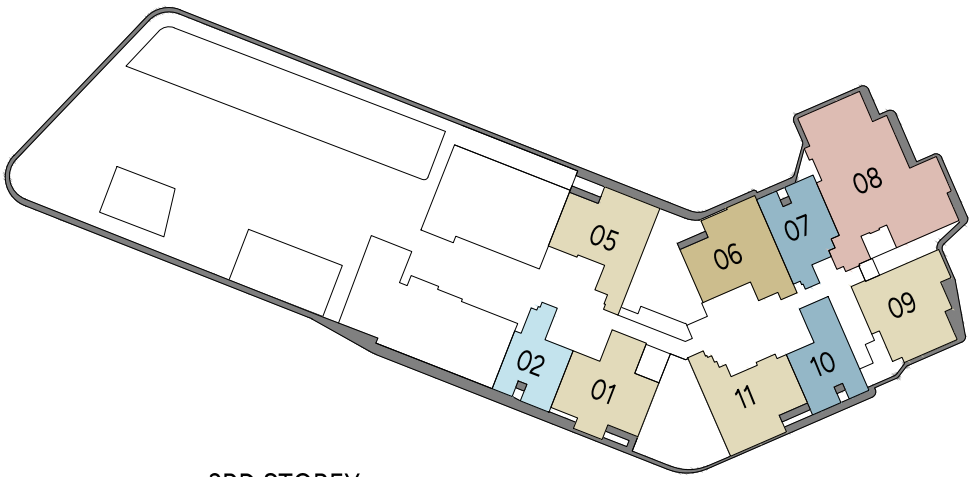


RESIDENTIAL STOREY KEY PLANS



3RD STOREY



7TH - 8TH STOREY



4TH STOREY



9TH STOREY



5TH STOREY



10TH STOREY



6TH STOREY



11TH - 12TH STOREY



LEGEND

1 - BEDROOM

2 - BEDROOM

3 - BEDROOM

4 - BEDROOM PREMIUM

PENTHOUSE

1 - BEDROOM + STUDY

2 - BEDROOM + STUDY

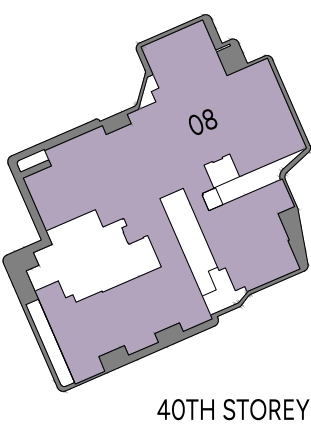
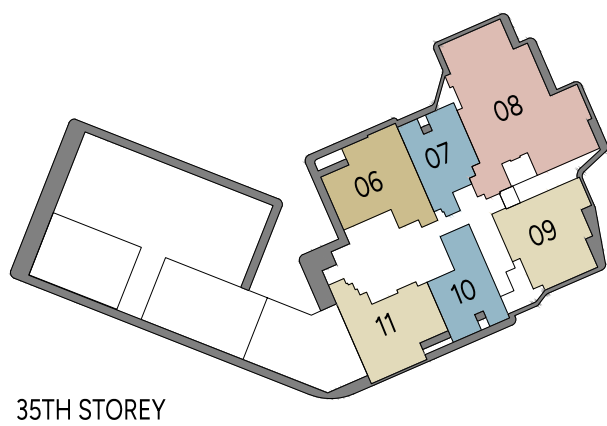
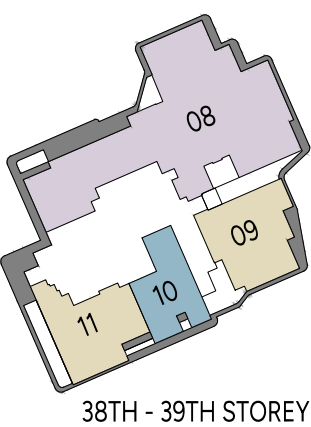
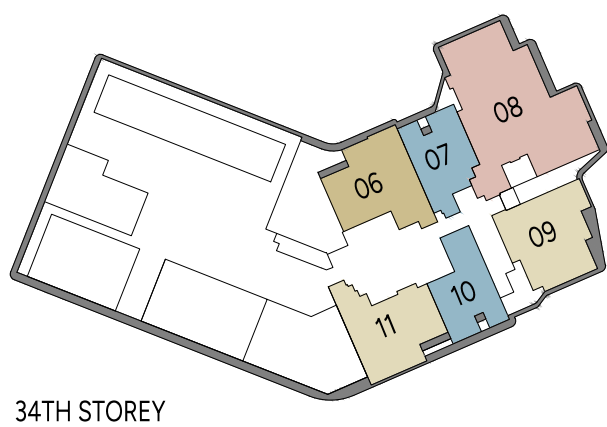
3 - BEDROOM + PREMIUM

