

SUITES
@OWEN

S O H O D E S I G N

A PLACE TO

LIVE
WORK
PLAY

Sole Marketing Agent:

Huttons
realestategroup

hotline 9100 9898
8200 9191

web : www.huttonsgroup.com
3 bishan place #02-01 cpf building s579838
t 6253 0030 f 6253 0090

Interior consultant:



www.lourve.com.sg

Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

NAME OF PROJECT	: Suites @ Owen
ADDRESS OF PROJECT	: 122 Owen Road S(218926)
DEVELOPER	: Macly Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: Lot 98657V, TS18
PLANNING APPROVAL NO.	: ES 2007 0724 R0202
BUILDING PLAN NO.	: A 1276-00348-2007-BP01
DEVELOPER'S LICENCE NO.	: C0316
TOP NO LATER THAN	: 31 Dec 2011
LEGAL COMPLETION NO LATER THAN	: 31 Dec 2014

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts.

All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

Residential Specification

LIGHTNING PROTECTION	: Lightning protection system shall be in accordance to Singapore Standard CP33:1996.
PAINTING	: Water-based emulsion paint for working/living, working/dining, director's/bedroom, director's/study (if any), yard (if any) and store(if any). Oil-based base-coat and water-based finishing coat paint for external.
WATERPROOFING	: Waterproofing to reinforced concrete flat roof and bathroom.
CARPARK	: Total 16 lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of 15 mechanical lots (5 lots of car dimension H1.85m x W1.9m x L5m and 10 lots of car dimension H1.55m x W1.9m x L5m) and 1 surface lot.
RECREATION FACILITIES	: a) Swimming Pool of approximate size 14.5m x 2.6m. b) Jacuzzi of approximate size 2.1m x 1.8m. c) Aircon gymnasium of approximate size 3.9m x 1.7m. d) BBQ.
ADDITIONAL ITEMS	
AIR-CONDITIONERS	: Split type air conditioner ("Daikin" or equivalent) provided in working/living, working/dining, director's/bedroom, director's/study (if any) and gymnasium.
CABINET & WARDROBE	: Pantry/Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in all director's/bedroom.
LOCKS	: All locks are of "Vbh" or equivalent.
RAILING	: Mild steel for common stair railing. Steel and/or glass for other railings.
LIFT	: 1 passenger lift ("Kone" or equivalent) from first to attic floor.
INTERCOM	: Audio intercom to apartments.

- Note:**
- 1) Marble, Limestone and Granite:** Marble, limestone and granite are natural 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 marable, limestone or 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
 - 2) Timber:** Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
 - 3) Materials, Fittings, Equipment, Finishes, Installations and Appliances:** Brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
 - 4) Cable Television and/or Internet Access:** The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party 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 and/or internet access.
 - 5) Internet Access:** If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
 - 6) Air-conditioning system:** To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
 - 7) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:** Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
 - * 8) SOHO (Small Office Home Office):** Change of use to home office: The list of allowable uses on the upper floors of "residential with 1st storey commercial zones" includes home office (HO) (see Urban Redevelopment Authority (URA) circular URA/PB/2003/35-PPD). The change of use of private residential homes for HO will be authorised for the stipulated period under URA's HO scheme upon satisfying certain conditions (see URA's website www.ura.gov.sg for details on the HO scheme) once the proposal is registered with URA. Note: The developer does not in anyway guarantee or bear any fees or costs for such approval or its subsequent renewal. Intending purchasers are advised to satisfy themselves of HO approvals by checking with URA or any other Authority.





