

SPECIFICATIONS

<p>1.0 FOUNDATION Reinforced concrete.</p> <p>2.0 SUPERSTRUCTURE Reinforced concrete.</p> <p>3.0 WALLS Reinforced concrete and / or masonry and / or lightweight partition.</p> <p>4.0 ROOF Reinforced concrete roof with appropriate waterproofing.</p> <p>5.0 CEILING 5.1 Ceiling board with emulsion paint to Kitchen, Bathrooms and where necessary. 5.2 Skimcoat / plaster with emulsion paint to other areas.</p> <p>6.0 FINISHES 6.1 Wall 6.1.1 Internal (i) Marble to Master Bathroom only (up to false ceiling height on all exposed surfaces only). (ii) Tiles to all Bathrooms and WC (up to false ceiling height on all exposed surfaces only). (iii) Skimcoat / plaster and emulsion paint to other areas (up to false ceiling and on all exposed surfaces only). 6.1.2 External (i) Skimcoat / plaster with spray textured coating • All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. • Wall surface above the false ceiling level will be left in its original bare condition. (ii) Skimcoat / plaster and paint to external boundary wall.</p> <p>6.2 Floor 6.2.1 Internal (i) Marble to Living / Dining, Kitchen and Master Bathroom. (ii) Tiles to Household Shelter, Yard, Utility, WC and all Bathrooms (iii) Timber to Bedrooms, Guest Room, Walk-in-Wardrobe, Corridor and Staircase (treads only), no skirting behind wardrobe. Note: The following areas are not tiled: (i) Areas enclosed under longbath. (ii) Back and plinth of kitchen cabinets</p> <p>6.2.2 External Tiles to Terrace, Carporch, Balcony, Roof Terrace and Apron.</p> <p>7.0 WINDOWS 7.1 Aluminium Framed Glazed Windows. 7.2 6mm thick glass. 7.3 Colour of frame and glass is subject to Architect's selection.</p> <p>8.0 DOORS 8.1 Solid timber door to Main Entrance. 8.2 Timber doors to Bedrooms and Guest Room. 8.3 Timber doors to Bathrooms. 8.4 Glass sliding door at Kitchen. 8.5 Aluminium framed bi-fold glass door to Utility and WC (where applicable) 8.6 Aluminium framed glass door to the Living and Bedroom 2, Balcony, Yard and Roof Terrace (where applicable). 8.7 Metal door to Household Shelter. 8.8 Good quality locksets.</p> <p>9.0 SANITARY FITTINGS 9.1 Master Bathroom (i) 1 long bath complete with bath mixer and soap / sponge holder. (ii) 1 vanity top complete with 2 wash basins and mixer taps. (iii) 1 water closet. (iv) 1 shower cubicle complete with shower mixer and soap holder. (v) 1 mirror. (vi) 1 toilet roll holder. (vii) 1 towel rail.</p> <p>9.2 Other Bathrooms (i) Vanity top complete with wash basin and mixer tap.</p>	<p>(ii) 1 water closet. (iii) 1 shower cubicle complete with shower mixer and soap holder. (iv) 1 mirror. (v) 1 toilet roll holder. (vi) 1 towel rail.</p> <p>9.3 WC (i) 1 wash basin and mixer tap (ii) 1 water closet (iii) 1 shower mixer (iv) 1 toilet roll holder (v) 1 towel rail</p> <p>10.0 ELECTRICAL INSTALLATION See Electrical Point Schedule for details.</p> <p>11.0 TV / CABLE SERVICES / TELEPHONE POINTS See Electrical Point Schedule for details. TV points are suitable for Starhub Cable Vision reception.</p> <p>12.0 LIGHTNING PROTECTION Lightning Protection System shall be provided in accordance with Singapore Standard CP.</p> <p>13.0 PAINTING See Item 6.1 Wall.</p> <p>14.0 WATERPROOFING Waterproofing to floor of Bathrooms, WC, Balcony, Roof Terrace and Planter Area.</p> <p>15.0 DRIVEWAY AND CARPARK See Item 6.2.2 External Floor Finishes.</p> <p>16.0 GATE AND FENCING Gate: Metal gate and gate post with meter and mailbox compartments. Fencing: Skimcoat / plaster and painted masonry boundary wall with metal grille where applicable.</p> <p>17.0 TURFING Grass.</p> <p>18.0 ADDITIONAL ITEMS 18.1 Kitchen Cabinets – High and low cabinets complete with sink, cooker hob, hood and conventional oven. 18.2 Wardrobe to Bedrooms except Guest Room. 18.3 Vanity cabinets to Bathrooms. 18.4 Air-conditioning to Living / Dining Room, Bedrooms and Guest Room only. 18.5 Hot and Cold Water to Bathrooms, WC and Kitchen. 18.6 Provision of Town Gas to Kitchen. 18.7 Retaining boundary wall and embankment subject to site contour.</p> <p>DESCRIPTION OF THE HOUSING PROJECT (a) General Description Proposed Landed Housing Development (Phase 2J) comprising 40 units of 3-Storey Terrace Houses and 2 units of 3-Storey Semi-Detached Houses on Lot 2459 (PT) and 200N MK 10 at Bukit Batok Road. (b) Total Number of Units: 42. (c) Purpose of Building Project and Restriction to Use: Residential</p> <p>Note: (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 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability. (b) Timber strips Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are 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 10 and clause 17 of the Sale and Purchase Agreement.</p>	<p>(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.</p> <p>(d) Television and/or Internet Access The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television 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.</p> <p>(e) Materials, Fittings, Equipment, Finishes, Installations and Appliances Subject to clause 14.3 of the Sale and Purchase Agreement, 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.</p> <p>(f) Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.</p> <p>(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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 17 of the Sale and Purchase Agreement.</p> <p>(h) 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 purpose. 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.</p> <p>(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 clause 10 and clause 17 of the Sale and Purchase Agreement.</p> <p>(j) Wall All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/ long bath/vanity cabinet/mirror.</p> <p>(k) Balconies, Roof Terrace and Reinforced Concrete (RC) Canopy Where the Building is designed with a Balcony, Roof Terrace, RC Canopy or which are open or covered by roofings, the Purchaser shall not dismantle such roofings nor shall the Purchaser cover up or erect any roof structure (including but not limited to retractable awnings) over such Balcony and/or Roof Terrace and/or RC canopy except with the prior approval in writing of the relevant competent authorities and the Vendor.</p> <p>(l) Tiles All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. No tiles behind/below kitchen cabinet, vanity cabinet and areas enclosed by long bath and at back and plinth of kitchen cabinet. Wall surface above the false ceiling level will be left in its original bare condition. Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in the relevant Singapore Standards.</p> <p>(m) Wireless Internet Connection Location of wireless internet connection provision is designated and shall rely on the subscription of service by the Vendor with the service provider.</p> <p>(n) Planters No soil material or turf/plants are provided to Building planters. The approved planter boxes are not to be converted to balcony unless prior written approval of the relevant authority and the Vendor are first had and obtained.</p> <p>(o) Jacuzzi System (where applicable) To ensure good working condition of the Jacuzzi System, the Purchaser shall engage his/her own contractor to service and maintain the system on a regular basis.</p>
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ELECTRICAL POINT SCHEDULE

