



LUCERNE GRAND

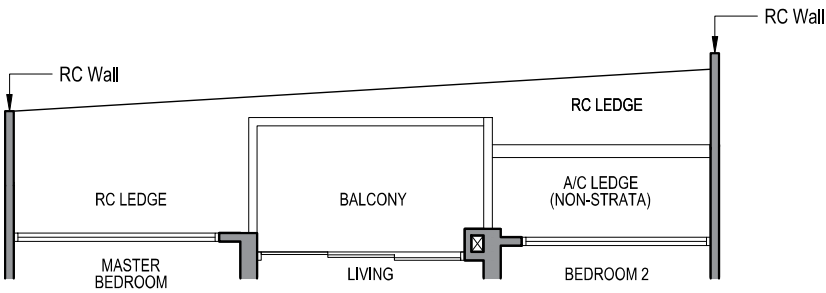
FACADE CATALOGUE

NOTE:

The information herein is primarily for sales reference only.
To be read in conjunction with the marketing brochure and the building plan.
Area includes balcony and private enclosed space (P.E.S) where applicable.
Please refer to the keyplan for orientation. The plans are subjected to change
as may be approved by relevant authorities. All floor plans are approximate
measurements only and are subjected to government re-survey. The balcony
shall not be enclosed unless with the approved balcony screen.

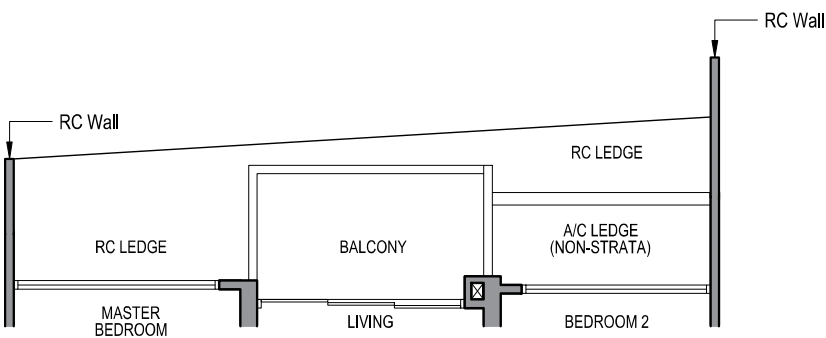
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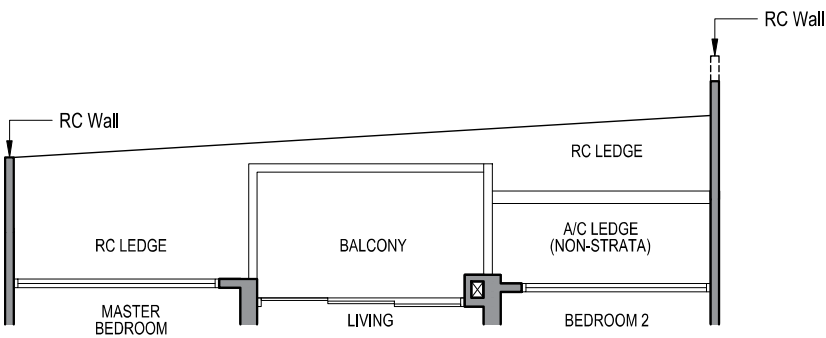


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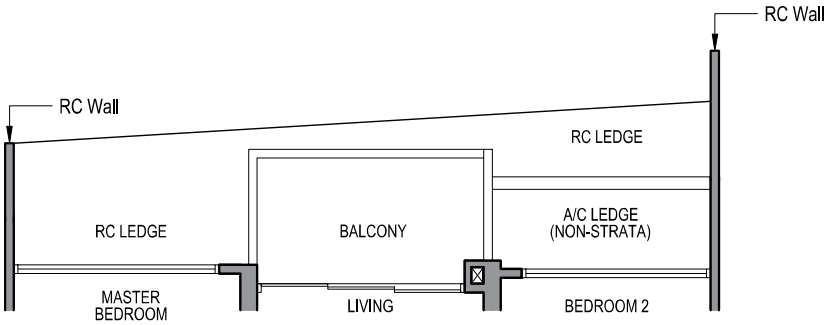
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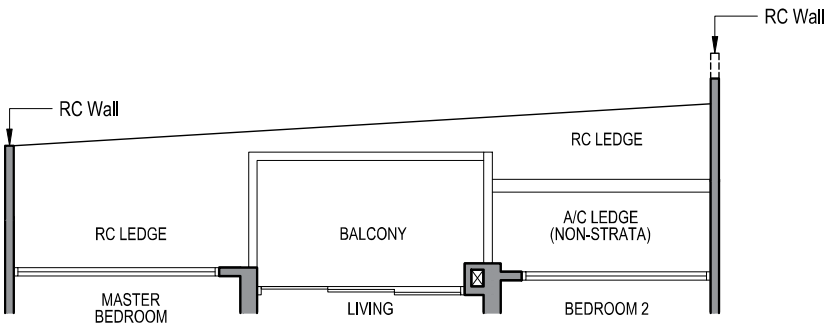
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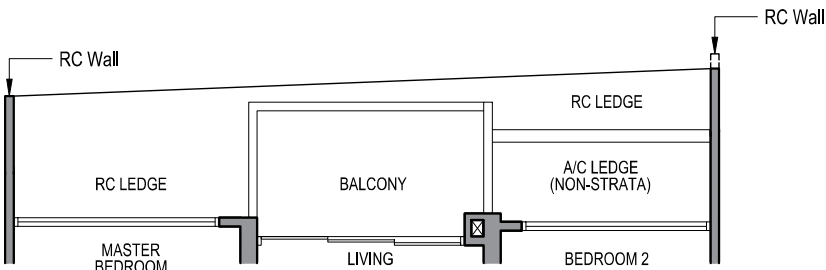
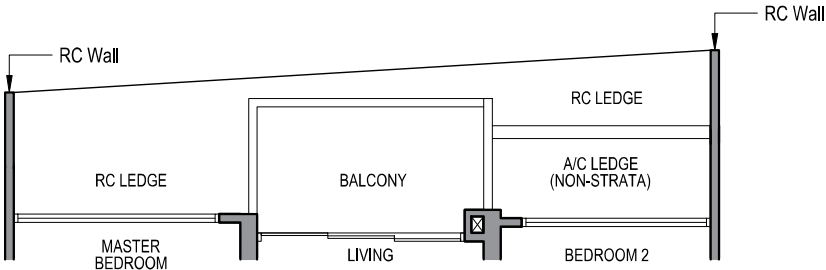
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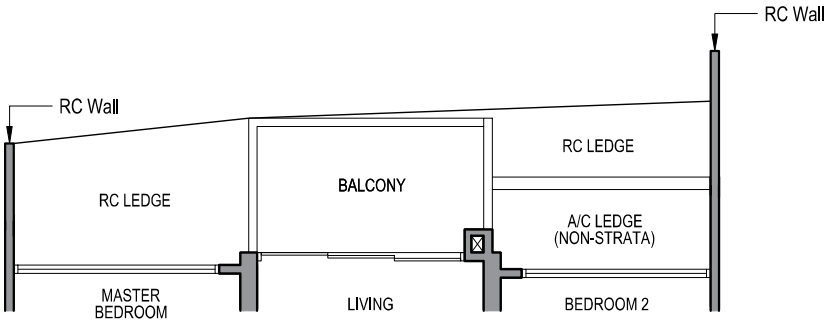
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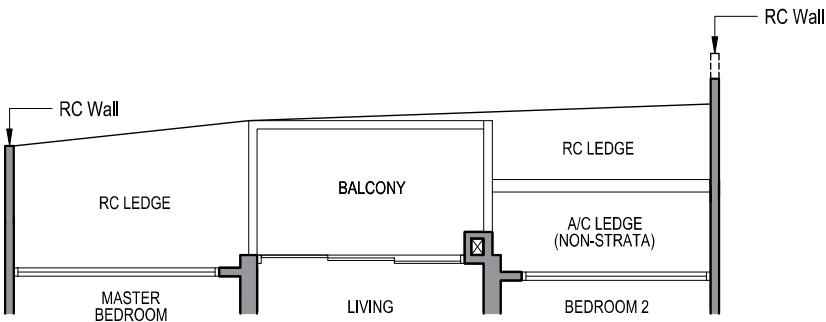
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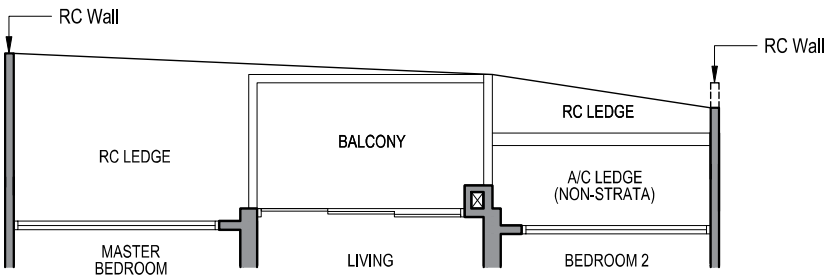
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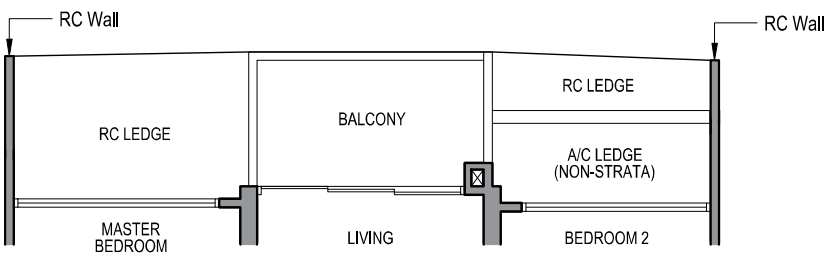
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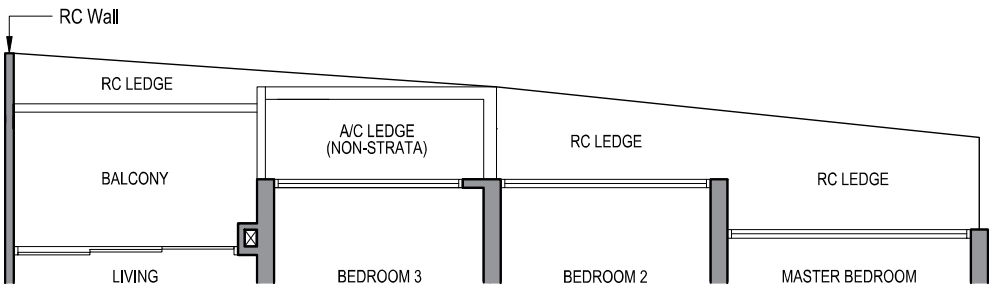


