GATE+

Factsheet	
Overview	
Developer	TUKANG PROJECT PTE. LTD. (Joint venture of Fusion Property Pte. Ltd. and BP-Innovue PTE. LTD.

BANK ACCOUNT DETAILS REMOVED FROM THIS PUBLIC COPY

The developer's Project and GST payment account details are not published here - they are issued with the official booking documents.

Need them? Contact Adrian Wee, Showroom.com.sg - WhatsApp / call +65 8787 2082.

Consultants	
Architect	3P Ecotecture Pte Ltd
Mechanical & Electrical	Rankine & Hill (Singapore) Pte Ltd
Civil and Structural	BCK & Partners Pte Ltd
Green Mark	GreenA Consultants Pte Ltd
Landscape	Mimosa Studio Pte Ltd
Developer's Solicitor	Rajah & Tann Singapore

Project Information	
Project Description	**PROPOSED ERECTION OF A BLOCK OF 10-STOREY MULTI-USER RAMP-UP INDUSTRIAL FACTORY DEVELOPMENT (TOTAL 265 PRODUCTION UNITS) WITH PUBLICLY ACCESSIBLE HEAVY VEHICLE PARK AND 2 INDUSTRIAL CANTEEN WITH OTHER ANCILLARY FACILITIES**
Project Type	Industrial B2
Site Area Max allowable GFA	Approximately 18,687 sqm / 201,145 sqft Approximately 46,717.50 sqm / 502,863 sqft
Sustainability	Green Mark 2021 Platinum SLE with Maintainability Badge
Tenure	33 years commencing from 27 Aug 2025
Estimated Vacant Possession/TOP	30 Jan 2029

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Estimated Legal Completion	30 Jan 2032
Total Units	Grand Suite (L1) – 24 Standard Suite (L2 to L8) – 190 Pent Suite (L9 & L10) – 51 Industrial Canteen – 2 Heavy Vehicle Park – 1
Carpark Lots	Car Lots – 116 nos EV Lots – 6 nos Lorry Lots – 235 nos Accessible Lots – 9 nos Loading/Unloading Bay (40 ft container) – 3 nos Bicycle Lots – 124 nos Motorcycle Lots – 8 nos Publicly Accessible Heavy Vehicle Parking Lots (Strata) – 58 nos
Recreational Facilities	End of Trip facilities, lockers and shower stalls, Function room, Pavilion, Roof Garden, Sky Terraces and Green Court yard

Building Specification	
Unit Ceiling Height	
Level	Floor to Floor Height (Estimated)
1	7000mm± / 6300mm±
2 ,3 ,4 ,5 ,6 ,7 ,8, 9, 10	6125mm±

Floor Loading	
Production Units	10 kN/m2
Driveway, Loading/Unloading Bay & Ramp	10 kN/m2
Canteen	5 kN/m2
Sky Terrace / Roof Garden/ Function room (including common toilets)	5 kN/m2
Electrical Schedule	
Level 1 to 4 Factory Units	60A TPN
Level 5 to 8 Factory Units	60A TPN
Level 9 (inclusive of Level 10)	60A TPN
Level 4 Heavy Vehicle Strata	40A SPN
Canteen 1	300A TPN
Canteen 2	250A TPN
Lift Car Specification	
Lift Type	**Quantity**
Passenger Lift	2
Passenger / Fire Lift	2
Service / Fire Lift	2
Goods Lift	2

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Type	Level	Stack Number	Unit Size (sqm / sqft)*	No. of Units
AG5	01	17, 18, 19, 20	207 sqm / 2,228 sqft	4
AG5a		15	206 sqm / 2,217 sqft	1
AG5b		16, 21	202 sqm / 2,174sqft	2
AG5c		22	206 sqm / 2,217 sqft	1
AGc2		12	212 sqm / 2,282 sqft	1
AG		10, 13, 24. 25, 26, 27	213 sqm / 2,293 sqft	6
AGc1		11	213 sqm / 2,293 sqft	1
AGc3		23	213 sqm / 2,293 sqft	1
AG4		14	218 sqm / 2,347 sqft	1
AG2		02 & 03	224 sqm / 2,411 sqft	2
AG2c		04	224 sqm / 2,411 sqft	1
AG3		05	224 sqm / 2,411 sqft	1
AG1		01	231 sqm / 2,486 sqft	1
A6		09	276 sqm / 2,971 sqft	1
C1		06 (Canteen)	402sqm / 4,327 sqft	1
C2		28 (Canteen)	297sqm / 3,197 sqft	1
A	02, 03, 05, 06, 07, 08	07, 08, 09, 10, 13, 24, 25, 26, 27, 28	151 sqm / 1,625 sqft	68
	04	08, 09, 10, 13, 24, 25, 26, 27		
Ac	02, 03, 05, 06, 07, 08	06	151 sqm / 1,625 sqft	6
Ac1	02, 03, 04, 05, 06, 07, 08	11	151 sqm / 1,625 sqft	7
Ac2	02, 03, 04, 05, 06, 07, 08	12	150 sqm / 1,615 sqft	7
Ac3	02, 03, 04, 05, 06, 07, 08	23	151 sqm / 1,625 sqft	7
Ac4	02, 03, 05, 06, 07, 08	29	151 sqm / 1,625 sqft	6
A1	02, 03, 05, 06, 07, 08	01	164 sqm / 1,765 sqft	6
A2	02, 03, 05, 06, 07, 08	02, 03	159 sqm / 1,711 sqft	12
A2c	02, 03, 05, 06, 07, 08	04	159 sqm / 1,711 sqft	6
A3	02, 03, 05, 06, 07, 08	05	160 sqm / 1,722 sqft	6
A4	02, 03, 04, 05, 06, 07, 08	14	262 sqm / 2,820 sqft	7
A5	02, 03, 05, 06, 07, 08	15, 16, 17, 18, 19, 20, 21, 22	151 sqm / 1,625 sqft	52
	04	15, 16, 21, 22		
D	09	06b, 07a, 07b, 08a, 08b, 09a, 09b, 10a, 10b, 11a, 12b, 13a, 13b, 14a, 14b, 23b, 24a, 24b, 25a, 25b, 26a, 26b, 27a, 27b, 28a, 28b, 29a,	155 sqm / 1,668 sqft	27

