

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

SKY EDEN



PROPERTY OVERVIEW

Address	1 Bedok Central, Sky Eden@Bedok, Singapore 467351
Description	A tower of 17-storey mixed-use development comprising 158 residential units and 12 retail units on the ground floor
Tenure	99 years leasehold commencing on 5 January 2022
Site Area	4,136.6 sqm / 44,525 sq ft (approx.)
Master Plan 2019	Zoned "Residential with Commercial at first storey" with a GPR 3.5
Total Strata Area for Sale	1,040 sqm / 11,193 sq ft (approx.)
Total Share Value of the Asset for Sale	11,120 shares out of total 100,000
Maintenance Fee*	Approximately \$0.84 per share value per month
Car Parking	Residential: 126 lots + 3 Handicapped Lots Commercial: 8 lots + 1 Handicapped Lot
Approved Usage of the Asset for Sale	F&B / Restaurant
Ceiling Height	Approximately 4.5 metres from floor to slab
Electrical Provision	80A / 100A/ 150A/ 200A 3-phase per unit
BCA Award	BCA Green Mark Gold Certification

*Maintenance fee is only an estimation and subject to changes without further notice

Artist's Impression of Sky Eden



Limited Edition – Extremely Rare Ground Floor Shop Units with Dual Road Frontages

Prominent frontage of 46 metres wide along New Upper Changi Road and a 90 metres wide road frontage along Bedok Central. This is a once in a lifetime opportunity for investors to acquire a prime road-fronting asset within the bustling Bedok Central locale.



Solid Residential Catchment

Bedok is the most populous planning area with a population of 276,990 as at end of June 2022.

Prime Location with Extremely High Footfall

Situated in the heart of Bedok Central with an extremely high footfall. Bedok is known for its vibrant and diverse community, with a mix of public and private housing options. The community is able to access a plethora of dining, retail and entertainment options at the shopping centres and parks in the vicinity.



Excellent Accessibility

Short walking distance to Bedok MRT station and Bedok Bus Interchange. Well-served by major arterial roads and expressways such as New Upper Changi Road, Pan Island Expressway (PIE) and East Coast Parkway (ECP).



Well-Established Developer-Owner-Operator in Singapore

Frasers Property is one of the most renowned developers in Singapore. Some of their most notable accolades include the illustrious FIABCI World Prix d'Excellence Award for Seaside Residences, North Park Residences and Northpoint City.



