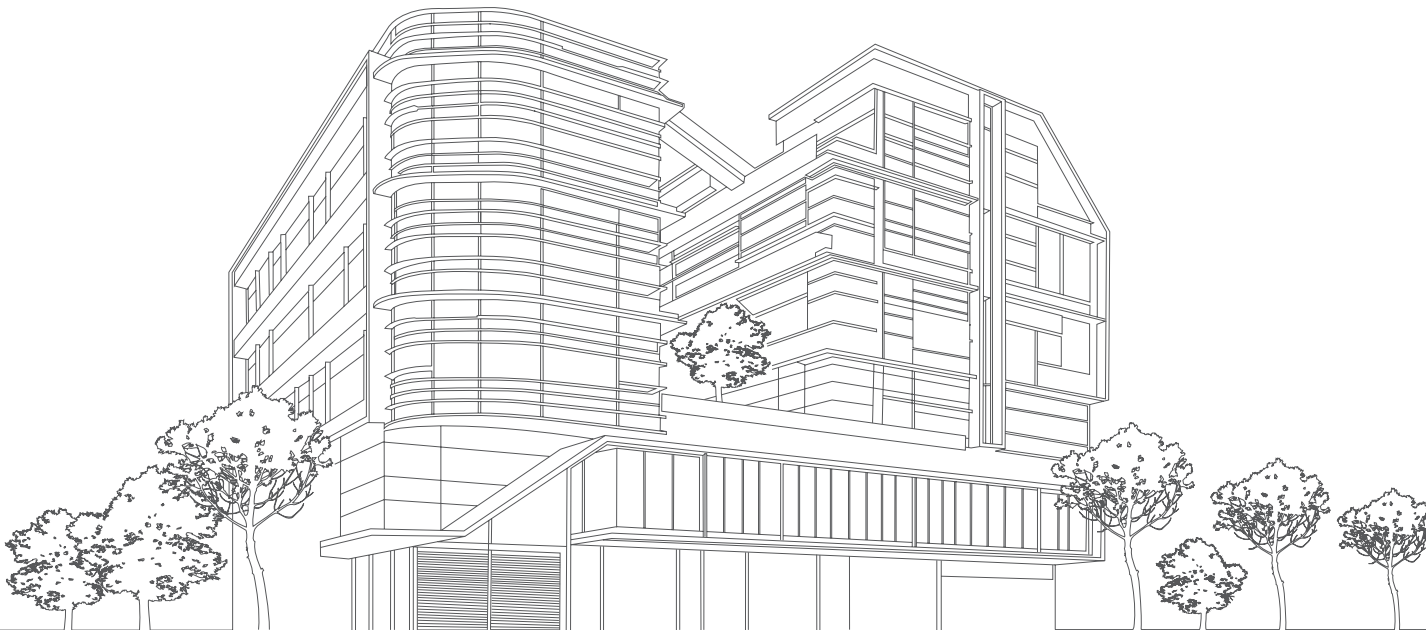


CENTROPOD

@ CHANGI
Work Hard • Play More • Live Well





What does your workday look like?

In the past, a regular workday consisted of a daily commute to and from work, eight hours of work with a lunch break in between and leisure activities after, if time permitted.

Now, the number of hours people put in at work each day often runs into double digits; not just because of increased workloads, but business dealings across different time zones as well.

While it is impossible to create more hours in a day, it is certainly possible to create a working environment where time spent on important things can truly be maximised.

So if you want to **work hard • play more • live well**, then there's only one place for that – **CENTROPOD@CHANGI** – a freehold development where it all comes together under one roof.



Work hard,
work smart,work out.



24/7 rooftop gym access:
Work out before starting work for the energy boost, or exercise your work worries away after hours; the choice is yours. There are even shower facilities close by so you can freshen up after.

7:30am

Time to hit the gym. No better way to get the adrenaline pumping before a busy day in the office.





Food for fuel,
food for thought.



F&B outlets:
Skip the long queues during
lunch or dinner by grabbing
a bite easily on the first floor,
whenever you feel like it.

