

PREMIER

@ Kaki Bukit



Artist's Impression

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Premier @ Kaki Bukit

A brilliant star at the heart of a bustling business hub in the East of Singapore.

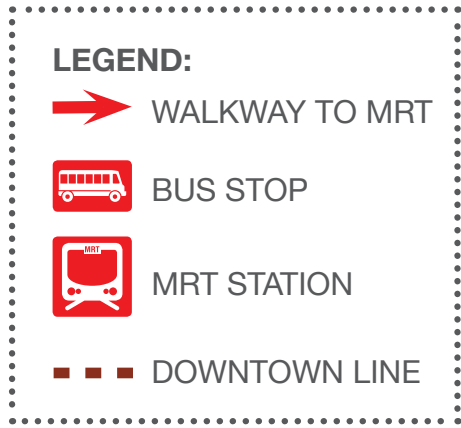
Exclusively located along Kaki Bukit Ave 4 and the new Bartley Road East viaduct, this unique combination of 8 storey Ramp-up and 9 storey Flatted development is an integrated business space for expanding and aspiring entrepreneurs.

The General Industry (B2) classification appeals to wide range of users creating a strong business synergy within.

An excellent 60 year leasehold development for business owners and investors.



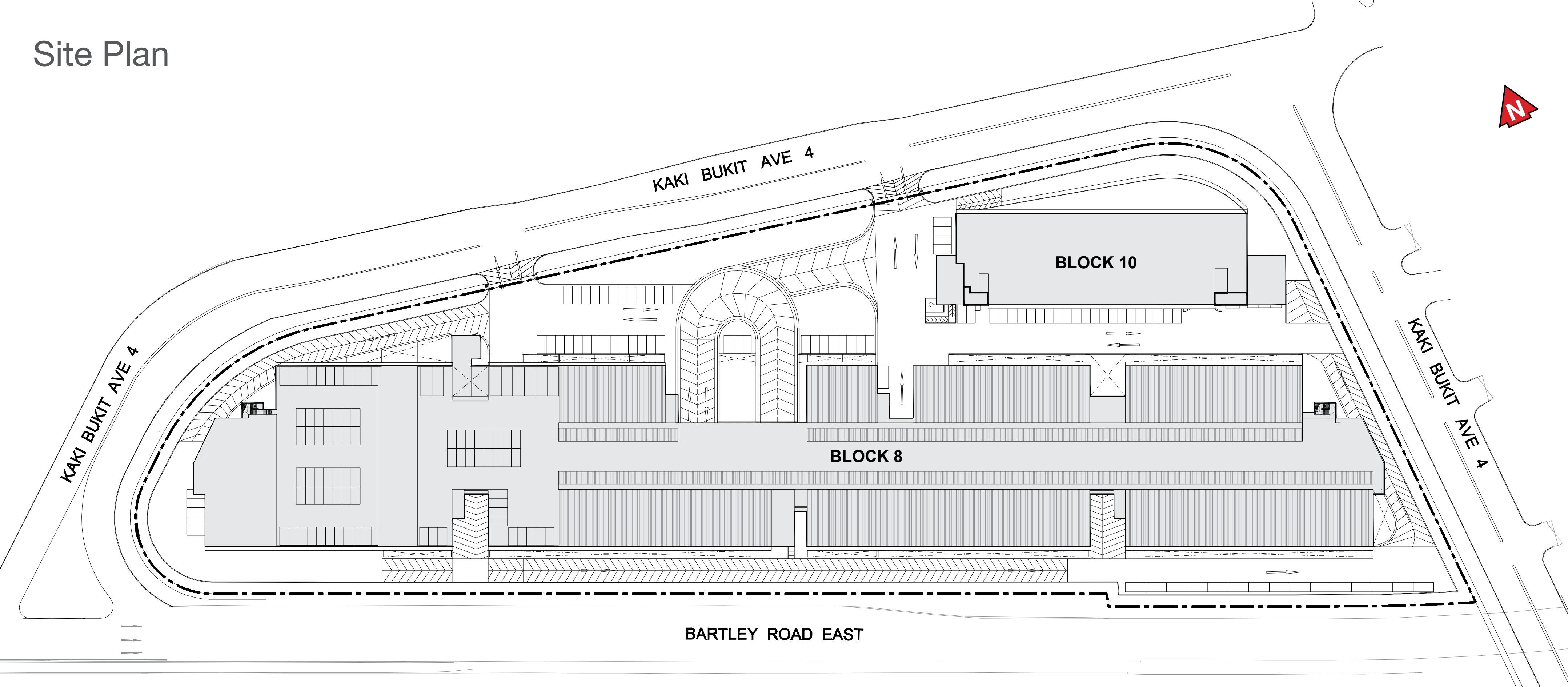
Upcoming MRT Station



Premium Location

- High connectivity: close proximity to Bartley Road East viaduct leading to KPE and PIE.
- 400m walk to upcoming Downtown line, Kaki Bukit MRT station.
- Approximate 10-15 minutes drive to Airport and Central Business District.
- Sited within the densely populated Bedok, Ubi & Hougang housing estates, providing access to a large pool of workforce and many amenities.

