



FLOOR --- PLANS

Artist's Impression Only

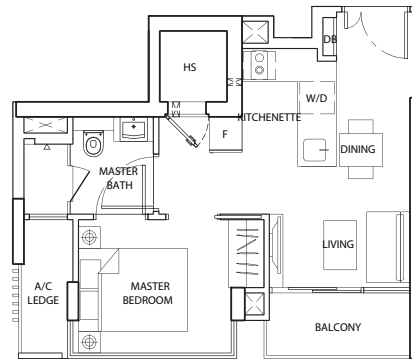
1 BEDROOM

Type A

39 sq m / 420 sq ft

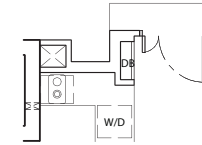
#05-01 to #17-01

#05-08* to #17-08*



40 sq m / 431 sq ft

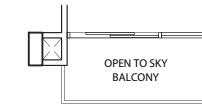
#02-01 to #03-01



39 sq m / 420 sq ft

#19-01

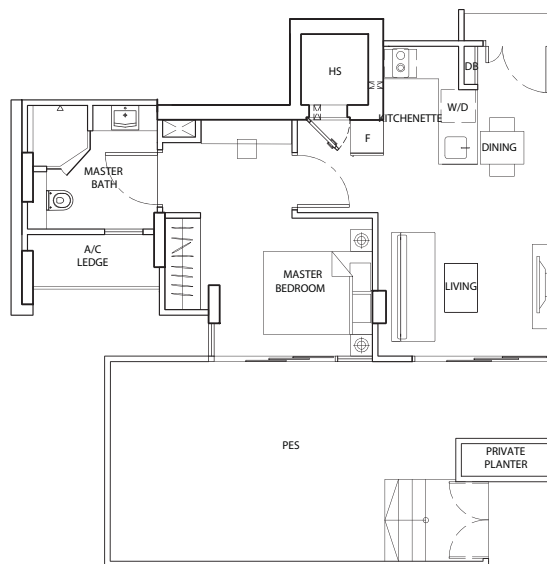
#19-08*



Type AG

77 sq m / 829 sq ft

#01-01



* The unit is mirrored

Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



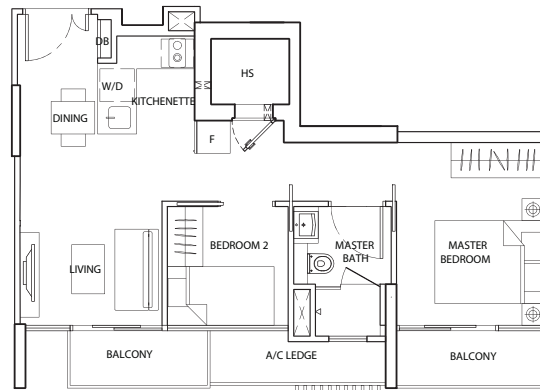
(1st Storey)

2 BEDROOM

Type B

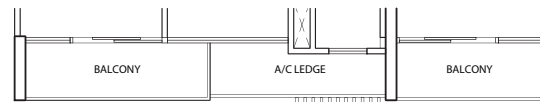
54 sq m / 581 sq ft

#02-03
#06-04
#08-04
#10-04
#12-04
#14-04
#16-04
#18-03



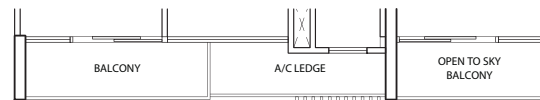
55 sq m / 592 sq ft

#03-03
#05-04
#07-04
#09-04
#11-04
#13-04
#15-04
#17-04



55 sq m / 592 sq ft

#19-04

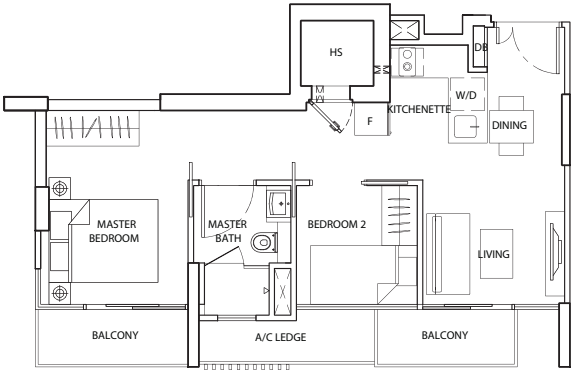


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2 BEDROOM

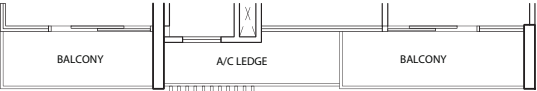
Type B1
53 sq m / 570 sq ft

- #06-05
- #08-05
- #10-05
- #12-05
- #14-05
- #16-05
- #18-05



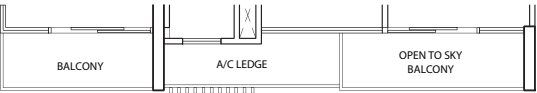
54 sq m / 581 sq ft

- #05-05
- #07-05
- #09-05
- #11-05
- #13-05
- #15-05
- #17-05



54 sq m / 581 sq ft

- #19-05



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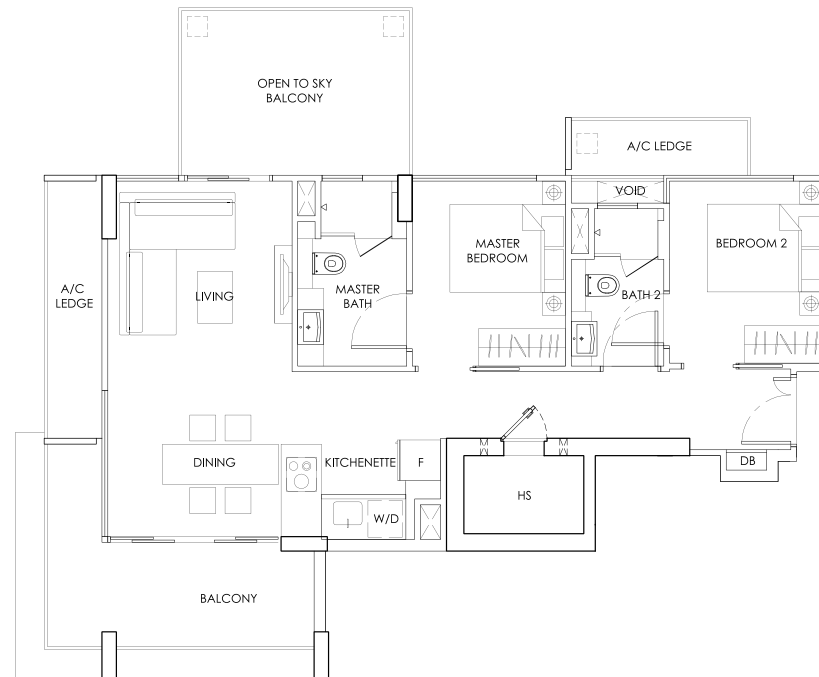


2 BEDROOM

Type B2

101 sq m / 1087 sq ft

#18-06

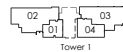
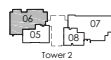


97 sq m / 1044 sq ft

#19-06



To allow accessibility of maintenance personnel when required.



