Units Distribution

BLOCK 45

UNIT	01	02	03		
17	D2R	D4(DK)R	C2R		
16	D2	D4(DK)	C2		
15	D2	D4(DK)	C2		
14	D2	D4(DK)	C2		
13	D2	D4(DK)	C2		
12	D2	D4(DK)	C2		
11	D2	D4(DK)	C2		
10	D2	D4(DK)	C2		
9	D2	D4(DK)	C2		
8	D2	D4(DK)	C2		
7	D2	D4(DK)	C2		
6	D2	D4(DK)	C2		
5	D2	D4(DK)	C2		
4	D2	D4(DK)	C2		
3	D2	D4(DK)	C2		
2	D2	D4(DK)	C2		
1	D2p	D4(DK)p	C2p		

BLOCK 45A

UNIT	04	05	06	07		
17	C2R	C2R	D1R	D1R		
16	C2	C2	D1	D1		
15	C2	C2	D1	D1		
14	C2	C2	D1	D1		
13	C2	C2	D1	D1		
12	C2	C2	D1	D1		
11	C2	C2	D1	D1		
10	C2	C2	D1	D1		
9	C2	C2	D1	D1		
8	C2	C2	D1	D1		
7	C2	C2	D1	D1		
6	C2	C2	D1	D1		
5	C2	C2	D1	D1		
4	C2	C2	D1	D1		
3			D1	D1		
2			D1			
1			D1p			

BLOCK 45B

UNIT FLR	08	09	10	11		
17	D3R	D2R	C2bR	C2aR		
16	D3	D2	C2b	C2a		
15	D3	D2	D2 C2b			
14	D3	D2	C2b	C2a		
13	D3	D2	C2b	C2a		
12	D3	D2	C2b	C2a		
11	D3	D2	C2b	C2a		
10	D3	D2	C2b	C2a		
9	D3	D2	C2b	C2a		
8	D3	D2	C2b	C2a		
7	D3	D2	C2b	C2a		
6	D3	D2	C2b	C2a		
5	D3	D2	C2b	C2a		
4	D3	D2	C2b	C2a		
3	D3	D2	C2b	C2a		
2	D3	D2	C2b	C2a		
1	D3p	D2p-a	C2p	C2ap		

BLOCK 47

UNIT	12	13	14	15		
17	C2R	C1T	B1T	C2R		
16	C2	C1	B1	C2		
15	C2	C1	B1	C2		
14	C2	C1	B1	C2		
13	C2	C1	B1	C2		
12	C2	C1	B1	C2		
11	C2	C1	B1	C2		
10	C2	C1 B1		C2		
9	C2	C1	C1 B1			
8	C2	C1 B1		C2		
7	C2	C1 B1		C2		
6	C2	C1	B1	C2		
5	C2	C1	B1	C2		
4	C2	C1	B1	C2		
3	C2	C1	B1	C2		
2	C2	C1	B1	C2		
1	C2p-a	C1p	B1p	C2p		

BLOCK 47A

UNIT	16	17	18	19	
17	C2R	C2R	C2R	D1R	
16	C2	C2	C2	D1	
15	C2	C2	C2	D1	
14	C2	C2	C2	D1	
13	C2	C2	C2	D1	
12	C2	C2	C2	D1	
11	C2	C2	C2	D1	
10	C2	C2	C2	D1	
9	C2	C2	C2	D1	
8	C2	C2	C2	D1	
7	C2	C2	C2	D1	
6	C2	C2	C2	D1	
5	C2	C2	C2	D1	
4	C2	C2	C2	D1	
3	C2	C2	C2	D1	
2	C2	C2	C2	D1	
1	C2p	C2p	С2р-а	D1p	

BLOCK 47B

UNIT	20	21	22	23	
17	D3R	D1R	C3(DK)R	E1R	
16	D3	D1	C3(DK)	E1	
15	D3	D1	C3(DK)	E1	
14	D3	D1	C3(DK)	E1	
13	D3	D1	C3(DK)	E1	
12	D3	D1	C3(DK)	E1	
11	D3	D1	C3(DK)	E1	
10	D3	D1	C3(DK)	E1	
9	D3	D1	C3(DK)	E1	
8	D3	D1	C3(DK)	E1	
7	D3	D1	C3(DK)	E1	
6	D3	D1	C3(DK)	E1	
5	D3	D1	C3(DK)	E1	
4	D3	D1	C3(DK)	E1	
3	D3	D1	C3(DK)	E1	
2	D3	D1	C3(DK)	E1	
1	D3p	D1p	C3(DK)p	E1p	