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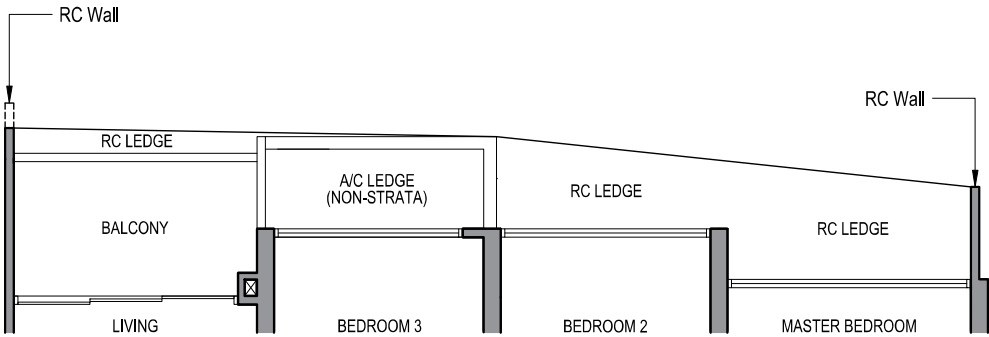
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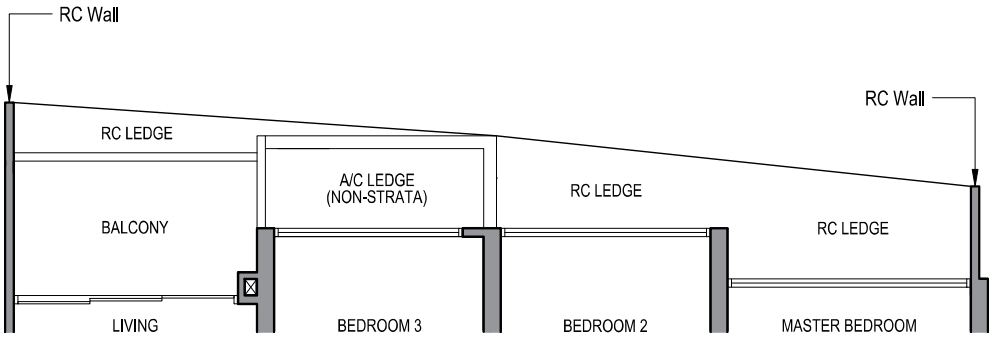
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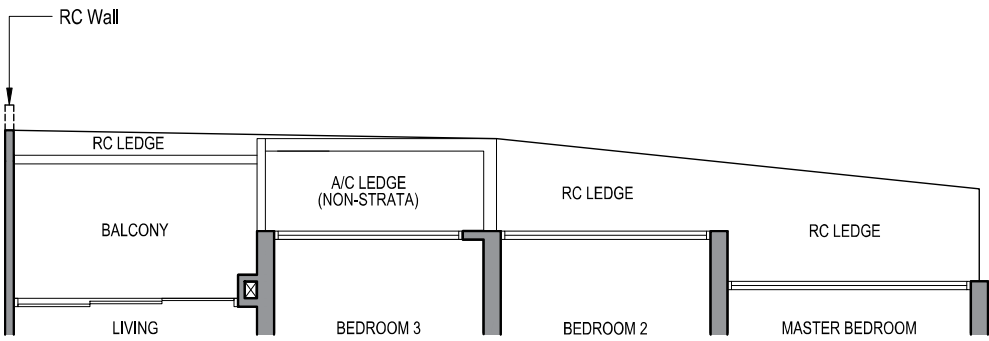


