

TEDGE

Fact Sheet

Tedge, 328 Changi Road, Singapore 419803

- Mixed development (residential and shops) , TOP in Dec 23
- Only 4 Shops located at ground floor (1 owner)
- 42 residential units on top, fully sold (2 /3 /4 bedroom)

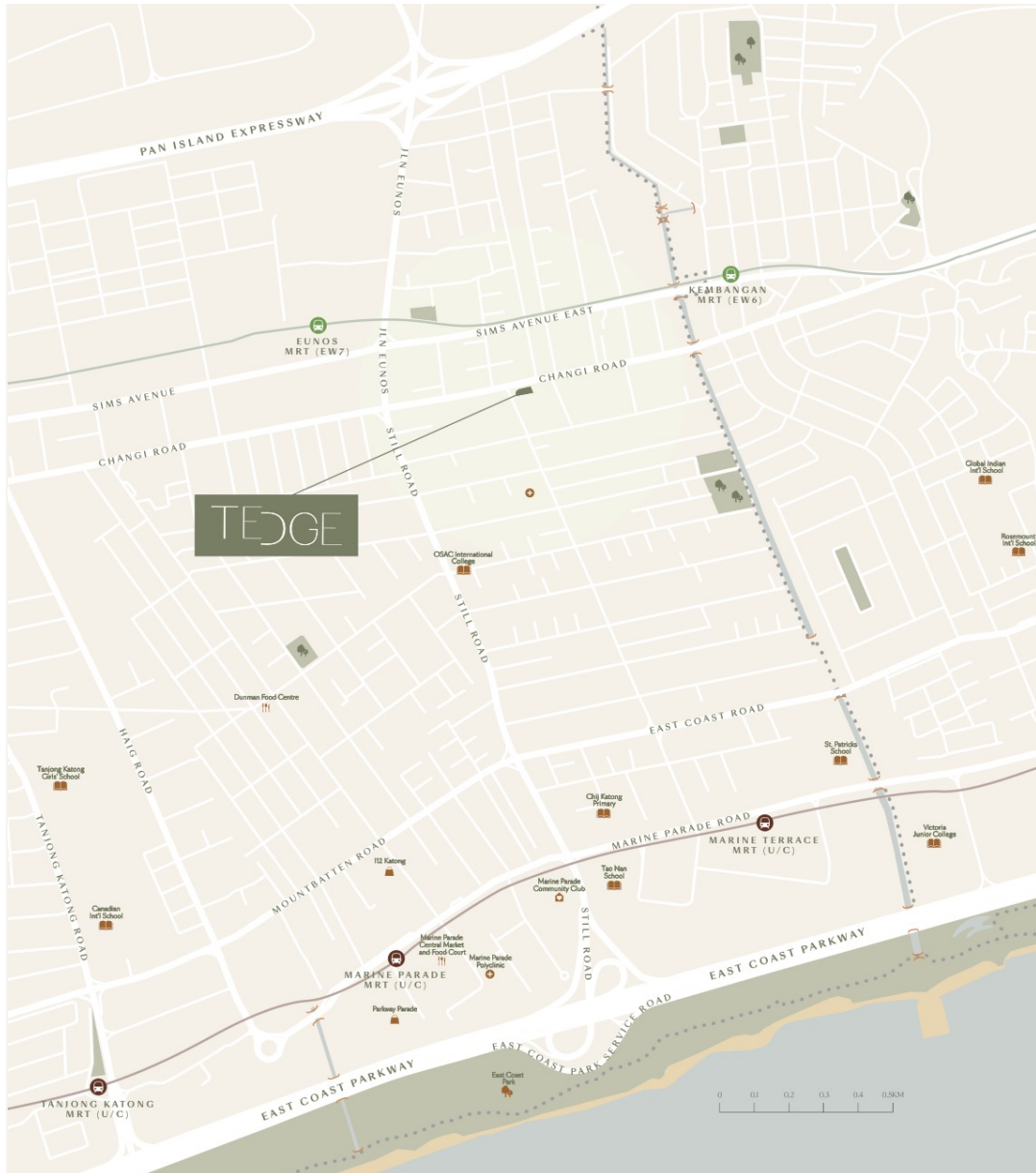
OFFICIAL MARKETING AGENCY
Huttons
SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY
ESTATE AGENT LICENCE NO. L300889K

Freehold Commercial Shops @ Tedge

- Location (328 Changi Road)
- Photos
- Floor Plan
- Specifications
- Frequently Asked Questions

Best of the East

Located in the heart of an exclusive residential district, surrounded by low-rise private housing, Tedge brings together the best of the east — the exciting lifestyle enclave of Joo Chiat and Katong to its left, East Coast Park to its south, and Changi Airport a short drive eastwards.



