

SPECIFICATIONS

1. Foundation

Pile Foundation

2. Superstructure

Reinforced concrete structure

3. Walls

i) External Walls

Reinforced concrete and/or masonry walls

ii)Internal Walls

Reinforced concrete and/or masonry walls and/or drywall system

4. Roof

Reinforced concrete roof with appropriate waterproofing and insulation system

5. Ceiling

i) For Units

a) Living/Dining, Bedroom, Bathroom, Kitchen, Foyer, Corridor, Balcony, Utility, WC, Yard, Linen Store (LS) and Private Enclosed Space (PES):
Plasterboard and/or bulk head with paint and/or cement sand plaster with paint and/or skim coat with paint finish

ii) For Common Areas

a) Lift Lobbies and Car Park:
Skim coat and/or plasterboard with paint finish

b) Staircases and Storey Shelters:
Skim coat with paint finish

6. Finishes - Wall

i) For Units

a) Living/Dining, Bedrooms, Foyer, Corridor, Linen Store(LS), Utility, Yard, Balcony, Private Enclosed Space (PES) and Open Terrace
Cement sand plaster and/or skim coat with paint (up to false ceiling and at exposed areas only)

b) All Bathrooms

Ceramic and/or homogeneous tiles and/or stone finish feature wall (up to false ceiling and at exposed areas only)

c) Kitchen and WC

Ceramic and/or homogeneous tiles (up to false ceiling and at exposed areas only) and/or cement/sand plaster and/or skim coat with paint finish

ii) For Common Areas – Internal Wall

a) Basement and 1st Storey Lift Lobbies
Stone finish and/or ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed areas only)

b) Typical Lift Lobbies:

Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed areas only)

c) Staircases, Storey Shelters, Car Park and Ramps:

Cement sand plaster and/or skim coat with paint finish

iii) For Common Areas – External Wall

a) All External Walls including Balcony, Private Enclosed Space (PES), Open Terrace:
Cement and plaster and/or skim coat with exterior paint finish

Finishes – Floor

i) For Units

a) Living/Dining

Homogeneous and/or ceramic tiles with skirting except for Type A1, A1P, A2, A2P and studio units of C(DK), C(DK)P, D(DK) and D(DK)P shall be timber

b) Foyer, Corridor, Linen Store (LS):

Homogeneous and/or ceramic tiles with skirting

c) Bathrooms, Kitchen, Utility, Yard and WC:

Homogeneous and/or ceramic tiles and/or paint finish

d) Bedrooms:

Timber flooring with skirting

e) Open Terrace, Yard, Balcony and Private Enclosed Space (PES):

Homogeneous and/or ceramic tiles

ii) For Common Areas – Internal Floor

a) Basement and 1st Storey Lift Lobbies:

Stone finish and/or tiles

b) Typical Lift Lobbies:

Homogeneous and/or ceramic tiles

c) Staircases, Storey Shelters:

Cement and sand finish with nosing tiles

iii) For Common Areas – External Floor

a) Pool Deck Areas:

Stone and/or homogeneous tiles and/or pebble wash and/or timber deck

b) Swimming Pools and Spa Pools:

Porcelain and/or mosaic and/or ceramic tiles

7. Windows

Aluminium frame with tinted glass/clear glass/frosted glass/translucent glazing

8. Doors

a) Main Entrance

Approved fire-rated timber door

b) Bedrooms and Bathrooms

Timber swing door and/or sliding door

c) Kitchen

Aluminium and/or timber and/or glass sliding and/or double sliding door and/or swing door

d) WC and Utility

PVC folding door

e) Open Terrace, Balcony and Private Enclosed Space (PES)

Aluminium frame sliding door and/or fixed glass panel with tinted glazing

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

9. Sanitary Fittings

a) Master Bath

1 long bath complete with bath mixer set (only for Unit Type D1, D1P & PH)

