

T E M B U S U   G R A N D

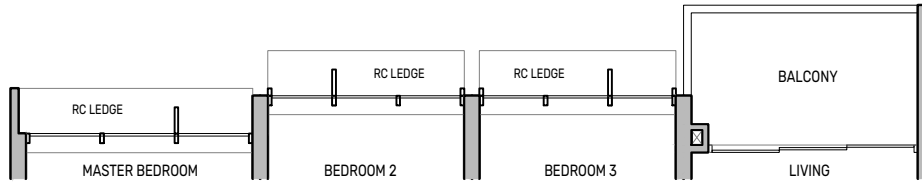
## FACADE CATALOGUE

NOTE:

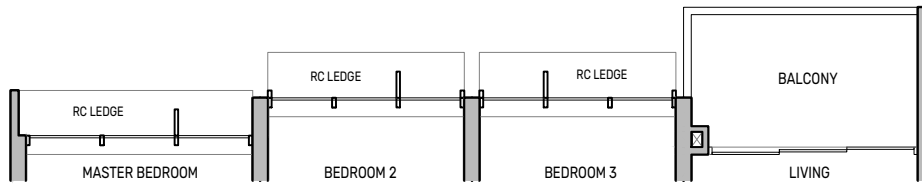
The information herein is primarily for sales reference only.  
To be read in conjunction with the marketing brochure and the building plan.  
Area includes air-con (a/c) ledge, balcony and void where applicable. Please refer to the keyplan for orientation. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen.

# Facade Catalogue

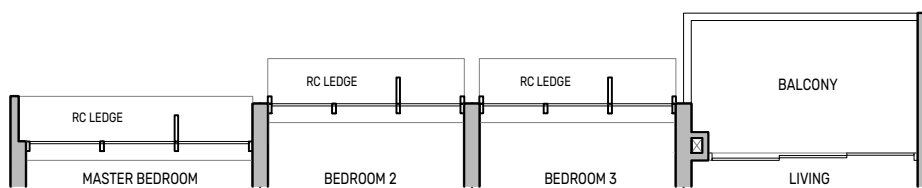
## TYPE C1



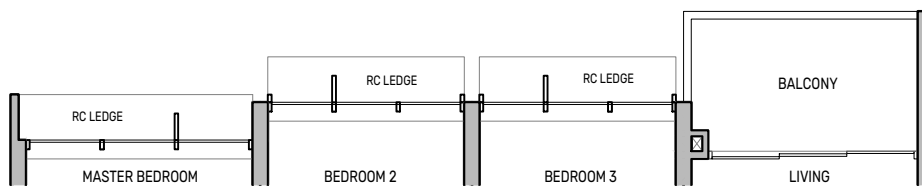
BLK 92 : #06-06\*, #11-06\*, #16-06\*  
 BLK 94 : #06-11, #11-11, #16-11  
 BLK 96 : #06-19, #11-19, #16-19  
 BLK 98 : #06-30\*, #11-30\*, #16-30\*



BLK 92 : #02-06\*, #07-06\*, #12-06\*, #17-06\*  
 BLK 94 : #02-11, #07-11, #12-11, #17-11  
 BLK 96 : #02-19, #07-19, #12-19, #17-19  
 BLK 98 : #07-30\*, #12-30\*, #17-30\*

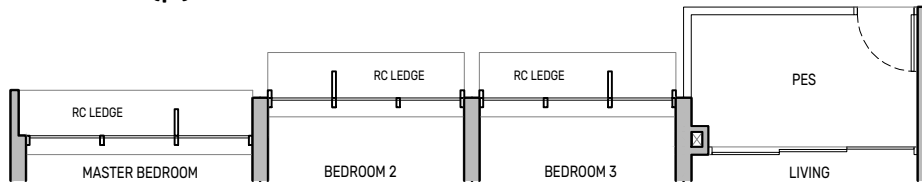


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 BLK 96 : #03-19, #05-19, #08-19, #10-19, #13-19, #15-19, #18-19  
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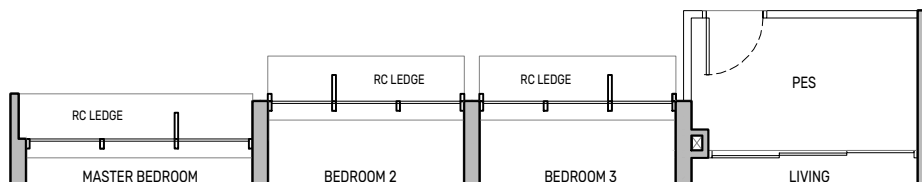


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## TYPE C1(p)