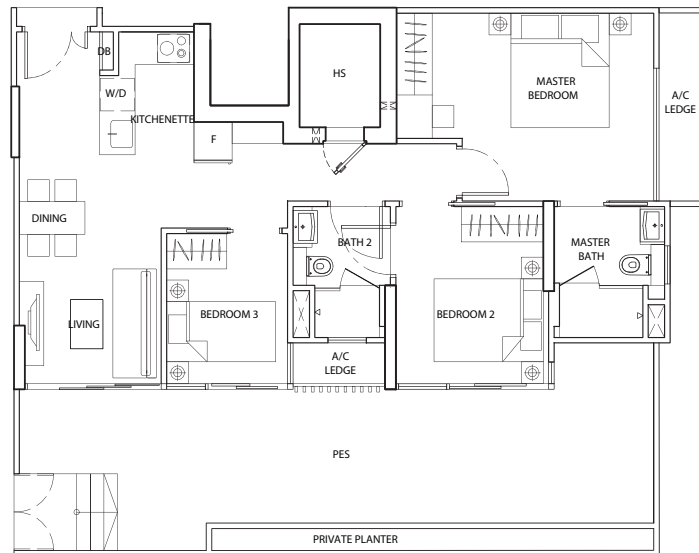
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3 BEDROOM

Type CG

117 sq m / 1259 sq ft

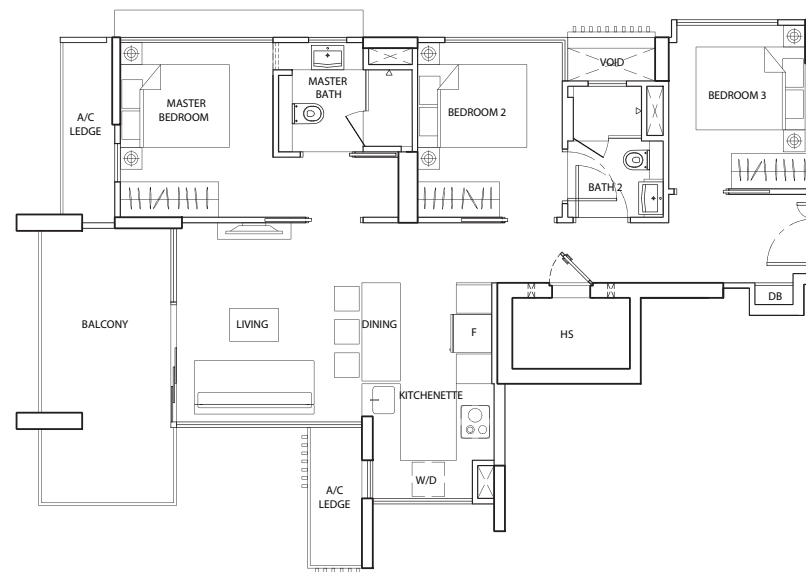
#01-02



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



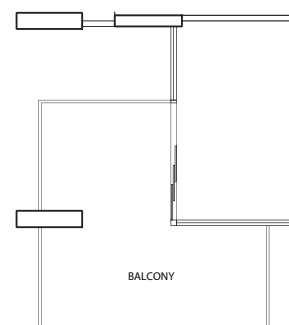
3 BEDROOM



Type C

98 sq m / 1055 sq ft

#05-02
#07-02
#09-02
#11-02
#13-02
#15-02
#05-07*
#07-07*
#09-07*
#11-07*
#13-07*
#15-07*



99 sq m / 1066 sq ft

#06-02
#08-02
#10-02
#12-02
#14-02
#16-02
#06-07*
#08-07*
#10-07*
#12-07*
#14-07*
#16-07*



