MIDTOVNI RESIDENCES

The Joy of Everyday Living • Comes Alive



The Midtown and Midtown Residences, the essentials of sophisticated living – home, retail, food and more – under one roof.

Here you will find life's occasional indulgences becoming your anytime pleasures. Treat yourself to sophisticated living right on the fringe of Singapore's exciting cityscape. Only at The Midtown and Midtown Residences.

With 160 apartments spanning the entire gamut of living dimensions, you are sure to find your perfect fit. Choose your ideal home from a luxurious range of apartments and penthouses with one to four bedrooms. Enjoy the added convenience of over a hundred shopping and dining options, right at your doorstep.

At The Midtown and Midtown Residences you will find a holistic synergy of home and lifestyle unfold before your very eyes.













North-South Line

TOA PAYOH BRADDELL



LORONG CHUAN

MARYMOUNT



NORTH-EAST LINE.
CIRCLE LINE.
THE BEST OF BOTH WORLD.

SOMMERSET



LITTLE INDIA





North-East Line WOODLEIGH



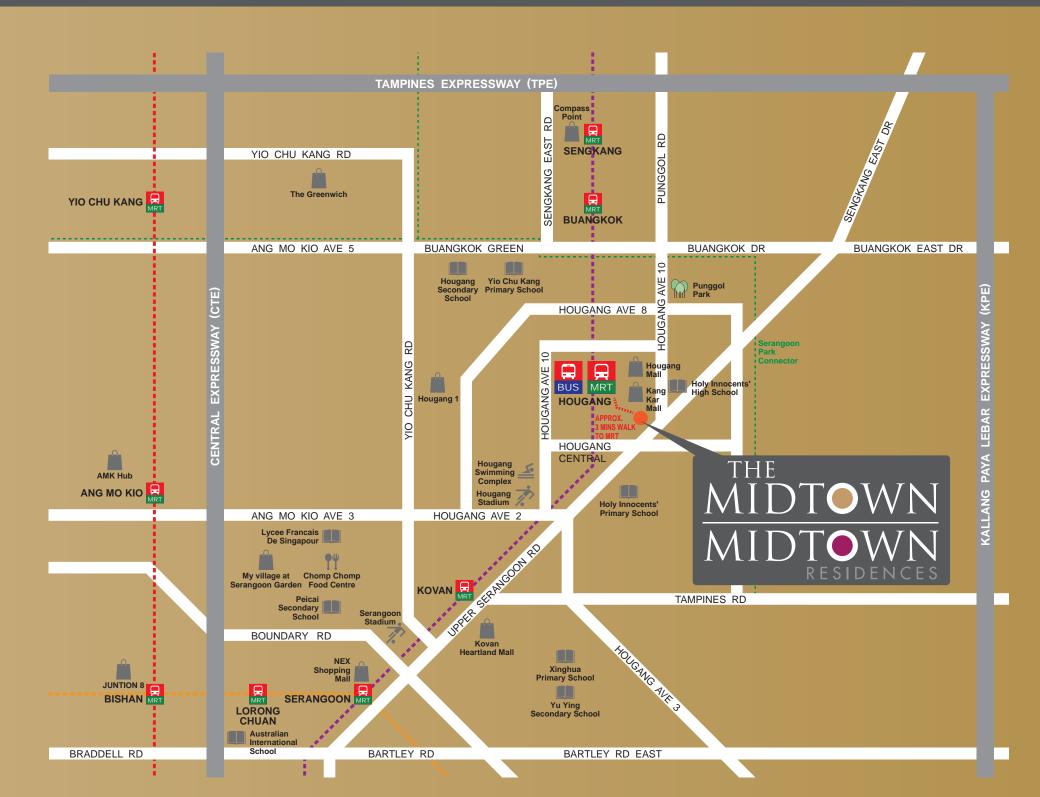














INDULGENCE

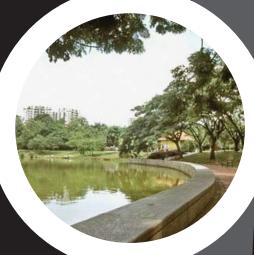








CONVENIENCE









ENJOYMENT

GASTRONOMY



EDUCATION



The Pulse of Life. At Your Fingertips.

Go ahead. Explore all that life has to offer, from the comfort of your exquisite abode. With a multitude of opportunities to wine, dine and unwind, you will never be left wanting at The Midtown and Midtown Residences.

Venturing further afield is a breeze with drivers able to connect to the rest of Singapore via three nearby expressways – Tampines Expressway, Central Expressway and Kallang Paya Lebar Expressway. Hougang MRT Station within walking distance from home. Connect to the MRT's vast network through Serangoon and Bishan MRT stations, which are just minutes away by rail.

