

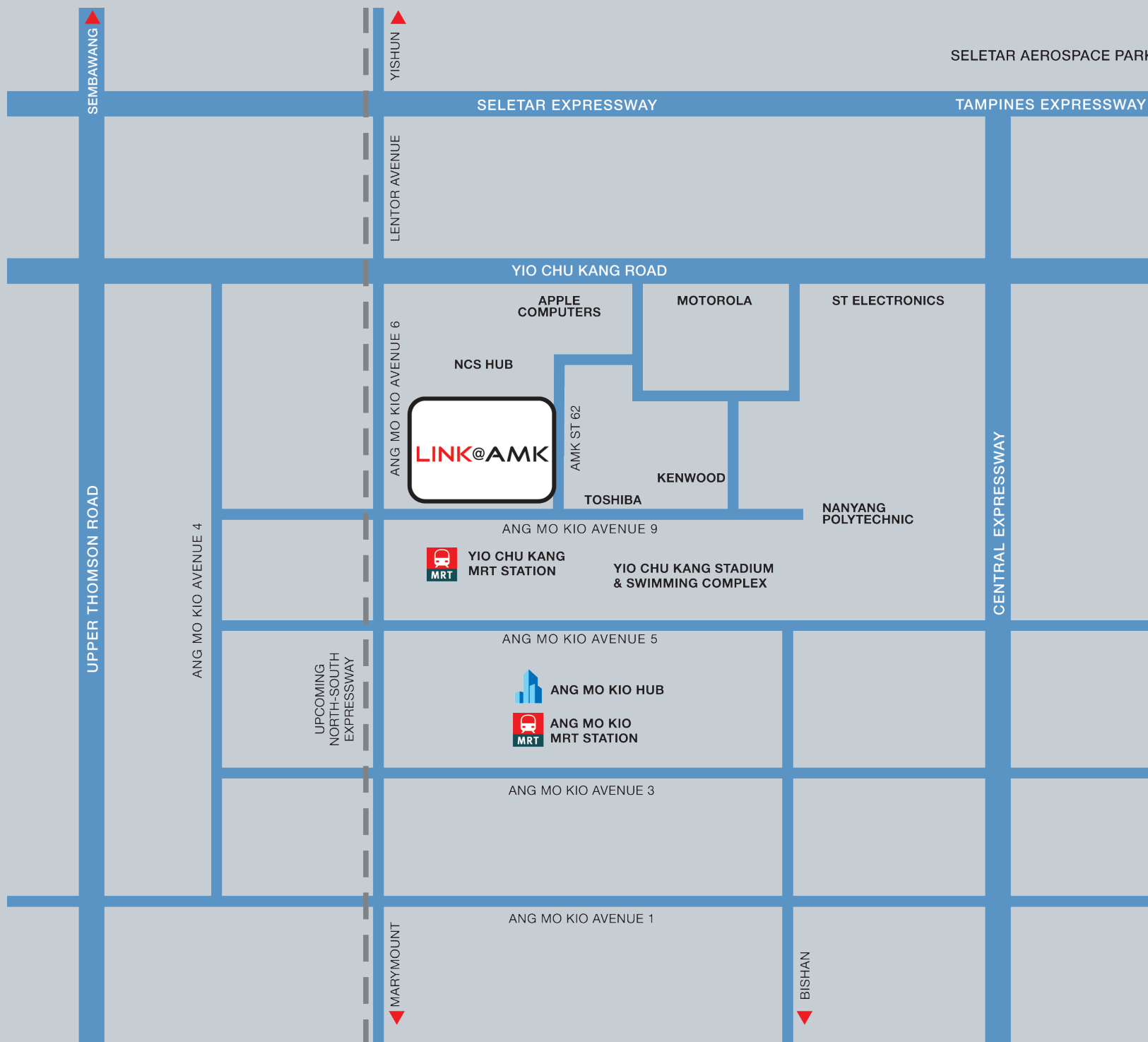
# LINK@AMK

YOUR LINK TO BETTER BUSINESS









# LINK@AMK

## Choice Location with Superb Links

Situated within walking distance from Yio Chu Kang MRT station and bus interchange, LINK@AMK is well served by public transport services. Its connectivity is further enhanced by the excellent access to major expressways such as CTE, SLE, TPE and the upcoming North-South Expressway.



