

# THE RISE @ OXLEY











## CELEBRATE LIFE IN EXQUISITE SURROUNDINGS

The Rise @ Oxley and The Rise @ Oxley - Residences is a cutting edge commercial and residential development that combines the best of two worlds. The Rise @ Oxley - Residences is perfect for discerning individuals appreciate all that life has to offer. Built in a residential enclave that exudes calm and serenity with a view of Fort Canning Park, you will be delightfully surprised at how close the city and all that it offers is.

Here, you can truly experience life to the fullest!



THE RISE @ OXLEY



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Located on the fringes of Singapore's ever-buzzing Central Business District, close to both Dhoby Ghaut MRT interchange and Somerset MRT station, puts you right in the thick of the action whilst enveloping you within a tranquil environment.

WHERE SOOTHING GREENRY MEETS THE SILVER CITY





**Plaza Singapura**  
mall carries daily necessities and more



**Dhoby Ghaut MRT Interchange** brings you all over Singapore



**ION mall** provides excellent retail therapy



**Central Expressway** allows drivers to zip around the island



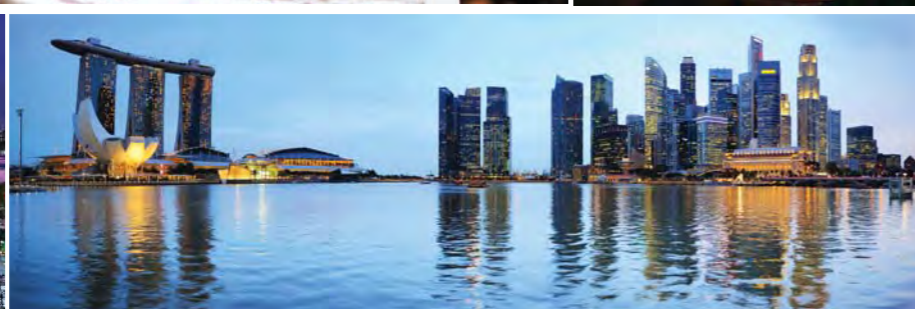
**School of the Arts (SOTA)** nurtures artistic ability



**Singapore Management University (SMU)** fulfils academic potential



**Clarke Quay** excites with countless nightlife option



**Central Business District (CBD)** sparkles with lucrative business opportunities



**Gardens by the Bay** breathes new life into evening strolls

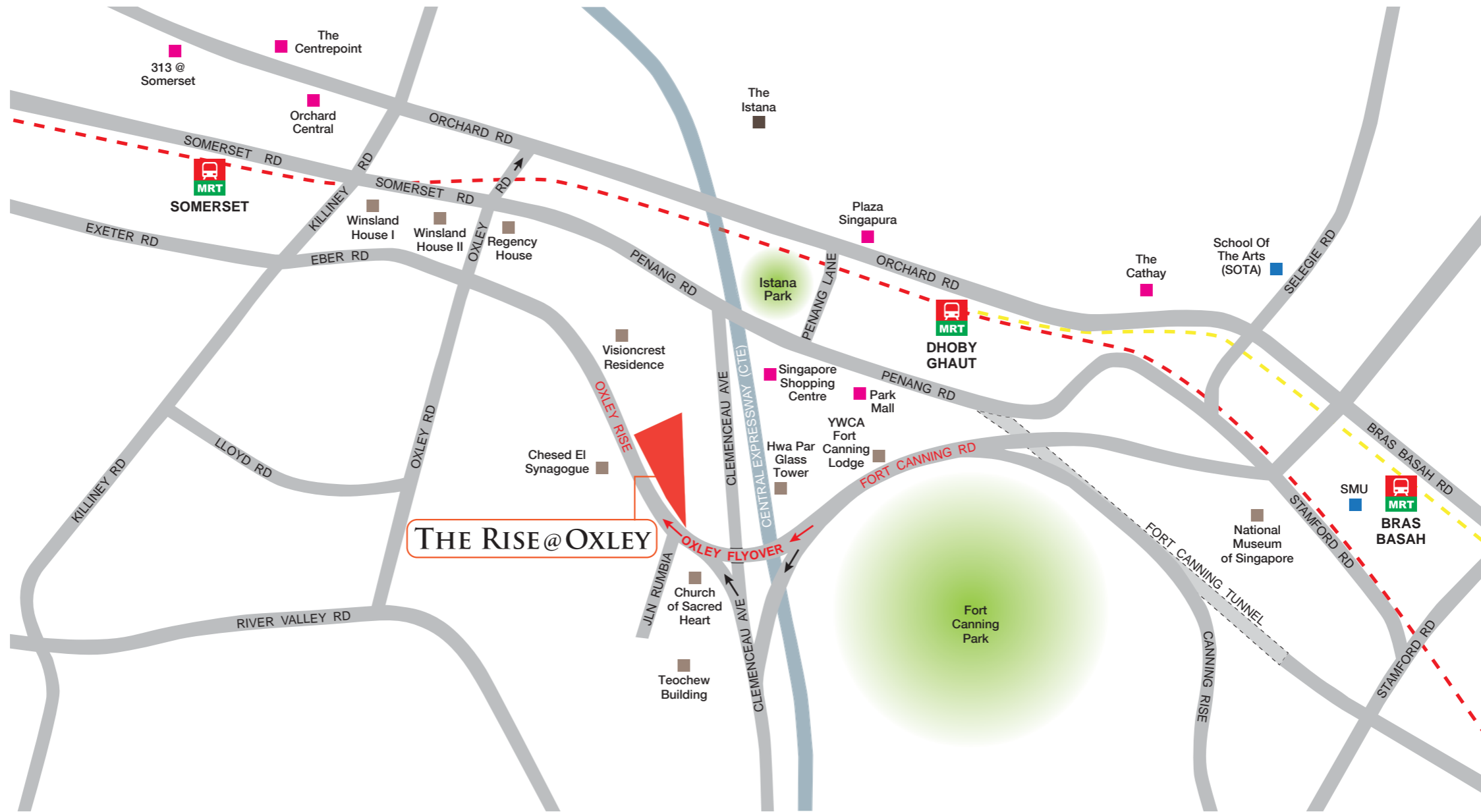


**Fort Canning Park** invigorates your daily run



**Istana Park** brings beautiful nature to the city centre

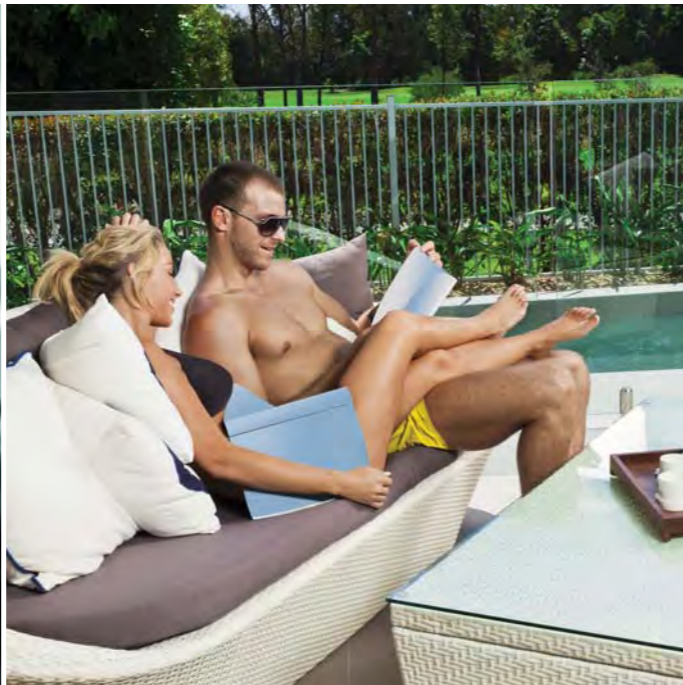
\* Travel timings indicated are estimated.



Somerset MRT station and Dhoby Ghaut MRT Interchange is just a stone's throw away from your luxurious abode and gives you direct access to the North-South Line, North-East Line and Circle Line. Drivers will also find it a breeze getting around via the Central Expressway, just minutes away.

ALL THAT YOU DESIRE IS WITHIN ARM'S REACH

## FABULOUS FACILITIES REVITALISE EVERYDAY LIFE



Enjoy peaceful nature along a deck adorned with foliage or create unforgettable moments with loved ones by bonding at BBQs and picnics. Take a dip or work on your fitness in the poolside gym. Soothe your soul in the garden lounge or simply melt away the stress of the day in the bubbling jacuzzi. You deserve only the best to make everyday special at The Rise @ Oxley - Residences.





## AROUSE YOUR SENSES WITH ENDLESS ACTIVITY

Whether you like being the centre of attraction or prefer quiet time alone, the amenities available at The Rise @ Oxley - Residences will inspire your imagination.

Beautiful landscaping combined with contemporary facilities make this development a place for everyone.



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SITE / FACILITIES PLAN

**A** SWIMMING POOL

**B** GYM

**C** BBQ PIT

**D** LOUNGE POOL

**E** JACUZZI

**F** PAVILION

**G** GARDEN LOUNGE







THE RISE @ OXLEY

## INDULGE YOUR SENSES TO EXTRAORDINARY LIMITS



Whatever your pleasure, fulfil your desire.  
The Rise @ Oxley is the platform that will springboard your life to exciting dimensions. Being so close to the city is like paradise on Earth for dynamic individuals like you. From shopping to your heart's desire to stimulating your palette with modern tastes and everything inbetween, this is the place from which to explore and discover.





## EVERYTHING YOU NEED IS ALWAYS CLOSE AT HAND

Two levels of pure retail bliss await you at your residence. The Rise @ Oxley has 29 commercial units just below the residential units. This retail podium will not only serve the residents living above but also those working in the area, presenting excellent opportunities for entrepreneurs to shine, eateries to flourish.

THE RISE @ OXLEY





## CONVENIENCE RIGHT AT YOUR DOORSTEP

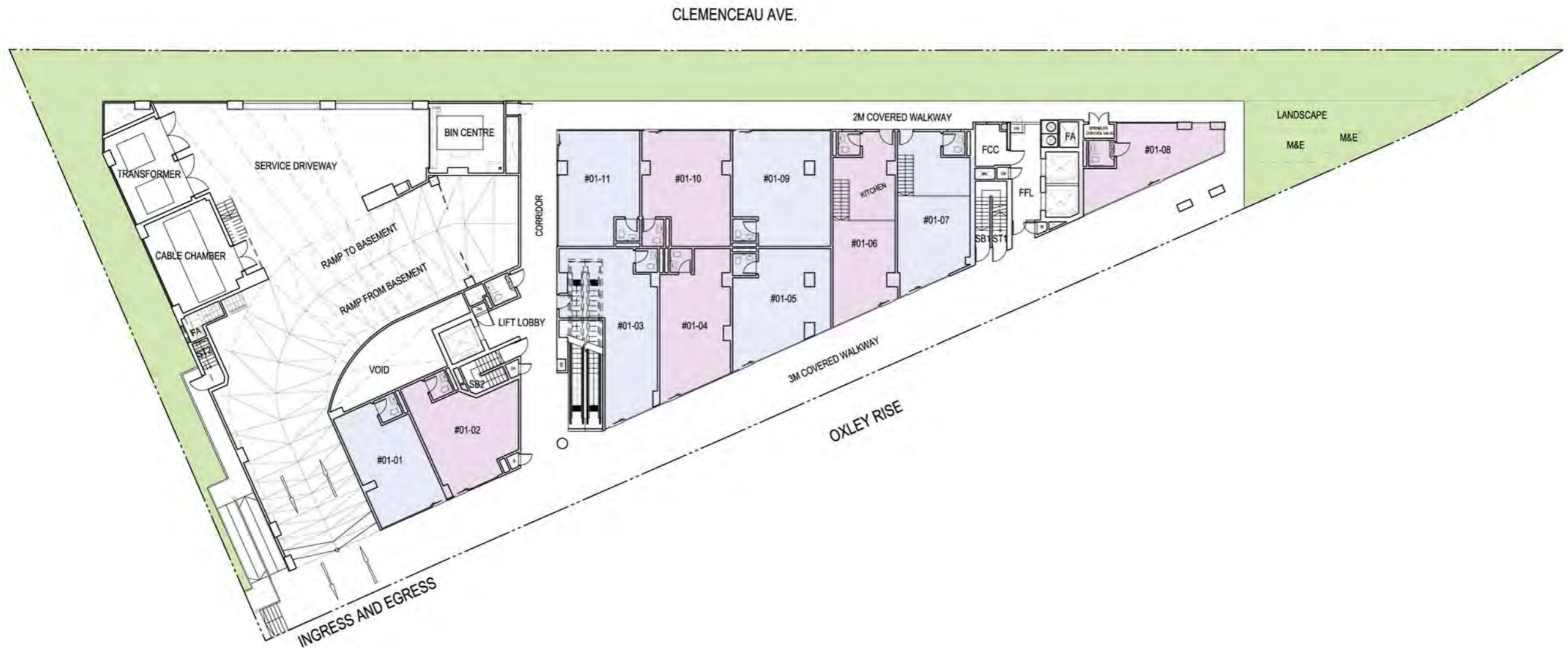
The Rise @ Oxley also includes 2 levels of retail shops and restaurants, providing all that you need for the easy life. You never have to stray far to reward yourself with an exquisite meal or some serious shopping after a long day at the office.



artist impression only

# THE RISE @ OXLEY

## 1ST STOREY PLAN (COMMERCIAL)



- \* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT M&E FLOOR.
- \*\* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT 2ND STOREY.
- \*\*\* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT BASEMENT 1.