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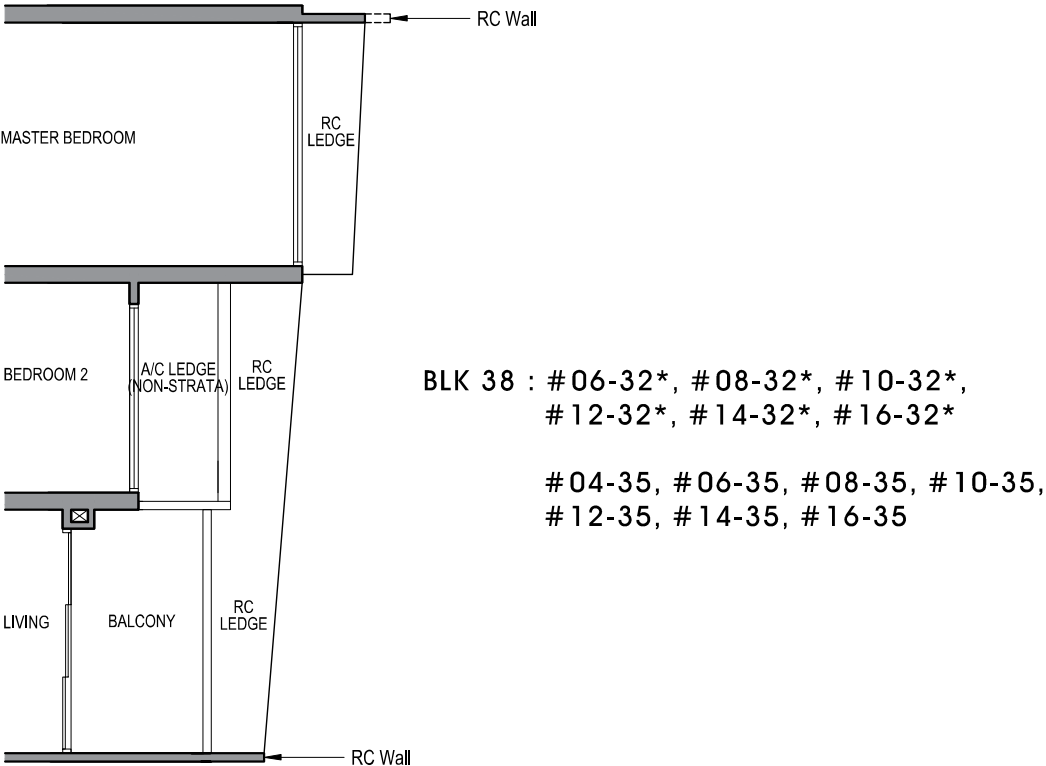
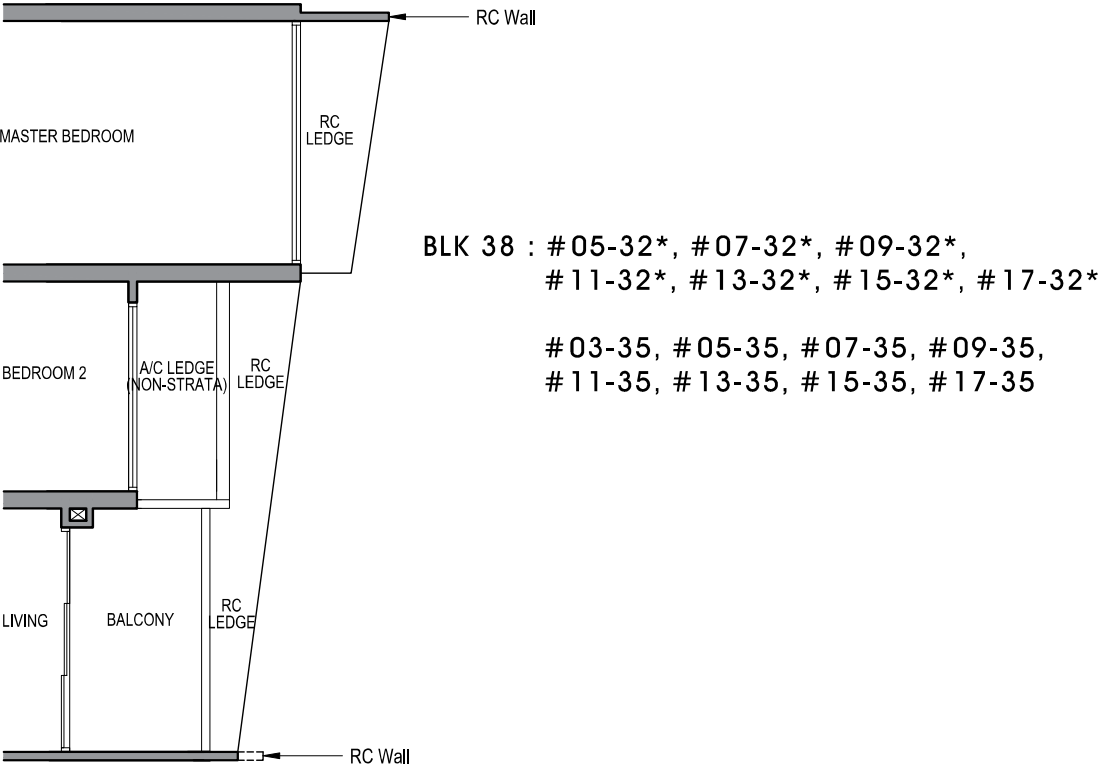
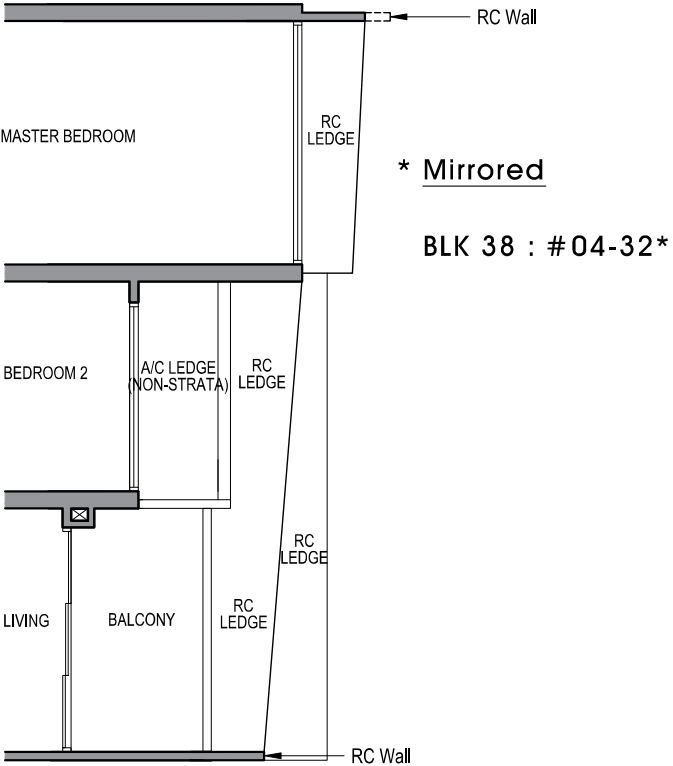
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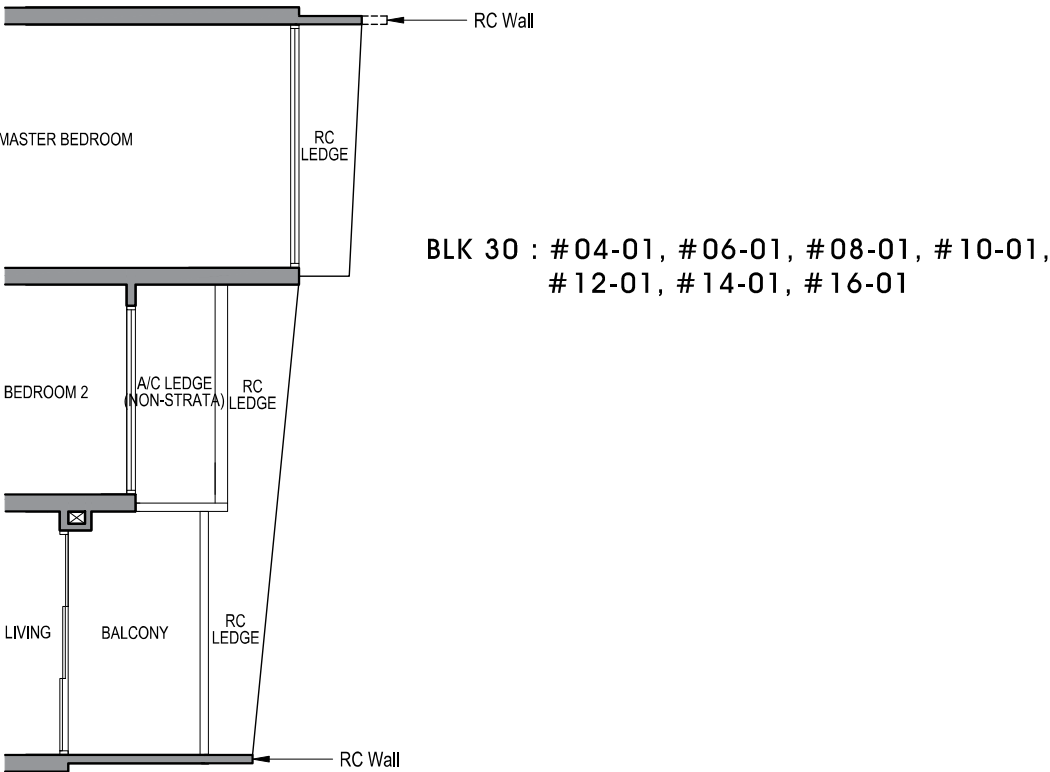
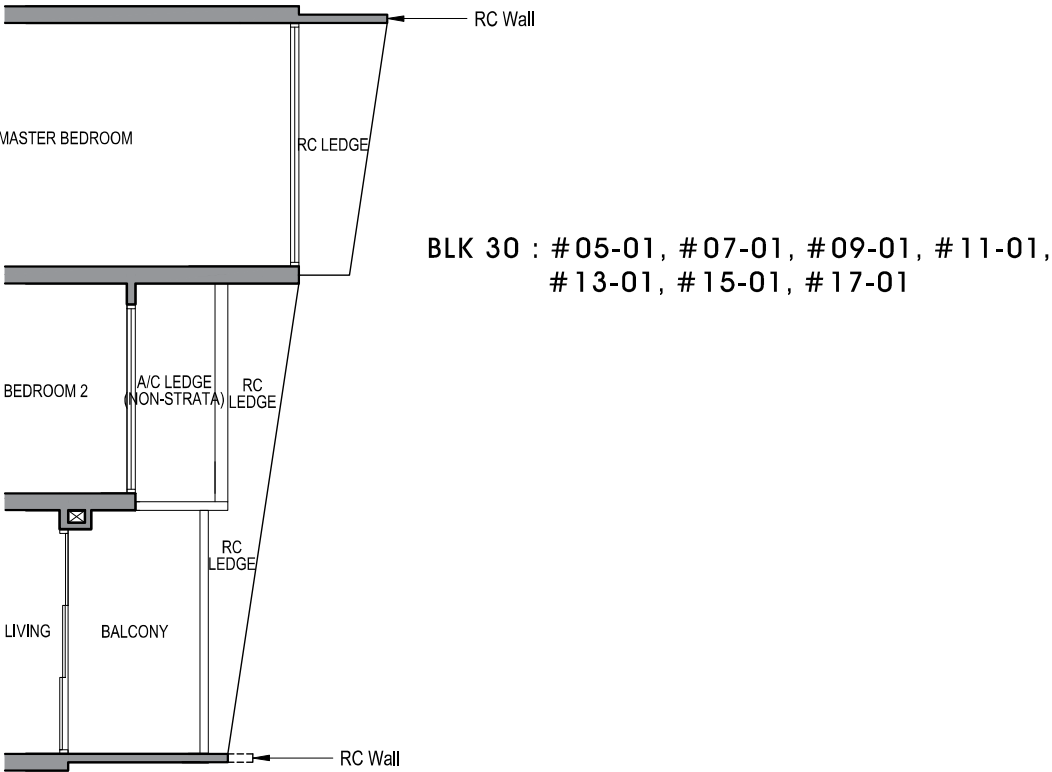
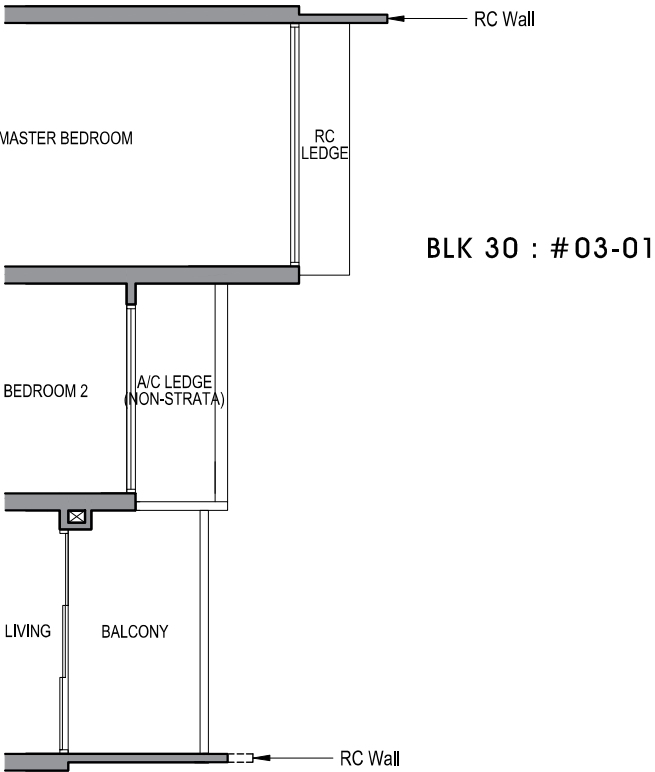
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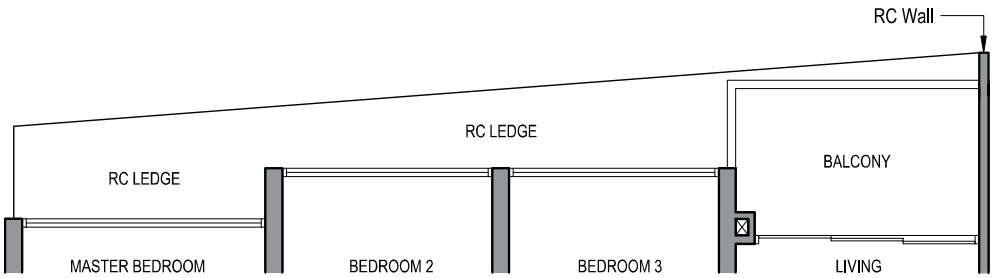
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TYPE C3a



