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ARTIST'S IMPRESSION ONLY

NEWWest
COMMERCIAL UNITS



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NEWest blends the best of retail and residential, under one roof. This exciting property boasts 136 residential units sitting atop more than a hundred units of shop space, providing ample opportunities to grow your business.

With 141 retail units lining beautiful boulevards and astounding avenues, this unique property in the prestigious western part of Singapore has the ideal space for your business. From delightful eateries to eclectic start-ups, you will find a wide variety of commercial establishments fit in well here.





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A Plethora of People for
Every Business to Tap

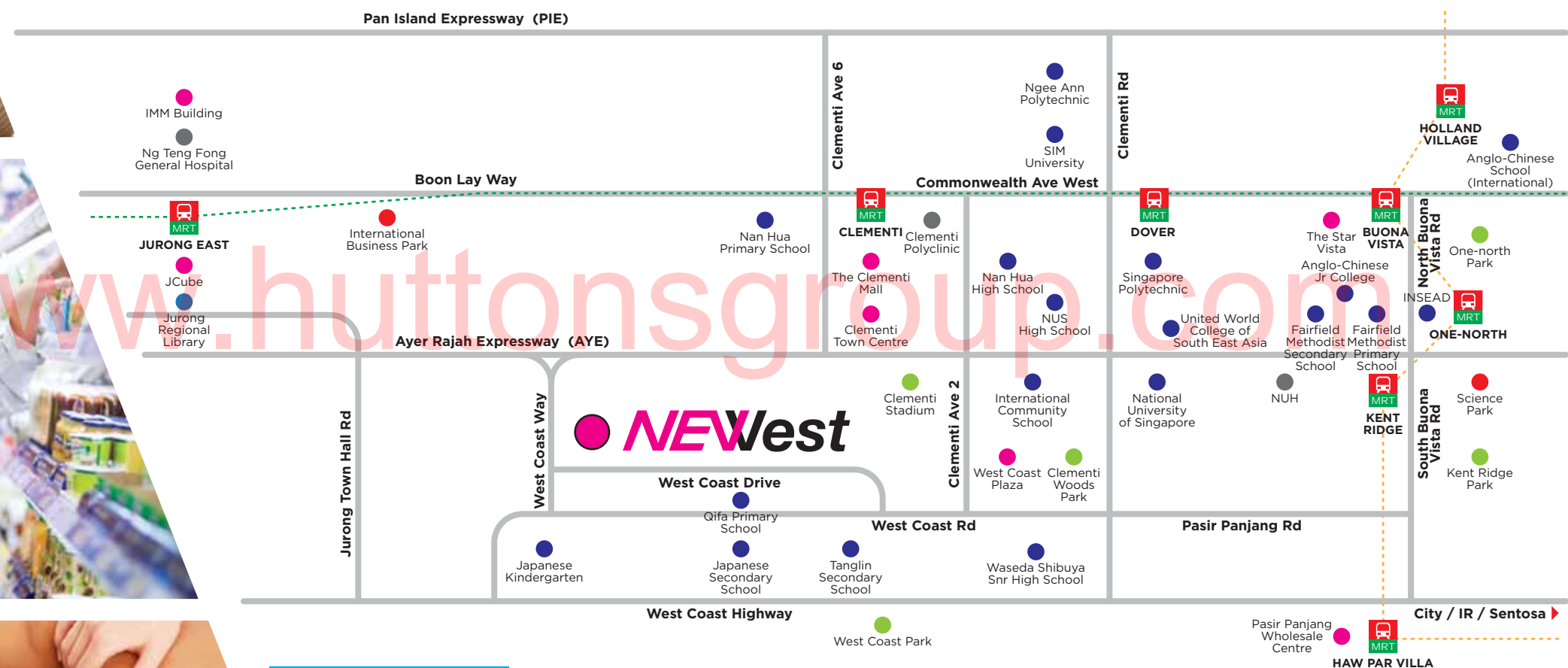


LOCATION MAP



Jurong Gateway 4 Mins Drive
 NTF Hospital 4 Mins Drive
 Int'l Business Park 4 Mins Drive
 Jurong IMM 4 Mins Drive
 Jurong East MRT 4 Mins Drive

 Clementi MRT 10 Mins Walk
 Nan Hua Pri Sch 6 Mins Walk
 United World College 4 Mins Drive
 NUH 4 Mins Drive
 One-North Park 5 Mins Drive
 Integrated Resort & CBD 11 Mins Drive



PANDAN RESERVOIR

NEWest is easily accessible with Clementi MRT Station approximately 10 minutes walk away. This development is also well-served by a network of roads and expressways with Ayer Rajah Expressway (AYE) and West Coast Highway sandwiching it and the Pan Island Expressway (PIE) nearby. With easy access and residential units within, NEWest is sure to provide a large amount of traffic for your business to prosper.



