KINGSFORD WATERBAY 鑫丰银河湾

1 BEDROOM to 2 BEDROOMS

SITE PLAI

LEGEND

- Zone 1: The Stream
- 1. Fitness Corner
- 2. Sunset Pavilion 3. Hydro Walk
- 4. Spa Creek
- 5. 50m Lap Pool
- 6. Water Theater
- 7. The Creek Pool Deck
- 8. Zen Garden
- 9. Ecological Pond
- 10. Sky Bar

Zone 2: The River

- 11. BBQ Sun Deck
- 12. Adventure Pool
- 13. Mist Pool
- 14. Jet Pool
- 15. River Side Pool Deck
- 16. Outdoor Gym
- 23. Wave Pool
 - 24. Aqua Gym

Zone 3: The Cove

17. Lagoon Deck

18. BBQ Pavilion

- 25. Water Front Pool Deck
- 26. Outdoor Game Room

20. Water Slide Playgound

21. Outdoor Kitchen Class

19. Bubbling Pool (Children Pool)

22. Lagoon Pool (50m Lap Pool)

2 3

35 27 28

32

Zone 4: The Waterfall

- Rolling Lawn
 Water Fall Ridge
- 29. Function Deck
- 30. Putting Green
- 31. Water Zen Garden
- 37. Viewing Terra

erangoon Park Con

Upp Serangoon View

- 43 44 36 37

- - Zone 5: The Prome
 - 32. Meditation la
 - 33. Afternoon Tec
 - 34. Chess Garder
 - 35. Rolling Hill Pa
 - 36. Shallow Mat



enade		Zone	e 6: The Cl	lub	
awn		38.	Multi-Pur	pose F	Room
a Court		39.	Gym Roc	om	
en		40.	Courtyar	d	
ark		41.	Viewing I	Deck	
		42.	Commer	cial Sł	nops
ace		43.	Tennis Co	ourt	
		44.	Changin	g Roo	ms & Steam Rooms
		45.	Childcar	e Cen	tre
	0 5 10	20	30	50M	
					\bigtriangledown

SCHEMATIC DIAGRAM

Block 64

	01	02	03	04	05	06	07	08
16	B2c-PH	C4-PH	C2a-PH	B1c-PH	B1b-PH	C1a-PH	C3-PH	B2b-PH
15	B2c	C4	C2a	Blc	Blb	Cla	C3	B2b
14	B2c	C4	C2a	Blc	Blb	Cla	C3	B2b
13	B2c	C4	C2a	Blc	Blb	Cla	C3	B2b
12	B2c	C4	C2a	Blc	B1b	Cla	C3	B2b
11	B2c	C4	C2a	Blc	B1b	Cla	C3	B2b
10	B2c	C4	C2a	Blc	B1b	Cla	C3	B2b
9	B2c	C4	C2a	Blc	Blb	Cla	C3	B2b
8	B2c	C4	C2a	Blc	Blb	Cla	C3	B2b
7	B2c	C4	C2a	Blc	B1b	C1a	C3	B2b
6	B2c	C4	C2a	Blc	B1b	C1a	C3	B2b
5	B2c	C4	C2a	Blc	B1b	C1a	C3	B2b
4	B2c	C4	C2a	Blc	B1b	C1a	C3	B2b
3	B2c-P			Blc	B1b	C1a	C3-P	B2b-P
2				B1c-P	B1b-P	Cla-P		
1								

	09	10	11	12	13	14	15	16	17
16	A1-PH	Ala-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C3b-PH	C2b-PH	A1b-PH
15	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
14	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
13	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
12	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
11	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
10	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
9	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
8	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
7	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
6	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
5	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
4	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
3	A1-P	Ala-P	C1b-P	C2c	B2a	B2	C3b	C2b-P	Alb-P
2				C2c	B2a	B2	B2d		
1				C2c-P	B2a-P	B2-P	B2d-P		

Block 68

	18	19	20	21	22	23	24	25	26
16	A1b-PH	C3a-PH	C3c-PH	B2-PH	B2a-PH	C2c-PH	C1d-PH	A1a-PH	A1-PH
15	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
14	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
13	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
12	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
11	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
10	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
9	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
8	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
7	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
6	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
5	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
4	Alb	C3a	C3c	B2	B2a	C2c	C1d	Ala	A1
3	Alb-P	C3a-P	C3c	B2	B2a	C2c	C1d-P	Ala-P	A1-P
2			C3d	B2	B2a	C2c			
1			C3d-P	B2-P	B2a-P	C2c-P			

