

ECO-TECH
@SUNVIEW

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Eco-Tech@Sunview is an exciting new Business 2 light industrial development located in the western part of Singapore. This 9 storey development with units of various sizes that will fit your business and spatial needs perfectly.

High ceilings also add to the versatility of the units, with ample vertical space for you to construct your production facilities to your desired requirements. This, coupled with convenient transport options, makes Eco-Tech @Sunview an unrivalled location for you to build your business to staggering new heights.



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Build Relationships with Solid Foundations



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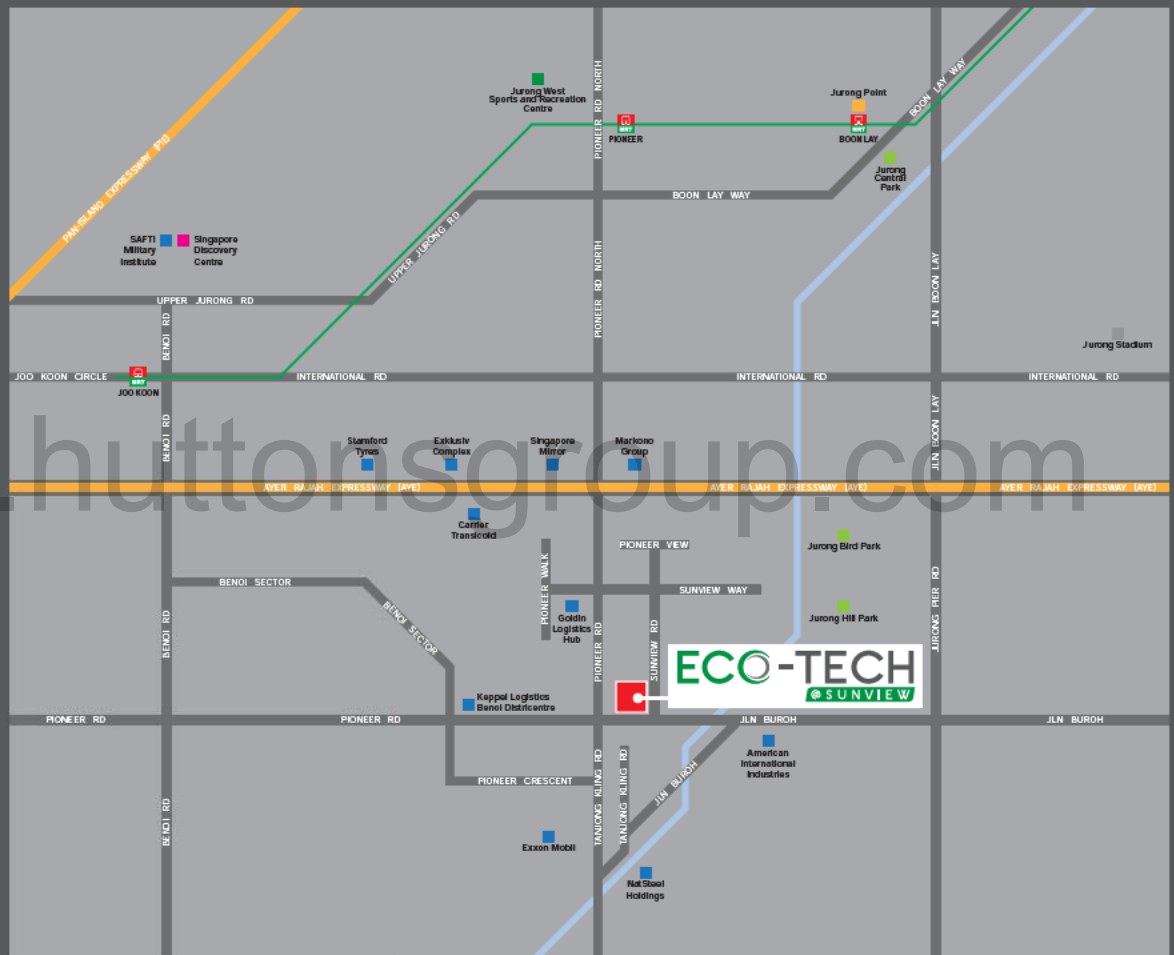


A Bold Facade for Successful Businesses

The immense size of Eco-Tech @Sunview reflects the strong fundamentals that underlie thriving companies. Modern facilities and contemporary architecture with lush landscaping that surrounds this development, and providing a fresh new perspective that will inspire your business to unparalleled success.

A Prime Location that is Second to None

Eco-Tech@Sunview is well-served by a comprehensive network of transport facilities – both public and private. With major expressways such as the Ayer Rajah Expressway and the Pan Island Expressway easily accessible and both Joo Koon and Boon Lay MRT stations located nearby, getting to Eco-Tech@Sunview is a breeze. Around the vicinity you will find a multitude of services and amenities that make working at Eco-Tech@Sunview a real pleasure to behold.

