

## Project Factsheet

| Project Information                 |                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name:                       | Artisan 8 (福茗軒)                                                                                                                                                                                                                                                                                       |
| Developer:                          | Apex Asia (2) Pte Ltd                                                                                                                                                                                                                                                                                 |
| Address:                            | 8 Sin Ming Road, Singapore 575628                                                                                                                                                                                                                                                                     |
| Tenure:                             | Freehold                                                                                                                                                                                                                                                                                              |
| Expected Date of Vacant Possession: | 31 Dec 2028                                                                                                                                                                                                                                                                                           |
| Expected Legal Completion:          | 31 Dec 2031                                                                                                                                                                                                                                                                                           |
| Developer's License No.:            | C1520                                                                                                                                                                                                                                                                                                 |
| Lot No.:                            | Lot 14950C MK18                                                                                                                                                                                                                                                                                       |
| Site Area:                          | Approx. 1,433.00 sqm   Approx. 15,424.67 sqft                                                                                                                                                                                                                                                         |
| Plot Ratio:                         | 2.92                                                                                                                                                                                                                                                                                                  |
| Land Use                            | Residential with Commercial at 1st Storey                                                                                                                                                                                                                                                             |
| Description:                        | Proposed Additions and Alterations to an Existing 4-Storey Building With Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1st Storey & Residential Flats Above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area) |
| No. of Units:                       | 8 Commercial Units; and<br>34 Residential Units                                                                                                                                                                                                                                                       |
| Carpark Facility:                   | 1 Handicapped Parking Lot;<br>26 Car Parking Lots;<br>1 Motorcycle Lot;<br>10 Bicycle Lots                                                                                                                                                                                                            |
| Project Team                        |                                                                                                                                                                                                                                                                                                       |
| Architect:                          | M&Y Design Architects Pte. Ltd.                                                                                                                                                                                                                                                                       |
| Interior Designer:                  | M&Y Design Architects Pte. Ltd.                                                                                                                                                                                                                                                                       |
| C&S Consultant:                     | ANT Consultants Pte. Ltd.                                                                                                                                                                                                                                                                             |
| M&E Consultant:                     | United Project Consultants Pte. Ltd.                                                                                                                                                                                                                                                                  |
| Main Contractor:                    | Top Star Builder Pte. Ltd.                                                                                                                                                                                                                                                                            |
| Bank Details                        |                                                                                                                                                                                                                                                                                                       |
| Project Account No.:                | Apex Asia (2) Pte. Ltd. – Project Account<br>Account No. 770-307-472-7<br>United Overseas Bank Limited                                                                                                                                                                                                |