RESTAURANT			
UNIT NO.	AREA (sqm)	UNIT NO.	AREA (sqm)
***#01-01	44	** #01-09	60
***#01-02	48	** #01-10	55
***#01-03	62	** #01-11	51
***#01-04	50		
***#01-05	51		
** #01-06	60		
** #01-07	58		
* #01-08	44		



# THE RISE @ OXLEY

## 2ND STOREY PLAN (COMMERCIAL)



\* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT M&E FLOOR.  
 \*\* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT 2ND STOREY.  
 \*\*\* UNIT AREA INCLUDES AIR-CON LEDGE. ALL AIR-CON LEDGES ARE LOCATED AT BASEMENT 1.



RESTAURANT			
UNIT NO.	AREA (sqm)	UNIT NO.	AREA (sqm)
* #02-10	73	* #02-11	99

SHOP			
UNIT NO.	AREA (sqm)	UNIT NO.	AREA (sqm)
** #02-01	49	* #02-09	62
* #02-02	33	* #02-12	40
* #02-03	45	* #02-13	44
* #02-04	74	* #02-14	47
* #02-05	42	* #02-15	42
* #02-06	34	* #02-16	44
* #02-07	78	* #02-17	45
* #02-08	54	** #02-18	41

## A CHOICE OF UNITS TO MEET YOUR LIFESTYLE NEEDS



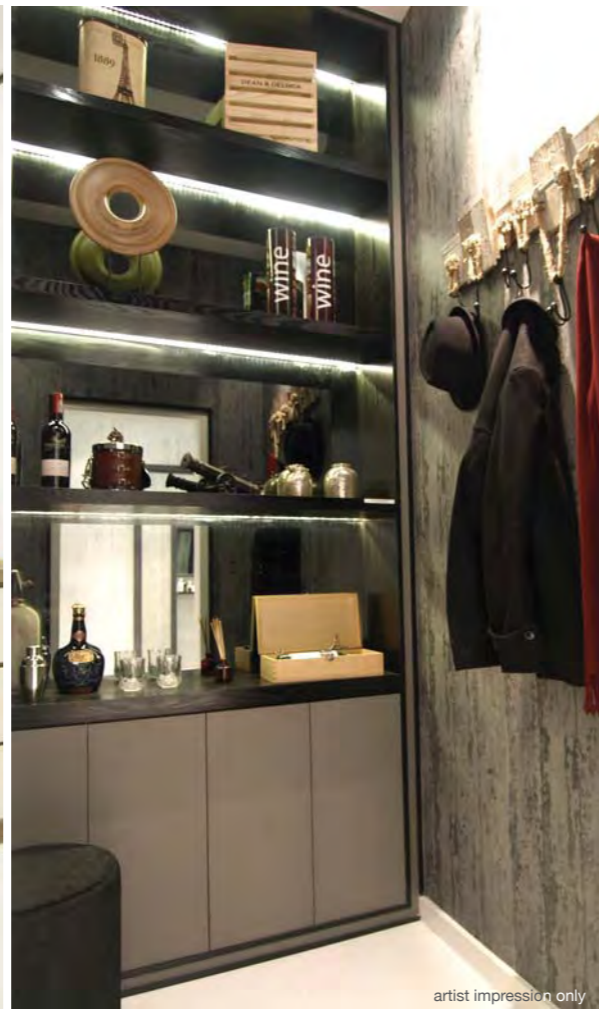
Multiple apartment configurations make it easy to choose the perfect home for you. A total of 120 units are available in 1-bedroom, 2-bedroom, 3-bedroom and penthouse options for the ideal fit to your life. The Rise @ Oxley - Residences has all the ingredients for picture-perfect moments.



## A HOME OF BEAUTY AND ABUNDANCE



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artist impression only



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Every apartment at The Rise @ Oxley - Residences is endowed with quality fittings and desirable furnishings to ensure that you live in ultimate comfort. Quality brands coupled with a resort-like ambiance make your home a stunning sight to behold.



NEVER GIVE UP  
ALWAYS TELL THE TRUTH  
TRUST IN YOURSELF  
BE RESPECTFUL  
KEEP YOUR PROMISES  
FORGIVE EVEN WHEN ITS HARD  
DO WHAT YOU LOVE  
BREAK THE RULES ONCE IN A WHILE

LIFE IS NOT A RACE,  
BUT INDEED A JOURNEY.  
BE HONEST, WORK HARD,  
BE CHOIST, SAY "THANK YOU",  
TO SOMEONE EACH DAY.  
LET YOUR HANDSHAKE MEAN  
MORE THAN PEN AND PAPER.  
DREAMING DOES MATTER.  
IT ALLOWS YOU TO BECOME  
THAT WHICH YOU ASPIRE TO.  
APPRECIATE THE LITTLE THINGS  
IN LIFE AND ENJOY THEM.  
SOME OF THE BEST THINGS  
REALLY ARE FREE.  
DO NOT WORRY, TAKE TIME FOR  
YOURSELF - PLAN FOR LONGEVITY.

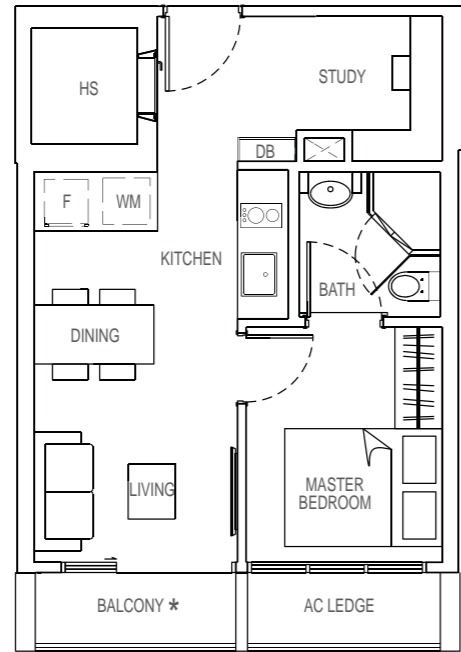
us

Times  
Sq-42 St  
24 St-74th  
Broadway

**TYPE A1**

1 + 1 bedroom  
43 sqm

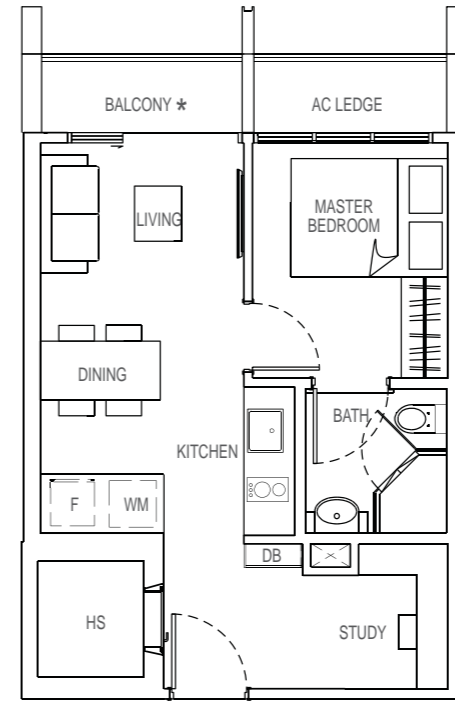
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03



**TYPE A2**

1 + 1 bedroom  
43 sqm

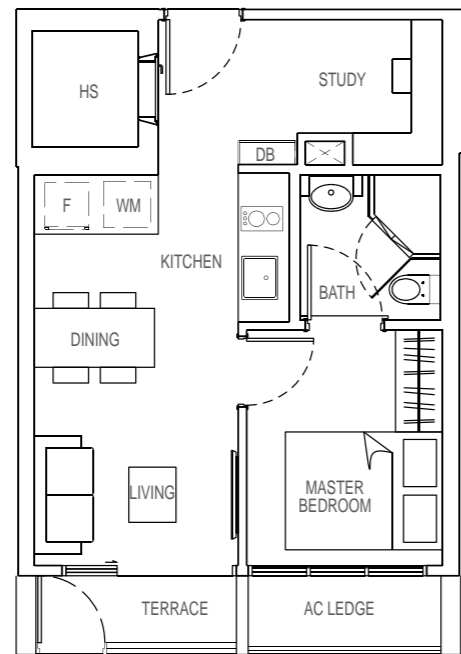
- #03-14



**TYPE A1-T**

1 + 1 bedroom  
43 sqm

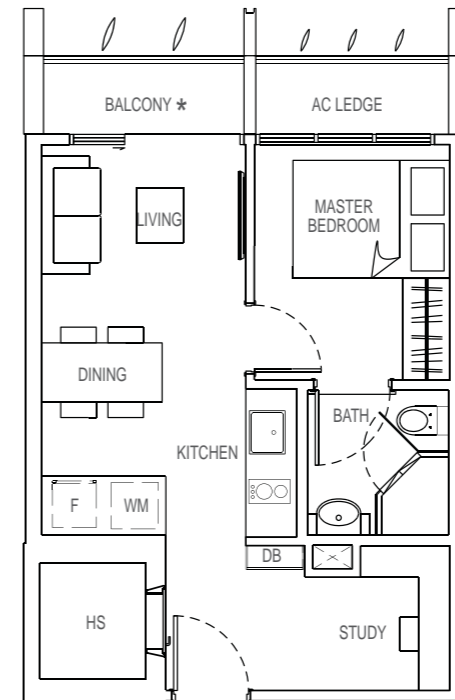
- #03-03



**TYPE A3**

1 + 1 bedroom  
43 sqm

- #04-14
- #05-14
- #06-14
- #07-14
- #08-14
- #09-14

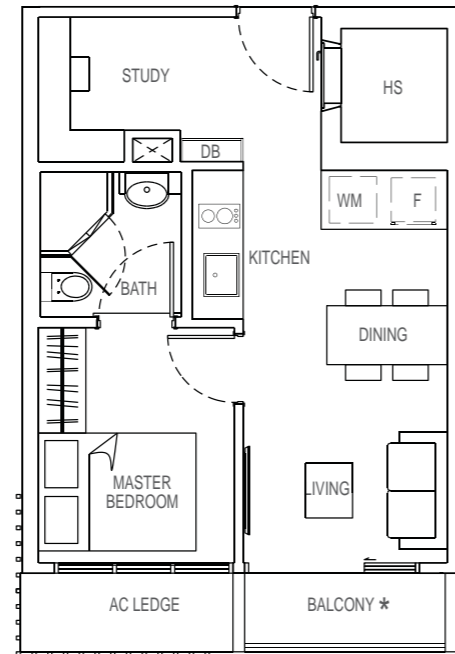


Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
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### TYPE A4

1 + 1 bedroom  
43 sqm

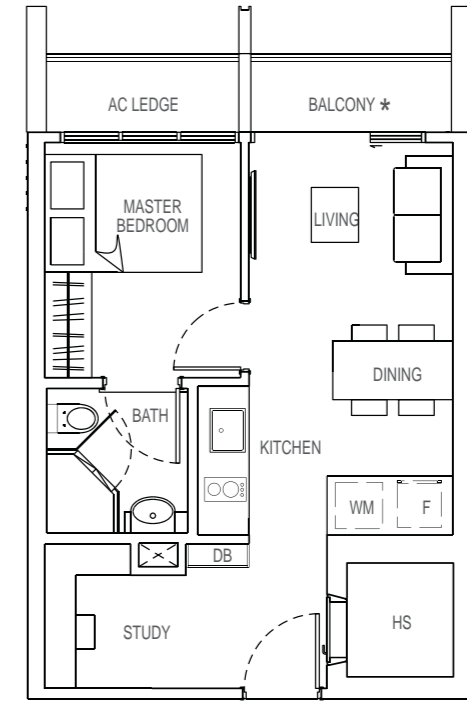
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- #09-07
- #10-07



### TYPE A5

1 + 1 bedroom  
43 sqm

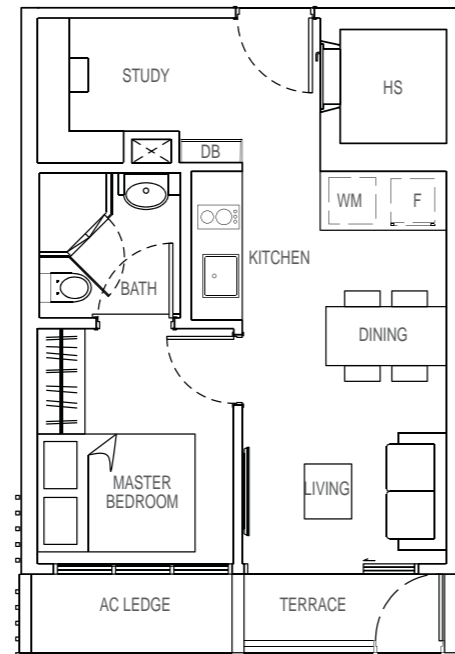
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### TYPE A4-T

1 + 1 bedroom  
43 sqm

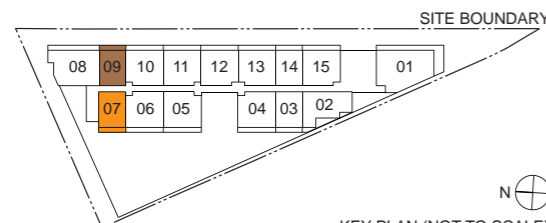
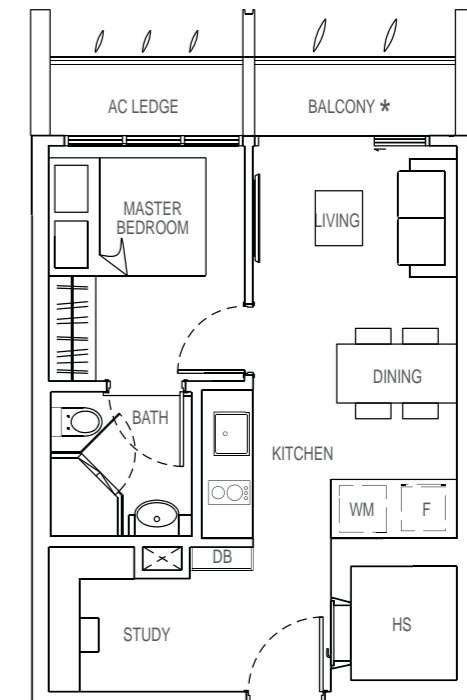
- #03-07