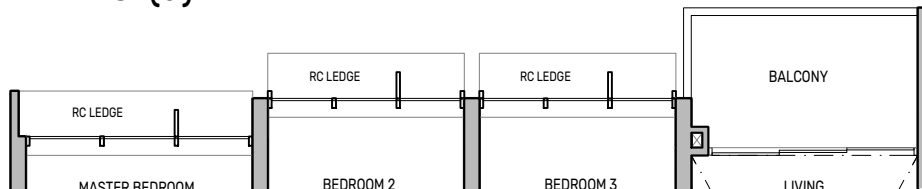


BLK 92 : #01-06\*  
 BLK 94 : #01-11

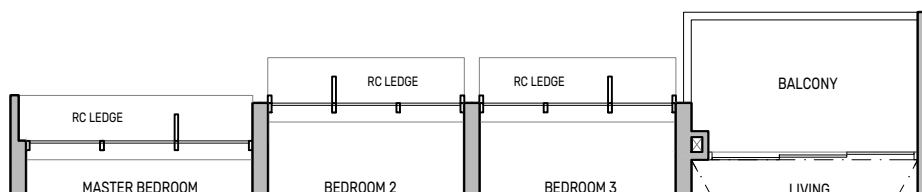


BLK 96 : #01-19

## TYPE C1(d)



BLK 94 : #20-11  
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 BLK 98 : #20-30\*



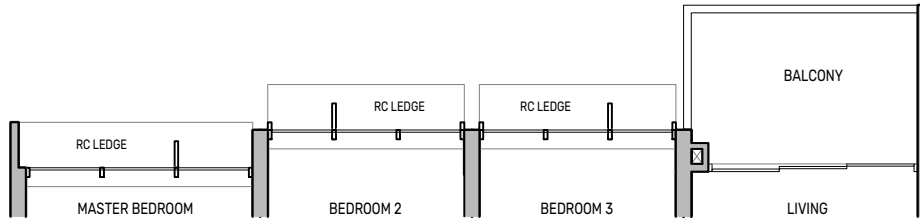
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### GENERAL NOTES:

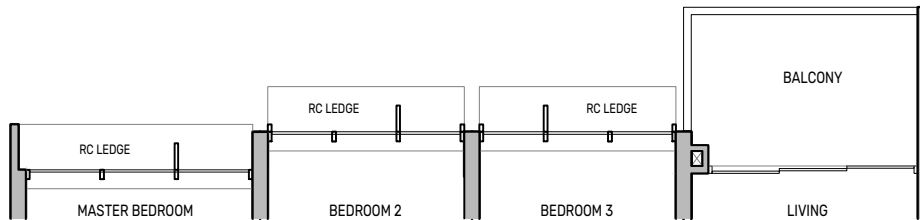
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# Facade Catalogue

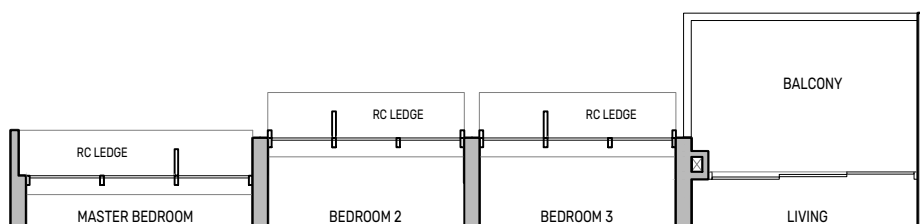
## TYPE C2S



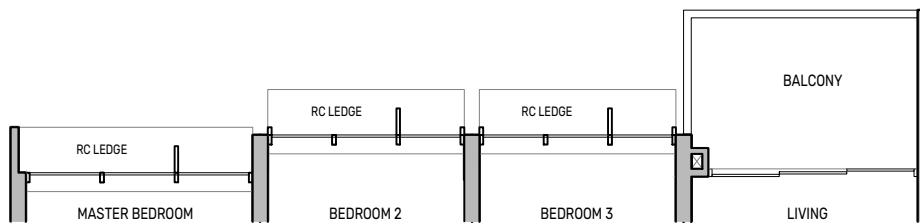
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 BLK 98 : #06-26\*, #11-26\*, #16-26\*, #06-27, #11-27, #16-27



BLK 92 : #02-03, #07-03, #12-03, #17-03  
 BLK 94 : #02-14\*, #07-14\*, #12-14\*, #17-14\*  
 BLK 96 : #02-22\*, #07-22\*, #12-22\*, #17-22\*, #02-23, #07-23, #12-23, #17-23  
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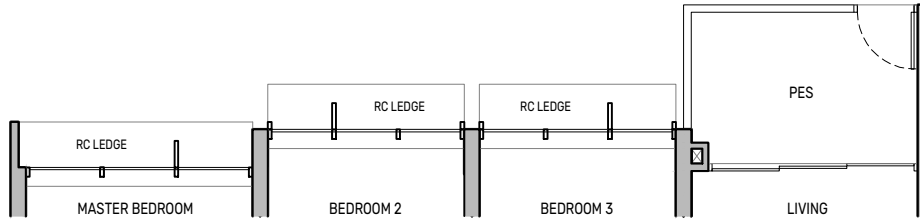