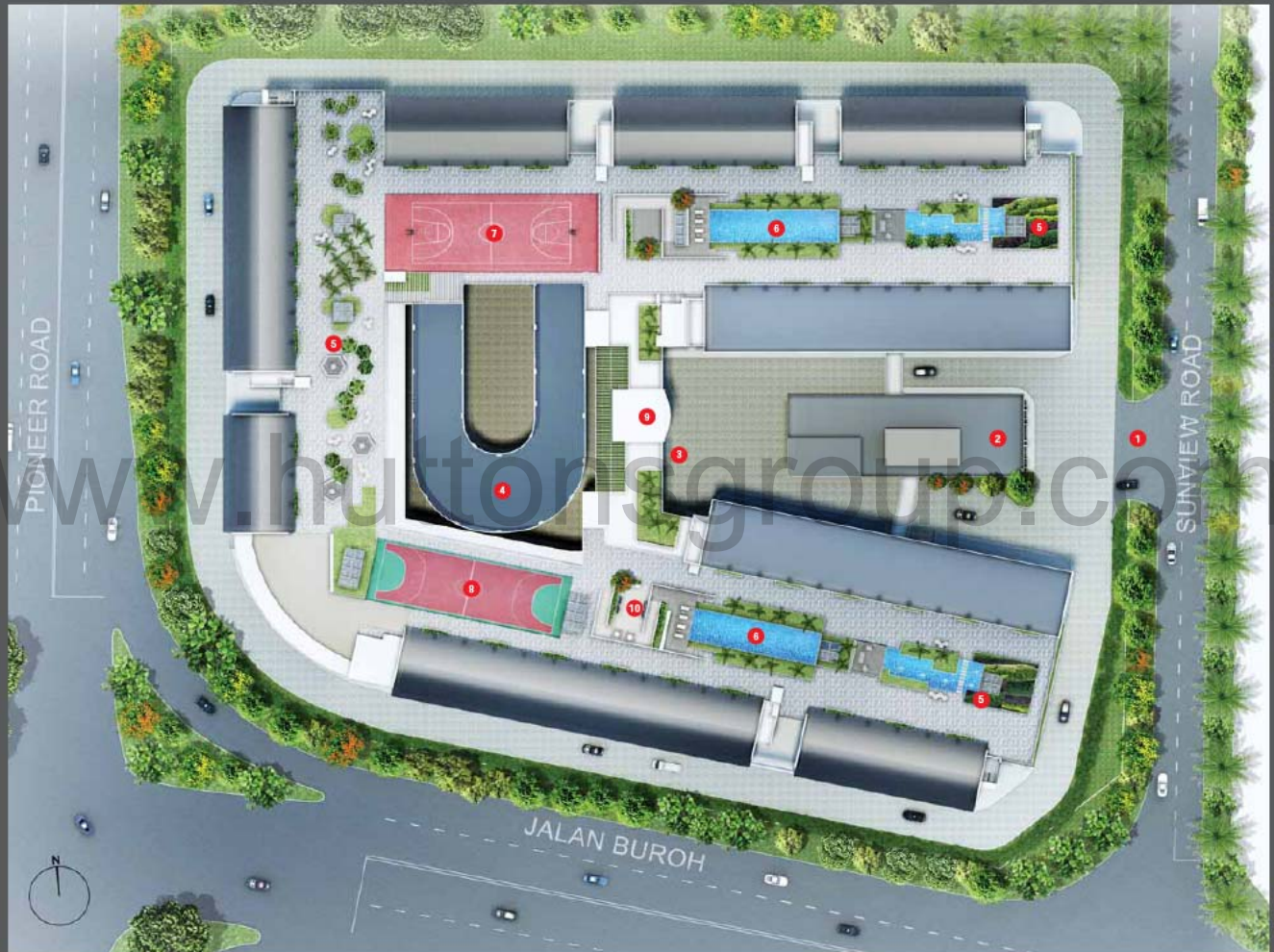






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SITE PLAN



1 Vehicular Entrance
6 Swimming Pool

2 Ancillary Staff Canteen
7 Basketball Court

3 Loading & Unloading Bay
8 Game Court

4 Vehicular Ramp
9 Gymnasium

5 Landscape Deck
10 BBQ Area

Revel in the Space to Dream





Experience Satisfying Connections Everyday





Pioneer New Breakthroughs in Production

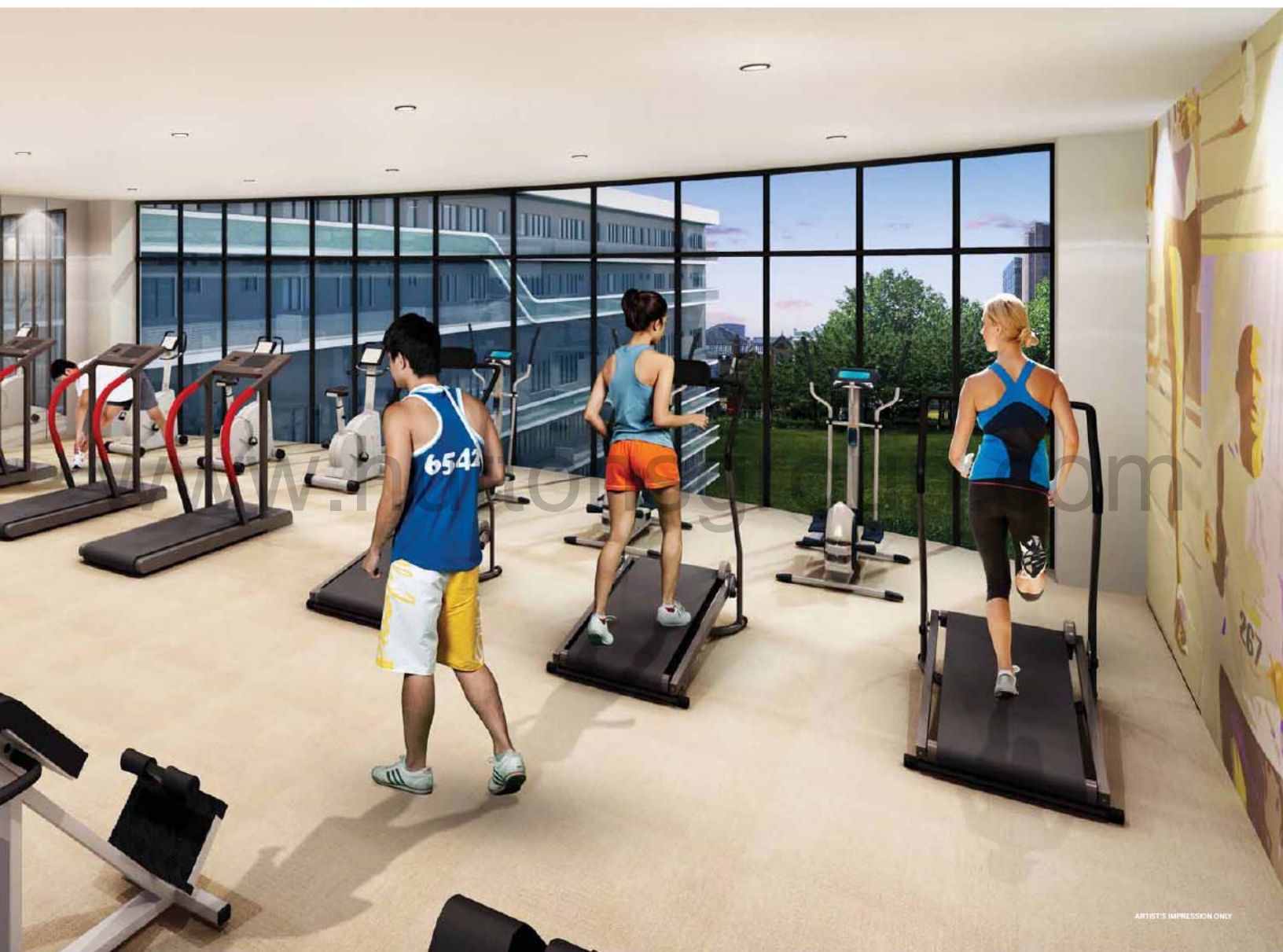




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Live Your Life to the Fullest



