



A NEW BEGINNING

Welcome to a revolutionary industrial complex, Oxley BizHub.

Strategically located with a wide frontage along Ubi Road 1, between the lively and vibrant future business hubs, Paya Lebar Central and MacPherson Interchange, Oxley BizHub is set to be the heart of the industrial district.

With a working lifestyle in mind, Oxley BizHub is designed to boost morale and inspire productivity, drive your business to the next level.

Oxley BizHub, a first of its kind in Singapore.





UBI ROAD ONE VIEW

artist's impression only

A first of its kind in Singapore.



Convenience and accessibility

- Prominent frontage along Paya Lebar Road and Ubi Road 1.
- Approximate 5 minutes walk to Tai Seng MRT.
- A stone's throw away from Paya Lebar MRT Interchange station (Circle & East-West lines)
- Major link roads and expressways such as Kallang-Paya Lebar Expressway, Pan Island Expressways are within easy access.
- Approximate 10 to 15 minutes to Changi Airport, Central Business District and Integrated Resorts.

LOCATION MAP



TAI SENG MRT

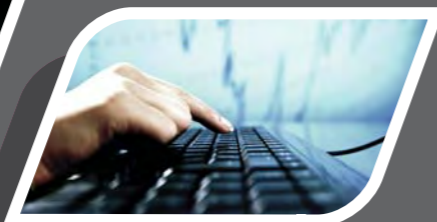
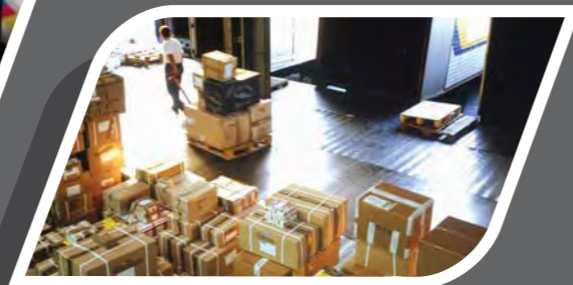


A Vibrant Business Hub for your business needs

- Prestigious development with 3 podiums and 4 towers.
- Iconic architectural design with full length windows ensure ample lighting and a beautiful open space to work in.
- Abundant basement and ramp-up car parks for easy loading & unloading, link bridges for vehicular access.
- Suitable for warehouse, factory, ancillary office with washroom attached in every unit.
- Loft units boast double volume heights and spectacular mezzanine floors.
- Ground floor canteens for your convenience.



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SECTIONAL PLAN



10th Storey with Loft	Approx. 6.5m
9th Storey with Loft	6.5m
8th Storey	4.2m
7th Storey	4.2m
6th Storey	4.2m
5th Storey	4.2m
4th Storey with Loft	7m
3rd Storey	6m
2nd Storey	6m
1st Storey with Loft	7m



Approx. 6.5m	10th Storey with Loft
6.5m	9th Storey with Loft
4.2m	8th Storey
4.2m	7th Storey
4.2m	6th Storey
4.2m	5th Storey
7m	4th Storey with Loft
6m	3rd Storey
6m	2nd Storey
7m	1st Storey with Loft

