



H I J A U A N
ON CAVENAGH

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LIVE.
WHERE
INSPIRATION
FINDS YOU IN 41
HANDCRAFTED
APARTMENTS

*How do you escape the
hustle and bustle of city living?*

*Where can you go to recharge
your mind and body?*

*What can you do to make
time stand still?*

In a coveted green lung just minutes
off Orchard Road, on a scenic,
tree-lined passageway beside
the Istana lies your answer.

Hijauan on Cavenagh.

41 low-rise luxury apartments
passionately crafted to a quality
that recalls a more genteel time,
when life was not about living with
excesses but about living gracefully.

Another extraordinary living
experience brought to you by SDB.

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The façade of Hijauan on Cavenagh is a discreet yet elegant statement of the 41 handcrafted apartments.

SITE PLAN

1ST STOREY

- 1 Swimming Pool
- 2 Pool Deck
- 3 Gym by the Pool
- 4 Lush Garden with Outdoor Seating
- 5 BBQ at the Lawn
- 6 Water Feature

3RD STOREY

- 7 Drop Off

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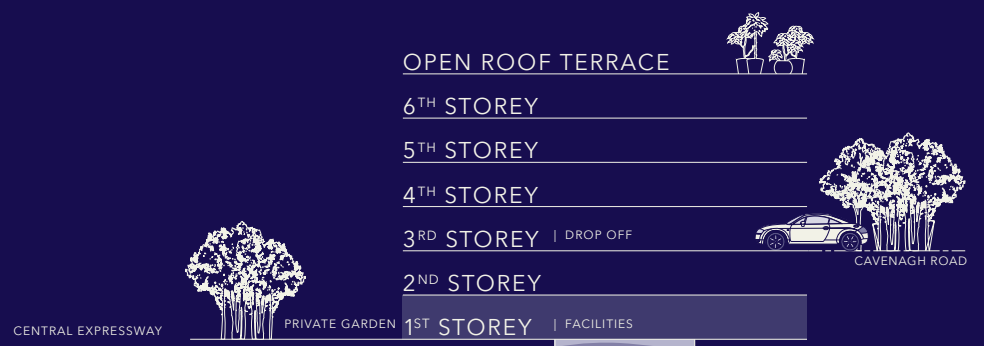


Typical 4th and 5th storey plan

GARDEN UNITS

	EAST / POOL	WEST / ORCHARD	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	EAST / ISTANA	EAST / ISTANA	WEST / POOL
STOREY 6	#06-01 TYPE F-P	#06-02 TYPE A-P	#06-03 TYPE B-P	#06-04 TYPE C-P	#06-05 TYPE D-P	#06-06 TYPE E-P	#06-07 TYPE H-P	#06-08 TYPE G-P
STOREY 5	#05-01 TYPE F	#05-02 TYPE A	#05-03 TYPE B	#05-04 TYPE C	#05-05 TYPE D	#05-06 TYPE E	#05-07 TYPE H	#05-08 TYPE G
STOREY 4	#04-01 TYPE F	#04-02 TYPE A	#04-03 TYPE B	#04-04 TYPE C	#04-05 TYPE D	#04-06 TYPE E	#04-07 TYPE H	#04-08 TYPE G
STOREY 3	#03-01 TYPE F	#03-02 TYPE A	#03-03 TYPE B	#03-04 TYPE C-2	#03-05 TYPE D-2			#03-08 TYPE G
STOREY 2	#02-01 TYPE F	#02-02 TYPE A	#02-03 TYPE B	#02-04 TYPE C	#02-05 TYPE D-1			#02-08 TYPE G-1
STOREY 1	#01-01 TYPE F-G	#01-02 TYPE A-G	#01-03 TYPE B-G	GYM	#01-05 TYPE D-G			#01-08 TYPE G-G

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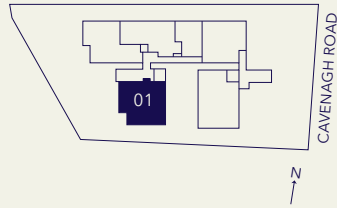


TYPE F-G

2 ROOMS

#01-01

BUILT-UP
1,001 sf /
93 sm

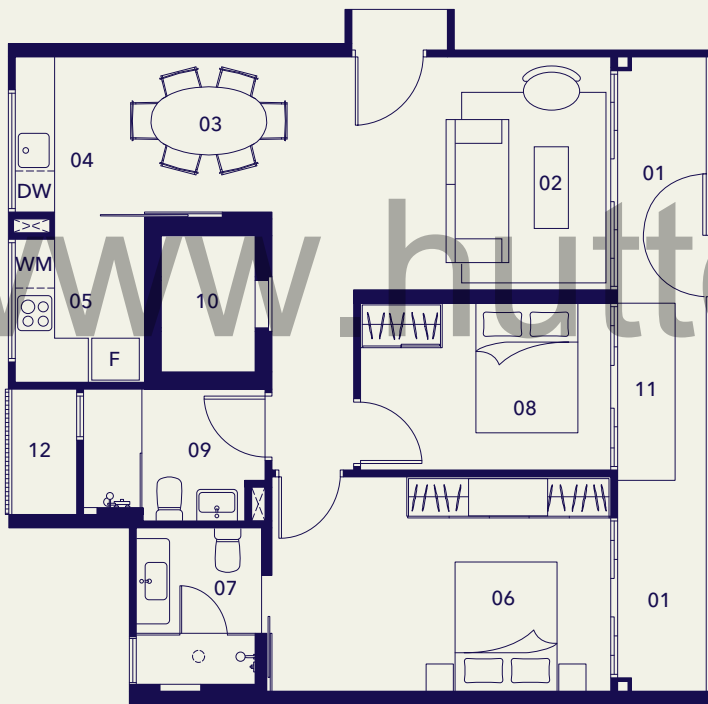
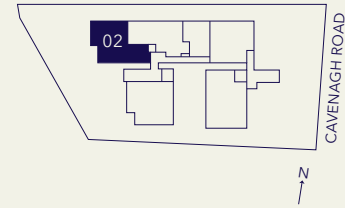


TYPE A-G

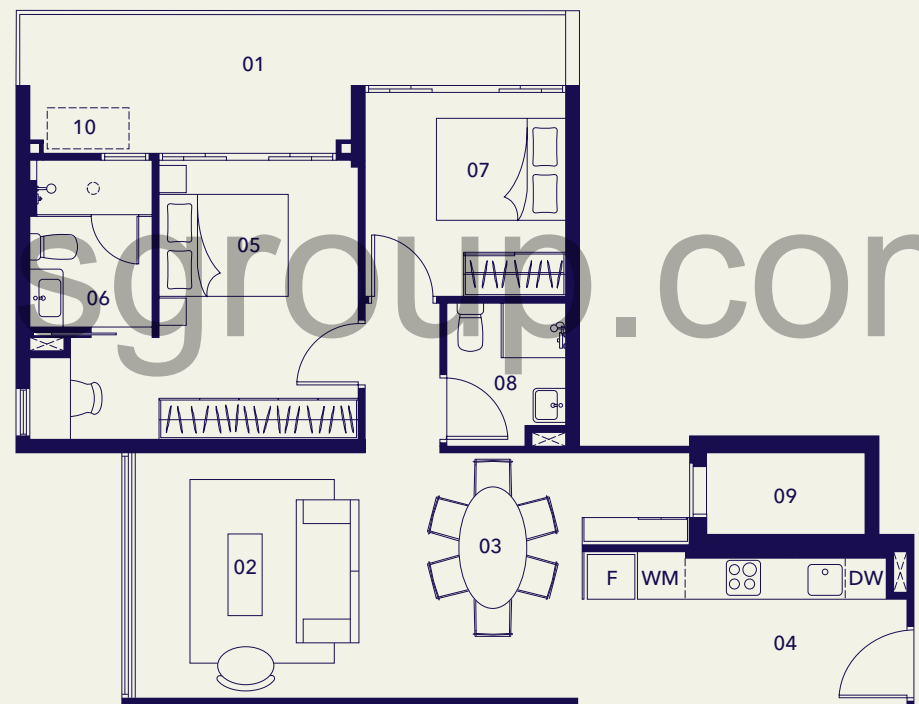
2 ROOMS

#01-02

BUILT-UP
1,012 sf /
94 sm



- 01 PES
- 02 Living
- 03 Dining
- 04 Dry Kitchen
- 05 Wet Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom
- 09 Bathroom
- 10 Household Shelter
- 11 Planter
- 12 A/C Ledge



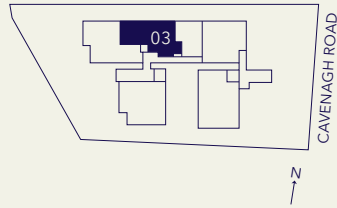
- 01 PES
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE B-G