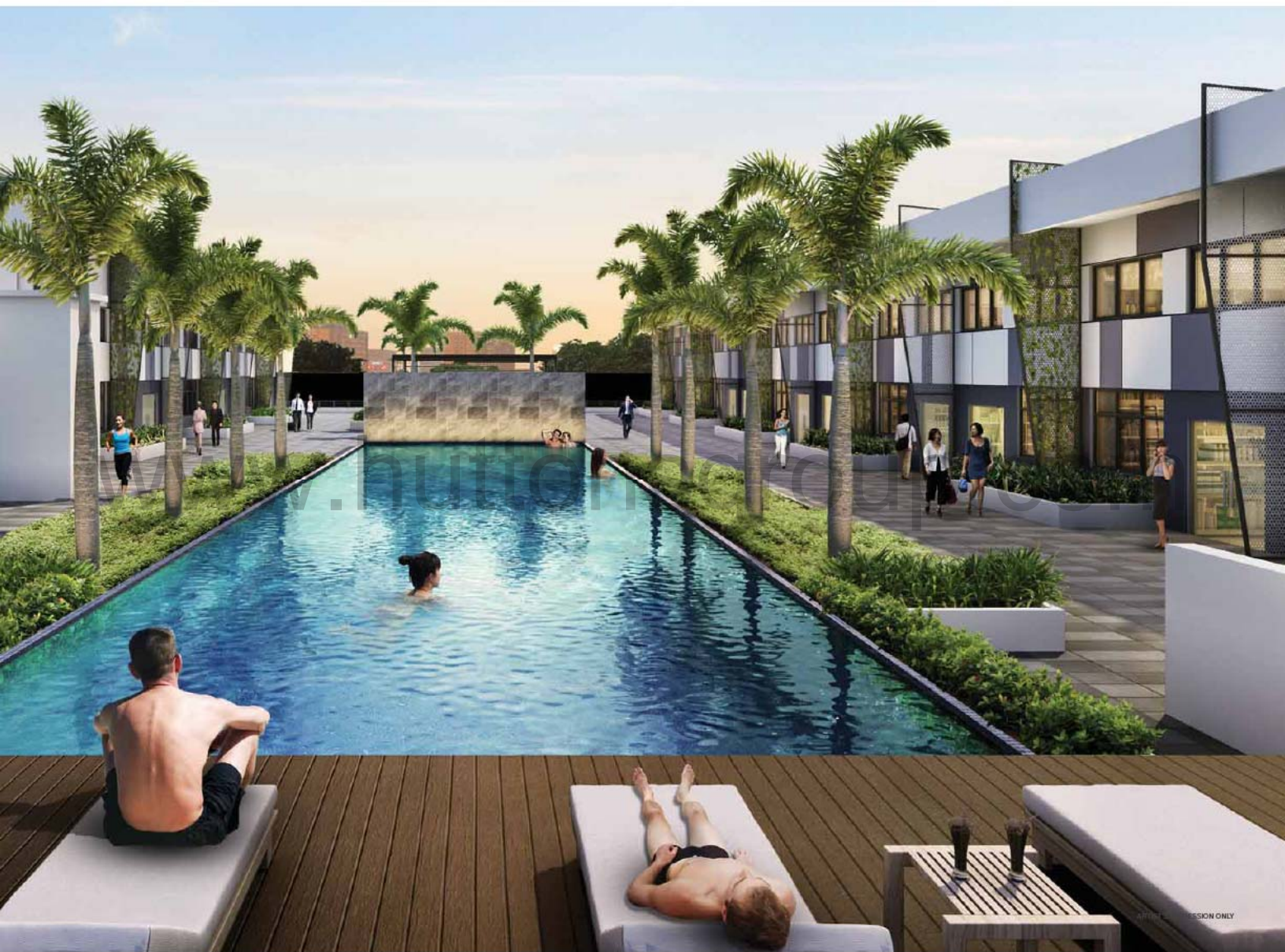


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Eco-Tech@Sunview blends the best of aesthetic values with the convenience of building amenities that meet your daily needs. From verdant green gardens to sporting facilities like a swimming pool, a gym, a basketball court and a game court, Eco-Tech @Sunview will fill your every need – both professional and personal.







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Every level at Eco-Tech@Sunview is built for you to realise your business dreams. A vehicular ramp is provided for access up to 8 storeys of the development while goods and passengers lifts serve the entire 9 storeys, ensuring accessibility to both users and visitors. With ceiling heights ranging from 5 metres to over 7 metres, the sky's the limit when it comes to assembling your production facilities for your business needs.

1ST STOREY (PRODUCTION UNITS)

