FOODFAB @MANDAI

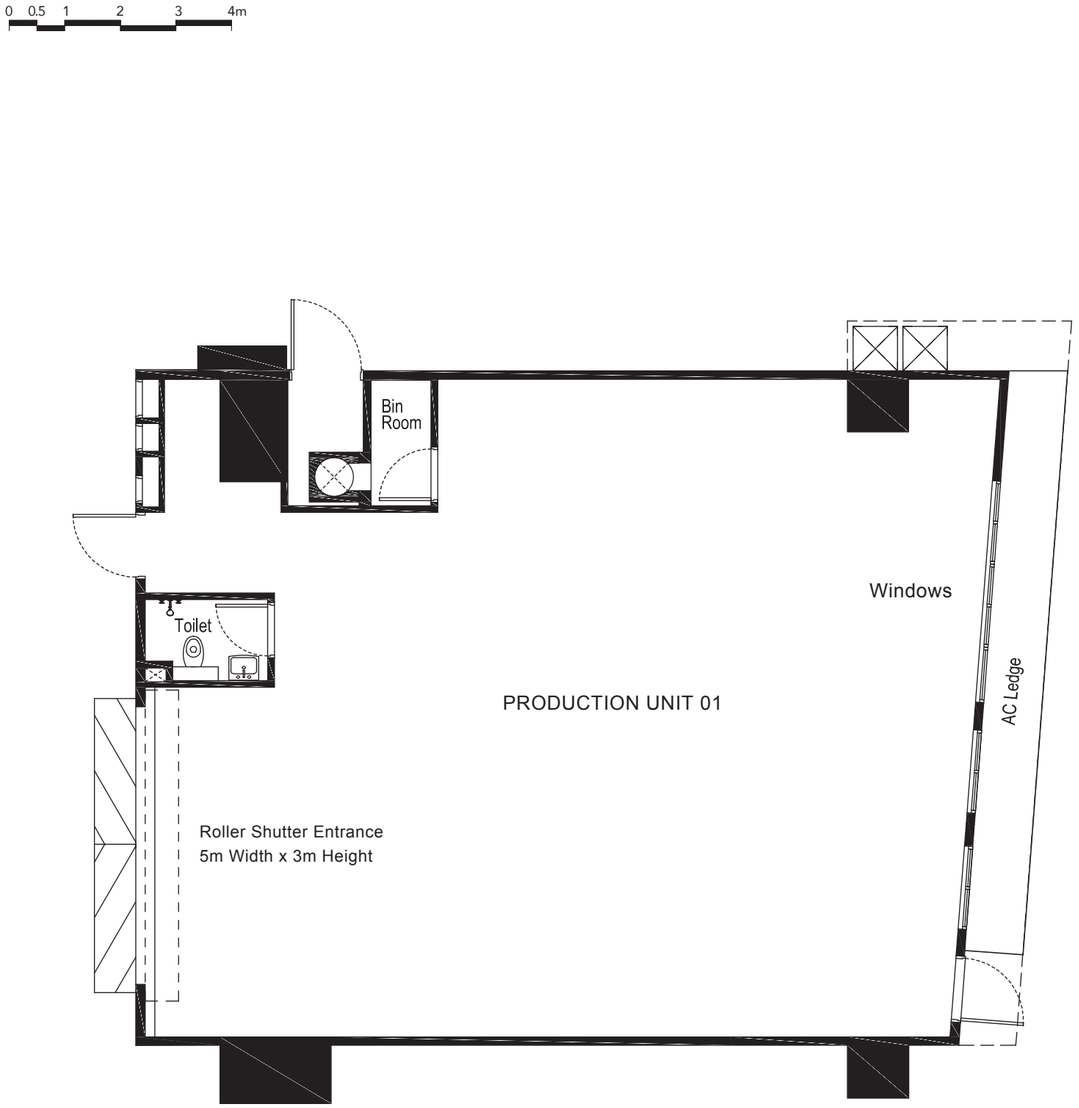
FOOD SPACE OF THE FUTURE

TECHNICAL SPECIFICATIONS

FEATURES AND SPECIFICATIONS

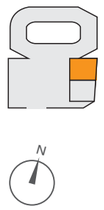
Number of Levels	10 with Rooftop
Number of Units	47
Unit Size	158sqm — 272sqm (based on strata survey)
Layout Provision for Cold Room	All units
Floor to Floor Height	>6.5m (Ground Level) and 5.6m (2–10 Floor)
Floor loading	12.5kN/m^2
Number of Lifts	1 Service Lift, 1 Passenger Lift
Ramp Width	20 Footer rigid truck <7.5m
Loading Bay	Two 20-Footer Loading bays for each Level1 Units One 20-Footer Loading bay for all other Units
General Car Parking	21 Lots + 1 nos. Accessible carpark lot
Power supply	L1 Unit 1&2– 100A 3-phase* L2-L10 Unit 5–150A 3-phase* L2-L10 Units 1 to 4– 100A 3-phase* (*electrical isolator) Spare Electrical Provision– 1350A 3-phase
Exhaust	One per unit
