

2-BEDROOM

TYPE B1P

Area 65 sq m / (approx. 699 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge)

BLOCK 31 #01-04*

BLOCK 33 #01-13

(*Mirror Image)

TYPE B1

BLOCK 31 #02-04*

#03-04*

#04-04*

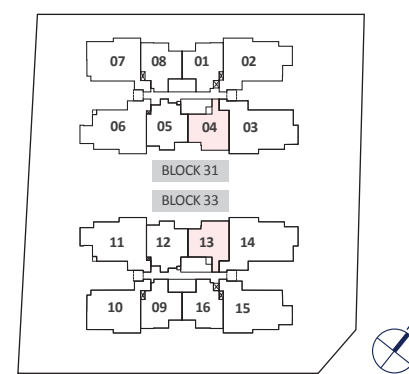
#05-04*

BLOCK 33 #02-13

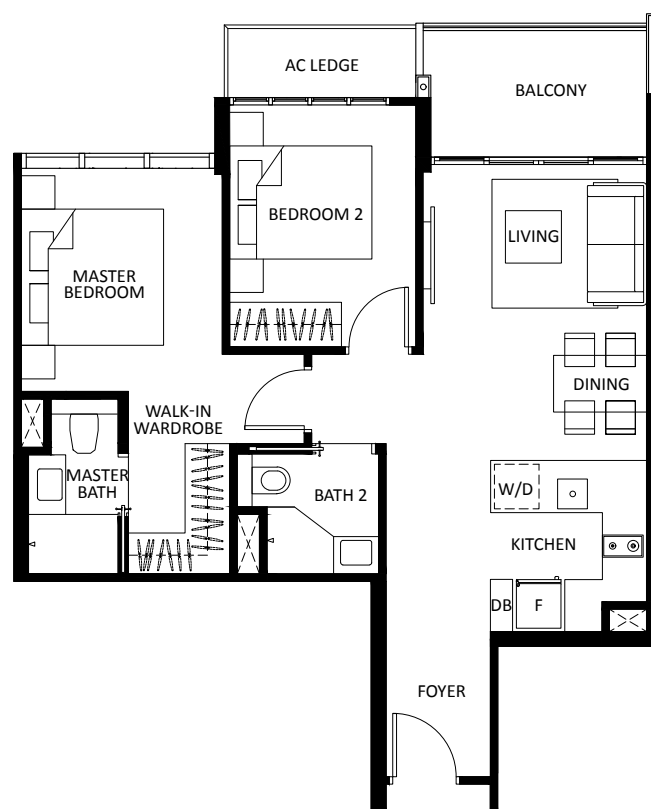
#03-13

#04-13

#05-13



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

2-BEDROOM + STUDY

TYPE B2P

Area 66 sq m / (approx. 710 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge)

BLOCK 31 #01-08 #01-01*

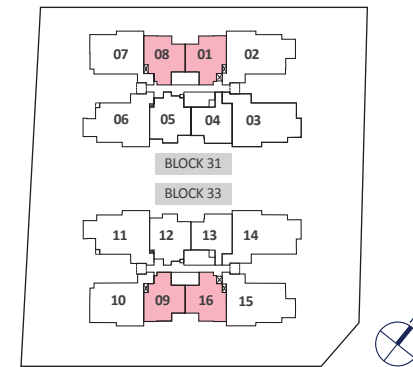
BLOCK 33 #01-16 #01-09*

(*Mirror Image)

TYPE B2

BLOCK 31 #02-08 #02-01*
#03-08 #03-01*
#04-08 #04-01*
#05-08 #05-01*

BLOCK 33 #02-16 #02-09*
#03-16 #03-09*
#04-16 #04-09*
#05-16 #05-09*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

2-BEDROOM + STUDY

TYPE B3P

Area 69 sq m / (approx. 742 sq ft)
(Inclusive of 6 sq m Balcony
& 3 sq m AC ledge)

BLOCK 31 #01-05*

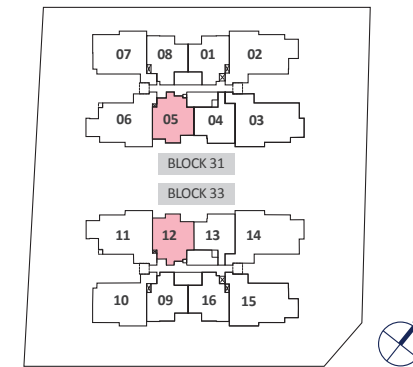
BLOCK 33 #01-12

(*Mirror Image)