### TYPE A6

1 + 1 bedroom  
43 sqm

- #04-09
- #05-09
- #06-09
- #07-09
- #08-09
- #09-09
- #10-09



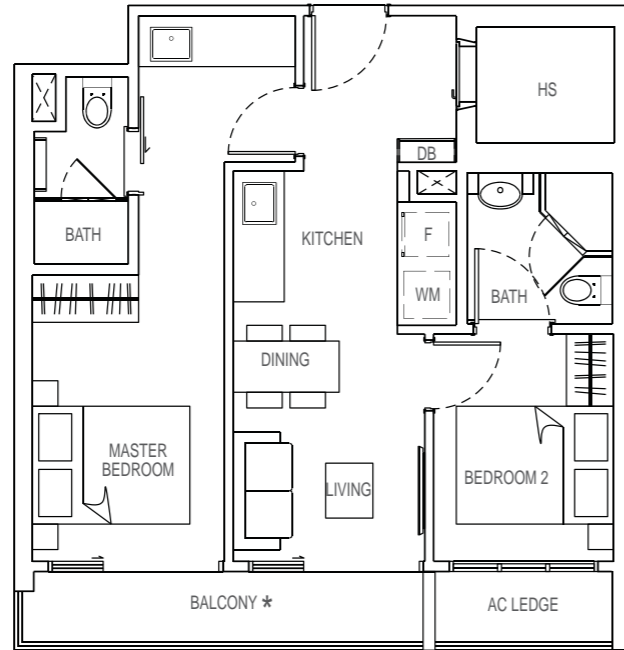
KEY PLAN (NOT TO SCALE)

Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
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**TYPE B1 (MIRROR)**

2 bedroom  
60 sqm

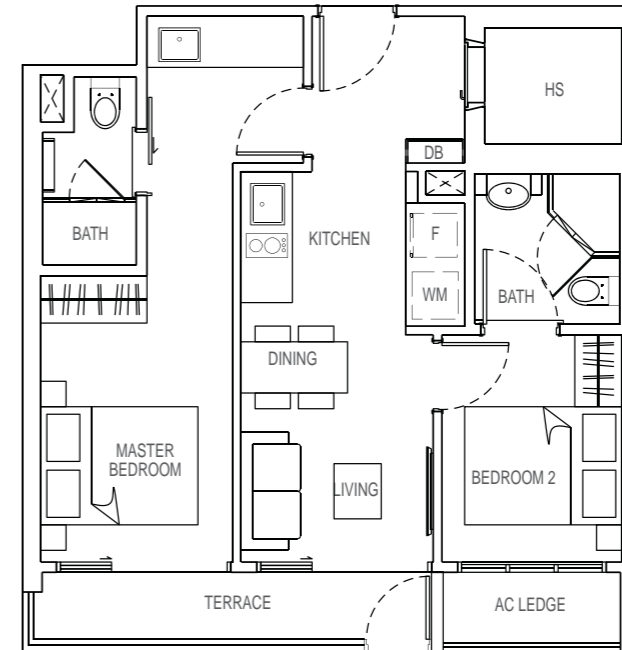
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#09-04



**TYPE B1-T (MIRROR)**

2 bedroom  
60 sqm

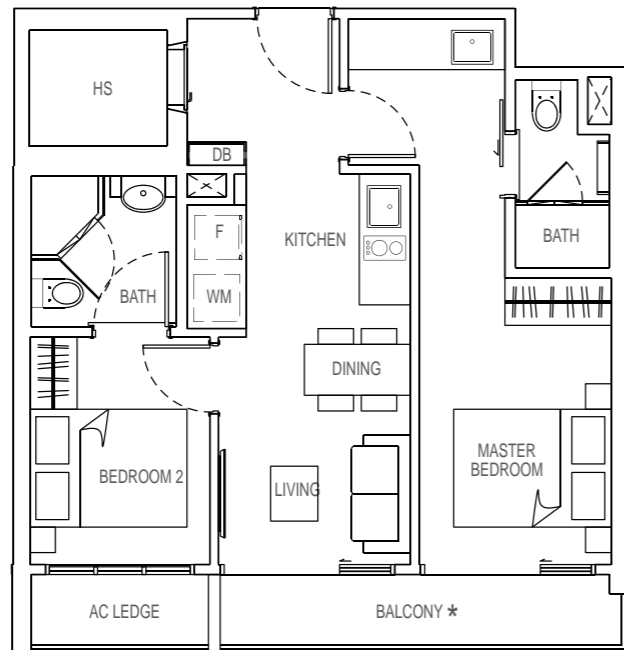
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**TYPE B1**

2 bedroom  
60 sqm

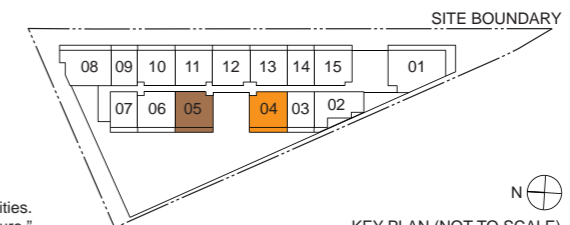
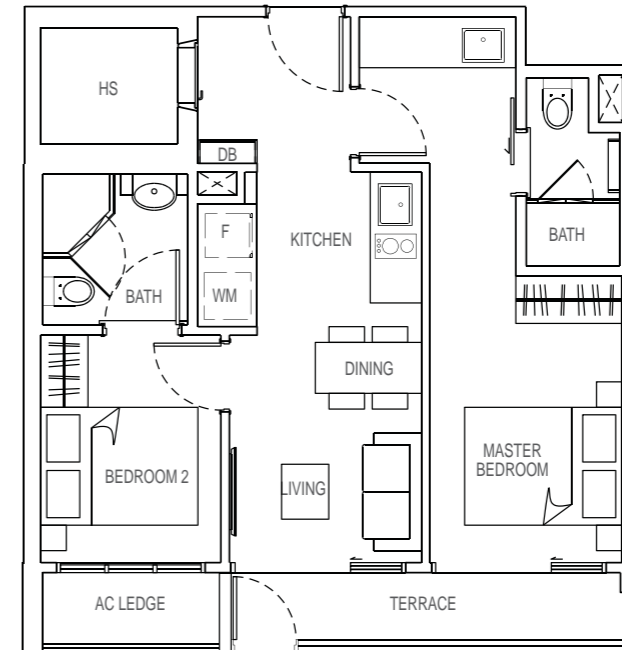
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#09-05



**TYPE B1-T**

2 bedroom  
60 sqm

#03-05



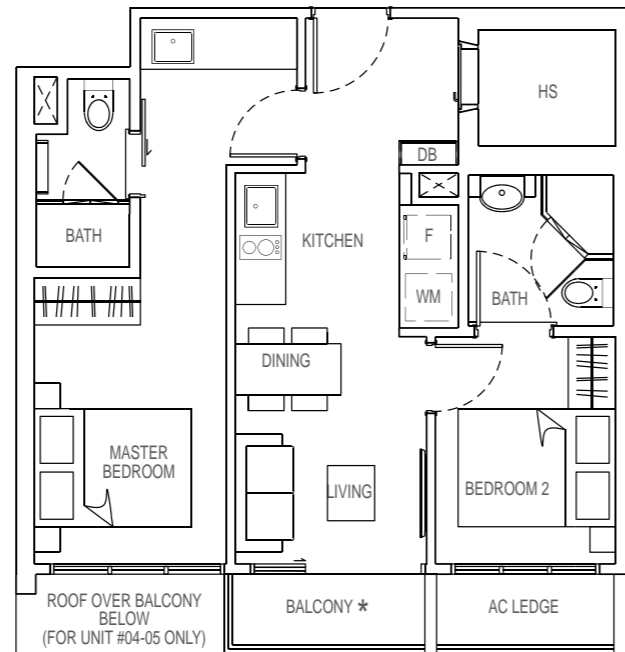
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**TYPE B2 (MIRROR)**

2 bedroom  
57 sqm

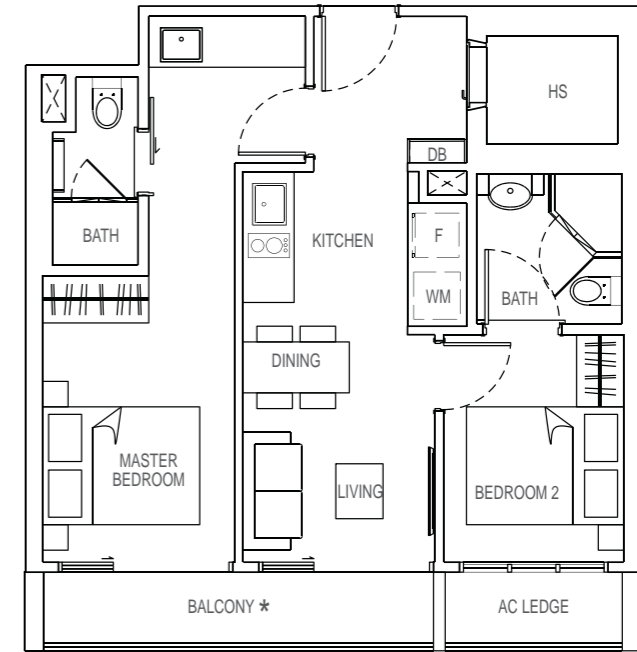
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- #06-04
- #08-04



**TYPE B3**

2 bedroom  
60 sqm

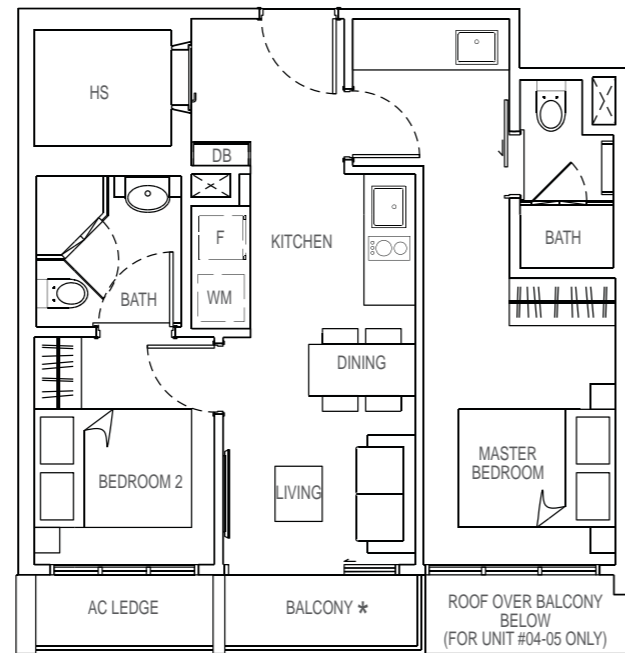
- #04-06
- #05-06
- #06-06
- #07-06
- #08-06
- #09-06



**TYPE B2**

2 bedroom  
57 sqm

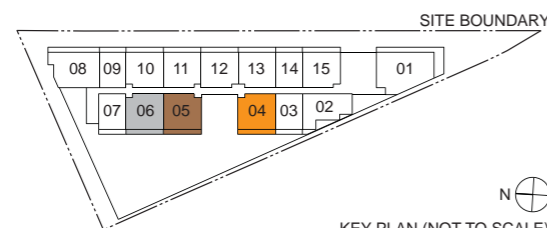
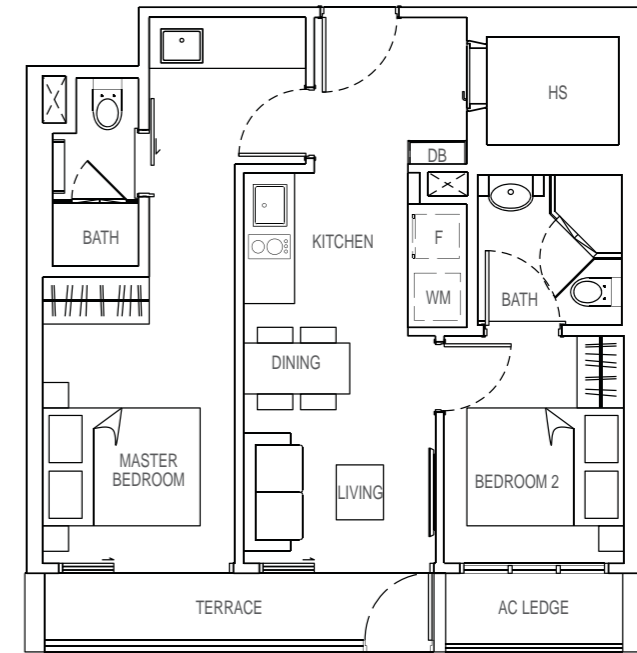
- #04-05
- #06-05
- #08-05



