Specifications

1. **Foundation**
   Reinforced concrete raft and/or bored piles and/or footings

2. **Superstructure**
   Reinforced concrete structures

3. **Walls**
   A. External Wall
   Brick and/or concrete and/or aluminium screen

   B. Internal Wall
   Brick and/or concrete and/or dry wall and/or glass panel

4. **Roof**
   Reinforced concrete flat roof with waterproofing and insulation and/or insulated metal roof

5. **Ceiling**
   A. Gypsum fibrous plasterboard with paint finish to private lobby, living room, dining room, family room, pantry, kitchen, master bedroom and corridor to bedrooms

   B. Gypsum fibrous plasterboard box-up to designated areas of bedrooms.

   C. Water resistant plasterboard with paint finish to bathrooms, balcony, kitchen and yard

   D. Skim coat with emulsion paint to other areas

6. **Finishes**
   A. Wall
   i) Marble tiles to master bathroom and powder room.
   ii) Homogeneous and/or ceramic tiles to bathrooms 2, 3 and 4 and WC
   iii) Tempered glass and/or plaster and paint to pantry
   iv) Ceramic tiles and/or plaster and paint to kitchen
   v) Glass mosaic tiles to dip pool
   vi) Plaster and/or skim coat with emulsion paint to other areas
   Note: No tiles/stone finishes are provided behind and below kitchen cabinet, bathtub and mirror where applicable. All wall finishes shall be terminated at false ceiling level

   B. Floor
   i) Marble tiles to private lobby, living, dining, pantry, corridor to bedrooms.
   ii) Homogeneous tiles to bathrooms 2, 3, 4, WC, kitchen, yard, household shelter and maid's room
   iii) Timber strips to bedrooms, hall (unit type PH1 & PH2 attic), family room (unit type PH5 attic)
   iv) Timber plank to internal stair threads
   v) Timber decking to balcony and open terrace
   vi) Glass mosaic tiles to dip pool

7. **Windows**
   Aluminium framed windows with tinted glass

8. **Doors**
   A. External
   i) Fire-rated timber door to main entrance lobby
   ii) Aluminium framed tinted glass doors to balcony and roof garden/ open terrace
   iii) Selected good quality lockset and ironmongery to all doors

   B. Internal
   i) Timber flush doors to bedrooms and bathrooms
   ii) Glass door to kitchen and study
   iii) Glass door to private lobby
   iv) Aluminium bi-fold door to WC
   v) Steel door to household shelter
   vi) Selected good quality lockset and ironmongery to all doors

9. **Sanitary Fittings**
   Selected quality sanitary fixtures and fittings to bathrooms, WC and powder room. Hot and cold water mixer to bathrooms and kitchen/ pantry. Refer to Annex A for details.

10. **Electrical Installation**
    Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling and electrical closet shall be in exposed conduits or trunking. Refer to Electrical Schedule for details

11. **TV/FM/Telephone**
    Refer to Electrical Schedule for details

12. **Lightning Protection**
    In compliance with Singapore Standard CP33:1996

13. **Painting**
    A. External Wall
    Textured paint coating to exposed wall surfaces

    B. Internal Wall
    Emulsion paint to exposed plastered wall surfaces.

14. **Waterproofing**
    Waterproofing to floors of bathroom, powder room, WC, kitchen, yard, planter, balcony, open roof terrace and dip pool.

15. **Driveway and Carpark**
    Granite pavers to entrance driveway
    Coloured coating system to basement carpark

16. **Recreation Facilities**
    A. Lap pool
    B. Leisure pool
    C. Kid's pool
    D. Family Jacuzzi
    E. Outdoor exercise area
    F. Kid's play area
    G. Landscape areas
    H. BBQ area

17. **Additional Items**
    A. Pantry
    Quality kitchen cabinets with granite worktop, sink, branded built-in microwave oven.

    B. Kitchen
    Quality kitchen cabinets with granite worktop, cooker hood, cooker hob and sink with cold and hot water mixer.

    C Air Conditioning
    Ducted split unit air-conditioning to living and dining rooms and master bedroom. Split unit air-conditioning system to other bedrooms and study

    D Town Gas
    Town Gas supply to cooker hob

    E Wardrobes
    Wardrobes to all bedrooms

    F Electric Storage Water Heater
    Hot water supply to bathrooms, kitchen and powder room

    G Security
    i) Audio intercom provided to each unit for communication with Basement and 1st Storey lift lobbies
    ii) Access card system at for the private lifts.
    iii) Vehicular barrier system

Annex A – Sanitary Fittings Schedule

Type	Room	WB	WC	BT	BD	SE	SM	PR	HT	RH	HS	KS	PS
A1,A2	Master Bath	2	1	1	-	1	-	1	2	2	-	-	-
	Bath 2	1	1	-	-	-	1	1	1	2	-	-	-
	Bath 3	1	1	-	-	-	1	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1	1	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1
B1,B2	Master Bath	1	1	1	-	1	-	1	1	2	-	-	-
	Bath 2	1	1	-	-	-	1	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1		-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1
B3	Master Bath	1	1	1	-	1		1	1	2	-	-	-
	Bath 2	1	1	-	-		1	1	1	2	-	-	-
	WC	1	1	-	-			1	1	1	1	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
C	Master Bath	1	1	1	-	1	-	1	1	2	-	-	-
	Bath 2	1	1	-	-	-	1	1	1	2	-	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
PH1,PH2	Master Bath	2	1	1	-	1	-	1	1	2	-	-	-
	Bath 2	1	1	-	-	1	-	1	1	2	-	-	-
	Bath 3	1	1	-	-	1	-	1	1	2	-	-	-
	Bath 4	1	1	-	-	1	-	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1	1	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1
PH3,PH4	Master Bath	2	1	1	-	1	-	1	1	2	-	-	-
	Bath 2	1	1	1	-	1	-	1	1	2	-	-	-
	Bath 3	1	1	-	-	1	-	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1		-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1
PH5	Master Bath	2	1	1	1	1	1	1	2	2	-	-	-
	Powder Room 1	1	1	-	-	-	-	1	1	-	-	-	-
	Powder Room 2	1	1	-	-	-	-	1	1	-	-	-	-
	Bath 2	1	1	1	-	1	1	1	1	2	-	-	-
	Bath 3	1	1	-	-	1	1	1	1	2	-	-	-
	Bath 4	1	1	-	-	1	1	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1	1	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1

WB Wash basin with mixer
WC Water closet
BT Bathtub complete with hand shower and mixer
BD Bidet
SE Shower enclosure with shower head, mixer and hand shower
SM Shower enclosure mixer with hand shower
HT Hand towel rail
PR Paper roll holder
RH Robe hook
HS Hand shower
KS Kitchen sink with mixer
PS Pantry sink with mixer

Electrical Schedule

Provision / Unit Type	A1	A2	B1	B2	B3	C	PH1	PH2	PH3	PH4	PH5
Lighting Point	18	18	15	15	16	13	22	23	20	20	35
Power Point (13A)	28	28	24	24	24	20	30	30	23	23	35
Cable TV Point	6	6	5	5	5	5	7	7	5	5	8
Washing Machine Splash-proof Point	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hood Point	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
Oven Point (20A)	1	1	1	1	1	1	1	1	1	1	1
Telephone Point	6	6	5	5	5	5	7	7	5	5	8
Bell Point	1	1	1	1	1	1	1	1	1	1	1