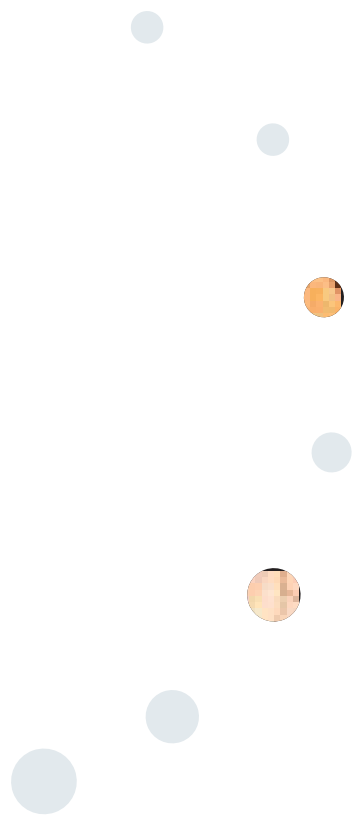


PARC SOMME



Discover a vibrant lifestyle @ Parc Somme







Artist's impression only

An exquisite development with 30 exclusive units, discover your urban chic lifestyle where modernity and tranquility flow together in perfect harmony.



Artist's impression only



With Farrer Park MRT Station and City Square Mall steps away, providing you the optimum conveniences and pleasures for your everyday living.

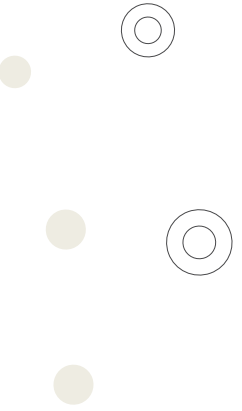
Travelling makes easy with CTE and ECP minutes away, just cruise down the expressways to the city for entertainment or business needs.

Enjoy all the conveniences and accessibilities you deserve.



location map





Refresh and rejuvenate at the roof top pool and gym,
savour the pleasure of total relaxation...





Artist's impression only



Artist's impression only



Artist's impression only

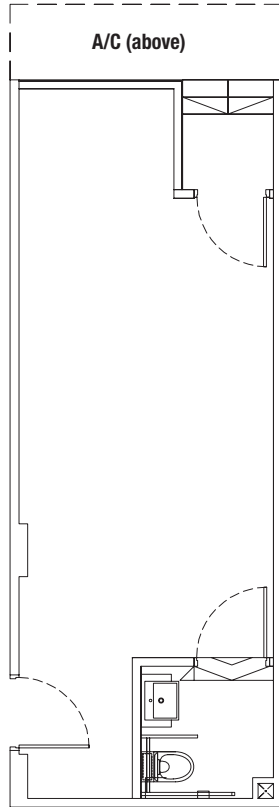
site plan



Shop 1

38 sq m

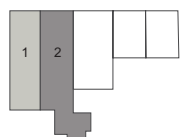
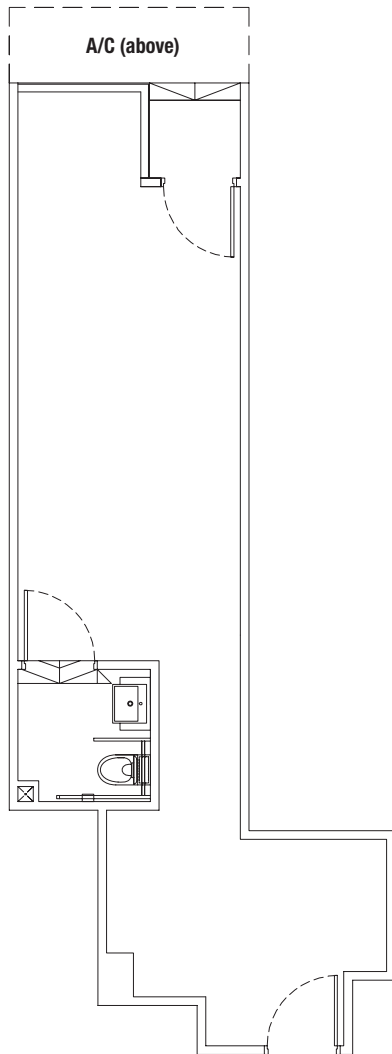
#01-01