2 ROOMS

#01-03

BUILT-UP
1,001 sf /
93 sm

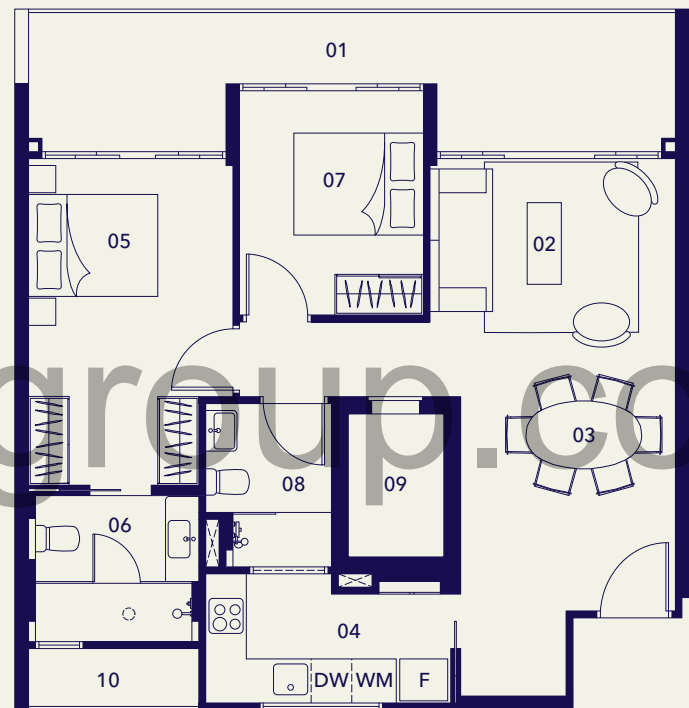
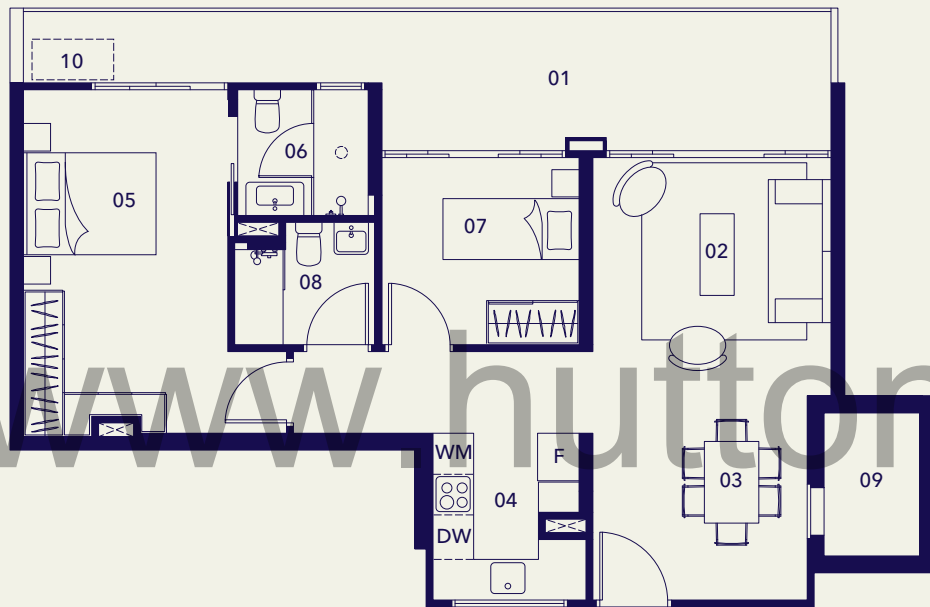
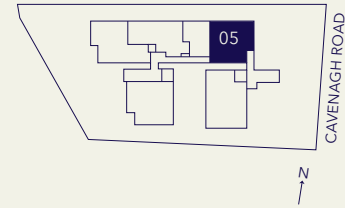


TYPE D-G

2 ROOMS

#01-05

BUILT-UP
1,044 sf /
97 sm



- 01 PES
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

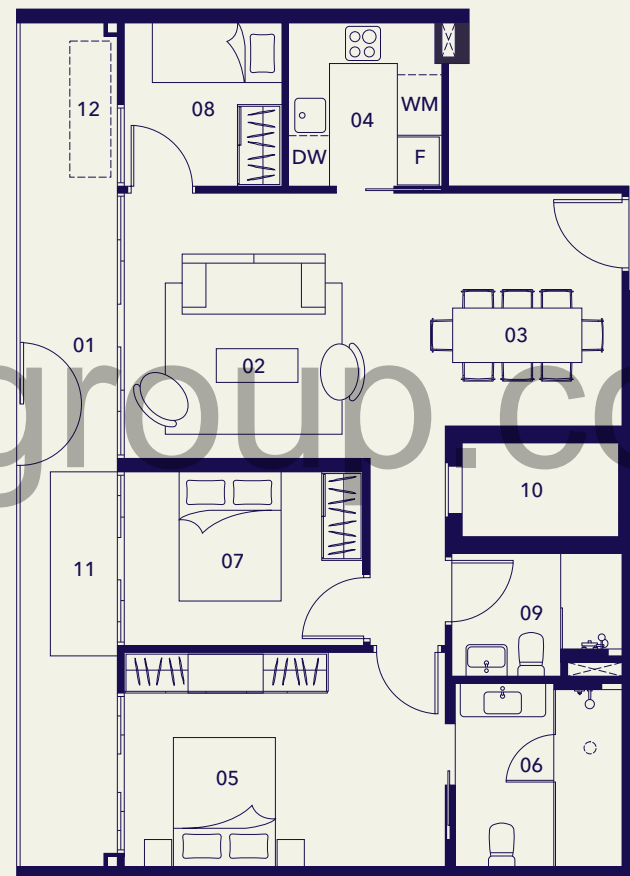
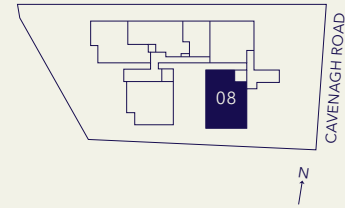
- 01 PES
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE G-G

2 +1
ROOMS

#01-08

BUILT-UP
1,141 sf /
106 sm

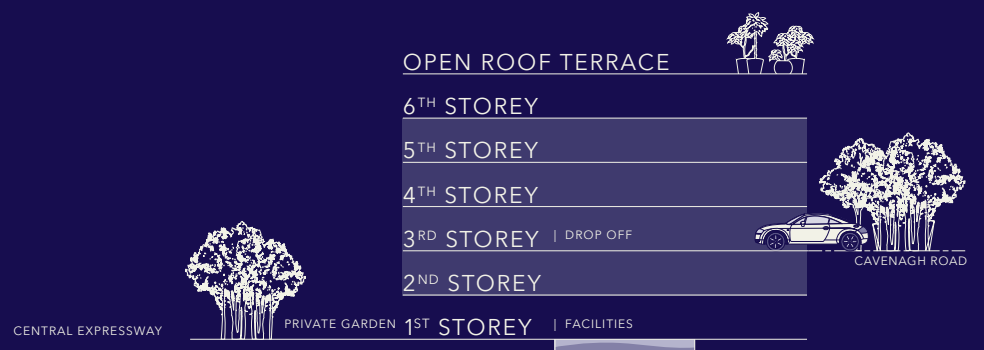


- 01 PES
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom 1
- 08 Bedroom 2
- 09 Bathroom
- 10 Household Shelter
- 11 Planter
- 12 A/C Ledge

TYPICAL UNITS

	EAST / POOL	WEST / ORCHARD	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	EAST / ISTANA	EAST / ISTANA	WEST / POOL
STOREY 6	#06-01 TYPE F-P	#06-02 TYPE A-P	#06-03 TYPE B-P	#06-04 TYPE C-P	#06-05 TYPE D-P	#06-06 TYPE E-P	#06-07 TYPE H-P	#06-08 TYPE G-P
STOREY 5	#05-01 TYPE F	#05-02 TYPE A	#05-03 TYPE B	#05-04 TYPE C	#05-05 TYPE D	#05-06 TYPE E	#05-07 TYPE H	#05-08 TYPE G
STOREY 4	#04-01 TYPE F	#04-02 TYPE A	#04-03 TYPE B	#04-04 TYPE C	#04-05 TYPE D	#04-06 TYPE E	#04-07 TYPE H	#04-08 TYPE G
STOREY 3	#03-01 TYPE F	#03-02 TYPE A	#03-03 TYPE B	#03-04 TYPE C-2	#03-05 TYPE D-2			#03-08 TYPE G
STOREY 2	#02-01 TYPE F	#02-02 TYPE A	#02-03 TYPE B	#02-04 TYPE C	#02-05 TYPE D-1			#02-08 TYPE G-1
STOREY 1	#01-01 TYPE F-G	#01-02 TYPE A-G	#01-03 TYPE B-G	GYM	#01-05 TYPE D-G			#01-08 TYPE G-G

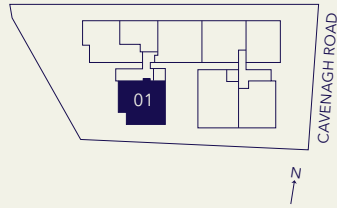
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TYPE F