Refuse provision	Dedicated refuse chute provision to each units with centralised bin center at L1
Provision of Toilet	1 Set of Toilet per unit

The above information, plans and illustrations are subject to change as maybe required by relevant authorities. Areas are estimates only and are subject to final survey.

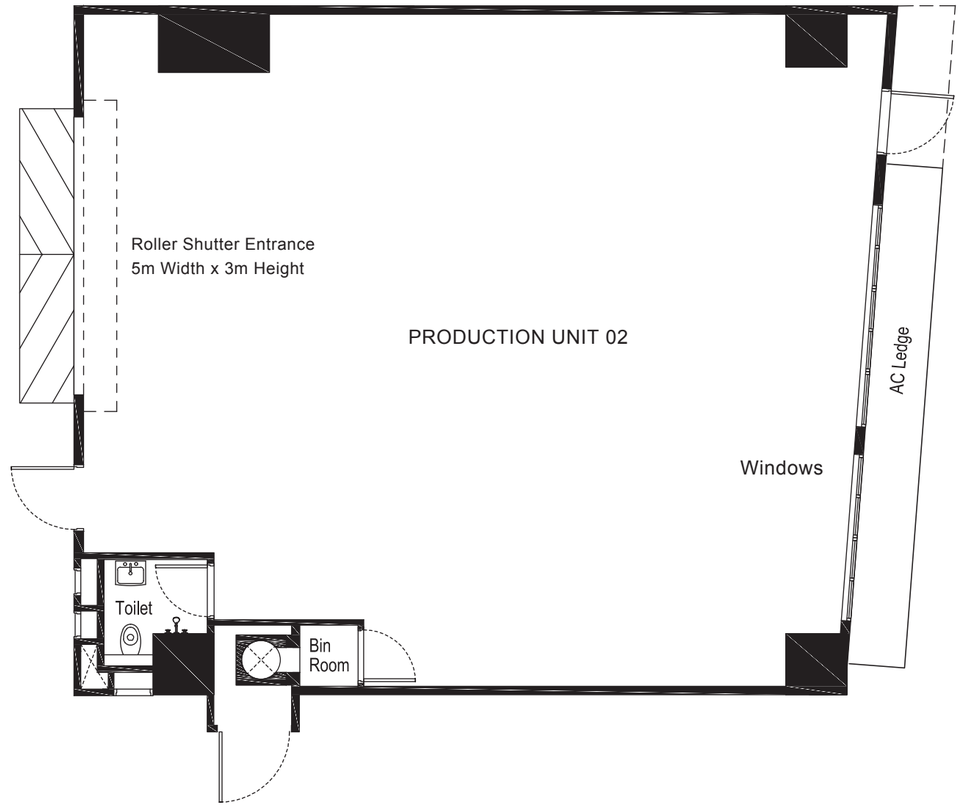


Ground Floor
Unit 01-01

Floor Area (estimate):	2142 ft² (199m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	>6.5m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	2

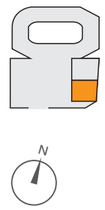


Area includes A/C ledge and balcony where applicable. The above plans and illustrations are subject to change as maybe required or approved by the relevant authorities.
All floor areas are approximate only and subject to final survey. Please refer to key plan for orientation. Dimensions are rounded for reference and do not reflect the actual scaled distance.



