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FREEHOLD

WHERE THE FUTURE OF FOOD UNFOLDS



## A PROMISING FUTURE...



### **RISING VALUE** of Singapore Properties

Rising industrial space prices (Q3 2023, YoY 6.2% increase in price index) amidst lowered availability of industrial spaces.



### **GROWING IMPORTANCE** of Sungei Kadut Eco-District

With the Singapore government's 30 by 30 plan, this will be the hub for manufacturing innovation with highly exportable capabilities.



### **PRECIOUS SPACES** for over 12,000 F&B Companies in Singapore

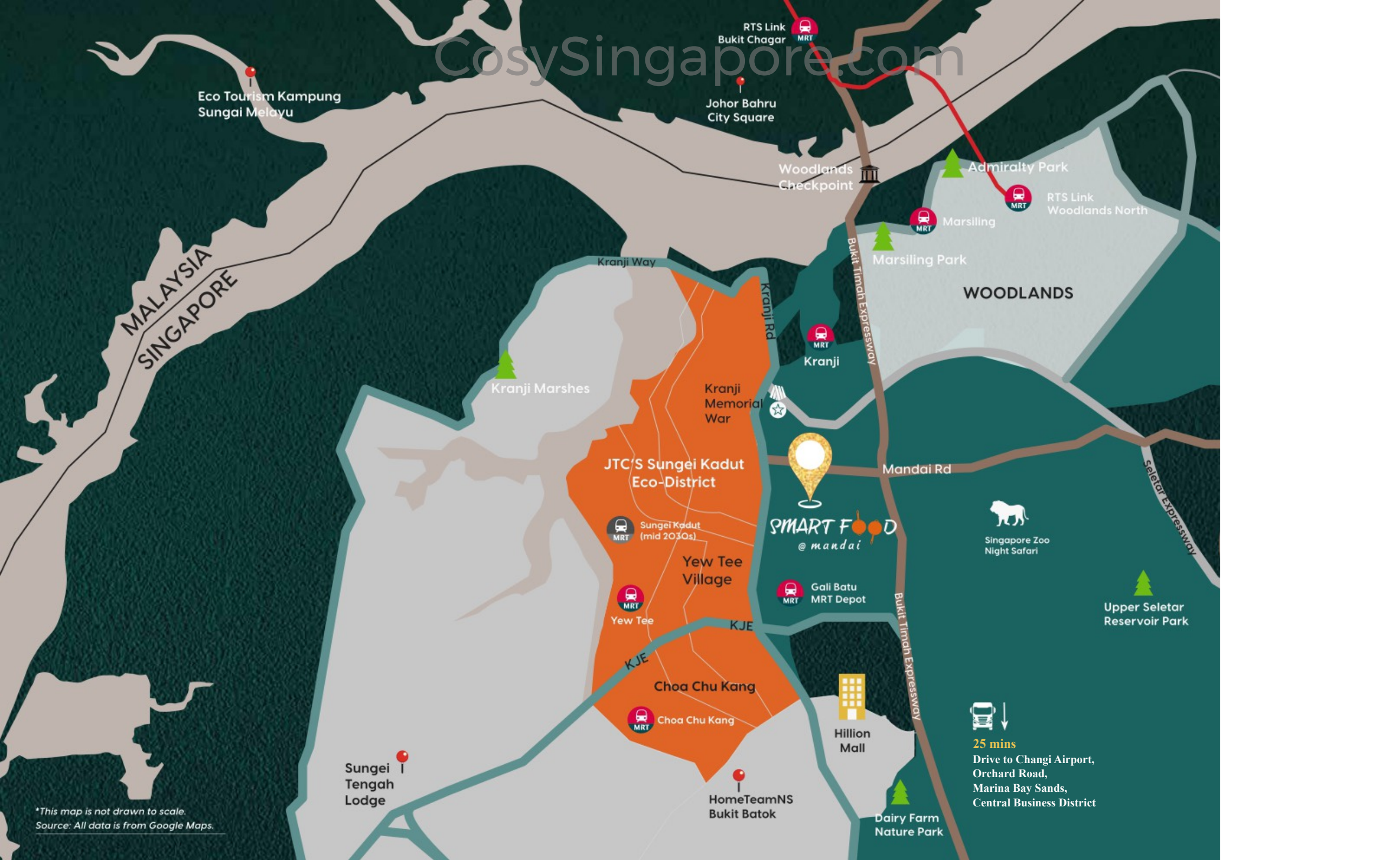
In land scarce Singapore, spaces are precious resources for F&B companies, and will only grow in importance with the growth of the F&B industry.



### **GLOBAL OPPORTUNITIES** for enterprises in Singapore

Global food trends: food spending in Asia to reach S\$11.2 trillion by 2030, with over 2.1 billion middle class in Asia.





