



@ CHANGI
WIS
work in style

The stylish way to balance work, play and life.

The art of balance is a fine one, especially when it comes to the division of time between work, play and life.

In our fast-paced society, the lack of time is often seen as a measure of success, that is, if you have a successful career, you often have very little time for everything else.

But WIS@Changi, a freehold development, is set to change the way you spend your waking and working hours – by redefining the workplace, and bringing you commercial, recreational, retail and dining facilities all under one roof.

So now you can enjoy a whole new level of productivity, convenience and enjoyment, even as you work in style.





Artist's Impression

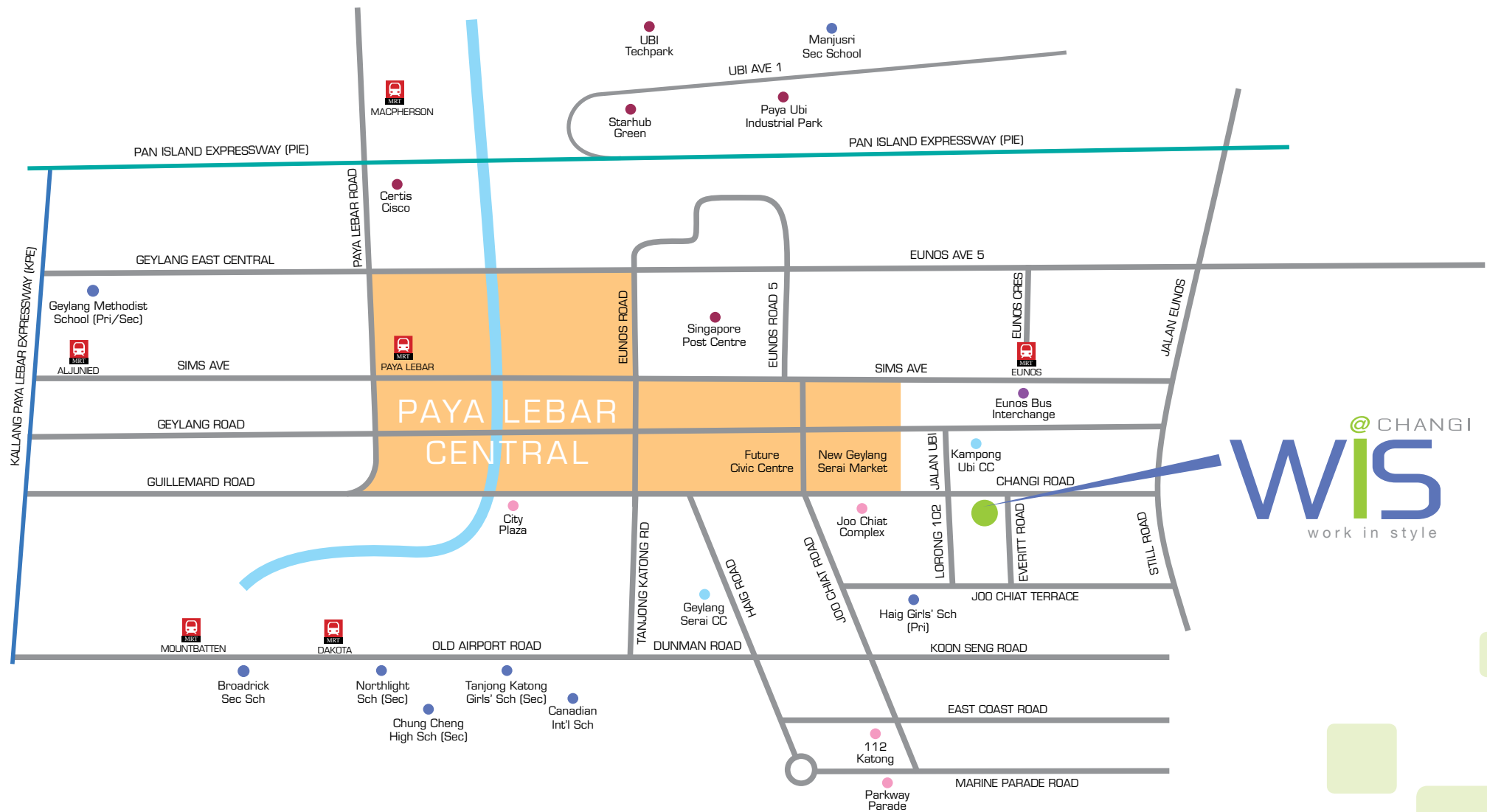
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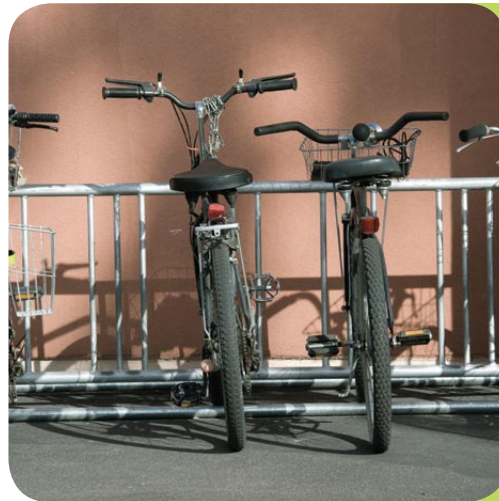
A central location provides both excellent form and function.

