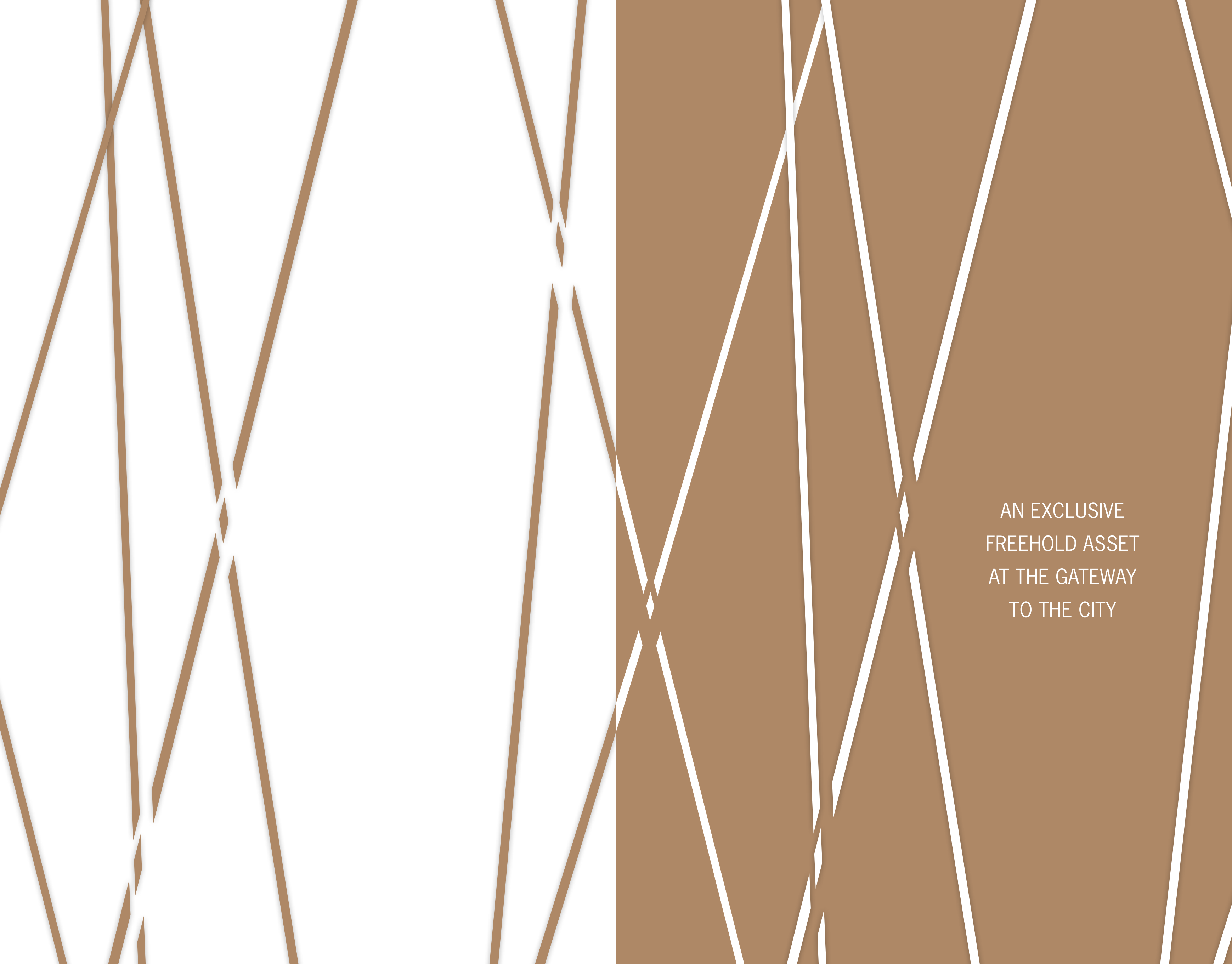




HH@KALLANG



AN EXCLUSIVE
FREEHOLD ASSET
AT THE GATEWAY
TO THE CITY



HH@KALLANG

HH@KALLANG is a contemporary, freehold, light industry building situated at the heart of the central region's key growth areas namely Paya Lebar Central and City Centre.

Just 12 minutes away from the city, it is served by a major transport network of three expressways (PIE / CTE / KPE) and the future Mattar MRT Downtown line 3 station linking to MRT lines islandwide. With only 55 exclusive units and a canteen, HH@Kallang is a prominent premium Business-1 address for now and the future.



AN OUTSTANDING OPPORTUNITY TO OWN A PREMIUM INDUSTRIAL PROPERTY

Envision a space close to the heart of the city, a freehold development which gives you the freedom not just to grow your business but to build a legacy.

