

Oxleyedge

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Experience beautiful design woven intricately together with bold architecture, forming the perfect haven for you to retreat to.

Experience the convenience of being right on the fringe of Singapore's cityscape.

Experience a lifestyle that others only dream about. Experience Oxley Edge.

A woman with dark hair styled in a bun, wearing a white dress with a sparkling strap, is shown in profile. She is holding a martini glass and looking upwards with a smile. The background is dark with bokeh light effects. The text "Cherish Unforgettable Moments in your own urban oasis" is overlaid in orange. A watermark "www.auttonsgroup.com" is visible in the center.

Cherish Unforgettable Moments  
in your own urban oasis

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www.oxleyedge.com

Oxleyedge

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Oxley Edge boasts an outstanding facade that hides a complexity of features within. Comprising two blocks housing 45 gorgeous apartments and 5 shops, Oxley Edge is a unique development featuring both residential and retail spaces in a cosy package that will delight and awe in equal measure.

# Indulge Your Every Fancy

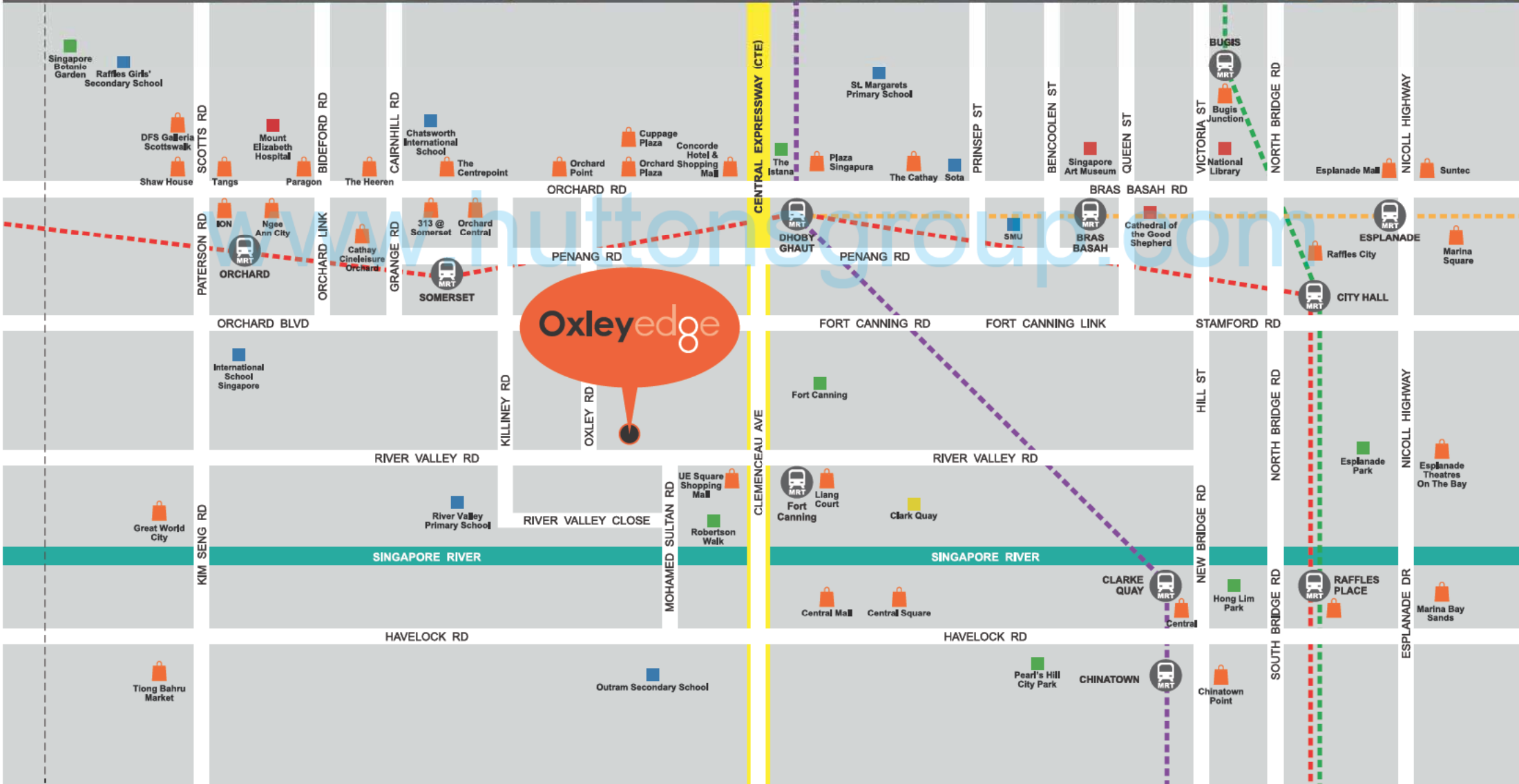
Nothing beats the ease of being right on the city's edge. Oxley Edge is located just minutes away from the hustle and bustle of Singapore's world-renowned shopping mecca, Orchard Road. Literally a stone's throw away, you will find Somerset MRT Station, from which everything you desire is a short train ride away.

Treat yourself to retail therapy at the best malls in town such as Ion Orchard and 313@Somerset or dance the night away at famous entertainment spots like Clarke Quay where there is something for everyone. Reputable schools are also within easy reach of Oxley Edge. If you feel like getting away from it all, simply head down to the nearby Botanic Gardens to embrace serenity in the city.