Residential Specification

- FOUNDATION** : Reinforced Concrete Piles to engineer's design.
- SUPERSTRUCTURE** : Reinforced concrete using Grade 30 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
- WALLS**
- a) External Wall : Clay bricks and/or concrete blocks finished with cement plaster.
- b) Internal Wall : Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
- ROOF** : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
- CEILING** : Water resistance ceiling boards and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
- FINISHES** :
- a) Wall
- i) Internal
- Ceramic/Porcelain/Homogenous tiles to ceiling height for pantry/kitchen (visible area) and bathroom (visible area).
 - Cement plaster for working/living, working/dining, director's/bedroom, director's/study (if any), yard (if any) and store (if any).
 - Skim coat plaster to staircase shelter as per requirement of authority.
- ii) External/Common Area
- Cement plaster.
 - Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
- b) Floor
- i) Internal
- Homogenous with timber skirting for working/living, working/dining and pantry/kitchen.
 - Ceramic/Porcelain/Homogenous tiles and/or stones for foyer (if any), bathroom, yard (if any) and store (if any).
 - Random teak strips for director's/bedroom, director's/study (if any) and staircase within unit (if any).
- ii) External (If any)
- Ceramic/Porcelain/Homogenous tiles and/or stones for balcony and roof terrace.
- iii) Common Area
- Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, foyer, corridor, lobby, apron, terrace, toilet, shower point, pool deck, gymnasium and BBQ area.
 - Cement screed with nosing tiles and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
- WINDOWS** : Aluminium with tinted glass.
- DOORS** : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for staircase shelter as per requirement of authority. Lobby door with security release/intercom.
- SANITARY WARES/ FITTINGS** :
- a) Internal Area
- (i) Main Bathroom
- 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 paper holder
- (ii) Bathroom (if any)
- 1 shower with shower screen, shower head and shower/bath mixer
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 paper holder
- (iii) Kitchen
- 1 kitchen sink with tap
- 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). Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.
- TV/FM/TELEPHONE** : The number of TV/FM/telephone points - please refer to the Electrical Schedule for details.

ELECTRICAL SCHEDULE:

	UNIT TYPE	D E S C R I P T I O N								
		Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
Small Office Home Office	Type A	10	7	4	3	3	1	1	1	2
	Type B	7	8	3	2	2	1	1	1	1
	Type C	9	10	4	3	3	1	1	1	1
	Type D	7	7	3	2	2	1	1	1	1
	Type E	10	10	4	3	3	2	1	1	1
Penthouse	PH A	12	8	4	3	3	2	1	1	2
	PH B	13	12	4	3	3	2	1	1	2
	PH C	14	11	4	3	3	3	1	1	2
	PH D	7	7	3	2	2	1	1	1	1
	PH E	19	14	5	4	4	2	1	1	2

Shop Specification

- STRUCTURE** : Reinforced concrete to engineer's design.
- BRICK** : Clay bricks and/or concrete blocks and/or dry/lightweight wall panels.
- ROOFING TILES** : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
- ROOFING TIMBERS** : Tenalised timber (if any).
- CEILING** : Water resistance ceiling boards and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
- WINDOWS** : Aluminium with glass.
- DOORS** : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for staircase shelter as per requirement of authority. Lobby door with security access to attic.
- LOCKS** : All locks are of "Vbh" or equivalent.
- DECORATION** : Not Applicable.
- FLOORING** : i) Internal
 • Cement sand screed.
 • Ceramic/Porcelain/Homogenous tiles and/or stones for toilet (visible area).
 ii) Common Area
 • Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, foyer, corridor, lobby, apron, terrace, toilet, shower point, pool deck, gymnasium and BBQ area.
 • Cement screed with nosing tiles for staircase shelter.
- WALL FINISHES & WALL TILES** : i) Internal
 • Cement plaster with emulsion paint.
 • Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for toilet (visible area).
 ii) External/Common Area
 • Plaster with paint.
 • Skim coat plaster to staircase shelter as per requirement of authority.
 • Selected area with Ceramic /Porcelain/Homogenous tiles and/or stones.
- SANITARY INSTALLATION**
- SANITARY WARES** : Quality sanitary wares in toilet.
- SANITARY FITTINGS** : Quality fittings in toilet.
- ELECTRICAL INSTALLATION** : Electrical tap-off unit along corridor for individual unit.(Note: Purchaser to apply for electrical meter to be installed in meter compartment. Tap-off power subject to MCST approval.

ELECTRICAL SCHEDULE:

UNIT TYPE	D E S C R I P T I O N				
	Power Tap-off Point	Water Tap-off Point	Floor Trap	Telephone Tap-off Point	TV Tap-off Point
S h o p	#01-01	1	1	1	1
	#01-02	1	1	1	1
	#01-03	1	1	1	1