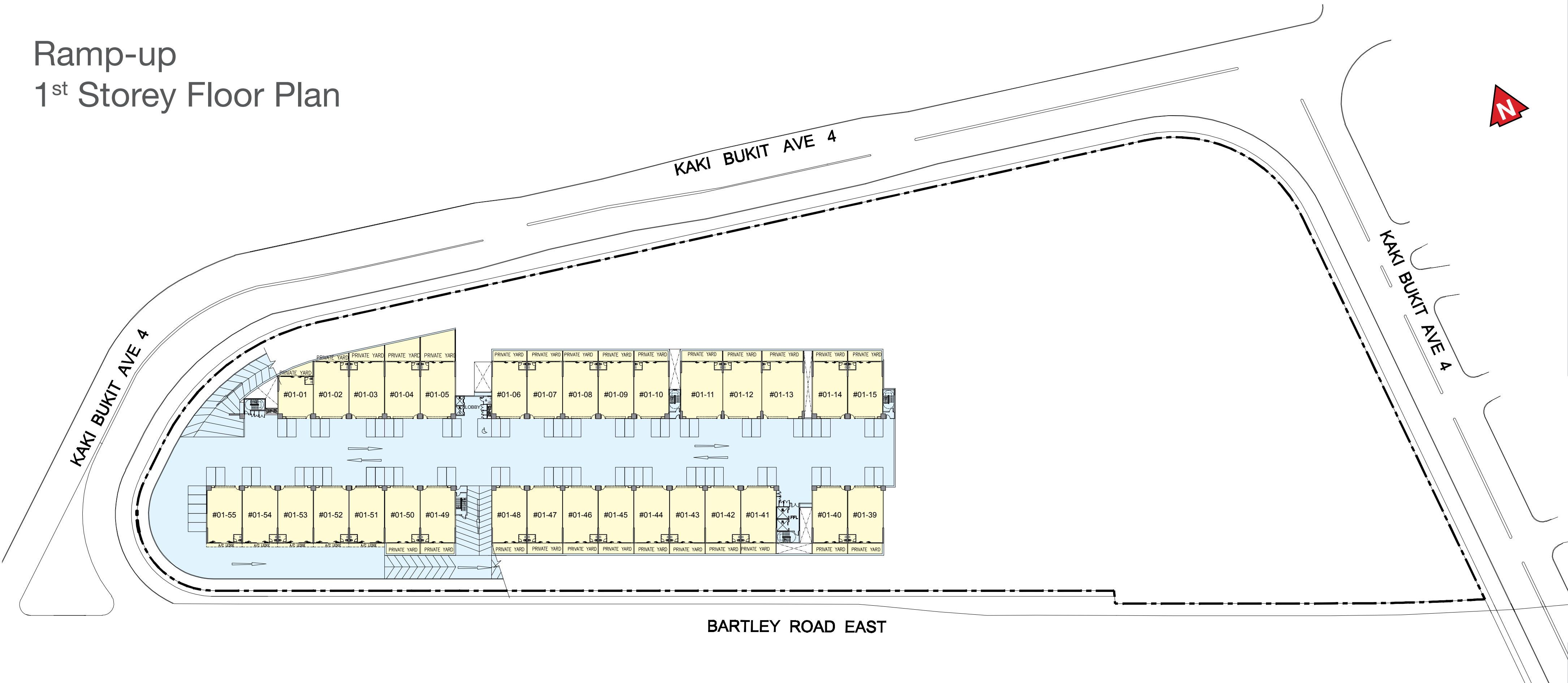
Site Plan



Premium Features

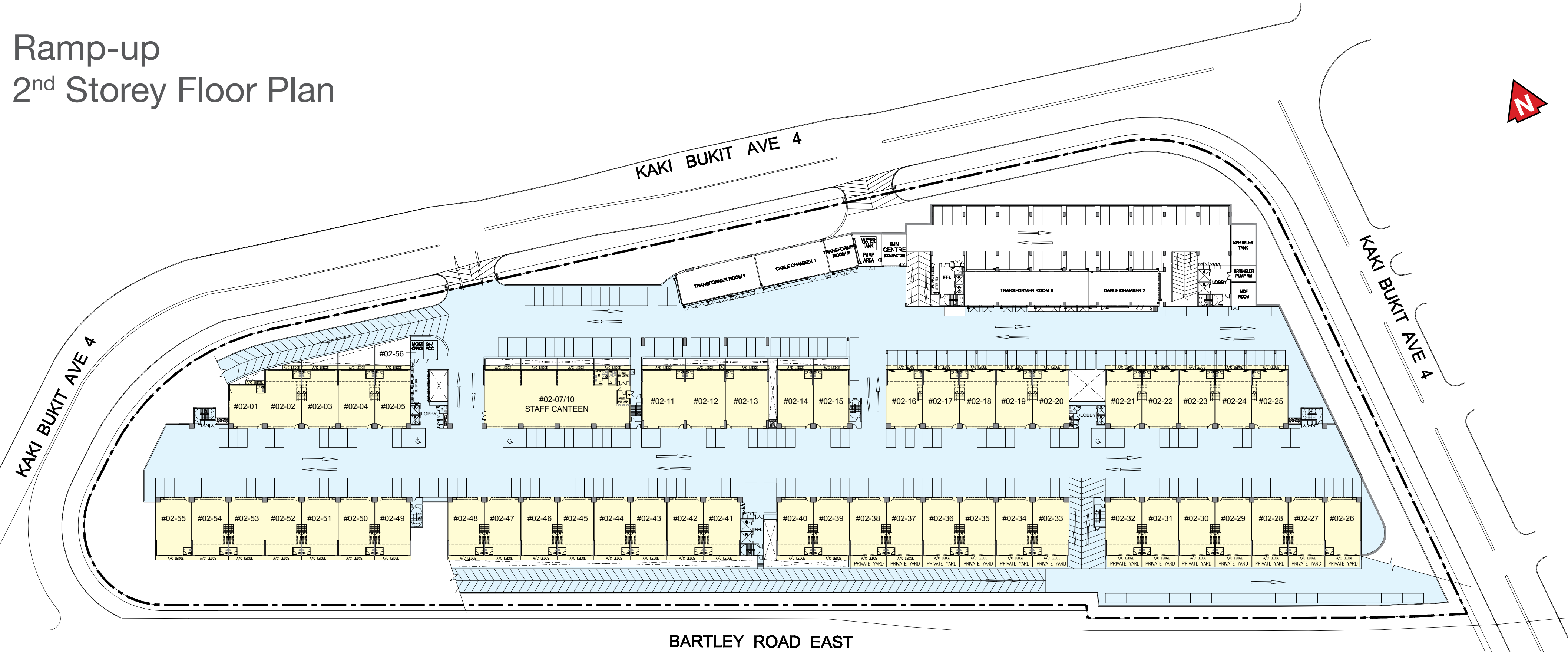
- Dual ingress / egress for better traffic flow and accessibility.
- Spacious driveway for easy vehicular manoeuvre.
- Ample carpark lots on every level.
- Direct vehicular access for easier loading & unloading of goods.
- Ensuite washroom in every unit.
- 2 staff canteens for your convenience
- Sited on high ground for a spectacular view.