**TYPE B3-T**

2 bedroom  
60 sqm

- #03-06



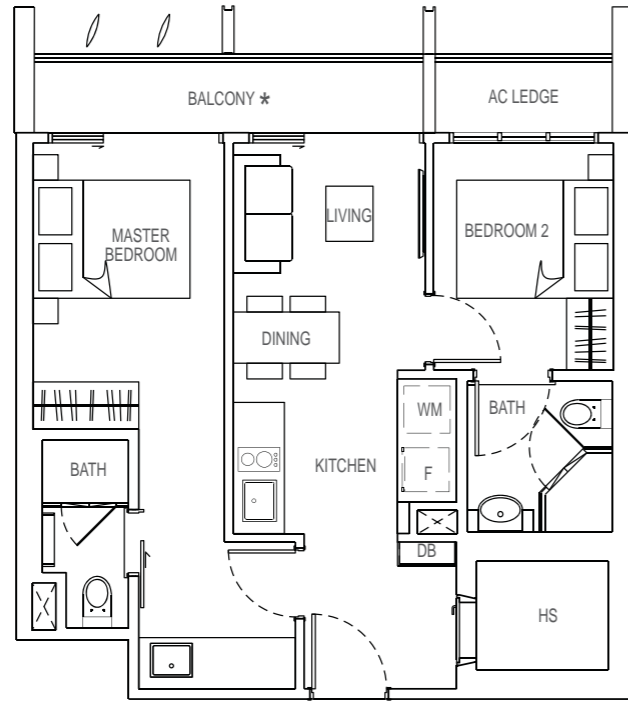
KEY PLAN (NOT TO SCALE)

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**TYPE B4**

2 bedroom  
60 sqm

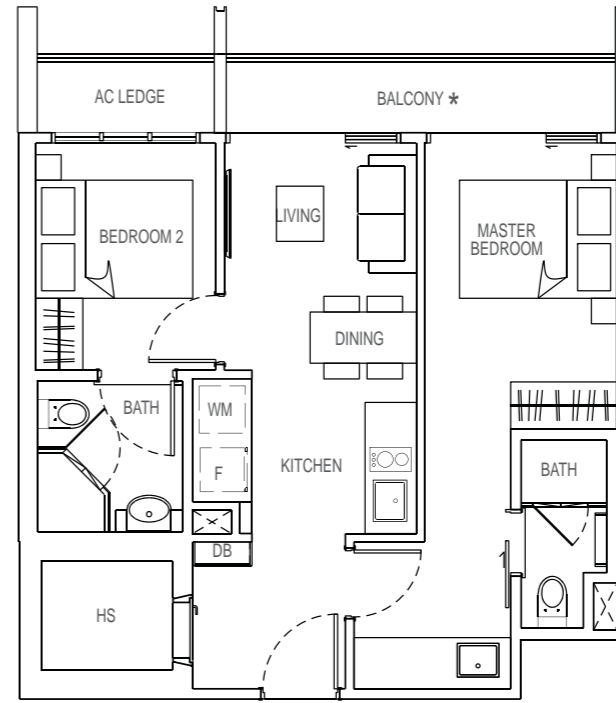
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**TYPE B6**

2 bedroom  
60 sqm

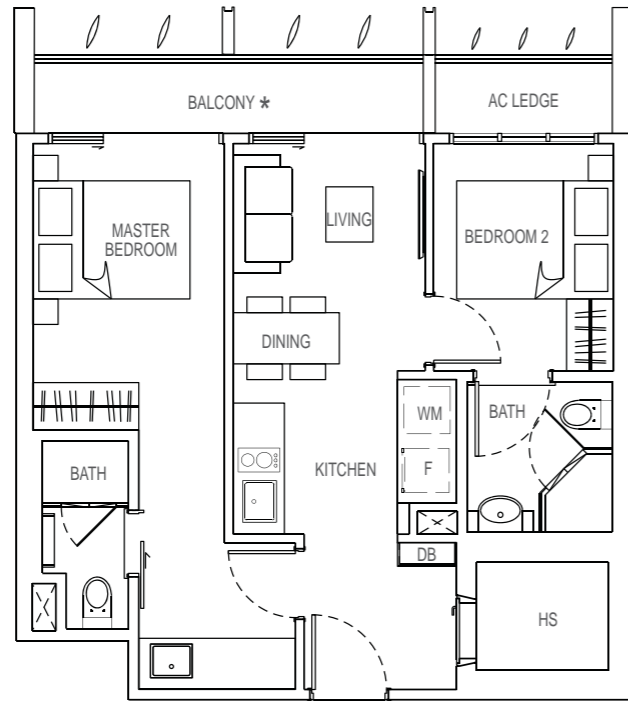
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**TYPE B5**

2 bedroom  
60 sqm

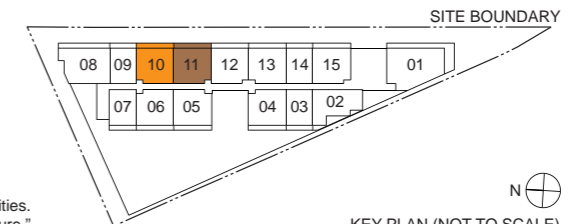
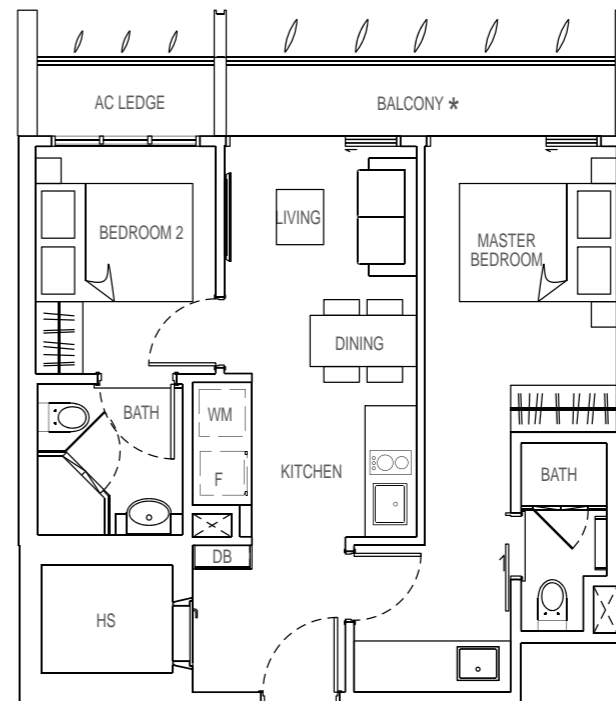
- #04-10
- #05-10
- #06-10
- #07-10
- #08-10
- #09-10



**TYPE B7**

2 bedroom  
60 sqm

- #04-11
- #05-11
- #06-11
- #07-11
- #08-11
- #09-11

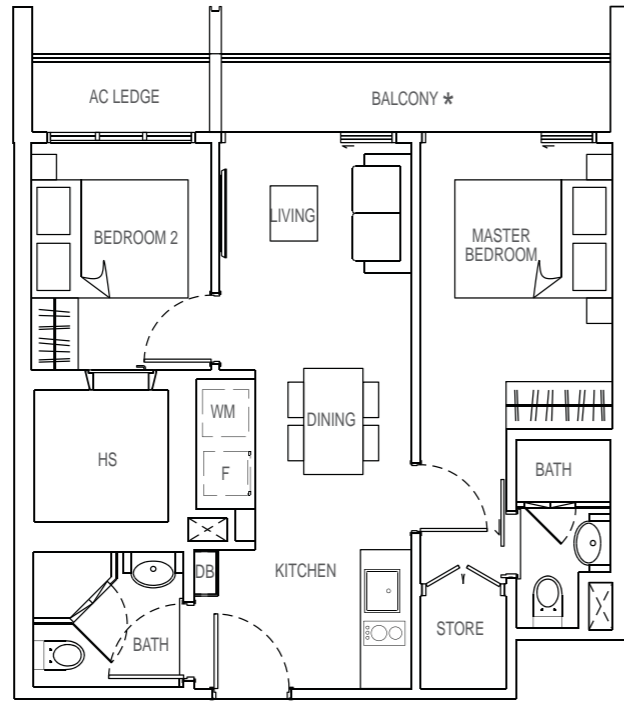


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**TYPE B8**

2 bedroom  
60 sqm

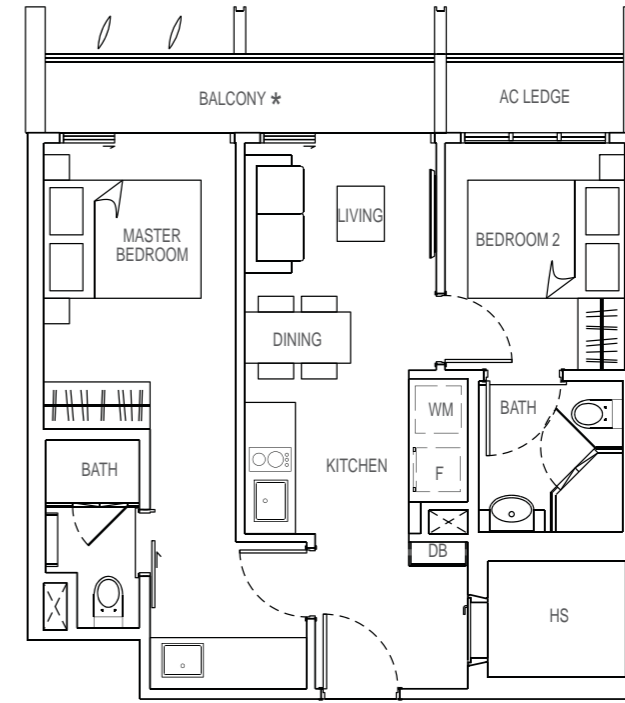
#03-12



**TYPE B10**

2 bedroom  
60 sqm

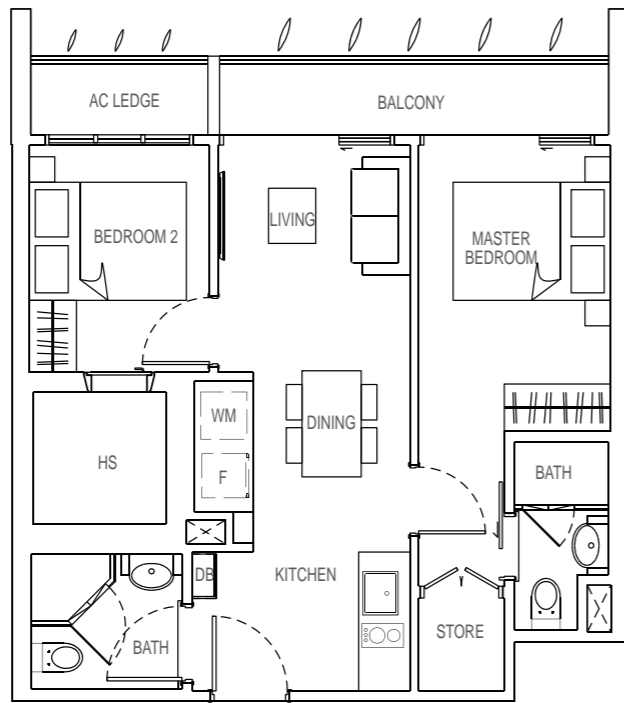
#03-13



**TYPE B9**

2 bedroom  
60 sqm

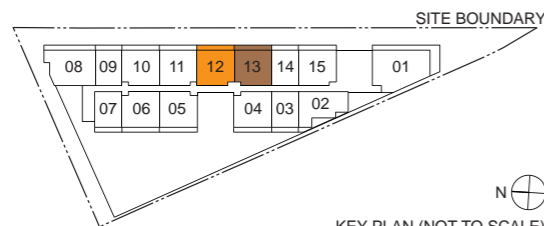
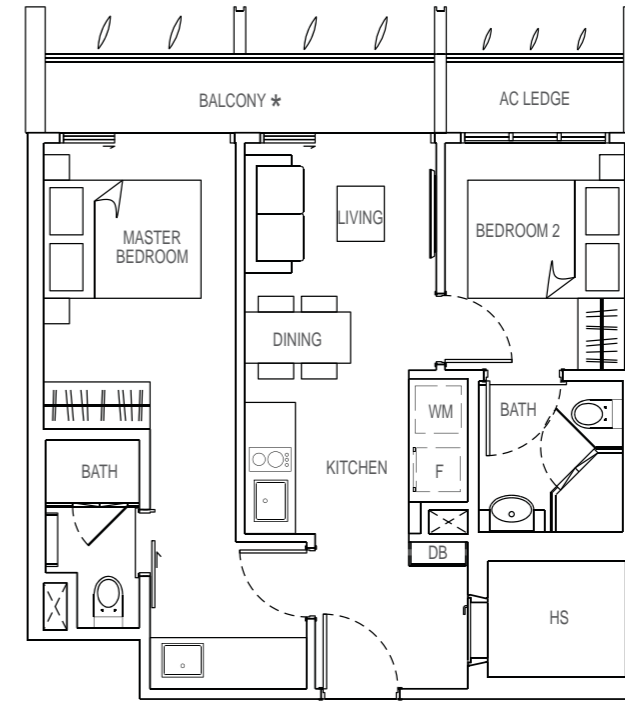
- #04-12
- #05-12
- #06-12
- #07-12
- #08-12
- #09-12
- #10-12



**TYPE B11**

2 bedroom  
60 sqm

- #04-13
- #05-13
- #06-13
- #07-13
- #08-13
- #09-13



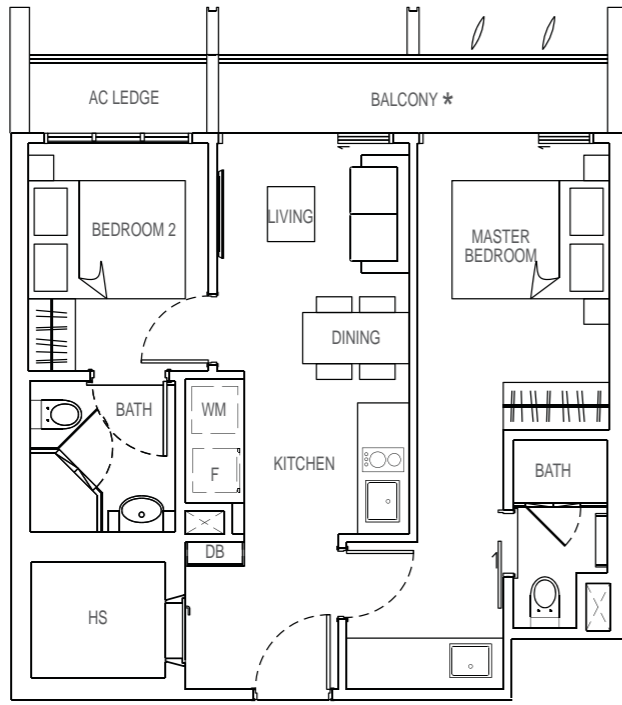
KEY PLAN (NOT TO SCALE)

