

**APPENDIX 8
BUILDING SPECIFICATIONS**

1. Foundation

Reinforced Concrete Bored Pile

2. Superstructure

Reinforced concrete structure

3. Walls

- (a) External Wall - Reinforced concrete wall and/ or block wall and/ or precast concrete panel wall system and/ or light weight concrete panel; and
- (b) Internal Wall - Reinforced concrete wall and/ or block wall and /or precast concrete panel wall system and/or light weight concrete panel and/or drywall plaster board partition system, where applicable.

4. Roof

Reinforced concrete roof with waterproofing and insulation system

5. Ceiling

For Units:

- (a) Ceiling Height: Refer to Ceiling Height Schedule below for floor to ceiling height in the unit:

Ceiling Height (mm)												
(Floor to underside of slab / false ceiling, whichever is lower)												
UNIT TYPE	Living / Dining	Master Bedroom	Bedroom 2/ Junior master room (where applicable)	Bedroom 3	Bedroom 4	HS/ Study/ store (where applicable)	Passageway (if any)	Kitchen (open)/ Dry Kitchen	Kitchen (close)/ Wet Kitchen/ yard/ Utility	Master Bath, Junior Master Bath, Bath 1, Bath 2, Bath 3, Bath 4, WC, Powder Room	Foyer (if any)	Balcony / Private Roof Terrace
A1	2850	2850	-	-	-	2850	-	2400	-	2400	2400	2900
B1 / B2 / B3	2850	2850	2850	-	-	2850	2400	2400	-	2400	2400	2900
B4 (L3 to L13)	2850	2850	2850	-	-	2850	2400	2400	-	2400	2400	2800
B4A (L15 to L23)	2850	2850	2850	-	-	2850	2400	2400	-	2400	2400	2900
C1 / C2	2850	2850	2850	2850	-	-	2400	-	2400	2400	2400	2900

Ceiling Height (mm)												
(Floor to underside of slab / false ceiling, whichever is lower)												
UNIT TYPE	Living / Dining	Master Bedroom	Bedroom 2/ Junior master room (where applicable)	Bedroom 3	Bedroom 4	HS/ Study/ store (where applicable)	Passageway (if any)	Kitchen (open)/ Dry Kitchen	Kitchen (close)/ Wet Kitchen/ yard/ Utility	Master Bath, Junior Master Bath, Bath 1, Bath 2, Bath 3, Bath 4, WC, Powder Room	Foyer (if any)	Balcony / Private Roof Terrace
C3 / C5	2850	2850	2850	2850	-	2850	2400	-	2400	2400	2400	2900
C4 (L3 to L13)	2850	2850	2850	2850	-	2850	2400	-	2400	2400	2400	2800
C4 (L15 to L23)	2850	2850	2850	2850	-	2850	2400	-	2400	2400	2400	2900
D1	2850	2850	2850	2850	2850	2850	2400	-	2400	2400	2400	2900
C5A	4500	3200	3200	3200	3200	2850	3200	2850	2850	2400	2850	4500
D2A	4500	3200	3200	3200	3200	2850	3200	2850	2850	2400	2850	4500
P1 / P2	4500	3200	3200	3200	3200	2850	3200	2850	2850	2400	2850	4500

Note:

Ceiling height for localised bulkheads (where applicable) shall be min. 2400mm.

- (b) i. Living, Dining, Foyer, Open Kitchen, Bedrooms, Study, Passageway : Skim coat and /or ceiling board with or without box-ups to designated areas with emulsion paint.
- ii. Bathrooms, Powder Room, WC, Close Kitchen, Dry Kitchen, Yard, Utility : Ceiling board with emulsion paint.
- iii. Balcony, Private Roof Terrace : Skim coat with emulsion paint and/or acoustic ceiling, where applicable.