Eco Tourism Kampung Sungai Melayu

Johor Bahru City Square

Woodlands Checkpoint

Admiralty Park

RTS Link Woodlands North

WOODLANDS

MALAYSIA SINGAPORE

Kranji Way

Kranji Marshes

**JTC'S Sungei Kadut Eco-District**

Kranji Memorial War

Kranji

Marsiling Park

Marsiling

Mandai Rd

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Singapore Zoo Night Safari

Sungei Kadut (mid 2030s)

Yew Tee Village

Gali Batu MRT Depot

Yew Tee

KJE

Choa Chu Kang

Choa Chu Kang

Hillion Mall

Upper Seletar Reservoir Park

Sungei Tengah Lodge

HomeTeamNS Bukit Batok

Dairy Farm Nature Park



**25 mins**  
Drive to Changi Airport, Orchard Road, Marina Bay Sands, Central Business District

\*This map is not drawn to scale.  
Source: All data is from Google Maps.

## WHERE THE FUTURE OF FOOD UNFOLDS

# SINGAPORE AT YOUR DOORSTEP

Woodlands Regional Centre

SLE, Woodlands MRT,  
Woodlands Checkpoint

BKE, KJE, Kranji MRT,  
Sungei Kadut MRT (mid 2030s)

15 mins

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10 mins

7 mins

## 01 LEVERAGE

close proximity to JTC's Sungei Kadut Eco-District, poised to be home to cutting-edge food innovation from production to conservation activities

## 02 ENJOY

accessibility to Woodlands Regional Centre, Woodlands Checkpoint, supercharging efficiency for your business through logistics and partnerships with distributors, suppliers, and other partners

Holy Tree Sri  
Balasubramaniam  
Temple

Orchid  
Country  
Club

Artist's Impression

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**HARVEST  
TOMORROW'S  
LEGACY**

## UNIT TYPE & ACCESS POINTS



**10-storey fully  
ramped-up  
B2 food factory**



**Communal  
greenery at  
Levels 2, 5, and 10**



**Common lorry parking  
lots at designated  
Level 1 production units**



**Common loading/  
unloading area/  
carpark at  
Levels 2 to 10**



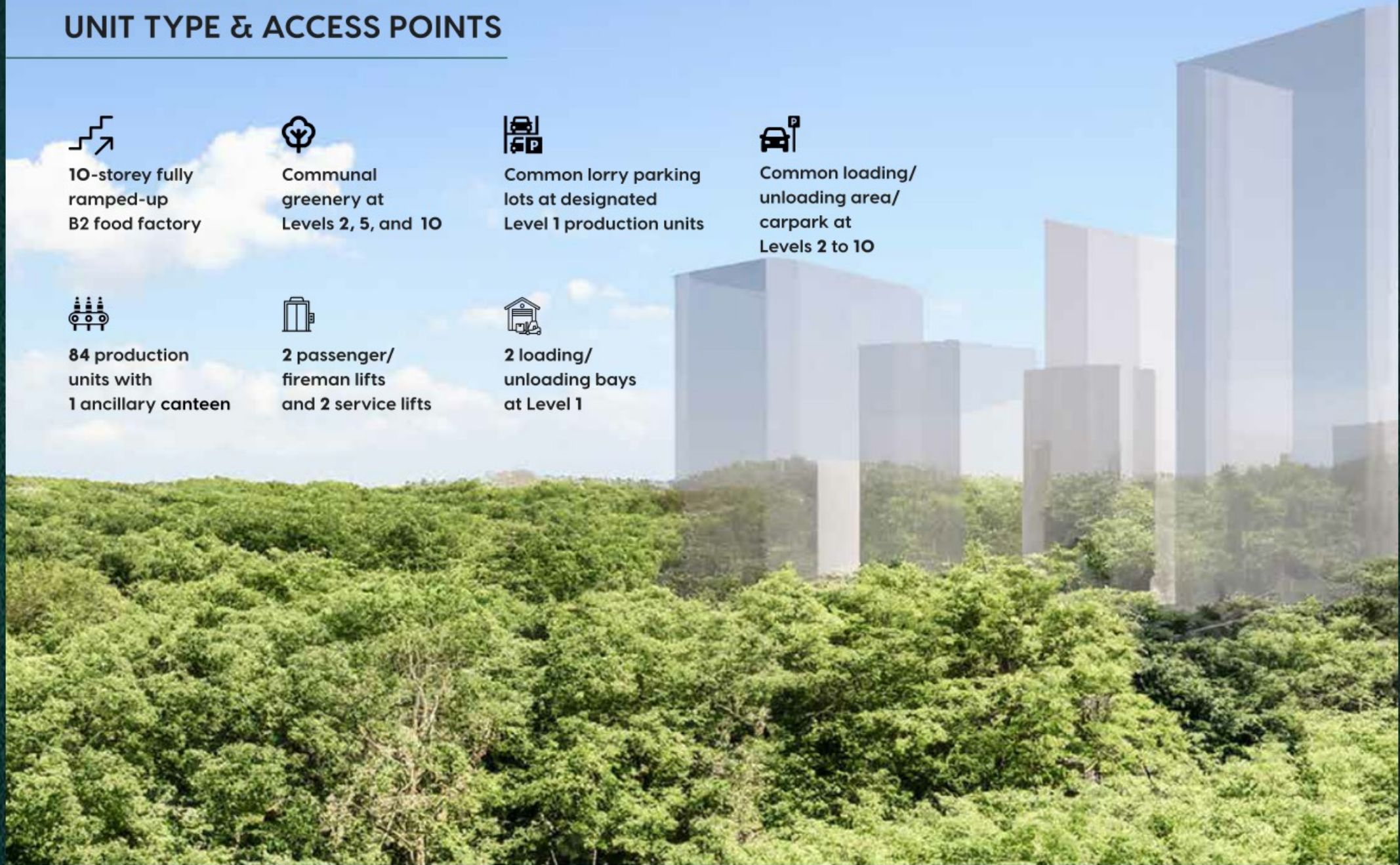
**84 production  
units with  
1 ancillary canteen**



