Developer



Marketing Agency



GLOBAL REALTY PTE LTD

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Name of Project: I.Biz Centre. Developer: Incorporated Builders Pte Ltd (ROC: 198304399K). Lot No.: 8616A MK 5 at Old Toh Tuck Road. Tenure: 30 Years leasehold commencing 29 June 2011. Building Plan No.: A0840-00438-2011-BP01. Building Plan Approval Date: 1 Feb 2012. Expected Date of TOP: 30 April 2014. Expected Date of Legal Completion: 30 April 2017.

Disclaimer: While every reasonable care has been taken to prepare this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but not registered as statements or representations of facts. All information and specifications are correct at time of printing and are subject to any amendments approved by the relevant authority. Renderings and illustrations are artist's impression only and cannot be regarded as representation of fact.



The Gateway To Jurong

Strategically located at Old Toh Tuck
Road & Toh Tuck Ave, this development
is in close proximity to amenities.
It also has easy access to major
expressway to PIE, AYE and KJE.









Location

- Easy access to PIE
- Minutes drive toBukit Batok, Clementi andJurong East MRT station
- Close proximity to Jurong East
 Regional Centre, IMM and
 International Business Park



Jurong East MRT



Clementi MRT



Bukit Batok MRT



Sleek Design



Strategic location and prominent frontage with capability for general usage allows users to have a special twist in operation and attract wider range of users for investors

