

PROPOSED ERECTION OF 11-STOREY MULTIPLE-USER (TOTAL 270 UNITS) LIGHT INDUSTRIAL BUILDING COMPRISING OF 3-STOREY PODIUM WITH 8-STOREY TOWER BLOCK, ANCILLARY FACILITIES AND 1 ANCILLARY CANTEEN ON LOT 06932P (PLOT A2884400) MK 23 AT UBI ROAD 1 (GEYLANG PLANNING AREA)

### Project Details

|  |   |
|--|---|
| <b>Project Name</b>                        | : <b>OXLEY BIZHUB 2</b>   |
| <b>Developer</b>                           | : Oxley Ascend Realty Pte Ltd   |
| <b>Site Area</b>                           | : Approximately 12,378 sqm or 133,237 sqf   |
| <b>Tenure of Land</b>                      | : 60 years wef 10 June 2011   |
| <b>Expected Date of Vacant Possession</b>  | : 31 December 2015  |
| <b>Expected Date of Legal Completion</b>   | : <b>31 December 2018</b>   |
| <b>Use of Units</b>                        | : Light Industry – “Business 1” zoning  |
| <b>Total No. of units</b>                  | : 271 units (Inclusive of 1 Ancillary Staff Canteen)  |
| <b>Address</b>                             | : 62 Ubi Road 1 Singapore 408734  |
| <b>Common Recreation Facilities</b>        | : Gymnasium, Swimming Pool  |
| <b>Estimated Maintenance Fee</b>           | : \$0.70 per Share Value per Month<br>(Units with Mezzanine Floor – estd <b>\$0.15psf</b> )<br>(Units without Mezzanine Floor – estd <b>\$0.25psf</b> ) |
| <b>Lift</b>                                | : 4 Service Lifts and 2 Passenger Lifts   |
| <b>Parking Spaces (breakdown attached)</b> | : 209 lots of Conventional Carpark,<br>5 lots of Handicapped Carpark and<br>15 lots of Lorry Park   |

### **No. of Common Parking Lots**

| Floor Description      | Breakdown of Common Parking Lots |          |           |            |
|------------------------|----------------------------------|----------|-----------|------------|
|                        | Car                              | Handicap | Lorry     | Motorcycle |
| 1 <sup>st</sup> storey | 21                               | 1        | 15        | 8          |
| 2 <sup>nd</sup> storey | 118                              | 3        | -         | -          |
| 3 <sup>rd</sup> storey | 70                               | 1        | -         | -          |
| <b>Total</b>           | <b>209</b>                       | <b>5</b> | <b>15</b> | <b>8</b>   |

**Architectural Brief:** The development is a Business 1 Industrial Development, located along Ubi Road 1. It derives its dynamic prominence and metropolitan sophistication from the visually bold and captivating interlocking curvilinear building forms. The development encapsulates a vibrant and contemporary Industrial Complex that succinctly juxtaposes modern work culture with enriching lifestyle.

In continuing with the spirit and concept of Oxley Bizhub, **Oxley Bizhub 2** represents an exuberant 2<sup>nd</sup> Generation Industrial Development much akin to the multi-Business trade and profusion of social networking opportunities associated with the former development. This second development further emphasises the keen inter-relationship between “Business and Lifestyle”.

Common Facilities like the Gymnasium, Swimming Pool and Common Changing Rooms add to the vibrant ‘Lifestyle’ element within an Industrial Complex. The lush landscaping around the development and on the various landscaping decks on the 3<sup>rd</sup> Storey Roof Terrace and at the Pool Deck areas bring about a subtle soft green touch to the elegant sleek edges of glass and steel.

## Breakdown of Units

- (1) 1<sup>st</sup> Storey : 41 Warehouse Units (38 Units with Mezzanine)  
 2<sup>nd</sup> Storey : 6 Warehouse Units  
 3<sup>rd</sup> Storey : 23 Production Units with Mezzanine  
 4<sup>th</sup> Storey to 10<sup>th</sup> Storey : 182 Production Units (26 Factory Units Per Storey)  
 11<sup>th</sup> Storey : 18 Production Units (14 Units with Mezzanine) and 1 Canteen Unit

| Floor Description                            | Breakdown of Units   | Range of Areas   | Floor to Floor Height (approx.) | Floor Live Loading                      |
|--|--|--|---------------------------------|---|
| 1 <sup>st</sup> storey with Mezzanine Floor  | 38 Warehouse Units with Mezzanine Floor  | 1,873 sqft to 2,454 sqft                               | 7 metres                        | 7.5 kN/m2<br>(Mezzanine Floor - 3kN/m2) |
|  | 3 Warehouse Units without Mezzanine Floor  | 2,045 sqft to 2,164 sqft                               |                                 |   |
| 2 <sup>nd</sup> storey                       | 6 Warehouse Units  | 1,012 sqft to 1,367 sqft                               | 4 metres                        | 7.5 kN/m2                               |
| 3 <sup>rd</sup> storey with Mezzanine Floor  | 23 Production Units with Mezzanine Floor   | 1,884 sqft to 1,905 sqft                               | 7 metres                        | 5 kN/m2<br>(Mezzanine Floor - 3kN/m2)   |
| 4 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 5 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 6 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 7 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 8 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 9 <sup>th</sup> storey                       | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 4 metres                        | 5 kN/m2                                 |
| 10 <sup>th</sup> storey                      | 26 Production Units  | 990 sqft to 1,421 sqft                                 | 5 metres                        | 5 kN/m2                                 |
|  | #10-14   |  | 4.1 metres                      |   |
|  | #10-15 to #10-18<br>#10-19 to #10-21   |  | 4.6 metres<br>6.5 metres        |   |
| 11 <sup>th</sup> storey with Mezzanine Floor | 14 Production Units with Mezzanine Floor   | 1,948 sqft to 1,970 sqft                               | 6 metres                        | 5 kN/m2<br>(Mezzanine Floor - 3kN/m2)   |
|  | 4 Production Units without Mezzanine Floor:-<br>#11-01 and #11-02<br>#11-13 and #11-14 | 2,583 sqft and 1,959 sqft<br>1,981 sqft and 2,260 sqft | 5 metres<br>6 metres            |   |
|  | 1 Ancillary Staff Canteen #11-19   | 3,692sqft  | 3.8 metres                      |   |
| 11 <sup>th</sup> storey                      | Pool and Gym   | N.A.   | N.A.                            | 5 kN/m2                                 |

**Project Account** : Hong Leong Finance Limited For Sales Proceeds Account  
 No.101-3003685-1 of Oxley Ascend Realty Pte Ltd

**GST Account** : Oxley Ascend Realty Pte Ltd

**Payment Scheme** : Progressive Payment + GST

**Architects** : AC Consortium Pte Ltd

**Developer Solicitor** : Rajah & Tann LLP