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**TYPE B12**

2 bedroom  
60 sqm

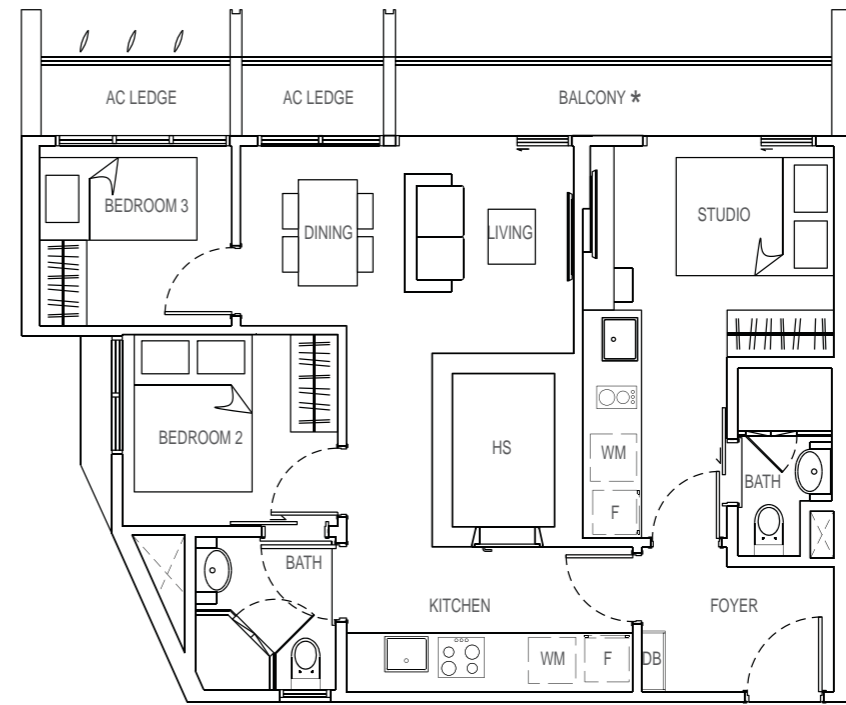
#03-15



**TYPE C1-DK**

3 bedroom - dual key  
76 sqm

#03-08



**TYPE B13**

2 bedroom  
60 sqm

#04-15

#05-15

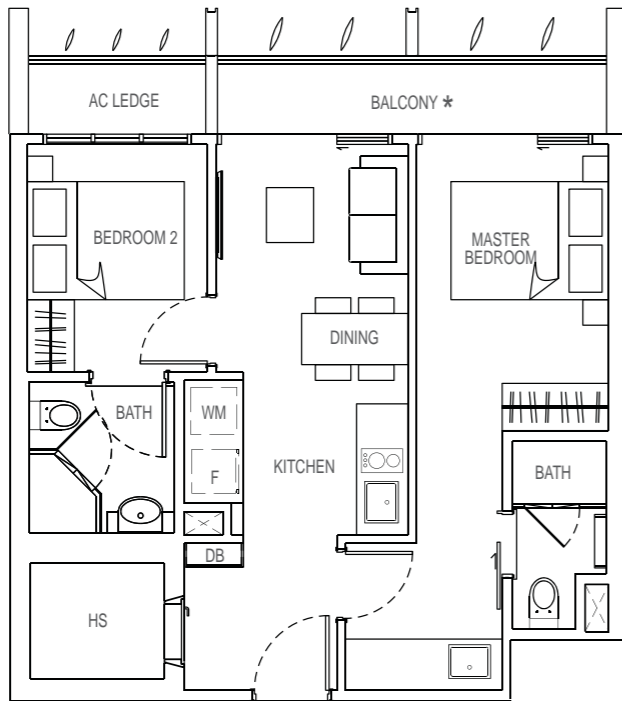
#06-15

#07-15

#08-15

#09-15

#10-15



**TYPE C2-DK**

3 bedroom - dual key  
76 sqm

#04-08

#05-08

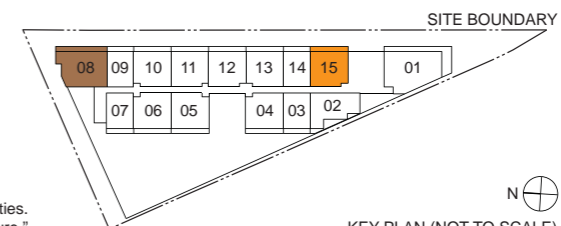
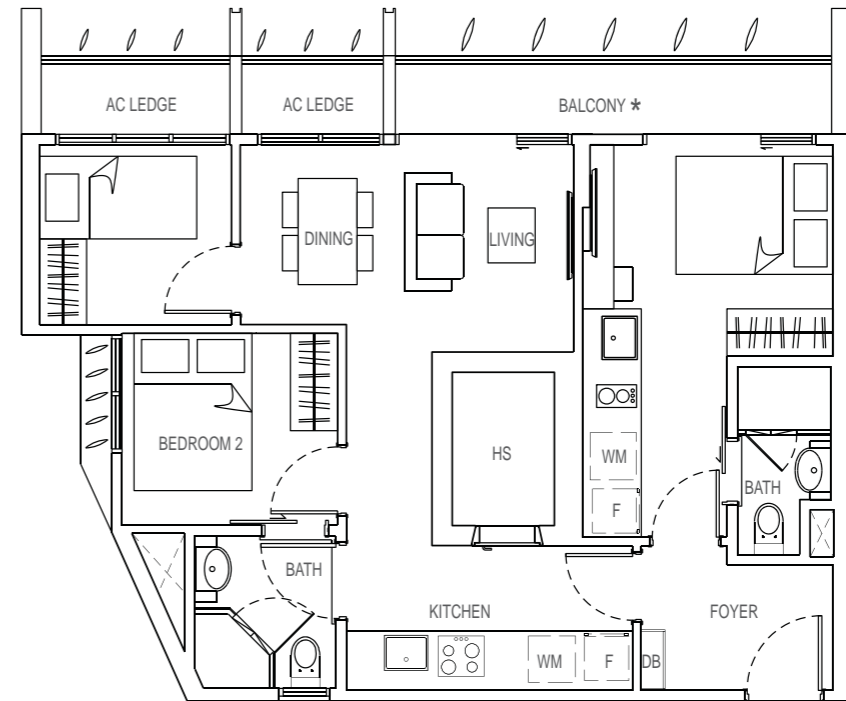
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#07-08

#08-08

#09-08

#10-08



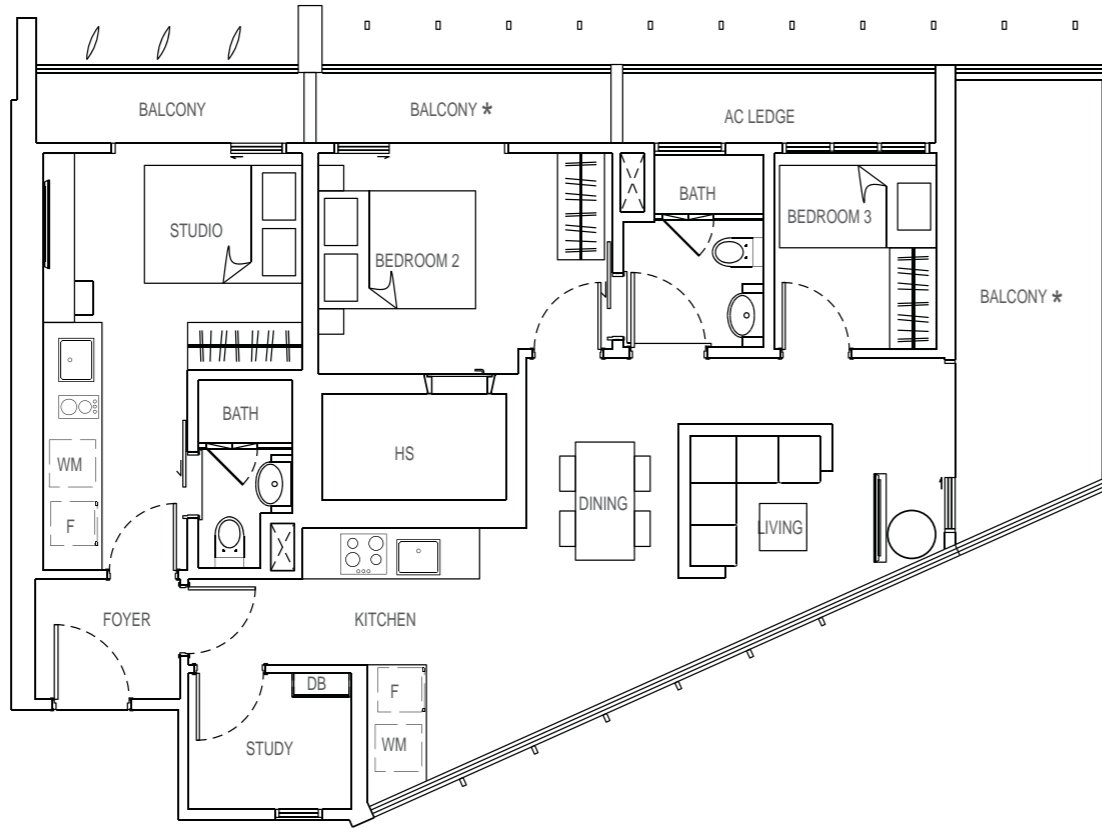
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KEY PLAN (NOT TO SCALE)

### TYPE C3-DK

3 bedroom - dual key  
108 sqm

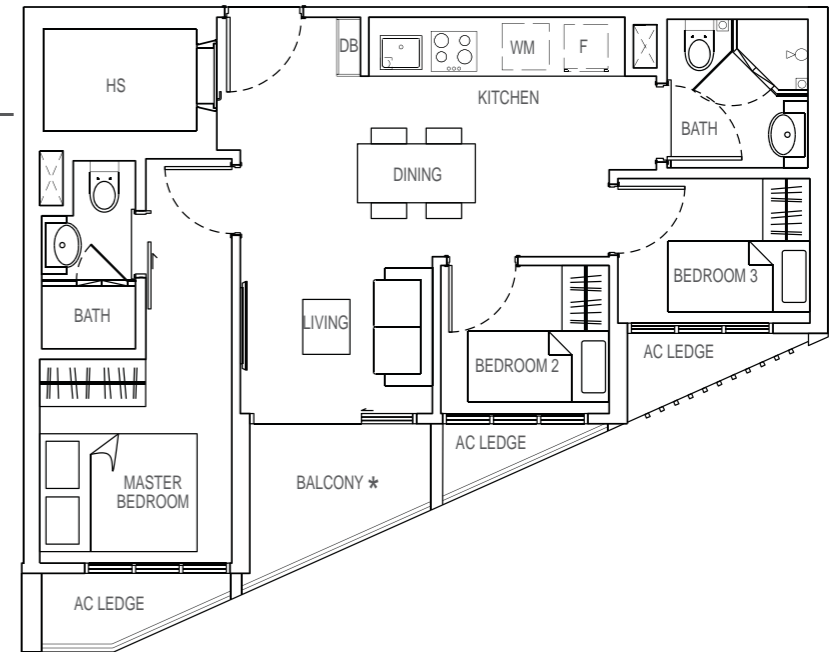
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### TYPE C5

3 bedroom  
62 sqm

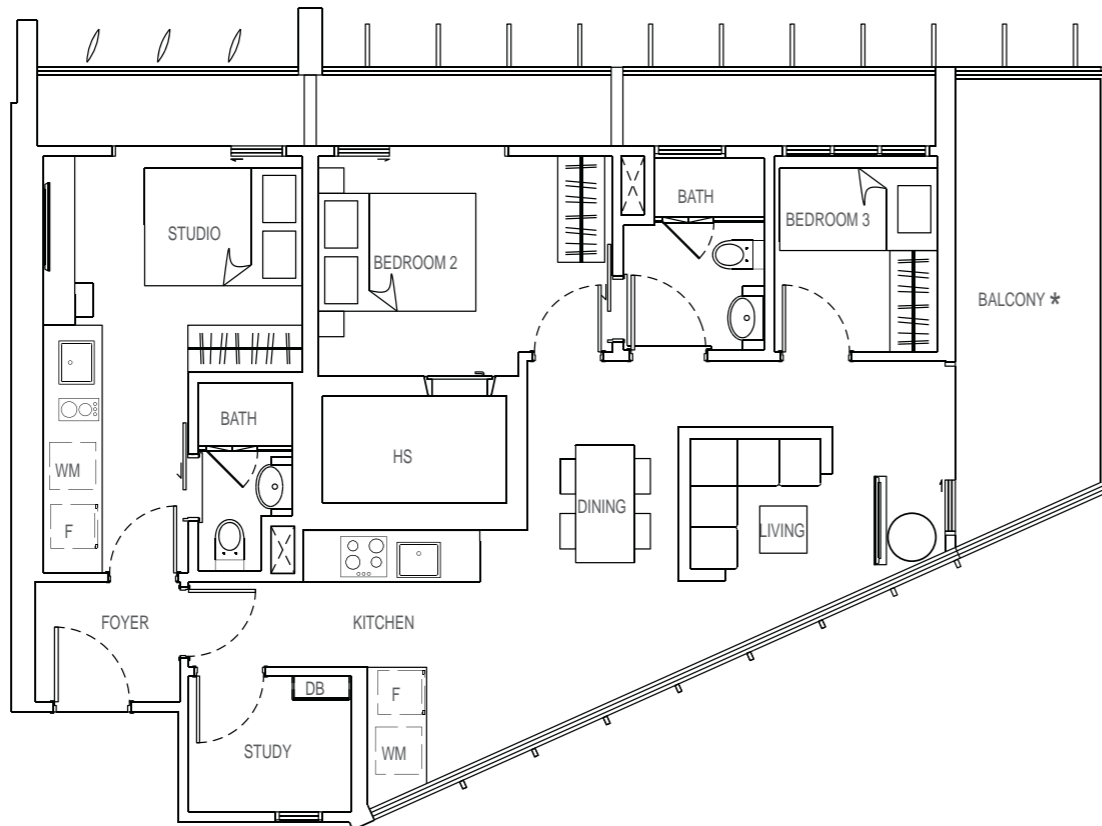
- #04-02
- #05-02
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- #09-02
- #10-02