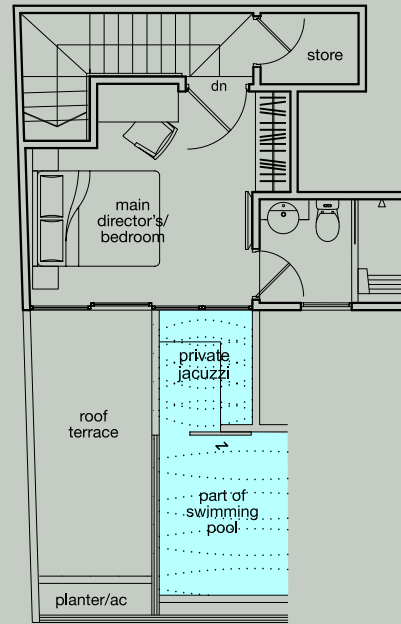
ADDITIONAL ITEMS

- RAILING** : Mild steel for common stair railing. Steel and/or glass for other railings.
- LIFT** : 1 passenger lift ("Kone" or equivalent) from first to attic floor.
- PARKING** : Total 16 lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of 15 mechanical lots (5 lots of car dimension H1.85m x W1.9m x L5m and 10 lots of car dimension H1.55m x W1.9m x L5m) and 1 surface lot.
- RECREATION FACILITIES** : a) Swimming Pool of approximate size 14.5m x 2.6m.
 b) Jacuzzi of approximate size 2.1m x 1.8m.
 c) Aircon gymnasium of approximate size 3.9m x 1.7m.
 d) BBQ.
- WATERPROOFING** : Waterproofing to reinforced concrete flat roof and bathrooms(if any).
- AIR-CONDITIONERS** : Nil. Designated condenser space provided. Air-conditioner provided in gymnasium.

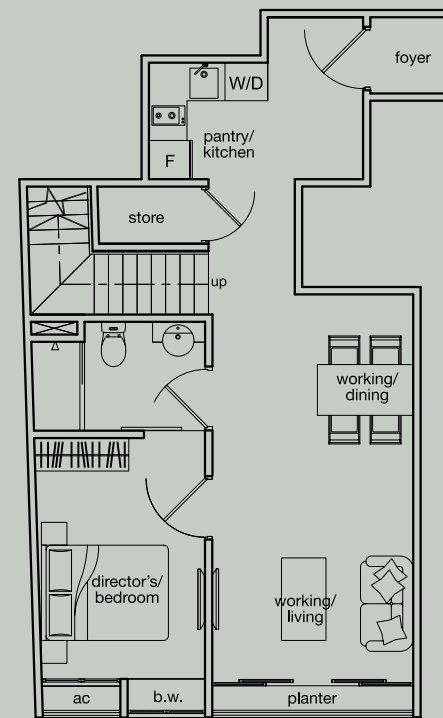
- Note:**
- 1) **Marble, Limestone and Granite:** Marble, limestone and granite are natural materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marable, limestone or 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) **Materials, Fittings, Equipment, Finishes, Installations and Appliances:** Brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- 3) **Internet Access:** If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.



Suites @ Owen
 a combination of shops
 and residences,
 a place to live, work and play.