Foreigners and Foreign Companies are Eligible to Buy

No Additional Buyer's Stamp Duty and No Seller's Stamp Duty



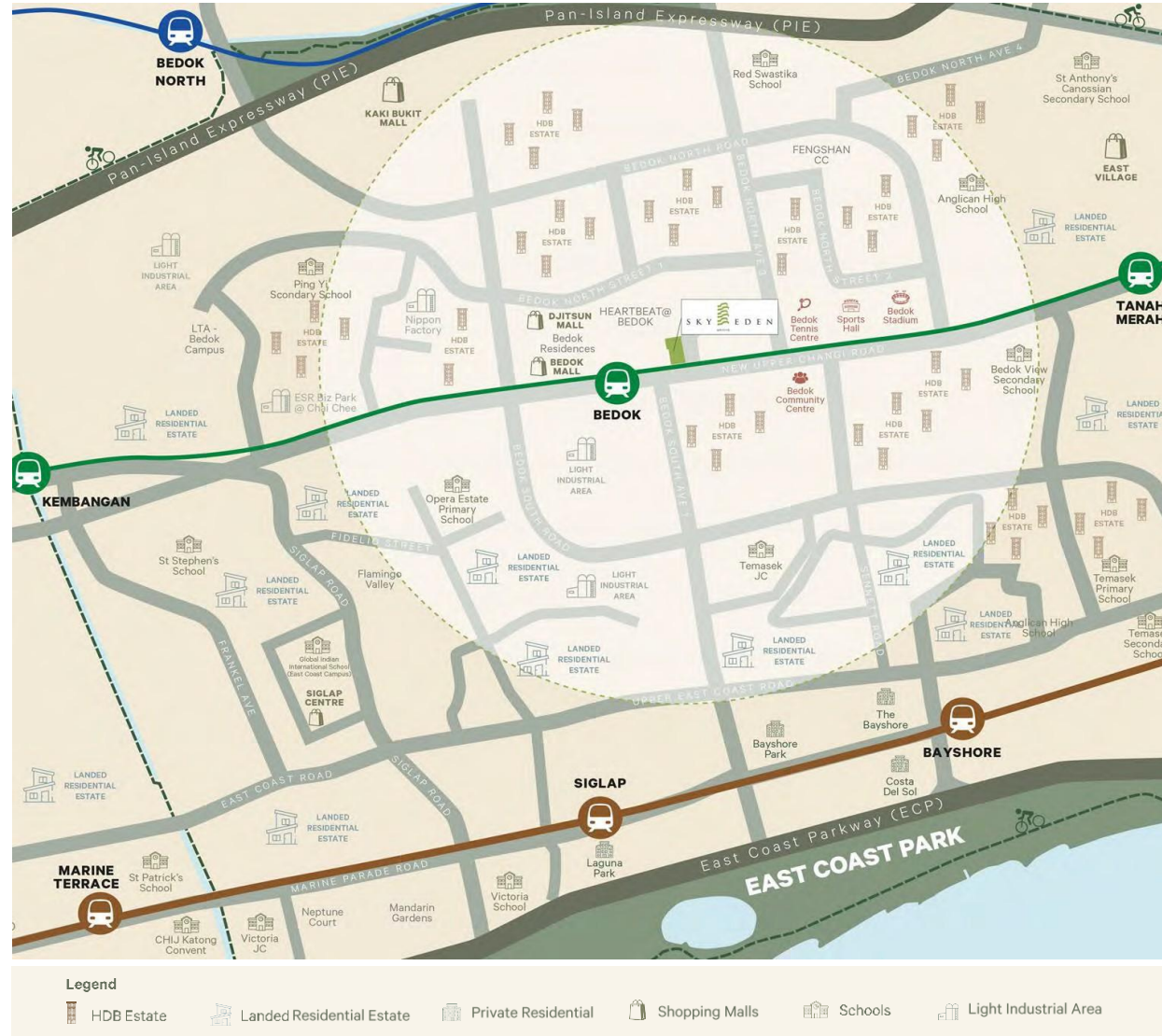
LOCATION ANALYSIS

Prominently situated along New Upper Changi Road and within the Bedok Planning Area, Sky Eden@Bedok enjoys exceptional accessibility given its strategic location within three-minute walking distance to Bedok MRT Station, Bedok Integrated Transport Hub and Heartbeat@Bedok.

Surrounded by major arterial roads and expressways such as New Upper Changi Road, Upper East Coast Road, Pan Island Expressway (PIE) and East Coast Parkway (ECP), this makes the Asset highly accessible to critical destinations such as the CBD, Orchard Road and Changi Airport.

The high footfall along the New Upper Changi Road is not only brought in by the large residential catchment in Bedok Central but also by the commercial and industrial buildings situated within this locality. Sky Eden@Bedok is within walking distance to industrial buildings such as ESR BizPark @ Chai Chee, as well as those situated along Bedok South Road and occupied by Panasonic, Fujitec, Hitachi, NCS and more.

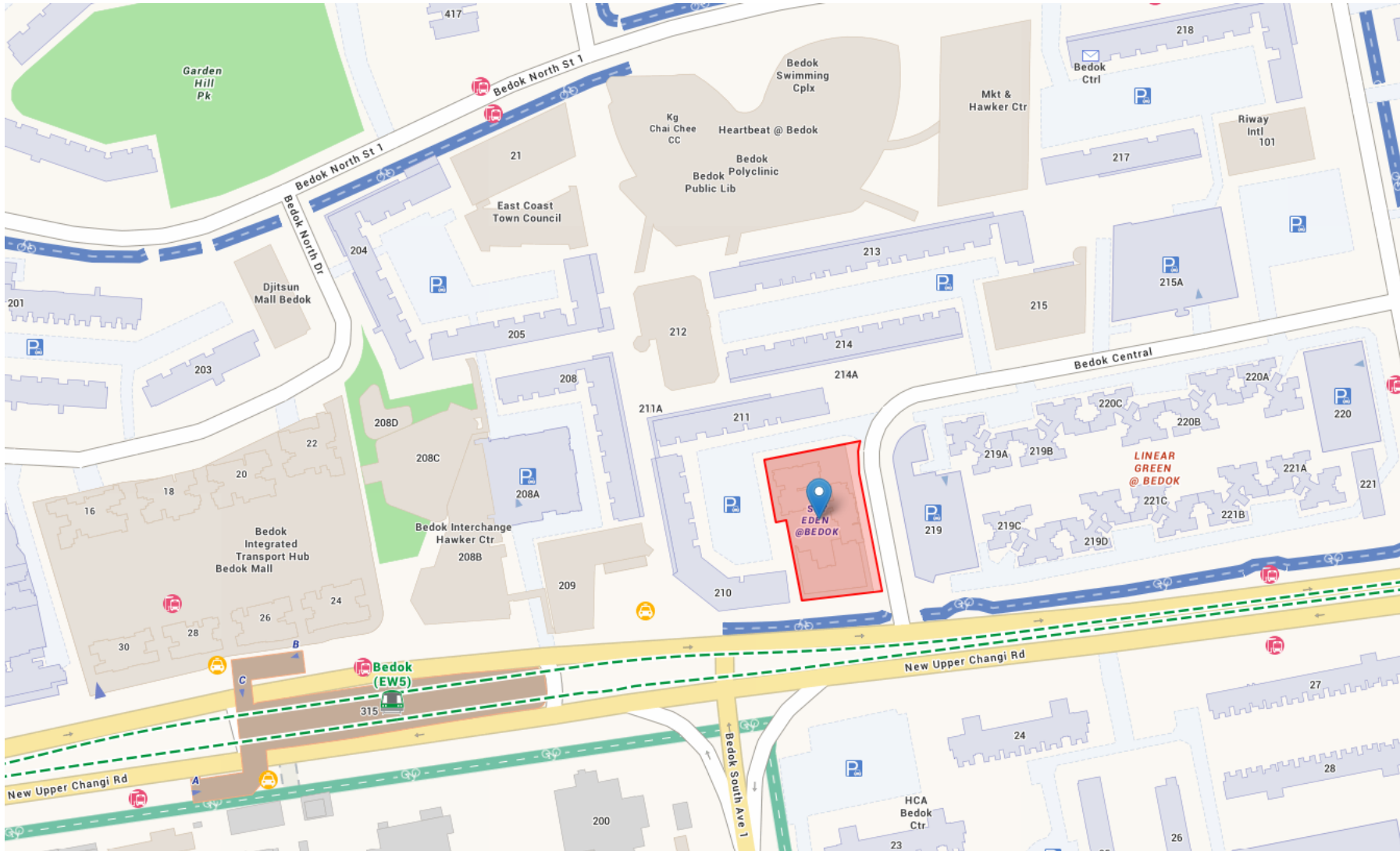
There are also many established educational institutions in the immediate vicinity such as Temasek Junior College, St. Anthony's Canossian Secondary School, St. Stephen's School and Global Indian International School (East Coast Campus).