**2 passenger/  
fireman lifts  
and 2 service lifts**



**2 loading/  
unloading bays  
at Level 1**



<b>EDEN GREEN</b> 6.10 - 7m	<b>10<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>9<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>8<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>7<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>6<sup>TH</sup></b>
<b>EDEN DELUXE</b> 5.95m	<b>5<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>4<sup>TH</sup></b>
<b>SMART MODULE</b> 5.95m	<b>3<sup>RD</sup></b>
<b>EDEN DELUXE</b> 5.95m	<b>2<sup>ND</sup></b>
<b>PREMIUM HARVEST</b> 7.0m (Mezzanine level 3.5m)	<b>1<sup>ST</sup></b>



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10 Mandai Estate, Singapore 729907

## NOTE

TO

DATE

*Here's your recipe  
to success*

SMART FOOD @ MANDAI, 食田万礼 - 2024

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Artist's Impression

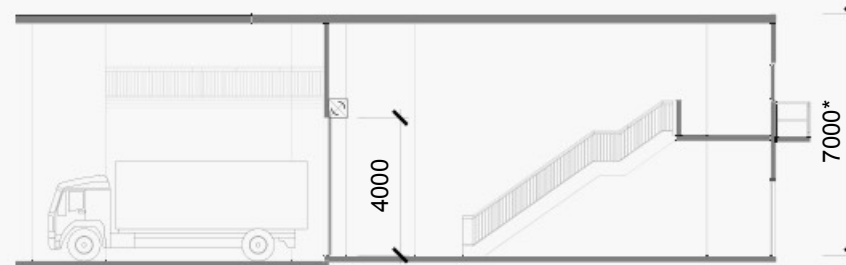




## COLD STORAGE CONCEPT



Artist's Impression



( 1 S T S T O R E Y )