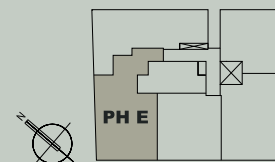
UPPER FLOOR



LOWER FLOOR

PH E
2 bdrm
 1044 sq ft #05-05


Pool Access 

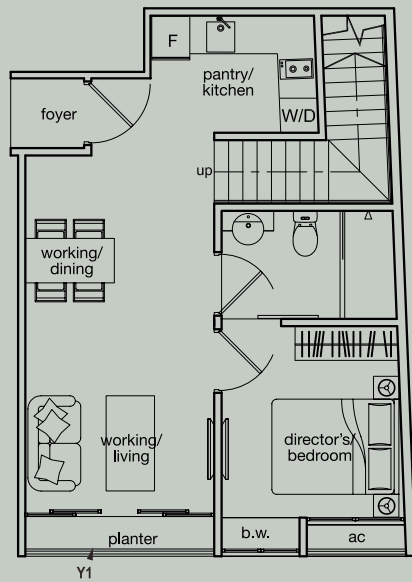


PH C

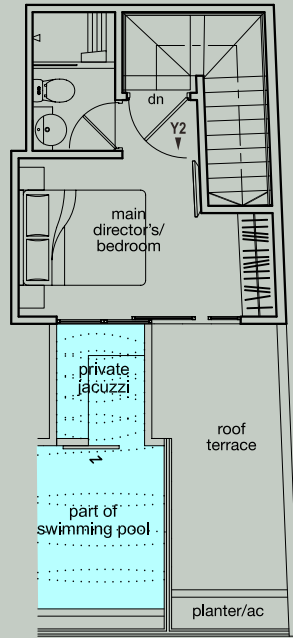
2 bdrm

893 sq ft #05-03

Pool Access 

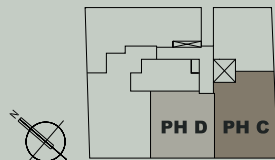
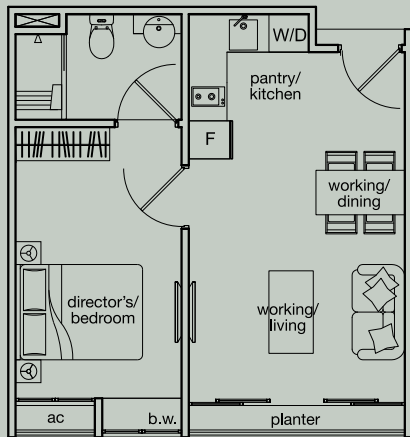


LOWER FLOOR



PH D
1 bdrm

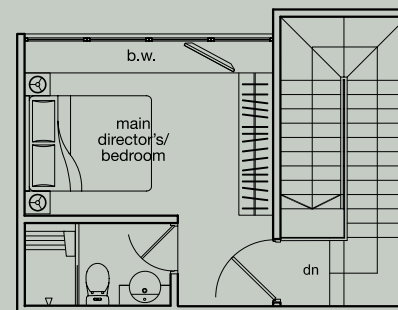
452 sq ft #05-04



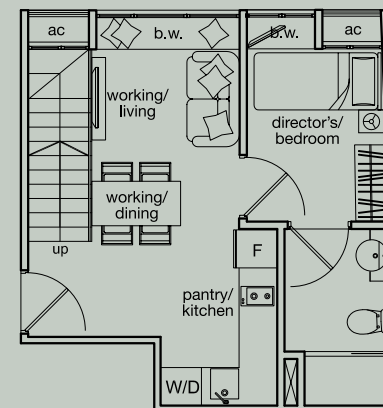
Contemporary style of modern **LIVING**



PH B
2 bdrm
 667 sq ft #05-02

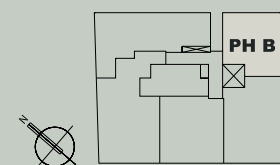


UPPER FLOOR



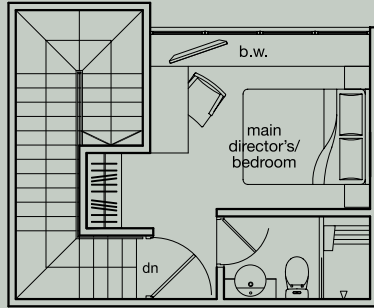
LOWER FLOOR

All the conveniences just a stone's throw away...

