

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete piles and/or footings.

2. SUPERSTRUCTURE

Reinforced concrete and/or steel structure to Engineer's design and specification.

3. WALLS

External: Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block.

Internal: Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block and/or dry wall partition system where applicable.

4. ROOF

Reinforced concrete roof with insulation and waterproofing system.

5. CEILING

For Flats

- (i) **Living, Dining, Master Bedroom, Junior Suite, Bedroom, Hallway to Bedroom, Study, Private Lift Lobby, Family Room, Family Area, Utility, Household Shelter, Store, DB, ST:**

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable.

- (ii) **Master Bath, Junior Bath, Common Bath, WC, Powder Room, All Kitchens (including Dry Kitchen), Yard:**

Ceiling board and/or bulkhead with emulsion paint where applicable.

- (iii) **Balcony and PES:**

Metal canopy and/or skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable.

- (iv) **Ceiling Height:**

Refer to Ceiling Height Schedule for details.

For Common Areas

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable and/or perforated ceiling.

6. FINISHES

A) WALL

For Flats

- (i) **Living, Dining, Master Bedroom, Junior Suite, Bedroom, Hallway to Bedroom, Study, Dry Kitchen, Private Lift Lobby, Family Room, Family Area, Utility, Store, DB, ST, Yard, Household Shelter:**

Cement and sand plaster and/or skim coat with emulsion paint.

- (ii) **Master Bath, Junior Bath, Common Bath, Powder Room:**

Tiles laid up to false ceiling height and on exposed surfaces only, except for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3.

Marble laid up to false ceiling height and on exposed surfaces only for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3 only.

- (iii) **WC**

Tiles laid up to false ceiling height and on exposed surfaces only.

- (iv) **Kitchen**

Cement and sand plaster and/or skim coat with emulsion paint and/or backsplash tiles.

- (v) **Balcony and PES:**

Cement and sand plaster and/or skim coat with emulsion paint.

For Common Areas

- (i) **All Lift Lobbies:**

Tiles and/or cement and sand plaster and/or skim coat with emulsion paint.

- (ii) **Staircase/ Corridor:**

Cement and sand plaster and/or skim coat with emulsion paint.

- (iii) **External Wall:**

Cement and sand plaster and/or skim coat with spray texture coating and/or emulsion paint.

B) FLOOR

For Flats

- (i) **Living, Dining, Hallway to Bedroom, Dry Kitchen, Master Bath, Junior Bath, Common Bath, Powder Room, Private Lift Lobby, Family Area:**

Tiles with skirting where applicable except for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3.

Marble with skirting where applicable for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3 only.

- (ii) **Kitchen, Balcony, PES, WC, Household Shelter, Yard, Utility, Store:**

Tiles with skirting where applicable.

- (iii) **All Bedrooms (including Junior Suite), Family Room, Study:**

Engineered timber flooring with skirting where applicable.

For Common Areas

- (i) **All Lift Lobbies:**

Tiles and/or screed finish where applicable.

- (ii) **Staircases, Corridors and other communal areas:**

Granite and/or tiles and/or pebble wash and/or composite timber flooring and/or carpet tiles and/or vinyl tiles and/or screed finish, where applicable.

7. WINDOWS

Aluminium-framed windows with tinted and/or clear glass and/or frosted glass and/or laminated glass and/or tempered glass, where applicable, of minimum 6mm thickness for all units.

Note: All windows are either sliding, casement, top hung, louvre or any combination of the above mentioned, with or without fixed panels.

8. DOORS

For Flats

- (i) **Main Entrance:**
Fire-rated timber door except for unit type 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 5L1, 5L1a, PH1, PH2 and PH3, complete with digital lockset
- (ii) **Secondary Entrance:**
Fire-rated timber door for unit type 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 5L1, 5L1a, PH1, PH2 and PH3 only, complete with digital lockset
- (iii) **Private Lift Lobby Main Entrance:**
Timber door for unit type 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 5L1, 5L1a, PH1, PH2 and PH3 only, complete with digital lockset
- (iv) **All Bedrooms (including Junior Suite), all Bathrooms (including Junior Bath and Powder Room), Family Room, Study:**
Timber door
- (v) **All Kitchens (including Dry Kitchen):**
Timber-framed sliding door with fixed glass and/or Timber-framed swing door with fixed glass
- (vi) **Balcony:**
Aluminium-framed sliding door
- (vii) **PES:**
Aluminium-framed sliding door and/or Aluminium-framed swing glass door
- (viii) **Utility, WC, Store:**
Aluminium-framed slide and swing door and/or Timber sliding door
- (ix) **Household Shelter:**
Approved fire-rated blast door
- (x) **Approved good quality lockset and ironmongery to all doors**

