

novelty  
BIZCENTRE

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AN ARENA THAT REVITALISES THE  
LEADERS OF TODAY AND INSPIRES  
THE LEADERS OF TOMORROW

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TIMELESS INVESTMENT  
WORTH A LIFETIME

Novelty Bizcentre is a fully integrated one-stop centre that caters to your every business and lifestyle need. A mix of wellness facilities adorning your workplace provides work-life balance, and promotes long-term productivity and ease of employment.

The spacious 4091.2m<sup>2</sup> development consists of 11 storeys with 66 single and duplex factory units, 19 warehouse units and a staff canteen. The versatile units of varied sizes are efficiently designed to suit every function. Novelty Bizcentre is the ideal place to grow your enterprise, with the assurance of being a valuable investment asset.

FREEHOLD

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Artist's Impression



AMPLITUDE FOR PROGRESS  
AND EXPANSION

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## SPACE

Vast business, factory and warehouse units with ample space are conveniently available at Novelty Bizcentre. En-suite washroom in every unit provides hygienic working condition and heightens convenience, while maximising productivity by eliminating wasted time spent queuing at and travelling to and fro public washrooms. Coupled with abundance car and lorry parking lots, Novelty Bizcentre ensures complete fulfillment of your business needs.



## EXPANSION



AN INTELLIGENT BUILDING  
WITH ENDLESS POSSIBILITIES







## INTELLIGENT TECHNOLOGY

## VISITOR MANAGEMENT

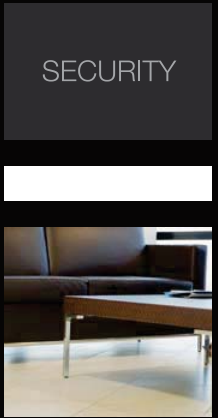


Novelty Bizcentre comes equipped with intelligent high-tech automation system that assures your convenience. All units are fitted with base work provision (Digital Box) to facilitate your installation of the highly-regarded JUNG European Installation Bus (EIB) system. The system allows control and monitoring of your unit's air-conditions, lights and motorised blinds at the touch of one button. Through wireless Internet integration on your iPhone or iPad applications, you have optimum control even when out of the building. The potential for enhancing convenience and efficiency is boundless.

Novelty Bizcentre also gives you endless possibilities for customisation. Personalise the number of air-conditions, lights and blinds you can control, depending on your preferred circuit installation. You can set up your personal choice of switch design to coordinate with your unit's interior furnishings. Besides JUNG, you also have the flexibility to select your own EIB brands to customise your level of control. Simply purchase the switches and application, and set up the wiring work to enjoy the benefits of EIB.

Security is enhanced with efficient visitor management system which includes card access technology in lifts that will allow visitors and other unit owners limited access to other storeys.

## SECURITY

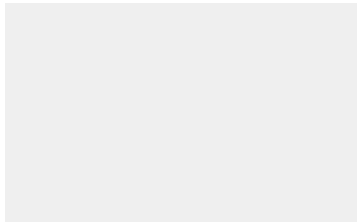
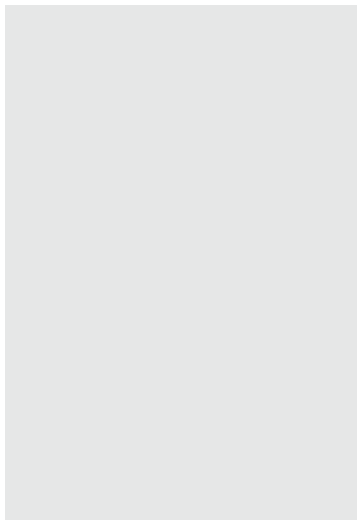
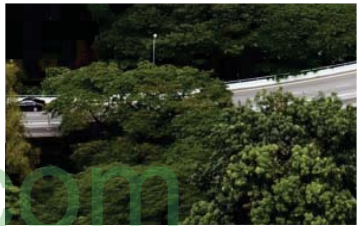
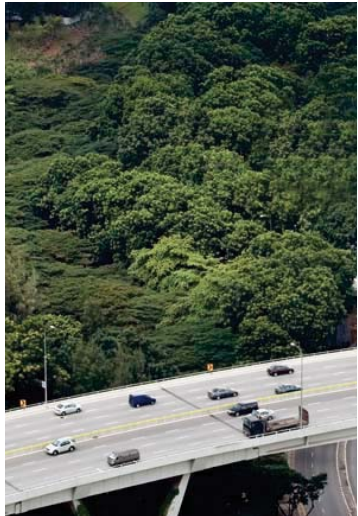