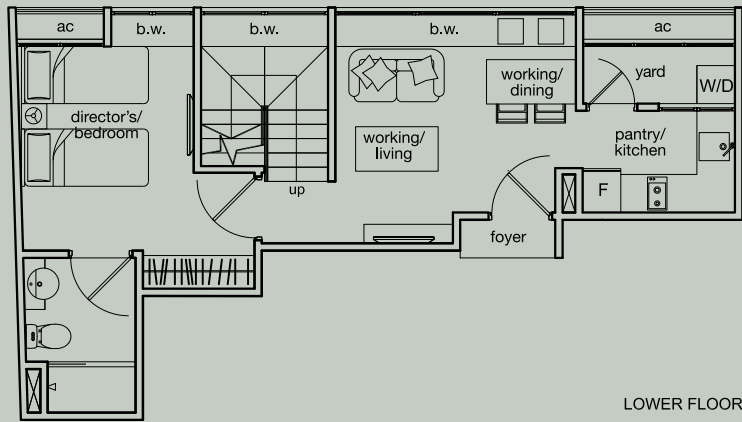


PH A
2 bdrm

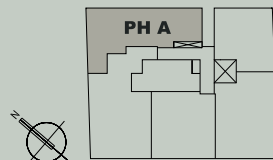
797 sq ft #05-01



UPPER FLOOR

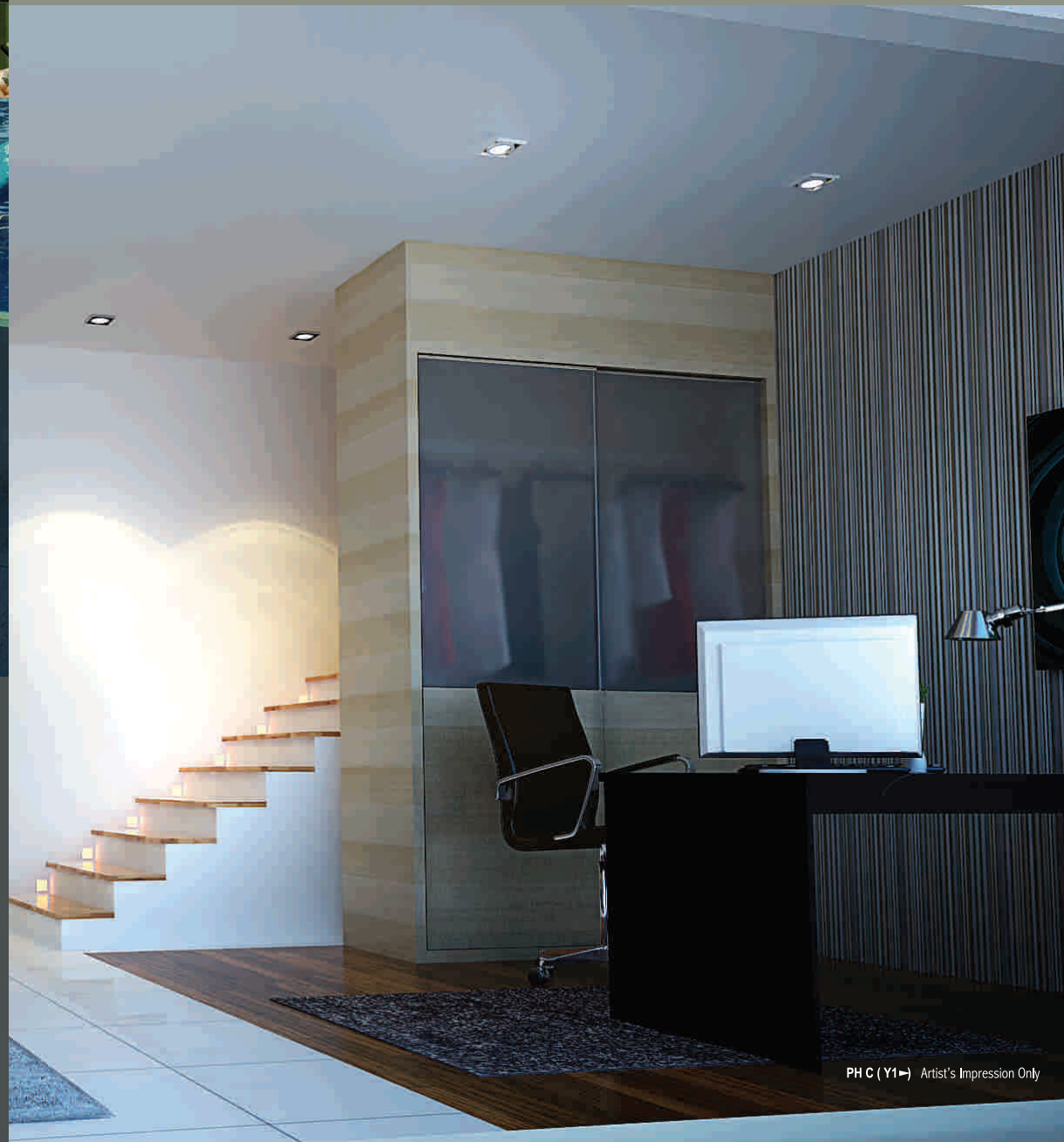
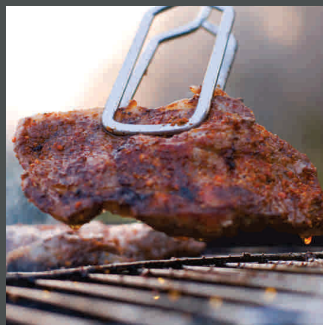
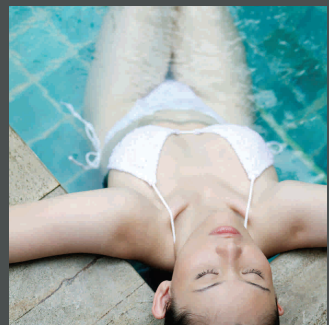