For Common Areas:

- i. Car park, Staircases, M&E services rooms/ shaft, Management Office, Guard House, Bin Centre : Skim coat and /or ceiling board with/ without box-ups to designated areas with emulsion paint.
- ii. Lift lobby, Gym, Accessible Toilet, Sauna, Communal Gardens/ Areas, Function Rooms, Karaoke : Skim coat and/or plaster ceiling board and/or calcium silicate board with emulsion paint, where applicable

- Room, Corridor
- iii. Other common areas : Skim coat and/or plaster ceiling board with/without box-ups to designated areas with emulsion paint, where applicable

6. Finishes

(a) Wall:

For Units:

- i. Living, Dining, Bedrooms, Study, Foyer, Passageway, and other areas : Cement & sand plaster and /or skim coat, where applicable
- ii. Kitchen : Tiles to exposed areas and /or cement & sand plaster and/or skim coat and/or Quartz back splash
- iii. Bathrooms : Tiles to exposed areas
- iv. Powder Room : Tiles to exposed areas
- v. Balcony, Private Roof Terrace, A/C ledge : Cement & sand plaster and/or skim coat

For Common Areas (External):

- i. External walls including recreational common areas and other areas : Cement & sand plaster and/or skim coat with emulsion paint

For Common Areas (Internal):

- i. All lift lobbies : Tiles and/ or Cement & sand plaster and/or skim coat with paint and/or laminate panel to designated areas
- ii. Corridors, Staircases, Basement 1&2 Carpark, Recreational common areas and other areas : Tiles and/or Wall paper and/or Cement & sand plaster and/or skim coat and/or texture paint to designated areas
- iii. Sauna : Timber panelling

(b) Floor:

For Units:

- i. Foyer, Living, Dining, Kitchen (open), Study, Passageway, Store : Tiles with timber skirting, where applicable
- ii. Foyer, Living, Dining, Dry Kitchen, Passageway for Type C5A, D2A, P1 & P2 only : Marble with timber skirting, where applicable
- iii. Bedrooms : Parquet flooring with timber skirting
- iv. Bathrooms, Powder Room, WC, Kitchen (close), Yard, Utility : Tiles

- v. Balcony, Private Roof Terrace : Tiles

For Common Areas:

- i. All Lift Lobbies and Corridor : Tiles with skirting, where applicable
- ii. Swimming pool, Gymnasium, Accessible Toilets, WC, BBQ Area, Shower Area, Communal Gardens and other areas : Tiles and/or Mosaic and/or granolithic finish and/or carpet and/or vinyl, where applicable
- iii. Sauna : Cement & Sand screed with timber decking
- iv. Exit Staircases and landing : Cement & sand screed and staircases to complete with nosing tiles
- v. Other common areas : Tiles and/ or Cement & sand screed and/or other selected finishes by Architect

7. Windows

Powder-Coated aluminium-frame window with clear or tinted glass or frosted glass where applicable, of minimum 6mm thickness for all units.

Note: all windows are either sliding, casement, top hung, louvre or any combination of the above mentioned, with or without fixed panels.

8. Doors

- i. Main Entrance : Fire-rated timber door.
- ii. Bedrooms : Timber door
- iii. Bathrooms : Timber door and/or Acrylic Panel Slide & Swing door, where applicable
- iv. Kitchen : Timber door with glass panel
- v. Utility, WC (where applicable) : Acrylic Panel Slide & Swing door
- vi. Powder Room : Timber door
- vii. Study (where applicable) : Timber door, where applicable
- viii. Balcony, Private Roof Terrace : Powder Coated Aluminium Frame sliding glass door

(Note : Selected ironmongery shall be provided to all doors and digital lockset to unit main door)

9. Sanitary Fittings

- a. Master Bath : 1 vanity top complete with wash basin and mixer, except unit Type P1 and Type P2

1 vanity top complete with 2 wash basin and mixer (for Type P1 and Type P2)

1 shower area complete with rain shower head, hand shower

and shower mixer

- b. Bath 2, 3, 4 & Junior Master Bath (where applicable) :

 - 1 water closet with washlet, 1 toilet paper holder, 1 towel rail, 1 mirror
 - 1 vanity top complete with wash basin and mixer
 - 1 shower area complete with hand shower and shower mixer
- c. Powder Room :

 - 1 water closet with washer, 1 toilet paper holder, 1 towel rail, 1 mirror
 - 1 vanity top complete with wash basin and mixer
- d. WC :

 - 1 water closet, 1 toilet paper holder, 2 robe hook, 1 mirror
 - 1 basin complete with pillar tap
- e. Kitchen :

 - 1 water closet, 1 toilet paper holder, 1 shower set
 - 1 sink with sink mixer