

IRWELL HILL RESIDENCES

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 lightweight concrete panel.

4. ROOF

Flat roof : Reinforced concrete roof with waterproofing and insulation.

5. CEILING

- a) Refer to Apartment Ceiling Height schedule
- b) Living, Dining, Bedrooms, Walk-in Wardrobe, Study (Flexi), Store, Store (H.S.), Bathrooms, Powder Room, WC, Kitchen, Wet Kitchen, Dry Kitchen, Yard, Balcony, Private Lift Lobby : 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. Living, Dining, Bedrooms, Walk-in Wardrobe, Study (Flexi), Store, Store (H.S.), Private Lift Lobby : Paint finish (except for Bedroom 2 at Types D1(b) and D2(b) where the walls around vanity is with laminate finish on appropriate backing material)
- ii. Bathrooms, Powder Room, WC : Tiles
- iii. Kitchen, Wet Kitchen, Dry Kitchen, Yard : Paint finish and/or tiles
- iv. Balcony : Exterior paint finish

b) Wall (For Common Area – Internal)

- i. Basement Lift Lobbies, 1st Storey Lift Lobbies and Common 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 : Paint finish
- iv. Changing Rooms and Accessible/ Family Toilet : Tiles

c) Wall (Common Areas – External)

- i. All External Walls : Stone and/or tiles and/or cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish and/or metal cladding

Notes:

- All wall finishes are provided up to false ceiling level and on exposed areas only.
- No tiles behind all cabinets, kitchen cabinets, washing machine cum dryer, fridge, 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, Walk-in Wardrobe, Study (Flexi) (except for Types A3S, A3S(b) and A3SL) : Engineered wood flooring (except for Bedroom 2 at Types D1(b) and D2(b) where the floor below vanity is with tiles)
- ii. Living, Dining, Store, Store (H.S.), Bathrooms, Powder Room, WC, Kitchen, Wet Kitchen, Dry Kitchen, Yard, Balcony, Private Lift Lobby, Study (Flexi) (for Types A3S, A3S(b) and A3SL only) : Stone and/or Tiles

e) Floor (for common areas)

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

Notes:

- All floor finishes are to exposed surface area only.
- No floor finishes below wardrobes.

7. WINDOWS

Aluminium-framed windows tinted glass and/or clear glass and/or laminated glass and/or frosted glass.

Minimum thickness of glass: 6mm

8. DOORS

- a) Unit Main Entrance, Yard, Study : Approved fire-rated timber swing door (Flexi) to Common Lobby (For Types PH3 only)
- b) Balcony : Aluminium-framed sliding glass door
- c) Bedrooms, Bathrooms, Powder Room, Private Lift Lobby : Hollow core timber swing door and/or sliding door
- d) Kitchen (where applicable), Wet Kitchen : Timber-framed glass swing door and/or sliding door
- e) Store, WC : Aluminium-framed slide and fold door
- f) Store (H.S.) : Approved steel door and powder-coated aluminium framed with aluminium louver bi-fold door

Notes:

- 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 concealed shower mixer set with overhead rain shower
 - 1 vanity cabinet complete with 1 basin and 1 mixer (except for Type PH3)
 - 1 vanity cabinet complete with 2 basins and 2 mixers (for Type PH3 only)
 - 1 bathtub with bath mixer set (for Types D1(b), D2(b), PH1, PH2, and PH3 only)
 - 1 wall-mounted water closet (for Types A, B and C only)
 - 1 wall-mounted water closet with integrated washlet (for Types D1(b), D2(b), PH1, PH2, and PH3 only)
 - 1 bidet spray (except for Types D1(b), D2(b), PH1, PH2 and PH3)
 - 1 paper roll holder
 - 2 robe hooks
 - 1 mirror cabinet
- b) Junior Master Bath
 - 1 shower cubicle and 1 concealed shower mixer set with overhead rain shower
 - 1 vanity cabinet complete with 1 basin and 1 mixer
 - 1 wall-mounted water closet with integrated washlet
 - 1 paper roll holder
 - 2 robe hooks
 - 1 mirror cabinet
- c) Common Bath
 - 1 shower cubicle and 1 concealed shower mixer set
 - 1 vanity cabinet complete with 1 basin and 1 mixer (except for Bath 2 at Types D1(b) and D2(b) where 1 vanity cabinet complete with 1 basin and 1 mixer is located in proximity to Bath 2)
 - 1 wall-mounted water closet
 - 1 bidet spray
 - 1 paper roll holder
 - 2 robe hooks