Block 70

	27	28	29	30	31	32	33	34	35
16	A1-PH	Ala-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C2-PH	C2b-PH	A1b-PH
15	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
14	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
13	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
12	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
11	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
10	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
9	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
8	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
7	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
6	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
5	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
4	A1	Ala	C1b	C2c	B2a	B2	C2	C2b	Alb
3	A1-P	Ala-P	C1b-P	C2c	B2a	B2	C2	C2b-P	A1b-P
2				C2c	B2a	B2	C2		
1				C2c-P	B2a-P	B2-P	C2-P		

Block 72

	36	37	38	39	40	41	42	43	44
16	A1b-PH	D2-PH	D1-PH	B2-PH	B2a-PH	C2c-PH	C1b-PH	A1a-PH	A1-PH
15	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
14	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
13	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
12	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
11	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
10	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
9	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
8	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
7	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
6	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
5	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
4	Alb	D2	D1	B2	B2a	C2c	C1b	Ala	A1
3	Alp-P	D2-P	D1	B2	B2a	C2c	C1b-P	Ala-P	A1-P
2			Dlb	B2	B2a	C2c			
1			D1b-P	B2-P	B2a-P	C2c-P			

Block 74

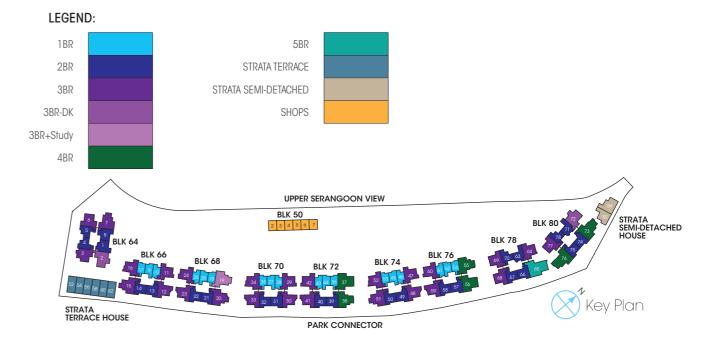
	45	46	47	48	49	50	51	52	53
16	A1-PH	Ala-PH	C1b-PH	C2c-PH	B2a-PH	B2-PH	C3b-PH	C2b-PH	A1b-PH
15	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
14	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
13	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
12	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
11	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
10	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
9	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
8	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
7	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
6	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
5	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
4	A1	Ala	C1b	C2c	B2a	B2	C3b	C2b	Alb
3	A1-P	Ala-P	C1b-P	C2c	B2a	B2	C3b	C2b-P	A1b-P
2				C2c	B2a	B2	C3e		
1				C2c-P	B2a-P	B2-P	C3e-P		

Block 76

54	55	56	57	58	59	60	61	62
A1b-PH	D1a-PH	D2a-PH	B2-PH	B2a-PH	C2c-PH	C1b-PH	A1a-PH	A1-PH
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	Al
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alb	Dla	D2a	B2	B2a	C2c	C1b	Ala	A1
Alp-P	D1a-P	D2a	B2	B2a	C2c	C1b-P	Ala-P	A1-P
		D2b	B2	B2a	C2c			
		D2b-P	B2-P	B2a-P	C2c-P			
	A1b-PH A1b A1b A1b A1b A1b A1b A1b A1b A1b A1b	A1b-PH D1a-PH A1b D1a A1b D1a	A1b-PH D1a-PH D2a-PH A1b D1a D2a A1b D1a D2a	A1b-PH D1a-PH D2a-PH B2-PH A1b D1a D2a B2 A1b D1a D2a B2	A1b-PH D1a-PH D2a-PH B2-PH B2a-PH A1b D1a D2a B2 B2a A1b D1a <t< td=""><td>A1b-PH D1α-PH D2α-PH B2-PH B2α-PH C2c-PH A1b D1a D2a B2a B2a C2c A1b D1a D2a B2a B2a C2c </td></t<> <td>A1b-PH D1a-PH D2a-PH B2-PH B2a-PH C2c-PH C1b-PH A1b D1a D2a B2 B2a C2c C1b A1b D</td> <td>Alb-PHD1a-PHD2a-PHB2-PHB2a-PHC2c-PHC1b-PHA1a-PHAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2a</td>	A1b-PH D1α-PH D2α-PH B2-PH B2α-PH C2c-PH A1b D1a D2a B2a B2a C2c A1b D1a D2a B2a B2a C2c	A1b-PH D1a-PH D2a-PH B2-PH B2a-PH C2c-PH C1b-PH A1b D1a D2a B2 B2a C2c C1b A1b D	Alb-PHD1a-PHD2a-PHB2-PHB2a-PHC2c-PHC1b-PHA1a-PHAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2aB2B2aC2cC1bA1aAlbD1aD2a