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Type	Level	Stack Number	Unit Size (sqm / sqft)*	No. of Units
D1	09	01a	158 sqm / 1,701 sqft	1
D2	09	01b, 02a, 02b, 03a, 03b, 04a	150 sqm / 1,615 sqft	6
D2c	09	04b	150 sqm / 1,615 sqft	1
D2c1	09	05a	150 sqm / 1,615 sqft	1
D3	09	05b	191 sqm / 2,056 sqft	1
D4	09	14c	235 sqm / 2,530 sqft	1
D5	09	15, 16, 17, 18, 19, 20, 21, 22	158 sqm / 1,701 sqft	8
Dc	09	06a	154 sqm / 1,658 sqft	1
Dc1	09	11b	154 sqm/ 1,658 sqft	1
Dc2	09	12a	152 sqm / 1,636 sqft	1
Dc3	09	23a, 29b	150 sqm / 1,615 sqft	2
HVP	04	01	1,356 sqm / 14,596 sqft	1

**Strata Areas are subject to Strata Value Approval*

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Frequently Asked Question		
S/N	Question	Answer
1	Is there MRT nearby?	Tukang MRT – Under Construction (Est 2029) Jurong Hill MRT – Under Construction (Est 2029) Boon Lay MRT and Lakeside MRT
2	What are the servicing buses nearby?	Corporation Road: Bus 30, 79, 98, 154, 178 and 240 Jalan Tukang: Bus 246
3	What is the nearest expressway	Ayer Rajah Expressway (AYE)
4	Where are the EV lots located at and the EV lots size is for normal car or lorry?	There are 6 EV car park lots located at 1st Storey. No EV lorry lots provided
5	What is the driveway height barrier control?	Driveway clear head room for all floors are 4.5m
6	Is the lorry lot in front of the units belongs to the unit owners?	No. The lorry lot in front of the units are under common property and are managed by managing agent
7	Is the development 20 and 40-footer accessible?	Yes. 40-footer accessible to Level 1 loading/unloading bay. 20-footer accessible to all floors except L10
8	Are the car/lorry lots seasonal parking?	Owners will register for parking lots on first come first serve basis after T.O.P. However, if the subscription rates are oversubscribed, the managing agent will arrange for balloting season parking. Season parking charges may apply.
9	Is there 40-footer parking lot or loading/unloading bay?	There are three 40-footer lots at Level 1 strictly for loading and unloading purposes only.
10	What is the width of the driveway?	Ramp: 8m width Between units to units: L1 to L8: 9m/12m L9 : 6m/11m
11	What is the type of parking system or visitors?	It is Electronic Pricing System (EPS) hourly parking system
12	Will the electrical & water meter be installed?	No. The purchaser will apply to SP and relevant authorities for approval for installation
13	Although the provision for the units is three phase, DB provided is three phase as well?	Electrical provision for units is 60A TPN isolators.
14	What is the roller shutter dimension and door dimension?	Roller Shutter: L1-L8: 6000mm(W) x 4000mm(H) L9: 3000mm(W) x 4000mm(H)
15	Where to install aircon compressor?	Installation of aircon compressor will be at designated common area M&E ledge above the roller shutter/door of the unit.
16	Are the glass panels in the unit floor to ceiling?	To refer to attached Appendix 1
17	Can the glass panels in the units be open?	Yes, designated window can be partially opened (refer Appendix 1)
18	Can the production units be amalgamated?	Yes, the units can be amalgamated. However, please refer the floor plans and subject to managing agent and relevant authorities' approval.
19	Level 9 duplex units sellable area include void?	No. Void areas are not sellable area.
20	For canteen, how many exhaust, water point, floor trap and grease trap?	Each Canteen will be provided with the following i. 1 main exhaust duct provided, terminated within canteen for future stalls connection ii. 1 main water point provided, terminated within canteen for future stalls connection iii. 7 FT/10 FW is provided for Canteen 1 & 5 FT/7 FW is provided for Canteen 2 (excluding toilets) iv. 1 no. of dedicated grease trap for each canteen.
21	Is there city gas pipe or LPG tank for canteen?	Canteens are operated by LPG tank and purchaser of canteen must engage their own vendor and obtain managing agent and relevant authority approval.