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 BLK 96 : #03-22\*, #05-22\*, #08-22\*, #10-22\*, #13-22\*, #15-22\*, #18-22\*, #03-23, #05-23, #08-23, #10-23, #13-23, #15-23, #18-23  
 BLK 98 : #03-26\*, #05-26\*, #08-26\*, #10-26\*, #13-26\*, #15-26\*, #18-26\*, #03-27, #05-27, #08-27, #10-27, #13-27, #15-27, #18-27

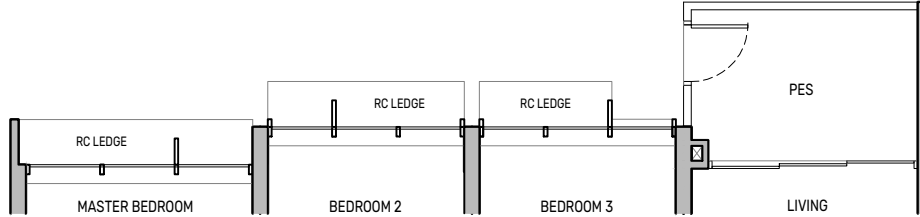


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## TYPE C2S(p)

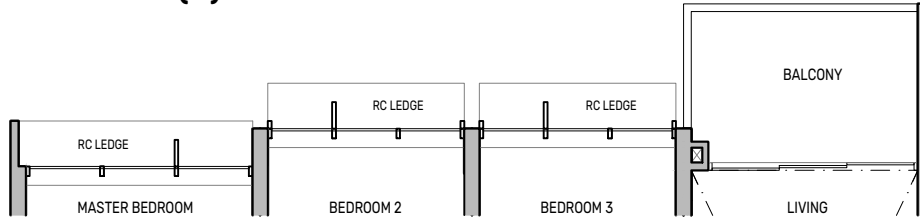


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 BLK 94 : #01-14\*  
 BLK 96 : #01-22\*, #01-23  
 BLK 98 : #01-26\*

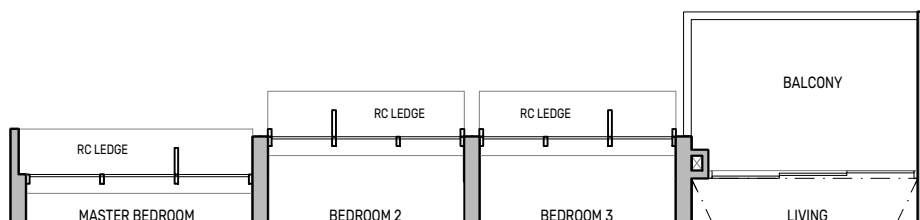


BLK 98 : #01-27

## TYPE C2S(d)



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 BLK 98 : #20-27\*, #20-27



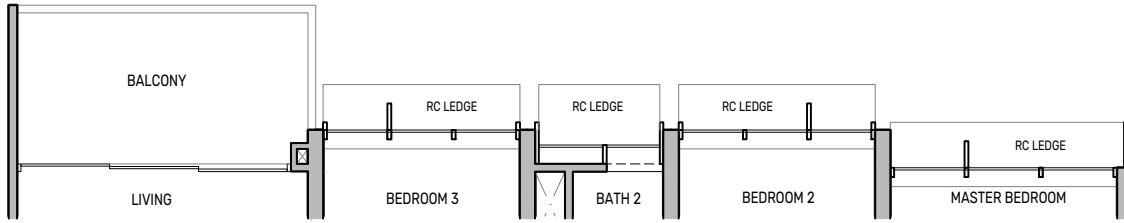
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### GENERAL NOTES:

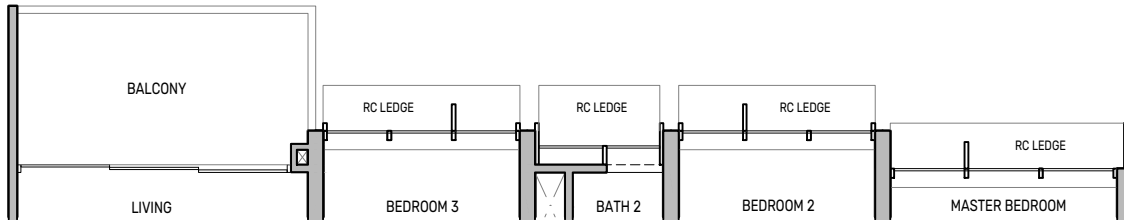
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# Facade Catalogue