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Comfortable interiors invite shoppers to savour the diverse array of products and services on offer at NEWest. From spas, studios, wineries and cafes to education centres, fashion shops and gourmet marts, businesses that cater to both singles and families are welcome with open arms.



COMMERCIAL UNITS

SHOPS	
UNIT	AREA (sq m)
#01-01*	28
#01-02*	38
#01-03*	65
#01-04*	67
#01-05*	63
#01-06*	63
#01-07*	63
#01-08*	63
#01-09*	63
#01-10*	63
#01-11*	63
#01-12*	66
#01-13*	63
#01-14*	66
#01-15*	68
#01-16*	63
#01-17*	63
#01-18*	63
#01-19*	63
#01-20*	63
#01-21*	63
#01-22*	64
#01-23*	66
#01-24*	63
#01-25*	77
#01-26*	34
#01-27*	31
#01-28	34
#01-29	34
#01-30	33
#01-31	25
#01-32	26
#01-33*	53
#01-34	29
#01-35	26
#01-36	26
#01-37	26
#01-38	26
#01-39	26
#01-40	26

SHOPS	
UNIT	AREA (sq m)
#01-41	39
#01-42	35
#01-43*	28
#01-44	27
#01-45	26
#01-46	26
#01-47	26
#01-48	26
#01-49	26
#01-50	26
#01-51	26
#01-52	27
#01-53	35
#01-54	38
#01-55	33
#01-56	37
#01-58	61
#01-59	60
#01-60	47
#01-61	30
#01-62	60
#01-63	60
#01-64	27
#01-80	30
#01-104*	35

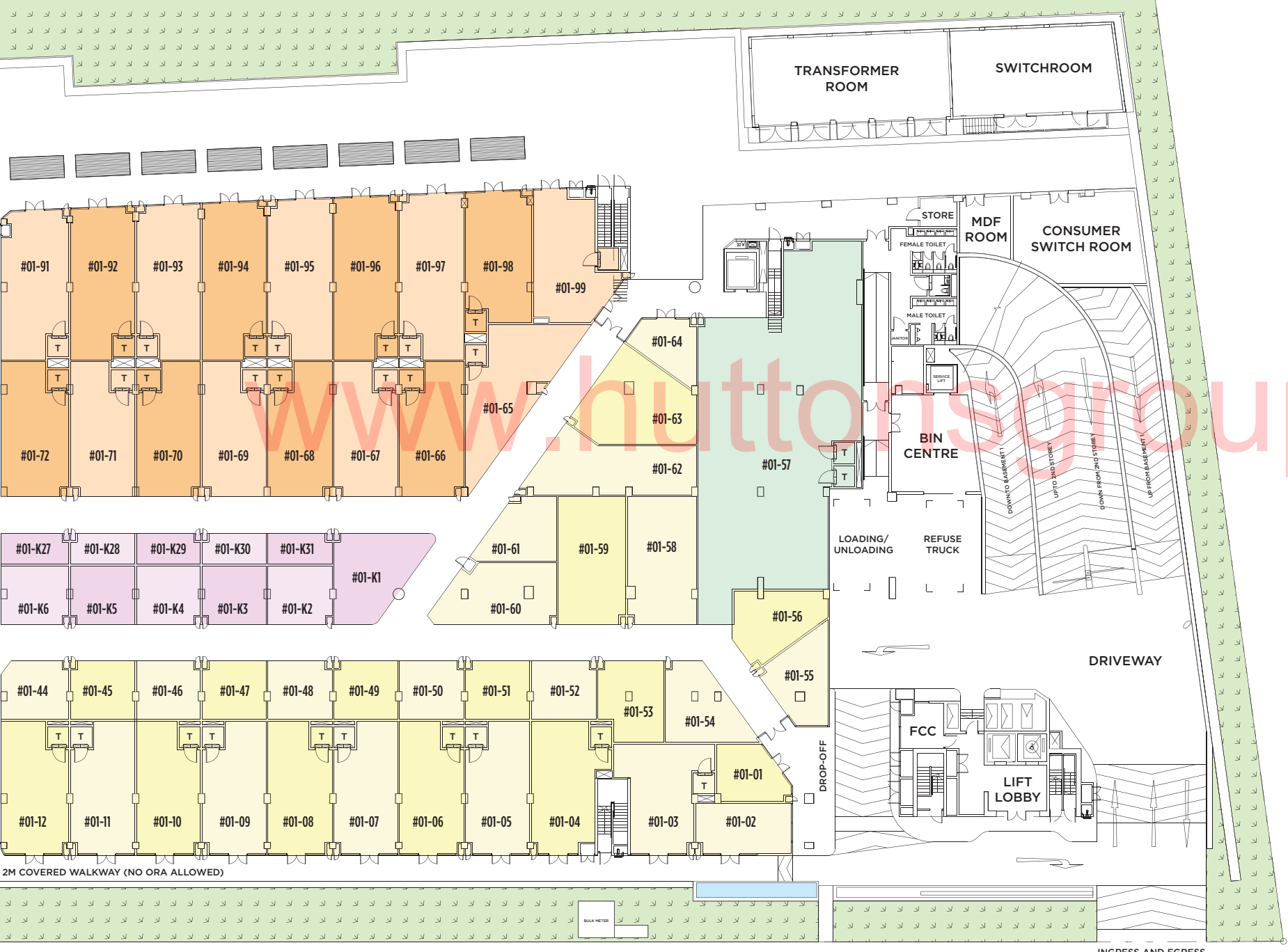
SUPERMARKET	
UNIT	AREA (sq m)
#01-57	323