Ramp-up 1st Storey Floor Plan



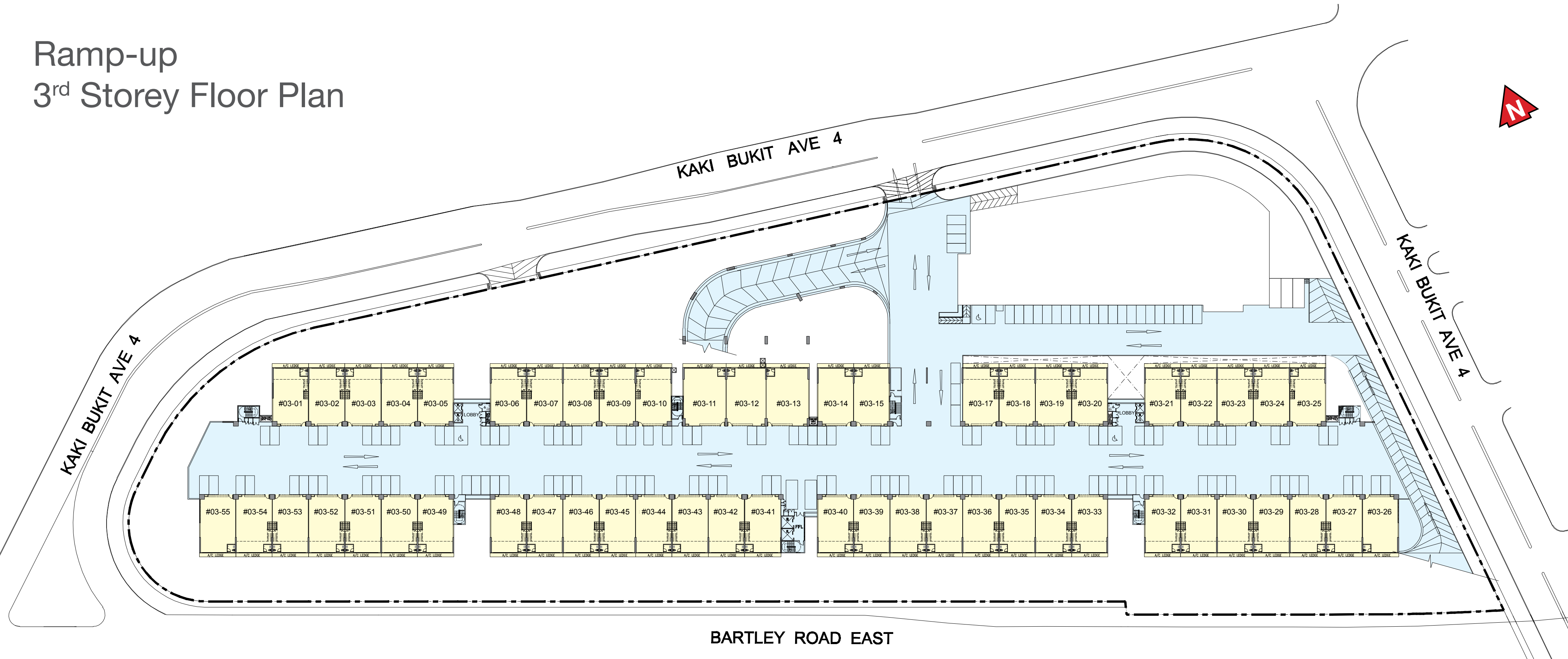
Exclusive Ground
Level Units

Ramp-up 2nd Storey Floor Plan



Direct container access for ramp up units to enhance business efficiency.

Ramp-up 3rd Storey Floor Plan

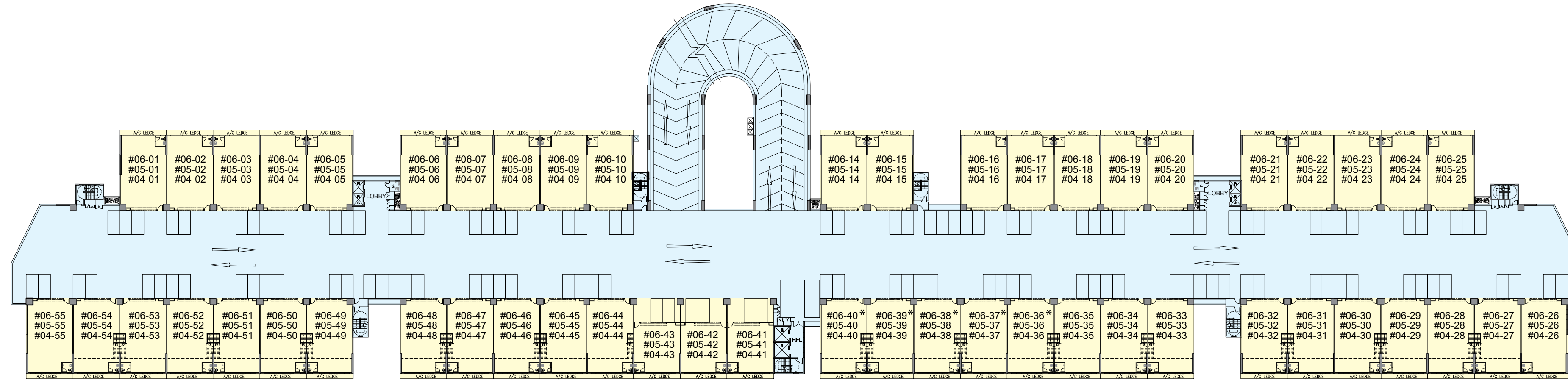


A perfect combination of ramp-up and flatted units to accentuate your corporate image and maximise operational productivity.



