

novelty
TECHPOINT

THE NEW BUSINESS-1 CLASS

A freehold workplace
that stands a class above



YOUR TICKET TO REALISING A HIGHER AMBITION

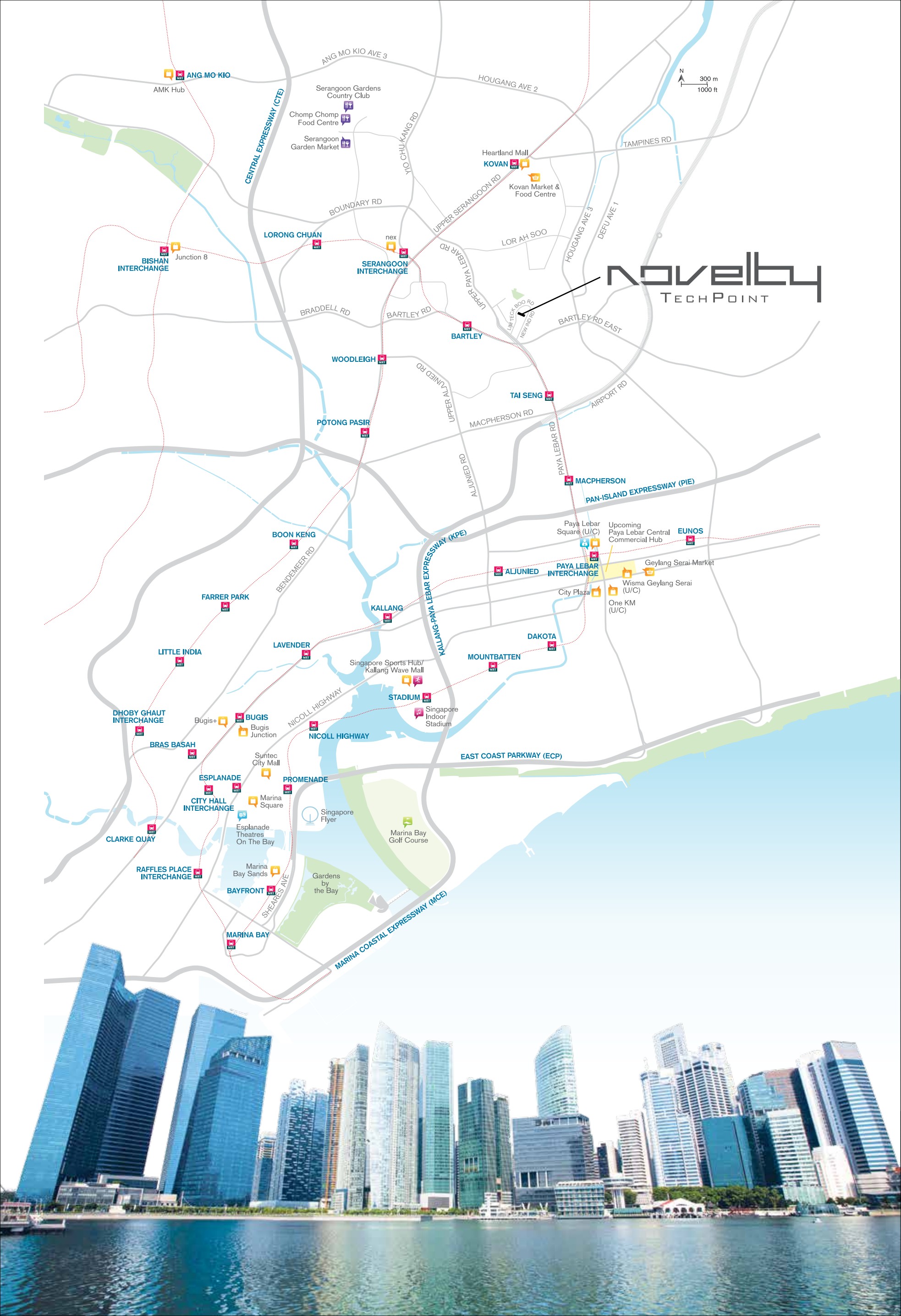
In the new generation luxury workplace that balances corporate needs with lifestyle aspirations, let your business take flight towards a future of sky-high returns.





WELCOME ONBOARD A LIFETIME OF SUCCESS

Soaring 10-storey along Lim Teck Boo Road and New Industrial Road, Novelty TechPoint's contemporary facade features prime dual frontage and access designed to expand your business' prominence and visibility amidst a dynamic commercial network. Strategically placed at the well-connected trade and commerce location, the modern industrial development assures utmost convenience at all times.



HAVE A COMFORTABLE JOURNEY TO THE TOP

The local time now is nine in the morning.
Your estimated arrival time is...

21 mins drive to Changi International Airport



5 mins drive to Kallang-Paya Lebar Expressway



2 mins drive to Bartley & Tai Seng MRT Stations



4 mins drive to nex & Serangoon MRT Interchange



15 mins drive to Central Business District



5 mins drive to upcoming Paya Lebar Commercial Hub



The weather looks good and with the tailwind on our side, we are expecting to arrive at our destination ahead of schedule.



7 mins drive to Heartland Mall



7 mins drive to Chomp Chomp Food Centre



4 mins drive to Pan-Island Expressway



7 mins drive to Serangoon Gardens eateries

SECURE YOUR SEAT FOR TAKE OFF TO A SOPHISTICATED BUSINESS-1 ARENA

Every aspect of the development is purpose-built for Business-1 usage, which includes businesses that provide infocomm infrastructure, software applications and/or core media activities. Examples of allowable uses as defined by the Urban Redevelopment Authority are:



TELECOMMUNICATIONS INFRASTRUCTURE

- Telecommunications/Wireless Communication: Provide voice/data communication services such as data/information transmission, electronic message sending, voice calls and broadcasting services.
- Data Farm (Data Network + Data Storage): Activities related to database storage, updating and access, including data entry services, data processing, assembly and formatting.
- Digital Call Centre: Virtual helpdesk, including information gathering and troubleshooting.
- Internet Service Provider: Provide access to internet and other related services, e.g. hosting, website building, etc.



SOFTWARE DEVELOPERS

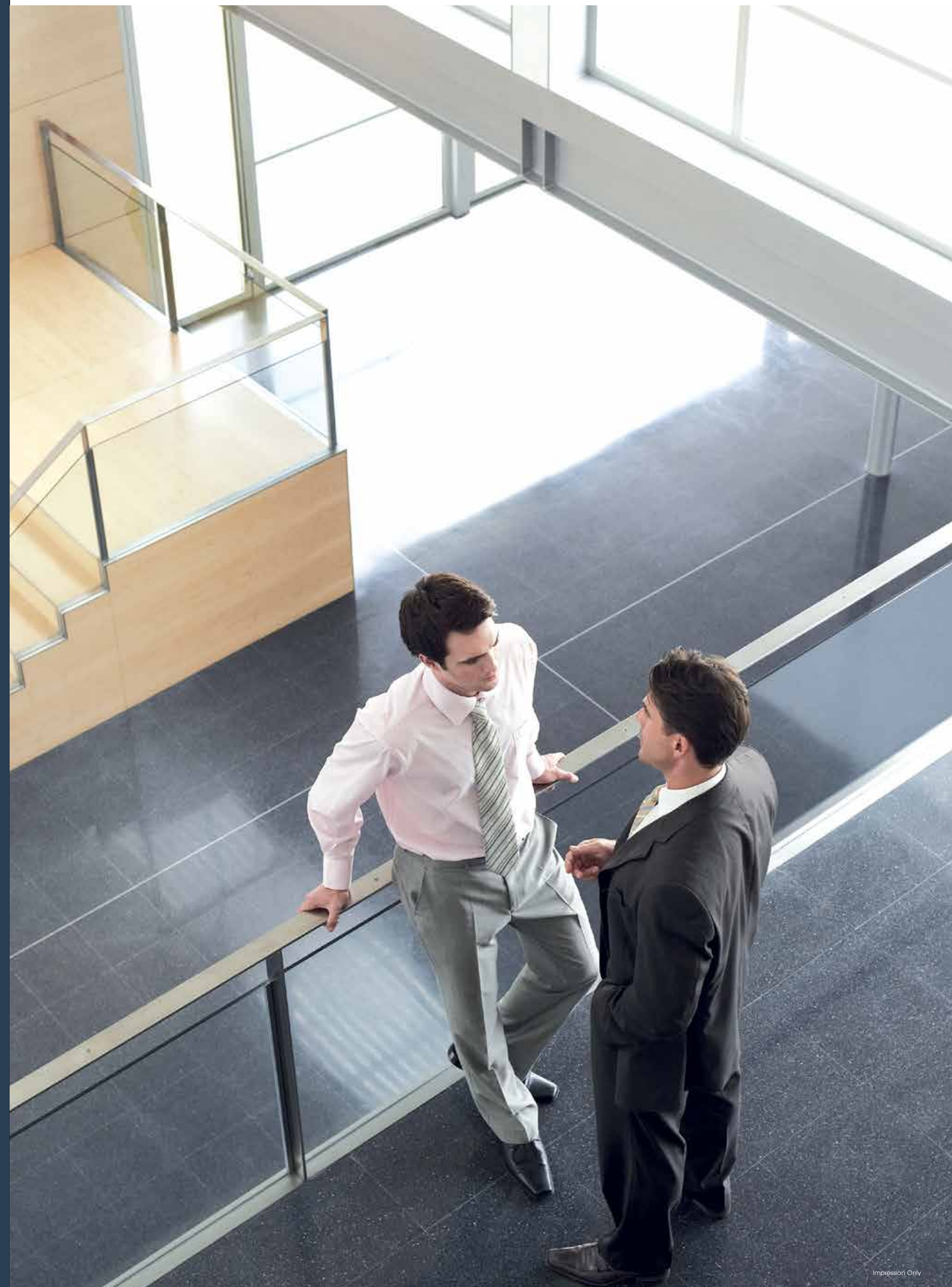
- Provision of Infrastructure and Management: Software design, network integration & customisation and maintenance.
- E-logistics: Network integrator, providing platform to fulfill digital deliveries or transactions.

