

D A L V E Y  
H A U S

A Treasured Legacy

# DALVEY HAUS

A NEW CLASS OF SPLENDOUR BECKONS



Artist's Impression

# A LEGACY TO TREASURE



SITE PLAN 总平面图

## LEGEND:

### Basement 地下层

- 1 Main Entrance  
主入口
- 2 Entrance Pavilion  
入口亭
- 3 25m Swimming Pool  
25米小型健身泳池
- 4 Sun Deck  
阳光甲板
- 5 Pool Cabana  
池畔小屋
- 6 Gym  
健身房
- 7 Bicycle Parking  
自行车停放处
- 8 Pool Lounge  
泳池休憩区

### First Storey 一楼

- 9 BBQ Pavilion  
烧烤庭
- 10 Garden Commune  
社区花园
- 11 Communal Garden Trail  
花园小径
- 12 Communal Lifestyle Lawn  
休闲草坪
- 13 Communal Health & Wellness Corner  
健身角

A Genset  
发电机组

B Bin Point  
垃圾间

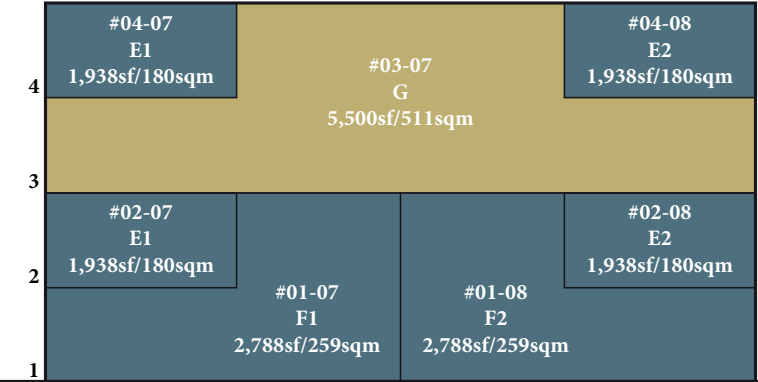
C Substation  
变电站

--- Water Tank  
水箱

# SCHEMATIC CHART

101 DALVEY ROAD, SINGAPORE 259514

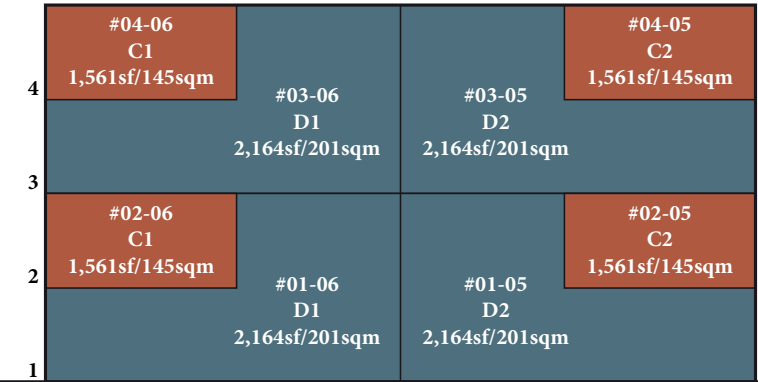
**BLOCK B  
ELEVATION: BACK**



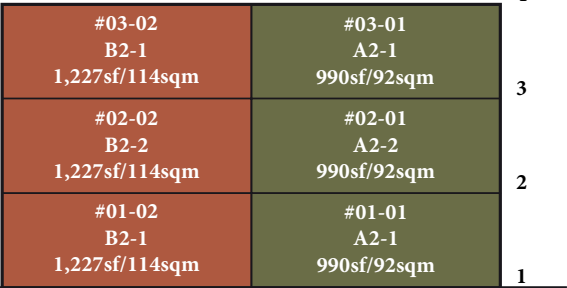
**BLOCK A  
ELEVATION: BACK**



**BLOCK B  
ELEVATION: FRONT**



**BLOCK A  
ELEVATION: FRONT**



	2+1 Bedroom	2+1 卧室
	3 Bedroom	3 卧室
	4 Bedroom	4 卧室
	5 Bedroom	5 卧室

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# 2+1

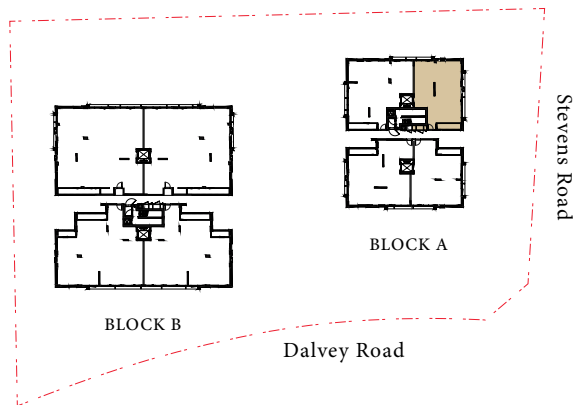
BEDROOM 卧室

TYPE 类型 A1-1

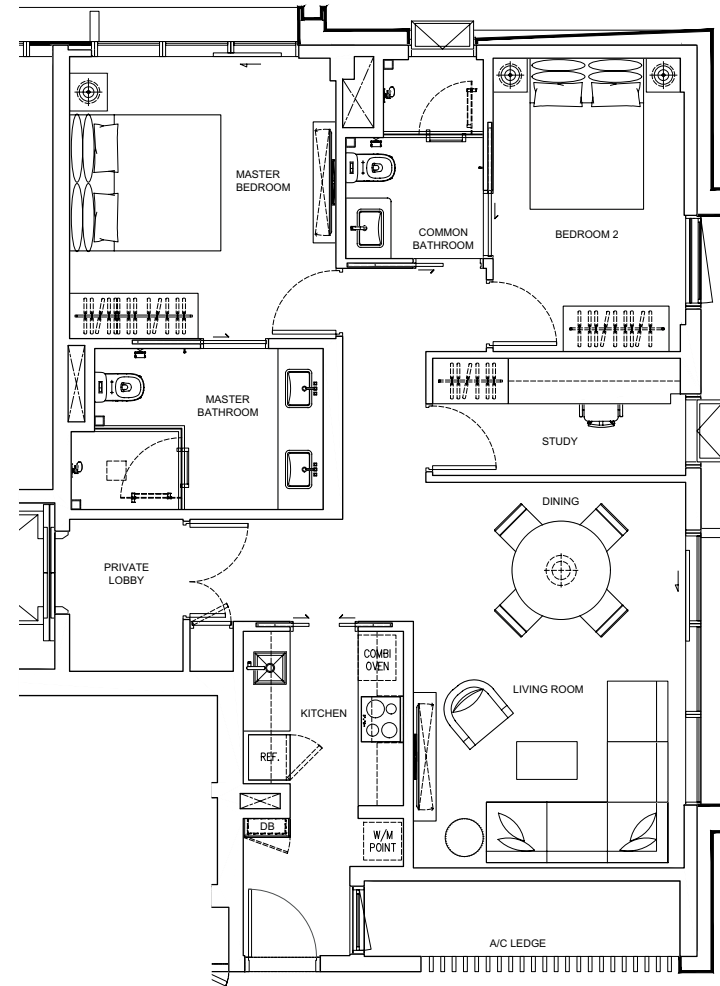
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#01-04



Key plan is not drawn to scale



## LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:50

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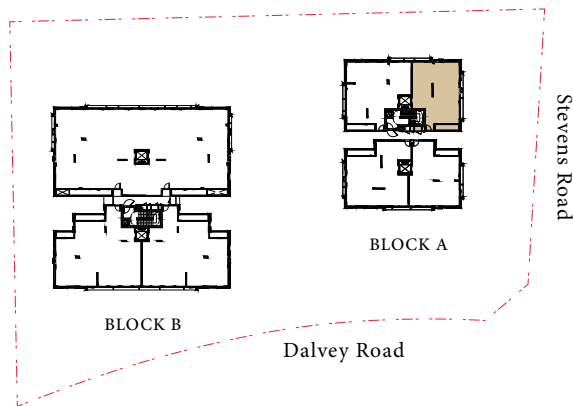
BEDROOM 卧室

TYPE 类型 A1-1

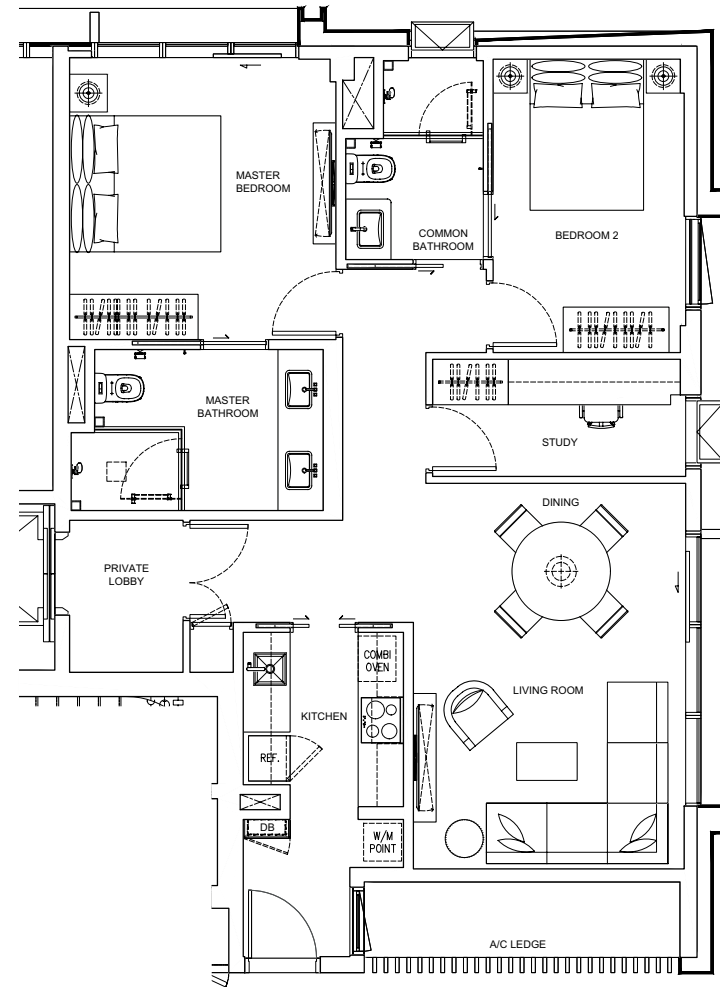
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#03-04



Key plan is not drawn to scale



## LEGEND

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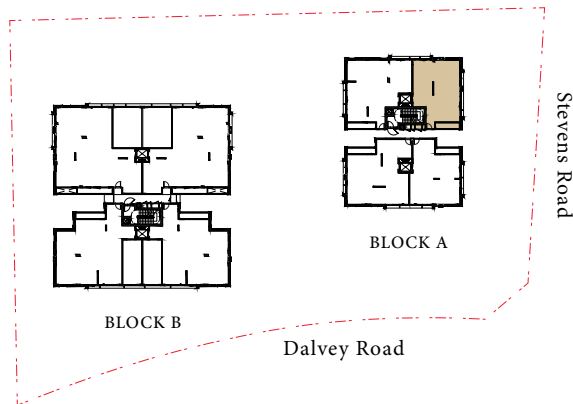
BEDROOM 卧室

TYPE 类型 A1-2

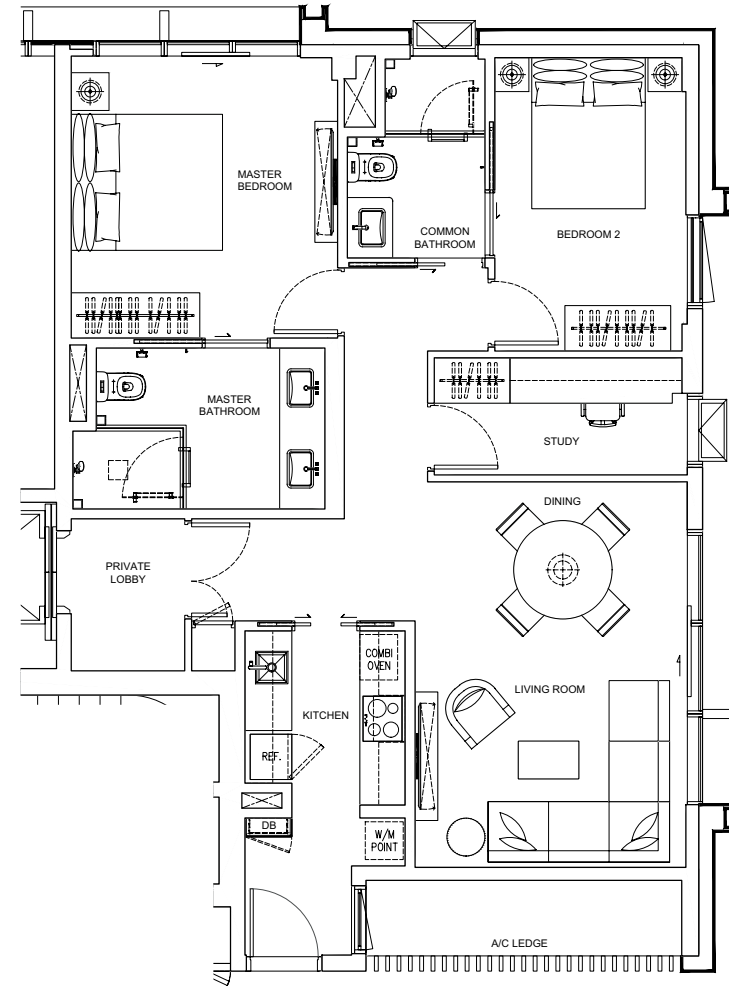
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#02-04



Key plan is not drawn to scale



## LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:50

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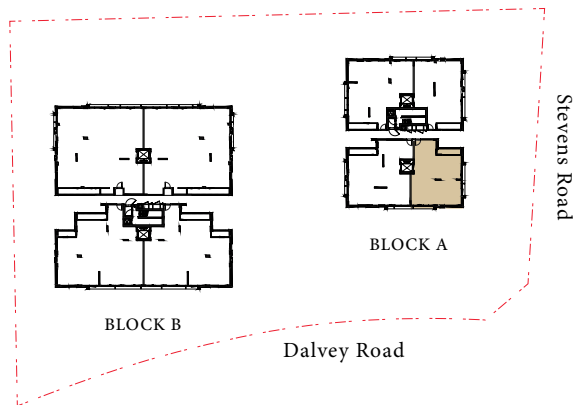
BEDROOM 卧室