The Heart of Bedok Town Centre

- Bedok MRT Station (East-West Line)
- Bedok Bus Interchange
- Bedok Mall
- Bedok Interchange Hawker Centre
- Heartbeat@Bedok integrated community hub

This creates **extremely high daily footfall**, from commuters, residents, students, and families.



The Heart of Bedok Town Centre

- Bedok MRT Station (East-West Line)
- Bedok Bus Interchange
- Bedok Mall
- Bedok Interchange Hawker Centre
- Heartbeat@Bedok integrated community hub

This creates **extremely high daily footfall**, from commuters, residents, students, and families.

PROPERTY OVERVIEW



Artist's Impression of #01-01 to #01-04 fronting Bedok Central

PROPERTY OVERVIEW



PROPERTY OVERVIEW



Artist's Impression of #01-06, #01-07 & #01-08 fronting Bedok Central

The portfolio consists of 12 strata shop units, ranging from 398 sq ft to the whole retail podium with a total strata area of 11,193 sq ft.

The retail units can be sold collectively as a portfolio, in an individual basis or in separate clusters.

Prospective purchasers may enjoy the flexibility to purchase an individual cluster or to mix and match from the 4 clusters.

Legend

Level 1

- A** Residential Drop-off
- B** Lift Lobby
- C** Bin Centre
- D** Management Office
- E** Residential Bicycle Lot
- F** Commercial Bicycle Lot

Basement 1

- G** Switch Room
- H** Transformer Room
- I** Refuse Chamber

Basement 2

- J** Sprinkler Pump Room
- K** Cable Chamber



Cluster 1

Units	Strata Area (sq ft)	Share Value
#01-01	398	396
#01-02	1,184	1,176
#01-03	678	674
#01-04	743	738
Total	3,003	2,984

Cluster 2

Units	Strata Area (sq ft)	Share Value
#01-06	1,163	1,155
#01-07	1,076	1,069
Total	2,239	2,224

Cluster 3

Units	Strata Area (sq ft)	Share Value
#01-08	1,313	1,304
#01-09	1,216	1,208
#01-10	775	770
Total	3,304	3,282

Cluster 4

Units	Strata Area (sq ft)	Share Value
#01-11	753	748
#01-12	1,044	1,037
#01-13	850	845
Total	2,647	2,630

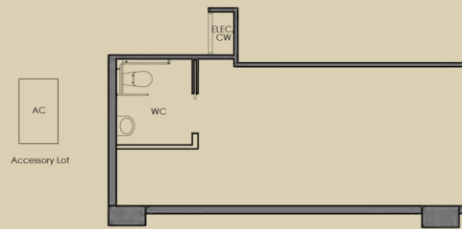
FLOOR PLANS

#01-01

RESTAURANT

37 SQM / 398 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE (ACCESSORY LOT))

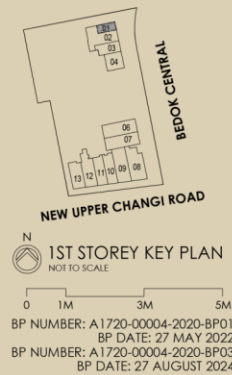


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.