Conveniently located along Changi Road, WIS@Changi is close to both residential and commercial areas, with Geylang Serai, Singapore Post Centre, Parkway Parade and the soon to be opened 112 Katong all a short drive away.

In addition, Paya Lebar Central will be developed into a new commercial hub over the next 10 to 15 years. This will include the development of offices, hotels and retail spaces, as well as a public plaza next to the Paya Lebar MRT interchange.

With these developments and other commercial hubs nearby in the east, WIS@Changi will certainly be as close to the action as it gets.





Get in sync with the green movement while you get to work in style.

Getting to and from work at WiS@Changi is an absolute breeze, with Eunos MRT Station just a short five-minute walk away, and bus stops just outside the development. Major roads provide alternative travel options with easy access to the PIE, ECP and KPE.

For those who prefer a greener mode of transportation, there are 15 bicycle lots available to keep your two-wheeler safe anytime of the day or night.



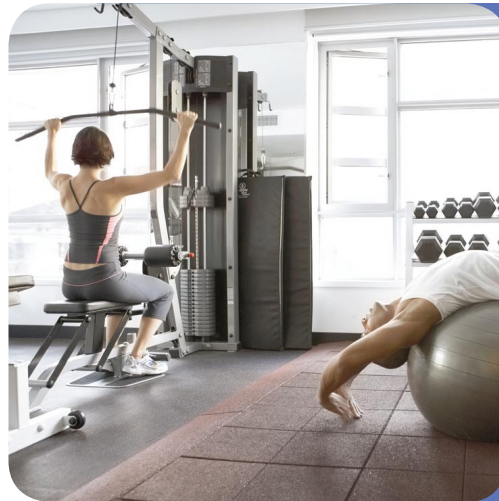
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While meetings may be an integral part in every office, meeting rooms often take up space that may be put to better use. That is why WiS@Changi has a fully fitted meeting room equipped with meeting essentials such as a projector – so everyone can enjoy the high quality facilities of a larger organisation, but without the associated costs!

And since it is important to keep your body as fit as your mind, you can easily go from making a presentation in the meeting room straight to the rooftop gym – in less than five minutes!

Access to the gym, as well as other facilities such as showers and changing rooms, is available 24/7. So whether you enjoy getting your adrenaline rush in the morning, during lunch, or even late at night, you know you have the freedom to do so, and in style, too.