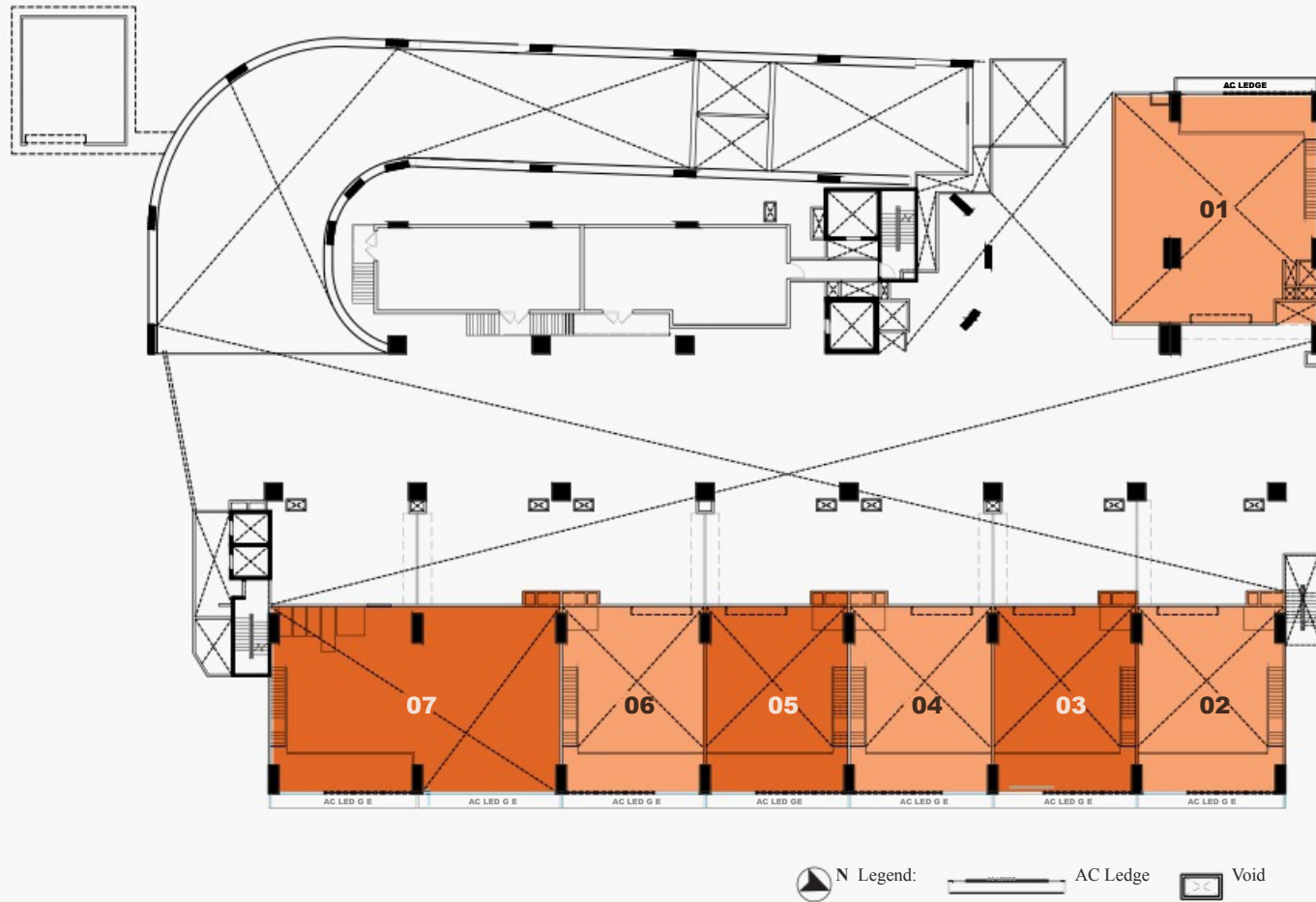
\* Estimated f loor to f loor heig ht

Rig id-f ramed vehic les of leng th  $\leq 7.5$ m



**PREMIUM HARVEST**  
FLOOR PLAN  
**LEVEL 1**

The partitions, furniture, fittings, appliances and renderings in the Artist's Impression are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.



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## PREMIUM HARVEST FLOOR PLAN L1 MEZZANINE

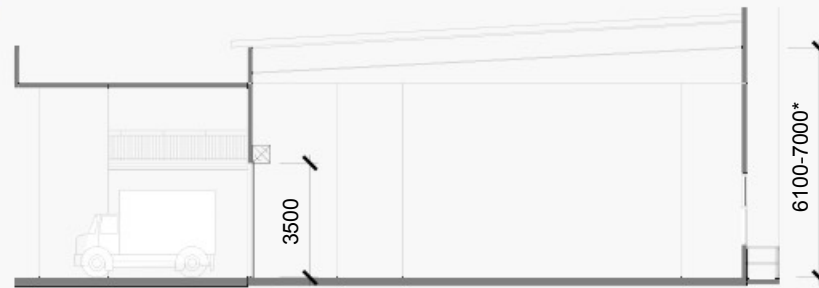
Artist's Impression

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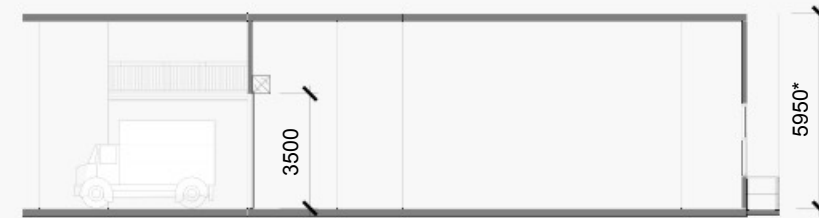
**MULTI-BRAND CONCEPT**





(10TH STOREY)