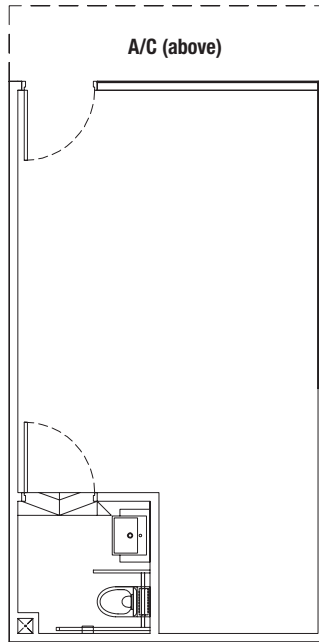


Shop 2

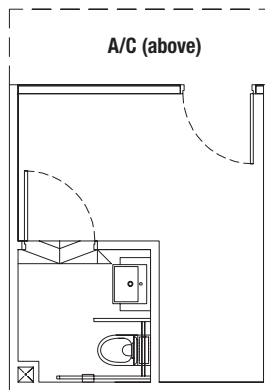
44 sq m

#01-02

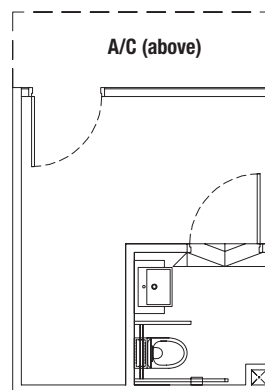




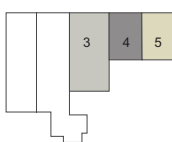
Shop 3
35 sq m
#01-03



Shop 4
17 sq m
#01-04



Shop 5
17 sq m
#01-05







Artist's impression only



Artist's impression only



BOSCH



Artist's impression only

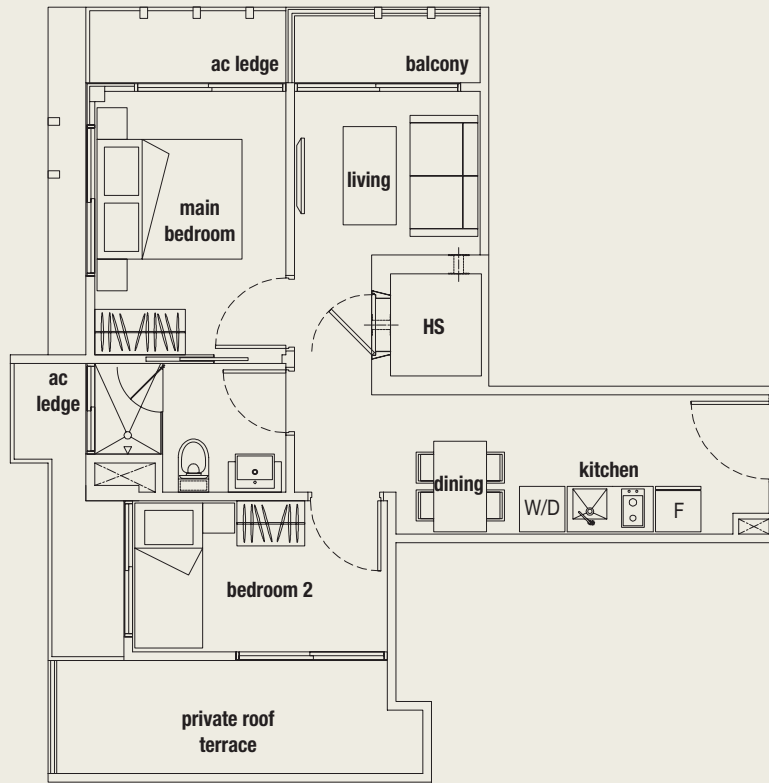


Artist's impression only

Reputable designer brands like Bosch and OXO grace your home, making a home that you can truly enjoy.