* The unit is mirrored

Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

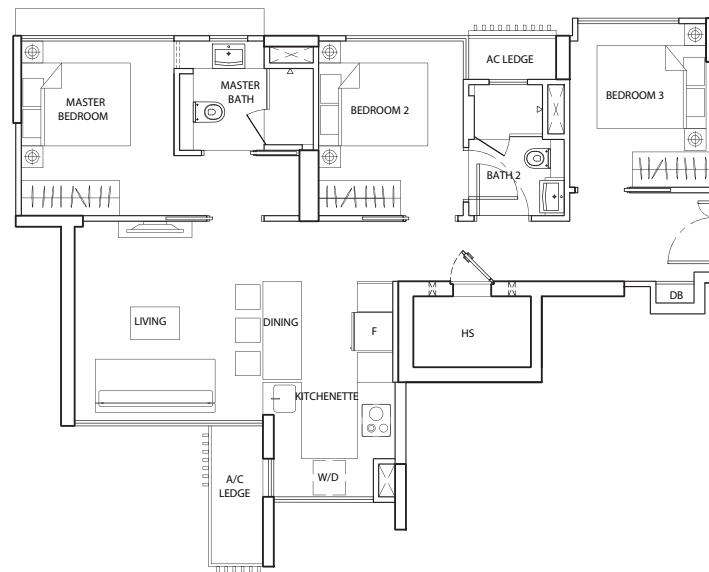
3 BEDROOM

Type C-a

83 sq m / 893 sq ft

#17-02

#17-07*

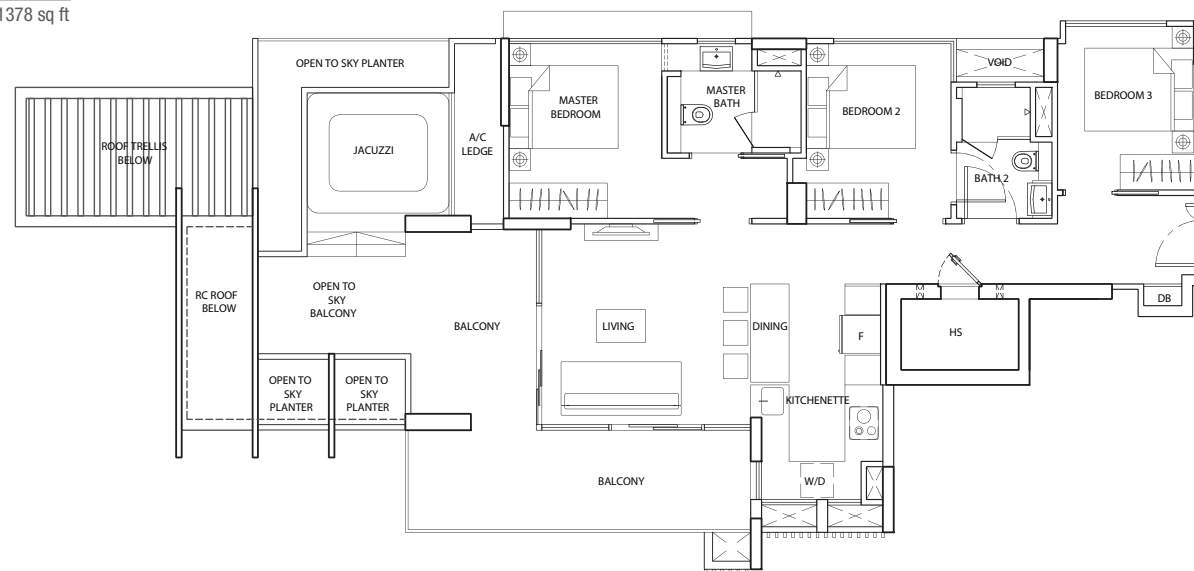


Type C-b

128 sq m / 1378 sq ft

#19-02

#19-07*

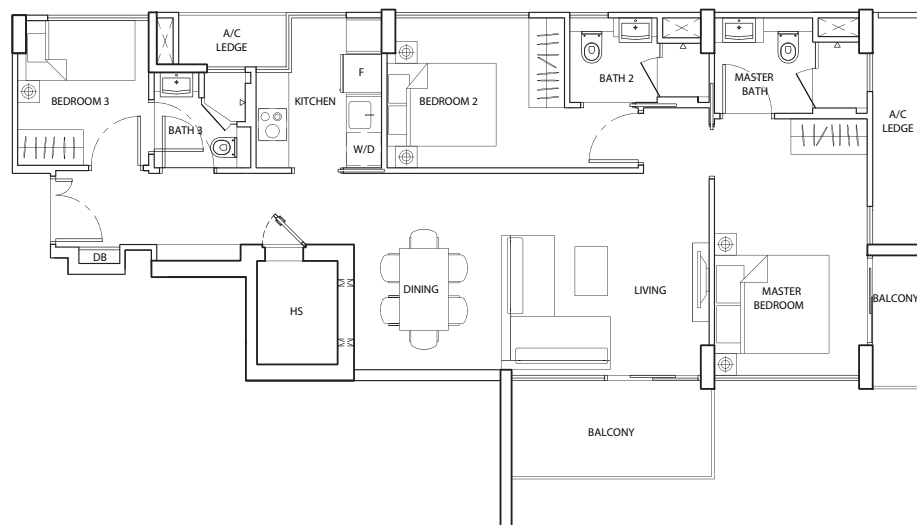


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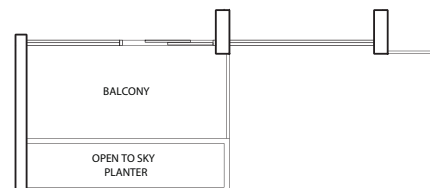


3 BEDROOM



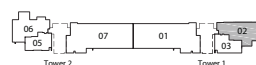
Type C1
107 sq m / 1152 sq ft

#06-03
#08-03
#10-03
#12-03
#14-03
#16-03
#18-02



110 sq m / 1184 sq ft

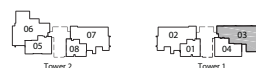
#02-02



(18th Storey)



(2nd Storey)

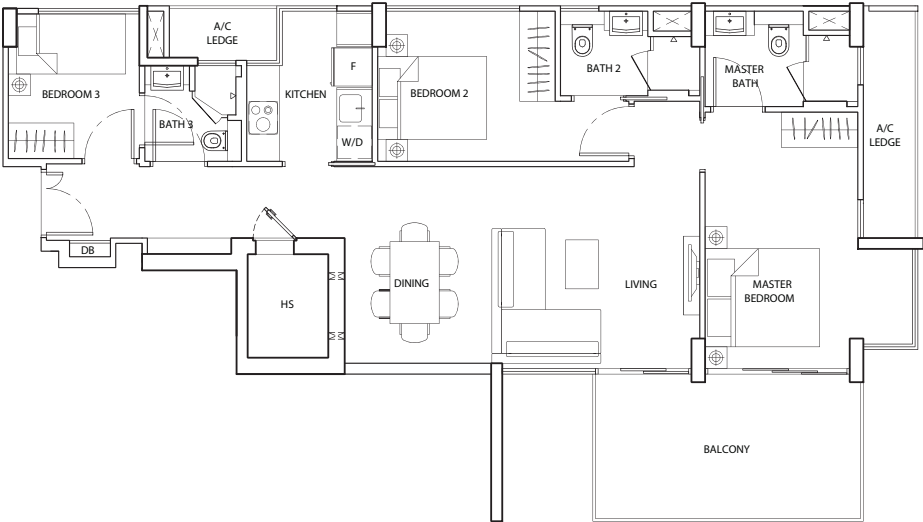


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3 BEDROOM

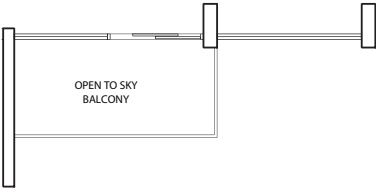
Type C1
113 sq m / 1216 sq ft

- #03-02
- #05-03
- #07-03
- #09-03
- #11-03
- #13-03
- #15-03
- #17-03



106 sq m / 1141 sq ft

#19-03



(3rd Storey)

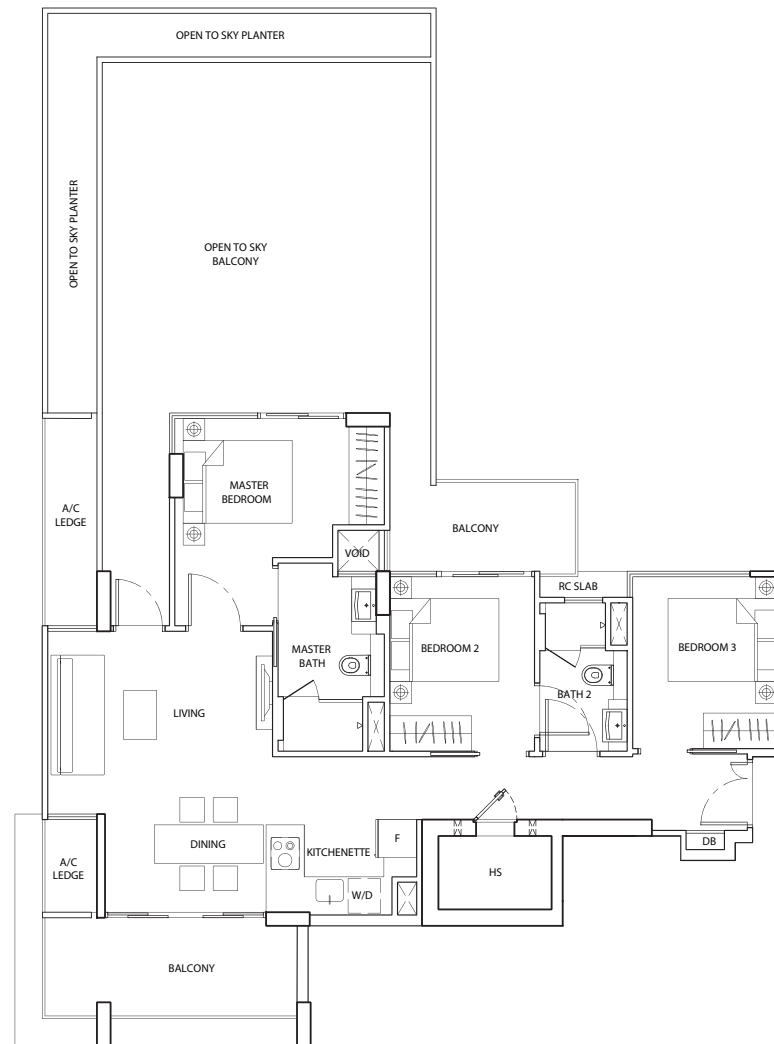
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3 BEDROOM