9. SANITARY FITTINGS

For Flats

- (i) **Master Bath:**
 - Solid surface vanity top complete with 1 basin and 1 mixer except for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3
 - Solid surface vanity top complete with 2 basins & 2 mixers for unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3 only
 - Mirror with storage cabinet
 - 1 shower cubicle complete with shower mixer set
 - 1 overhead shower
 - 1 water closet
 - 1 bidet spray
 - 1 toilet paper holder
 - 1 towel rail and/or robe hook
 - 1 long bath & mixer for Unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D1, 4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G, 4D4-PH, 5L1, 5L1a, PH1, PH2 and PH3 only
- (ii) **Junior Bath:**
 - Solid surface vanity top complete with 1 basin and 1 mixer except for unit types PH1, PH2 and PH3

- Solid surface vanity top complete with 2 basins & 2 mixers for unit types PH1, PH2 and PH3 only
- Mirror with storage cabinet
- 1 shower cubicle complete with shower mixer set
- 1 water closet
- 1 bidet spray
- 1 toilet paper holder
- 1 towel rail and/or robe hook
- 1 long bath & mixer for unit types PH1, PH2 and PH3 only

(iii) Common Bath, Powder Room:

- Solid surface vanity top complete with 1 basin and 1 mixer
- 1 shower cubicle complete with shower mixer set (except for Powder Room)
- Mirror with storage cabinet
- 1 water closet
- 1 bidet spray
- 1 toilet paper holder
- 1 towel rail and/or robe hook (except for Powder Room)

(iv) WC:

- 1 water closet
- 1 basin with tap
- 1 shower set
- 1 toilet paper holder

(v) Balcony and PES:

- 1 bib tap

10. ELECTRICAL INSTALLATION

(i) Refer to **Electrical Schedule** for details.

(ii) Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB in exposed and/or concealed conduits and/or trunking.

11. TV/CABLE SERVICES/DATA POINTS

TV Point: Refer to Electrical Schedule for details,

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with statutory standards,

13. PAINTING

- (i) Internal walls: Emulsion paint
- (ii) External walls: Emulsion paint and/or spray textured coating to designated area

14. WATERPROOFING

Waterproofing shall be provided to floors of all Bathroom (including Junior Bath and Powder Room), all Kitchen (including Dry Kitchen with sink only), WC, Balcony, PES, Reinforced Concrete Roof, Toilets, Swimming Pool, Water Features, slabs as and where required

15. DRIVEWAY, CARPARK

- (i) Reinforced concrete slab with hardener to carpark, carpark ramp/ driveway.
- (ii) Tiles and/or pavers and/or concrete to entrance driveway/ drop-off area.

16. RECREATION FACILITIES

- The Arrival
- Concierge
- Guest Lounge
- Reception
- The Sommelier
- The Connoisseur
- Theatre
- Restroom
- The Courtyard
- Gymnasium
- Grand Lawn
- Aura Lounge
- Relaxation Deck
- Hydrotherapy Pool (Estimated surface area 70 sqm)
- Microbubble Spa (Estimated surface area 25 sqm)
- Hot Spa Pool (Estimated surface area 6 sqm)
- Cold Spa Pool (Estimated surface area 6 sqm)
- Meditation Lawn
- Steam Room
- Massage Room
- Nail Salon
- Zen Garden
- Aura Gourmet Pavilion (Estimated surface area 50 sqm)
- Herbs Garden
- Infinity-edge Lap Pool (Estimated surface area 500 sqm)
- Relaxation Pool (Estimated surface area 95 sqm)
- Sun Deck
- Water Deck
- Reflective Pool
- Picnic Lawn
- Kid's Pool (Estimated surface area 100 sqm)
- Jolly Pavilion (Estimated surface area 35 sqm)
- Kid's Party Pavilion (Estimated surface area 50 sqm)
- Forest Walk
- Cabana
- Tennis Court
- Playground
- Play Pavilion (Estimated surface area 15 sqm)
- Vita Gourmet Pavilion (Estimated surface area 50 sqm)
- Garden Cabin
- Garden Alcove
- Bicycle Park
- Parcel Station