8:30am

Feeling hungry. Good thing there's a great selection of food
just downstairs.



An office to call your own.



Artist's Impression



Artist's Impression

75 freehold office units, including 6 duplex units:
Most regular office units come with a floor to ceiling height of up to 4.3m, as well as window openings, for excellent natural ventilation and improved indoor air quality. The exclusive duplex units come with direct access to the rooftop facilities.

9:00am

Think I'll work upstairs today, so there won't be any distractions.



Business or pleasure,
fitness or leisure.



Rooftop pool:
Besides a lap pool, there are numerous open spaces where you can work out in the open or take a breather from your hectic workday.

1:00pm

Finished prepping for the meeting. And there's still time for a swim!



A standout building
with space to meet
your needs.



Artist's Impression



Artist's Impression

**Well-designed
meeting spaces:**

Much thought has been put into creating areas where people can meet for work or leisure. The common areas on the third floor and rooftop come equipped with tables and chairs, as do the two meetings rooms located on the rooftop.

3:10pm

Finished early. Shall get the team to meet me upstairs to run through tomorrow's programme.



6:15pm

Letting her shop a bit since there's time to spare before dinner at 8.

More than just convenience stores.



Artist's Impression



Artist's Impression

Retail outlets:
Spread over two floors, the stores make it easy for you to pick up household necessities at lunchtime or even kill some time while waiting for a dinner date to arrive.



8:00pm

No evening is complete without a relaxing time on the rooftop afterwards.

Wind down with a good meal and more.



Chill out areas:

With gastronomic delights easily available, dinner can be settled without even leaving the building. Then, what better way to top off the evening than by enjoying the breeze at the pool lounge upstairs?

Artist's Impression



CENTROPOD

@ CHANGI
Work Hard • Play More • Live Well

Office spaces of tomorrow,
where you can truly [WORK • PLAY • LIVE] MORE

Perhaps you're looking for a commercial space or retail unit for your business. Or maybe you're looking to invest your money in a development with great potential. Whichever it is, CENTROPOD@CHANGI is just the place for you.

A freehold development, it is conveniently located, and close to the upcoming Paya Lebar Central commercial hub. The flexibility of the modular units also gives you the freedom to design a layout that best suits your business needs.

Coupled with the fine mix of facilities such as the gym, rooftop pool and meeting rooms, occupants and investors alike will be suitably pleased when the development is completed.





In the works: A commercial hub at Paya Lebar Central with a strong cultural identity

Part of URA's Master Plan 2008, the upcoming Paya Lebar Central commercial hub will see an influx of commercial, retail and even hotel developments nearby along Tanjong Katong Road and Sims Avenue in the coming years.

The public plaza next to the Paya Lebar MRT Interchange will also become a hive of activity in due time as it will play host to events. And when Hari Raya is near, excitement levels in the air will reach an all-time high at the festive bazaars nearby in Geylang Serai.

And with CENTROPOD@CHANGI located nearby, convenience with certainly be taken to a new high.