Type C2-a
164 sq m / 1765 sq ft

#05-06



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

3 BEDROOM

Type C2

110 sq m / 1184 sq ft

#06-06

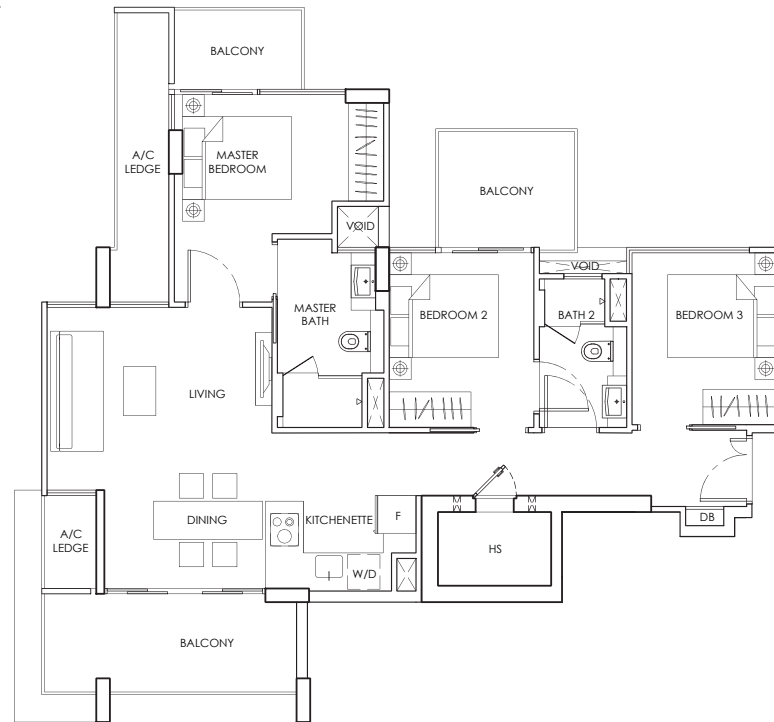
#08-06

#10-06

#12-06

#14-06

#16-06



110 sq m / 1184 sq ft

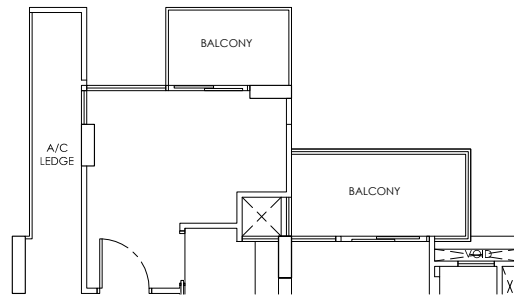
#07-06

#09-06

#11-06

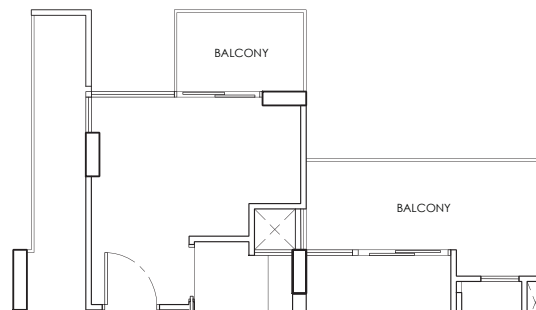
#13-06

#15-06



112 sq m / 1206 sq ft

#17-06



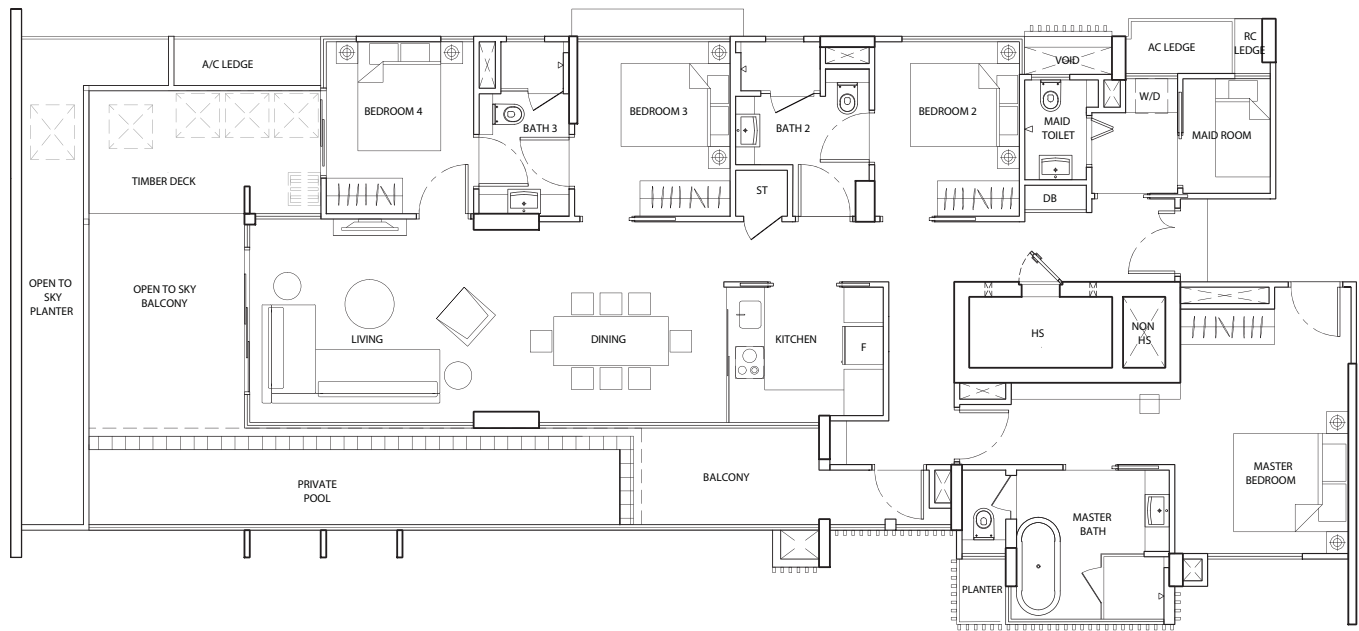
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4 BEDROOM

Type SA
216 sq m / 2325 sq ft

#18-01
#18-07*

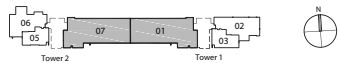


* The unit is mirrored

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To allow accessibility of maintenance personnel when required.

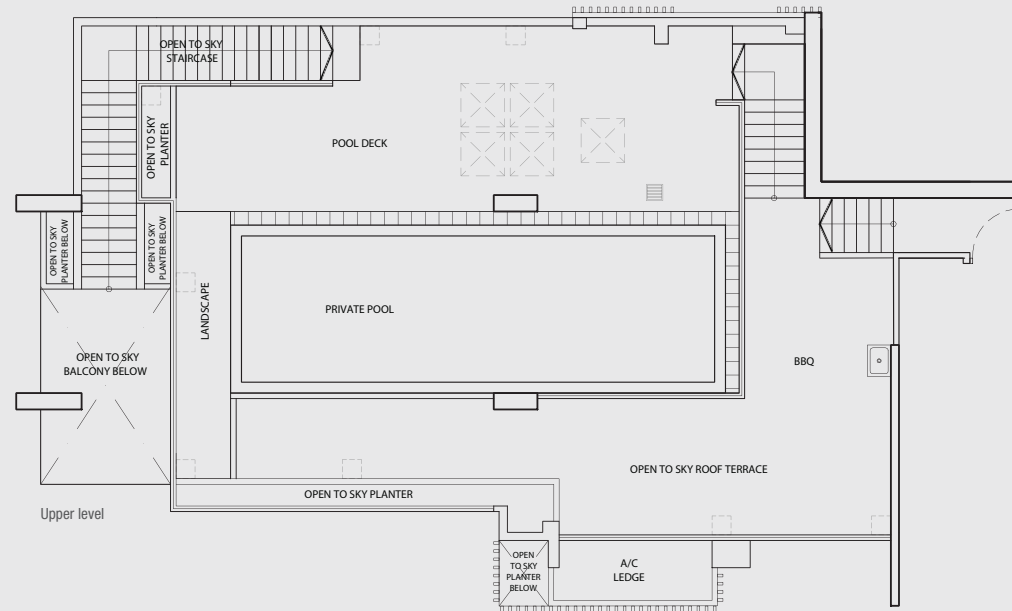




IN the LINE OF LUXURY.