SKY SUITE

LEDGES

Key plans are not drawn to scale. The shading and outline of the key plans are for illustrative purposes only. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved building plans for the actual unit outline/boundary lines. The Ledges (which include but are not limited to any reinforced concrete ledges) do not form part of the strata area of the unit. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges.

RESIDENTIAL STOREY KEY PLANS



LEGEND

1 - BEDROOM

2 - BEDROOM

3 - BEDROOM

4 - BEDROOM PREMIUM

PENTHOUSE

1 - BEDROOM + STUDY

2 - BEDROOM + STUDY

3 - BEDROOM + PREMIUM

SKY SUITE

LEDGES

Key plans are not drawn to scale. The shading and outline of the key plans are for illustrative purposes only. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved building plans for the actual unit outline/boundary lines. The Ledges (which include but are not limited to any reinforced concrete ledges) do not form part of the strata area of the unit. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges.

**UNION SQUARE RESIDENCES
ANNEX C**

SPECIFICATIONS OF THE BUILDING

1. Foundation

Bored piles and/or reinforced concrete piles and/or footings and/or raft foundation and/or non-suspended slabs on grade.

2. Superstructure

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

3. Walls

- a. External Walls : Reinforced concrete and/or precast panels and/or lightweight concrete panels/blocks.
- b. Internal Walls : Reinforced concrete wall and/or drywall partition and/or precast panel and/or lightweight concrete panel/blocks.

4. Roof

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

5. Ceiling

(i) Residential Units

Refer to Ceiling Height Schedule for details.

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Walk-in Wardrobe, Kitchen, Dry Kitchen, Wet Kitchen, Store, Yard, Family Room, Utility and Private Lift Lobby (where applicable) : Concrete slab with skim coat and/or ceiling board and/or box up to designated areas with paint finish.
- b. Balcony : Moisture resistant ceiling board and/or acoustic ceiling board and/or box up with paint finish (where applicable).
- c. All Bathrooms, Powder room and WC : Moisture resistant ceiling board with emulsion paint finish and/or box-up with emulsion paint finish at designated areas.

(ii) Common Areas

- a. Lift Lobbies : Concrete slab with skim coat and/or ceiling board and/or perforated ceiling board with paint finish and/or powder

coated aluminum perforated ceiling (where applicable).

- b. Carpark area and Staircases : Concrete slab with skim coat and/or ceiling board with paint finish.

6. Finishes

Finishes - Wall

(i) Residential Units

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Walk-in Wardrobe, Family Room, Utility, Private lift lobby, Store and Yard (where applicable) : Cement and sand plaster and/or skim coat with paint finish.
- b. Balcony : Cement and sand plaster and/or skim coat with paint finish.
- c. Kitchen, Dry Kitchen, Wet Kitchen : Cement and sand plaster and/or skim coat with paint finish and/or tiles (where applicable).
- d. All Bathrooms, Powder room (where applicable) and water closet (WC) : Engineered stone and/or tiles

Note : All wall finishes are provided up to false ceiling level and on exposed surfaces only.
No finishes behind all built-in cabinets, vanity/mirror cabinets, kitchen cabinets, mirrors and wall surfaces above false ceiling
No skirting is provided in the entrance alcove to all units.
Wall surfaces above false ceiling level will be left in its original bare condition.