Block 80

	71	72	73	74	75	76	77	78
16	B1a-PH	C4a-PH	D3a-PH	B2a-PH	B2-PH	D3-PH	C1c-PH	B1-PH
15	Bla	C4a	D3a	B2a	B2	D3	Clc	B1
14	Bla	C4a	D3a	B2a	B2	D3	Clc	B1
13	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
12	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
11	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
10	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
9	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
8	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
7	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
6	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
5	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
4	Bla	C4a	D3a	B2a	B2	D3	C1c	B1
3	B1a-P	C4a-P	D3a	B2a	B2	D3	Clc-P	B1-P
2			D3a	B2a	B2	D3		
1			D3a-P	B2a-P	B2-P	D3-P		



Block 78										
	63	64	65	66	67	68	69	70		
16	B1a-PH	C1-PH	E1-PH	B2a-PH	B2-PH	C1c-PH	C1c-PH	B1-PH		
15	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
14	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
13	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
12	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
11	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
10	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
9	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
8	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
7	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
6	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
5	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
4	Bla	C1	E1	B2a	B2	C1c	C1c	B1		
3	B1a-P	C1-P	E1	B2a	B2	C1c	C1c-P	B1-P		
2			Ela	B2a	B2	Clc				
1			Ela-P	B2a-P	B2-P	C1c-P				

STRATA TERRACE

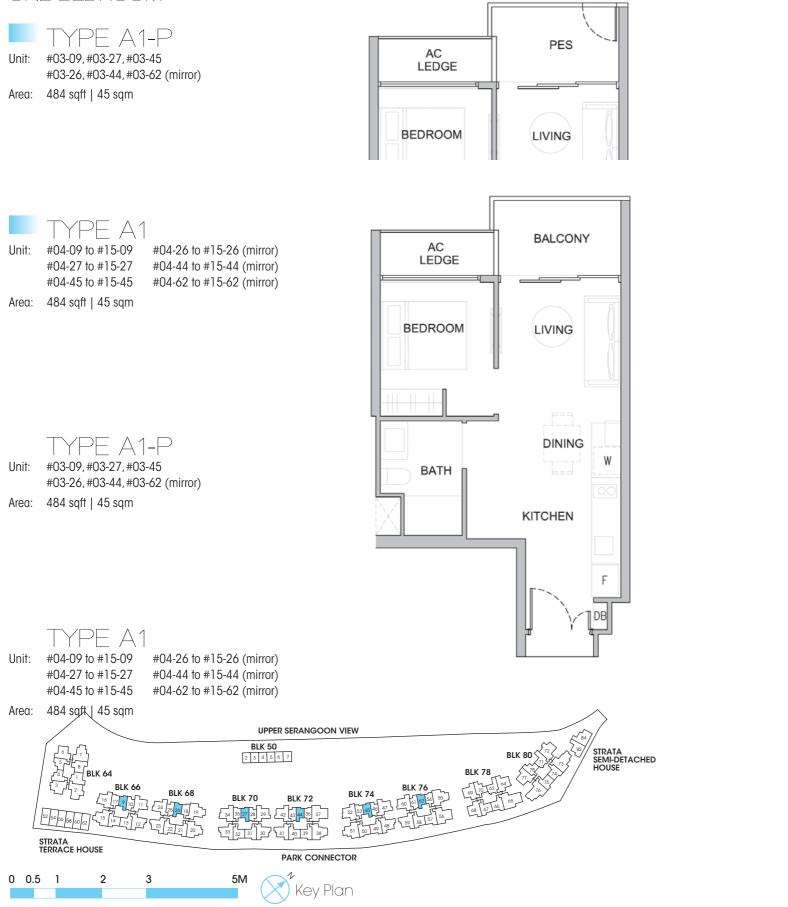
52	54	56	58	60	62
1a					la

STRATA SEMI-DETACHED

82	84	
2	3	

SHOPS	Blo	Block 50			
2	3	4	5	6	7
1	2	3	4	5	6

RESIDENTIAL ONE BEDROOM



Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
Visual screens are subject to authority site confirmation.