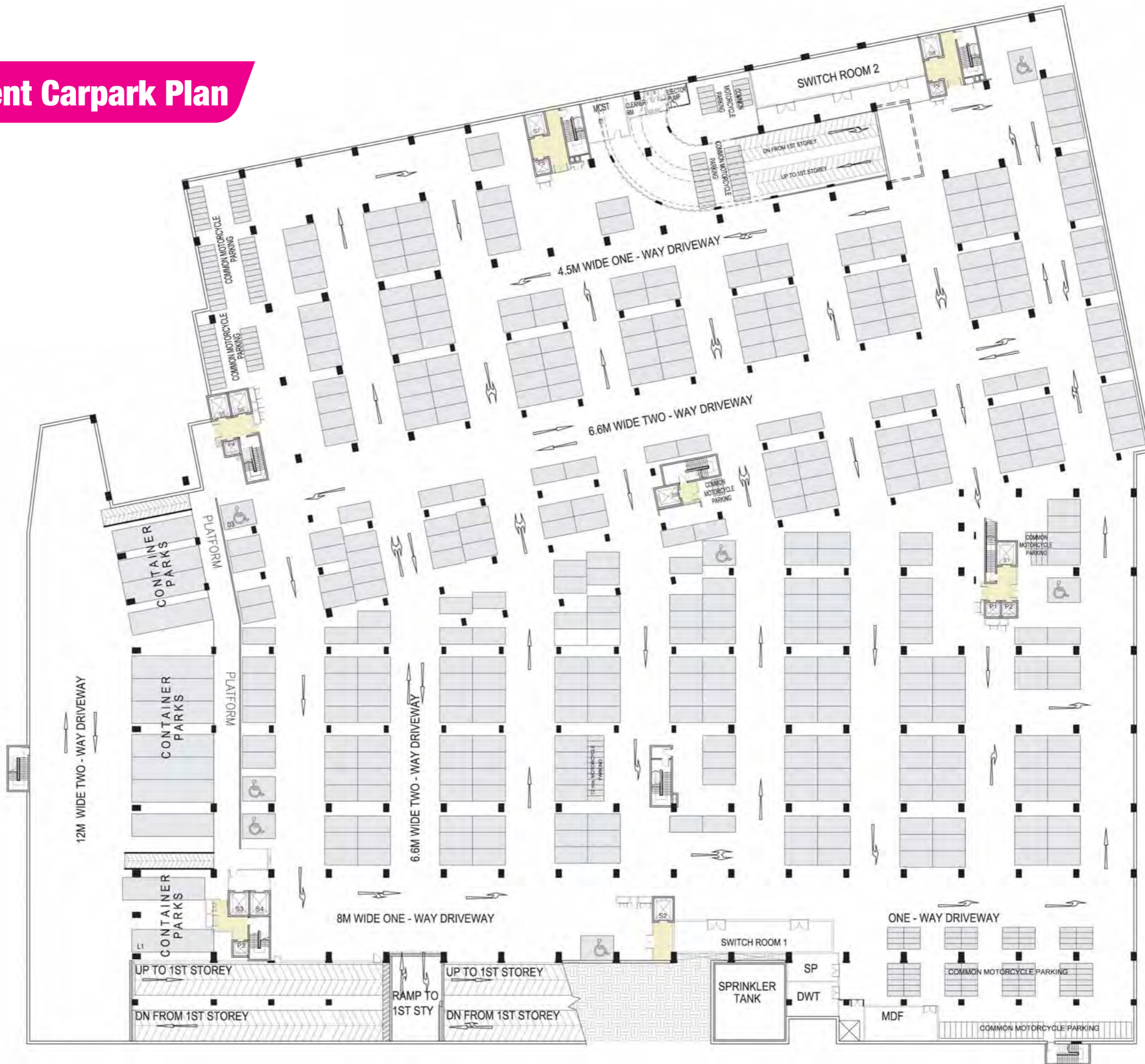


You deserve the best at Oxley BizHub.