17. ADDITIONAL ITEMS

For Flats

- (i) **Kitchen:**
 - Ceramic hob with hood (for 1 and 2-Bedroom Types only)
 - Gas hob with hood (for 3, 4, 5-Bedroom types, Unit types PH1, PH2 and PH3 only)
 - Integrated refrigerator (for 1 and 2-Bedroom Types only)
 - Refrigerator (for 3, 4, 5-Bedroom types, unit types PH1, PH2 and PH3 only)
 - Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top complete with stainless steel sink and mixer
 - Built-in oven
- (ii) **Dry Kitchen:**
 - Integrated refrigerator (except for Unit types 3D3-PH, 3D4-PH, 3D5-PH and 3D6-PH)
 - Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top
 - Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top complete with stainless steel sink and mixer (for unit types 4D1, 4D1-G, 4D2, 4D2a, 4D2-G and PH3 only)
 - Standalone Island counter in melamine and/or laminate and/or glass finish with quartz counter top complete with stainless steel sink and mixer (for Unit types 4D3-G, 5L1, 5L1a, 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D4-PH, PH1 and PH2 only)
 - Built-in microwave oven (except for Unit types 3D3-PH, 3D4-PH, 3D5-PH and 3D6-PH)
 - Built-in wine chiller (for Unit types 5L1, 5L1a, PH1, PH2 and PH3 only)
- (iii) **Washing Machine:**
 - Washer-cum-dryer (for 1, 2 and 3-Bedroom types only)
 - Washer & dryer (for 4, 5-Bedroom types, Unit types PH1, PH2 and PH3 only)
- (iv) **Wardrobe:**
 - Built-in wardrobe in melamine and/or laminate finish to all Bedrooms (including Junior Suite) except for the followings:
 - Bedroom 2 for all 2-Bedroom Types
 - Bedroom 3 for all 3-Bedroom Types
 - Bedroom 4 for all 4 and 5-Bedroom Types (except unit type 4D4-PH)
 - Bedroom 3 for Unit type 4D4-PH only
- (v) **Air-Conditioning:**
 - Wall-mounted fan coil unit to Living/ Dining (except for Unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D4-PH, PH1, PH2 and PH3), all Bedrooms (including Junior Suite), Study, Family Room and Family Area
 - Ducted fan coil unit to Living/ Dining for Unit types 3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH, 4D4-PH, PH1, PH2 and PH3 only
- (vi) **Gas:**
 - Town gas supply to all Kitchens (except for 1 and 2-Bedroom types)
- (vii) **Security System:**
 - Card access control and CCTV cameras provided at designated common areas
 - Card access control for private lift car
- (viii) **Smart Home System:**
 - 1 no. of smart home gateway device
- (ix) **Hot Water:**
 - All Kitchens (including Dry Kitchen with sink only), all Bathrooms (including Junior Bath), Powder room, WC (for shower mixer only)

ELECTRICAL SCHEDULE

Item	Unit Type						
	1B1 1B1-G	2C1 2C1-G	2D1 2D1-G 2D1a 2D1a-G 2D1b 2D1b-G	3C1 3C1-G 3C2 3C2-G	3D1 3D1-G 3D2 3D2-G	4D1 4D1-G	4D2 4D2a 4D2-G 4D3-G
Lighting Point	7	8	11	13	17	25	25
13A Switched Socket Outlet	16	19	21	25	25	28	28
13A Switched Socket Outlet for Washing Machine/Dryer	1	1	1	1	1	2	2
13A Switched Socket Outlet for Fridge	1	1	1	1	1	2	2
Air-Conditioner Isolator	2	2	2	3	3	4	4
Water Heater	1	1	2	1	1	2	2
TV Point	2	3	3	4	4	5	5
Data Point	5	6	6	7	8	9	9
Cooker Hood Point	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1
Microwave Point	0	0	0	0	0	1	1
Wine Chiller	0	0	0	0	0	0	0
Home Fire Alarm Device (HFAD)	1	1	1	1	1	1	1

Item	Unit Type					
	5L1 5L1a	3D3-PH 3D4-PH 3D5-PH 3D6-PH	4D4-PH	PH1	PH2	PH3
Lighting Point	33	20	26	35	45	38
13A Switched Socket Outlet	31	29	35	49	45	41
13A Switched Socket Outlet for Washing Machine/Dryer	2	1	2	2	2	2
13A Switched Socket Outlet for Fridge	2	1	2	2	2	2
Air-Conditioner Isolator	5	3	4	6	5	5
Water Heater	2	1	2	2	2	2
TV Point	6	4	5	8	6	6
Data Point	9	7	9	12	10	10
Cooker Hood Point	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1
Microwave Point	1	0	1	1	1	1
Wine Chiller	1	0	0	1	1	1
Home Fire Alarm Device (HFAD)	1	1	1	1	1	1

