

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Bored piles and/or pre-cast spun 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 steel structures.

3. WALLS

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

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, Walk-in Wardrobe, Household Shelter, Kitchen, Dry Kitchen, Wet Kitchen, Utility, Store 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 ceiling board/panel with paint finish and/or metal ceiling (where applicable)
- b. Carpark area and Staircases : Concrete slab with skim coat with paint finish

6. FINISHES

Wall

(i) Residential Units

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Walk-in Wardrobe, Household Shelter, Utility, Store and Yard : Cement and sand plaster and/or skim coat with paint finish

THE FIRST SCHEDULE

SPECIFICATIONS OF THE BUILDING

- b. Balcony and PES : Cement and sand plaster and/or skim coat with paint finish
- 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 and 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

- 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

Floor

(i) Residential Units

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

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

(ii) Common Areas

- a. Lift Lobbies : Stone and/or Tiles
- b. Staircases : Stone and/or 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 to Balcony or PES : Aluminium-framed sliding glass door
- c. Bedrooms and all Bathrooms : Hollow core timber swing and/or sliding door
- d. Kitchen (where applicable), Wet Kitchen : Timber sliding door with glass panel
- e. WC : Aluminium-framed slide and swing door

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

- f. Utility : Hollow core timber swing door and aluminium-framed slide and swing door
- g. Household Shelter : Approved metal swing door

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.

9. SANITARY WARES, FITTINGS & ACCESSORIES

- a. Master Bath / Junior Master Bath
- 1 Wall hung water closet
 - 1 Basin and basin mixer
 - 1 Shower mixer set with overhead rain shower
 - 1 Toilet paper holder
 - 1 Mirror cabinet
 - 2 Robe hooks
 - 1 Angle valve
- b. Common Bath
- 1 Wall hung water closet
 - 1 Basin and basin mixer
 - 1 Shower mixer set
 - 1 Toilet paper holder
 - 1 Mirror cabinet
 - 2 Robe hooks
 - 1 Angle valve
- c. WC
- 1 Pedestal water closet
 - 1 Basin and tap
 - 1 Shower set
 - 1 Toilet paper holder
- d. Kitchen / Wet Kitchen
- 1 Stainless steel sink and mixer
- e. PES
- 1 bib tap

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. DATA POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

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

THE FIRST SCHEDULE

SPECIFICATIONS OF THE BUILDING

13. PAINTING

- a. Internal Walls : Emulsion Paint
- b. External Walls : Textured coating paint and/or other approved exterior paint to exposed area only.

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, Wet Kitchen, Yard, WC, PES, Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat Roof, where applicable.

15. DRIVEWAY AND CAR PARK

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

16. RECREATION FACILITIES

Arrival Sanctuary

- 1. Welcome Boulevard
- 2. Arrival Court
- 3. Sculptural Courtyard
- 4. Grand Plaza
- 5. Grand Drop-Off
- 6. Residential Services Counter
- 7. Water Cascades

Grand Sanctuary

- 8. Grand Water Courtyard
- 9. Grand Lawn
- 10. Swing Garden
- 11. Serenity Deck
- 12. Serenity Sunken Lounge

Grand Club

- 13. Social Lounge
- 14. Function Room (2nd Storey)
- 15. Outdoor Deck (2nd Storey)

Tranquil Sanctuary

- 16. Forest Lounge
- 17. Tranquil Pavilion
- 18. Relaxation Pavilion
- 19. Jogging Trail
- 20. Tranquil Lawn
- 21. Pets Lawn

Lush Sanctuary

- 22. Lush Sunken Lounge
- 23. Jet Pool
- 24. Kids Pool
- 25. Family Pool
- 26. Family Pool Deck
- 27. 50m Infinity Pool
- 28. Gymnasium
- 29. Changing Room (With Steam Room)
- 30. Relaxation Pool Deck
- 31. Spa Alcove
- 32. Chill-Out Lounge

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

Lush Club

- 33. Private Dining
- 34. Entertainment Room
- 35. Co-Working Lounge

Social Sanctuary

- 36. Social Lawn
- 37. BBQ Pavilion
- 38. Sensory Garden
- 39. Wellness Lawn
- 40. Outdoor Fitness
- 41. Forest Adventure
- 42. Lookout Lounge
- 43. Tennis Court (Basement 1)
- 44. Forest Pavilion (2nd Storey)
- 45. Party Pavilion (2nd Storey)
- 46. Social Pavilion (2nd Storey)
- 47. Treetop Walk (2nd Storey)

Ancillary

- A. Guardhouse
- B. Substation (Basement 1)
- C. Bin Centre (Basement 1)
- D. Ventilation Shaft
- E. Genset
- F. Side Gate

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 A, B, C1 and C1(d) only
Induction Hob, Cooker Hood, Built-In Oven, Fridge, Washer cum Dryer.