LOWER FLOOR



WORKING



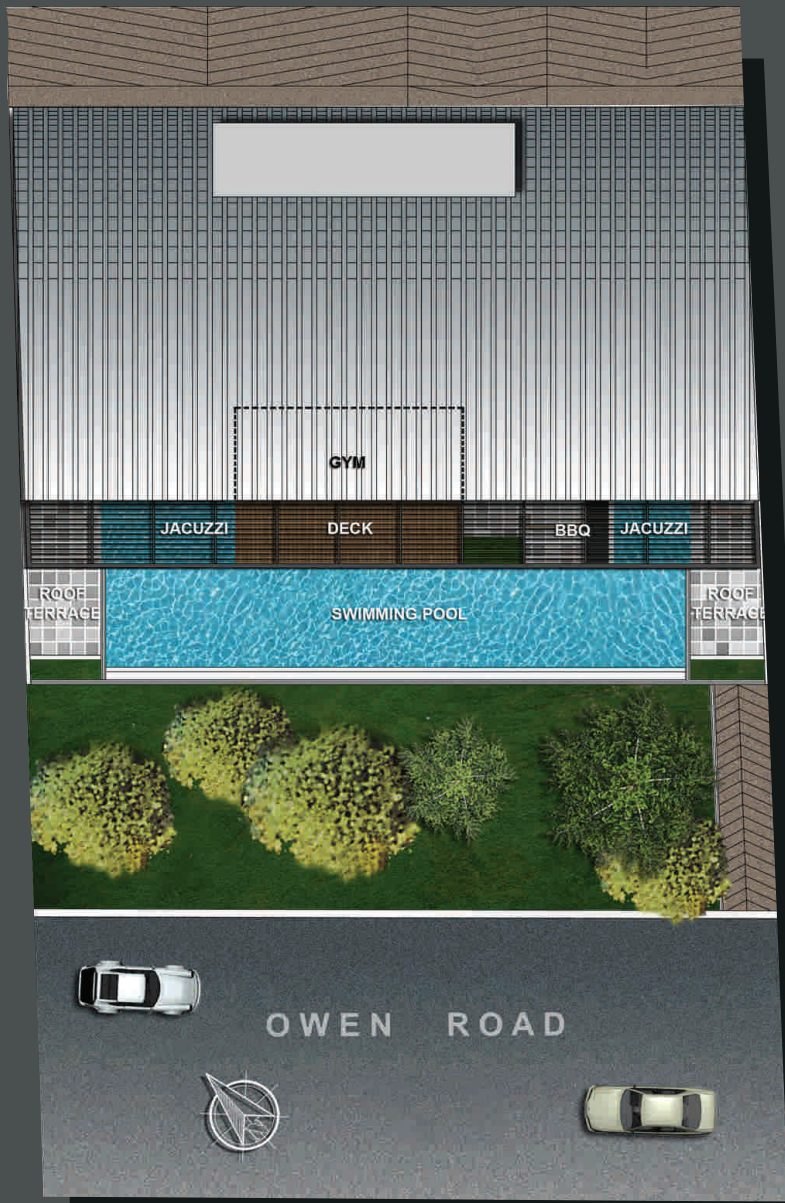


private jacuzzi with direct access to pool...