(ii) Common Areas - Internal Wall Finishes

- a. Lift Lobbies : Tiles and/or laminate finish and/or cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces).
- b. Carpark and Staircases : Cement and sand plaster and/or skim coat with paint finish.

Finishes - Floor

(i) Residential Units

- a. Living, Dining, Corridor leading to Bedrooms, Kitchen, Study, Dry Kitchen, Family room and Private Lift Lobby (where applicable) : Types A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4, B5S, C1, C1(d), C2P, C2P(d), D1P, E1P, PH : Engineered stone and/or tiles with timber skirting in paint finish (where applicable)
- b. Wet Kitchen, Yard, Utility, Store, Balcony, : Engineered stone and/or tiles with skirting (where applicable)

- c. Bedrooms, and Walk-in Wardrobe (where applicable) : Engineered timber flooring with skirting (where applicable)
- d. All Bathrooms, Powder room and water closet (WC) : Engineered stone and/or tiles
- f. AC ledges : Cement sand screed

Note : No finishes under all built-in cabinets i.e. kitchen cabinets and wardrobes. Floor surfaces will be left in its original bare condition.

(ii) Common Areas

- a. Lift Lobbies : Engineered stone and/or Tiles
- b. Staircases : Tiles and/or cement sand screed with nosing tiles

7. Windows

Aluminium framed windows with tinted and/or clear glass and/or laminated glass and/or restrictor (where applicable).

Minimum thickness of glass : 6mm

8. Doors

- a. Main Entrance and secondary door (where applicable) : Approved fire-rated timber door
- b. Living and/or Dining/ Bedroom to Balcony : Aluminium-framed sliding glass door
- c. Bedrooms, Bathrooms, Powder room, Yard, Utility and Private Lift Lobby : Hollow core timber swing / sliding door
- d. Wet Kitchen (where applicable) : Aluminium-framed sliding glass door
- e. WC, Store (where applicable) : PVC slide-swing door

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

9. Sanitary Fittings

- a. Master Bath for Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4, B5S, C1, C1(d), C2P, C2P(d), and Junior Master Bath for Type D1P, E1P
 - 1 Wall hung water closet
 - 1 Basin and 1 basin mixer
 - 1 Shower mixer set with shower rail, handheld shower and overhead rain shower
 - 1 Toilet paper holder
 - 1 Mirror with cabinet
 - 1 Towel rail
 - 1 Bib tap

b Master Bath for Type D1P

- 1 Wall hung water closet with Integrated electronic bidet
- 1 Basin and 1 basin mixer
- 1 Shower mixer set with handheld shower and overhead rain shower
- 1 Built-in bathtub
- 1 Bathtub mixer set with handheld shower and bath spout
- 1 Toilet paper holder
- 2 Mirrors with cabinets
- 1 Towel rail
- 1 Double robe hook

c Master Bath for Type E1P

- 1 Wall hung water closet with Integrated electronic bidet
- 2 Basins and 2 basin mixers
- 1 Shower mixer set with handheld shower and overhead rain shower
- 1 Built-in bathtub
- 1 Bathtub mixer set with handheld shower and bath spout
- 1 Toilet paper holder
- 1 Mirror with cabinet
- 2 Towel rail
- 1 Double robe hook

d Junior Master Bath for Type PH

- 1 Wall hung water closet with Integrated electronic bidet
- 1 Basins and 1 basin mixer
- 1 Shower mixer set with handheld shower and overhead rain shower
- 1 Built in bathtub
- 1 Bathtub mixer set with handheld shower and bath spout
- 1 Toilet paper holder
- 1 Mirror with cabinet
- 1 Towel rail
- 1 Double robe hook

e Super Junior Master Bath for Type PH

- 1 Wall hung water closet with Integrated electronic bidet
- 2 Basins and 2 basin mixers
- 1 Shower mixer set with handheld shower and overhead rain shower
- 1 Built in bathtub
- 1 Bathtub mixer set with handheld shower and bath spout
- 1 Toilet paper holder
- 1 Mirror with cabinet
- 1 Towel rail
- 1 Double robe hook