LEGEND

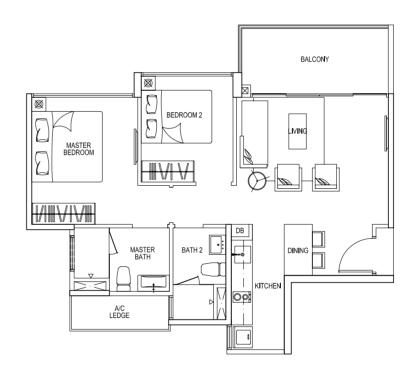


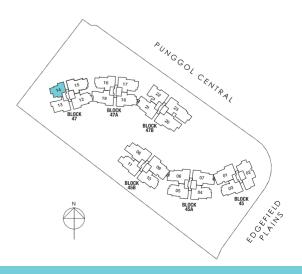


Type B1

70 sqm / 753 sqft

#02-14 to #16-14





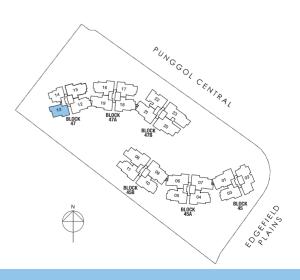




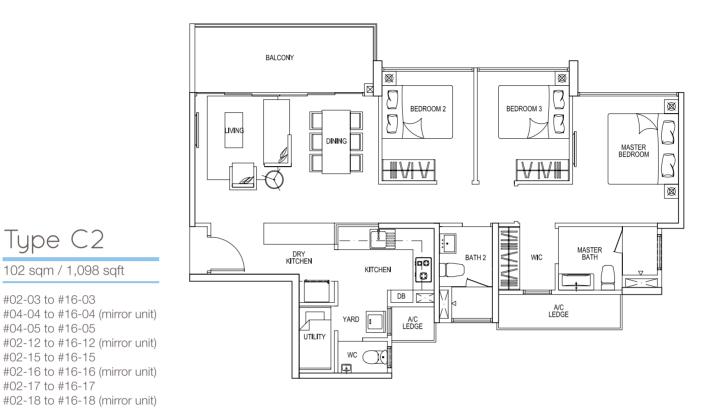
Type C1

86 sqm / 926 sqft

#02-13 to #16-13







Type C2

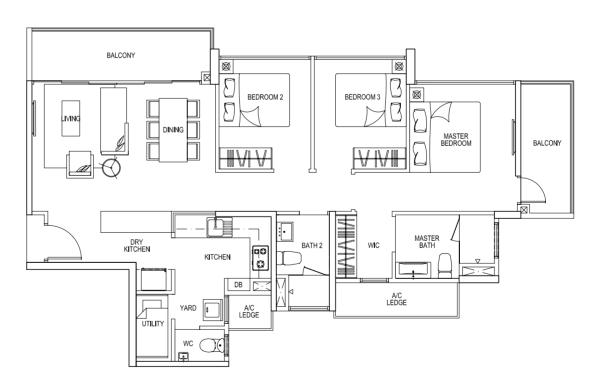
102 sqm / 1,098 sqft

#02-03 to #16-03 #04-04 to #16-04 (mirror unit) #04-05 to #16-05 #02-12 to #16-12 (mirror unit) #02-15 to #16-15 #02-16 to #16-16 (mirror unit) #02-17 to #16-17



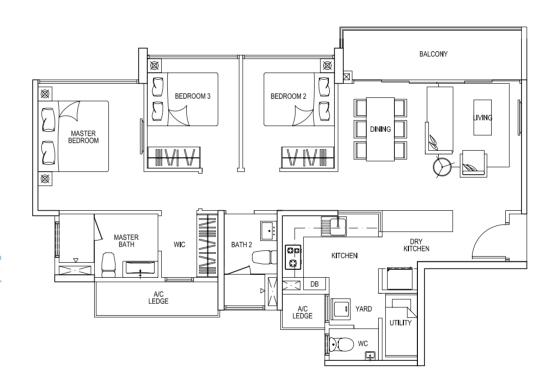
106 sqm / 1,141 sqft

#02-11 to #16-11





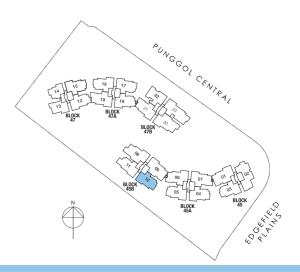




Type C2b

100 sqm / 1,076 sqft

#02-10 to #16-10







Type C3 (DK)