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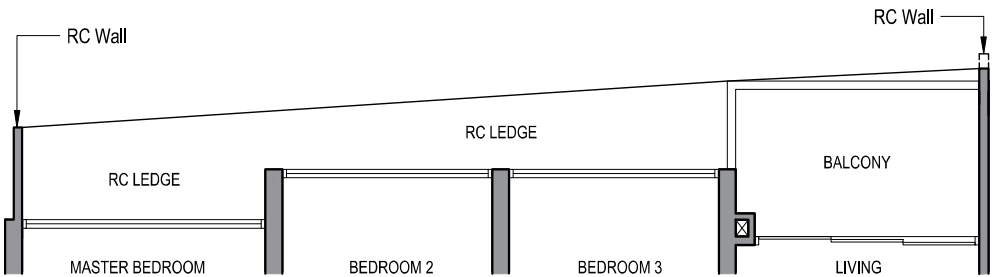
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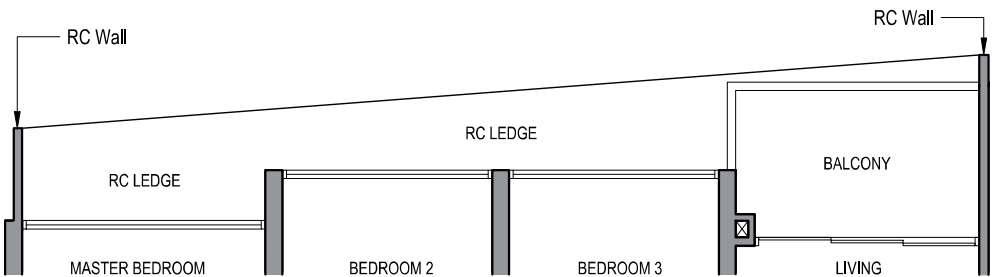
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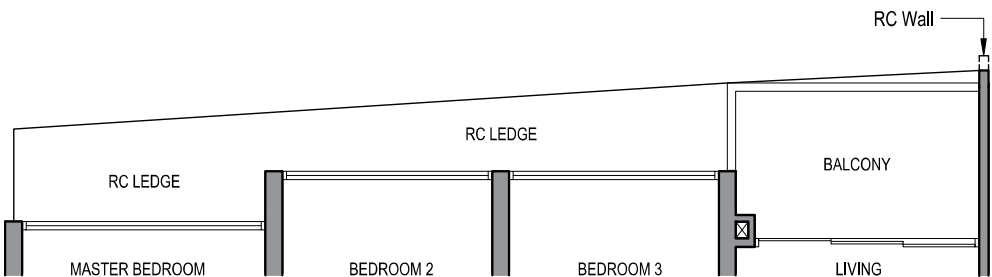
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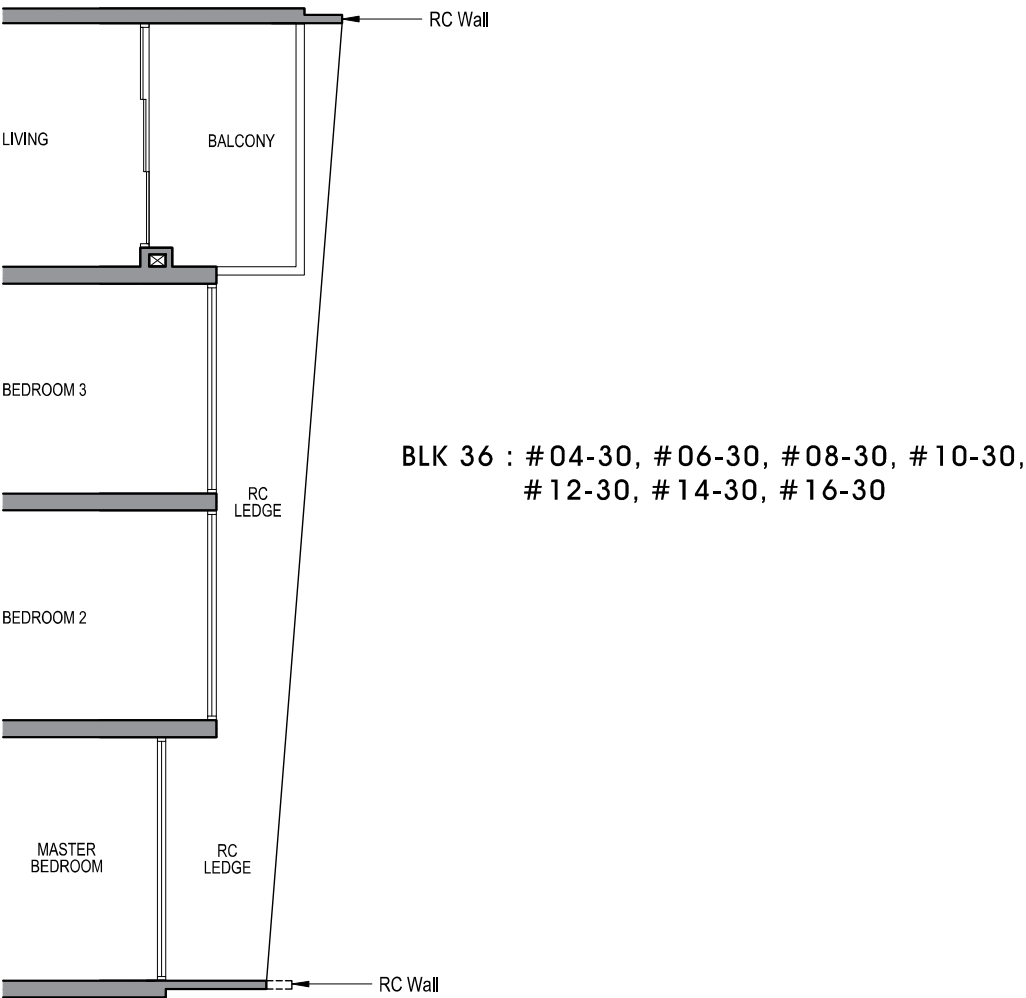
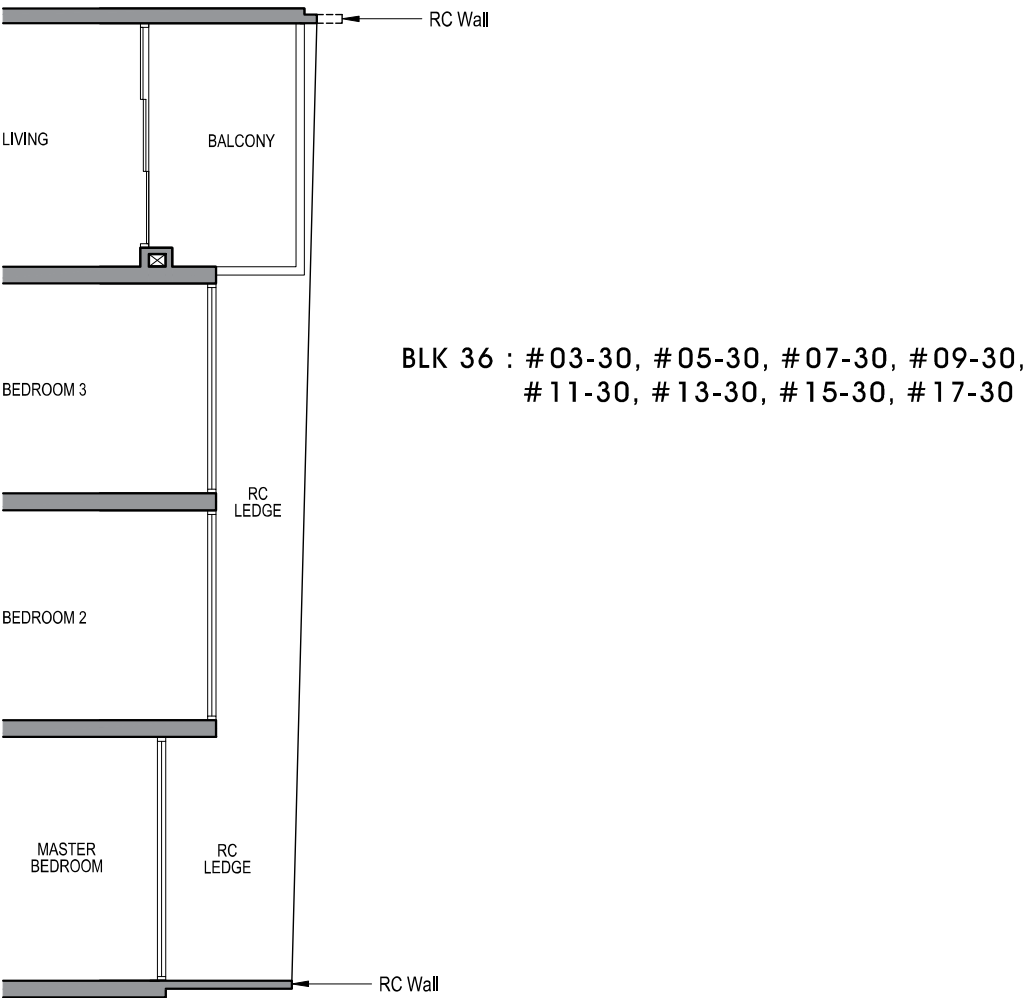