Note: *Unit area includes air-con ledge. All air-con ledges are located at 2nd storey.
 **Kiosk with half height wall enclosure.
 All plans are subject to amendments as approved by the relevant authorities.

AYER RAJAH EXPRESSWAY

LINKWAY LEADING TO BUS STOP



WEST COAST DRIVE

KIOSKS**	
UNIT	AREA (sq m)
#01-K1	46
#01-K2	26
#01-K3	26
#01-K4	26
#01-K5	26
#01-K6	28
#01-K7	22
#01-K8	26
#01-K9	26
#01-K10	26
#01-K11	26
#01-K12	26
#01-K13	26
#01-K14	26
#01-K15	37
#01-K16	58
#01-K17	48
#01-K18	48
#01-K19	14
#01-K20	14
#01-K21	14
#01-K22	14
#01-K23	14
#01-K24	14
#01-K25	14
#01-K26	15
#01-K27	15
#01-K28	14
#01-K29	14
#01-K30	14
#01-K31	14

Kiosk with half height wall enclosure.

RESTAURANTS/F&B	
UNIT	AREA (sq m)
#01-65	73
#01-66	59
#01-67	59
#01-68	59
#01-69	59
#01-70	59
#01-71	59
#01-72	62
#01-73	63
#01-74	63
#01-75	59
#01-76	59
#01-77	59
#01-78	59
#01-79	60
#01-81*	66
#01-82*	65
#01-83*	63
#01-84*	64
#01-85*	64
#01-86*	65
#01-87*	64
#01-88*	81
#01-89*	65
#01-90*	72
#01-91*	74
#01-92*	73
#01-93*	74
#01-94*	75
#01-95*	77
#01-96*	78
#01-97*	79
#01-98*	68
#01-99*	70
#01-100	44
#01-101	46
#01-102	63
#01-103*	64
#01-105*	64
#01-106*	66
#01-107*	66
#01-108*	70
#01-109*	68
#01-110*	80





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The retail space at NEWest is flexible and can easily be moulded to the specifications of your liking. Set up shop fronts that welcome a steady stream of ready customers and merge adjacent units to form larger shop spaces that grow together with your business. At NEWest, discover how far your business can go. In an environment that is perfect for you to prosper.



1. FOUNDATION

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

2. SUPERSTRUCTURE

Reinforced concrete structure to Structural Engineer's detail and/or design.

3. WALLS

- a) External Walls : Reinforced concrete and/or precast panels (light weight) and/or common clay brick walls
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls
- c) Internal Walls : Dry wall panels and/or common clay brick walls and/or glass wall (For Kiosk Only)

4. ROOF

Reinforced concrete flat roof.
Roof structure of reinforced concrete.