OXO

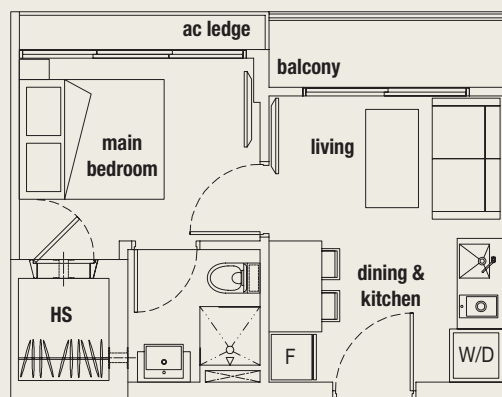


type **A**

62 sq m

2 bdrm

#02-01



type **B**

33 sq m

1 bdrm

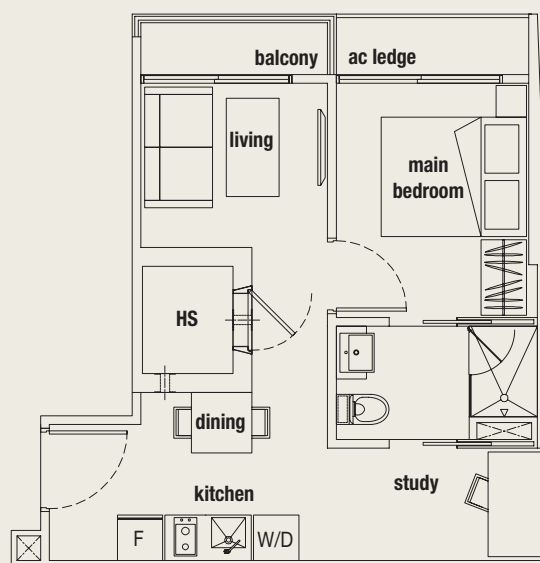
#02-02

#03-02

#04-02

#05-02

#06-02



type **C**

42 sq m

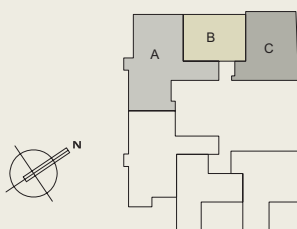
1+1 bdrm

#02-03

#03-03

#04-03

#05-03

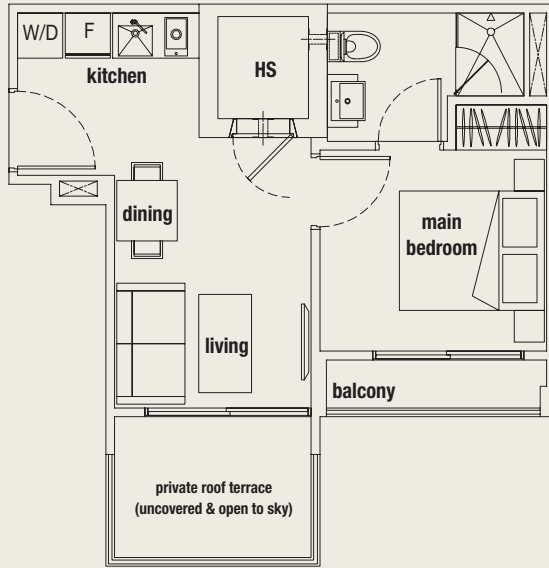


type **D**

40 sq m

1 bdrm

#02-04

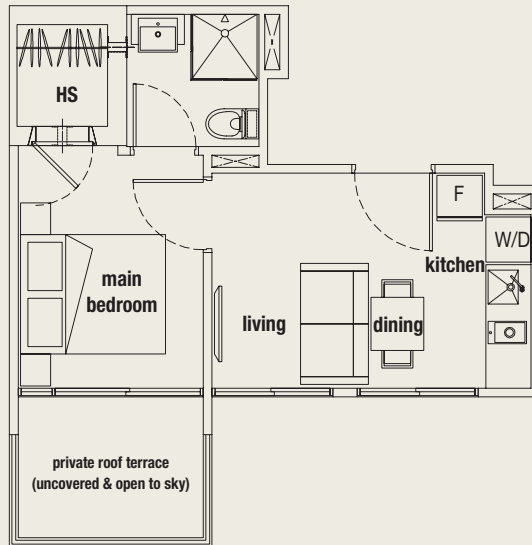


type **E**

32 sq m

1 bdrm

#02-05

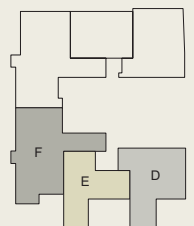
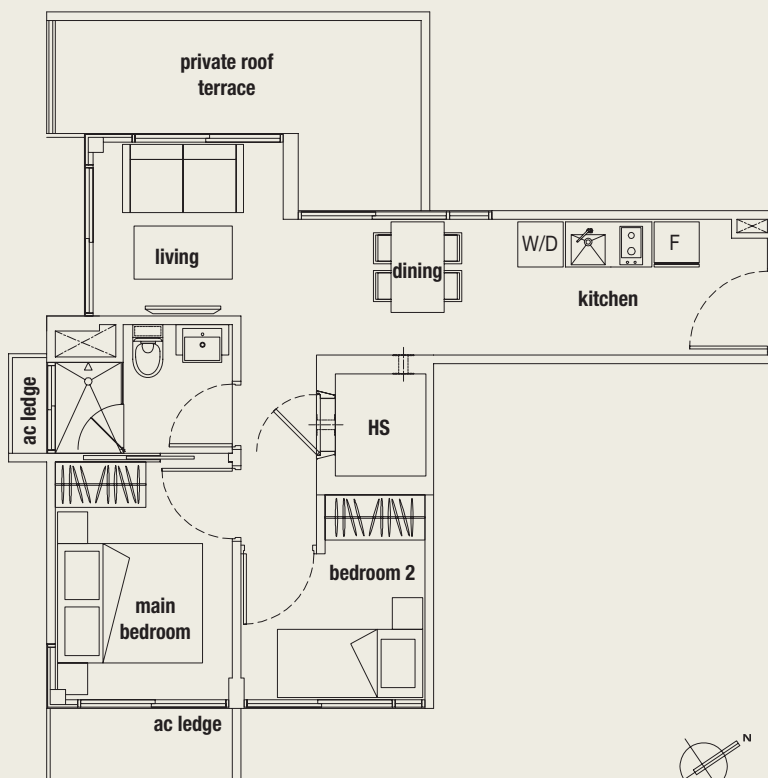


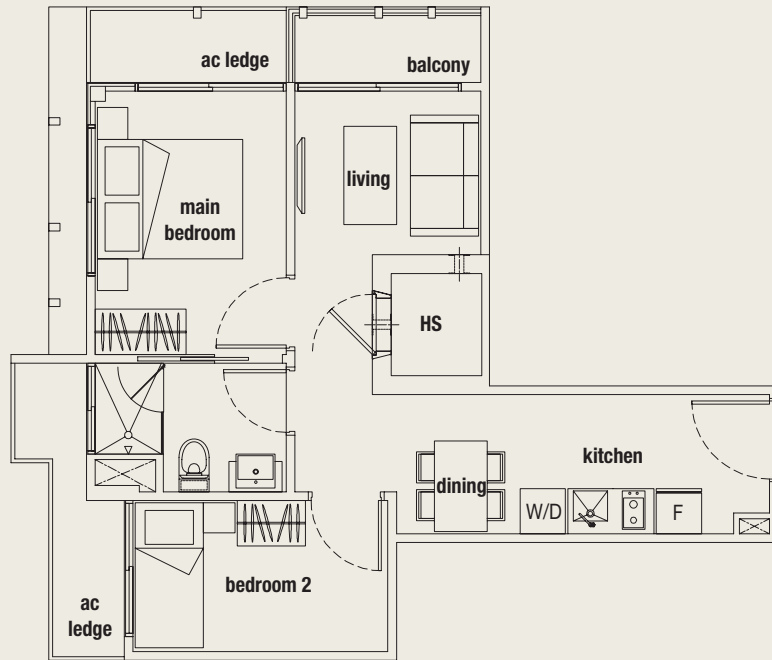
type **F**

58 sq m

2 bdrm

#02-06





type **G**

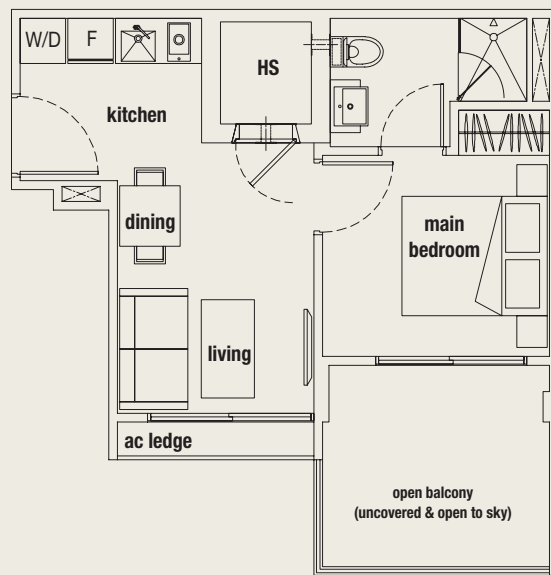
54 sq m

2 bdrm

#03-01

#04-01

#05-01

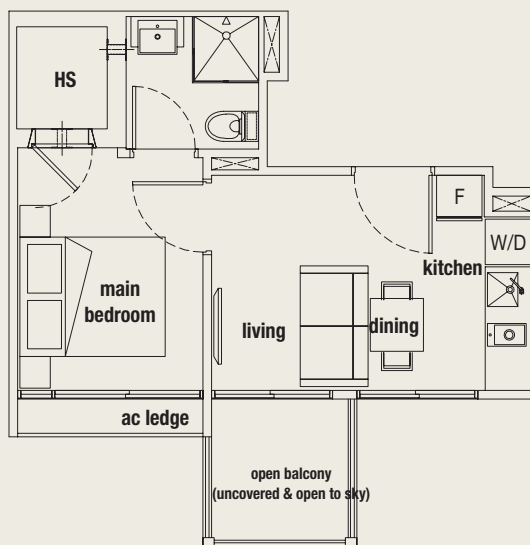


type **H**

42 sq m

1 bdrm

#03-04

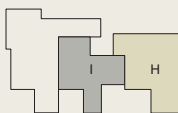
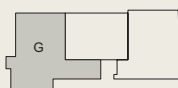