Artist's Impression Only

PENTHOUSE • 3 BEDROOM



Type PH1

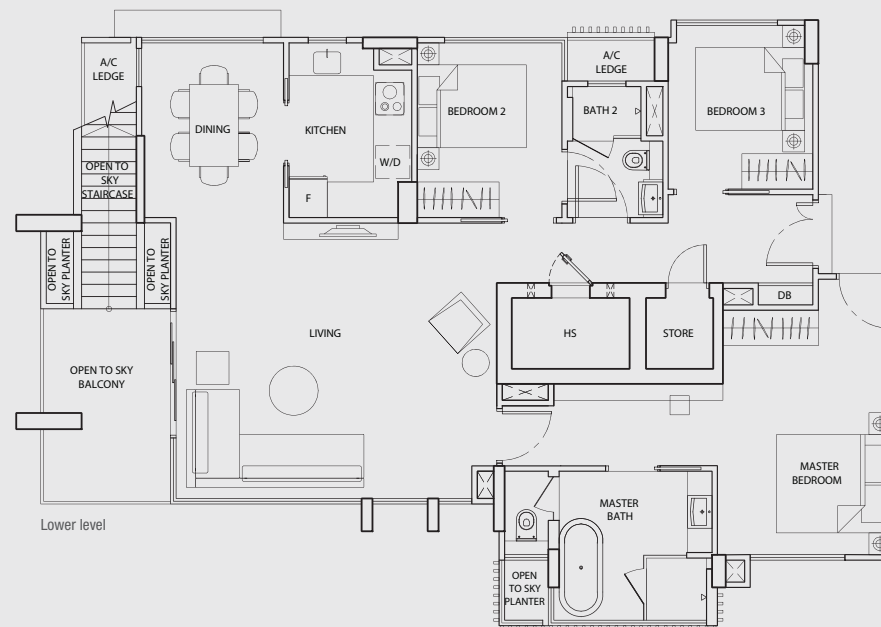
Total Area -

267 sq m / 2874 sq ft

133 sq m / 1432 sq ft
(Upper Level)

134 sq m / 1442 sq ft
(Lower Level)

#20-01



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

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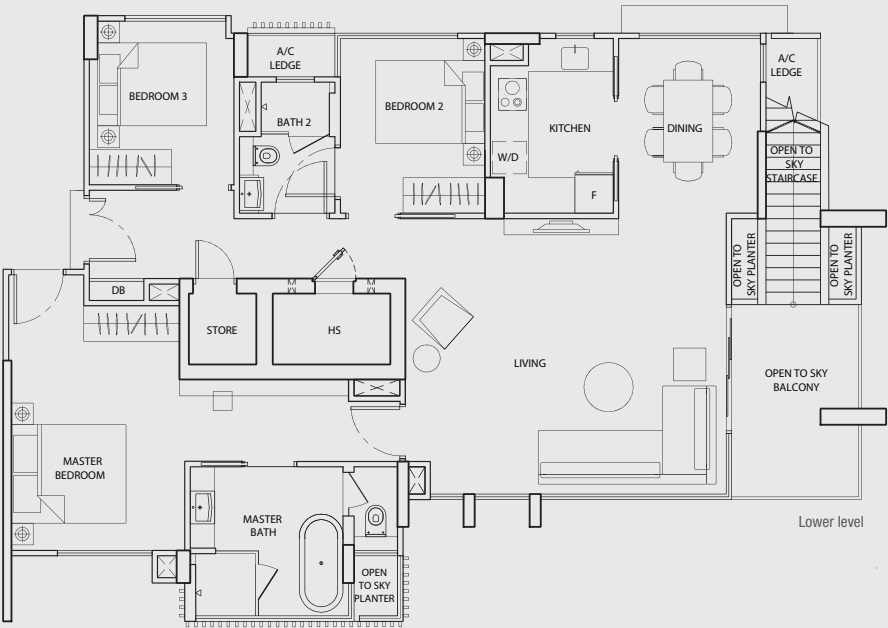
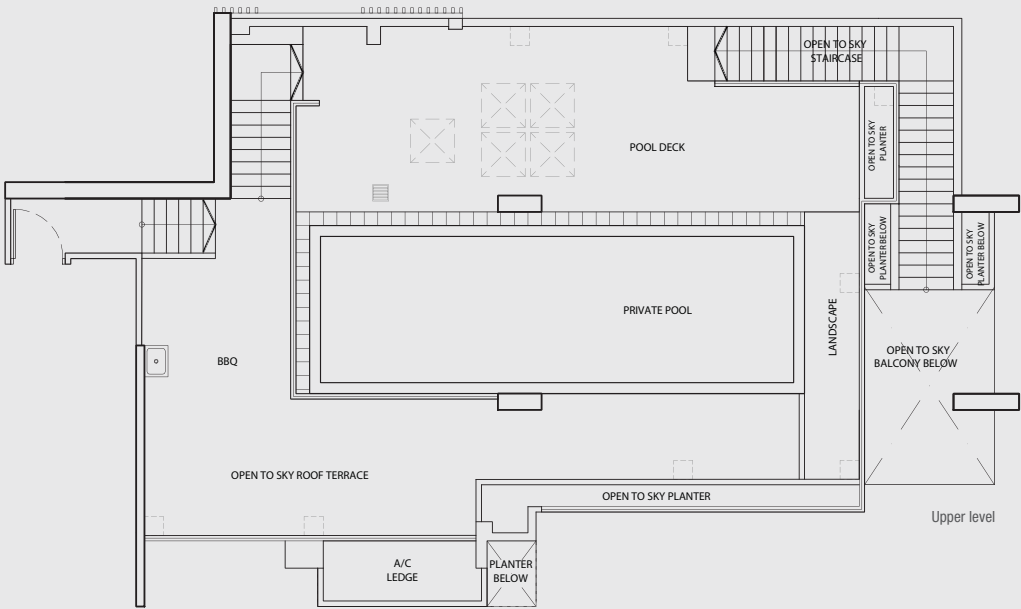
PENTHOUSE • 3 BEDROOM

Type PH2
Total Area -
267 sq m / 2874 sq ft

133 sq m / 1432 sq ft
(Upper Level)

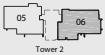
134 sq m / 1442 sq ft
(Lower Level)