Artist's Impression Only

Gym, Pool, Jacuzzi, BBQ... **PLAYING**



SITE PLAN



Artist's Impression Only

PENTHOUSES

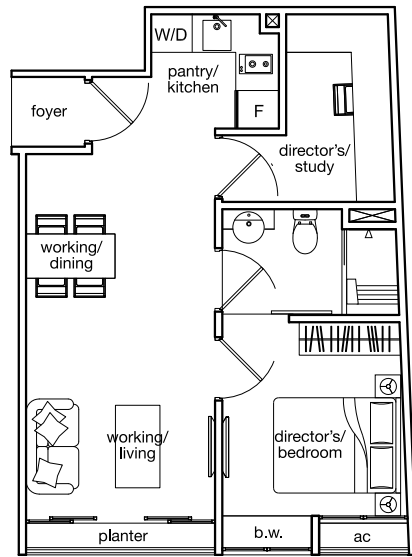
Type C

1+1 bdrm

538 sq ft #02-03

#03-03

#04-03



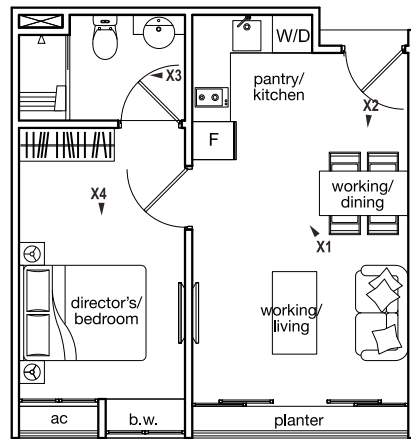
Type D

1 bdrm

452 sq ft #02-04

#03-04

#04-04



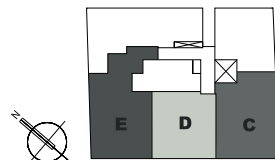
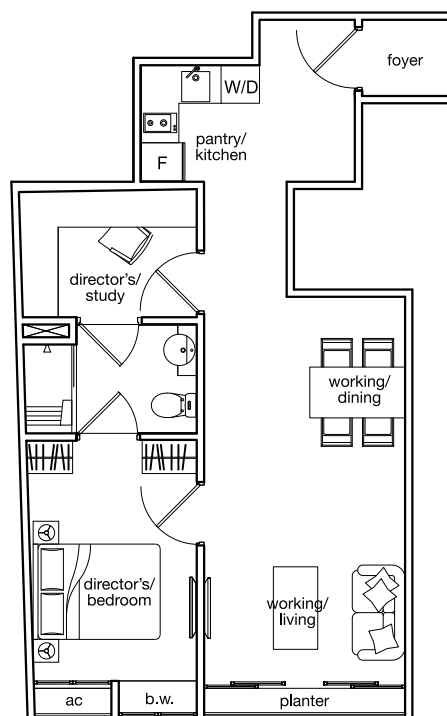
Type E