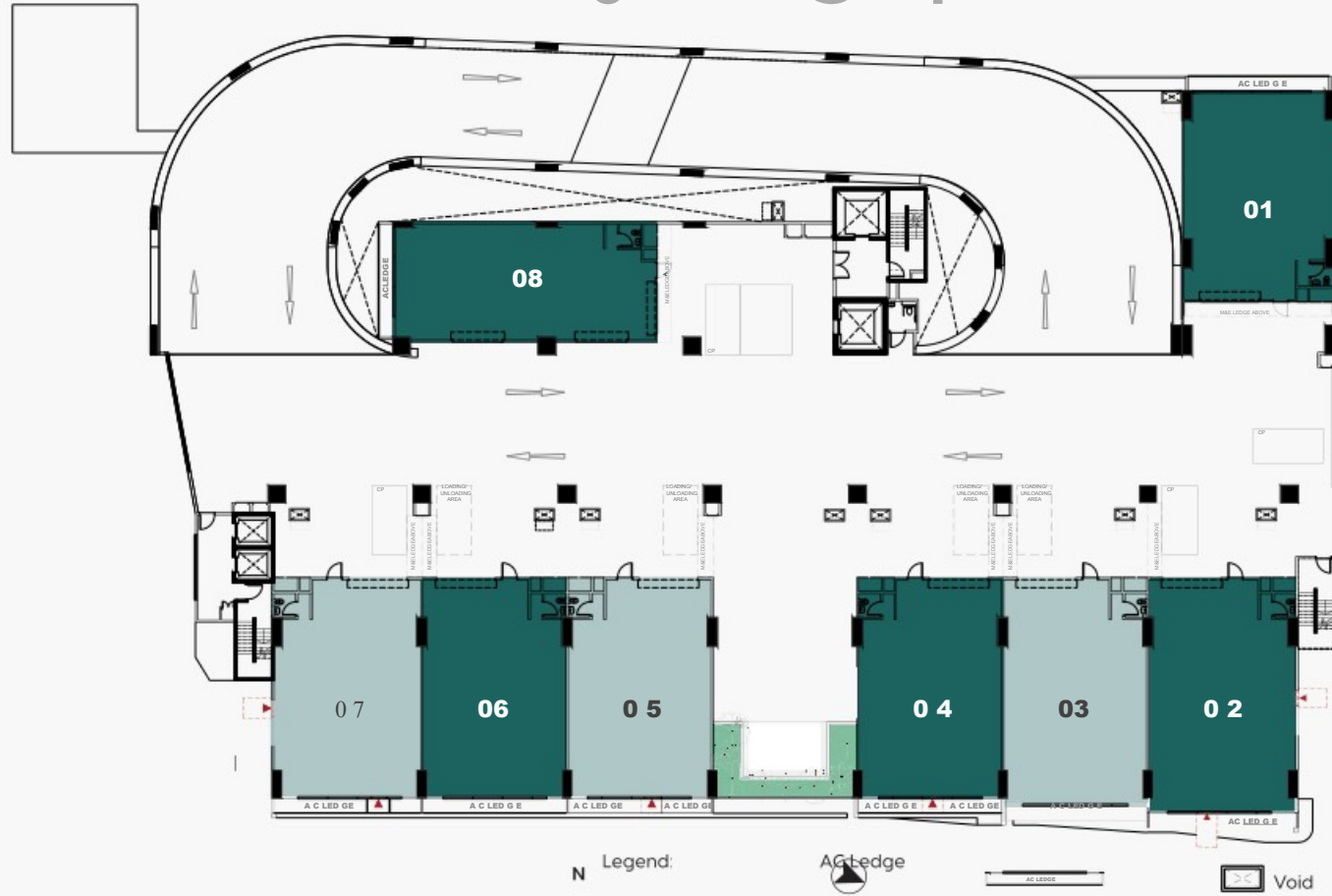
\* Estimated floor to floor height



(2ND - 9TH STOREY)