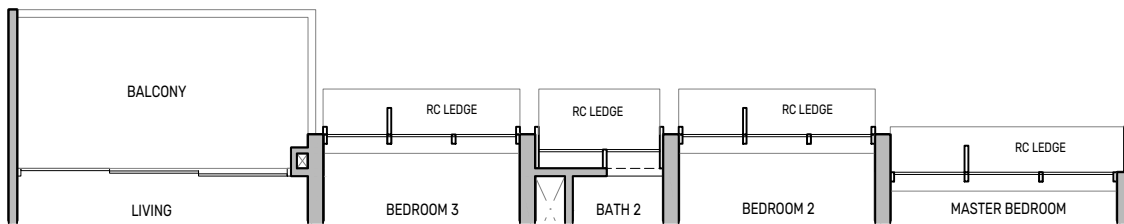
## TYPE D1



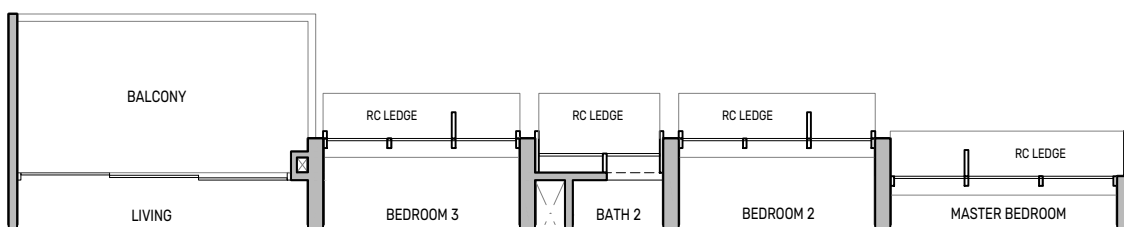
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#11-07\*, #16-07\*  
BLK 94 : #06-10, #11-10, #16-10  
BLK 98 : #06-31\*, #11-31\*, #16-31\*



BLK 92 : #02-02, #07-02, #12-02, #17-02,  
#02-07\*, #07-07\*, #12-07\*, #17-07\*  
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BLK 98 : #02-31\* #07-31\*, #12-31\*, #17-31\*

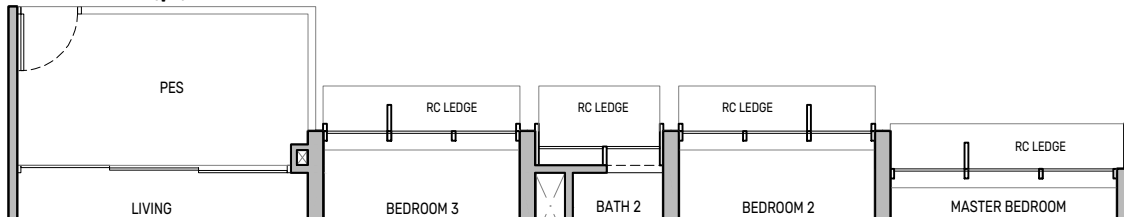


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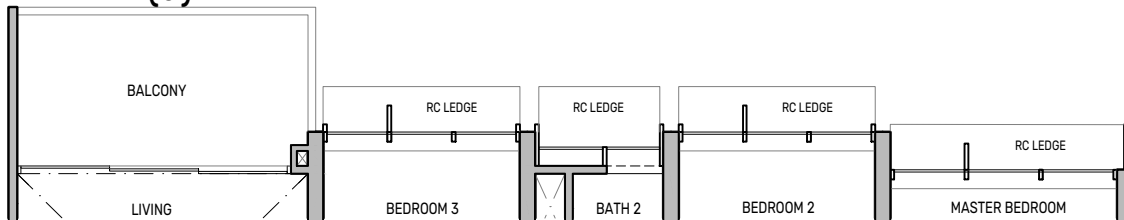
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## TYPE D1(p)

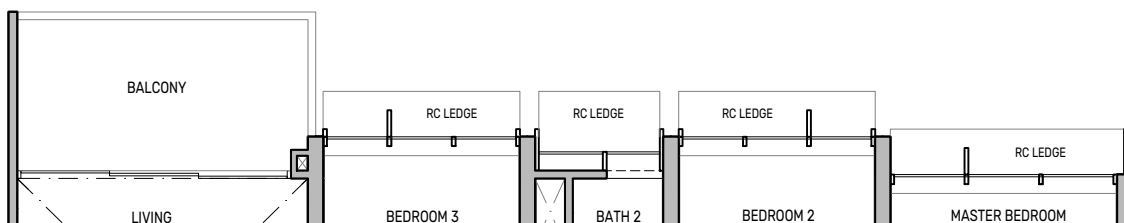


BLK 92 : #01-02, #01-07\*  
BLK 94 : #01-10  
BLK 98 : #01-31\*

## TYPE D1(d)



BLK 92 : #20-02  
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BLK 98 : #20-31\*