102 sqm / 1,098 sqft

#02-22 to #16-22

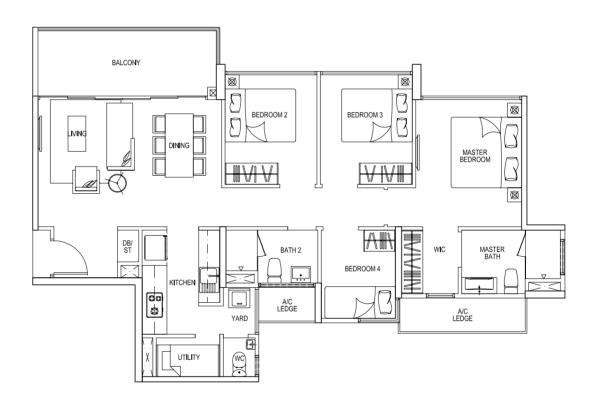


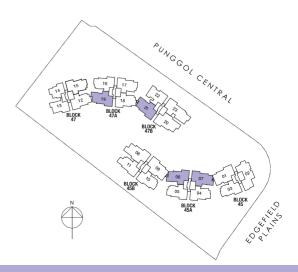


Type D1

106 sqm / 1,141 sqft

#02-06 to #16-06 (mirror unit) #03-07 to #16-07 #02-19 to #16-19 #02-21 to #16-21