A mix of work and play in the right amount is the best way to make your days count.

mix







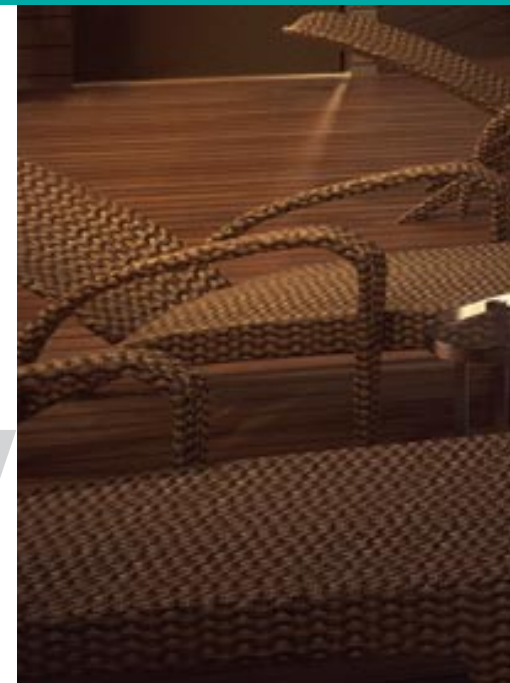
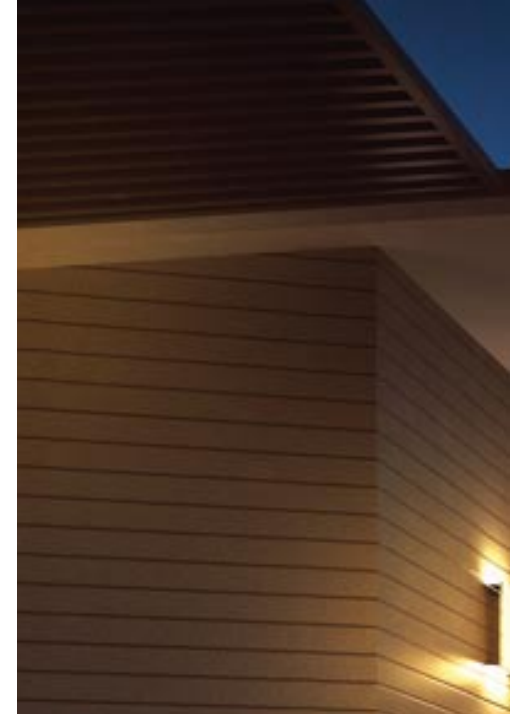
We all need a breather once in a while, and the rooftop lap pool and Outdoor Meeting & Entertainment Space provides the perfect area for that. Invite your clients and vendors over for a casual gathering to showcase your stylish work environment, or swim your worries away after a hard day's work.

If you prefer, you can even choose to pull up a deck chair and work by the poolside since the rooftop is WiFi-enabled. With the bright blue sky and inviting blue pool waters for company, your workspace will be the envy of all your friends and business associates.



Keep your body and mind in harmony by doing the things you love often.

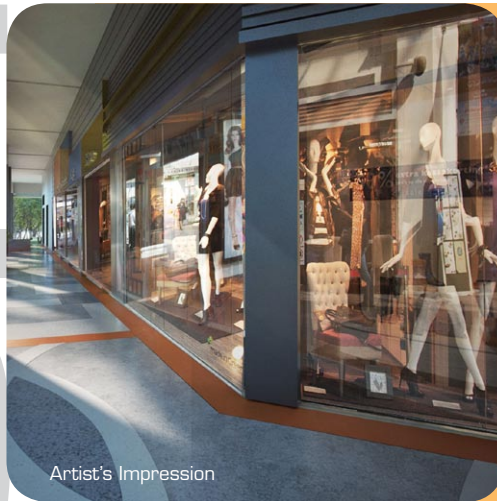
harmony







ever



Artist's Impression

Even out a hard day at the office with a treat of good food and fashion.

Sustenance is key when it comes to getting through a long day at work, especially if it involves a session in the pool, gym or both! And there will be variety too, with 23 commercial units featuring both F&B and retail options.

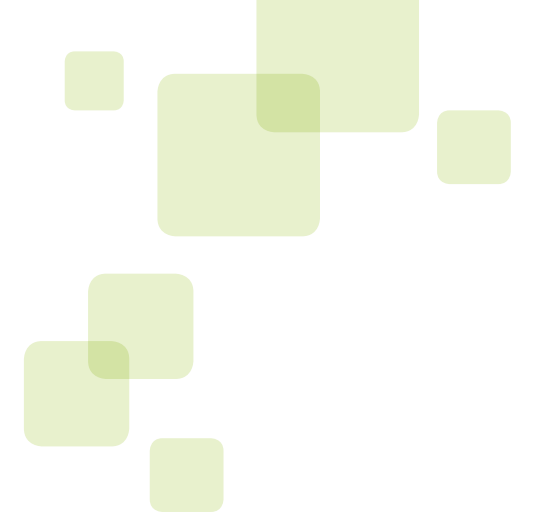
So whether you are planning for a dinner date, or just rushing to pick up some household essentials after work, you know that you will not have to make a detour elsewhere before heading home.