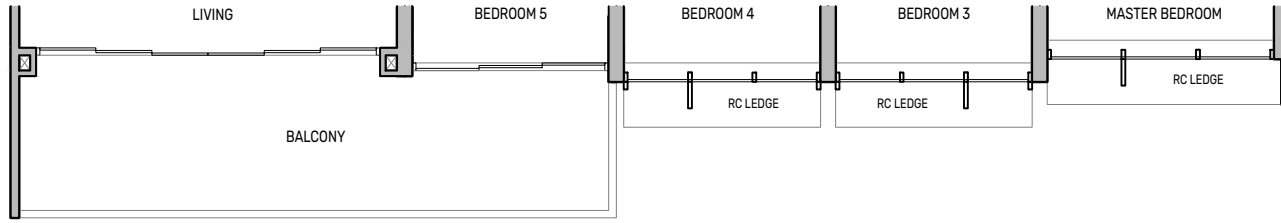
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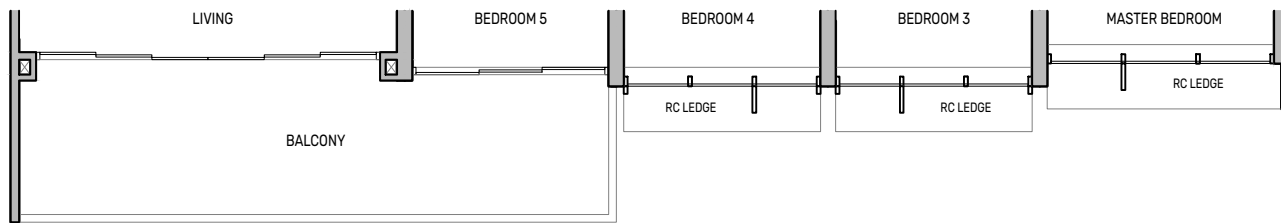
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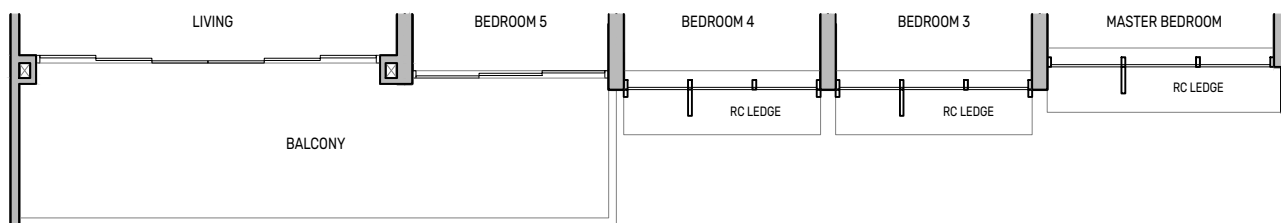
## TYPE E1



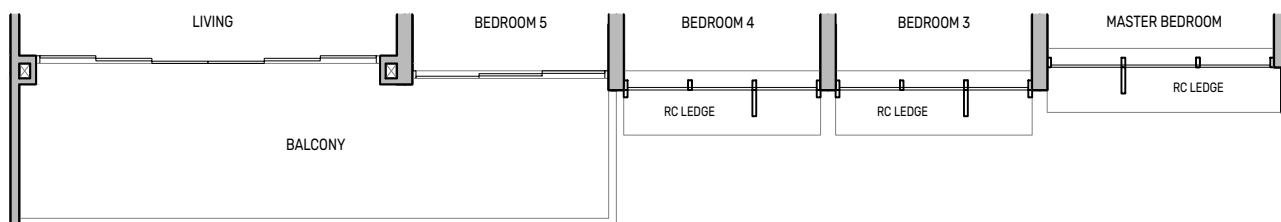
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BLK 96 : #06-18\*, #11-18\*,  
#16-18\*



BLK 94 : #02-15, #07-15,  
#12-15, #17-15  
BLK 96 : #02-18\* #07-18\*,  
#12-18\*, #17-18\*

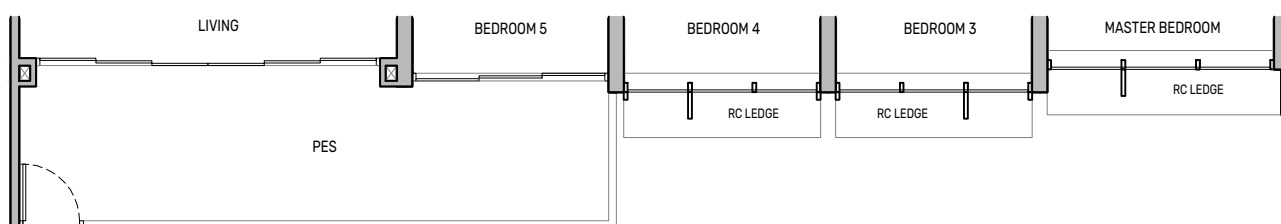


BLK 94 : #03-15, #05-15,  
#08-15, #10-15,  
#13-15, #15-15,  
#18-15  
BLK 96 : #03-18\*, #05-18\*,  
#08-18\*, #10-18\*,  
#13-18\*, #15-18\*,  
#18-18\*



BLK 94 : #04-15, #09-15,  
#14-15, #19-15  
BLK 96 : #04-18\*, #09-18\*,  
#14-18\*, #19-18\*

## TYPE E1(p)



BLK 94 : #01-15  
BLK 96 : #01-18\*

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# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### 1. FOUNDATION

Bored piles and/or pre-cast 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 and/or precast lightweight sandwich panel.