2 ROOMS

#02-01
#03-01
#04-01
#05-01



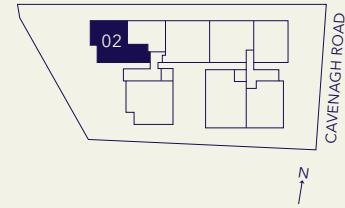
BUILT-UP

1,001 sf /
93 sm

TYPE A

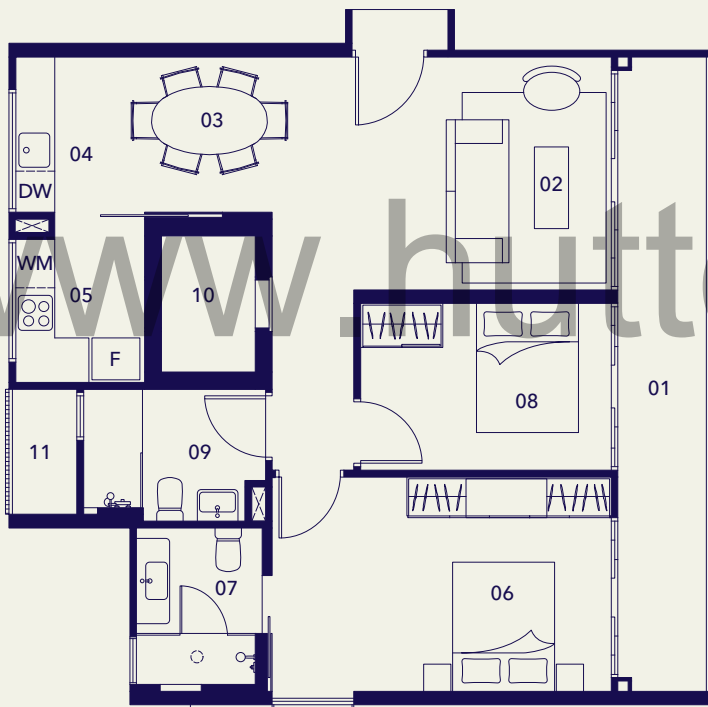
2 ROOMS

#02-02
#03-02
#04-02
#05-02

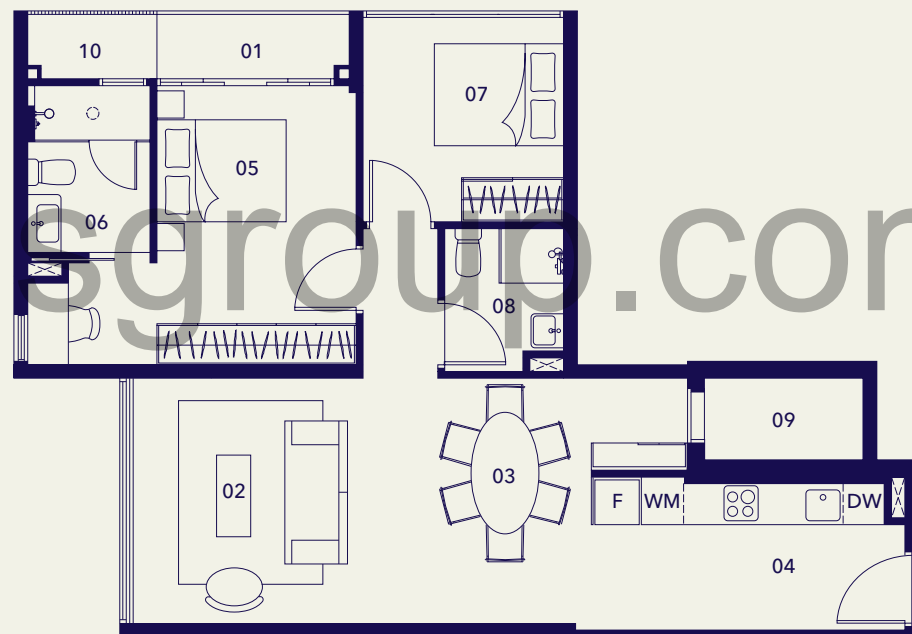


BUILT-UP

915 sf /
85 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Dry Kitchen
- 05 Wet Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom
- 09 Bathroom
- 10 Household Shelter
- 11 A/C Ledge



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

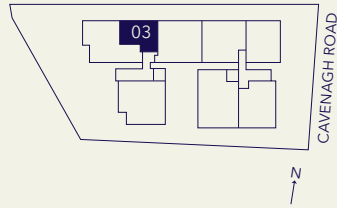
TYPE B

1+1 ROOM

#02-03
#03-03
#04-03
#05-03

BUILT-UP

527 sf /
49 sm



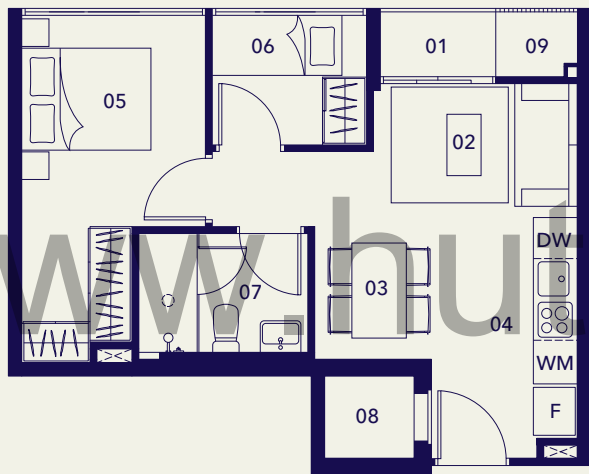
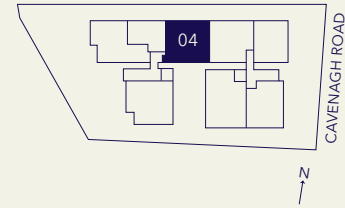
TYPE C

2 ROOMS

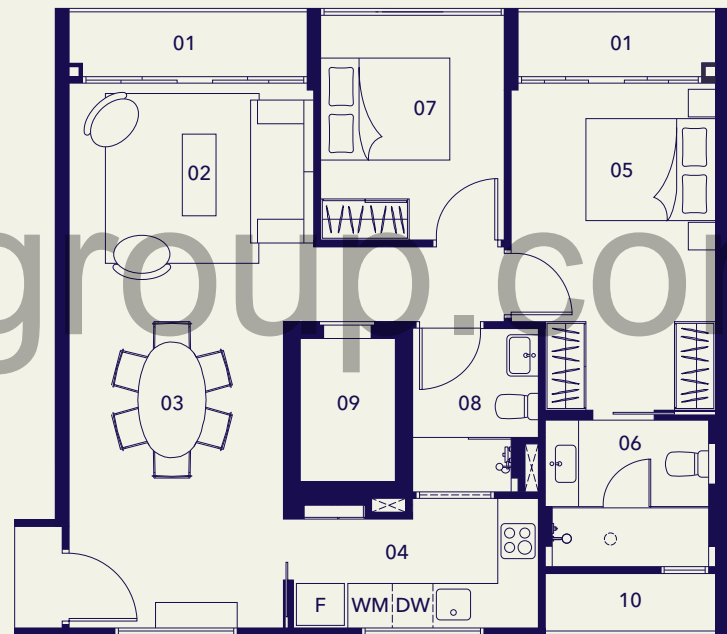
#02-04
#04-04
#05-04

BUILT-UP

958 sf /
89 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter
- 09 A/C Ledge



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE C-2

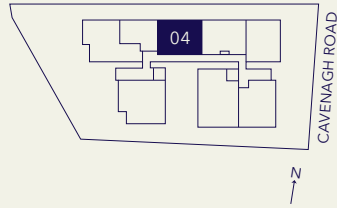
2 ROOMS

#03-04

BUILT-UP

786 sf /

73 sm



TYPE D

2 ROOMS

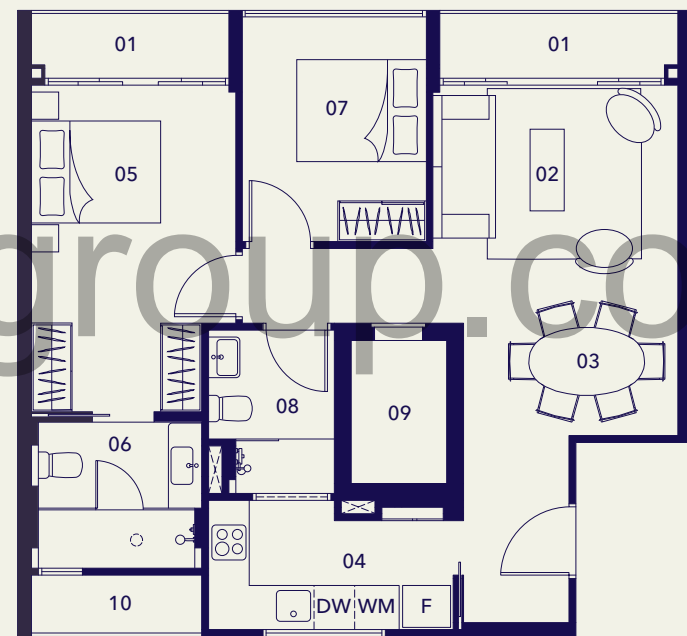
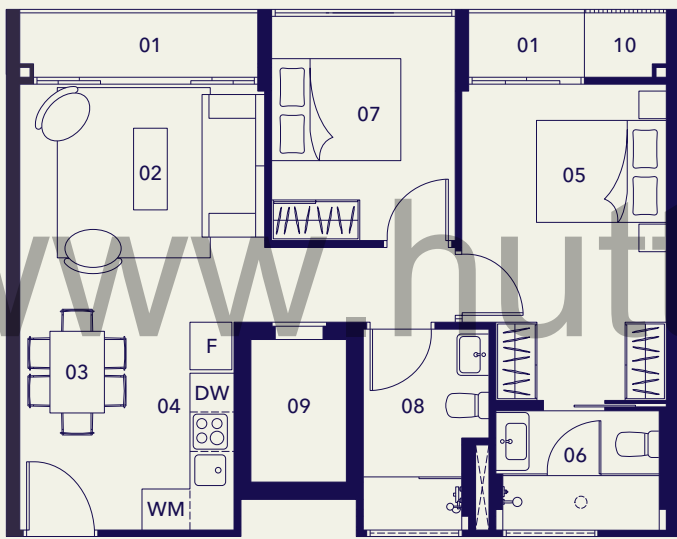
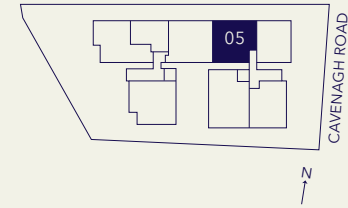
#04-05

