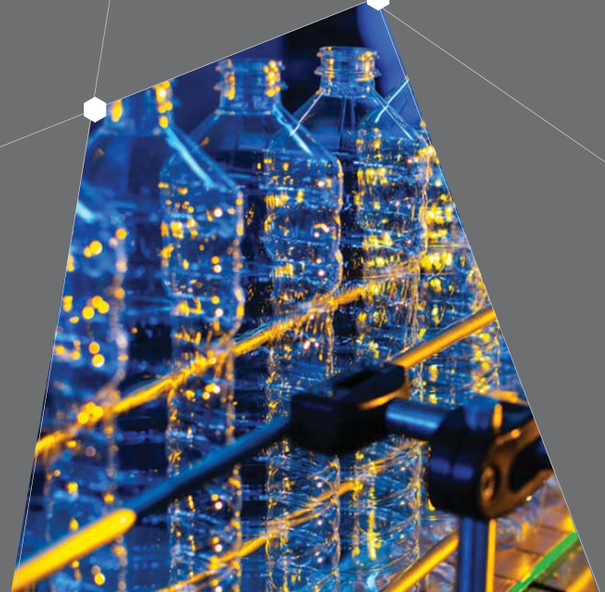
CITRINE™ FOODLAND | 33 KIM CHUAN

Optimize your culinary business operations

Citrine Foodland @ 33 Kim Chuan is a 9-storey, freehold food factory, strategically located within Tai Seng Precinct.

Comprising of 15 high volume spacious units, of which 6 units come with Mezzanine Ancillary office, offering full flexibility for your operational needs.