At The Midtown and Midtown Residences, filling your life with rich and rewarding experiences comes naturally easy with convenient access to all of Singapore's wonderful attractions.



The bold and clean lines of this development's facade invite you to experience the spacious and well-designed apartments within. With 160 apartments of various sizes, your dream home is waiting to be discovered at the Midtown Residences.

Facilities and amenities available at the Midtown Residences offer an extra dimension to your busy lifestyle. With ample opportunities to do what you love best right in your own backyard, never miss a beat while maximising your quality of life.

Welcome to an enticing lifestyle experience at The Midtown and Midtown Residences.



Come and wonder at the tranquil living offered at the Midtown Residences – rising up to 12 storeys and boasting water and garden views that will leave you in awe.

Gaze out of your luxurious apartment and be calmed by the scene before you. Architecture that combines clean lines with distinctive features spreads out before you, soothing your soul and refreshing your senses. The living is pure at the Midtown Residences.





The Pleasure Of Living • Yours To Behold





SITE PLAN

OUGANG

UPPER SERANGOON ROAD

- A Carpark Entrance
- B Residential Block
- C Forest Jogging Path
- D Lifestyle Pool
- **E** Lifestyle Pool Deck
- F Sky Gym

G Lifestyle Kid's Pool

BARAGARA

- H Barbeque Pit
- Outdoor Living Room
- J Outdoor Dining Area
- K Family Lawn
- L Tea Platform
- M Children Playground
- N Fitness Corner
- O Basketball Hoop

APARTMENTS





TYPE e A 1 bdrm + 1 study 44 sq m

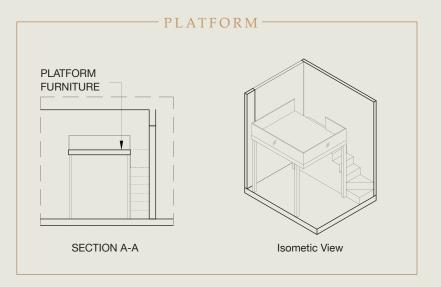
#03-17



 $\begin{array}{cc} \texttt{TYPE} & e & A & 1 \\ \texttt{1} & \texttt{bdrm} + \texttt{1} & \texttt{study} \\ \texttt{45} & \texttt{sq} & \texttt{m} \end{array}$

#03-03 #03-04* *miror-image





TYPE eAla 1 bdrm + 1 study 45 sq m

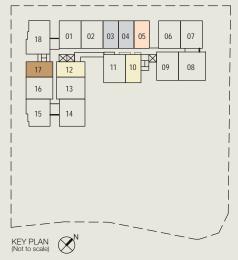
#03-05



TYPE eA2 1 bdrm + 1 study 46 sq m

#03-10 #03-12

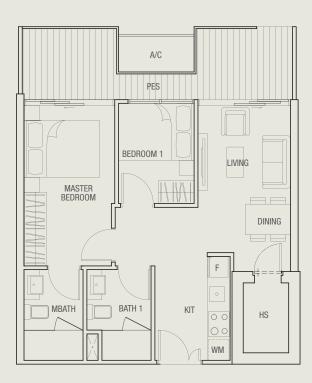




NOTE: Unit area includes a/c ledge &/or void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE eB 2 bdrm 63 sq m

#03-16



TYPE eB1 2bdrm 65 sq m

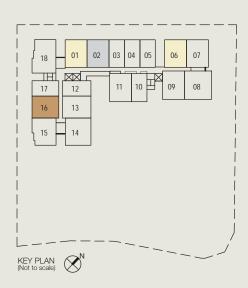
#03-02



TYPE eBla 2bdrm 65 sq m

#03-01 #03-06





NOTE: Unit area includes a/c ledge &/or void &/or PES where applicable.

All plans are subject to amendments as approved by the relevant authorities.

TYPE eB2 2bdrm 66 sq m

#03-09 #03-11



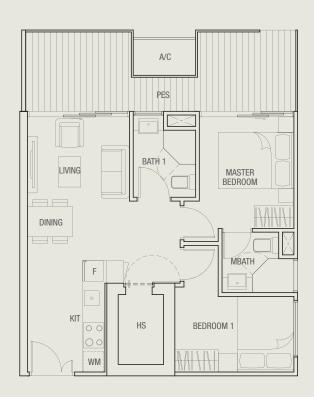
TYPE eB2a 2bdrm 66 sq m

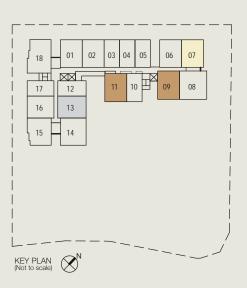
#03-13



TYPE eB3 2bdrm 65 sq m

#03-07

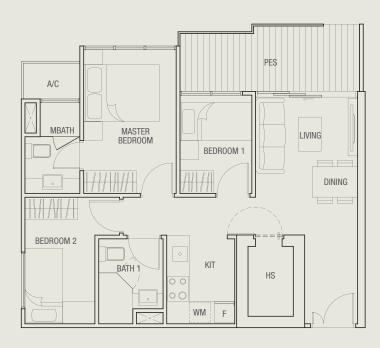




NOTE: Unit area includes a/c ledge &/or void &/or PES where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE e C 3 bdrm 67 sq m