type **I**

32 sq m

1 bdrm

#03-05

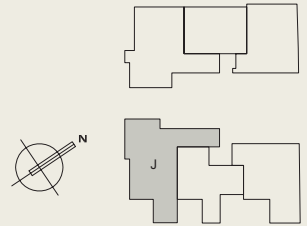
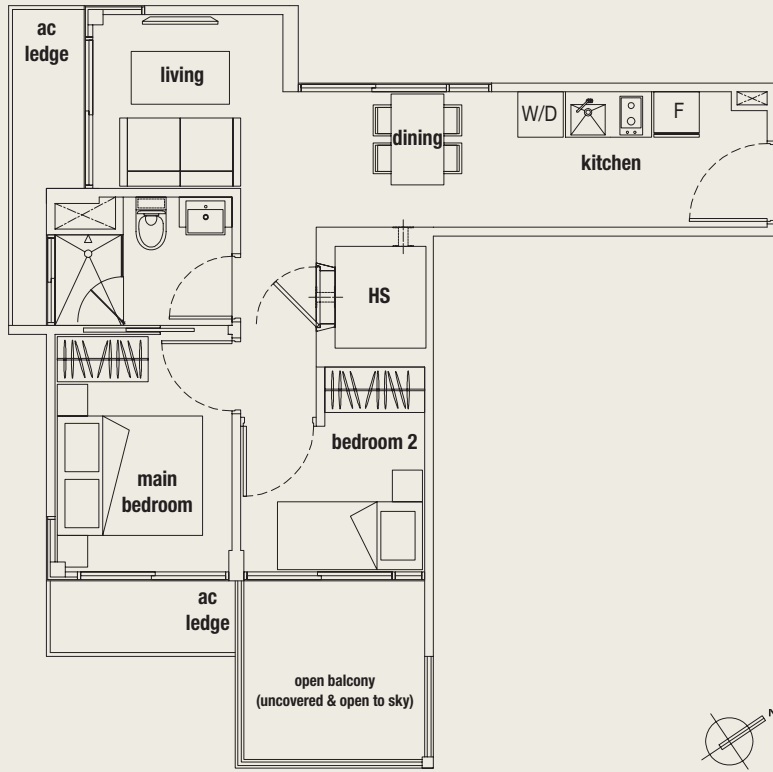


type J

56 sq m

1 bdrm

#03-06



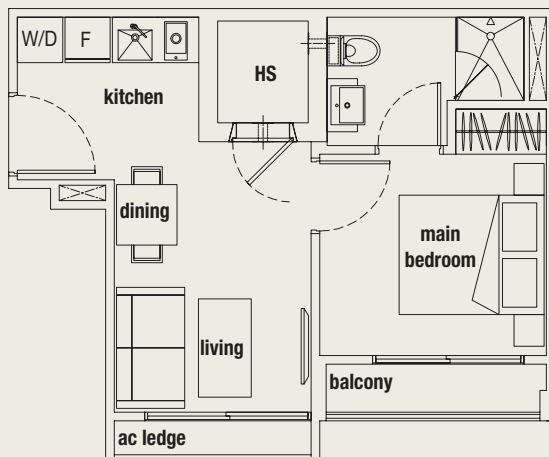
type K

36 sq m

1 bdrm

#04-04

#05-04

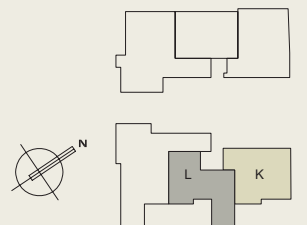
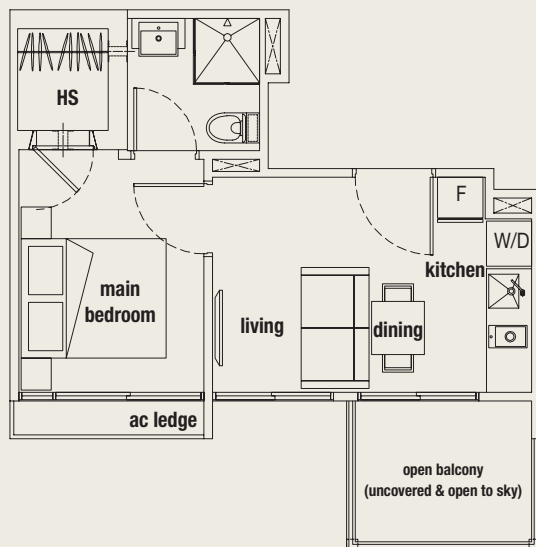


