

THE
COMMERZE
@IRVING

www.huttonsgroup.com

Welcome to The Commerze @ Irving.



Where life buzzes with vibrancy.

Add a dash of colour to the everyday. The Commerze @ Irving fuses the rhythms of efficiency and enjoyment, bringing together exciting retail shops and delightful F&B outlets. This is where you can look forward to a livelier setting – for a more productive, more inspired you.



THE COMMERZE

www.wip.com

ACAPULUS

Cafe Beans

DART

REDBULL

REDBULL

REDBULL

REDBULL

REDBULL

REDBULL

REDBULL

REDBULL

REDBULL

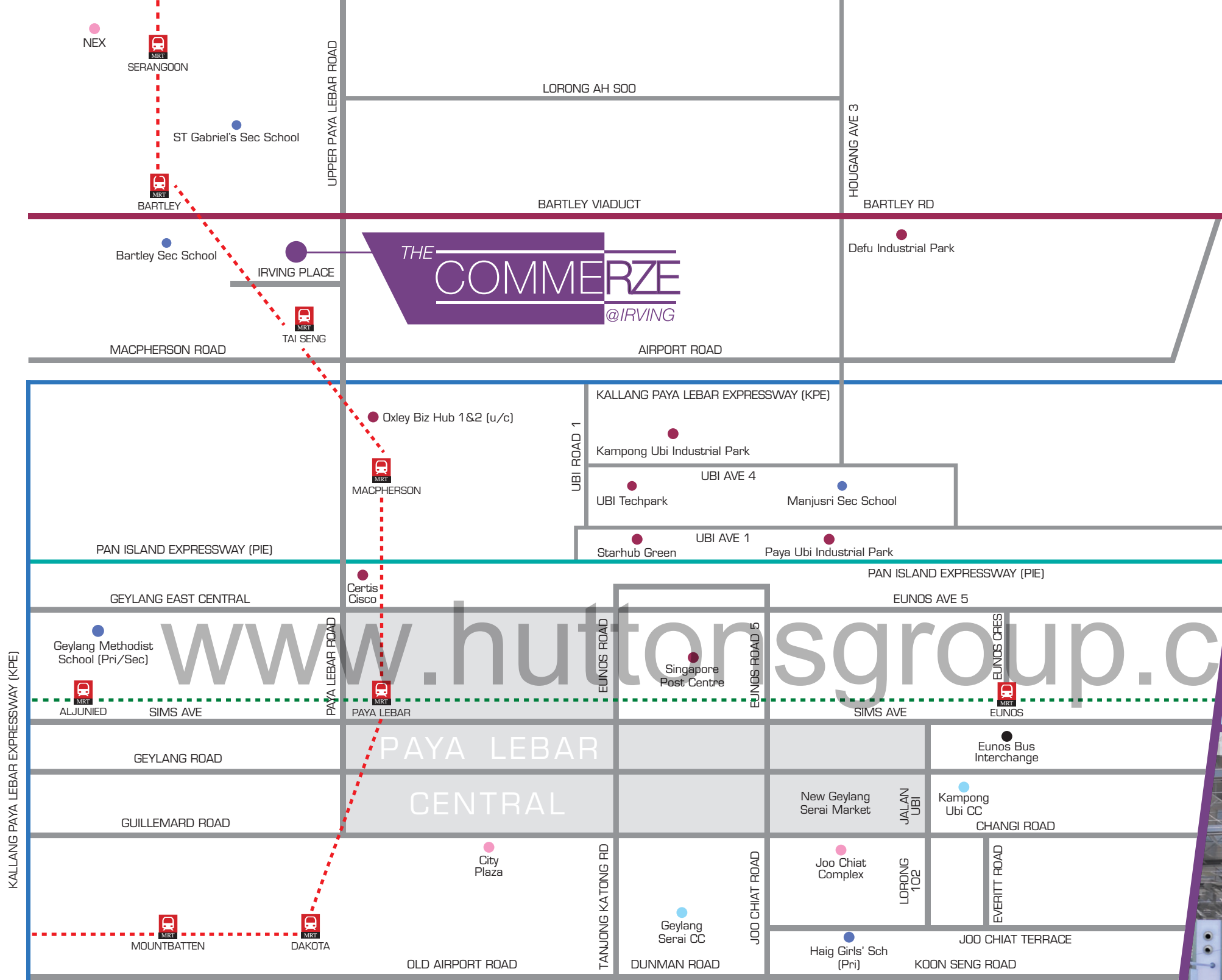
Artist's Impression

 **SMRT TAI SENG MRT**



The perfect location
is yours to enjoy.