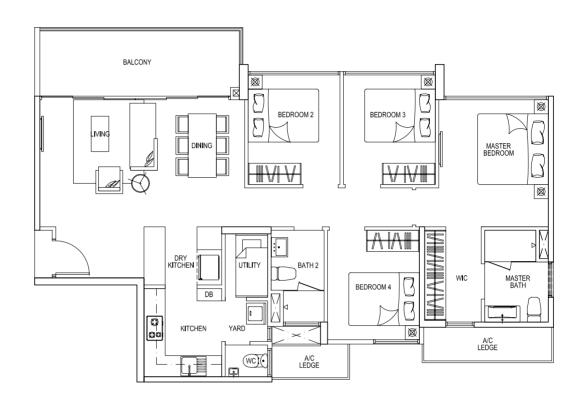


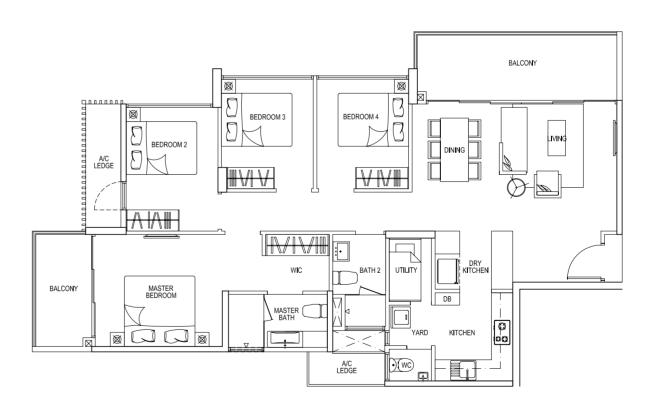


Type D2

117 sqm / 1,259 sqft

#02-01 to #16-01 (mirror unit) #02-09 to #16-09

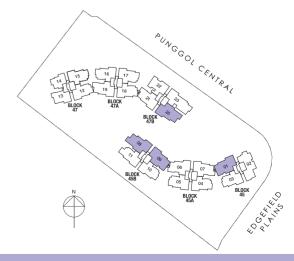




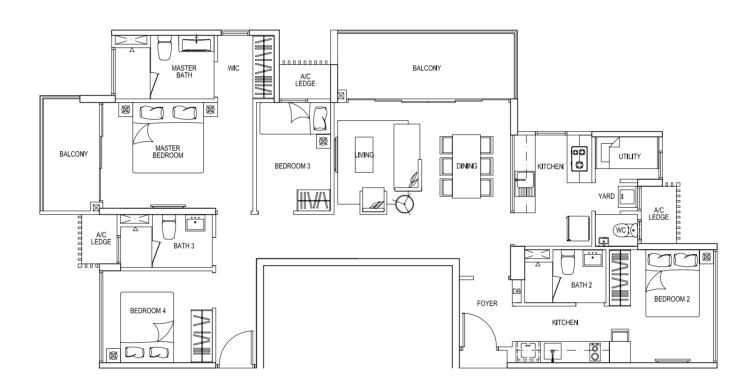
Type D3

125 sqm / 1,346 sqft

#02-08 to #16-08 #02-20 to #16-20



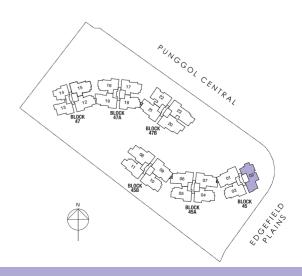




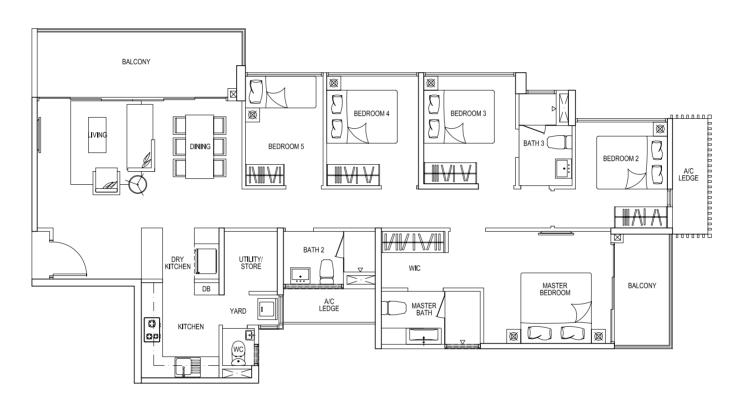
Type D4(DK)

131 sqm / 1,410 sqft

#02-02 to #16-02



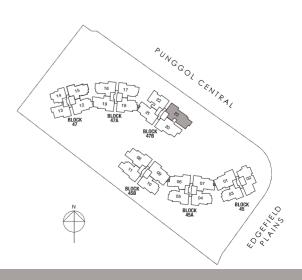




Type E1

139 sqm / 1,496 sqft

#02-23 to #16-23



Specifications

1. FOUNDATION

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

SUPERSTRUCTURE

Reinforced concrete structures

- (i) External Walls Reinforced concrete and/or common clay brick wall and/or precast wall
- (ii) Internal Walls Reinforced concrete and/or common clay brick walls and/or drywall partition system and/or precast panel and/or block walls

Reinforced concrete roof with appropriate waterproofing and insulation system

5. CEILING

- (i) For Units
- Living, Dining, Dry Kitchen, Bedrooms, Yard, Utility, Foyer, Corridor leading to Bedrooms/ Bathrooms, Balcony and Private Enclosed Space (PES).: Fibrous plasterboard and/or bulk head with emulsion paint and/or cement sand plaster with emulsion paint and/or skim coat with emulsion paint
- Kitchen, Bathrooms and WC: Moisture resistant ceiling board with emulsion paint finish (where applicable)
- (ii) For Common Areas
- Lift Lobbies: Skim coat and/or ceiling board with emulsion paint finish
- Carparks: Skim coat and/or bulk head with emulsion paint finish b.
- Staircases and Staircase Storey Shelters: Skim coat with emulsion paint finish

6. FINISHES - WALL

- (i) For Units
- Living, Dining, Dry Kitchen, Bedrooms, Yard, Foyer and Corridor leading to Bedrooms and Utility: Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)
- All Bathrooms: Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)
- Kitchen and WC: Ceramic and/or homogeneous tiles and/or plaster and paint (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)
- Private Enclosed Space (PES), Balcony, Open Balcony, Raised Planter and Open Roof Terrace: Cement sand plaster and/or skim coat with spray textured coating/ emulsion paint finish (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)
- (ii) For Common Areas Internal Wall
- Basement, 1st Storey Lift Lobbies, other Common Access Lobbies and Clubhouse Lift Lobby: Ceramic and/or homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
- Typical Lift Lobbies: Ceramic and/or homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas
- Common Corridors, Staircases and Staircase Storey Shelter: Cement sand plaster and/or skim coat with emulsion paint finish
- d. Carparks and Ramps: Cement sand plaster and/or skim coat with emulsion paint
- Male and Female Changing Room: Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
- For Common Areas External Wall