#05-05

BUILT-UP

893 sf /

83 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE D-1

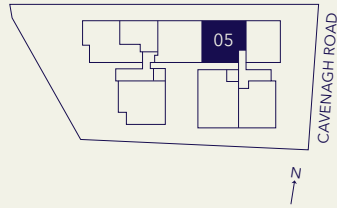
2 ROOMS

#02-05

BUILT-UP

926 sf /

86 sm



TYPE D-2

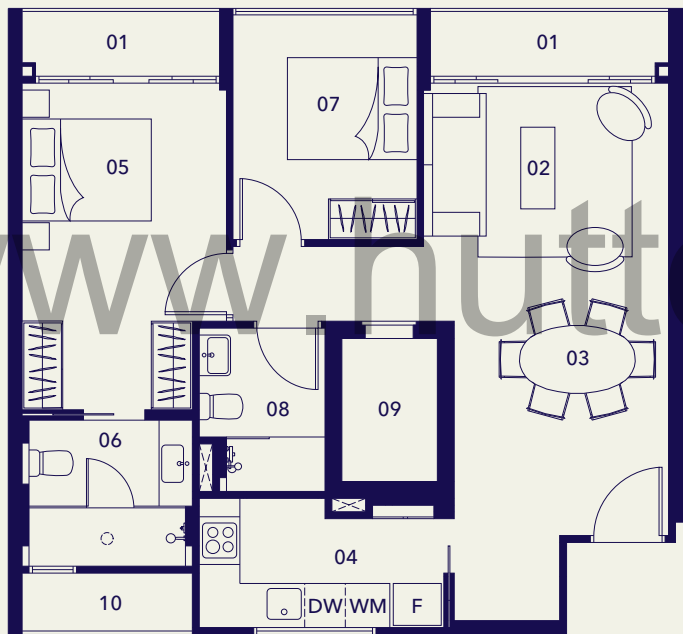
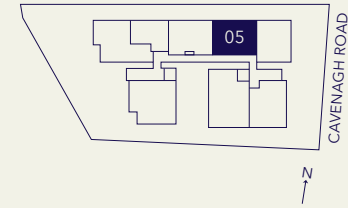
2 ROOMS

#03-05

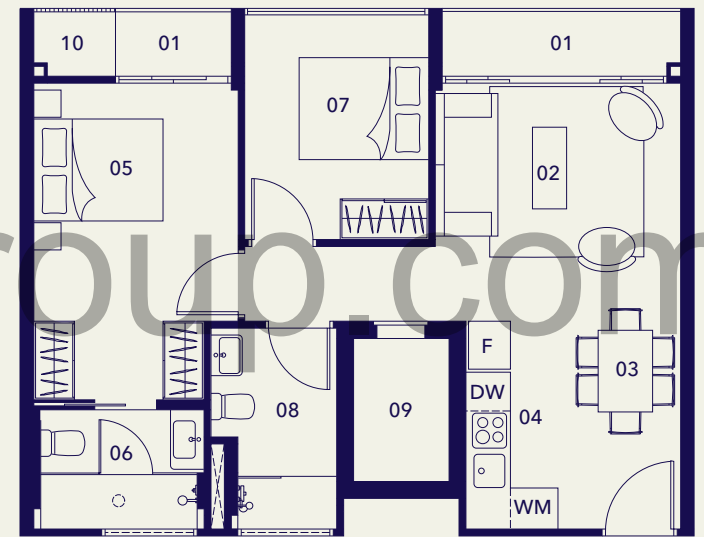
BUILT-UP

786 sf /

73 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge



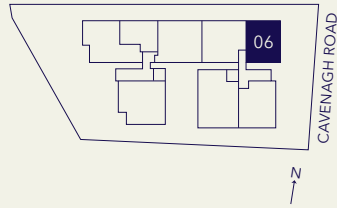
- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE E

2 ROOMS

#04-06
#05-06

BUILT-UP
732 sf /
68 sm

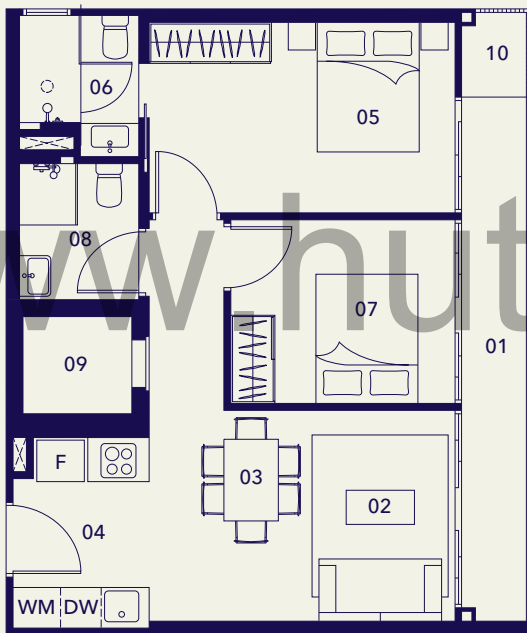
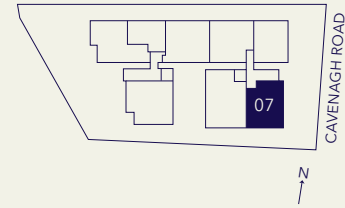


TYPE H

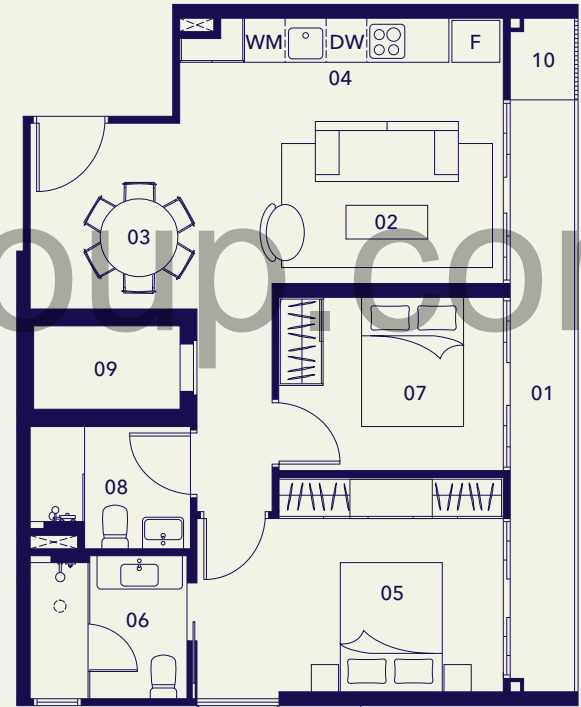
2 ROOMS

#04-07
#05-07

BUILT-UP
840 sf /
78 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge



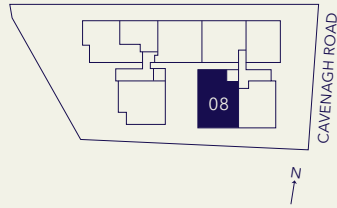
- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

TYPE G

2 +1
ROOMS

#03-08
#04-08
#05-08

BUILT-UP
1,141 sf /
106 sm

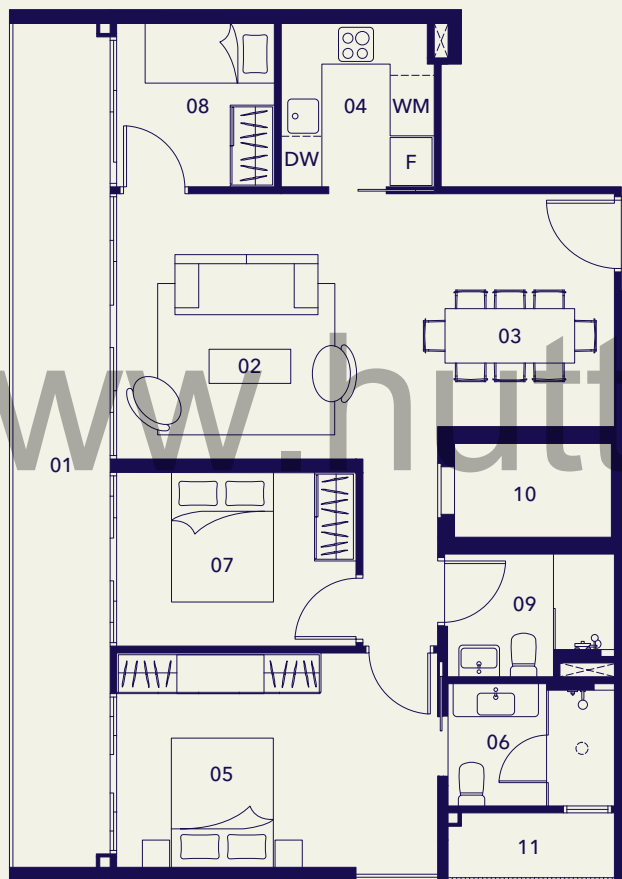
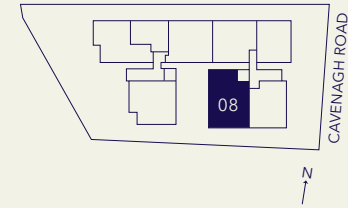