Kembangan MRT — 0.8km / 9mins 🚶

Pan Island Expressway — 1.1km / 3mins 🚗

East Coast Parkway — 2.4km / 4mins 🚗

OSAC International College — 0.9km / 11mins 🚶

Tao Nan School — 1.9 km / 5mins 🚗

St. Patrick's School — 1.9 km / 5mins 🚗

Tanjong Katong Girls' School — 2.7 km / 5mins 🚗

Victoria Junior College — 2.5 km / 6mins 🚗

Global Indian Int'l School — 2.4 km / 5mins 🚗

Rosemount Int'l School — 2.5km / 6mins 🚗

Canadian Int'l School — 3.1km / 6mins 🚗

Parkway Parade — 2.7km / 5mins 🚗

I12 Katong — 2.1km / 4 mins 🚗

East Coast Park — 2.8 km / 5mins 🚗

Parkway East Hospital — 0.6km / 6mins 🚶

Dunman Food Centre — 1.7km / 4mins 🚗

Marine Parade Central Market & Food Centre — 2.8km / 6mins 🚗

Marine Parade Community Centre — 2.8km / 6mins 🚗

All travelling time is approximate only and is taken from Tedge to respective destination.

Photo taken on 8 Oct 2025



Strata Area / Share Value

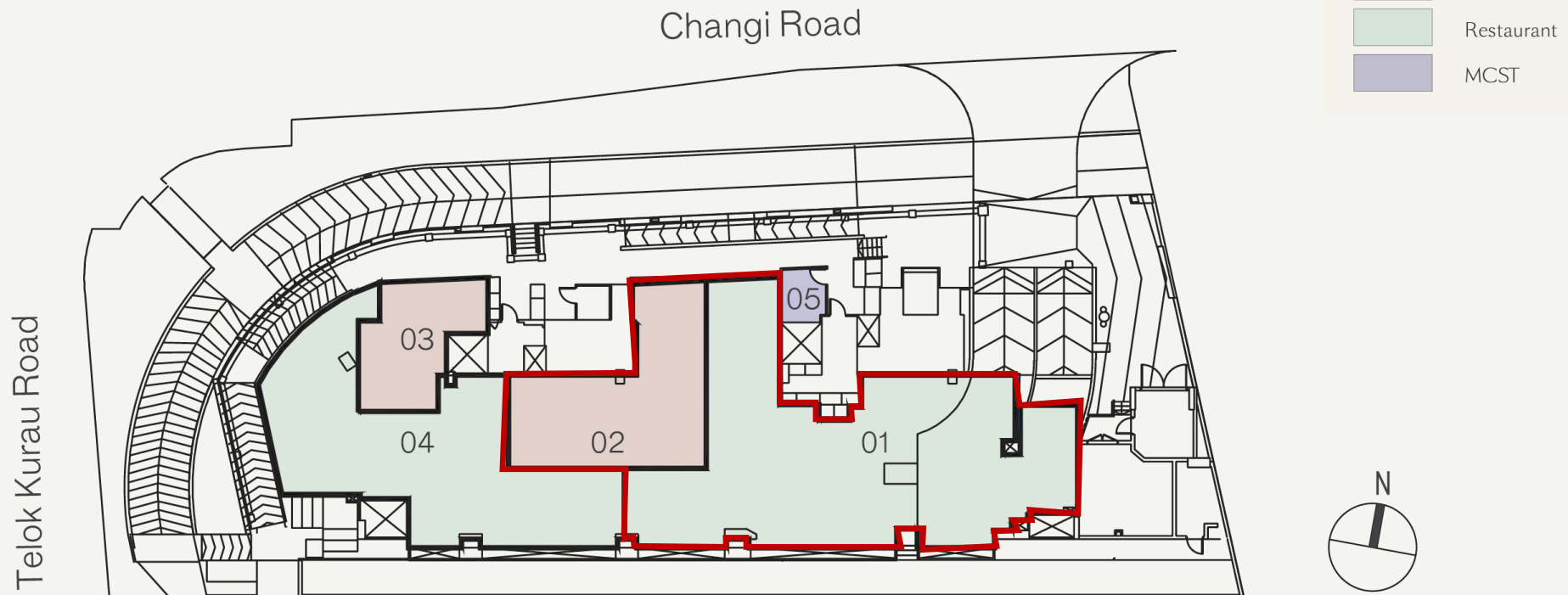
Unit No.	Unit Type	Strata Area / sqm	Approx. Strata Area / sqft	Share Value	Approx Maintenance Fees per month*
#01-01	Restaurant 2	235.0	2530	729	\$1,822.50
#01-02	Shop 2	86.0	926	267	\$667.50
#01-03	Shop 1	42.0	452	130	\$325
#01-04	Restaurant 1	155.0	1668	480	\$1200
	Total	518.0	5,576	1,606	\$4,015

