

Specifications

1.0 FOUNDATION

Reinforced concrete pile foundation and/or steel foundation.

2.0 SUPERSTRUCTURE

Reinforced concrete and/or steel framed structure.

3.0 WALLS

- a. External Walls : Concrete and/or masonry wall
b. Internal Walls : Lightweight concrete panels and/ or in-situ and/ or pre-cast RC wall and/or drywall partition system and/or masonry wall and/ or glass partition

4.0 ROOF

- a. Flat Roof : Reinforced concrete slab with insulation and water proofing system.
b. Metal Roof : Metal Roof with insulation.

5.0 CEILING

Typical Unit

- a. Entry Foyer, Corridor leading to Bedrooms, Bathrooms, Kitchen, Entertainment Alcove, Private Lift Lobby, Yard, W.C and Balcony : Ceiling Finish
b. Living, Dining, Bedrooms, Study and Utility : Concrete slab with skim coat and/or box-ups to designated area

Penthouse

- a. Entry Foyer, Corridor leading to Bedrooms, Walk-in-wardrobe, Bedroom Lounge, Bathrooms, Entertainment Alcove, Kitchen, Private Lift Lobby, Powder Room, Yard, W.C. and Balcony : Ceiling Finish
b. Living, Dining, Family Lounge, Lounge, Bedrooms, Study, Utility and Storeroom : Concrete slab with skim coat and/or box-ups to designated area

6.0 FINISHES

Wall

- a. External (for Typical Unit)
- Balcony and Planter : Exterior paint finish
b. Internal (for Typical Unit)
- Living, Dining, Entry Foyer, Corridor leading to Bedrooms, Entertainment Alcove, Private Lift Lobby, Bedrooms, Study, Yard and Utility : Paint finish on exposed surfaces only
- Master Bathroom : Stone to false ceiling height and on exposed surfaces only
- Other Bathrooms, Kitchen and W.C. : Tile to false ceiling height and on exposed surfaces only
c. External (for Penthouse)
- Balcony, Roof Terrace and Planter : Exterior paint finish
d. Internal (for Penthouse)
- Living, Dining, Entry Foyer, Corridor leading to Bedrooms, Family Lounge, Entertainment Alcove, Lounge, Private Lift Lobby, Kitchen, Bedroom Lounge, Bedrooms, Yard, Utility and Storeroom : Paint finish on exposed surfaces only
- Master Bathroom and Powder Room : Stone to false ceiling height and on exposed surfaces only
- Other Bathrooms, Kitchen and W.C. : Tile to false ceiling height and on exposed surfaces only

Note: No tile/stone work behind/ below kitchen cabinet, long bath & mirror

Floor

a. Typical Unit

- Living, Dining, Entry Foyer, Corridor Leading to Bedrooms, Kitchen (for Type A Only), Entertainment Alcove and Private Lift Lobby : Stone finish with stone skirting
- Master Bathroom : Stone finish
- Kitchen (except for Type A), Other Bathrooms and W.C. : Tile finish
- Yard, Utility and Balcony, : Tile finish with tile skirting
- Bedrooms and Study : Timber flooring with timber skirting

b. Penthouse

- Living, Dining, Entry Foyer, Corridor Leading to Bedrooms (at Lower Penthouse Level), Entertainment Alcove, Powder room, Private Lift Lobby, Lounge and Study : Stone finish with stone skirting
- Master Bathroom : Stone finish
- Kitchen, Other Bathrooms and W.C. : Tile finish
- Yard, Utility, Storeroom, Balcony and Roof Terrace : Tile finish with tile skirting
- Staircase : Timber finish
- Corridor Leading to Bedrooms (at Upper Penthouse Level), Family Lounge, Walk-in Wardrobe, Bedrooms and Bedroom Lounge : Timber flooring with timber skirting

Note: All floor finishes are to exposed surfaces only.