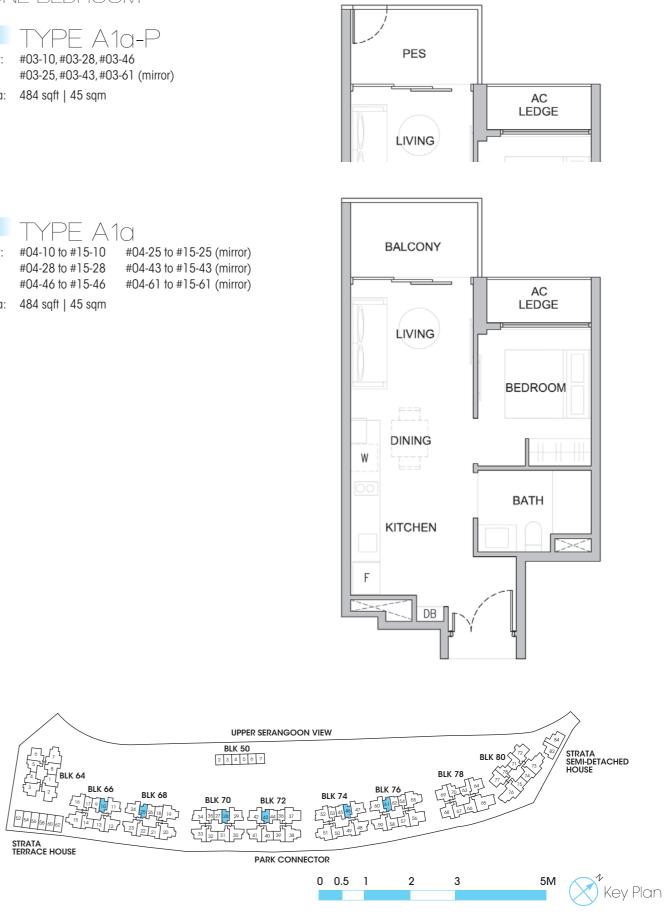
ONE BEDROOM

TYPE A1a-P Unit: #03-10, #03-28, #03-46 Area: 484 sqft | 45 sqm

TYPE A1a #04-10 to #15-10 Unit: #04-28 to #15-28

Area: 484 sqft | 45 sqm

#04-43 to #15-43 (mirror) #04-61 to #15-61 (mirror)

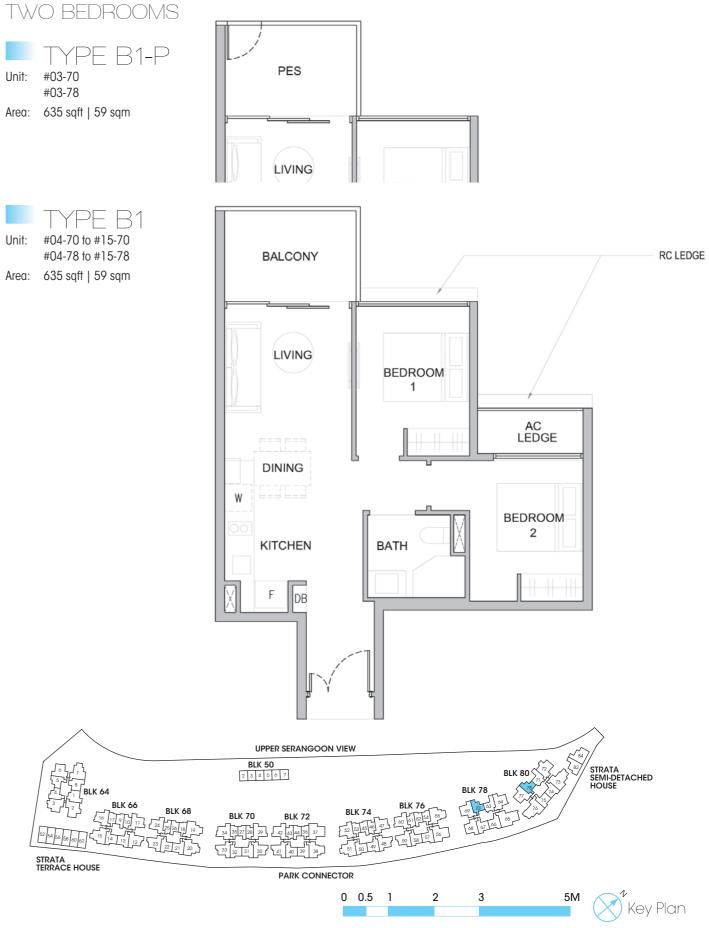


RESIDENTIAL ONE BEDROOM



Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
Visual screens are subject to authority site confirmation.