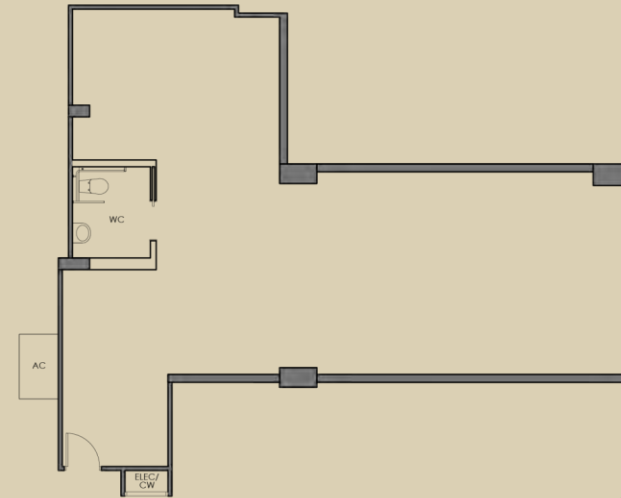


#01-02

RESTAURANT

110 SQM / 1184 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE)

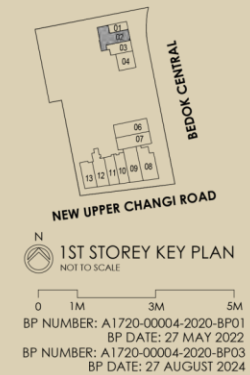


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



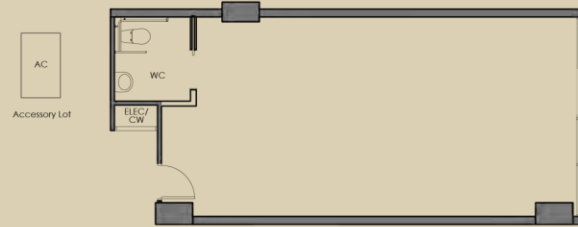
FLOOR PLANS

#01-03

RESTAURANT

63 SQM / 678 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE (ACCESSORY LOT))

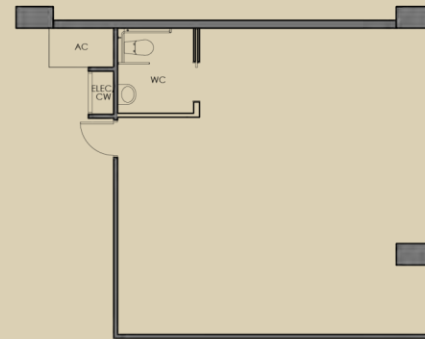


#01-04

RESTAURANT

69 SQM / 743 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE)

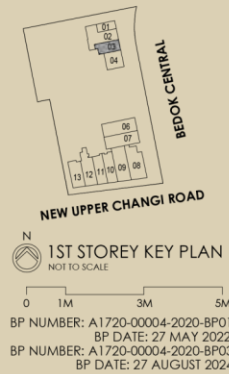


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.

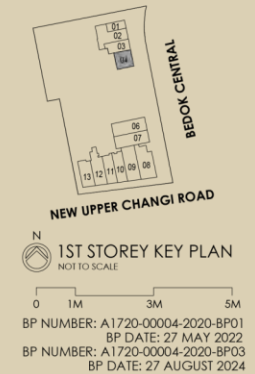


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



FLOOR PLANS

#01-06

RESTAURANT

108 SQM / 1163 SQFT

(INCLUDE 2 SQM METER COMPARTMENT
AND 4 SQM AC LEDGE)



LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.

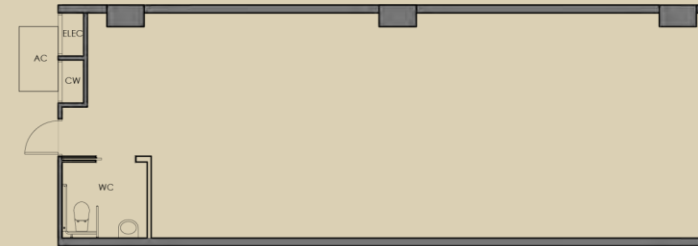


#01-07

RESTAURANT

100 SQM / 1076 SQFT

(INCLUDE 2 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE)

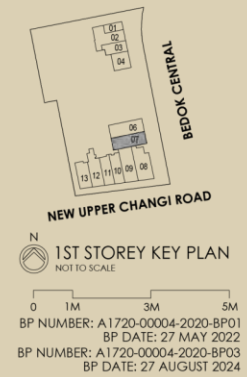


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



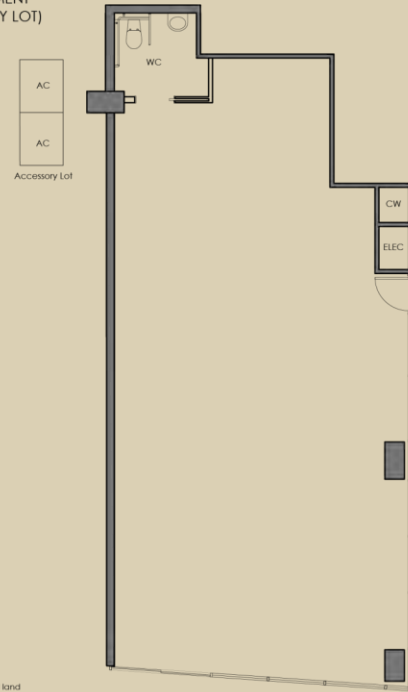
FLOOR PLANS

#01-08

RESTAURANT

122 SQM / 1313 SQFT

(INCLUDE 2 SQM METER COMPARTMENT
AND 3 SQM AC LEDGE (ACCESSORY LOT))

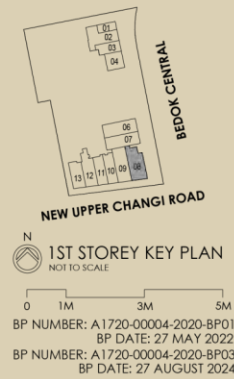


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.