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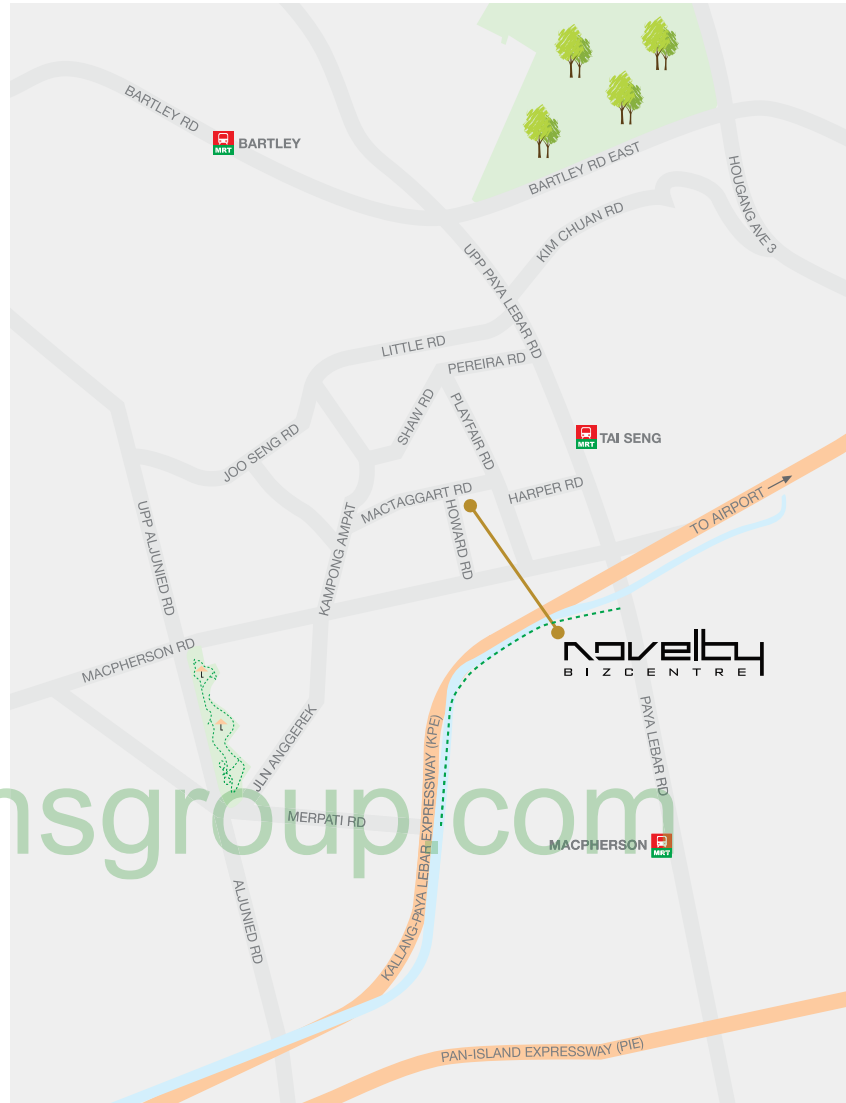
PRIME LOCATION  
BRINGS ON THE  
EASE OF LIFE

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## CONVENIENCE

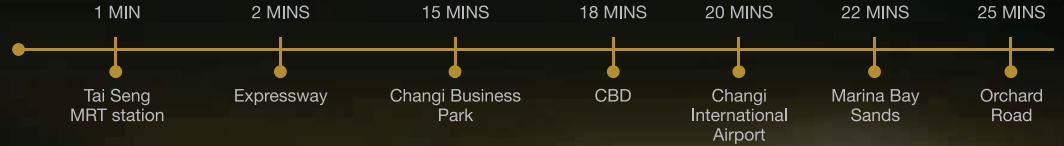
Strategically located amidst the industrial hub of Paya Lebar, Novelty Bizcentre is conveniently connected to the Kallang-Paya Lebar Expressway (KPE) and Pan-Island Expressway (PIE). Tai Seng MRT station is just a short walk away, with MacPherson and Bartley MRT stations nearby. Convenient transport facilities allow ease of employment, while productivity is enhanced by reducing employees' travelling time, preventing tardiness and ensuring timeliness in meetings and deliveries. Within proximity to Changi International Airport, attending to your business travels has never been easier.



## ACCESSIBILITY TO MAJOR EXPRESSWAYS



**Novelty**  
BIZCENTRE







Complete convenience is assured with a hybrid business-lifestyle complex that provides the perfect venue for entertaining guests, impressing clients, conducting company functions or simply to relax after a day's work without travelling far. An online booking system lets you arrange for facility usage with utmost ease.