TYPE G-1

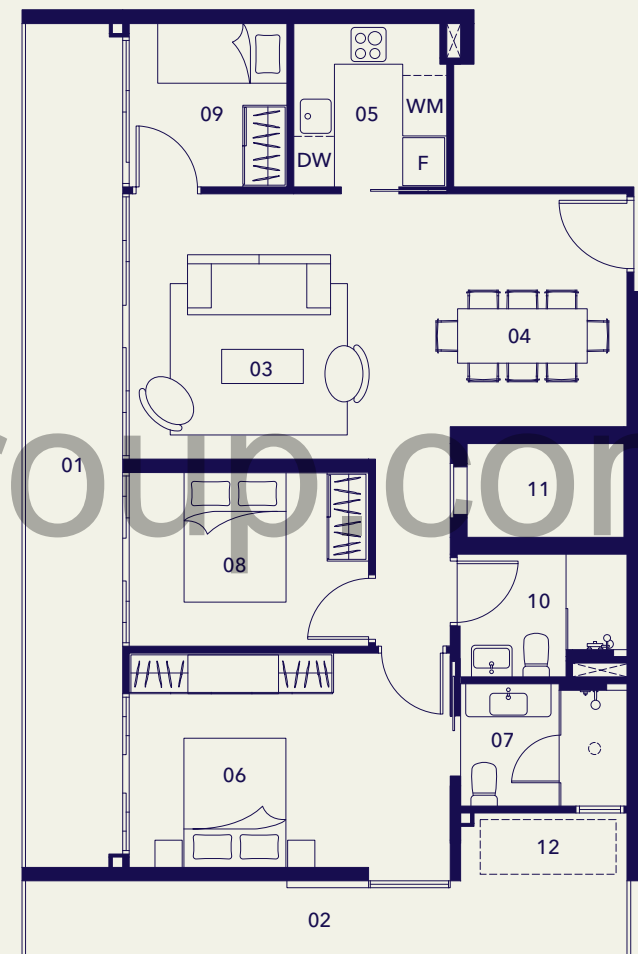
2 +1
ROOMS

#02-08

BUILT-UP
1,249 sf /
116 sm



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom 1
- 08 Bedroom 2
- 09 Bathroom
- 10 Household Shelter
- 11 A/C Ledge



- 01 Balcony
- 02 PES
- 03 Living
- 04 Dining
- 05 Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom 1
- 09 Bedroom 2
- 10 Bathroom
- 11 Household Shelter
- 12 A/C Ledge

PENTHOUSE UNITS

	EAST / POOL	WEST / ORCHARD	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	NORTH / NEIGHBOUR	EAST / ISTANA	EAST / ISTANA	WEST / POOL
STOREY 6	#06-01 TYPE F-P	#06-02 TYPE A-P	#06-03 TYPE B-P	#06-04 TYPE C-P	#06-05 TYPE D-P	#06-06 TYPE E-P	#06-07 TYPE H-P	#06-08 TYPE G-P
STOREY 5	#05-01 TYPE F	#05-02 TYPE A	#05-03 TYPE B	#05-04 TYPE C	#05-05 TYPE D	#05-06 TYPE E	#05-07 TYPE H	#05-08 TYPE G
STOREY 4	#04-01 TYPE F	#04-02 TYPE A	#04-03 TYPE B	#04-04 TYPE C	#04-05 TYPE D	#04-06 TYPE E	#04-07 TYPE H	#04-08 TYPE G
STOREY 3	#03-01 TYPE F	#03-02 TYPE A	#03-03 TYPE B	#03-04 TYPE C-2	#03-05 TYPE D-2			#03-08 TYPE G
STOREY 2	#02-01 TYPE F	#02-02 TYPE A	#02-03 TYPE B	#02-04 TYPE C	#02-05 TYPE D-1			#02-08 TYPE G-1
STOREY 1	#01-01 TYPE F-G	#01-02 TYPE A-G	#01-03 TYPE B-G	GYM	#01-05 TYPE D-G			#01-08 TYPE G-G

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TYPE F-P

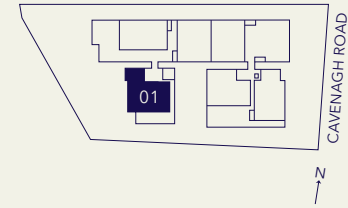
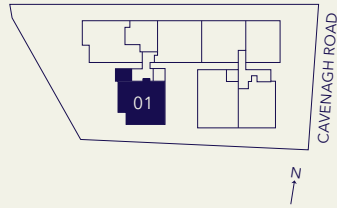
2 ROOMS

#06-01

BUILT-UP

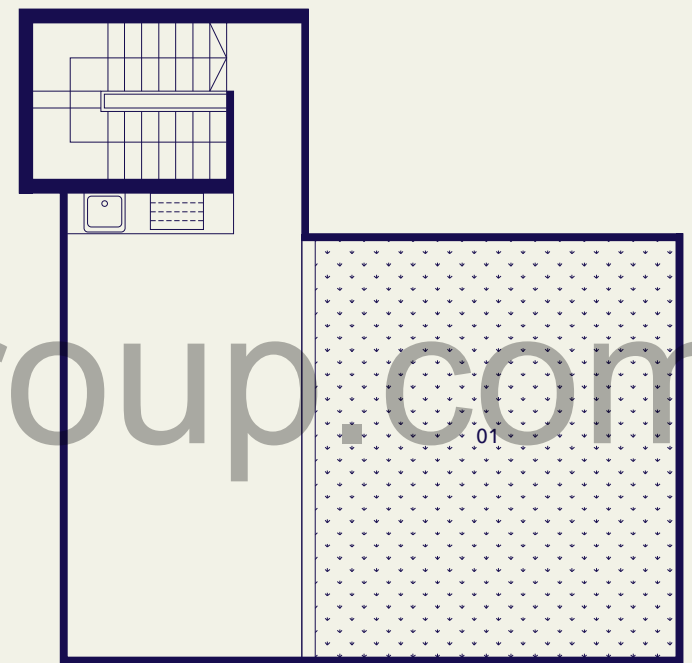
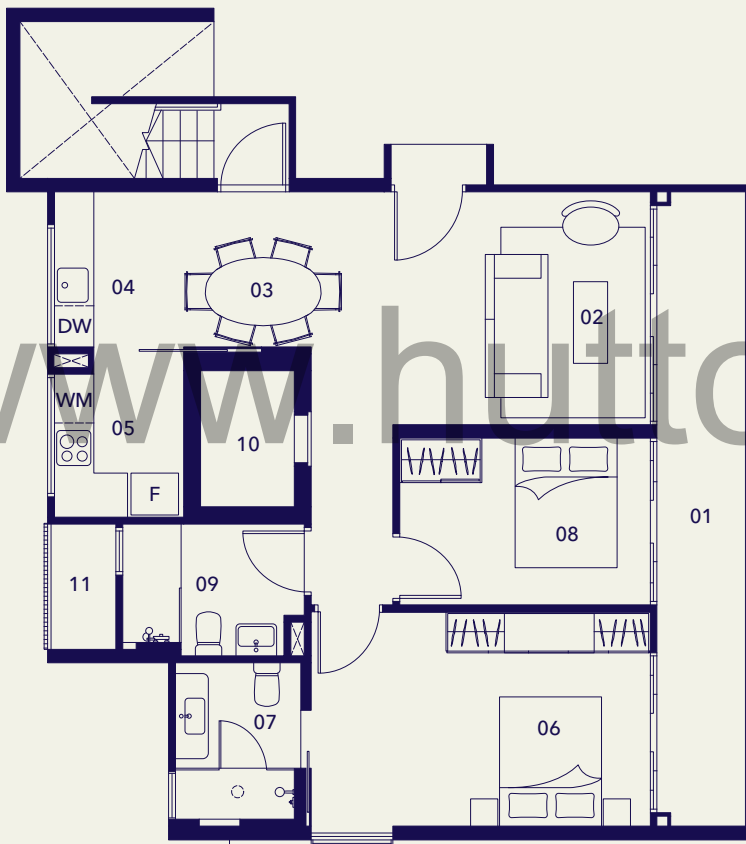
1,798 sf /

167 sm



LOWER FLOOR

UPPER FLOOR



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Dry Kitchen
- 05 Wet Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom
- 09 Bathroom
- 10 Household Shelter
- 11 A/C Ledge

- 01 Open Roof Terrace

TYPE A-P

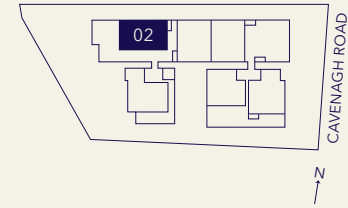
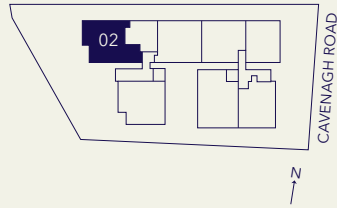
2 ROOMS