Ramp-up

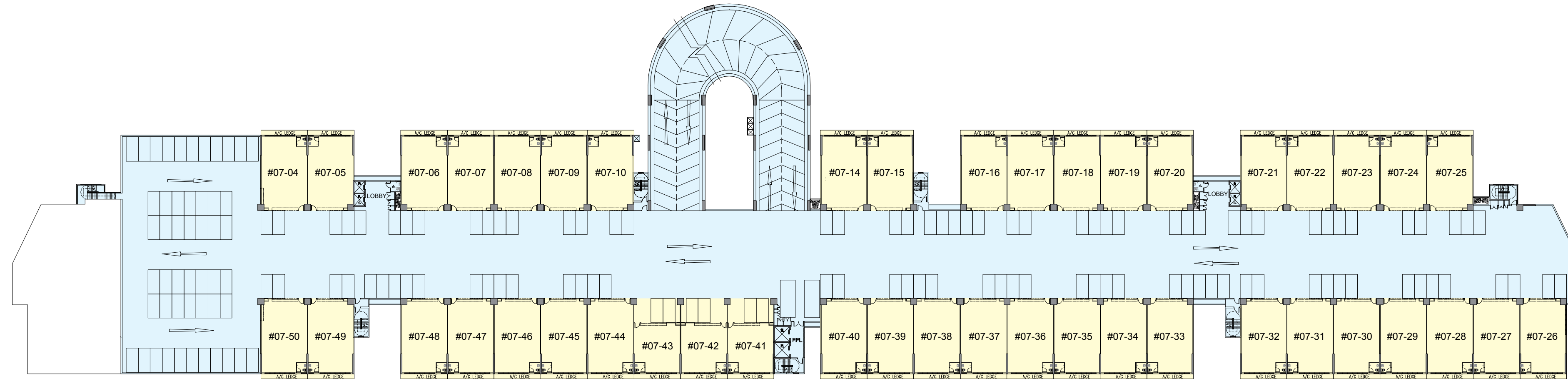
4th - 6th Storey Floor Plan



High ceiling & column free layout for better space utilization.

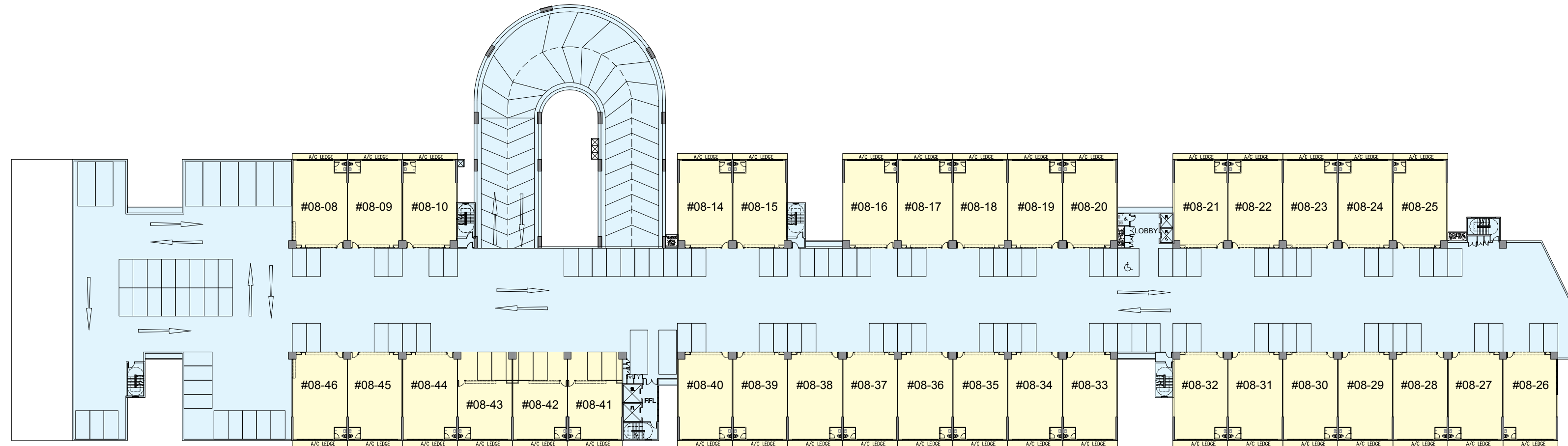
*units without mezzanine

Ramp-up 7th Storey Floor Plan



Ample carpark lots.