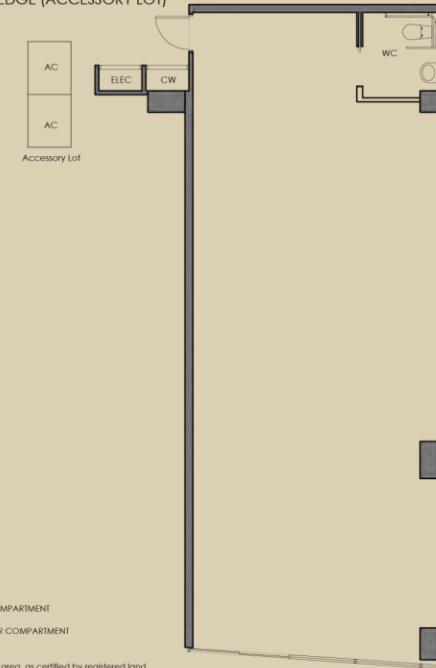


#01-09

RESTAURANT

113 SQM / 1216 SQFT

(INCLUDE 2 SQM METER COMPARTMENT
AND 3 SQM AC LEDGE (ACCESSORY LOT))

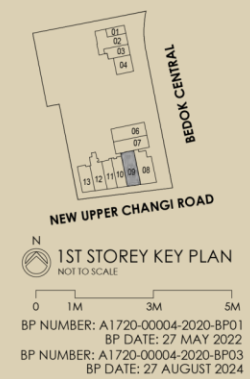


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



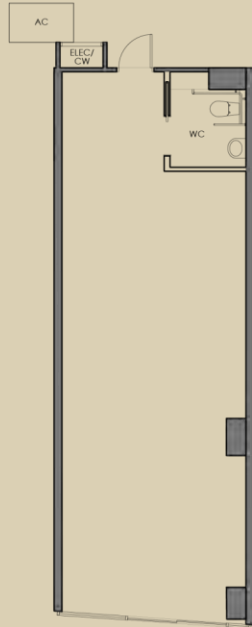
FLOOR PLANS

#01-10

RESTAURANT

72 SQM / 775 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE)

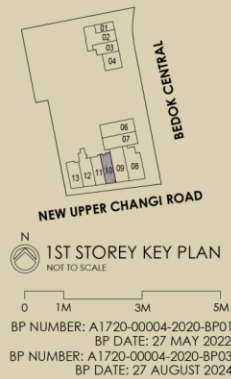


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.

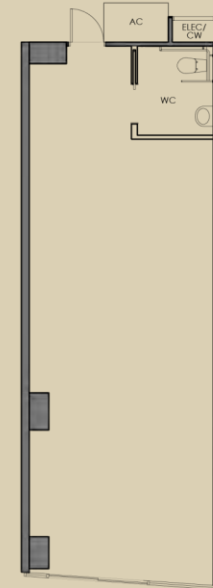


#01-11

RESTAURANT

70 SQM / 753 SQFT

(INCLUDE 1 SQM METER COMPARTMENT
AND 2 SQM AC LEDGE)

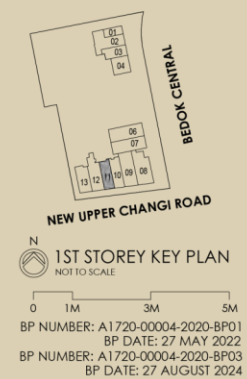


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



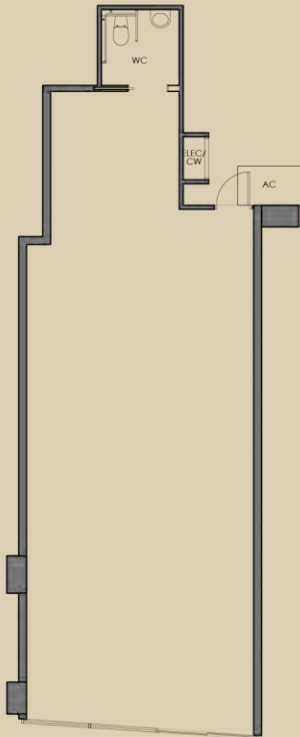
FLOOR PLANS

#01-I2

RESTAURANT

97 SQM / 1044 SQFT

(INCLUDE 1 SQM METER COMPARTMENT AND 2 SQM AC LEDGE)

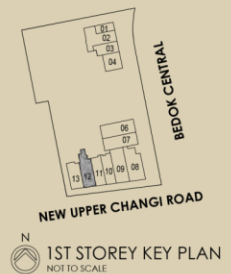


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



1ST STOREY KEY PLAN
NOT TO SCALE

0 1M 3M 5M

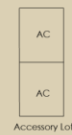
BP NUMBER: A1720-00004-2020-BP01
BP DATE: 27 MAY 2022
BP NUMBER: A1720-00004-2020-BP03
BP DATE: 27 AUGUST 2024