For all that life offers and more, nothing comes closer than your personal paradise at Oxley Edge.



# Location Map



A person is relaxing on a white lounge chair on a wooden deck. They are holding a martini glass filled with a red liquid and two cherries. The person's feet are propped up on the chair. The background shows a body of water and a sandy beach. The text "Relax and Rejuvenate" is overlaid in orange on the right side of the image.

Relax and Rejuvenate

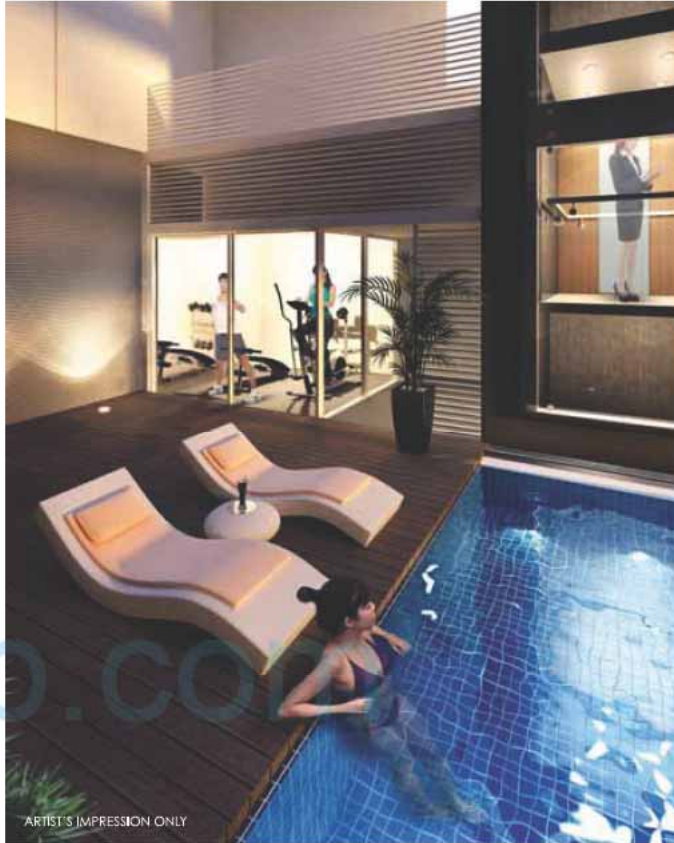
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An oasis of water and tranquillity awaits you by the pool at Oxley Edge. You will find much pleasure simply spending your days lazing by the pool or working up a sweat in the gym. Come home to exclusive living. Come home to Oxley Edge.