Artist impression only

SERANGOON INTERCHANGE

BARTLEY

TAI SENG

CITRINE™ FOODLAND 33 KIM CHUAN

MACPHERSON INTERCHANGE

PAYA LEBAR INTERCHANGE

1 MRT stop to connect to DT line

2 MRT stops to connect to NE and EW line

It's all about location

2 -mins walk to nearest bus-stop

3 -mins walk to vicinity business districts and eateries

4 -mins drive to KPE

5 -mins drive to Nex Mall and Serangoon MRT Interchange

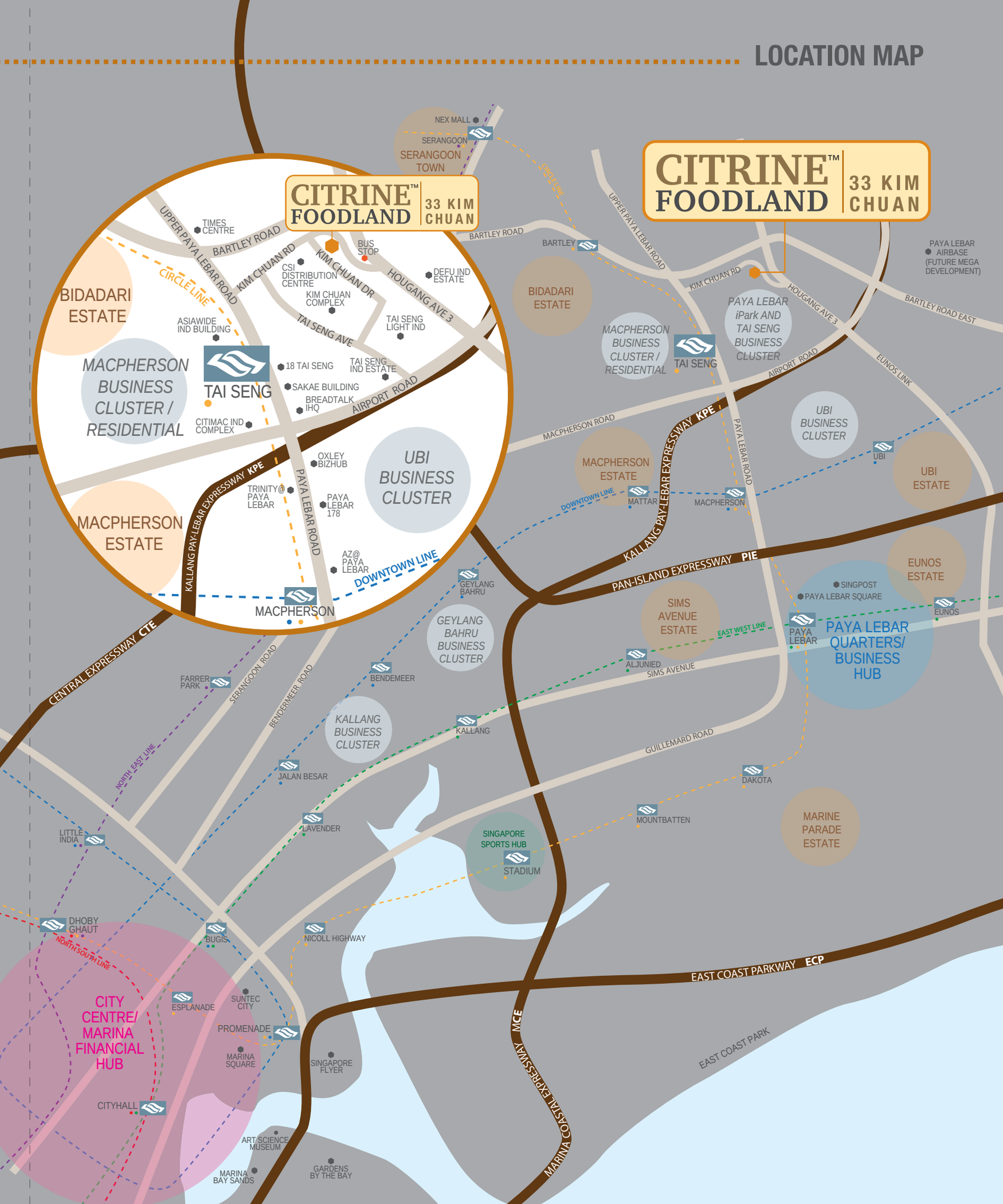
8 -mins walk to Tai Seng MRT station

8 -mins drive to PIE & CTE

12 -mins drive to Changi International Airport

15 -mins drive to Central Business District

LOCATION MAP



- Units with high ceiling available
- Functional Layout – allows for efficient space planning
- Maximum 12.5 kN/m^2 floor loading within unit
- Ancillary office space for 2nd to 4th floor units
- Suitable for central kitchen, bakery, food packaging and others

Artist impression only

Artist impression only

Uplift your business to new heights

*Estimated height only

Artist impression only

Artist impression only

Duplex canteen offers convenience for diners to catch up over comfort and affordable food.