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Basement Carpark Plan

PAYA LEBAR ROAD



UBI ROAD 1



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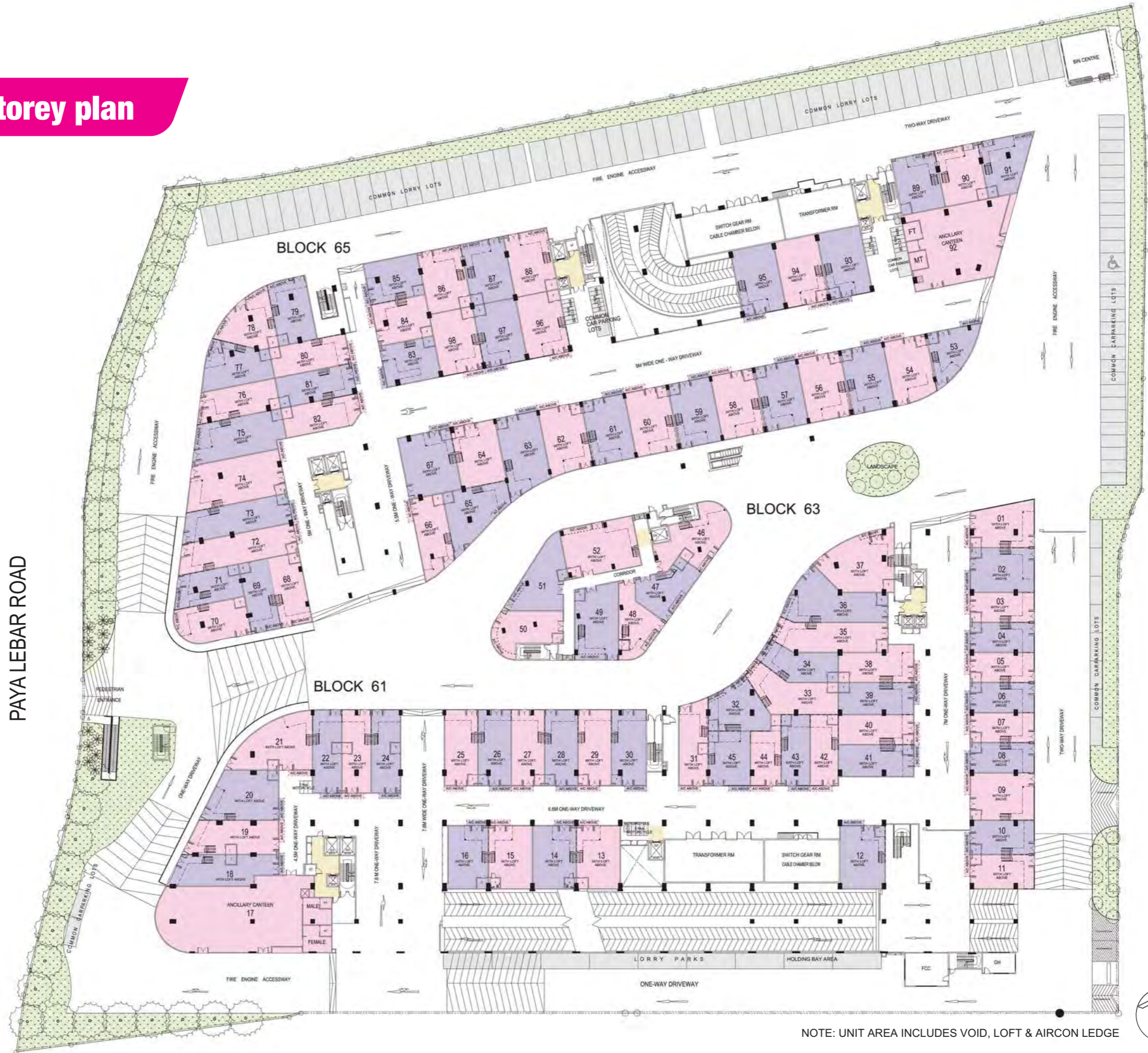
Work in style at
Oxley BizHub.



Site Plan

- a** Gymnasium
- b** Pool
- c** Garden
- d** Pedestrian entrance
- e** Link Bridge
- f** Sheltered escalator
- g** Bus Stop
- h** Guard House