Owning your industrial space frees your business from the uncertainty of an unpredictable rental cycle. HH@KALLANG offers business owners a unique opportunity to own a rare premium development at the city fringe that is served by a comprehensive transport network and has easy access to the CBD. It is an attractive investment as prime strata-titled freehold light industrial space in a well-located area is rarely available and continues to enjoy strong demand.

HH@KALLANG

EXCELLENT
CITY FRINGE LOCATION

DYNAMIC
BUSINESS SPACE

ASTUTE
BUSINESS INVESTMENT

UNRIVALLED BUSINESS CONVENIENCE

Get close to where the action is with an enviable next-to-the-city business address. HH@ KALLANG is strategically located in a matured industrial estate with convenient access to major expressways. With the future Mattar MRT station just 5 minutes' walk away, you will enjoy even greater connectivity to commercial and lifestyle hubs such as Paya Lebar Central and Nex Mall.



Paya Lebar Central
14-min drive

Aljunied Road to Nex Mall
8-min drive

PIE to Changi
18-min drive

Kallang Riverside
9-min drive

KPE to City
12-min drive

Marina Bay Sands
15-min drive

Central Business District
12-min drive

PIE to Jurong
28-min drive

Paya Lebar
2 stations from Mattar

Mattar
5-min walk from HH @ Kallang

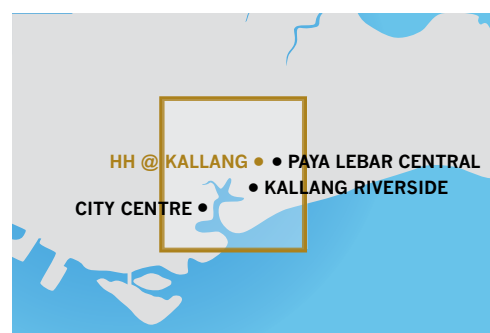
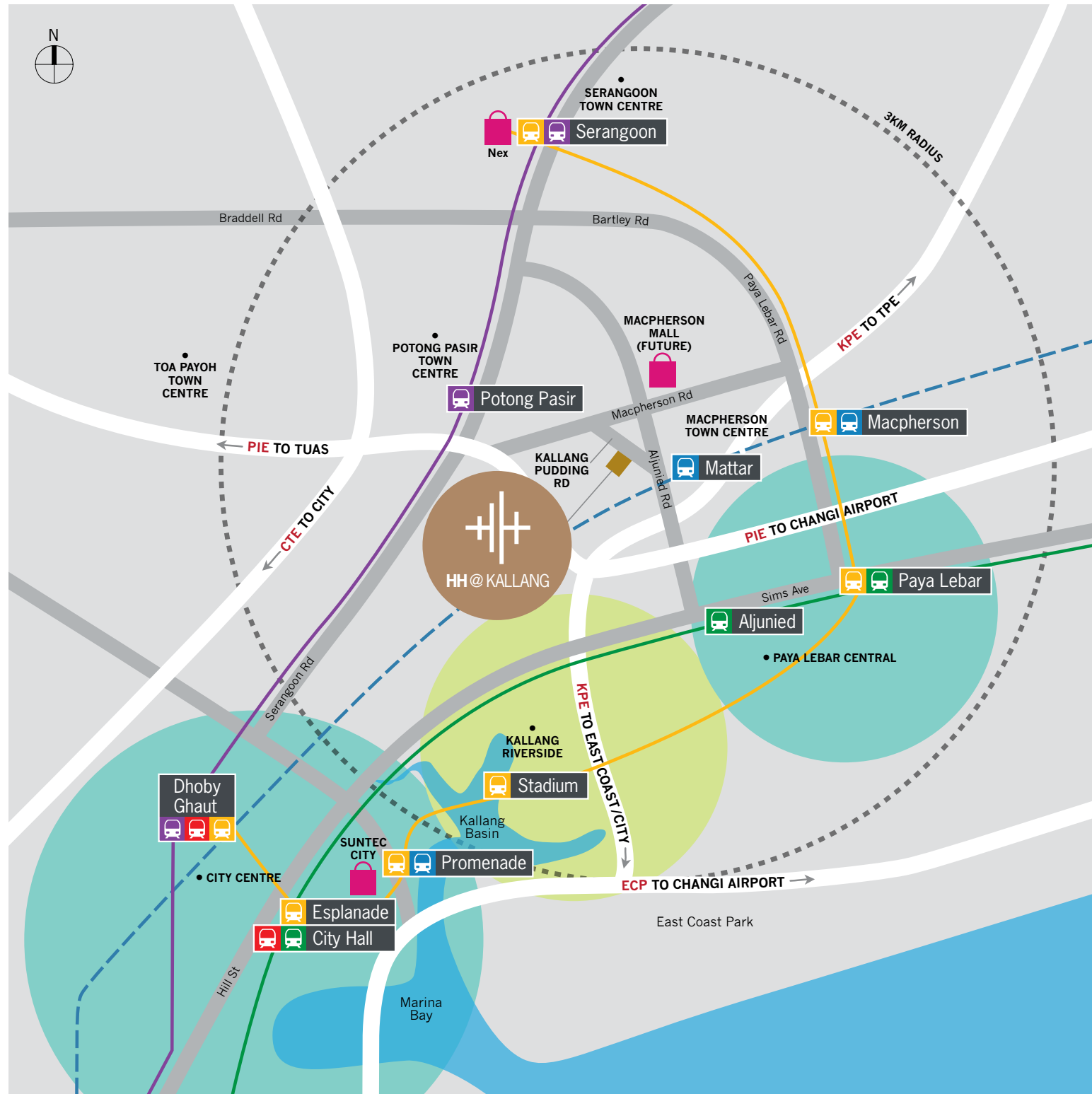
Stadium
5 stations from Mattar