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



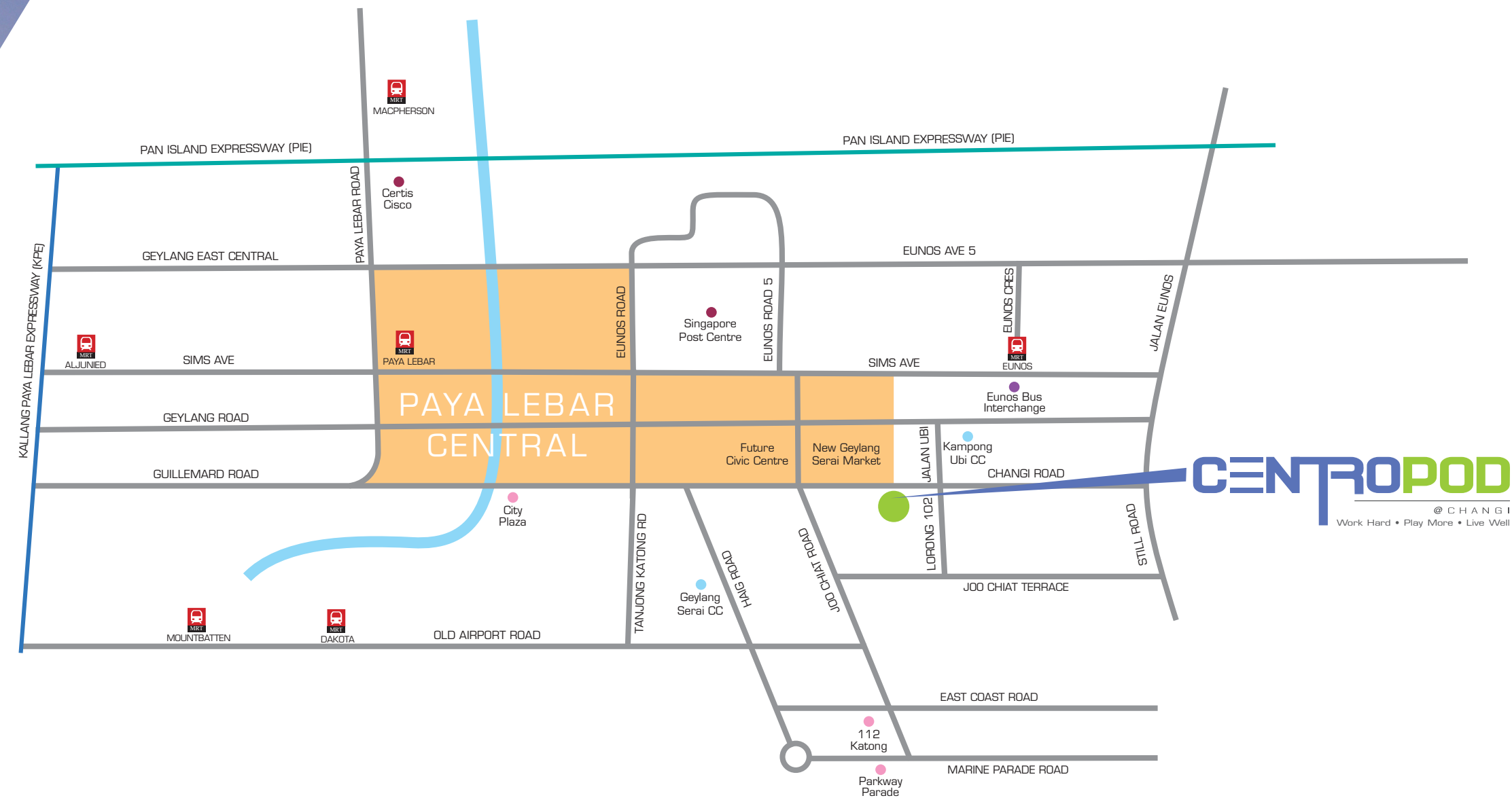
Artist's Impression



A choice location right in the heart of the east.

Located along the main road just a five-minute walk from Eunos MRT station, CENTROPOD@CHANGI is as close to the heart of the action as you'll get. It is easily accessible via the PIE and KPE, with Changi International Airport just a short drive away.