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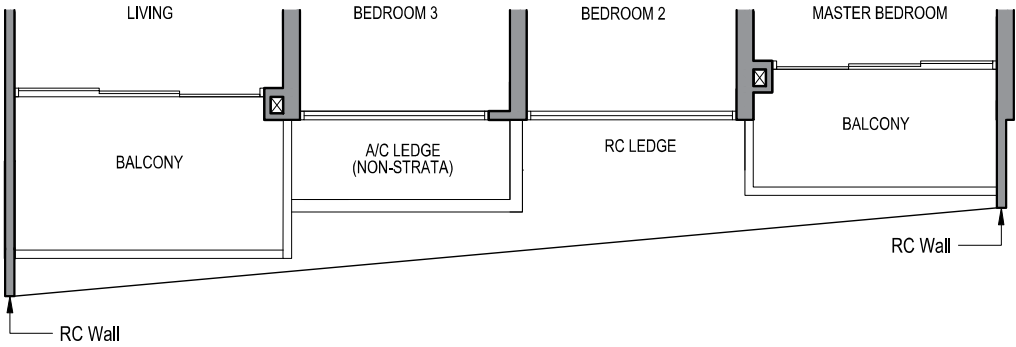
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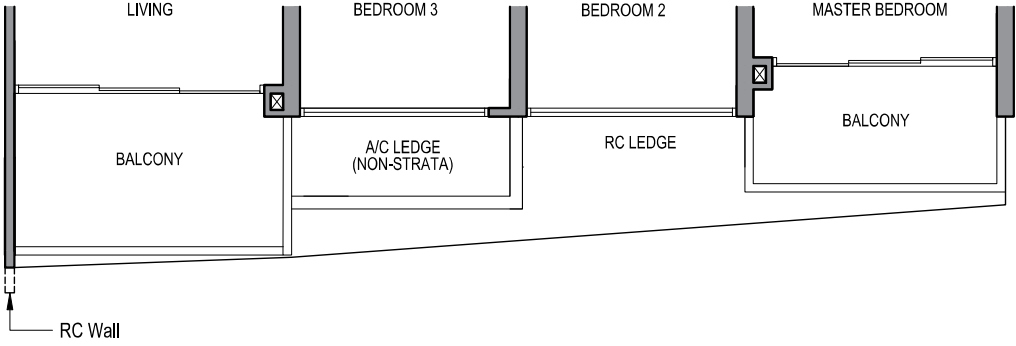


