

NORWOOD GRAND

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)

5. CEILING

a) Apartment Units

Living, Dining, Study, Bedrooms, Walk-in Wardrobe, Kitchen, Wet Kitchen, Dry Kitchen, Master Bath, Common Bath, Corridor leading to Bedrooms, WC, Yard, HS, Balcony, and P.E.S. : 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, Staircase : 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)

6. FINISHES

A. Wall

a) Apartment Units

- i. Living, Dining, Study, Bedrooms, Walk-in Wardrobe, Corridor leading to Bedrooms, Kitchen, Dry Kitchen, Wet Kitchen, HS, 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, P.E.S. : 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 Staircase : 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 Room and Accessible Toilet : 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 : Porcelain 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 (where applicable)

B. Floor

a) Apartment Units

- i. Living, Dining, Study (except B1S(P) and B1S), Corridor leading to Bedrooms, Kitchen, Dry Kitchen, Wet Kitchen, HS, Yard, Balcony and P.E.S. : Porcelain tiles with skirting (where applicable)
- ii. Bedrooms, Walk-in Wardrobe, Study (B1S(P) and B1S only) : 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 Room, and Accessible Toilet : Porcelain tiles
- ii. Staircases : Porcelain tiles and/or Cement and sand screed with nosing tiles
- iii. AC Ledge : Cement and sand screed

7. WINDOWS

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

Aluminium framed casement windows & 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 and Bathrooms : Hollow core timber swing door and/or sliding door
- iii. Kitchen and Wet Kitchen (where applicable) : 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, P.E.S : Aluminium framed sliding door with 10mm (min) thick tinted fixed glass panel

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 basin mixer
 - 1 Shower mixer set with overhead rain shower
 - 1 Toilet paper holder
 - 2 Robe hooks
 - 1 Angle valve
- b) Common Bath
 - 1 Wall hung water closet
 - 1 Under-counter basin with basin mixer
 - 1 Shower mixer set
 - 1 Toilet paper holder
 - 2 Robe hooks
- c) WC
 - 1 Pedestal water closet
 - 1 Wall hung basin with basin tap
 - 1 Shower set
 - 1 Toilet paper holder
 - 1 Robe hook
- d) Kitchen / Wet Kitchen / Yard
 - 1 Stainless steel sink with sink mixer
- e) P.E.S
 - 1 Bib tap

10. ELECTRICAL INSTALLATION

- a) All electrical wiring below false ceiling within apartment units shall generally be concealed where possible. Electrical wiring above false ceiling and within DB 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, Wet Kitchen, Yard, WC, P.E.S, Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat 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

Welcome

- 1 Arrival Plaza
- 2 Water Courtyard
- 3 Grand Drop-Off

Tranquillity

- 4 Reflective Pond
- 5 Garden Walk
- 6 Tranquil Lawn
- 7 Tranquil Swing

Aqua

- 8 Aqua Deck
- 9 Kids Pool
- 10 50m Lap Pool
- 11 Pool Deck

Grand Club

- 12 Gymnasium (2nd Storey)
- 13 Dance Studio (2nd Storey)
- 14 Changing Room (with Steam Room)
- 15 Function Room

Social

- 16 Family Lounge
- 17 Social Deck
- 18 BBQ Pavilion (East)
- 19 BBQ Pavilion (West)
- 20 Tennis Court

Nature & Nurture

- 21 Cabana Garden
- 22 Treetop Walk (2nd Storey)
- 23 Treehouse Playground
- 24 Swing Garden
- 25 Yoga Lawn
- 26 Early Childhood Development Centre (1st & 2nd Storey)

Ancillary

- A Guardhouse
- B Management Office
- C Entrance to Basement Carpark
- D Outdoor Genset
- E Bin Centre (Basement)
- F Substation (Basement)
- G Side Gate

H	Entrance to Early Childhood Development Centre & Service Driveway
I	Ventilation Shaft
J	Bicycle Parking (Basement)

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

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

b) Kitchen Appliances

Unit Types A1S(P), A1S, B1(P), B1, B1S(P), B1S, B2S(P), B2S, C3S(P) and C3S: Induction Hob, Cooker Hood, Built-in Oven, Fridge, Washer cum Dryer.

Unit Types C1(P), C1, C2(P), C2, C4PS(P), C4PS, C5PS(P), C5PS, D1S(P), D1S, D2PS(P), D2PS, D3PS(P) and D3PS: Gas Hob, Cooker Hood, Built-in Oven, Fridge, Washer cum Dryer.

c) Wardrobes

Built-in wardrobes with doors and internal drawers in melamine finish.

d) Vanity Counter

Solid surface counter top with cabinet in laminate and/or melamine finish (where applicable). 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, and Study (except C1(P), C1, C2(P) and C2).

