

THE FIRST SCHEDULE

SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Bored piles and/or pre-cast piles and/or reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and/or reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and/or steel structures.

3. WALLS

- a. External Walls : Reinforced concrete and/or precast panels and/or lightweight concrete panels/blocks.
- b. Internal Walls : Reinforced concrete wall and/or drywall partition and/or precast panel and/or lightweight concrete panel/ blocks.

4. ROOF

- Flat Roof : Reinforced concrete slab with waterproofing system and insulation (where applicable).

5. CEILING

(i) Residential Units

Refer to Ceiling Height Schedule for details.

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Household Shelter, Kitchen, Dry Kitchen, Wet Kitchen and Yard : Concrete slab with skim coat and/or ceiling board and/or box up to designated areas with paint finish.
- b. Balcony and PES : Concrete slab with skim coat and/or box up with paint finish
- c. All Bathrooms and WC : Ceiling board and/or box up to designated areas with paint finish.

(ii) Common Areas

- a. Lift Lobbies : Concrete slab with skim coat and/or plasterboard with paint finish.
- b. Carpark area and Staircases : Concrete slab with skim coat with paint finish.

6. FINISHES

Finishes - Wall

(i) Residential Units

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Household Shelter, and Yard : Cement and sand plaster and/or skim coat with paint finish.
- b. Balcony and PES : Cement and sand plaster and/or skim coat with paint finish.

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- c. Kitchen, Dry Kitchen, Wet Kitchen : Cement and sand plaster and/or skim coat with paint finish and/or tiles
- d. All Bathrooms and WC : Tiles

Note : All wall finishes are provided up to false ceiling level and on exposed surfaces only. No finishes behind all built-in cabinets, vanity/mirror cabinets, kitchen cabinets, mirrors and wall surfaces above false ceiling. No skirting is provided in the entrance alcove to all units. Wall surfaces above false ceiling level will be left in its original bare condition.

(ii) Common Areas - Internal Wall Finishes

- a. Lift Lobbies : Tiles and/or laminate finish and/or cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces).
- b. Carpark and Staircases : Cement and sand plaster and/or skim coat with paint finish.

Finishes - Floor

(i) Residential Units

- a. Living, Dining, Study, Corridor leading to Bedrooms, Household Shelter, Kitchen, Dry Kitchen, Wet Kitchen, Yard, Balcony and PES : Tiles with skirting (where applicable)
- b. Bedrooms : Vinyl flooring with skirting (where applicable)
- c. All Bathrooms and WC : Tiles

Note : No finishes below kitchen cabinets and wardrobes. All floor finishes to exposed surfaces only.

(ii) Common Areas

- a. Lift Lobbies : Stone and/or Tiles
- b. Staircases : Tiles and/or Cement sand screed with nosing tiles

7. WINDOWS

Aluminium framed windows with tinted and/or clear glass and/or laminated glass and restrictor (where applicable).

8. DOORS

- a. Main Entrance : Approved fire-rated timber door
- b. Living and or Dining/ Master Bedroom Balcony and or PES : Aluminium-framed sliding glass door
- c. Bedrooms and all Bathrooms : Hollow core timber swing / sliding door
- d. Kitchen (where applicable), Wet Kitchen : Hollow core timber sliding door with glass panel
- e. WC : PVC slide-swing door
- f. Household Shelter : Approved metal swing door

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Note:

Good quality locksets and ironmongery shall be provided to all doors.

All glass doors to be of tinted/ and/or clear glass (where applicable).

All aluminium framed sliding glass door to be of tinted glass with restrictor (where applicable).

9. SANITARY WARES, FITTINGS & ACCESSORIES

a. Master Bath

- 1 Wall hung Water closet
- 1 Basin and basin mixer
- 1 Shower mixer set
- 1 Toilet paper holder
- 1 Mirror with cabinet
- 2 Robe Hooks
- 1 Angle valve

b. Common Bath/ Junior Master Bathroom

- 1 Pedestal Water closet
- 1 Basin and basin mixer
- 1 Shower mixer set
- 1 Toilet paper holder
- 1 Mirror
- 2 Robe Hooks

c. WC

- 1 Pedestal Water closet
- 1 Basin and tap
- 1 Shower set
- 1 Toilet paper holder
- 1 Robe Hook

d. Kitchen/ Wet Kitchen

- 1 Stainless steel sink and sink mixer.

e. PES

- 1 bib tap [Applicable to Living PES of Unit Types B1-P, B2-P, B3-P, B5-P, B6-P, C1-P, C2-P, C3a-P, D1-P, D2-P]

10. ELECTRICAL INSTALLATION

- a. All electrical wiring within the unit shall generally be concealed, except those above the false ceiling, within DB/Storage and at the A/C ledge, which shall be in exposed conduits or trunking.
- b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice SS638:2018.
- c. Refer to Electrical Schedule for details.