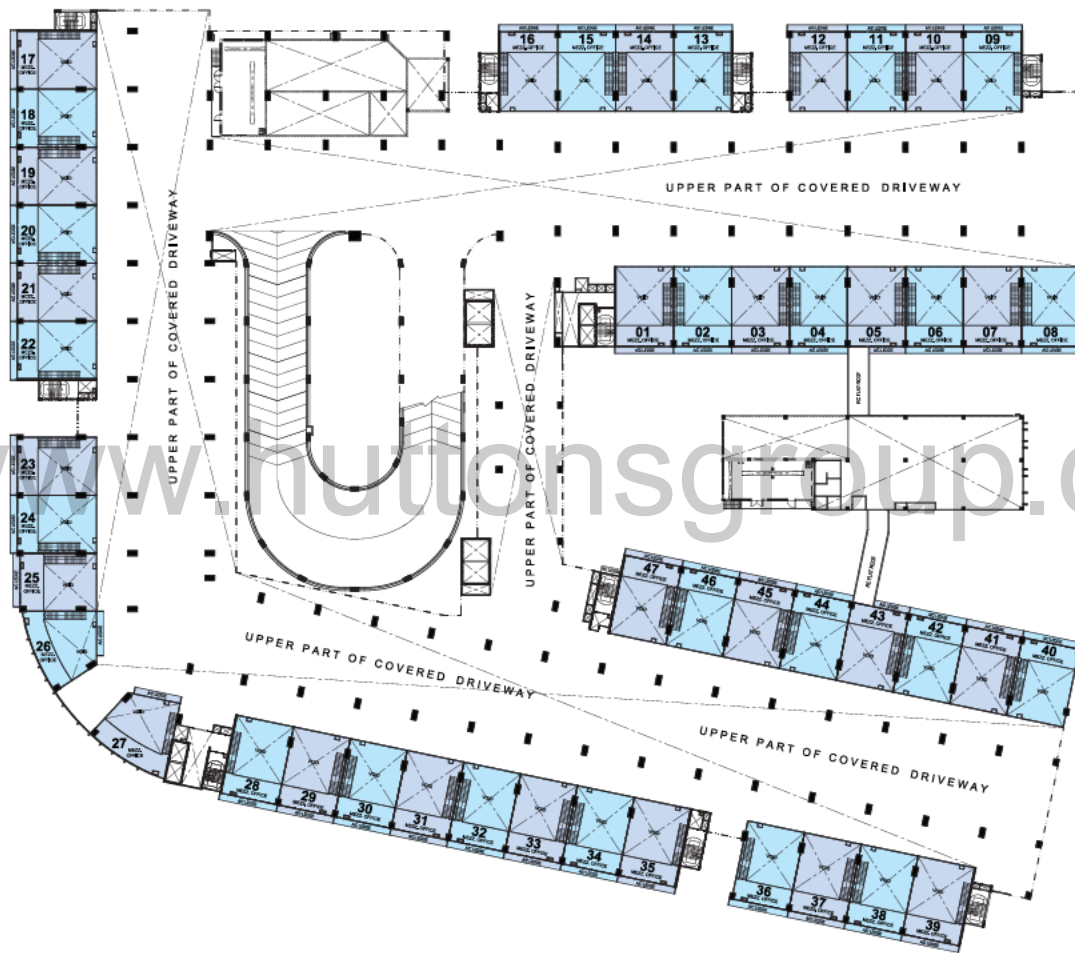


Note: (1) Typical units area 232sqm, except #01-05 (228sqm), #01-25 (223sqm), #01-26 (215sqm), #01-43 (228sqm), and staff canteen #01-48 (436sqm).

(2) Unit area includes void, mezzanine office & a/c ledges on mezzanine office.

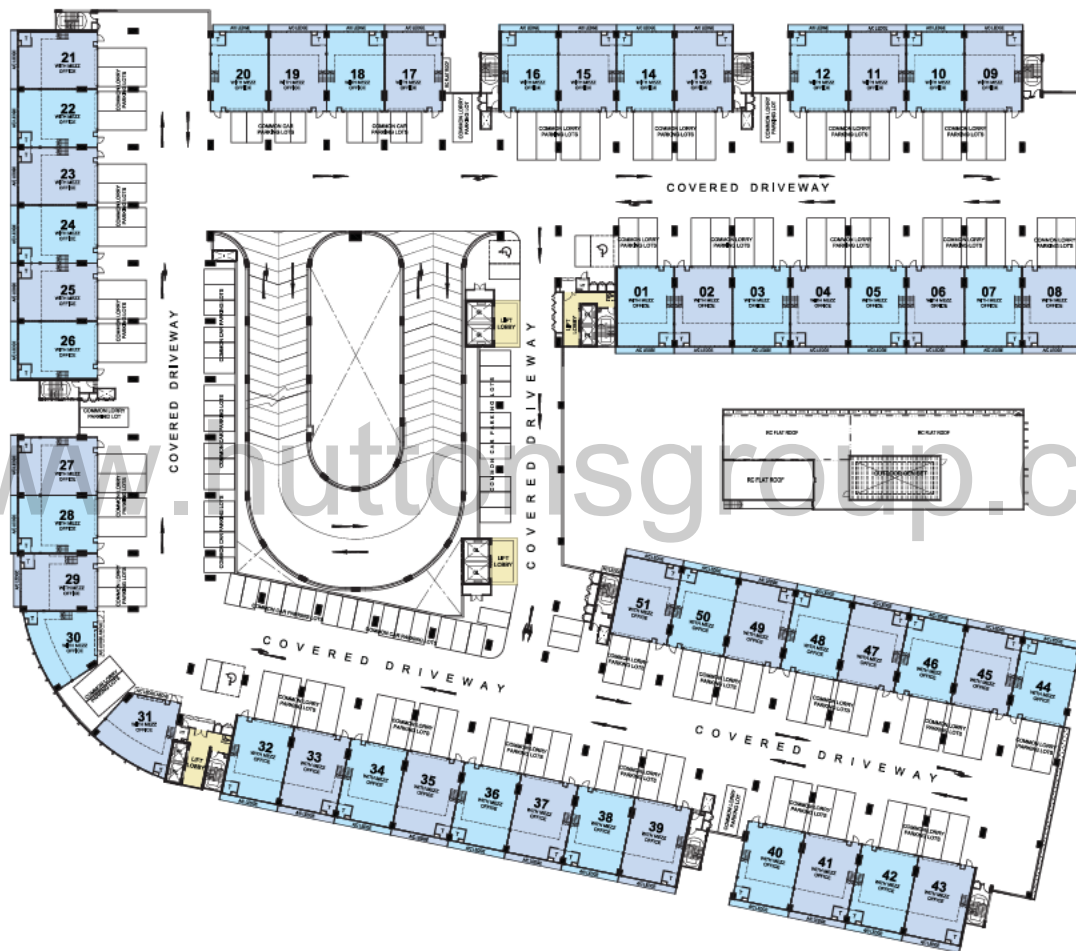
(3) All plans are meant for information only and may be changed at the sole discretion of the architect.

1ST STOREY (MEZZANINE)