1+1 bdrm

635 sq ft #02-05

#03-05

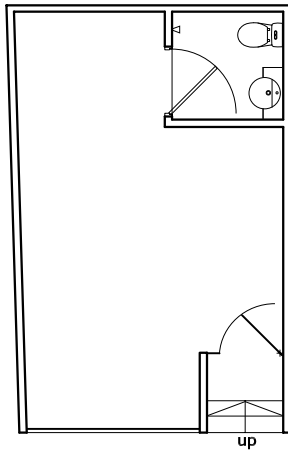
#04-05



SHOPS

Shop 1

312 sq ft #01-01

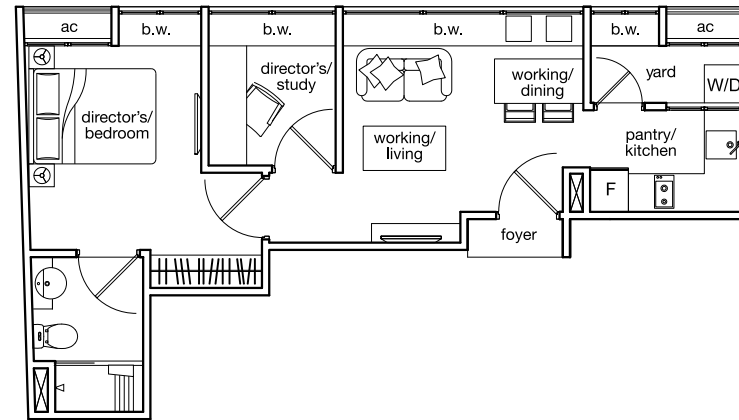


Type A
1+1 bdrm

517 sq ft #02-01

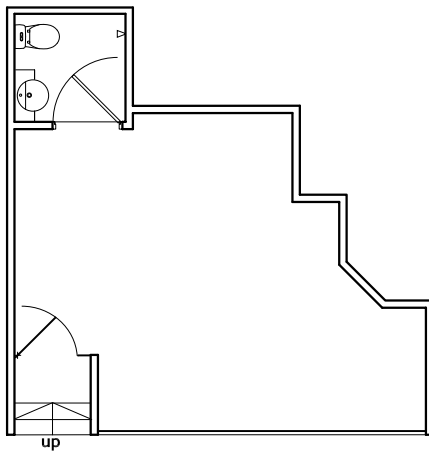
#03-01

#04-01



Shop 2

344 sq ft #01-02

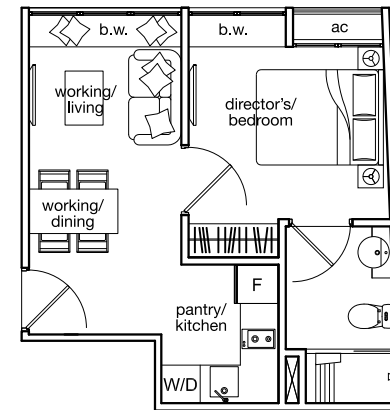


Type B
1 bdrm

366 sq ft #02-02

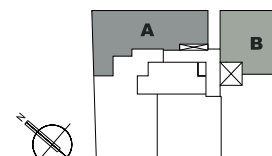
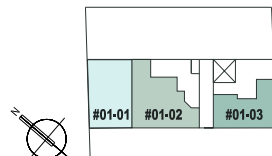
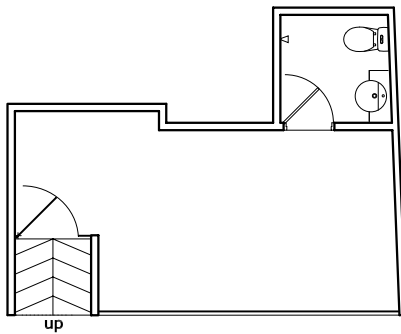
#03-02

#04-02

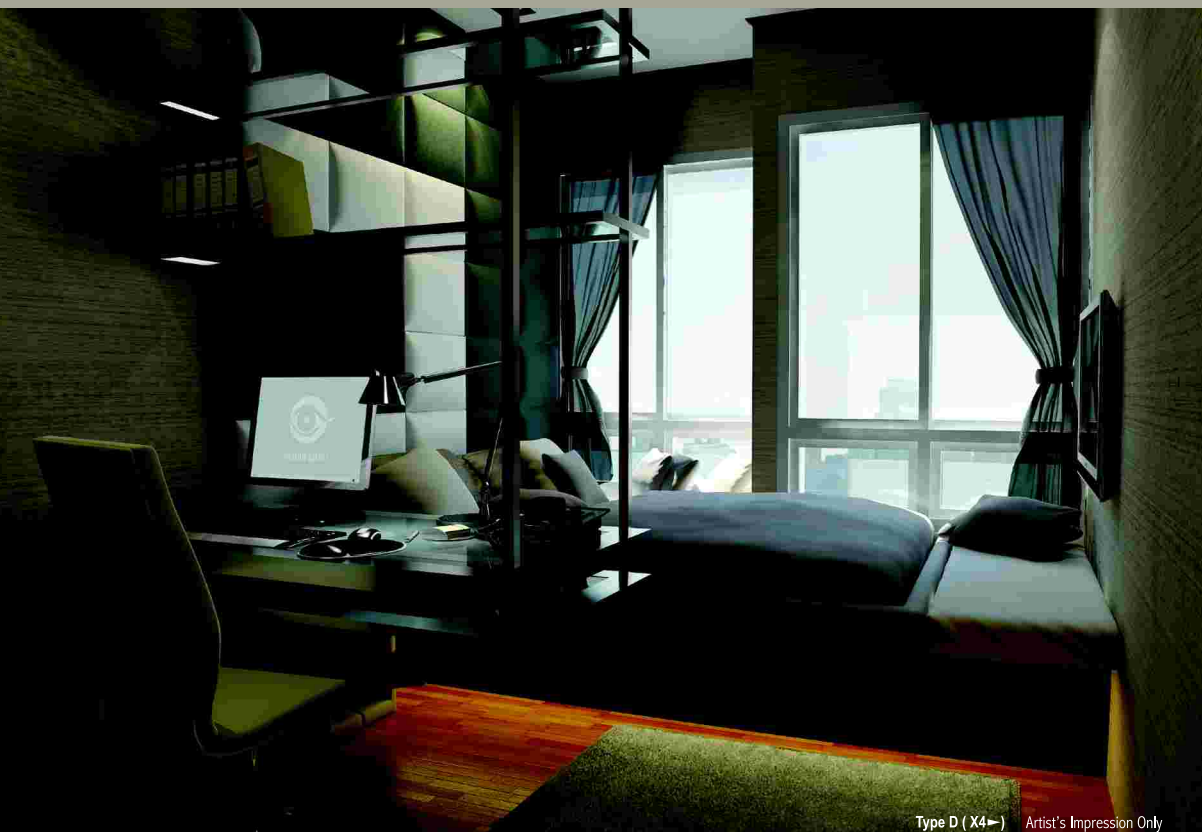


Shop 3

237 sq ft #01-03



WORK • REST at your cosy director's/bedroom.



Type D (X4) Artist's Impression Only



Type D (X1) Artist's Impression Only

SMALL
OFFICE
HOME
OFFICE*
(Refer to Note 8)





Type D (X2) Artist's Impression Only



Type D (X3) Artist's Impression Only