BLK 50 BLK 64 BLK 66 BLK 70





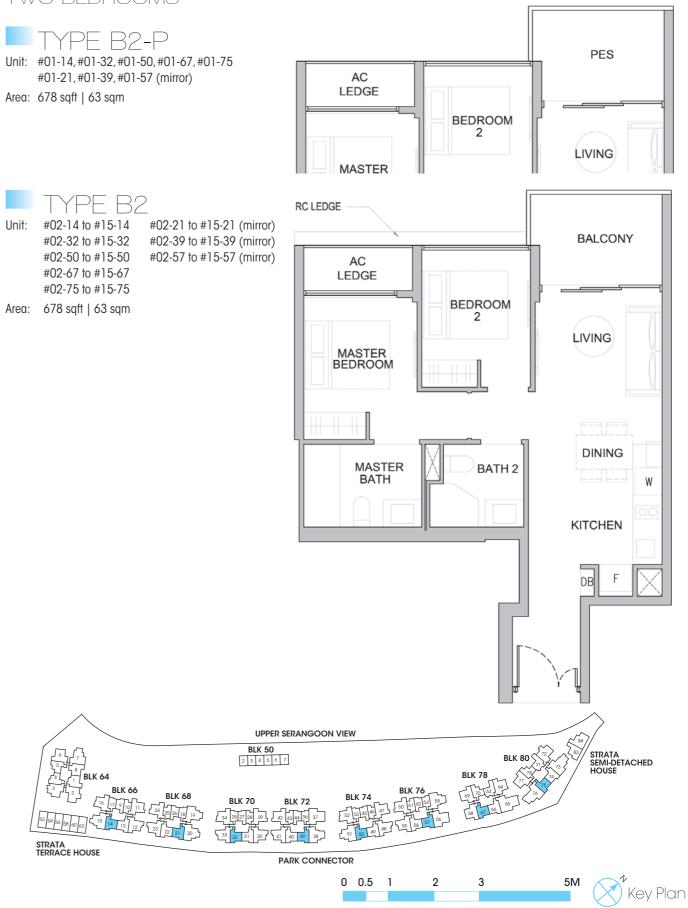
Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
Visual screens are subject to authority site confirmation.

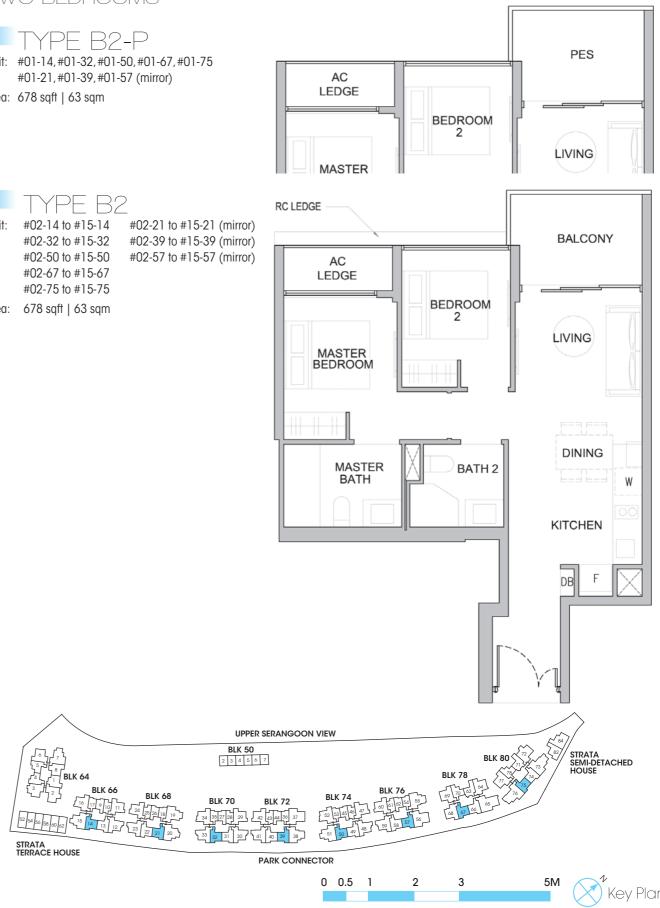
RESIDENTIAL TWO BEDROOMS



Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
Visual screens are subject to authority site confirmation.