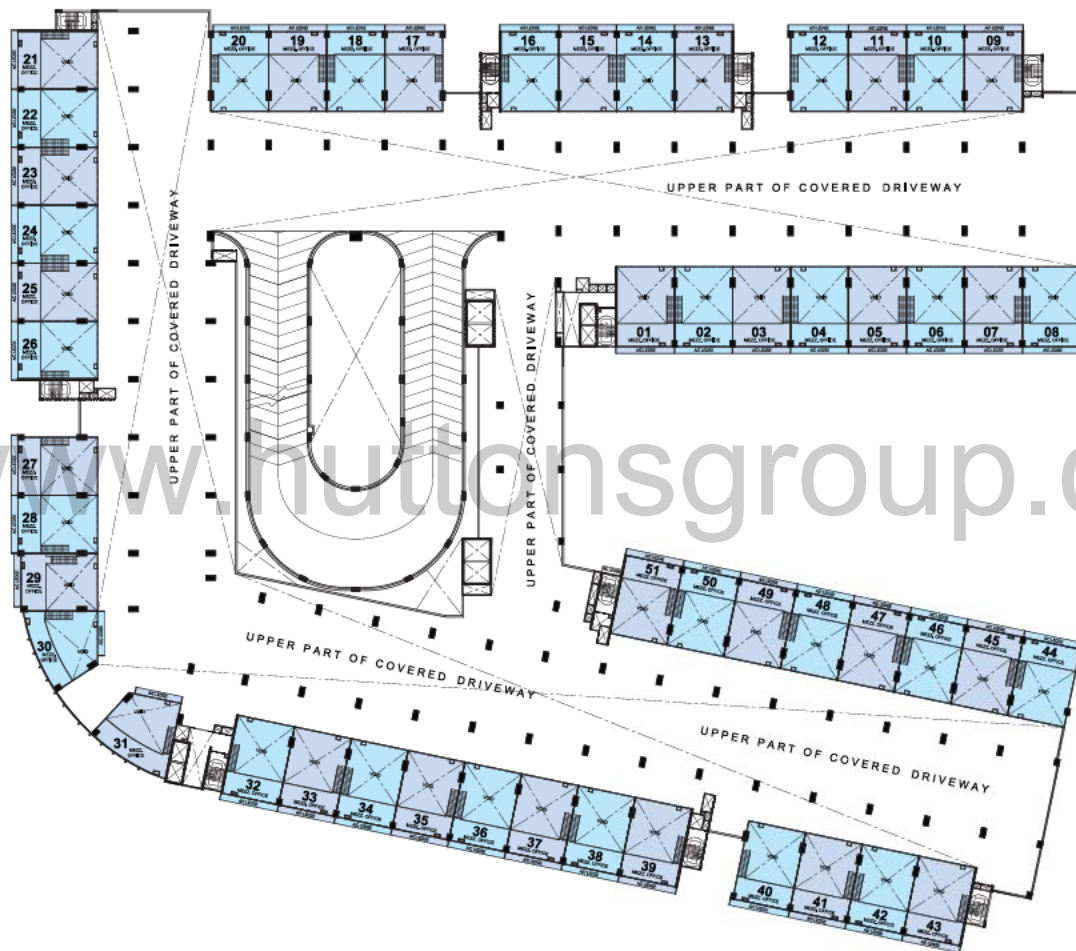
Note: All plans are meant for information only and may be changed at the sole discretion of the architect.

2ND STOREY (PRODUCTION UNITS)



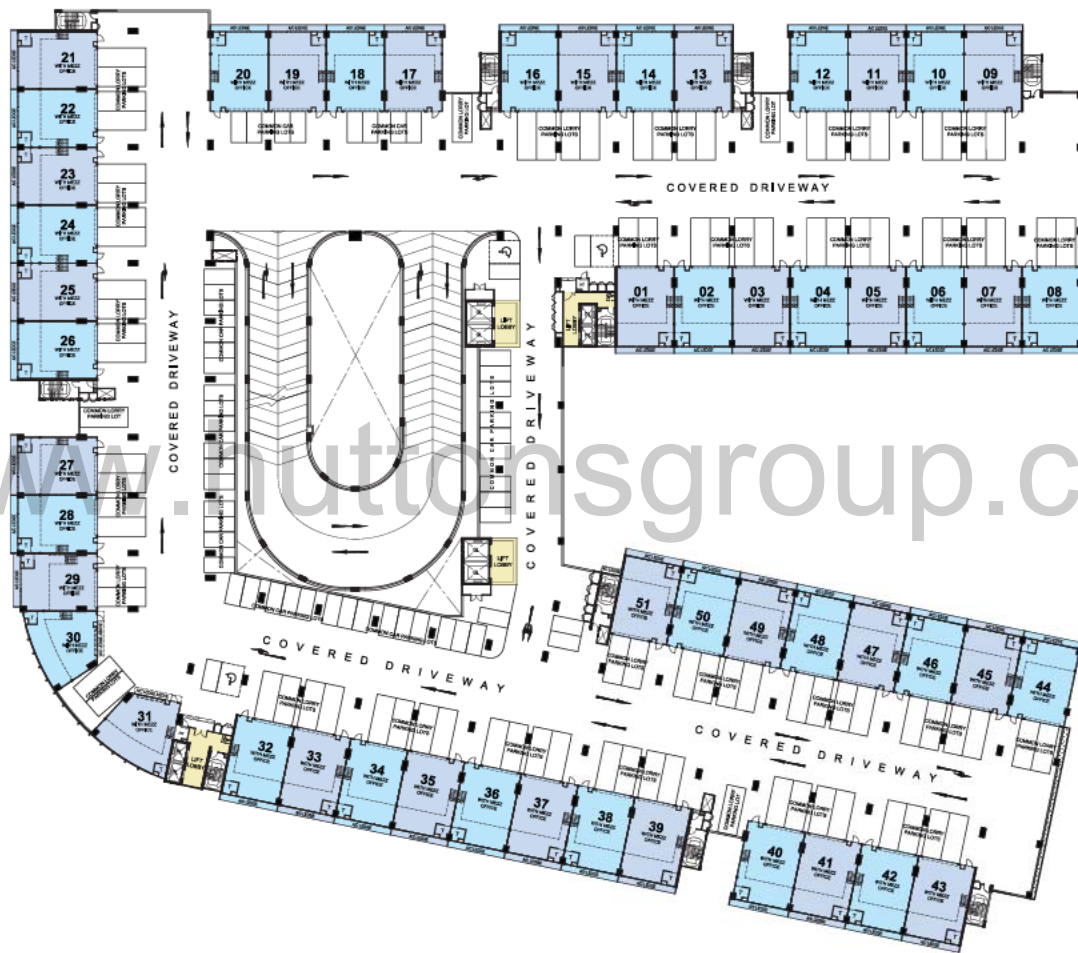
Note: (1) Typical units area 242sqm, except #02-29 (232sqm), #02-30 (215sqm) and #02-31 (232sqm).
 (2) Unit area includes void, mezzanine office & a/c ledges on 2nd storey & mezzanine office.
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2ND STOREY (MEZZANINE)