1 shower cubicle complete with shower mixer set

1 pedestal water closet

1 wash basin and 1 basin mixer

1 toilet paper holder

1 towel rail

1 wall hung cabinet with mirror

b) Other Bathrooms

1 shower cubicle complete with shower mixer set

1 pedestal water closet

1 wash basin and 1 basin mixer

1 toilet paper holder

1 towel rail

1 wall hung cabinet with mirror

c) WC (where applicable)

1 shower set with tap

1 pedestal water closet

1 wall hung basin with tap

1 toilet paper holder

d) Kitchen

1 stainless steel sink with tap

e) Open Terrace/Private Enclosed Space (PES)/Yard (where applicable)

1 bib tap

10. Electrical Installation

- Wiring for lighting and power shall be in concealed conduits except for spaces within the DB's closet and areas above false ceiling, which will be in exposed conduits and/or trunking

- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

11. Cable TV/ Telephone

Refer to Electrical Schedule for details

12. Lightning Protection

Lightrning protection system shall be provided in accordance with Singapore Standard CP 33:1996

13. Painting

a) Internal wall : Emulsion paint

b) External wall : Spray textured coating and/or selected exterior paint

14. Waterproofing

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Yard, Open Terrace, Balcony, Private Enclosed Space (PES) and reinforced concrete flat roof

15. Driveway and Car Park

Surface Driveway

a) Selected tiles and/or natural stone to designated areas/ reinforced concrete slab with floor hardener and/or tarmac

Car Park

b) Reinforced concrete slab with floor hardener to Car Parks

and ramps

16. Recreation Facilities

16.1 1st and 7th storey

a) Swimming Pool/ Aqua Gym Pool

b) Splash Pool

c) Dip Pool

d) Sun Deck

e) Spa Dining Pavilion

f) Children's Play Area

g) Themed Garden

h) Thematic Landscaped Courtyard

i) Outdoor Fitness Area

j) Multi-purpose Court

k) Rest Pavilion

l) BBQ Pavilion

m) Jogging Track

n) Water Feature

o) Tennis Court

p) Gymnasium

q) Function Room

r) Male and female changing rooms with steam room

17. Others

Management Office

18. Additional Items

a) Kitchen Cabinet

High and/or low level kitchen cabinets complete with solid surface worktop, stainless steel sink with tap

b) Kitchen Appliances to be provided

Cooker hob, cooker hood and oven

c) Wardrobes

Built-in wardrobe to all Bedrooms

d) Air-Conditioning

Split-unit air-conditioning system to Living/Dining and all Bedrooms

e) Gas

Provision of town gas supply to Kitchen (Except for Unit Types A1, A1P, A2, A2P, B2, B2P, B3, B3P & B3P-1)

f) Water Heater

Hot water supply to all Bathrooms

g) Security

i) Security card access control system for Basement and 1st Storey Lift Lobbies and pedestrian gate

ii) Car Park barrier system at main entrance

Notes :

a. Wall

No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

b. Wall

No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

c. Glass

Wall surface above the false ceiling level will be left in its original bare condition.

d. 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-conformity 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. The tonality and pattern of the marble, limestone or granite selected and

installed shall be subject to availability.

e. Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) 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 subscription channels and/or internet access.

f. Wardrobes, Kitchen Cabinets, Fan Coil Units, Gas Pipes and Heaters, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, gas pipes and heaters, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

g. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

h. Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

i. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

j. Timber

Timber is a natural material containing grain/vein and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

k. Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

l. 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.

m. Glass

Glass is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage.

n. False Ceiling

The 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 purpose. Where removal of equipment is needed, ceiling works would be required.

o. Mechanical Ventilation System

The mechanical ventilation system for the toilet, foyer and any other areas within the Unit's exhaust system is to be maintained by the Purchaser on a regular basis.

p. Tiles

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

Developer : Yishun Gold Pte Ltd
(Company UEN No. 201016945R)

Lot No. : Lot 3149K Mukim 19

Tenure : Leasehold estate of 99 years commencing from 20th September 2010

Developer's License No. : C0748

Building Plan No. : A1987-00081-2010-BP01 dated 4th April 2011

Expected Date of TOP : 30th September 2015

Expected Date of Legal Completion : 30th September 2018

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