Ground Floor
Unit 01-02

Floor Area (estimate):	2066 ft² (192m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	>6.5m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	2



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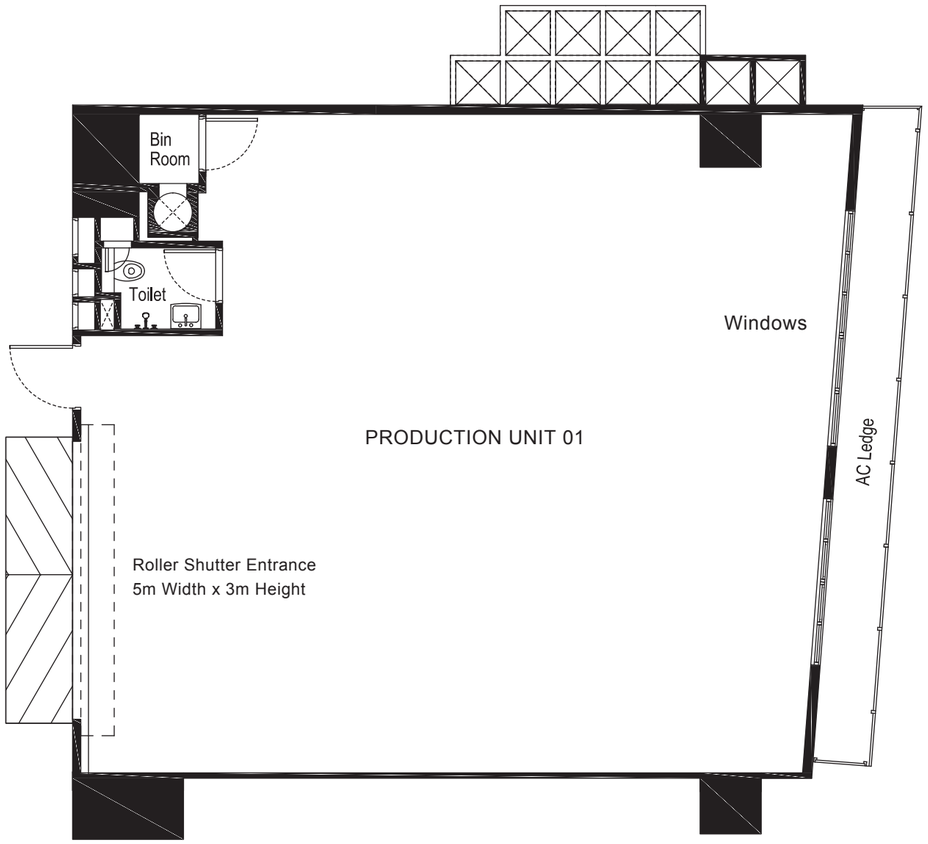

Levels 2 -10
Unit 01

Floor Area (estimate):	1980ft² (184m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	5.6m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	1

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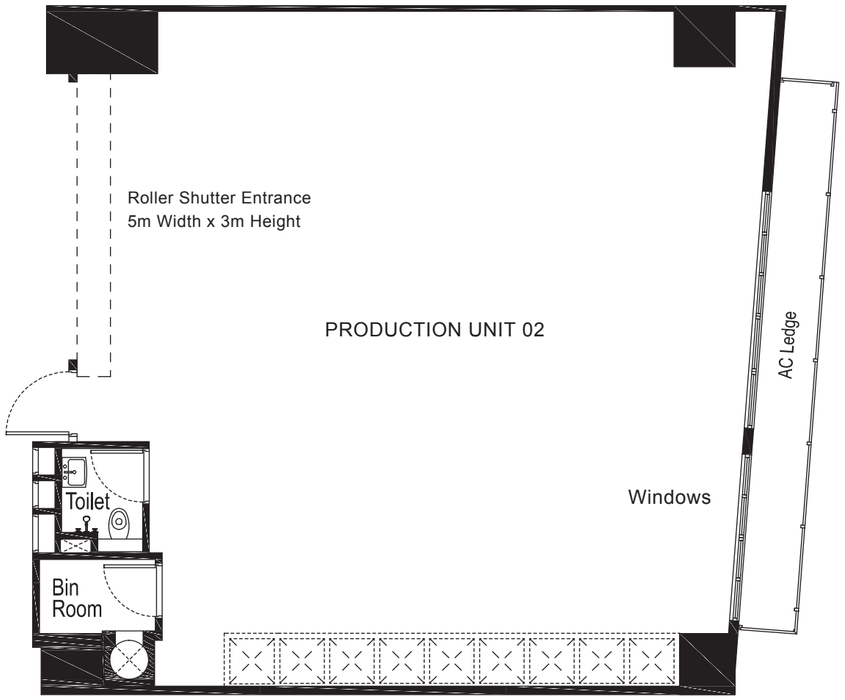

Levels 2 -10
Unit 02

Floor Area (estimate):	1862ft² (173m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	5.6m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	1