11. TELEPHONE POINTS / DATA POINTS

Refer to the Electrical Schedule for details. Data point in Category 6 cable provided to Living, Home Shelter, kitchen and all bedrooms terminated at patch panel inside DB/Storage.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555:2018.

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13. PAINTING

- a. Internal Wall : Emulsion Paint
- b. External Wall : Spray textured coating finish and/or other approved exterior paint to exposed area only.

14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Balcony, PES and Yard.

15. DRIVEWAY AND CAR PARK

- a. Surface Driveway : Stone and/or tiles and/or and/or pavers and/or tarmac and/or concrete finish (where applicable).
- b. Carpark : Reinforced concrete finish with hardener

16. RECREATION FACILITIES

Arrival Club

Basement

- Arrival Lounge
- Welcome Lobby
- Sunken Watercourt
- Water Cascades

1st Storey

- Arrival Clubhouse

Wellness Club

1st Storey

- Canopy Lounge
- Pool Lounge
- Pool Deck
- 50m Lap Pool

Hydro Club

1st Storey

- Floral Canopy
- Central Lawn
- Yoga Deck
- Hydro Pool
- Hydro Pool Lounge
- Hydro Pool Deck

Garden Club

1st Storey

- Chess Corner
- Scented Garden
- Lush Garden
- Exercise Lawn
- Fern Garden

Kids Club

1st Storey

- Family BBQ Pavilion
- Kids Clubhouse
- Play Pool
- Kids Pool Deck
- Play Lawn

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Leisure Club

5th Storey

- Kids Play
- Toddlers Play
- Leisure BBQ Pavilion
- Garden BBQ Pavilion
- Herb Garden
- Fitness Corner
- Sports Pavilion
- Tennis Court
- Leisure Garden

Recreation Club

1st Storey

- Co-Working Space
- Study Pods
- Changing Room with Steam Room

3rd Storey

- Entertainment Room
- Games Room
- Music Room

4th Storey

- Gymnasium

5th Storey

- Copen Clubhouse 1
- Copen Clubhouse 2
- Yoga Studio
- Dance Studio

Pets Club

1st Storey

- Pets Corner
- Pets Lawn
- Pets Pavilion

Ancillary

- Side Gate
- Bin Centre (Basement)
- Substation (Basement)
- Genset
- Carpark Ventilation
- Ventilation Shaft
- Guardhouse

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17. ADDITIONAL ITEMS

- a. Kitchen Cabinets : Built-in kitchen cabinets in laminate and/or melamine finish (where applicable), complete with quartz countertop.
- b. Kitchen Appliances : Unit Types A1 and A1-PH
Induction hob, cooker hood and built-in oven

All Unit Types **except** for Unit Types A1 and A1-PH
Gas hob, cooker hood and built-in oven
- c. Wardrobes : Built-in wardrobes with doors and internal drawers in melamine finish
- d. DB/Storage : Cabinet in laminate and/or melamine finish with internal shelving in melamine finish (where applicable), complete with cement and sand plaster and/or skim coat with paint finish (where applicable).
- e. Vanity Counter : Master Bathroom
Solid surface counter top with cabinetry below in laminate and/or melamine finish (where applicable).
Mirror cabinet with internal shelving in laminate and/or melamine finish

Common Bathroom / Junior Master Bathroom
Solid surface counter top with cabinetry below in laminate and/or melamine finish (where applicable).
Fixed mirror with open shelves in laminate finish
- f. Air-Conditioning System : Exposed single and/or multi-split wall mounted air-conditioning system to Living/Dining, Bedrooms, and Study.