1 mirror cabinet (except for Bath 2 at Types D1(b) and D2(b) where 1 mirror cabinet is located in proximity to Bath 2)

d) Powder Room

1 vanity cabinet complete with 1 basin and 1 mixer
1 wall-mounted water closet
1 bidet spray
1 paper roll holder
1 robe hook
1 mirror

e) WC

1 wash hand basin with 1 tap
1 shower set
1 pedestal water closet
1 paper roll holder
1 robe hook

f) Others

1 bib tap for washer cum dryer, washer, and dishwasher at designated 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 Electrical schedule.

11. TELEPHONE POINTS/DATA POINTS

Refer to Electrical schedule.

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2018

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, Yard, WC, 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

1st Storey

- 1 Arrival Plaza
- 2 Arrival Lobby
- 3 Reading Lawn
- 4 Sculpture Lounge
- 5 Sculpture Lawn
- 6 Raintree Lounge
- 7 50m Raintree Pool
- 8 Social Lounge
- 9 Social Lawn
- 10 Raintree Lawn
- 11 Spa Pool
- 12 Spa Lounge
- 13 Pets' Play
- 14 Wellness Lounge
- 15 Play Pool
- 16 Gym at Irwell
- 17 Gourmet BBQ
- 18 Playground
- 19 Tennis Court
- 20 Tranquillity Court
- 21 Steam Room
- 22 MA Office
- 23 Residential Services Reception

1st Mezzanine

- 24 Club at Irwell
- 25 Tree Top Gourmet
- 26 Club Pool Deck
- 27 Club Pool
- 28 Club Alfresco

Irwell Vista (Sky Terrace at Level 24)

- 29 Vista Social I
- 30 Vista Co-Work
- 31 Vista Lounge I
- 32 Vista Lounge II
- 33 Vista Social II
- 34 Vista Grill
- 35 Vista Gourmet

Irwell Sky (Roof Terrace)

- 36 Sky Lounge
- 37 Sky Pod
- 38 Sky Horizon
- 39 Sky Hammocks
- 40 Sky Fitness

Others

- A. Guardhouse
- B. Side Gate
- C. Substation
- D. Bin Centre
- E. Carpark Ventilation Shaft
- F. Water Tanks

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

- High and/or low level kitchen cabinets complete with engineered stone and/or quartz counter top.
- 1 stainless steel sink with 1 mixer is provided for Kitchen and Wet Kitchen,
- 1 stainless steel sink with 1 mixer is provided for Dry Kitchen (for Type PH3 only).

b) Kitchen Appliances

- i) For Types A and B only:
 - built in oven, integrated fridge, washer cum dryer, electric hob and cooker hood.
- ii) For Type C1(b) only:
 - built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood.
- iii) For Type C2(b) only:
 - built in oven, free standing fridge, washer, dryer, gas hob, cooker hood and wine chiller.
- iv) For Type D only:
 - built in oven, built in steam oven, free standing fridge, dishwasher, washer, dryer, gas hob, cooker hood and wine chiller.
- v) For Types PH1, PH2, PH3 only:
 - built in oven, built in steam oven, free standing fridge, dishwasher, warming drawer, washer, dryer, gas hob, cooker hood, integrated fridge and wine chiller.

c) Wardrobes

- Built-in Wardrobes with glass and/or laminate, and melamine finish for master bedrooms and walk-in wardrobes.
- Built-in Wardrobes with laminate and/or melamine finish for common bedrooms.

d) Air-conditioning

For all Unit Types (except for Types PH1, PH2 and PH3):

Wall-mounted split-unit air-conditioning system is provided to Living and/or Dining, Bedrooms and Study (Flexi).

For Types PH1, PH2 and PH3 only:

Ceiling Ducted split-unit air-conditioning system is provided to Living, Dining, Master Bedroom, Junior Master Bedroom, Walk-in Wardrobe and Study (Flexi); Wall-mounted split-unit air-conditioning system is provided to all other Bedrooms.

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 smart phones / tablets, is provided for communication with Guard House and Visitor Call Panels.

g) Hot Water

Electric storage water heater (for Types A and B only):
Hot water supply to Bathrooms and Kitchen.