#03-15



TYPE eC2 3 bdrm 82 sq m

#03-08



TYPE eC1
3 bdrm
74 sq m

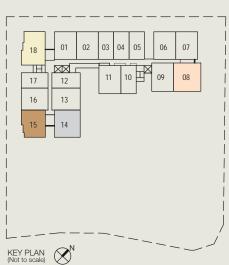
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TYPE eC3
3 bdrm
81 sq m

#03-18



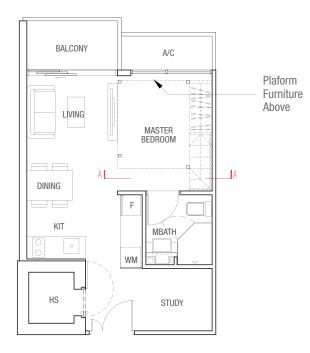


NOTE: Unit area includes a/c ledge &/or void &/or PES where applicable.

All plans are subject to amendments as approved by the relevant authorities.

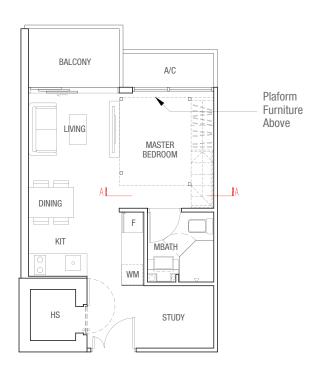
TYPE A
1 bdrm + study
41 sq m

#04-17 - #10-17



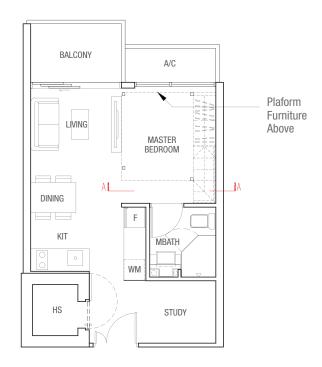
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#04-05 - #10-05



TYPE A1
1 bdrm + study
42 sq m

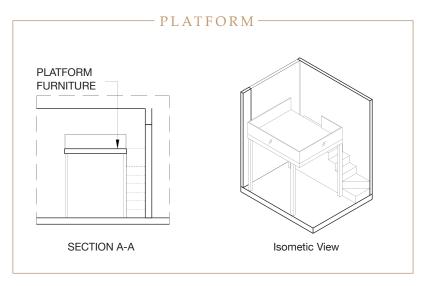
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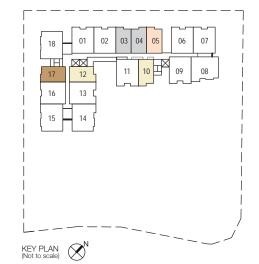


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#04-10 - #10-10 #04-12 - #10-12

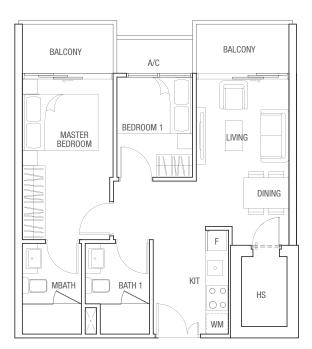






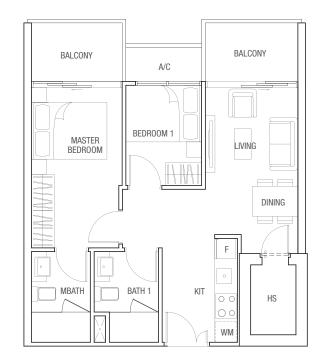
NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