Ramp-up 8th Storey Floor Plan



Openly Designed
Driveway Offering
Significant Advantages
in Ventilation &
Natural-lighting.

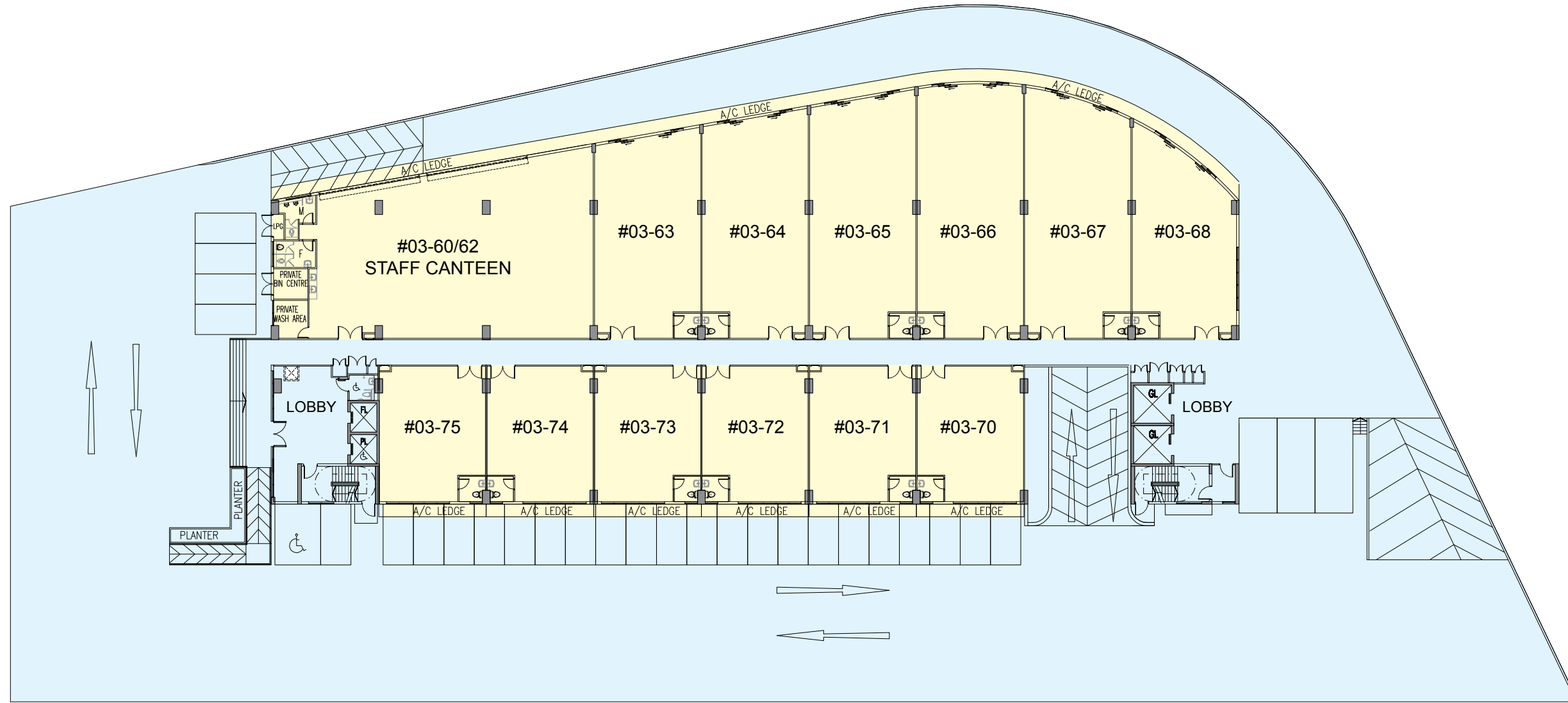
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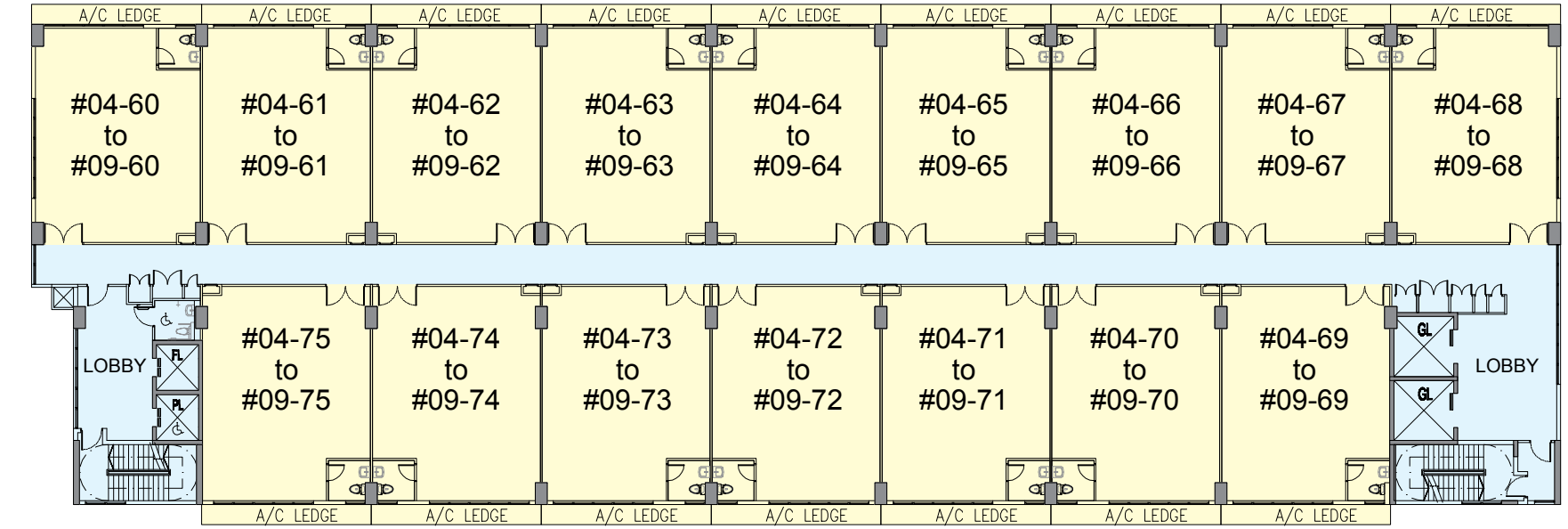
A combination of modern and corporate tower accompanied with sophisticated lobby