High transport accessibility



Walk to Yio Chu Kang MRT Station



# Large Pool of Workforce

With excellent transport links to surrounding housing estates, businesses can tap into the large labour pool from the Ang Mo Kio, Bishan, Yishun, Toa Payoh and Serangoon communities.

**LINK@AMK**



Artist's Impression



**LINK@AMK**



Artist's Impression



# Links of Success

Reputable global brands, such as Apple, Motorola, Toshiba, Kenwood, NCS and ST Electronics all have major operations here. With the area already attracting some of the world's biggest names, LINK@AMK is truly a location primed for success.

**LINK@AMK**



Artist's Impression





Artist's Impression



# Proximity to Seletar Aerospace Park

LINK@AMK sits in a precinct of flourishing developments. A flurry of thriving activities can be expected, as the Seletar Aerospace Park gets transformed into a leading-edge aerospace facility to meet burgeoning local and regional aerospace needs.

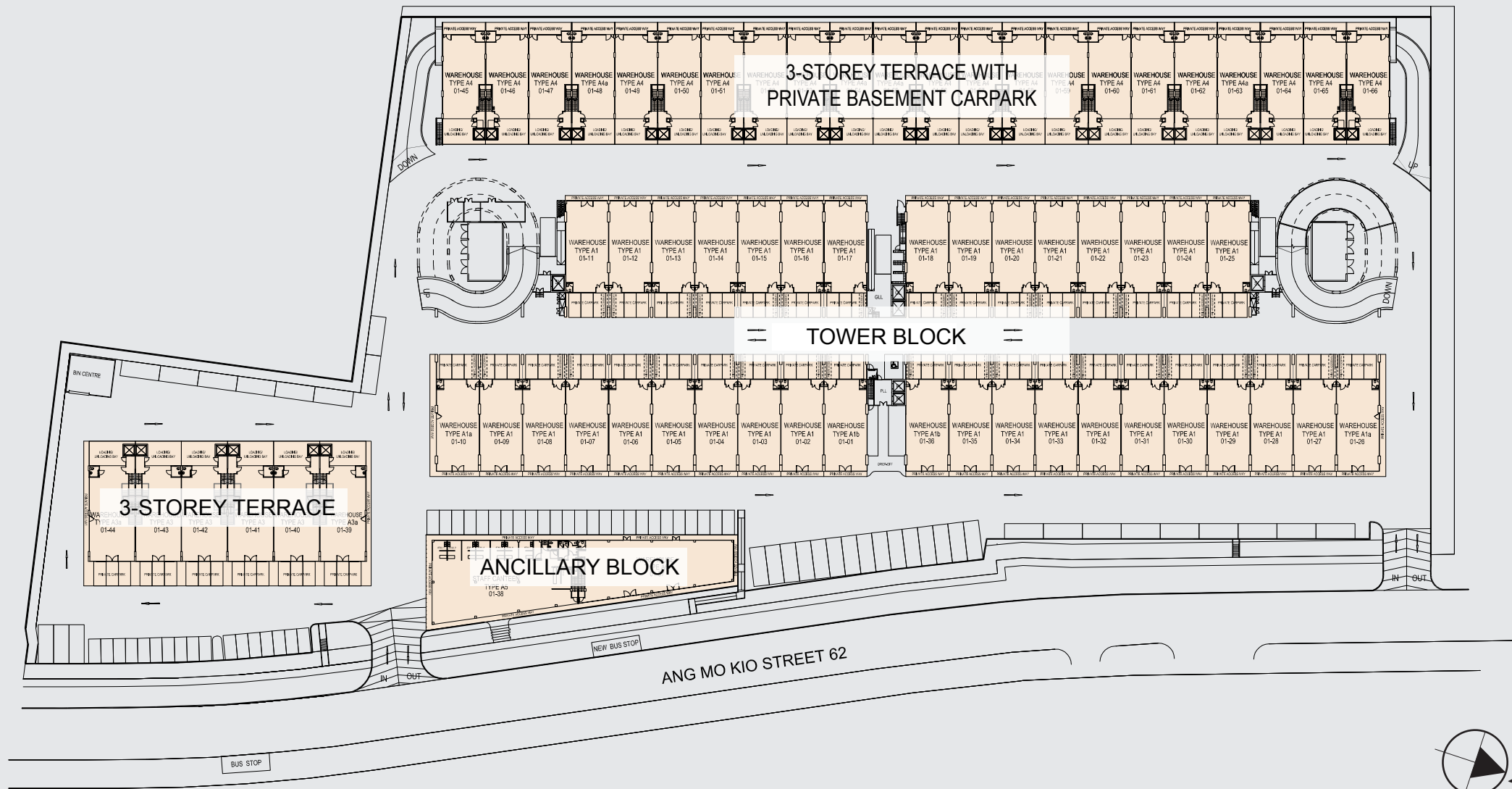
**LINK@AMK**



Artist's Impression



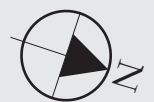
# SITE PLAN





# 1st STOREY PLAN - TOWER BLOCK

LINK@AMK

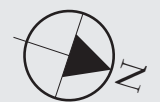
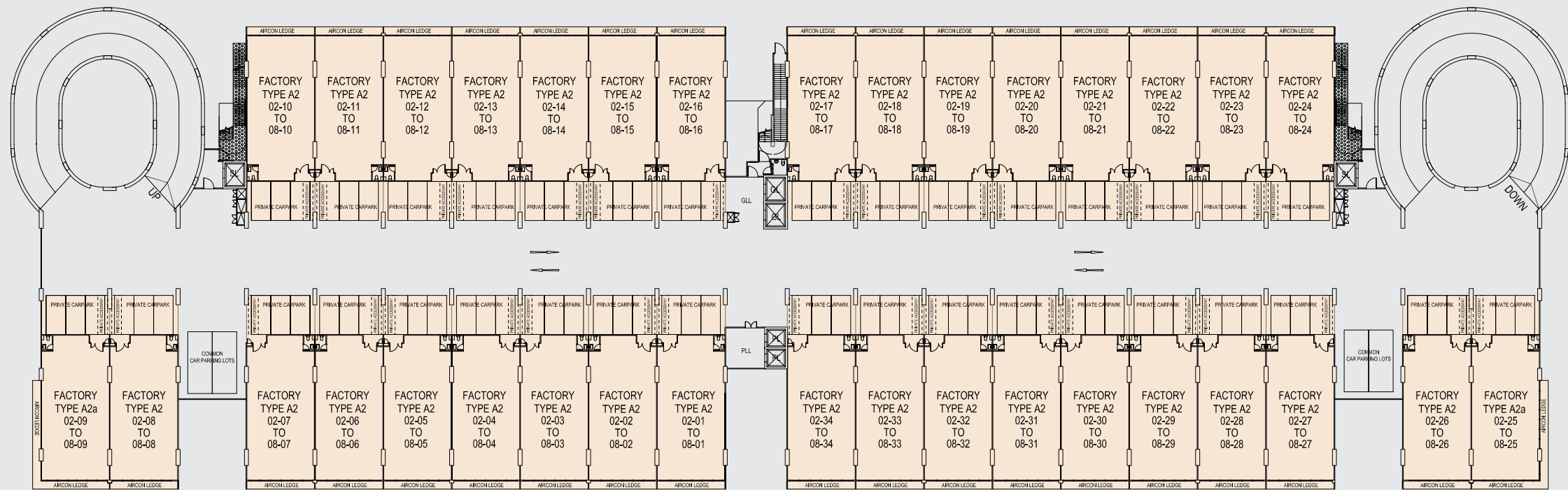