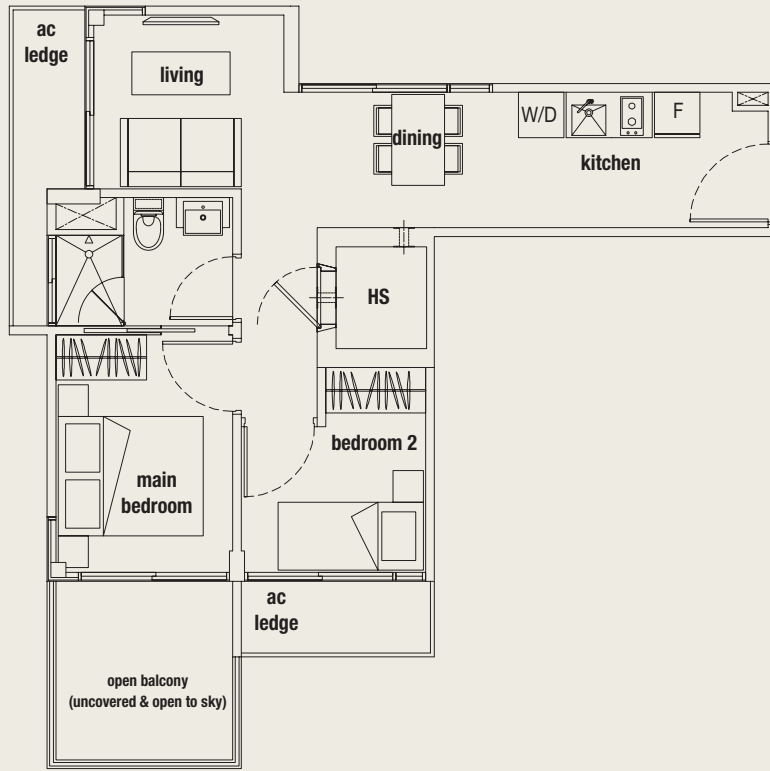
type L

33 sq m

2 bdrm

#04-05



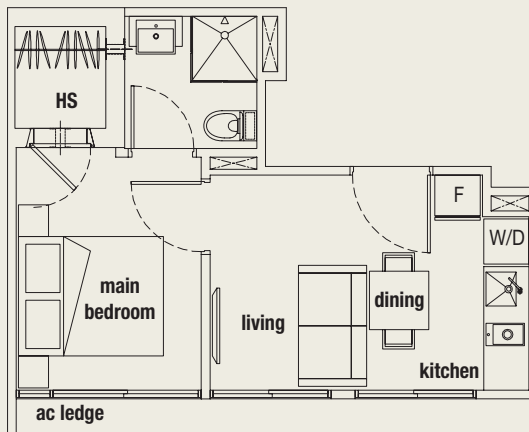
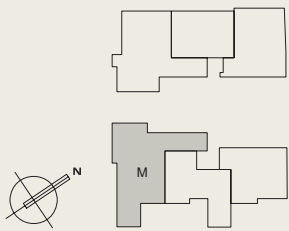


type **M**

56 sq m

1 bdrm

#04-06

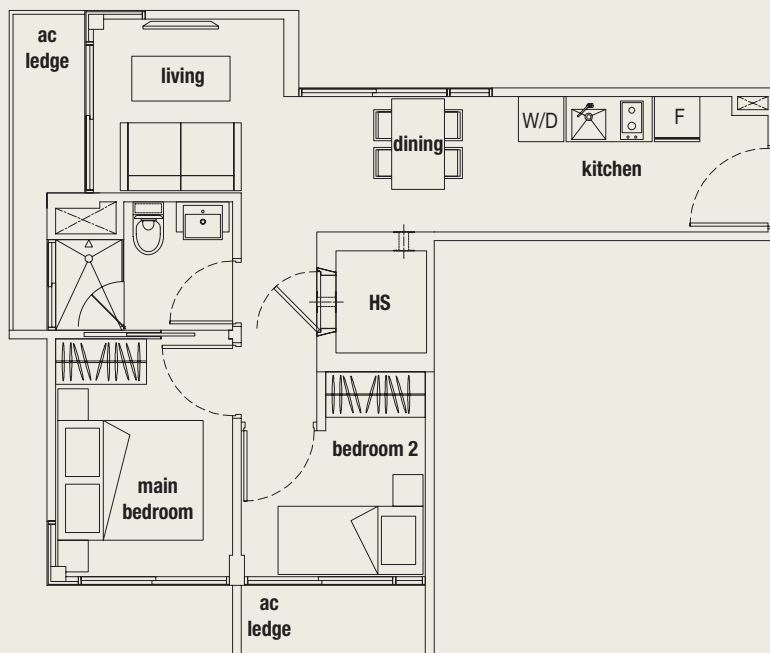


type **N**

30 sq m

1 bdrm

#05-05

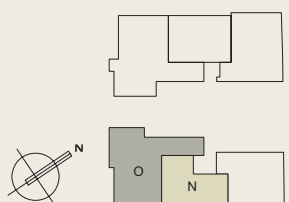


type **O**

51 sq m

2 bdrm

#05-06





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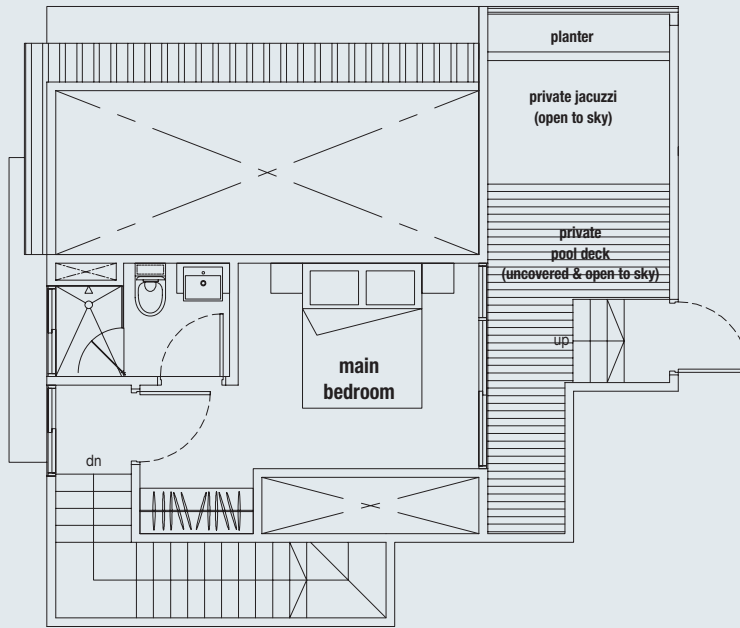
P E N T H O U S E