Promenade
7 stations from Mattar

Esplanade
8 stations from Mattar

City Hall
7 stations from Mattar

Actual Site



THRIVE ON THE PULSE OF GROWTH

HH @ KALLANG is a mere 12-minute drive from the city centre and enjoys close proximity to key growth areas such as Paya Lebar Central, Kallang Riverside and the city centre, which have been undergoing major transformation.

Paya Lebar Central is fast evolving into a bustling commercial centre with new commercial and mixed-use developments coming up around the Paya Lebar MRT interchange station. The new civic centre of Wisma Geylang Serai is also set to bring more buzz to the area.

City Centre will continue to provide additional opportunities for new large-scale commercial and mixed-use developments to further catalyse Singapore's transformation into a vibrant global city. These areas provide a unique city lifestyle within easy reach of all the major shopping, dining and entertainment areas.

Kallang Riverside is a 64-hectare lifestyle precinct that makes up part of the Greater Marina Bay District. Home to the Sports Hub, Kallang Riverside is slated to be the next sought-after destination for many exciting activities throughout the year.

* www.ur.gov.sg/MS/DMP2013/draft-written-statement.aspx (Annex 2 - items 2, 3 & 4)



Central Business District



Orchard Shopping Belt



Changi International Airport



Mattar Downtown Line (future)



Nex Shopping Mall



Paya Lebar Commercial Hub

QUICK ACCESS TO KEY LOCATIONS

- 12-minute drive to the Central Business District
- 10-minute drive to Orchard Shopping Belt
- 18-minute drive to Changi International Airport
- 28-minute drive to Tuas Mega Port (Completion 2019)

TRANSPORT OPTIONS AT YOUR CONVENIENCE

EXPRESSWAYS

- Pan-Island Expressway (PIE)
- Central Expressway (CTE)
- Kallang-Paya Lebar Expressway (KPE)

MRT NETWORK

- Mattar station Downtown Line 3 (Completion 2017)
- Aljunied station (East West Line)
- Tai Seng station (Circle Line)
- Potong Pasir station (North East Line)

VIBRANT ENVIRONMENT

- Proximity to Business Centres and Industrial Parks including:
 - Paya Lebar iPark
 - Paya Lebar Central
 - Nex Shopping Mall
 - Singapore Sports Hub (completion in 2014)
 - MacPherson Mall (completion in 2018)
- A plethora of eateries along MacPherson Road
- Amenities at nearby town centres – MacPherson, Potong Pasir, Aljunied



Artist's Impression

DYNAMIC BUSINESS SPACE

HH @ KALLANG presents an ideal business space with features that optimise your efficiency and help your business grow. Selected units feature a ramp-up concept, sheltered carpark lots at your doorstep for loading and unloading. The well-designed industrial space adopted by HH@KALLANG provides you with the flexibility to configure your space to meet business requirements thus maximising productivity.

FUNCTIONAL DESIGN

- Modern architecture
- 7-metre ceiling height for road fronting 1st level units
- Regular shaped layout for space optimisation
- Column-free layouts

PREMIUM SPECIFICATIONS

- High floor-to-floor height of 5 to 7 metres
- Large windows with abundant natural light
- High floor live loading of 7.5 - 10 kN/m²
- Self-contained toilet in every unit
- Ample electrical supply of 3-phase, 63A/80A/100A
- Ramp-up sheltered carpark lots at doorstep (2nd to 5th level)
- 14 and 20-footer loading / unloading bays
- 2 passenger lifts and 2 service lifts
- High ceiling reception lobby
- Air-conditioned staff canteen
- Air-conditioned corridors
- Roller shutter for selected units
- 116 sheltered carpark lots (inclusive of 4 handicap lots)



ASTUTE BUSINESS INVESTMENT

All units at HH @ KALLANG are freehold, giving you the freedom to nurture your business for the future. With Singapore's high take up rate of industrial space, there is potential for strong rental income and capital appreciation.