*Remarks: Maintenance Fees per month based on (Oct 25 to Dec 25 invoice) and subjected to changes
Tedge Commercial Share Value / Tedge Total Share Value: 1,606 / 10,000 (16.06%)

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1st Storey Plan (From Brochure)



Unit No.	Tenant Name	Approx Area (sq ft)	Remarks
#01-01	PETS AVENUE VETERINARY CLINIC AND REFERRALS PTE. LTD.	2530	VET CLINIC
#01-02	PETS AVENUE VETERINARY CLINIC AND REFERRALS PTE. LTD.	926	
#01-03	CREAM AND CUSTARD	452	BAKERY TAKEAWAY
#01-04	JPB HOLDING PTE. LTD.	1668	F&B

1st Storey Key Plan

Remarks: Extracted from Brochure, for reference only, subjected to changes

Tedge #01-01 , #01-02



Taken on 7 Feb 2025

Exterior

Remarks: Photo taken as at 8 February 2025

Tedge #01-03



Exterior

Taken on 21 July 2025

Remarks: Photo taken as of 8 February 2023

Tedge #01-04



Exterior

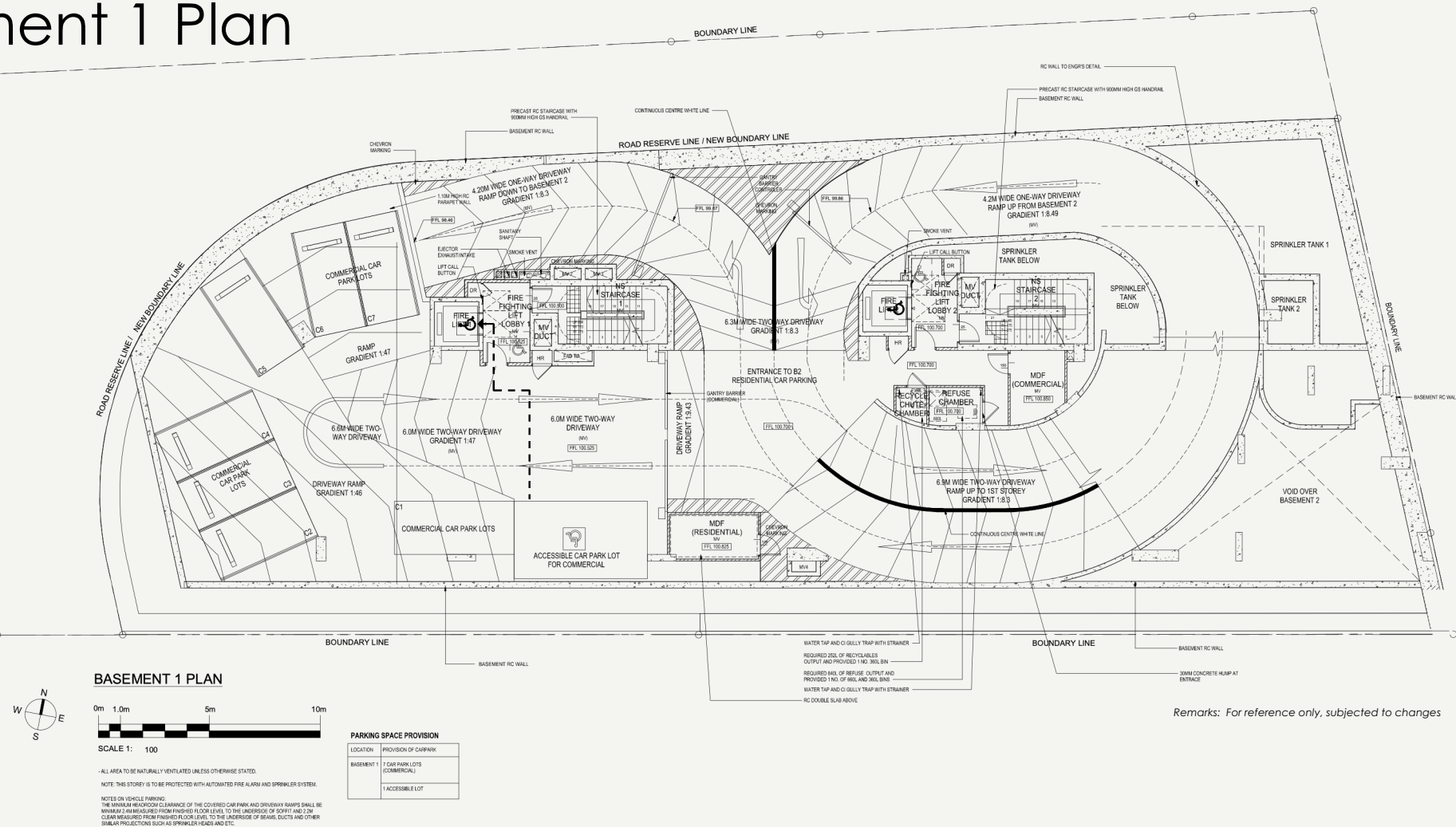
Taken on 4 Dec 2025

Remarks: Photo taken as at 8 February 2023

Tedge (Loading / Unloading)



Basement 1 Plan



Remarks: For reference only, subjected to changes

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Specifications (Commercial) From Brochure

1. Foundation

Reinforced concrete piles foundation and/or raft foundation and/or reinforced concrete footing and/or driven piles to structural engineer's design.

2. Superstructure

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

3. Walls

- 3.1 External Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall (where applicable).
- 3.2 Internal Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall and/or dry wall (where applicable).

4. Roof

- 4.1 Reinforced concrete flat roof and/or metal roof: Roof structure of reinforced concrete and/or timber and/or mild steel with waterproofing and insulation (where applicable).

5. Ceiling