NOT TO SCALE



# 2<sup>nd</sup> - 8<sup>th</sup> STOREY PLAN (TYPICAL) - TOWER BLOCK

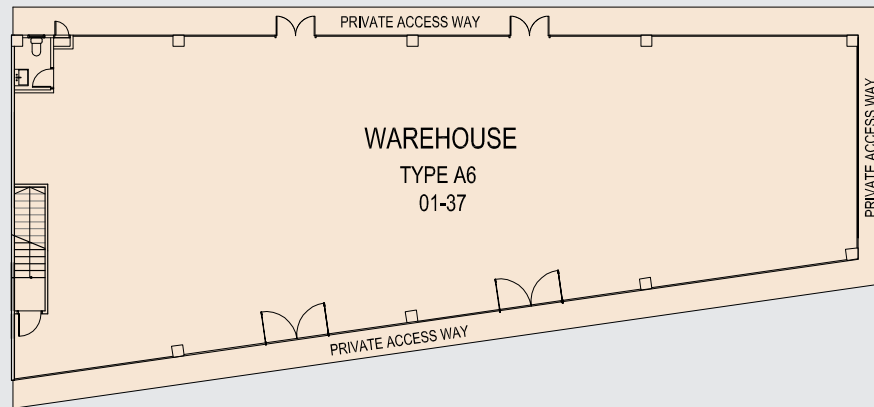
LINK@AMK



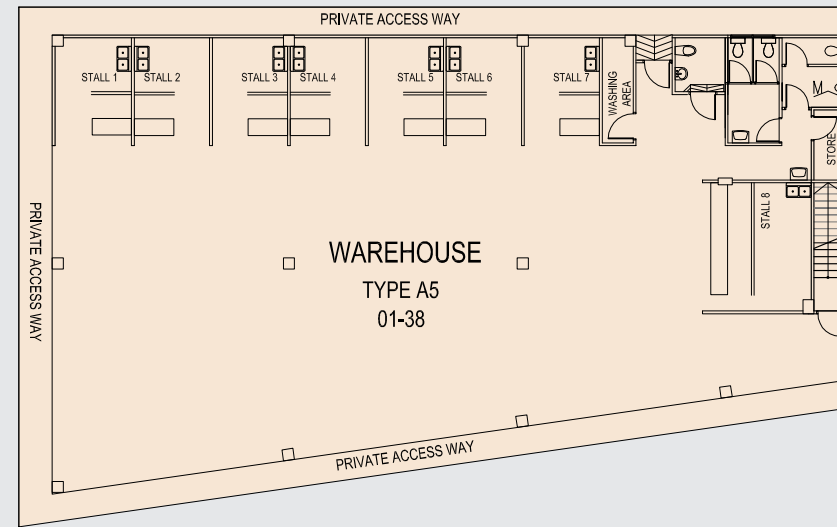
NOT TO SCALE



# ANCILLARY BLOCK PLAN

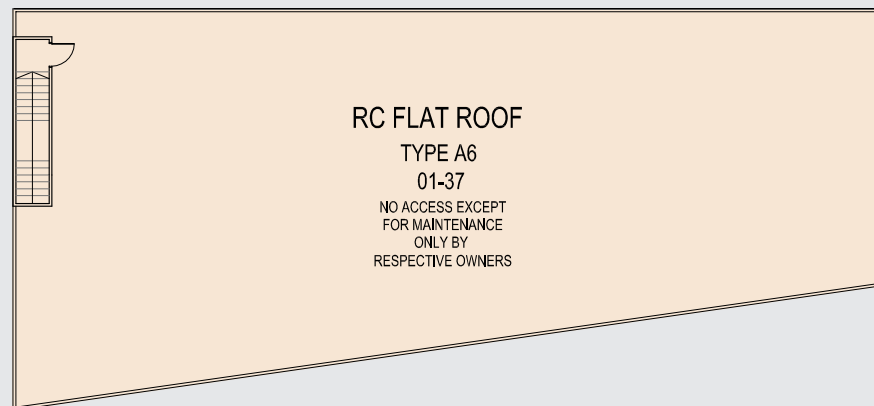


1ST STOREY

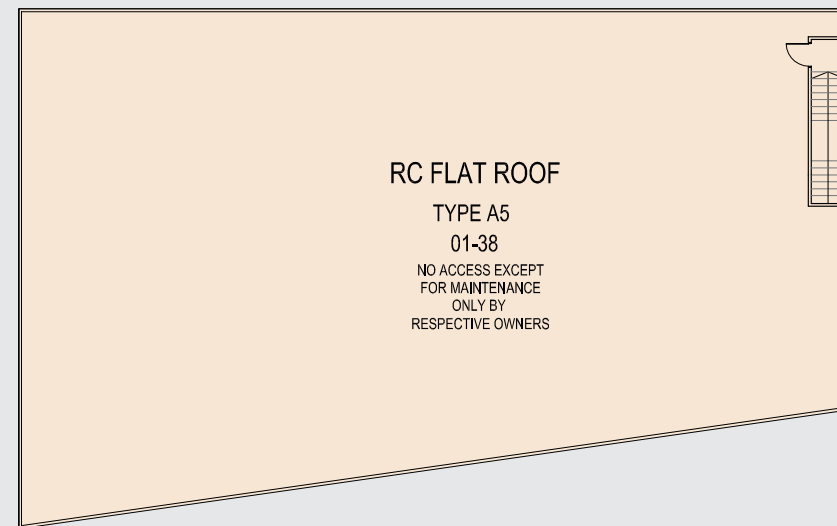


1ST STOREY

\*Approved for STAFF CANTEEN usage from 12th October 2012 to 11th October 2014  
Renewable every 2 years subject to approval from the Competent Authority(ies)