SERVICE PROVIDERS

- Application Service Provider: Provide software application outsourcing services. Sometimes can include web hosting services.
- Media Library (Electronic Publishing): Data storage and updating, software development & configuration, network operations for database accessing.

CORE MEDIA ACTIVITIES

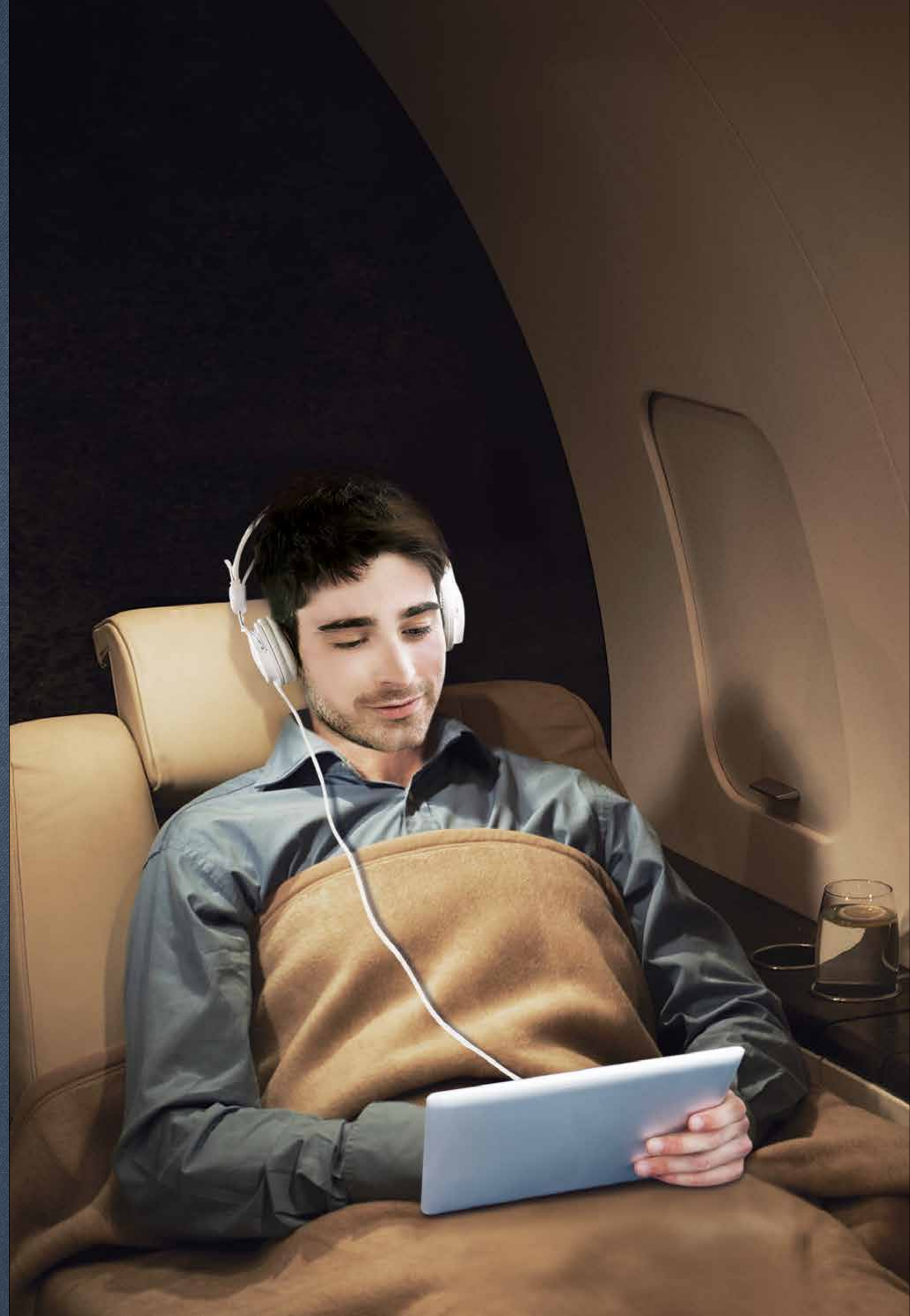
- Technical Training: Training and development e.g. digital media, cinematography, lighting and sound.
- Creative Post-Production Services: Digital video effects, rendering and animation, graphics and sound editing.





SIT BACK, RELAX AND ENJOY THE RISE TO CORPORATE PROMINENCE

Whatever your choice of refreshment, it is all right here
where work and play have been seamlessly integrated to
bring you the highest mileage in work-life balance.



A WIDE SELECTION OF ONBOARD ENTERTAINMENT WILL BEGIN SHORTLY

Take a break from a hard day's work and step up to the tranquil Sky Terrace where an array of lifestyle facilities offers a relaxing ambience to unwind from the hectic frenzy.



Start your day afresh with an invigorating splash in the 30m Swimming Pool, and end a sedentary day with a stretch at the Gymnasium. Recharge for the race ahead with a refreshing lunchtime soak in the Jacuzzi, or replenish your energy at the Staff Canteen.





SUPERB VIEWS

WILL BE AVAILABLE
DURING ASCEND IF WEATHER PERMITS

The stunning Sky Terrace offers an all-in-one venue to foster team-building, increase networking opportunities, hold corporate events and entertain clients without any hassle.

Artist's Impression
All perspectives and images in the brochure are only artist's impressions.
Please refer to specifications for unit provisions.



AMENITIES

- | | | |
|------------------------|-------------------------------|-------------------------------|
| A Jacuzzi | D Gymnasium | G Unisex Steam Room |
| B Swimming Pool | E Male Changing Room | H BBQ Area |
| C Pool Deck | F Female Changing Room | I Open Sided Pavilions |



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OPTIONAL DUAL-FUNCTION LAYOUT

- Some units allow layout options that segregate a unit into different work zones
- Individual entrances to each zone
- Offers the most conducive environment for each business component without disrupting office, production or storage needs

HIGH CEILING

- Floor-to-floor height of approximately 6.15m to 7.35m
- Optimum for effortless expansion of your business

CONVENIENT PARKING

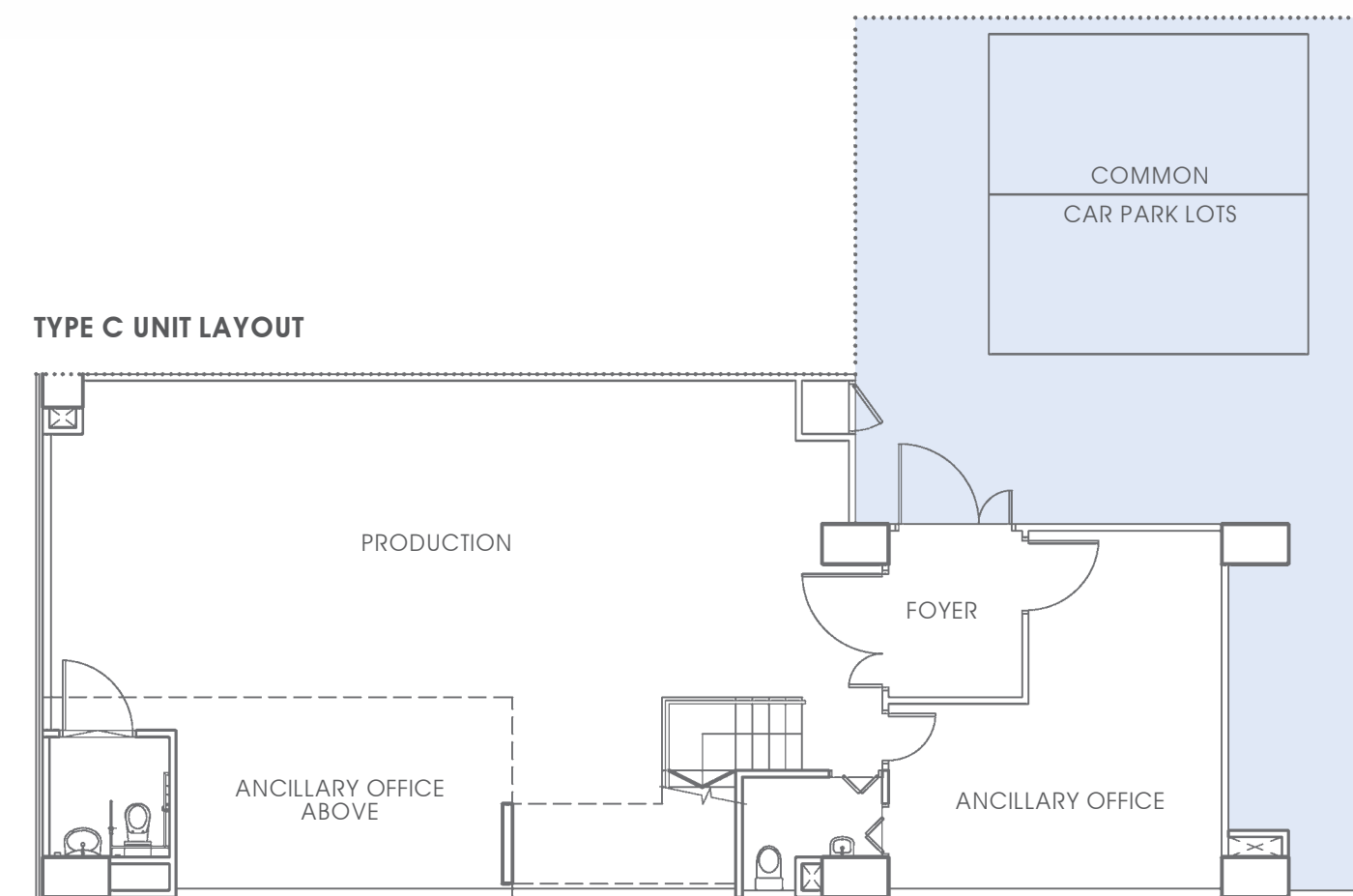
- Ample parking lots are available at the 4th storey carpark