TYPE 类型 A2-1

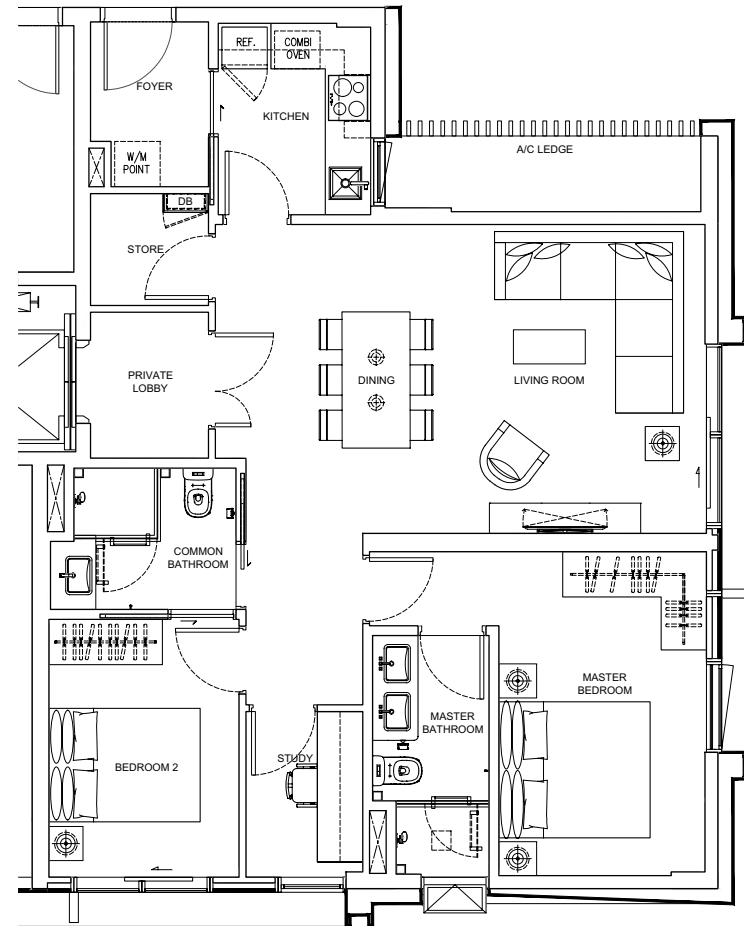
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#01-01



Key plan is not drawn to scale



## LEGEND

A/C: Air Conditioning System 空调系统    REF.: Refrigerator (Free Standing) 冰箱    W.C.: Water Closet 卫生间    DB: Distribution Board 配电箱    W/M Point: Washing Machine Point 洗衣机接口    W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:50

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# 2+1

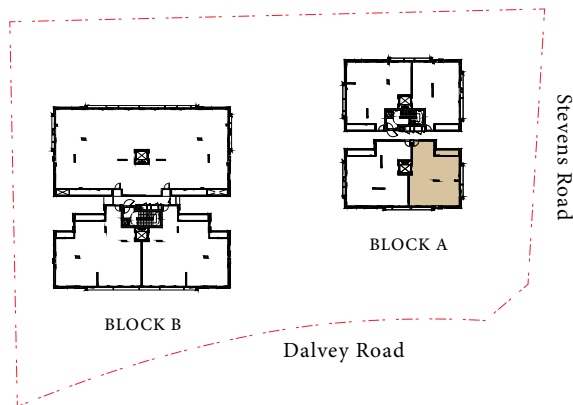
BEDROOM 卧室

TYPE 类型 A2-1

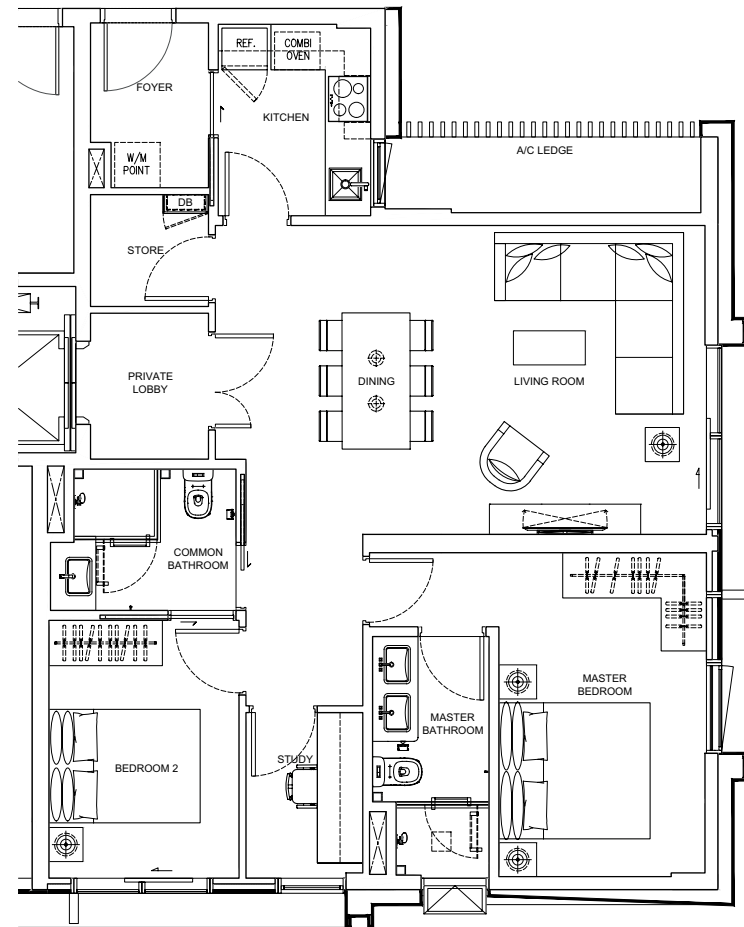
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#03-01



Key plan is not drawn to scale



## LEGEND

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# 2+1

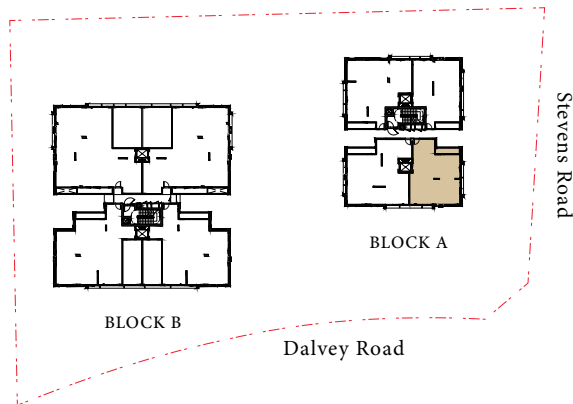
BEDROOM 卧室

TYPE 类型 A2-2

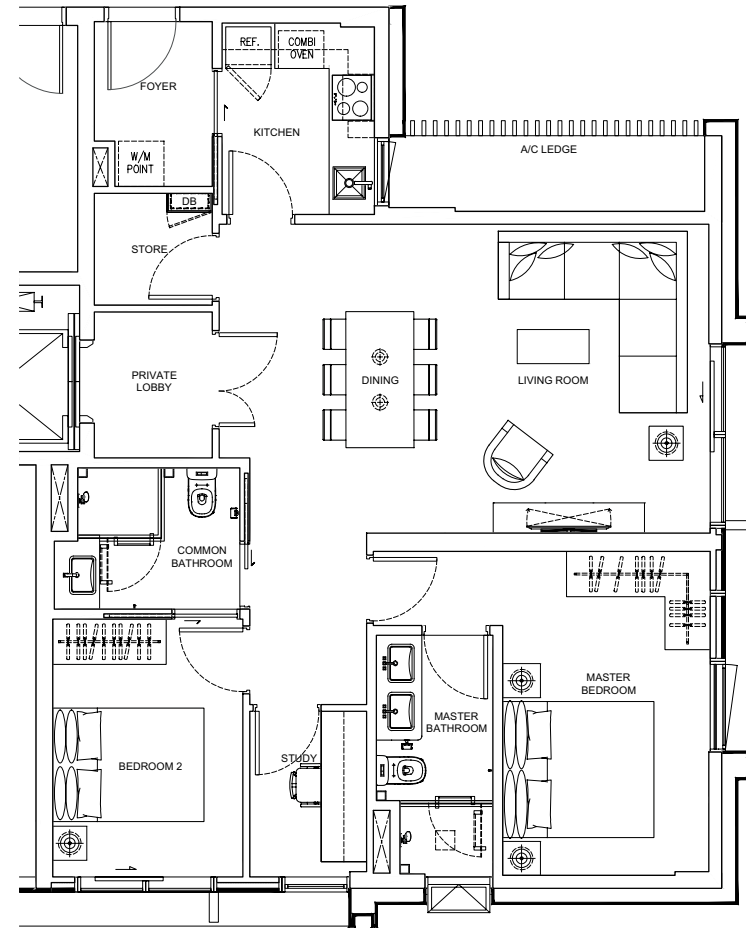
990sf 平方尺  
92sqm 平米

Inclusive of 5sqm AC  
ledge & 4sqm private  
lift lobby

Block A  
A 栋  
#02-01



Key plan is not drawn to scale



## LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

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# 3

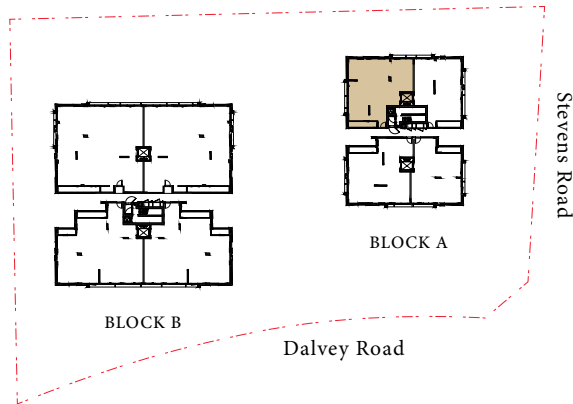
## BEDROOM 卧室

### TYPE 类型 B1-1

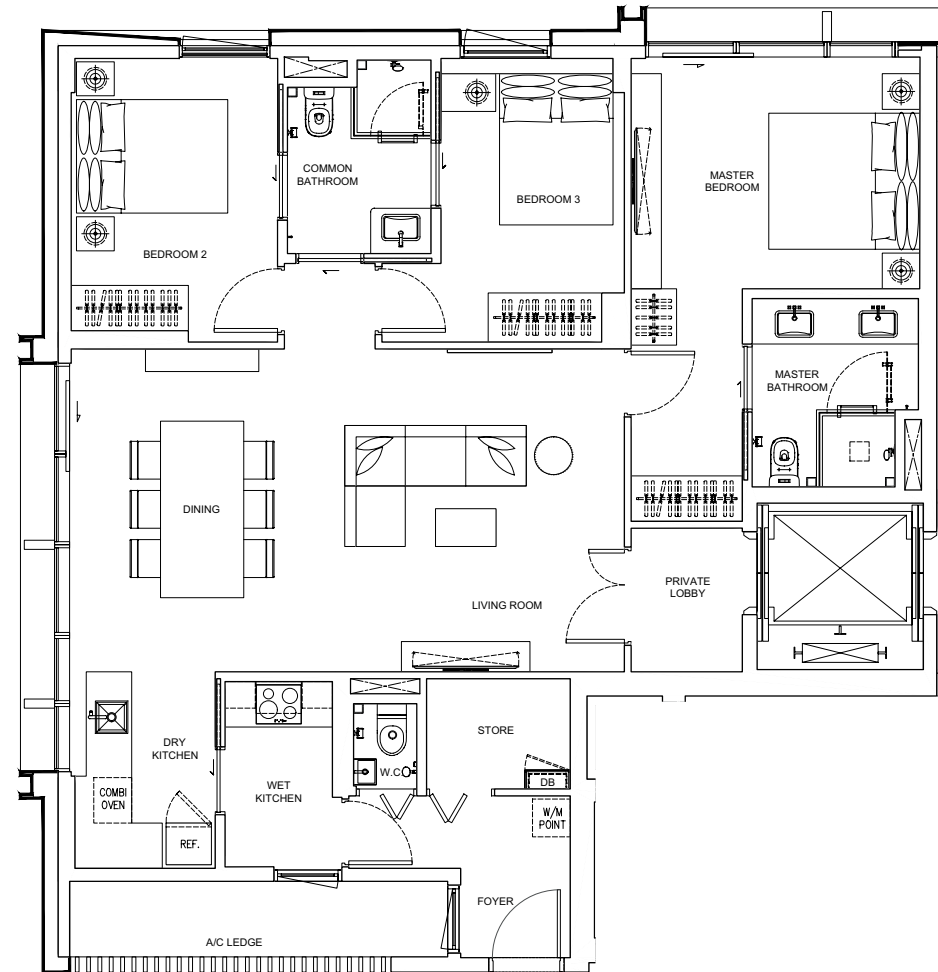
1,238sf 平方尺  
115sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#01-03



Key plan is not drawn to scale



### LEGEND

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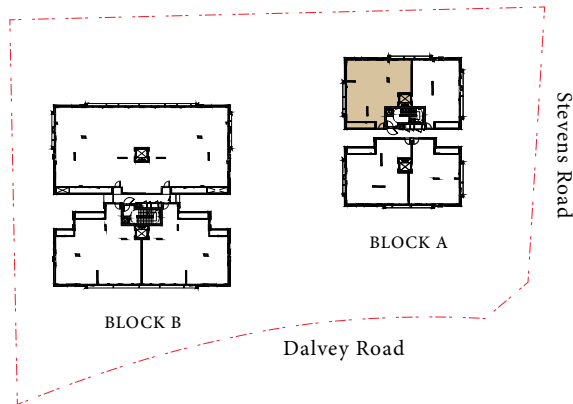
## BEDROOM 卧室