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- g. Mechanical Ventilation System : Mechanical ventilation to all bathrooms/ WC without windows
- h. Audio & Video Telephony : Audio Video Telephony System which is to be connected via the Purchaser's personal devices such as handsets / tablets, is provided for communication with Guard House and visitor call panels.
- i. Home Fire Alarm Device : One standalone battery operated home fire alarm device (HFAD) is provided for each unit. Home fire alarm device is not connected to the building's fire alarm system and is a one-off provision.
- j. Hot Water Supply : Hot water provided to all Bathrooms and Kitchens except WC. Gas Water Heater provided for all units except unit type A1 & A1-PH.
- k. Water Storage Tank : Electric storage water heater only for Unit Type A1 & A1-PH.
- l. Town Gas : Town gas provided to Kitchens for all unit types except Unit Type A1 & A1-PH.
- m. Balcony, PES and A/C Ledge Railings : Metal railing and wall. Metal gates are provided to all PES at Living, except for units #01-02, #01-03 (Type B1-P), and #01-11 (Type B3-P)
- n. Security System : Carpark Barrier access system, Card Access System at Pedestrian Side Gates and designated Lift Lobbies, CCTV surveillance at designated common areas, Audio/Video Telephony system, and QR code preregister visitor access.
- o. Smart Home System :
1 No. of Smart Home Gateway
1 No. of Smart IP Camera
1 No. of Smart Digital Lockset for Main Entrance Door
1 No. of Smart lighting module
Smart Aircon Controls for all aircon units
Smart Energy monitoring

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CEILING HEIGHT SCHEDULE

Location		Ceiling Height (m)
A1 / B1 / B1-P / B2 / B2-P / B3 / B3-P / B4 / B5 / B5-P / B5 / B5-P / B6 / B6-P / B7 / C1 / C1-P / C2 / C2-P	Living	2.8m
	Dining	2.4m
C3a / C3a-P / C3b / D1 / D1-P / D2 / D2-P	Living, Dining	2.75m
Living / Dining (Applicable to Top Floor Units only)		4.5m at high ceiling area
Study		2.8m
Bedroom		2.66m
Walk-in Wardrobe (where applicable)		2.4m
Kitchen / Dry Kitchen / Wet Kitchen		2.4m
Yard (where applicable)		2.4m
Bath		2.4m (general) 2.32m (at shower area)
WC		2.32m
Balcony at Living / PES / Master Bedroom		2.78m
Balcony at Living (Applicable to Top Floor Units only)		4.0m
Corridor leading to Bedrooms		2.4m
Household Shelter		2.76m

Note:

- 1) Floor to Ceiling Height - floor finish level to underside of slab/ceiling (where applicable) in m.
- 2) Ceiling height for localized bulkheads (where applicable) is at 2.4m (or higher).

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ELECTRICAL SCHEDULE

Description	UNIT TYPE					
	A1/ A1-PH	B1/ B1-P/ B1-PH/ B2/ B2-P/ B2-PH B3/ B3-P/ B3-PH/ B4/ B4-PH	B5/ B5-P/ B5-PH/ B6/ B6-P/ B6-PH/ B7/ B7-PH	C1/ C1-P/ C1-PH/ C2/ C2-P/ C2-PH	C3a/ C3a-P/ C3b/ C3b-PH	D1/ D1-P/ D1-PH/ D2/ D2-P/ D2-PH
Lighting Point	10	11	13	15	16	19
13A Power Point	18	20	21	25	25	27
13A Power Point (WP)	1	1	1	1	1	1
Telephone / Data Outlet	6	8	8	9	9	10
Bell Point	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1
Washer cum Dryer Point	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1
Water Heater Point	2	1	1	1	1	1

Note : Isolators shall be provided accordingly to the no. of condensing units for each apartment.
Lightings within shower cubicle to be recessed above ceiling in compliance with SS638:2018
"WP" denotes weatherproof.
Twin power points will be counted as 2 number of 13A power points.

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Notes to Specifications

A Marble/Limestone/Granite

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

B Engineered Wood

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood is 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.

C Quartz

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts 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 clause 17.

D 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.

E Telecommunication and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Telecommunication 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.

F 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.

G Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Home Fire Alarm Device, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Location of wardrobes, kitchen cabinets, fan coil units, home fire alarm device, electrical points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

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H 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 clauses 9 and 17.

I 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.

J 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.

K Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/ side/ below) on RC flat roof/ external wall/ RC ledge/ trellis/ canopy of tower blocks.

L Waste Disposal System

Pneumatic waste conveyance system is provided at the common area at every residential lift lobby level.

M 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 clauses 9 and 17.

N Mechanical Ventilation System

Mechanical ventilation fan and ducting are provided to toilet which is 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.

O Wall

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

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P Cable Services

The Vendor shall endeavour to procure a service provider for Fibre and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services 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 Cable Services in the Unit/Building and/or the Housing Project.

Q Prefabricated Toilets/Prefabricated Bathrooms

Certain master bathroom, bathroom and WC 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.

R Prefabricated Pre-Finished Volumetric Construction (PPVC)

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

S Home Fire Alarm Device (HFAD)

Home Fire Alarm Device is provided to each residential unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.

T Tiles

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

U Vinyl Flooring

Vinyl Flooring is a 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. Vinyl 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 clauses 9 and 17.