FACADE CATALOGUE

TYPE DP2



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**THE FIRST SCHEDULE
SPECIFICATIONS OF THE BUILDING**

1. FOUNDATION

Reinforced concrete bored piles and/or pre-cast reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

2. SUPERSTRUCTURE

Pre-cast and/or prefabricated prefinished volumetric construction (PPVC) and/or cast-in-situ reinforced concrete and/or steel structure

3. WALLS

- a) External Walls : Reinforced concrete wall and/or precast concrete panels and/or lightweight concrete wall and/or masonry wall
- b) Internal Walls : Reinforced concrete wall and/or precast concrete panel and/or drywall partition system and/or lightweight precision block wall and/or lightweight concrete panel

4. ROOF

- Flat Roof : Reinforced concrete slab with waterproofing system and/or insulation (where applicable)
- Pitched Roof : Reinforced concrete slab with waterproofing system and/or insulation (where applicable)

5. Ceiling

- a) **Apartment Units** : Reinforced concrete slab with skim coat and emulsion paint finish and/or plaster ceiling board with emulsion paint finish and/or moisture resistant board with emulsion paint finish and/or box-up with emulsion paint finish at designated areas (where applicable)

Refer to Ceiling Height Schedule for details
- b) **Common Areas**
 - Lift Lobbies : Reinforced concrete slab with skim coat and paint finish and/or plaster ceiling board with paint finish and/or moisture resistant board with paint finish and/or box-up with paint finish at designated areas (where applicable)

Carpark, Staircases	: Reinforced concrete slab with skim coat and paint finish and/or plaster ceiling board with paint finish. Moisture resistant board with paint finish at designated areas (where applicable)
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6. FINISHES

A. Wall

a) Apartment Units

- | | |
|--|--|
| i. Living, Dining, Study, Bedrooms, Walk-in Wardrobe, Corridor leading to Bedrooms, Kitchen, Household Shelter (HS), Entertainment Room and Yard | : Cement and sand plaster and/or skim coat with paint finish and/or porcelain tiles (where applicable) |
| ii. Master Bath, Common Bath and WC | : Porcelain Tiles |
| iii. Balcony, Private Enclosed Space (PES). | : Cement and sand plaster and/or skim coat and/or exterior paint finish |

Note: All wall finishes are provided up to false ceiling and on exposed surfaces only.

No finishes behind all built-in cabinets, kitchen cabinets, vanity/mirror cabinets and above false ceiling.

No skirting is provided in the entrance alcove to all units.

Wall surface above false ceiling level will be left in its original bare condition.

b) Common Areas - Internal

- | | |
|--|--|
| i. Lift Lobbies | : Porcelain tiles and/or stone finish and/or laminate finish on appropriate backing material and/or skim coat with paint finish (where applicable) |
| ii. Common Corridor and Staircases | : Porcelain tiles and/or stone finish and/or laminate finish on appropriate backing material and/or skim coat with paint finish (where applicable) |
| iii. Changing Rooms and Accessible Toilets | : Porcelain tiles |
| iv. Carpark and Ramp | : Cement and sand plaster and/or skim coat with paint finish (where applicable) |

c) Common Areas - External

- i. External Walls : Stone and/or pebble wash and/or tiles and/or cement sand plaster and/or skim coat and/or exterior paint finish (where applicable)
- ii. Boundary Walls : In-situ reinforced concrete wall and/or BRC fence and/or painted galvanised mild steel fence and/or external paint finish and/or stone finish (where applicable)

B. Floor

a) Apartment Units

- i. Living, Dining, Study, Corridor leading to Bedrooms, Kitchen, HS, Entertainment Room, Yard, Balcony and PES. : Porcelain tiles with timber and/or tile skirting (where applicable)
- ii. Bedrooms and Walk-in Wardrobe : Vinyl flooring with skirting (where applicable)
- iii. Master Bath, Common Bath and WC : Porcelain tiles

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

b) Common Areas

- i. Lift Lobbies, Changing Rooms, and Accessible Toilets : Porcelain tiles and/or homogenous tiles and/or stone
- ii. Staircases : Porcelain tiles and/or homogenous tiles and/or Cement and sand screed and/or stone finish with nosing tiles
- iii. AC Ledges : Cement and sand screed

7. WINDOWS

Aluminium framed casement windows & fixed windows with 10mm (min) thick tinted laminated glass to Bedrooms.

Aluminium framed casement and/or sliding windows and/or fixed windows with 8mm (min) thick tinted and/or clear glass to Kitchen, Bath, Yard & WC.

Windows will be provided with restrictors as and where required by authorities.

8. DOORS

- | | | | |
|------|--|---|--|
| i. | Main Entrance | : | Approved fire-rated timber swing door |
| ii. | Bedrooms, Entertainment Room and Bathrooms | : | Hollow core timber swing door and/or sliding door (where applicable) |
| iii. | Kitchen | : | Hollow core timber sliding door with infill glass panel (where applicable) |
| iv. | WC | : | Aluminium framed slide and swing door |
| v. | HS | : | Approved metal swing door |
| vi. | Balcony | : | Aluminium framed sliding door with 8mm (min) thick tinted fixed glass panel |
| | | | Doors will be provided with restrictors as and where required by authorities. |
| vii. | PES | : | Aluminium framed sliding door with 8mm (min) thick tinted fixed glass panel |
| | | | Doors will be provided with restrictors as and where required by authorities. |
| | | | Aluminium framed swing gate with 8mm (min) thick tinted fixed glass panel (where applicable) |

Note: Good quality locksets and ironmongery shall be provided to all doors (where applicable)

All glass doors to be of tinted and/or clear glass (where applicable)

9. SANITARY WARES, FITTINGS & ACCESSORIES

a) Master Bath

1 Wall hung water closet

1 Under-counter basin and 1 basin mixer

1 Shower mixer set with shower rail, handheld shower and overhead rain shower

1 Toilet paper holder

2 Robe hooks

1 Bib tap

b) Common Bath

1 Wall hung water closet

1 Under-counter basin and 1 basin mixer

1 Shower mixer set with shower rail and handheld shower

1 Toilet paper holder

2 Robe hooks

1 Bib tap

c) WC

1 Pedestal water closet

1 Wall hung basin and 1 tap

1 Shower set

1 Toilet paper holder

d) Kitchen

1 Stainless steel sink and 1 sink mixer

e) Private Enclosed Space

1 Bib tap

f) Other

1 bib tap for washer cum dryer at designated area

10.ELECTRICAL INSTALLATION

- a) All electrical wiring below false ceiling within apartment units shall generally be concealed where possible. Electrical wiring above false ceiling, within DB and at the A/C ledge 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 the schedule of the Data Point provisions for apartment units.

