

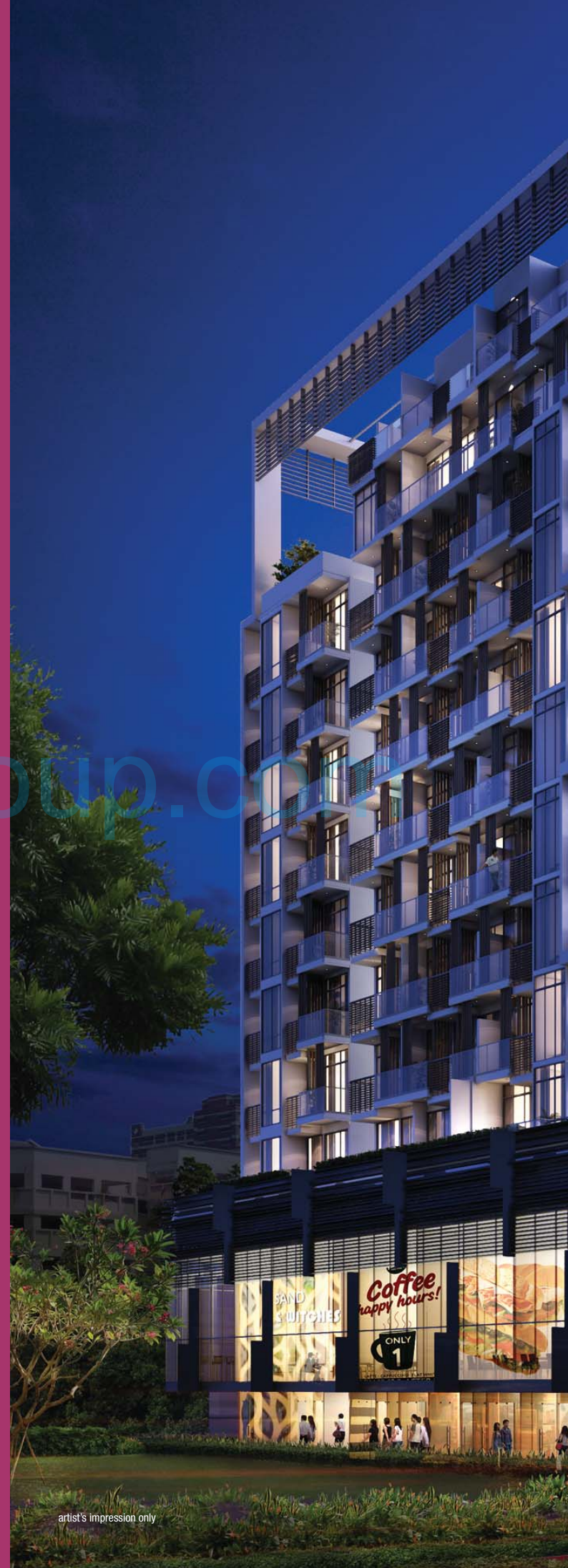
www.huttonsgroup.com

THE
MIDTOWN
COMMERCIAL



Retail takes on a whole new meaning with over 100 outlets offering the best in fashion, food and more right within The Midtown and Midtown Residences. Shop and eat at your leisure, knowing that home is literally steps away.

The Midtown consists of two levels of pure pleasure. Shop till you drop at 51 retail outlets, sample the cuisines in any of the 55 duplex restaurants and cafes that adorn the wide walkways. Fulfill your everyday needs from the supermarket at basement 1. Experience fantastic entertainment right where you live.