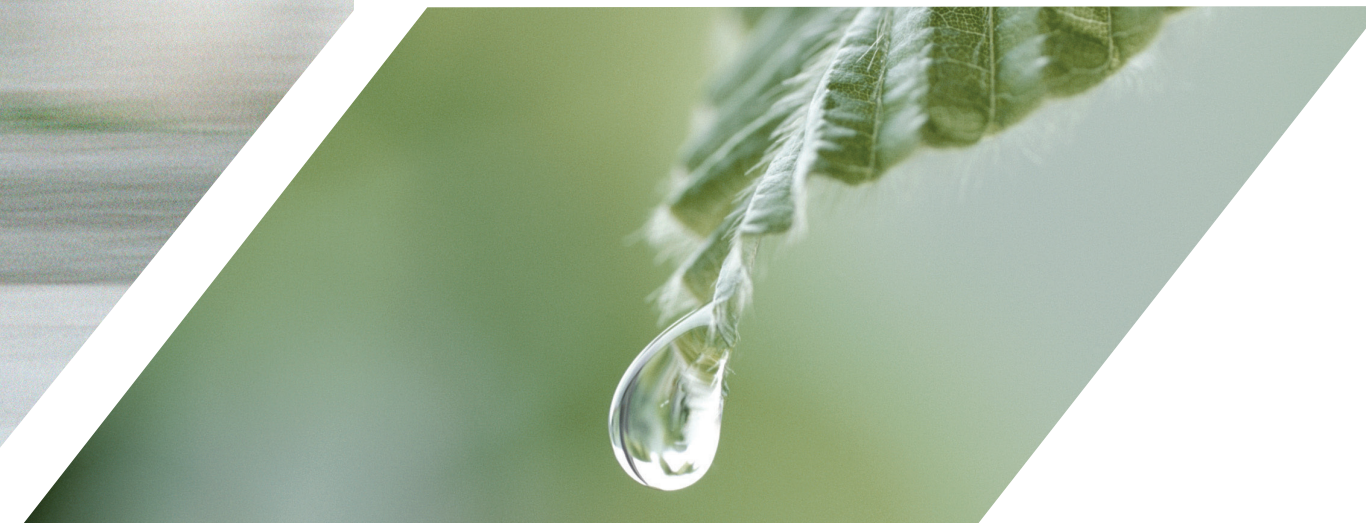
Nearby, Geylang Serai, Singapore Post Centre, Parkway Parade and 112 Katong provide numerous alternatives for shopping, dining and entertainment. And in time to come, there'll also be the Paya Lebar Central commercial hub to look forward to.



CENTROPOD
@ CHANGI
Work Hard • Play More • Live Well



Leading the charge
towards a **greener**
future.



With a whole host of energy and water efficient features and fittings, maximisation of natural ventilation for most units, as well as open corridors along the building perimeter, CENTROPOD@CHANGI is set to become a green icon of the east.

Aside from being designed to be environmentally and resource-efficient, the development also features 24 bicycle lots for those who prefer to take a greener mode of transportation to work.

Site Plan

3rd Floor Communal Space

- 1 Terra Zone
- 2 Hydro Zone

Rooftop Communal Space

- 3 Meeting Room
- 4 Shower & Toilet
- 5 Female Changing Room
- 6 Male Changing Room
- 7 Gymnasium
- 8 Swimming Pool
- 9 Pool Deck
- 10 Water Jet Corner
- 11 Chill Out Zone
- 12 Sky Bridge