Your  
Ideal  
Abode



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# Site Plan

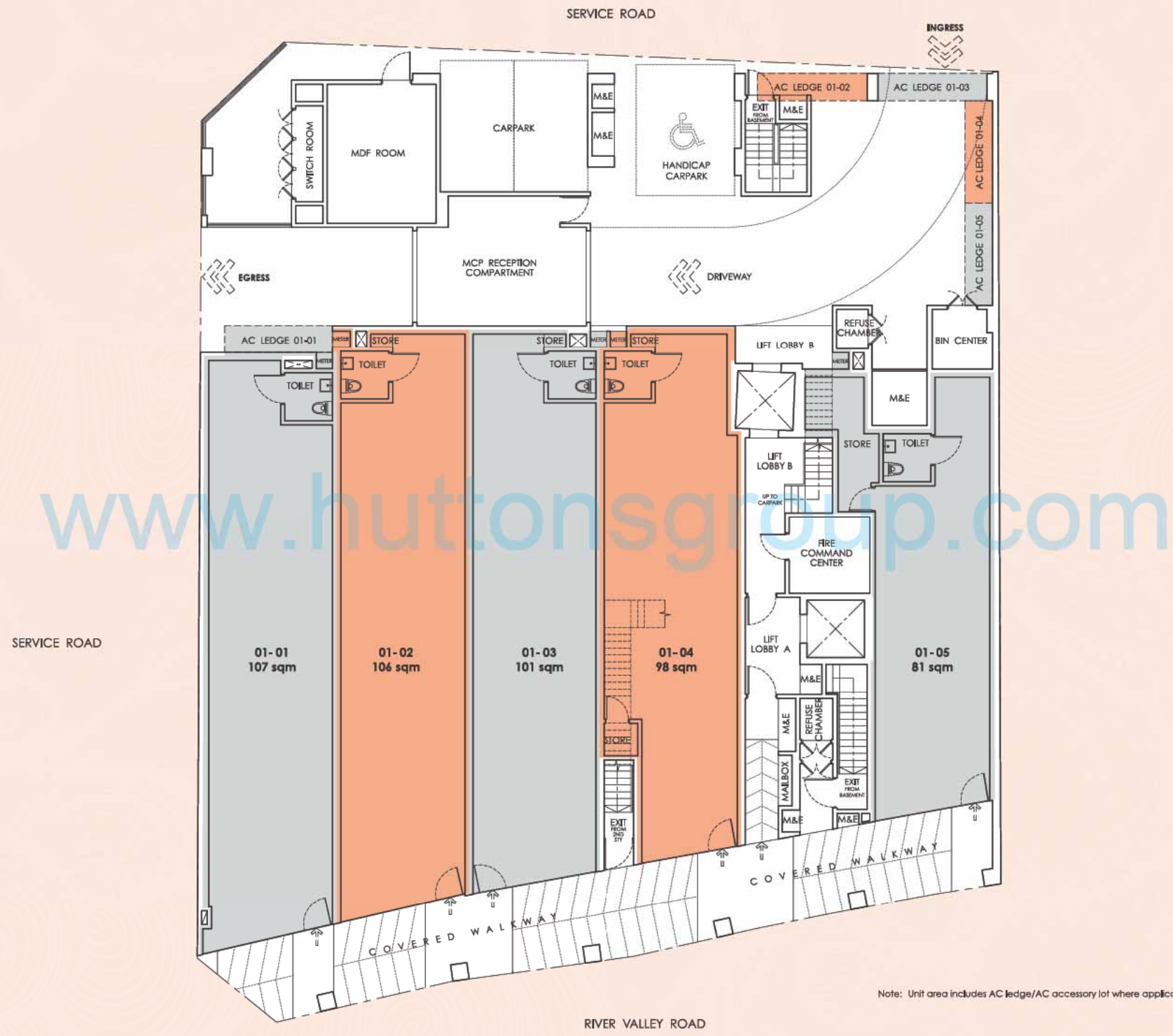


- 1 Carpark Entrance
- 2 Carpark Exit
- 3 Swimming Pool
- 4 Pool Deck
- 5 Gym (Next to Pool Deck)

COMMERCIAL



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Note: Unit area includes AC ledge/AC accessory lot where applicable



RIVER VALLEY ROAD

SERVICE ROAD

SERVICE ROAD

RESIDENCES



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**TYPE A**

1 bedroom  
+ study  
41 sq m

#02-01



AC LEDGE (ACCESSORY LOT)

**TYPE A1**

1 bedroom  
+ study  
44 sq m

#03-01

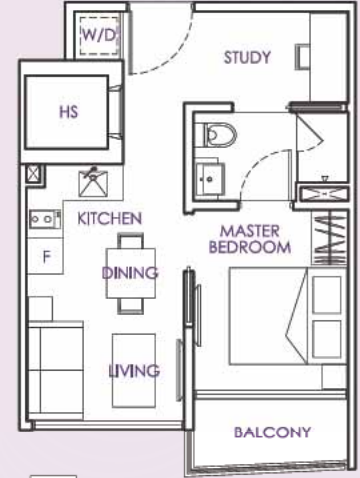


AC LEDGE (ACCESSORY LOT)

**TYPE C**

1 bedroom  
+ study  
39 sq m

#02-03  
#03-03

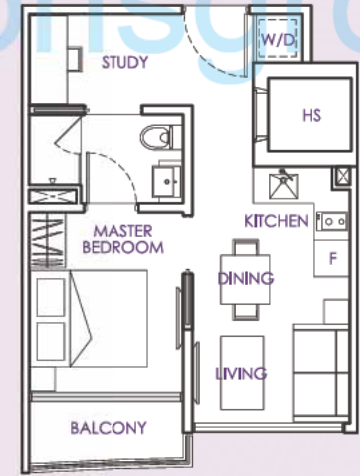


AC LEDGE (ACCESSORY LOT)

**TYPE B**

1 bedroom  
+ study  
39 sq m

#02-02  
#03-02

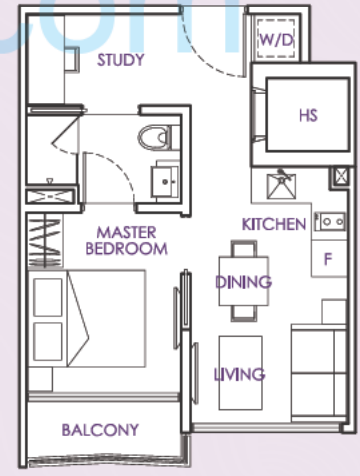


AC LEDGE (ACCESSORY LOT)

**TYPE D**

1 bedroom  
+ study  
39 sq m

#02-04  
#03-04



AC LEDGE (ACCESSORY LOT)



AC (ACCESSORY LOT)



AC (ACCESSORY LOT)



Note: Unit area includes AC ledge (AC accessory lot). All plans are subject to amendments as approved by the relevant authorities.

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**TYPE E**

2 bedroom  
50 sq m

#02-05  
#03-05



**TYPE G**

2 bedroom  
37 sq m

#02-07  
#03-07  
#04-07\*  
\*high ceiling



**TYPE J**

1 bedroom  
41 sq m

#02-14  
#03-14



**TYPE F**

2 bedroom  
40 sq m

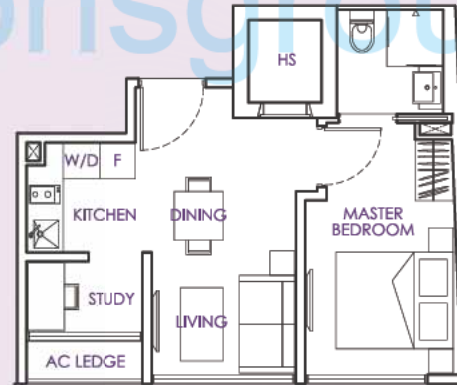
#02-06  
#03-06  
#04-06\*  
\*high ceiling



**TYPE H**

1 bedroom  
+ study  
37 sq m

#02-15  
#03-15  
#04-15\*  
\*high ceiling



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2ND/3RD/4TH STOREY

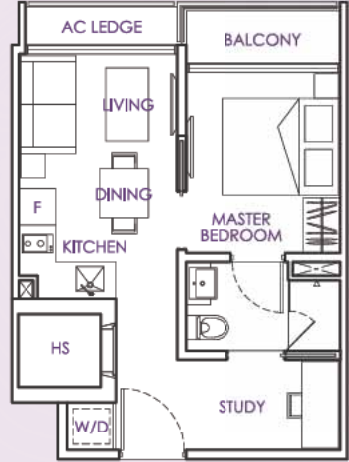


Note: Unit area includes AC ledge. All plans are subject to amendments as approved by the relevant authorities.

