
THE TAPESTRY

SPECIFICATIONS OF THE BUILDING

1. FOUNDATION

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade

2. SUPERSTRUCTURE

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

3. WALLS

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

4. ROOF

Flat roof : Reinforced concrete roof with waterproofing and insulation

5. CEILING

a) Apartment Ceiling Height

- i Bedrooms, Studio, Walk-in Wardrobe, Store(Flexi), Study (Type A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), E1DKS(p), E1DKS, E1DKS(d)) : 2.75m
- ii Living, Dining (A1(p), A1, A2S(p), A2S, A3S(p), A3S, B1(p), B1, B2(p), B2, B3S(p), B3S, B4P(p), B4P, C1(p), C1, C2(p), C2, C3P(p), C3P, D1(p), D1, D2DK(p), D2DK, E1DKS(p), E1DKS) : 2.75m
- iii Living, Dining (For Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d), E1DKS(d)) : 4.4m
- iv Private Lift Lobby, Study (Type B3S(p), B3S, B3S(d)), Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette, Yard, Utility : 2.4m
- v Bathrooms, WC : 2.42m

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- vi PES, Balcony (A1, A2S, A3S, B1, B2, B3S, B4P, C1, C2, C3P, D1, D2DK, E1DKS) and Balcony at Master Bedroom of E1DKS(d) : 2.88m
 - vii Balcony (For Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d)) and Balcony at Living /Dining of E1DKS(d) 4.45m

General notes: Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m)
Bulkheads at 2.4m and/ or 2.3m where applicable.

- b) Private Lift Lobby, Living, Dining, Bedrooms, Studio, Store(Flexi), Walk-in Wardrobe, Study, Bathrooms, WC, Utility, Kitchen, Wet Kitchen, Dry Kitchen, Kitchenette, Yard, Private Enclosed Space (PES), Balcony : Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable)

6. FINISHES

a. Wall (Apartment Units)

- i. Private Lift Lobby, Living, Dining, Bedrooms, Studio, Study, Walk-in Wardrobe, Utility, Yard, Store(Flexi) : Paint finish
- ii. Bathrooms, WC : Tiles
- iii. Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette : Paint finish and/or solid surface finish
- iv. Private Enclosed Space (PES), Balcony : Exterior paint finish

b. Wall (For Common Area- Internal)

- i. Basement Lift Lobbies and 1st Storey Lift Lobbies : Stone and/or tiles and/or laminate finish on appropriate backing material and/or paint finish
- ii. Typical Storey Lift Lobbies : Tiles and/or paint finish and/or laminate finish
- iii. Common Corridors, Staircases, and Staircase Storey Shelters : Tiles and/or paint finish
- iv. Changing Rooms and Handicap/ Family Toilet : Tiles and/or paint finish

c. Wall (Common Areas – External)

- i. All External Walls : Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

Notes:

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

d. Floor (Apartment Units)

- i Bedrooms, Studio, Walk-in Wardrobe, Kitchenette, Study (Type A2S(p), A2S, A2S(d) only) : Vinyl flooring
- ii Private Lift Lobby, Living, Dining, Kitchen, Dry Kitchen, Wet Kitchen, Bathrooms, Yard, Utility, WC, Study (Type A3S(p), A3S, A3S(d), B3S(p), B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only), Store(Flexi), Private Enclosed Space (PES), Balcony : Tiles

e. Floor (for common areas)

- i All Lift Lobbies : Tiles
- ii Staircases and Staircase Storey Shelter : Stones and/or Tiles and/or Cement sand screed with nosing tiles

Notes:

- All floor finishes are to exposed surface area only.

7. WINDOWS

Aluminium-framed windows tinted glass and/or clear glass and/or laminated glass
Minimum thickness of glass: 6mm

8. DOORS

- a. Unit Main Entrance to Common Lobby, Private Lift Lobby (Type D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)) to Common Lobby and Yard (Type D1(p), D1, D1(d)) to Common Lobby : Approved fire-rated timber swing door
- b. Kitchenette, Dry Kitchen, and Yard to Private Lift Lobby : Hollow core timber swing door
- c. Living, Dining, Master Bedroom (Type E1DKS(p), E1DKS, E1DKS(d)) to Private Enclosed Space (PES) / Balcony : Aluminium-framed sliding glass door and/or swing glass door
- d. Bedrooms, Bathrooms : Hollow core timber swing door and/or sliding door