#06-02

BUILT-UP

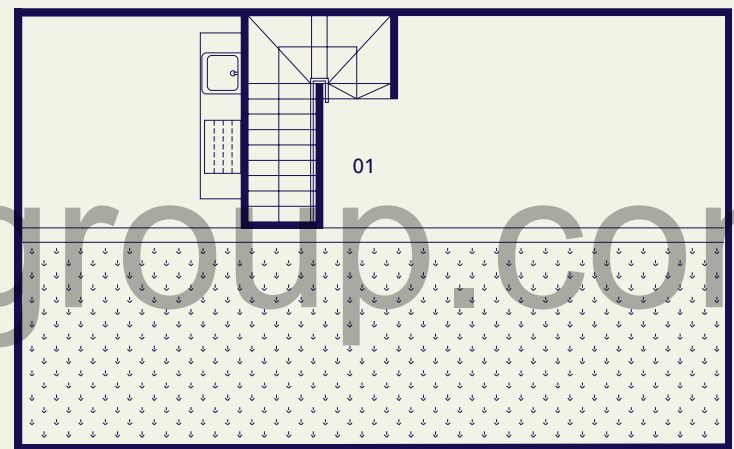
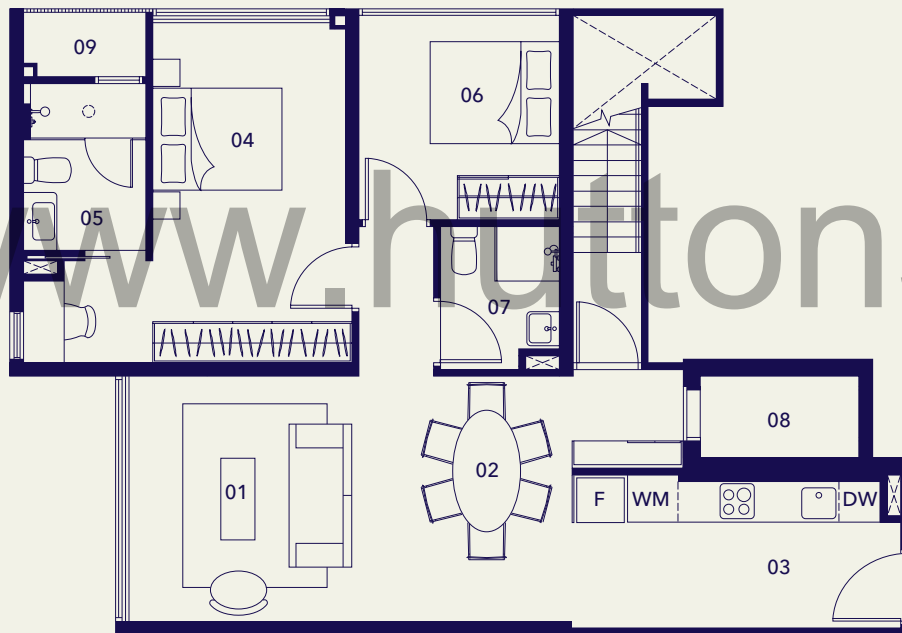
1,722 sf /

160 sm



LOWER FLOOR

UPPER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter
- 09 A/C Ledge

- 01 Open Roof Terrace

TYPE B-P

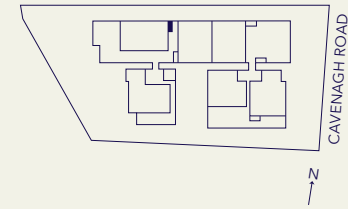
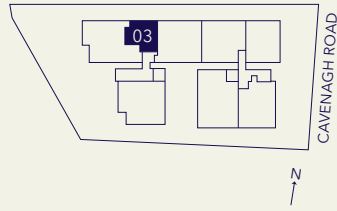
1 ROOM

#06-03

BUILT-UP

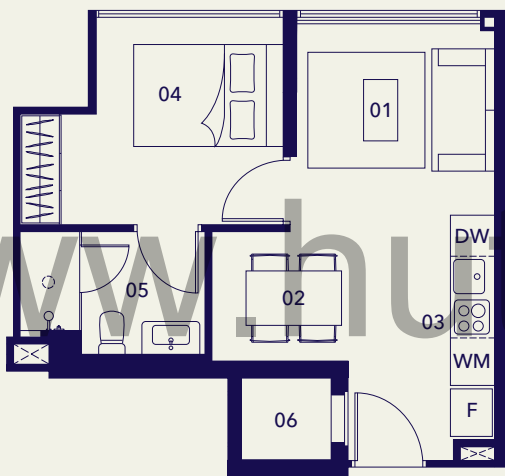
463 sf /

43 sm



LOWER FLOOR

UPPER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Household Shelter

- 01 A/C Ledge

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TYPE C-P

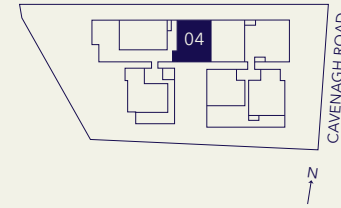
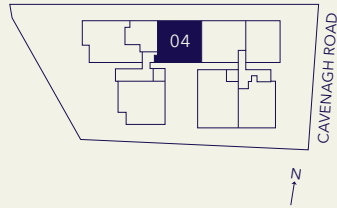
2 ROOMS

#06-04

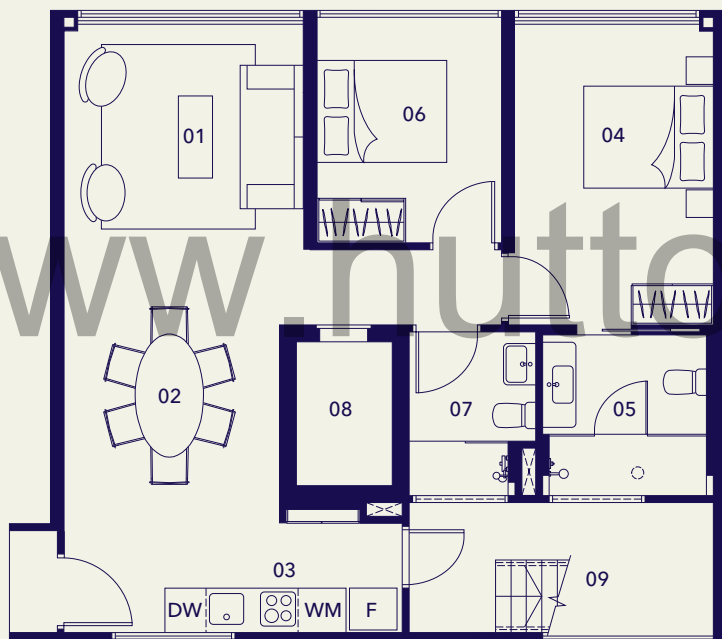
BUILT-UP

1,711 sf /

159 sm

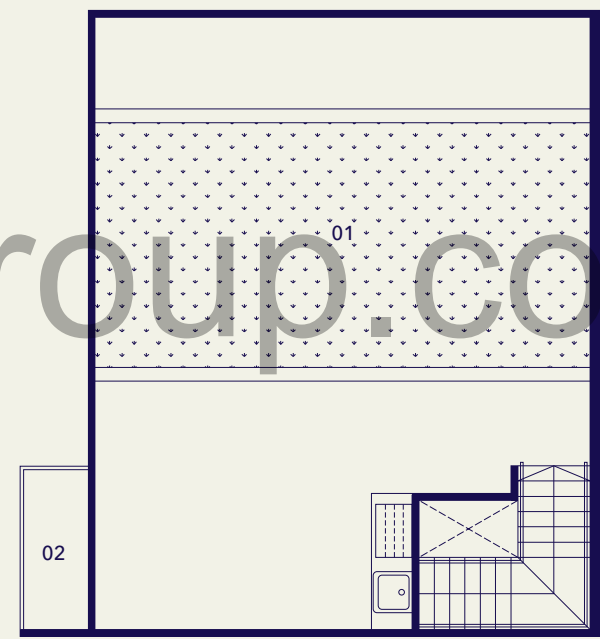


LOWER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter
- 09 Patio

UPPER FLOOR



- 01 Open Roof Terrace
- 02 A/C Ledge

TYPE D-P

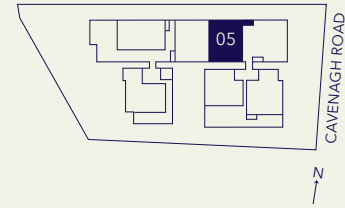
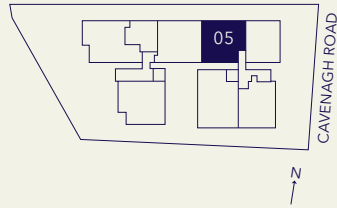
2 ROOMS