- 5.1 Commercial Units
 - (a) Concrete soffit with skim coat in emulsion paint finish on exposed surfaces (where applicable) and ceiling board and/or moisture resistant ceiling board and/or calcium silicate board at Accessible Toilet only.
- 5.2 Common Areas
 - (a) Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surface for Lift Lobbies, Corridors, Walkway, Basement Car Park, Driveway, Accessible Toilet and communal facilities (where applicable).
 - (b) Skim coat with emulsion paint finish to staircases and landings.

6. Finishes

- 6.1 Wall
 - (a) Internal Wall Finishes
 - (i) Cement and sand plaster with emulsion paint where applicable.
 - (ii) Homogenous tiles for Accessible toilets (visible area only).
 - (b) External/ Common Areas
 - (i) Cement and sand plaster and/or skim coat with emulsion paint finish and/or spray textured paint and/or any other materials specified by the Architect.
 - (ii) Selected area with Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.
- 6.2 Floor
 - (a) Internal Floor Finishes
 - (i) Cement and sand screed where applicable.
 - (ii) Homogenous tiles for Accessible toilets (visible area only).
 - (b) External Floor Finishes
 - (i) Cement and sand screed for Restaurant 01 Outdoor Refreshment Area (ORA)
 - (c) Common Areas
 - (i) Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Swimming Pool, Jacuzzi, Pool Deck, Teppanyaki Grill, Gym, Accessible Toilet, Driveway, Car park, Corridor and Lobby.
 - (ii) Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

7. Shop Front

- 7.1 Fixed glass panel with door and lockset.

8. Windows

- 8.1 For Restaurant 01 and 02;
 - (a) Aluminium framed windows and/or bay windows with tinted and/or clear glass and/or frosted to all areas. (where applicable)
 - (b) All aluminium frames shall be powder coated.