ATTACHED WASHROOMS

- Each unit incorporates 2 or 3 attached washrooms for added convenience
- One of the washrooms comes with a hand shower
- Imported sanitary wares from Duravit and Gessi



TYPE C UNIT LAYOUT



EXPECT NO TURBULENCE AHEAD WITH OUR HIGHLY ADVANCED SYSTEM



Impression Only



Impression Only

AUTOMATION SYSTEM

- All units come equipped with base work provision (Digital Box) to facilitate installation of the highly-regarded JUNG European Installation Bus (EIB) intelligent automation systems
- Control and monitor your unit's air-conditions, lights and motorised blinds at the touch of one button
- Access the system through wireless Internet integration on smartphone and tablet applications even when out of the building
- Select and purchase your preferred EIB brand, switch design, wiring configuration and circuit installation to customise the number of air-conditions, lights and blinds you can control

10TH STOREY UNITS WITH POOL VIEW AND SECURITY ALARM SYSTEM

- The 10th storey units open out directly to a view of the Sky Terrace's lush landscape, shimmering pool and panoramic skyline for an uplifting work environment
- Additional security alarm system to safeguard your privacy

PREPARE FOR LANDING INTO A WHOLE NEW WORK EXPERIENCE



10 th STOREY	3m Approximate floor to floor height
9 th STOREY	3.15m Approximate floor to floor height
8 th STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
7 th STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
6 th STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
5 th STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
4 th STOREY	3.15m Approximate floor to floor height [Car Park]
3 rd STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
2 nd STOREY	6.3m Approximate floor to floor height [Inclusive of Mezzanine]
1 st STOREY	6.3m - 7.35m Approximate floor to floor height (varies) [Inclusive of Mezzanine]

Heights are approximate and subject to change
Artist's Impression
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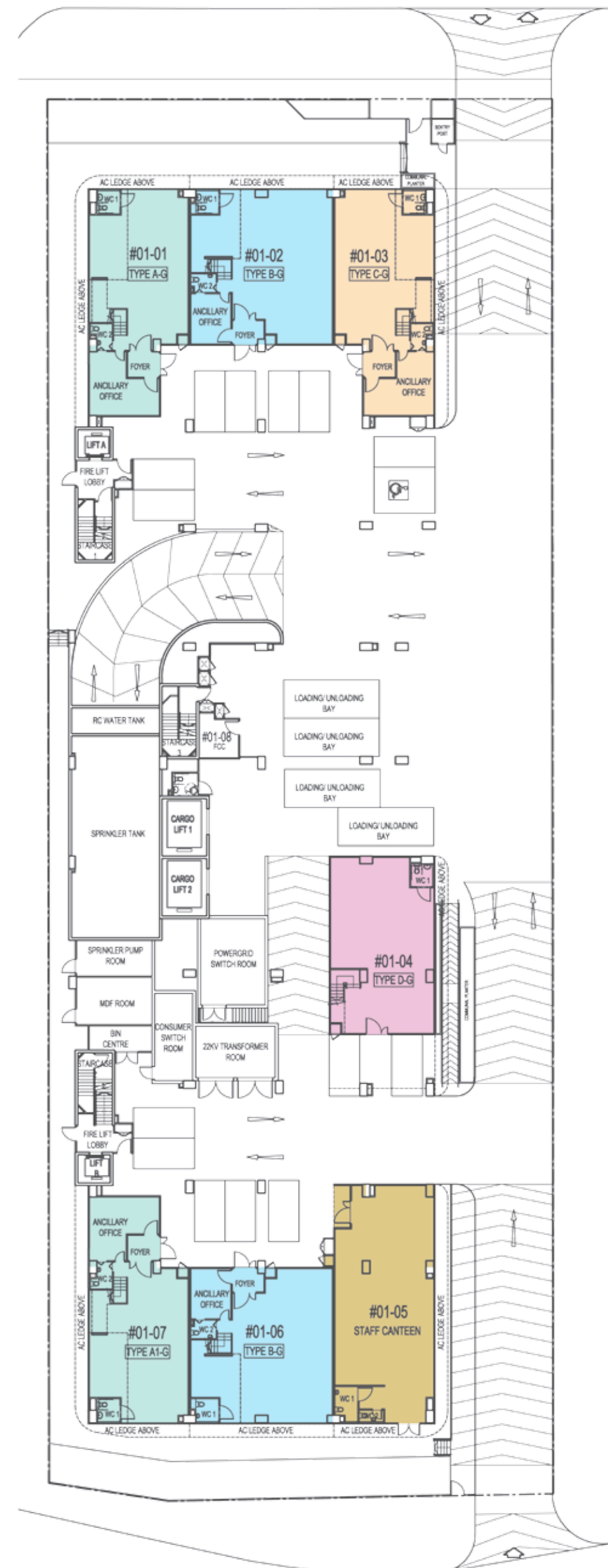
DIAGRAMMATIC CHART

Roof	Accessory Lot A/C Ledge	Accessory Lot A/C Ledge	Accessory Lot A/C Ledge	Accessory Lot A/C Ledge		Accessory Lot A/C Ledge	Accessory Lot A/C Ledge	Accessory Lot A/C Ledge	Accessory Lot A/C Ledge
10th storey 9th storey	#09-01 E2 2,594 sqft 241 sqm (Incl. of 614sqft /57sqm void)	#09-02 F2 2,756 sqft 256 sqm (Incl. of 980sqft /91sqm void)	#09-03 G2 2,766 sqft 257 sqm (Incl. of 990sqft /92sqm void)	#09-04 H2 2,928 sqft 272 sqm (Incl. of 990sqft /92sqm void)	#09-05 D1 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#09-06 H2 2,928 sqft 272 sqm (Incl. of 990sqft /92sqm void)	#09-07 G2 2,766 sqft 257 sqm (Incl. of 990sqft /92sqm void)	#09-08 F2 2,756 sqft 256 sqm (Incl. of 980sqft /91sqm void)	#09-09 E2a 2,583 sqft 240 sqm (Incl. of 614sqft /57sqm void)
8th storey Mezzanine 8th storey	#08-01 E1 2,992 sqft 278 sqm (Incl. of 1,012sqft /94sqm void)	#08-02 F1 2,734 sqft 254 sqm (Incl. of 990sqft /92sqm void)	#08-03 G1 2,788 sqft 259 sqm (Incl. of 990sqft /92sqm void)	#08-04 H1 2,939 sqft 273 sqm (Incl. of 990sqft /92sqm void)	#08-05 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#08-06 H1 2,939 sqft 273 sqm (Incl. of 990sqft /92sqm void)	#08-07 G1 2,788 sqft 259 sqm (Incl. of 990qft /92sqm void)	#08-08 F1 2,734 sqft 254 sqm (Incl. of 990sqft /92sqm void)	#08-09 E1a 2,982 sqft 277 sqm (Incl. of 1,012sqft /94sqm void)
7th storey Mezzanine 7th storey	#07-01 E1 2,992 sqft 278 sqm (Incl. of 1,012sqft /94sqm void)	#07-02 F1 2,734 sqft 254 sqm (Incl. of 990sqft /92sqm void)	#07-03 G1 2,788 sqft 259 sqm (Incl. of 990sqft /92sqm void)	#07-04 H1 2,939 sqft 273 sqm (Incl. of 990sqft /92sqm void)	#07-05 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#07-06 H1 2,939 sqft 273 sqm (Incl. of 990sqft /92sqm void)	#07-07 G1 2,788 sqft 259 sqm (Incl. of 990qft /92sqm void)	#07-08 F1 2,734 sqft 254 sqm (Incl. of 990sqft /92sqm void)	#07-09 E1a 2,982 sqft 277 sqm (Incl. of 1,012sqft /94sqm void)
6th storey Mezzanine 6th storey	#06-01 A 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#06-02 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#06-03 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#06-04 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#06-05 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#06-06 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#06-07 A1 3,003 sqft 279 sqm (Incl. of 1,066sqft /99sqm void)		
5th storey Mezzanine 5th storey	#05-01 A 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#05-02 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#05-03 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#05-04 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#05-05 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#05-06 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#05-07 A1 3,003 sqft 279 sqm (Incl. of 1,066sqft /99sqm void)		
4th storey	CAR PARK								
3rd storey Mezzanine 3rd storey	#03-01 A 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#03-02 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#03-03 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#03-04 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#03-05 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#03-06 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#03-07 A1 3,003 sqft 279 sqm (Incl. of 1,066sqft /99sqm void)		
2nd storey Mezzanine 2nd storey	#02-01 A 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#02-02 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#02-03 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#02-04 D 3,563 sqft 331 sqm (Incl. of 1,227sqft /114sqm void)	#02-05 C 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#02-06 B 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#02-07 A1 3,003 sqft 279 sqm (Incl. of 1,066sqft /99sqm void)		
1st storey Mezzanine 1st storey	#01-01 A-G 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#01-02 B-G 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#01-03 C-G 3,014 sqft 280 sqm (Incl. of 1,066sqft /99sqm void)	#01-04 D-G 3,014 sqft 280 sqm (Incl. of 1,141sqft /106sqm void)	#01-05 Staff Canteen 3,434 sqft 319 sqm (Incl. of 1,561sqft /145sqm void)	#01-06 B-G 3,089 sqft 287 sqm (Incl. of 1,206sqft /112sqm void)	#01-07 A1-G 3,003 sqft 279 sqm (Incl. of 1,066sqft /99sqm void)		