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- e. Study (Type E1DKS(p), E1DKS, E1DKS(d)) : Hollow core timber sliding door and/or timber-framed with glass infill sliding door and/or aluminium-framed with glass infill sliding door
- f. Kitchen (Type C1(p), C1, C1(d), C2(p), C2, C2(d)), Wet Kitchen : Timber-framed with glass infill sliding door
- g. Store(Flexi) (Type C3P(p), C3P, C3P(d) to Yard, Utility, WC, where applicable) : Aluminium-framed slide and fold door
- h. Private Enclosed Space (PES), where applicable : Aluminium-framed swing glass and/or metal low gate

Good quality locksets and ironmongery to be provided to all doors
All glass doors to be of tinted and/or clear glass (where applicable)
Minimum thickness of glass: 6mm

9. SANITARY WARES, FITTINGS AND ACCESSORIES

- a) Master Bath
1 shower cubicle and 1 shower mixer set complete with overhead shower
1 vanity cabinet complete with basin and mixer
1 wall-mounted water closet
1 toilet paper roll holder
1 towel rail
1 robe hook
1 mirror cabinet
1 bidet spray
- b) Common Bath
1 shower cubicle and 1 shower mixer set
1 vanity cabinet complete with basin and mixer
1 wall-mounted water closet
1 toilet paper roll holder
1 towel rail
1 mirror cabinet
- c) WC
1 wash hand basin with tap
1 handheld shower set
1 pedestal water closet
1 toilet paper roll holder
1 robe hook
- d) Other
1 bib tap for washer cum dryer at designed area

10. ELECTRICAL INSTALLATION

- a) All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.
- b) Refer to item 18 for Electrical schedule.

11. TV/TELEPHONE POINTS/DATA POINTS

Refer to item 18 for Electrical schedule.

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2010

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, Kitchen, Wet Kitchen, Kitchenette, Yard, WC, PES and 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 tiles and/or interlocking pavers and/or concrete finishes, where applicable
- b. Basement Car Park/Driveway : Reinforced concrete floor with hardener

16. RECREATION FACILITIES

Arrival Court

- 1 Guardhouse
- 2 Welcome Lobby
- 3 Waiting Lounge
- 4 Sculpture
- 5 Reflective Pool
- 6 Garden Niche with Bench
- 7 Covered Walkway
- 8 Entrance Feature
- 9 Side Gate

Club Tapestry

- 10 Gathering Place
- 11 Dining with Gourmet Kitchen
- 12 The Alfresco
- 13 Restrooms

Central Park

- 14 Central Lawn
- 15 Arbour Walk
- 16 Palm Garden
- 17 Cosy Lounge
- 18 Hammock Lounge
- 19 Gourmet Pavilion with BBQ Grill
- 20 Poolside Lounge
- 21 Changing Rooms with Steam Bath
- 22 Gymnasium

Aqua Zone

- 23 100m Infinity Pool
- 24 50m Lap Pool
- 25 Pool Deck
- 26 Poolside Cabana

Social Patio

- 27 Jets Pool
- 28 Lounge Deck
- 29 Social Pavilion with Teppanyaki & BBQ Grill

Hydro Veranda

- 30 Hydrotherapy Pool
- 31 Cosy Cabana
- 32 Scented Garden

Enchanted Garden

- 33 Community Culinary Garden
- 34 Garden Pavilion with BBQ Grill
- 35 Viewing Deck
- 36 Eco-Pond
- 37 Boardwalk

Kids Explorer

- 38 Adventure Playground
- 39 Adventure Play Pool
- 40 Sun Deck
- 41 Leisure Cabin
- 42 Changing Room
- 43 Palm Alcove

Fitness Court

- 44 Jogging Trail

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- 45 Sunken Tennis Court
 - 46 Fitness Station
 - 47 Multi-Purpose Court
 - 48 Fitness Pavilion with Gourmet Cooking Station

Pets Cabin

- 49 Pets Washing Bay
- 50 Pets Play
- 51 Pets Pavilion

Basement Level

- 52 Childcare Centre

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

- High and/or low level kitchen cabinets / shelves complete with solid surface counter top
- 1 stainless steel sink with mixer is provided for Kitchen, Wet Kitchen and Kitchenette (where applicable).