TWO BEDROOMS



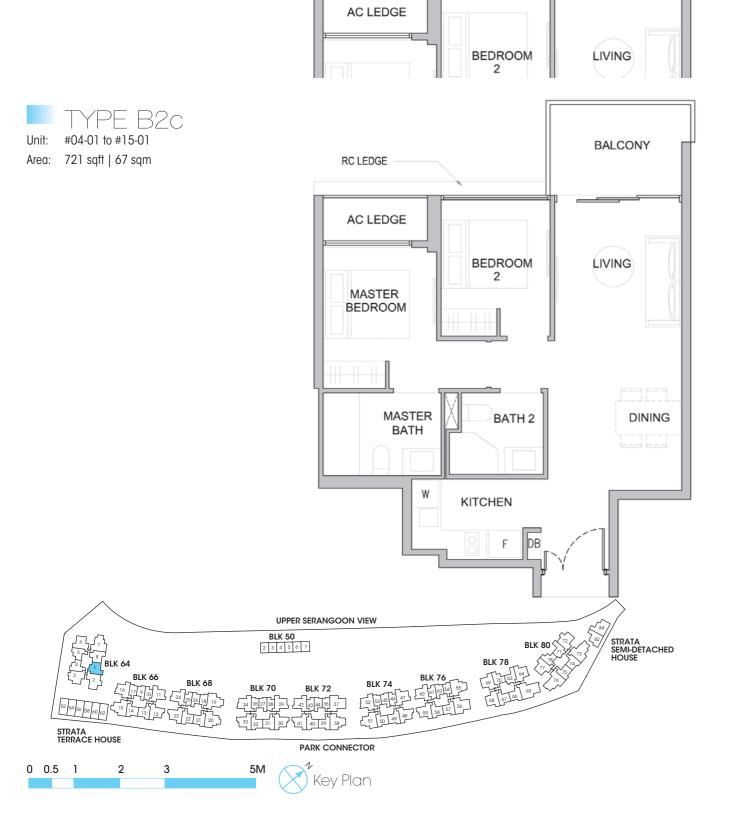


RESIDENTIAL TWO BEDROOMS

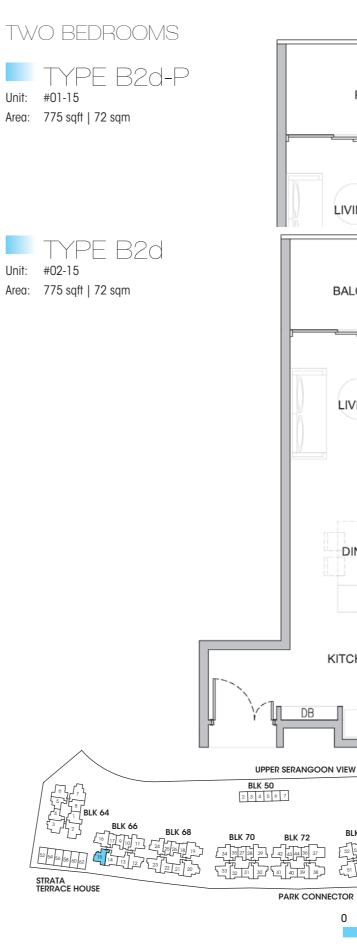


Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 Visual screens are subject to authority site confirmation.

RESIDENTIAL TWO BEDROOMS YPE B2c-P PES Unit: #03-01 Area: 721 sqft | 67 sqm



Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
Visual screens are subject to authority site confirmation.





FOUNDATION

Reinforced concrete footings and/or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles.

2.0 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete and/or steel structure.

3.0 WALLS

- a) External wall: Reinforced concrete and/or common clay brick wall and/or precast
- b) Internal wall: Reinforced-concrete and/or common clay brick walls and/ or drywall partition system and/or precast panel and/or block walls, where applicable.

4.0 ROOF

Reinforced concrete flat roof with heat insulation and waterproofing system

5.0 CEILING

- 5.1 Residential Units
 - a) Living, Dining, Bedrooms, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC and Passageway: Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable.
 - b) PES, Balcony and Household Shelters: Skim coat with emulsion paint, where applicable
- 52 Common Areas
 - a) Communal areas Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable
- 5.3 Retail Units
 - a) Internal Ceiling: Concrete and/or skim coat finish, where applicable

6.0 FINISHES

WALL FINISHES 6.1

- 6.1.1 Residential Units Internal (For all unit types)
 - a) Living, Dining, Bedrooms, Family Area, Yard and Passageway: Plaster and/or skim coat with emulsion paint, where applicable.
 - b) Powder Room, Baths and WC: Homogenous and/or ceramic and/or porcelain tiles, where applicable.
 - c) Kitchen (Dry and/or Wet, as the case may be): Plaster and/or skim coat with emulsion paint, where applicable.
 - d) PES and Balconv: Laminated glass parapet and/or metal railing and/or reinforced concrete wall and/or common clay brick wall with cement & sand plaster and/or skim coat with emulsion paint and/or spray coating, where applicable.
- 6.1.2 Common Areas
 - a) Internal walls: Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion and/or spray coating to Communal Areas, where applicable.
 - b) External walls: Homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion to wall, where applicable.
- 6.1.3 Retail Units
 - a) Internal walls: Concrete and/or skim coat, where applicable.
 - b) External walls Aluminum framed and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass and/or plaster and/or skim coat with emulsion to wall, where applicable.

Notes:

- All homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint as wall finishes are provided up to false ceiling level and on exposed areas only.

 No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors or above false ceiling

- Wall surface above false ceiling level will be left in its original bare condition. FLOOR FINISHES
- 6.2.1 Residential Units

6.2

- a) Living, Dining, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC, Passageway, PES and Balconv Homogenous and/or ceramic and/or porcelain files, where applicable.
- b) Bedrooms: Engineered timber flooring.
- 6.2.2 Common Areas Internal
 - a) Communal Areas: Homogenous and/or ceramic and/or porcelain tiles and/ or vinyl flooring and/or carpet and/or laminated flooring, where applicable
 - b) Changing Rooms, Steam Rooms, Handicapped Toilets, Staircases and Corridors: Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion paint finish, where applicable.