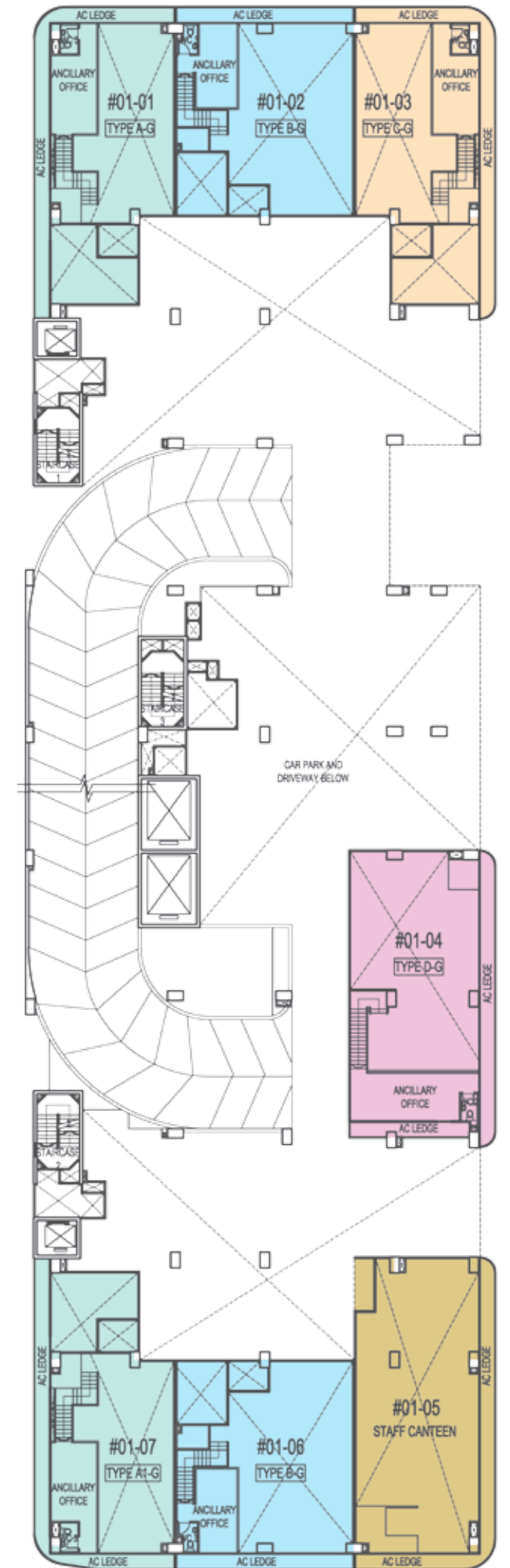
Production & Ancillary Office

Staff Canteen

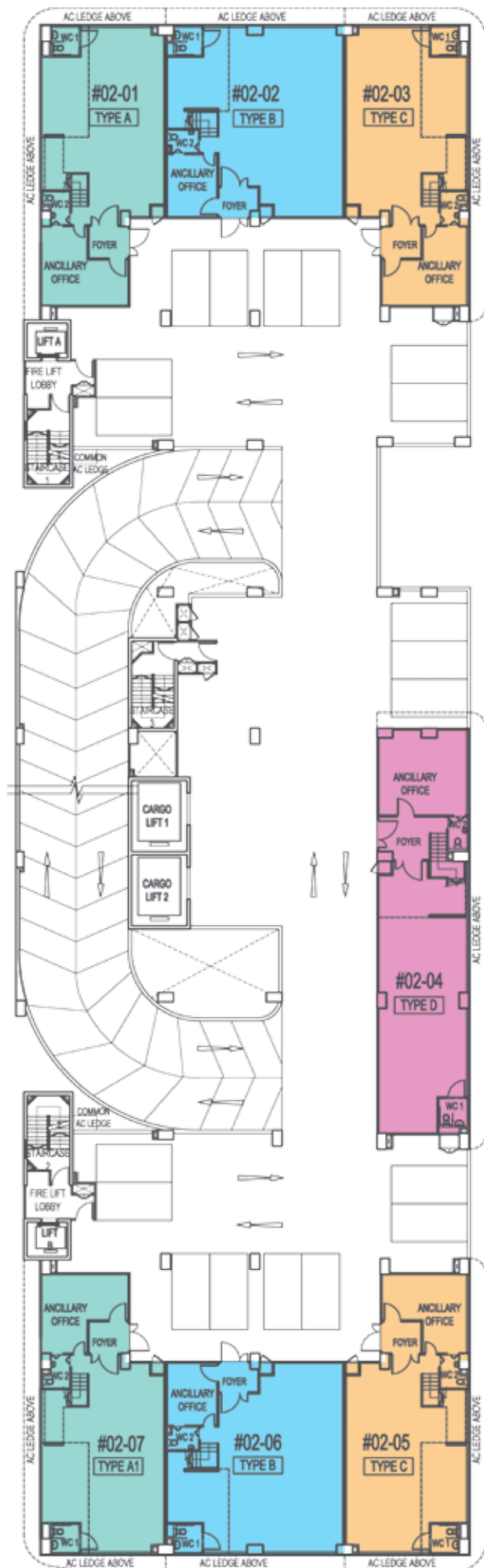
1ST STOREY PLAN



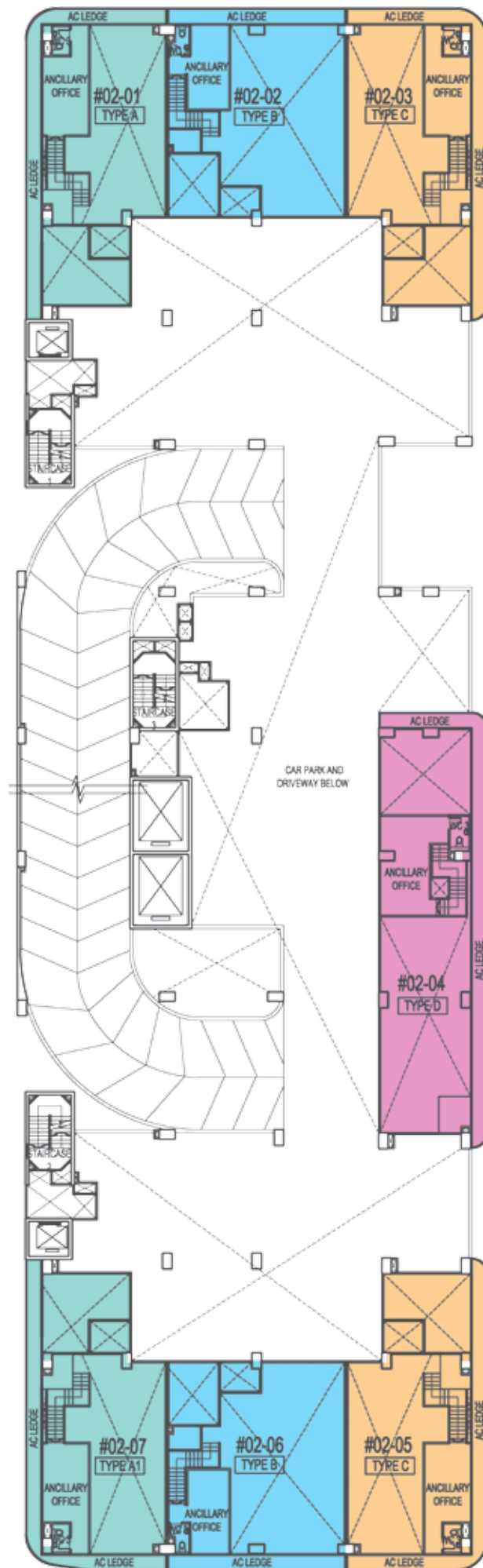
1ST STOREY MEZZANINE PLAN



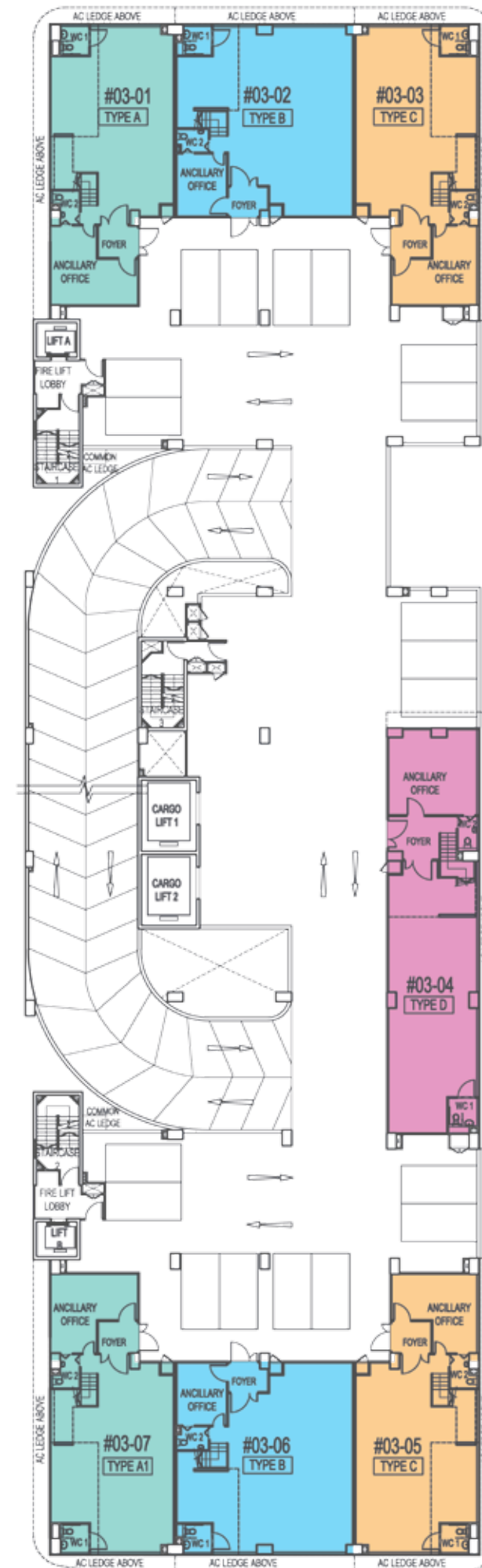
2ND STOREY
PLAN