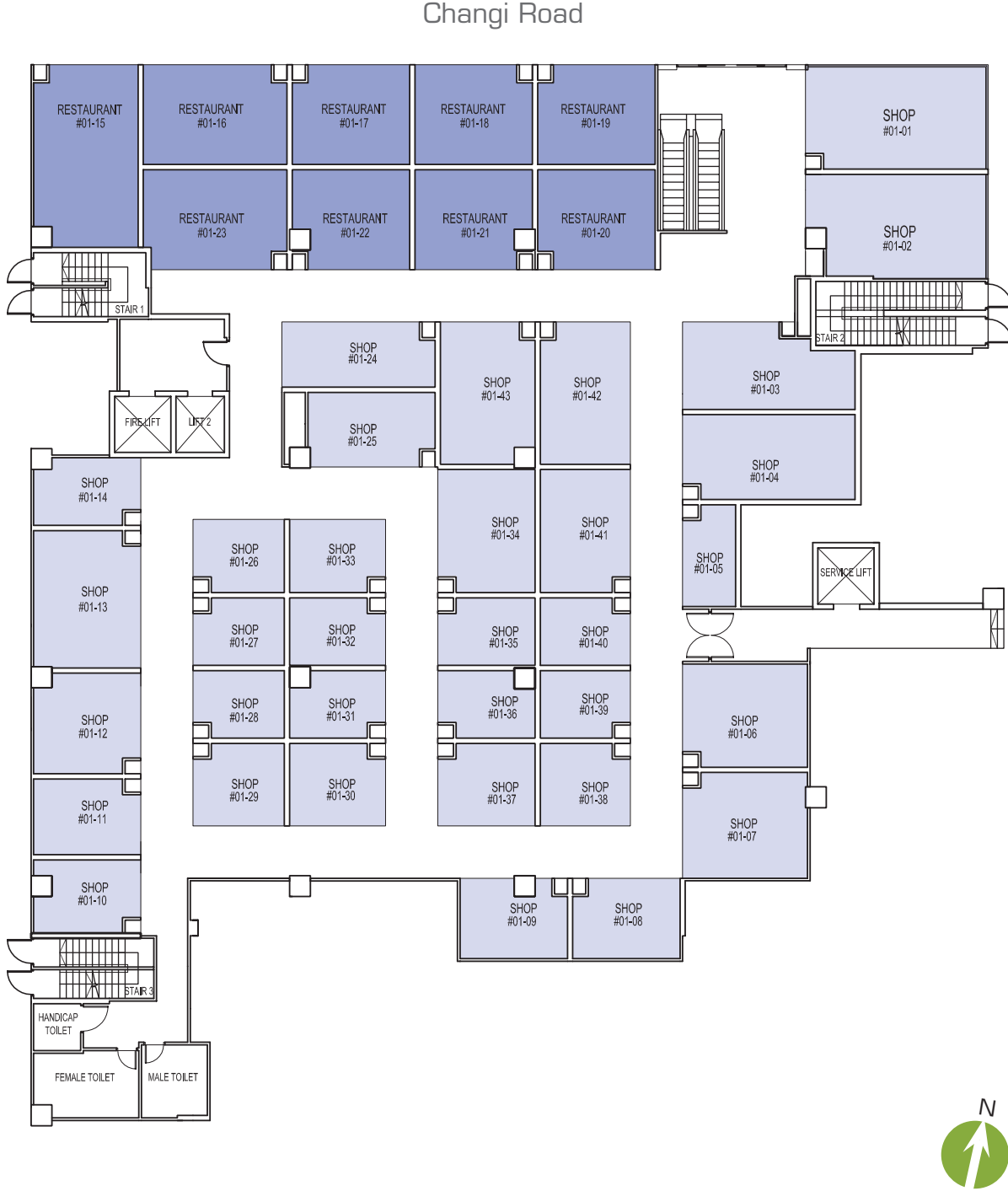


LORONG 102 CHANGI

CHANGI ROAD

1st Storey Plan

UNIT	AREA
#01-01	29 sq m / 312 sq ft
#01-02	29 sq m / 312 sq ft
#01-03	21 sq m / 226 sq ft
#01-04	23 sq m / 248 sq ft
#01-05	9 sq m / 97 sq ft
#01-06	20 sq m / 215 sq ft
#01-07	20 sq m / 215 sq ft
#01-08	13 sq m / 140 sq ft
#01-09	13 sq m / 140 sq ft
#01-10	13 sq m / 140 sq ft
#01-11	13 sq m / 140 sq ft
#01-12	17 sq m / 183 sq ft
#01-13	23 sq m / 248 sq ft
#01-14	11 sq m / 118 sq ft
#01-15	30 sq m / 323 sq ft
#01-16	22 sq m / 237 sq ft
#01-17	18 sq m / 194 sq ft
#01-18	18 sq m / 194 sq ft
#01-19	18 sq m / 194 sq ft
#01-20	18 sq m / 194 sq ft
#01-21	18 sq m / 194 sq ft
#01-22	18 sq m / 194 sq ft
#01-23	28 sq m / 301 sq ft
#01-24	16 sq m / 172 sq ft
#01-25	15 sq m / 162 sq ft
#01-26	11 sq m / 118 sq ft
#01-27	10 sq m / 108 sq ft
#01-28	10 sq m / 108 sq ft
#01-29	12 sq m / 129 sq ft
#01-30	12 sq m / 129 sq ft
#01-31	11 sq m / 118 sq ft
#01-32	11 sq m / 118 sq ft
#01-33	11 sq m / 118 sq ft
#01-34	19 sq m / 205 sq ft
#01-35	11 sq m / 118 sq ft
#01-36	11 sq m / 118 sq ft
#01-37	13 sq m / 140 sq ft
#01-38	12 sq m / 129 sq ft
#01-39	10 sq m / 108 sq ft
#01-40	10 sq m / 108 sq ft
#01-41	17 sq m / 183 sq ft
#01-42	20 sq m / 215 sq ft
#01-43	21 sq m / 226 sq ft