FREEHOLD STATUS

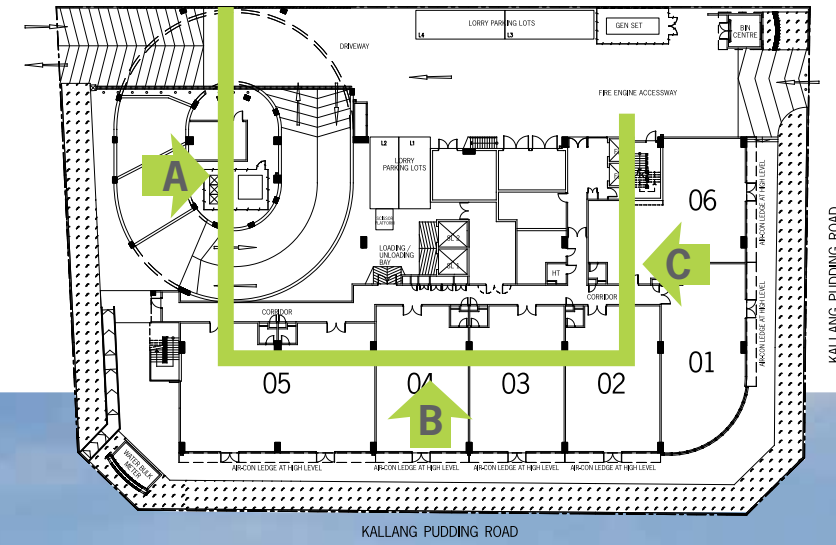
HIGH RENTAL YIELD

FOREIGNERS ELIGIBLE



Artist's Impression

VERSATILE SPACE, EFFICIENT WORK ENVIRONMENT



The colour diagram is based on the cross-section view of A, B, C and is purely for illustration purposes only.

BUSINESS ADVANTAGE FOR LIGHT INDUSTRIES



L9

3rd - 9th Level (5 metres)

- Production & warehouse units with private toilets
- Column-free layouts
- Air-conditioned corridors
- Freedom to configure your business space with various unit sizes

L8

L7

1st - 5th Level
(7 metres on 1st level /
5 metres on 2nd - 4th level)

- Ramp-up facilities
- Sheltered carpark lots at doorstep for loading and unloading

L6

L5

2nd Level (5 metres)

- Air-conditioned staff canteen

L4

1st Level (7 metres)

- High ceiling full-glass frontage
- 14 and 20-footer container loading and unloading bays
- Elegant reception lobby