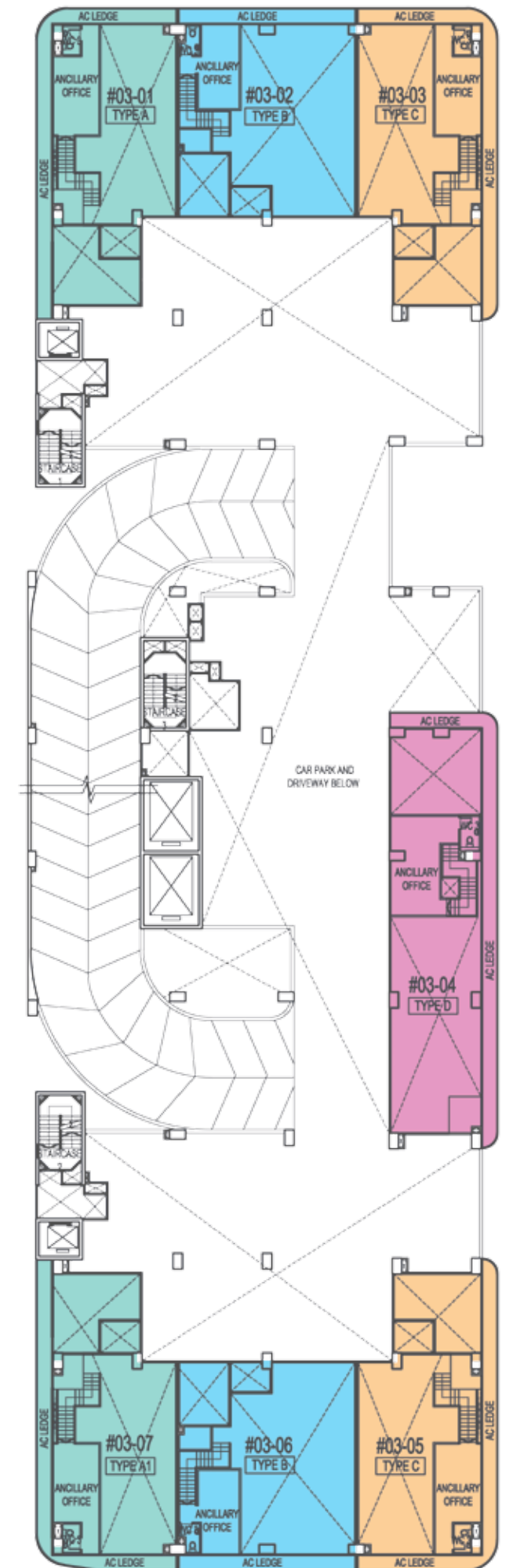
2ND STOREY MEZZANINE
PLAN



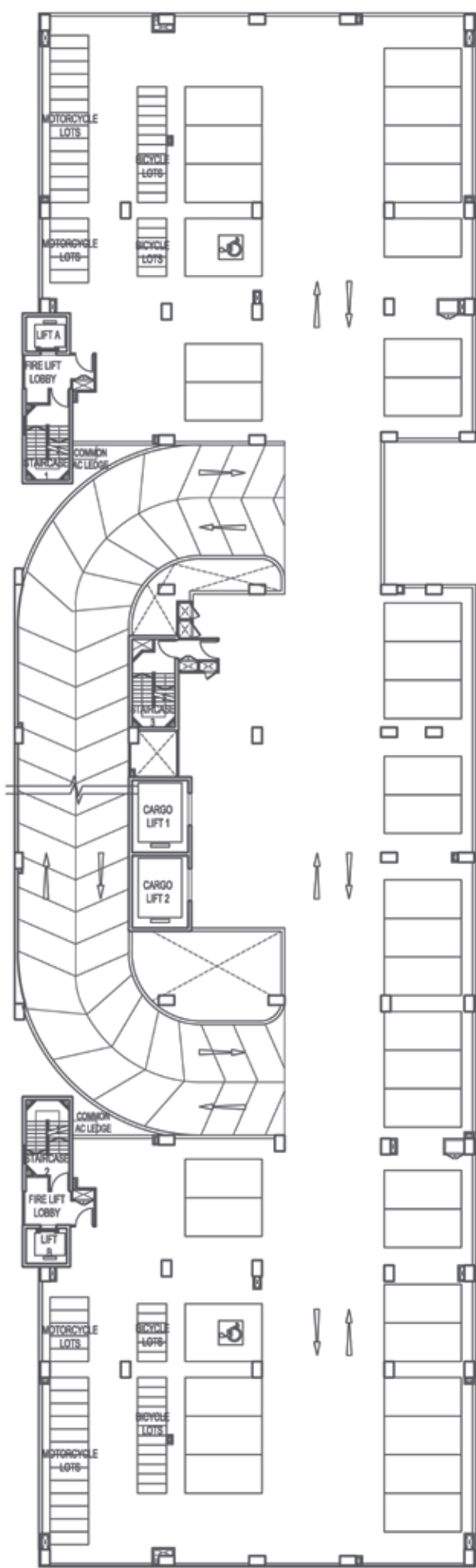
3RD STOREY
PLAN



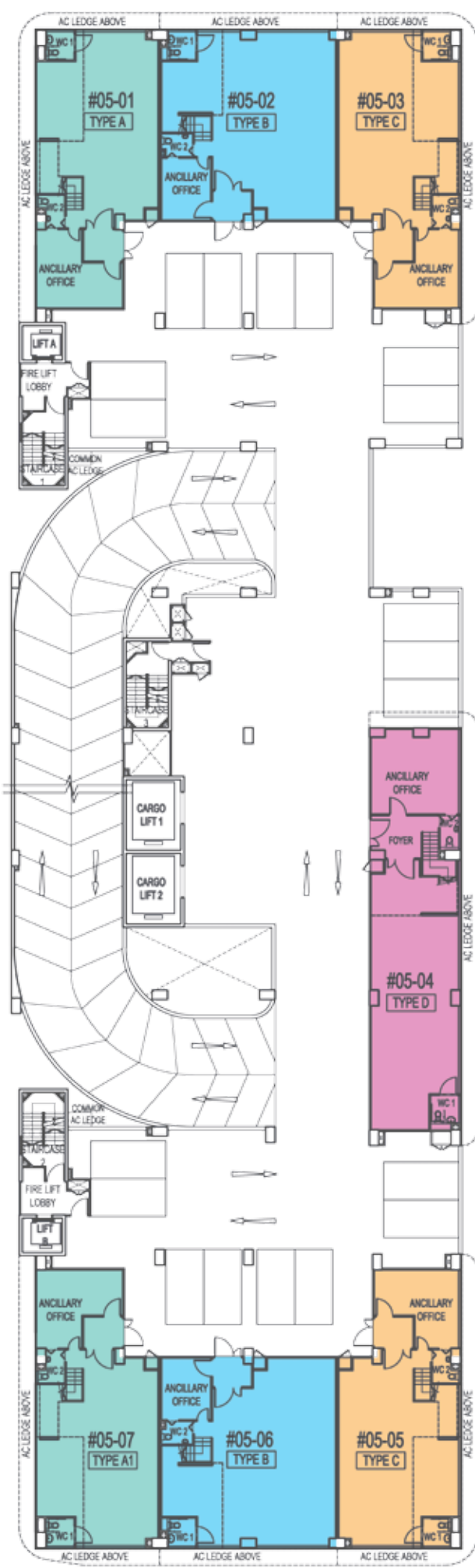
3RD STOREY MEZZANINE
PLAN



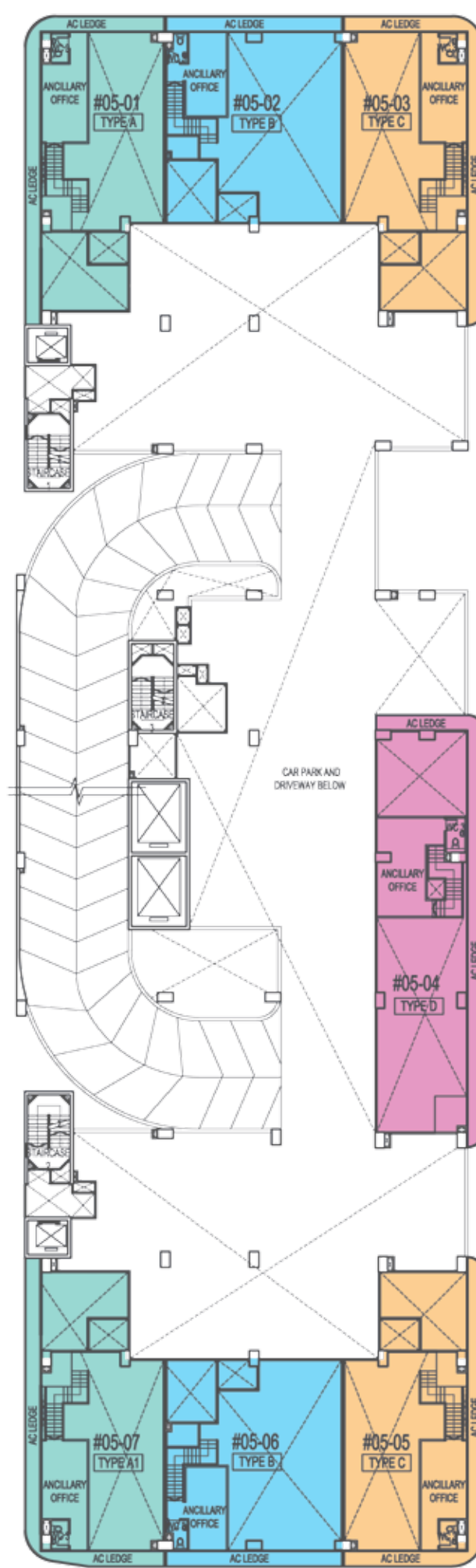
4TH STOREY
PLAN
(CAR PARK)