**TYPE K**

1 bedroom  
+ study  
39 sq m

- #02-11
  - #02-12\*
  - #02-13
  - #03-11
  - #03-12\*
  - #03-13
- \*mirror layout



**TYPE M**

2 bedroom  
35 sq m

- #02-09
  - #03-09
  - #04-09\*
- \*high ceiling



**TYPE L**

1 bedroom  
37 sq m

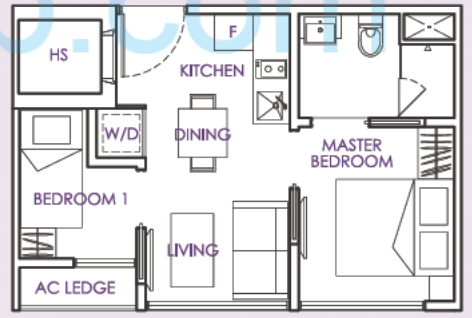
- #02-10
- #03-10



**TYPE N**

2 bedroom  
35 sq m

- #02-08
  - #03-08
  - #04-08\*
- \*high ceiling



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Note: Unit area includes AC ledge. All plans are subject to amendments as approved by the relevant authorities.

PENTHOUSE

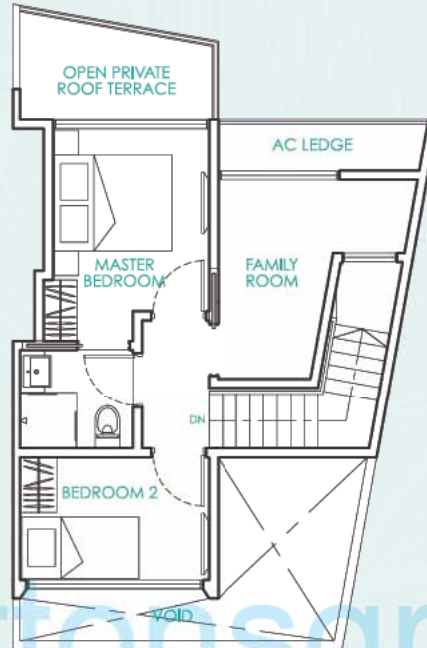


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**PH A**  
3 bedroom  
+ family room  
101 sq m

#04-01



upper floor

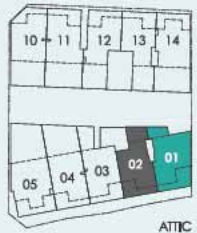


**PH B**  
3 bedroom  
+ study  
91 sq m

#04-02



upper floor



ATTIC



AC (ACCESSORY LOT)



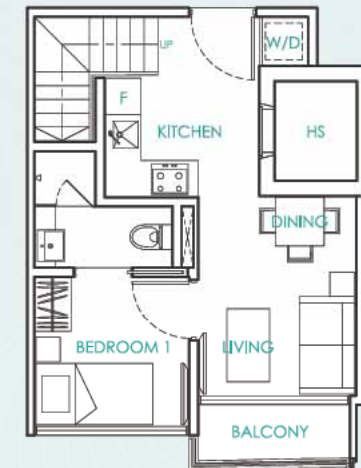
Note: Unit area includes AC ledge &/or AC accessory lot &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

lower floor



AC LEDGE  
(ACCESSORY LOT)