Gas water heater (for Types C, D and PH only):
Hot water supply to Bathrooms, Kitchen, Wet Kitchen and Dry Kitchen (for Type PH3 only).

h) Security System

Security Card Access Control System will be provided at Basement 2, Basement 1, Upper Basement 1 and 1st Storey Lift Lobbies for all blocks, and side gates where applicable.

- i) **Smart Home System**
1x Smart home gateway, 1 x smart voice assistant, 1 x digital lockset, 3 x lighting controls, all air conditioner controls, 1 x Smoke detector (HFAD) will be provided for all apartment units.
- j) **Town Gas**
Provision of Town Gas to Kitchen and Wet Kitchen for Types C, D and PH only.
- 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 provided at common area at every residential lift lobby level.
- m) **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.
- n) **IT Feature**
All apartments equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.
- o) **Residential Services**
Residential Services Reception shall be located at Arrival Plaza.

APARTMENT CEILING HEIGHT SCHEDULE

Approximate Ceiling Height (m)		
	2nd Storey to 35th Storey (Typical)	36 th Storey
Living (except for Types C1(b), C2(b), D1(b), D2(b), PH1, PH2 and PH3)	2.75	4.75
Dining (except for Types C1(b), C2(b), D1(b), D2(b), PH1, PH2 and PH3)	2.75	4.75
Living and Dining (for Types C1(b), C2(b), D1(b) and D2(b) only)	2.85	-
Living and Dining (for Types PH1, PH2 and PH3 only)	-	4.75
Private Lift Lobby	2.40	2.40
Bedrooms	2.75	2.75
Study (Flexi)	2.75	2.40
Dry Kitchen (for Types C2(b), D1(b) and D2(b) only)	2.85	-
Dry Kitchen (for Types PH1, PH2 and PH3 only)	-	4.75
Kitchen / Wet Kitchen / Bathrooms / Powder Room / Yard / Store / Walk-in Wardrobe	2.40	2.40
WC	2.42	2.42
Store (H.S.)	2.90	2.90
Balcony	2.90 / 2.60*	5.45
Balcony (with acoustic ceiling)	2.80	-

General Note:

- Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m)
- Bulkhead of 2.40m where applicable.
- Acoustic ceiling will be installed at balconies for units #02-03 to #23-03, #25-03 to #36-03, #02-02 to #23-02, #25-02 to #36-02, #02-14 to #23-14, #25-14 to #36-14, #02-15 to #23-15, #25-15 to #36-15, and where required by Authorities.
- *Applicable for balconies at Master Bedroom of units #04-08, #08-08, #16-08, #22-08, #31-08 and for balcony at Junior Master Bedroom of unit #36-08.

ELECTRICAL SCHEDULE

Electrical Schedule	UNIT TYPE												
	A1 A1L	A2S A2S(b) A2SL	A3S A3(b) A3SL A4S A4S(b) A4SL	B1(b) B1L B2(b) B2L B3(b) B3L	B4(b) B4L	B5(b) B6(b) B7(b)	B8(b) B8L B9(d) B9L	C1(b)	C2(b)	D1(b) D2(b)	PH1	PH2	PH3
Lighting Point	8	9	9	10	10	13	14	16	20	24	26	32	36
13A Switch Socket Outlet	12	13	15	16	17	17	18	20	24	28	30	32	40
Data Point	4	5	5	5	5	5	5	6	6	7	8	8	10
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	2	2	2	1	2	2	2	2	2
Washer / Dryer Point	1	1	1	1	1	1	1	1	2	2	2	2	2
Air Conditioning Isolator	1	2	2	2	2	2	2	3	3	5	5	5	6
Bell Point	1	1	1	1	1	1	1	1	1	2	1	1	2

- 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.

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 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.

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 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.

F 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.

G 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.

H 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.

I 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 clause 9 and clause 17.

J 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.

K Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.

L Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Video Telephony System, Window/Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio video telephony system, window/door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

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 cabinets.

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 of sale and purchase agreement.

P 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.

Q 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.

R Internet Service

Internet Service within the development within the Housing Project is subject to the availability/provision of the coverage by different network service providers and is not within the purview/control of the Vendor.

S Prefabricated Bathroom Unit

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

T Quartz

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract 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 clauses 9 and 17.