L3

L2

L1

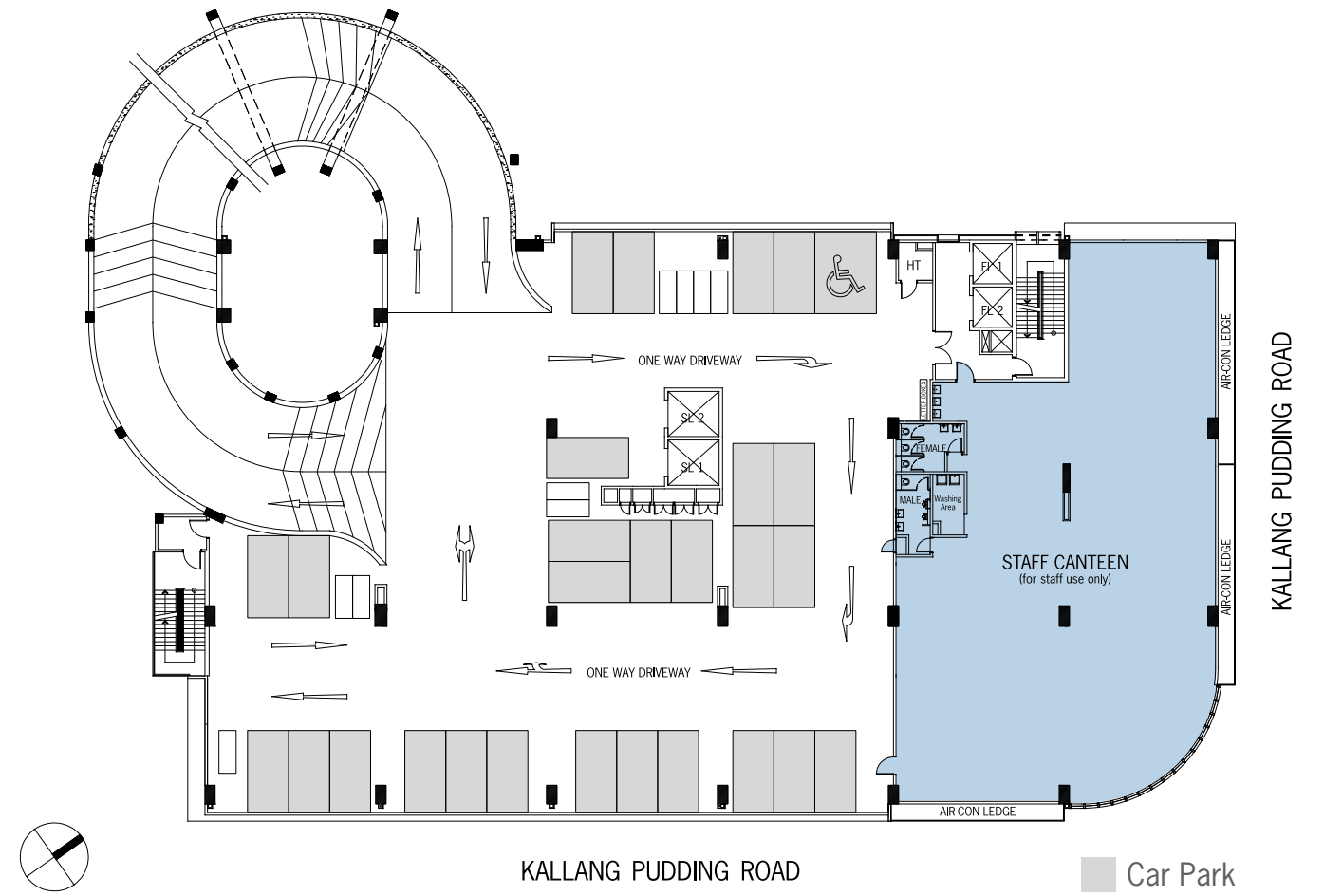


UNIT PLANS

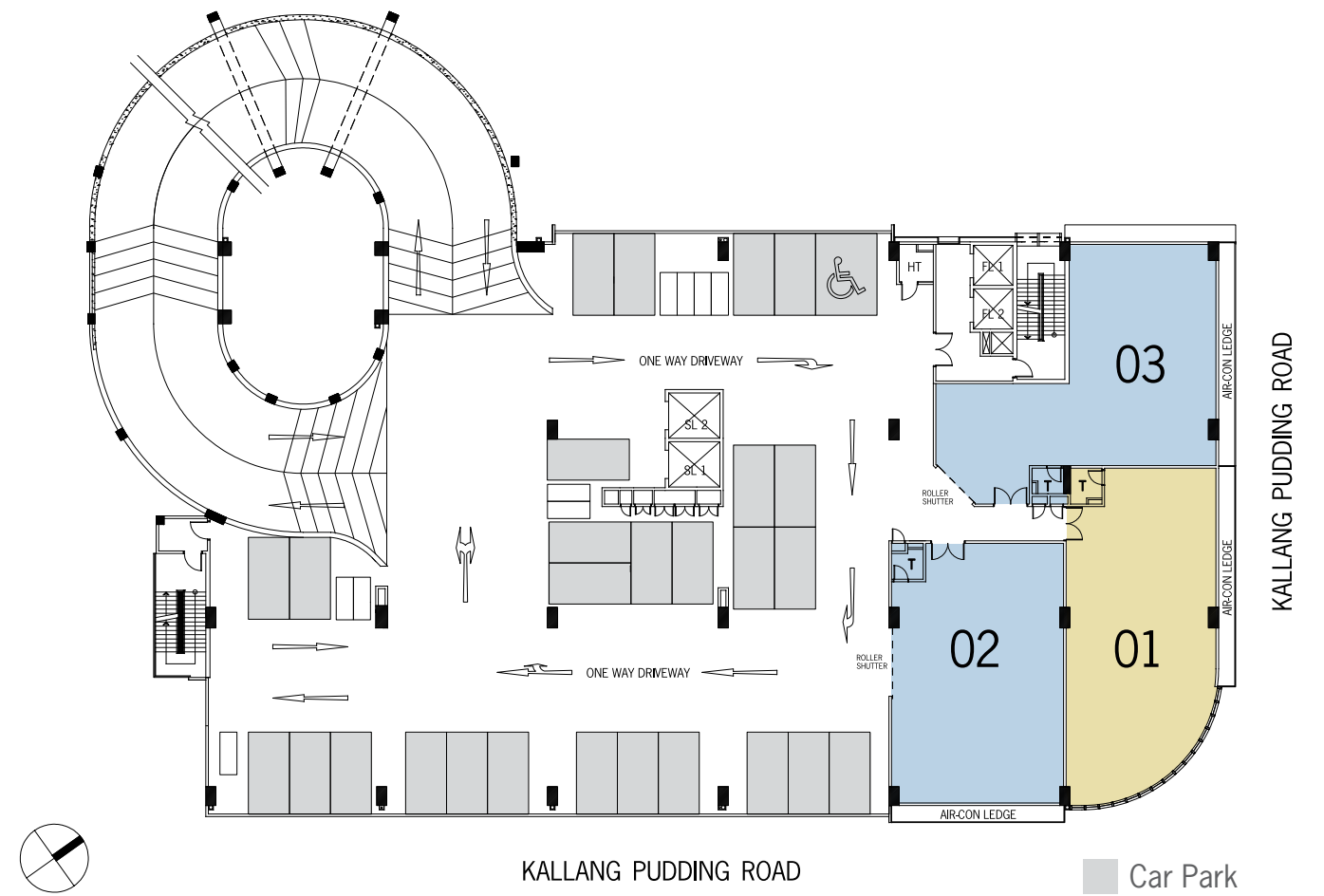
1ST STOREY PLAN