### TYPE 类型 B1-1

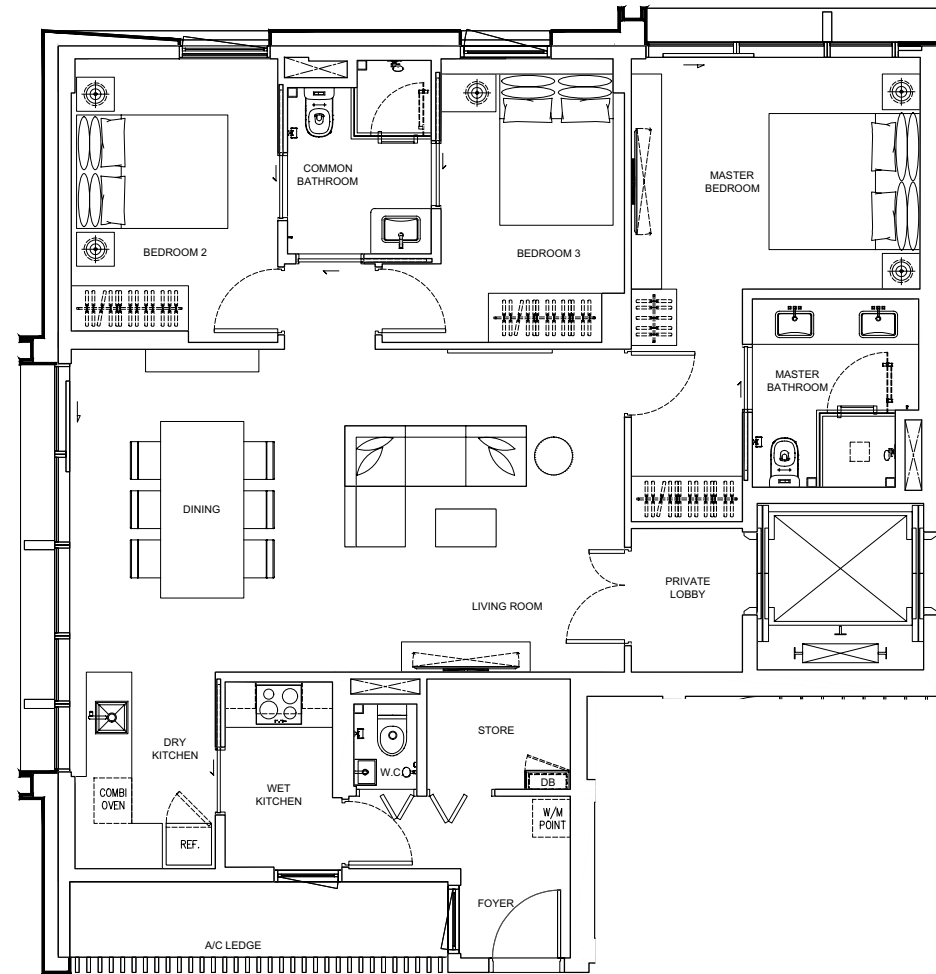
1,238sf 平方尺  
115sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#03-03



Key plan is not drawn to scale



### LEGEND

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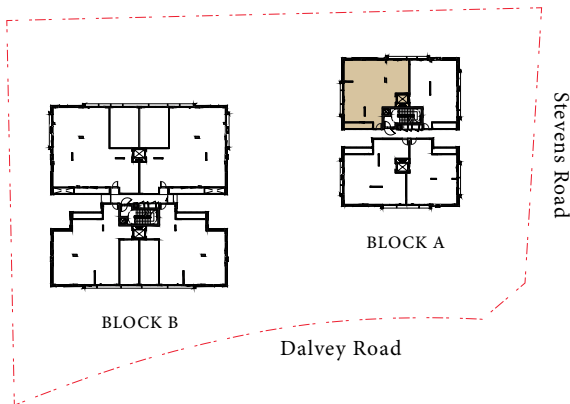
## BEDROOM 卧室

### TYPE 类型 B1-2

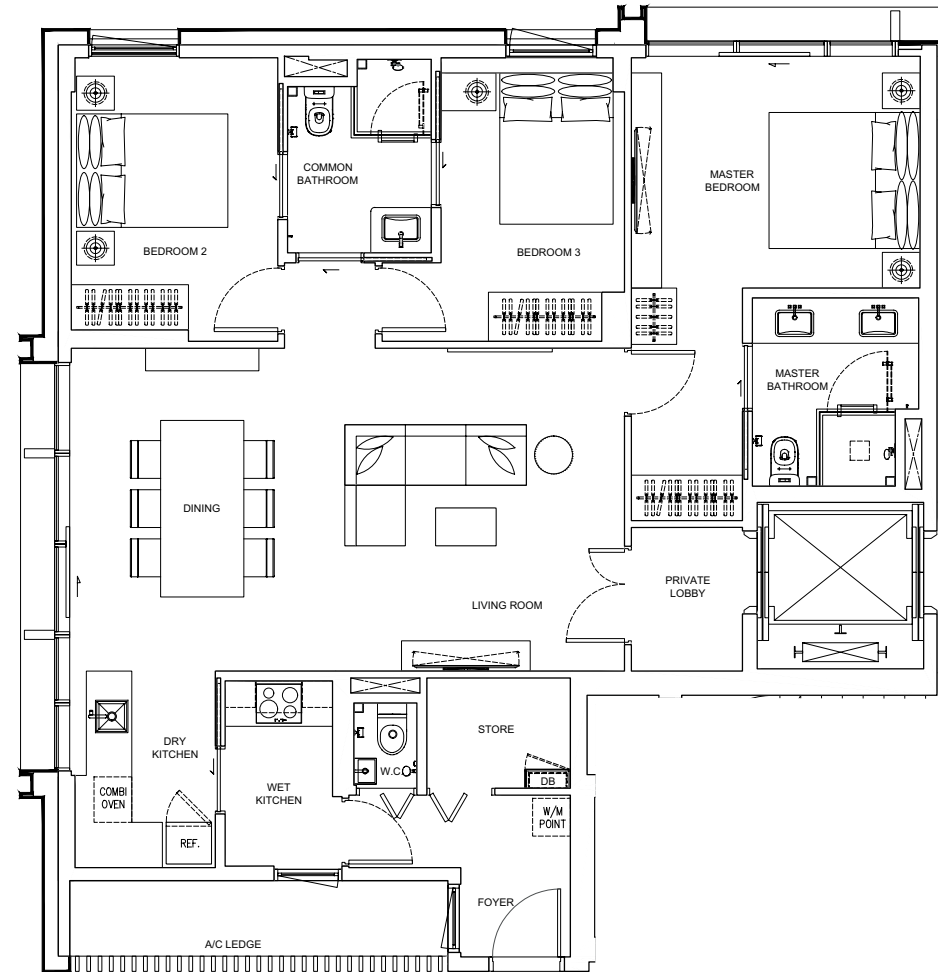
1,238sf 平方尺  
115sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#02-03



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

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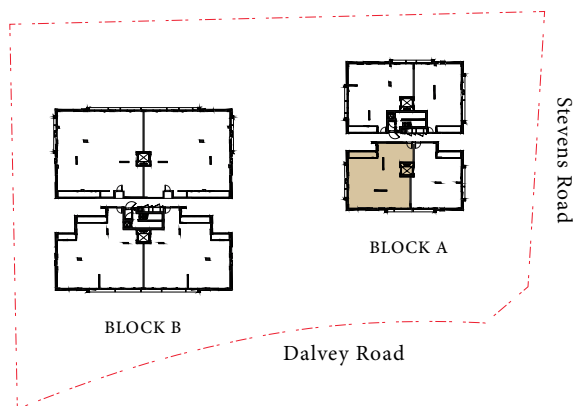
## BEDROOM 卧室

### TYPE 类型 B2-1

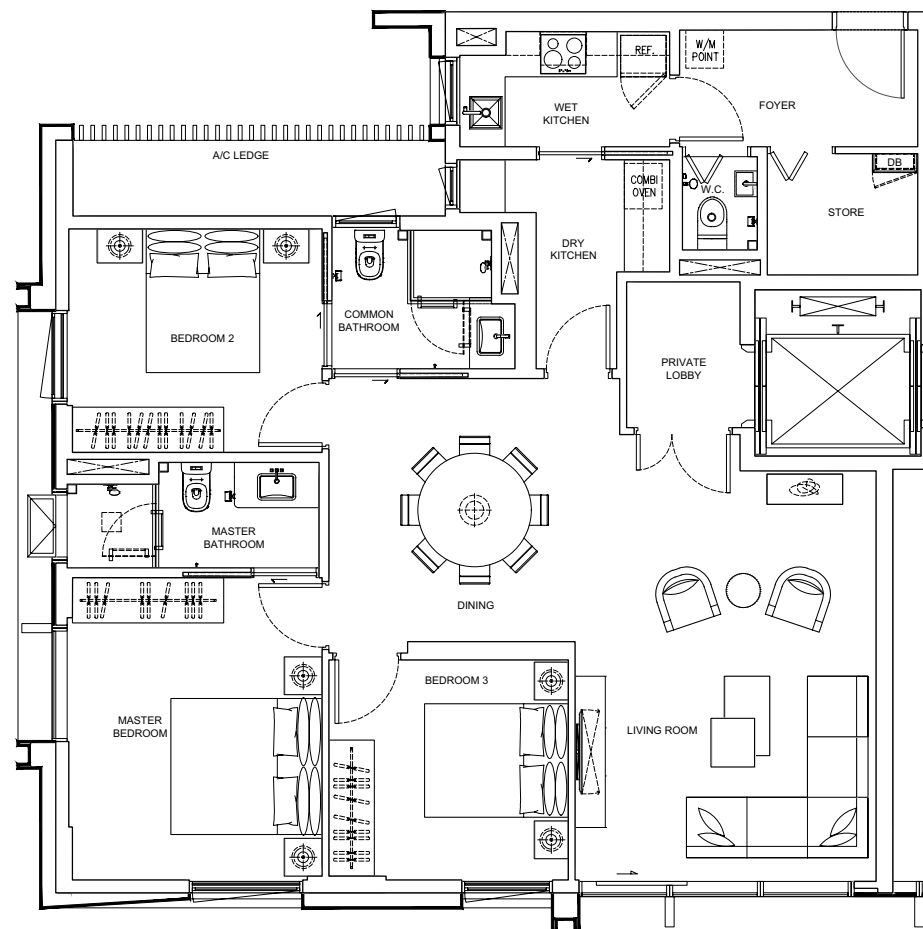
1,227sf 平方尺  
114sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#01-02



Key plan is not drawn to scale



### LEGEND

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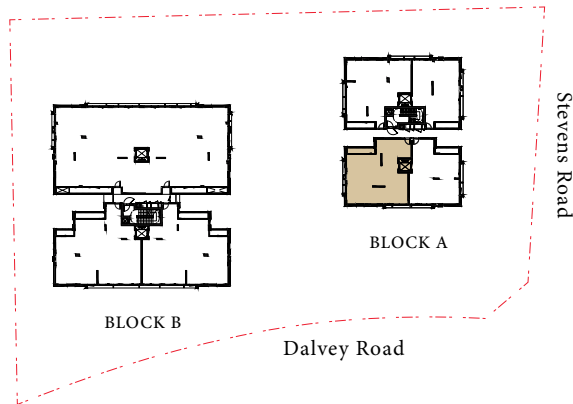
## BEDROOM 卧室

### TYPE 类型 B2-1

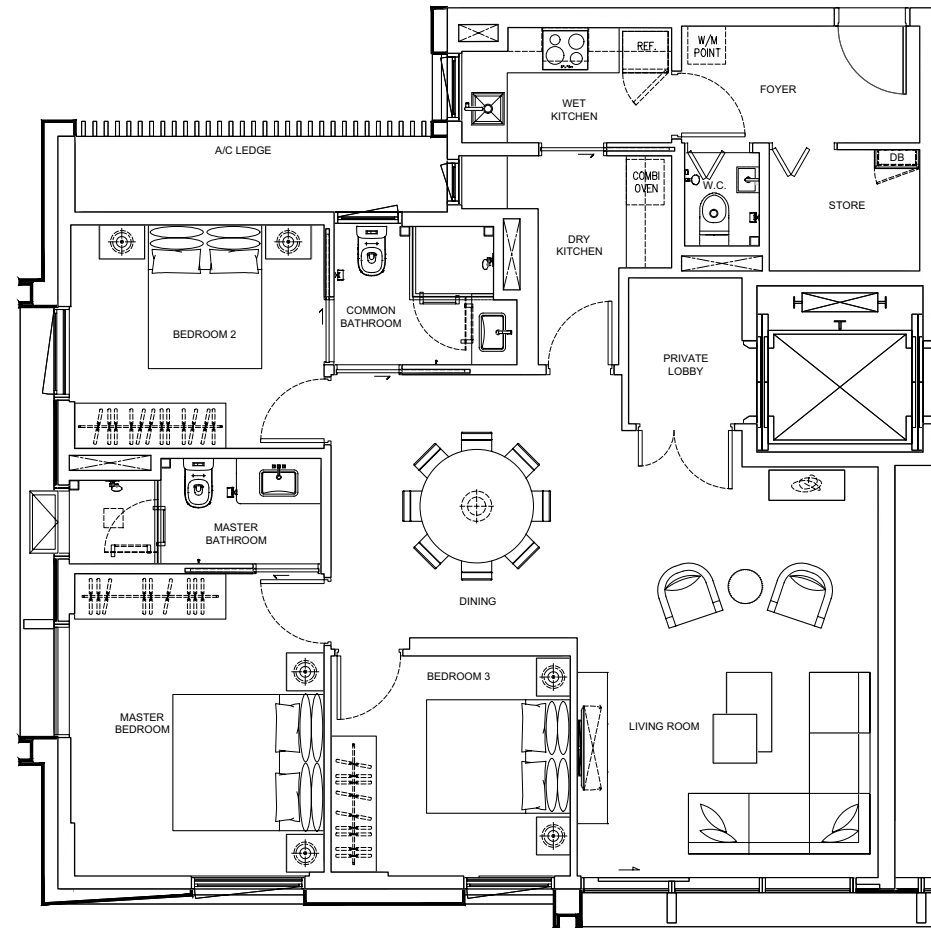
1,227sf 平方尺  
114sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#03-02



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

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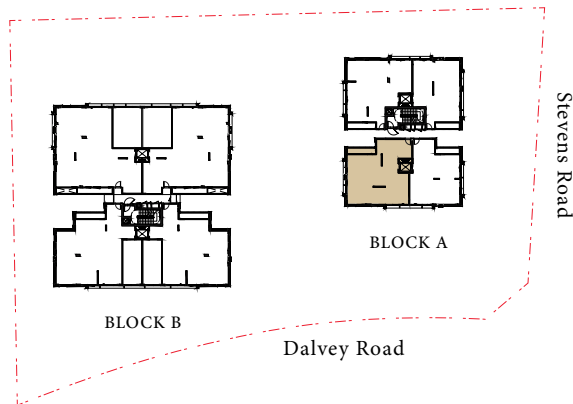
## BEDROOM 卧室