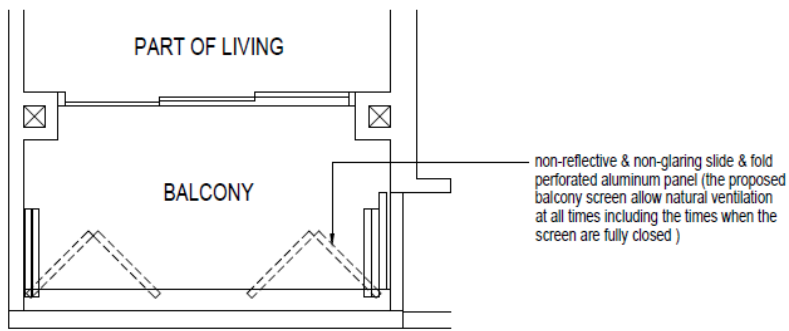
U Access

- (i) Gondola supports/brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, planter, air-conditioner ledge, roof terrace, balcony of some of the Units for the installation of gondolas.*
- (ii) The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the Management Corporation (when formed) in relation to the matters mentioned in the above sub-clause (i) for the purposes of carrying out cyclical maintenance, repair, upkeep and cleaning work to the building facade and common areas of the Housing Project.*

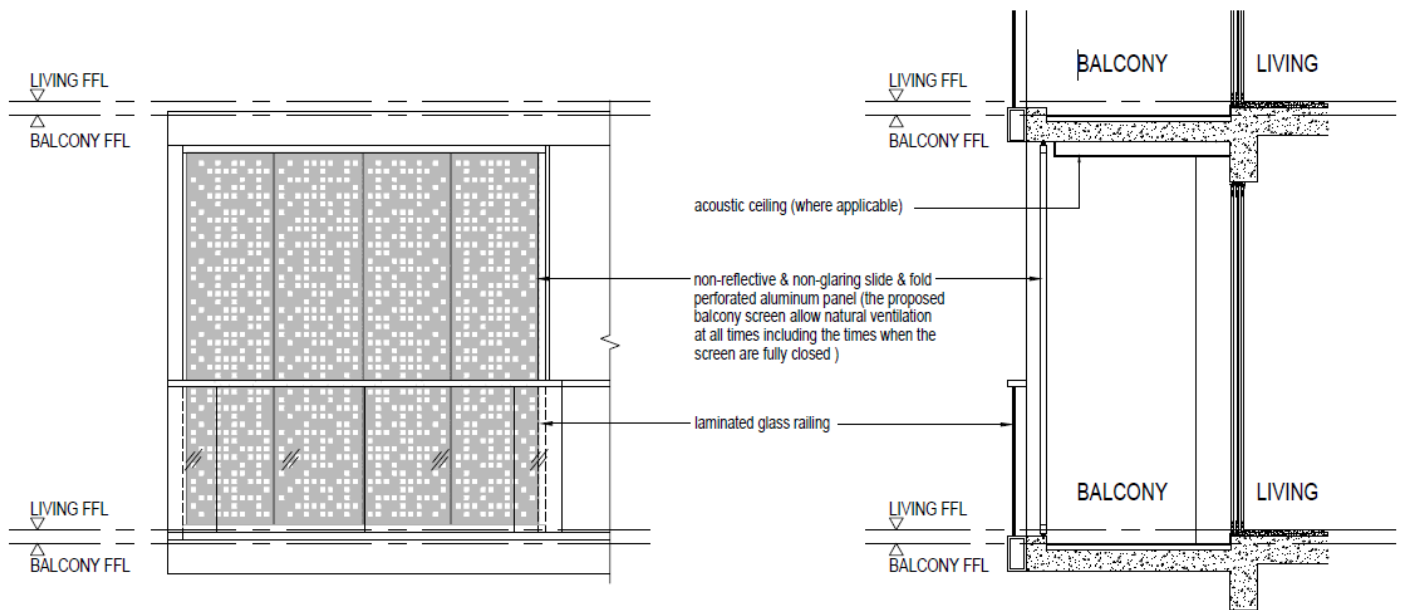
V Façade Aluminium Cladding

Aluminium cladding is designed for thermal comfort and sun-shading. Owners are advised to keep windows in closed position for better acoustic comfort during rainy days as cladding is exposed to the impact of rain.

ANNEXURE A



Plan



Front View

Side View

Note:

The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.