All External Walls including Raised Planter, Open Roof Terrace, Balcony, Open Balcony and Private Enclosed Space (PES): Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

- All natural stones, homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed areas only
- No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors, long bath and above
- Wall surface above false ceiling level will be left in its original bare condition

FINISHES - FLOOR

- (i) For Units
- Living, Dining, Dry Kitchen, Foyer and Corridor leading to Bedrooms/Bathrooms: Ceramic and/or homogeneous tiles with tiles or timber skirting
- All Bathrooms: Ceramic and/or homogeneous tiles
- Kitchen, Yard, Utility and WC: Ceramic and/or homogenous tiles
- Bedrooms: Timber and/or laminate flooring with matching skirting
- Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace: Ceramic and/or homogenous tiles
- Raised Planter: Cement and sand screed finish (where applicable)
- Staircase: Ceramic and/or homogenous tiles
- For Common Areas Internal Floor
- Basement, 1^{st} Storey Lift Lobbies. Other Common Access Lobbies and Clubhouse Lift Lobby: Ceramic and/or homogeneous tiles and/or stone finish
- Typical Lift Lobbies: Ceramic and/or homogeneous tiles

- c. Staircases and Staircase Storey Shelter: Cement sand screed with nosing tiles
- Carparks and Ramps: Concrete floor with hardener
- Male and Female Changing Room: Ceramic and/or homogeneous tiles
- (iii) For Common Areas External Floor
- Pool Deck Areas: Homogenous and/or stone finish and/or pebble wash and/or timber deck and/or composite timber deck
- Swimming Pool and Spa Pools: Porcelain mosaics and/or ceramic tiles

8. WINDOWS

Powder-coated finish aluminium framed with tinted and/or clear glass and/or frosted glass where appropriate.

9. DOORS

- Main Entrance: Approved fire-rated timber door
- b. Bedrooms and Bathrooms: Hollow core flush timber door
- Kitchen: Timber framed door with infill glass panel except Type B1p, B1 and B1T
- WC and Utility: PVC or Aluminium folding door
- Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace: Powder-coated finished aluminium framed sliding/swing door and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass where appropriate

Selected good quality locksets and ironmongery shall be provided to all doors

10. SANITARY FITTINGS

- a. All Bathrooms: 1 shower cubicle with shower screen complete with shower mixer set, 1 pedestal water closet, 1 wash basin and basin mixer with cabinet below, 1 mirror, 1 toilet paper holder, 1 towel rail
- WC (where applicable): 1 shower set with tap, 1 pedestal water closet, 1 wall hung basin with tap, 1 toilet paper holder Kitchen/Yard (where applicable): 1 washing machine bib tap
- Private Enclosed Space (PES), Open Balcony and Open Roof Terrace (where applicable): 1 bib tap

11. ELECTRICAL INSTALLATION

- Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking
- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998
- Refer to Electrical Schedule for details

12. CABLE TV / TELEPHONE

TV/telephone points shall be provided in accordance with the Electrical Schedule

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard

14. PAINTING

- a. Internal Wall: Emulsion paint
- b. External Wall: Spray textured coating and/or selected exterior paint

15. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Yard, Kitchen, Balcony, OpenBalcony, Open Roof Terrace, Raised Planter and Reinforced Concrete Flat Roof

16. DRIVEWAY AND CARPARK

- Concrete pavers all open driveways and/or stones at vehicular entrance/exit at designated areas
- Reinforced concrete slab to carpark and ramps to carpark

17. RECREATION FACILITIES

- Entrance Drop-off
- Cascading Waterfall
- Tennis Court d. Garden Walk
- Sun Lounge
- 50m Lap Pool
- Floating Haus
- Pool Lounge
- Children's Water Play
- Reading Pavilion Poolside Pavilion
- Chill-out Pavilion
- m. Hydro Gym
- The Rain Shower

- o. Spa Lounge
- p. Clubhouse
 - Gymnasium Function Room
 - Male and Female Changing Rooms with
- Steam Room q. BBQ Dining Pavilion
- Children's Playhouse
- Dining Pavilion
- Garden Pavilion
- Tea Pavilion u.
- **Outdoor Fitness**

18. FIBRE BROADBAND

Provision of infrastructure for Open Net to lay fibre into unit and 1 no. CAT 6 Data Point provided within the unit for Next Generation Nationwide Broadband Network (NGNBN). Subscription charges for Open Net shall be borne by the purchaser.