9. Sanitary Fittings

- 9.1 For restaurant unit accessible toilets
 - (a) 1 wall hung water closet
 - (b) 1 toilet roll holder
 - (c) 1 wall hung wash basin with tap
 - (d) 1 mirror

10. Mechanical/ Electrical and Plumbing

Unit Type	Power tap-off point	Tube patch panel	Floor Trap	Exhaust Fan
Shop 01	60A DP	1	1	-
Shop 02	40A TPN	1	1	-
Restaurant 01	100A TPN	1	1	5000 CMH
Restaurant 02	150A TPN	1	1	5000 CMH

** Exhaust fan at roof and ductwork shall be maintained by tenant.
Power supply for exhaust fan shall be connected to the restaurant power supply by the tenant.*

11. Lightning Protection

- 11.1 Lightning Protection System shall be provided in accordance with the Singapore Standard (SS 555:2018).

12. Painting

- 12.1 Internal Walls: Emulsion paint finish.
- 12.2 External Walls:Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint finish.

13. Waterproofing

- 13.1 Waterproofing shall be provided to the floors of all shops and restaurants.
- 13.2 Waterproofing shall be provided to accessible toilet and kitchen.

14. Driveway and Carpark

- 14.1 Basement Car parking at Basement 1 – 7 lots and 1 accessible lot
- 14.2 Material of the driveway & car park lot: Concrete floor and/or tiles and/or pavers and/or floor hardener and/or epoxy coating and/or cement and sand screed.

15. Recreation Facilities

- 15.1 Swimming Pool (approximately 52sqm), Jacuzzi (approximately 1.5sqm), Pool deck, Teppanyaki Grill and Gym.

Specifications (Commercial) From Brochure

16. Additional Items

- 16.1 Air-conditioner
- (a) Split type air conditioner ("Mitsubishi") provided.
- 16.2 Railing
- (a) Steel for common area staircase railing. Mild steel and/or Steel and/or aluminium and/or glass for other railings.
- 16.3 Lift
- (a) 2 passenger lifts ("Kone" or equivalent) from Basement 3 to Attic. Basement 3 access is only for Maintenance Personnel.
- 16.4 Water Supply
- (a) Incoming water supply provided with individual metering.
- 16.5 Parcel Locker System
- (a) 1 Parcel Locker System at Basement

Notes to Specifications

A Marble/Limestone/Granite

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/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.

B 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 the builder and the 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C Air-conditioning system

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 own contractor to service the air-conditioning system regularly.

D 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 access.

E Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

F 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

G Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

H 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.

I 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 the Architect's selection and market availability.

J Glass

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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

K 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.

L Wall

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

Frequently Asked Questions:

1) Does #01-01, #01-02 and #01-03, frontage facing Changi Road have full height glass door?

Full height glass door at approx. 2.8m high is provided.

2) What is the width of walkway in front of commercial shops, facing Changi Road?

From Approx. 2.0m to 3.0m

3) What is the Clear Ceiling height in the unit ?

The clear ceiling height in restaurant is from approx. 2.6m to 3.0m and the elevated area at Restaurant 2 is from approx. 2.0m to 2.2m.

4) Will developer provide grease trap, internal and external exhaust?

Solid separator and grease separator are provided and located at Basement 3 to cater wastes from all floor traps at restaurants and kitchens.

Kitchen exhaust fan serving restaurant's kitchen is located at lower roof. Toilet exhaust fan is provided for toilet in the restaurants.

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Frequently Asked Questions:

5) Are there separate grease trap for both F&B units or common?

Common solid separator and grease separator are provided for both F&B units.

6) Exhaust fan ducting – Both units share the same ducting or individual ducting?

Both units have their own individual exhaust fan and individual ducting.

7) Exhaust fan loading – is the electrical load allocated in addition to the 100A / 150A x 3 phase? Or part of the provision?

Air conditioners, toilet exhaust fan and kitchen exhaust fan is part of the 100A/150A 3 phase provision.

8) Are there any parking lots for visitors of the commercial shops?

Yes, 6 nos commercial carpark lots and 1 no. motorcycle lot for commercial at Basement 1.

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Frequently Asked Questions:

9) Where is the nearest alternative carpark located?

Ample public carpark lots are located along Changi Road.

10) What is the Carpark entrance height for Level 1 and Basement 1?

Minimum 2.20m clear height for Carpark Entrance for 1st Storey and Basement 1.

11) Is there provision of Loading / Unloading bay?

Yes, Loading & Unloading of 3.0m x 7.5m provided in front of Transformer Room (Level 1, near carpark entrance).

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