### TYPE C4-DK

3 bedroom - dual key  
108 sqm

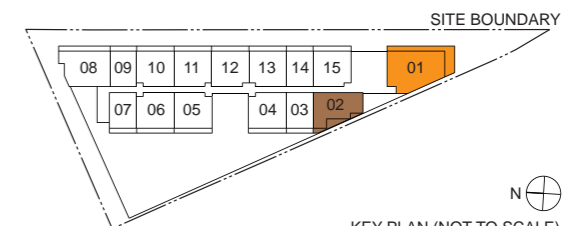
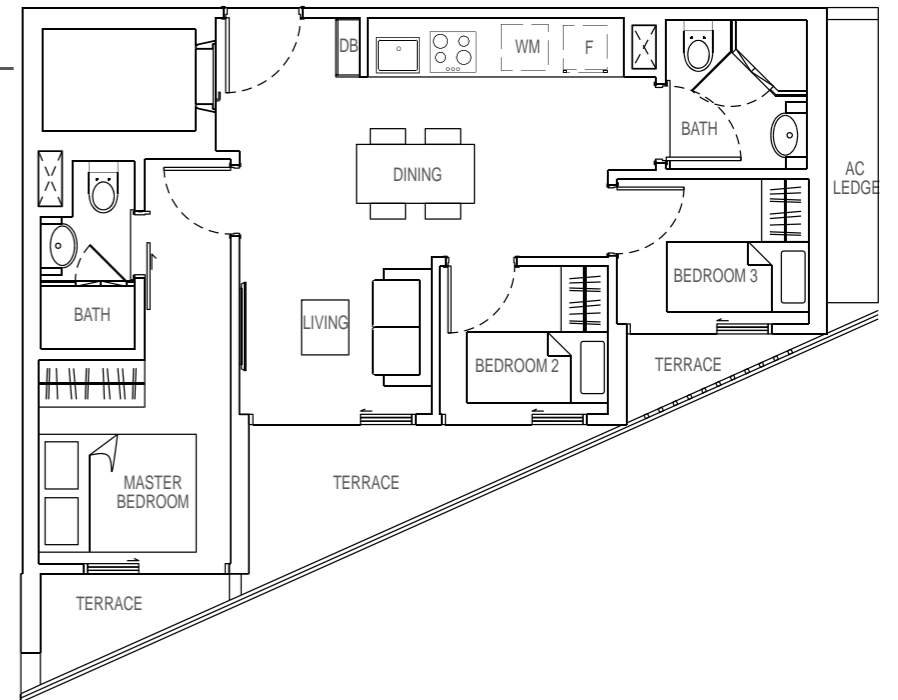
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- #09-01
- #10-01



### TYPE C5-T

3 bedroom  
66 sqm

#03-02



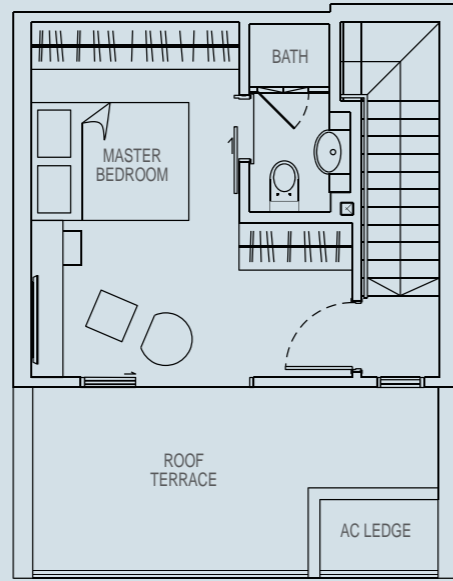
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KEY PLAN (NOT TO SCALE)

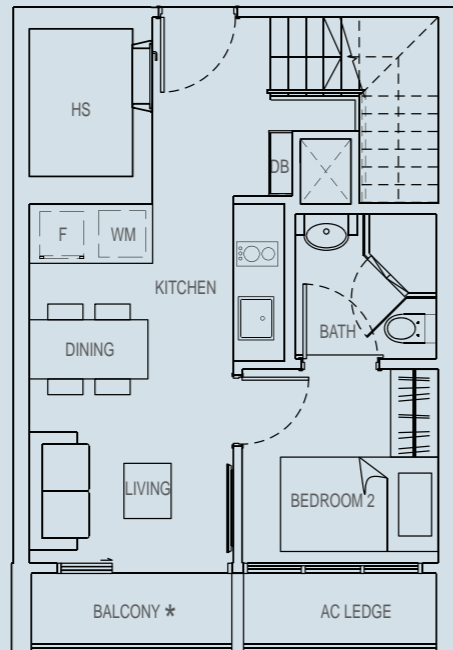
**TYPE PH1**

2 bedroom  
81 sqm

#10-03



UPPER FLOOR

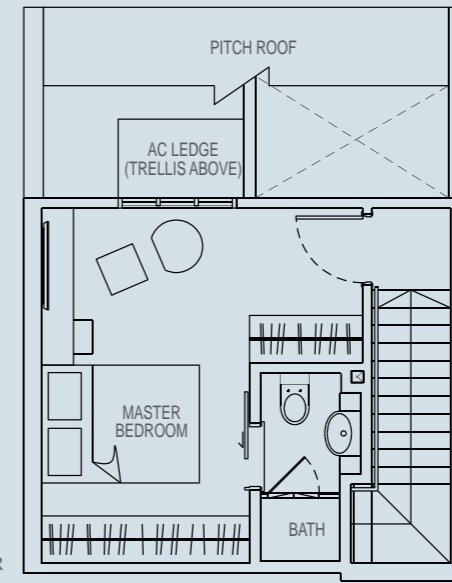


LOWER FLOOR

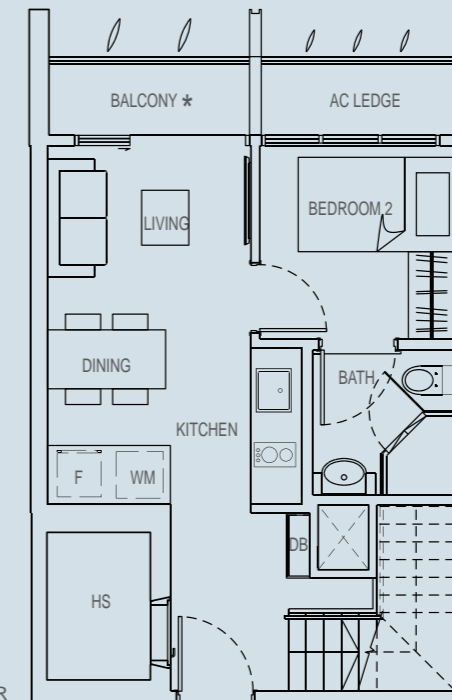
**TYPE PH2**

2 bedroom  
70 sqm

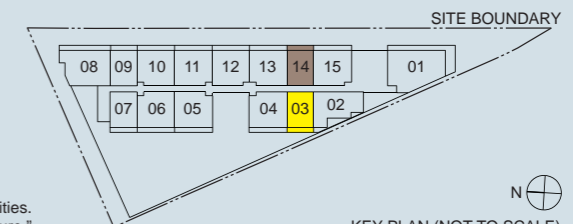
#10-14



UPPER FLOOR



LOWER FLOOR



Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
\*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 42 of this brochure."

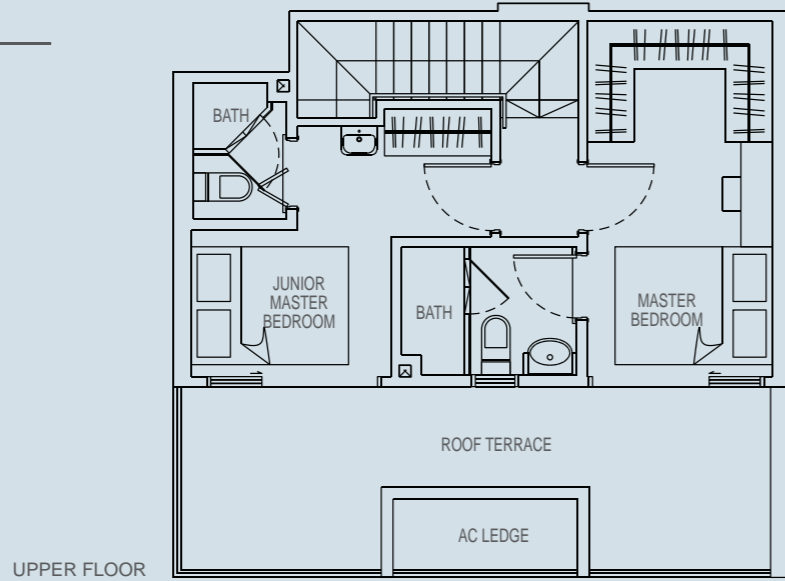


KEY PLAN (NOT TO SCALE)