2ND STOREY PLAN



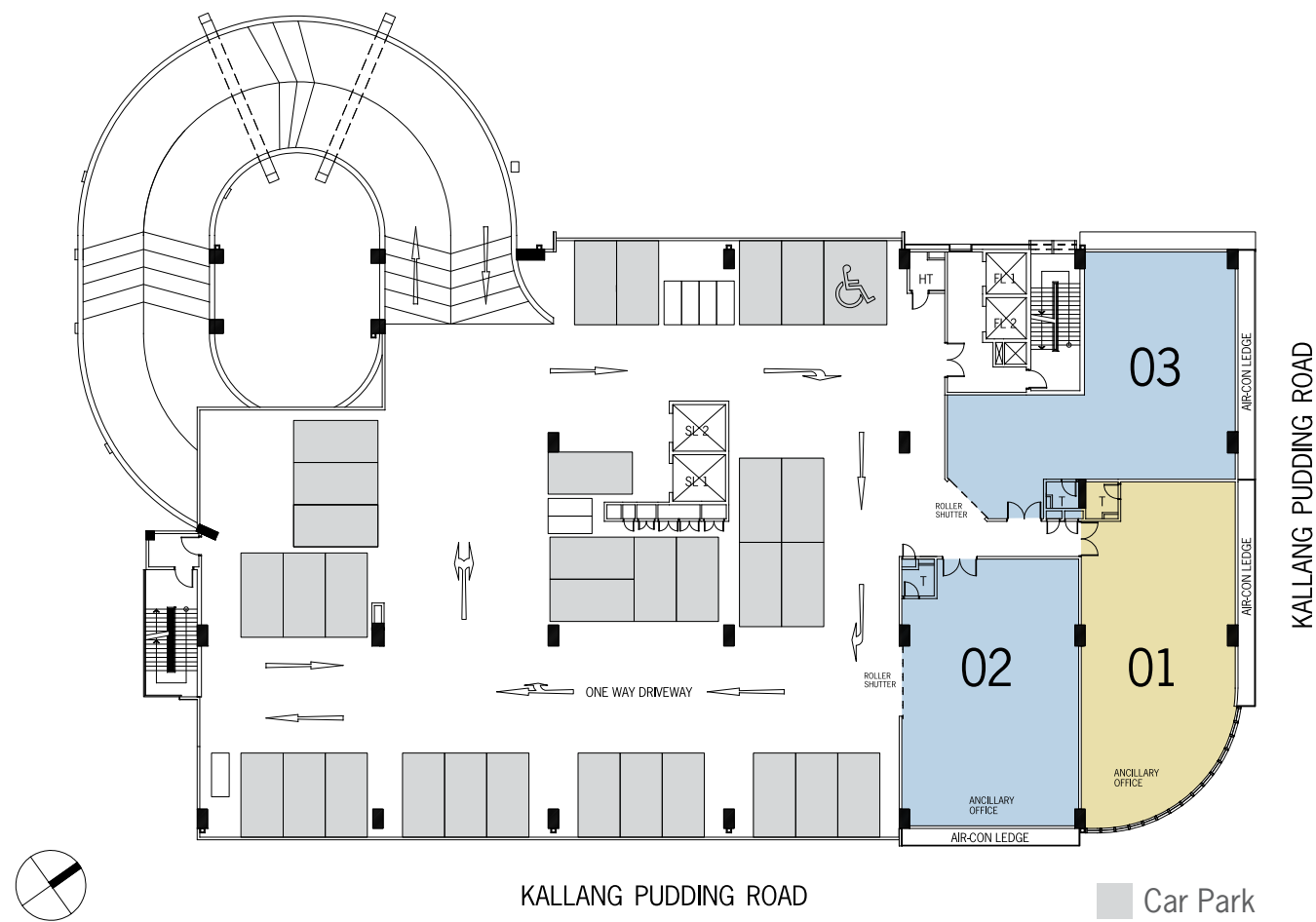
3RD & 4TH STOREY PLAN



*All plans are not to scale and subject to change.