Wide Usage







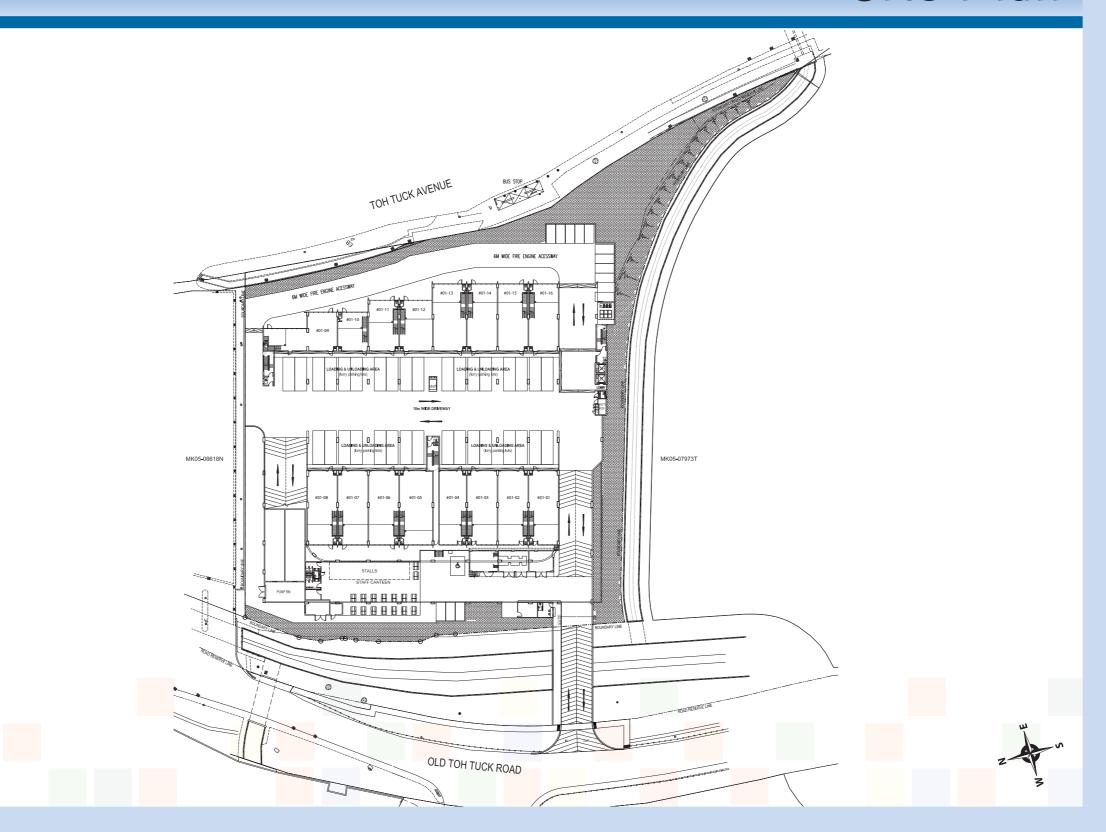


The ideal location for logistics, warehouse and production

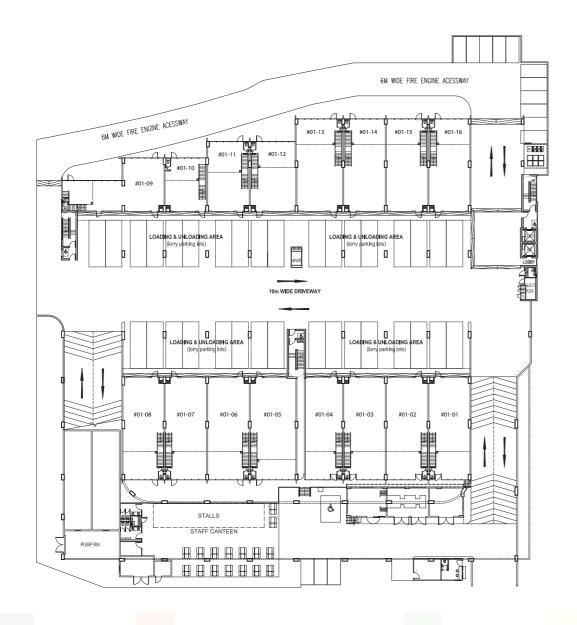


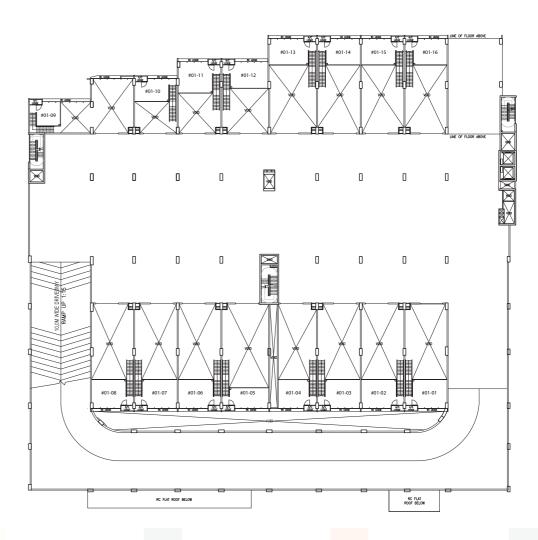
- Massive 20 feet container vehicle access and direct drive up ramp to individual unit
- High floor to floor of 7.5m for 1st to 4th floor and 6.6m for the 5th floor
- Efficient positioning of mezzanine floor
- Double lorry lots to allow spacious loading and unloading in front of unit