### TYPE 类型 B2-2

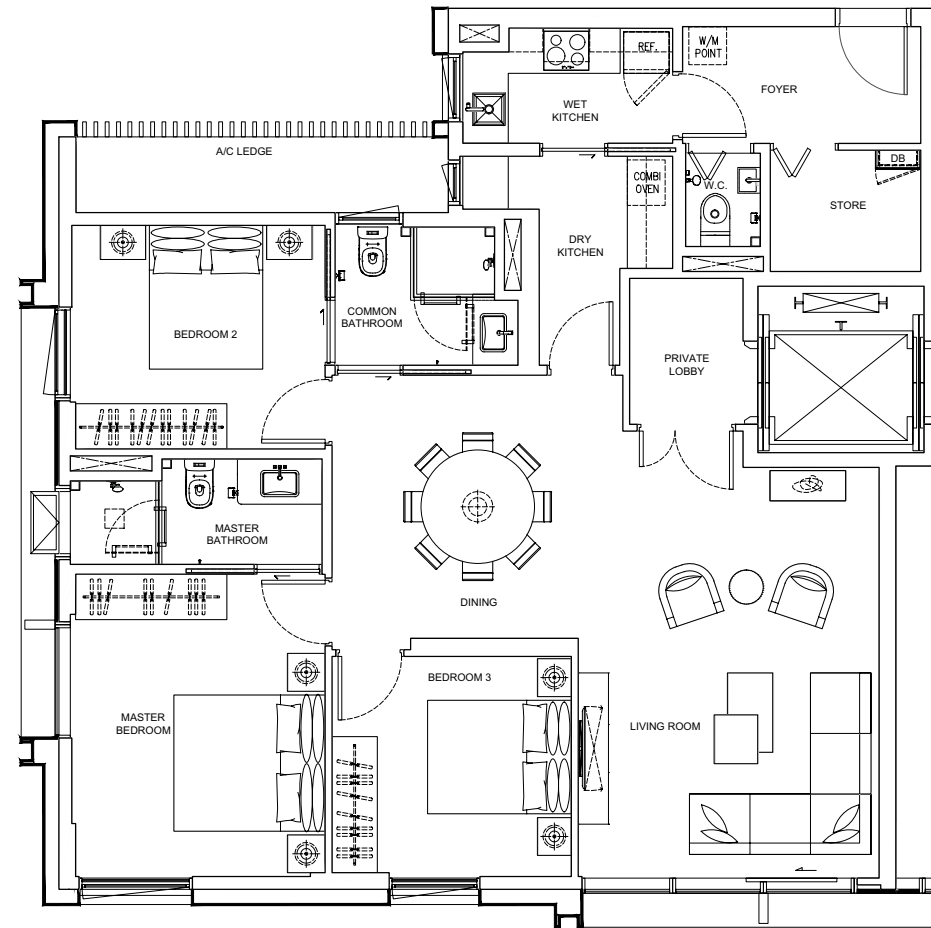
1,227sf 平方尺  
114sqm 平米

Inclusive of 6sqm AC  
ledge & 3sqm private  
lift lobby

Block A  
A 栋  
#02-02



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:50

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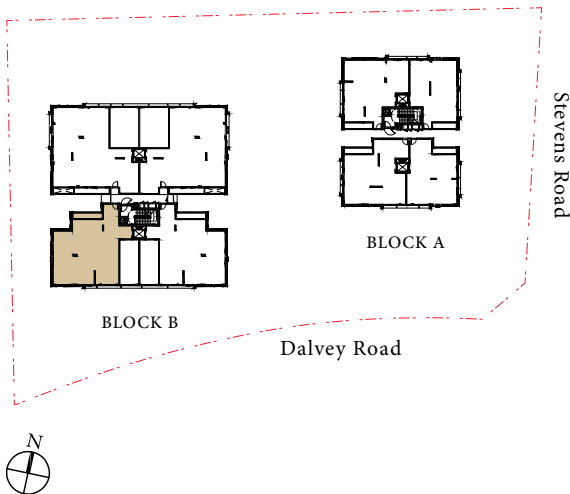
## BEDROOM 卧室

### TYPE 类型 C1

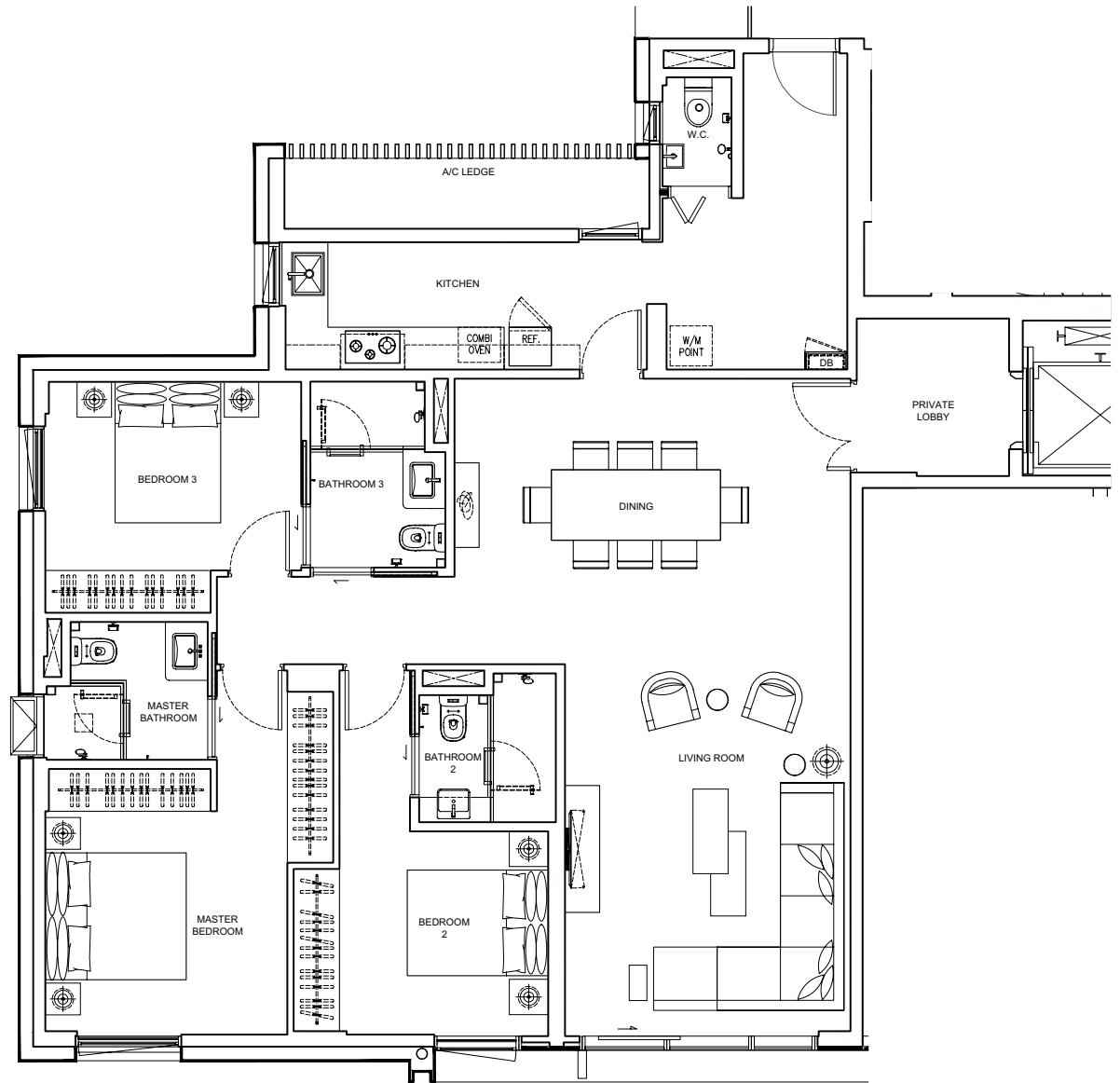
1,561sf 平方尺  
145sqm 平米

Inclusive of 6sqm AC  
ledge & 6sqm private  
lift lobby

Block B  
B 栋  
#02-06  
#04-06



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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# 3

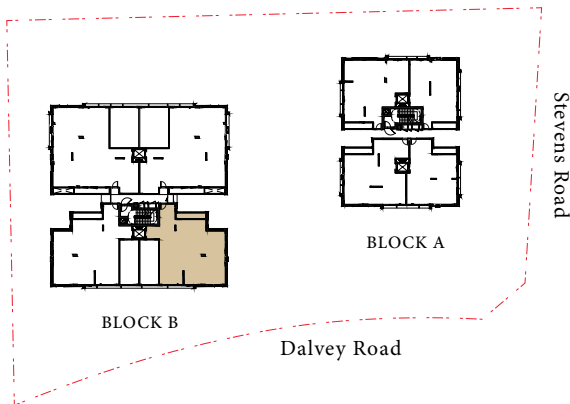
## BEDROOM 卧室

### TYPE 类型 C2

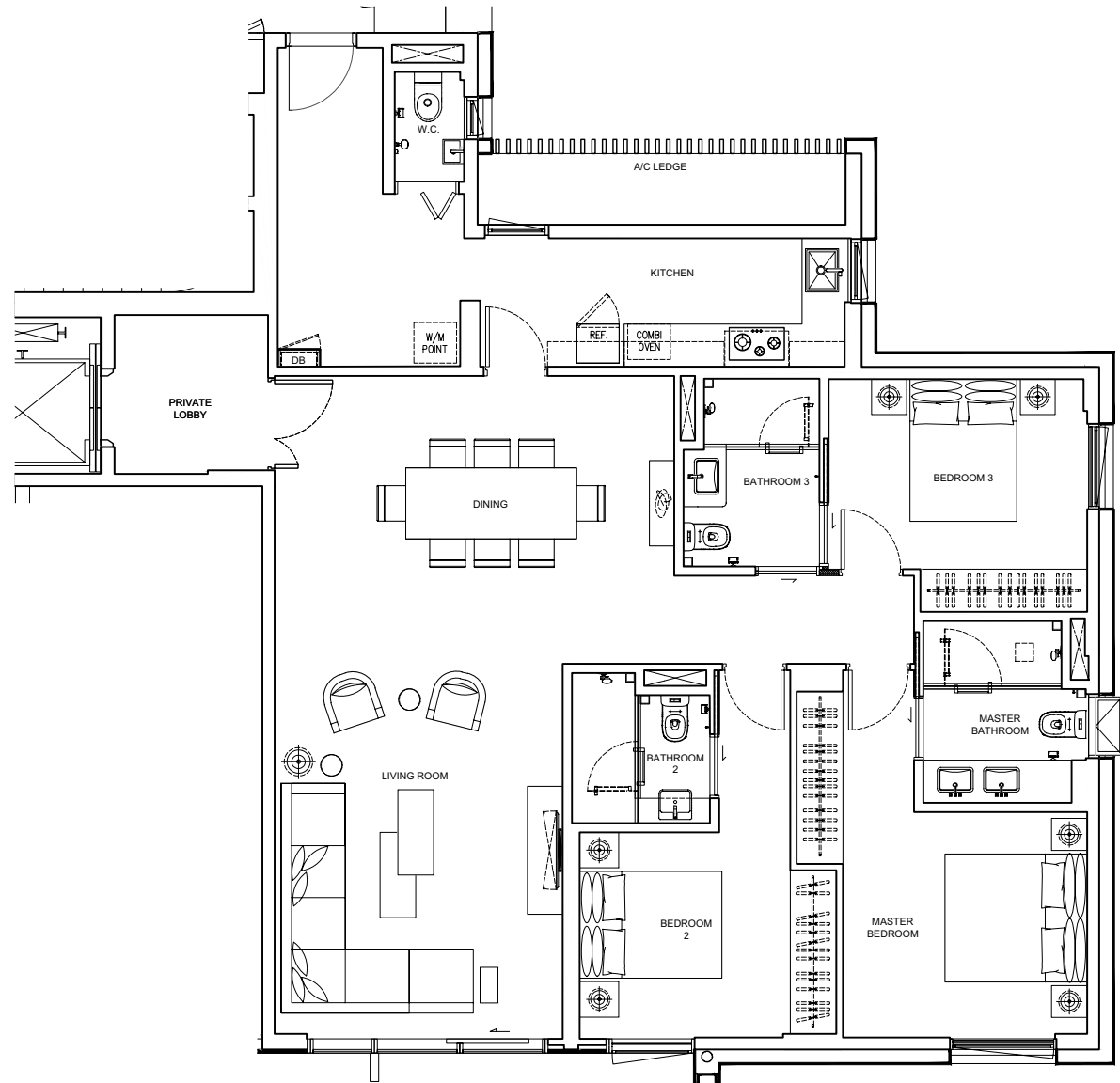
1,561sf 平方尺  
145sqm 平米

Inclusive of 6sqm AC  
ledge & 6sqm private  
lift lobby

Block B  
B 栋  
#02-05  
#04-05



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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# 4