1st storey plan



PAYA LEBAR ROAD

UBI ROAD 1

NOTE: UNIT AREA INCLUDES VOID, LOFT & AIRCON LEDGE

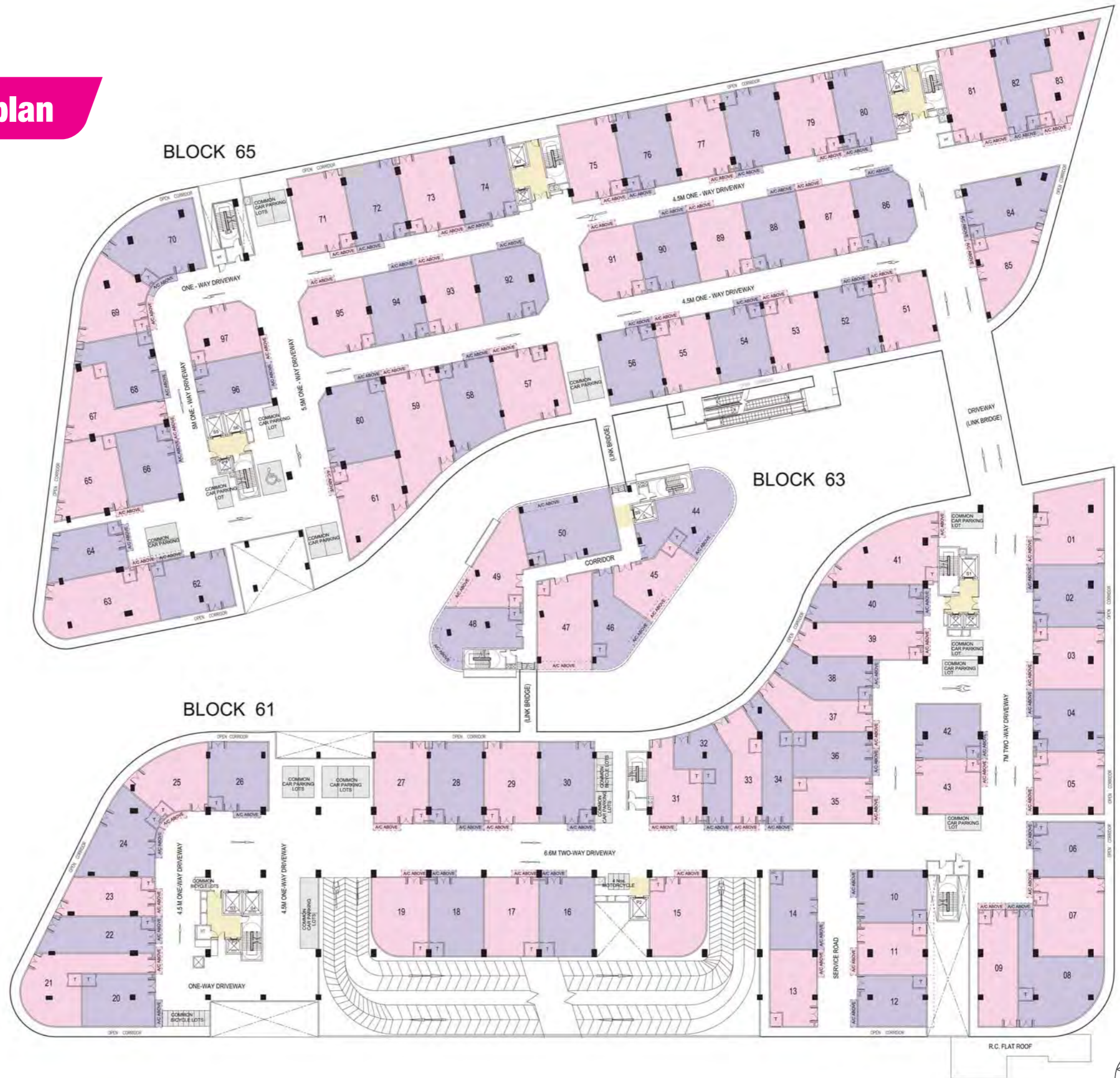




Feel the buzz of business activities.

