

**SPECIFICATIONS OF THE BUILDING**  
**(Jewel @ Buangkok)**

**1.0 FOUNDATION**

Pre-cast, Steel and/or Bored reinforced concrete piles.

**2.0 SUPERSTRUCTURE**

Pre-cast and/or Cast-in-situ reinforced concrete and/or Structural Steel

**3.0 WALLS**

- (a) External Walls : In-situ and/or pre-cast reinforced concrete wall and/or masonry
- (b) Internal Walls : Lightweight concrete panels/blocks and/or pre-cast wall and/or drywall partition system and/or masonry with cement and sand plaster and/or skim coat (where applicable)

**4.0 ROOF**

Pre-cast and/or Cast-in-situ reinforced concrete roof with appropriate insulation and water-proofing system.

**5.0 CEILING**

- (a) Living, Dining, Bedrooms, Studio, Kitchenette, Dry Kitchen (except for Type PH4), Walk-in wardrobe, Balcony, Private Enclosed Space (PES), Yard, Utility, Water Closet (WC), Store, where applicable : Concrete slab with skim coat and/or plasterboard box-up to designated areas with paint finish
- (b) Foyer, Corridor leading to Bedrooms, Bathrooms, Kitchen, Dry Kitchen (for Type PH4 only), where applicable : Plasterboard ceiling with paint finish

**6.0 FINISHES**

**a) Wall**

- (i) **External** : Exterior paint finish  
- Include internal side of PES, Balcony, Open Roof Terrace, Air-Con (AC) Ledge, Reinforced Concrete (RC) Ledge, Yard, and other walls exposed to the exterior weather, where applicable
- (ii) **Internal**  
Foyer, Living, Dining, Bedrooms, Corridor leading to Bedrooms, Studio , Store , Walk-in wardrobe, Utility, Yard, where applicable : Paint finish up to false ceiling height and on exposed surfaces only

Bathrooms, WC, where applicable	:	Tiles up to false ceiling height and on exposed surfaces only
Kitchen, Dry Kitchen, Kitchenette, where applicable	:	Paint finish and/or back-painted glass and/or tiles up to false ceiling height on exposed surfaces only

NOTE: No tiles behind long bath and mirror.

#### **b)Floor**

- |       |   |   |                    |
|-------|---|---|--------------------|
| (i)   | Foyer, Living, Dining, Corridor leading to Bedrooms, Bathrooms, Kitchen, Dry Kitchen, Kitchenette, Yard, WC, Utility, Private Enclosed Space (PES), Store, Balcony, Open Roof Terrace, where applicable | : | Tiles              |
| (ii)  | Bedrooms, Studio, Walk-in wardrobe  | : | Laminated flooring |
| (iii) | Internal Staircase  | : | Timber Flooring    |
| (iv)  | A/C Ledge, RC Ledge where applicable  | : | Screed finish      |

#### **7.0 WINDOWS**

Aluminum framed window with tinted/clear glass.

#### **8.0 DOORS**

- |     |   |   |  |
|-----|---|---|--|
| (a) | Main Entrance, Secondary Entrance (for Type PH only)  | : | Approved fire-rated timber door                                      |
| (b) | Bedrooms, Studio, Store   | : | Timber swing door  |
| (c) | Bathrooms   | : | Timber sliding / swing door  |
| (d) | Kitchen, Dry Kitchen  | : | Glass sliding / swing door, where applicable                         |
| (e) | Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom to PES, Balcony, Open Roof Terrace, where applicable | : | Aluminium framed sliding / swing / sliding folding door with glazing |
| (f) | Yard  | : | Aluminium framed glass swing door                                    |
| (g) | Utility, WC   | : | Aluminium bi-fold door with acrylic panels                           |
| (h) | Good quality locksets and ironmongery shall be provided to all doors.   |   |  |

#### **9.0 SANITARY FITTINGS**

(a) **Master Bath**

- 1 long bath with bath mixer and spout (For Type D, E and PH)
- 1 shower cubicle and 1 shower set complete with shower mixer
- 1 wash basin and basin mixer
- 1 water closet
- 1 toilet paper holder
- 1 mirror
- 1 vanity cabinet

(b) **Junior Master Bath**

- 1 long bath with bath mixer and spout
- 1 shower cubicle and 1 shower set complete with shower mixer
- 1 wash basin and basin mixer
- 1 water closet
- 1 toilet paper holder
- 1 mirror
- 1 vanity cabinet