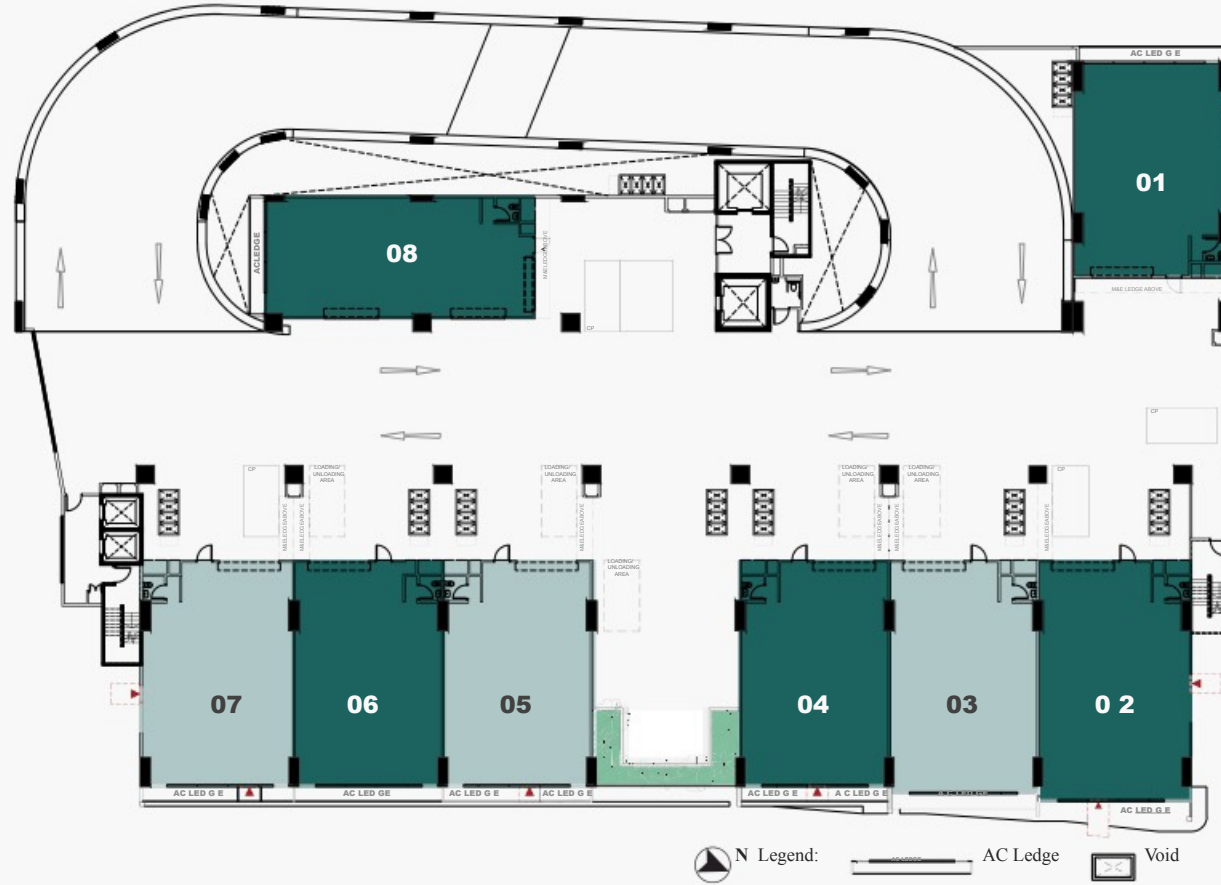
\* Estimated floor to floor height

Our facility is equipped with specialised loading and unloading areas, adeptly structured to facilitate up to large scale food trucks, making it an exemplary choice for culinary enterprises aiming to swiftly scale their operations while delivering premium-grade products to their clientele.



## EDEN DELUXE FLOOR PLAN LEVEL 2

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## EDEN DELUXE FLOOR PLAN LEVEL 5



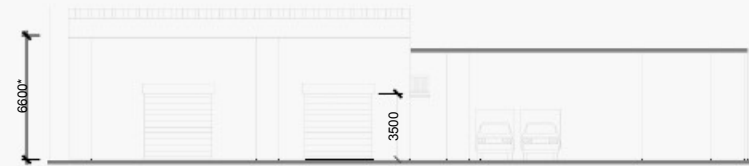
Artist's Impression



DUAL-KEY CONCEPT 



UNIT #09  
( 10TH S T O REY )  
\* Estimated floor to floor height

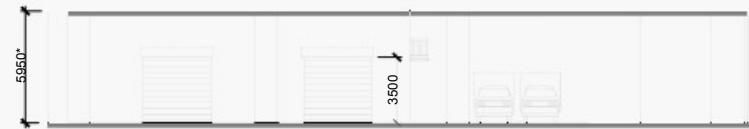


UNIT # 09  
( 10TH STOREY )  
\* Estimated floor to floor height



U NIT #08  
( 2ND & 5TH S T O REY )

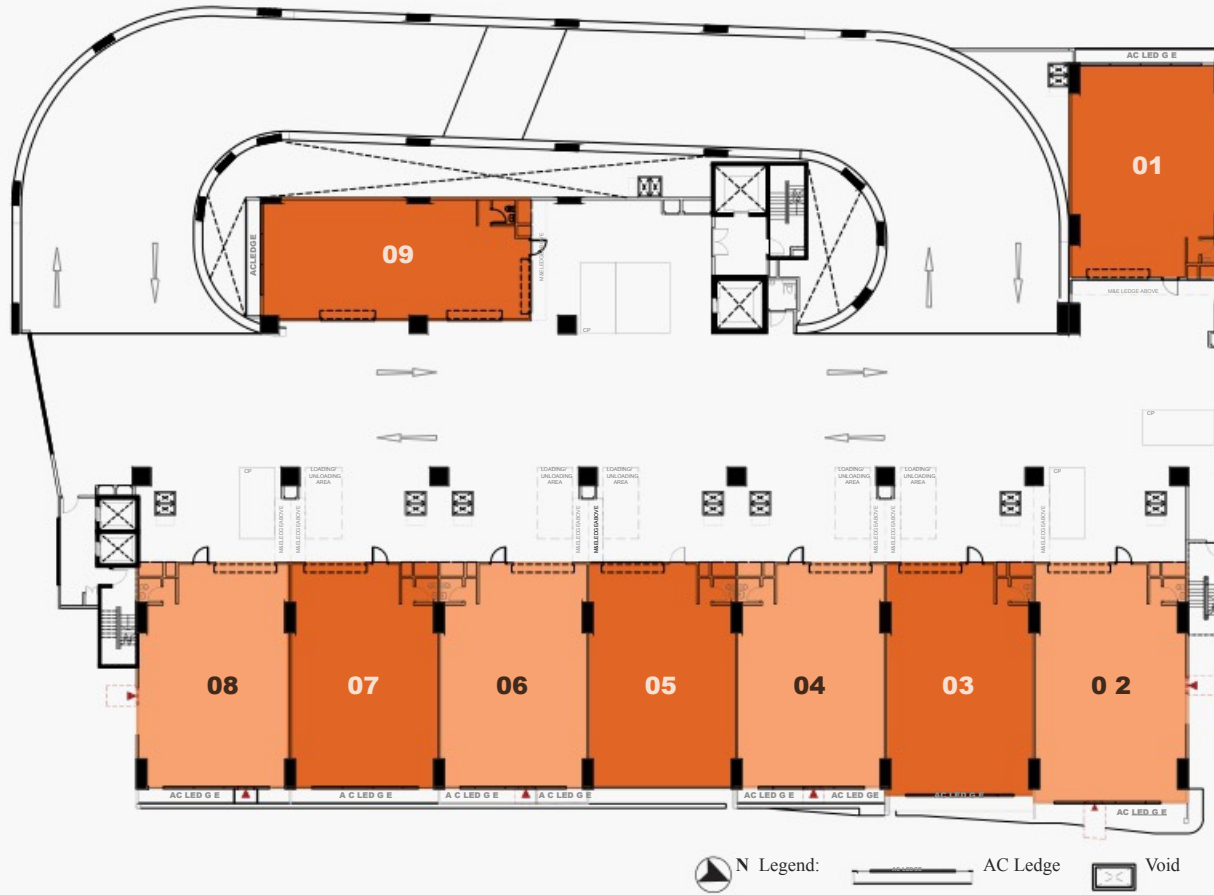
U NIT #09  
( 3RD, 4TH, 6TH, 7TH, 8TH, 9TH S T O REY )  
\* Estimated floor to floor height