TYPE B3

BLOCK 31 #02-05*
#03-05*
#04-05*
#05-05*

BLOCK 33 #02-12
#03-12
#04-12
#05-12



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

3-BEDROOM

TYPE C1P

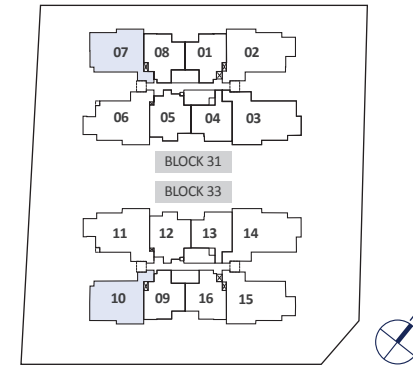
Area 101 sq m / (approx. 1087 sq ft)
(Inclusive of 10 sq m balcony
& 3 sq m AC ledge)

BLOCK 31 #01-07
BLOCK 33 #01-10*

(*Mirror Image)

TYPE C1

BLOCK 31 #02-07
#03-07
#04-07
#05-07
BLOCK 33 #02-10*
#03-10*
#04-10*
#05-10*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

3-BEDROOM PREMIUM

TYPE C2P

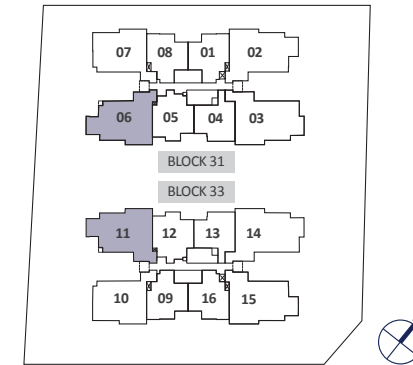
Area 114 sq m / (approx. 1227 sq ft)
(Inclusive of 11 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-06*
BLOCK 33 #01-11

(*Mirror Image)

TYPE C2

BLOCK 31 #02-06*
#03-06*
#04-06*
BLOCK 33 #02-11
#03-11
#04-11



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

4-BEDROOM

TYPE D1P

Area 120 sq m / (approx. 1291 sq ft)
(Inclusive of 11 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-02

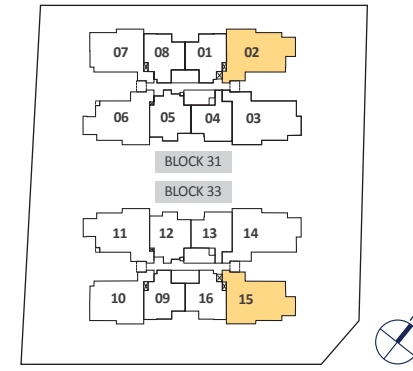
BLOCK 33 #01-15*

(*Mirror Image)

TYPE D1

BLOCK 31 #02-02
#03-02
#04-02

BLOCK 33 #02-15*
#03-15*
#04-15*



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

4-BEDROOM

TYPE D2P

Area 126 sq m / (approx. 1356 sq ft)
(Inclusive of 12 sq m balcony
& 5 sq m AC ledge)

BLOCK 31 #01-03*

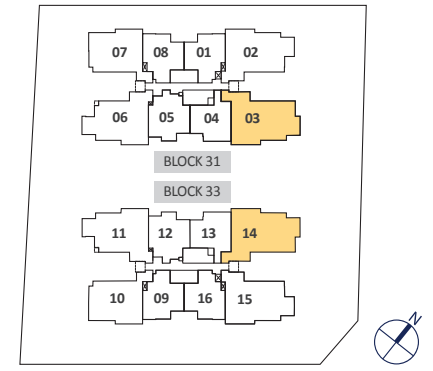
BLOCK 33 #01-14

(*Mirror Image)