### 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, Household Shelter, Kitchen, Dry Kitchen, Wet Kitchen and Yard : Concrete slab with skim coat and/or ceiling/plaster board and/or box up to designated areas with paint finish.
- b. Balcony and PES : Concrete slab with skim coat and/or box up with paint finish
- c. All Bathrooms, Powder Room and WC : Ceiling/plaster board and/or box up to designated areas with paint finish.

#### (ii) Common Areas

- a. Lift Lobbies : Concrete slab with skim coat and/or ceiling/plaster board with paint finish.
- b. Carpark Area and Staircases : Concrete slab with skim coat with paint finish.

### 6. FINISHES

#### Finishes - Wall

#### (i) Residential Units

- a. Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Walk-in Wardrobe (where applicable), Household Shelter and Yard : Cement and sand plaster and/or skim coat with paint finish.
- b. Balcony and PES : Cement and sand plaster and/or skim coat with paint finish.

**TEMBUSU GRAND**  
**SPECIFICATIONS OF THE BUILDING**

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- c. Kitchen, Dry Kitchen, Wet Kitchen : Cement and sand plaster and/or skim coat with paint finish and/or tiles
- d. All Bathrooms, Powder Room (where applicable) and WC : 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, Dry Kitchen (where applicable) : Type A1S, A1S(d), A1S(p), A2S, A2S(d), A2S(p), B1, B1(d), B1(p), B2S, B2S(d), B2S(p), C1, C1(d), C1(p), C2S, C2S(d), C2S(p):  
 Tiles with skirting (where applicable)  
  
 Type D1, D1(p), D1(d), E1, E1(p), PH:  
 Stone with skirting (where applicable)
- b. Study : Type A1S, A1S(d), A1S(p):  
 Engineered timber flooring with skirting  
  
 All units except A1S, A1S(d), A1S(p):  
 Tiles with skirting
- c. Household Shelter, Wet Kitchen, Yard, Balcony and PES : Tiles with skirting (where applicable)
- d. Bedrooms, and Walk-in Wardrobe (where applicable) : Engineered timber flooring with skirting (where applicable)
- e. All Bathrooms, Powder Room and WC : Tiles

Note : No finishes below cabinets and wardrobes. All floor finishes to exposed surfaces only.

(ii) Common Areas

- a. Lift Lobbies : 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).

# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### 8. DOORS

- a. Main Entrance : Approved fire-rated timber door and metal grille gate
- b. Living and/or Dining/ Bedrooms to Balcony and/or PES : Aluminium-framed sliding glass door
- c. Bedrooms, Bathrooms and Powder Room : Hollow core timber swing / sliding door
- d. Wet Kitchen (where applicable) : Timber swing / sliding door with glass panel
- e. WC (where applicable) : PVC slide-swing door
- f. Household Shelter : Approved metal swing door
- g. PES : Aluminium-framed swing glass gate

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).

All aluminium framed sliding glass door to be of tinted glass with restrictor (where applicable).

### 9. SANITARY WARES, FITTINGS & ACCESSORIES

- a.1 Master Bath for Type A1S, A1S(p), A1S(d), A2S, A2S(p), A2S(d), B1, B1(p), B1(d), B2S, B2S(p), B2S(d), C1, C1(p), C1(d), C2S, C2S(p), C2S(d)
  - 1 wall hung water closet
  - 1 basin and basin mixer
  - 1 shower mixer set
  - 1 toilet paper holder
  - 1 mirror with cabinet
  - 1 towel rail
  - 1 bib tap
- a.2 Master Bath for Type D1, D1(p), D1(d), E1 and E1(p), and Junior Master Bath for Type PH
  - 1 wall hung water closet
  - 2 basins and basin mixers
  - 1 shower mixer set
  - 1 toilet paper holder
  - 1 mirror with cabinet
  - 1 towel rail
- a.3 Master Bath for Type PH
  - 1 wall hung water closet
  - 2 basins and basin mixers
  - 1 shower mixer set
  - 1 bathtub and bath mixer
  - 1 toilet paper holder
  - 2 mirrors with cabinet
  - 1 towel rail
- b. Common Bath
  - 1 wall hung water closet
  - 1 basin and basin mixer
  - 1 shower mixer set
  - 1 toilet paper holder
  - 1 mirror with cabinet



## TEMBUSU GRAND

### SPECIFICATIONS OF THE BUILDING

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- 2 robe hooks  
1 bib tap
- c. Powder Room for Type PH
  - 1 wall hung water closet
  - 1 basin and basin mixer
  - 1 toilet paper holder
  - 1 robe hook
- d. WC for Type C2S, C2S(p), C2S(d), D1, D1(p), D1(d), E1, E1(p) and PH
  - 1 pedestal water closet
  - 1 basin and tap
  - 1 shower set
  - 1 toilet paper holder
  - 1 robe hook
- e. Dry Kitchen for Type D1, D1(p), D1(d), E1, E1(p) and PH
  - 1 stainless steel sink and tap
- f. Kitchen / Wet Kitchen
  - 1 stainless steel sink and mixer
- g. PES
  - 1 bib tap [applicable to PES of Type A1S(p), A2S(p), B1(p), B2S(p), C1(p), C2S(p), D1(p), E1(p)]
- h. 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/Storage 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. Data point in Category 6 cable provided to Living, Home Shelter, Kitchen, Study and all Bedrooms terminated at patch panel inside DB.