artist's impression only



www.khngroup.com

THE MIDTOWN

Café Beans

Galaxy Zone

Cherry Blossom

Break Tea

Japan Street

Johnny Club

LaVa.Ce

On Gas

INTERCONNECT

Hot & Cold

DIGITS

Estimote

Integrated

FOOD CONNECTIONS

TOFFEE NUT LATTE

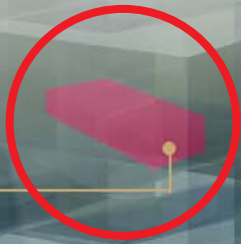
ESPRESSO LAIT

HOT FOOT

NOKI'S

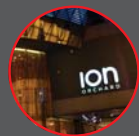
BUS INTERCHANGE

SBS Transit



APPROX.
3 MINUTES
WALK
TO MRT

www.hougang.com.sg



North-South Line
TOA PAYOH BRADDELL



MARYMOUNT



NORTH-EAST LINE.
CIRCLE LINE.
THE BEST OF BOTH WORLD.

SOMMERSET



LITTLE INDIA



BOON KENG



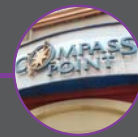
North-East Line
WOODLEIGH



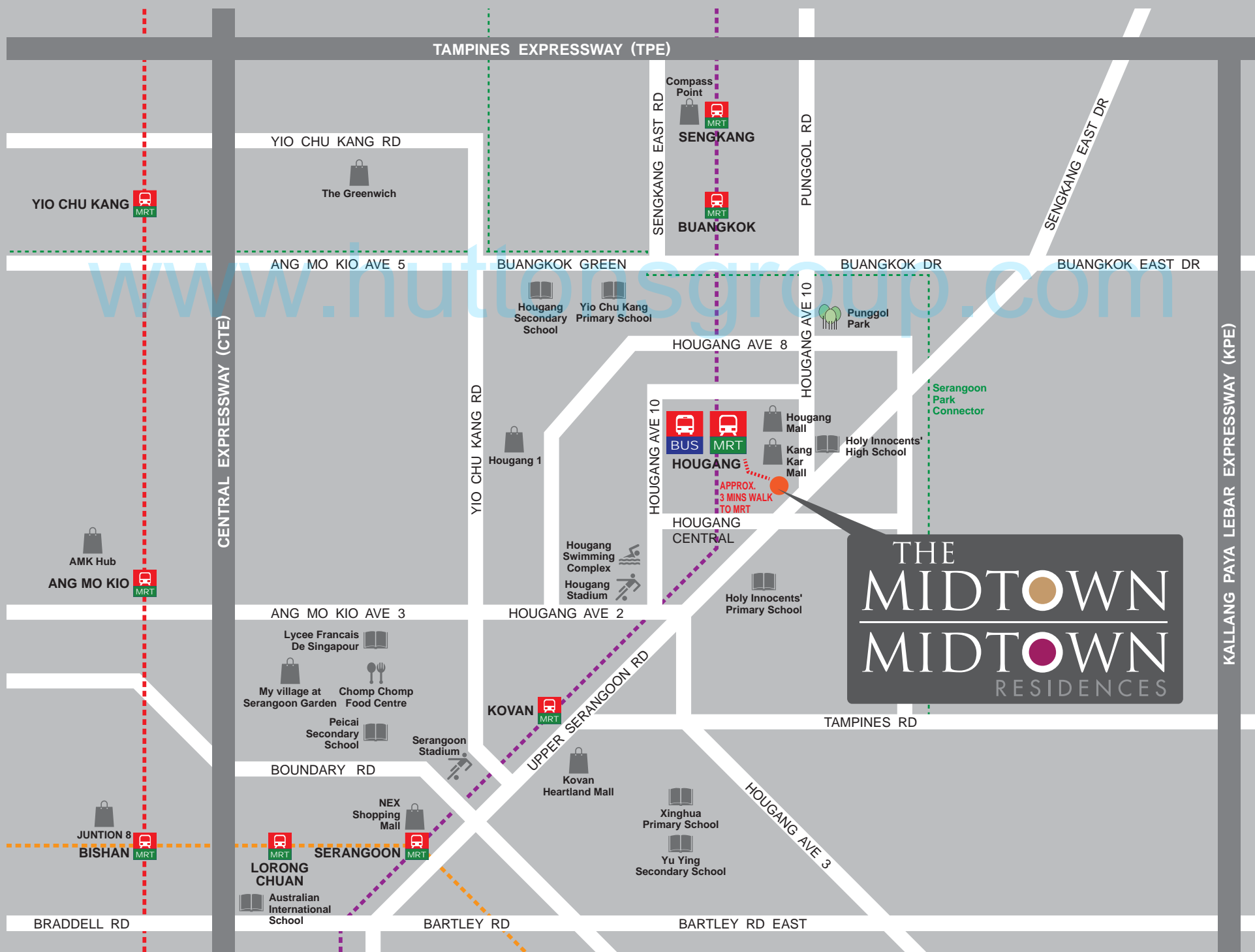
LORONG CHUAN



BUANGKOK



THE MIDTOWN
MIDTOWN
RESIDENCES



THE MIDTOWN
MIDTOWN
RESIDENCES

www.huttonsgroup.com

INDULGENCE



CONVENIENCE



www.huttonsgroup.com



ENJOYMENT

GASTRONOMY



EDUCATION





The Pulse of Life.

At Your Fingertips. www.futtonsgroup.com

Go ahead. Explore all that life has to offer, from the comfort of your exquisite abode. With a multitude of opportunities to wine, dine and unwind, you will never be left wanting at The Midtown and Midtown Residences.

Venturing further afield is a breeze with drivers able to connect to the rest of Singapore via three nearby expressways – Tampines Expressway, Central Expressway and Kallang Paya Lebar Expressway. Hougang MRT Station within walking distance from home. Connect to the MRT's vast network through Serangoon and Bishan MRT stations, which are just minutes away by rail.

