

SPECIFICATIONS

FOUNDATION

Reinforced concrete footings &/or cast in-situ bored piles &/or driven pre-cast reinforced concrete piles.

SUPERSTRUCTURE

Pre-cast &/or cast in-situ reinforced concrete framed structure.

WALLS

(a) External Walls

In-situ &/or pre-cast RC wall &/or masonry.

(b) Internal Walls

Masonry &/or lightweight concrete panels &/or pre-cast wall &/or drywall partition system with cement or gypsum boards with skim coat/ plaster where applicable.

ROOF

Flat Roof

Reinforced concrete flat roof with waterproofing and insulation where designated.

Metal roof with insulation where designated.

CEILING

Ceiling boards with emulsion paint to Living, Dining, Bedrooms, Private Lift Lobby, corridor leading to Bedrooms, Gourmet Kitchen, Kitchen, Bathrooms, Yard, Family Lounge, Study & Pantry (where applicable).

Paint on concrete ceiling to Household Shelter, Utility Room, Balcony & Private Enclosed Space.

FINISHES

(a) Wall

(i) Internal:

Living, Dining, Bedrooms, Private Lift Lobby, corridor leading to Bedrooms, Family Lounge, Household Shelter, Yard, Pantry, Study, Utility Room & internal staircase (where applicable) – Paint.

Master Bath – Stone finish to exposed area only.

Junior Bath, Other bathrooms and WC – Tile finish to exposed area only.

Gourmet Kitchen and Kitchen – Tile and paint finish to exposed area only.

(ii) External:

Textured coating and/ or paint finish.

(b) Floor

(i) Internal:

Living, Dining, Gourmet Kitchen and corridor leading to Bedrooms from Living and Dining area – Stone finish to exposed area only.

Master Bath – Stone finish to exposed area only.

All Bedrooms, Family Lounge and corridor leading to Bedrooms in the upper storey for penthouse units, Study and internal staircase (where applicable) – Timber.

Junior Bath, Common Bathrooms, WC, Kitchen, Yard, Household Shelter, Pantry and Utility Room (where applicable) – Tile finish.

Private Lift Lobby, Balcony, Private Enclosed Space and Open Terrace – Tile finish.

Private Lift Lobby with Private Enclosed Space at 1st storey – Stone finish.

Open Roof Terrace at attic – Stone finish/ timber deck.

Private Pool at PH D4 and Spa Pool at 1st Storey Units (where applicable) – Mosaic tile.

WINDOWS

Aluminium framed windows with glazing.

DOORS

Private Lift Lobby to Living/Dining – Aluminium framed glass swing door.

Private Lift Lobby to Balcony/Private Enclosed Space – Frameless glass swing door.

Living/Dining and Bedroom to Balcony/Private Enclosed Space, Bedroom/Study to Open Terrace and Family Lounge to Open Roof Terrace (where applicable) – Aluminium framed sliding door with glass panel.

Gourmet Kitchen to Kitchen – Aluminium and/or timber framed sliding door with glass panel.

Kitchen to Yard – Aluminium framed swing door with glass panel.

Master Bath and Junior Bath (where applicable) – Timber framed sliding door with glass panel.

All Bedrooms and Common Baths – Timber swing door. Timber sliding door to Bath 5 of PH D1 & PH D4 only.

Utility Room of PH D1, PH D2, PH D3 & PH D4 – Aluminium framed slide & swing door with acrylic panel.

Study of Type PH A1, PH A2 & PH A3 – Timber framed sliding door with glass panel. Study of Type PH C5 & PH C6 – Timber swing door.

WC (where applicable) – Aluminium framed slide & swing door with acrylic panel.

Household shelter – Approved steel door.

Access to Service Lobby – Timber fire rated door.

Good quality locksets and ironmongeries to all doors.

SANITARY FITTINGS

Master Bath & Junior Bath (where applicable)

- 1 long bath complete with bath mixer and shower set
- 1 shower mixer and shower set
- 1 counter basin and tap mixer
- 1 pedestal water closet
- 1 toilet paper roll holder
- 1 towel rail/rack

Master Bath for Penthouse units

- 1 long bath complete with bath mixer and shower set
- 1 shower mixer and shower set
- 1 counter basin and tap mixer
- 1 pedestal water closet
- 1 toilet paper roll holder
- 1 towel rail/rack
- 1 additional wash basin and 1 bidet for Type PH C5, PH C6 & PH D1 to D4 only

Other Bathrooms

- 1 counter basin and tap mixer
- 1 shower mixer and shower set
- 1 pedestal water closet
- 1 toilet paper roll holder
- 1 towel rail

W.C. for all units except for Type A units

- 1 wash basin complete with cold water tap
- 1 bib tap with hand shower
- 1 water closet
- 1 toilet paper roll holder with cover