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5 DAYS WORK  
7 DAYS INDULGENCE





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Artist's Impression



## SKY TERRACE



## RECREATION AMENITIES



More than just a business space, Novelty Bizcentre houses a wide range of amenities in the Sky Terrace including a BBQ area, swimming pool, gym, outdoor Jacuzzi, lounge bar and outdoor dining area that optimises the work-play concept. It serves as an ideal location for hosting private family functions and unwinding with friends even on non-working days. Wireless network is available at the sky terrace.

RECHARGE FOR THE  
RACE AHEAD

WORK-LIFE  
BALANCE

Lined with water features and refreshing lush greenery, Novelty Bizcentre comprises abundance holistic amenities that enhance your well-being. Improved wellness translates to a sharper mind – your most valuable investment.

ENHANCED  
WELL-BEING

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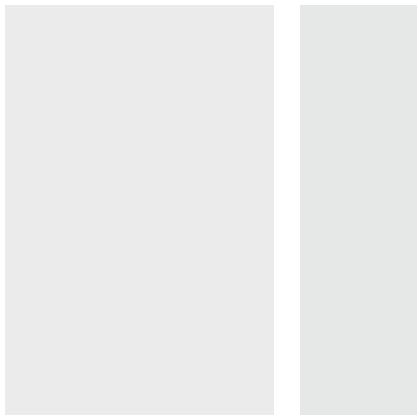
Artist's Impression



