

GENERAL INFORMATION OF LANDLORD PROVISIONS TO RETAIL/F&B TENANTS

SYSTEM	PROVISION	DETAILS	REMARKS
Air Conditioning System	Condenser water pipe	1 pair	To be provided by Landlord
	Condensate drain pipe	1 Nos.	
	Fresh Air duct	1 Nos.	
	AC Supply and return ducts and required accessories		To be installed by nominated sub-contractor at Tenant's cost.
Electrical	Trunking system connect to the individual unit	380V 3 phases busbar risers with tapped off unit at every floor	Sub-main cable connection from common area to individual unit shall be done by nominated sub-contractor at Tenant's cost. Electricity meter to be applied by tenant.
Plumbing and Drainage	Fresh water supply	Plumbing riser with tapped off at water meter cabinet at every floor	Pipework connection from common area to individual unit shall be done by nominated sub-contractor at Tenant's cost. Water meter to be applied by tenant.
	Floor Drain or Grease Interceptor	Provided in the specified individual unit	
Fire Services	Sprinkler Layer	Provided with single layer	Landlord will provide an upper layer sprinklers as per the FSD requirement. Alteration and additional works to existing system shall be done by nominated registered Fire Services Contractor at Tenant's cost
Extra Low Voltage System	Trunking system connect to the individual unit for TV and Telephone		Wiring shall be done by nominated sub-contractor at Tenant's cost
Gas Supply	Gas connection point	To be connected by Tenant	Gas supply is terminated at common area. Gas pipe connection to shop shall be done by registered gas contractor at Tenant's cost
Builder Fabrics and Finishes	Floor loading	5 kPa	
	Ceiling Finishing	Concrete surface or as-is condition	
	Wall Finishing	No cement sand plastering or as-is condition	
	Floor Finishing	Concrete surface	
	Glazing shopfront	To be provided by Landlord	

GENERAL INFORMATION OF LANDLORD PROVISIONS TO OFFICE TENANTS

SYSTEM	PROVISION	DETAILS	REMARKS
Air Conditioning System	Environmentally friendly packaged air conditioner with water cooled condenser to be installed to individual office units	The branched condenser water pipes to be connected to 24 hours services centralised main water cooling towers located on the roof of the building	
	Fresh Air duct	1 Nos.	
Electrical	Trunking system connect to the individual unit	380V 3 phases busbar risers with tapped off unit at every floor	Sub-main cable connection from common area to individual unit shall be done by nominated sub-contractor at Tenant's cost. Electricity meter to be applied by tenant.
Fire Services	Sprinkler Layer	Provided with single layer	Landlord will provide an upper layer sprinklers as per the FSD requirement. Alteration and additional works to existing system shall be done by nominated registered Fire Services Contractor at Tenant's cost
Extra Low Voltage System	Trunking system connect to the individual unit for TV and Telephone		Wiring shall be done by nominated sub-contractor at Tenant's cost
Curtain Wall	Curtain Wall System	Completed with fixed windows and Openable windows. Curtain wall is composed of single or double glazed glass panes for energy saving	
Builder Fabrics and Finishes	Floor loading	3 kPa	
	Ceiling Finishing	Concrete surface or as-is condition	
	Wall Finishing	Primer without cement sand plastering or as-is condition	
	Floor Finishing	Raised floor system at 105mm high (inclusive of material)	
	Main Door		