- f Master Bath for Type PH
 - 1 Wall hung water closet with Integrated electronic bidet
 - 2 Basins and 2 basin mixers
 - 1 Shower mixer set with handheld shower and overhead rain shower
 - 1 Freestanding bathtub and floor standing bath mixer with handheld shower
 - 1 Toilet paper holder
 - 1 Mirror with cabinet
 - 2 Towel rails
 - 1 Double robe hook

- g All Common Bath except for Type B5S
 - 1 Wall hung water closet
 - 1 Basin and 1 basin mixer
 - 1 Shower mixer set with shower rail and handheld shower
 - 1 Toilet paper holder
 - 1 Mirror with cabinet
 - 1 Towel rail
 - 1 Bib tap

- h Common Bath for Type B5S and E1P Bath 4
 - 1 Wall hung water closet
 - 1 Basin and 1 basin mixer
 - 1 Shower mixer set with shower rail and handheld shower
 - 1 Toilet paper holder
 - 2 Mirror with cabinets
 - 1 Towel rail
 - 1 Bib tap

- i Powder Room for Type E1P and PH
 - 1 Wall hung water closet
 - 1 Basin and 1 basin mixer
 - 1 Toilet paper holder

- j WC for Type C2P, C2P(d), D1P, E1P and PH
 - 1 Pedestal water closet
 - 1 Basin and 1 cold tap
 - 1 Shower set
 - 1 Toilet paper holder

- k Wet Kitchen for Type C1, C1(d), C2P, C2P(d), D1P, E1P, PH
 - 1 Stainless steel sink and 1 sink mixer

- l Kitchen for Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4, B5S, PH Family Room and Dry Kitchen for Type D1P, E1P, PH
 - 1 Integrated sink and 1 sink mixer

- m Other
 - 1 Bib tap for washer cum dryer, washer and dryer at designated area.

10. Electrical Installation

- a All electrical wiring within the unit shall generally be concealed, except those above the false ceiling, within DB/Store/closet and at the A/C ledge, which 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. Telephone Points / Data Points

Refer to the Electrical Schedule for details. Provision of data points in Category 6 (Cat6) cable terminate at patch panel inside DB closet.

12. Lightning Protection

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555:2018.

13. Painting

- a. Internal Wall : Emulsion paint finish.
- b. External Wall : External emulsion and/or silicon and/or thermal paint and/or textured coating and/or aluminium cladding to designated area.

14. Waterproofing

Waterproofing shall be provided to floors of Bathrooms, Powder room, WC, Kitchen, Dry Kitchen, Wet Kitchen, Yard and Balcony.

15. Driveway and Car Park

- a. Surface Driveway : Stone and/or tiles and/or pavers and/or tarmac and/or concrete finish (where applicable).
- b. Carpark/Driveway : Reinforced concrete finish with epoxy coating.

16. Recreation facilities

Arrival Level 1

- Bicycle Station
- Garden Lounge

Social Vista Level 3

- Lap Pool (30m x 5m)
- Aqua Lounge
- Pool Deck
- Aqua Gym
- Outdoor Showers
- Secret Garden
- Wellness Pool (6m x 4.7m)
- Wellness Pod
- Gourmet Pavilion

- Club Social
- Kids' Club
- Social Lounge
- Yoga Studio
- Co-working Studio
- Male Changing Room
- Male Steam Room
- Female Changing Room
- Female Steam Room
- Accessible Toilet