U NIT #08  
( 2ND & 5TH S T O REY )

U NIT #09  
( 3RD, 4TH, 6TH, 7TH, 8TH, 9TH S T O REY )  
\* Estimated floor to floor height

Enjoy the versatility to either utilise the full expanse of the premises or engage in a co-sharing arrangement with dual-key provisions. The comprehensive kitchen space empowers enterprises to embrace modernity through the integration of digital and technological advancements, thereby enhancing productivity while concurrently reducing costs.



## SMART MODULE

FLOOR PLAN

# LEVEL 3 / 6 / 8 / 9

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## SMART MODULE FLOOR PLAN LEVEL 4 / 7



## EDEN GREEN FLOOR PLAN LEVEL 10

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Artist's Impression

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## SPECIFICATIONS

### FOUNDATION

Reinforced concrete piling foundations system and/or any approved foundation system.

### STRUCTURE

Reinforced concrete structures (cast in-situ and/or precast structures / post-tensioning beam and slabs/ flat slabs) and structural steelwork to Structural Engineer's detail and/or design.

### ROOF

Post-tensioned reinforced concrete roof / cast in-situ and/or precast reinforced concrete roof with waterproofing / metal roof, where applicable.

### WALL AND FINISHES

**External :** Reinforced concrete walls / clay brick walls with cement and sand plastering / lightweight concrete walls / composite walls / skim coating / plaster with external emulsion paint finish / plaster & spray texture coating finish, where applicable.

**Internal (Factory) :** Reinforced concrete walls / clay brick walls with cement and sand plastering block walls / fire-rated wall panels / precast lightweight concrete panels / composite walls / skim coating with paint finish / painting / No wall finishes will be provided above false ceiling at designated area.

**Internal (Toilet) :** Cement and sand plastering / skim coating / painting / tile finishes / No wall finishes will be provided above false ceiling at designated area.

**Lift Lobbies :** Tile finishes and/or anti-fingerprint, scratch resistance laminate.

### FLOOR FINISHES

**Factory / Canteen :** Power-trowelled concrete floor with non-metallic floor hardener.

**Lift Lobbies :** Slip Resistant homogeneous tiles finishes.

**Toilet Areas / Bin Centre :** Slip-resistant homogeneous tile finishes with waterproofing, where applicable.

**Staircase :** Cement sand screed with nosing tiles.

**External Staircase :** Perforated GI metal with weatherproof enamel paint finish, to Structural Engineer's details.

**Landscape Roof Deck :** Slip Resistant homogeneous tile, to landscape designer's details.

**Driveway/ carpark/ Loading & Unloading :** Power-trowelled concrete floor with hardener.

**Ramp-up Structure :** Power-trowelled concrete floor with line-imprints.

### CEILING FINISHES

**Factory Unit :** Generally skim coating / emulsion paint / off-form concrete finish, except for lift lobbies, toilets, complete with gypsum plaster ceiling and/or calcium silicate board suspended ceiling, where applicable.

**Lobbies :** Aluminium Powder Coated Strips with LED lights inserted on 1st storey lift lobbies, where applicable.

### DOORS

Roller shutter / timber and/or metal doors and/or PVC doors in accordance with statutory requirements, where applicable.

### WINDOWS

Glass panel / double-glazed panels / Powder-coated aluminium-framed glass windows / obscure windows with tinted and/or clear glass where appropriate / Glass specifications to comply with ETTV / heat-strengthened glazing / Glass specifications to comply with DSTA visual screening requirements.

### FLOOR LOADING

**1st Storey fire engine driveway :** 16kN/m<sup>2</sup>

**1st Storey internal driveway :** 12.5kN/m<sup>2</sup>

**1st Storey factory units :** 20kN/m<sup>2</sup>

**Canteen :** 12.5kN/m<sup>2</sup>

**1st Storey mezzanine :** 5kN/m<sup>2</sup>

**2nd to 10th Storey factory / carpark / driveway / ramp :** 12.5kN/m<sup>2</sup>

### FLOOR-TO-FLOOR HEIGHT

**1st storey :** 7.0m (mezzanine level 3.5m)

**2nd to 9th storey :** 5.95m

**10th storey :** 6.10m – 7.0m

### ELECTRICAL INSTALLATION

Each unit will be provided with an isolator only. Purchasers to apply and provide their own meter board, distribution board for their outgoing power inclusive of AC use, power and lighting installations to suit their requirements. Meter board will only be provided to units with electrical provision 100A and above. Isolators will be provided for roller shutters and mechanical ventilation systems. Emergency lighting including "EXIT" signs to all factory units will be provided in compliance with statutory requirements. Purchaser to provide cabling from unit DB to these provisions. No lighting points and fittings will be provided for all factory units. Lighting will be provided to common areas such as staircases, driveway, ramps, lift lobby only. Individual electrical meter compartments will be provided for each factory unit and canteen unit.