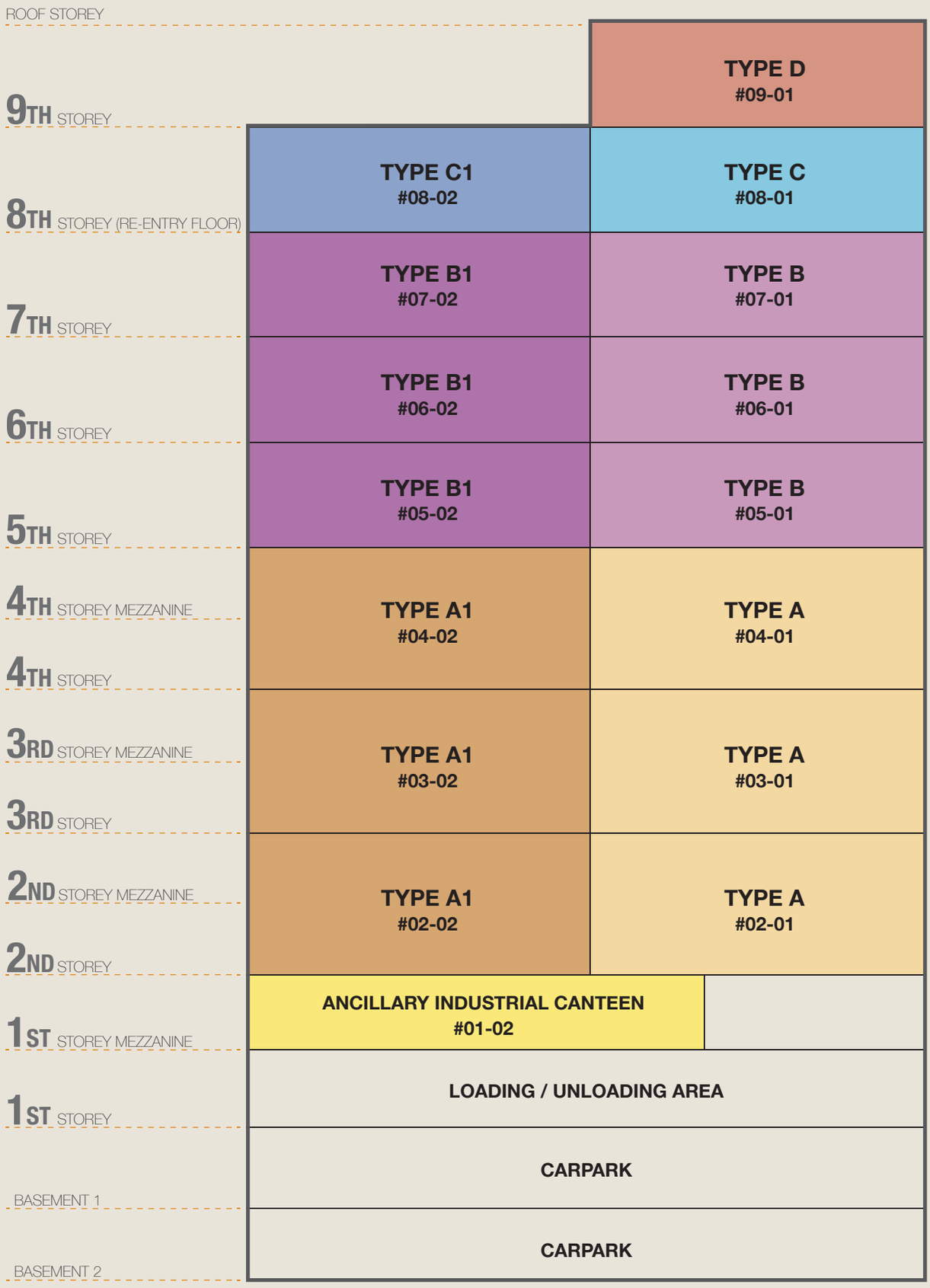
SITE PLAN

Artist impression only

Column free interior maximising usable floor space

Artist impression only

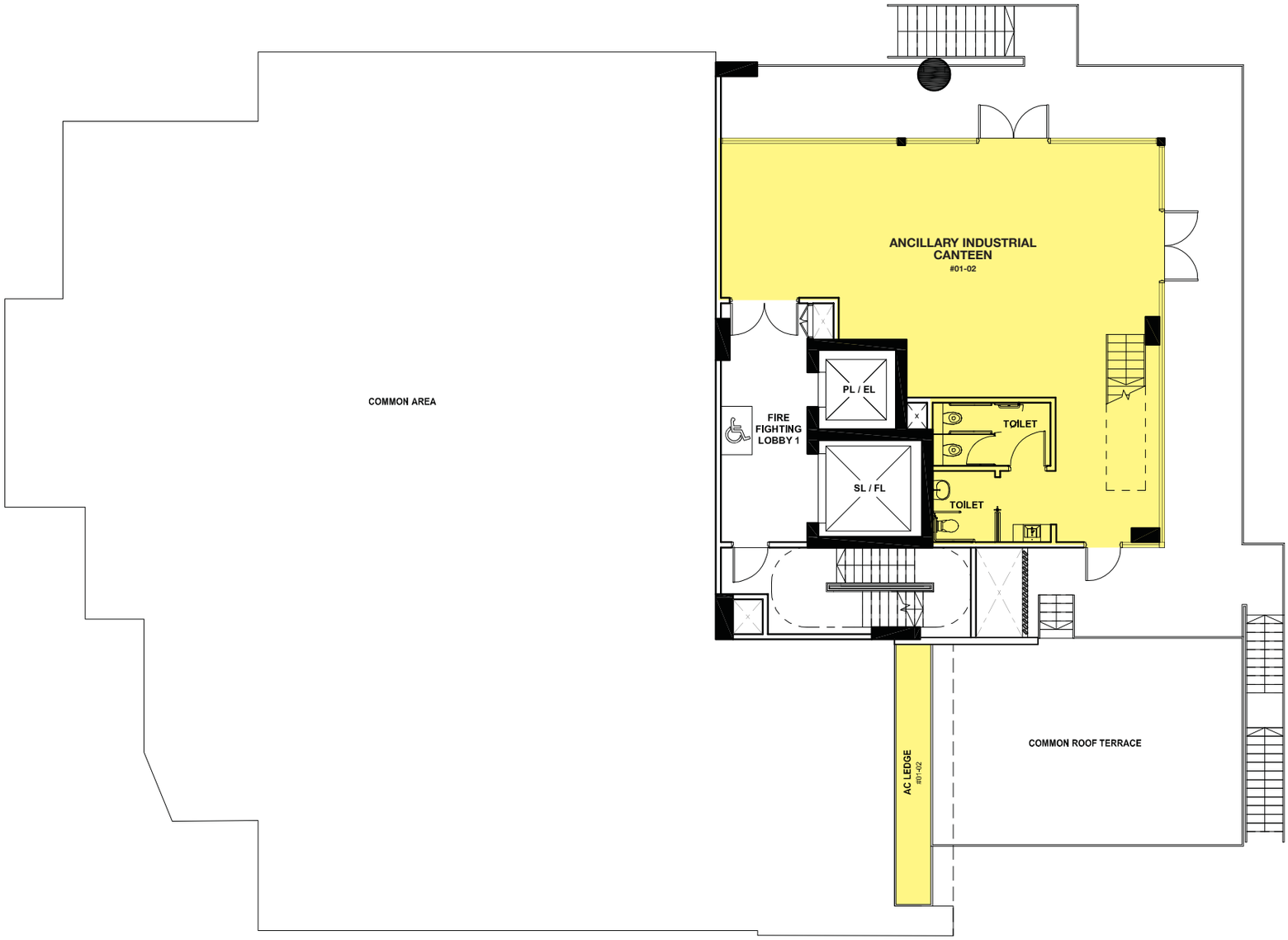
DIAGRAMMATIC CHART



UNIT NUMBER	#01-02