#04-16 - #10-16



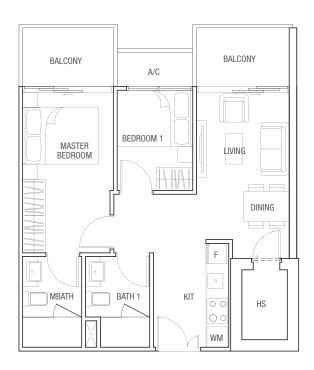
TYPE B1 2 bdrm 60 sq m

#04-02 - #10-02



TYPE Bla 2bdrm 60 sq m

#04-01 - #10-01 #04-06 - #10-06

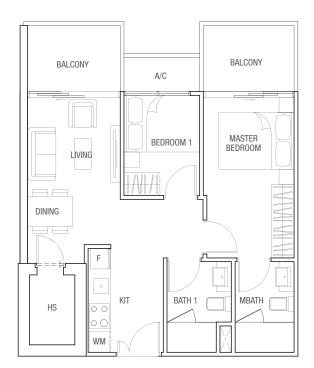




NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

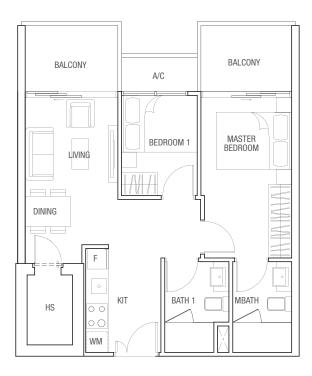
TYPE B2 2 bdrm 61 sq m

#04-09 - #10-09 #04-11 - #10-11



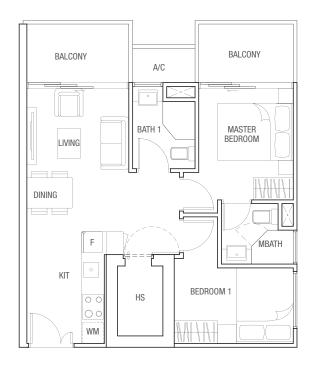
TYPE B2a 2bdrm 61 sq m

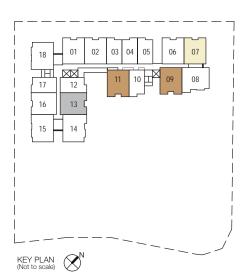
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TYPE B3 2 bdrm 60 sq m

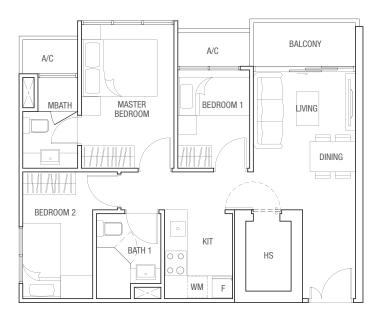
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TYPE C 3 bdrm 64 sq m

#04-15 - #10-15



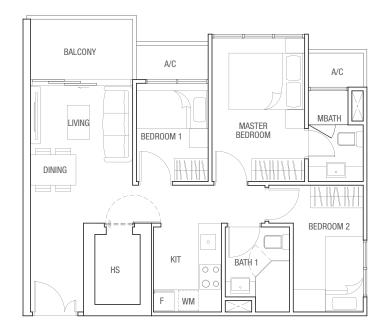
TYPE C2 3 bdrm 67 sq m

#04-08 - #10-08



TYPE C1 3 bdrm 65 sq m

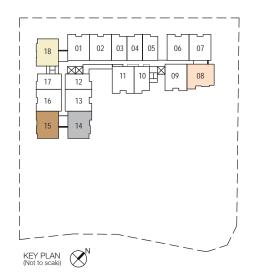
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TYPE C3
3 bdrm
64 sq m

#04-18 - #10-18



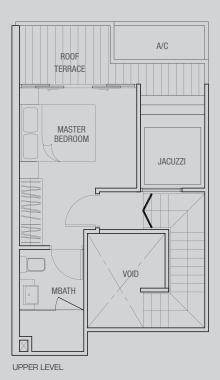


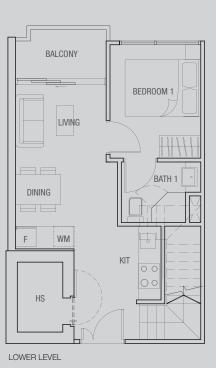
PENTHOUSE



TYPE phA 2 bdrm 82 sq m

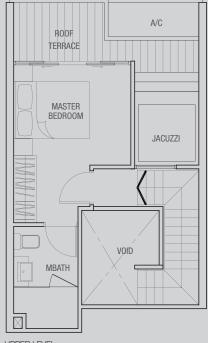
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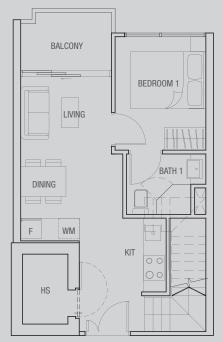


TYPE phA1 2bdrm 82 sq m

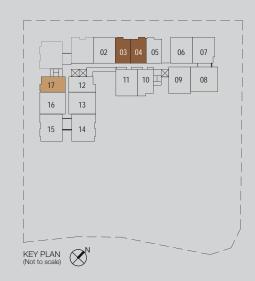
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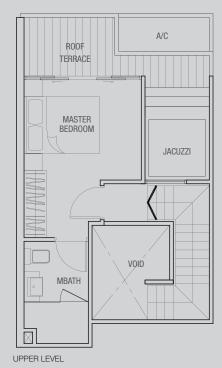
UPPER LEVEL