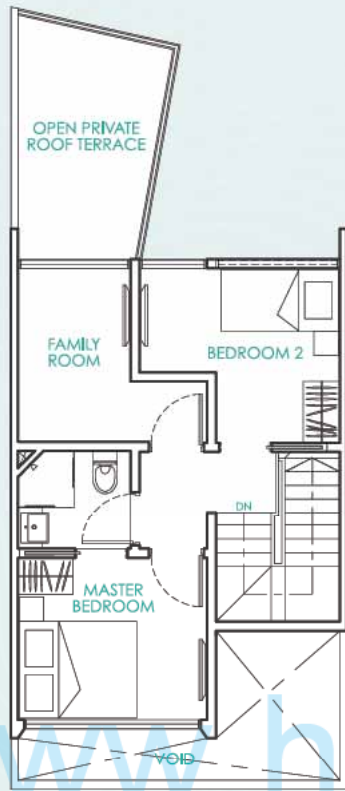
lower floor





3 bedroom  
+ family room  
98 sq m

#04-03

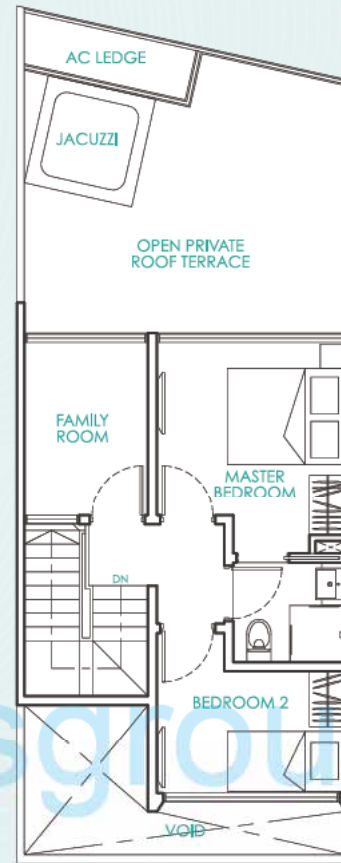


upper floor



3 bedroom  
+ family room  
111 sq m

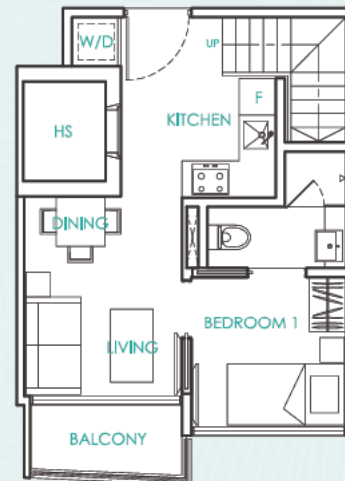
#04-04



upper floor



AC LEDGE  
(ACCESSORY LOT)



lower floor



lower floor



ATTIC



AC (ACCESSORY LOT)

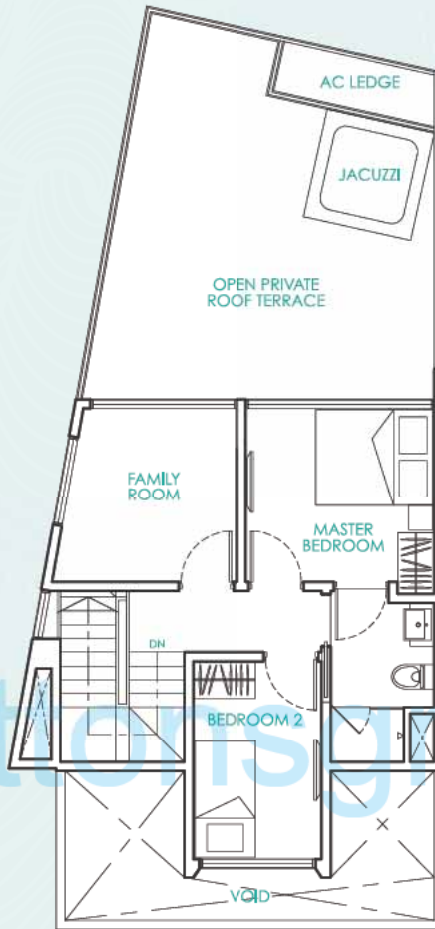


Note: Unit area includes AC ledge &/or AC accessory lot &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.



**PH E**  
**3 bedroom**  
**+ family room**  
**136 sq m**

#04-05

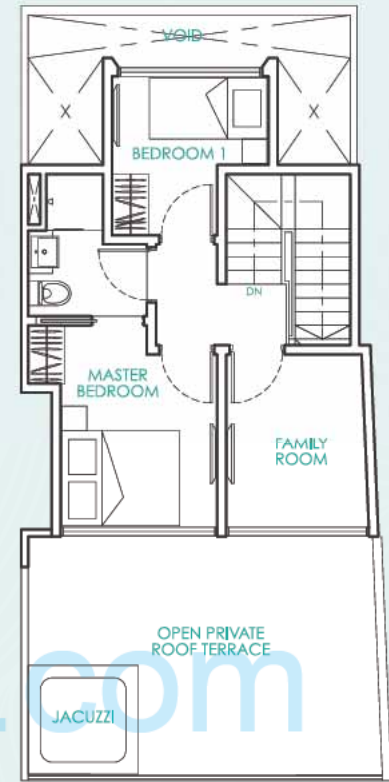


upper floor



**PH J**  
**2 bedroom**  
**+ family room**  
**+ study**  
**110 sq m**

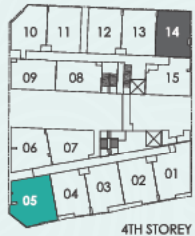
#04-14



upper floor



ATTIC

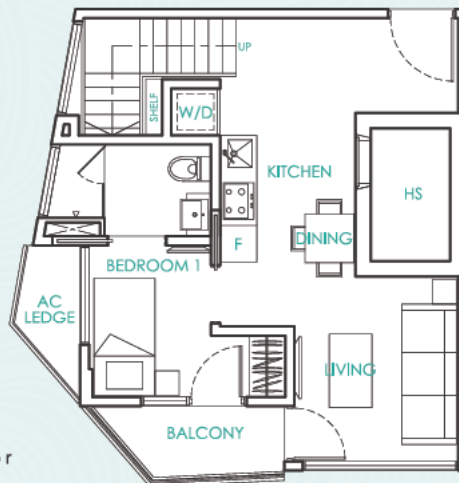


4TH STOREY

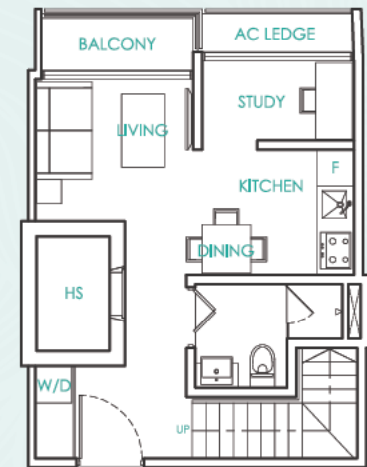


Note: Unit area includes AC ledge &/or AC accessory lot &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