2nd Storey Plan

UNIT	AREA	UNIT	AREA
#02-01	11 sq m / 118 sq ft	#02-38	14 sq m / 151 sq ft
#02-02	16 sq m / 172 sq ft	#02-39	11 sq m / 118 sq ft
#02-03	27 sq m / 291 sq ft	#02-40	13 sq m / 140 sq ft
#02-04	17 sq m / 183 sq ft	#02-41	19 sq m / 205 sq ft
#02-05	17 sq m / 183 sq ft	#02-42	12 sq m / 129 sq ft
#02-06	17 sq m / 183 sq ft	#02-43	12 sq m / 129 sq ft
#02-07	17 sq m / 183 sq ft	#02-44	11 sq m / 118 sq ft
#02-08	17 sq m / 183 sq ft	#02-45	21 sq m / 226 sq ft
#02-09	14 sq m / 151 sq ft	#02-46	16 sq m / 172 sq ft
#02-10	14 sq m / 151 sq ft	#02-47	21 sq m / 226 sq ft
#02-11	22 sq m / 237 sq ft	#02-48	16 sq m / 172 sq ft
#02-12	19 sq m / 205 sq ft	#02-49	17 sq m / 183 sq ft
#02-13	19 sq m / 205 sq ft	#02-50	12 sq m / 129 sq ft
#02-14	19 sq m / 205 sq ft	#02-51	12 sq m / 129 sq ft
#02-15	19 sq m / 205 sq ft	#02-52	12 sq m / 129 sq ft
#02-16	19 sq m / 205 sq ft	#02-53	12 sq m / 129 sq ft
#02-17	19 sq m / 205 sq ft	#02-54	11 sq m / 118 sq ft
#02-18	19 sq m / 205 sq ft	#02-55	11 sq m / 118 sq ft
#02-19	14 sq m / 151 sq ft	#02-56	16 sq m / 172 sq ft
#02-20	13 sq m / 140 sq ft	#02-57	14 sq m / 151 sq ft
#02-21	13 sq m / 140 sq ft	#02-58	22 sq m / 237 sq ft
#02-22	13 sq m / 140 sq ft	#02-59	12 sq m / 129 sq ft
#02-23	15 sq m / 162 sq ft	#02-60	11 sq m / 118 sq ft
#02-24	25 sq m / 269 sq ft	#02-61	11 sq m / 118 sq ft
#02-25	30 sq m / 323 sq ft	#02-62	11 sq m / 118 sq ft
#02-26	31 sq m / 334 sq ft	#02-63	12 sq m / 129 sq ft
#02-27	22 sq m / 237 sq ft	#02-64	13 sq m / 140 sq ft
#02-28	22 sq m / 237 sq ft	#02-65	12 sq m / 129 sq ft
#02-29	22 sq m / 237 sq ft	#02-66	12 sq m / 129 sq ft
#02-30	22 sq m / 237 sq ft	#02-67	12 sq m / 129 sq ft
#02-31	22 sq m / 237 sq ft	#02-68	13 sq m / 140 sq ft
#02-32	22 sq m / 237 sq ft	#02-69	15 sq m / 162 sq ft
#02-33	22 sq m / 237 sq ft	#02-70	25 sq m / 269 sq ft
#02-34	11 sq m / 118 sq ft	#02-71	15 sq m / 162 sq ft
#02-35	9 sq m / 97 sq ft	#02-72	21 sq m / 226 sq ft
#02-36	18 sq m / 194 sq ft	#02-73	16 sq m / 172 sq ft
#02-37	11 sq m / 118 sq ft	#02-74	15 sq m / 162 sq ft