Artist's Impression



Mins' walk to Tai Seng MRT Station



10 mins' ride to Paya Lebar MRT Interchange Station

Less than 15 mins' ride to Changi Airport



Strategically located within minutes' walk from Tai Seng MRT Station with easy access to major expressways, The Commerze @ Irving offers you unparalleled connectivity with complete convenience. Now you can spend less time commuting and more time on things that truly matter.



Easy access to Kallang-Paya Lebar Expressway and Pan Island Expressway



www.huttonsgroup.com

10 mins' ride to future Paya Lebar Central



Connect to the future.



Witness the transformation of Paya Lebar Central into a bustling and vibrant commercial hub replete with offices, hotels, retail malls and dining options. The good news is, you'll just be mere minutes away from all the action. The future brings with it exciting new opportunities. It is now, and it is yours.



www.nuttonsgroup.com

Cafe Beans

BUBBLE

ICE BAR

FRUIT

Artist's Impression



Artist's Impression



Take delight in retail therapy, whenever.

We all know that rewarding yourself can be a most satisfying experience, but rewarding yourself instantly is an even more sublime one. At The Commerze @ Irving, you can indulge in your heart's desires as and when you fancy — even during lunch breaks. When a spectacular shopping experience awaits you at your doorstep every day, going to work will no longer be a dull affair.



www.huttonsgroup.com

Squeeze in a little time for life's pleasures, even at work.

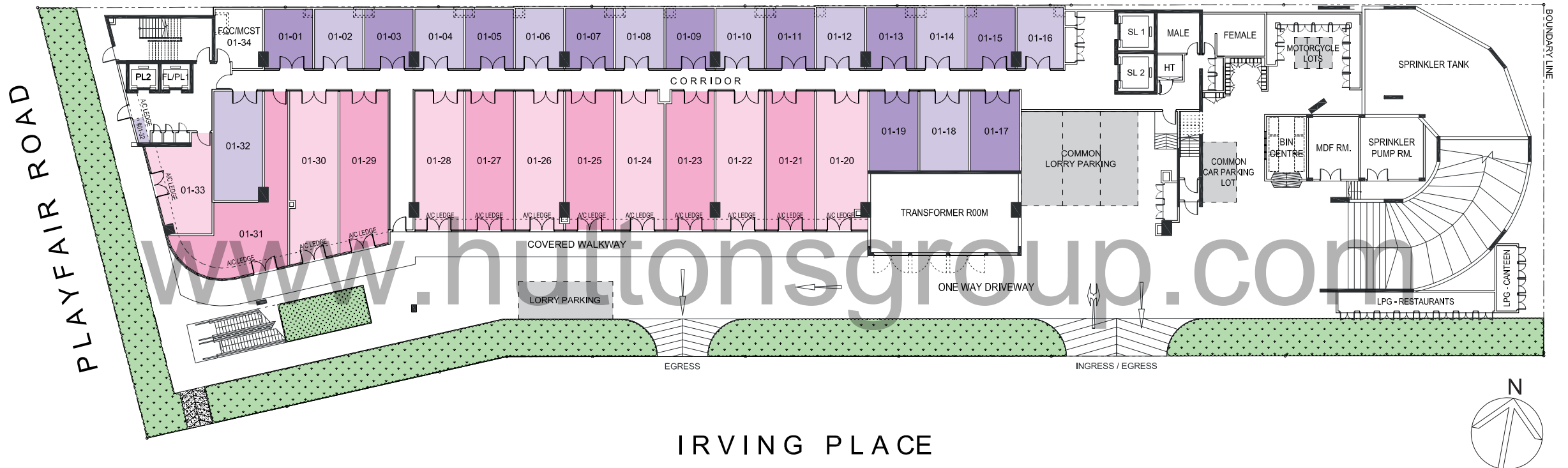
Reconnect with an ex-colleague over coffee. Have a leisurely business luncheon with your associates. Thank your clients by treating them to a mouthwatering feast. When it comes to food, The Commerze @ Irving offers a variety of gastronomic options that is bound to keep even the most discriminating gourmet happy.