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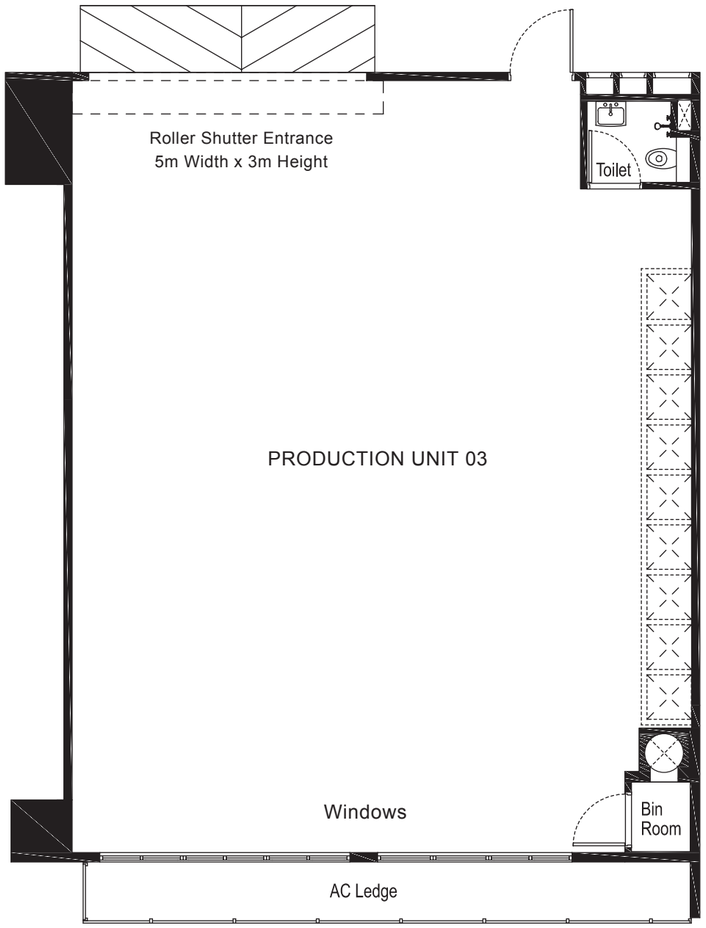
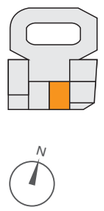
0 0.5 1 2 3 4m



Levels 2 -10
Unit 03

Floor Area (estimate):	1926ft² (179m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	5.6m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	1



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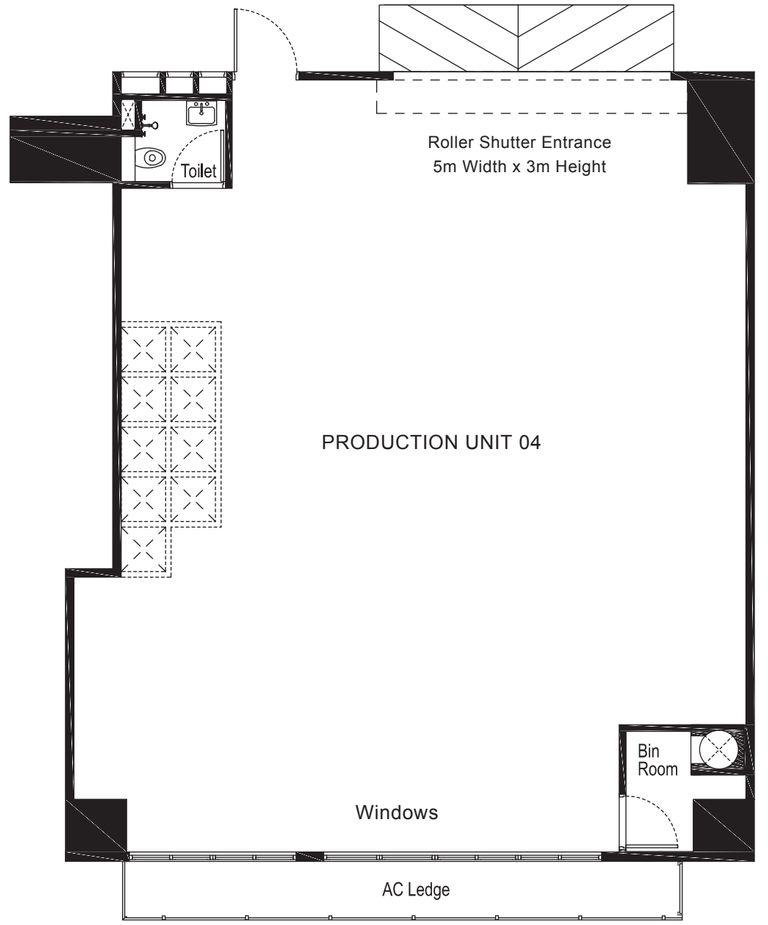
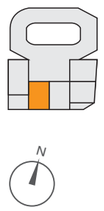