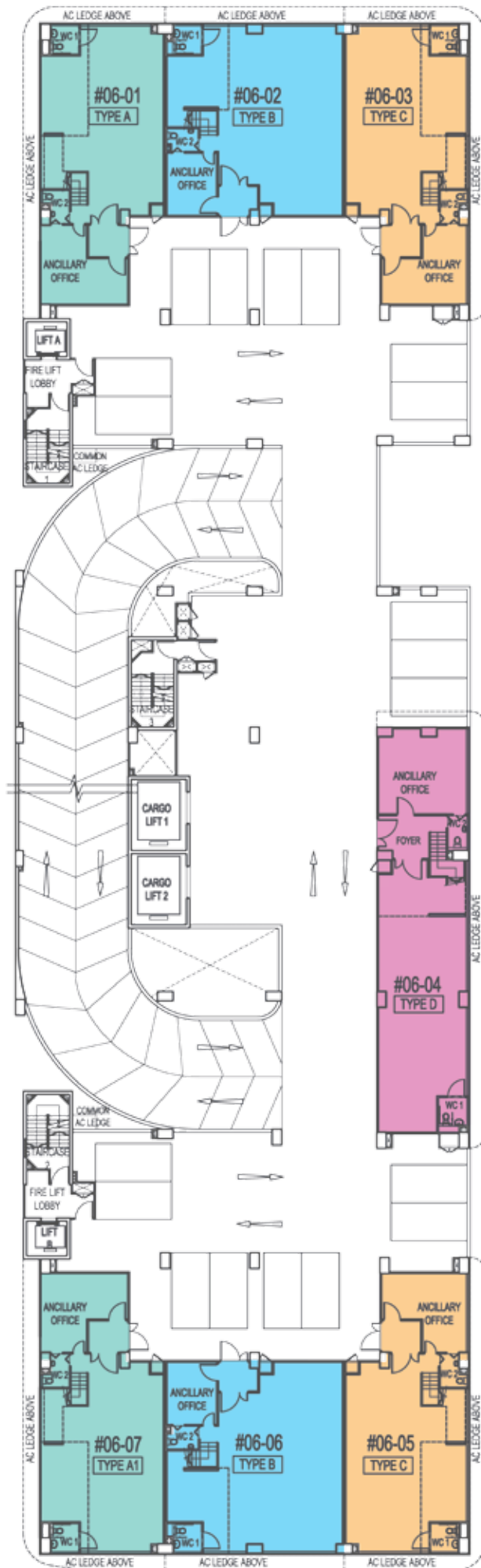
5TH STOREY
PLAN



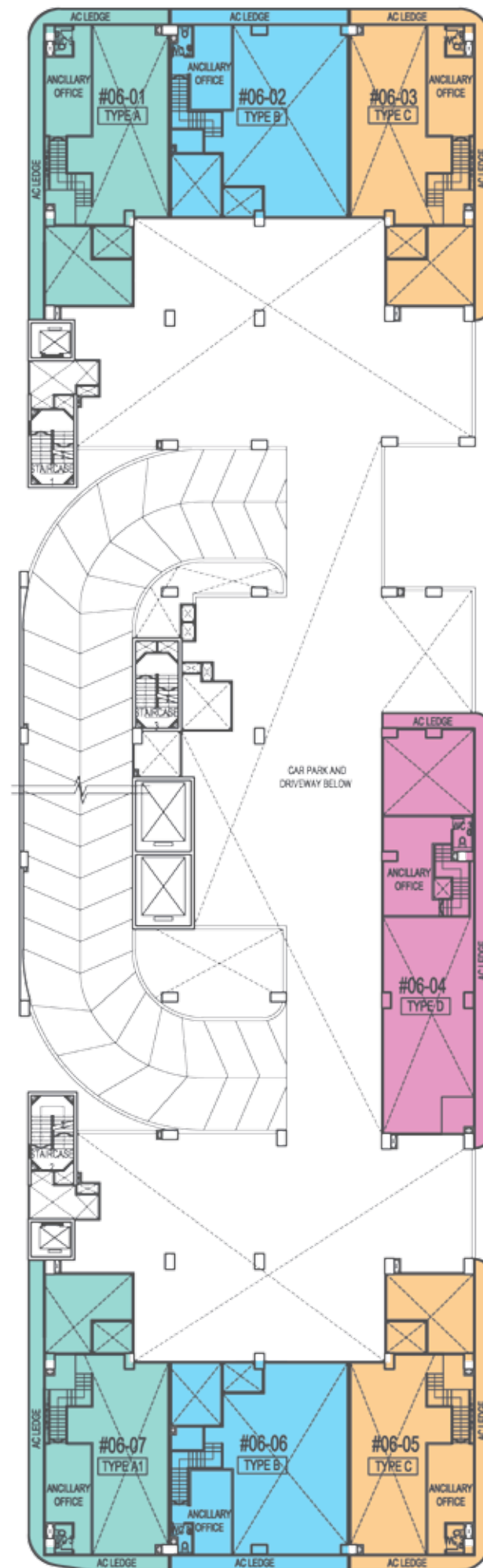
5TH STOREY MEZZANINE
PLAN



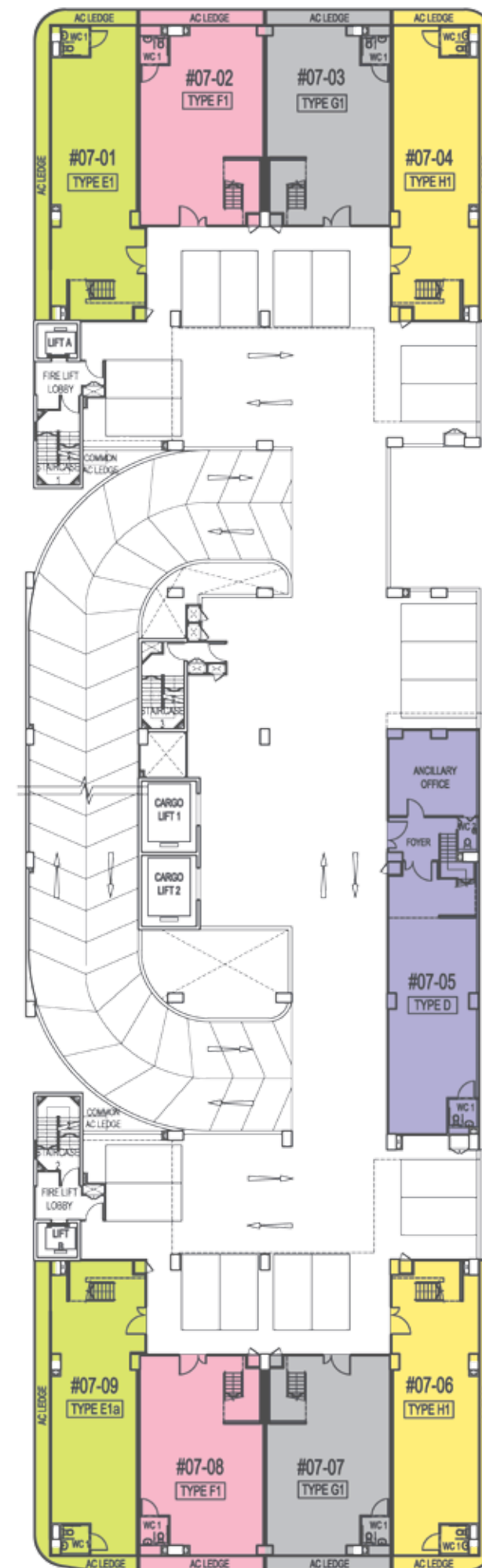
6TH STOREY
PLAN



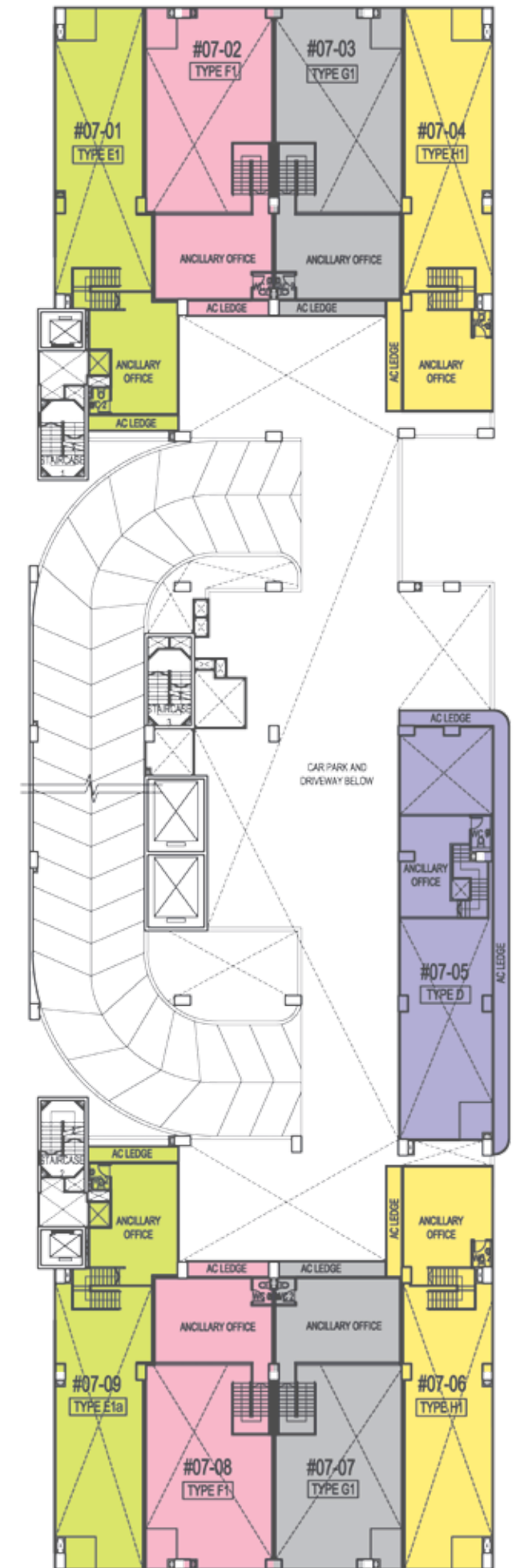
6TH STOREY MEZZANINE
PLAN



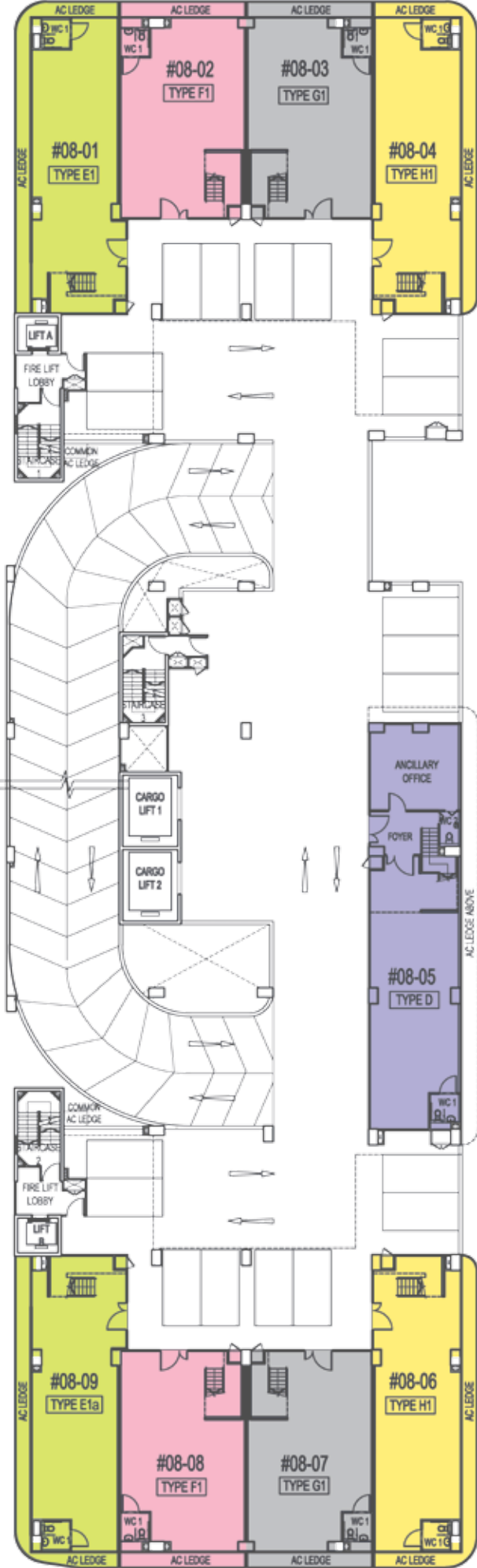
7TH STOREY
PLAN



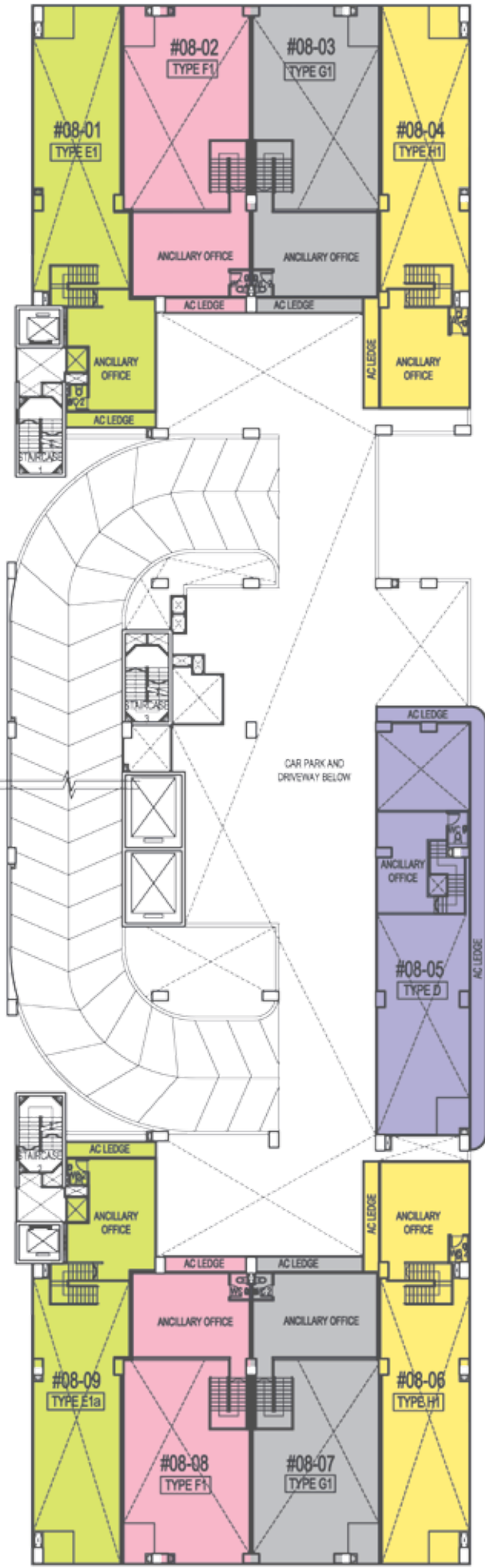
7TH STOREY MEZZANINE
PLAN



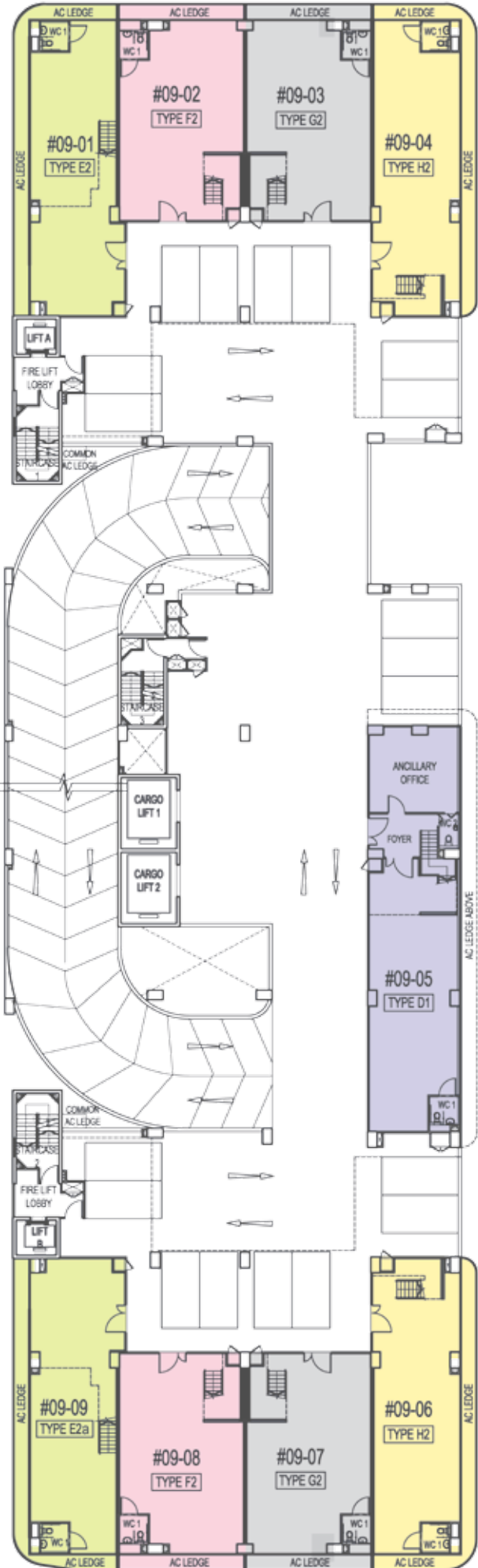
8TH STOREY
PLAN



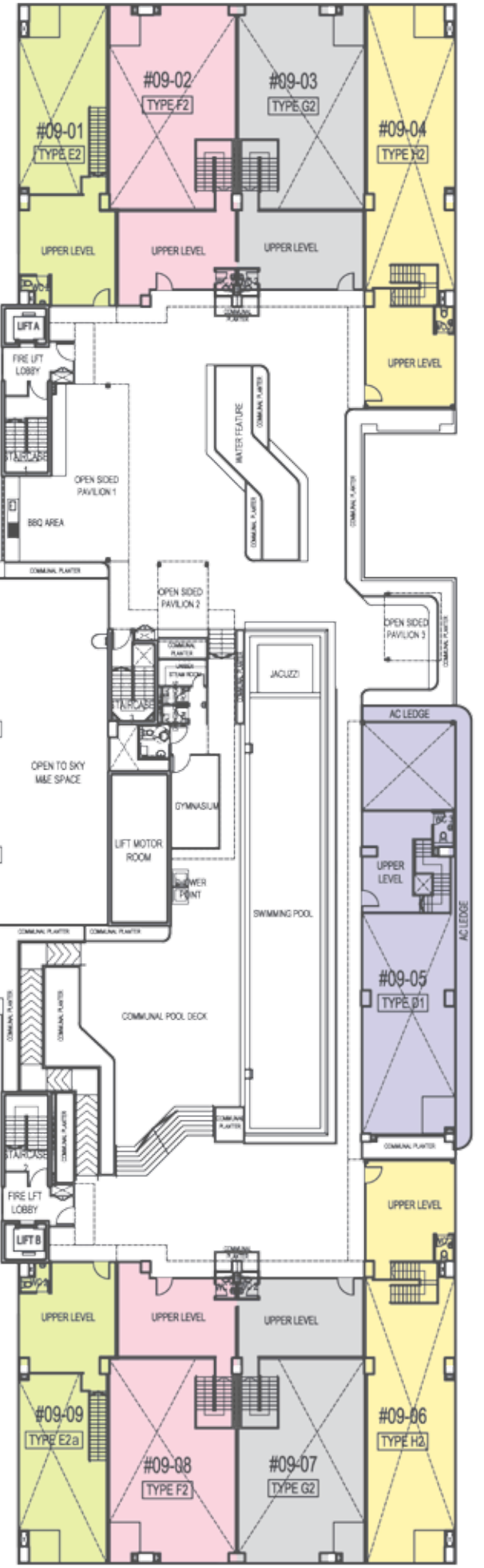
8TH STOREY MEZZANINE
PLAN



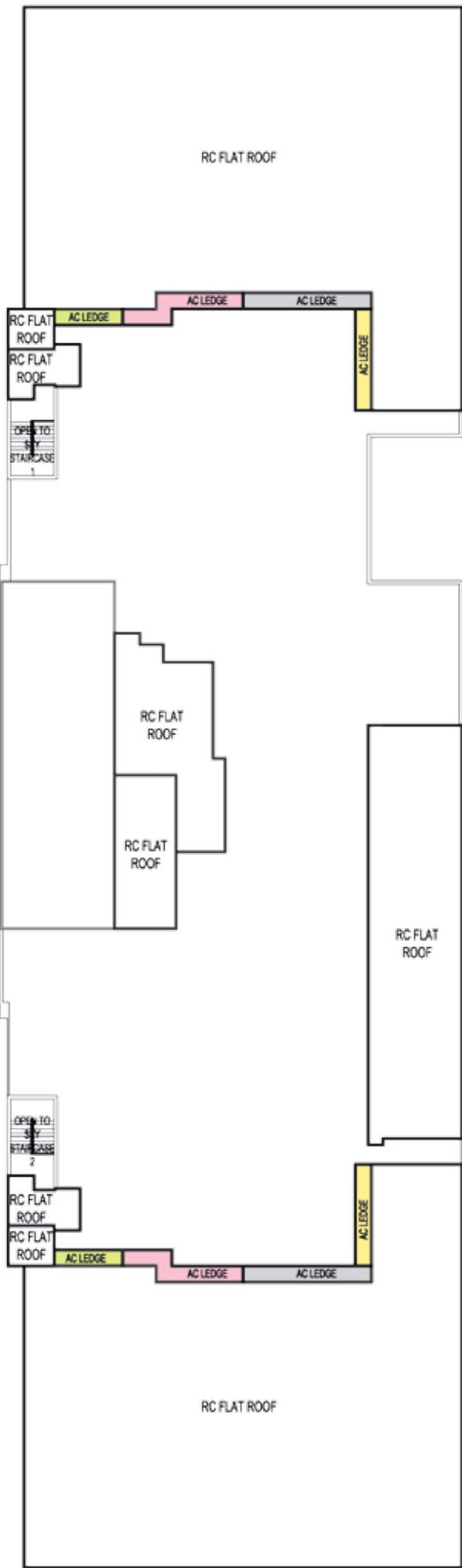
9TH STOREY
PLAN



10TH STOREY
PLAN



ROOF
PLAN



SPECIFICATIONS

1. Foundation

Piles foundation.
2. Substructure & Superstructure

Reinforced concrete framework and/or prestressed concrete beams and slab.
3. Roof

Reinforced concrete framework and/or prestressed concrete beams and slab.
4. Floor Loading Capacities

1st storey [production & ancillary office on same level] = 10.0 kN/m²
1st storey [canteen] = 10.0 kN/m²
1st storey mezzanine = 5.0 kN/m²
2nd and 3rd storey [production & ancillary office on same level] = 7.5 kN/m²
2nd and 3rd storey mezzanine = 5.0 kN/m²
4th storey [car park] = 2.5 kN/m²
5th to 8th storey [production & ancillary office on same level] = 7.5 kN/m²
5th to 8th storey mezzanine = 5.0 kN/m²
9th storey [production] = 7.5 kN/m²
10th storey [ancillary office] = 5.0 kN/m²
Flat roof (maintenance access only) = 2.5 kN/m²
All ramps = 5.0 kN/m²

Note: There is no provision for additional structural loading capacities over the void area in the unit.
5. Structure Floor to Floor Height

1st storey [inclusive of mezzanine] = 6.30 - 7.35m approximately (varies)

1st storey mezzanine = 3.15m approximately
2nd and 3rd storey [inclusive of mezzanine] = 6.30m approximately
2nd and 3rd storey mezzanine = 3.15m approximately
4th storey carpark = 3.15m approximately
5th to 8th storey [inclusive of mezzanine] = 6.30m approximately
5th to 8th storey mezzanine = 3.15m approximately
9th storey = 3.15m approximately
10th storey = 3.00m approximately

Note: The headroom of certain area in the unit may be lower and varies due to the thickness of slab/drop panel/beam and M&E services if any.
6. Recreational Facilities

Swimming Pool
Jacuzzi
Pool Deck
Gymnasium
Unisex Steam Room
Male Changing Room
Female Changing Room
BBQ Area
Open Sided Pavilions
Wireless Internet Connection provision at 10th storey Communal Area
7. Windows

Aluminium framed fixed glass window to the following units:
#01-06, #01-07, #02-05, #02-06, #02-07, #03-05, #03-06, #03-07, #05-05, #05-06, #05-07, #06-05, #06-06, #06-07, #07-06, #07-07, #07-08, #07-09, #08-06, #08-07, #08-08, #08-09, #09-06, #09-07, #09-08, #09-09.

Note: Mechanical Ventilation will be provided for all the foyers, productions and ancillary offices. View from the unit may be partially obstructed by metal screen.