Union Vista Level 34

- Aqua Lounge
- Sky Pool (18m x 4m)
- Pool Deck
- Club Gourmet
- Alfresco Dining
- Spa Alcove
- Outdoor Showers
- Eco Wall
- Club Union
- Sky Gym
- Accessible Toilet

Recreation Pods

- Level 8 – Fitness Pod
- Level 12 – Relaxation Pod
- Level 16 – Serenity Pod
- Level 21 – Cosy Pod
- Level 25 – Leisure Pod
- Level 29 – Vista Pod

17. Additional Items

- | | | |
|-----------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Kitchen Cabinets | : | Built-in kitchen cabinets in glass, tile, laminate and/or melamine finish (where applicable), complete with Engineered stone countertop |
| b. Kitchen Appliances | : | <p><u>Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4 and B5S</u>
 Kitchen: Integrated induction hob, cooker hood, built-in oven, integrated fridge, integrated washer cum dryer.</p> <p><u>Type C1, C1(d), C2P, C2P(d)</u>
 Wet Kitchen: Gas hob, cooker hood, built-in oven, free standing fridge, integrated washer cum dryer.</p> <p>Dry Kitchen: Built-in wine chiller, and integrated induction hob at dry kitchen.</p> <p><u>Type D1P</u>
 Wet Kitchen: Gas hob, cooker hood, built-in steam oven, free standing fridge and integrated dishwasher</p> |

Dry Kitchen: Built-in wine chiller and integrated induction hob.

Yard: Free standing washer and dryer

Type E1P

Wet Kitchen: Gas hob, cooker hood, built-in steam oven, free standing fridge and integrated dishwasher

Dry Kitchen: Undercounter wine chiller and integrated induction hob.

Yard: Free standing washer and dryer

Type PH

Wet Kitchen: Gas hob, cooker hood, built-in steam oven, free standing fridge and integrated dishwasher

Dry Kitchen: Undercounter wine chiller, integrated induction hob and integrated fridge.

Yard: Free standing washer and dryer

Kitchen: Integrated induction hob, cooker hood, built-in oven, integrated fridge, integrated washer cum dryer

c. Wardrobes

: Master bedroom for Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4, B5S, C1, C1(d), C2P, C2P(d); Junior master bedroom wardrobe for Type D1P; and Bedroom 4 & 5 for Type PH:

Built-in wardrobe with side dresser in laminate/melamine finish, built-in lighting, drawers and mirror.

Master bedroom for Type D1P, E1P, PH:

Walk-in Wardrobe with standing dresser in laminate/melamine finish, built-in lighting and drawers.

Junior Master bedroom for Type E1P, PH; and Super Junior Master bedroom for Type PH:

Walk-in Wardrobe in laminate/melamine finish, built-in lighting and drawers.

Common bedroom wardrobe:

Built-in wardrobe with sliding doors in laminate/melamine finish and built-in lighting.

- d. DB/ST : Cabinetry in laminate and/or melamine finish. Internal wall in cement and sand plaster skim coat with paint finish and/or internal shelving in melamine finish (where applicable).
- e. Vanity Counter : Engineered stone countertop with cabinetry below in tile, glass, laminate and/or melamine finish (where applicable). Mirror with storage cabinet in laminate and/or melamine finish.
- f. Air-Conditioning System : Single and/or multi-split wall mounted air-conditioning system to: Living/Dining, Master Bedroom, Bedrooms and Study for all unit types, Type PH Family Room unless otherwise specified.
Ceiling concealed ducted air-conditioners to Type PH Family Living / Dining, Dry Kitchen and Master bedroom only.
- g. Mechanical Ventilation System : Mechanical ventilation to all bathrooms/WC without windows
- h. Audio & Video Telephony : Audio Video Telephony System which is to be connected via the Purchaser's personal devices such as smart phones / tablets, is provided for communication with Guard House and visitor call panels.
- i. Home Fire Alarm Device : One standalone battery-operated home fire alarm device (HFAD) is provided for each unit. 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
- j. Hot Water Supply : Hot water is provided to all Bathrooms and Kitchens except WC.