Artist's Impression

Flatted 3rd Storey Floor Plan



Flatted 4th - 9th Storey Floor Plan



SPECIFICATIONS

8 KAKI BUKIT AVENUE 4 RAMP-UP FACTORY

FOUNDATION

Reinforced concrete piled foundation.

STRUCTURE

Reinforced concrete structure with post-tensioned beams and precast hollow core floor slabs or post-tensioned floor slabs for the factory and driveway/carpark.

ROOF

Flat roof - Reinforced concrete structure with post-tensioned beams and precast hollow core slab or post-tensioned floor slabs and complete with waterproofing system.
Pitched roof - Metal roof with insulation.

INTERNAL WALL

Reinforced concrete walls and/or lightweight block wall and/or clay brick wall.

EXTERNAL WALL AND FINISHES

Reinforced concrete wall and/or lightweight block wall and/or clay brick wall with cement and sand plastering/skim coat and painting.

FLOOR LOADING

Factory – 12.5 kN/m²
Lobby and staircase – 5 kN/m²
Ramp, driveway/carpark – 10 kN/m²

FLOOR TO FLOOR HEIGHT

1st storey to 7th storey-- 6.0metres except for the following units:
Unit #06-54 and #06-55 - 5.5 metres
Unit #07-04 and #07-50 - 5.2 metres

8thstorey- Slope from 4.5 metres to 6.0metres except the following unit:
unit #08-08 - Slope from 4.0 metres to 5.5 metres

WINDOWS

Aluminium framed windows with tinted glass.

DOORS

Timber doors with quality locksets to main entrance of factory units.
Electrically operated metal roller shutter to all factory units.
PVC doors with locksets to toilets of factory units.

CEILINGS

Skim coat and/or off-form concrete soffit and/or pre-cast hollow core slab with paint finish to all factory units, ramp, driveway/ carparks.
Suspended false ceiling to toilets of factory units, passenger lift lobby and public toilets.

INTERNAL WALL FINISHES

Cement and sand plaster and/or skim coat with paint finish to all factory units.
Tiles and/or cement and sand plaster with paint finish to toilets.
Tiles and/or cement and sand plaster and/or skim coat with paint finish to lift lobby.