Unit Types C except C1, C1(d)
Unit Types D and E only
Gas Hob, Cooker Hood, Built-In Oven, Fridge, Washer cum Dryer.
- c. Wardrobes : Built-in wardrobes with doors and internal drawers in laminate and/or melamine finish.
- d. DB/Storage : Cabinet doors in laminate and/or melamine. Internal in cement and sand plaster skim coat with paint finish and/or internal shelving in melamine finish (where applicable).
- e. Vanity Counter : Quartz countertop with cabinetry below in laminate and/or melamine finish (where applicable). Mirror cabinet complete with external/ open shelving in laminate finishes (where applicable) and internal shelving in melamine finish.
- f. Air-Conditioning System : Exposed single and/or multi-split wall mounted air-conditioning system to Living/Dining, Bedrooms and Study.
- g. Mechanical Ventilation System : Mechanical ventilation to all bathrooms / WC without window.

THE FIRST SCHEDULE

SPECIFICATIONS OF THE BUILDING

- h. Audio & Video Telephony : Audio Video Telephony System which is to be connected via the Purchaser's personal devices such as smart phones / 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. HFAD is not connected to building's fire alarm system and is a one-off provision.
- j. Hot Water Supply : Hot water provided to all Bathroom, Kitchen and Wet Kitchen except WC.
- i) Gas Water Heater provided at:
Unit Types C except C1, C1(d)
Unit Types D and E only
- ii) Electric Water Heater provided at:
Unit Types A, B, C1 and C1(d) only
- k. Town Gas : Town gas provided to Wet Kitchen for Unit Types C except C1, C1(d)
Unit Types D and E only
- l. A/C Ledge Railings : Metal railing and wall
- m. Balcony, PES : Aluminum framed glass railing and wall (with gate to PES unit only)
- 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
- o. Smart Home System : 1 no. smart home gateway
1 no. smart IP camera
1 no. smart digital lockset to the main door
1 no. smart voice assistant
1 no. smart lighting control
Smart aircon controls for all aircon units
- p. Waste Disposal System : Pneumatic waste conveyance system is provided at the common area at every residential lift lobby level.
- q. Wireless Internet : Wireless internet connection provision at designated communal area subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.
- r. IT Feature : All residential units equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.
- s. Residential Services : Residential Services Counter shall be located at Grand Drop-Off.

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

CEILING HEIGHT SCHEDULE

Location	Approximate Ceiling Height (m)
Living, Dining - All except Top Floor Units	2.85m
Living, Dining - Top Floor Units only	4.5m at high ceiling area
Study, Bedroom, Utility	2.85m
Corridor leading to Bedrooms, Walk-in Wardrobe	2.4m
Kitchen, Wet Kitchen, Store, Yard	2.4m
Dry Kitchen - All except for Unit Types C2, C2(p)	2.85m
Dry Kitchen - Unit Types C2, C2(p), C2(d) only	2.4m
Dry Kitchen - Top Floor Units except for Unit Type C2(d)	4.5m at high ceiling area
Bathroom, WC	2.42m (general) 2.44m (at shower area)
PES, Balcony - All except Top Floor Units	2.90m
Balcony - Top Floor Units only	3.25m
Household Shelter	2.85m

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).

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

ELECTRICAL SCHEDULE

Description	UNIT TYPE										
	A1S, A1S(p), A1S(d), A1Sa, A1Sa (p), A1Sa (d)	B1, B1(p), B1(d), B1a, B1a(p), B1a(d),	B2(p)	B3S, B3S(p), B3S(d)	C1, C1(d)	C2, C2(p), C2(d)	C3P, C3P(p), C3P (d), C3Pa, C3Pa(p), C3Pa (d)	C4PS, C4PS(p), C4PS (d), C4PSa, C4PSa(p), C4PSa (d)	D1(p)	D2, D2(p), D2(d)	E1, E1(d)
Lighting Point	7	8	9	10	11	12	14	16	18	20	22
13A Power Point	14	16	16	18	18	19	19	24	25	25	28
13A Power Point (WP)	1	1	1	1	1	1	1	1	1	1	1
Data Outlet	6	6	6	7	7	7	7	9	9	9	10
Bell Point	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	2	2	2	2	1	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.

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

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 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.

C 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.

D 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.

E 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.

F Mechanical Ventilation System

Mechanical ventilation fan 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.

G Wall

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

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

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 of the Sale and Purchase Agreement.

I 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 of the Sale and Purchase Agreement.

J 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 of the Sale and Purchase Agreement.

K 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 of Sales and Purchase Agreement.

L 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.

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

Location of 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.

N 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.

O Waste Disposal System

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

THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING

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 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.

R Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range describe in Singapore Standard SS483:2000. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of Sale and Purchase Agreement

S 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 of the Sale and Purchase Agreement.

T Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

U Maintenance Access

To allow access to units by the Vendor or the management corporation (when formed) at reasonable times of the day and upon reasonable notice provided to the Purchaser for the purpose of carrying out inspection, maintenance and access to sanitary stack pipes cleaning eye.