Artist's Impression

Commercial Unit 1st storey plan



IRVING PLACE

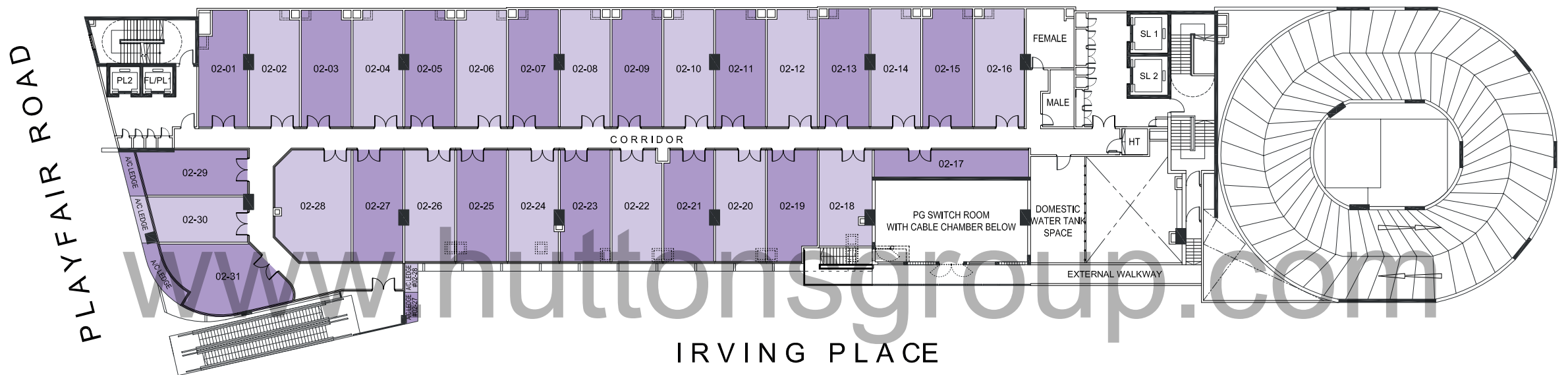
Notes:

Unit Area includes Aircon Ledge

Aircon Ledges of Units #01-01 to #01-19 are located on the 3rd Storey

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

Commercial Unit 2nd storey plan



Notes:

Unit Area includes Aircon Ledge

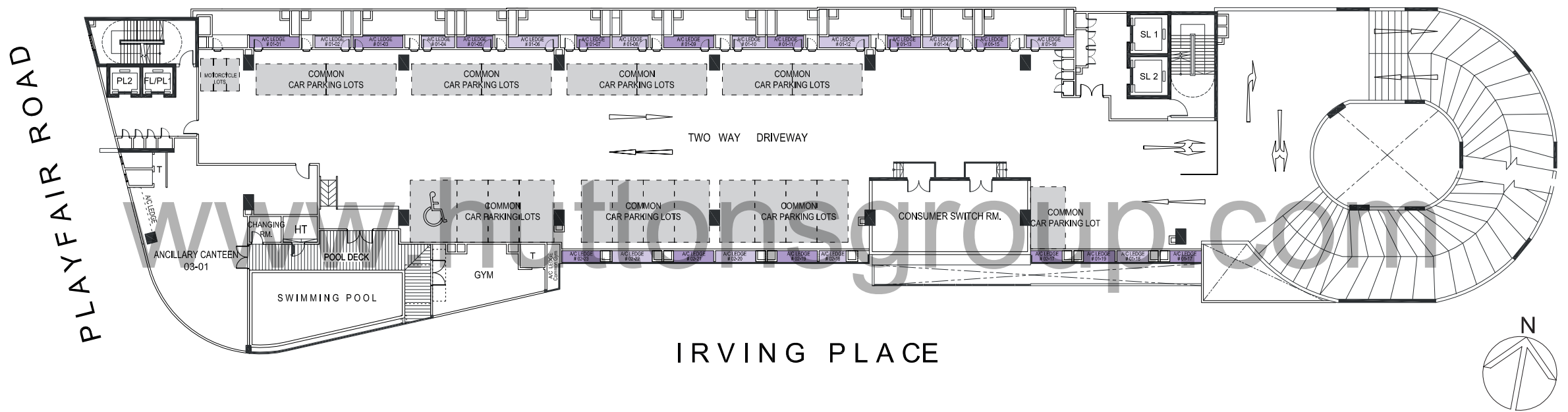
Aircon Ledges of Units #02-01 to #02-16 & #02-24 to #02-26 are located on the 4th Storey