7.0 WINDOWS

Aluminum framed windows with glazing and/or Aluminum sun shading fins

8.0 DOORS

- a. Main Entrance : Approved fire-rated door and/or timber door;
b. Balcony and Roof Terrace : Aluminum sliding and/or swing door and/or slide and fold door with glazing
c. W.C. and Utility : Aluminum and/or PVC; bi-fold and/or sliding and/or swing door and/or slide and swing door
d. Bedrooms, Bathrooms, Powder Room, Study (where applicable), Kitchen, Yard, Storeroom and Walk-in Wardrobe : Aluminum and/or timber and/or glass; sliding and/or swing door and/or bi-fold door and/or slide and swing door
e. Roof Terrace to Common Area : Aluminum and/or metal swing door

9.0 IRONMONGERY

Good quality locksets and ironmongery to be provided to all doors

10.0 SANITARY WARES, FITTINGS AND ACCESSORIES

Typical Unit

- a. Master Bathroom
- 1 shower cubicle with 1 hand shower set and 1 overhead shower
- 1 long bath with 1 bath mixer set (for type D only)
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail or 2 robe hooks
- 1 toilet paper holder
- 1 mirror
b. Other Bathrooms
- 1 shower cubicle with 1 hand shower set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail or 2 robe hooks
- 1 toilet paper holder
- 1 mirror
c. W.C.
- 1 hand shower set
- 1 wash basin and tap
- 1 water closet
- 1 toilet paper holder
d. Balcony or Planter
- 1 bib tap
e. Yard or Kitchen (For Type B1 & B2 only)
- 1 bib tap (for washing machine)

Penthouse

- a. Master Bathroom
- 1 shower cubicle with 1 hand shower set and 1 overhead shower
- 1 long bath with 1 bath mixer set
- 2 wash basins with basin mixer
- 1 water closet
- 1 towel rail or 2 robe hooks
- 1 toilet paper holder
- 2 mirrors
b. Other Bathrooms
- 1 shower cubicle with 1 hand shower set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail or 2 robe hooks
- 1 toilet paper holder
- 1 mirror
c. Powder Room
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail or 1 towel ring
- 1 toilet paper holder
- 1 mirror
d. W.C.
- 1 hand shower set
- 1 wash basin and tap
- 1 water closet
- 1 toilet paper holder
e. Family Lounge
- 1 counter complete with sink and sink mixer
f. Roof Terrace, Balcony or Planter
- 1 bib tap
g. Yard
- 1 bib tap (for washing machine)
h. Kitchen
- 1 water point connection for fridge with ice maker

11.0 ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling entrance to DB closet shall be in exposed tray, conduits or trunking.

b. ELECTRICAL SCHEDULE

DESCRIPTION	TYPE						
	A	B1	B2	C	D	PHA	PHB
Lighting Point	11	13	13	18	22	40	41
13A Switch Socket Outlet	16	17	17	23	29	40	43
15A Splashproof Switch Socket Outlet	2	2	2	2	2	2	2
TV Point	2	2	2	3	4	6	6
2 Telephone Outlet	3	3	3	5	5	8	8
Data Outlet	2	2	2	3	4	7	7
Bell Chime Point	1	1	1	1	1	2	2

12.0 TV/TELEPHONE

Refer to Electrical Schedule for details

13.0 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

14.0 PAINTING

- a. Internal Walls : Emulsion paint
b. External Walls : Textured coating paint and/or other approved exterior paint

15.0 WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, W.C., Kitchen, Yard, Planter, Balcony, Roof Terrace, Open Terrace, Swimming Pool and Concrete Flat Roof

16.0 DRIVEWAY AND CARPARK

- a. Surface Driveway/Ramp : Stone and/or pavers and/or tarmac and/or concrete
b. Basement Car Park/ Driveway : Reinforced concrete slab

17.0 RECREATION FACILITIES

- a. Ground Level (1st Storey)
1. Playground
2. Multi purpose deck
3. Outdoor Fitness
4. Garden of Solitude
5. Eco Stream
6. Lattice Walk
7. Lawn
8. Walk of Lights
b. Sky Terrace Level (3rd Storey)
1. Main Pool
2. Them Jet Pool
3. Children's Pool
4. Sun Deck
5. Pool Deck
6. BBQ Area
7. Alcove Seats
8. Gymnasium
9. Clubhouse
10. Outdoor Lounge
11. Changing Rooms with Steam Rooms