ELECTRICAL SCHEDULE

DESCRIPTION	APARTMENT UNIT TYPES													
	G-A2 G-A3 G-A4	G-B1 G-B3	G-C1 G-C2	PHA1 PHA2 PHA3	PHB1 PHB2	PHC1	PHC2	PHC3	PHC4	PHC5 PHC6	PH D1	PH D2	PH D3	PH D4
Lighting/Wall Light Point	17	20	24	29	33	44	44	44	44	48	51	54	55	57
13A Switch Socket Outlet	23	28	30	32	34	40	40	40	40	45	48	48	48	50
Socket Outlet for Washing Machine/Dryer	1	1	1	2	2	2	2	2	2	2	2	2	2	2
Socket Outlet for Dishwasher	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TV Point	3	4	5	5	5	6	6	6	6	6	8	8	8	8
Telephone Outlet (RJ 45)	5	6	7	7	7	8	8	8	8	8	9	9	9	9
Data Outlet (RJ 45)	3	4	5	5	5	6	6	6	6	6	7	7	7	8

TV/TELEPHONE

Refer to Electrical Schedule of Points for details

LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

PAINTING

- (a) **Internal walls**
Emulsion paint
- (b) **External walls**
Textured coating and/ or paint

WATERPROOFING

Waterproofing to basement floor, concrete flat roof, 1st storey Landscape Deck, Bathrooms, Wet Kitchen, Yard, WC, Balcony, Open Terrace, Open Roof Terrace, Private Pool, Spa Pool & Private Enclosed Space (where applicable).

DRIVEWAY AND CARPARK

Reinforced concrete floor with hardener for basement carpark.
Stone/pavers/tarmac/concrete to external driveways.

FACILITIES

- (a) Infinity Lap Pool, Play Pool, Jacuzzi & Water Features
- (b) Children's Playground
- (c) Fire (BBQ Pits)
- (d) Lily Pond
- (e) Social & Viewing Deck
- (f) Spa Beds
- (g) Cabanas
- (h) Pool Deck
- (i) Sunken Lounge
- (j) Floating Walk
- (k) Outdoor Sitting Area
- (l) Towel Station
- (m) Clubhouse Drop-Off Area
- (n) Mooring Berths
- (o) Guard Houses
- (p) Clubhouse
 - (i) Living Room (Lounge)
 - (ii) Function Area
 - (iii) Sweat (Gymnasium)
 - (iv) Male/Female Changing Room with Steam Baths
 - (v) Management Office
 - (vi) Concierge

ADDITIONAL ITEMS

- (a) Kitchen Cabinets and Appliances
Typical Units
High and low kitchen cabinets &/or shelves complete with Sink, Cooker Hob, Cooker Hood, Built-in Oven and Coffee Maker; Dishwasher, Refrigerator and Wine Cooler.
Penthouse Units
High and low kitchen cabinets &/or shelves complete with Sink, Cooker Hob, Cooker Hood, Built-in Oven and Coffee Maker; Dishwasher, Refrigerator (in Gourmet Kitchen only), Wine Cooler, Washing Machine and Tumble Dryer.
- (b) Bedroom Wardrobes
Wardrobes provided to all bedrooms. Walk-in wardrobe without doors to all Master Suites/Junior Suites (where applicable).

- (c) Air-conditioners
For Typical Units – Ducted air-conditioning system shall be provided for Living, Dining, Gourmet Kitchen and Master Bedroom and split unit wall-mounted air-conditioning system for all other Bedrooms.
For Penthouse Units – Ducted air-conditioning system shall be provided for Living, Dining, Gourmet Kitchen, all Bedrooms, Family Lounge and Study (where applicable).
- (d) Audio/Video Intercom System
Visitor panel shall be provided to basement & 1st storey lift lobby entrances. No handset is provided in apartment units. Purchaser to use their own telephone set for communication.
- (e) Dimming Switches
For Typical Units – dimming control for Living, Dining and Master Suite.
For Penthouse Units – dimming control for Living, Dining, all bedrooms and Family Lounge.
- (f) Hot Water Supply
Electric storage hot water heater shall be provided to serve all bathrooms and kitchens.
- (g) Town Gas supply
There shall be provision for Town Gas supply to kitchen equipped with Gas Cooker Hob.
- (h) Security System
Audio/video intercom between Basement and 1st storey entrance, lift lobby and apartment units based on a system using telephone line.
Automatic car barrier with “ERP” In-vehicle unit reader access system.
Proximity card access to basement lift lobbies and private/ service lift.
Closed Circuit Television System (CCTV) to 1st storey and basement lift lobby and designated common areas.
- (i) Waste Disposal System
Pneumatic waste conveyance system with separate organic and recyclable waste chutes provided at common area for each Block.
- (j) Wireless internet surfing at Club House & swimming pool area.
- (k) Motion sensor at Private Lift Lobby for lighting control.