2nd storey plan

PAYA LEBAR ROAD



UBI ROAD 1

NOTE: UNIT AREA INCLUDES AIRCON LEDGE



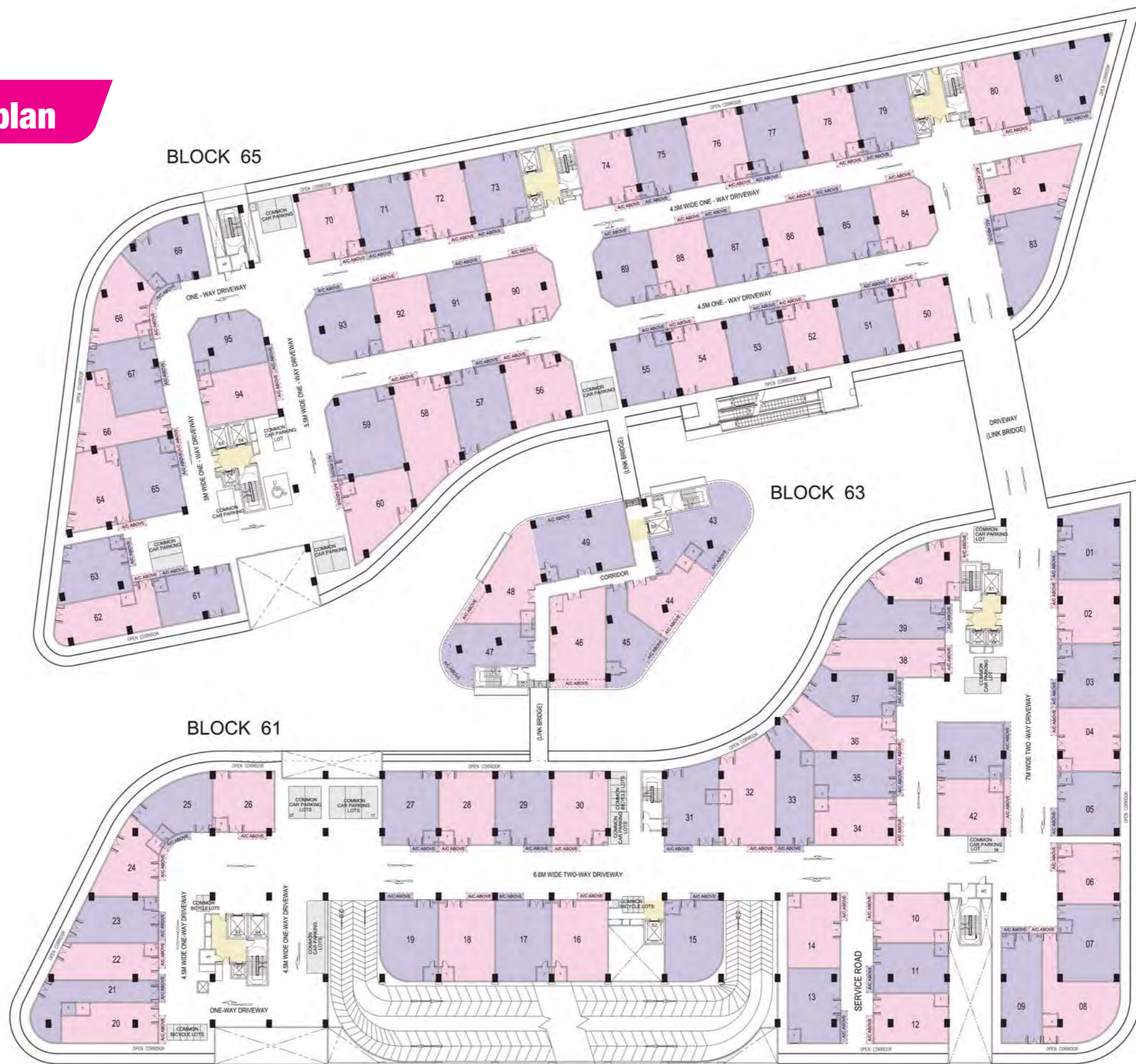


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Impressive Lobby

3rd storey plan

PAYA LEBAR ROAD



UBI ROAD 1

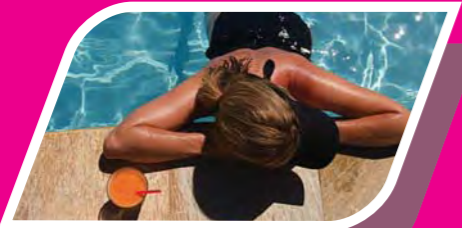
NOTE: UNIT AREA INCLUDES AIRCON LEDGE



Indulge your senses.

Melt away the stress of a day's work,
wellness awaits you at the rooftop pool and
gym.

Escape from the hustle and bustle as lush
eco-gardens provide the rejuvenation you
deserve.



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Lush eco-gardens provide the rejuvenation you deserve.