## Residential Units Factsheet

| Breakdown of Residential Units                                                                                      |           |                 |              |             |              |              |
|---------------------------------------------------------------------------------------------------------------------|-----------|-----------------|--------------|-------------|--------------|--------------|
| Category                                                                                                            | Unit Type | Unit No.        | No. of Units | Area* (sqm) | Area* (sqft) | Share* Value |
| 1 Bedroom                                                                                                           | A1        | #02-01 & #03-01 | 2            | 46          | 495          | 172          |
|                                                                                                                     | A2        | #02-03 & #03-03 | 2            | 37          | 398          | 172          |
|                                                                                                                     | A3        | #02-08 & #03-08 | 2            | 47          | 506          | 172          |
| 2 Bedroom                                                                                                           | B1        | #02-02 & #03-02 | 2            | 62          | 667          | 206          |
|                                                                                                                     | B2        | #02-04 & #03-04 | 2            | 65          | 700          | 206          |
|                                                                                                                     | B3        | #02-05 & #03-05 | 2            | 73          | 786          | 206          |
|                                                                                                                     | B4        | #02-07 & #03-07 | 2            | 67          | 721          | 206          |
|                                                                                                                     | B4H       | #04-05          | 1            | 67          | 721          | 206          |
|                                                                                                                     | B5        | #02-10 & #03-10 | 2            | 68          | 732          | 206          |
|                                                                                                                     | B6        | #02-11 & #03-11 | 2            | 63          | 678          | 206          |
| 3 Bedroom                                                                                                           | C1        | #02-09 & #03-09 | 2            | 95          | 1023         | 206          |
|                                                                                                                     | C2        | #02-12 & #03-12 | 2            | 79          | 850          | 206          |
|                                                                                                                     | C4-PH     | #04-06          | 1            | 117         | 1259         | 240          |
| 3 Bedroom + 1 Study                                                                                                 | C3S       | #02-06 & #03-06 | 2            | 110         | 1184         | 240          |
| 4 Bedroom                                                                                                           | D1-PH     | #04-03          | 1            | 163         | 1755         | 275          |
|                                                                                                                     | D2-PH     | #04-08          | 1            | 122         | 1313         | 240          |
|                                                                                                                     | D3-PH     | #04-09          | 1            | 116         | 1249         | 240          |
|                                                                                                                     | D4-PH     | #04-10          | 1            | 147         | 1582         | 240          |
| 4 Bedroom + 1 Study                                                                                                 | D5S-PH    | #04-02          | 1            | 168         | 1808         | 275          |
|                                                                                                                     | D6S-PH    | #04-07          | 1            | 159         | 1711         | 275          |
| 4 Bedroom + 2 Study                                                                                                 | F1-PH     | #04-01          | 1            | 202         | 2174         | 309          |
| 5 Bedroom                                                                                                           | E1-PH     | #04-04          | 1            | 175         | 1884         | 275          |
| *Areas & Share Value to refer to Approved Schedule of Strata Units<br>(BMSP-2025-0019 / 29 <sup>th</sup> July 2025) |           |                 |              |             |              |              |

| Development Information                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor Finishes                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               |
| Residential Units                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                               |
| Living / Dining / Hallway to Bedroom / Study / Family / Staircase / Staircase Hallway to Bedroom / All Kitchen (including Dry and Wet Kitchen) / Master Bath / Junior Master Bath / Common Bath / Powder Room / WC / Utility / Yard / DB Closet / Master Bedroom at Unit Type A1 A2: | Homogenous and/or ceramic and/or porcelain tiles where applicable                                                                                                                                                             |
| Master Bedroom (Except Type A1 & A2) / Junior Master Bedroom / Bedroom / Wardrobe:                                                                                                                                                                                                   | Vinyl tile flooring with PVC skirting                                                                                                                                                                                         |
| Wall Finishes                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                               |
| Residential Apartment Wall Finishes                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |
| Living / Dry Kitchen / Dining / Bedrooms / Hallway to Bedrooms / Study / Family / Utility / Wardrobe / Yard / DB closet:                                                                                                                                                             | Cement and sand plaster and/or skim coat with emulsion paint where applicable                                                                                                                                                 |
| Wet Kitchen / Master & Junior Master Bathroom / Common Bathroom / Powder Room / WC :                                                                                                                                                                                                 | Homogenous and/or ceramic and/or porcelain tiles (where applicable) and/or cement and sand plaster and/or skim coat with emulsion paint (tiles laid up to false ceiling height and/or exposed surfaces only where applicable) |
| Ceiling Finishes                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                               |
| Living / Dry Kitchen / Dining / Bedrooms / Hallway to Bedrooms / Study / Family / Utility / Yard / DB closet:                                                                                                                                                                        | Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable                                                                                                                                          |
| Wet Kitchen / Master & Junior Master Bathroom / Common Bathroom / Powder Room / WC :                                                                                                                                                                                                 | Skim coat and/or moisture-resistant board and/or bulkhead with emulsion paint where applicable                                                                                                                                |
| Windows                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                               |
| All windows of the units shall be powder-coated finish aluminium framed with clear Low-E glass and/or frosted glass of minimum 6mm thickness, where applicable                                                                                                                       |                                                                                                                                                                                                                               |
| Note: All windows are either casement, top hung, sliding, louvered or any combination of the above mentioned, with or without fixed panels.                                                                                                                                          |                                                                                                                                                                                                                               |