Gas Water Heater provided for all units except Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4 and B5S

Electric storage water heater provided only for Type A1, A1(d),

	A2S, A3S, B1, B2, B2(d), B3, B3(d), B4 and B5S
k. Town Gas	: Town gas provided to Wet Kitchen for all types.
l. Balcony	: Aluminium-framed glass railing and wall.
m. A/C Ledge Railings	: Metal railing and wall.
n. Security System	: Carpark Barrier access system, Card Access System at designated Lift Lobbies, CCTV surveillance at designated common areas, Audio/Video Telephony system, and QR code preregister visitor access.
o. Smart Home System	: 1 no. of Smart Home Gateway 1 no. of Smart Surveillance Camera 1 no. of Smart Voice Assistance 1 no. of Smart Video Doorbell 1 no. of Smart Energy Monitoring 1 no. of Smart Smoke Detector (Home Fire Alarm Device) 1 no. of Smart Digital Lockset for Type A1, A1(d), A2S, A3S, B1, B2, B2(d), B3, B3(d), B4, B5S, C1, C1(d), C2P and C2P(d). 2 no. of Smart Digital Lockset for Type D1P, E1P and PH. 3 no. of Smart Lighting Controls Smart Aircon Control for all aircon units.
p. Motion Sensor	Motion sensor is provided in all private lift lobbies only.
q. Residential Services	Residential services counter shall be located at Level 3
r. IT Feature	All apartment unit equipped with wiring and cable ready for internet connection, subject to subscription of service by the Purchaser with the relevant service provider.
s. Waste Disposal System	Pneumatic waste conveyance system provided at common area at every residential lift lobby level.
t. Wireless internet connection	Wireless internet connection provision at designated communal areas, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.

u. Building Maintenance unit

Gondola supports/brackets/platforms/tracks will either be floor, wall, soffit mounted (top/side/below or RC flat roof/external wall/RC ledge/trellis/canopy/fins of residential towers

v. Electrical Vehicle Charger

Electrical Vehicle Chargers will be provided at basement to designated common residential carpark lots.

Ceiling Height Schedule

	A1/ A2S/ B2/ B4	A3S/ B1/B3/ B5S C1/C2P	A1(d) B2(d) C1(d) C2P(d)	B3(d)	D1P	E1P	PH
Living	2.75m	2.75m	3.75m	3.75m	2.85m	2.85m	3.2m
Dining	2.75m	2.75m	3.75m	2.75m	2.85m	2.85m	5.0m
Kitchen	2.4m	2.75m	2.4m	2.75m	-	-	2.6m
Dry Kitchen	-	2.75m	3.75m	-	2.85m	2.6m	3.2m
Wet Kitchen	-	2.4m	2.4m	-	2.4m	2.4m	2.6m
Master Bedroom, Walk-in Wardrobe	2.75m	2.75m	2.75m	2.75m	2.75m	2.75m	3.2m
Super Junior /Junior Master Bedroom, Walk-in Wardrobe (where applicable)	-	-	-	-	2.75m	2.75m	3.2m
Bedroom 2, 3, 4, 5 (where applicable)	2.75m	2.75m	2.75m	2.75m	2.75m	2.75m	3.2m
Master Bath, Super Junior / Junior Master Bath, Bath 2, 3, 4, 5, Powder Room, WC (where applicable)	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.6m
Private Lift Lobby	-	-	-	-	2.4m	2.6m	2.6m
Family Living	-	-	-	-	-	-	5.0m
Family Room	-	-	-	-	-	2.75m	3.2m
Study	2.75m	2.75m	-	-	-	-	3.2m
Yard, Store, Utility	-	2.4m	2.4m	-	2.4m	2.6m	2.6m
Balcony	2.62m 3.57m (at L39 for B4)	2.62m 3.57m (at L39 for A3S/B1)	2.62m	2.62m	2.62m	2.62m (L38) 3.57m (L39)	3.68m

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 (or higher).

