

**THE FIRST SCHEDULE  
SPECIFICATIONS OF THE BUILDING**

**1. FOUNDATION**

Bored piles and/or barrette piles and/or footings and/or non-suspended slabs on grade.

**2. SUPERSTRUCTURE**

Pre-cast and/or Cast-in-situ reinforced concrete structure and/or steel structure.

**3. WALLS**

- a) External Walls : In-situ and/or pre-cast reinforced concrete wall and/or masonry wall and/or concrete panels and/or lightweight precision block wall and/or precast panels and/or curtain wall system and/or window system and/or metal cladding.
- b) Internal Walls : Reinforced concrete wall and/or lightweight precision block wall and/or drywall partition and/or precast panels and/or lightweight concrete panel.

**4. ROOF**

- a) Reinforced concrete flat roof with appropriate insulation and waterproofing system, where applicable.
- b) Metal roof and/or steel structure with metal cladding, where applicable.

**5. CEILING**

- a) Refer to Residential Units Ceiling Height schedule
- b) Living, Dining, Bedrooms, Study, Store, Store (Household Shelter), Kitchen, Wet Kitchen, Dry Kitchen, and Corridor leading to Bedrooms : Skim coat and/or ceiling board and/or box up to designated areas with paint finish.
- c) Balcony : Aluminium perforated acoustic ceiling panel and/or box up to designated areas with paint finish, where applicable.
- d) All bathrooms, Powder Room and WC : Ceiling Board and/or box up to designated areas with paint finish

**6. FINISHES**

- a) Wall (Residential Units)**
- i. Living, Dining, Bedrooms, Study, Store, Store (Household Shelter), Corridor leading to Bedrooms : Plaster and/or skim coat with paint, where applicable.
- ii. Bathrooms, Powder Room, WC : Tiles, where applicable.
- iii. Kitchen, Wet Kitchen, Dry Kitchen : Skim coat with paint and/or tiles, where applicable.
- iv. Balcony : Plaster and/or skim coat with paint and/or metal cladding, balcony glass balustrade, where applicable.

**b) Wall (For Common Area – Internal)**

- i. All lift lobbies : Stone and/or tiles and/or laminate and/or mirror finish on appropriate backing material and/or plaster and/or skim coat with paint, where applicable.
- ii. Common corridor : Tiles and/or plaster and/or skim coat with paint and/or laminate finish, where applicable.
- iii. Staircases, Staircase Storey Shelters, Storey Shelter : Plaster and/or skim coat with paint, where applicable.

**c) Wall (Common Areas – External)**

- i. All External Walls : Stone and/or tiles and/or cement sand plaster and/or skim coat with spray texture coating and/or paint finish and/or curtain wall system and/or window system and/or metal cladding, where applicable.

Notes to 6a, 6b and 6c:

- All wall finishes are provided up to false ceiling level and on exposed areas only.
- No tiles behind all cabinets, kitchen cabinets, washing machine cum dryer, washer, dryer, fridge, vanity/ mirror cabinets, mirror or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

**d) Floor (Residential Units)**

- i. Living, Dining, Study, Kitchen, Dry Kitchen, Wet Kitchen, Corridor leading to Bedrooms : Marble, where applicable.
- ii. Bedrooms : Engineered wood flooring
- iii. Bathrooms, Powder Room, WC : Tiles, where applicable
- iv. Store, Store (Household Shelter) : Tiles, where applicable.
- v. Balcony : Tiles.
- vi. Air Con Ledge : Cement and screed.

Notes to 6d:

- All floor finishes are to exposed surface area only.
- No plinth provision at washing machine cum dryer under kitchen counter.

**e) Floor (Common Areas)**

- i. All Lift Lobbies : Stone and/or tiles, where applicable.
- ii. Common corridor : Tiles.
- iii. Staircases, Staircase Storey Shelters, Storey Shelters : Stone and/or tiles and/or cement sand screed with nosing tiles, where applicable.

Notes to 6e:

- All floor finishes are to exposed surface area only.

**7. WINDOWS**

- a) Aluminium framed windows with tinted and/or clear glass and/or laminated glass and/or frosted glass, where applicable.  
Minimum thickness of glass: 6mm

b) Casement windows will come with restrictors, where applicable.

## 8. DOORS

- a) Main Entrance : Approved fire-rated timber swing door with metal gate.
- b) Bedrooms, Bathrooms, Powder Room : Hollow core timber swing door and/or sliding door.
- c) Store, WC : Aluminium framed and/or aluminium louver slide and fold door and/or bi-fold door, where applicable.
- d) Store (Household Shelter ) : Approved steel door and aluminium framed with aluminium bi-fold door
- e) Balcony : Aluminium-framed sliding glass door with restrictors, where applicable.