#20-06

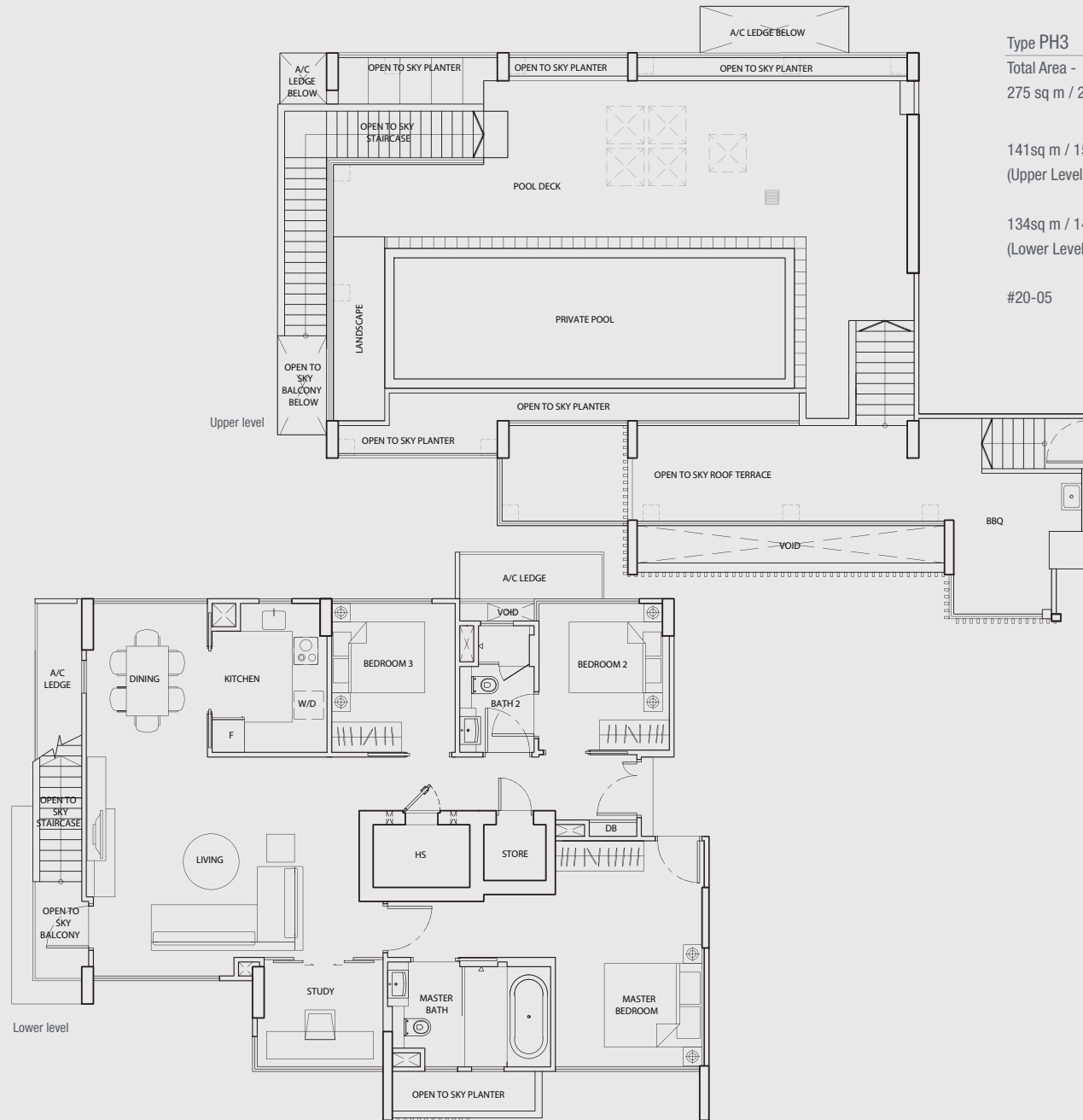


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PENTHOUSE • 3+1 BEDROOM



Type PH3

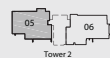
Total Area -

275 sq m / 2960 sq ft

141sq m / 1518 sq ft
(Upper Level)

134sq m / 1442 sq ft
(Lower Level)

#20-05



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

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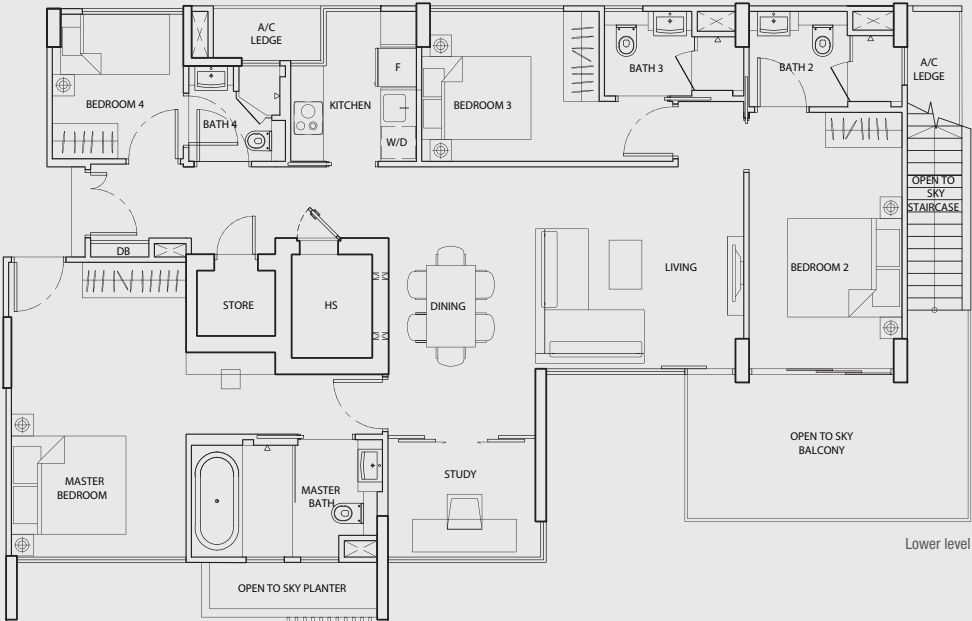
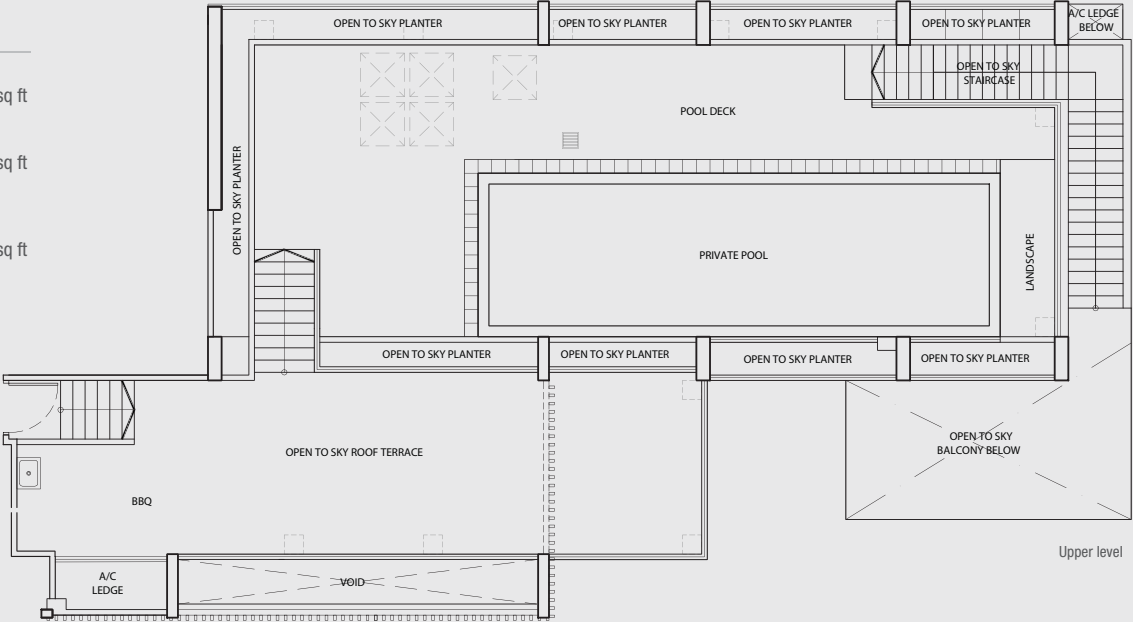
PENTHOUSE • 4+1 BEDROOM

Type PH4
Total Area -
318 sq m / 3423 sq ft


157 sq m / 1690 sq ft
(Upper Level)

161 sq m / 1733 sq ft
(Lower Level)

#20-02



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

 To allow accessibility of maintenance personnel when required.