PH P

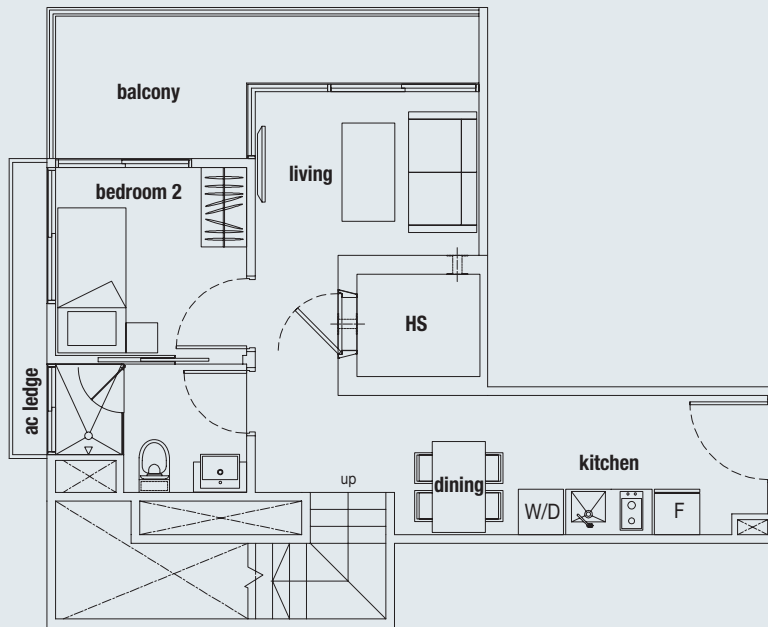
102 sq m

2 bdrm

#06-01



Upper level



Lower level

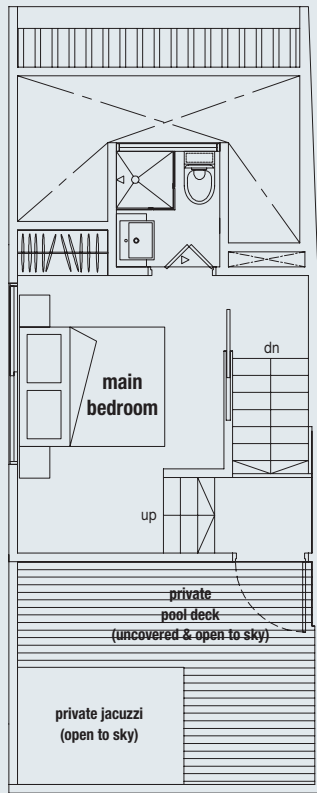


PH Q

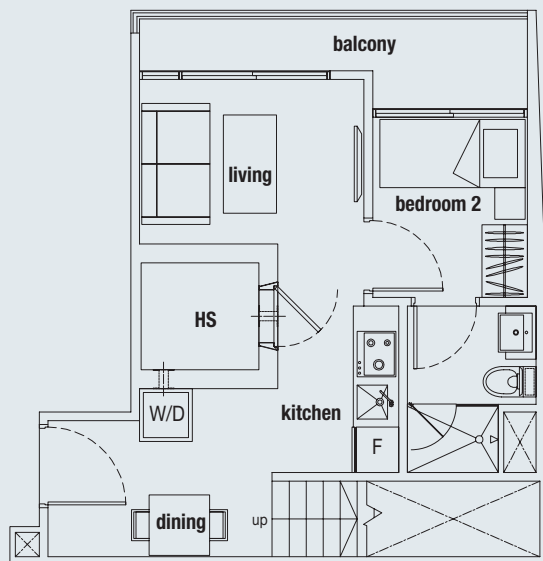
78 sq m

2 bdrm

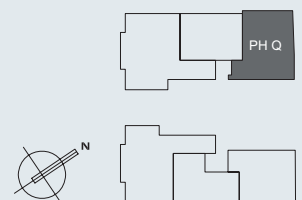
#06-03



Upper level



Lower level

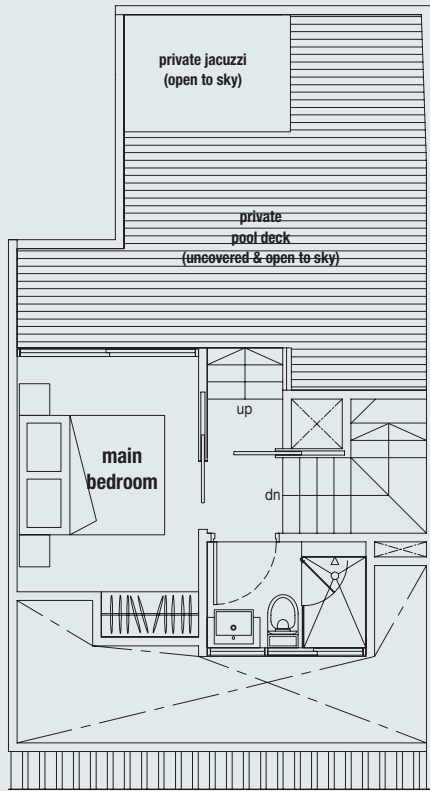


PH R

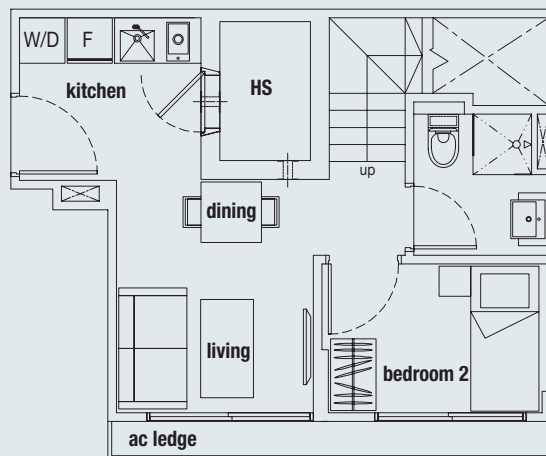
87 sq m

2 bdrm

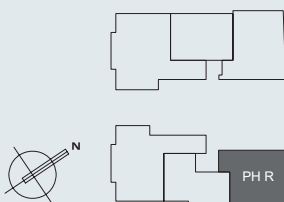
#06-04



Upper level



Lower level

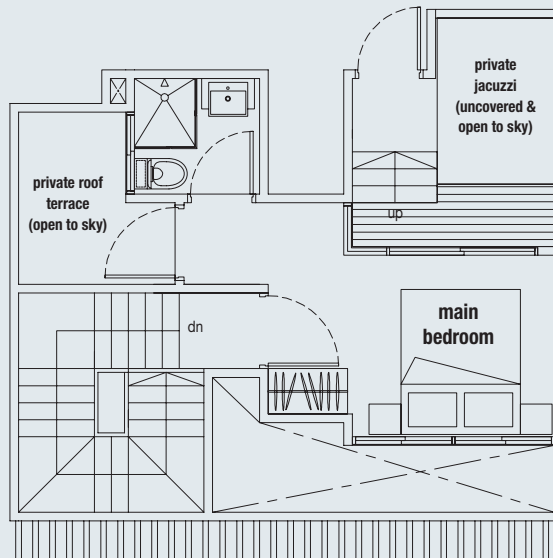


PH S

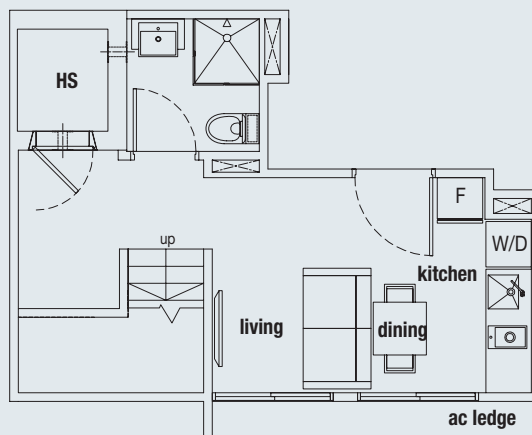
69 sq m

2 bdrm

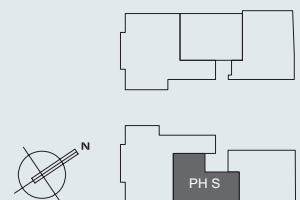
#06-05



Upper level



Lower level

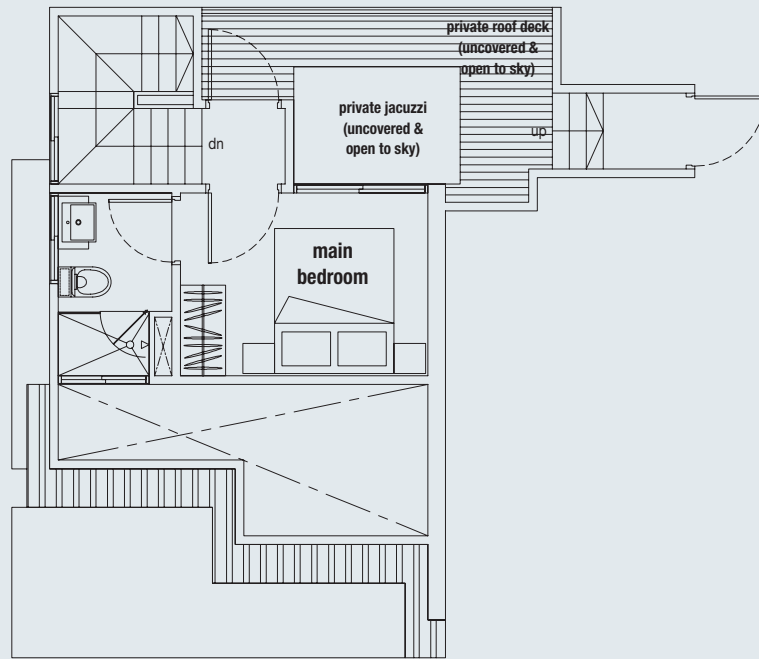


PH T

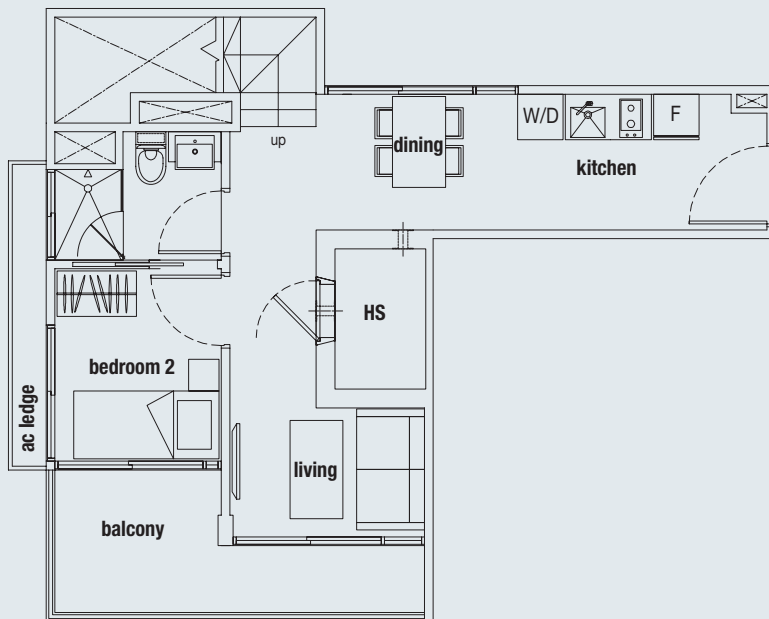
88 sq m

2 bdrm

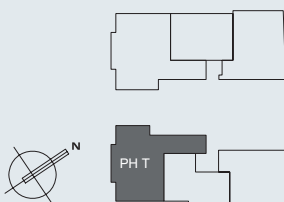
#06-06



Upper level



Lower level



Shop Specifications

1. **Foundation**
Pile to engineer's design.
2. **Superstructure**
Reinforced concrete structure to engineer's specification.
3. **Walls**
 - a) External Wall
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 tanalised timber and/or mild steel.
5. **Ceiling**
For Shops
 - a) Shop
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Toilet
Skim coat and/or water resistant ceiling board with emulsion paint finish.**For Common Areas**
 - a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Covered Walkway
Skim coat and/or ceiling board with emulsion paint finish.
 - c) Staircases
Skim coat with emulsion paint finish.
6. **Finishes**
Wall
For Shops
 - a) Shop
Plaster and/or skim coat with emulsion paint finish.
 - b) Toilet
Ceramic tiles and/or homogenous tiles finish.

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