lower floor



lower floor





2 bedroom  
+ family room  
94 sq m

#04-13

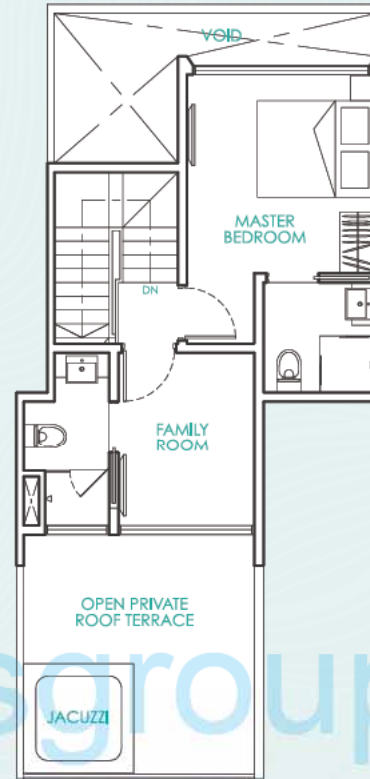


upper floor



2 bedroom  
+ family room  
98 sq m

#04-12



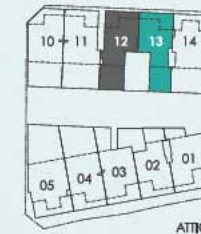
upper floor



lower floor



lower floor



ATTIC



4TH STOREY



Note: Unit area includes AC ledge &/or AC accessory lot &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

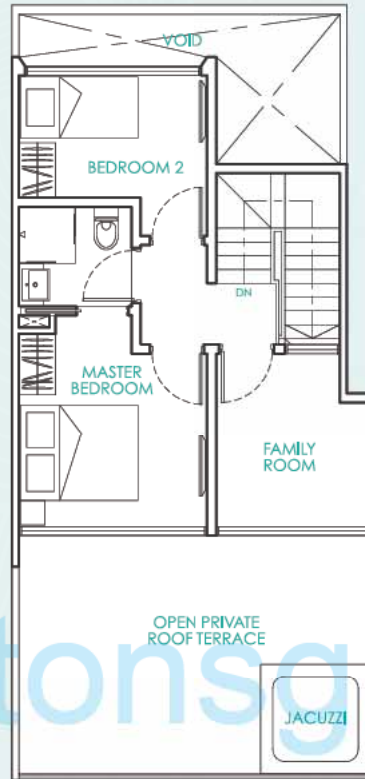
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**PH M**  
**3 bedroom**  
**+ family room**  
**111 sq m**

#04-11

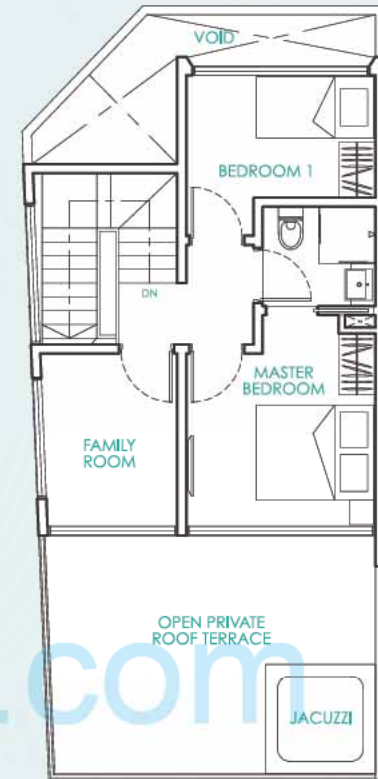


upper floor

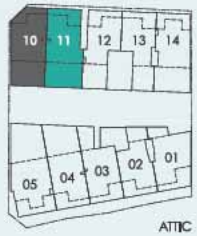


**PH N**  
**2 bedroom**  
**+ family room**  
**+ study**  
**107 sq m**

#04-10



upper floor



ATTIC

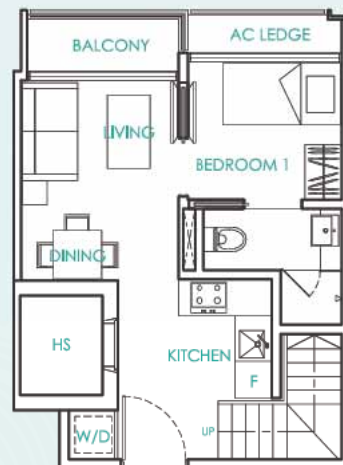


4TH STOREY



Note: Unit area includes AC ledge &/or AC accessory lot &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

lower floor



lower floor



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# Commerical Specifications

## 1. Foundation

Piling system to Structural Engineer's detail and/or design.

## 2. Superstructure

Reinforced concrete structure to Structural Engineer's detail and/or design.

## 3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls

## 4. Roof

Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.