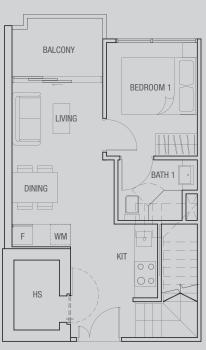


LOWER LEVEL



NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

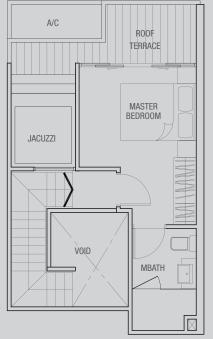




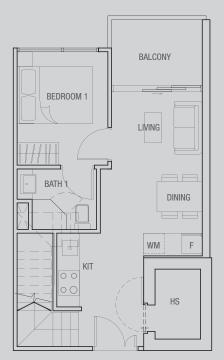
LOWER LEVEL

TYPE ph A 2 2 bdrm 82 sq m

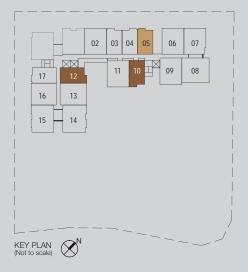
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UPPER LEVEL



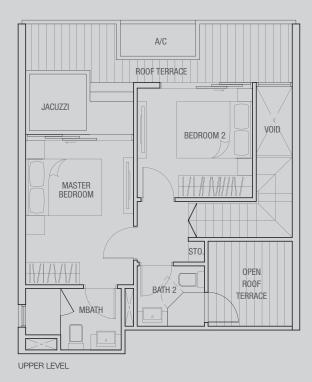
LOWER LEVEL



NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

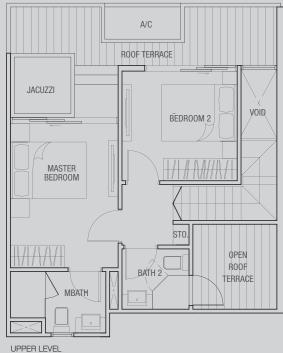
TYPE ph B 3 bdrm 116 sq m

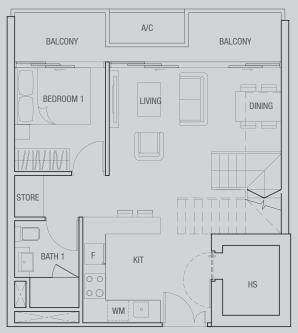
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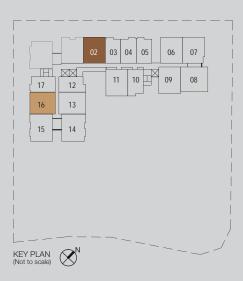
TYPE ph B 1 3 bdrm 118 sq m

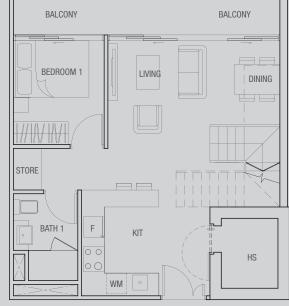
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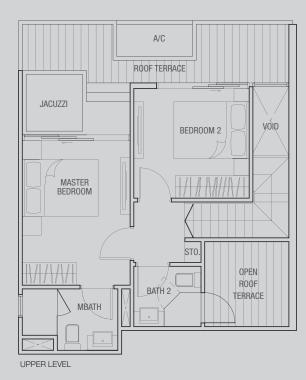