#01-I3

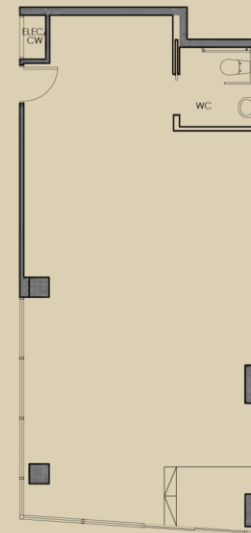
RESTAURANT

79 SQM / 850 SQFT

(INCLUDE 1 SQM METER COMPARTMENT AND 3 SQM AC LEDGE (ACCESSORY LOT))



Accessory Lot

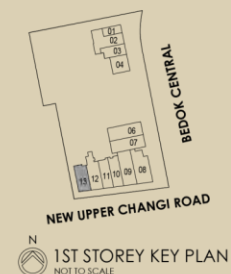


LEGEND:

- AC AC LEDGE
- WC WATER CLOSET
- CW WATER METER COMPARTMENT
- ELEC ELECTRICAL METER COMPARTMENT

NOTES:

- a. The estimated strata area, as certified by registered land surveyor, is derived from the plans as approved by the Commissioner of Building Control and other relevant authorities for the property.
- b. The estimated areas for the different uses and spaces included as part of the property are indicated solely for reference purpose and will not form part of the conditions for the sale and purchase of the property.
- c. The aggregate of these estimated areas may not be equal to the estimated strata area of the property due to rounding adjustments.
- d. All areas stated herein are approximate and subject to final survey.
- e. Scale shown is solely for reference purpose only. Please take measurements at actual unit before committing to any renovation works or purchase of furniture and furnishing.
- f. Printing may alter the scale of the drawing.



1ST STOREY KEY PLAN
NOT TO SCALE

0 1M 3M 5M

BP NUMBER: A1720-00004-2020-BP01
BP DATE: 27 MAY 2022
BP NUMBER: A1720-00004-2020-BP03
BP DATE: 27 AUGUST 2024

SKY EDEN

Unit	Size	Electrical Provision (3-Phase)	Type	
#01-01	398	80A	Restaurant	
#01-02	1184	100A	Restaurant	
#01-03	678	80A	Restaurant	
#01-04	743	80A	Restaurant	Tenanted - Skin Labo Aesthetics
#01-06	1163	150A	Restaurant	
#01-07	1076	150A	Restaurant	
#01-08	1313	200A	Restaurant	
#01-09	1216	150A	Restaurant	
#01-10	775	100A	Restaurant	Tenanted - Our Fire Place Chinese and Western Fusion Cuisine
#01-11	753	100A	Restaurant	
#01-12	1044	100A	Restaurant	Tenant - STR Fitness Gym/Fitness
#01-13	850	100A	Restaurant	

11193



Provisions

WALLS (RESTAURANTS)

- a. External Wall : Pre-cast and/or cast in-situ reinforced concrete wall and/or light weight concrete wall and/or masonry and/or window system and/or glass partition (where applicable).
- b. Internal Walls : Reinforced concrete wall and/or drywall partition and/or precast panel and / or lightweight concrete panel/ blocks (where applicable).

ROOF

Flat Roof: Reinforced concrete slab with waterproofing system and insulation (where applicable).

CEILING

- a. Restaurants : Concrete slab with skim coat and/or box up to designated areas with paint finish.
- b. Internal Toilet of Restaurants : Ceiling board and/or box up to designated areas with paint finish.

WINDOWS

Not applicable.

FINISHES

FINISHES

Finishes - Wall

- a. Restaurants : Cement and sand plaster and/or skim coat with paint finish.
- b. Internal Toilet of Restaurants : Porcelain and/or ceramic and/or homogeneous tiles (up to false ceiling and on exposed surfaces only).

Note : No finishes behind basin, mirror and wall surfaces above false ceiling. Finishes to exposed surfaces only.

SHOPFRONT

Aluminium framed fixed tinted glass panel and/or frameless tinted glass sliding door and/or frameless tinted glass swing door and/or blockwall and/or lightweight concrete wall with plaster and paint finish.

Provisions

DOORS

- a. Restaurant : Frameless and/or framed tinted glass sliding and/or swing door and/or timber swing door (where applicable)
- b. Internal Toilet of Restaurants : Hollow core timber sliding door

LOCKS

Good quality locksets and ironmongery shall be provided to all doors.

FLOORING

- a. Restaurants : Concrete finish
- b. Internal Toilet of Restaurants : Porcelain and/or homogeneous tiles

SANITARY FITTINGS

- a. Internal Toilet of Restaurants
 - 1 Basin and basin tap
 - 1 Water closet
 - 1 set of Grab bars
 - 1 Toilet Roll Dispenser
 - 1 Mirror
 - 2 Hooks

ELECTRICAL INSTALLATION

- a. Isolator of the same Electricity Meter Incoming Breaker size will be provided. A small DB will be provided for the testing of air-conditioning unit and toilet exhaust fan.
- b. All electrical wiring within the unit shall be in exposed conduits and/or trunking.
- c. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice SS638:2018.

TELEPHONE / TV / CABLE SERVICES

2-way air blown micro-ducts shall be provided.

LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555:2018.