12.LIGHTNING PROTECTION

Lightning Protection System is in accordance with current edition of Singapore Standard SS555:2018.

13. PAINTING

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

14. WATERPROOFING

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

15. DRIVEWAY AND CAR PARK

- a) Surface Driveway / Ramp : Stone and/or Homogeneous Tiles and/or reinforced concrete floor with hardener (where applicable)
- b) Basement Carpark / Driveway : Reinforced concrete floor with floor hardener

16. RECREATION FACILITIES

Name in Sale Brochure	Corresponding Name in Approved BP Plan (Where Applicable)
WELCOME (Basement 1)	
1. Arrival Lobby	Drop-Off Point
CLUB LUCERNE (Level 2)	
2. Gymnasium	Gymnasium
3. Lucerne Clubhouse I	Function Room
4. Changing Rooms with Steam Room	Changing Room with Steam Room
AQUA VALLEY (Level 2)	
5. Lap Pool (est. 380sqm)	Lap Pool
6. Spa Cove	Spa Pool
7. Pool Deck	Swimming Pool Deck
8. Pool Lounge	Lounge
9. Aqua Cabana	Lounge
10. Aqua Oasis	Water Feature
11. Aqua Lounge	Lounge
12. Grand Lawn	Surface Greenery
WELLNESS VALLEY (Level 1)	
13. Outdoor Fitness	Fitness Corner
14. Wellness Garden	Garden
15. Pets Garden	Garden
SOCIAL VALLEY (Level 3)	
16. Multi-Purpose Court (Hard Court)	Badminton Court / Basketball Half Court
17. Gourmet Pavilion I	Pavilion
18. Gourmet Pavilion II	Pavilion
19. Kids Splash Pool (est. 64sqm)	Kids Pool
20. Kids Pool Deck	Swimming Pool Deck
21. Changing Room	Shower
22. Lucerne Clubhouse II	Function Room
23. Garden Lounge	Lounge
24. Social Lounge	Entertainment Room
25. Co-working Lounge	Reading Room
26. Swing Garden	Garden
OTHERS	
Basement 2	
A. Bin Centre	Bin Centre
B. Substation	Cable Chamber Room / Transformer Room
C. Genset	Genset
Basement 1	
D. Residential Bicycle Parking	Residential Bicycle Parking
E1. Guardhouse	Guardhouse
Level 1	
E2. Guardhouse	Guardhouse
F. Side Gate	Side Gate
G. Residential Lift Lobby	Residential Lift Lobby
Level 2	
V. Ventilation Shafts	Ventilation Shaft
COMMERCIAL AND PUBLIC SPACES	
H. Commercial AC Compressors	Commercial CU Maintenance Space
I. Community Plaza	Landscape Public Space
J. Shops	Shop
K. Supermarket	Supermarket
L. Restaurants	Restaurant
M. Commercial Bicycle Parking	Commercial Bicycle Parking

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

Built-in kitchen cabinets in laminate and/or melamine finish (where applicable), complete with engineered quartz counter top.

b) Kitchen Appliances

Unit Types B1, B1 (P), B2S, B2S (P), B3S, B3S (P).

Induction Hob, Cooker Hood, Built-in Oven, Fridge, Washer cum Dryer.

Unit Type C1, C1 (P), C2, C2 (P), C3, C3 (P), C3a, C3a (P), CP1S, CP1S (P), CP2S, CP2S (P), CP3S, CP3S (P), CP4S, CP4S (P), DP1, DP1 (P), DP2, DP2a, DP2a (P), DP1S, DP1S (P), DP1E, DP1E (P).

Gas Hob, Cooker Hood, Built-in Oven, Fridge, Washer cum Dryer.

c) Wardrobes

Master Bedroom:

Built-in wardrobes with sliding doors, internal drawers and side dresser with mirror in laminate and/or melamine finish.

Common Bedroom:

Built-in wardrobes with sliding doors and internal drawers in laminate and/or melamine finish.

d) Vanity Counter

Solid surface top with cabinet in laminate and/or melamine finish (where applicable). Mirror and/or built-in mirror cabinets in laminate and/or melamine finish (where applicable).

e) DB/Storage

Cabinets in laminate and/or melamine finish (where applicable), complete with cement and sand plaster and/or skim coat with paint finish (where applicable).

f) Air-Conditioning System

Wall mounted air-conditioning system to Living / Dining, Bedroom, Entertainment Room and Study.

Unit type and total number of FCU in unit:

B1, B1 (P): 4 FCUs

B2S, B2S (P), B3S, B3S (P): 4 FCUs

C1, C1 (P), C2, C2 (P), C3, C3 (P), C3a, C3a (P): 5 FCUs

CP1S, CP1S (P), CP2S, CP2S (P), CP3S, CP3S (P), CP4S, CP4S (P): 6 FCUs

DP1, DP1 (P), DP2, DP2a, DP2a (P): 6 FCUs

DP1S, DP1S (P): 7 FCUs

DP1E, DP1E (P): 7 FCUs

g) Audio Video Telephony System

Audio Video Telephony System, which is to be connected to Purchaser's personal devices such as smart phones / tablets, is provided for communication with Guard House and Visitor Call Panels.

h) Hot Water Supply

Electrical water heater for unit types B1, B1 (P), B2S, B2S (P), B3S, B3S (P).

Gas water heater for unit types C1, C1 (P), C2, C2 (P), C3, C3 (P), C3a, C3a (P), CP1S, CP1S (P), CP2S, CP2S (P), CP3S, CP3S (P), CP4S, CP4S (P), DP1, DP1 (P), DP2, DP2a, DP2a (P), DP1S, DP1S (P), DP1E, DP1E (P).

Hot water supply to Bathrooms and Kitchen

i) Town Gas

Town gas for unit types C1, C1 (P), C2, C2 (P), C3, C3 (P), C3a, C3a (P), CP1S, CP1S (P), CP2S, CP2S (P), CP3S, CP3S (P), CP4S, CP4S (P), DP1, DP1 (P), DP2, DP2a, DP2a (P), DP1S, DP1S (P), DP1E, DP1E (P).

j) Railings

- i. Balcony/PES: Aluminium Glass railing
- ii. AC ledge: Metal railing (where applicable)

k) Security System

- i. Card Access System shall be provided at Basement 2, Basement 1, 1st Storey and 2nd Storey of Common Lobbies for Block 30, 32, 34, 36 and 38; Pedestrian gates, Clubhouse and designated common areas. Audio/Video Telephony system and QR code for pre-register visitor access.
- ii. Automatic carpark barrier system.
- iii. Closed circuit television system shall be installed at designated common areas.

l) Smart Home System

- 1 no. of Smart Home System Gateway
- 1 no. of Smart IP Camera
- 1 no. of Smart Digital Lockset
- 1 no. of Smart Lighting Module
- 1 no. of Smart Aircon Control for aircon unit in Living
- 1 no. of Smart Aircon Control for aircon unit in Master Bedroom

m) Waste Disposal System

Pneumatic waste & recyclable conveyance system provided at common area of every residential lift lobby.

n) 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.

o) IT Feature

All apartment units are equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.

p) Smoke Detector

One standalone battery-operated household smoke detector is provided in each unit. The household smoke detector is not connected to the building's fire alarm system and is a one-off provision.

q) Ceiling Mounted Fan

Ceiling fan is provided at Living for all unit types.

Ceiling fan is provided at Bedroom 2 for unit types B3S, B3S (P), C2, C2 (P), CP1S and CP1S (P).