1. FOUNDATION
Reinforced concrete piles and/or rafts and/or footings

2. SUPERSTRUCTURE
Reinforced concrete using Grade 35-50 concrete manufactured from Portland Cement complying with BS12 and steel reinforcement bar complying with BS 4449:2005 or SS2

3. WALLS
(a) External Wall : concrete wall and/or brick wall
(b) Internal Wall : concrete wall and/or brick wall and/or dry wall partition

4. ROOF
Flat Roof: Reinforced concrete roof with waterproofing and insulation

5. CEILING
(a) **For Apartment Units:**
(i) Living, Dining, Kitchenette, Bedrooms, Study, Entrance Foyer, Storage and Household Shelter: Fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint (where applicable)
(ii) Master Bathroom, Bathroom, Kitchen and Balcony: skim coat and/or moisture resistant plasterboard and/or box-ups to designated areas with emulsion paint (where applicable)
(b) **For Common Area:**
(i) Lift Lobbies, Corridors: Skim coat and/or plasterboard with emulsion paint
(ii) Multi-storey Carparks: Skim coat with emulsion paint
(iii) Staircases: Skim coat with emulsion paint
(iv) Clubhouse, Gym (Indoor) and MCST Office: Fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint (where applicable)
(v) Changing Rooms (at 4th Storey Sky Terrace): Skim coat and/or moisture resistant plasterboard and/or box-ups to designated areas with emulsion paint (where applicable)

6. FINISHES
(a) **WALL:**
(1) **For Apartment Units – Internal Wall**
(i) Living, Dining, Bedrooms, Kitchenette, Entrance Foyer, Storage, Household Shelter, Study and Maid's Room (For Unit Type SA only): Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)
(ii) Master Bathroom: Marble Finish (up to false ceiling and on designated exposed areas only)
(iii) All other Bathrooms: Homogeneous tiles and/or Porcelain tiles (up to false ceiling and on designated exposed areas only)
(iv) Kitchen and Maid's Toilet (For Unit Type SA only): Ceramic and/or Homogeneous tiles and/or plaster and paint (where applicable)
(v) Private Enclosed Space (PES), Balcony, Open-to-sky Balcony & Open Roof Terrace: Cement sand plaster and/or skim coat with spray textured coating/ emulsion paint finish (up to false ceiling, exposed ceiling and on designated exposed areas only where applicable)

NOTE: All finishes are to exposed surfaces only

(2) **For Common Areas – Internal Wall**
(i) 1st Storey Lift Lobbies and 4th Storey Sky Terrace Lift Lobbies: 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)
(ii) Typical Lift Lobbies: Cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
(iii) Clubhouse, Gym (Indoor) and MCST Office: Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)
(iv) Common Corridors and Staircases: Cement sand plaster and/or skim coat with emulsion paint finish
(v) Multi-storey Carparks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish
(vi) Changing Rooms: 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)

(3) **External Wall Finishes**
All External Walls including Sky Terrace, Clubhouse, Gym, MCST Office, Balcony, Open-to-sky Balcony and Planter: Cement sand plaster and/or skim coat with spray texture coating/ emulsion paint finish

(b) **FLOOR:**
(1) **For Apartment Units – Internal Floors**
(i) Living, Dining, Kitchenette, Entrance Foyer: Marble finish with Marble skirting
(ii) Bedrooms: Timber flooring with timber skirting
(iii) Kitchen, Storage, Household Shelter, Maid's Room (For Unit Type SA only) and Maid's Toilet (For Unit Type SA only): Ceramic tiles and/or Homogeneous tiles
(iv) Master Bathrooms: Marble Finish
(v) All other Bathrooms: Homogeneous tiles
(vi) Balcony, Open-to-Sky Balcony & Open Roof Terrace (For Unit Types PH1, PH2, PH3 & PH4 only): Ceramic tiles and/or Homogeneous tiles and/or Turf
(vii) Private Enclosed Space (For Units Types AG & CG only): Ceramic Tiles and/or Homogeneous tiles and/or Turf
(viii) External Staircases (For Unit Types PH1, PH2, PH3 & PH4 only): Ceramic tiles and/or Homogeneous tiles with matching skirting

NOTE: All finishes are to exposed surfaces only

(2) **For Common Areas – Internal Floors**
(i) 1st Storey Lift Lobbies and 4th Storey Sky Terrace Lift Lobbies: Homogeneous tiles and/or Stone finish
(ii) Typical Lift Lobbies and Common Corridors: Homogeneous tiles finish with matching skirting

(iii) Clubhouse and Gym (Indoor): Homogeneous tiles and/or Stone finish and/or carpet tiles with Timber skirting and/or matching tile skirting
(iv) MCST Office: Homogeneous tiles and/or carpet tiles with Timber and/or matching skirting
(v) Staircases: Cement sand screed with nosing tiles

(3) **External Floor Finishes**
(i) Sky Terrace Areas: Homogeneous tiles and/or pavers and/or pebble wash and/or stone finish and/or timber deck and/or turf
(ii) Wading Pool, Lap Pool, Spa Pool and Landscape Pools: Mosaics and/or homogeneous and/or ceramic tiles

7. WINDOWS
(a) **Type and material of windows and location**
(i) Living/Dining/Bedroom: Powder coated aluminium framed casement and/or sliding and/or fixed window
(ii) Kitchen: Powder coated aluminium framed casement and/or sliding window
(iii) Bathrooms and Utility: Powder coated aluminum framed casement window
(b) **Type of glazing and minimum thickness:**
(i) Tinted and/or frosted glass where appropriate.
(ii) Thickness to professional engineer's specification

8. DOORS
(a) **Type and material of doors and location**
(i) Main Door : approved fire-rated timber door
(ii) Bedrooms, Study, Master Bathroom and Bathroom: Timber door and/or sliding door (where appropriate)
(iii) Kitchen (For Unit Types PH1, PH2, PH3 & PH4, C1 & SA only): Timber door with glass infill panel and/or sliding door (where appropriate)
(iv) Balcony (where applicable) Open-to-sky Balcony (where applicable) and Open Roof Terrace (where applicable): powder coated aluminium framed glass door
(v) Private Enclosed Space (PES) where applicable: galvanized mild steel gate
(vi) Maid's Toilet (For Unit Type SA only): PVC bi-fold door
(vii) Maid's Room (For Unit Type SA only): PVC bi-fold door and/or sliding door
(viii) Master Bedroom external door to common lobby area (For Unit Type SA only): approved fire-rated timber door

(b) **Type of glazing and minimum thickness:**
(i) Tinted and/or frosted glass where appropriate.
(ii) Thickness to professional engineer's specification

(c) **Selected quality locksets and ironmongery shall be provided to all doors.**

9. SANITARY FITTINGS
(a) **Master Bathroom**
1 Wash hand basin and 1 Basin Mixer
1 Wall Hung WC
1 Overhead rain shower
1 Hand-held shower set and 1 shower mixer
1 Toilet Paper Holder
1 Single Towel Rail and/or 1 Robe hook
1 Bathtub and 1 Bath Mixer Set (For Unit Types PH1, PH2, PH3, PH4 & SA only)
1 Mirror