#06-05

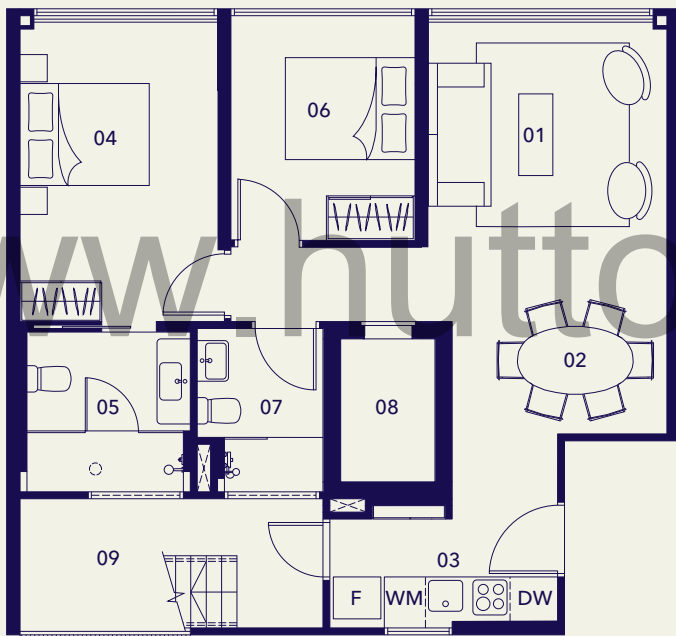
BUILT-UP

1,647 sf /

153 sm

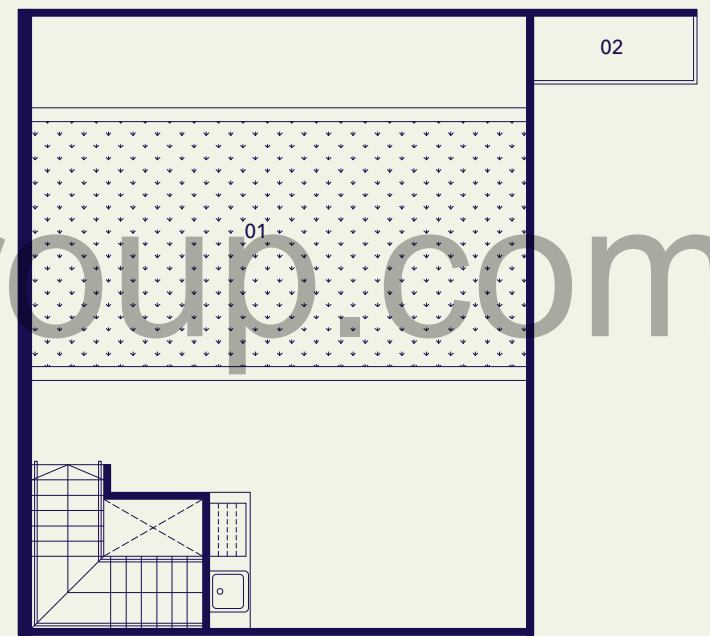


LOWER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter
- 09 Patio

UPPER FLOOR



- 01 Open Roof Terrace
- 02 A/C Ledge

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**TYPE
E-P**

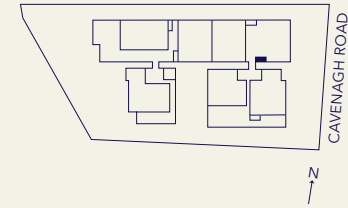
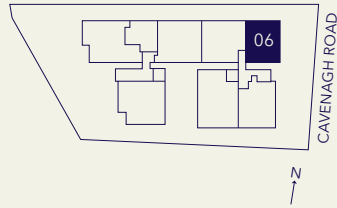
2 ROOMS

#06-06

BUILT-UP

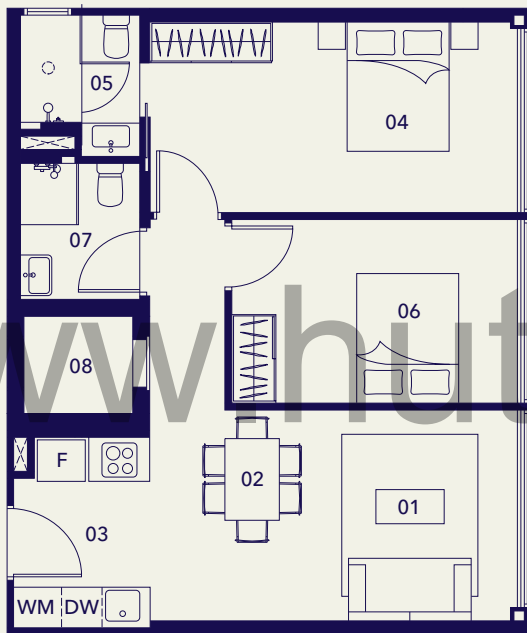
753 sf /

70 sm



LOWER FLOOR

UPPER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter

- 01 A/C Ledge

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TYPE H-P

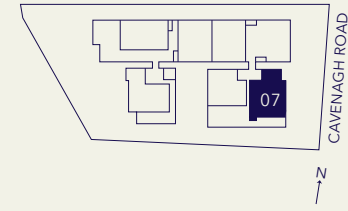
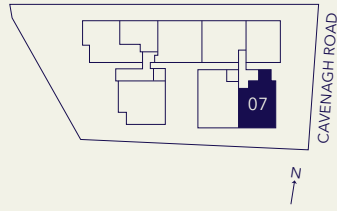
2 ROOMS

#06-07

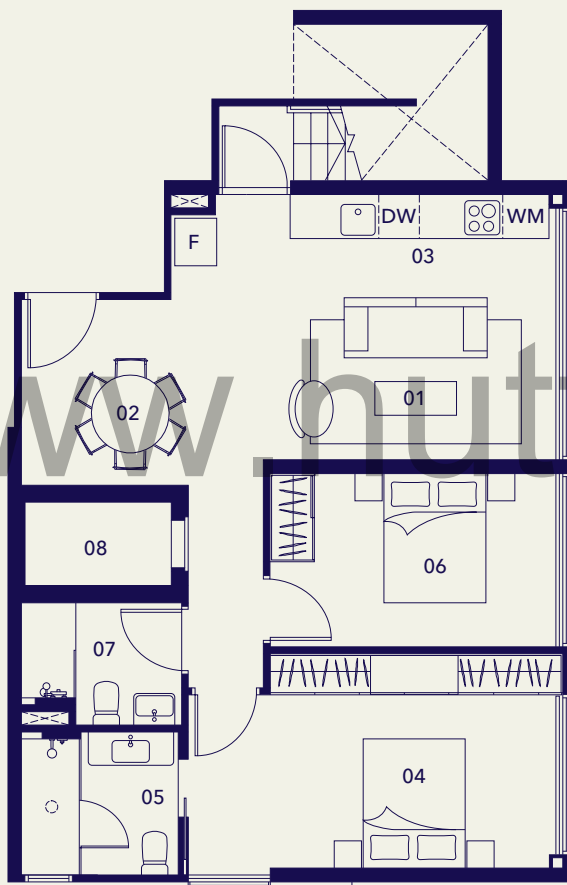
BUILT-UP

1,658 sf /

154 sm

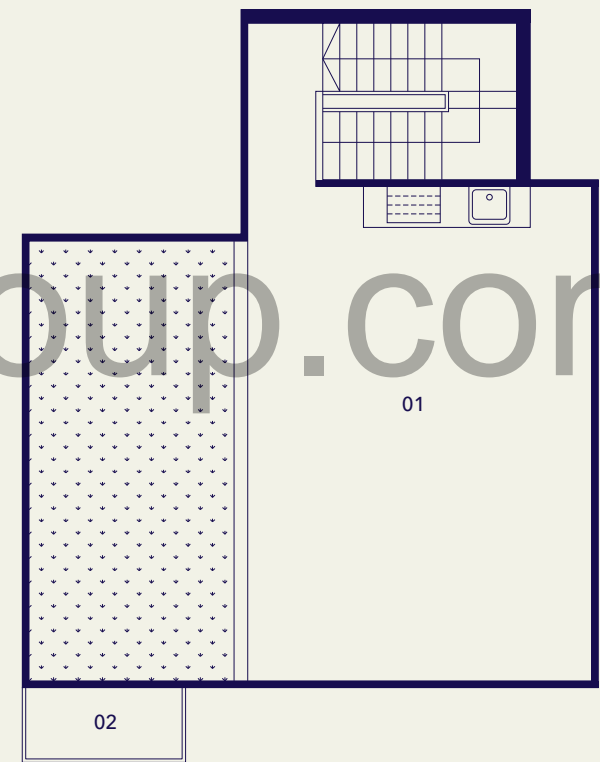


LOWER FLOOR



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Master Bathroom
- 06 Bedroom
- 07 Bathroom
- 08 Household Shelter

UPPER FLOOR



- 01 Open Roof Terrace
- 02 A/C Ledge

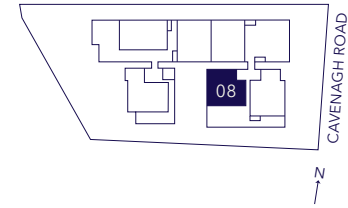
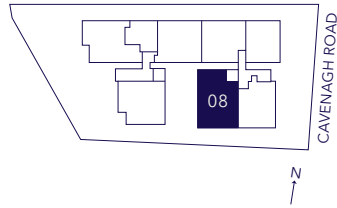
www.huttonsgroup.com

TYPE G-P

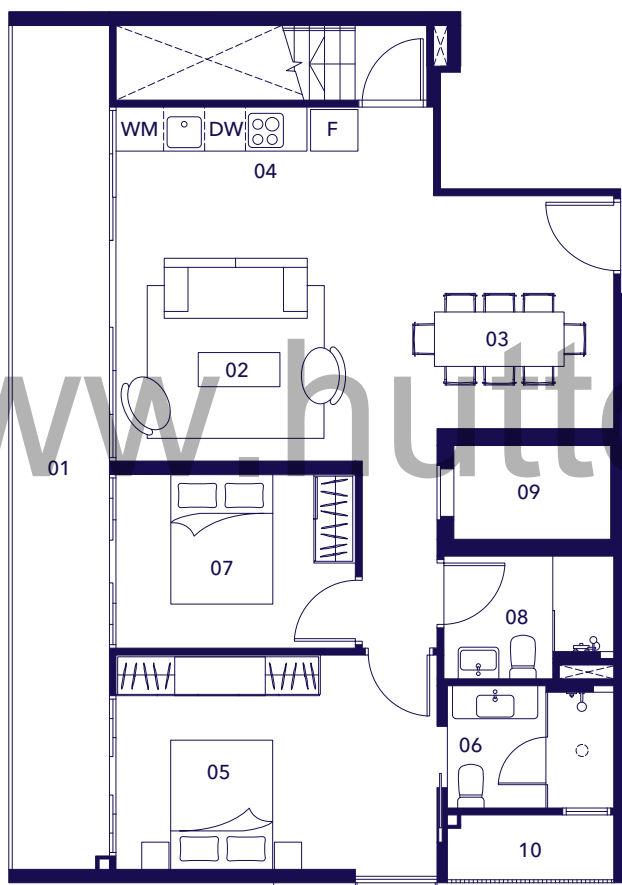
2 + 1
ROOMS

#06-08

BUILT-UP
1,884 sf /
175 sm

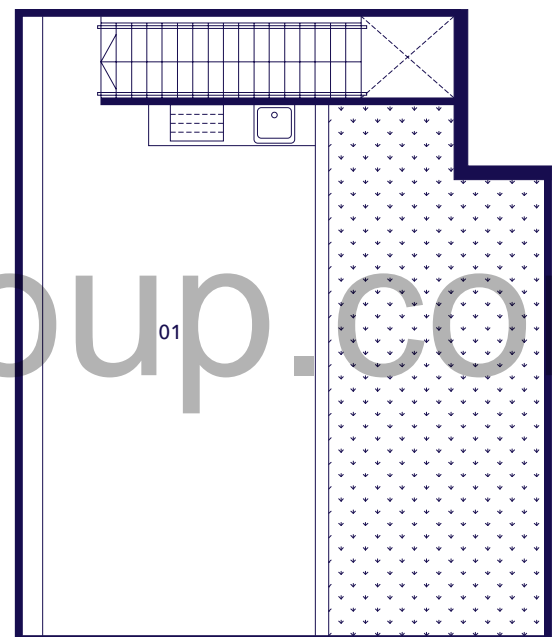


LOWER FLOOR



- 01 Balcony
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom
- 08 Bathroom
- 09 Household Shelter
- 10 A/C Ledge