4th storey plan

PAYA LEBAR ROAD

UBI ROAD 1



BLOCK 65

BLOCK 63

BLOCK 61

NOTE: UNIT AREA INCLUDES VOID, LOFT & AIRCON LEDGE



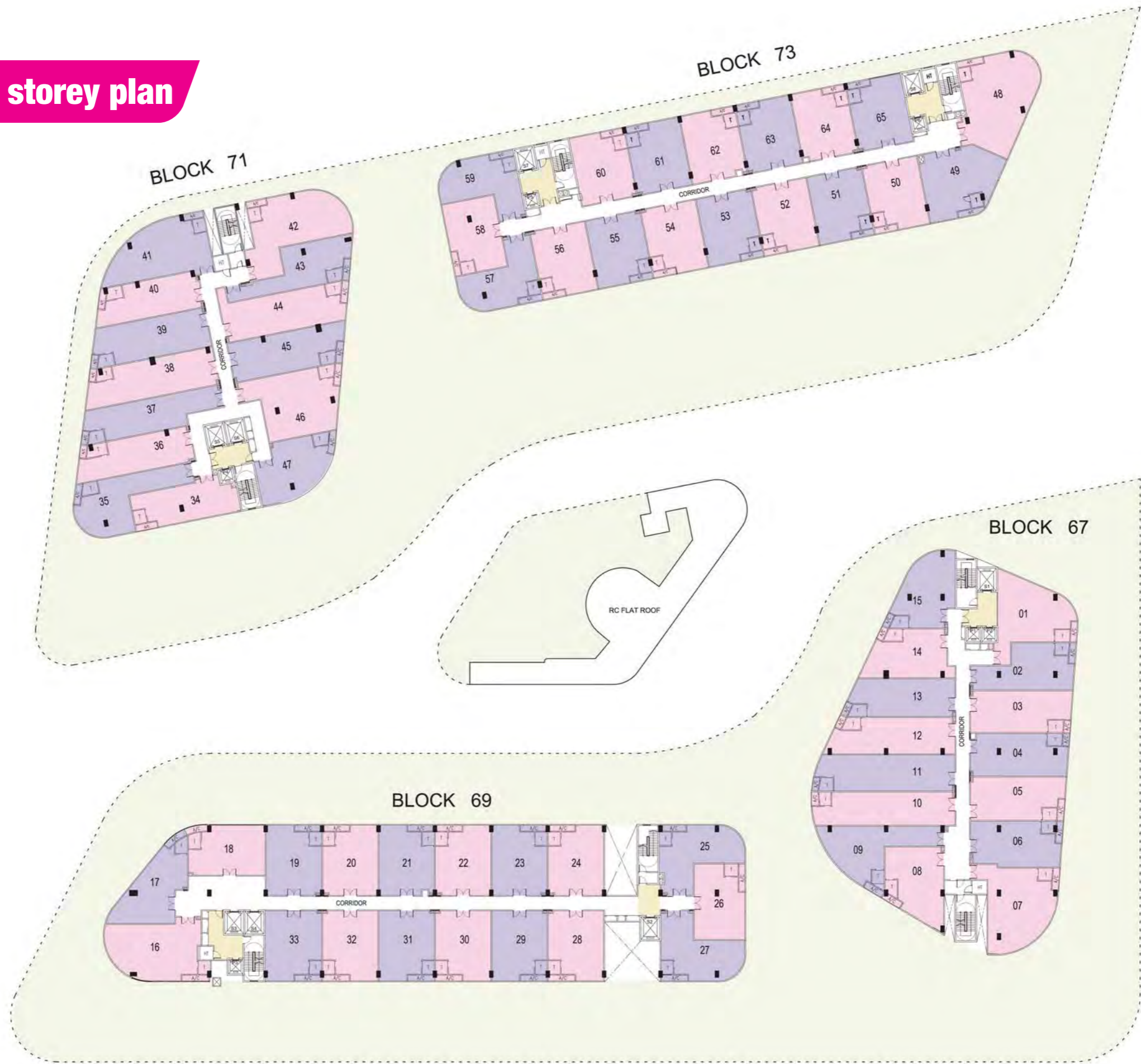


Escalators and link bridges for convenience and accessibility.