| Doors                                                                                                                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Main Entrance                                                                                                                                                                               | Fire-rated timber door with digital lockset                                                        |
| Bedrooms / Bathrooms / Powder Room                                                                                                                                                          | Solid core timber swing door and/or sliding door (where applicable)                                |
| Wet Kitchen                                                                                                                                                                                 | Solid core timber swing door to Architect's design (where applicable)                              |
| Utility / Yard                                                                                                                                                                              | Solid core timber swing door and/or sliding door and/or slide-and-fold PVC door (where applicable) |
| WC                                                                                                                                                                                          | Slide-and-fold PVC door                                                                            |
| Approved good quality lockset and ironmongery to all doors                                                                                                                                  |                                                                                                    |
| Painting                                                                                                                                                                                    |                                                                                                    |
| Internal walls                                                                                                                                                                              | Emulsion paint where applicable                                                                    |
| External walls                                                                                                                                                                              | Spray textured paint finish and emulsion paint to designated area                                  |
| Waterproofing                                                                                                                                                                               |                                                                                                    |
| Waterproofing shall be provided to floors of all Bathrooms, Powder Rooms, all Kitchens (including Dry and Wet Kitchen), WC, Yard, Reinforced Concrete Roof, and slabs as and where required |                                                                                                    |
| Unit Provisions                                                                                                                                                                             |                                                                                                    |
| Washing Machine                                                                                                                                                                             | SAMSUNG                                                                                            |
| Hood                                                                                                                                                                                        | BOSCH                                                                                              |
| Oven                                                                                                                                                                                        | BOSCH                                                                                              |
| Hob                                                                                                                                                                                         | BOSCH                                                                                              |
| Fridge                                                                                                                                                                                      | SAMSUNG                                                                                            |
| Sink                                                                                                                                                                                        | Franke                                                                                             |
| Kitchen Mixer                                                                                                                                                                               | Franke                                                                                             |
| Shower Set                                                                                                                                                                                  | Bravat                                                                                             |
| Rainshower                                                                                                                                                                                  | Bravat                                                                                             |
| Basin Mixer                                                                                                                                                                                 | Bravat                                                                                             |
| Basin                                                                                                                                                                                       | Geberit                                                                                            |
| Paper Holder                                                                                                                                                                                | Bravat Paper Holder                                                                                |
| WC                                                                                                                                                                                          | Geberit                                                                                            |
| Concealed System                                                                                                                                                                            | Geberit                                                                                            |
| Tower Rail                                                                                                                                                                                  | Bravat                                                                                             |
| Angle Valve                                                                                                                                                                                 | Bravat                                                                                             |
| Air conditioner                                                                                                                                                                             | Mitsubishi                                                                                         |
| Digital lockset for main entrance door                                                                                                                                                      | Aqara Smart Lock                                                                                   |
| Disclaimer: All brands and models are subjected to changes                                                                                                                                  |                                                                                                    |

| <b>Sanitary</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Master Bath                           | <ul style="list-style-type: none"> <li>• Built-in timber under-counter vanity cabinet with laminated doors and Quartz vanity top, 1 basin &amp; 1 mixer</li> <li>• 1 shower cubicle with glass shower screen and door with 1 shower mixer set and 1 overhead shower</li> <li>• 1 wall-hung water closet with concealed cistern</li> <li>• 1 mirror cabinet</li> <li>• 1 paper roll holder</li> <li>• 1 towel rail</li> <li>• 1 angle valve for bidet</li> </ul> |
| Junior Master Bath (where applicable) | <ul style="list-style-type: none"> <li>• Built-in timber under-counter vanity cabinet with laminated doors and Quartz vanity top, 1 basin &amp; 1 mixer</li> <li>• 1 shower cubicle with glass shower screen and door with 1 shower mixer set and 1 overhead shower</li> <li>• 1 wall-hung water closet with concealed cistern</li> <li>• 1 mirror cabinet</li> <li>• 1 paper roll holder</li> <li>• 1 towel rail</li> <li>• 1 angle valve for bidet</li> </ul> |
| Common Bath (where applicable)        | <ul style="list-style-type: none"> <li>• Built-in timber under-counter vanity cabinet with laminated doors and Quartz vanity top, 1 basin &amp; 1 mixer</li> <li>• 1 shower cubicle with glass shower screen and door with 1 shower mixer set and 1 overhead shower</li> <li>• 1 wall-hung water closet with concealed cistern</li> <li>• 1 mirror cabinet</li> <li>• 1 paper roll holder</li> <li>• 1 towel rail</li> <li>• 1 angle valve for bidet</li> </ul> |
| Powder Room (where applicable)        | <ul style="list-style-type: none"> <li>• Built-in timber under-counter vanity cabinet with laminated doors and Quartz vanity top, 1 basin &amp; 1 mixer</li> <li>• 1 wall-hung water closet with concealed cistern</li> <li>• 1 mirror cabinet</li> <li>• 1 paper roll holder</li> <li>• 1 angle valve for bidet</li> </ul>                                                                                                                                     |
| WC (where applicable)                 | <ul style="list-style-type: none"> <li>• 1 basin with tap</li> <li>• 1 floor-standing water closet</li> <li>• 1 shower set</li> <li>• 1 paper roll holder</li> </ul>                                                                                                                                                                                                                                                                                            |