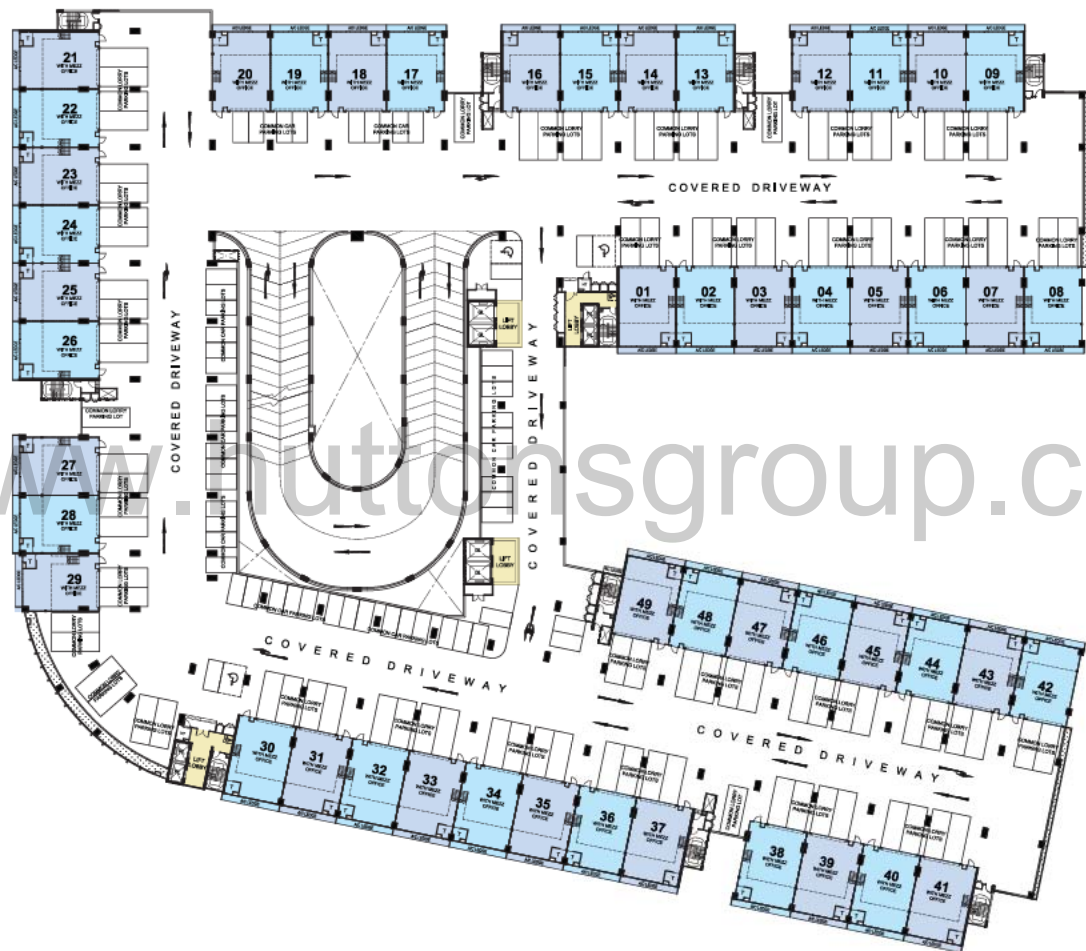
Note: All plans are meant for information only and may be changed at the sole discretion of the architect.

3RD, 5TH - 7TH STOREY (PRODUCTION UNITS)



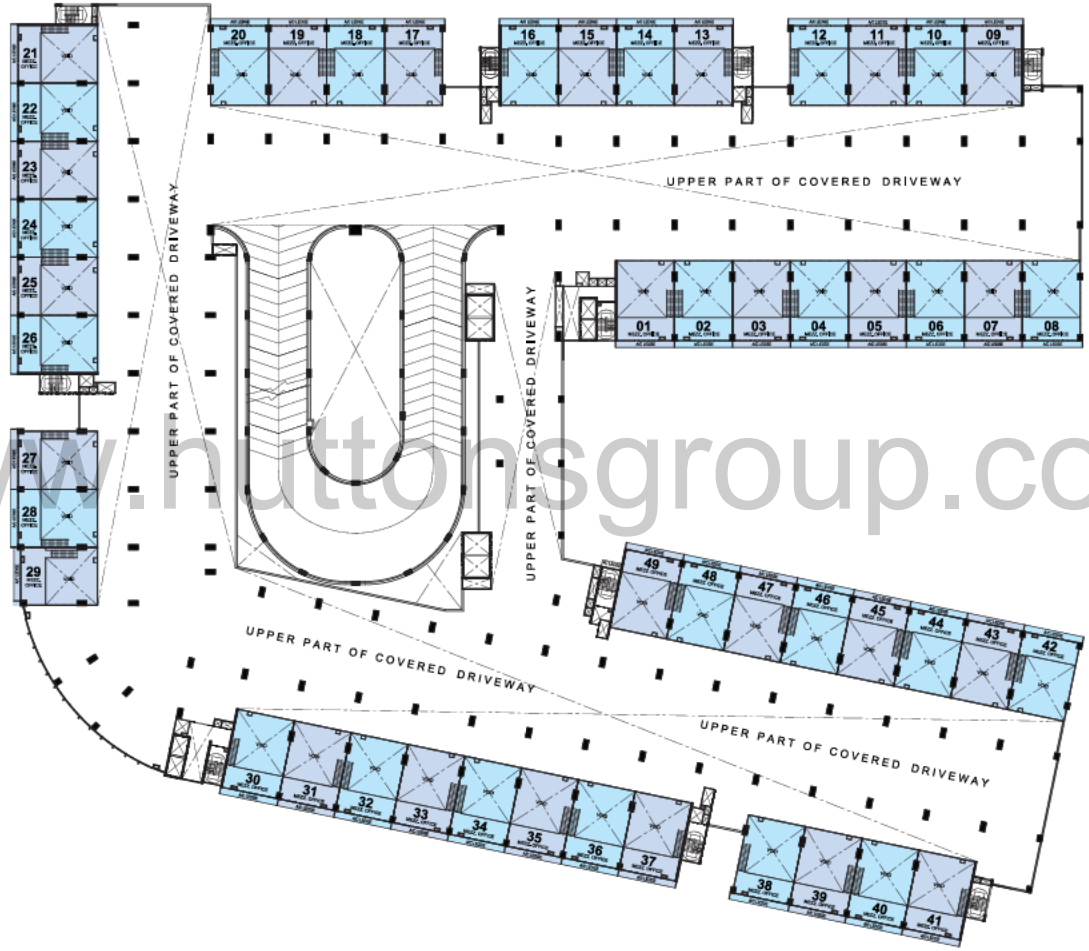
Note: (1) Typical units area 242sqm, except #03/05/06/07-29 (232sqm), #03/05/06/07-30 (215sqm) and #03/05/06/07-31 (232sqm).
 (2) Unit area includes void, mezzanine office & a/c ledges on 3rd, 5th - 7th storey & mezzanine office.
 (3) All plans are meant for information only and may be changed at the sole discretion of the architect.