18.0 ADDITIONAL ITEMS

- a. Kitchen Cabinets : Kitchen cabinets with solid surface worktop and stainless steel sink and mixer. Doors are provided at the Kitchen Cabinet Area for Type A only.
b. Kitchen Appliances : Typical Units
Cooker hood, cooker hob, oven, fridge for all units
Wine fridge for Type D units only.
Penthouse
Cooker hood, cooker hob, oven, steam oven, dish washer, fridge and wine fridge.
c. Built in Wardrobes : Quality wardrobes provided to all Bedrooms.
d. Air Conditioning : Wall-mounted split system air-conditioning to Living, Dining, Bedrooms, Family Lounge, Bedroom Lounge and Study (where applicable). Ducted system air-conditioning to Living, Dining of Type D and to Living, Dining and Master bedroom of Penthouses only.
e. Hot Water : Hot water supply provided to all Bathrooms, Family Lounges, Kitchens except W.C.
f. Town Gas : Town Gas supplied to all units, except for type A (provided with electrical hob)
g. Security System : Intercom between Basement/1st/2nd/3rd Stories Lift Lobbies and Apartment units based on a system using telephone line.
Automatic car barrier access system
Proximity card access system to Basement/1st/2nd/3rd Lift Lobbies and side gate (at Jalan Raja Udang) where applicable.
h. IT Feature : All apartments equipped with wiring and cable ready for internet connection
i. Waste Disposal System : Pneumatic waste conveyance system with separate general waste and recyclables provided at common area.

NOTES

1. Marble, Granite and Limestone

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

2. Timber

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

3. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard S5483:2000.

4. 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.

5. 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 clearing of filters and condensate pipes, re-charging of refrigerate. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

6. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

7. 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. Ceiling works would be required if removal of equipment is needed.

8. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings, Wares and Plaster Ceiling Board

Layout/location of plaster ceiling board, kitchen cabinets, wardrobes, electrical points and fan coil units, fittings and wares are subject to Architect's sole discretion and final design.

9. Prefabricated Toilets

Certain Bathrooms, Powder Rooms and W.C. may be of 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.

10. Dimming Switches

The Living, Dining, Master Bedroom, Bedroom Lounge and Family Lounge (where applicable) will be provided with dimming switches which are suitable only for incandescent and halogen bulbs up to maximum of 400 watts. The Purchaser will have to make his/her own arrangements for modification if other types of lights are selected.

11. Planter

No soil material or turf/plants are provided to unit planters. The approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the management corporation are first had and obtained.

12. Open Terrace, Roof Terrace and Balcony

Open Terrace, Roof Terrace and Balcony, which are open or covered by trellises should not be covered by roofs. Covering of the Open Terrace, Roof Terrace and Balcony constitutes additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

13. Cable Television and/or Internet Access

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

14. Internet Access

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

15. 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.

16. 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.

17. Wireless Internet Connection

Location of wireless internet connection provision is designated and shall rely on the subscription of service by the management corporation with the relevant service provider.

Project Details: • Developer: City Developments Limited (Co. Reg. No. 196300316Z) • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: 4980X, 4981L, 5489X, 5817M & 10084P MK 17 at Thomson Road • Developer License No.: C0583 • Building Plan Approval No. & Date: A1164-00002-2008-BP01 dated 10 May 2010, A1164-00002-2008-BP02 dated 16 June 2010 • Expected Date of T.O.P: 31 July 2015 • Expected Date of Legal Completion: 31 July 2018

Consultants Details: • Architect: DP Architect Pte Ltd • Project Interior Design: DP Design Pte Ltd • Landscape Consultant: COEN Design International Pte Ltd • M&E Engineer: Squire Mech Pte Ltd • C&S Engineer: LSW Consulting Engineers Pte Ltd • Quantity Surveyor: KPK Quantity Surveyor (s) Pte Ltd

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