5th to 8th storey plan

PAYA LEBAR ROAD

UBI ROAD 1



NOTE: UNIT AREA INCLUDES AIRCON LEDGE



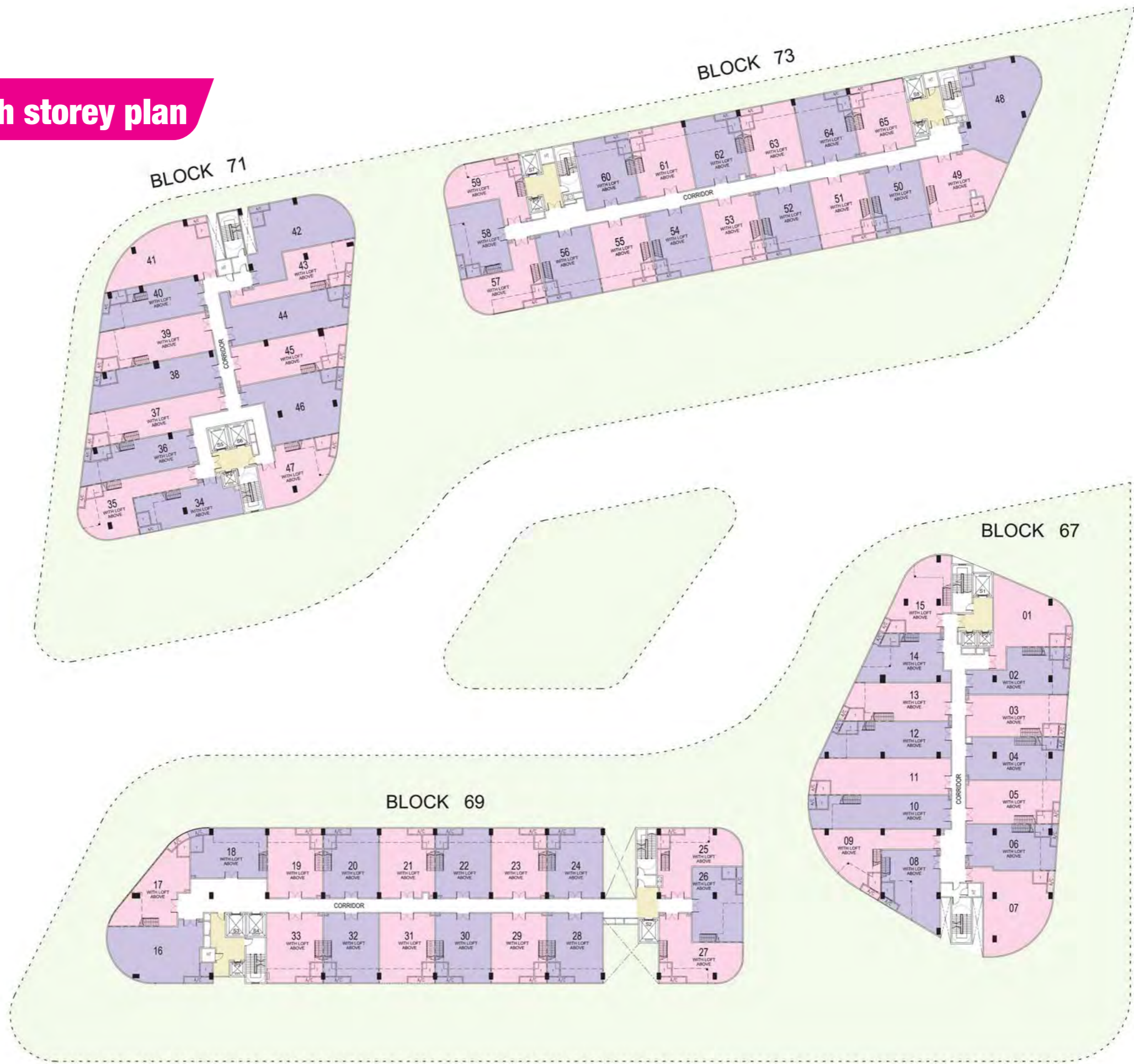


**Loft units boast volume heights
and spectacular mezzanine floors.**

9th & 10th storey plan

PAYA LEBAR ROAD

UBI ROAD 1



NOTE: UNIT AREA INCLUDES VOID, LOFT & AIRCON LEDGE





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PAYA LEBAR ROAD VIEW

The heart of industrial district.

SPECIFICATION

- 1. Foundation**
Concrete bored pile.
- 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 Live Loading**

1 st Basement (heavy vehicles)	15 kN/m ²
1 st Basement (cars)	2.5 kN/m ²
1 st Storey to 4 th Storey (units area and driveway)	7.5 kN/m ²
1 st Storey to 4 th Storey (landscape area)	5 kN/m ²
5 th Storey to 10 th Storey	5 kN/m ²
1 st , 4 th , 9 th & 10 th Storey Loft	5 kN/m ²
Roof	1.5kN/m ² or M&E equipment loading
- 5. Floor to Floor Height**

1 st Basement	4.4 ~ 5.9 metres approximately
1 st Storey (inclusive of Loft)	7 metres approximately
2 nd Storey & 3 rd Storey	6 metres approximately
4 th Storey (inclusive of Loft)	7 metres approximately
5 th Storey to 8 th Storey	4.2 metres approximately
9 th Storey (inclusive of Loft) & 10 th Storey (inclusive of Loft)	6.5 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 toilet wall, where applicable.
- 8. Ceiling**
Generally concrete ceiling soffit with skim coat and acrylic emulsion paint except lift lobbies, corridors, 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 and toilet areas in ceramic and/or homogenous tiles.