At The Midtown and Midtown Residences, filling your life with rich and rewarding experiences comes naturally easy with convenient access to all of Singapore's wonderful attractions.



Fast Lunch

阿輝 Ah Hui Restaurant

Green Garden



artist's impression only



MIDTOWN

Cafe Beans

Cafe Beans

Galaxy Zone

www.huttonsgroup.com

WESS
DESSERT





artist's impression only



1st STOREY PLAN



RESTAURANTS / F&B (units area includes loft on 2nd floor)

UNIT	#01-01	#01-02	#01-03	#01-04	#01-05	#01-06	#01-07	#01-08	#01-09	#01-10	#01-11	#01-12	#01-13	#01-14	#01-15	#01-16	#01-17	#01-18	#01-19	#01-20	#01-21	#01-22	#01-23	#01-24	#01-25	#01-26	#01-27	#01-28
AREA (m ²)	72m ²	82m ²	82m ²	82m ²	82m ²	80m ²	79m ²	79m ²	67m ²	89m ²	80m ²	74m ²	74m ²	74m ²	74m ²	74m ²	74m ²	74m ²	74m ²	74m ²	90m ²	77m ²	71m ²	68m ²	71m ²	71m ²	71m ²	71m ²

UNIT	#01-29	#01-30	#01-31	#01-32	#01-33	#01-34	#01-35	#01-36	#01-37	#01-38	#01-39	#01-40	#01-41	#01-42	#01-43	#01-44	#01-45	#01-46	#01-47	#01-48	#01-49	#01-50	#01-63	#01-64	#01-65	#01-66	#01-67
AREA (m ²)	71m ²	71m ²	71m ²	71m ²	71m ²	72m ²	73m ²	73m ²	73m ²	73m ²	73m ²	73m ²	73m ²	73m ²	72m ²	71m ²	71m ²	71m ²	71m ²	71m ²	78m ²	78m ²	71m ²	71m ²	71m ²	71m ²	89m ²

SHOPS

UNIT	#01-51	#01-52	#01-53	#01-54	#01-55	#01-56	#01-57	#01-58	#01-59	#01-60	#01-61	#01-62	#01-68	#01-69	#01-70	#01-71
AREA (m ²)	39m ²	35m ²	40m ²	43m ²	39m ²	33m ²	46m ²	33m ²	33m ²	28m ²	29m ²	24m ²	38m ²	42m ²	29m ²	28m ²

Note: Unit area includes void & air-con ledges. Air-con ledges are located at carpark ramp & M&E floor above 2nd storey.