FLOOR FINISHES

Power float finish to factory units.
Ceramic tiles to toilets of factory units.
Homogeneous tiles to passenger lift lobby.
Cement and sand screed to open yard.

ELECTRICAL

Emergency lighting including exit signs to all factory units provided in compliance with statutory requirements.
80A 3-phase electrical supply to all factory units.
Lighting provided to all common area such as staircases, driveway, ramps, lift lobby, corridor.

FIRE PROTECTION

Fire protection system provided in compliance with the statutory requirements. .

AIR-CONDITIONING AND MECHNCAL VENTILATION

Natural/Mechanical ventilation in compliance with authority requirements on designated areas. Engineered smoke control system to driveway areas.

LIFTS

Four (4) passenger lifts and two (2) service lifts.

SANITARY AND PLUMBING INSTALLATION

Sanitary and plumbing systems provided in compliance with statutory requirements.

TELECOMMUNICATION

Common cable trays for telecom cables are provided on each storey.

LIGHTNING PROTECTION

Lightning protection system provided in compliance with statutory requirements.

10 KAKI BUKIT AVENUE 4 FLATTED FACTORY

FOUNDATION

Reinforced concrete piled foundation.

STRUCTURE

Reinforced concrete structure with post-tensioned beams and slab.

ROOF

Flat roof - Reinforced concrete structure with post-tensioned beams and slab and complete with waterproofing system.

INTERNAL WALL

Reinforced concrete walls and/or lightweight block wall and/or clay brick wall.

EXTERNAL WALL AND FINISHES

Reinforced concrete wall and/or lightweight block wall and/or clay brick wall with cement and sand plastering/skim coat and painting.

FLOOR LOADING

Factory – 7.5 kN/m²
Lobby and staircase – 5 kN/m²
Carpark – 2.5 kN/m²

FLOOR TO FLOOR HEIGHT

3rd storey - 5.0 metres
Typical storey – 4.5 metres

WINDOWS

Aluminium framed windows with tinted glass.

DOORS

Fire-rated door with quality locksets to main entrance of factory units.
PVC doors with locksets to toilets of factory units.
Tempered glass panels and doors to 3rd storey factory units, where applicable.

CEILINGS

Skim coat with paint finish to all factory units.
Suspended false ceiling to toilets of factory units, passenger lift lobby, corridor and public toilets.

INTERNAL WALL FINISHES

Cement and sand plaster and/or skim coat with paint finish to all factory units.
Tiles and/or cement and sand plaster with paint finish to toilets.
Tiles and/or cement and sand plaster and/or skim coat with paint finish to lift lobby.

FLOOR FINISHES

Power float finish to factory units.
Ceramic tiles to toilets of factory units.
Homogeneous tiles to passenger lift lobby/corridor.

ELECTRICAL

Emergency lighting including exit signs to all factory units provided in compliance with statutory requirements.
60amp 3-phase electrical supply to all factory units.
Lighting provided to all common area such as staircases, driveway, ramps, lift lobby, corridor.

FIRE PROTECTION

Fire protection system provided in compliance with the statutory requirements.

AIR-CONDITIONING AND MECHNCAL VENTILATION

Natural/Mechanical ventilation in compliance with authority requirements on designated areas.

LIFTS

Two (2) passenger lifts and two (2) goods lifts.

SANITARY AND PLUMBING INSTALLATION

Sanitary and plumbing systems provided in compliance with statutory requirements.

TELECOMMUNICATION

Common cable trays for telecom cables are provided on each storey.

LIGHTNING PROTECTION

Lightning protection system provided in compliance with statutory requirements.

MASTER ANTENNA SYSTEM (MATV)

MATV tap-off unit in risers on each storey is provided.

Developed by:



WEE HUR (KAKI BUKIT) PTE LTD
(Member of Wee Hur Holdings Ltd)

Marketed by:



SLP INTERNATIONAL
property consultants
SLP Licence no.: L3009018D

Tel: 8363 2555

Developer: Wee Hur (Kaki Bukit) Pte Ltd . Legal Description: Lot No. 06724T of Mukim 23 at Kaki Bukit Avenue 4. Tenure 60 year leasehold from 15 December 2010. BP No. A0743-10530-2010

Expected date of Completion: The expected date of delivery of vacant possession of the Unit shall be no later than [31 December 2014] and the expected date of completion of the sale and purchase of the Unit shall be no later than [31 December 2017].

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