CEILING HEIGHT SCHEDULE

Location	Approximate Ceiling Height	
	B1, B1 (P) B2S, B2S (P), B3S, B3S (P), C1, C1 (P), C2, C2 (P), C3, C3 (P), C3a, C3a (P), CP1S, CP1S (P), CP2S, CP2S (P), CP3S, CP3S (P), CP4S, CP4S (P), DP1, DP1 (P), DP2, DP2a, DP2a (P)	DP1S, DP1S (P), DP1E, DP1E (P)
Entrance	2.40m	2.40m
Living / Dining / Study (Where Applicable) / Entertainment Room (Where Applicable)	2.79m	2.90m
Bedroom	2.79m	2.79m
Kitchen / Yard	2.40m	2.40m
Master Bathroom / Bathroom	2.42m	2.42m
WC	2.32m	2.32m
Corridor leading to Bedrooms / DB / ST / Walk- In Wardrobe	2.40m	2.40m
Balcony / PES	2.95m	2.95m
Household Shelter	2.85m	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 2.40m.
 - 3) Pelmet in selected bathrooms where applicable.
 - 4) Ceiling height in Balcony/PES may vary in certain areas due to the thickness of screed which will be cast to fall.
 - 5) Acoustic ceiling will be installed at balconies/PES where required by Authorities. Ceiling height for balconies/PES with acoustic ceiling is at 2.75m. Applicable to the following units:
Block 34:
 - #02-16 to #17-16
 - #02-17 to #17-17
 - #02-22 to #17-22
 - #02-23 to #17-23Block 36:
 - #02-26 to #17-26
 - #02-27 to #17-27
 - #02-28 to #17-28
 - #02-29 to #17-29
 - 6) Ceiling height in the Household Shelter at the 17th storey units (where applicable) is at 2.80m.

ELECTRICAL SCHEDULE

Electrical Schedule			Unit Types													
	B1/ B1 (P)	B2S/ B2S (P)	B3S/ B3S (P)	C1/ C1 (P)	C2/ C2 (P)	C3/ C3 (P)	C3a/ C3a (P)	CP1S/ CP1S (P)	CP2S/ CP2S (P)	CP3S/ CP3S (P)	CP4S/ CP4S (P)	DP1/ DP1 (P)	DP2	DP2a/ DP2a (P)	DP1S DP1S (P)	DP1E/ DP1E (P)
Lighting Point	9	10	11	11	11	11	11	14	14	14	14	15	15	14	17	17
Ceiling Fan Point	1	1	2	1	2	1	1	2	1	1	1	1	1	1	1	1
13A Power Point	18	20	20	23	23	23	24	26	26	26	26	28	30	30	32	32
13A Power Point (WP)	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	2
Refrigerator Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	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	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Data Point	6	7	7	7	7	7	7	9	9	9	9	9	9	9	10	10
TV Point	3	3	3	4	4	4	4	4	4	4	4	5	5	5	5	6
Electrical Water Heater Point	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas Heater Point	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1
HFAD Smoke Detector	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Note		1. “WP” denotes weatherproof. 2. Isolators shall be provided according to the no. of condensing units for each apartment. 3. Isolators or connection unit shall be provided according to the no. of heaters for each apartment. 4. Twin power points will be counted as 2 number of 13A power points. 5. Twin data points will be counted as 2 number of data points.														

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 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 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.

E 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.

F 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.

G 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.

H Mechanical Ventilation System

Mechanical ventilation fans 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.

I Prefabricated Bathroom Units

Certain bathroom and W.C. may be 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.

J Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind all built-in cabinets, kitchen cabinets/vanity/mirror cabinets.

K 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.

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 arrangement 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, HFAD, Ceiling Fans, Electrical Points, Telecommunication Points, TV Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, HFAD, ceiling fans, electrical points, telecommunication points, TV points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

N Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subjected to acceptable range described 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 the Sale and Purchase Agreement.

O Home Fire Alarm Device (HFAD)

Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance to the local authority requirement. The HFAD forms part of the Unit. The HFAD is not connected to the Housing Project's fire alarm system and does not form part of the common property. To ensure good working condition, the HFAD has to be maintained by the Purchaser on a regular basis.

P 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 Sale and Purchase Agreement.

Q 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 and the Vendor shall not be liable to the Purchaser for inadequate/weak mobile reception.

R Pneumatic Refuse / Recyclable Waste Disposal System

Pneumatic waste conveyance system with separate general and recyclable waste chutes are provided at common lift lobby area. There is no refuse chute within the Unit.

S Quartz

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract 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 clauses 9 and 17 of Sale and Purchase Agreement.

T Household Shelter

The Household Shelter is designed for use as a civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, altered or removed.

U Prefabricated Pre-Finished Volumetric Construction (PPVC) (applicable to all Units)

Certain areas in the Unit may be prefabricated with structurally reinforced concrete volumetric module with complete and/or pre-finished concealed electrical services and/or plumbing services and/or air conditioning and mechanical ventilation (“ACMV”) services and/or sanitary services and/or gas services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services, sanitary services and gas services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any structural walls of the unit as shown in the Unit Plan (Annex B3 of the Particulars, Documents and Information to be Provided to Intending Purchaser Before Issue of Option to Purchase) is allowed.

V 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 pipes inspection openings.

W Digital TV Service / Reception

Digital TV Service is provided with necessary cablings or connections from its network to the Building. The purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels.

The availability/ provision reception coverage by respective media network service providers and is not within the purview/ control of Vendor.

X Inspection Points and/ or Access Panels for Periodic Structural Inspection (PSI)

Periodic Structural Inspection (PSI) is a statutory requirement to ensure that building structures are properly maintained and safe for continued occupation. The frequency of PSI is 10-yearly in accordance with the Building Control Regulations currently in force. Inspection points and/or access panels are provided in the PPVC structures to facilitate future periodic inspection by a qualified inspector. These inspection points and/or access panels shall not be covered or blocked in any way that will obstruct access for the inspection of the structures.

Y Acoustic Ceiling Panel and Restrictors (subject to authorities’ requirements, applicable to Units listed in Annexure M)

For compliance with authorities’ requirements, (a) where applicable, acoustic ceiling panels will be installed in the residential Units at the balconies; and (b) where applicable, window restrictors will be installed to openable windows in residential Units and sliding door restrictors will be installed to balcony sliding doors of residential Units.

ANNEXURE [M]

LUCERNE GRAND – TABULATION OF UNITS SUBJECT TO ACOUSTIC MEASURES

BLOCK	UNIT TYPE	UNIT NO(S).	APPLICABLE ACOUSTIC MEASURES
UNITS PROVIDED WITH WINDOW RESTRICTOR(S), BALCONY SLIDING DOOR RESTRICTOR(S) AND BALCONY ACOUSTIC CEILING			
34	B1 (P)	#02-16	WINDOW RESTRICTOR(S), BALCONY SLIDING DOOR RESTRICTOR(S) AND BALCONY ACOUSTIC CEILING
	B1	#03-16 to #17-16	
	CP2S (P)	#02-17	
	CP2S	#03-17 to #17-17	
	C1 (P)	#02-22	
	C1	#03-22 to #17-22	
	B2S (P)	#02-23	
	B2S	#03-23 to #17-23	
36	CP2S (P)	#02-26	
	CP2S	#03-26 to #17-26	
	B1 (P)	#02-27	
	B1	#03-27 to #17-27	
	B2S (P)	#02-28	
	B2S	#03-28 to #17-28	
	C1 (P)	#02-29	
	C1	#03-29 to #17-29	
UNITS PROVIDED WITH WINDOW RESTRICTOR(S)			
30	C3a (P)	#02-01	WINDOW RESTRICTOR(S)
	C3a	#03-01 to #17-01	
	DP2a (P)	#02-02	
	DP2a	#03-02	
	DP2	#04-02 to #17-02	
36	CP3S (P)	#02-30	
	CP3S	#03-30 to #17-30	
38	B2S (P)	#02-31	
	B2S	#03-31 to #17-31	
	C3 (P)	#02-35	
	C3	#04-32 to #17-32 #03-35 to #17-35	
	B2S (P)	#02-36	
	B2S	#03-36 to #17-36	

Note:

- 1. The above list of units and applicable acoustic measures is based on the current Noise Impact Assessment (NIA) report.*
- 2. Additional Acoustic Measures, in addition to those listed above, may be required by the relevant authorities for the purpose of noise control.*
- 3. Additional units, in addition to those listed above, may be required by the relevant authorities to be provided with Acoustic Measures for the purpose of noise control.*