- 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**
Power-coated aluminium framed glass window system.
- 13. Electrical Installation**

40Amps 3 Phase

Block 61, 63 & 65

#01-03 to 08,10,11,16,22 to 32,34,38 to 45,47,48,50,53,66,68 to 71,76,78 to 85,89 to 91;
#02-02, to 06,09 to 20,22 to 40,42 to 46,48,49,51 to 58,62,64 to 69,71 to 80,82 to 97;
#03-01 to 31,33 to 45,47,48,50 to 57,60 to 80,82 to 95;
#04-01 to 48;

Block 67

#05-01 to 06,08 to 15; #06-01 to 06,08 to 15; #07-01 to 06,08 to 15; #08-01 to 06,08 to 15;
#09-01 to 06,08,11,13 to 15; #10-01 to 06,08,11,13 to 15;

Block 69

#05-16 to 33; #06-16 to 33; #07-16 to 33; #08-16 to 33; #09-16 to 33; #10-16 to 33;

Block 71

#05-34 to 41,43 to 45, 47; #06-34 to 41,43 to 45, 47; #07-34 to 41,43 to 45, 47; #08-34 to 41,43 to 45, 47; #09-34,36,38,40,41,43,44,47; #10-34,36,38,40,41,43,44,47;

Block 73

#05-49 to 65; #06-49 to 65; #07-49 to 65; #08-49 to 65; #09-50 to 65; #10-50 to 65;

60Amps 3 Phase

Block 61, 63 & 65

#01-01,02,09,12 to 15,18 to 21,33,35,36,46,49,51,52,54 to 65,67,72,73,75,77,86 to 88,93 to 98;
#02-01,07,08,21,41,47,50,59,60,61,63,70,81,
#03-32,46,49,58,59,81,

Block 67

#05-07, #06-07, #07-07, #08-07; #09-07,09,10,12; #10-07,09,10,12;

Block 71

#05-42,46; #06-42,46, #07-42,46, #08-42,46; #09-35, 37, 39, 42, 45, 46; #10-35, 37, 39, 42, 45, 46

Block 73

#05-48, #06-48, #07-48, #08-48; #09-48,49; #10-48,49;

80Amps 3 Phase

Block 61 & 65

#01-37,74;

100Amps 3 Phase

Block 63

#04-49 (Gym);

150Amps 3 Phase

Block 65

#01-92;

250Amps 3 Phase

Block 61

#01-17.

Exit and Emergency lights in each unit

14. Sanitary Installation

Good quality sanitary wares and fittings in compliance with statutory requirements.

15. Air-Conditioning and Mechanical Ventilation

Provision of air-conditioning to selected lift lobbies, mechanical ventilation to serve lift lobbies, toilets and carparks complied with authority requirements.

16. Lift & Escalators

9 service lifts
6 passenger lifts (inclusive of 4 fire-fighting lifts)
3 pairs 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
Telephone point is provided to each unit with the box terminal

20. Recreation Facilities

Gymnasium
Swimming Pool

Note:

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" zoning in accordance with the Master Plan Written Statement 2008.

NAME OF PROJECT	OXLEY BIZHUB
ADDRESS OF PROJECT	61 Ubi Road 1, Singapore 408727 63 Ubi Road 1, Singapore 408728 65 Ubi Road 1, Singapore 408729 67 Ubi Road 1, Singapore 408730 69 Ubi Road 1, Singapore 408731 71 Ubi Road 1, Singapore 408732 73 Ubi Road 1, Singapore 408733
DEVELOPER	Oxley Rising Pte Ltd (ROC: 201015349R)
TENURE OF LAND	Leasehold Estate (60 years) w.e.f. 15 November 2010
LEGAL DESCRIPTION	Lot 06912M MK 23
BUILDING PLAN NO.	A884-10529-2010-BP01 dated 12/04/2011
ESTIMATED DATE OF VACANT POSSESSION	31 Dec 2015
ESTIMATED DATE OF LEGAL COMPLETION	31 Dec 2018

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