TYPE D2

BLOCK 31 #02-03*
#03-03*
#04-03*

BLOCK 33 #02-14
#03-14
#04-14



Key plan not to scale



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

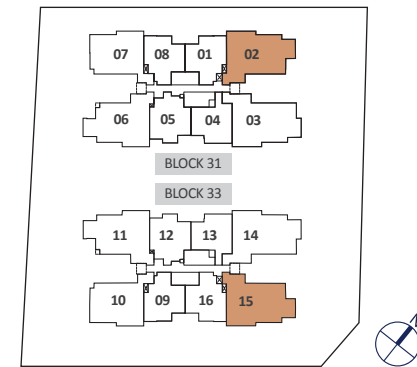
4-BEDROOM + STUDY

TYPE PH1

Area 178 sq m / (approx. 1915 sq ft)
 (Inclusive of 11 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 34 sq m void)

- BLOCK 31 #05-02
- BLOCK 33 #05-15*

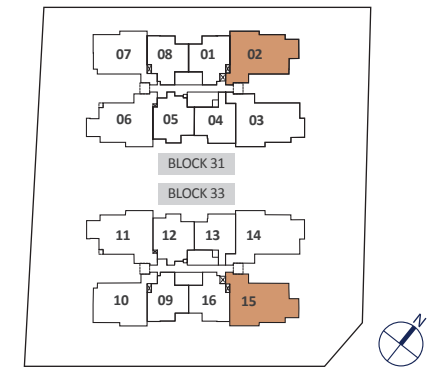
(*Mirror Image)



Key plan not to scale

4-BEDROOM + STUDY

TYPE PH1



Key plan not to scale

LOWER PENTHOUSE



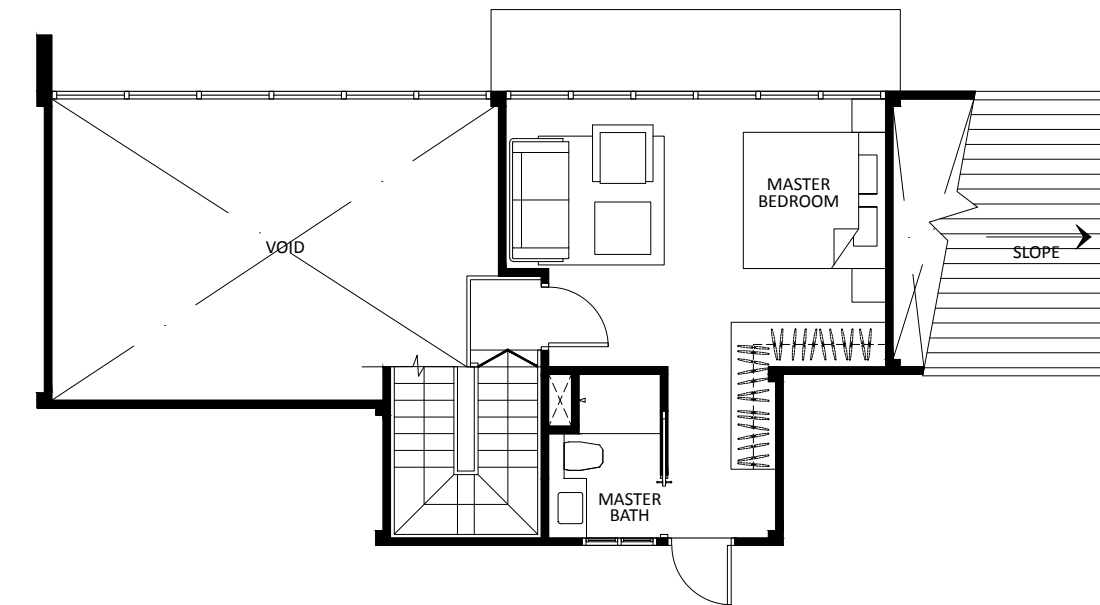
0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

UPPER PENTHOUSE



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

4-BEDROOM + STUDY

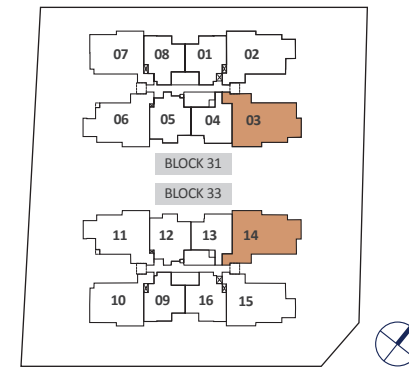
TYPE PH2

Area 183 sq m / (approx. 1969 sq ft)
 (Inclusive of 12 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 33 sq m void)