Ujwa Sris



Designed to sustain the environment with a host of green features.



When developers work towards creating buildings that contribute towards a sustainable future, tenants stand to gain as well, especially if the building's green features are cost-efficient.

At Wis@Changi, environmentally friendly solar cells will be installed on the rooftop to harness energy in the day to power electricity in communal areas. All office units also have window openings for natural ventilation.

A workspace that suits your needs makes it easier for you to balance your books.



As a freehold development, Wis@Changi's proximity to the upcoming Paya Lebar Central commercial hub makes it an excellent choice for both business and investment purposes. The hub, which is part of URA's Master Plan 2008, will see the area housing not just commercial buildings, but retail and hotel developments as well in the future.

The flexibility of the modular office units suits small and medium business perfectly as business owners may choose an office layout that best meets their needs. Coupled with a great balance of work, play and living facilities and amenities, it is the right choice for the future of any business.

For more information on the URA Master Plan 2008, visit http://www.ura.gov.sg/MP2008/paya_lebar.htm



Qualidade

Site Plan

- | | |
|-----------------------------|---|
| 1. Vehicular Entrance | 7. Handicap Toilet |
| 2. Pedestrian Entrance | 8. Swimming Pool |
| 3. Lobby | 9. Water Jet Corner |
| 4. Gymnasium | 10. Pool Deck |
| 5. Shower and Changing Room | 11. Outdoor Meeting & Entertainment Space |
| 6. Meeting Room | |





Everitt Road North

Changji Road

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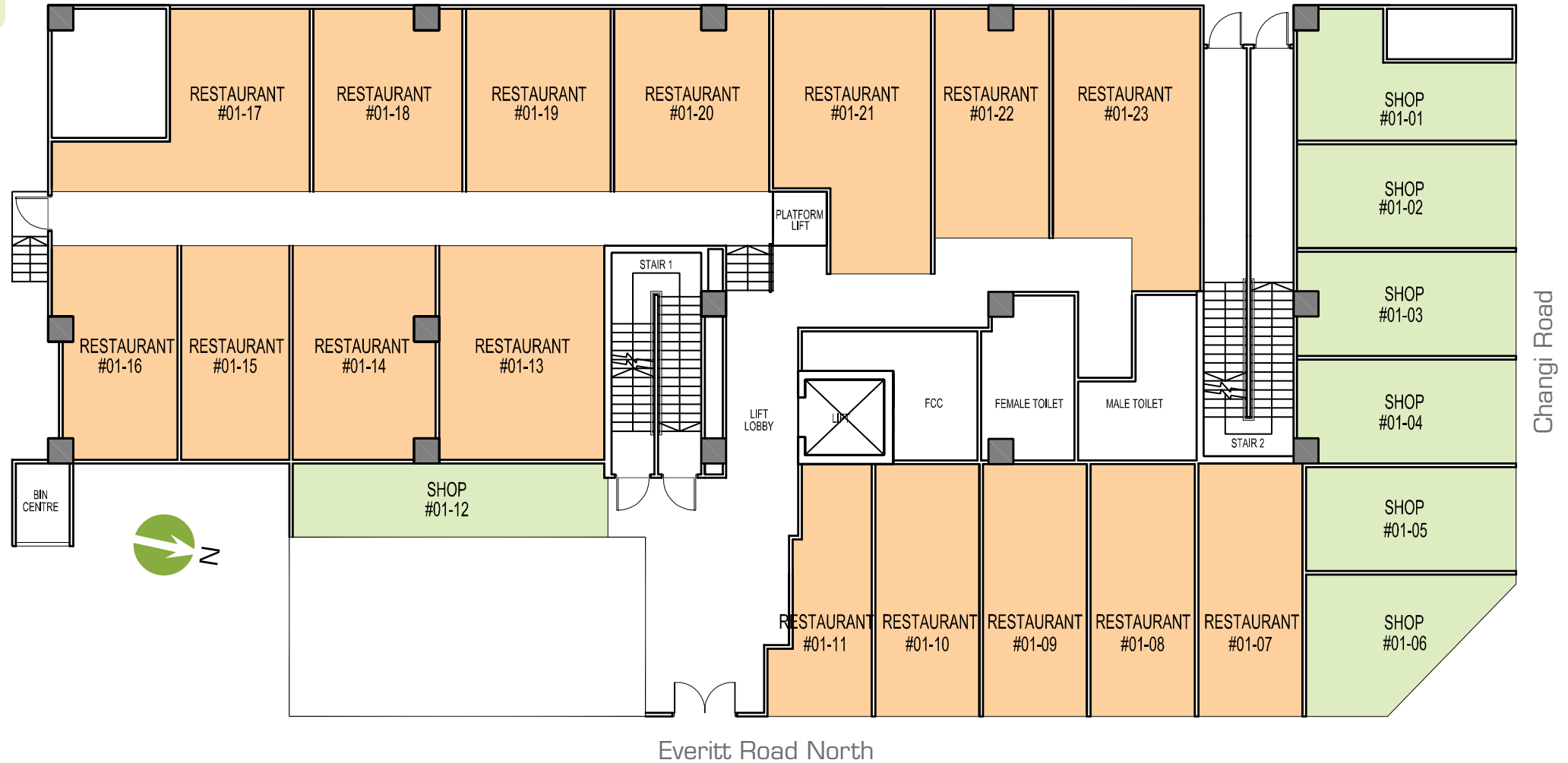
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1st Storey Plan

