

Project Factsheet

Project Information	
Project Name:	Artisan 8 (福茗軒)
Developer:	Apex Asia (2) Pte Ltd
Address:	8 Sin Ming Road, Singapore 575628
Tenure:	Freehold
Expected Date of Vacant Possession:	31 Dec 2028
Expected Legal Completion:	31 Dec 2031
Developer's License No.:	C1520
Lot No.:	Lot 14950C MK18
Site Area:	Approx. 1,433.00 sqm Approx. 15,424.67 sqft
Plot Ratio:	2.92
Land Use	Residential with Commercial at 1st Storey
Description:	Proposed Additions and Alterations to an Existing 4-Storey Building With Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1st Storey & Residential Flats Above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area)
No. of Units:	8 Commercial Units; and 34 Residential Units
Carpark Facility:	1 Handicapped Parking Lot; 26 Car Parking Lots; 1 Motorcycle Lot; 10 Bicycle Lots
Project Team	
Architect:	M&Y Design Architects Pte. Ltd.
Interior Designer:	M&Y Design Architects Pte. Ltd.
C&S Consultant:	ANT Consultants Pte. Ltd.
M&E Consultant:	United Project Consultants Pte. Ltd.
Main Contractor:	Top Star Builder Pte. Ltd.
Bank Details	
Project Account No.:	Apex Asia (2) Pte. Ltd. – Project Account Account No. 770-307-472-7 United Overseas Bank Limited

Commercial Units Factsheet

Breakdown of Commercial Units					
Units Number	Category	Area* (sqm)	Area* (sqft)	Share* Value	Unit Heights (estimated)
#01-01	Restaurant 1	65	700	298	4.8m & 3.0m
#01-02	Take Away Food Shop 1	26	280	119	4.8m & 3.0m
#01-03	Take Away Food Shop 2	26	280	119	4.8m & 3.0m
#01-04	Restaurant 2	94	1012	432	4.8m & 3.0m
#01-05	Restaurant 3	100	1076	459	4.8m & 3.0m
#01-06	Shop 1	69	743	317	4.8m & 3.0m
#01-07	Shop 2	79	850	363	4.8m & 3.0m
#01-08	Supermarket	111	1195	510	4.8m & 3.0m
*Areas & Share Value to refer to Approved Schedule of Strata Units (BMSP-2025-0019 / 29 th July 2025)					
Development Information					
Floor					
Commercial Units		Screed finish			
Wall					
External Wall		Lightweight Panel Wall and/or powder-coated aluminium framed fixed glass panels with tinted glazing where applicable (where applicable).			
Internal Wall		Lightweight Panel Wall and/or lightweight block wall and/or dry wall partition system (where applicable)			
Ceiling					
Commercial Units		No False Ceiling provided. Skim coat with emulsion paint where applicable			
Windows					
All windows of the units shall be powder-coated finish aluminium framed with clear Low-E glass and/or frosted glass of minimum 6mm thickness, where applicable					
Note: All windows are either casement, top hung, sliding, louvered or any combination of the above mentioned, with or without fixed panels.					
Doors					
Powder-coated finish aluminium framed swing glass door with tinted glazing and/or timber door where applicable					

Painting	
Internal walls	Emulsion paint where applicable
External walls	Spray textured paint finish and/or emulsion paint to designated area
Mechanical Ventilation / Air-Conditioner System	
Mechanical ventilation in compliance with authority requirements on designated areas. Split unit type air-conditioning system with ceiling cassette fan coil unit.	
Electrical Provision	
Restaurant	100A, 3-Phase
Supermarket	150A, 3-Phase
Takeaway Shops	80A, 3-Phase
Shop	80A, 3-Phase
General <ul style="list-style-type: none"> a) Refer to Enclosed Schedule for details b) Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB closet in exposed and/or concealed conduits and/or trunkings c) Emergency lighting including "EXIT" signs to designated commercial units will be provided in compliance with statutory requirements. d) Only lighting points will be provided for all commercial units. Full Lighting provision will be for common areas such as staircases, driveway, ramps, lift lobby, male & female toilet, accessible toilet, bin centre, refuse chamber, M&E room only. 	
Kitchen Exhaust System	
For Restaurant units #01-01, #01-04 and #01-05 only <ul style="list-style-type: none"> a) Kitchen exhaust duct (excluding the kitchen exhaust fan and kitchen hood) is provided from unit to the roof, cap-off at high level inside the restaurant units. The kitchen exhaust duct for Restaurant 1 (#01-01) is able to discharge up to 6,000CMH into the ductwork, while the kitchen exhaust duct for Restaurants 2 (#01-04) and Restaurants 3 (#01-05) are able to discharge up to 8,000CMH into the ductwork. b) Supply Air Duct (which is the source of make-up air) is provided from the external of the restaurant unit to the Kitchen. 	
Lightning Protection System	
Lightning protection system will be provided in compliance with SS 555	
Telecommunication	
Space & Infrastructure for telecommunication system will be provided in compliance with statutory requirement. <p>Only 2-way air-blown fibre micro ducts are provided from the telecom riser to each commercial unit. Purchasers to make own application to a service provider and provide their data point(s) and cabling.</p> <p>Purchasers are to liaise with the service providers for their own info-communication requirements.</p>	

Fire Protection System	
Sprinklers, fire alarms, dry risers, hose reel systems, fire extinguishers, emergency lighting, and exit signs are provided, where required, in compliance with statutory requirements as required.	
Plumbing and Sanitary System	
Sanitary and plumbing installation systems are provided in compliance with statutory requirements. Floor trap and water tap-off point are provided to all shops and supermarket.	
Floor trap is provided to all Restaurants and are connected to grease interceptor.	
Gas Provision	
Town gas is provided with cap off inside the unit for <u>Restaurant units</u> only. Space for installation of LPG gas provision will not be provided.	
Common Rooms	
1	SP PowerGrid HT switch room
2	SP PowerGrid Transformer room
3	Consumer switch room
4	Sprinkler tanks
5	Sprinkler pump room
6	Male/Female Toilet
7	Accessible Toilet
8	Cleaner Store
9	Security System Facility Room
10	Bin centre
11	Refuse Chute Chamber
12	Letter Box
13	Main Distribution Frame (MDF)
14	All risers – water, electric, gas, ELV, tel, hose reel, dry riser & standby hose
15	Car, bicycle parking lots
16	Driveway and driveway ramp
17	Fire escape RC staircase
18	Passenger lift lobby
19	RC roof for M&E space
20	Outdoor genset
21	Domestic water tank and pump
22	Lift Motor Room
23	Drainage & waste sump pump