Aircon Ledges of Units #02-17 to #02-23 are located on the 3rd Storey

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

Carpark

3rd storey plan



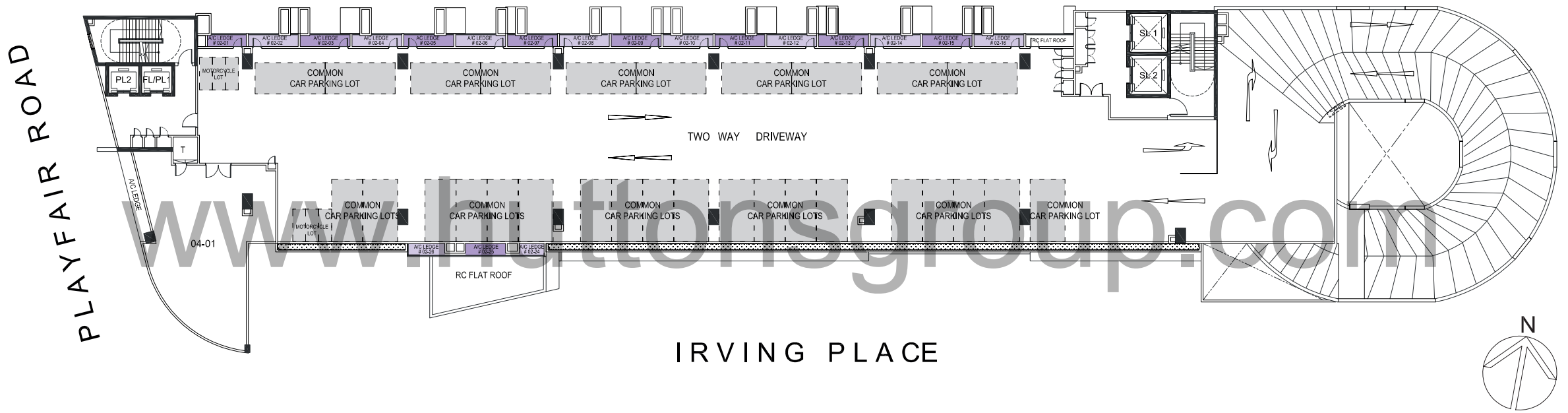
Notes:

Unit Area includes Aircon Ledge and LPG Store on 1st storey

Use of Canteen, Pool and Gym is restricted to Production Units only

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

4th storey plan



Notes:
Unit Area includes Aircon Ledge
All plans are meant for information purpose only and may be changed at the sole discretion of the architect



Your one-stop portal for
all your business and lifestyle needs.

www.huttonsgroup.com

When you spend more than half your waking hours at the workplace, it is sometimes easy for personal gratification to take a backseat. Not so at The Commerze @ Irving.

Featuring a hybrid concept comprising light industrial spaces, retail shops, F&B outlets and lifestyle facilities, The Commerze @ Irving promises to make the transition between business and lifestyle a smooth and enjoyable one. Work and play will never be mutually exclusive again.