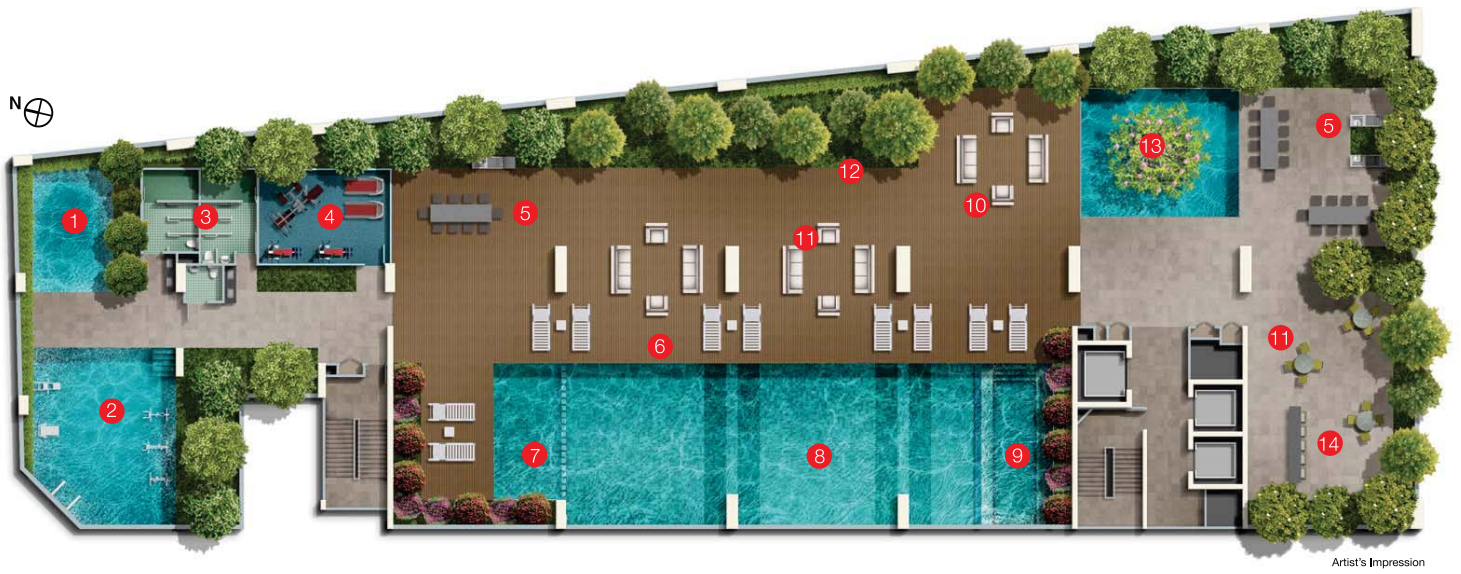




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Artist's Impression

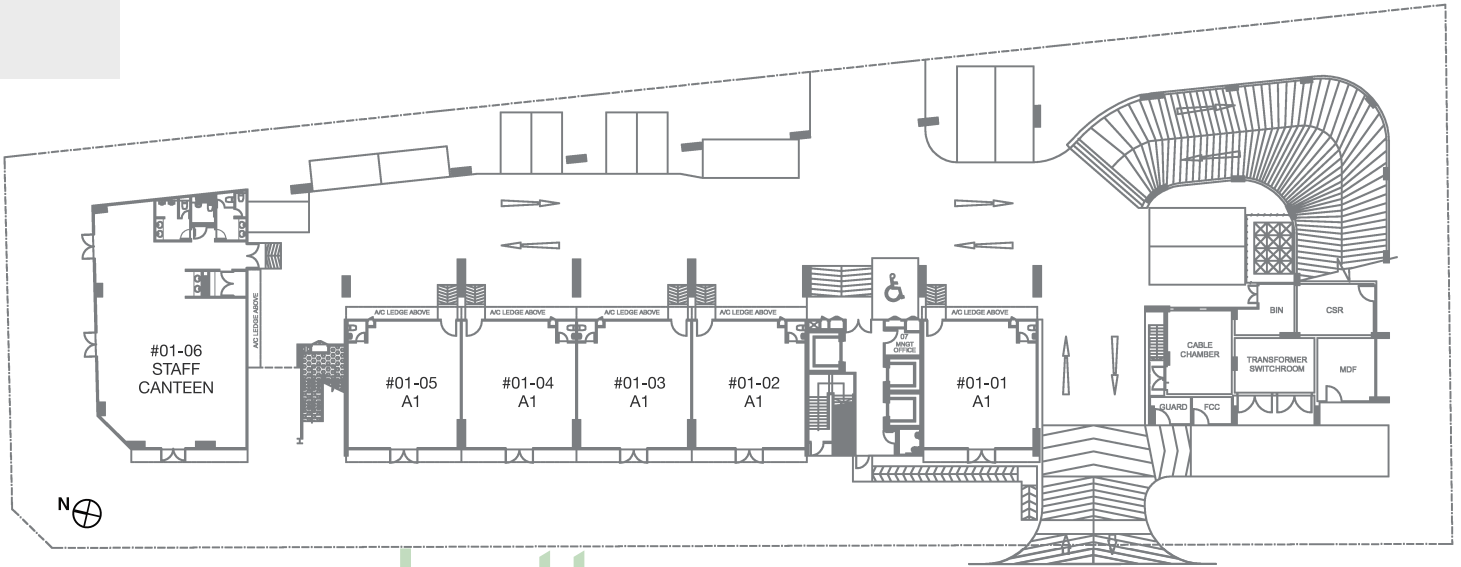
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- |                           |                                    |
|---------------------------|------------------------------------|
| 1. Heated Jacuzzi         | 8. Swimming Pool                   |
| 2. Aqua Gym Pool          | 9. Jacuzzi                         |
| 3. Steam Room             | 10. Chill-out Lounge               |
| 4. Gym                    | 11. TV Lounge                      |
| 5. BBQ Area & Dining Area | 12. Aromatic Garden                |
| 6. Sun Deck               | 13. Reflective Pool & Feature Tree |
| 7. Wading Pool            | 14. Lounge Bar                     |