## Additional Items

### Kitchen:

- 1 induction hob with 1 hood  
(Except unit Type D1-PH, D4-PH, D5S-PH, D6S-PH, E1-PH, F1-PH)
- 1 gas hob with 1 hood (all penthouse units with NV)  
(For unit Type D1-PH, D4-PH, D5S-PH, D6S-PH, E1-PH, F1-PH only)
- 1 standing fridge
- Built-in timber kitchen cabinets with laminated doors and Quartz countertop with Quartz backsplash complete with 1 stainless steel sink and 1 mixer
- 1 built-in oven
- 1 washer cum dryer with 1 bib tap (Except Type A1 & C2)

### Yard:

- 1 washer cum dryer with 1 bib tap (Type A1 unit)

### Foyer:

- 1 washer cum dryer with 1 bib tap (Type C2 unit)

### Wardrobe:

Built-in wardrobe with laminated sliding and/or *swing doors* (where applicable) to all bedrooms

### Air-conditioning:

Split unit type air-conditioning system with wall mounted fan coil-units to Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Family, Study

### Gas:

Town gas supply to Wet Kitchen (For unit Type D1-PH, D4-PH, D5S-PH, D6S-PH, E1-PH, F1-PH only)

### Security System:

- Card reader and CCTV cameras provided at designated common areas
- Audio intercom to all units
- Card access control at lift lobbies

### Smart Home Device:

1 no. of smart door lock

### Hot Water:

All Bathrooms except WC & Powder Room

| Unit Height |                |                    |                                                    |
|-------------|----------------|--------------------|----------------------------------------------------|
| Unit type   | Room           | Ceiling height (m) | Remarks                                            |
| 1-BEDROOM   |                |                    |                                                    |
| A1          | Living         | 2.4m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.4m               |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             | Yard           | 2.4m               |                                                    |
|             |                |                    |                                                    |
| A2          | Living         | 2.8m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.4m               |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bedroom | 2.8m / 2.4m        |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             |                |                    |                                                    |
| A3          | Living         | 2.8m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.8m / 2.4m        |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
| 2-BEDROOM   |                |                    |                                                    |
| B1          | Living         | 2.8m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.8m               |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Bedroom 1      | 2.8m / 2.4m        |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             | Bath 1         | 2.4m               |                                                    |
|             |                |                    |                                                    |
| B2          | Living         | 2.4m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.8m               |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Bedroom 1      | 2.8m               |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             | Bath 1         | 2.4m               |                                                    |
|             |                |                    |                                                    |
| B3          | Living         | 2.8m / 2.4m        | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.8m / 2.4m        |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Bedroom 1      | 2.4m               |                                                    |
|             | Kitchen        | 2.8m / 2.4m        |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             | Bath 1         | 2.4m               |                                                    |
|             |                |                    |                                                    |
| B4          | Living         | 2.8m               | With localised bulkheads/ RC slab where applicable |
|             | Dining         | 2.4m               |                                                    |
|             | Master Bedroom | 2.8m               |                                                    |
|             | Bedroom 1      | 2.8m               |                                                    |
|             | Kitchen        | 2.4m               |                                                    |
|             | Master Bath    | 2.4m               |                                                    |
|             | Bath 1         | 2.4m               |                                                    |