2nd STOREY PLAN



SHOPS

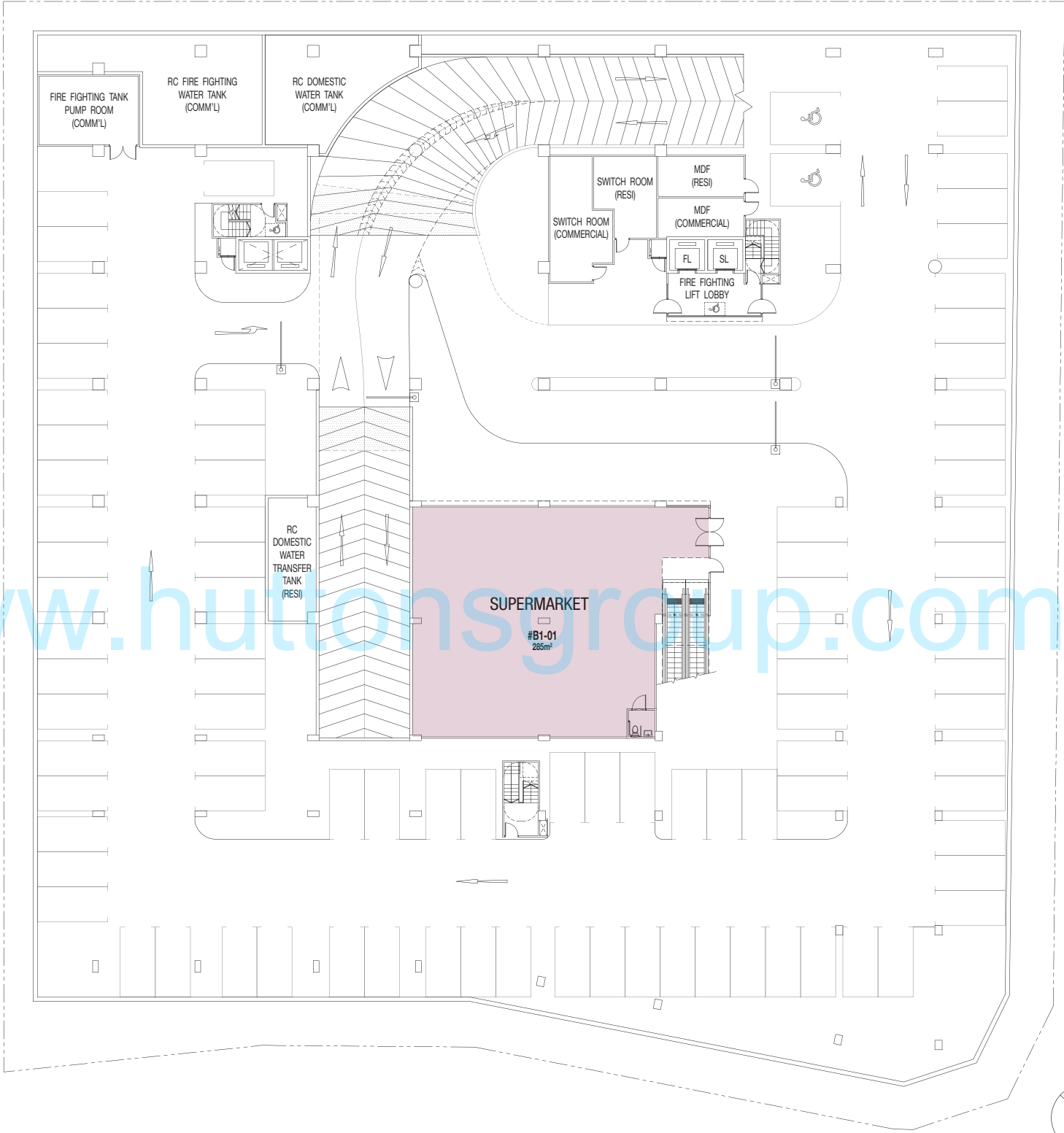
UNIT	#02-01*	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07	#02-08	#02-09	#02-10	#02-11	#02-12	#02-13	#02-14	#02-15	#02-16	#02-17	#02-18	#02-19	#02-20	#02-21	#02-22	#02-23	#02-24	#02-25	#02-26	#02-27	#02-28
AREA (m ²)	83m ²	29m ²	42m ²	38m ²	42m ²	42m ²	31m ²	31m ²	31m ²	40m ²	40m ²	31m ²	31m ²	31m ²	39m ²	39m ²	32m ²	32m ²	33m ²	83m ²	46m ²	40m ²	56m ²	27m ²	24m ²	24m ²	23m ²	37m ²
UNIT	#02-29	#02-30	#02-31	#02-32	#02-33	#02-34	#02-35																					
AREA (m ²)	29m ²	29m ²	28m ²	37m ²	37m ²	29m ²	29m ²																					