3rd Storey Plan

UNIT	AREA
#03-01	64 sq m / 689 sq ft
#03-02	58 sq m / 624 sq ft
#03-03	58 sq m / 624 sq ft
#03-04	56 sq m / 603 sq ft
#03-05	57 sq m / 614 sq ft
#03-06	62 sq m / 667 sq ft
#03-07	47 sq m / 506 sq ft
#03-08	45 sq m / 484 sq ft
#03-09	44 sq m / 474 sq ft
#03-10	44 sq m / 474 sq ft
#03-11	44 sq m / 474 sq ft
#03-12	43 sq m / 463 sq ft
#03-13	44 sq m / 474 sq ft
#03-14	45 sq m / 484 sq ft
#03-15	45 sq m / 484 sq ft
#03-16	49 sq m / 527 sq ft
#03-17	52 sq m / 560 sq ft
#03-18	60 sq m / 646 sq ft
#03-19	71 sq m / 764 sq ft
#03-20	60 sq m / 646 sq ft
#03-21	60 sq m / 646 sq ft
#03-22	44 sq m / 474 sq ft
#03-23	44 sq m / 474 sq ft
#03-24	44 sq m / 474 sq ft
#03-25	43 sq m / 463 sq ft



4th Storey Plan

UNIT	AREA
#04-01	64 sq m / 689 sq ft
#04-02	58 sq m / 624 sq ft
#04-03	58 sq m / 624 sq ft
#04-04	56 sq m / 603 sq ft
#04-05	57 sq m / 614 sq ft
#04-06	62 sq m / 667 sq ft
#04-07	47 sq m / 506 sq ft
#04-08	45 sq m / 484 sq ft
#04-09	44 sq m / 474 sq ft
#04-10	44 sq m / 474 sq ft
#04-11	44 sq m / 474 sq ft
#04-12	43 sq m / 463 sq ft
#04-13	44 sq m / 474 sq ft
#04-14	45 sq m / 484 sq ft
#04-15	45 sq m / 484 sq ft
#04-16	49 sq m / 527 sq ft
#04-17	52 sq m / 560 sq ft
#04-18	60 sq m / 646 sq ft
#04-19	71 sq m / 764 sq ft
#04-20	60 sq m / 646 sq ft
#04-21	60 sq m / 646 sq ft
#04-22	44 sq m / 474 sq ft
#04-23	44 sq m / 474 sq ft
#04-24	44 sq m / 474 sq ft
#04-25	43 sq m / 463 sq ft



5th Storey Plan

UNIT	AREA
#05-01	64 sq m / 689 sq ft
#05-02	58 sq m / 624 sq ft
#05-03	58 sq m / 624 sq ft
#05-04	56 sq m / 603 sq ft
#05-05	57 sq m / 614 sq ft
#05-06	62 sq m / 667 sq ft
#05-07	47 sq m / 506 sq ft
#05-08	45 sq m / 484 sq ft
#05-09	44 sq m / 474 sq ft
#05-10	44 sq m / 474 sq ft
#05-11	44 sq m / 474 sq ft
#05-12	43 sq m / 463 sq ft
#05-19	71 sq m / 764 sq ft
#05-20	60 sq m / 646 sq ft
#05-21	60 sq m / 646 sq ft
#05-22	44 sq m / 474 sq ft
#05-23	44 sq m / 474 sq ft
#05-24	44 sq m / 474 sq ft
#05-25	43 sq m / 463 sq ft



Attic Plan

UNIT	AREA
#05-13	112 sq m / 1,206 sq ft
#05-14	104 sq m / 1,119 sq ft
#05-15	102 sq m / 1,098 sq ft
#05-16	140 sq m / 1,507 sq ft
#05-17	112 sq m / 1,206 sq ft
#05-18	137 sq m / 1,475 sq ft



Specifications

Foundation

Bored Piles and/or Concrete Piles and/or Steel H Piles and/or Raft Foundation.