Updated as at 6 Aug 2025 | Subject to Changes without Prior Notice | Not for Circulation | Internal Reference Only. | Information on distances/ area/ measurements are estimates only

|           |                |               |                                                    |
|-----------|----------------|---------------|----------------------------------------------------|
| B4H       | Living         | 2.8m          | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.4m          |                                                    |
|           | Master Bedroom | 2.8m          |                                                    |
|           | Bedroom 1      | 2.8m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |
|           | Master Bath    | 2.4m          |                                                    |
|           | Bath 1         | 2.4m          |                                                    |
|           |                |               |                                                    |
| B5        | Living         | 2.8m          | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.4m          |                                                    |
|           | Master Bedroom | 2.4m          |                                                    |
|           | Bedroom 1      | 2.8m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |
|           | Master Bath    | 2.4m          |                                                    |
|           | Bath 1         | 2.4m          |                                                    |
|           |                |               |                                                    |
| B6        | Living         | 2.8m / 2.4m   | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.8m          |                                                    |
|           | Master Bedroom | 2.4m          |                                                    |
|           | Bedroom 1      | 2.8m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |
|           | Master Bath    | 2.4m          |                                                    |
|           | Bath 1         | 2.4m          |                                                    |
| 3-BEDROOM |                |               |                                                    |
| C4-PH     | Living         | Double Volume | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.4m          |                                                    |
|           | Master Bedroom | 2.8m          |                                                    |
|           | Bedroom 1      | 2.8m          |                                                    |
|           | Bedroom 2      | 2.8m          |                                                    |
|           | Wardrobe       | 2.4m          |                                                    |
|           | Master Bath    | 2.4m          |                                                    |
|           | Bath 1         | 2.4m          |                                                    |
|           | Bath 2         | 2.4m          |                                                    |
|           | Bath 3         | 2.4m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |
|           | Family         | 2.4m          |                                                    |
|           | Utility        | 2.4m          |                                                    |
|           |                |               |                                                    |
| C1        | Living         | 2.8m          | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.4m          |                                                    |
|           | Master Bedroom | 2.8m / 2.4m   |                                                    |
|           | Bedroom 1      | 2.4m          |                                                    |
|           | Bedroom 2      | 2.8m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |
|           | Master Bath    | 2.4m          |                                                    |
|           | Bath 1         | 2.4m          |                                                    |
|           |                |               |                                                    |
| C2        | Living         | 2.4m          | With localised bulkheads/ RC slab where applicable |
|           | Dining         | 2.8m          |                                                    |
|           | Master Bedroom | 2.4m          |                                                    |
|           | Bedroom 1      | 2.4m          |                                                    |
|           | Bedroom 2      | 2.4m          |                                                    |
|           | Kitchen        | 2.4m          |                                                    |



|                   |                       |                      |                                                    |
|-------------------|-----------------------|----------------------|----------------------------------------------------|
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
| 3-BEDROOM + STUDY |                       |                      |                                                    |
| C3S               | Living                | 2.8m                 | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.8m                 |                                                    |
|                   | Master Bedroom        | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 2             | 2.8m                 |                                                    |
|                   | Study                 | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
| 4-BEDROOM         |                       |                      |                                                    |
| D1-PH             | Living                | 2.8m                 | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.8m                 |                                                    |
|                   | Junior Master Bedroom | 2.8m                 |                                                    |
|                   | Master Bedroom        | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 2             | 2.8m / 2.4m          |                                                    |
|                   | Family room           | 2.8m                 |                                                    |
|                   | Junior Master Bath    | 2.4m                 |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | Powder Room           | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |
|                   |                       |                      |                                                    |
| D2-PH             | Living                | 2.8m                 | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.4m                 |                                                    |
|                   | Master Bedroom        | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 2             | 2.4m / 2.4m          |                                                    |
|                   | Bedroom 3             | 2.8m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Bath 2                | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |
|                   |                       |                      |                                                    |
| D3-PH             | Living                | Double Volume / 2.8m | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.8m / 2.4m          |                                                    |
|                   | Master Bedroom        | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.4m                 |                                                    |
|                   | Bedroom 2             | 2.8m                 |                                                    |
|                   | Bedroom 3             | 2.8m                 |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Bath 2                | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |

|                   |                       |                      |                                                    |
|-------------------|-----------------------|----------------------|----------------------------------------------------|
| D4-PH             | Living                | Double Volume / 2.8m | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.4m                 |                                                    |
|                   | Master Bedroom        | 2.8m                 |                                                    |
|                   | Junior Master Bedroom | 2.4m                 |                                                    |
|                   | Bedroom 1             | 2.8m                 |                                                    |
|                   | Bedroom 2             | 2.8m / 2.4m          |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Junior Master Bath    | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Bath 2                | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |
| 4-BEDROOM + STUDY |                       |                      |                                                    |
| D5S-PH            | Living                | 2.8m / 2.4m          | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.4m                 |                                                    |
|                   | Master Bedroom        | 2.8m / 2.4m          |                                                    |
|                   | Junior Master Bedroom | 2.8m                 |                                                    |
|                   | Bedroom 1             | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 2             | 2.8m / 2.4m          |                                                    |
|                   | Master Bath           | 2.4m                 |                                                    |
|                   | Junior Master Bath    | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Study                 | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |
|                   | Powder room           | 2.4m                 |                                                    |
|                   |                       |                      |                                                    |
| D6S-PH            | Living                | Double Volume / 2.8m | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.4m                 |                                                    |
|                   | Master Bedroom 1      | 2.8m                 |                                                    |
|                   | Master Bedroom 2      | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.8m                 |                                                    |
|                   | Bedroom 2             | 2.8m / 2.4m          |                                                    |
|                   | Study                 | 2.8m / 2.4m          |                                                    |
|                   | Master Bath 1         | 2.4m                 |                                                    |
|                   | Master Bath 2         | 2.4m                 |                                                    |
|                   | Bath 1                | 2.4m                 |                                                    |
|                   | Bath 2                | 2.4m                 |                                                    |
|                   | Powder                | 2.4m                 |                                                    |
|                   | Kitchen               | 2.4m                 |                                                    |
|                   | Utility               | 2.4m                 |                                                    |
|                   | WC                    | 2.4m                 |                                                    |
|                   |                       |                      |                                                    |
| F1-PH             | Living                | Double Volume / 2.8m | With localised bulkheads/ RC slab where applicable |
|                   | Dining                | 2.4m                 |                                                    |
|                   | Master Bedroom        | 2.8m                 |                                                    |
|                   | Junior Master Bedroom | 2.8m / 2.4m          |                                                    |
|                   | Bedroom 1             | 2.8m                 |                                                    |
|                   | Bedroom 2             | 2.8m                 |                                                    |
|                   | Master Bath           | 2.8m / 2.4m          |                                                    |
|                   | Junior Master Bath    | 2.4m                 |                                                    |

|                  |                  |                      |                                                    |
|------------------|------------------|----------------------|----------------------------------------------------|
|                  | Bath 1           | 2.4m                 |                                                    |
|                  | Bath 2           | 2.4m                 |                                                    |
|                  | Study            | 2.8m                 |                                                    |
|                  | Utility          | 2.4m                 |                                                    |
|                  | Kitchen          | 2.4m                 |                                                    |
|                  | WC               | 2.4m                 |                                                    |
| <b>5-BEDROOM</b> |                  |                      |                                                    |
| E1-PH            | Living           | Double Volume / 2.8m | With localised bulkheads/ RC slab where applicable |
|                  | Dining           | 2.8m                 |                                                    |
|                  | Master Bedroom 1 | 2.8m                 |                                                    |
|                  | Master Bedroom 2 | 2.8m / 2.4m          |                                                    |
|                  | Bedroom 1        | 2.8m                 |                                                    |
|                  | Bedroom 2        | 2.8m / 2.4m          |                                                    |
|                  | Bedroom 3        | 2.8m / 2.4m          |                                                    |
|                  | Family           | 2.4m                 |                                                    |
|                  | Master Bath 1    | 2.4m                 |                                                    |
|                  | Master Bath 2    | 2.4m                 |                                                    |
|                  | Bath 1           | 2.4m                 |                                                    |
|                  | Bath 2           | 2.4m                 |                                                    |
|                  | Kitchen          | 2.4m                 |                                                    |
|                  | Utility          | 2.4m                 |                                                    |
|                  | WC               | 2.4m                 |                                                    |