Site Plan



1st Storey Layout



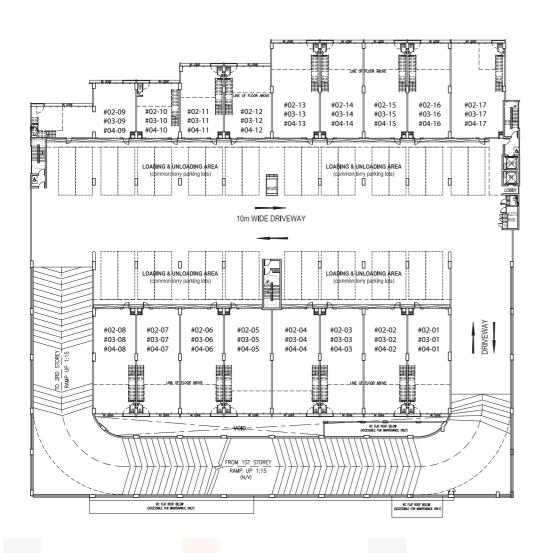


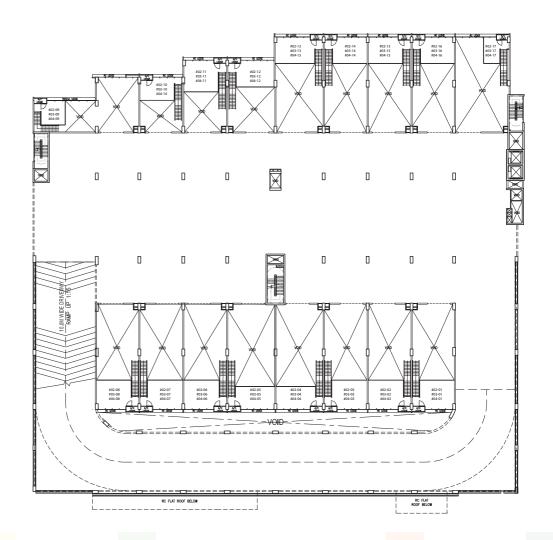
1st Storey

1st Storey Mezzanine



2nd To 4th Storey Layout

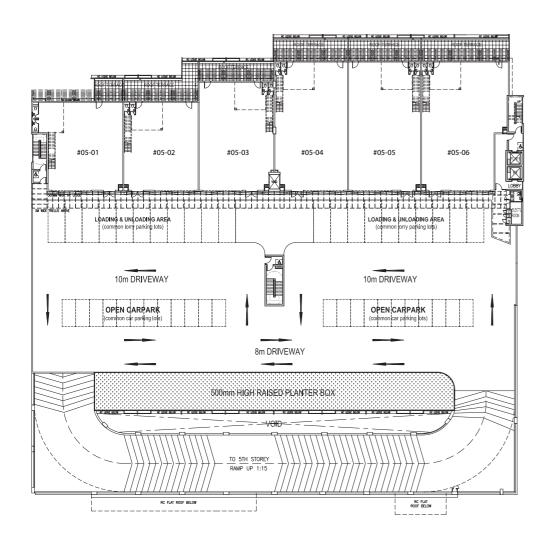


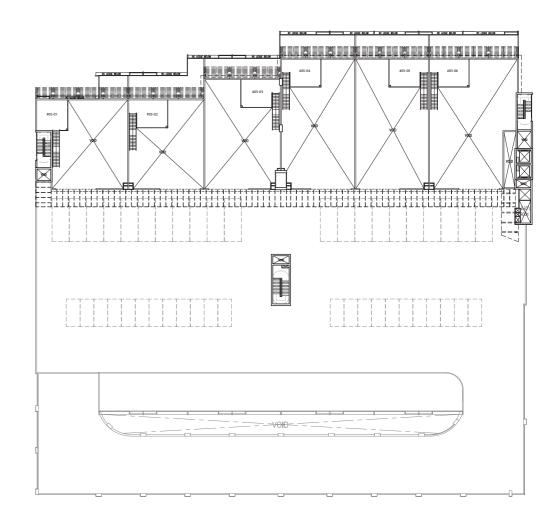


2nd to 4th Storey

2nd to 4th Storey Mezzanine

5th Storey Layout





Z

5th Storey

5th Storey Mezzanine

Specification

FOUNDATION

RC piles

STRUCTURE

Reinforced concrete

ROOF

Reinforced concrete roof

EXTERNAL WALL

Plaster and paint / glazed curtain wall

INTERNAL WALL

Precast concrete panel with emulsion paint finished

CEILING

Skim coat finish with emulsion paint

WINDOWS

Powder coated aluminum frame

DOORS

1st to 4th Storey (Single Swing Timber Door), 5th Storey (Double Swing Timber Door) and roller shutter

FLOOR FINISHES

Cement / sand screed

FIRE PROTECTION

Fire protection provided in compliance with statutory requirement

MECHANICAL VENTILATION

Mechanical Ventilation system provided in compliance with statutory requirement

SANITARY INSTALLATION

Selected sanitary wares and fittings with piping connection to all toilets

ARTIFICIAL LIGHTING

Lightings are provided at common areas, driveways, staircases, common toilets and external circulation areas EXIT and Emergency lightings are provided

TELECOMMUNICATION

Telephone cabling terminated into termination box at each unit

LIGHTNING PROTECTION

Lightning protection system provided in compliance with statutory requirement

LIFT

2 passenger lifts serving all floors

ELECTRICAL INSTALLATION

Meter board (rating as per below tabulation) is provided for each unit at the meter compartment

Storey	Unit No.	Power Supply (A/Phase)
1st	#01-10,11 & 12	60A / 3 Phase
	Staff Canteen	250A / 3 Phase
2nd	#02-10,11 & 12	60A / 3 Phase
3rd	#03-10,11 & 12	60A / 3 Phase
4th	#04-10,11 & 12	60A / 3 Phase
5th	#05-01,02 & 03	125A / 3 Phase
	#05-04,05 & 06	150A / 3 Phase
1st to 5th	Remaining Units	80A / 3 Phase

STOREY HEIGHT

1st to 4th Storey	approximately 7.5m
5th Storey	approximately 6.6m

FLOOR LOADING

120 CK 20/KBH 10		
Area	Floor Loading	
1st to 5th Storey Warehouse	15 kN/m2	
1st Sty Mezz to 5th Sty Mezz Office	4 kN/m2	
1st Storey Canteen	4 kN/m2	
Driveway / Ramp	15 kN/m2	
Lift Lobby / Staircase	4 kN/m2	