#### 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
- b. External Wall : Spray textured coating finish and/or other approved exterior paint to exposed area only.

# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### 14. WATERPROOFING

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

### 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 : Reinforced concrete finish with hardener.

### 16. RECREATION FACILITIES

#### Arrival

##### Level 1

- Arrival Courtyard
- Guardhouse
- Arrival Sculpture
- Arrival Water cascade
- Residential Services Counter

#### Serenity

##### Level 1

- Scent Garden
- Gourmet Pavilion
- Herbs Garden
- Serenity Garden
- Serenity Lawn
- Serenity Deck
- Serenity Walk
- Pets Corner
- Tropical Garden
- Garden Courtyard
- Terrace Garden
- Garden Pavilion

#### Splash

##### Level 1

- Water Lily Courtyard
- Pool Deck
- 50m Infinity Lap Pool
- Pool Lounge
- Spa Pool
- Relaxing Pool
- Wading Pool
- Water Cascade
- Changing Room  
(with Steam Room)

#### Adventure

##### Level 5

- Swing Garden
- Garden Lounge
- Play Dome
- Playhouse
- Kids' Playroom
- Water Courtyard

# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### **Respite**

#### **Level 5**

- Yoga Studio
- Meditation Deck
- Garden Cabana
- Leisure Lawn
- Lounge Deck
- Co-Working Lounge
- BBQ Pavilion
- Tennis Court
- Gymnasium

### **Grand Club**

#### **Level 1**

- Entertainment Room
- Karaoke Pod
- Gaming Pod
- Function Room

### **Tembusu Club**

#### **Level 2**

- Private Dining
- Observation Deck

### **Others**

- Side Gate (Level 1)
- Sub Station (Basement 1)
- Genset (Level 1)
- Bin Centre (Basement 1)
- Ventilation Shaft (Level 1)

## TEMBUSU GRAND SPECIFICATIONS OF THE BUILDING

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### 17. ADDITIONAL ITEMS

- a. Kitchen Cabinets : Built-in kitchen cabinets in glass, laminate and/or melamine finish (where applicable), complete with tile countertop.
- b. Kitchen Appliances : Type A1S, A1S(p), A1S(d), A2S, A2S(p), A2S(d), B1, B1(p), B1(d), B2S, B2S(p), B2S(d)  
Induction hob, cooker hood, built-in oven, integrated fridge, washer cum dryer.
- Type C1, C1(p), C1(d), C2S, C2S(p), C2S(d)  
Gas hob, cooker hood, built-in oven, free-standing fridge, washer cum dryer.
- Type D1, D1(p), D1(d), E1, E1(p)  
Gas hob, cooker hood, built-in oven, integrated fridge, integrated freezer, integrated dishwasher, washer, dryer.
- Type PH  
Gas hob, cooker hood, built-in oven, built-in steam oven, integrated fridge, free-standing fridge, integrated dishwasher, washer, dryer.
- c. Wardrobes : Master Bedroom and Type PH Junior Master Bedroom wardrobe: Built-in wardrobe in laminate/melamine finish with glass sliding doors, built-in lighting and drawers.
- Common Bedroom wardrobe: Built-in wardrobe in laminate/melamine finish with sliding doors and drawers.
- d. DB/Storage : Cabinet doors in laminate and/or melamine. Internal in cement and sand plaster skim coat with paint finish and/or internal shelving in melamine finish (where applicable).
- e. Vanity Counter : Tile/quartz countertop with cabinetry below in glass, laminate and/or melamine finish (where applicable). Mirror cabinet with LED light and internal shelving in laminate and/or melamine finish.
- f. Air-Conditioning System : Exposed single and/or multi-split wall mounted air-conditioning system to Living/Dining (except Type PH), Master Bedroom (except Type PH), Bedrooms, Study and Walk-in Wardrobe (Type PH).
- Ceiling concealed ducted air-conditioners to Living/Dining, Master Bedroom and Junior Master Bedroom of Type PH.
- 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 handsets / tablets, is provided for communication with Guard House and visitor call panels.

## TEMBUSU GRAND SPECIFICATIONS OF THE BUILDING

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- i. Home Fire Alarm Device : One standalone battery-operated home fire alarm device (HFAD) is provided for each unit.
  
- j. Hot Water Supply : Hot water provided to all Bathrooms and Kitchens except WC and Dry Kitchen for Type D1, D1(p), D1(d), E1, E1(p), E1(d) and PH.  
  