For Common Areas
 - a) Lift Lobbies
Ceramic tiles and/or stones and/or plaster with emulsion paint finish
 - b) Covered Walkway
Plaster and/or skim coat with emulsion paint finish.
 - c) Staircases
Plaster and/or skim coat with emulsion paint finish.
 - d) Carpark
Plaster and/or skim coat with emulsion paint finish.**Floor**
For Shops
 - 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) Covered Walkway
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
 - c) Staircases
Cement and sand screed finish with nosing.
 - d) Carpark
Cement and sand screed finish.
7. **Doors**
Timber door with quality imported locks brand for toilet only.
8. **Sanitary Fittings**
 - a) Toilet : 1 pedestal water closet
1 basin with tap
1 mirror
1 toilet paper holder

9. **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.
Mechanical ventilation provided in bathroom (if required).
Refer to Electrical Schedule for details.

Electrical Schedule (Shops)

UNIT TYPE	Power tapped-off (30A TPN ISOL)	Water tapped-off	Floor trap tapped-off	Telecom tapped-off	Television tapped-off
Shop 1	1	1	1	1	1
Shop 2	1	1	1	1	1
Shop 3	1	1	1	1	1
Shop 4	1	1	1	1	1
Shop 5	1	1	1	1	1

10. **Lightning Protection**
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
11. **Painting**
 - a) Internal wall
Emulsion water-based paint.
 - b) External wall
Selected oil-based base coat and water-based exterior paint.
12. **Water Proofing**
Waterproofing shall be provided to floors of toilet (if any).
13. **Driveway and Car Park**
Concrete floor and/or ceramic and/or stone finish.
14. **Additional Items**
 - a) Railing
Mild steel for common stair railing. Steel and/or glass for other railings.