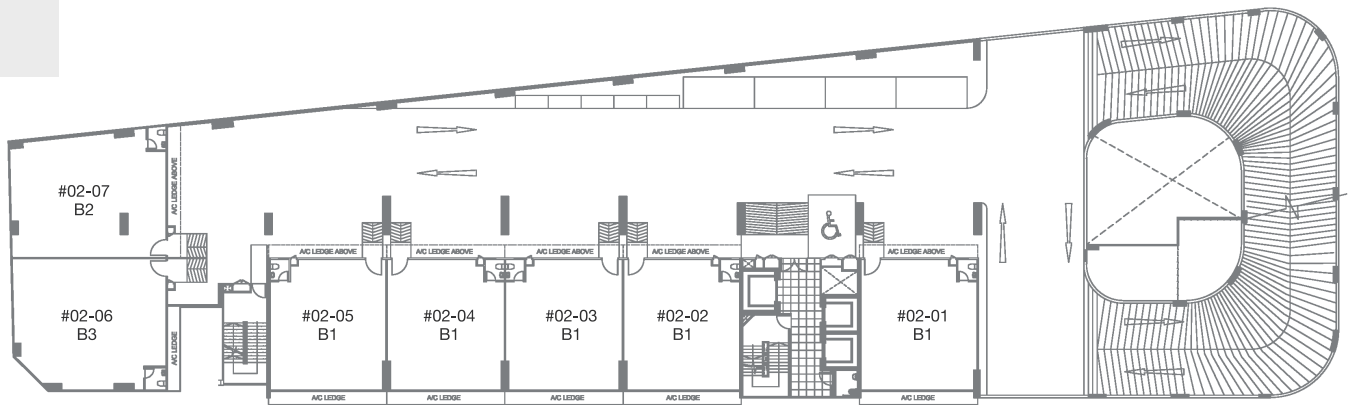
Artist's Impression

1ST  
STOREY



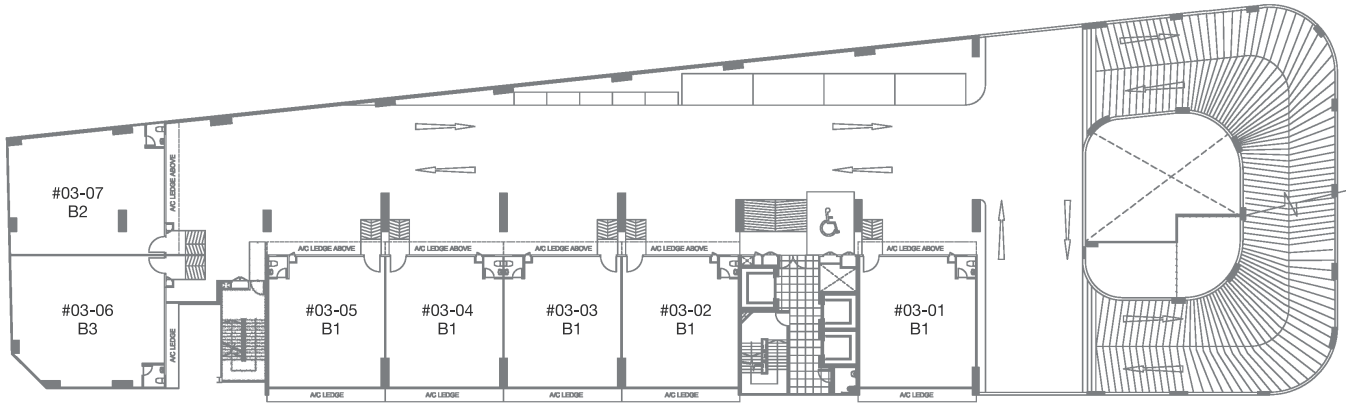
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2ND  
STOREY