Note: Unit area includes void & air-con ledges. Air-con ledges are located at M&E floor above 2nd storey.

*#02-01 unit area includes advertisement panel (accessory lot)

Basement

PLAN



Note: Unit area includes air-con ledges located at M&E floor above 2nd storey.

1. **Foundation**
Piling system to Structural Engineer's detail and/or design.
2. **Superstructure**
Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.
3. **Walls**
 - a) External Walls : Reinforced concrete wall and/or common clay bricks
 - 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 to Structural Engineer's detail and/or design with appropriate waterproofing and insulation.
5. **Ceiling**
For Shop/ Restaurant/ Supermarket
 - a) Shop : Skim coat with emulsion paint finish
 - b) Restaurant : Skim coat with emulsion paint finish
 - c) Supermarket : Skim coat with emulsion paint finish
 - d) Toilet (For Restaurant and Supermarket Only) : Skim coat and/or ceiling board with emulsion paint finish

For Common Areas

 - a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish
 - b) Corridors : Skim coat and/or ceiling board with emulsion paint finish
 - c) Staircases, Carpark : Skim coat with emulsion paint finish
 - d) Handicap Toilet, Male Toilet, Female Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish
6. **Finishes**
Wall
For Shop/ Restaurant/ Supermarket
 - a) Shop : Plaster and/or skim coat with emulsion paint finish
 - b) Restaurant : Plaster and/or skim coat with emulsion paint finish
 - c) Supermarket : Plaster and/or skim coat with emulsion paint finish
 - d) Toilet (For Restaurant and Supermarket Only) : Ceramic tiles and/or homogenous tiles finish

For Common Areas

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

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

Floor
For Shop/ Restaurant/ Supermarket

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

For Common Areas

 - a) Lift Lobbies : Ceramic tiles and/or stones with skirting tiles finish
 - b) Corridors, Walkway : Ceramic tiles and/or homogenous tiles finish
 - c) Carpark and Ramps : Cement and sand screed finish
 - d) Staircases : Cement and sand screed finish with nosing
 - e) Handicap Toilet, Male Toilet, Female Toilet : Ceramic tiles and/or homogenous tiles finish
7. **Doors**
 - a) Toilet (For Restaurants and Supermarket Only) : Timber door
 - b) Handicap Toilet, Male Toilet, Female Toilet : Timber door
 - c) Ironmongery : Imported Locksets
 - d) Entrance of Restaurants, Shops, Supermarket : Roller Shutter and/or glass door
8. **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.

