

Ver: 20250215

Specification	Handover Condition for Hotel/ SR Development at 98 Punggol Way
Foundation	Pile Foundation
Substructure and Superstructure	Reinforced Concrete Framework
Roof	Reinforced Concrete Framework with appropriate waterproofing
Ceiling	No finishes. Any false ceilings to be installed by successful tenderer.
Wall	<p>External Façade: Curtain wall with solar shading and openable windows.</p> <p>Internal Wall: Gypsum dry partition wall for walls separating the Hotel units and the common corridor. There is no wall partition provision between units.</p> <p>Note: The gypsum dry partition to separate the units from the common corridor is a temporary fixture to satisfy TOP fire compartmentation and escape requirements. Partition can be modified by the successful tenderer.</p>
Wall Finishes	<p>Tenanted Space: Dry Walls - None, RC Walls - skim coat only. Lobby: Dry Walls - None, RC Walls - skim coat only. Toilets: Dry Walls - None, Partitions - None, RC Walls - skim coat only.</p> <p>Painting/any wall finishes to be done by successful tenderer.</p>
Floor Finishes	<p>Tenanted Space: 50mm drop from FFL, cement sand screed Lift Lobby: 50mm drop from FFL, cement sand screed Common Corridor: 50mm drop from FFL. Cement sand screed. Toilets: cement sand screed, WC &amp; FT penetrations</p>
Windows	Powder coated aluminium framed unitised glazed curtain wall, with localised openable panels.
Doors	<p>Door to the rooms - Single leaf timber door with concealed frame, painted, with door closer. No lockset. Note: Doors provided into rooms are for fire escape purposes only. Doors to be further fitted out by successful tenderer.</p> <p>Escape Staircases Doors (along common corridor)- Concealed frame single leaf fire rated timber door painted c/w ironmongery compliant to authority requirements. Note: There are a total of 3 doors to the escape staircase. One at each of the respective escape staircases.</p>
Air-Conditioning and Mechanical Ventilation	Dedicated chilled water pipe and condensate drain pipe serving Property provided and capped off at L3 hotel/SR space for future CHW riser vertical and horizontal fit-out works. Metering of chilled water consumption will be provided by the DCS operator. Successful tenderer to provide power for DCS meter. Real-time chilled water consumption tracked from the BTU meter shall be shared with JTC for system development, regulatory reporting and estate operation purposes. Space provision for tenant PAHUs and TEAF provided at roof. All ACMV fit-out works such as PAHUs, PAD, TEAD, FCUs, air diffuser, condensate drain and electrical work within the Property boundary shall be carried out by the successful tenderer. Power supply for the FCUs will be supplied from the successful tenderer's electrical distribution boards (DBs).

Electrical Installation	<p>a) 2 nos. of 1MVA transformers</p> <p>b) 1 no. LVMSB</p> <p>c) 1 no. 1000A TPN CU Busduct serving 4 guestroom floors; 1 no. 800A TPN CU Busduct serving 3 guestroom floors. Tap off unit of 250A TPN MCCB for each storey.</p> <p>d) Emergency Light for TOP</p> <p>e) Emergency Voice Communication (EVC) System</p> <p>f) Electrical Sub-board (SB) Provision with 250A TPN MCCB incoming breaker (normal source) at electrical riser of each storey tapping supply from the vertical busduct. SB outgoing to individual DB (40A Single Phase) in each guest room will be by the successful tenderer.</p> <p>g) Electrical earthing system</p>
Plumbing	Dedicated domestic water tank(60m <sup>3</sup> ) and space provision for future hot water system provided at roof. Ø100mm Cold Water Pipe(CWP) and Ø50mm Hot Water Pipe(HWP) capped off at L6 and L9 hotel plumbing riser for successful tenderer's fit-out works.
Sanitary	Ø150mm sanitary discharge stack pipe and Ø100mm ventilating stack pipe provided and capped off at each individual hotel risers for successful tenderer's fit-out works.
Gas	There is no gas provision within the Property boundary.
Fire Protection	Single layer sprinkler system is provided to all room floors. 2nd layer sprinkler is installed by the successful tenderer where required. Fire protection and alarm system is provided in accordance with the relevant code requirement. Additional bell and strobe light is provided based on 2013 SCDF Fire code requirement.
Kitchen Mechanical Ventilation	There is no kitchen exhaust provision within the Property boundary.
Lifts and Escalators	<p>3 Nos. of 21 pax passenger lifts (1630kg load) serving Property.</p> <p>1 No. of Service lift sized for 1360kg load. All lift cars will have standard provisions of car operating panels, intercoms, sound system, lighting and ventilation. Lift and escalator system provided shall be in accordance to Singapore Standard SS 550.</p>
Lightning Protection	A complete lightning protection system will be provided for the whole development and in accordance to relevant Singapore Code.
Telecommunication	Dedicated telecommunication (TEL) riser for Property is provided with the cable support system from CC3 MDF room (located at basement 1) to the TEL riser. Fibre Distribution Frame (FDF) is provided at TEL riser of each storey.
Floor Loading	<p>Tenanted Space:</p> <p>Live Load = 2.5 kN/m<sup>2</sup></p> <p>SDL = 4kN.m<sup>2</sup></p>
Structural Floor to Floor Height	<p>Loft Units Floor - 5.1m</p> <p>Typical Unit Floor - 3.9m</p>
Finished Floor to Ceiling Height	finished floor and false ceiling to be installed by successful tenderer
Column Grid	6m
Pantry	no pantry is provided at the room levels
Typical Core to Window/Corridor to Window depth	from middle line of common corridor to window - 7.8m.

Estate's Carparking Facilities (Shared among estate tenants)	1) Carpark lots 2) Lorry/Loading lots at Basement 02 3) Motor cycle spaces 4) End-of-trip facilities 5) Accessible lots 6) Family lots 7) Electric vehicle charging lots 8) Coach parking at Basement 02
Toilets	There is no provision of toilet wares and fixtures. Toilets to be fitted out by successful tenderer. Slab penetrations and openings are provided at the suggested toilet locations . Slab penetrations are for WC sanitary pipes and Floor outlets.
Security Management System (SMS) - Access Control	There is no provision of extension of cable infrastructure to accommodate future access control system within the Property. Access Control is implemented at Level 1 to secure the stairways (ST3-10-07A & ST310-08A) and at FFL2 access door (Level 5 to Level 12) leading to the Property's corridor to prevent unauthorized access.
Network Video Management System (NVMS) - CCTV	Surveillance coverage is provided at the lift lobby at <b>Level 1</b> and inside the lift-cars of the 3nos passenger lift and 1no service lift serving the hotel premises. This will be centrally monitored at EOC / Fire Control Room (FCR) providing real time monitoring capabilities. There is no surveillance coverage provision within the Property's corridors and premises.
Facial Recognition System (FRS)	There is no FRS provision within the Property's corridors and premises
Video Content Analytics (VCA)	The cameras at the lift lobby or inside the lift-cars can be configured with VCA such as tamper detection algorithm to enhance security measures. The event is triggered when the scene unexpectedly changes.
Speedstile / Turnstile	There is no pedestrian turnstile provision within the Property's premises ingress point at Level 1