WATERPROOFING

Waterproofing shall be provided to floors of Toilets.

ADDITIONAL ITEMS

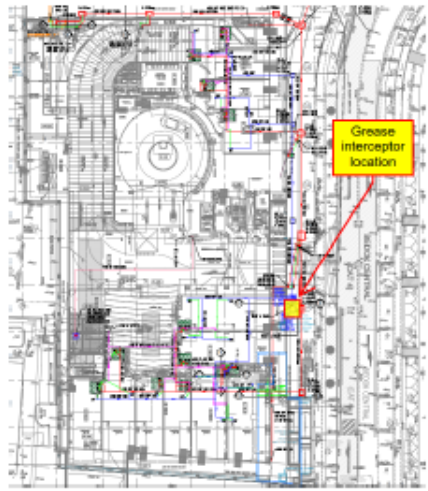
- a. Air-Conditioning System : Provision of ducted indoor fan coil unit and outdoor condensing unit complete with necessary pipe works. Internal duct work is excluded.
- b. Plumbing, Sanitary and Gas : Provision of gas tap-off, water tap-off at high level and floor traps.
- c. Kitchen Ventilation System : Provision of kitchen exhaust duct and fresh air duct for future tap-off/ connection by the individual Purchaser. Internal ductworks, fans, exhaust hood with grease filter, air cleaning system with UV lamp and carbon filter to be supplied and installed by the individual Purchaser.

FAQ

SUBJECT	QUESTIONS	ANSWER
BUSINESS USE	What business type is permitted in the shop units?	<p>All the shop units are F&B ready. The following business type is not allowable in the subject development:</p> <p>(i) mortuary; (ii) funeral parlour/coffin or casket shop/business of an undertaker; or (iii) money lending,</p> <p>In general, URA permits business within the category (refer link below) of (a) retail, (b) services, (c) takeaway food. Owner will need to write to URA independently to seek clarification and approval if unsure if their business-use.</p> <p>Link - https://www.ura.gov.sg/Corporate/Property/Business/Change-Use-of-Property-for-Business/related/Other-shop-examples</p>
BUSINESS USE	Is there any specified operating hours	Not specified. Owner will have to ensure their business does not cause nuisance or of neighboring properties. Refer to Second Schedule in SPA.
BUSINESS USE	Is the commercial signage located above the entrance situated a common property?	<p>a)Horizontal signage located within shop strata area belongs to SP.</p> <p>Occupant is not allowed to erect or place any shop signage outside the premises without Management's approval.</p> <p>- Occupant may install a shop signage at or above the shop entrance. The manner of installation must be approved by the Management. Occupant are required to submit the application form for approval on the installation of signage.</p> <p>- No shop signage is allowed to be extended beyond the commercial unit width and it must be installed within the confines at the top of the unit front entrance with standard specifications to be provided.</p> <p>- Design and colour of the signage of the shop entrance shall conform to the approved design by the Management. To obtain the necessary approvals from the Management before you commence any installation of the signage.</p> <p>b)Cantilevered signage under common property governed by MCST's house rules. The lighting points will be supplied by the commercial area's common area DB</p>
BUSINESS USE	Does the cantilevered signage belong to shop unit?	No. It is considered common area and managed by MCST The power shall be taken from the common area's DB.

SUBJECT	QUESTIONS	ANSWER
BUSINESS USE	Who bear the cost of the artwork design and change to cantilevered signage?	<p>changes to contents/artwork ads will be by SP & subject to MCST house rules & guidelines</p> <p>-Production costs and the cost of the signage borne by SP</p> <p>- Final Artwork (FA) must be submitted to the Management for approval before installation of the signage. The Management reserves the right to reject a FA which, in its opinion is objectionable, controversial or likely to elicit negative feedback from the public, or for any other reasons.</p> <p>- Fees payable to the Management may apply for display of said signage.</p>
CARPARK	Is the carpark multi-storey?	Commercial carpark are located in basement
CARPARK	There are lesser carparking lot than shop units. How would the lots be allocated?	<p>Commercial Car-Parking Lot may be allotted to the Purchaser subject to availability and subject to the Purchaser complying with such procedures or requirements that the Vendor and/or the management corporation (when formed) may impose in respect of allocation of a car parking lot including but not limited to the following:-</p> <ol style="list-style-type: none"> priority to be given to the first car of each Unit; allotment of carparking lots to applicants shall not be in respect of any specific carparking lots; imposition of per use or season parking charges <p>if the demand for Commercial Car-Parking Lots exceeds the number of Commercial Car-Parking Lots, the allocation to the Purchaser of a Commercial Car-Parking Lot will be by way of periodic balloting at the absolute discretion of the Vendor and/or management corporation (when formed) subject always to the provisions of the Building Maintenance and Strata Management Act 2004 (where applicable).</p>
CARPARK	Are shoppers permitted to park inside the carpark?	Carpark are only for Residents and Commercial unit owners
CARPARK	How many carpark lots are there?	Residential 126 +3 HCP lots Commercial 8 + 1 HCP lot
CARPARK	Is there a lift that leads to the basement carpark?	There are 4 lifts (within secured lobby shared with residents) that will lead user to basement carpark