4TH STOREY (PRODUCTION UNITS)



Note: (1) Typical units area 242sqm, except #04-29 (232sqm).
(2) Unit area includes void, mezzanine office & a/c ledges on 2nd storey & mezzanine office.
(3) All plans are meant for information only and may be changed at the sole discretion of the architect.

4TH STOREY (MEZZANINE)

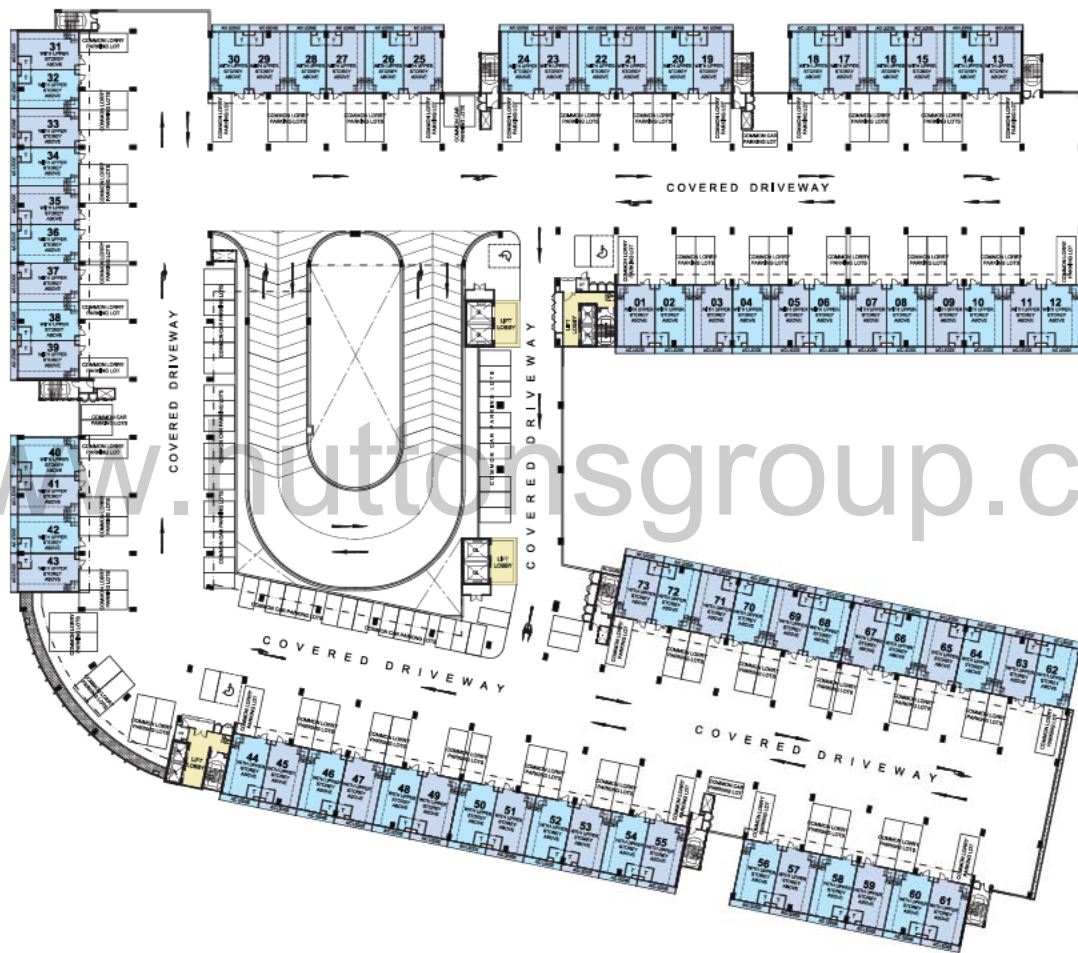


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Note: All plans are meant for information only and may be changed at the sole discretion of the architect.

8TH STOREY (PRODUCTION UNITS) LOWER STOREY



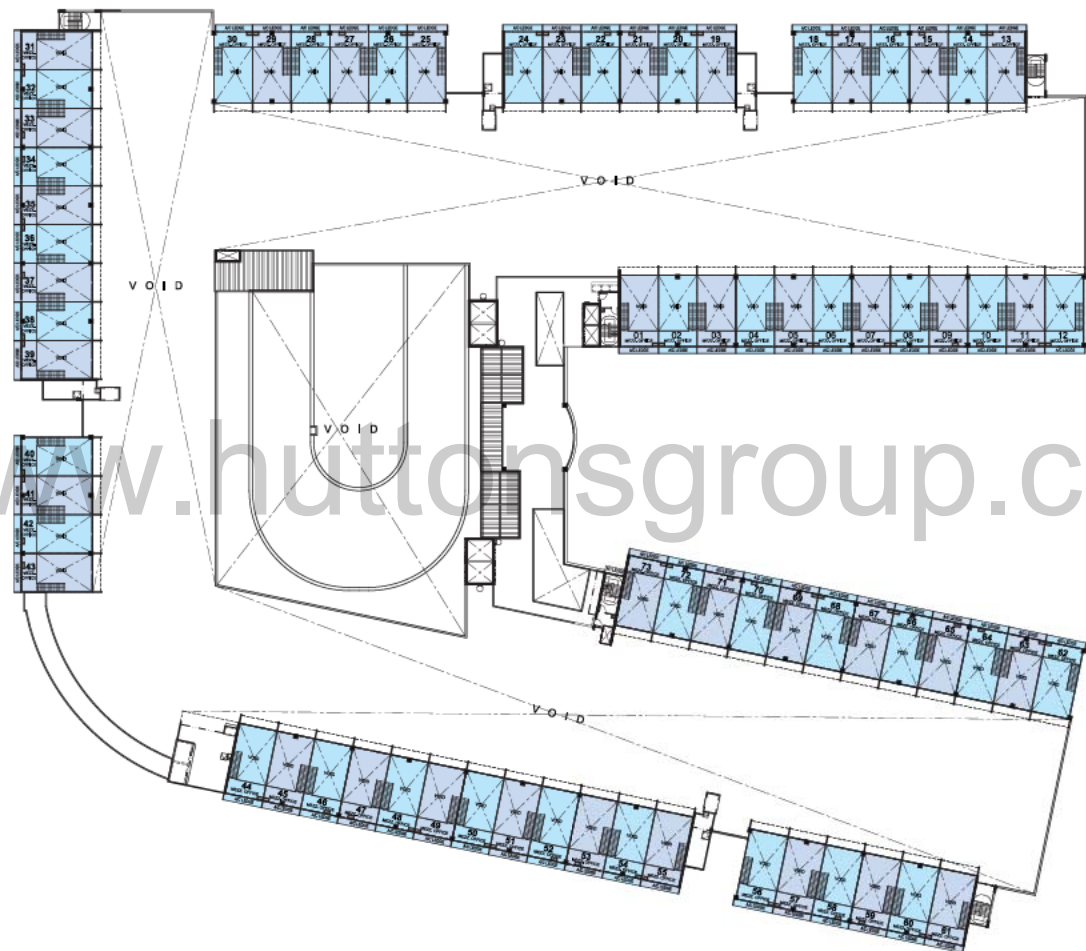
- Note: (1) Typical units area 207sqm.
 (2) Unit area includes void, mezzanine office & a/c ledges at lower storey, upper storey & mezzanine office.
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9TH STOREY (PRODUCTION UNITS)
UPPER STOREY