(c) **Other Bathrooms**

- 1 shower cubicle and 1 shower set complete with shower mixer
- 1 wash basin and basin mixer
- 1 water closet
- 1 toilet paper holder
- 1 mirror
- 1 vanity cabinet

(d) **Water Closet**

- 1 hand shower set and shower mixer
- 1 wash basin with cold water tap
- 1 water closet
- 1 toilet paper holder

(e) **Yard, Private Enclosed Space (PES), Open Roof Terrace (for Type PH4 & PH5 only)**

- 1 bib tap

10.0 **ELECTRICAL INSTALLATION**

(a) Electrical wiring below false ceiling within the Apartments shall generally be concealed where possible. Electrical wiring above false ceiling and main entrance corridor closet shall be in exposed tray, conduits or trunking.

(b) Refer to Electrical Schedule

Electrical Schedule -

DESCRIPTION	Type A1 – A4	Type B1 – B10	Type C1 – C3	Type C4 – C11	Type D1 – D3	Type D4	Type E	Type PH1 – PH3	Type PH4 & PH5
Lighting Point	8	11	14	18	21	21	28	35	40
Bell Push & Bell Point	1	1	1	1	1	1	1	1	1
TV Outlet	2	3	4	4	5	5	6	7	7

Telephone Outlet	2	3	4	4	5	5	5	6	6
Data Outlet	2	3	4	4	5	5	5	6	6
13A Switch Socket Outlet	12	15	20	22	26	26	29	34	37
Cooker Hood Point	1	1	1	1	1	2	1	1	1
Cooker Hob Point	1	1	1	1	1	2	1	1	1
Microwave / Oven Point	1	1	1	1	2	2	2	2	2
Fridge Point	1	1	1	1	1	2	1	1	1
Washing Machine / Dryer Point	1	1	1	1	1	2	1	1	1
Air-con Isolator	2	2	2	2	2	3	3	3	3
Gas Water Heater Point	1	1	1	1	1	1	1	1	1

#### 11.0 TV / Telephone points

Refer to Electrical Schedule.

#### 12.0 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

#### 13.0 PAINTING

(a) External walls : Textured coating and paint to designated areas

(b) Internal walls : Emulsion paint

#### 14.0 WATERPROOFING

Waterproofing shall be provided for Bathrooms, Kitchen, Dry Kitchen, Kitchenette, Yard, WC, PES, Open Roof Terrace, Planter, Swimming Pool, Water Features, Swimming Pool Pump Room, RC Flat Roof, First Storey Deck, Basement Floor and Wall, Changing rooms, where applicable.

#### 15.0 DRIVEWAY AND CAR PARK

(a) Surface Driveway : Stone / pavers / concrete to external driveway

(b) Basement Car Park and ramp to Basement Car Park : Reinforced concrete slab with floor hardener

#### 16.0 RECREATION FACILITIES

##### Arrival

1. Guard House
2. Entrance Court
3. Water Feature
4. Arrival Lounge

### **Pools**

5. 50m Lap Pool
6. Cascading Water Wall
7. Sun Deck
8. Changing Room with Steam Baths
9. Family Pool
10. Pool Deck
11. Aqua Gym
12. Jacuzzi
13. Cabana
14. Palm Alcove

### **Jewel Court**

15. Cloud Sculpture
16. Sparkle Water Play

### **Clubhouse**

17. Clubhouse
  - a. Function Deck
  - b. Function Room with Kitchenette
  - c. Gymnasium
  - d. Reading Lounge
  - e. Games Room

### **Garden**

18. Eco Pond
19. Tea Garden
20. Green Lawn
21. Courtyard

### **Wellness**

22. Jogging Track
23. Tennis Court
24. Outdoor Fitness
25. Foot Reflexology Path
26. Resting Zone

### **Thematic Cabins**

27. Spa Cabin
  - a. Rain Spa
  - b. Hydrotherapy Pool
    - i. Hydro Massage Jets
    - ii. Hydro Foot Massage
  - c. Spa Deck
  - d. Spa Garden
28. Pet-Lovers' Cabin
  - a. Mini Pets' Play
  - b. Pet-Lovers' Bay
  - c. Pets' House
  - d. Pets' Grooming Station
  - e. Pets' Drinking Station
29. Adventurers' Cabin
  - a. Grass Hill
  - b. Hill Climbing
  - c. Flying Fox
  - d. Play Slide