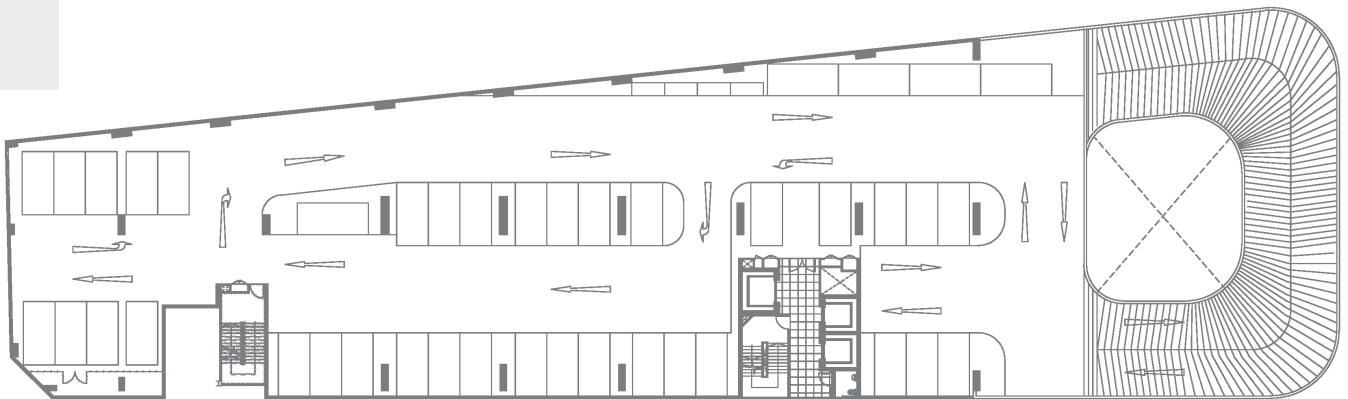


3RD  
STOREY

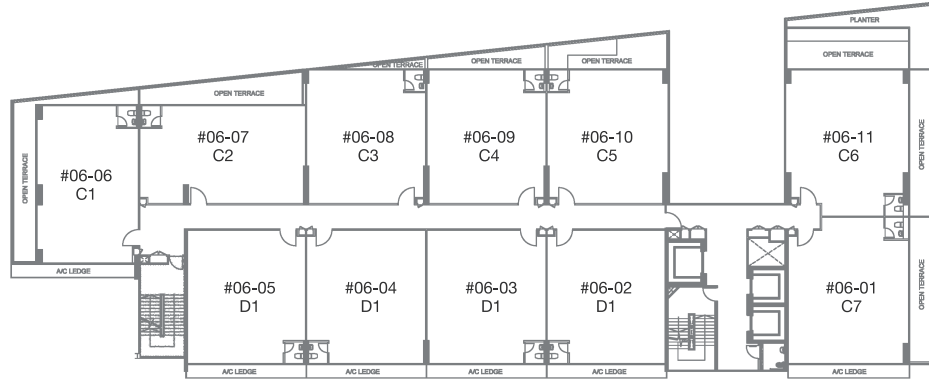


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4TH  
STOREY

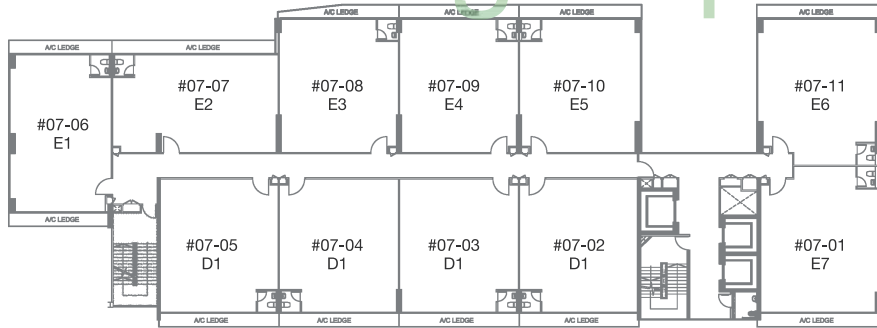


6TH  
STOREY

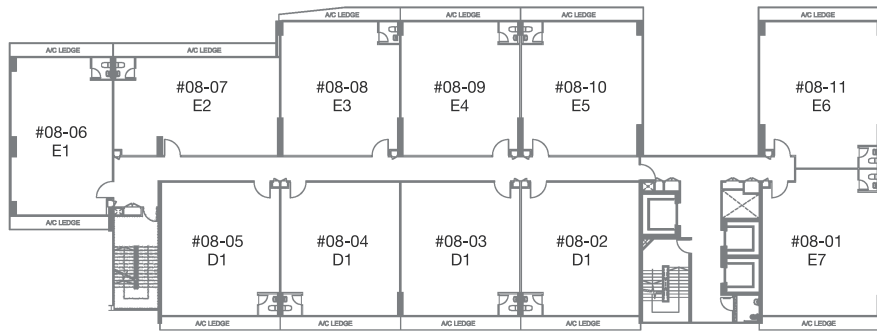


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7TH  
STOREY

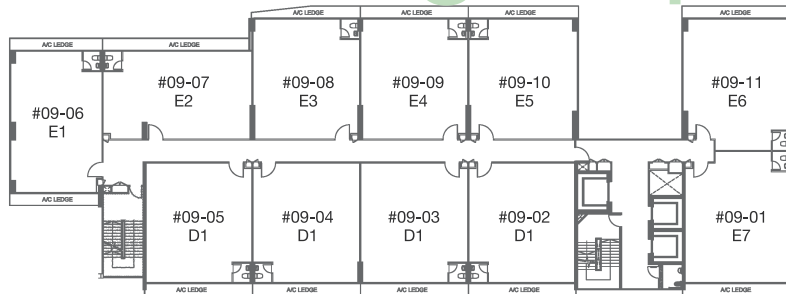


8TH  
STOREY

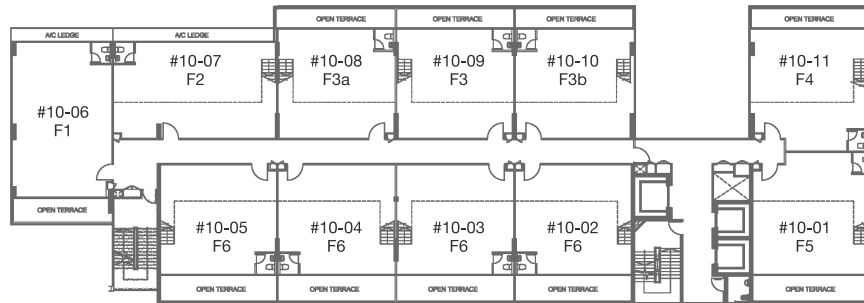


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9TH  
STOREY

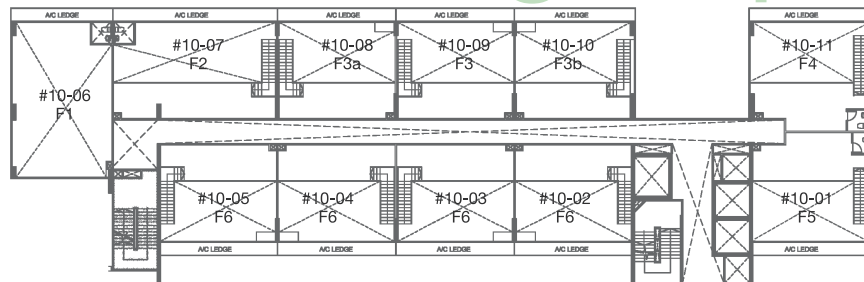


10TH  
STOREY



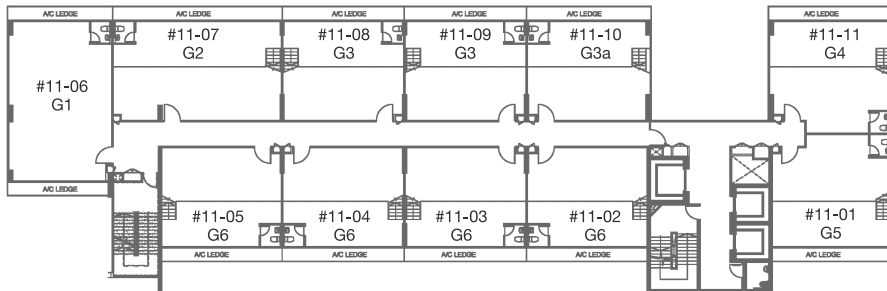
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10TH  
STOREY  
MEZZANINE



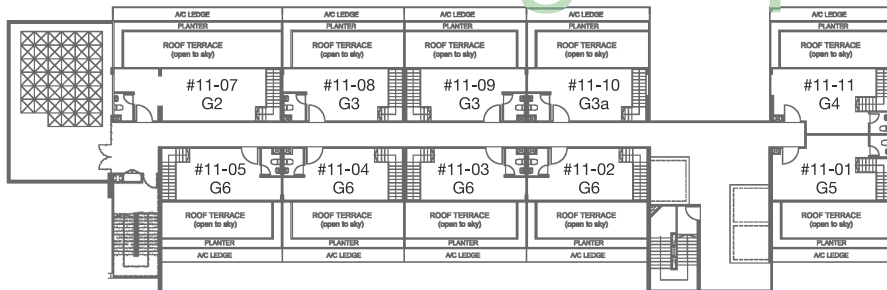


11TH  
STOREY



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11TH  
STOREY  
MEZZANINE



## SPECIFICATIONS

1. **FOUNDATION**  
Piles foundation.
2. **SUBSTRUCTURE AND SUPERSTRUCTURE**  
Reinforced concrete framework.
3. **ROOF**  
Reinforced concrete framework.
4. **FLOOR LOADING CAPACITIES**

• 1st storey [Warehouse]	= 10.0 kN/m <sup>2</sup>
• 1st storey [Canteen]	= 5.0 kN/m <sup>2</sup>
• 2nd & 3rd storey [Warehouse & Factory]	= 7.5 kN/m <sup>2</sup>
• 4th storey [Carpark]	= 2.5 kN/m <sup>2</sup>
• 5th storey [Sky Terrace]	= 5.0 kN/m <sup>2</sup>
• 6th to 11th storey [Factory and Private Open Terrace]	= 7.5 kN/m <sup>2</sup>
• 10th & 11th storey mezzanine [Factory]	= 5.0 kN/m <sup>2</sup>
• Flat Roof (maintenance access only) above 11th storey mezzanine	= 2.5 kN/m <sup>2</sup>
• All Ramps	= 5.0 kN/m <sup>2</sup>
5. **STRUCTURE FLOOR TO FLOOR HEIGHT (APPROXIMATE)**