Artist's Impression

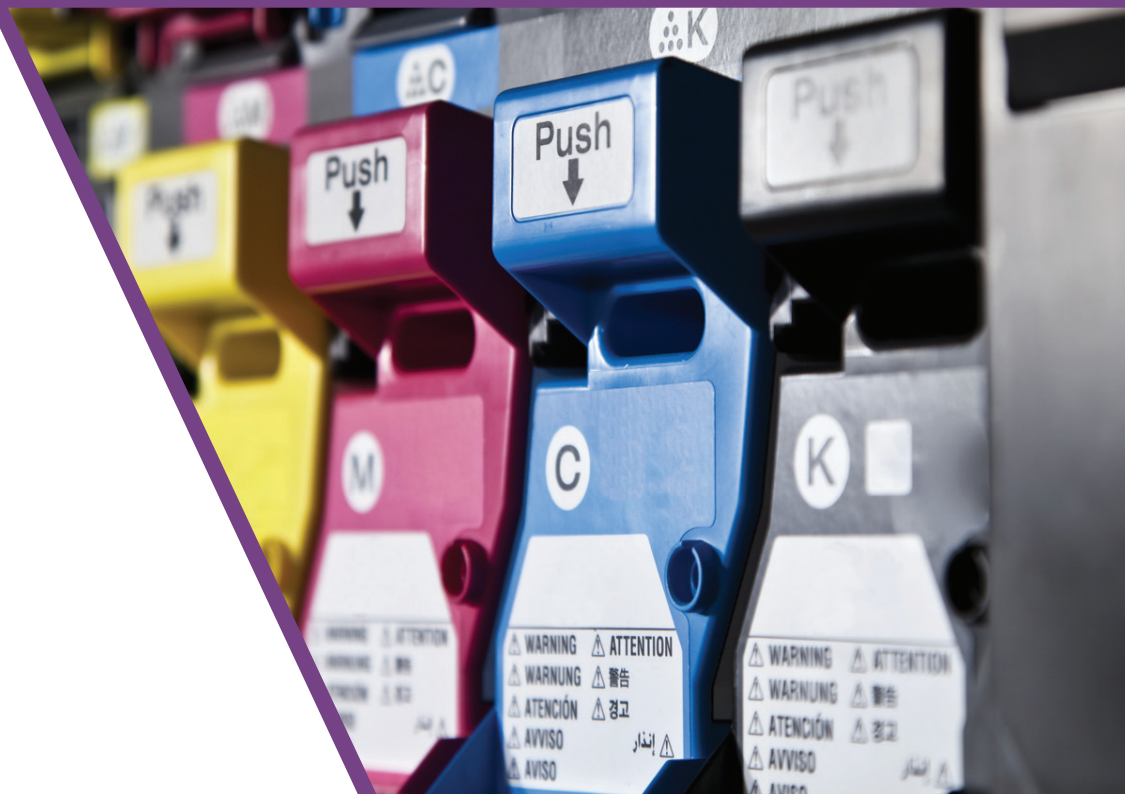


www.huttongroup.com

Artist's Impression

Make room for your business growth.

The Commerze @ Irving occupies an expansive site over 9 levels. With 66 production studios (from Level 4), be assured that finding an ideal work space to suit your every business need is now easier than ever.





www.100group.com

Artist's Impression



Artist's Impression



www.huttongroup.com

Find fresh, contemporary, inviting production spaces.

Step right into your work space and be inspired by its spacious, modular layout that is designed for ultimate functionality and flexibility. High ceilings and ample windows let in an abundance of natural light to create a relaxed atmosphere that stimulates creativity and boosts efficiency. The interplay between form, colour and texture is given a touch of modernism for a contemporary setting that is as stylish as it is smart. It is here that your lofty ambitions can take flight and realise their true potential.



Artist's Impression



Relax and unwind after a day's work.

Take a break from the monotony of your hectic schedule by taking time to rest, recharge and luxuriate. A few quick laps in the clear blue waters of the swimming pool on Level 3 can be a refreshing and reinvigorating experience to wash off the rigours of the day. Or you can let off some steam in the cool, air-conditioned comfort of the private gym. And after that, relieve your hunger pangs with delicious treats at the canteen. Keeping your mind sharp and your body fit is the essence of balance, and the first step to a fulfilling life.