Aluminium framed glass window to the following units:
#01-01, #01-02, #01-03, #01-04, #01-05, #02-01, #02-02, #02-03, #02-04, #03-01, #03-02, #03-03, #03-04, #05-01, #05-02, #05-03, #05-04, #06-01, #06-02, #06-03, #06-04, #07-01, #07-02, #07-03, #07-04, #07-05, #08-01, #08-02, #08-03, #08-04, #08-05, #09-01, #09-02, #09-03, #09-04, #09-05.

Note: Mechanical Ventilation will be provided for the foyers and ancillary offices with no windows. View from the unit may be partially obstructed by metal screen.
8. Doors

Timber doors with selected quality lock set to the main door of the 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

Precast concrete panel and/or reinforced concrete and/or brick with cement and sand rendering and emulsion paint finish.
11. Ceilings

Skim coating with emulsion paint.
12. Floor Finishes

Concrete finished with floor hardener to production units and ancillary offices.
Marble and/or Granite tiles finish to lift lobbies.
Granite and/or ceramic and/or timber look-alike tiles and/or timber decking finish to 10th storey communal area.
Ceramic tiles to toilet floor.
13. Lifts

2 sets of Passenger Lifts.
2 sets of Cargo Lifts with maximum internal height of 2350mm.
14. Electrical

Lighting in common area.
For all units three phase electricity power supply with 60 amperes will be provided.
Exit emergency lighting are provided in accordance with authority requirement.
15. Telecommunication Services

Cable tray from MDF room to riser and common corridor.
Telephone point is provided to each unit with block terminal.
16. Fire Protection

Provision of fire alarm system, automatic fire sprinkler system, hose-reel and dry risers (wherever applicable).
17. Sanitary & Plumbing Installation

Private toilets are provided in each unit. Each toilet comes complete with one WC and one Basin. Only one toilet has an extra provision of a hand shower.
18. Mechanical Ventilation

Provision of air-conditioning to passenger lift lobby.
Mechanical ventilation for car park in accordance with authority requirement.
Mechanical ventilation for toilets which are not naturally ventilated.
19. Communication System

Provision of Public Address System.
20. Lightning Protection

Lightning Protection system provided in accordance with Singapore Code of Practice.
21. Waterproofing

Waterproofing to floors of Staff Canteen, Toilets, 10th Storey Communal Area, Communal Planter, Swimming Pool and Reinforced Concrete Flat Roof.
22. Driveway and Car Park

Concrete finished with floor hardener.
Maximum vehicle height of 2350mm is allowed in this development from 2nd storey onwards.
Four loading-unloading bays are provided on 1st storey.
- Notes:

Glass is 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.
- All isolators for compressor units (subjected to air-con equipment configuration) will be provided by owners. Location of all electrical points and DB boxes are subjected to Architect's sole discretion and final design.