6.2.3 Common Areas – External

a) Pool Decks, Open Decks, Walkways, Link Ways, Footpaths and Outdoor Pavilions: Composite timber strip and/or homogenous and/or ceramic tiles and/or cement sand plaster and/or skim coat with

- emulsion paint finish and/or pebble wash finish, where applicable b) Swimming Pools and Spa Pools: Ceramic files and/or mosaic files, where applicable.
- 6.2.4 Retail Units
 - a) Internal Floor Finish: Concrete and/or skim coat finish and/or homogenous tiles, where applicable

7.0 WINDOWS (Only applicable to the Residential Units)

Powder-coated aluminum framed windows with clear and/or tinted and/or obscured glass to all Residential Units, where applicable.

8.0 DOORS

8.1 **Residential Units**

- a) Main Entrance: Approved fire-rated timber doors
- b) Bedrooms, Kitchen (Dry and/or Wet, as the case may be), Powder Room Baths Hollow core flush timber door, where applicable
- Balcony and PES: Powder-coat finished aluminum framed door and/or fixed glass panel with finited glazing and/or clear glass and/or frosted glass, where applicable
- d) Yard and WC: Slide-and-fold PVC door panel, where applicable.
- 8.2 Retail Units
 - a) Main Entrance: Aluminum framed glass and/or glass door with tinted glazing and/ or clear glass, where applicable.
 - b) Toilet: Slide-and-fold PVC door panel, where applicable.

Locksets and ironmongery shall be provided to doors, where applicable.

SANITARY FITTINGS (Only applicable to the Residential Units) 9.0 Residential Units

- - a) All Bath (where applicable): 1 solid surface vanity top with 1 wash basin with basin mixer 1 mirror
 - 1 towel rail
 - 1 shower compartment with 1 shower mixer set
 - 1 pedestal water closet and 1 toilet paper holder
 - b) Powder Room (where applicable):
 - 1 solid surface vanity top with 1 wash basin with basin mixer 1 mirror
 - 1 pedestal water closet and 1 toilet paper holder WC (where applicable): 1 pedestal water closet 1 wash basin with tap, 1 shower set with tap 1 toilet paper holder
- d) Kitchen (Dry and/or Wet, as the case may be): 1 solid surface vanity top with 1 sink
 e) Kitchen or Wet Kitchen or Yard (where applicable):
 - 1 washing machine bib tap
- 92 Retail Units
 - a) Toilet (where applicable): 1 pedestal water closet 1 wash basin with tap
 - 1 toilet paper holder

10.0 ELECTRICAL INSTALLATION

- a) TV / points shall be provided in accordance with the Electrical Schedule
- b) Wing for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking.
- c) All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type A1, A1-P, A1-PH, A1a, A1a-P, A1a-PH, A1b, A1b-P, A1b-PH	6	15	1
Unit Type B1, B1-P, B1-PH, B1b, B1b-P, B1b-PH, B1c, B1c-P, B1c-PH	8	18]
Unit B1a, B1a-P, B1a- PH	9	18	1
Unit Type B2, B2-P, B2-PH, B2a, B2a-P, B2a-PH, B2b, B2b-P, B2b-PH	9	19	1
Unit Type B2c, B2c-P, B2c-PH	10	19	1
Unit Type B2d, B2d-P	10	18	1

Unit Type C1, C1-P, C1-PH, C1a, C1a-P, C1a-PH, C1b, C1b-P, C1b-PH, C1c, C1c-P,C1c-PH, C1c, C1d-P,C1d-PH, C2, C2-P, P, C2-PH, C2b, C2b-P, C2b-PH, C2c, C2c-P, C2c-PH	12	22	1
Unit Type C2a, C2a-PH	13	23]
Unit Type C3, C3-P, C3-PH, C3c, C3c-PH, C3d, C3d-P, C3e, C3e- P, C3b, C3b-PH	15	24	1
Unit Type C3a, C3a-P, C3a-PH	14	24	1
Unit Type C4, C4-PH, C4a, C4a-P, C4a-PH	14	27	2
Unit Type D1 ,D1-PH, D1a, D1a-P, D1a-PH	14	26	1
Unit Type D1b, D1b-P	13	26	1
Unit Type D2, D2-P, D2-PH, D2a, D2a-PH, D2b, D2b-P	16	28]
Unit Type D3, D3-P, D3-PH, D3a, D3a-P, D3a-PH	16	28	1
Unit Type E1, E1-PH, E1a, E1a-P	19	32]
Strata (Terrace)Type 1, 1a	20	32	2
Strata (Semi-Detached) Type 2	18	30	2
Strata (Semi-Detached) Type 3	23	34	2

