

SPECIFICATIONS

1. FOUNDATIONS

Reinforced concrete piling and/or bored piling and/or any approved foundation system

2. STRUCTURE

Reinforced concrete structure and/or precast concrete structure and/or steel structure and/or any approved structure.

3. WALLS

Precast concrete wall panels and/or dry wall partition and/or reinforced concrete and/or brick wall and/or block wall.

4. ROOF

Reinforced concrete flat roof and/or precast concrete roof slab with appropriate waterproofing and/or metal roof with appropriate insulation at designated areas.

5. CEILING

Skim Coat with emulsion paint and/or false ceiling in emulsion paint finish at designated areas.

Estimated Floor to Floor Height

1st Storey	:	6.00m
2nd Storey	:	4.20m
3rd to 4th Storey	:	7.00m
5th to 6th Storey	:	5.25m

6. FINISHES

(i) Walls

(a) Common areas:

Skim Coat and/or plastering with emulsion paint finish and/or spray textured coating finish and/or tiles at designated areas.

(b) Units:

Skim coat and/or plastering with emulsion paint finish and/or tiles at designated areas.

NOTE: No wall finishes will be provided above false ceiling at designated areas

(ii) Floors

Lift Lobbies & Toilets	:	Tiles finish
Driveway, Ramps & Loading/Unloading Areas	:	Concrete and/or screed finish and/or bitumen premix
Units	:	Concrete finish

7. PLUMBING AND SANITARY

Plumbing and sanitary installation are provided in accordance with statutory requirements

- (i) 1 no. of 50mm domestic water pipe is provided for each unit. This pipe is connected to the toilet fittings and provided with a 40mm tee-off for tenant use. Submeter compartment is provided.
- (ii) 1 no. Floor Drain and 1 no. of Floor Trap is provided at the production area of each Production Unit. The Floor Trap is connected to a Sampling Sump, which discharge via main stacks to 1st storey Waste Sumps and Grease Traps before connecting to IC.

8. ELECTRICAL SUPPLY

(i) 250Amp 3-phase provision for unit.

(ii) A DB is provided to connect toilet exhaust fan, essential lightings, and S/S/O, with an outgoing isolator to tenant future connection.

9. LIGHTNING PROTECTION SYSTEM

Lightning Protection system is provided in accordance with statutory requirements.

10. FIRE PROTECTION

Fire protection system including fire sprinkler, manual call point, alarm bell, strobe light, and PA speaker is provided in accordance with statutory requirements.

11. PAINTING

Weather resistant paint and/or spray featured coating to the external surfaces, emulsion and/or acrylic paint to the internal surfaces.

12. WATERPROOFING

Waterproofing is provided to toilets.

13. TELECOMMUNICATION

Common cable trays for telecommunication services are provided.

14. FLOOR LOADING

(ii) Superimposed Loads

	Q_k (kN/m ²)	G_k (kN/m ²)
1 st storey Driveway / Lorry Parking Lot	15.0	1.2
2 nd Storey Driveway / Ramp / Car Parking Lot	5.0	0.5
2 nd Storey MCST Office	4.0	1.2
2 to 6 th Storey Productions Units	10.0	0.5
3 & 4 th Mezzanine Storey QC Areas	4.0	1.2
Toilet	2.0	1.2
Lift Lobby / Staircase / Corridor	4.0	1.2
AC Ledge	3.0	0
Bin Center	10.0	1.2
FCC / MDF Room	5.0	1.2
RC Flat Roof	1.5	3.0
Genset	16.0	3.0
Pump Rooms / M&E Rooms	7.5	1.2

15. WINDOWS

Aluminum framed glass windows

16. DOORS / LOCKS

Lift lobbies: Swing door

Units: Fire Swing door with quality lockset

17. MECHANICAL VENTILATION

Mechanical ventilation is provided in accordance with statutory requirements. Each unit is provided with an exhaust fan system serving production area and mezzanine, and a toilet exhaust system.

18. EMERGENCY LIGHTING

Emergency light/ exit light dedicated to each unit is provided in accordance with statutory requirements

19. GAS SUPPLY

Town Gas supply pipe to cap off at high level of each Production Unit for future connection by Purchasers

20. KITCHEN EXHAUST

(i) Kitchen exhaust duct of 1m x 1m will be provided to rooftop and cap off inside unit, allowance of up to 40,000cmh kitchen exhaust airflow

(ii) Kitchen exhaust fan, hood, air cleaner and downstream ducts and fittings to be supplied by tenant.

21. LOADING BAY & AREA

1 no. of Lorry Parking Lot for loading and unloading, 12 no. Bicycle Lots and 1 no. Motorcycle Lot at 1st Storey

22. KITCHEN WASTE DISPOSAL SYSTEM

Bin Centre with Compactor at 1st Storey

23. Telecommunications

The Purchaser is to engage telecommunications providers to provide services to the units.

24. TILES

Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000

25. LIFTS

No. of Passenger Lift	:	1
No. of Service Lift	:	2
No. of Refuse Lift	:	1

26. ELECTRICAL SUPPLY

The Purchaser is to engage his/her own contractor/licensed electrical worker to design their own distribution board based on the given rating of isolator provided to the units. No emergency power supply is provided.

27. SANITARY INSTALLATION

The Purchaser is to engage his/her own licensed plumber to design his/her own sanitary system if it affects the system provided. All alterations to the system shall be made in compliance to the relevant authority's requirements at his/her own cost and expenses. No new sanitary pipings shall pass through high level of the unit below.

28. PLUMBING INSTALLATION

The Purchaser is to engage his/her own licensed water service worker to design his/her own plumbing system and install a PUB water submeter if it affects the system provided. All alterations to the system shall be made in compliance to the relevant authority's requirements at his/her own cost and expenses.

29. MAINTENANCE FOR MECHANICAL & ELECTRICAL INSTALLATION

The Purchaser is fully responsible to the maintenance required to operate the Kitchen Wastewater / Kitchen Exhaust Ducting / Room Exhaust Air Fan & Ducting / Room Emergency & Exit Lighting / Room Fire Alarm, Call points, Alarm bells, Strobe lights, PA Speakers, Fire Sprinkler Pipeworks dedicated to the Unit.

30. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ducting are provided to areas which are not naturally ventilated including fire lift lobby, staircase, protected corridor, pump room, bin centre, carparks and driveways, localised area of production unit, unit toilets and refuse room. To ensure good working condition of the mechanical ventilation systems within production unit area, unit toilet(s) and bin rooms (where applicable) are to be maintained by the Purchaser on a regular basis.

31. False Ceiling

Access panels are allocated for ease of maintenance access to M&E equipment for regular cleaning purposes. Location of false ceiling is subject to Architect's' sole discretion and final design.