FAQ

SUBJECT	QUESTIONS	ANSWER
INTERIOR	Any utilities meter installed	For Commercial units, utilities meter (electricity, water and gas) are not allowed to be pre-installed by the respective Authorities. The meters can only be installed after the shop owner opens an account.
INTERIOR	Can you identify which are the walls permissible to knock down if one were to amalgamate a few units?	No hacking of structural beams/ columns/ slab- Refer to PDI plan, ie: wall indicated in black cannot be removed. Walls in white can be removed
MANAGEMENT	Is the managing agent for both shop and residential different?	Same
TECHNICAL	Who will maintain the air conditioning system in the shop?	Each shop owner is responsible for the maintenance/ servicing for their own units' indoor FCUs and outdoor condensing unit(s).
TECHNICAL	Do all units come with floor trap, water point and grease trap? Where is it located?	<p>Yes for floor trap and water point. A common grease interceptor is provided and to be shared by all commercial units. Refer to drawing below on the location of grease interceptor.</p> 
TECHNICAL	What is the type of air-conditioning provided for the units?	Provision of ducted indoor fan coil unit and outdoor condensing unit complete with necessary pipe works only. Individual Purchaser shall engage Qualified Person to design and install the internal A/C ductwork to suit to their intended layout.

SUBJECT	QUESTIONS	ANSWER
CARPARK	Is there a car washing bay?	No
CARPARK	Is there electric car charging in the carpark? How many lots, if yes.	2 lots
CARPARK	What is the carpark clearance height?	Max 2.2m
CARPARK	Where is the loading/ unloading bay?	L1 beside Bin Centre
CARPARK	Will entrance of residential carpark be separated from the shops?	No
GENERAL	Is there a parking height clearance at loading/unloading bay	3.5m
GENERAL	What is the unit floor loading & occupancy load?	Unit floor loading is 5kN/m ² Occupancy load of each commercial unit is 1.5 persons/m ²
GENERAL	Maintenance & Sinking Fund Payable per month or per quarter	See fact sheet. Sinking fund shall be determined after the 1st AGM
GENERAL	Share Value for each unit	See fact sheet stated above
GENERAL	Is there a separate MCST for the retail units or is it the same MCST as the residential units?	Single MCST
GENERAL	Can the Sale & Purchase Agreement be issued in a Nominee's Name?	No. Refer to Option to Purchase.
GENERAL	What is the validity of the Sale & Purchase Agreement?	Purchaser will need to sign the SPA within 3 weeks upon receipt of the said legal document

FAQ

SUBJECT	QUESTIONS	ANSWER
GENERAL	What is the commercial refuse system type and where is it collected?	Bin Centre at L1
GENERAL	No. Of levels of shop	Single floor located on street level
GENERAL	Any signages/ decal requirements?	Signages / Decals to follow the requirements state out in the Fitting Out Manual. Fitting Out Manual will be shared to owners upon application.
GENERAL	Width of corridor?	Varies from 2m to 3.6m
GENERAL	Can i place advertisement outside the shop units?	Shop owners are to keep any advertisement standees / standalone signboard within their own strata area.
GENERAL	Can i place outdoor furniture outside the shop?	PSD: No Outdoor Refreshment Areas is catered for shop owners.
GENERAL	Any requirements for hoarding during renovation?	PSD: Hoarding requirements to follow the requirements state out in the Fitting Out Manual. Fitting Out Manual will be shared to owners upon application.
GENERAL	Where is letterbox located?	Basement 1
INTERIOR	What is the height of the shop units?	Approximately 4.5m height from finished floor level to underside of L2 slab (excluding drop panels and M&E services) with localized box-ups 2.4m height (where applicable), no false ceiling is provided in the unit.
INTERIOR	Are all shop units in the development fibre optic ready?	Yes. 2-way air blown fibre micro-ducts provided for shop units.
INTERIOR	Will there be roller shutter installed?	No
INTERIOR	Any fire protection system installed or any requirement	All commercial units (including internal toilet) are protected by automatic sprinkler system. Strobe lights are only provided within internal toilet. Future kitchen exhaust hood shall be fitted with wet chemical fire extinguishing system by the individual Purchaser.

SUBJECT	QUESTIONS	ANSWER
TECHNICAL	Where is the connection point for exhaust duct?	Short piece duct is terminated at proposed kitchen area.
TECHNICAL	Where does the exhaust duct discharge to?	Discharge at building façade.
TECHNICAL	Where is the floor trap located?	Refer to Appendix 1
TECHNICAL	What is ceiling base provision? If bare, Any % perforation requirement on internal ceiling (smoke engineering requirement)?	No ceiling provided. No requirement for smoke engineering.
TECHNICAL	What is inter tenancy wall load bearing? (e.g. Possible to mount tenancy fixtures on it?)	Precast concrete panel are non-load bearing wall. Maximum 400kg. Attached Appendix for more information.
TECHNICAL	Is it possible to relocate a toilet?	No. Relocation of any toilet is not possible as the piping are already cast into the structural elements.
TECHNICAL	Is it allowed to construct loft / mezzanine in the shop unit?	No