2ND STOREY



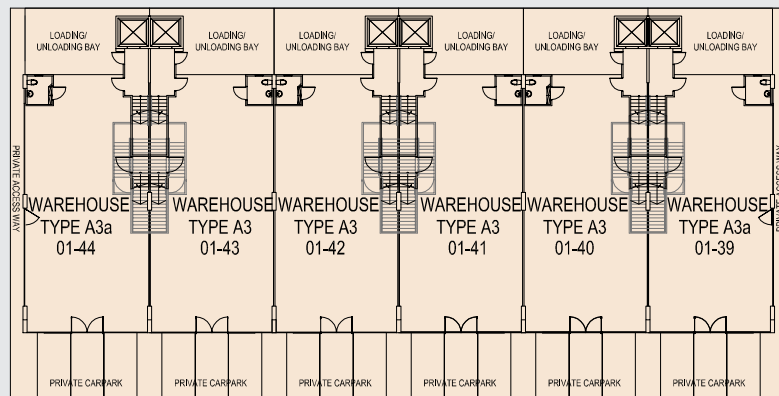
2ND STOREY



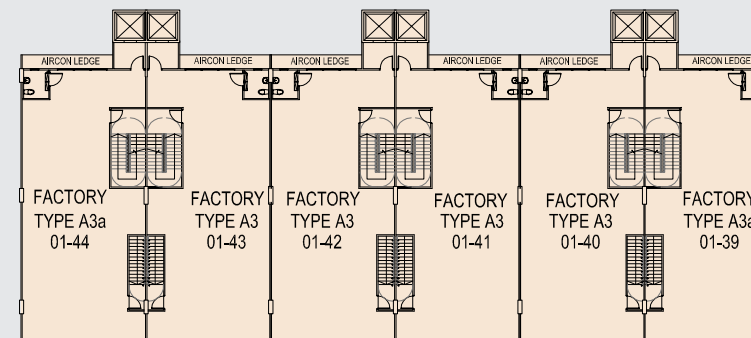
NOT TO SCALE



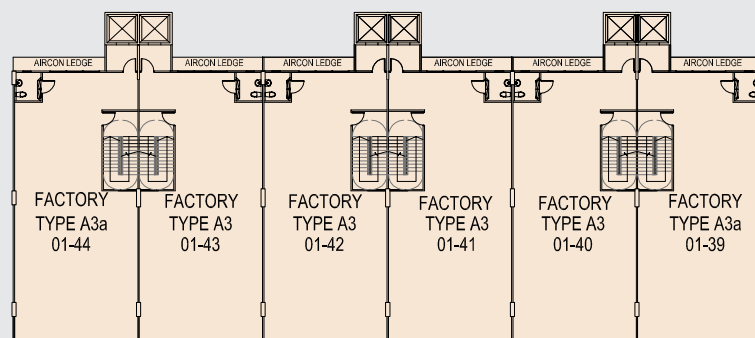
# 3-STOREY TERRACE FACTORY PLAN



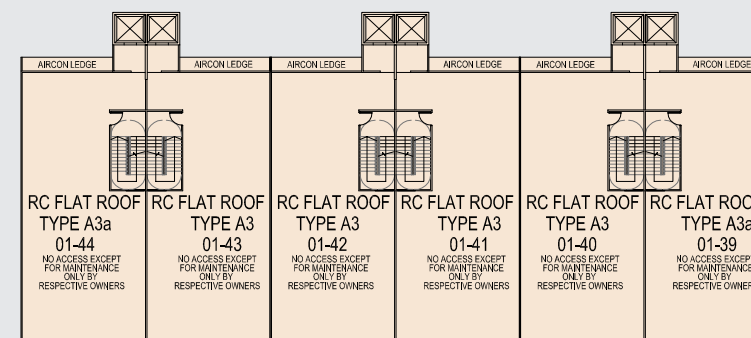
1ST STOREY FLOOR PLAN



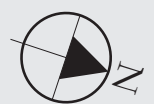
2ND STOREY FLOOR PLAN



3RD STOREY FLOOR PLAN



ROOF PLAN



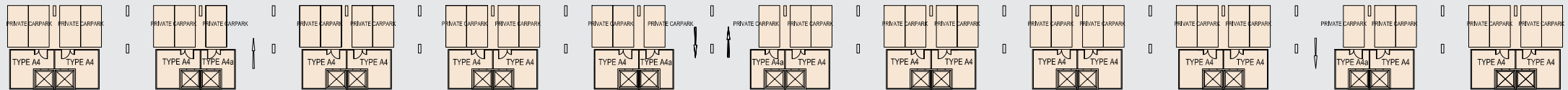
NOT TO SCALE



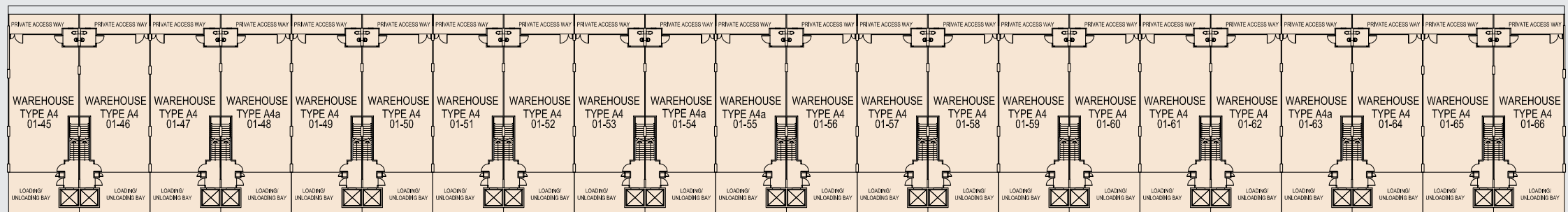
# 3-STOREY TERRACE FACTORY PLAN

With Private Basement Carpark

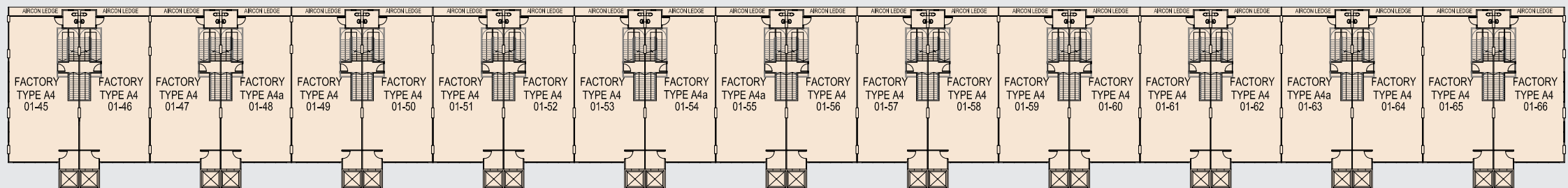
LINK@AMK



BASEMENT 1 FLOOR PLAN