5. CEILING

For Shop/ Restaurant/ Kiosk/ 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) Kiosk : Skim coat and/or ceiling board with emulsion paint finish
- e) Toilet (For Units with Toilets 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 and/or metal linear ceiling
- 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/ Kiosk/ 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) Kiosk : Plaster and/or skim coat with emulsion paint finish
- e) Toilet (For Units with Toilets 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/ Kiosk/ Supermarket

- a) Shop : Cement and sand screed finish
- b) Restaurant : Cement and sand screed finish
- c) Supermarket : Cement and sand screed finish
- d) Kiosk : Cement and sand screed finish
- e) Toilet (For Units with Toilets 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 : Epoxy resin coat 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 Units with Toilets Only) : Timber door
- b) Handicap Toilet, Male Toilet, Female Toilet : Timber door
- c) Ironmongery : Imported Locksets

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.

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 and/or textured spray paint

11. WATERPROOFING

Waterproofing shall be provided to floors of unit's toilets, common toilets and handicap toilet.

12. DRIVEWAY AND CAR PARK

Epoxy resin coat finish

13. ADDITIONAL ITEMS

- a) Railing : Mild steel for common stair railing
- b) Plumbing and Sanitary : Provision of floor trap and water tap-off to all Shops, Kiosks, Supermarket
Floor trap and water tap-off point are provided to all Restaurants and are connected to grease interceptor.
- c) Air-Conditioning and Mechanical Ventilation : Provision of air-conditioning to all Shops, Restaurants, Supermarket, lift lobbies and internal common corridors. Wherever air-conditioning is provided to the Unit, the purchaser shall maintain the air-conditioning system to the Unit at his own costs.
Mechanical ventilation to common toilets and carparks complied with authority requirements
- d) Fire Protection System : Sprinkler and Fire Alarm System in compliance with statutory requirements
Dry Risers and Hose-reel System in common areas
- e) Telecommunication Services : Cable tray from MDF room to telephone risers and common corridors
- f) Exhaust System : A Centralized Ducted Kitchen Exhaust System (including an Air-Wash System) will be provided for the Restaurants. The main ductwork and fans will be installed for tap-off/ connection by the individual Purchaser. Each Restaurant may discharge up to 7000CMH into the main ductwork. Regular maintenance, cleaning and servicing of the main ductwork and fans will be responsibility of the Developer / MCST.
Local kitchen exhaust ductwork, kitchen hoods, mechanical exhaust ventilation fans, controls, etc within the Restaurant shall be installed by the purchaser as part of fitout works. The purchaser-installed kitchen exhaust system must be designed to remove oil, smoke & odour so as not to be a nuisance / inconvenience to the neighbours as required by the NEA. It is the purchaser's responsibility to comply with the NEA requirements for air discharge.
Kitchen exhaust equipment & components (both central and purchaser-installed), 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) Town Gas : Town gas supply provided for Restaurants only
- h) Lift : 1 passenger-cum-service lift serving 1st Basement to 1st storey

Electrical Schedule (Shop/ Restaurant/ Food Kiosk/ Supermarket)

Level	Type	Electricity Supply
1st Storey	All Restaurants	40A 3 phase
	Shop #01-01, #01-02, #01-26 to #01-56, #01-60, #01-61, #01-64, #01-80, #01-104	60A 1 phase
	Shop #01-03 to #01-25, #01-58, #01-59, #01-62, #01-63	80A 1 phase
	All Kiosks except #01-K1, #01-K16, #01-K17, #01-K18	30A 1 phase
	Kiosk #01-K1, #01-K16, #01-K17, #01-K18	40A 1 phase
	Supermarket #01-57	200A 3 phase

Exit and Emergency lights in each unit

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. 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.

C. 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.

D. 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.

E. Layout/Location of Ventilation System, Cassette/Fan Coil Units, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

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

F. 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.

G. 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.

H. 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.

I. 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.

J. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind mirror.

NAME OF PROJECT

NEWest

ADDRESS OF PROJECT

1 West Coast Drive, Singapore 128020

DEVELOPER

Oxley Viva Pte. Ltd. (ROC: 201106106E)

TENURE OF LAND

Leasehold Estate (956 years w.e.f. 27th May 1928)

LEGAL DESCRIPTION

LOTS 03424T, 03426K & 04111W-PT MK 05

BUILDING PLAN NO.

A2026-00005-2011-BP01 dated 21 March 2013

DEVELOPER'S LICENCE NO.

C1019

ESTIMATED DATE OF VACANT POSSESSION

31st December 2018

ESTIMATED DATE OF LEGAL COMPLETION

31st December 2021

Disclaimer

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A consortium comprising





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