## 5. Ceiling

### For Shop

- a) Shop : Skim coat with emulsion paint finish
- b) Toilet : Skim coat and/or ceiling board with emulsion paint finish

### For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint and/or composite timber paneling finish
- b) Corridors : Skim coat and/or ceiling board with emulsion paint and/or composite timber paneling finish
- c) Staircases, Carpark : Skim coat with emulsion paint finish

## 6. Finishes

### Wall

#### For Shop

- a) Shop : Plaster and/or skim coat with emulsion paint finish
- b) Toilet : Ceramic tiles and/or homogenous tiles finish

#### For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
- b) Corridors : Plaster and/or skim coat with emulsion paint finish
- c) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish

Note: No tiles/stone behind mirrors and above false ceiling.

### Floor

#### For Shop

- a) Shop : Cement and sand screed finish
- b) Toilet : Ceramic tiles and/or homogenous tiles finish

#### For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or stones with skirting tiles finish
- b) Corridors, Covered Walkway : Ceramic tiles and/or homogenous tiles and/or granite tiles finish

- c) Carpark, Driveway : Cement and sand screed finish and/or epoxy finish
- d) Staircases : Cement and sand screed finish with nosing Ceramic tiles and/or homogenous tiles finish from 1st to 2nd storey only

## 7. Doors

- a) Shopfront : Glass door
- b) Toilet : Timber door
- c) Ironmongery : Imported Locksets

## 8. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/ pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Refer to Electrical Schedule for details.

### Electrical Schedule

Level	Type	Electricity Supply
1st Storey	Shop 1	100A Single Phase
	Shop 2	100A Single Phase
	Shop 3	100A Single Phase
	Shop 4	100A Single Phase
	Shop 5	100A Single Phase

Exit and Emergency lights in each unit

## 9. Lighting Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

## 10. Painting

- a) Internal wall : Emulsion water-based paint
- b) External wall : Selected oil-based base coat and water-based exterior paint

## 11. Waterproofing

Waterproofing shall be provided to floors of toilets.

## 12. Driveway and Car Park

Concrete floor

## 13. Additional Items

- a) Railing : Mild steel for common stair railing
- b) Plumbing and Sanitary : Provision of floor trap and water tap-off.
- c) Mechanical Ventilation : Mechanical ventilation to toilet complied with authority requirements
- d) Telecommunication Services : Cable tray from MDF room to telephone risers and common corridors
- e) Lift : 2 passenger lifts serving 1st storey to 4th storey

## Note:

### A. Tiles

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

### B. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

### C. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

### D. Layout/Location of Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/location of electrical points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

### E. Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### F. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

### G. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### H. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

### I. Mechanised Car Parking System

The mechanized car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

### J. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

# Residential Specifications

## 1. Foundation

Piling system to Structural Engineer's detail and/or design.

## 2. Superstructure

Reinforced concrete structure to Structural Engineer's detail and/or design.

## 3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls

## 4. Roof

Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.

## 5. Ceiling

### For Apartment

- a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish
- b) Bedroom, Study (If any) : Skim coat and/or ceiling board with emulsion paint finish
- c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

### For Penthouse Unit

- a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish
- b) Bedroom, Family Room (If any), Study (If any) : Skim coat and/or ceiling board with emulsion paint finish
- c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

### For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint and/or composite timber paneling finish
- b) Corridors, Gymnasium : Skim coat and/or ceiling board with emulsion paint and/or composite timber paneling finish
- c) Staircases, Carpark : Skim coat with emulsion paint finish

## 6. Finishes

### Wall

#### For Apartments

- a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish
- b) Bedroom, Study (If any) : Plaster and/or skim coat with emulsion paint finish

- c) Bathroom : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter : Skim coat with emulsion paint finish

### For Penthouse Unit

- a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish
- b) Bedroom, Family Room (If any), Study (If any) : Plaster and/or skim coat with emulsion paint finish

- c) Bathroom : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter : Skim coat with emulsion paint finish

Note: No tiles/stone behind mirrors and above false ceiling.

### For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
- b) Corridors, Gymnasium : Plaster and/or skim coat with emulsion paint finish
- c) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish

### Floor

#### For Apartments

- a) Living/ Dining : Ceramic tiles and/or homogenous tiles with tiles and/or timber skirting finish
- b) Bedroom, Study (If any) : Ceramic tiles and/or homogenous tiles with tiles and/or timber skirting finish
- c) Bathroom : Ceramic tiles and/or homogenous tiles and/or stones tiles finish
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter : Ceramic tiles and/or homogenous tiles finish
- f) Balcony (If any) : Ceramic tiles and/or homogenous tiles finish
- g) A/C Ledge (If any) : Cement screed with paint finish

### For Penthouse Unit

- a) Living/ Dining : Ceramic tiles and/or homogenous tiles with tiles and/or timber skirting finish
- b) Bedroom (Lower level) : Ceramic tiles and/or homogenous tiles with tiles and/or timber skirting finish
- c) Bedroom (Attic Level), Staircase Family Room (If any), Study (If any) : Random teak strips flooring with timber skirting finish
- d) Bathroom : Ceramic tiles and/or homogenous tiles and/or stones tiles finish
- e) Kitchen : Ceramic tiles and/or homogenous tiles finish
- f) Household Shelter : Ceramic tiles and/or homogenous tiles finish
- g) Open Private Roof Terrace, Balcony : Ceramic tiles and/or homogenous tiles finish
- h) A/C Ledges : Cement screed with paint finish

### For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or homogenous tiles with skirting tiles finish
- b) Corridors, Gymnasium, Covered Walkway : Ceramic tiles and/or homogenous tiles and/or granite tiles finish

- c) Carpark and Driveway : Cement and sand screed finish and/or epoxy finish
- d) Pool Deck : Ceramic tiles and/or homogenous tiles and/or stone tiles and/or timber strip finish
- e) Staircases : Cement and sand screed finish with nosing Ceramic tiles and/or homogenous tiles finish from 1st to 2nd storey only

## 7. Windows

Powder coated aluminum framed with approximately 6 mm glass.