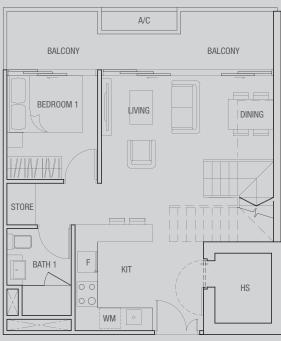
A/C

LOWER LEVEL

TYPE ph B1a 3 bdrm 118 sq m

#11-06

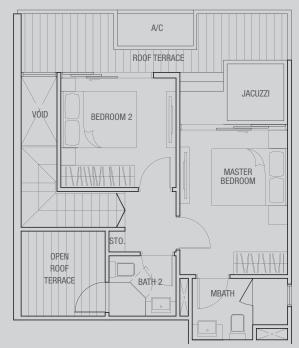




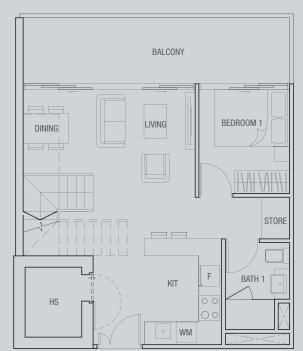
LOWER LEVEL

TYPE ph B 2 3 bdrm 120 sq m

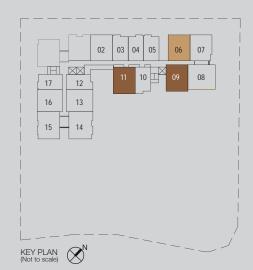
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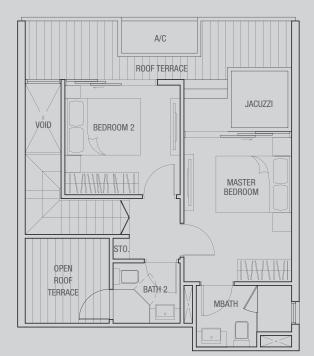
UPPER LEVEL



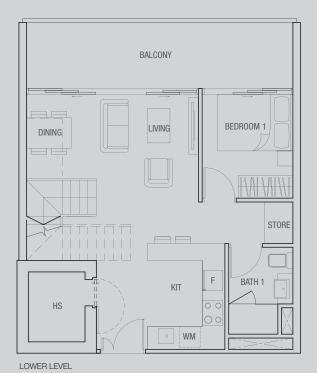
LOWER LEVEL



#11-13



UPPER LEVEL

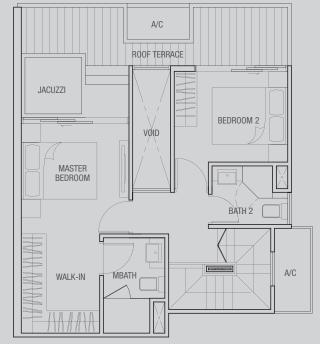


02 03 04 05 06 07 17 12 11 10 09 08 16 13

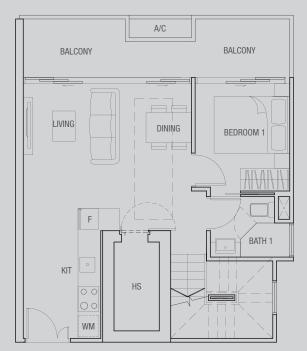
KEY PLAN (Not to scale)

TYPE ph B 3 3 bdrm 121 sq m

#11-07



UPPER LEVEL



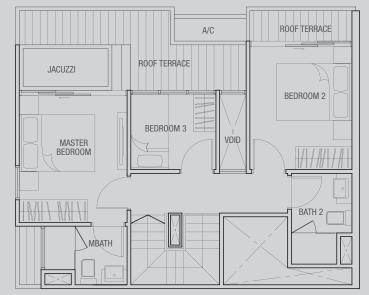
LOWER LEVEL

NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable.

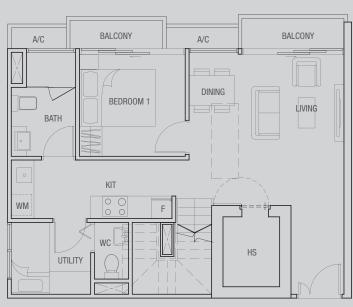
All plans are subject to amendments as approved by the relevant authorities.

TYPE ph C 1 4+1 bdrm 128 sq m

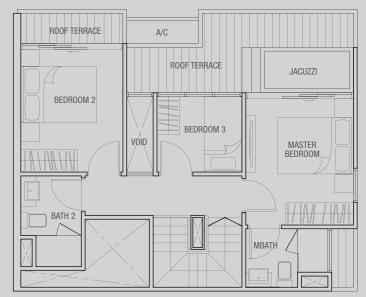
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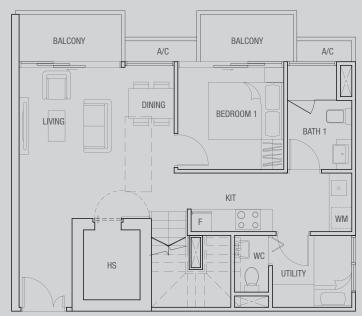
UPPER LEVEL



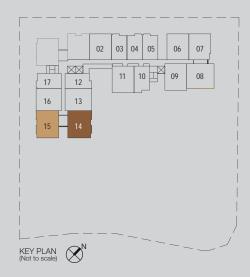
LOWER LEVEL



UPPER LEVEL

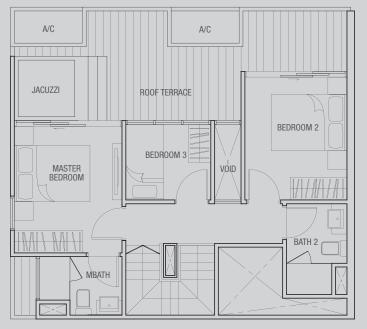


LOWER LEVEL

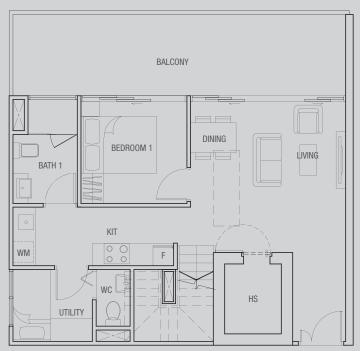


NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable. All plans are subject to amendments as approved by the relevant authorities.

