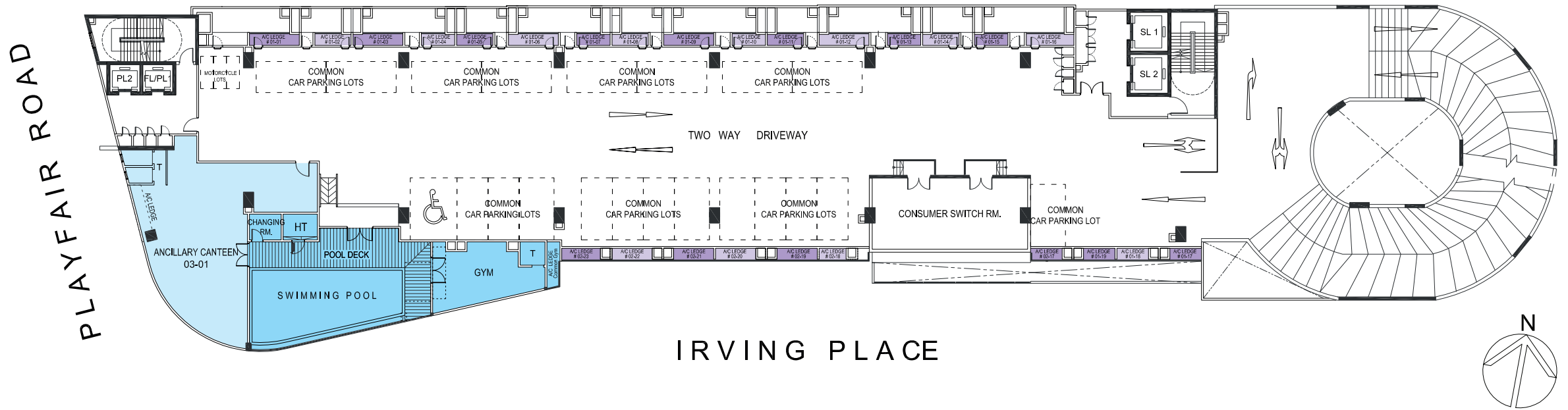


THE
COMMERZE
@IRVING

Production Unit Plan

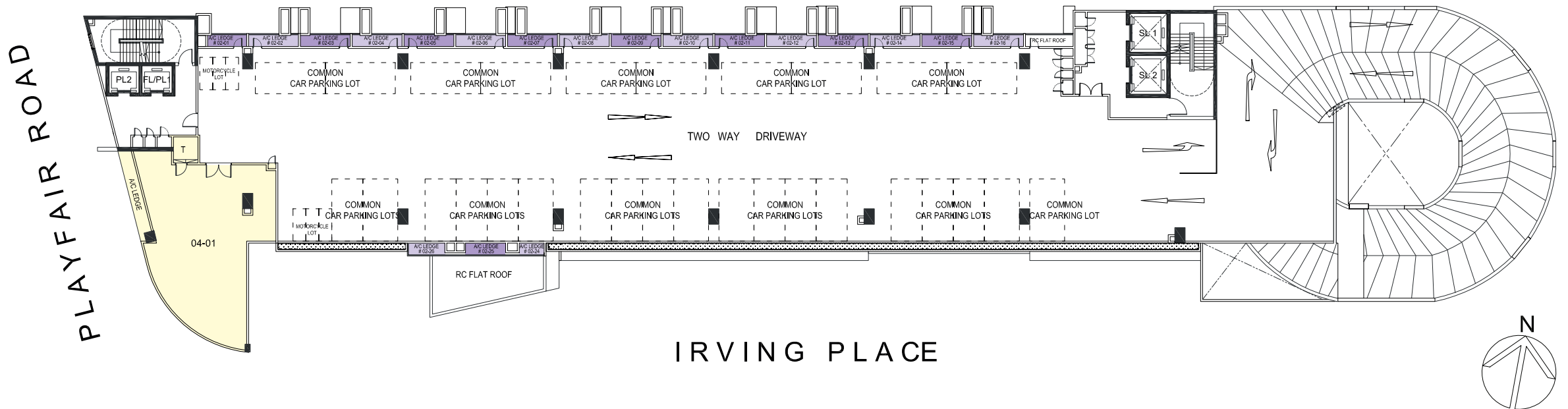
3rd storey plan



Notes:

Canteen Area includes Aircon Ledge and LPG Store on 1st Storey

4th storey plan

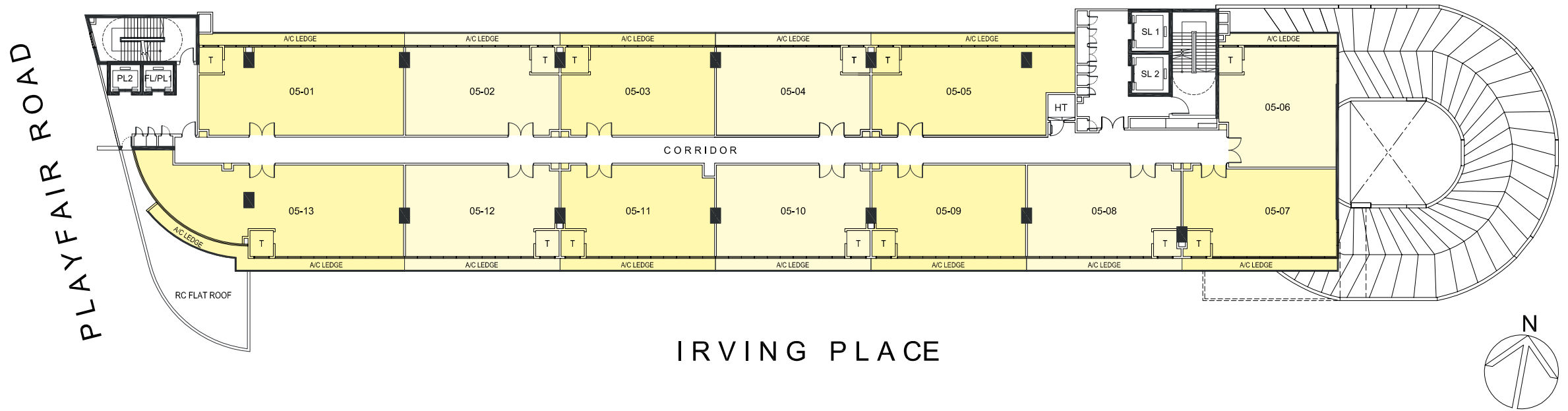


Notes:

Unit Area includes Aircon Ledge

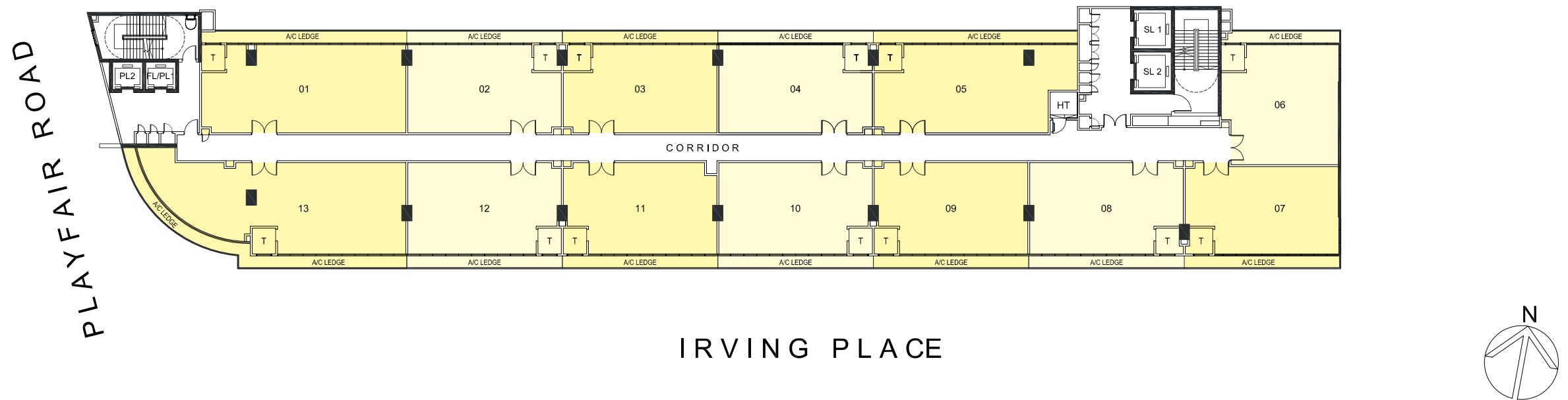
All Plans are meant for information purpose only and may be changed at the sole discretion of the architect

5th storey plan



IRVING PLACE

6th - 9th storey plan



IRVING PLACE

Notes:

Unit Area includes Aircon Ledge

All Plans are meant for information purpose only and may be changed at the sole discretion of the architect

Production Unit

Specifications

- 1. Foundation**
Piling system to Structural Engineer's detail and/or design.
- 2. Superstructure**
Reinforced concrete columns.
Reinforced/ Post tensioned concrete to all beams and floor slabs.
- 3. Roof**
Reinforced/ Post tensioned concrete flat roof with waterproofing.
- 4. Floor Loading** 5 kN/m²
- 5. Floor to Floor Height**
3rd & 4th Storey 3.6 metres approximately
5th Storey to 9th Storey 4.5 metres approximately
- 6. External Walls**
RC wall and/or clay brick wall and/or hollow block wall with skim coat and/or plaster with weathershield emulsion paint finish, where applicable.
- 7. Internal Walls**
RC wall and/or clay brick wall and/or hollow block wall and/or precast panel wall with skim coat and/or plaster with emulsion paint finish, where applicable.
Homogenous tiles and/or granite tiles and/or plaster with emulsion paint finish, where applicable.
Homogenous and/or ceramic tiles finishes to toilet wall, where applicable.
- 8. Ceiling**
Generally concrete ceiling soffit with skim coat and emulsion paint except lift lobbies, common corridors, toilets with calcium silicate board suspended ceiling.
- 9. Flooring**
Generally power floated concrete floor to all areas except lift lobbies in homogenous and/or granite tile finishes. Common corridors and toilet areas in homogenous tile finish.
- 10. Doors**
Glass and/or timber doors and PSB's approved fire-rated doors where applicable.

- 11. Locks**
Good quality locksets and ironmongery.
- 12. Windows**
Powder-coated aluminium framed glass window system.
- 13. Electrical Installation**
The incoming electricity supply for each unit as follows:

Units	Type	Electricity Supply
#05-02 to 12, #06-02 to 12, #07-02 to 12, #08-02 to 12, #09-02 to 12	Production units	30Amps 3 Phase
#04-01, #05-01 & #05-13, #06-01 & #06-13, #07-01 & #07-13, #08-01 & #08-13, #09-01 & #09-13	Production units	40Amps 3 Phase
#03-01	Ancillary Staff Canteen	100Amps 3 Phase

Exit and Emergency lights in each unit

- 14. Plumbing and Sanitary**
Good quality sanitary wares and fittings in compliance with statutory requirements.
- 15. Air-Conditioning and Mechanical Ventilation**
Provision of air-conditioning to lift lobbies and common corridors. Air-conditioning not provided to the Units. Mechanical ventilation to toilets and carparks complied with authority requirements.

- 16. Lift & Escalators**
2 service lifts
2 passenger lifts
- 17. Fire Protection System**
Sprinkler and Fire Alarm System in compliance with statutory requirements.
Dry Risers and Hose-reel System in common areas.
- 18. Lightning Protection**
Lightning protection is provided to comply with latest Code of Practices.
- 19. Telecommunication Services**
Cable tray from MDF room to telephone risers and common corridors.
- 20. Ancillary Staff Canteen at 3rd Storey – Additional Items**
LPG compartment located near 1st storey ramp.
Floor traps connected to grease interceptor.
Provision of kitchen exhaust duct tap-off and water tap-off.
- 21. Common Recreation Facilities**
Gymnasium
Swimming Pool

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

Ventilation: Natural and/or mechanical ventilation as required by the Building and Construction Authority (BCA) and/or National Environment Authority (NEA).

Business Use: The purchaser will not use the unit or permit to be used for any purpose save for the approved use of the competent authority appointed under the Planning Act (Cap. 232) for "Business 1 – White" zoning in accordance with the Master Plan Written Statement 2008.

NAME OF PROJECT
ADDRESS OF PROJECT
DEVELOPER
TENURE OF LAND
LEGAL DESCRIPTION
BUILDING PLAN NO.
ESTIMATED DATE OF VACANT POSSESSION
ESITMATED DATE OF LEGAL COMPLETION

THE COMMERZE@IRVING
1 Irving Place, Singapore 369546
Oxley Vista Pte Ltd (ROC: 201106104D)
Leasehold Estate (60 years) w.e.f. 26th September 2011
Lot 10421W MK 24
A0884-11558-2011-BP01 dated 30th December 2011
31 Dec 2015
31 Dec 2018

Another prestigious development by:



Marketing Agent:

Huttons
realestategroup
HUTTONS ASIA PTE LTD Estate Agents Licence No: L3008890K