

Viz Holland

Building Specifications

BUILDING SPECIFICATIONS

1. FOUNDATION
Cast in-situ concrete bored piles generally and/or other approved foundation system
2. SUPER-STRUCTURE & SUB-STRUCTURE
Reinforced concrete manufactured from Portland cement complying with S.S.26 and steel reinforcement bar complying with S.S.2.
3. WALLS
 - a) External: Common clay brick/reinforcement concrete walls
 - b) Internal: Common clay brick/reinforcement concrete walls/cement and sand block/aerated block
4. ROOF
 - a) Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system
 - b) Attic Roof: Metal roofing system
5. CEILING
 - a) Living, Dining, Bedrooms, Guest Room, Study Room, Balcony, Yard and Household Shelter: Skim coating on concrete ceiling, with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint
 - b) Kitchen, Hallway leading to Bedrooms, Bathrooms and W.C.: Fibrous plasterboard ceiling with emulsion paint
 - c) Common Areas, Lift Lobbies and Any Other Areas: Cement skim coat on concrete ceiling and/or fibrous plasterboard with emulsion paint
6. FINISHES
 - a) Walls
For Apartments:
 - i) Living, Dining, Bedrooms, Guest Room, Study Room, Hallways to Bedrooms, Balcony, Yard and Household Shelter: Cement and sand plaster and/or cement skim coat with emulsion paint.
 - ii) Kitchen: Ceramic tiles (up to false ceiling height and on exposed surfaces only)
 - iii) Master Bath: Porcelain tiles and/or ceramic tiles (up to false ceiling height and on exposed surfaces only)
 - iv) Common Bath: Homogeneous tiles and/or ceramic tiles (up to false ceiling height and on exposed surfaces only)
 - v) W.C.: Ceramic tiles (up to false ceiling height and on exposed surfaces only)
 - vi) Open Terrace, Private Enclosed Space (PES) and Balcony: Cement and sand plaster and/or cement skim coat with emulsion paint
For Common Areas:
 - vii) Basement and 1st Storey Lift Lobby: Part granite/marble tiles and part cement and sand plaster with emulsion paint or spray texture coating finish
 - viii) Typical Lift Lobby: Part homogeneous tiles and/or ceramic tiles and part cement and sand plaster with emulsion paint or spray texture coating finish
 - ix) Other Wall Finishes: Cement and sand plaster on brick wall with emulsion paint; cement skim coat on reinforced wall with emulsion paint
 - b) Floor
For Apartments:
 - i) Living, Dining and Hallway to Bedrooms: Natural marble with timber skirting
 - ii) Bedrooms, Guest Room and Study Room: Teak parquet with timber skirting
 - iii) Master Bath: Porcelain tiles
 - iv) Common Bath: Homogeneous tiles
 - v) Kitchen and Yard: Ceramic tiles
 - vi) Household Shelter and W.C.: Ceramic tiles
 - vii) Open Terrace: Homogeneous tiles
 - viii) Balcony and Private Enclosed Space (PES): Homogeneous tiles and/or ceramic tiles
For Common Areas:
Internal Floor Finishes
 - ix) Lift Lobby at 1st Storey and Basement: Granite tiles and/or marble tiles
 - x) Typical Lift Lobby: Homogeneous tiles and/or ceramic tiles
 - xi) Escape Staircases
 - a) Basement to 1st Storey: Homogeneous tiles and/or ceramic tiles
 - b) Typical Storey: Concrete finish
 - xii) Function Room: Homogeneous tiles and/or ceramic tiles
7. WINDOWS
 - a) Living, Dining, Bedrooms, Guest Room, Study Room and Kitchen: Aluminium framed window with tinted glass panel
 - b) Master Bath and Common Bath: Aluminium framed window with tinted and/or frosted glass panel
8. DOORS
 - a) Main Entrance: Approved fire-rated timber veneer door
 - b) Bedrooms, Guest Room, Study Room, Master Bath and Common Bath: Timber veneer sliding or swing flush door

- c) Dining to Kitchen: Timber veneer sliding or swing door with glass infill panel (Type B3, B3a, B4, C1, C1a only)
- d) Kitchen to Yard and Balcony: Aluminium framed sliding or swing door with glass infill panel
- e) Living to Balcony and Open Terrace and Corridor to Open Terrace: Aluminium framed sliding or swing glass door
- f) Bedroom to Balcony and Open Terrace: Aluminium framed sliding or swing door
- g) W.C.: PVC folding door
- h) Household Shelter: Approved blast-proof metal door
- i) Private Enclosed Space (PES): Metal gate (to E-deck only)

9. IRONMONGERY

Good quality lockset and ironmongery will be provided

10. SANITARY FITTINGS

Master Bath (Type D1, D2, D3, D4, D5, C1, C1a)

- 1 spa bath complete with bath mixer
- 1 glass shower compartment complete with shower mixer, shower set and soap dish
- 1 granite vanity top with 1 wash basin and mixer tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder
- 1 towel rail

Master Bath (Type B1, B1a, B2, B2a, B2b, B3, B3a, B4, B5a)

- 1 spa bath complete with bath mixer and shower set
- 1 granite vanity top with 1 wash basin and mixer tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder
- 1 towel rail

Master Bath (Type A1)

- 1 glass shower compartment complete with shower mixer, shower set and soap dish
- 1 granite vanity top with 1 wash basin and mixer tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder
- 1 towel rail

Common Bath

- 1 glass shower compartment complete with shower mixer, shower set and soap dish
- 1 granite vanity top with 1 wash basin and mixer tap with cabinet below
- 1 pedestal water closet
- 1 mirror
- 1 paper holder
- 1 towel rail

W.C.