1ST STOREY FLOOR PLAN



2ND STOREY FLOOR PLAN

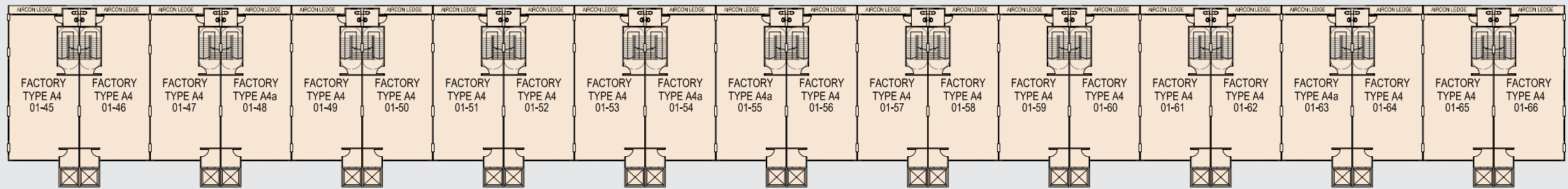


NOT TO SCALE

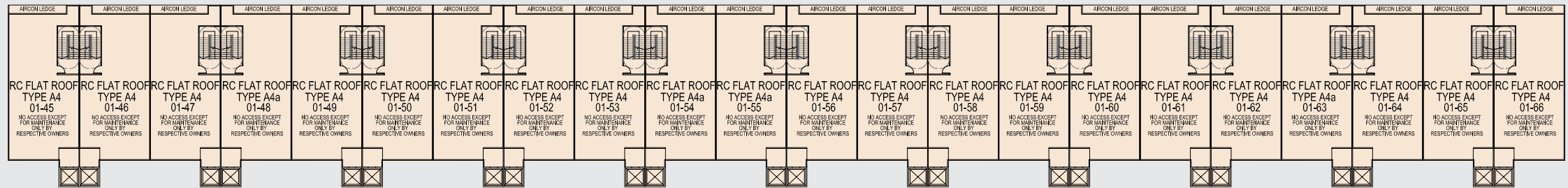


# 3-STOREY TERRACE FACTORY PLAN

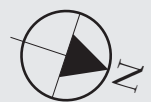
With Private Basement Carpark



3RD STOREY FLOOR PLAN



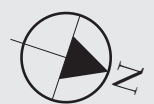
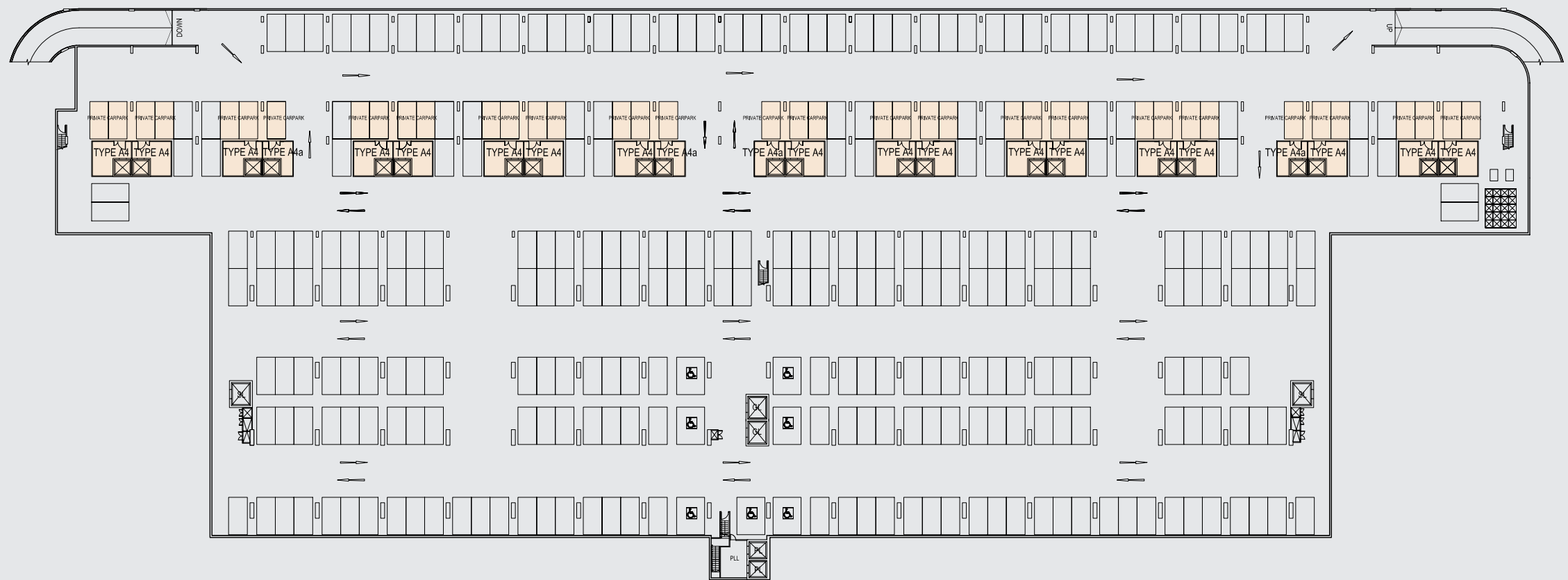
ROOF PLAN



NOT TO SCALE



# BASEMENT CARPARK PLAN



NOT TO SCALE



# SPECIFICATIONS

## Foundation

- Bored piles foundation and/or other approved foundation system complying with SS CP4

## Substructure and Superstructure

- Reinforced concrete and/or post tensioned concrete structure complying with SS CP65

## Roof

- Reinforced concrete and/or post tensioned concrete structure flat roof with water proofing system

## Floor Loading Capacities

Ancillary Block		
• 1st storey (Warehouse)	=	10.0 kN/m <sup>2</sup>
• RC flat roof	=	2.5 kN/m <sup>2</sup>
Tower Block		
• Basement Carpark	=	2.5 kN/m <sup>2</sup>
• 1st storey (Warehouse)	=	10.0 kN/m <sup>2</sup>
• 2nd to 8th storey (Factory)	=	7.5 kN/m <sup>2</sup>
3-Storey Terrace Factory		
• 1st storey (Warehouse)	=	10.0 kN/m <sup>2</sup>
• 2nd to 3rd storey (Factory)	=	7.5 kN/m <sup>2</sup>
• RC flat roof	=	2.5 kN/m <sup>2</sup>