UPPER FLOOR



- 01 Open Roof Terrace

SPECIFICATIONS

FOUNDATION	Reinforced Concrete Piles and / or Raft Foundation	IRONMONGERY	Selected quality locksets
SUBSTRUCTURE & SUPERSTRUCTURE	Reinforced Concrete	SANITARY FITTINGS	<p>Master Bathroom 1 shower set and rain shower complete with shower mixer 1 basin with mixer tap and shelving below 1 water closet 1 mirror with shelving and / or cabinet 1 toilet roll holder</p> <p>Bathroom 1 shower set complete with shower mixer 1 basin with mixer tap and shelving below 1 water closet 1 mirror with shelving and / or cabinet 1 toilet roll holder</p> <p>Kitchen or Dry Kitchen or Wet Kitchen 1 sink with mixer tap</p> <p>PES and Open Roof Terrace (for penthouse only) 1 bib tap</p>
WALLS	<p>External Wall Brick and/or reinforced concrete wall with cement sand plaster and / or skim coat with texture paint finish and / or with emulsion paint finish</p> <p>Internal Wall Brick and/or reinforced concrete wall with cement sand plaster and / or skim coat with paint finish</p>	PLANTER	Planter filled with soil for type F-G and G-G
ROOF	Reinforced concrete flat roof with appropriate waterproofing system	ELECTRICAL INSTALLATION	Refer to Electrical schedule for details
CEILING	<p>Living, Dining, Hallway to Bedrooms, Master Bedroom, Bedroom, Household Shelter and Balcony Cement skim coat and / or ceiling board and / or box up to designated area with paint finish</p> <p>Master Bathroom and Bathroom Ceiling board with paint finish</p> <p>PES Cement skim coat and / or box up to designated area with paint finish</p>		All wiring for lighting and power point shall be in concealed conduits except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit
FINISHES	<p>Wall for apartment Living, Dining, Hallway to Bedrooms, Master Bedroom, Bedroom, Kitchen, Dry Kitchen, Wet Kitchen, Household Shelter, AC Ledge, Balcony, PES, Patio and Open Roof Terrace Cement and sand plaster and / or cement skim coat with paint finish to exposed surfaces only</p> <p>Master Bathroom and Bathroom Granite tiles to exposed surfaces only</p> <p>Floor for apartment Living, Dining, Hallway to Bedrooms, Master Bedroom, Bedroom Engineered timber flooring to exposed surfaces only</p> <p>Kitchen for type A, A-G, A-P, B, B-P, C-P, C-2, D-2, D-P, E, E-P, G-P, H, H-P and Dry Kitchen for type F, F-G, F-P Engineered timber flooring to exposed surfaces only</p> <p>Kitchen for type B-G, C, D, D-1, D-G, G, G-1, G-G and Wet Kitchen for type F, F-G, F-P Homogenous tiles</p> <p>Master Bathroom and Bathroom Granite tiles</p> <p>AC Ledges and Patio Homogenous tiles</p> <p>Balcony, PES and AC Ledges (at Balcony / PES) Timber Strip</p> <p>Open Roof Terrace Timber Strip and Lawn</p>	TV/TELEPHONE	All TV points are cable ready
		LIGHTNING PROTECTION	Lightning Protection shall be provided in accordance with the current Singapore's edition of Code of Practice
		EXTERNAL FLOOR	Pool Deck at 1st Storey, Drop-Off area at 3rd Storey, Lift Lobby (1st – 6th Storey) and Corridors Stone Finish
		HOUSEHOLD SHELTER	The Household shelter is designated for use as a civil defense shelter. The walls, ceiling, floor and door of the Household shelter shall not be hacked, drilled, altered or removed
		WATERPROOFING	Waterproofing shall be provided to floors of Bathrooms, Kitchen (where applicable), PES, AC Ledge, Planter, Balcony, Open Roof Terrace and Swimming pool
		DRIVEWAY AND CARPARK	Surface driveway Concrete finished and / or stone pavers
		RECREATION FACILITIES	<ul style="list-style-type: none"> a. Swimming Pool b. Pool Deck c. Gym d. Mobile BBQ set e. Outdoor dining furniture f. Outdoor seating g. Water feature
		OTHER FACILITIES	Fully automated mechanical car parking system
WINDOWS	Powder coated aluminum framed windows with glazing	ADDITIONAL ITEMS	<ul style="list-style-type: none"> a. Built-in wardrobe to Master Bedroom and Bedroom b. Built-in kitchen cabinets with sink, cooker hob and hood c. Single or multi-split air-conditioning to Living / Dining, Master Bedroom and Bedroom d. Hot water supply to Master Bathroom and Bathroom e. Hot water supply to Kitchen or Dry Kitchen or Wet Kitchen f. Audio Intercom System g. Card access for the residential Lift Lobby h. Refrigerator, Oven, Dish Washer and Washing Machine-cum-Dryer i. Closed circuit television system (1st and 3rd storey only) j. BBQ pit at the Open Roof Terrace for Unit type A-P, C-P, D-P, F-P, G-P, and H-P only
DOORS	<p>Main Entrance Approved fire-rated timber door</p> <p>Master Bedroom, Bedroom, Bathroom and Master Bathroom for unit type B and B-P Hollow core timber door</p> <p>Master Bathroom except unit type B and B-P, Kitchen for unit type C, D, D-1, D-G, F, F-G, F-P, G, G-G, G-1 Hollow core sliding timber door</p> <p>Balcony and AC Ledges Powder coated aluminum framed glass door and / or window with or without fixed glass panel</p> <p>Household shelter Metal door as approved by relevant Authority</p>		

**ELECTRICAL
POINTS SCHEDULE**

DESCRIPTION	TYPE																								
	A-G	A	A-P	B-G	B	B-P	C	C-2	C-P	D-G	D	D-P	D-1	D-2	E	E-P	F-G	F	F-P	G-G	G	G-1	G-P	H	H-P
LIGHTING POINT	24	24	24	23	14	12	22	22	18	24	24	25	24	21	20	20	24	23	23	26	25	25	23	22	22
POWER POINT (13A SPN)	22	22	22	15	16	12	18	18	18	16	16	15	16	16	15	15	17	17	17	20	20	20	16	14	15
FRIDGE POINT (20A DP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
WASHING MACHINE / DRYER POINT (13A SPN)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DISHWASHER POINT (20A DP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
EXHAUST POINT (20A DP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT (13A SPN)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT (20A DP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
HEATER POINT (20A DP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TEL POINT	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	5	5	5	4	4	4
TV POINT	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
AUDIO INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SHAVER POINT (20A DP)	2	2	2	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

DISCLAIMER

Materials, Fittings, Equipment, Finishes, Installation and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas, etc.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees and equipment cost to the Cable TV and/or internet service providers (ISP) or any other relevant parties or other relevant authorities. The Vendor is not responsible to make arrangement with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Position and Provision of Power Points, Switches, Telephone Points and SCV outlets and other items

The position and provision of all power points, switches, Telephone Points and SCV outlets and other items listed in the Electrical Schedule as may be displayed on the showflat(s) are indicative and for illustration purposes only and subject to our Consultants' design.

Wardrobes, Kitchen Cabinets, Fan Coil Units and Door Swing Positions

Layout/locations of wardrobes, kitchen cabinets, fan coil units and door swing position are subject to Consultants' sole discretion and final design.

Engineered Timber Flooring

Engineered timber flooring is a manufactured material which contains tonality difference to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Engineered timber flooring is installed in modular planks and is subject to thermal expansion and contraction beyond the control of builder and Vendor. Regular maintenance of the flooring should be limited to dry mopping or vacuuming supplemented by occasional wiping using recommended engineered timber floor cleaner.

Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in relevant and accepted industrial standards.

Granites/ Stones

Granites are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation and cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the granite selected and installed shall be subject to availability.

False Ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Ceiling works would be required if removal of the M&E equipment is needed. The layout and location of false ceilings and access panels are subject to Consultants' sole discretion and final design.

Aluminium

All aluminium frames shall be powder coated finish. All aluminium framed sliding glass door or sliding windows or casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.

Recreation Facilities

All recreation facilities supplied shall be provided subject to Consultants' selection, market availability and the sole discretion of the Vendor.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or supplier of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cyclical Maintenance:

- Gondola supports/ brackets and/or metal platforms (collectively 'gondolas') (if and if applicable) may be provided at the external wall, planter, air-con ledge, roof terrace, PES, swimming pool or balcony of some of the units for the installation of gondolas.
- The Purchaser shall allow access to and facilities space for the Vendor and the management corporation (when formed) in relation to the matters mentioned in subclause 1(a) of Schedule A for the purpose of carrying out cyclical maintenance repair upkeep and cleaning work to the building façade of the Housing Project.

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