### Notes:

- Good quality locksets and ironmongery to be provided to all doors (where applicable).
- All glass doors to be of tinted and/or clear glass (where applicable) with minimum 8mm thickness.
- All aluminium frames shall be in PVDF and/or powder-coated finish.

## 9. SANITARY WARES, FITTINGS AND ACCESSORIES

- a) Master Bath (Type A, B and C)  
1 shower cubicle and 1 concealed shower mixer set with overhead rain shower and shower handset  
1 vanity cabinet complete with 1 basin and 1 mixer  
1 wall mounted water closet  
1 bib tap  
1 paper roll holder  
1 robe hook  
1 mirror cabinet  
1 vanity mirror (Type BPS2 only)
- b) Master Bath (Type D)  
1 shower cubicle and 1 concealed shower mixer set with overhead rain shower and shower handset  
1 vanity cabinet complete with 1 basin and 1 mixer  
1 bathtub with bath mixer set  
1 wall mounted water closet  
1 bib tap  
1 paper roll holder  
1 robe hook  
1 mirror cabinet  
1 fixed mirror
- c) Junior Master Bath  
1 shower cubicle and 1 concealed shower mixer set with overhead rain shower and shower handset  
1 vanity cabinet complete with 1 basin and 1 mixer  
1 wall mounted water closet  
1 bib tap  
1 paper roll holder  
1 robe hook  
1 mirror cabinet

d) Common Bath

- 1 shower cubicle and 1 concealed shower mixer set and shower handset
- 1 vanity cabinet complete with 1 basin and 1 mixer
- 1 wall mounted water closet
- 1 bib tap
- 1 paper roll holder
- 1 robe hook
- 1 mirror cabinet

e) Powder Room

- 1 vanity cabinet complete with 1 basin and 1 mixer
- 1 wall mounted water closet
- 1 bib tap
- 1 paper roll holder
- 1 robe hook
- 1 fixed mirror

f) WC

- 1 wash hand basin with mixer
- 1 shower set with shower mixer
- 1 pedestal water closet
- 1 paper roll holder
- 1 robe hook

g) Others

- 1 bib tap for washer cum dryer, washer and dishwasher at designated area where applicable.

**10. ELECTRICAL INSTALLATION**

- a) All electrical wiring below false ceiling within residential units shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.
- b) Refer to Electrical schedule for details.

**11. TELEPHONE POINTS/ DATA POINTS**

Refer to Electrical schedule for details.

**12. LIGHTNING PROTECTION**

Lightning Protection System is in accordance with Singapore Standard SS555

**13. PAINTING**

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

**14. WATERPROOFING**

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, WC, Kitchen, Dry Kitchen, Wet Kitchen, Balcony, Pool Deck, Pools, Water Feature, Landscape Areas and Reinforced Concrete Flat Roof, where applicable.

**15. DRIVEWAY AND CAR PARK**

- a) Surface Driveway/ Ramp : Asphalt premix and/or pavers and/or reinforced concrete finish with hardener and/or stone and/or tiles and/or epoxy and/or PU coating finish, where applicable
- b) Basement Car Park/Driveway : Reinforced concrete floor with hardener and epoxy and/or PU coating finish, where applicable.

**16. RECREATION FACILITIES**

**1st Storey**

1. Residential lobby
2. Short Term Bicycle Parking

**25<sup>th</sup> Storey-Play Garden**

1. Kids' playground

**29<sup>th</sup> Storey-Wellness Garden**

1. Yoga Deck
2. Viewing Deck

**34<sup>th</sup> Storey- Club Vista**

1. Vista Gym
2. Vista Lounge
3. Vista Gourmet
4. Social Garden
5. Vista Co-work Lounge
6. Club Lounge
7. Botanical Lounge

**37<sup>th</sup> Storey-Fitness Garden**

1. Fitness Station

**41<sup>st</sup> Storey-Horizon Garden**

1. Horizon Co-work Lounge

**Roof Garden- Newport Sky**

1. Residential Services Reception
2. Sky Club
3. Sky Lounge
4. Sky Pavilion
5. Kids' Pool
6. Outdoor Shower
7. Pool Deck
8. Sky Spa Pool
9. Sky Pool (surface area approximately 150m<sup>2</sup>)
10. Water Feature
11. Indoor Jet Pool
12. Steam Room
13. Sky Gourmet with BBQ Grill

**Basement 1**

1. Bicycle Parking
2. Bicycle Repair Station

**17. ADDITIONAL ITEMS**

**a) Kitchen Cabinets**

- High and/or low level kitchen cabinets complete with tiled and/or quartz counter top with kitchen stainless steel sink and tiled and/or quartz backsplash and pull out table (Type A1, A2, A3, A4 and A5 only)
- High and/or low level kitchen cabinets complete with tiled and/or quartz counter top with kitchen stainless steel sink and tiled and/or quartz backsplash, where applicable (Type AS1, B, C and D Wet Kitchen only)
- High and/or low level kitchen cabinets complete with tiled counter top with integrated kitchen sink and tiled and mirror backsplash, where applicable (Type D Dry Kitchen only)
- Island Counter complete with low level kitchen cabinets and tiled counter top (Type D Dry Kitchen only)