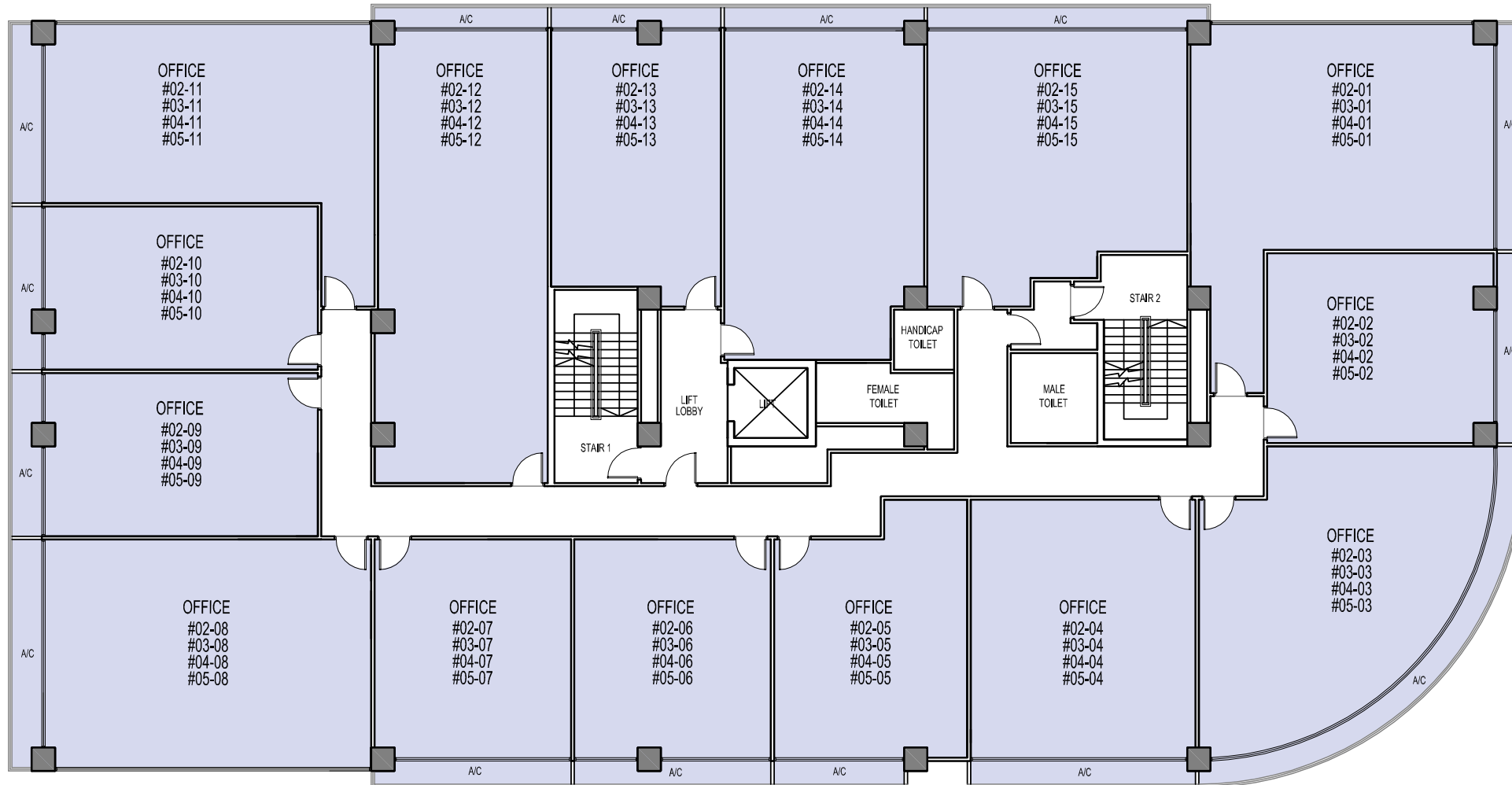


UNIT	AREA
#01-01	18 sq m / 194 sq ft
#01-02	18 sq m / 194 sq ft
#01-03	18 sq m / 194 sq ft
#01-04	18 sq m / 194 sq ft
#01-05	18 sq m / 194 sq ft
#01-06	17 sq m / 183 sq ft
#01-07	21 sq m / 226 sq ft
#01-08	21 sq m / 226 sq ft

UNIT	AREA
#01-09	21 sq m / 226 sq ft
#01-10	21 sq m / 226 sq ft
#01-11	17 sq m / 183 sq ft
#01-12	20 sq m / 215 sq ft
#01-13	28 sq m / 301 sq ft
#01-14	24 sq m / 258 sq ft
#01-15	19 sq m / 205 sq ft
#01-16	20 sq m / 215 sq ft

UNIT	AREA
#01-17	25 sq m / 269 sq ft
#01-18	22 sq m / 237 sq ft
#01-19	21 sq m / 226 sq ft
#01-20	23 sq m / 248 sq ft
#01-21	30 sq m / 323 sq ft
#01-22	21 sq m / 226 sq ft
#01-23	30 sq m / 323 sq ft

2nd - 5th Storey Plan



Changi Road

Everitt Road North



UNIT	AREA