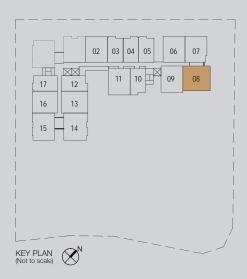
#11-08



UPPER LEVEL



LOWER LEVEL



NOTE: Unit area includes a/c ledge &/or void &/or roof terrace where applicable.

All plans are subject to amendments as approved by the relevant authorities.

Foundation

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

Superstructure

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

a) External Walls : Reinforced concrete and/or common clay brick walls : Reinforced concrete and/or precast panels (light weight) and/or $\,$ b) Internal Walls

dry wall panels and/or common clay brick walls

Reinforced concrete flat roof to Structural Engineer's detail and/or design with appropriate waterproofing and insulation

Ceiling

For Apartments

a) Living/Dining Skim coat and/or ceiling board with emulsion paint finish b) Bedroom, Study/Utility (if any) Skim coat and/or ceiling board with emulsion paint finish

c) Bathroom Skim coat and/or water resistant ceiling board with emulsion paint finish

d) Kitchen Skim coat and/or ceiling board with emulsion paint finish

e) Household Shelter Skim coat with emulsion paint finish

For Common Areas

Skim coat and/or ceiling board with emulsion paint finish a) Lift Lobbies b) Corridors, Gymnasium Skim coat and/or ceiling board with emulsion paint finish

Skim coat with emulsion paint finish c) Staircases, Carpark

d) Handicap Toilet Skim coat and/or water resistant ceiling board with emulsion

Finishes

Wall

For Apartments

a) Living/Dining : Plaster and/or skim coat with emulsion paint finish b) Bedroom, Study/Utility (if any) Plaster and/or skim coat with emulsion paint finish c) Bathroom Ceramic tiles and/or homogenous tiles finish

Ceramic tiles and/or homogenous tiles and/or stainless steel d) Kitchen

backsplash finish

e) Household Shelter Skim coat with emulsion paint finish

Note: No tiles/stone behind mirrors and above false ceiling.

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, Gymnasium Plaster and/or skim coat with emulsion paint finish c) Swimming Pool, Kid's Pool Ceramic tiles and/or homogenous tiles finish Plaster and/or skim coat with emulsion paint finish d) Staircases, Carpark

e) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

Floor

For Apartments

a) Living/Dining : Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish

b) Bedroom, Study/Utility (if any) Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish

c) Bathroom Ceramic tiles and/or homogenous tiles finish d) Kitchen Ceramic tiles and/or homogenous tiles finish

e) Household Shelter Ceramic tiles and/or homogenous tiles finish f) Balcony (if any) Ceramic tiles and / or homogenous tiles finish g) PES (if any) Ceramic tiles and/or homogenous tiles finish h) For Penthouse Unit Only -Ceramic tiles and/or homogenous tiles finish

Attic Bedrooms i) For Penthouse Unit Only -: Random teak strips flooring with timber skirting finish Staircase

j) For Penthouse Unit Only -: Ceramic tiles and / or homogenous tiles finish Roof Terrace

k) A/C Ledges/ Planter : Cement screed with paint finish

For Common Areas

f) Staircases

a) Lift Lobbies Ceramic tiles and / or homogenous tiles with skirting tiles finish

b) Corridors, Gymnasium. : Ceramic tiles and/or homogenous tiles finish Covered Walkway

c) Swimming Pool, Kid's Pool, Pool Deck, Pavilions, Roof Garden at 11th storey

: Ceramic tiles and/or homogenous tiles finish and/or stone tiles

d) Fitness Corner, Playground Rubber flooring finish

e) Basketball Half-Court Cement and sand screed finish Cement and sand screed finish with nosing

g) Carpark and Ramps Cement and sand screed finish

h) Handicap Toilet Ceramic tiles and/or homogenous tiles finish

Windows

Powder coated aluminum framed with approximately 6 mm glass.