**Note:**

- 1) The above room height is in Meters (m) and is measured from finished floor level to soffit height of slab / ceiling where applicable
- 2) Bulkheads at 2.3m (or higher) where applicable
- 3) The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination

## Electrical Installation

- a) Number of Lighting and Power Points to refer to Electrical Schedule
- b) Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB closet in exposed and/or concealed conduits and/or trunkings

| No. of Bedroom | Power Provision / Unit |
|----------------|------------------------|
| 1              | 60A, Single-Phase      |
| 2              | 60A, Single-Phase      |
| 3              | 60A, Single-Phase      |
| 4              | 80A, Single-Phase      |
| 5              | 80A, Single-Phase      |

## Lightning Protection System

Lightning Protection System shall be provided in compliance with SS 555.

## TV and Data Points

Number of TV & Data points to refer to Electrical Schedule

## Mechanical Ventilation System

Mechanical ventilation in compliance with authority requirements on designated areas.

|                                                                                                                                                                       |                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Fire Protection System</b>                                                                                                                                         |                                                                                  |
| Sprinkler, fire alarms, dry risers, hose reel systems, fire extinguishers, emergency lighting, and exit signs are provided in compliance with statutory requirements. |                                                                                  |
| <b>Plumbing and Sanitary System</b>                                                                                                                                   |                                                                                  |
| Sanitary and plumbing installation systems are provided in compliance with statutory requirements.                                                                    |                                                                                  |
| <b>Lift Services</b>                                                                                                                                                  |                                                                                  |
| 2 (two) no. of Passenger Lift                                                                                                                                         |                                                                                  |
| <b>Common Rooms</b>                                                                                                                                                   |                                                                                  |
| 1                                                                                                                                                                     | SP PowerGrid HT switch room                                                      |
| 2                                                                                                                                                                     | SP PowerGrid Transformer room                                                    |
| 3                                                                                                                                                                     | Consumer switch room                                                             |
| 4                                                                                                                                                                     | Sprinkler tanks                                                                  |
| 5                                                                                                                                                                     | Sprinkler pump room                                                              |
| 6                                                                                                                                                                     | Male/Female Toilet                                                               |
| 7                                                                                                                                                                     | Accessible Toilet                                                                |
| 8                                                                                                                                                                     | Cleaner Store                                                                    |
| 9                                                                                                                                                                     | Security System Facility Room                                                    |
| 10                                                                                                                                                                    | Bin centre                                                                       |
| 11                                                                                                                                                                    | Refuse Chute Chamber                                                             |
| 12                                                                                                                                                                    | Letter Box                                                                       |
| 13                                                                                                                                                                    | Main Distribution Frame (MDF)                                                    |
| 14                                                                                                                                                                    | All risers – water, electric, gas, ELV, tel, hose reel, dry riser & standby hose |
| 15                                                                                                                                                                    | Car, motorcycle, bicycle parking lots                                            |
| 16                                                                                                                                                                    | Driveway and driveway ramp                                                       |
| 17                                                                                                                                                                    | Fire escape RC staircase                                                         |
| 18                                                                                                                                                                    | Passenger lift lobby                                                             |
| 19                                                                                                                                                                    | RC roof for M&E space                                                            |
| 20                                                                                                                                                                    | Outdoor genset                                                                   |
| 21                                                                                                                                                                    | Domestic water tank and pump                                                     |
| 22                                                                                                                                                                    | Lift Motor Room                                                                  |
| 23                                                                                                                                                                    | Drainage & waste sump pump                                                       |