CEILING HEIGHT SCHEDULE

Unit Type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
1 - Bedroom Suite			
1B1, 1B1-G	Living / Dining	2.80m	With localized bulkheads / RC slab where applicable
	Kitchen	2.40m	
	Master Bedroom	2.80m	
	Master Bath	2.42m (2.32m at shower area)	
	Balcony, PES	2.95m	
2 - Bedroom Classic			
2C1, 2C1-G	Living / Dining	2.80m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Bedroom 2	2.80m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.32m at shower area)	
	Balcony, PES	2.95m	
2 - Bedroom Deluxe			
2D1, 2D1-G, 2D1a, 2D1a-G, 2D1b, 2D1b-G	Living / Dining	2.80m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Bedroom 2	2.80m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.32m at shower area)	
	Bath 2	2.42m (2.32m at shower area)	
	Balcony, PES	2.95m	
3 - Bedroom Classic			
3C1, 3C1-G, 3C2, 3C2-G	Living / Dining	2.80m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Bedroom 2	2.80m	
	Bedroom 3	2.80m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.45m at shower area)	
	Bath 2	2.42m (2.45m at shower area)	
	Balcony, PES	2.95m	
3 - Bedroom Deluxe			
3D1, 3D1-G, 3D2, 3D2-G,	Living / Dining	2.80m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Bedroom 2	2.80m	
	Bedroom 3	2.80m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.45m at shower area)	
	Bath 2	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	2.80m	
	Household Shelter	2.80m	
	WC	2.42m	
	Balcony, PES	2.95m	

Unit Type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
3 - Bedroom Deluxe Penthouse			
3D3-PH, 3D4-PH, 3D5-PH, 3D6-PH	Living / Dining	5.45m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.30m	
	Bedroom 2	3.30m	
	Bedroom 3	3.30m	
	Dry Kitchen	2.60m	
	Kitchen	2.60m	
	Master Bath	2.42m (2.45m at shower area)	
	Bath 2	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	3.30m	
	Store	3.30m	
	Utility / Yard	2.60m	
	WC	2.42m	
	Balcony	2.95m	
4 - Bedroom Deluxe			
4D1,4D1-G, 4D2, 4D2a, 4D2-G, 4D3-G	Living / Dining	2.90m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Junior Suite	2.80m	
	Bedroom 3	2.80m	
	Bedroom 4	2.80m	
	Dry Kitchen	2.90m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	2.80m	
	Private Lift Lobby	2.40m	
	Household Shelter	2.80m	
	WC	2.42m	
	Utility / Yard	2.40m	
Balcony, PES	2.95m		
4 - Bedroom Deluxe Penthouse			
4D4-PH	Living / Dining	5.45m	With localized bulkheads / RC slab where applicable
	Master Bedroom / Study	3.30m	
	Junior Suite	3.30m	
	Bedroom 3	3.30m	
	Bedroom 4	3.30m	
	Dry Kitchen	2.60m	
	Kitchen	2.60m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	3.30m	
	Yard	2.60m	
	Store	2.60m	
	WC	2.42m	
Balcony	2.95m		

Unit Type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
5 - Bedroom Luxury			
5L1, 5L1a	Living / Dining	2.90m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.80m	
	Junior Suite	2.80m	
	Bedroom 3	2.80m	
	Bedroom 4	2.80m	
	Bedroom 5	2.80m	
	Dry Kitchen	2.90m	
	Kitchen	2.40m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Bath 4	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	2.80m	
	Private Lift Lobby	2.40m	
	Utility / Yard	2.40m	
	WC	2.42m	
Powder Room	2.42m		
Balcony	2.95m		
Premier Penthouse			
PH1	Living / Dining	5.45m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.30m	
	Junior Suite	3.30m	
	Bedroom 3	3.30m	
	Bedroom 4	3.30m	
	Bedroom 5	3.30m	
	Bedroom 6	3.30m	
	Study	3.30m / 2.60m	
	Family Area	2.60m	
	Dry Kitchen	2.60m	
	Kitchen	2.60m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Bath 4	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	2.80m	
	Private Lift Lobby	2.60m	
	Utility / Yard	2.60m	
	WC	2.42m	
Powder Room	2.42m		
Balcony	2.95m		

