

Villa Kemuning
Jalan Double Six, Gang Kebyar
Legian Beach, Bali

Specifications of the Building

1. Foundation

Reinforced concrete footings and/or raft slab per Structural Engineer's detail

2. Superstructure

Reinforced concrete using Grade 30 to 50 manufactured from Ordinary Portland Cement complying with BS12 I SS26 and steel reinforcement bar complying with BS4449/ SS2

3. Walls

- (a) External walls: Reinforced concrete wall and/or common solid clay bricks
- (b) Internal walls: Common hollow clay bricks and/or concrete blocks and/or drywall partition

4. Pitched Roof

Hollow steel structure to Engineer's detail with appropriate waterproofing system and natural ironwood shingles finish. Gutters provided at roof eaves complete with rainwater leaders to the public stormwater system

5. Ceilings

- (a) Living, Dining, Foyer, Bedrooms, Hallways, Dry Kitchen, Store: Plaster ceiling boards
- (b) Bathrooms, Powder Room, Kitchen, Yard/Utility Room: Moisture-resistant plaster ceiling boards
- (c) Exterior Terrace, PES, and/or Roof Eaves: Cement boards and/or cement and sand plaster

6. Finishes

- (a) Internal Walls:
 - (i) Living/Dining, Kitchen, Foyer, Bedrooms, Hallways, Store/Utility: Cement & sand plaster and/or skim coating
 - (ii) Master Bath, Bath 2, Bath 3, Bath 4 and Powder Rooms: Granite tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surfaces only
- (b) External Walls: Cement & sand plaster with appropriate waterproof additive and/or Shanghai Plaster finish to detail and/or natural stone cladding
- (c) Floors:
 - (i) Living/Dining, Kitchen, Foyer, Hallways, Stair, Store: Terrazzo and/or engineered stone
 - (ii) Bedrooms: Engineered timber floors and/or terrazzo finish
 - (iii) Master Bath, Bath 2, Bath 3, Bath 4 and Powder Rooms: Homogeneous tiles and/or ceramic tiles
 - (iv) Roof Terrace: Homogeneous tiles and/or ceramic tiles with minimum R9 slip resistance laid with adequate slope to drain
 - (v) Utility/Yard: Homogeneous tiles and/or ceramic tiles laid with adequate slope to drain
 - (vi) Pool Deck: Composite timber decking and/or homogeneous tiles

7. Painting

- (a) Internal walls: Emulsion and/or acrylic paint
- (b) External walls: Emulsion paint and/or textured coating finish to designated areas

8. Waterproofing

Cementitious Waterproofing to all floors of Kitchen, Bathrooms, Powder Rooms, Utility/Yard, Roof Terraces and Exterior Decks. Waterproofing shall extend up adjacent walls and beyond thresholds by 30 cm.

9. Windows

- (a) Living/Dining, Kitchen, Foyer: Aluminum framed casement and/or sliding windows or timber clad casement and/or sliding windows (Buyer's choice)
- (b) Bedrooms, Bathrooms, PR, Hallway: Aluminum framed casement and/or sliding windows with or without fixed glass panels
- (c) (i) All aluminum frames to be 1.5mm thick extrusions minimum and powder-coated to 60 micrometre minimum
- (ii) All glazing to be approximately 6mm thick, high quality, tinted and/or clear and/or frosted glass
- (iii) All casement windows are side hung, top hung, bottom hung or any combination thereof and shall include grade 316 stainless steel restrictors
- (iv) All glazing up to 1 m from the floor level shall be laminated glass and/or tempered glass
- (v) Where window is not provided in Bathrooms, mechanical ventilation shall be provided

10. Doors

- (a) Main Entrance / Foyer: Fire rated solid timber door, stain to select
- (b) Bedrooms, Bathrooms, Store, PR: Solid-core timber door and frame, paint grade
- (c) Utility/Yard: Steel
- (d) Master Bathroom Shower & WC: Frameless glass door
- (e) Roof Terrace: Aluminum framed sliding glass door
- (i) All aluminum frames shall be powder coated
- (ii) All glazing shall be approximately 6mm thick clear and/or tinted glass and/or frosted glass
- (iii) Ironmongery - Imported locksets and/or latchsets to all doors

11. Electrical Installation

- (a) All electrical wiring to be concealed either in conduits chased into brick walls, cast into RC structure, or above false ceiling level. Electrical wiring above false ceilings may be exposed and/or concealed in uPVC conduits. Electrical wiring chased into brick walls must be in metal conduit to prevent accidental puncture in future
- (b) Refer to Electrical Schedule / Drawings for details

13. TV / Telephone / Data

- (a) 10 nos. CAT-6 data points to be provided in project (5 per unit)
- (b) 12 nos. TV points to be provided in project (6 per unit)
- (c) Refer to Electrical Schedule for details

14. Lightning Protection

In compliance with Singapore Standard SS 555: 2010 Part 1 to Part 4-Code of Practice for Protection against Lightning

15. Sanitary Fittings (per unit)

- (a) Powder Room
 - 1 pedestal sink or wall-mounted basin and a mixer tap
 - 1 water closet

- 1 bidet spray
- 1 toilet paper holder
- 1 towel rail
- 1 mirror

(b) Bathrooms

- 1 vanity complete with a basin and a mixer tap
- 1 towel rail
- 1 mirror
- 1 water closet
- 1 bidet spray
- 1 toilet paper holder
- 1 shower head and mixer

(c) Master Bathroom

- 2 vanities complete with 1 basin and 1 mixer tap each
- 2 mirrors
- 2 towel rails
- 1 water closet
- 1 bidet spray
- 1 toilet paper holder
- 1 shower mixer with rain shower head and handheld spray
- 1 bath tub with tub filler

(d) Exterior Lawn

- 1 bid tap

(d) Utility/Yard (common area per building)

- 1 utility sink with tap
- 1 bid tap provision for future washer/dryer hook-up

16. Kitchen Appliances (per unit)

- (a) Custom built kitchen cabinets per drawings at Kitchen complete with:
 - Composite stone and/or granite bench tops (Buyer's choice)
 - 1 Double bowl stainless steel sink and mixer tap with pull-out spray
 - 1 Cooker hood
 - 1 Gas hob
 - 1 Refrigerator
 - 1 Built-in wall oven
 - 1 Microwave
- (b) Master Bedroom
 - 1 under-counter "minibar" Refrigerator

17. Air-Conditioning

Daikin brand split air-conditioning system to Living/Dining, Kitchen, Bedrooms

18. Water Supply

- (a) Bore well with submersed pump to be provided
- (b) Water filtration system with a UV-Sterilizer and a water softener.
- (c) 1 no. 1500 litre water storage tank and pump provided at Attic level for each unit
- (d) 1 no. 125 litre Electric storage water heater provided at Attic of each unit to supply hot water to

all Bathrooms, Kitchen, Powder Room and Yard

19. Outdoor Amenities

- (a) Bike parking area for approximately 6 motor bikes
- (b) Enclosed rubbish storage/removal compartment
- (c) Secure gate with magnetic lock entry/exit system
- (d) 90 cm – 1.4 meter deep Swimming Pool with sundeck area
- (e) 3rd floor terrace provided at each unit with 270 degree panoramic views