- 1 hand-held shower set
- 1 wall hung basin with cold pillar tap
- 1 pedestal water closet
- 1 paper holder

Yard

- 1 bib tap

11. ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details
- b) All electrical wiring are concealed in conduits wherever possible except for electrical wiring above false ceiling and in Household Shelter

12. TV

All TV points are cable ready

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996

14. PAINTING

External Walls: Sprayed textured coating and/or weather bond emulsion paint
Internal Walls: Emulsion paint

15. WATERPROOFING

Waterproofing shall be provided to floors of Bathroom, Kitchen, Yard, W.C., Open Terrace, Planter Box and RC Flat Roof

16. DRIVEWAY AND CARPARK

Surface Driveway/Carpark: Concrete and/or clay paving block/stamped concrete finish and/or granite pavers
Basement Carpark: Reinforced concrete slab

17. RECREATION FACILITIES

- i) 50m Lap Pool
- ii) Children's Pool
- iii) Jacuzzi
- iv) Massage Pool
- v) Cascading Water Features
- vi) Clubhouse with function room, gymnasium and reading room
- vii) 1 male changing/shower room with sauna; 1 female changing/shower room with sauna at clubhouse
- viii) Pool Terrace
- ix) Children's Playground
- x) BBQ Pits
- xi) 1 Recreational Tennis Court

18. ADDITIONAL ITEMS

The following items will be provided by the Developer:

- i) High and low kitchen cabinets with solid top and kitchen sink, cooker hood, hob and microwave oven.
- ii) Wall mounted single/multi split fan coil unit air-conditioning system provided to all Living, Dining, Bedrooms, Guest Room and Study Room.
- iii) Built-in wardrobes to all Bedrooms (excludes Study Room).
- iv) Hot Water Supply shall be provided to all Bathrooms (excludes W.C. and Kitchen). Electric storage heater will be provided to Type A1, B1, B1a, B2, B2a, B2b and B5a only. Remaining units will be provided with gas water heater.
- v) Electric cooker hob will be provided to Type A1, B1, B1a, B2, B2a, B2b, B5a and dry kitchen of Type D1, D2, D3, D4 and D5 only. The remaining units and wet kitchen of Type D1, D2, D3, D4 and D5 will be provided with town gas supply cooker hob.
- vi) Audio Telephony System
Provision of audio intercom between basement and 1st storey entrances to lift lobby and apartment units based on a system using telephone line without phone equipment for apartment.

Notes

Marble and granite are natural stone materials containing veins with tonality differences. There will be difference in colour, markings, tones, pattern and transparency caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-uniformity in the marble and granite is part of their beauty and cannot be 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. Although marble and granite slabs / tiles are cut and produced by available standards of workmanship and machinery, the surfaces of these materials are not perfectly straight or flat and it is not always possible to avoid the resultant gaps / voids formed beneath the marble and granite slabs / tiles after installation. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Timber strips are natural materials with complex variations in tone, colour and grain, which form part of their beauty. It is not possible to achieve total consistency of colour and grain in its selection and installation.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

The choice of brand and model of the fittings, equipment, materials, sanitary wares and appliances supplied may be changed by the Developer with comparable alternative(s) in its sole discretion.

Layout / location of wardrobes, kitchen cabinets and electrical, fan coil units, plaster ceiling board are subject to Architect's sole discretion and final design.

All isolators for condensing units are subject to A/C Equipment Configuration. Location of electrical points are subject to Architect's sole discretion and final design.

The air-conditioning system has to be cleaned and maintained by the Purchaser regularly. This includes the cleaning of filters and cleaning of condensate pipes to ensure good working condition of the system.

The Purchaser is liable to pay annual fee, subscription fee or any such fees to the relevant service provider or any other relevant authorities for the service and/or connection. The Developer is not responsible to make arrangements with any service provider and/or any other relevant authorities for the service connection to the individual apartments.

Where warranties are given by the Manufacturers and/or Contractors and/or Suppliers of any of the equipment and/or appliances installed by the Developer at the Unit, the Developer shall assign to the Purchaser such warranties at the time when notice of vacant possession of the Unit is delivered to Purchasers.

Disclaimer

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery / showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. All information, specifications, layout plans, finishes and selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models and photography are artist's impressions only and not representations of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey.