BLOCK 31 #05-03*

BLOCK 33 #05-14

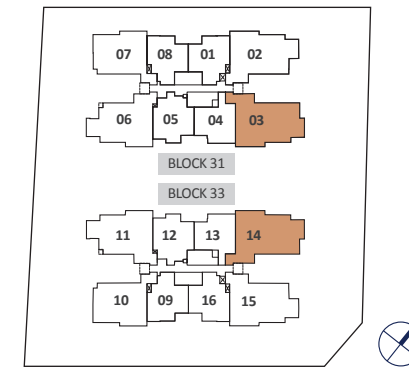
(*Mirror Image)



Key plan not to scale

4-BEDROOM + STUDY

TYPE PH2



Key plan not to scale

LOWER PENTHOUSE



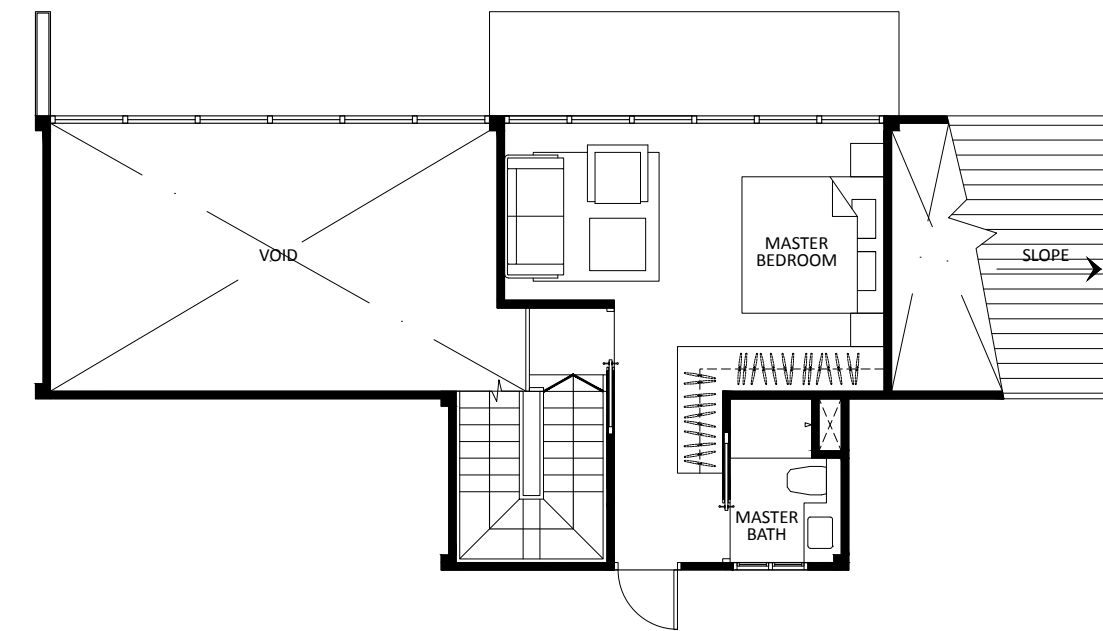
0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

UPPER PENTHOUSE



0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

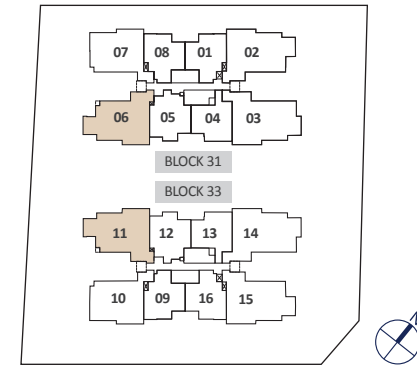
4-BEDROOM

TYPE PH3

Area 171 sq m / (approx. 1840 sq ft)
 (Inclusive of 11 sq m balcony & 6 sq m AC ledge,
 5 sq m stairs & 32 sq m void)

BLOCK 31 #05-06*
 BLOCK 33 #05-11

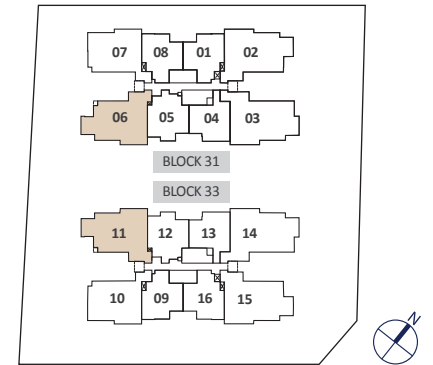
(*Mirror Image)