Levels 2 -10
Unit 04

Floor Area (estimate):	1980ft² (184m²)
Power supply distribution:	100A 3-phase (Electrical isolator)
Floor-to-floor height:	5.6m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	1



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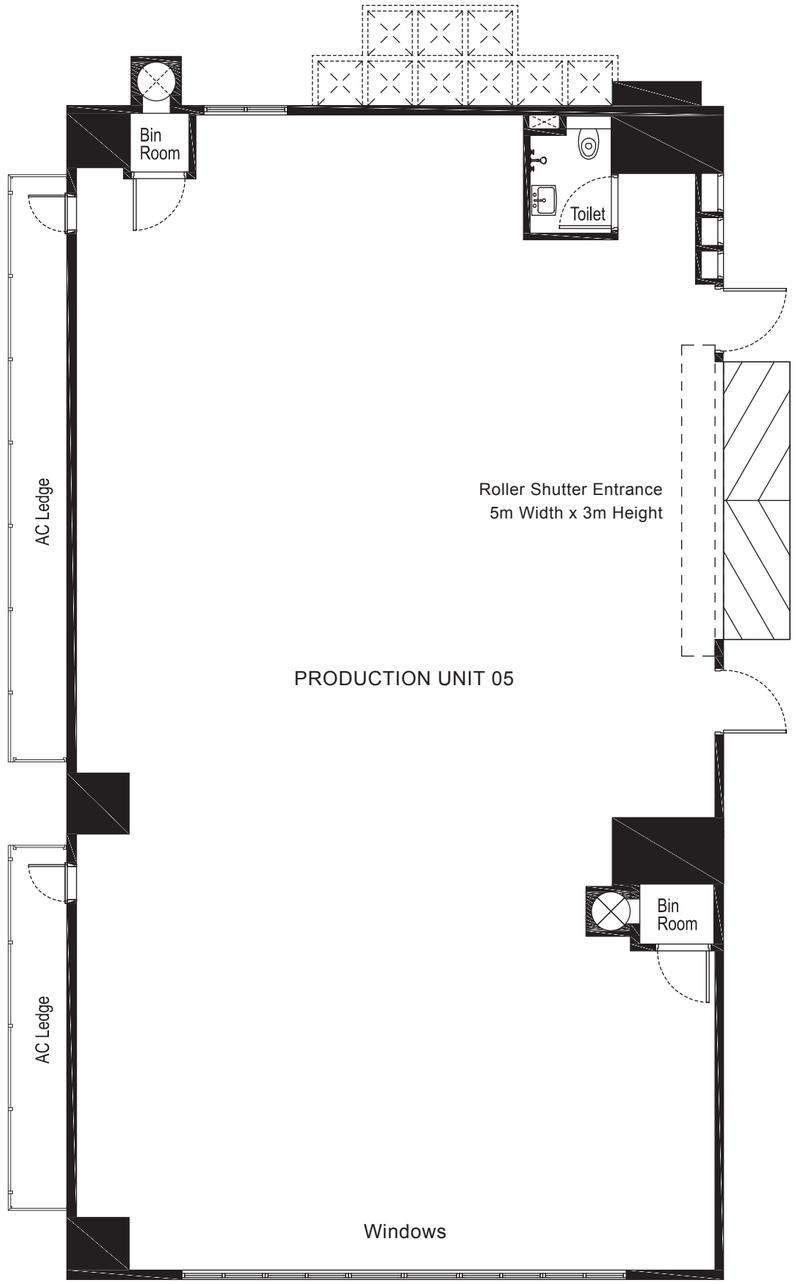
0 0.5 1 2 3 4m



Levels 2 -10
Unit 05

Floor Area (estimate):	2927ft² (272m²)
Power supply distribution:	150A 3-phase (Electrical isolator)
Floor-to-floor height:	5.6m
Floor Loading:	12.5kN/sqm
20 Footer Parking Lots:	1

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Developer - Mandai 7 JV Pte Ltd (201938044R) | Location - Lot MK14-224N at 7 Mandai Estate Singapore 729904 | Tenure - Freehold | Expected Date of Vacant Possession - 19 March 2024 | Expected Date of Legal Completion - 19 March 2027
Encumbrances on the Land - Mortgage in favour of United Overseas Bank Limited

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