*All plans are not to scale and subject to change.

5TH STOREY PLAN



SPECIFICATIONS

1. STRUCTURE Reinforced concrete structure (cast in-situ structures and/ or post-tensioning beams and slabs)
2. BRICK Reinforced concrete walls/clay brick walls with cement and sand plastering/skim coating/ painting where applicable
3. ROOFING TILES Reinforced concrete flat roof with waterproofing
4. ROOF TIMBERS Not Applicable
5. CEILING

All factory units and service lift areas	: Off form concrete with skim coat and paint
Passenger lift lobby	: Concealed T-grid/Mineral Fibre boards suspended ceilings
Goods lift lobby	: off form concrete with skim coat
All corridors and toilets	: Mineral fibre boards on exposed T-grid/calcium silicate boards suspended ceilings where applicable

Floor to Floor Height :	1st to 2nd storey	7.0m	6th to 7th storey	5.0m
	2nd to 3rd storey	5.0m	7th to 8th storey	5.0m
	3rd to 4th storey	5.0m	8th to 9th storey	5.0m
	4th to 5th storey	5.0m	9th storey to roof	5.0m
	5th to 6th storey	5.0m		
6. WINDOWS Powder coated aluminium framed windows with tinted glass and low e-glass
7. DOORS

Glass panels and fire rated timber doors to main entrances of factory units at 1st storey only	
Fire rated timber doors to main entrances of factory units at 6th to 9th storey	
Fire rated metal door to main entrances of factory units at 3rd to 5th storey	
Timber doors to toilets	
8. LOCKS Good quality lock sets and ironmongery
9. DECORATION Not Applicable
10. FLOORING

Powered float trowel with non-metallic hardener on concrete to all factory units where applicable	
Non-slip homogeneous tiles to toilet floors	

Floor Loading	
Factory units at 1st storey	10kN/m ²
Factory units/ Ancillary canteen at 2nd to 9th storey	7.5kN/m ²
Carpark	2.5kN/m ²
11. WALL TILES

Internal Walls And Finishes	
Brick wall/RC wall/precast concrete panel/block walls where applicable	
Cement and sand plastering/skim coating/painting to all factory units, corridors and service lift areas where applicable	
Homogeneous/ceramic tiles to all passenger lift lobbies and toilets where applicable	
External Walls And Finishes	
Brickwall/RC wall/precast concrete panel with plastering and weather shield paint finish where applicable	
Aluminium louvers, aluminum screens where applicable	
Full height aluminium frame glass panels where applicable	
12. SANITARY INSTALLATION Plumbing and sanitary installation will be provided in accordance with statutory approval
13. ELECTRICAL INSTALLATION "Exit" Lights and Emergency lights will be provided in accordance with statutory approval