## 8. Doors

- a) Main Entrance : Fire-rated timber door
- b) Bedroom : Timber door
- c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door
- d) Household Shelter : PSB approved blast door
- e) Ironmongery : Imported locksets

## 9. Sanitary fittings

- |  |  |
|--|--|
| a) Master Bathroom:  | b) Common Bathroom (If any):                     |
| - 1 shower bath with shower mixer, rain-shower head and shower set | - 1 shower bath with shower mixer and shower set |
| - 1 basin and mixer tap  | - 1 basin and mixer tap                          |
| - 1 pedestal water closet  | - 1 pedestal water closet                        |
| - 1 mirror   | - 1 mirror                                       |
| - 1 toilet paper holder  | - 1 toilet paper holder                          |

## 10. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Refer to Electrical Schedule for details.

## 11. TV/Telephone

TV/Telephone points shall be provided in accordance to the Electrical Schedule.

## 12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

## 13. Painting

- a) Internal wall : Emulsion water-based paint
- b) External wall : Selected oil-based base coat and water-based exterior paint

## 14. Waterproofing

Waterproofing to reinforced concrete flat roof, bathroom and kitchen.

## 15. Driveway and Car Park

Concrete floor

# Residential Specifications

## 16. Recreation Facilities

The following are provided:

- a) Common Pool
- b) Gymnasium

## 17. Additional Items

- a) Kitchen Cabinets : High and low kitchen cabinets with countertop complete with induction hob, hood, integrated fridge and washer dryer.  
One stainless steel sink complete with tap
- b) Wardrobes : Built-in wardrobes to all bedrooms
- c) Air-Conditioning and Mechanical Ventilation : Provision of split type air conditioner to Unit at Living/Dining, Bedrooms, Family Room (If any) and Study (If any)
- d) Water Heater : Hot water supply to all bathrooms
- e) Railing : Mild steel for common stair railing  
Aluminum and/or steel and/or glass railings
- f) Security : Audio intercom to all units
- g) Lift : 2 passenger lifts serving 1st to 4th storey

## Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	TV/ FM Point	Water Heater Point	Connector Point	TV Outlet	Tel Outlet	Intercom Point	Bell Point	Isolator
TYPE A	7	8	1	1	2	2	3	1	1	1
TYPE A1	7	8	1	1	2	2	3	1	1	1
TYPE B	7	8	1	1	2	2	3	1	1	1
TYPE C	7	8	1	1	2	2	3	1	1	1
TYPE D	5	8	1	1	2	2	3	1	1	1
TYPE E	7	8	1	1	2	3	4	1	1	1
TYPE F	5	8	1	1	2	3	4	1	1	1
TYPE G	5	8	1	1	2	3	4	1	1	1
TYPE H	5	8	1	1	2	2	3	1	1	1
TYPE J	5	7	1	1	2	2	3	1	1	1
TYPE K	5	8	1	1	2	2	3	1	1	1
TYPE L	5	7	1	1	2	2	3	1	1	1
TYPE M	5	8	1	1	2	3	4	1	1	1
TYPE N	5	8	1	1	2	3	4	1	1	1
TYPE PHA	10	12	1	2	2	3	4	1	1	2
TYPE PHB	10	12	1	2	2	2	3	1	1	2
TYPE PHC	10	12	1	2	2	2	3	1	1	2
TYPE PHD	10	12	1	2	2	2	3	1	1	2
TYPE PHE	10	12	1	2	2	2	3	1	1	2
TYPE PHJ	9	12	1	2	2	2	3	1	1	2
TYPE PHK	9	12	1	2	2	3	4	1	1	2
TYPE PHL	9	12	1	2	2	3	4	1	1	2
TYPE PHM	10	12	1	2	2	2	3	1	1	2
TYPE PHN	9	12	1	2	2	2	3	1	1	2

### Note:

#### A. Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### B. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

#### D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

#### E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

#### F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

#### G. Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### H. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed

M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

#### I. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### J. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

#### K. Mechanised Car Parking System

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

#### L. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

#### M. Tiles

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

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NAME OF PROJECT	<b>Oxley Edge</b>
ADDRESS OF PROJECT	<b>308 River Valley Road Singapore 238349</b>
DEVELOPER	<b>Oxley Mosaic Pte. Ltd. (ROC: 201015332G)</b>
TENURE OF LAND	<b>Estate in Fee Simple (Freehold)</b>
LEGAL DESCRIPTION	<b>LOTS 99771M, 99772W, 99773V, 99774P, 99775T TS 20</b>
BUILDING PLAN NO.	<b>A1276-00544-2010-BP01 dated 26/02/2013</b>
DEVELOPER'S LICENCE NO.	<b>C1024</b>
ESTIMATED DATE OF VACANT POSSESSION	<b>31st December 2016</b>
ESTIMATED DATE OF LEGAL COMPLETION	<b>31st December 2019</b>

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