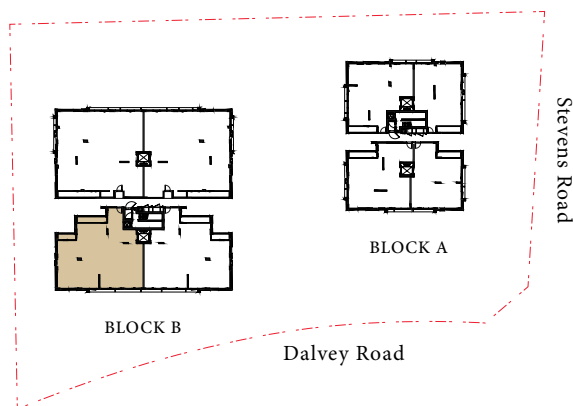
## BEDROOM 卧室

### TYPE 类型 D1

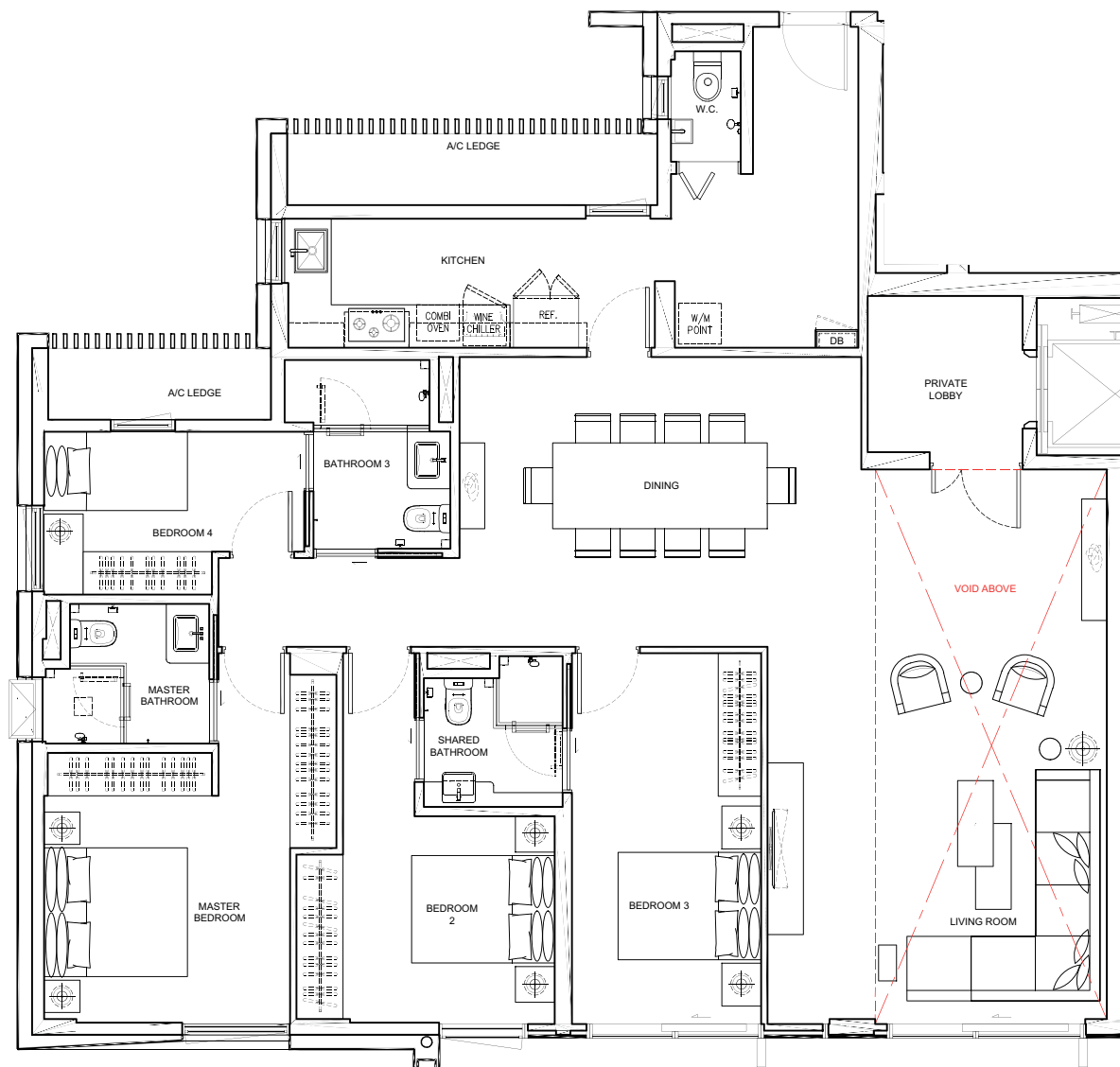
2,164sf 平方尺  
201sqm 平米

Inclusive of 9sqm AC  
ledge, 6sqm private lift  
lobby & 28sqm void

Block B  
B 栋  
#01-06



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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# 4

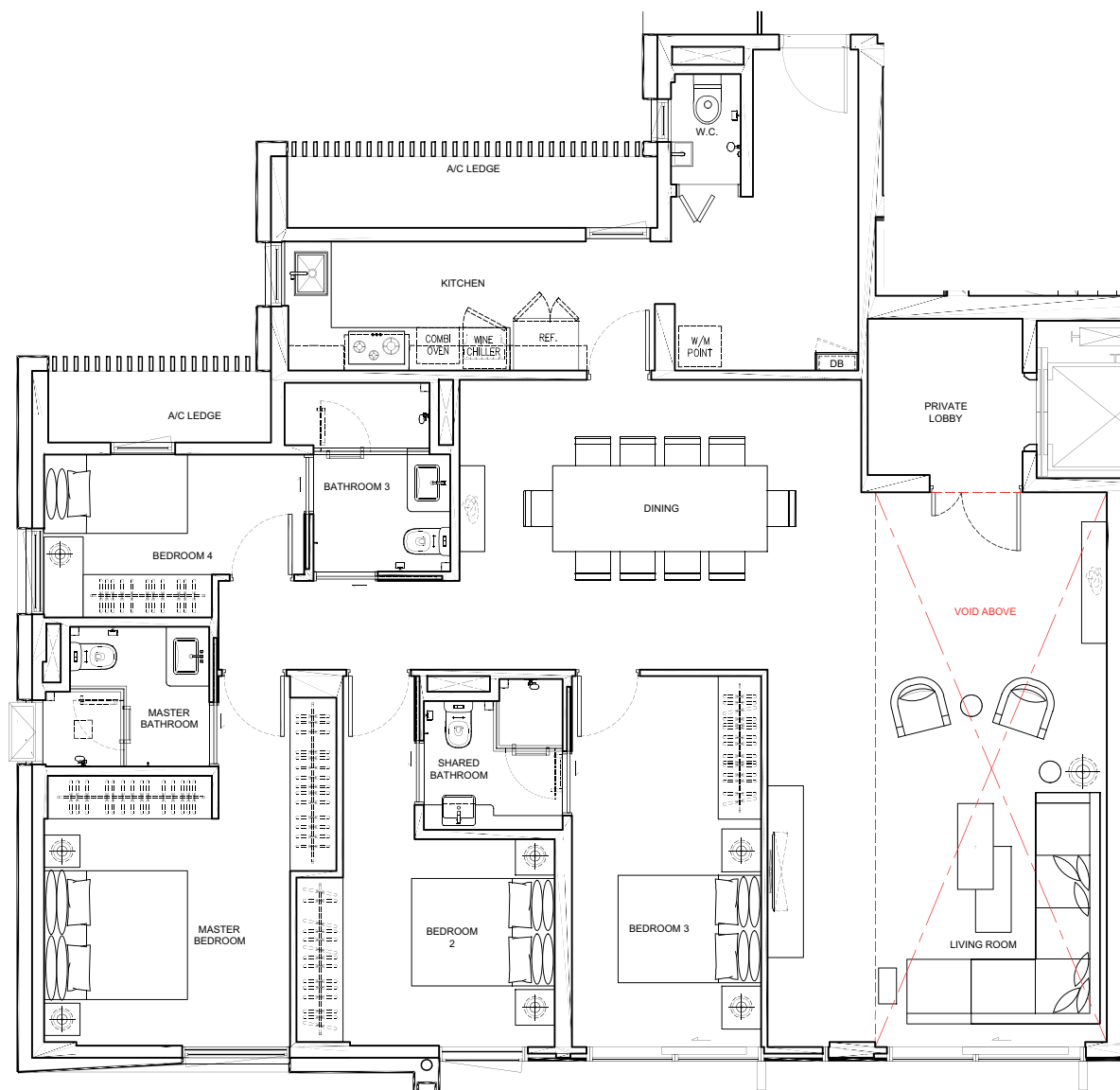
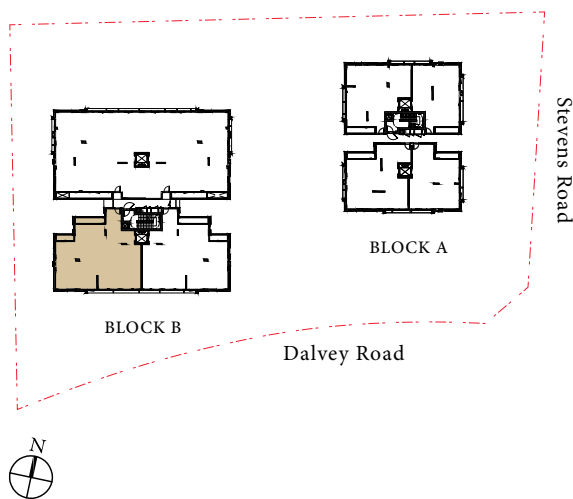
## BEDROOM 卧室

### TYPE 类型 D1

2,164sf 平方尺  
201sqm 平米

Inclusive of 9sqm AC  
ledge, 6sqm private lift  
lobby & 28sqm void

Block B  
B 栋  
#03-06



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

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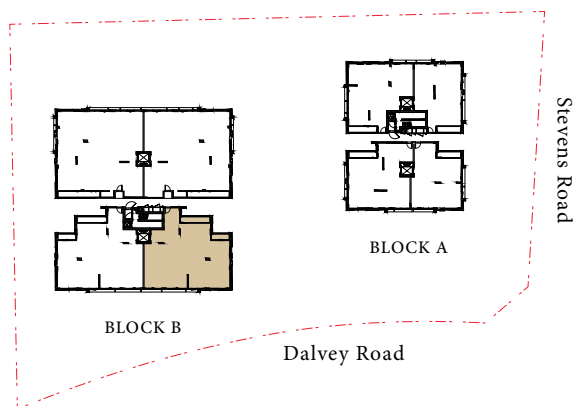
## BEDROOM 卧室