S/N	Description	No.
1	Ceiling Light Point	34
2	Wall Light Point	2
3	13A S.S.O.	10
4	13A Twin S.S.O.	6
5	15A S.S.O.	1
6	Bell Point	1
7	Telephone Outlet	7
8	Data Outlet	5
9	TV / FM Outlet	1
10	TV / Outlet	5
11	Isolators	6
12	Water Heater Point	4
13	Distribution Board	1

SCHEDULE OF PROGRESS PAYMENT

Order of Payment	Progress of Works	Percentage of Purchase Price
A	(i) On obtaining Option to Purchase / Booking Fee (ii) Within 8 weeks from the date of the Option	5% 15%
B	On completion of foundation work of the Building	10%
C	On completion of reinforced concrete framework of the Building	10%
D	On completion of brickwalls of the Building	5%
E	On completion of roofing of the Building	5%
F	The door and window frames are in position, the electrical wiring (without fittings), the internal plastering and the plumbing of the building have been completed	5%
G	The car park, roads and drains serving the Housing Estate have been completed	5%
H	On production of the Temporary Occupation Permit in respect of the building and Vendor's Notice of Vacant Possession and architect's certificate that the building and all roads and drainage and sewerage works serving the Housing Estate have been completed and that water, electricity and gas supplies have been connected to the Building	25%
I	(i) If the Certificate of Statutory Completion (CSC) relating to the Building is issued after legal completion, then on legal completion of the Sale and Purchase, 15% of the purchase price is payable as follows: (aa) 2% is payable to Vendor within 14 days of Notice to Complete (bb) 13% is payable to the Singapore Academy of Law as stakeholders to be dealt with as follows:- (i) 8% is payable to Vendor within 7 days after receipt of CSC relating to the Building, and (ii) 5% is payable to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession (ii) If the Certificate of Statutory Completion (CSC) relating to the Building is issued before legal completion of the Sale and Purchase, (aa) 13% is payable within 14 days after receipt of CSC as follows:- (i) 8% is payable forthwith to Vendor, and (ii) 5% is payable to the Singapore Academy of Law as stakeholder to be released to Vendor on expiry of 12 months after the date of receipt of Notice of Vacant Possession (bb) 2% is payable to Vendor within 14 days of Notice to Complete	15%

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