Electrical Schedule

Description	A1/ A1(d)	A2S/A 3S	B1/B2 /B2(d) /B3/ B3(d)	B4	B5S	C1 / C1(d)	C2P / C2P(d)	D1P	E1P	PH
Lighting Point	7	8	11	12	13	13	17	25	36	50
13A Power Point	19	21	23	23	25	29	34	40	53	80
13A Power Point (WP)	1	1	1	1	1	1	1	1	1	1
TV Point	2	2	3	3	3	4	4	5	8	10
Telephone / Data Point	5	6	7	7	8	9	9	11	15	20
Hood Point	1	1	1	1	1	1	1	1	1	2
Induction Hob Point	1	1	1	1	1	1	1	1	1	2
Gas Hob Point	0	0	0	0	0	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	2
Washer cum Dryer Point	1	1	1	1	1	1	1	0	0	1
Washer Point	0	0	0	0	0	0	0	1	1	1
Dryer Point	0	0	0	0	0	0	0	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	2
Dishwasher Point	0	0	0	0	0	0	0	1	1	1
Wine Chiller Point	0	0	0	0	0	1	1	1	1	1
Electric Water Heater Point	1	1	2	2	2	0	0	0	0	0
Gas Water Heater Point	0	0	0	0	0	1	1	1	1	1
Air-Con CU Isolator	2	2	2	2	2	3	3	4	5	8

Note

- 1) Isolators shall be provided according to the no. of condensing units for each apartment.
- 2) Isolators or connection unit shall be provided accordingly to the no. of heaters for each apartment.
- 3) "WP" denotes weatherproof.
- 4) Twin power points will be counted as 2 number of 13A power points.
- 5) Hood, Induction Hob, Oven, Wine Chiller and Dishwasher to be connected via fused connection unit to DP switch

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 Television and/or Internet Access

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

D 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.

E Layout/Location of Fan Coil Units, Home Fire Alarm Device, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, home fire alarm device, electrical points, television points, telecommunication points, Audio Intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

F 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.

G 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.

H 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.

I 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.

J 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.

K 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.

L Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/longbath/vanity cabinet/mirror.

M Cable Services

The Vendor shall endeavour to procure a service provider for cable television ¹and/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 ²Unit/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 describe 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 Sale and Purchase Agreement.

O Engineered Wood

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood 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 Clause 9 and Clause 17 of Sale and Purchase Agreement.

P Prefabricated Pre-Finished Volumetric Construction (PPVC) (Applicable to all Units except Unit #40-08)

Certain units and/or areas may be prefabricated 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-routed prior to installation on site. No hacking of any structural walls of the unit is allowed.

Q Waste Disposal System

Pneumatic waste conveyance system is provided at the common area at every residential lift lobby level.

R Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/ side/ below) on RC flat roof/ external wall/ RC ledge/ trellis/ canopy/ fins of tower blocks.

S Fire Alarm Device (HFAD)

Home Fire Alarm Device is provided to each residential unit as per compliance to the local Authorities’ requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.

T 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.

U Maintenance Access

To allow access to units for the purpose of carrying out inspection, maintenance and access to sanitary stack pipes cleaning eye. The purchaser is required to provide access at reasonable times and upon reasonable notice being given.

V 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.

W Acoustic Ceiling Panel and Restrictors (applicable to units #03-01 to #32-01, #03-02 to #32-02, #05-03 to #32-03, #03-08 to #20-08, #03-09 to #20-09 #03-10 to #20-10 and #03-11 to #20-11)

For compliance with authorities’ requirements, (a) acoustic ceiling panels may be installed in the Unit at the balconies; and (b) window restrictors may be installed to openable

windows in all Residential Units and sliding door restrictors may be installed to balcony sliding doors of Residential Units.

X Engineered Stone

Engineered stone is a surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts sometimes varies and as a result, the final products are subject to variations in color 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 clause 9 and 17 of the Sale and Purchase Agreement.