### TYPE 类型 D2

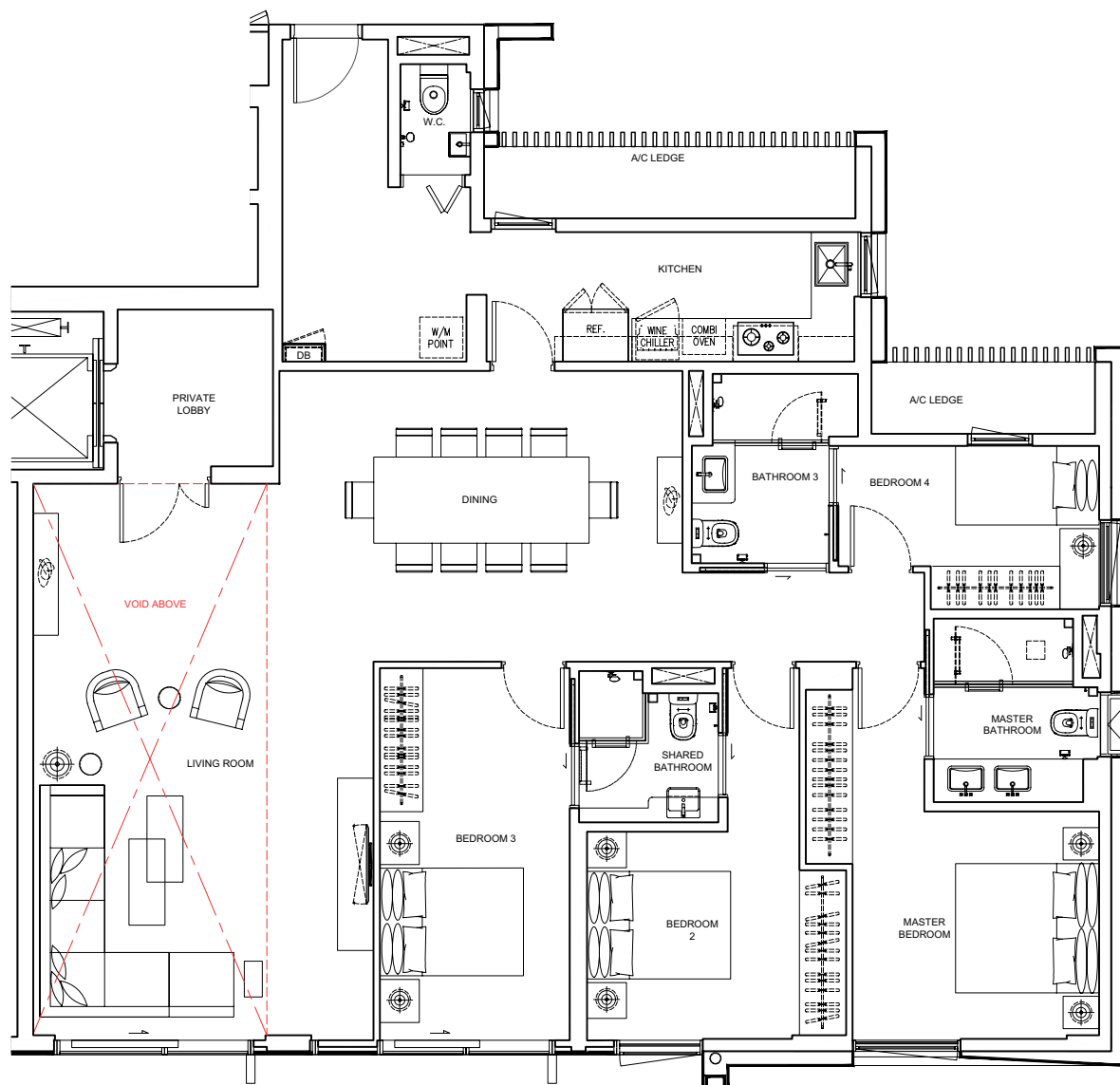
2,164sf 平方尺  
201sqm 平米

Inclusive of 9sqm AC  
ledge, 6sqm private lift  
lobby & 28sqm void

Block B  
B 栋  
#01-05



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

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# 4

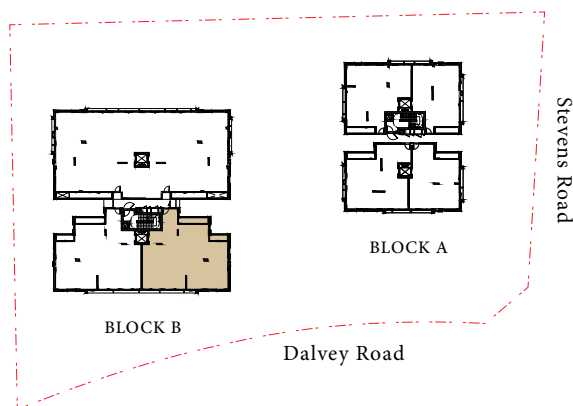
## BEDROOM 卧室

### TYPE 类型 D2

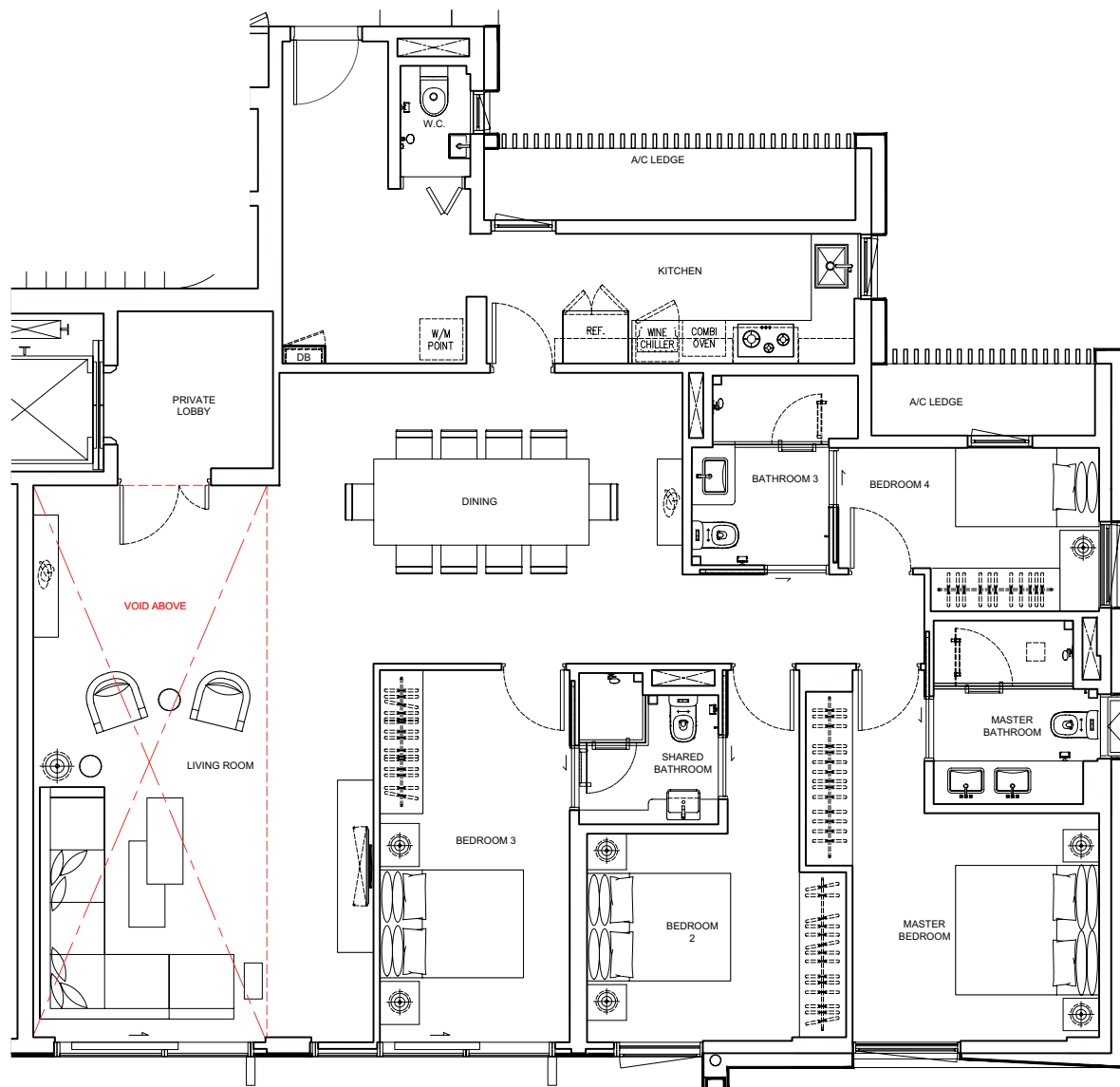
2,164sf 平方尺  
201sqm 平米

Inclusive of 9sqm AC  
ledge, 6sqm private lift  
lobby & 28sqm void

Block B  
B 栋  
#03-05



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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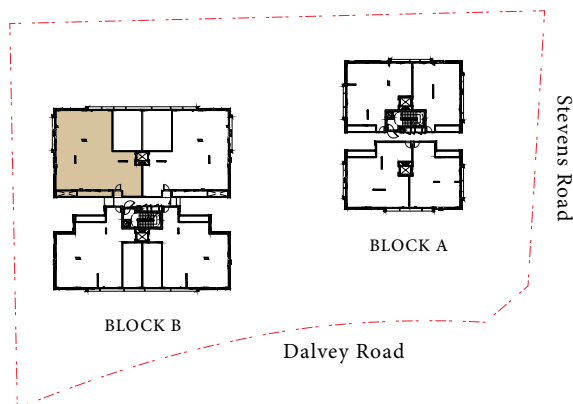
## BEDROOM 卧室

### TYPE 类型 E1

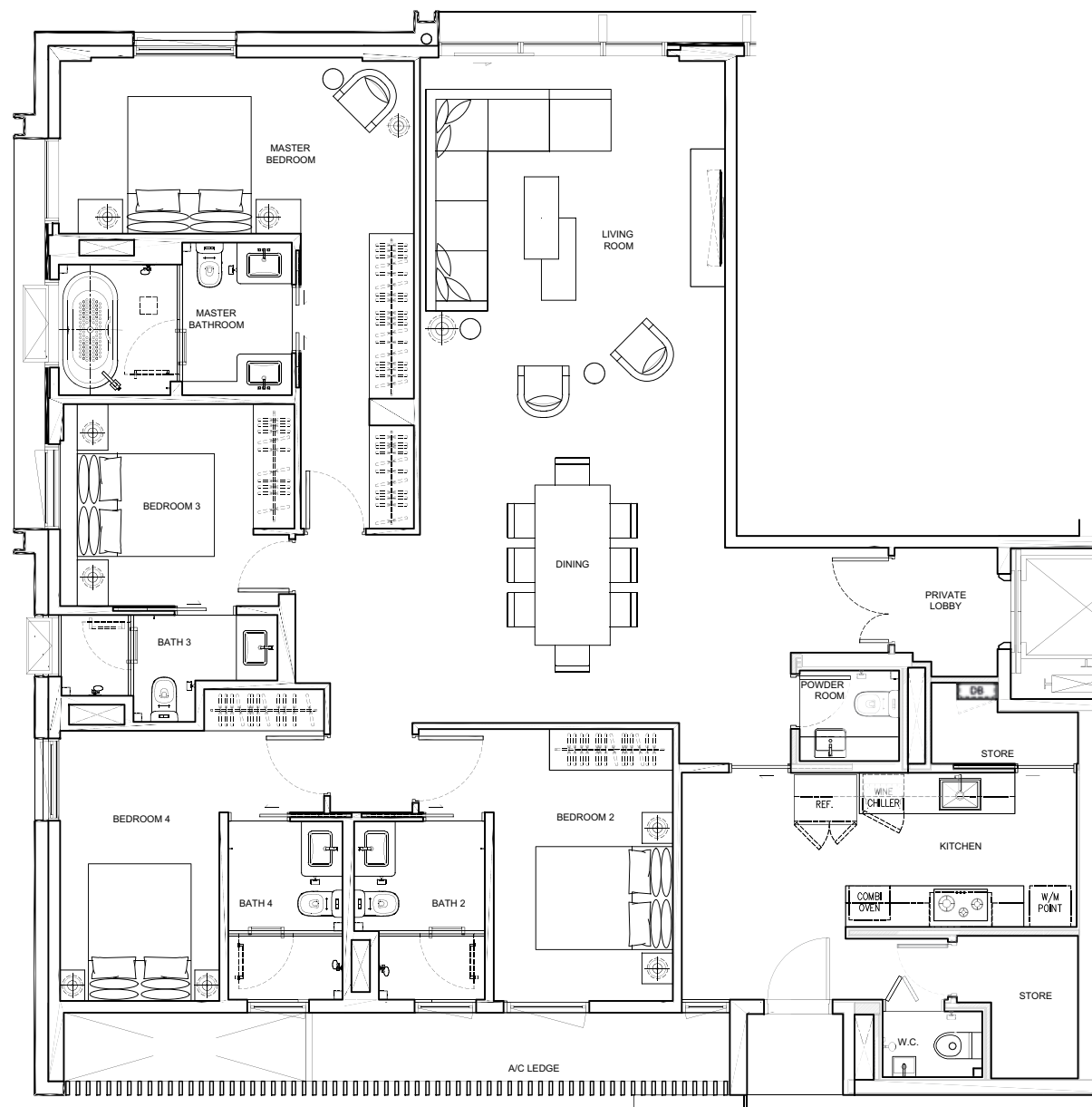
1,938sf 平方尺  
180sqm 平米

Inclusive of 7sqm AC  
ledge & 3sqm private  
lift lobby

Block B  
B 栋  
#02-07  
#04-07



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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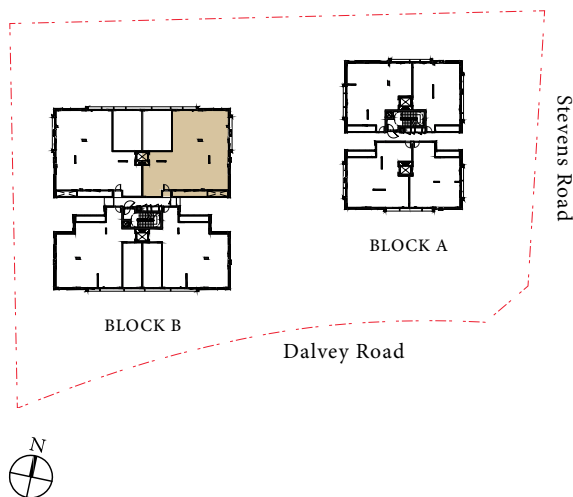
## BEDROOM 卧室