**TYPE PH3 (MIRROR)**

4 bedroom  
108 sqm

#10-04

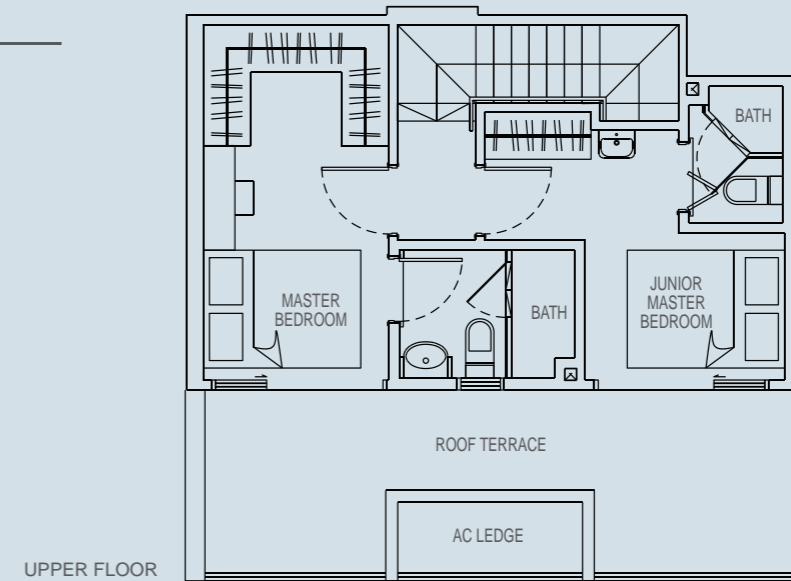


UPPER FLOOR

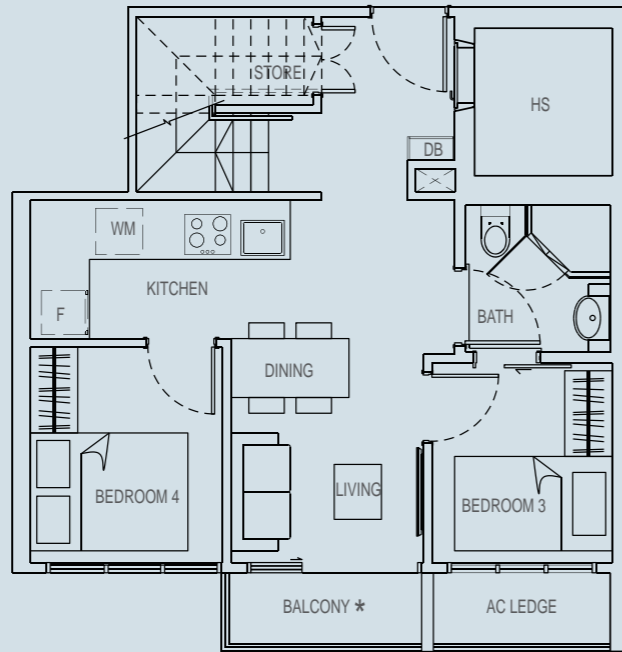
**TYPE PH3**

4 bedroom  
108 sqm

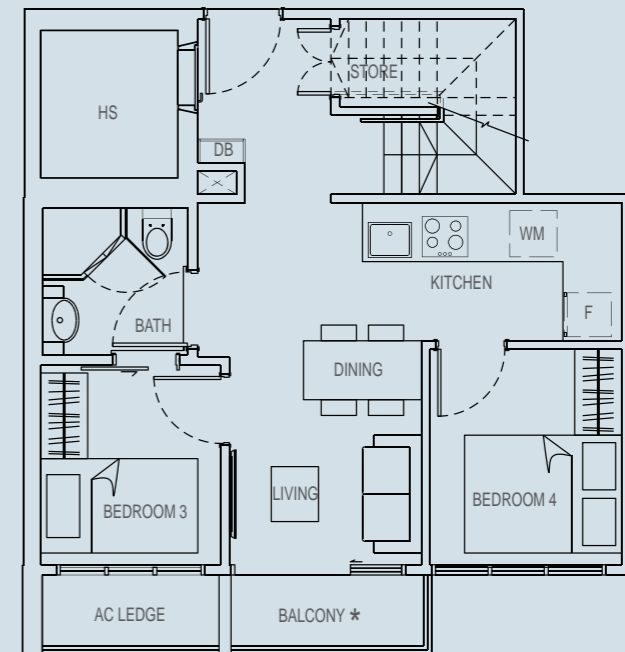
#10-05



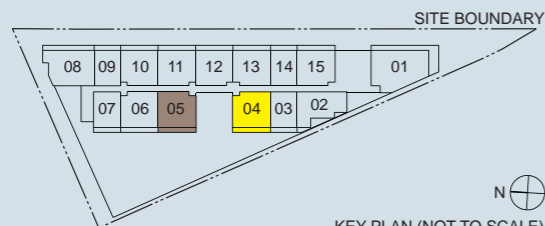
UPPER FLOOR



LOWER FLOOR



LOWER FLOOR



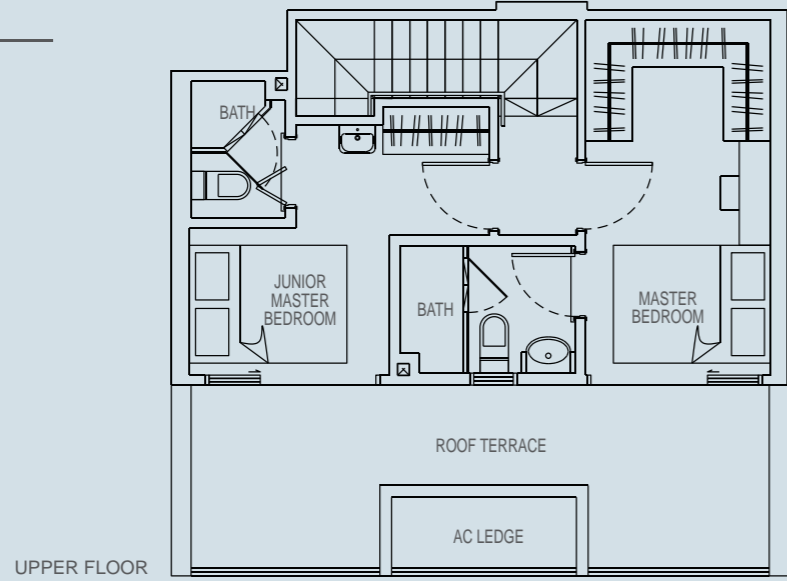
KEY PLAN (NOT TO SCALE)

Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
\* \*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 42 of this brochure."

**TYPE PH4**

4 bedroom  
111 sqm

#10-06

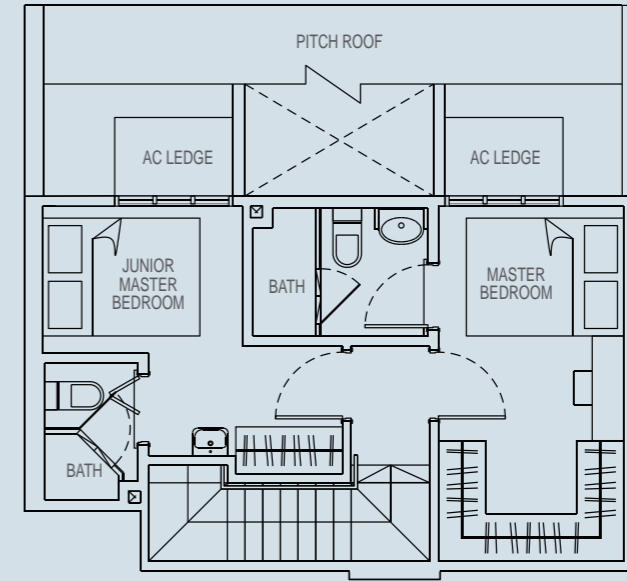


UPPER FLOOR

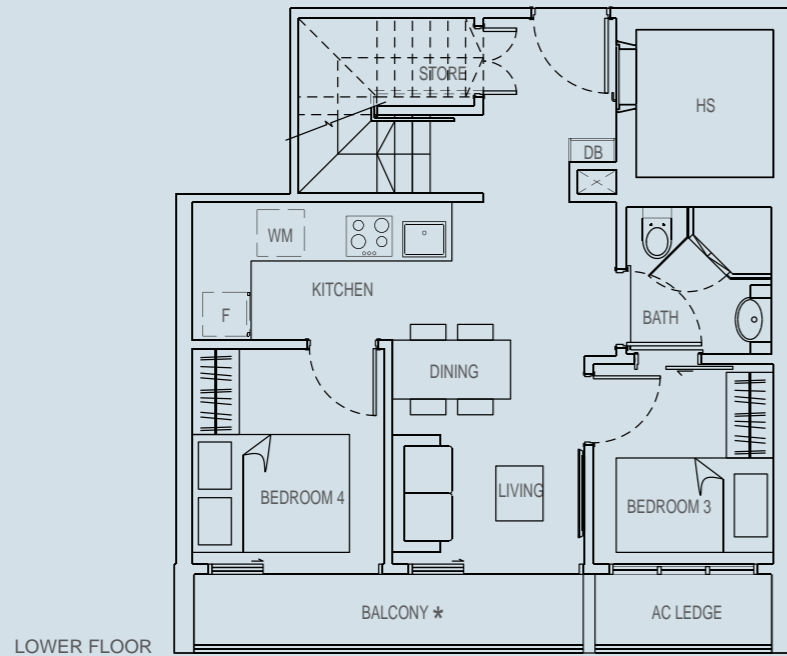
**TYPE PH5**

4 bedroom  
95 sqm

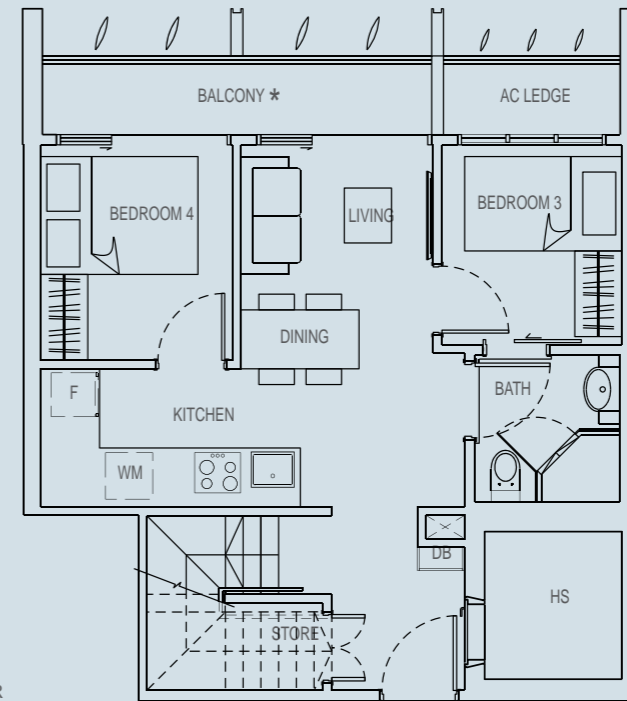
#10-10  
#10-13



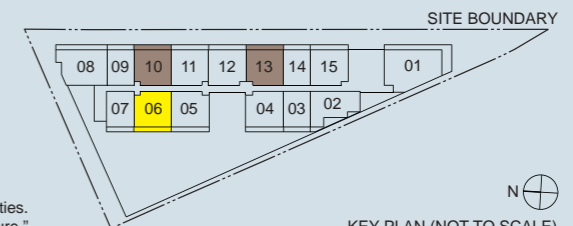
UPPER FLOOR



LOWER FLOOR



LOWER FLOOR



Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
\* \*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 42 of this brochure."

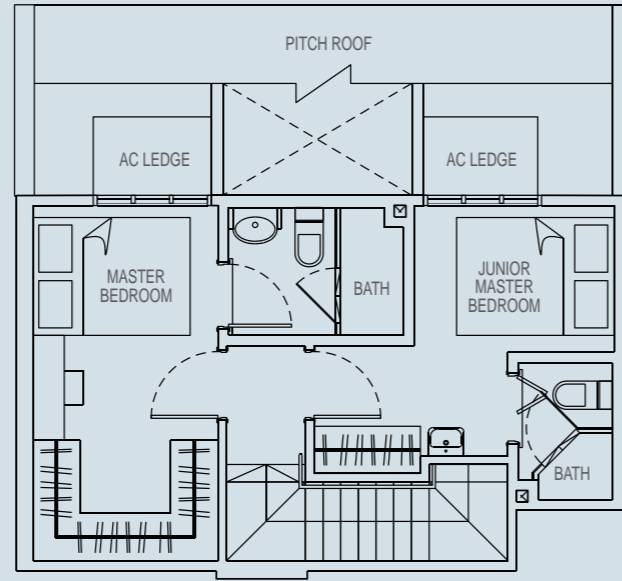


# TYPE PH6

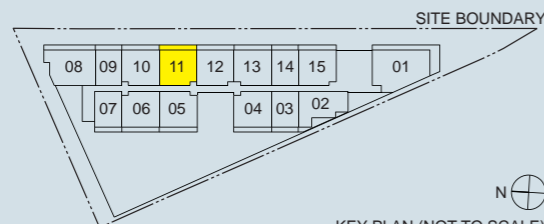
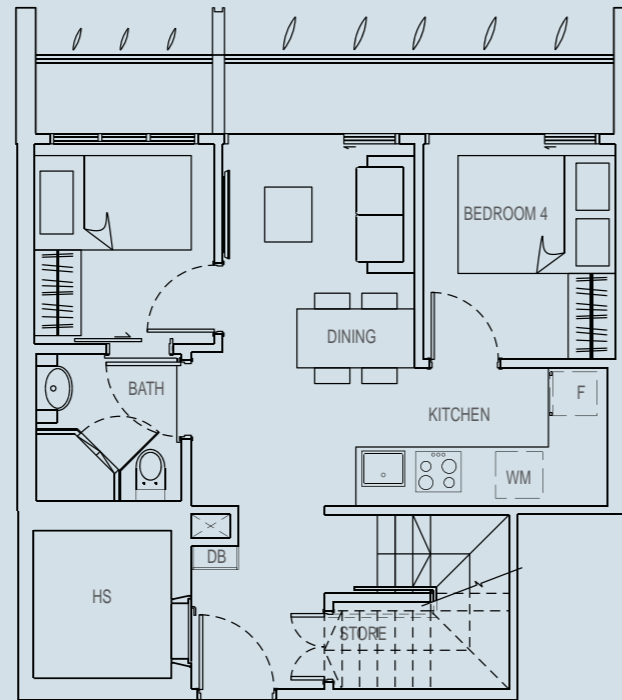
4 bedroom  
95 sqm

#10-11

UPPER FLOOR



LOWER FLOOR



KEY PLAN (NOT TO SCALE)



Note : Unit area includes A/C ledge &/or terrace &/or balcony &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.  
\* "The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 42 of this brochure."

Balcony screens shall not be provided by the developer.  
Buyers may install screens that are in accordance with the URA approved design as shown in the below illustration.

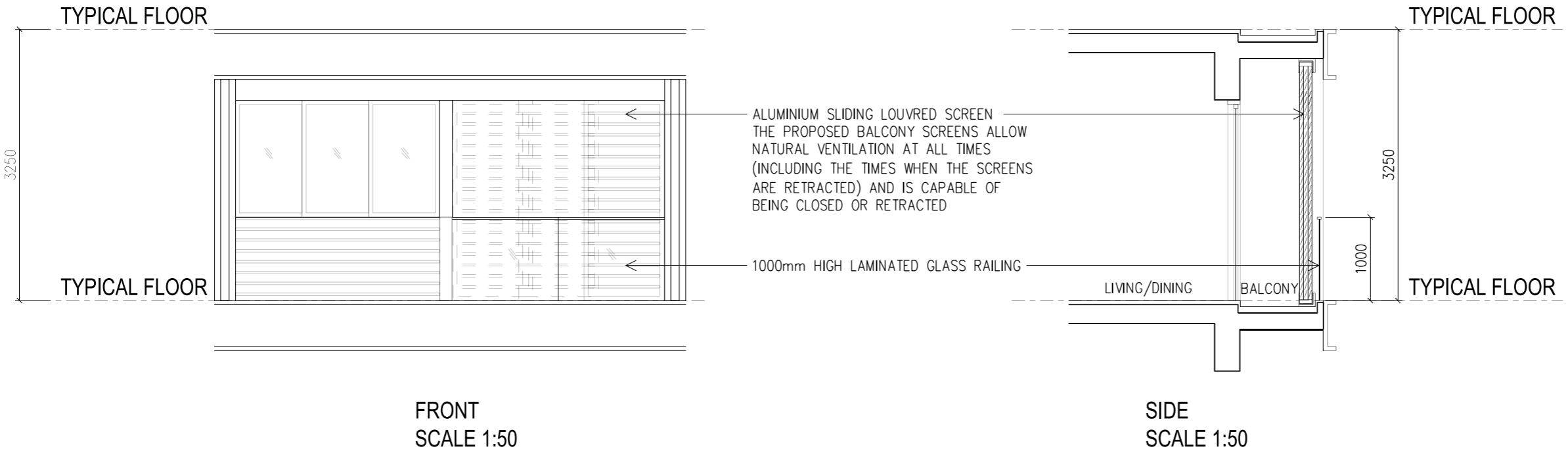


Illustration of typical balcony screen approved by URA.