## Structural Floor to Floor Height

Ancillary Block		
• 1st storey (Warehouse)	=	4.5 m

## Tower Block

• Basement Carpark	=	4.1 m
• 1st storey (Warehouse)	=	5.6 m
• 2nd to 8th storey (Factory)	=	4.2 m

## 3-Storey Terrace Factory

• 1st storey (Warehouse)	=	5.6 m
• 2nd to 3rd storey (Factory)	=	4.025 m

## Windows

- Aluminium framed windows with tinted glass

## Doors

- Timber doors with quality lock sets to Factory and Warehouse units
- PVC doors with quality lock sets to toilets
- Aluminium Roller Shutter to Warehouse (#01-38) and 1st storey of Terrace Factory where applicable

## External Walls

- Reinforced concrete and/or clay brick with cement and sand rendering and emulsion paint finish

## Ceilings

- Skim coat and/or off-form with paint finish to all units
- Plaster board and/or skim coat / or off-form with paint finish to toilets

## Internal Wall Finishes

- Cement and sand plaster and/or skim coat with paint finish
- Tiles and/or cement and sand plaster and/or skim coat with paint finish to lift lobbies
- Tiles and/or cement and sand plaster with paint finish to toilets

## Floor Finishes

- Power float and/or screed finish to Factory and Warehouse units
- Tiles and/or power float and/or screed finish to lift lobbies
- Ceramic tiles to toilets



# SPECIFICATIONS

## Lifts

<b>Tower Block</b>
• 2 Passenger Lifts
• 2 Service cum Fireman Lifts
• 2 Goods Lifts
<b>3-Storey Terrace Factory</b>
• 1 Passenger Lift each

## Electrical

- Emergency lighting including exit signs to all units provided in compliance with statutory requirements

<b>Ancillary Block</b>	
• 1st storey (Warehouse #01-37)	100A 3 phase power supply to meter compartment
• 1st storey (Warehouse #01-38)	200A 3 phase power supply to meter compartment
<b>Tower Block</b>	
• 1st storey (Warehouse)	60A 3 phase power supply to meter compartment
• 2nd to 8th storey (Factory)	60A 3 phase power supply to meter compartment
<b>3-Storey Terrace Factory with Basement (22 units)</b>	100A 3 phase power supply to meter compartment
<b>3-Storey Terrace Factory (6 units)</b>	150A 3 phase power supply to meter compartment

## Telecommunication Services

- Block Terminal and pre-wired telephone cable up to telephone riser duct will be provided to each Factory/Warehouse unit to facilitate telephone connection upon application by purchasers.

## Master Antenna System (MATV)

- MATV ready tap-off provided

## Fire Protection

- Fire protection system provided in compliance with statutory requirements

## Sanitary & Plumbing Installation

- Sanitary and plumbing system provided in compliance with statutory requirements

## Mechanical Ventilation

- Mechanical ventilation system provided in compliance with statutory requirements

## Communication System

- Communication system provided in compliance with statutory requirements

## Lightning Protection

- Provided in accordance with Singapore Standard Code of Practice SS555

## Project Information

Zoning	Industrial Business 1
Tenure of Land	60 years Leasehold from 28 June 2011
Lot/Mukim	Lot no. 17411P of Mukim 18
Planning Approval No./Approved Date	P200711-29B7-Z000 dated 12 Oct 2012
Building Plan No./Approved Date	A1525-00010-2011 dated 2 Nov 2012
Expected T.O.P Date	No later than 30 March 2018
Expected Date of Legal Completion	No later than 30 March 2021

The information contained in this brochure is subject to change as may be approved by the relevant authorities and do not form part of an offer or contract. All art renderings and pictures herein are artist's impressions only and all areas stated herein are subject to re-survey. While every reasonable care has been taken in providing the information and specifications herein, neither the Developer nor their appointed Marketing Agents can be held responsible for any inaccuracies.





Enquiries

**6763 7227**

Developer

**AMK LINK DEVELOPMENT PTE LTD**

Sole Marketing Agency

**OrangeTee.**

ORANGETEE.COM PTE LTD  
CEA Licence No.:L3009250K