### TYPE 类型 E2

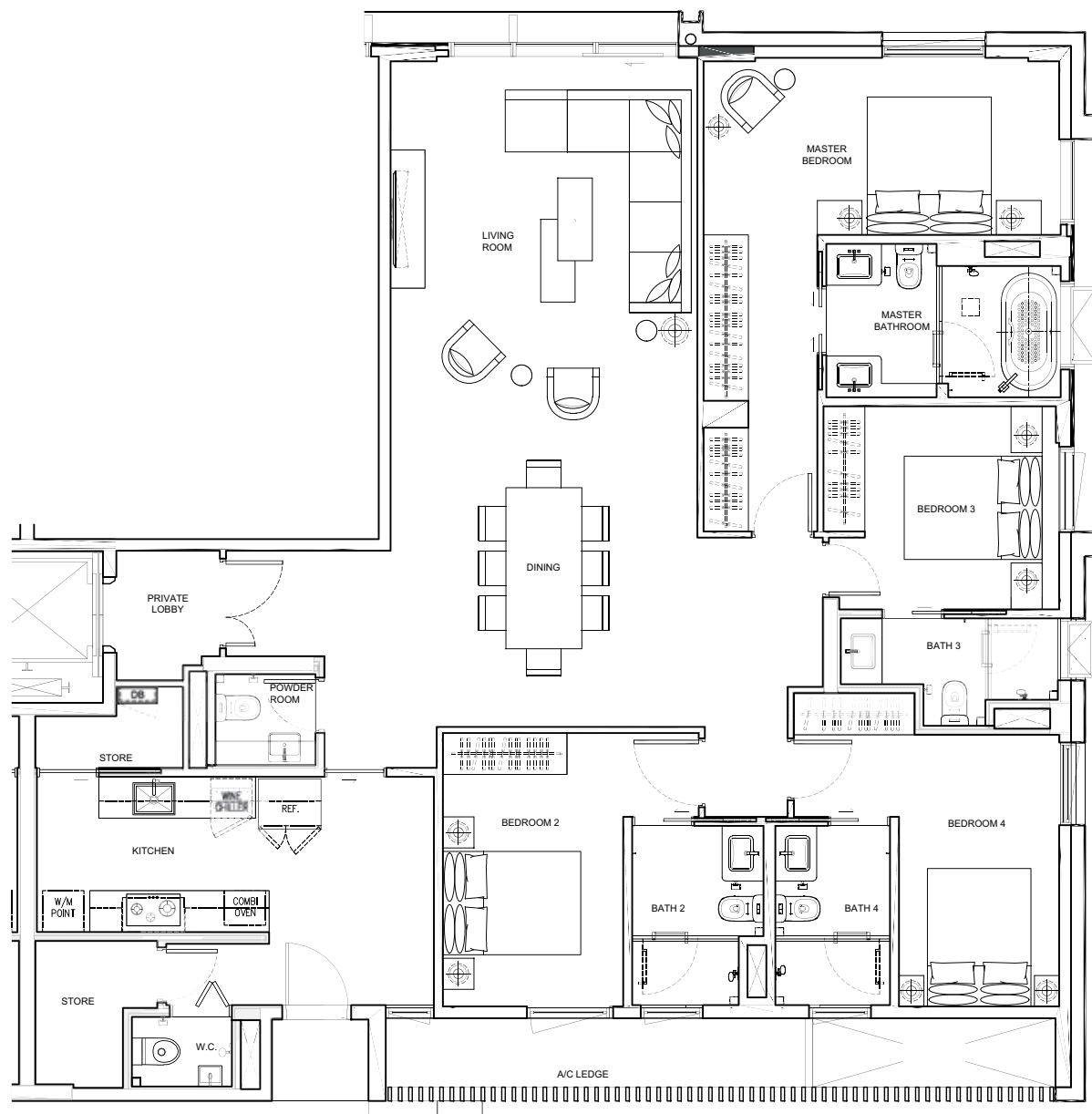
1,938sf 平方尺  
180sqm 平米

Inclusive of 7sqm AC  
ledge & 3sqm private  
lift lobby

Block B  
B 栋  
#02-08  
#04-08



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:75

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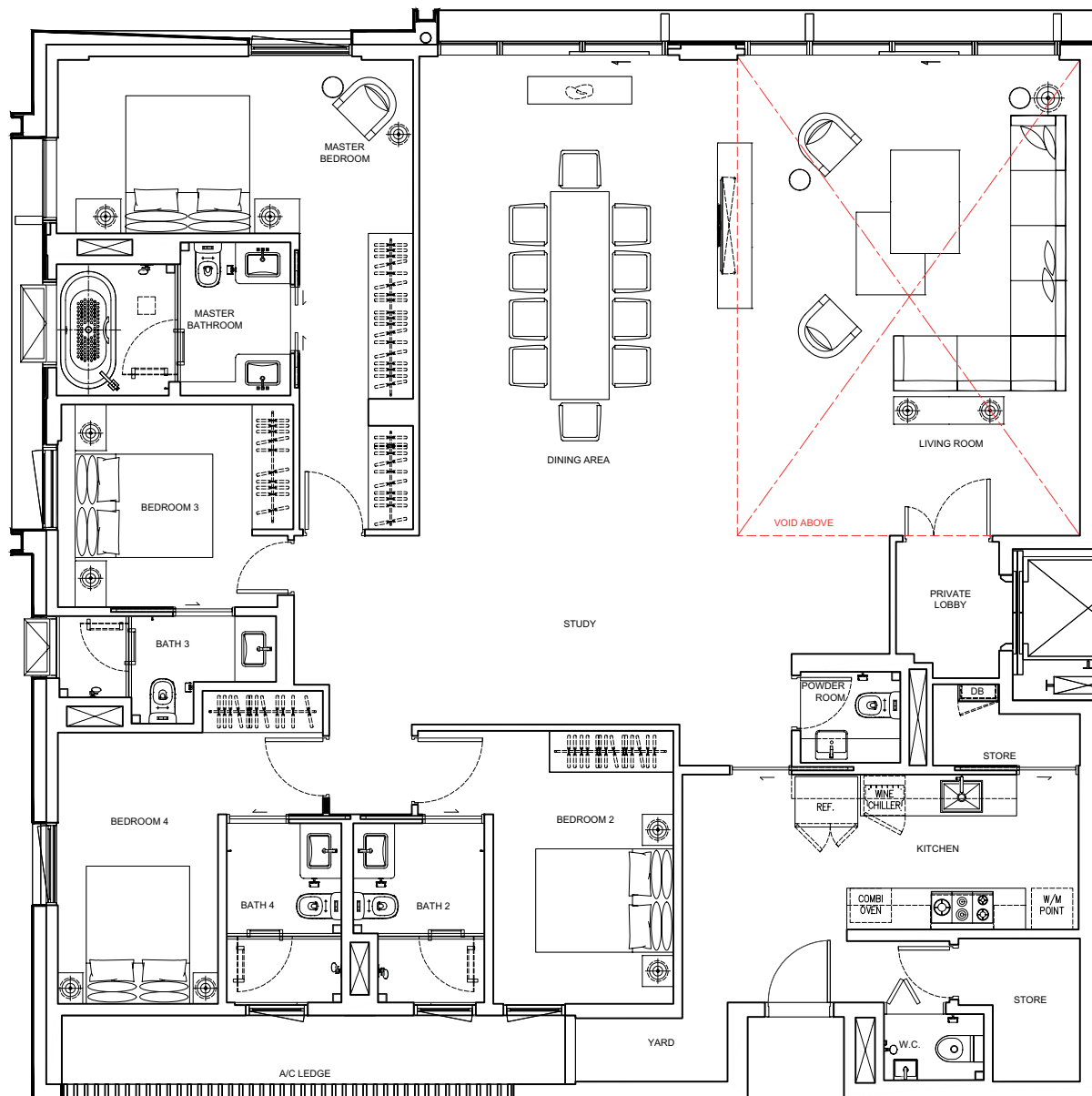
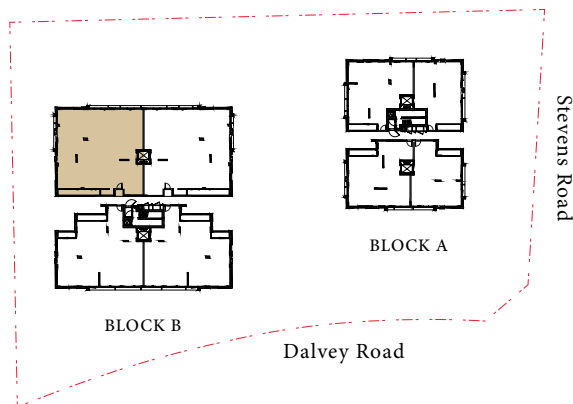
## BEDROOM 卧室

### TYPE 类型 F1

2,788sf 平方尺  
259sqm 平米

Inclusive of 8sqm AC  
ledge, 3sqm private lift  
lobby & 38sqm void

Block B  
B 栋  
#01-07



### LEGEND

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Scale: 1:75

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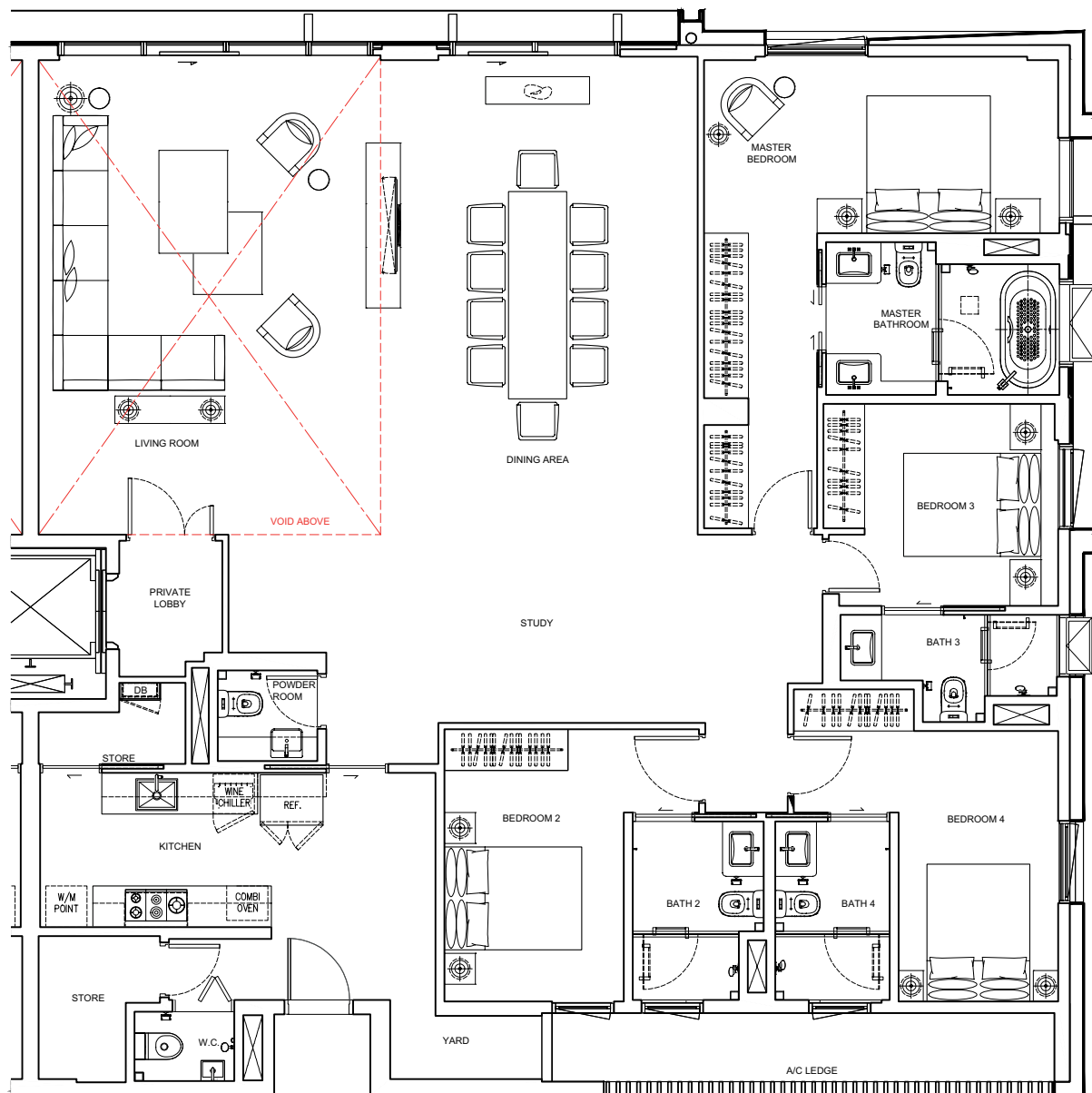
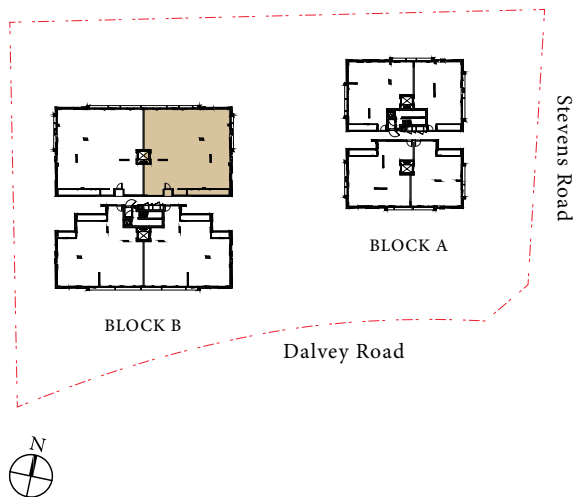
## BEDROOM 卧室

### TYPE 类型 F2

2,788sf 平方尺  
259sqm 平米

Inclusive of 8sqm AC  
ledge, 3sqm private lift  
lobby & 38sqm void

Block B  
B 栋  
#01-08



### LEGEND

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Scale: 1:75

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# 5

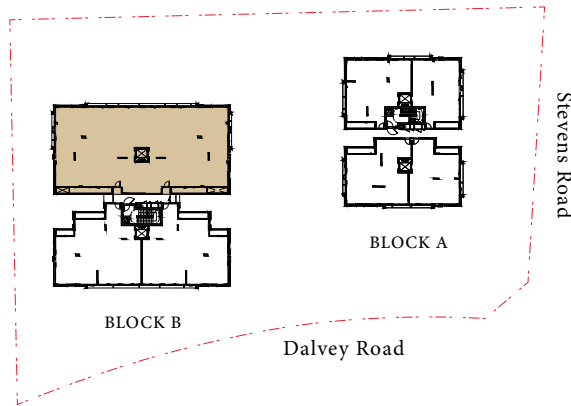
## BEDROOM 卧室

### TYPE 类型 G

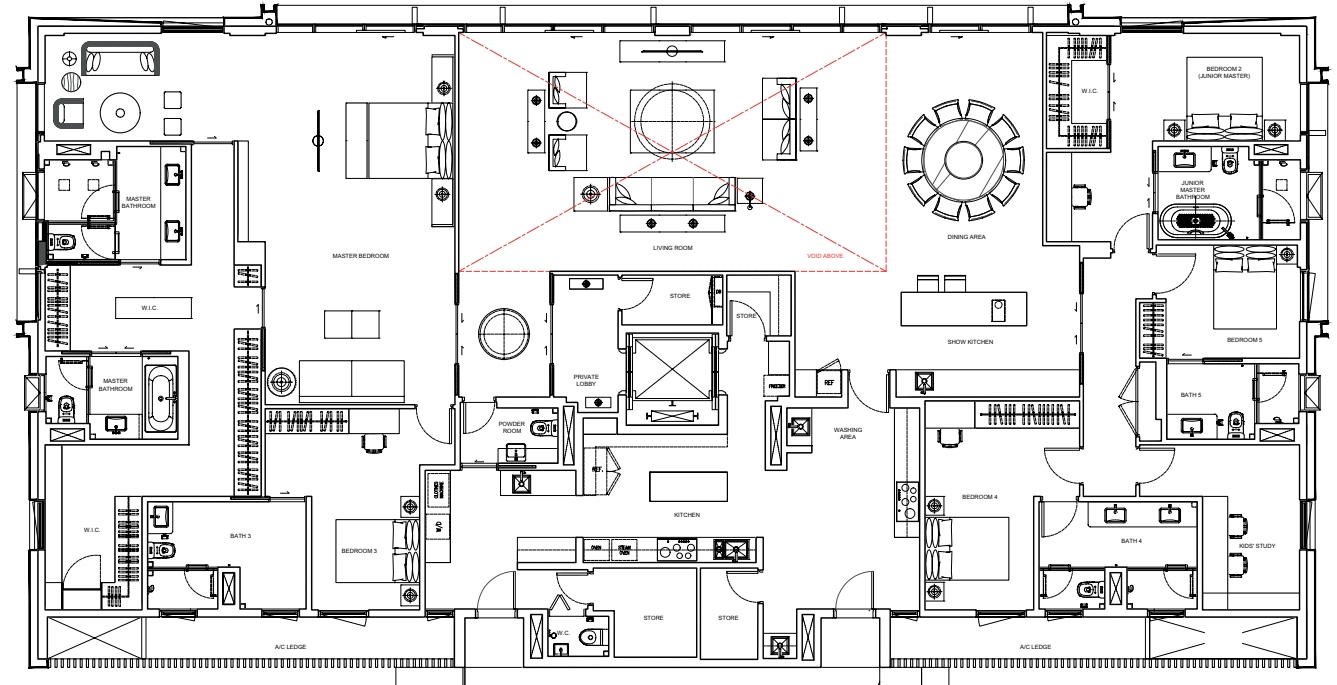
5,500sf 平方尺  
511sqm 平米

Inclusive 15sqm AC  
ledge, 6sqm private lift  
lobby & 75sqm void

Block B  
B 栋  
#03-07



Key plan is not drawn to scale



### LEGEND

A/C: Air Conditioning System 空调系统 REF.: Refrigerator (Free Standing) 冰箱 W.C.: Water Closet 卫生间 DB: Distribution Board 配电箱 W/M Point: Washing Machine Point 洗衣机接口 W.I.C.: Walk-In Closet 步入式衣帽间

Scale: 1:180

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## BUILDING SPECIFICATIONS

### 1. FOUNDATION

Reinforced concrete footings/raft and/or reinforced concrete piles and/or steel piles.

### 2. SUPERSTRUCTURE

Reinforced concrete structure and/or structural steel.

### 3. WALLS

- (a) External Wall: Lightweight concrete panel with Stone and/or Tiles panel facade and/or window wall and/or plaster with emulsion paint finish; and  
(b) Internal Wall: Reinforced concrete wall and/or lightweight concrete panels/blocks and/or drywall partition.

### 4. FLAT ROOF

Reinforced concrete slab with appropriate waterproofing and heat insulation system.