- e. Play Tunnel
- f. Guardians' Bay
- g. Rock Climbing Wall

30. Gourmet Cabin

- a. Grill and Teppanyaki Pavilion
- b. Alfresco Dining

31. Gardeners' Cabin

- a. Gardening Corner
- b. BBQ pit
- c. Vertical Garden
- d. Gardeners' Bay

32. Nature Cabin

- a. Camping Ground
- b. BBQ Pit
- c. Hammock Garden
- d. Log Seating
- e. Flowy Stream
- f. Wading Pool

17.0 **ADDITIONAL ITEMS –**

(a) Kitchen Cabinets and Appliances

- i. For Type A & B
  - Built-in kitchen cabinets with composite stone counter-top, sink with mixer, cooker hood, induction cooker hob, oven and refrigerator
- ii. For Type C
  - Built-in kitchen cabinets with composite stone counter-top, sink with mixer, cooker hood, cooker hob, oven and refrigerator
- iii. For Type D & E (except for Type D4 Kitchenette)
  - Built-in kitchen cabinets with composite stone counter-top, sink with mixer, cooker hood, cooker hob, oven, refrigerator and microwave oven
- iv. For Type D4 Kitchenette
  - Built-in kitchen cabinets with composite stone counter-top, sink with mixer, cooker hood, induction cooker hob and under-counter refrigerator
- v. For Type PH
  - Built-in kitchen cabinets with composite stone counter-top, sink with mixer, cooker hood, cooker hob, oven, refrigerator and steam oven
  - BBQ grille and sink with tap to Open Roof Terrace (for PH4 & PH5 only)

(b) Storage Cabinets, where applicable

- i. DB (Distribution Board) / Store
  - Built-in cabinet with shelves provided, where applicable.

(c) Wardrobes

Quality wardrobes provided to all Bedrooms.

(d) Air-Conditioner

Wall-mounted split-unit air-conditioning system to Living, Dining, Studio and all Bedrooms where applicable.

- (e) Audio Telephony System  
Audio Telephony System to be provided at First Storey and Basement car park lift lobbies with visitor call panels.
- (f) Hot Water Supply  
Hot water supply to Kitchen, Wet Kitchen, Kitchenette, Bathrooms and WC
- (g) Town Gas  
Provision of Town Gas to all kitchens (except Type A, B and Kitchenette)
- (h) Security System  
Auto car barrier with In-Vehicle Unit card reader. Proximity card access to First Storey and Basement car park lift lobbies. Closed Circuit Television System (CCTV) to Basement car park, First Storey and Basement lift lobbies and designated common areas.
- (i) Waste Disposal System  
Pneumatic waste conveyance system with separate general and recyclable waste chutes provided at common area at every lift lobby level.
- (j) Wireless Internet  
Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation with the relevant internet service provider.
- (k) Hyflux Purified Water System  
Hyflux Purified Water System is provided to all units at kitchen. System will be installed at the kitchen sink with a separate tap (other than the normal tap). Purchasers have to replace cartridge to ensure the water remains clean. Hyflux will provide an additional white cap to cover the hole of faucet should Purchasers choose to remove the system.
- (l) Jet Pool  
Jet Pool is provided at Open Roof Terrace for Type PH4 & PH5 only.

## Notes to Specifications

### **A Marble and Granite**

Marble and 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 or 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 the sale and purchase agreement to be entered into between a purchaser and the Vendor (the "Sale and Purchase Agreement"), the tonality and pattern of the marble 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 builder and 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 clause 9 and clause 17 of the Sale and Purchase Agreement.

### **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/her 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 of the 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 Architect's selection and market availability.

### **F Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to 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 of the Sale and Purchase Agreement.

### **H False Ceiling**

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.



**I Glass**

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

**J 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 builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

**K 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.

**L 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.

**M Wall**

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

**N Tiles**

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. Manufacturing and constructional tolerances are expected.

**O Wireless Internet Connection at Communal Area**

Wireless internet connection provision at designated communal areas subject to subscription of service by the management corporation (when formed) with the relevant internet service provider.

**P 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.