Key plan not to scale

4-BEDROOM

TYPE PH3



Key plan not to scale

LOWER PENTHOUSE



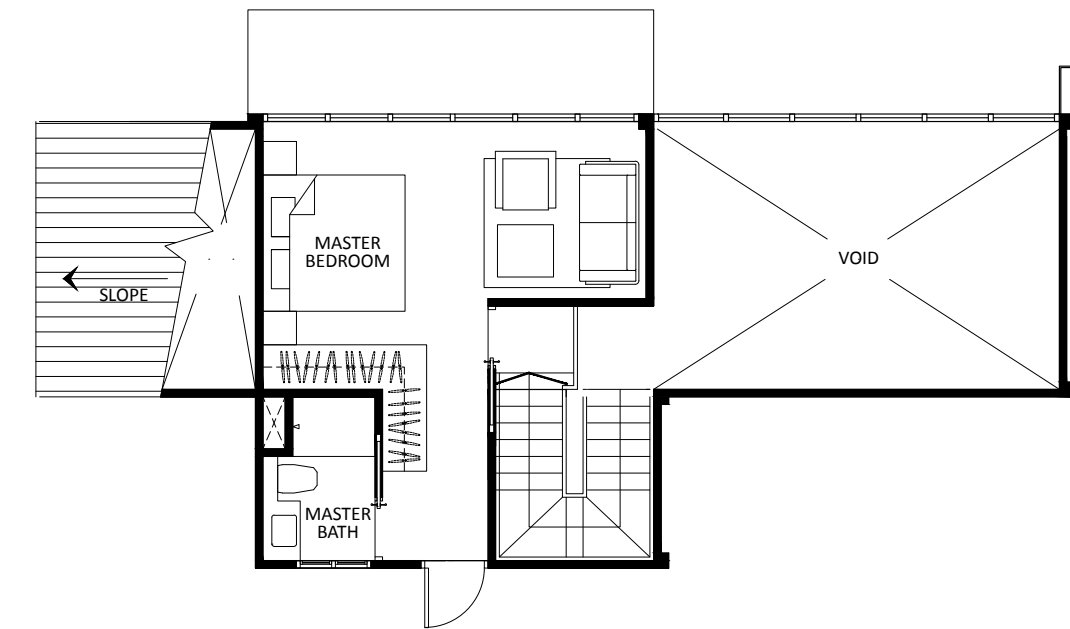
0 1 2 3 4 5m

LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

UPPER PENTHOUSE



0 1 2 3 4 5m

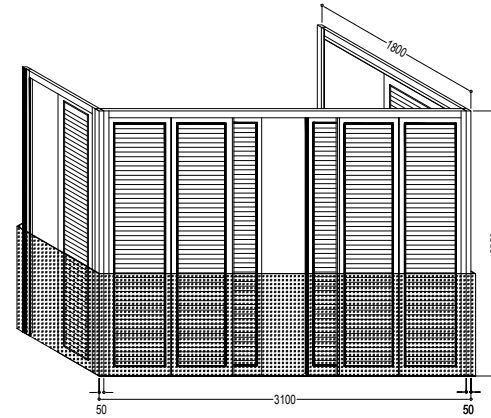
LEGEND:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer cum Dryer

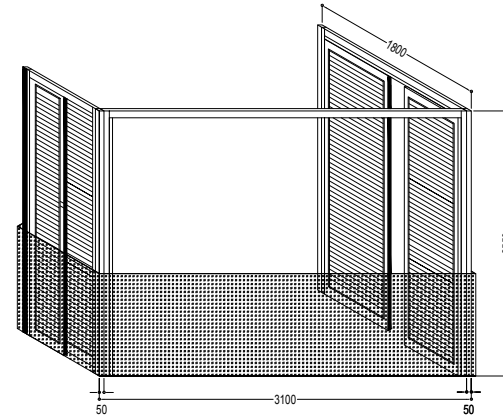
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

