

CLW UNIT FEATURES & FINISHES

Living Room/Dining/Corridor		Walls	
Floor To Ceiling Height	2.80 m (9 ft, 2 in)	Structure	Masonry Brickwall
Main Entrance Door	One Hour Fire Rated Veneer Door with Architrave	Finishes	Cement Plastering with Paint Finishes
Balcony Door	Aluminium Frame Glass Sliding Door	Floors	
Floor	Concrete Floor	Structure	Reinforced Concrete
Wall	Masonry Brickwall with Cement Plastering & Paint Finishes	Finishes	Tile @ Ground Floor Lobby
Ceiling	Exposed Structure with Skim Coat and Paint Finishes		Tile @ Corridor
Bedroom		Ceiling	
Floor To Ceiling Height	2.80 m (9 ft, 2 in)	Structure	Exposed Structure or Gypsum False Ceiling
Door	WPC Door with Architrave	Finishes	Paint Finishes
Floor	Concrete Floor	Door	
Wall	Masonry Brickwall with Cement Plastering & Paint Finishes	Main Entrance	Fire-Rated Veneer Door
Ceiling	Exposed Structure with Skim Coat and Paint Finishes	Unit Internal	WPC Door
Window	Aluminium Frame Glass Window	Balcony	Aluminium Frame Sliding Door
Bathroom		Escaped Staircase	Fire-Rated Steel Door
Floor To Ceiling Height	2.40 m (7 ft, 10 in)	Technical Room	Fire-Rated Steel Door
Door	WPC Door with Architrave	Window	
Floor	Tile Finishes		Aluminium Framed with Tempered Glass Panel
Wall	Tile at Wet Area up to 1.2m/ up to ceiling at shower area and Plastering with Paint Finishes out of Wet Area	Lift	
Ceiling	Moisture resistant gypsum board False Ceiling with Paint Finishes	Passenger Lift	Shunhai Mitsubishi Brand -11 pax with Speed 120 min
Ventilation	Natural ventilation for those unit with window or Mechanical ventilation for those unit without window	Fireman Lift	Shunhai Mitsubishi Brand -14 pax with Speed 120 min
Fitting & Accessories	Sanitary Ware Fitting & Accessories	Staircase	
Kitchen		Structure	Reinforced Concrete
Floor To Ceiling Height	2.80 m (9 ft, 2 in)	Handrail	Metal Railing with Paint Finishes
Floor	Concrete Floor	Services	
Wall	Masonry Brickwall with Cement Plastering & Paint Finishes	Electrical Supplies	Government Power Supply with Backup Generator
Ceiling	Exposed Structure with Skim Coat and Paint Finishes	Water Supply	Treated Water
Ventilation	Natural ventilation for those unit with window or Mechanical ventilation for those unit without window	Special Features	
Balcony		Security	CCTV System with Security Cameras @ Entry Points and Lift Cabs
Floor To Ceiling Height	2.80 m (9 ft, 2 in)		Security Desk at Lobby
Floor	Tile Finishes	Fire Protection	
Wall	Plastering with Paint Finishes		Fire Protection System with Fire Hydrant, Hose Reel and Extinguisher on Every Area
Handrail	Metal Railing with Paint Finishes		Fire Alarm System to Public Area
Ceiling	Exposed Structure with Skim Coat and Paint Finishes	Parking	
		Parking for Resident	First Come, First Served Basis

CLW SPECIFICATION

1	Piling	Type Bore Pile	Size 800 mm , Φ	Concrete Grade Grade 35	Avg Length 46.5 m
2	Building Structure	Wall Dividing & External Wall - 270 mm THK Internal Wall - 150 mm THK	Column /Beam Grade 40, Ready Mix Concrete	Floor Grade 40, Ready Mix Concrete, 150mm Thickness	
3		Paint	Internal Jotun	External Jotun	
4	Tiling	Wall Tile - 300 x 600mm (Polish Finished)		Floor Tile- 600 x 600mm (Non Slip)	
5	Threshold	Granite Threshold			
6	Roof	Waterproof with Insulation Board @ Roof Slab			
7	Door	Unit Entry 1hr Fire Rated Veneer Door with Architrave		Unit Internal WPC Door with Architrave	
8	Window	Sliding door 1.2mm thk Aluminum Sliding window with 8mm thk Tempered Glass Panel	Sliding Window 1.2mm thk Aluminum Frame Sliding Window with 6mm thk Tempered Glass Panel	Casement Window 1.2mm thk Aluminum Frame Casement Window with 6mm thk Tempered Glass Panel	Fixed Glass 1.2mm thk Aluminum Frame with 6mm thk Tempered Glass Panel
9	Lift	Tower A Type 1 no of 1050Kg , 14 Pax 1 no of 825Kg, 11pax			Brand Shunhai Mitsubishi
10	Cable Brand	RR or BBC or Equivalent			
11	Breaker (Brand/Rating)	Legrand /40 A for T3 , 32A for Studio, T1 & T2			
12	Lighting Fitting	OPPLE & PNE Lighting			
13	Switch Socket Outlet & DB	Legrand			
14	Power Back Up	Backup Generator			
15	Water Supply	Centralize Water Treatment System			
16	Sanitary	Centralize Sewage Treatment System			
17	Pipe	Tokyo Brand (or) Equivalent, Class 13.5 for Water Supply & Class 8.5 for Sanitary			
18	Sanitary Ware	Hessen Brand			
19	Water Tank	Samsung Brand GRP Tank			
20	Exhaust System	Centralize Kitchen/Toilet exhaust System for those unit without window		Natural Ventilation for those unit with Window	
21	Fire Alarm System	Standalone Fire Alarm System (Addressable)			
22	CCTV	Dauha brand CCTV to the lift , Ground Floor and Exist Stairs			
23	Fire Fighting	Centralize Fire Fighting System Completed with Hose Reels, Landing Valve , Hydrant and Fire Extinguishers			