• 1st storey	: 6.0m
• 2nd & 3rd storey	: 4.5m
• 4th storey	: 4.0m
• 5th storey	: 9.5m
• 6th to 9th storey	: 4.0m
• 10th storey [inclusive of mezzanine]	: 3.0/6.0m
• 10th storey mezzanine	: 3.0m
• 11th storey	: 3.7m
• 11th storey mezzanine	: 3.0m
6. **RECREATIONAL FACILITIES**
  - Swimming pool
  - Wading Pool
  - Gymnasium
  - Jacuzzi
  - Heated Jacuzzi
  - Aqua Gym
  - Lounge Bar
  - Chill-out Lounge
  - Sun Deck
  - BBQ and Dining area
  - Changing Room with attached Steam Room
7. **WINDOWS**  
Aluminium frames glass window.
8. **DOORS**
  - Timber doors with selected quality lock set to Factory and Warehouse units.
  - PVC doors with quality lock set to toilets.
9. **INTERNAL WALLS**
  - Cement and sand plaster and/or skim coat with paint finish to units.
  - Tiles and/or cement and sand plaster and/or skim coat and/or spray textured coating with paint finish at lift lobbies.
  - Tiles and/or cement and sand plaster with paint finish to toilets.
10. **EXTERNAL WALLS**  
Reinforced Concrete/Clay Brick with cement & sand rendering and emulsion paint finish.
11. **CEILING**  
Skim coating with emulsion paint to Canteen and Factory and Warehouse units.
12. **FLOOR FINISHES**
  - Power float and/or screed finish to Factory and Warehouse units.
  - Marble/Granite tiles finish to lift lobbies.
  - Ceramic tiles to toilet floor.
13. **LIFTS**  
2 sets of Passenger and 1 set of Service lift.
14. **ELECTRICAL**
  - Lighting in common area.
  - For all Warehouse units single phase supply with sub-distribution board will be provided.
  - For all Factories units three phase supply with sub-distribution board will be provided.
  - Exit lighting and emergency lighting are provided in accordance with authority requirement.
15. **TELECOMMUNICATION SERVICES**  
Block terminals provided with the meter compartment.
16. **MASTER ANTENNA SYSTEM (MATV)**  
A common cable tray from the tel riser shall be provided along the common corridor.
17. **FIRE PROTECTION**  
Full protection by fire alarm system, automatic fire sprinkler system, hose-reel and dry risers.
18. **SANITARY & PLUMBING INSTALLATION**  
Private toilets are provided in each unit. The toilet complete with WC and Basin.

19. **MECHANICAL VENTILATION**
  - Provision of air-conditioning to passenger lift lobby.
  - Mechanical ventilation for common corridor.
  - Mechanical ventilation for carparks complied with authority requirement.
20. **COMMUNICATION SYSTEM**  
Provision of Public Address system complied with authority requirement.
21. **LIGHTNING PROTECTION**  
Lightning Protection system provided in accordance with Singapore code of practices.

### NOTES

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 its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

Allowable structural loading of Private Open Terraces varies from 5.0 & 7.5 kN/m<sup>2</sup> at localized area selected at the sole discretion of the architect. Jacuzzi, water feature will not be provided.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points, isolators and DB boxes are subject to Architect's sole discretion and final design.

Telephone reception on mobile phones within the development is subject to the availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

### WIRELESS INTERNET

Wireless Internet connection provision at Sky Terrace.

### TILES

Selected tile size and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS483:2000.

### CABLE TELEVISION AND/OR INTERNET ACCESS

Purchaser is liable to pay annual fee, submission fee and such other fee 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.

### INTERNET ACCESS

If the Purchaser requires Internet access, the Purchaser will have to make direct arrangement with the Internet Services Provider and/or such relevant entities/authorities for Internet services to the Unit and to make all necessary payments to the Internet services provider and/or such relevant authorities.

### WIRELESS INTERNET CONNECTION

Location of wireless Internet connection provision is designated and shall rely on the subscription of service by the management corporation with the relevant service provider.

### 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

### MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATION AND APPLIANCES

The brand, colour and model of all materials, fittings, equipment, finishes, installations supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

### Note:

- a. All aluminium frames shall be powder coated finish.
- b. All glazing shall be approximately 6mm thick.
- c. All windows are either side-hung, top-hung, bottom-hung or sliding or any combination of the mentioned.
- d. All glazing up to 1m from floor level shall be of tempered or laminated glass.
- e. Doors can be either of swing or sliding type with or without fixed glass panel.
- f. All windows including toilet windows can be either frosted, tinted or clear glass.

### PLANTING PROVISION

Plantings provided on the open terraces (on 6th and 10th storey) and roof terraces (on 11th storey mezzanine) shall not be removed.

### UNCOVERED EXTERNAL PERFORATED STAIRCASE

The management corporation shall not construct any cover over any uncovered external perforated staircases of more than 1m wide.

For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

### DISCLAIMER

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