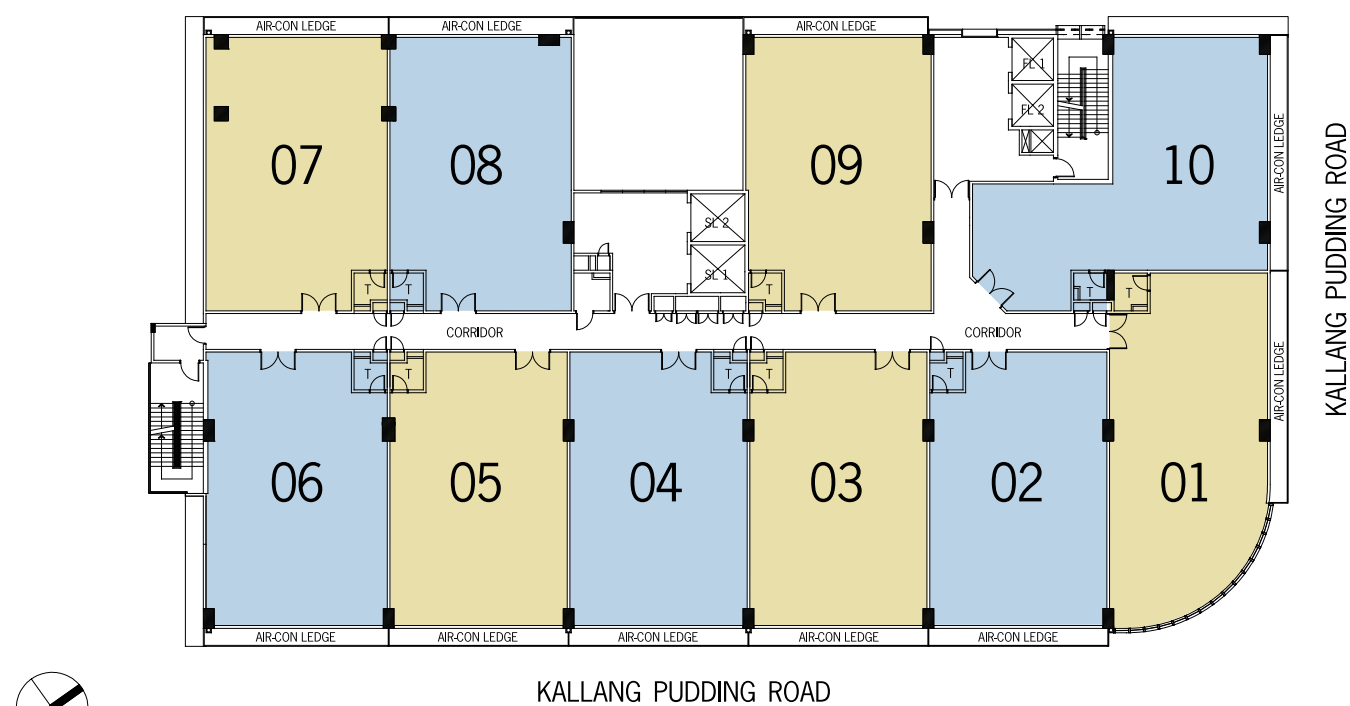
Factory units:	Area 151m ² – 171m ²	63A, 3-phase power supply
	Area 194m ²	80A, 3-phase power supply
	Area 281m ²	100A, 3-phase power supply
	Ancillary Canteen	200A, 3-phase power supply
14. LIGHTNING PROTECTION Lightning protection system will be provided in accordance with statutory approval
15. TELECOMMUNICATION SERVICES

Telecommunication system – Space and facilities will be provided in accordance with statutory approval	
Starhub Cable Vision - Space and facilities will be provided in accordance with statutory approval	
16. AIR-CONDITIONING AND MECHANICAL

Air-conditioning system will be provided to designated areas at passenger lift lobbies and corridors on every floor	
Mechanical ventilation will be provided in accordance with statutory approval to designated areas on every floor	
17. FIRE PROTECTION SYSTEM

Automatic sprinkler system, fire hydrant, hose reel, dry riser, fire alarm system, emergency voice communication system provided in accordance with statutory approval	
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18. LIFT SERVICES 02 passenger lifts 02 service lifts
19. FOUNDATION Cast in-situ bored piles and/or other approved foundation
20. OTHER PROVISIONS 02 loading and unloading areas at 1st storey for lorries
Security CCTV surveillance and one-way emergency voice communication system at strategic locations

6TH TO 9TH STOREY PLAN



Disclaimer:
While every reasonable care has been taken in ensuring that the information contained in this factsheet is accurate, neither the Developer nor its agents will be held responsible for any inaccuracies or omissions and for any reliance placed by you on the information on this factsheet and for any loss, damage, cost or expense incurred by you as a result of any inaccuracies or omissions or misrepresentation in relation to the information on this factsheet. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are subject to such changes as may be required by the Developer.

The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the Purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement.



With over three decades of construction experience, Hiap Hoe has established a leading reputation as a homegrown developer with distinguished projects in the mid and luxury segments, such as Treasure on Balmoral, Skyline 360° at St Thomas Walk and Waterscape at Cavenagh.

Following the success with Zhongshan Park Integrated Development, Hiap Hoe embarked on its strategic overseas expansion plan, acquiring assets in three prime locations in Melbourne, Australia: 6-22 Pearl River Road, 380 Lonsdale Street and 206 Bourke Street; as well as an A-grade commercial building in Perth, Australia at 130 Stirling Street.

Hiap Hoe remains committed to delivering signature developments built with the highest quality standards and enhancing value for its stakeholders.



Only the best carries our signature

For enquiries, please call (65) 6250 2200.

Developer: WestBuild Construction Pte Ltd (ROC No.: 197802751K) (A Member of Hiap Hoe Group) • Lots No.: 3163W, 3165P, 8056W, 8057V, 8058P and 8059T MK 24 at 56 Kallang Pudding Road • Tenure of Land: Estate in Fee Simple (Freehold) • Building Plan Approval No.: A1456-12599-2012-BP01 dated 4 October 2013 and A1456-12599-2012-BP02 dated 18 December 2013 • Expected Date of TOP: 31 December 2016 • Expected Date of Legal Completion: 31 Dec 2019. While every reasonable care has been taken in preparing this brochure and in constructing the models and sales gallery/showflats, neither the Developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

