARPARK

- Surface driveway: heavy-duty granite/tiles and/or reinforced concrete slab with hardener and/or epoxy coating.
- Ramp and car parks: reinforced concrete slab with hardener and/or epoxy coating.
- Open-air car parks: aerated slabs with turfing.

16. RECREATION FACILITIES

- Swimming Pool with Jacuzzi: 19m (L) x 4m - 7m (W)
- Kid's Pool: 3.5m (L) x 2.3m - 3m (W)
- Gym: 4.8m (L) x 3m - 5m (W)
- Reflective Pool: 4.8m (L) x 3m (W)
- Dining Pavilion: 5.4m (L) x 2.8m (W)
- Landscaped Communal Area: 2.8m (L) x 2.5m (W) x 2.

17. ADDITIONAL ITEMS

- High and low Kitchen cabinets in laminate/veneer/spray-paint finish complete with electrical cooker hob, cooker hood, microwave combi oven, kitchen sink and washing machine cum dryer.
- Laminate door with pole system wardrobe with internal drawers to Bedrooms (where appropriate).
- Wall hung split unit and/or cassette air-conditioning and/or ducted air-conditioning system to Living, Dining, open plan Kitchen and Bedroom.
- Furniture deck in laminate/veneer/spray-paint finish to Bedrooms (where appropriate).
- Store cabinet in laminate/veneer/spray-paint finish where appropriate.
- Audio intercom system to all units for communication to pedestrian entrance.
- Vehicle barrier system at main driveway entrance.
- Security surveillance cameras at selected locations of 1st storey common areas.
- Wall hung split unit/ducted/cassette air-conditioning system to Gym.

Note: No alterations or additions should be made to the furniture deck. The maximum weight limit for the furniture deck is 250kg evenly distributed.

ELECTRICAL SCHEDULE (PER UNIT)

| | TYPE OF UNIT | | | | | | | | | | |
|-------------------------------------|--------------|----|----|----|----|----|----|-----|-----|-----|----|
| | A | B1 | B2 | B3 | B4 | B5 | C | B3P | B4P | B5P | CP |
| Lighting Point | 5 | 8 | 8 | 10 | 10 | 10 | 15 | 14 | 14 | 14 | 20 |
| 13A Weatherproof Power Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 |
| 13A Power Point | 8 | 10 | 10 | 11 | 11 | 11 | 14 | 15 | 15 | 15 | 18 |
| Telephone Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Data Point | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 4 |
| TV Point | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 4 |
| Cooker Hob Point | 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 |
| Microwave Combi Oven Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fridge Freezer Point | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 15A Power Point for Washing Machine | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Water Heater Point | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Bell Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

GENERAL DESCRIPTION

- General Description
Residential building comprising 52 units of apartments with Attic, 1st storey carpark, common Swimming Pool and Gym on on Lots 01778P and 05137K Mukim 03 at 251 Pasir Panjang Road, Singapore (Queenstown Planning Area).

- Types of residential units located in the building project

| | | | |
|-----------------------|----------|---------------------------------|---------|
| 1-Bedroom Apartments: | 4 units | 3-Bedroom Penthouse Apartments: | 9 units |
| 2-Bedroom Apartments: | 35 units | 4-Bedroom Penthouse Apartments: | 1 unit |
| 3-Bedroom Apartments: | 3 units | | |

- Description of common property
52 car park lots and 1 handicapped car park lot on 1st storey. Electrical Substation, MDF Room, Consumer Switch Room, Hosereel Tank, Hosereel Pump Sets and Hosereels, Domestic Water Tank and Booster Pumps, Rain Water Detention Tank and Pumps, Refuse Chambers, Guard House, Bin Centre, Filtration Pump Room, Electrical Ducts, Telecom Ducts, Water Ducts, Lifts, Lift Lobbies, Staircases Storey Shelters, Swimming Pool, Kid's Pool, Gym, Reflective Pool, Dining Pavilion, Landscaped Areas and Handicap Toilet and all other common property as defined in the Building and Common Property (Maintenance and Management) Act, Cap. 30 and Land Titles (Strata) Act, Cap 158.

- Description of parking spaces
Sufficient car park lots provided as may be approved by the relevant authorities.