19. AUDIO TELEPHONY SYSTEM

Provision of audio intercom between lift lobbies and apartment units based on a system using normal telephone line without phone equipment for unit.

Telephone reception on mobile phones within the development is subject to availability/ coverage by the respective mobile telephone network service providers and is not within the purview/control of the vendor.

20. OTHER FACILITY

- Management Office
- Guardhouse

21. OTHER ITEMS

- Kitchen Cabinets: Solid surface countertop complete with high and/or low level kitchen cabinets with stainless steel sink and mixer
- Kitchen Appliances: Cooker hood for all kitchens. Gas hob for all kitchens (except type B1p, B1, B1T, studio unit of type C3(DK)p, C3(DK), C3(DK)R, D4(DK)p, D4(DK) and D4(DK)R), Electric hob for kitchen type B1p, B1, B1T, studio unit of Type C3(DK)p, C3(DK), C3(DK)R, D4(DK)p, D4(DK) and D4(DK) R), Built-in oven for all kitchens (except studio unit of type C3(DK)p, C3(DK), C3(DK)R, D4(DK)p, D4(DK) and D4(DK)R)
- Wardrobes: Built-in wardrobes to all bedrooms
- Metal Railing: Metal Railing for A/C Ledge, Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace
- Air-Conditioning: Single/Multi-Split unit air-conditioning system to Living, Dining and all Bedrooms
- Gas: Town gas is supplied to gas heated hot water heaters and kitchen gas hob for all unit types (except unit type B1p,B1, B1T, studio unit of type C3(DK) p, C3(DK), C3(DK)R, D4(DK)p, D4(DK) and D4(DK)R which will be provided with electric hob)
- Water Heater: Hot water supply shall be provided to all bathrooms only except
- Security: Automatic Vehicular Access system will be provided for vehicular h. entrances. Proximity card access control system is provided at the Pedestrian Gates, Basement, 1st Storey Lift Lobbies and Other Common Access Lobbies

Marble, Limestone and Granite

Marble, limestone and 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, limestone or 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, the tonality and pattern of the marble, limestone or ranite selected and installed shall be subject to availability

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

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/her own contractor to service the air-conditioning system regularly.

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 other 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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 14.3 of the Sale and Purchase 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.

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

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.
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 Sale and Purchase

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 it is formed.

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.

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 Sale and Purchase Agreement.

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 the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

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.

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will

All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles/stone works behind/below kitchen cabinets/bathroom cabinets/long bath/vanity cabinet/mirror.

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

Electrical Schedule

SN	Type of unit	B1, B1p, B1T	C1, C1p, C1T	C2 C2R	C2a, C2aR, C2ap	C2b, C2bR	C2p, C2p-a, C2p-b	C3(DK), C3(DK)p, C3(DK)R	D1, D1R	D1p, D1p-a, D1p-b	D2, D2R	D2p, D2p-a	D3, D3R, D3p	D4 (DK), D4(DK)p, D4(DK)R	E1, E1p, E1R
1	Lighting Point	11	12	16	17	16	17	18	17	17	18	17	19	22	22
2	Power 13A	5	4	4	4	4	4	7	4	4	4	4	4	7	4
3	Power 13A Twin	9	11	13	13	13	13	15	15	15	17	17	16	16	19
4	Electric Hob Point	1	0	0	0	0	0	1	0	0	0	0	0	1	0
5	Cooker Hood Point	1	1	1	1	1	1	2	1	1	1	1	1	2	1
6	Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	Data Point	1	1	1	1	1	1	2	1	1	1	1	1	2	1
8	TV/Cable Ready Point	3	4	4	4	4	4	4	5	5	5	5	5	5	6
9	Telephone Point	2	2	2	2	2	2	3	2	2	2	2	2	3	2
10	Bell Push c/w Bell Point (DC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	Isolator for ACCU and Gas Heater	2	4	4	4	4	4	4	4	4	4	4	4	5	5