### 5. CEILING

- (a) Ceiling Heights of rooms:

	BLOCK A				BLOCK B					
Unit Type	Estimated General Ceiling Height: (mm)				Estimated General Ceiling Height: (mm)					
	A1-1 A1-2	A2-1 A2-2	B1-1 B1-2	B2-1 B2-2	C1	C2	D1	D2	E1, E2	F1, F2
Private Lobby	2750	2750	2750	2750	2750	2750	2750	2750	2750	2750
Living Area	2750* 2900	2900	2750* 2900	2750* 2900	2900	2900	2750* 6500	2750* 6500	2900	2900* 6500
Dining Area	2750* 2900	2750* 2900	2750* 2900	2750	2750* 2900	2750* 2900	2750	2750	2750* 2900	2750* 2900
Study	2900	2900	–	–	–	–	–	–	–	2750
Powder Room	–	–	–	–	–	–	–	–	2750	2750
Kitchen (Wet, Dry)	2750	2750	Dry Kitchen: 2900 Wet Kitchen: 2750	2750	2750	2750	2750	2750	2750	2750
Foyer	–	2750	2750	2750	–	–	–	–	–	–
Store	–	2750	2750	2750	–	–	–	–	2750	2750
W.C.	–	–	2750	2750	2750	2750	2750	2750	2750	2750
Master Bedroom	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900
Master Bathroom	2750	2750	2750	2750	2750	2750	2750	2750	2750	2750
Bedroom 2	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900
Bath 2	–	–	–	–	2750	2750	–	–	2750	2750
Shared Bathroom	–	–	–	–	–	–	2750	2750	–	–
Common Bathroom	2750	2750	2750	2750	–	–	–	–	–	–
Bedroom 3	–	–	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900	2750* 2900
Bath 3	–	–	–	–	2750	2750	2750	2750	2750	2750
Bedroom 4	–	–	–	–	–	–	2750* 2900	2750* 2900	2750* 2900	2750* 2900
Bath 4	–	–	–	–	–	–	–	–	2750	2750

	BLOCK B			
Unit Type	Estimated General Ceiling Height: (mm)			
	G			
Private Lobby	2850		Bedroom 2 (Junior Master)	2850* 3100
Living Area	2850* 6500		Junior Master Bathroom	2850
Dining Area Show Kitchen	2850* 3100		Bedroom 3	2850* 3100
Powder Room	2850		Bath 3	2850
Kitchen (Wet, Dry)	2850		Bedroom 4	2850* 3100
Store	2850		Bath 4	2850
W.C.	2850		Bedroom 5	2850* 3100
Master Bedroom	2850* 3100		Bath 5	2850
Master Bathroom	2850		Kid's Study	2850* 3100
Walk-in Closet	2850			

\*refers to ceiling bulkhead

Do note that there will be an increment of 200mm (pelmet detail) and 250mm (cove light detail) on top of the general ceiling, where applicable.

- (b) Type and material of ceiling to be provided and location:

- (i) Kitchen, Bathrooms and Water Closet – Moisture resistant ceiling board with emulsion paint.  
(ii) Other areas of unit – Plaster board with emulsion paint.

### 6. FINISHES

- (a) Wall:

- (i) Internal (Units):

- A. Cement and sand plaster and/or skim coat with emulsion paint to selected areas.  
B. All Bathrooms – Natural stone and/or homogeneous tiles to ceiling height.  
C. Kitchen – Homogeneous tiles to ceiling height (for exposed surfaces only).  
D. Water Closet – Homogeneous tiles and/or ceramic tiles to ceiling height.

- (ii) External (Units):

- A. Stone and/or tiles facade and/or plaster with emulsion paint.  
B. A/C Ledge – Plaster with emulsion paint to walls and aluminium screen.

- (b) Floor:

- (i) Internal (Units):

- A. Foyer – Stone and/or homogeneous tiles.  
B. Living and Dining – Engineered timber flooring and/or homogeneous tiles.  
C. Kitchen – Homogeneous tiles.  
D. Store and Water Closet – Homogeneous tiles and/or ceramic tiles.  
E. Bedroom and Study – Engineered timber flooring and/or homogeneous tiles.  
F. Bathroom – Natural stone and/or homogeneous tiles.

- (ii) External (Units):

A/C Ledge – Bare concrete and/or cement sand screed, where applicable.

Note: All wall and floor finishes provided are at exposed surfaces only.

### 7. WINDOWS

- (a) Living room – Sliding and/or fixed powder coated and/or anodised aluminium frame with double glazed and/or laminated tinted glass, minimum thickness 6mm.  
(b) Rest of Unit – Casement and/or sliding and/or fixed powder coated and/or anodised aluminium frame with double glazed and/or laminated tinted glass, minimum thickness 6mm.

Note: All barrier glass to be laminated.

### 8. DOORS

- (a) Type and material of doors and location:

- (i) Main unit door at common corridor  
– Fire rated solid core timber door.  
(ii) All other doors  
– Solid core timber door and/or sliding solid core timber door.  
(iii) Store & Water Closet  
– Aluminium framed acrylic door and/ or PVC bi-fold door.  
(b) Ironmongery  
– Good quality handles and lockset to be provided.

9. SANITARY WARES / FITTINGS

	BLOCK A			BLOCK B					
Unit Type / Items	A1-1, A1-2 A2-1, A2-2	B1-1, B1-2	B2-1, B2-2	C1	C2	D1	D2	E1, E2	F1, F2
Master Bathroom									
Basin Mixer	2	2	1	1	2	1	2	2	2
Basin	2	2	1	1	2	1	2	2	2
Shower Mixer with Hand Shower and Rain Shower	1	1	1	1	1	1	1	1	1
Free Standing Tub Mixer	-	-	-	-	-	-	-	1	1
Free Standing Tub	-	-	-	-	-	-	-	1	1
Water Closet	1	1	1	1	1	1	1	1	1
Toilet Roll Holder	1	1	1	1	1	1	1	1	1
Robe Hook	1	1	1	1	1	1	1	1	1
Common Bathroom									
Basin Mixer	1	1	1	2	2	2	2	3	3
Basin	1	1	1	2	2	2	2	3	3
Shower Mixer with Hand Shower	1	1	1	2	2	2	2	3	3
Water Closet	1	1	1	2	2	2	2	3	3
Toilet Roll Holder	1	1	1	2	2	2	2	3	3
Robe Hook	1	1	1	2	2	2	2	3	3
Powder Room									
Basin Mixer	-	-	-	-	-	-	-	1	1
Basin	-	-	-	-	-	-	-	1	1
Water Closet	-	-	-	-	-	-	-	1	1
Toilet Roll Holder	-	-	-	-	-	-	-	1	1
W.C.									
Water Closet	-	1	1	1	1	1	1	1	1
Basin with Faucet	-	1	1	1	1	1	1	1	1
Shower Tap with Hand Shower and Tap	-	1	1	1	1	1	1	1	1
Toilet Roll Holder	-	1	1	1	1	1	1	1	1
Kitchen									
Kitchen Faucet	1	1	1	1	1	1	1	1	1
Kitchen Sink	1	1	1	1	1	1	1	1	1

Note: Selection of sanitary wares and fittings are at sole discretion of developer.

	BLOCK B			
Unit Type / Items	G			
Master Bathroom			Common Bathroom	
Basin Mixer	3		Basin Mixer	4
Basin	3		Basin	4
Shower Mixer with Hand Shower and Rain Shower	2		Shower Mixer with Hand Shower	3
Free Standing Tub Mixer	1		Water Closet	3
Free Standing Tub	1		Toilet Roll Holder	3
Water Closet	2		Robe Hook	3
Toilet Roll Holder	2		Powder Room	
Robe Hook	2		Basin Mixer	1
Junior Master Bathroom			Basin	1
Basin Mixer	1		Water Closet	1
Basin	1		Toilet Roll Holder	1
Shower Mixer with Hand Shower	1		W.C.	
Free Standing Tub Mixer	1		Water Closet	1
Free Standing Tub	1		Basin with Faucet	1
Water Closet	1		Shower Tap with Hand Shower and Tap	1
Toilet Roll Holder	1		Toilet Roll Holder	1
Robe Hook	1		Kitchen	
			Kitchen Faucet	5
			Kitchen Sink	5

Note: Selection of sanitary wares and fittings are at sole discretion of developer.

## 10. ELECTRICAL INSTALLATION

	UNIT TYPE												
Items	A1-1 A1-2	A2-1 A2-2	B1-1	B1-2	B2-1	B2-2	C1	C2	D1	D2	E1, E2	F1, F2	G
Lighting Point	14	15	18	18	18	18	22	22	27	27	33	41	65
Power Point	22	22	27	27	27	27	26	26	31	31	30	33	61
Washing Machine Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Dryer Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Aircon Isolator	3	3	3	3	3	3	3	3	4	4	4	5	10
Storage Heater Point	2	2	3	3	3	3	4	4	4	4	5	5	5
Built-in Range Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	2
Gas Hob Point	0	0	0	0	0	0	1	1	1	1	1	1	2
Induction Hob Point	1	1	1	1	1	1	0	0	0	0	0	1	1
Combi Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	2
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1

- (a) Electrical wiring below false ceiling within the apartment shall generally be concealed where possible.
- (b) Electrical wiring above false ceiling shall be in exposed tray, conduits and/or trunking.

## 11. TV/DATA POINTS

	UNIT TYPE												
Items	A1-1 A1-2	A2-1 A2-2	B1-1	B1-2	B2-1	B2-2	C1	C2	D1	D2	E1, E2	F1, F2	G
TV Point	4	4	5	5	5	5	5	5	6	6	6	6	8
Data/ Tel Outlet	7	7	7	7	7	7	7	7	8	8	8	8	12

## 12. LIGHTNING PROTECTION

Shall be provided in compliance with Singapore Standard SS555: 2018.

## 13. PAINTING

- (a) External wall: External emulsion and/or silicon and/or thermal paint and/or texture coating where applicable.
- (b) Internal wall: Emulsion paint where applicable.

## 14. WATERPROOFING

Waterproofing to floors of Kitchen, Bath, Water Closet (where applicable), Yard (where applicable), RC Flat Roof as and when required.

Waterproofing to wall of shower compartment in unit up to 1800mm only.

## 15. DRIVEWAY AND CAR PARK

- (a) Epoxy resin coating to basement car park, driveway and ramp.
- (b) Stone finish to entrance drop off and entrance driveway.

## 16. RECREATION FACILITIES

### (a) Basement Storey:

- (i) Main Entrance
- (ii) Entrance Pavilion
- (iii) Swimming pool (Approx. 25m lap length. Estimated 226sqm surface area including reflective pool)
- (iv) Sun Deck
- (v) Pool Cabana
- (vi) Gym
- (vii) Bicycle Parking
- (viii) Pool Lounge

### (b) 1st Storey:

- (i) BBQ Pavilion
- (ii) Garden Commune
- (iii) Communal Garden Trail
- (iv) Communal Lifestyle Lawn
- (v) Communal Health and Wellness Corner

## 17. ADDITIONAL ITEMS

### (a) Kitchen Appliances

Type / Items	Type A1-1, A1-2 A2-1, A2-2	Type B1-1, B1-2 B2-1, B2-2	Type C1, C2	Type D1, D2	Type E1, E2	Type F1, F2	Type G
Induction Hob	■	■				■	■
Built-in Range Hood	■	■	■	■	■	■	■
Gas Hob			■	■	■	■	■
Built-in Combi Oven	■	■	■	■	■	■	■
Free Standing Refrigerator	■	■	■	■	■	■	■
Wine Chiller				■	■	■	■

Note: Selection of kitchen appliances is at sole discretion of developer.

- (b) Imported kitchen system in laminate finish or equivalent. Quartz and/or solid surface kitchen counter top or equivalent.
- (c) Quality wardrobe system in laminate finish or equivalent. Wardrobe door type with sliding and/or swing, where applicable, to the selection of developer.
- (d) Hot water supply to all bathrooms, powder rooms and kitchens, where applicable.
- (e) Selected imported refrigerator, wine chiller and kitchen appliances to be provided.
- (f) Town gas supply for unit type C1, C2, D1, D2, E1, E2, F1, F2 and G only.
- (g) Security System:
  - (i) Automatic carpark barrier + electronic parking system for vehicular access.
  - (ii) Audio and/or Video intercom telephony system in individual unit for communication from unit to visitor's call panel at basement lift lobbies.
- (iii) CCTV camera at secured area e.g. concierge, perimeter of premises.
- (iv) Electromagnetic lock for all common area doors and gates, including door of gym and lift lobbies at B1.
- (v) Smart lock with biometric and/or pin number features for each unit; biometric and proximity access card for common area.
- (h) Air conditioning System: Ducted air conditioning system to Bedrooms, Living and Dining only.
- (i) Gondola Supports – Only Sleeve and/or bracket for Davit arms to be provided at rooftop.
- (j) Waste disposal system – Refuse chute with refuse chamber at basement level. Bin point collection system.
- (k) All units are provided with common refuse hoppers located within common corridors at all residential levels.

## NOTES TO SPECIFICATIONS

### A. MARBLE/COMPRESSED MARBLE/ LIMESTONE/GRANITE

Marble/compressed 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/compressed 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

Engineered wood is created from multiple layers of natural timber bonded together with an adhesive. The top surface is hard timber veneer to provide durability of usage. Engineered wood can be fine sanded and refinished for revitalization of the surface coat. However, any deep scratches and dents in engineered wood cannot be sanded down without affecting the integrity of the flooring. Because wood is a natural material, every piece of engineered wood will have a unique appearance, often with naturally-occurring variations in colour, texture and grain pattern and should not be considered as a defect. Like any other type of wood flooring, engineered wood can be damaged by excessive moisture. Proper maintenance by the Purchaser is recommended to retain the beauty of engineered wood. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### 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 own contractor to service the air-conditioning system regularly.

### D. TELEPHONY AND/OR TELEVISION AND/ OR INTERNET ACCESS

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

### E. 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.

### F. LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, DATA/TELECOMMUNICATION OUTLETS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of fan coil units, electrical points, television points, data/telecommunication outlets, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

### 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 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.

### H. 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.

### I. 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.

### J. 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.

### K. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ductings are provided to bathrooms, powder rooms and water closets 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 bathrooms, powder room and water closets (where applicable) is to be maintained by the Purchaser on a regular basis.

### L. WALL

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/free standing tub and/or longbath/vanity cabinet/mirror. All wall and floor finishes provided are at exposed surfaces only.

### M. CABLE SERVICES

The Vendor shall endeavour to procure a service provider for cable television 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.

### N. TILES

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

### O. WIRELESS INTERNET CONNECTION AT COMMUNAL AREA

Wireless internet connection at designated communal areas, such as gym and pool deck, are subject to subscription of services by the Vendor and/or the management corporation (when formed) with the relevant internet service provider, where appropriate.

### P. 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.

### Q. STANDALONE HOUSEHOLD BATTERY OPERATED HOME FIRE ALARM DEVICE

The home fire alarm device in the Unit has to be maintained and servicing shall be done on a regular basis by the Purchaser to ensure good working condition.

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