Note:

Marble and Granite: Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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 can be felt at the joint.

Timber: Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

Cable Television (SCV): The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) or any other relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

Internet: The purchaser is liable to pay Assymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units: Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

Staircase Shelter: The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Staircase Shelter shall not be hacked, drilled, altered or removed.

Mechanical Car Parking System: The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

Residential Specifications

1. **Foundation**
Pile to engineer's design.
2. **Superstructure**
Reinforced concrete structure to engineer's specification.
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 tanalised timber and/or mild steel.
5. **Ceiling**
For Apartments
 - a) Living/ Dining, Bedrooms, Study
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Bathrooms and Kitchen
Skim coat and/or water resistant ceiling board with emulsion paint finish.
 - c) Household Shelter
Skim Coat with emulsion paint finish.

For Common Areas

- a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
- b) Staircases
Skim coat with emulsion paint finish.

6. Finishes

Wall

For Apartments

- a) Living/Dining, Bedrooms, Study, Household Shelter
Plaster and/or skim coat with emulsion paint finish.
- b) Master Bath, Common Bathrooms
Ceramic tiles and/or homogenous tiles finish
- c) Balcony
Plaster and/or skim coat with emulsion paint finish.

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

For Common Areas

- a) 1st Storey Lift Lobby
Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies
Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.

- c) Carpark and Ramps
Plaster and/or skim coat with emulsion paint finish.
- d) Corridors
Plaster and/or skim coat with emulsion paint finish.
- e) Staircases
Plaster and/or skim coat with emulsion paint finish.

Floor

For Apartments

- a) Living/Dining
Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or recessed PVC skirting finish.
- b) Open Terrace, Balcony
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- c) Bedrooms, Study, Kitchen, Household Shelter
Ceramic tiles and/or homogenous tiles finish
- d) Bathrooms
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- e) Attic Bedrooms, Staircase (Penthouse Only)
Random teak strips flooring with timber skirting finish.
- f) Planter Boxes, A/C Ledges
Cement screed with paint finish.

For Common Areas

- a) 1st Storey Lift Lobby
Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies, Corridors
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Carpark and Ramps
Cement and sand screed finish.
- d) Deck, Gymnasium, Walkway
Timber strip and/or ceramic tiles and/or stones tiles finish.
- e) Staircases
Cement and sand screed finish with nosing.

7. Windows

- Powder coated aluminum framed with approximately 6 mm glass.

8. Doors

- a) Main Entrance
Fire-rated timber door
- b) Bedrooms
Timber decorative door
- c) Bathrooms
Timber decorative door and/or PVC door and/or aluminum bi-fold door
- d) Staircase Shelter
PSB approved blast door
- e) Ironmongery
Imported Quality Locksets

9. Sanitary fittings

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

Mechanical ventilation provided in bathroom (if required).

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. Water Proofing

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

16. Recreation Facilities

The followings are provided:

- a) Lap pool
- b) Gymnasium
- c) Private Jacuzzi at Penthouse units only

17. Additional Items

- a) Kitchen Cabinets
High and low kitchen cabinets with solid surface countertop complete with gas hob and cooker hood ('BOSCH' brand or equivalent).
One stainless steel sink complete with tap.

- b) Wardrobes
Built-in wardrobes to all bedrooms (if any).
- c) Air-Conditioning
Split type air conditioner ('DAIKIN' or equivalent) provided in Living/Dining, and Bedrooms/ Study.
- d) Water Heater
Heater of 'Ariston' or equivalent.
- e) Railing
Mild steel for common stair railing.
Steel and/or glass for other railings.
- f) Security
Audio intercom to all units.
- g) Fencing
Brickwall and/or steel railing on brickwall.
- h) Lift
1 passenger lift ('KONE' or equivalent).

Note:

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Internet: The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units: Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

Staircase Shelter: The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Staircase Shelter shall not be hacked, drilled, altered or removed.

Mechanical Car Parking System: The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Data Point	Water Heater	Cooker Point	Hood Point	Bell Point	Audio Intercom	Isolator
TYPE A	8	11	4	4	1	1	1	1	1	1	1
TYPE B	6	8	3	3	1	1	1	1	1	1	1
TYPE C	8	81	4	4	1	1	1	1	1	1	1
TYPE D	7	9	3	3	1	1	1	1	1	1	1
TYPE E	5	8	3	3	1	1	1	1	1	1	1
TYPE F	7	11	4	4	1	1	1	1	1	1	1
TYPE G	8	11	4	4	1	1	1	1	1	1	1
TYPE H	6	9	3	3	1	1	1	1	1	1	1
TYPE I	5	8	3	3	1	1	1	1	1	1	1
TYPE J	8	11	4	4	1	1	1	1	1	1	1
TYPE K	6	9	3	3	1	1	1	1	1	1	1
TYPE L	5	8	3	3	1	1	1	1	1	1	1
TYPE M	8	11	4	4	1	1	1	1	1	1	1
TYPE N	4	7	3	3	1	1	1	1	1	1	1
TYPE O	8	11	4	4	1	1	1	1	1	1	1
TYPE PH P	14	11	4	4	1	2	1	1	1	1	1
TYPE PH Q	11	11	4	4	1	2	1	1	1	1	1
TYPE PH R	10	11	4	4	1	2	1	1	1	1	1
TYPE PH S	11	10	3	3	1	2	1	1	1	1	1
TYPE PH T	12	11	4	4	1	2	1	1	1	1	1

NAME OF PROJECT	Parc Somme
ADDRESS OF PROJECT	62 Somme Road, Singapore 207877
DEVELOPER	Oxley Ascend Capital Pte Ltd
TENURE OF LAND	Leasehold Estate in (99 years) w.e.f. 6 th May 2008
LEGAL DESCRIPTION	LOT(S) 02628T, 99484W & 99493N TS 17
PLANNING APPROVAL NO.	ES20090925R0194
BUILDING PLAN NO.	A1276-0045-2009
DEVELOPER'S LICENCE NO.	C0620
TOP NO LATER THAN	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	31 Dec 2017

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