- Telephone reception on mobile phones with the development is subject to the availability/ provision of satellite/wireless coverage by the representative mobile telephone network service providers and is not within the purview/control of the Vendor.
- No provision of Starhub Cable Vision Ltd (SCV).
- Tiles

Selected tile size and tile surface flatness cannot be perfect and are subjected to acceptable range described in Singapore Standard SS483:2000.
- Internet Access

If the Purchaser require Internet access, the Purchaser will have to make direct arrangement with the Internet Services Provider and/or such relevant entities/authorities for the Internet service 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, Installations and Appliances

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, 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 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.
- The ancillary staff canteen is approved on 2 years temporary permission.
- If the owner wish to continue the use beyond the validity period of planning permission hereby granted for the ancillary staff canteen, he/she must submit an application to URA for extension of the planning permission two months before the expiry of this planning permission. Application received after the temporary planning permission has lapsed will be treated as a fresh application.
- The units in the development shall be used only for the use as approved by the Competent Authority in the grant of Written Permission for the development and not for any other use or purpose. The use of the units shall not be changed to any other use unless with the prior permission of the Competent Authority.
- The owner of each unit in the development shall not use the unit or allow the unit to be used for any purpose other than the use as approved by the Competent Authority.
- There shall not be any weight bearing floor created within or over any void area/void areas using any type of building materials (including concrete, metal or wood) unless with the prior written approval of the Competent Authority under the Planning Act.
- The open roof gardens/terraces are not to be enclosed or roofed over.
- No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
- No access to R.C. flat roof except for maintenance only.
- For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.
- Disclaimer

While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor area are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.

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Novelty BizCentre
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- 26 Newton Road



16 Amber
- Amber Road



Espada
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• Expected Date of Legal Completion: 31 December 2021