ANNEXURE 1

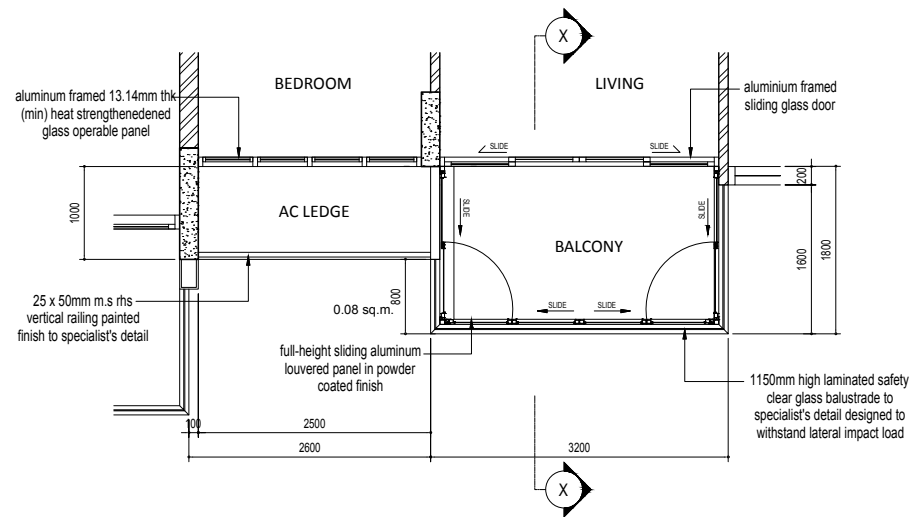
ELEVATION VIEW (SLIDING POSITION)



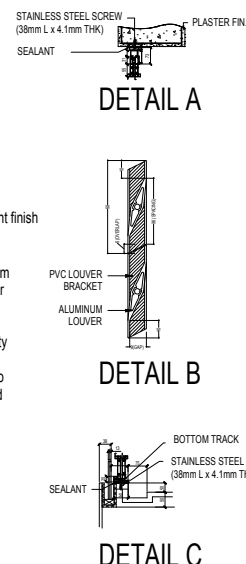
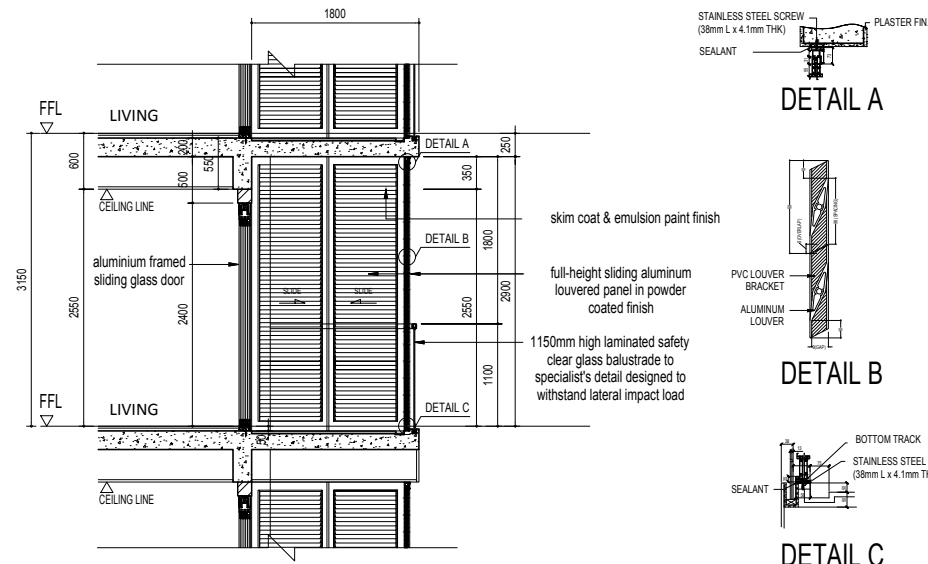
ELEVATION VIEW (OPEN POSITION)



TYPICAL PART PLAN WITH SCREENING



TYPICAL SELECTION ELEVATION X-X



NOTE:
 1. The proposed balcony screens allow for natural ventilation within the balcony at all times (including the times when the screen is fully closed).
 2. The installation and cost of the screen shall be borne by the Purchaser. Actual profile of screen subjected to manufacturer's detail.

SPECIFICATIONS

1. FOUNDATION
 Reinforced concrete bored piles and/or reinforced concrete footings and/or raft foundation and/or driven piles.