#02-01, #03-01, #04-01, #05-01	77 sq m / 829 sq ft
#02-02, #03-02, #04-02, #05-02	45 sq m / 484 sq ft
#02-03, #03-03, #04-03, #05-03	76 sq m / 818 sq ft
#02-04, #03-04, #04-04, #05-04	59 sq m / 635 sq ft
#02-05, #03-05, #04-05, #05-05	46 sq m / 495 sq ft
#02-06, #03-06, #04-06, #05-06	45 sq m / 484 sq ft
#02-07, #03-07, #04-07, #05-07	45 sq m / 484 sq ft
#02-08, #03-08, #04-08, #05-08	76 sq m / 818 sq ft

UNIT	AREA
#02-09, #03-09, #04-09, #05-09	47 sq m / 506 sq ft
#02-10, #03-10, #04-10, #05-10	47 sq m / 506 sq ft
#02-11, #03-11, #04-11, #05-11	65 sq m / 700 sq ft
#02-12, #03-12, #04-12, #05-12	76 sq m / 818 sq ft
#02-13, #03-13, #04-13, #05-13	46 sq m / 495 sq ft
#02-14, #03-14, #04-14, #05-14	64 sq m / 689 sq ft
#02-15, #03-15, #04-15, #05-15	66 sq m / 710 sq ft