**b) Kitchen Appliances**

i) For Type A and B only:

- built in oven, integrated fridge, washer cum dryer, induction hob and cooker hood.

ii) For Type C only:

- built in steamer cum oven, integrated fridge, washer cum dryer, induction hob and cooker hood.

iii) For Type D only:

- built in oven, built in steamer, integrated fridge, washer, dryer, induction hob, cooker hood, dishwasher and under counter wine chiller.

**c) Wardrobes**

- Built-in wardrobes with glass and/or laminate and melamine finish for master bedroom. (Type D only)
- Built-in wardrobes with laminate and melamine finish for master bedroom (Type A, B and C only), junior master bedroom (Type D only) and common bedrooms.

**d) DB, Storage, DB/ Storage Cabinets**

- Cabinet in laminate finish with internal shelving in melamine finish, complete with cement and sand plaster and skim coat with paint finish.

**e) Vanity Counter**

i) Master Bathroom

- Tiled counter top with cabinetry below in glass and/or laminate and/or melamine finish (where applicable).
- Mirror cabinet with internal shelving in laminate and/or melamine finish.
- Fixed mirror (where applicable).

ii) Junior Master Bathroom

- Tiled counter top with cabinetry below in glass and/or laminate and/or melamine finish (where applicable).
- Mirror cabinet with internal shelving in laminate and/or melamine finish.
- Open shelves in aluminium and/or tiled finish

iii) Common Bathroom

- Tiled counter top with cabinetry below in laminate and/or melamine finish (where applicable).
- Mirror cabinet with internal shelving in laminate and/or melamine finish.

iv) Powder Room

- Tiled counter top with cabinetry below in laminate and/or melamine finish and fixed mirror (where applicable).

**f) Air-conditioning System**

For all Unit Types:

Exposed wall-mounted split-unit air-conditioning system is provided to Living and/or Dining, Bedrooms and Study

**g) Mechanical Ventilation System**

Mechanical ventilation system is provided to internal bathroom, where applicable, and Type C kitchen and Type D wet kitchen.

**h) 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.

**i) Hot Water Supply**

Electric storage water heater (all unit types):

Hot water supply to all Bathrooms, Powder Room, WC, Kitchen, Dry Kitchen and Wet Kitchen.

**j) Security System**

- Security Card Access Control System will be provided at lift lobbies on all basements, 1<sup>st</sup> storey, Play Garden at 25<sup>th</sup> storey, Wellness Garden at 29<sup>th</sup> storey, Fitness Garden at 37<sup>th</sup> storey, Horizon Garden at 41<sup>st</sup> storey, Club Vista at 34<sup>th</sup> storey, Newport Sky at roof garden
- General Security Surveillance Cameras to designated common areas.
- Automatic car park barrier.

**k) Smart Home System**

- The internet connection and Wifi-Router is provided by the homeowner.
- Smart home features in the residential unit:
  - a) 1 no. of Smart Home Gateway
  - b) 2 nos. of Smart Digital Lockset
  - c) 1 no. of Home Fire Alarm Device
  - d) Smart Air Conditioner Controls for all air conditioner units
  - e) 3 nos. of Smart Lighting Controls
  - f) 1 no. of Smart Doorbell
  - g) 1 no. of IP Camera

**l) Access and Maintenance System**

Access and Maintenance System with supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/ side/ below) on primary steel frame/ RC flat roof/ external wall/ RC ledge/ trellis/ canopy of tower blocks.

**m) Electrical Vehicle Charger**

Electrical Vehicle Charger will be provided at basement to the designated common carpark lots only.

**n) Waste Disposal System**

Pneumatic waste conveyance system inclusive of common and recyclable refuse hopper is provided at common area at every residential lift lobby level from 23<sup>rd</sup> storey to Newport Sky at Roof Garden.

**o) Wireless Internet**

Wireless internet connection provision at designated communal area, subject to subscription of service by the Main MC (when formed) and/or the Sub-MC (when formed) with the relevant internet service provider.

**p) IT Feature**

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

**q) Home Fire Alarm Devices (HFAD)**

HFAD is provided to each residential unit as per compliance to the local authority requirement. To ensure good working condition, the HFAD has to be maintained by the Purchaser. Home fire alarm device is not connected to the main building's fire alarm system.

**r) Ceiling Mounted Fan**

Ceiling mounted fan is provided at the Living for each residential unit.

**s) Residential Services**

Residential Services Reception shall be located at Newport Sky.