Artist's Impression

Commercial Unit Specifications

1. Foundation

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

2. Superstructure

Reinforced concrete columns.

Reinforced/ Post-tensioned concrete to all beams and floor slabs.

3. Roof

Reinforced/ Post-tensioned concrete flat roof with waterproofing.

4. Floor Loading

5 kN/m²

5. Floor to Floor Height

1st Storey 5.9 metres approximately
2nd Storey 4 metres approximately

6. External Walls

RC wall and/or clay brick wall and/or hollow block wall with skim coat and/or plaster with weathershield emulsion paint finish, where applicable.

7. Internal Walls

RC wall and/or clay brick wall and/or hollow block wall and/or precast panel wall with skim coat and/or plaster with emulsion paint finish, where applicable.
Homogenous tiles and/or granite tiles and/or plaster with emulsion paint finish, where applicable.
Homogenous and/or ceramic tiles finishes to common toilet wall, where applicable.

8. Ceiling

Generally concrete ceiling soffit with skim coat and emulsion paint except lift lobbies, common corridors, common toilets with calcium silicate board suspended ceiling.

9. Flooring

Generally power floated concrete floor to all areas except lift lobbies in homogenous and/or granite tile finishes. Common corridors and toilet areas in homogenous tile and/or ceramic tile finish.

10. Doors

Glass and/or timber doors and PSB's approved fire-rated doors where applicable.

11. Locks

Good quality locksets and ironmongery.

12. Windows

Powder-coated aluminium-framed glass window system.

13. Electrical Installation

The incoming electricity supply for each unit as follows:

Units	Type	Electricity Supply
#01-01 to 19	Shops	20Amps Single Phase
#01-32, #02-01 to 27, #02-29, #02-30	Shops	30Amps Single Phase
#02-28, #02-31	Shops	40Amps Single Phase
#01-20 to 31, #01-33	Restaurants	30Amps 3 Phase

Exit and Emergency lights in each unit

14. Plumbing and Sanitary

Good quality sanitary wares and fittings in compliance with statutory requirements to common toilets.
Provision of water tap-off and floor trap to all units.

15. Air-Conditioning and Mechanical Ventilation

Provision of air-conditioning to Units (shops/restaurants), lift lobbies and 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.

16. Lift & Escalators

2 service lifts
2 passenger lifts
1 pair of escalators

17. Fire Protection System

Sprinkler and Fire Alarm System in compliance with statutory requirements.
Dry Risers and Hose-reel System in common areas.

18. Lightning Protection

Lightning protection is provided to comply with latest Code of Practices.

19. Telecommunication Services

Cable tray from MDF room to telephone risers and common corridors.

20. Restaurants – Additional Items

LPG compartment located near 1st storey ramp.
Floor traps connected to grease interceptor.
Provision of kitchen exhaust duct tap-off.

21. Common Recreation Facilities

Not applicable for Commercial Units.

Note:

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

Ventilation: Natural and/or mechanical ventilation as required by the Building and Construction Authority (BCA) and/or National Environment Authority (NEA).

Business Use: The purchaser will not use the unit or permit to be used for any purpose save for the approved use of the competent authority appointed under the Planning Act (Cap. 232) for "Business 1 - White" zoning in accordance with the Master Plan Written Statement 2008.

NAME OF PROJECT

ADDRESS OF PROJECT

DEVELOPER

TENURE OF LAND

LEGAL DESCRIPTION

BUILDING PLAN NO.

ESTIMATED DATE OF VACANT POSSESSION

ESITMATED DATE OF LEGAL COMPLETION

THE COMMERZE@IRVING

1 Irving Place, Singapore 369546

Oxley Vista Pte Ltd (ROC: 201106104D)

Leasehold Estate (60 years) w.e.f. 26th September 2011

Lot 10421W MK 24

A0884-11558-2011-BP01 dated 30th December 2011

31 Dec 2015

31 Dec 2018

Another prestigious development by:



Marketing Agent:

Huttons
realestategroup

HUTTONS ASIA PTE LTD Estate Agents Licence No: L3008890K

www.huttonsgroup.com

www.huttonsgroup.com