Unit Type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
PH2	Living / Dining	5.45m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.30m	
	Junior Suite	3.30m	
	Bedroom 3	3.30m	
	Bedroom 4	3.30m	
	Family Room	3.30m	
	Study	3.30m	
	Dry Kitchen	2.60m	
	Kitchen	2.60m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Bath 4	2.42m (2.45m at shower area)	
	Bath 5	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	3.30m	
	Private Lift Lobby	2.60m	
	Utility / Yard	2.60m	
	WC	2.42m	
Powder Room	2.42m		
Balcony	2.95m		
PH3	Living / Dining	5.45m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.30m	
	Junior Suite	3.30m	
	Bedroom 3	3.30m	
	Bedroom 4	3.30m	
	Bedroom 5	3.30m	
	Study	3.30m	
	Dry Kitchen	2.60m	
	Kitchen	2.60m	
	Master Bath	2.42m (2.45m at shower/bathtub area)	
	Junior Bath	2.42m (2.45m at shower area)	
	Bath 3	2.42m (2.45m at shower area)	
	Bath 4	2.42m (2.45m at shower area)	
	Walk-in Wardrobe	3.30m	
	Private Lift Lobby	2.60m	
	Utility / Yard	2.60m	
	WC	2.42m	
	Powder Room	2.42m	
Balcony	2.95m		

NOTES TO SPECIFICATIONS

(A) 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 the builder and the 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 clauses 9 and 17.

(B) 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 charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

(C) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

(D) Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

(E) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Data Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, data points, audio video intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

(F) 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.

(G) Web Portal and Mobile Applications 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 and Mobile Application(s) of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

(H) 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.

(I) 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.

(J) Composite Timber Flooring

Composite timber 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. Composite timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

(K) Mechanical Ventilation System

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

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 maintained by the Purchaser on a regular basis.

(L) Prefabricated Bathroom Units

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

(M) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror.

(N) Marble/ Limestone/Granite (if applicable)

Marble/limestone/granite (if applicable) 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/limestone/granite (if applicable) 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, the tonality and pattern of the marble, limestone or granite (if applicable) selected and installed shall be subject to availability.

(O) Quartz/ Compressed Marble (if applicable)

Quartz/ compressed marble (if applicable) is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the vendor shall remain fully responsible for the performance of its obligations under Clause 9 and 17.

(P) Pneumatic Waste Disposal System

All units are provided with communal refuse hopper at the common area. There is no refuse chute within the Unit.

(Q) Prefabricated Pre-finished Volumetric Construction (PPVC)

(Only applicable to all units except #23-01, #23-03, #23-05, #23-07, #23-09, #23-10, #23-13 and #23-15)

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation ("ACMV") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMVs services and sanitary services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

(R) Acoustical Measures

For compliance with authorities' requirements, certain unit and/ or area may be provided with acoustical measures, such as window restrictor(s), sliding door restrictor(s), acoustic ceiling(s) and/or acoustic blind(s) etc. The ceiling height of such Unit and/or areas will be reduced in the event of acoustic measures are required. Concrete soffit and surfaces enclosed within acoustic ceilings will be left in their original bare condition.

(Only applicable to units at Block 6, #01-01 to #23-01, #01-07 to #23-07, #03-08 to #22-08, Block 8, #03-09 to 23-09, #01-10 to #23-10, #01-15 to #23-15, #01-16 to #22-16, #01-17 to #22-17 and such other units as may be designated by the authorities.)

(S) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000.

(T) Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

(U) Engineered Timber Flooring

Engineered timber flooring is a natural material with variation in appearance, colour and grain patterns within one species. Thus, it is not possible to achieve consistency of colour and grain opposed to a photographic layer in the selection and installation. The engineered timber board can display some, frequent knots which shall form part of the characteristic of the timber. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(V) Home Fire Alarm Device (HFAD)

HFAD(s) is (are) provided to give early warning of a fire by sounding an alarm to alert the occupants. The purchaser is responsible for ensuring that the HFAD(s) is (are) kept in good working condition. The Purchaser is advised to test the HFAD(s) regularly to ensure the HFAD(s) is (are) working.

(W) Fibre Broadband

The Vendor shall endeavor to procure an infrastructure for the service provider for connection from its network to the Unit/Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/Building and/or the Housing Project to obtain the Fibre Broadband. All subscription fee/charges for the service provided shall be borne by the Purchaser. However, in the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said connection, thereby resulting in there being no Fibre Broadband available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Fibre Broadband in the Unit/Building and/or the Housing Project.

(X) Digital TV Service/Reception

A Building Master Antennae System is provided with necessary cabling or connections to enable the purchaser to obtain digital TV services. The purchaser will have to ensure that their television sets are digital ready and compatible in order to view the Free-To-Air (FTA) channels.

The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.