## RESIDENTIAL UNITS CEILING HEIGHT SCHEDULE

<b>Approximate Ceiling Height (m)</b>	
Living, Dining, Bedrooms, Study	Approximately 3.05
Store (Household Shelter)	Approximately 3.00
Living & Dining (Type D1a only)	Approximately 4.35
Dining (Type CP1 only), Kitchen, Dry Kitchen, Wet Kitchen, Bathrooms, Powder Room, Corridor leading to Bedrooms, WC, Store (Type CP1 only)	Approximately 2.40
Balcony (with acoustic ceiling panel)	Approximately 2.70 for units at 23rd to 33rd storey, 35th to 43rd storey and Type CPS1 at 44th storey  Approximately 4.65 for units at 44th storey except Type CPS1

**General Note:**

- Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m)
- Bulkhead of approximately 2.40m/ 2.60m/ 2.70m/ 2.75m where applicable.
- Acoustic ceiling panel will be installed at balconies, ac ledges, metal canopies for all residential units, where required by Authorities.

**ELECTRICAL SCHEDULE**

Electrical Schedule	UNIT TYPE										
	A1 A2	A3 A4 A5	AS1	B1 B2 B3	BP1 BP2 BP3	BPS1	BPS2	C1	CP1	CPS1	D1 D1a
Lighting Point	9	10	11	12	13	14	15	15	19	18	28
13A Switch Socket Outlet	14	15	18	20	21	25	25	29	35	36	41
Data Point	5	5	5	6	6	6	6	7	7	7	9
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	1	1	2
Water Heater Point	1	1	1	1	2	2	2	3	3	3	4
Washer / Dryer Point	1	1	1	1	1	1	1	1	1	1	2

- Note**
1. Isolators shall be provided according to the no. of condensing units for each residential unit.
  2. Isolator/ connection unit shall be provided according to the no. of heaters for each residential unit.
  3. Twin power points will be counted as 2 number of 13A power 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 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 the builder and the 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 clauses 9 and 17 of the sale and purchase agreement.

### **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 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 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 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 the Architect's selection and market availability.

### **F Layout/Location of Fan Coil Units, Home Fire Alarm Device, Electrical Points, Television Points, Telecommunication Points, Toilet Exhaust Grille, Kitchen Exhaust Grille, Audio Intercom System, Door Swing Positions, Plaster Ceiling Boards and Ceiling Access Panels**

Layout/ Location of fan coil units, *Home Fire Alarm Device*, electrical points, television points, telecommunication points, *toilet exhaust grille, kitchen exhaust grille*, audio intercom system, door swing positions, plaster ceiling boards *and ceiling access panels* 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 of the sale and purchase agreement.

**H Web Portal of the Mixed Development 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 Mixed Development Project as may be appointed by the Vendor, the Main MC (when formed) or the Sub-MC (when 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 of the sale and purchase agreement.

**K 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.

**L Prefabricated Bathroom Units (PBU)**

Certain bathroom and W.C. in the following unit types may be prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site:

Unit types where all Bathrooms are PBUs	Unit types where some (but not all) Bathrooms are PBUs
A1	BPS2
A2	C1
A3	D1
A4	D1a
A5	
AS1	
B1	
B2	
B3	
BP1	
BP2	
BP3	
BPS1	
CP1	
CPS1	

Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, drilling, repair and/or other works within the PBU must be carried out, if permitted, in strict compliance with the Homeowner User Manual.

**M Wall**

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind *cabinets/ kitchen cabinets/ washing machine cum dryer/ washer/ dryer/ fridge/ vanity cabinet/ mirror cabinets/ mirror/ above false ceiling. Wall surface above the false ceiling will be left in its original bare condition*

**N Engineered Timber Strips**

*Engineered timber 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. Engineered timber flooring is installed in modular planks and is subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the sale and purchase agreement.*

**O Acoustic Ceiling Panels**

*The acoustic ceiling panels will be provided to certain areas of the Unit. For optimal acoustic performance, the perforated acoustic ceiling panels are at all times to remain unobstructed and must not be painted over. Each acoustic ceiling panel is capable of carrying a maximum of one number of lightweight fixture, fixed centrally at the panel. Heavier fixtures shall be supported or fixed to the concrete soffit directly.*

**P Tiles**

*Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000. Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. As such, the colour/tonality of these lookalike tiles may vary to mimic the aesthetic looks of natural stone. Thus, it is not possible to achieve total consistency of colour and grain in its selection. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of the sale and purchase agreement.*

**Q Mobile Phone Reception**

*Telephone reception on mobile phones within the Mixed Development Project is subject to availability/provision of indoor antenna signal coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.*

**R Ceiling Height**

*The ceiling heights specified in this Agreement are estimated based on approved building plans for the Mixed Development Project.*