(b) **Other Bathrooms**
1 Semi-Recessed Basin and 1 Basin Mixer
1 Wall Hung WC
1 Hand-held shower set and 1 shower mixer
1 Toilet Paper Holder
1 Single Towel Rail and/or 1 Robe hook
1 Mirror

(c) **Maid's Toilet (For Unit Type SA only)**
1 Basin and 1 Basin Tap
1 Pedestal WC
1 Shower Set
1 Toilet Paper Holder
1 Mirror

(d) **Kitchen (except for Unit Type SA)**
1 Bib Tap for integrated washing machine/dryer

(e) **Utility Space (For Unit Type SA only)**
1 Bib Tap (for washing machine)

(f) **Spa / Jacuzzi Area (For Unit Type C-b only)**
1 Bib Tap

(g) **Private Enclosed Space (PES)**
1 Bib Tap

(h) **Balcony and Open-to-Sky Balcony (For Unit Types C2-a on 5th storey and Unit Type SA only)**
1 Bib Tap

(i) **Open Roof Terraces (For Unit Types PH1, PH2, PH3 & PH4 only)**
1 or 2 Bib Taps (where applicable)
1 Stainless Steel Sink with 1 sink tap

10. ELECTRICAL INSTALLATION
(a) Electrical wiring within the Unit will generally be concealed, except those above the suspended (false) ceiling, within the electrical closet and at the aircon ledge, which will run exposed in conduits, trays or trunking.
(b) Main Electrical wiring for lighting and power point shall be provided. Refer to Electrical Schedule for details.

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS
Refer to Electrical Schedule for details.

SPECIFICATIONS

12. LIGHTNING PROTECTION

Main Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice SS 555

13. PAINTING

- (a) Internal Walls : Water based paint finish
- (b) External Walls : Textured coating and/or weather shield paint finish to designated areas

14. WATER PROOFING

Waterproofing shall be provided to Bathrooms, Kitchen/ Kitchenette, Maid's Toilet, Balcony, Open-to-Sky Balcony, Open Roof Terrace (For Unit Types PH1, PH2, and PH3 & PH4 only), Private Enclosed Space (PES), Planters and R.C. Flat Roof (where applicable).

15. DRIVEWAY AND CAR PARK

- (a) Entrance Driveway & all open-air driveways: Concrete paver
- (b) Entrance Drop-off: Concrete paver and/or stone finish at designated areas
- (c) Multi-storey Carpark, carpark ramps and driveways: Reinforced concrete floor with hardener

NOTE: Some carpark lots and driveways are open to sky

16. RECREATION FACILITIES

- (a) Floating Clubhouse
- (b) Water Terrace Sky Gymnasium
- (c) Floating Outdoor Gym
- (d) Sky Terrace Infinity Lap Pool (estimated surface area : 170 sq m)
- (e) Sky Terrace Sun Deck
- (f) Garden Spa Pool
- (g) Water Garden Children's Pool
- (h) Reflective Lily Pond at Central Garden
- (i) Forest Jacuzzi
- (j) Sunken Garden Bar
- (k) Forest Garden BBQ Terrace
- (l) Waterfall Lounge
- (m) Garden Spa/ Golden Lounge
- (n) Meditation Deck/ White Lounge
- (o) Fragrant Garden Pavilion
- (p) Fragrant Garden Deck
- (q) Fragrant Garden Lawn
- (r) Fragrant Garden Palm Court/ Outdoor Function Space
- (s) Children's Playground
- (t) Changing Rooms

17. ADDITIONAL ITEMS

- (a) Kitchen Cabinets
Kitchen cabinets with solid surface worktop or stone countertop and stainless steel sink and mixer
- (b) Vanity Cabinets
Vanity Cabinets with solid surface worktop or stone countertop for each bathroom (except for Maid's toilet at Unit Type SA)
- (c) Kitchen Appliances
 - (i) Cooker hob, cooker hood and built-in oven
 - (ii) Washing Machine/Dryer
- (d) Wardrobes
1 Built-in wardrobe for each bedroom
- (e) Air-Conditioning System
 - (i) The air-conditioning system consists of wall mounted fan coil units (FCU) and condensing units (CU).
 - (ii) Refer to Air-Conditioner Schedule for details.
- (f) Water Heater
Hot water supply to Bathrooms and Kitchen / Kitchenette
- (g) Security System
 - (i) Auto Car Barrier(s)
 - (ii) CCTV at designated Common Areas
 - (iii) Access Control System at designated Common Areas
- (h) Jacuzzi for Unit Type C-b on 19th storey only.
- (i) Private Lap Pool for Unit Type SA (estimated surface area : 10 sq m)
- (j) Private Lap Pool for Unit Types PH1, PH2, and PH3 & PH4 (estimated surface area : 24 sq m)

ELECTRICAL SCHEDULE

ITEM	UNIT TYPES																
	AG	A	B	B1	B2	CG	C	C-a	C-b	C1	C2	C2-a	SA	PH1	PH2	PH3	PH4
Lighting Point	10	7	9	9	11	11	12	10	14	13	14	12	18	18	18	18	
13A Switched Socket Outlet	8	6	8	8	9	12	12	12	12	13	13	15	13	13	13	13	
Washing Machine/ Dryer Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2
Aircon Isolator	1	1	1	1	2	2	2	2	2	2	3	3	3	4	4	4	4
TV Outlet (Cable Ready)	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4
FM Point *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Data Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Telephone Outlet	2	2	2	2	2	3	3	3	3	3	3	3	4	4	4	4	4
Cooker Hood Point	1	1	1	1	1	1	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	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Door Chime Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

* Provided at the Household Shelter only.

Please note that the common property (including but not limited to the location of and specifications relating to the common property) of the housing project, the recreation facilities, the description of common property and description of car parking spaces are subject to change in view of the compulsory acquisition of part of the common property of the housing project.

NOTES TO SPECIFICATIONS

- A. Marble/Compressed Marble/Limestone/Granite/stone finishes in general
Marble/compressed marble/limestone/granite/stone finishes in general 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/compressed marble/limestone/granite/other stone finishes 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, compressed marble, limestone, granite or stone finishes selected and installed shall be subject to availability.
- B. Timber
Timber is a natural materials containing grains/veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is 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.
- C. 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.
- D. Television, Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television, cable television and/or internet service providers or any other relevant parties. 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.
- E. 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 Architect's selection and market availability.
- F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, TV Outlets, Data Outlets, Telephone Outlets, Door Chime Point, Intercom, FM Point, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, TV outlets, data outlets, telephone outlets, door chime point, intercom, FM point, door swing positions and plaster ceiling boards are subject to Architect's final decision and 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 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.
- H. Web Portal of the Housing Project
The Purchaser 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.
- I. 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.
- J. Glass
Glass is manufactured material that is not 100% pure nor is it 100% free from impurities. It is difficult to detect such impurities. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. In addition, glass may break / shatter due to accidental knocks or other causes. 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.
- K. Planters
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- L. Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/ vanity cabinet/mirror.
- M. Tiles
Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards SS 483: 2000.

AIR-CONDITIONER SCHEDULE

ITEM	UNIT TYPES																
	AG	A	B	B1	B2	CG	C	C-a	C-b	C1	C2	C2-a	SA	PH1	PH2	PH3	PH4
Wall Mounted Fan Coil Unit (FCU)																	
Living / Dining	1	1	1	1	2	1	2	2	2	2	2	2	3	3	3	3	2
Master Bedroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 4	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Study	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Condensing Unit (CU)	1	1	1	1	2	2	2	2	2	2	3	3	3	4	4	4	4