2. SUPERSTRUCTURE
 Reinforced concrete and/or Pre-cast reinforced concrete and/or structural steel.

3. WALLS
 a) External Walls: Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.
 b) Internal Walls: Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

4. ROOF
 Reinforced concrete roof and/or metal roof with insulation and waterproofing system.

5. CEILING
 a) Apartment
 i. Kitchen, Bathroom, WC, Utility, Yard, Unit Corridor, Balcony, AC Ledge
 Concrete slab and/or ceiling board and/or ceiling box-up and/or cement sand plaster and/or skim coat with paint finish to designated area (where applicable)

Foyer
 1st Storey: Room clearance not lower than 2700 mm;
 Typical Storey: Room clearance not lower than 2400 mm.
 Penthouse: Room clearance not lower than 2700 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Living/Dining
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm.
 Penthouse: Room clearance not lower than 6200 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Bedroom:
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm.
 Penthouse: Room clearance not lower than 2900 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm;
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Family/Study:
 1st Storey: Room clearance not lower than 4650 mm;
 Typical Storey: Room clearance not lower than 2900 mm
 Penthouse: Room clearance not lower than 2900 mm.
 1st Storey: Bulkhead ceiling not lower than 2700 mm;
 Typical Storey: Bulkhead ceiling not lower than 2400 mm.
 Penthouse: Bulkhead ceiling not lower than 2400 mm.

Kitchen:
 1st Storey: Ceiling not lower than 2700 mm
 Typical Storey: Ceiling not lower than 2400 mm

Yard / Utility:
 1st Storey: Ceiling not lower than 4650 mm
 Typical Storey: Ceiling not lower than 2900 mm

Bathrooms, Powder Rooms, WCs and Other Toilets:
 Ceiling not lower than 2400 mm
 Bulkhead ceiling not lower than 2200 mm

Unit Corridors:
 1st Storey: Ceiling not lower than 2700mm
 Typical Storey: Ceiling not lower than 2400mm

Balcony / A/C ledge:
 1st Storey: Ceiling not lower than 4650 mm
 Typical Storey: Ceiling not lower than 2900 mm

ii. Other parts of the apartment: Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

b) Common Area
 i. Lift lobbies at basement, 1st storey and typical lobbies
 Moisture resistant fibrous plaster board or calcium silicate board with paint and/or cement sand plaster with paint finish

Level 1 Lift Lobby:
 Ceiling not lower than 4300 mm

Typical Lift Lobby:
 Ceiling not lower than 2550 mm

ii. Generally Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas

6. FINISHES

a) Wall		
i. Unit	Living, Dining, Bedroom, Utility, Yard, Study, HS: Kitchen, Bathroom, WC:	Skim coat and/or cement sand plaster with paint finish Tiles and/or skim coat and/or cement sand plaster with paint finish
ii. Common Area	Lift Lobbies: Basement Carpark:	Tiles and/or skim coat and/or cement sand plaster with paint finish Skim coat and/or cement sand plaster with paint finish
b) Floor		
i. Unit	Living, Dining, Kitchen, Bathrooms, Balcony, WC, Utility, Yard, HS: Bedroom: AC Ledge:	Tiles Engineered timber flooring Cement sand screed
ii. Common Area	Lift Lobbies: Storey Shelter: Basement Carpark:	Tiles Cement sand screed Floor hardener and/or epoxy paint

7. WINDOWS

All windows of the apartment shall be aluminium framed window with clear and/or tinted and/or frosted and/or spandrel glass (where applicable) and/or laminated glass

8. DOORS

- a) Main Entrance
Approved fire-rated timber door complete with digital lockset
- b) Living/ Dining / Balcony
Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass
- c) Bedroom, Bathroom
Hollow core timber door
- d) Kitchen
Timber framed sliding door with fixed glass panel and/or timber door and/or sliding glass door

- e) WC, Utility, Yard
PVC slide and swing door
- f) Storey Shelter
Approved blast-proof metal door
- g) Household Shelter
Approved blast-proof metal door

13. PAINTING

- a) External Wall
Spray textured coating and/or emulsion paint and/or other approved exterior paint
- b) Internal Wall
Emulsion paint

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, WCs, Yard, Balcony, Reinforced Concrete Flat Roof, Planter, Swimming Pool and other Pools, Swimming Pool Balancing Tank, Landscape Deck, Basement Carparks (where applicable)

15. DRIVEWAY AND CAR PARK

- a) Surface driveway/
Drop Off and Ramp
Concrete/stone pavers and/or tile and/or tarmac and/or concrete floor and/or stone and/ or grass-cell pavers to external driveway at designated areas (where applicable)
- b) Basement Car Park
Reinforced concrete slab with floor hardener