Specifications

Foundation

Concrete bored piles

Substructure & Superstructure

Reinforced concrete and/or steel frame

Wall

- External: Common clay bricks and/or reinforced concrete generally
- Internal: Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally

Roof

- Flat Roof: Reinforced concrete roof with waterproofing system and insulation
- Pitch Roof: Metal roofing sheet with insulation and Integrated Grid-Connected Photovoltaic power system and skylight panel

Ceiling

- For Shops, Restaurants and Offices:
Off-form concrete surface and plaster board ceiling where applicable

Finishes

Internal Wall Finishes:

- a) For Shops, Restaurants and Offices:
 - Cement and sand plaster with emulsion paint

Internal Floor Finishes:

- a) For Shops, Restaurants and Offices:
 - Concrete surface in trowel finish
- b) A/C Ledges:
 - Cement and sand screed finish

Windows

- a) For Offices:
 - Aluminium framed glass windows where applicable

Notes:

- a) All aluminium frames shall be powder-coated and/or with a natural anodised finish.
- b) All windows are either side-hung, top-hung, bottom-hung, sliding or any combination of the above-mentioned.
- c) All glazing below 1m from floor level shall be tempered or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

Doors

- a) For Shops and Restaurants:
 - Metal roller shutters
- b) For Offices:
 - Approved fire-rated door complete with ironmongery

Sanitary Installation

- a) For Restaurants:
 - 1 stainless steel sink c/w tap
- b) For Shops and Offices:
 - 1 wall-hung washbasin c/w tap

Electrical Installation

- 415V Three phase, 60Amp, for all Restaurant units
- 230V Single phase, 60Amp, for all Shop and Office units

Notes:

- a) Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in the surface-mounted conduit in the ceiling space.
- b) The routing of services within the shop, restaurant and office units shall be at the sole discretion of the Architect and Engineer.
- c) Cable-Readiness to comply with authorities' requirements.

Network

- SCV cable network provided
- Telephone point provided within units
- WiFi provided on attic storey

Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard SS555

Painting:

- a) Internal Walls:
 - Emulsion Paint
- b) External Walls:
 - Weather shield paint and/or spray textured coating at selected areas only

Waterproofing

Waterproofing to communal swimming pool, pool deck and toilets

Basement Car Park and Ramp

Concrete finished with floor hardener and/or heavy-duty tiles at selected areas only

Recreational Facilities

- a. Swimming Pool
- b. Water Jet Corner
- c. Pool Deck
- d. Meeting Room
- e. Gym
- f. Changing Room
- g. Bicycle Lots
- h. Outdoor Meeting & Entertainment Space

Additional Items

- a) Grease Trap
 - For all Restaurant units
- b) Floor Trap
 - For all Shop and Office units
- c) Air-Conditioning
 - For Common Areas: Air-conditioning provided
 - For Shops, Restaurants and Offices: Split air-conditioning system provided
- d) Water Supply
 - For Shops, Restaurants and Offices: Incoming water supply provided with individual metering

Notes:

- a) The brand and model of all equipment supplied will be provided subject to market availability and the sole discretion of the Vendor.
- b) Layout/location of fan coil units, electrical points, telephone points and door swing positions are subject to the Architect's sole discretion and final design.
- c) The Purchaser is liable to pay annual fees, subscription fees and such other fees to the Starhub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or Internet access.
- d) If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- e) 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 of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- f) For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.
- g) While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

Our latest quality development



SPOTTISWOODE
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SPACE
@ K O V A N



Mercure
Grand Mercure Roxy
Singapore



**RP Changi
Pte. Ltd.**

Name of Project: Wis@Changi • Developer: RP Changi Pte Ltd (ROC: 201026112G) • Lot No.: Lot 08322V MK 26 at 116 Changi Road • Expected Date of TOP: 31 December 2015
Expected Date of Legal Completion: 31 December 2018 • Tenure of Land: Estate in Fee Simple • Building Plan No.: A1404-00332-2010-BP01 dated 1 August 2011