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

Gas water heater for unit types C1(P), C1, C2(P), C2, C4PS(P), C4PS, C5PS(P), C5PS, D1S(P), D1S, D2PS(P), D2PS, D3PS(P) and D3PS.

Electric water heater for unit types A1S(P), A1S, B1(P), B1, B1S(P), B1S, B2S(P), B2S, C3S(P) and C3S.

Hot water supply to Bathrooms, Kitchen & Wet Kitchen (except WC).

i) Town Gas

Town gas for unit types C1(P), C1, C2(P), C2, C4PS(P), C4PS, C5PS(P), C5PS, D1S(P), D1S, D2PS(P), D2PS, D3PS(P), D3PS.

j) Railings

- i. Balcony: Aluminium railing
- ii. PES: Aluminium railing with swing gate
- iii. AC ledge: Aluminium railing / Metal railing (where applicable)

k) Security System

- i. Card Access System shall be provided at Basement and 1st Storey Lift Lobby for all blocks, 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 Kit**
1 no. of Smart Home System Gateway
1 no. of Smart IP Camera
1 no. of Smart Digital Lockset for Main Door of the Unit
1 no. of Smart Lighting Module
Smart Aircon Controls for aircon units in Living and 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 equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.
- p) Home Fire Alarm Device (HFAD)**
All apartment units provided with one Home Fire Alarm Device (HFAD). HFAD is not connected to building fire alarm system and is a one-off provision.
- q) Ceiling Mounted Fan**
Ceiling fan is provided at the Living for each residential unit.

18. CEILING HEIGHT SCHEDULE

Location	Ceiling Height
Living / Dining	2.70m
Bedroom, Study [except for C1(P), C1, C2(P) and C2]	2.70m
Study [C1(P), C1, C2(P) and C2 only]	2.40m
Corridor leading to Bedrooms, Walk-in-Wardrobe	2.40m
Kitchen / Dry Kitchen / Wet Kitchen / Yard	2.40m
Bathroom / WC	2.42m
P.E.S	2.83m
Balcony	2.83m
Household Shelter	2.75m

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 2.4m.
- 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.

19. ELECTRICAL SCHEDULE

Electrical Schedule	Unit Types									
	A1S A1S(P)	B1 B1(P)	B1S B1S(P)	B2S B2S(P)	C1 C1(P) C2 C2(P)	C3S C3S(P)	C4PS C4PS(P) C5PS C5PS(P)	D1S D1S(P)	D2PS D2PS(P)	D3PS D3PS(P)
Lighting Point	7	8	9	10	10	11	15	16	18	18
Ceiling Fan Point	1	1	1	1	1	1	1	1	1	1
13A Power Point	13	15	17	17	21	21	22	25	29	30
13A Power Point (WP)	1	1	1	1	1	1	1	1	2	2
Refrigerator Point	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1
Data Point	6	7	7	7	8	8	9	10	10	10
Water Heater Point	1	2	2	2	0	2	0	0	0	0
Gas Heater Point	0	0	0	0	1	0	1	1	1	1

Note:

- 1) Isolators shall be provided according to the no. of condensing units for each apartment.
- 2) "WP" denotes weatherproof.
- 3) Twin power points will be counted as 2 nos. 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 Sale and Purchase Agreement, 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 of 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.

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 of Sale and Purchase Agreement.

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 of Sale and Purchase Agreement.

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 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.

K Layout/Location of Fan Coil Units, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

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

L 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.

M 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 clauses 9 and 17 of the Sale and Purchase Agreement.

N 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.

O 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.

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

Q 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.

R Window Limiters

For compliance with authorities' requirements, certain windows of the units set out in "Annexure – Window Limiters" may be provided with window limiters at designated location where required by authorities.

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)

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 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 points.

W 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.

**NORWOOD GRAND
ANNEXURE – WINDOW LIMITERS**

UNITS WHICH MAY BE PROVIDED WITH WINDOW LIMITERS

UNIT TYPE	UNIT NUMBER
A1S(P)	#01-04
B1(P)	#01-05, #01-12, #01-17, #01-24, #01-25, #01-29 and #01-32
B1S(P)	#01-14
B2S(P)	#01-01, #01-08 and #01-09
C1(P)	#01-18 and #01-31
C2(P)	#01-03
C3S(P)	#01-16 and #01-21
C4PS(P)	#01-26
C5PS(P)	#01-23 and #01-27
D1S(P)	#01-06 and #01-11
D2PS(P)	#01-07, #01-10, #01-19 and #01-30
D3PS(P)	#01-15 and #01-22