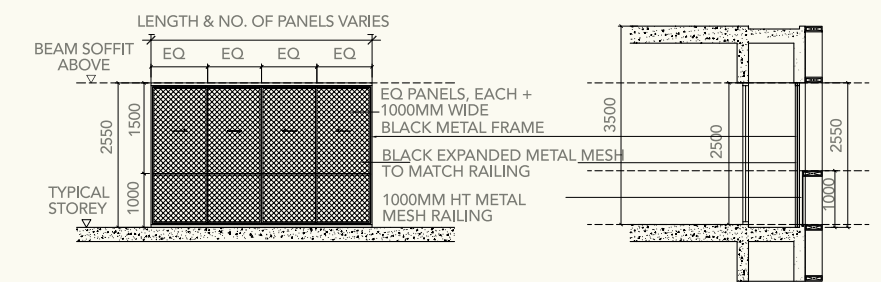
- Purpose of building project and restrictions as to use
Residential.

BALCONY SCREEN ELEVATION & SECTION

The proposed balcony screens allow natural ventilation at all times (including the times when the screens are fully retracted) and are capable of being drawn open or fully retracted.

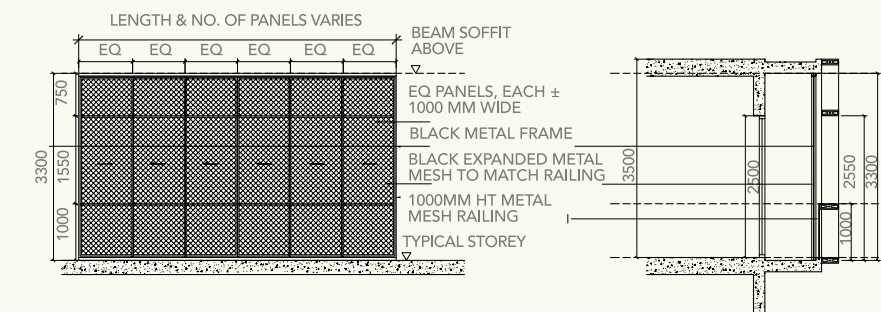
TYPE 1 FOR UNIT TYPES A, B1 (5th storey), B2, B3P, B4P, B5P, CP

Front/side elevation



TYPE 2 FOR UNIT TYPES B1 (2nd to 4th storey), B3, B4, B5, C

Front/side elevation







AURUM LAND (PRIVATE) LIMITED
A Subsidiary of Woh Hup Holdings Private Limited

The Developer

Aurum Land is an award-winning property developer that was incorporated in Singapore in 1982 and is a wholly owned subsidiary of Woh Hup Holdings Pte Ltd.

Recent awards include The Best Apartment Asia Pacific 2014 and the Silver Residential I-DEA award 2012 both for 1919 The Black and White Residences.

Aurum Land's projects are managed by a team of highly competent industry professionals, bringing together over 50 years of development expertise, design excellence, technical skill and market insight. Being an integrated property developer focused solely on the residential market, Aurum Land is committed to delivering high quality homes with meticulous attention to detail that combine the best in functionality and form.



Queen's Road - Upcoming Freehold Development



Three 11



1919 - The Black and White Residences

FORMWERKZ

The Architect

Formwerkz comprises of a group of like-minded professionals who specialise in architecture, urban design, interior and landscape design. Through collaboration between diverse fields of expertise, comprehensive design solutions are achieved. Formwerkz seeks to transform seemingly ordinary narratives and contexts into works of meaningful beauty. Recognised for its innovation, Formwerkz is winner of multiple awards including SIA's Building of the Year Award in 2013.



WOH HUP (PRIVATE) LIMITED
BUILDING WITH INTEGRITY

The Builder

Founded in 1927, Woh Hup is Singapore's leading construction and civil engineering specialist, recognised for shaping the landscape with high quality, innovative building solutions.

Woh Hup has a dedicated workforce of 1,000 personnel, and a body of work spanning many of Singapore's most notable and iconic developments including Clifford Pier, Gardens by the Bay, Reflections at Keppel Bay, The Interlace, d'Leedon and Tate Residences. Over the years, Woh Hup has been involved in numerous residential, commercial, institutional and civil engineering projects.

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