# COMMERCIAL SPECIFICATIONS

## 1. Foundation

Generally reinforced concrete pile foundation.

## 2. Superstructure

Generally reinforced concrete structures.

## 3. Walls

- a) External Walls : Reinforced concrete and/or precast panels (light weight) 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 roof with waterproofing system and/or metal roofing with insulation where appropriate.

## 5. Ceiling

### For Shop/ Restaurant

- a) Shop : Skim coat with emulsion paint finish
- b) Restaurant : Skim coat with emulsion paint finish
- c) Toilet (For Restaurant Only) : 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) Corridors : Skim coat and/or ceiling board with emulsion paint finish and/or metal ceiling
- c) Staircases, Carpark : Skim coat with emulsion paint finish
- d) Male Toilet, Female Toilet, Handicap Toilet : Skim coat and/or moisture resistant ceiling board with emulsion paint finish

## 6. Finishes

### Wall

#### For Shop/ Restaurant

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

#### For Common Areas

- a) Lift Lobbies : Stone and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
- b) Corridors, Walkway : Stone and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
- c) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish
- d) Male Toilet, Female Toilet, Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

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

### Floor

#### For Shop/ Restaurant

- a) Shop : Cement and sand screed finish
- b) Restaurant : Cement and sand screed finish
- c) Toilet (For Restaurant Only) : Ceramic tiles and/or homogenous tiles finish

#### For Common Areas

- a) Lift Lobbies : Stone and/or homogenous tiles finish
- b) Corridors, Walkway : Stone and/or homogenous tiles finish
- c) Staircases : Cement and sand screed finish with nosing
- d) Male Toilet, Female Toilet, Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

## 7. Doors

- a) Toilet (For Restaurant Only) : Timber door
- b) Male Toilet, Female Toilet, Handicap Toilet : Timber door
- c) Ironmongery : Imported Locksets
- d) Restaurants, Shops : Glass and/or metal and/or timber door

## 8. Electrical Installation

All electrical wiring within the units shall generally be in exposed conduits/trays/trunkings.

Refer to Electrical Schedule for details.

Electrical Schedule (Shop/ Restaurant)

Level	Unit No	Type	Isolator Rating
1 <sup>st</sup> Storey	#01-01 to #01-11	Restaurant	63A TPN
2 <sup>nd</sup> Storey	#02-10 and #02-11 #02-01 to #02-18 (except #02-10 and #02-11)	Restaurant Shop	100A TPN 63A SPN

A telephone block terminal, emergency evacuation speakers, EXIT lights and emergency lights will be provided in each unit.

Purchaser shall wire up the EXIT and emergency lights to their DB (DB to be provided by purchaser) upon taking over the unit.

## 9. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010.

## 10. Painting

- a) Internal wall : Emulsion water-based paint
- b) External wall : Selected oil-based base coat and water-based exterior paint and/or sprayed textured paint and/or vinyl polymer acrylic paint.

## 11. Waterproofing

Waterproofing shall be provided to floors of toilets and handicap toilet.

## 12. Driveway and Car Park

- a) Surface driveway : Epoxy resin coat finish and/or PU system and/or granite finish and/or heavy-duty homogeneous tiles finish
- b) Basement carpark : Epoxy resin coat finish and/or PU system

## 13. Additional Items

- a) Railing : Mild steel for common stair railing  
Aluminum and/or stainless steel and/or glass for other railings.
- b) Plumbing and Sanitary : Floor trap and water tap-off point are provided to all Shops and Restaurants.  
Floor trap provided to all Restaurants and are connected to grease interceptor.
- c) Sanitary Fitting for Toilet at Restaurant Only : 1 basin and mixer tap  
1 pedestal or wall-hung water closet  
1 mirror  
1 toilet paper holder  
1 set of grab bars (For Restaurant #01-11 and #02-11 only)
- d) Air-Conditioning and Mechanical Ventilation : Air-cooled split air-conditioning is provided for Shops and Restaurants. Purchaser shall wire the control panel provided to their respective unit DB (DB to be provided by purchaser)  
  
Toilet exhaust fan and ducts will be provided for each Restaurant's toilet. Purchaser to wire the fan to their respective unit DB.  
  
Wherever air-conditioning is provided to the Unit, the purchaser shall maintain the air-conditioning system to the Unit at his own cost.  
  
Mechanical ventilation to common toilets and car parks complied with authority requirements.
- e) Fire Protection System : Sprinkler and Fire Alarm System are provided in compliance with authority requirements.  
Dry Risers and Hose-reel System are provided in compliance with authority requirements.
- f) Telecommunication Services : Cable trays will be provided from the MDF room to the telecom risers and from riser to the corridor outside each unit..
- g) Exhaust Duct : A Centralized Ducted Kitchen Exhaust System will be provided for the Restaurants. The main ductwork and fans will be installed for connection by the individual Purchaser. Each Restaurant may discharge up to 5000CMH into the main ductwork.  
  
Kitchen fresh air make up duct will be provided to the boundary of each Restaurant for connection.  
  
Local kitchen exhaust ductwork, kitchen hoods, mechanical exhaust ventilation fans, controls, etc within the Restaurant shall be installed by the purchaser as part of fit-out works. The purchaser-installed kitchen exhaust system must be designed to remove oil, smoke & odour so as not to be a nuisance / inconvenience to the neighbours as required by the NEA. It is the purchaser's responsibility to comply with the NEA requirements for air discharge.  
  
Purchase shall connect the control cable provided by the developer for the main kitchen fans to their respective unit kitchen exhaust fan panel for control and interlock purpose. Maintenance and operation cost for the central kitchen exhaust system shall be apportioned to each respective Restaurant.
- h) Town Gas : Town gas supply provided for Restaurants only.

## 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. 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.

### C. 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.

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

Subject to clause 15.3, 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.

### E. Layout/Location of Door Swing Positions and Plaster Ceiling Boards

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

### F. 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 10 and clause 18.

### G. 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.

### H. 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 10 and clause 18.

### I. 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.

### 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.

### K. Kitchen Exhaust Equipment

Kitchen exhaust equipment & components (both central and owner-installed), including but not limited to ductwork, hoods, filters, fans, controls, etc, must be maintained, serviced and cleaned on a regular basis by purchaser to ensure proper and efficient operation.

### L. Tiles

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

# RESIDENTIAL SPECIFICATIONS

- 1. Foundation**  
Generally reinforced concrete pile foundation.
- 2. Superstructure**  
Generally reinforced concrete structures.
- 3. Walls**
  - a) External Walls : Reinforced concrete and/or precast panels (light weight) 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 roof with waterproofing system and/or metal roofing with insulation where appropriate.
- 5. Ceiling**

For Apartments

  - 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 moisture 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 finish
  - b) Corridors : Skim coat and/or ceiling board with emulsion paint finish
  - c) Gymnasium : Skim coat and/or ceiling board with emulsion paint finish
  - d) Staircases, Carpark : Skim coat with emulsion paint finish
  - e) Handicap Toilet : Skim coat and/or moisture resistant ceiling board 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 and/or stainless steel backsplash and/or plaster and/or skim coat with emulsion paint 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 : Stone 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) Gymnasium : Plaster and/or skim coat with emulsion paint finish
  - d) Swimming pool, Spa pool : Ceramic tiles and/or homogenous tiles finish
  - e) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish
  - f) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

**Floor**

**For Apartments**

  - a) Living/ Dining : Compressed marble with skirting finish
  - b) Bedroom, Study (if any) : Compressed marble with skirting finish
  - c) Bathroom : Ceramic tiles and/or homogenous tiles finish
  - d) Kitchen : Compressed marble with skirting finish
  - e) Household Shelter, Store (if any) : Ceramic tiles and/or homogenous tiles finish
  - f) Balcony (if any), Terrace (if any), Roof Terrace (if any) : Ceramic tiles and/or homogenous tiles with skirting finish
  - g) For Penthouse Unit Only - Attic Bedroom : Compressed marble with skirting finish
  - h) For Penthouse Unit Only - Staircase : Compressed marble and/or timber with skirting finish
  - i) A/C Ledges (if any) : Cement and sand screed 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 finish
  - c) Swimming pool, Spa pool, Pool deck : Ceramic tiles and/or homogenous tiles finish
  - d) Staircase : Cement and sand screed finish with nosing
  - e) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish
- 7. Windows**  
Powder coated aluminum framed with glass and/or glass curtain wall system.

- 8. Doors**
  - a) Main Entrance : Fire-rated timber door
  - b) Bedroom : Timber door
  - c) Bathroom : Timber door and/or aluminum bi-fold door
  - d) Household Shelter : PSB approved blast door
  - e) Ironmongery : Imported locksets
- 9. Sanitary fittings**
  - a) Master Bathroom : 1 shower set with shower mixer and rain-shower head  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror
  - b) Other Bathroom (If any) : 1 shower set with shower mixer  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror
- 10. Electrical Installation**  
All electrical wiring below suspended ceiling within the units shall generally be in concealed conduits where possible. Where there is a suspended ceiling, the electrical wiring above suspended ceiling shall be in exposed conduits/trays/trunkings.  
  
Refer to Electrical Schedule for details.
- 11. TV/Telephone**  
TV/telephone points shall be provided in accordance to the Electrical Schedule
- 12. Lighting Protection**  
Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010.
- 13. Painting**
  - a) Internal wall : Emulsion water-based paint
  - b) External wall : Selected oil-based base coat and water-based exterior paint and/or sprayed textured paint and/or vinyl polymer acrylic paint
- 14. Waterproofing**  
Waterproofing to reinforced concrete roof, bathroom, kitchen, balcony and terrace.
- 15. Driveway and Car Park**
  - a) Surface driveway : Epoxy resin coat finish and/or PU system and/or granite finish and/or heavy-duty homogeneous tiles finish
  - b) Basement carpark : Epoxy resin coat finish and/or PU system
- 16. Recreation Facilities**
  - a) Swimming Pool
  - b) Jacuzzi
  - c) Pool Deck
  - d) Lounge Pool
  - e) Gymnasium
  - f) Pavilion
  - g) Barbeque Pit
- 17. Additional Items**
  - a) Kitchen Cabinets/Appliances: Kitchen cabinet at Kitchen complete with –  
a) High and low kitchen cabinets with countertop  
b) One stainless steel sink complete with tap  
c) Induction hob and cooker hood  
d) In-built refrigerator  
e) Washer dryer
  - b) Wardrobes : Built-in wardrobes to all bedrooms
  - c) Air-Conditioning and Mechanical Ventilation : Split unit air conditioning system to Living/Dining and Bedrooms.
  - d) Water Heater : Hot water supply to all bathrooms
  - e) Railing : Mild steel for common stair railing  
Aluminum and/or stainless steel and/or glass for other railings
  - f) Security : AV intercom to all units
  - g) Lift : 2 passenger lifts serving Basement to 10<sup>th</sup> storey

Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Bell Point	Intercom Point	Washer Dryer Point	Refrigerator Point	Water Heater Point	Cooker Point	Hood Point	Isolator
TYPE A1	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A1-T	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A2	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A3	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A4	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A4-T	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A5	8	12	2	4	1	1	1	1	1	1	1	2
TYPE A6	8	12	2	4	1	1	1	1	1	1	1	2
TYPE B1 (Mirror)	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B1	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B1-T	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B1-T (Mirror)	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B2	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B2 (Mirror)	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B3	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B3-T	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B4	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B5	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B6	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B7	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B8	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B9	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B10	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B11	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B12	10	17	3	5	1	1	1	1	2	1	1	2
TYPE B13	10	17	3	5	1	1	1	1	2	1	1	2
TYPE C1-DK	11	18	4	6	1	1	1	1	2	2	2	3
TYPE C2-DK	11	18	4	6	1	1	1	1	2	2	2	3
TYPE C3-DK	12	22	4	6	1	1	1	1	2	2	2	3
TYPE C4-DK	12	22	4	6	1	1	1	1	2	2	2	3
TYPE C5	9	18	4	6	1	1	1	1	2	1	1	3
TYPE C5-T	9	18	4	6	1	1	1	1	2	1	1	3
TYPE PH1	11	16	3	6	1	1	1	1	2	1	1	2
TYPE PH2	11	16	3	6	1	1	1	1	2	1	1	2
TYPE PH3	14	22	5	6	1	1	1	1	3	1	1	2
TYPE PH3 (Mirror)	14	22	5	6	1	1	1	1	3	1	1	2
TYPE PH4	14	22	5	6	1	1	1	1	3	1	1	3
TYPE PH5	22	26	5	8	1	1	1	1	3	1	1	3
TYPE PH6	22	26	5	8	1	1	1	1	3	1	1	3

**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. Planters**

Planters are designed to take the loading of potted plants only. No soil materials or turf/plants will be provided in the planters.

**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.

<b>NAME OF PROJECT</b>	The Rise @ Oxley
<b>ADDRESS OF PROJECT</b>	71 Oxley Rise, Singapore 238698
<b>NAME OF PROJECT</b>	The Rise @ Oxley - Residences
<b>ADDRESS OF PROJECT</b>	73 Oxley Rise, Singapore 238699
<b>DEVELOPER</b>	Oxley Rise Pte. Ltd. (ROC: 201207525W)
<b>TENURE OF LAND</b>	Estate in Fee Simple (Freehold)
<b>LEGAL DESCRIPTION</b>	Lots 00325C and 00327W TS 20
<b>BUILDING PLAN NO.</b>	A1207-00006-2012-BP01 dated 8 April 2014
<b>DEVELOPER'S LICENCE NO.</b>	C1133
<b>ESTIMATED DATE OF VACANT POSSESSION</b>	31 <sup>st</sup> December 2019
<b>ESTIMATED DATE OF LEGAL COMPLETION</b>	31 <sup>st</sup> December 2022

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