Electrical Schedule (Shop/ Restaurant/ Supermarket)

Level	Type	Electricity Supply
2nd Storey	All Shops except shop unit #02-20	32A 1 phase
	Shop unit #02-20	63A 1 phase
1st Storey	Restaurants	63A 3 phase
	Shops	32A 1 phase
1st Basement	Supermarket	300A 3 phase

Exit and Emergency lights in each 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
11. **Waterproofing**
Waterproofing shall be provided to floors of common toilets and handicap toilet.
12. **Driveway and Car Park**
 - a) Surface Driveway : Premix finish to concrete and/or clay paving blocks and/or imprinted concrete finish
 - b) Basement Car Park : Reinforced slab with floor hardener

13. **Additional Items**
 - a) Railing : Mild steel for common stair railing
 - b) Plumbing and Sanitary : Floor trap and water tap-off point are provided to all shops except the shop units #02-31, #02-32 and #02-33. Floor trap and water tap-off point are provided to all Restaurants and are connected to grease interceptor.
 - c) Air-Conditioning and Mechanical Ventilation : Air-conditioning is provided for Supermarket, 2nd Storey Shop Units, 1st Storey Shop units and Restaurants.

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.
 - d) Fire Protection System : Sprinkler and Fire Alarm System are provided in compliance with authority requirements.

Wet/Dry Risers and Hose-reel System are provided in compliance with authority requirements.
 - e) Telecommunication Services : Cable trays from MDF room to telephone risers are provided.
 - f) Exhaust Duct : Individual Kitchen Supply and Exhaust Duct will be provided up to the Restaurants. Each Restaurant may discharge up to 5000CMH into the ductwork. Regular maintenance, cleaning and servicing of the ductwork will be responsibility of the Purchaser.

Kitchen hoods, kitchen supply and exhaust fans within the Restaurants shall be installed by the Purchaser. The kitchen exhaust system installed by the Purchaser must be designed to remove oil, smoke & odour so as not to be a nuisance / inconvenience to the neighbours as required by the NEA, by installing UV-C light and carbon filter to the kitchen exhaust hood. It is the Purchaser's responsibility to comply with the NEA requirements for air discharge.

Kitchen exhaust equipment & components, including but not limited to ductwork, hoods, filters, fans, controls, etc. must be maintained, serviced and cleaned on a regular basis to ensure proper and efficient operation.
 - g) Lift : 1 Fire lift serving 2nd Basement to 11th Storey
1 Service lift serving 1st Basement to 2nd Storey
1 pair of escalators from 1st Basement to 1st storey and 1st storey to 2nd storey
 - h) Town Gas : Town gas supply provided for Restaurants only

Note:

- A. **Tiles**
Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards S5483:2000.
- B. **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.
- C. **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.
- D. **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.
- E. **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.
- F. **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.
- G. **Layout/Location of Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- H. **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.
- I. **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.
- J. **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.
- K. **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.
- L. **Planters**
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- M. **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.

www.huttonsgroup.com

NAME OF PROJECT	The Midtown
ADDRESS OF PROJECT	1187 Upper Serangoon Road, Singapore 534785
DEVELOPER	Oxley-Lian Beng Pte. Ltd. (ROC: 201131884Z)
TENURE OF LAND	Leasehold Estate (99 years w.e.f. 24 January 2013)
LEGAL DESCRIPTION	LOT 06856W MK 22
BUILDING PLAN NO.	A0642-00002-2012-BP01 dated 20 March 2013 A0642-00002-2012-BP02 dated 26 March 2013
DEVELOPER'S LICENCE NO.	C1035
ESTIMATED DATE OF VACANT POSSESSION	31st December 2018
ESITMATED DATE OF LEGAL COMPLETION	31st December 2021

Disclaimer

While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are not to scale and are subject to change/ amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.

Jointly Developed by



聯明集團有限公司
LIAN BENG GROUP LTD