d) Electrical Loading to the Retail Units: 300 Amps / 3 Phase

11.0 TV AND TELEPHONE (Only applicable to the Residential Units)

Telephone & TV SCHEDULE	Telephone	TV Outlet (cable TV ready)	
Unit Type	Outlet		
All 1 bedroom unit types	2	2	
All 2 bedrooms unit types	3	3	
All 3 bedrooms unit types	4	4	
All 3 bedrooms Dual- Key unit types	4	4	
All 4 bedrooms unit types	5	5	
All 5 bedrooms unit types	6	6	
All Strata Landed Units	6	6	

12.0 LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

13.0 PAINTING

- 13.1 Residential Units
 - a) External Wall: External emulsion and/or selected exterior paint
 - b) Internal Wall: Emulsion paint
- 13.2 Retails Units
 - a) External Wall: External emulsion and/or selected exterior paint
 - b) Internal Wall: •

14.0 WATERPROOFING

Waterproofing shall be provided to floors of kitchens, wet kitchens, baths, WCs, yards, Balcony, PES, Toilet and reinforced concrete flat roof, where applicable.

15.0 DRIVEWAY AND CAR PARK

Reinforced concrete slab with floor hardener and/or homogenous tiles and/or epoxy coating finish, where applicable.

16.0 RECREATION FACILITIES

- (1) Fitness Corner
- (2) Sunset Pavilion
- (3) Hydro Walk
- (4) Spa Creek (5) Lap Pool
- (6) Water Theater
- (7) The Creek Pool Deck
- (8) Zen Garden
- (9) Ecological Pond
- (10) Sky Bar
- 16.2 Zone 2: The River
 - (11) BBQ Sun Deck
 - (12) Adventure Pool
 - (13) Mist Pool
 - (14) Jet Pool
 - (15) River Side Pool Deck
- (16) Outdoor Gym
- 16.3 Zone 3: The Cove (17) Lagoon Deck
 - (18) BBQ Pavilion
 - (19) Bubbling Pool (Children Pool)
 - (20) Water Slide Playground
 - (21) Outdoor Kitchen Class
 - (22) Lagoon Pool (Leisure Pool)
 - (23) Wave Pool
 - (24) Aqua Gym
 - (25) Water Front Pool Deck
- (26) Outdoor Game Room
- 16.4 Zone 4: The Waterfall (27) Rolling Lawn
 - (28) Water Fall Ridge
 - (29) Function Deck
 - (30) Putting Green
 - (31) Water Zen Garden
- 16.5 Zone 5: The Promenade
 - (32) Meditation Lawn
 - (33) Afternoon Tea Court
 - (34) Chess Garden
 - (35) Rolling Hill Park
 - (36) Shallow Mat
 - (37) Viewing Terrace
- 16.6 Žone 6: The Club
- (38) Multi-Purpose Room
- (39) Gym Room
- (40) Courtyard
- (41) Viewing Deck
- (42) Commercial (Retail Units)
- (43) Tennis Court
- (44) Changing Room and Steam Room
- (45) Childcare Centre

17.0 ADDITIONAL ITEMS (Only applicable to Residential Units)

- a) Kitchen cabinets with solid surface counter top c/w sink, cooker hob, hood for each unit.
- b) 1 Free-standing fridge for each unit.
- c) 1 Convection oven for each unit.
- d) 1 Microwave oven for Unit Type C4 and Strata-Landed units.
- e) 1 Washer cum dryer for each unit.
- Built-in wardrobes provided for all Bedrooms except Bedroom 3 of Unit Type D3 and Bedroom 4 of Unit Type D1, D2 and E1. f)
- g) Split / Multi split airconditioning system to Living, Dining except Unit Type A1, and all Bedrooms.
- h) Hot water supply to all Baths & Powder Room, where applicable.
- Provision of fown gas to Kitchen and Wet Kitchen except Unit Type A1, B1, B2 and Kitchen 2 of Unit Type C4.
- Gate at PS for Unit Types A1-P. A1 aP, A1bP, B1-P. B1-P. B2b-P. B2c-P. C1-P. C1_P. C1c-P. C1d-P. C2b-P. C3-P. C3a-P. C4a-P. D1a-P. D2-P. where applicable.
- Audio intercom system between 1st to 3rd Storey Lift Lobbies / k) Guardhouse and Apartment Units.
- I) Automatic Vehicular Access system will be provided for vehicular entrances.
- m) Mechanical ventilation to Baths, WC and Toilet that are not naturally