Note: All plans are meant for information only and may be changed at the sole discretion of the architect.

9TH STOREY (MEZZANINE)
UPPER STOREY



Note: All plans are meant for information only and may be changed at the sole discretion of the architect.

SPECIFICATIONS

1. Foundation

Piling system to Structural Engineer's detail and/or design.
2. Structure

Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.
3. Walls

Reinforced concrete walls and/or lightweight block wall and/or clay brick wall.
4. Roof

Reinforced concrete roof to Structural Engineer's detail and/or design with appropriate waterproofing and insulation.
Pitched roof – metal roof with insulation.
5. Floor Loading

1st storey	10 kN/m2
1st storey Staff Canteen	5.0 kN/m2
2nd storey	10 kN/m2
3rd storey	10 kN/m2
4th storey	10 kN/m2
5th storey	10 kN/m2
6th storey	10 kN/m2
7th storey	10 kN/m2
8th storey	7.5 kN/m2
9th storey	7.5 kN/m2
All mezzanine floor	3.0 kN/m2
6. Floor to Floor Height

1st storey (with mezzanine office)	7.2 metres approximately
1st storey Staff Canteen	3.6 metres approximately
2nd storey to 7th storey (with mezzanine office)	6.3 metres approximately
8th storey (lower storey)	5.1 metres approximately
9th storey (upper storey with mezzanine office)	6.3 metres approximately
7. Ceiling

Generally concrete ceiling soffit with skim coat and emulsion paint finish except lift lobbies, common corridors, all toilets with skim coat and/or water resistant ceiling board with emulsion paint finish, where applicable.
8. Windows

Powder-coated aluminium framed glass window system.
9. Doors

Glass and/or timber doors and PSB's approved fire-rated doors where applicable.
Electrically operated metal roller shutter to 1st to 7th storey units only.
PVC doors with locksets to toilets.
10. Locks

Good quality locksets and ironmongery.
11. Wall Finishes

Cement and sand plaster and/or skim coat with emulsion paint finish to external wall.
Cement and sand plaster and/or skim coat with emulsion paint finish to internal wall.
Ceramic and/or homogenous tiles and/or cement and sand plaster with emulsion paint finish to toilets, where applicable.
Ceramic and/or homogenous tiles and/or cement and sand plaster and/or skim coat with emulsion paint finish to lift lobbies, where applicable.
12. Flooring

Power float finish to all factory units
Generally cement and sand screed finish to all areas except lift lobbies and toilets in ceramic and/or homogenous tiles finish.
13. Electrical Installation

Emergency lighting including exit signs to all factory units and canteen provided in compliance with statutory requirements.
Lighting provided to all common area such as staircases, driveway, ramps, lift lobby, corridor.

Provision of electrical supply:-
60A 3-Phase to all production units;
300A 3-Phase to staff canteen.

The purchasers have to provide their own distribution board for their outgoing power inclusive of AC use, exit and emergency lighting.
14. Plumbing and Sanitary

Sanitary and plumbing system provided in compliance with statutory requirements.
Floor trap at staff canteen is connected to grease interceptor.
15. Air-Conditioning and Mechanical Ventilation

Natural/mechanical ventilation in compliance with authority requirements for designated areas.
16. Lift & Escalators

4 passenger lifts
4 goods lifts
17. 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.
18. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS555:2010.
19. Telecommunication Services

Cable tray from MDF room to telephone risers and common corridors.
20. Master Antenna System (MATV)

MATV tap-off unit in risers on each storey is provided for future tapping off.
21. Recreational Facilities

Gymnasium
Swimming pool
Basketball court
Games court
Barbeque pit

- Note:

A. Tiles

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

B. Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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 internet access.

C. Materials, Fittings, Equipment, Finishes and Installations

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes and installations to be supplied shall be provided subject to Architect's selection and market availability.

D. Layout/Location of Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

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

E. Warranties

Where warranties are given by the manufacturer and/or contractors and/or suppliers of any of the equipment 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.

F. 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.

G. 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.

H. 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.

I. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tile/stone works behind mirror.
- NAME OF PROJECT

ECO-TECH@SUNVIEW
- ADDRESS OF PROJECT

1 Sunview Road, Singapore 627615
- DEVELOPER

Action Property Pte. Ltd. (JOC: 2012235722)
- TENURE OF LAND

Leasehold Estate (30 years w.a.f. 25 January 2013)
- LEGAL DESCRIPTION

LOT 4596N MK 06
- BUILDING PLAN NO.

A0884-12626-2012-BP01 dated 2 July 2013
- ESTIMATED DATE OF VACANT POSSESSION

31st December 2018
- ESTIMATED DATE OF LEGAL COMPLETION

31st December 2021
- Disclaimer

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- A consortium comprising

 OXLEY HOLDINGS LIMITED





 聯盛集團有限公司
LIAN BEN GROUP LTD

A decorative graphic consisting of several horizontal bands. The top band is dark gray. Below it is a white band. Then a dark gray band with a wavy line that dips down towards the center. This is followed by a light gray band, also with a wavy line that dips down. The bottom band is dark gray. The text 'www.huttonsgroup.com' is overlaid on the light gray band.

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