UNIT TYPE	CANTEEN
STRATA AREA (SQM)	237

STRATA AREA INCLUDES VOID, AC LEDGE & KITCHEN EXHAUST DUCT (KED)

1ST STOREY MEZZANINE



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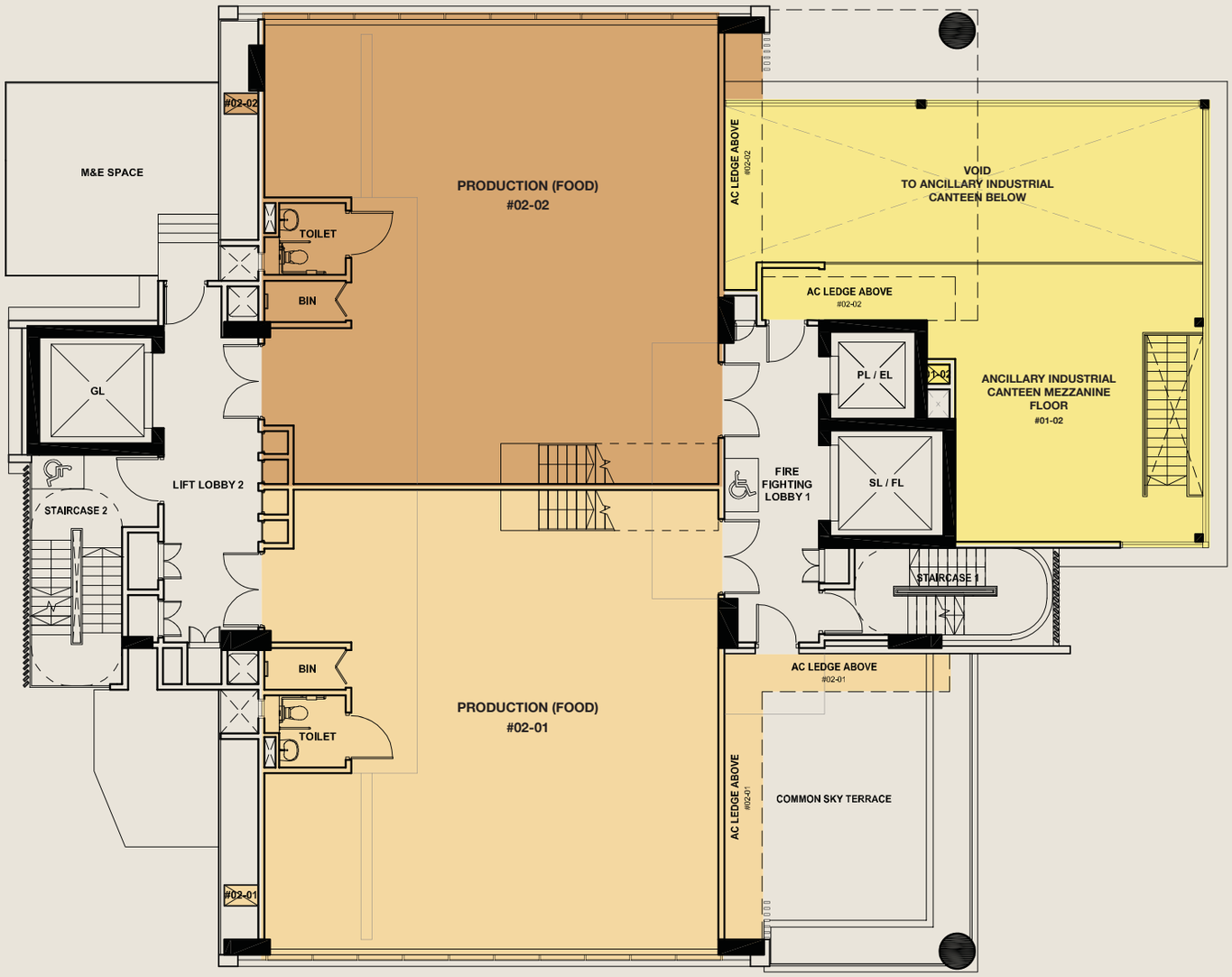
2ND STOREY