Substructure & Superstructure

Reinforced concrete and/or steel frame.

Wall

- **External:** Common clay bricks and/or precast panel 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 Shop, Restaurant and Office:** Off-form concrete surface and/or plaster board ceiling and/or skim coat where applicable

Note:

- a) Office units have a high floor-to-floor height of 5m. The internal ceiling height is 4.4m to 4.7m, except for Office units #05-07 to #05-10, which have ceiling heights of 3.5m to 4.7 m; and #04-07 to #04-10, which have ceiling heights of 4m to 4.7m.
- a) Shop and Restaurant units have a ceiling height of between 4m to 4.7m.

Finishes

Internal Wall Finishes:

- **For Shop, Restaurant and Office:** Cement and sand plaster with emulsion paint where applicable

Internal Floor Finishes:

- **For Shop, Restaurant and Office:** Concrete surface in trowel finish
- **A/C Ledges:** Cement and sand screed finish

Windows

For Office: Aluminium framed glass windows where applicable

Note:

- a) All aluminium frames shall be powder-coated and/or natural anodised finish.
- b) All windows are either side-hung, top-hung or bottom-hung or 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

- **For Shop and Restaurant:** Metal roller shutter
- **For Office:** Approved fire-rated door c/w ironmongery

Sanitary Fittings

- **For Restaurant:** 1 stainless steel sink c/w tap
- **For Shop and Office:** 1 wall-hung washbasin c/w tap

Electrical Installation

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

Note:

- a) Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in 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

- a) Cable network provided
- b) Telephone point provided with unit
- c) Wi-Fi provided on attic storey

Lightning Protection

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

Painting:

- **Internal Walls:** Emulsion paint
- **External Walls:** Weather shield paint and/or spray textured coating at selected areas only

Waterproofing

Waterproofing to communal swimming pool, pool deck and toilets.

1st Storey Driveway

- Reinforced concrete with power float finish and/or interlocking pavers and/or heavy-duty tiles and/or aeration slabs at selected areas only

Basement Car Park and Ramp

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

Recreational Facilities

3rd Floor Communal Space

1. Terra Zone
2. Hydro Zone

Roof-top Communal Space

3. Meeting Rooms
4. Shower & Toilet
5. Female Changing Room
6. Male Changing Room
7. Gymnasium
8. Swimming Pool
9. Pool Deck
10. Water Jet Corner
11. Chill-out Zone
12. Sky Bridge

Additional Items

- a) Grease Trap
- For all Restaurant units

- b) Floor Trap
- For all Shop and Office units

- c) Air-Conditioning
- For Shop and Restaurant Common Areas: Air-conditioning provided
 - For Shop, Restaurant and Office: Split air-conditioning system provided

- e) Water Supply
- For Shop, Restaurant and Office: Incoming water supply provided with individual metering

Notes:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and at the sole discretion of the Vendor.
- 2) Layout/location of fan coil units, electrical points, telephone points and door swing positions are subject to Architect's sole discretion and final design.
- 3) 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 Provider (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective subscription channels and/or Internet access.
- 4) 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.
- 5) 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- 6) For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.
- 7) 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.

Developing the finest work and living spaces



SPOTTISWOODE
18



SPACE
@ K O V A N



Mercure
Grand Mercure Roxy
Singapore



Name of Project: CENTROPOD@CHANGI • Developer: RP East Pte Ltd (ROC: 201109150M) • Lot No: Lots 05805T, 03619P(PT)(SL), 05806A(PT)(SL) MK 26 at 80 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: A1404-00336-2011-BP01 dated as 25 Nov 2011