### 3-PHASE SUPPLY

Level	Unit No.	Power Provision/Unit
1	#01-02 to #01-06, #01-07 (Canteen)	150A 3-Phase
	#01-01, #01-07 (Canteen)	200A 3-Phase
2	#02-01 to #02-08	125A 3-Phase
3	#03-01 to #03-09	100A 3-Phase
4	#04-01 to #04-09	100A 3-Phase
5	#05-01 to #05-08	100A 3-Phase
6	#06-01 to #06-09	100A 3-Phase
7	#07-01 to #07-09	100A 3-Phase
8	#08-01 to #08-09	100A 3-Phase
9	#09-01 to #09-09	100A 3-Phase
10	#10-01 to #10-08	100A 3-Phase

### LIGHTNING PROTECTION SYSTEM

Lightning protection system will be provided in compliance with statutory requirements.

### TELECOMMUNICATION

Space & Infrastructure for telecommunication system will be provided in compliance with statutory requirement. Only 2-way air-blown fibre microducts are provided from the telecom riser to each factory unit and canteen unit. Purchasers to make own application to a service provider and provide their telephone point(s) and cabling. No data/SCV provided. Purchasers are to liaise with the service providers for their own info-communication requirements. Cable trays are provided from Telecommunication riser to each unit's entrance.

### AIR-CONDITIONING AND MECHANICAL VENTILATION SYSTEM

Provision of air-con ledge. Mechanical ventilation in compliance with authority requirements on designated areas. Kitchen exhaust duct is provided from unit to the roof, cap-off at high level inside the unit. Purchaser to provide the kitchen exhaust fan, kitchen hood if required. Power supply to the kitchen fan shall be from unit DB and installed by the purchaser. Make-up air is via window opening. Engineered smoke control systems will be provided in compliance with statutory requirements in designated areas. An air-conditioning system will be provided for the Fire command centre (FCC) and 1st storey lift lobbies.

### FIRE PROTECTION SYSTEM

Sprinklers, fire alarms, dry risers, hose reel systems, fire extinguishers, one-way and two-way voice communication systems, emergency lighting, and exit signs are provided in compliance with statutory requirements.

### PLUMBING AND SANITARY SYSTEM

Sanitary and plumbing installation systems are provided in compliance with statutory requirements. Floor trap, sampling sump, common kitchen waste stack pipe and centralized grease trap system are provided. Accessible toilets in compliance with statutory requirements Unit attached toilet: - 1 water closet; 1 wall-hung wash basin with mixer tap; 1 bidet spray Individual water meter compartments will be provided for each factory unit and canteen unit.

### LIFT SERVICES

2 nos of passenger lifts/Fire lifts and 2 nos of service lift provision.

### GAS SUPPLY

Provision of Gas Pipe is provided with cap off inside the unit.

### WATERPROOFING

Waterproofing shall be provided to all slabs subjected to water penetration, internal wet areas (e.g., Toilets, Bin Rooms and Bin Centre).

### LOADING BAY & AREA

Two (2) number of loading and unloading bays at 1st storey, 3m wide and 7.5m length common lorry parking lots in front of Production units O5, O6 & O7 at 1st storey; common loading/unloading area or common carparks at 2nd to 10th storey.

### WASTE DISPOSAL SYSTEM

Each unit will have a designated waste collection point within the unit and unit owners will engage their own licensed waste collector to collect and dispose of the food waste directly from their units using the vehicle ramp and designated lift.



Developer: Smartisan Realty Pte. Ltd. (UEN No.: 202242934N)

Tenure of Land: Estate In Perpetuity

Expected Date of Vacant Possession: 31 May 2028

Expected Date of Legal Completion: 31 May 2031

Location: Lots OO247V & O1616C MK 14 at IO & 12 Mandai Estate

Building Approval: A2446-222O9-2O23-BPO1 & BPO2

*While reasonable care has been taken in preparing this brochure, the developer shall not be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the units. For avoidance of doubt, the Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and supersedes and cancels all statements, representations and promises (whether written or oral) made by the developer and/or the developer's agents prior to the signing of the Sale and Purchase Agreement which are not embodied in the Sale and Purchase Agreement. The visual representations, including renderings, pictures, drawings, furniture, fittings, decorations and/or any other graphic representations and/or references are only intended to portray artists' impressions of the development and/or the unit(s). Subject to the terms of the Sale and Purchase Agreement, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure and/or the renderings are believed to be correct and are current at the time of printing/production, and are subject to change as may be required by the relevant authorities, and shall not form part of an offer or contract nor constitute any warranty by the developer or the developer's agent. The development and the units are subject to final inspection by the relevant authorities to comply with the current codes of practice.*

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