Doors

a) Main Entrance : Fire-rated timber door

b) Bedroom Timber door

c) Bathroom Timber door and/or PVC door and/or aluminum bi-fold door

d) Household Shelter PSB approved blast door

Imported locksets e) Ironmongery

Sanitary fittings

a) Master Bathroom : 1 shower bath with shower mixer, rain-shower head and shower set

1 basin and mixer tap

1 pedestal water closet 1 mirror

1 toilet paper holder

 $1\ towel\ rail$

1 shower bath with shower mixer and shower set b) Common Bathroom

1 basin and mixer tap 1 pedestal water closet 1 mirror

1 toilet paper holder

1 towel rail

10. 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.

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule

12. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010.

Painting

a) Internal wall Emulsion water-based paint

b) External wall Selected oil-based base coat and water-based exterior paint

Waterproofing

Waterproofing to reinforced concrete flat roof, bathroom and kitchen.

Driveway and Car Park

a) Surface Driveway Premix finish to concrete and/or clay paving blocks and/or

imprinted concrete finish

b) Basement Car Park Reinforced slab with floor hardener

16. Recreation Facilities

The following are provided:

3rd Storey 11th Storey a) Swimming Pool k) Roof Garden

b) Kid's Pool c) Pool Deck

d) Gymnasium e) Fitness Corner

f) Playground g) Basketball Half-Court

h) Pavilions

i) Barbeque Pit

j) Family Lawn

17. Additional Items

f) Security

g) Lift

a) Kitchen Cabinets/Appliances Kitchen cabinet at Kitchen complete with -

a) High and low kitchen cabinets with solid surface worktop

b) One stainless steel sink complete with tap c) Induction hob and cooker hood

d) In-built refrigerator

e) Washer dryer

b) Wardrobes Built-in wardrobes to all bedrooms

c) Air-Conditioning and Split unit air conditioning system to Living/Dining, Bedrooms Mechanical Ventilation and Study (if any)

d) Water Heater Hot water supply to all bathrooms Mild steel for common stair railing e) Railing

Aluminum and/or steel and/or glass for other railings

Audio intercom to all units

2 passenger lifts serving 2nd Basement, 1st storey, 3rd storey to

11th storey

1 Fire lift serving 2nd Basement to 11th Storey

i) Private Jacuzzi at roof terrace For all Penthouse Units

Note:

A. Tiles

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

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

C. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

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.

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

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.

G. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication

points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

H. 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.

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.

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.

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

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror

NAME OF PROJECT

Midtown Residences

ADDRESS OF PROJECT

1189 Upper Serangoon Road, Singapore 534785

DEVELOPER

Oxley-Lian Beng Pte. Ltd. (ROC: 201131884Z)

TENURE OF LAND

Leasehold Estate (99 years w.e.f. 24 January 2013)

LEGAL DESCRIPTION

LOT 06856W MK 22

BUILDING PLAN NO.

A642-00002-2012-BP01 dated 20 March 2013 A642-00002-2012-BP02 dated 26 March 2013

DEVELOPER'S LICENCE NO.

ESTIMATED DATE OF VACANT POSSESSION

31st December 2018

ESITMATED DATE OF LEGAL COMPLETION

31st December 2021

Disclaimer

While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual $representations, \, models, \, show flat, \, illustrations, \, photographs, \, pictures, \, drawings, \, displays \, and \, art \, renderings$ are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.

Jointly Developed by





聯明集團有限公司 **LIAN BENG GROUP LTD**

Marketing Agent



Huttons 9100 9898

Electrical Schedule (Residential)

UNIT TYPE	Lighting	Power Point	TV/ FM Point	TV Point	Telephone Point	Bell Point	Intercom Point	Washer Dryer Point	Refrigerator Point (13A SSO)	Water Heater Point (13A SSO)	Cooker Point (13A SSO)	Hood Point (13A SSO)	Isolator Point (13A SSO)
TYPE eA/ eA1/ eA1a/ eA2	6	6	1	1	2	1	1	1	1	2	1	1	1
TYPE eB/ eB1/ eB1a/ eB2/ eB2a/ eB3	9	8	1	2	3	1	1	1	1	2	1	1	2
TYPE eC/ eC1/ eC2/ eC3	13	13	1	3	4	1	1	1	1	2	1	1	2
TYPE A/ A1/ A1a/ A2	5	5	1	1	2	1	1	1	1	1	1	1	1
TYPE B/ B1/ B1a/ B2/ B2a/ B3	9	8	1	2	3	1	1	1	1	2	1	1	2
TYPE C/ C1/ C2/ C3	13	13	1	3	4	1	1	1	1	2	1	1	2
TYPE PhA/ PhA1/ PhA1a/ PhA2	13	12	1	3	3	1	1	1	1	2	1	1	2
TYPE PhB/ PhB1/ PhB1a/ PhB2/ PhB2a/ PhB3	22	15	1	3	4	1	1	1	1	3	1	1	3
TYPE PhC/ PhC1/ PhC2	24	17	1	5	5	1	1	1	1	4	1	1	3