b) Kitchen Appliances

- i) For Type A1(p), A1, A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S, B3S(d), B4(p), B4, B4(d):
 - built in oven, free standing fridge, washer cum dryer, induction hob and cooker hood
- ii) For Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d)
 - built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood
- iii) For Type D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d):
 - Dry Kitchen: built in oven, built in combi steam oven
 - Wet Kitchen: free standing fridge, washer cum dryer, gas hob and cooker hood
 - Kitchenette: Induction hob, free standing fridge, built in oven, washer cum dryer

c) Wardrobes

Built-in Wardrobes with laminate and/or melamine finish for all bedrooms

d) Air-conditioning

Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Studio (Type D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)) and Study (Type B3S(p), B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only), where applicable.

e) Mechanical Ventilation System

Mechanical ventilation system is provided to internal bathroom, where applicable

f) Audio Video Telephony System

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

g) Hot Water

Electric storage water heater (for Type A1(p), A1, A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S, B3S(d), B4(p), B4, B4(d)):
Hot water supply to Bathrooms and Kitchen

Gas water heater (for Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)):
Hot water supply to Bathrooms, Kitchen, Wet Kitchen and Kitchenette.

- h) Security System**
Security Card Access Control System will be provided at Basement 2, Basement 1 and 1st Storey Lift Lobbies for all blocks and Private Lift (for Type D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)).
- i) Digital lockset**
One digital lockset to each apartment unit.
- j) Ceiling Fan**
Ceiling fan will be provided for all Living room in apartment units.
- k) Smart Home System**
1x Smart home gateway with built-in IP camera, 1 x smart voice assistant, 1 x main door sensor, 1 x lighting control and 2 x air conditioner controls will be provided for all apartment units.
- l) Town Gas**
Provision of Town Gas to kitchen gas hob to Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d) except for Kitchenette.
- m) 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 of tower blocks.
- n) Waste Disposal System**
Pneumatic waste conveyance system provided at common area at every residential lift lobby level.
- o) 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.
- p) IT Feature**
All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider.

NOTES

- 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) **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.
- 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) **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.
- e) **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.
- f) **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards 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 clause 9 and clause 17.
- h) **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.

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- 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 clause 9 and clause 17.
- k) **Laminated Flooring**
Laminated 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. Laminated 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 clauses 9 and 17.
- l) **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.
- m) **Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.
- n) **Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- 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.
- 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.
- q) **Cable Services**
The Vendor shall endeavour 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.

r) **Prefabricated Bathroom Unit**

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. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

s) **Prefabricated Pre-finished Volumetric Construction (PPVC)**

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation ("ACMV") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services and sanitary services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

t) **Window Limiters**

For compliance with authorities' requirements, all unit will be provided with window limiters at designated location for compliance.

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18. ELECTRICAL SCHEDULE

	UNIT TYPE											
	A1(p), A1,	A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d)	B1(p), B1, B1(d)	B2(p), B2, B2(d)	B3S(p), B3S, B3S(d)	B4P(p), B4P, B4P(d)	C1(p), C1, C1(d)	C2(p), C2, C2(d)	C3P(p), C3P, C3P(d)	D1(p), D1, D1(d)	D2DK(p), D2DK, D2DK(d)	E1DKS(p), E1DKS, E1DKS(d)
Lighting Point	7	8	8	8	11	11	12	13	15	21	23	26
13A Power Point	11	13	15	15	15	15	20	22	24	30	32	40
Data/Telephone Point	3	3	4	4	4	4	5	5	5	6	6	8
TV Point	2	2	3	3	3	3	4	4	4	5	5	6
Water Heater Point	1	1	1	1	1	2	1	1	1	1	1	1
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	1	2	2
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	2	2
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	2	2
Oven Point	1	1	1	1	1	1	1	1	1	1	2	2
Fridge Point	1	1	1	1	1	1	1	1	1	1	2	2
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1

- Note
1. Isolators shall be provided according to the no. of condensing units for each apartment.
 2. Isolator/ connection unit shall be provided according to the no. of heaters for each apartment.
 3. Twin power points will be counted as 2 number of 13A power points.