Gas water heater provided for all units except Type A1S, A1S(p), A1S(d), A2S, A2S(p), A2S(d), B1, B1(p), B1(d), B2S, B2S(p) and B2S(d).  
  
Electric storage water heater provided only for Type A1S, A1S(p), A1S(d), A2S, A2S(p), A2S(d), B1, B1(p), B1(d), B2S, B2S(p) and B2S(d).
  
- k. Town Gas : Town gas provided to Kitchens / Wet Kitchens for all unit types except Type A1S, A1S(p), A1S(d), A2S, A2S(p), A2S(d), B1, B1(p), B1(d), B2S, B2S(p) and B2S(d).
  
- l. Balcony, PES : Aluminium-framed glass railing, wall and aluminium-framed swing glass gate (applicable to PES only).
  
- m. A/C Ledge Railings : Metal railing and wall.
  
- n. Security System : Carpark barrier access system, card Access system at Pedestrian Side Gates and 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 with built-in camera.  
1 no. of smart video doorbell.  
1 no. of smart digital lockset for main entrance door.  
Smart lighting controls for Living and Master Bedroom.  
Smart aircon controls for Living and Master Bedroom aircon units.

# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### CEILING HEIGHT SCHEDULE

<b>Location</b>	<b>Ceiling Height (m)</b>
Living, Dining – All except Top Floor Units	2.77m
Living, Dining (except Type D1(d)) – Top Floor Units only	4.40m at high ceiling area
Study, Bedrooms, Household Shelter, Walk-in Wardrobe (Type PH)	2.77m
Kitchen, Dry Kitchen, Wet Kitchen, Wardrobe, Corridor leading to Bedrooms, Yard, Powder Room, WC (where applicable)	2.40m
Bath	2.40m (general) 2.30m (at shower area)
PES, Balcony	2.87m

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).

**TEMBUSU GRAND**  
**SPECIFICATIONS OF THE BUILDING**

**ELECTRICAL SCHEDULE**

Description	UNIT TYPE							
	A1S/ A1S(p)/A1S(d) / A2S/ A2S(p)/ A2S(d)	B1/ B1(p)/ B1(d)	B2S/ B2S(p)/ B2S(d)	C1/ C1(p)/ C1(d)	C2S/ C2S(p)/ C2S(d)	D1/ D1(p)/ D1(d)	E1/ E1(p)	PH
Lighting Point	8	9	11	12	16	17	18	25
13A Power Point	15	16	18	20	24	25	28	28
13A Power Point (WP)	1	1	1	1	1	1	1	1
TV Point	2	3	3	4	4	5	6	6
Telephone / Data Point	6	6	7	7	9	9	10	10
Bell Point	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1
Induction Hob Point	1	1	1	0	0	0	0	0
Gas Hob Point	0	0	0	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	2
Washer cum Dryer Point	1	1	1	1	1	0	0	0
Washer Point	0	0	0	0	0	1	1	1
Dryer Point	0	0	0	0	0	1	1	1
Fridge Point	1	1	1	1	1	2	2	2
Dishwasher Point	0	0	0	0	0	1	1	1
Water Heater Point	1	2	2	1	1	1	1	2

Note : Isolators shall be provided according to the no. of condensing units for each apartment.  
Isolators or connection unit shall be provided accordingly to the no. of heaters for each apartment.  
“WP” denotes weatherproof.  
Twin power points will be counted as 2 number of 13A power points.

# TEMBUSU GRAND

## SPECIFICATIONS OF THE BUILDING

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### Notes to Specifications

#### **A Marble/Limestone/Granite**

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/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of sale and purchase agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### **B 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.

#### **C Quartz**

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of sale and purchase agreement.

#### **D 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.

#### **E Telecommunication and/or Internet Access**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Telecommunication and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

#### **F Materials, Fittings, Equipment, Finishes, Installations and Appliances**

Subject to clause 14.3 of sale and purchase agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

#### **G Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Home Fire Alarm Device, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**

Location of wardrobes, kitchen cabinets, fan coil units, home fire alarm device, electrical points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.



## **TEMBUSU GRAND SPECIFICATIONS OF THE BUILDING**

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### **H Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

### **I 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.

### **J 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.

### **K 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.

### **L Waste Disposal System**

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

### **M Glass**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

### **N Mechanical Ventilation System**

Mechanical ventilation fan and ducting are provided to toilet which is 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.

### **O Wall**

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

## **TEMBUSU GRAND SPECIFICATIONS OF THE BUILDING**

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### **P Cable Services**

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

### **Q Prefabricated Bathrooms**

Certain master bathroom, bathroom and WC 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.

### **R Prefabricated Pre-Finished Volumetric Construction (PPVC)**

Certain unit and/or area 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-route prior to installation on site. No hacking of any structural walls of the unit is allowed.

### **S Home 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 Tiles**

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range describe in Singapore Standard SS483:2000.

### **U 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.

### **V Maintenance Access**

To allow access to units for the purpose of carrying out inspection, maintenance and access to sanitary stack pipes cleaning eye.

### **W 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.