16. RECREATIONAL FACILITIES

- 1) Entrance Green Wall
- 2) Picnic Lawn
- 3) Function Room
- 4) Gym
- 5) 30m Lap Pool
- 6) Pool Deck
- 7) Lily Pond
- 8) Kid's Pool
- 9) Moonlight Garden
- 10) Outdoor Fitness Area
- 11) Kid's Playground
- 12) BBQ & Dining Pavilion
- 13) Wellness Lawn
- 14) Scented Garden
- 15) Garden Walk

17. ADDITIONAL ITEMS

- a) Kitchen Cabinets
Kitchen cabinets with quartz countertop
Sink
Mixer
- b) Kitchen Appliances
Telescopic hood
Built-in Induction hob (Type B)
Built-in Gas hob (Type C, D & PH)
Built-in Microwave with Grill and convection (Type B)
Built-in oven (Type C, D & PH)
Refrigerator
Washer cum Dryer
- c) Wardrobe
Quality wardrobe to all bedrooms
- d) Bathroom Vanity
Bathroom cabinets with quartz countertop
- e) Hot Water Supply
Hot water supply shall be provided to all bathrooms and kitchen
- f) Security System
Intercom System to Units
Access Control System at designated common areas
Automatic car barrier access system provided at the Main Entrance
Closed circuit television system (CCTV) at designated common areas
- g) Air-Conditioning
Wall mounted fan coil units (FCU) to Living/
Dining, Bedrooms

Brands

- Franke
- Grohe
- Electrolux
- Electrolux
- Electrolux
- Electrolux
- Electrolux
- Electrolux
- Electrolux

Good quality locksets and ironmongery to be provided to all doors.

9. SANITARY FITTINGS

- a) Master Bathroom
i. 1 shower cubicle with 1 shower mixer set with rain shower
ii. 1 wash basin
iii. 1 mixer
iv. 1 wall hung water closet
v. 1 toilet paper holder
vii. 1 mirror
Brands
Grohe
Roca
Grohe
Laufen
Grohe
-
- b) Common Bathroom
i. 1 shower cubicle with 1 shower mixer set
ii. 1 wash basin
iii. 1 mixer
iv. 1 wall hung water closet
v. 1 toilet paper holder
vii. 1 mirror
Grohe
Roca
Grohe
Laufen
Grohe
-
- c) WC (where applicable)
i. 1 shower set
ii. 1 bib tap
iii. 1 basin tap
iv. 1 pedestal water closet
v. 1 toilet paper holder
-
-
-
Johnson Suisse
Grohe

10. ELECTRICAL INSTALLATION

- a) Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.
- b) Refer to Electrical Schedule for details.

11. TV / CABLE SERVICES / FM / TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2010.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Cum Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Dectector
B1P	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B1	14	15	1	1	2	3	3	3	3	1	0	1	0	1	1	1	1
B2P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	AV Intercom Unit	Smoke Dectector
B2	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3P	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
B3	14	15	1	1	2	3	3	4	3	1	0	1	0	1	1	1	1
C1P	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C1	19	20	1	1	2	3	4	4	4	1	1	0	1	0	1	1	1
C2P	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
C2	21	21	1	1	2	3	4	4	5	1	1	0	1	0	1	1	1
D1P	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D1	23	23	1	1	3	4	5	5	5	1	1	0	1	0	1	1	1
D2P	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
D2	24	23	1	1	3	4	5	5	6	1	1	0	1	0	1	1	1
PH1	28	28	1	1	4	4	6	6	6	1	1	0	1	0	1	1	1
PH2	28	26	1	1	4	4	6	6	7	1	1	0	1	0	1	1	1
PH3	28	24	1	1	4	4	5	5	6	1	1	0	1	0	1	1	1

Note: All isolators for CU are subjected to A/C equipment configuration

NOTES TO SPECIFICATIONS

A. 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.

B. 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.

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

Layout/Location of fan coil units, 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.

E. 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 shall assign to the Purchaser such warranties at the time when 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 clause 9 and clause 17.

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 clause 9 and clause 17.

H. ENGINEERED TIMBER FLOORING

Engineered Timber flooring is 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 floors are installed in modular planks and are 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.

I. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ducting 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.

J. PREFABRICATED TOILETS

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.

K. 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.

L. CABLE SERVICES

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.