UNIT NUMBER	#01-02	#02-01	#02-02
UNIT TYPE	CANTEEN	A	A1
STRATA AREA (SQM)	237	337	336

STRATA AREA INCLUDES VOID, AC LEDGE & KED



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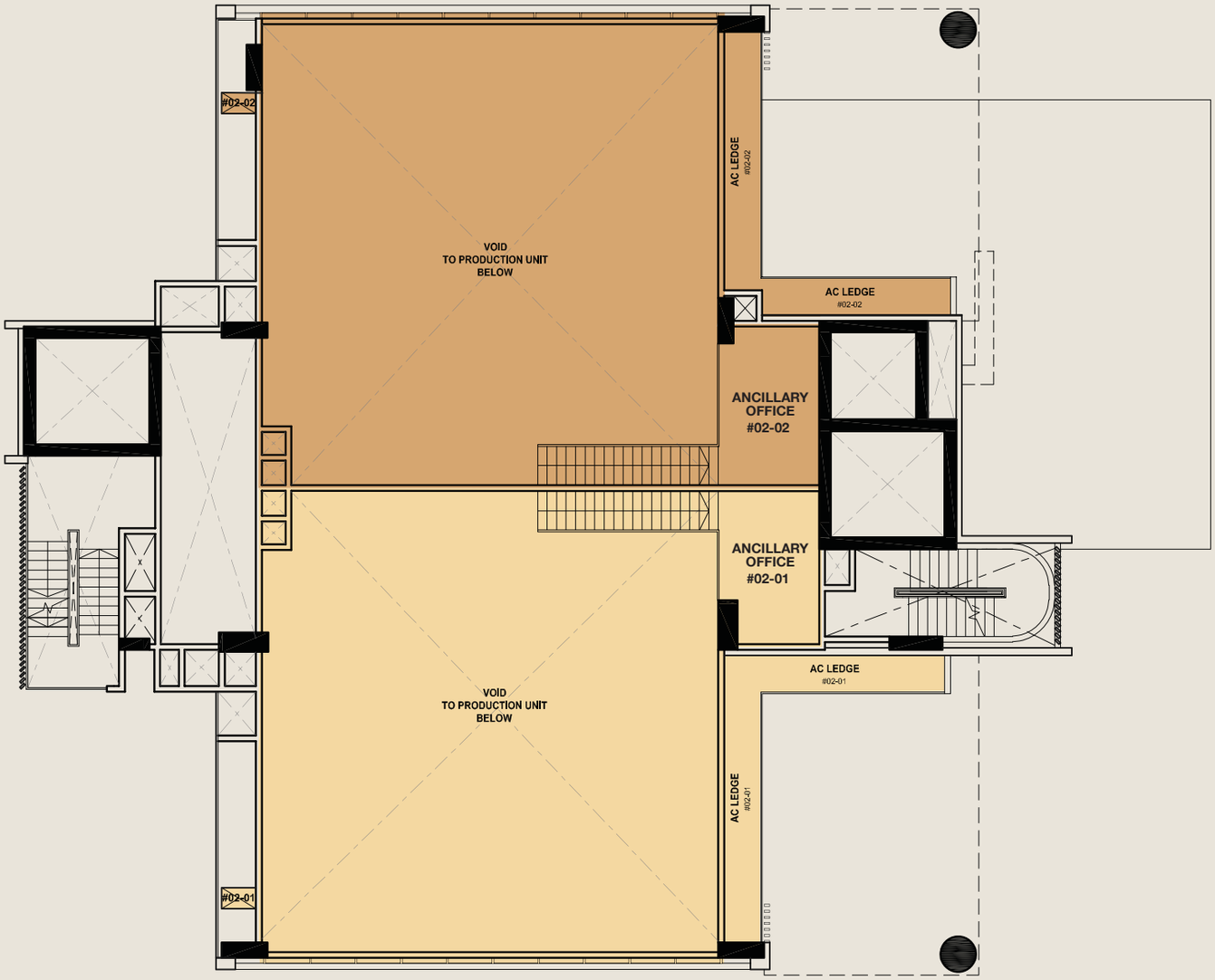
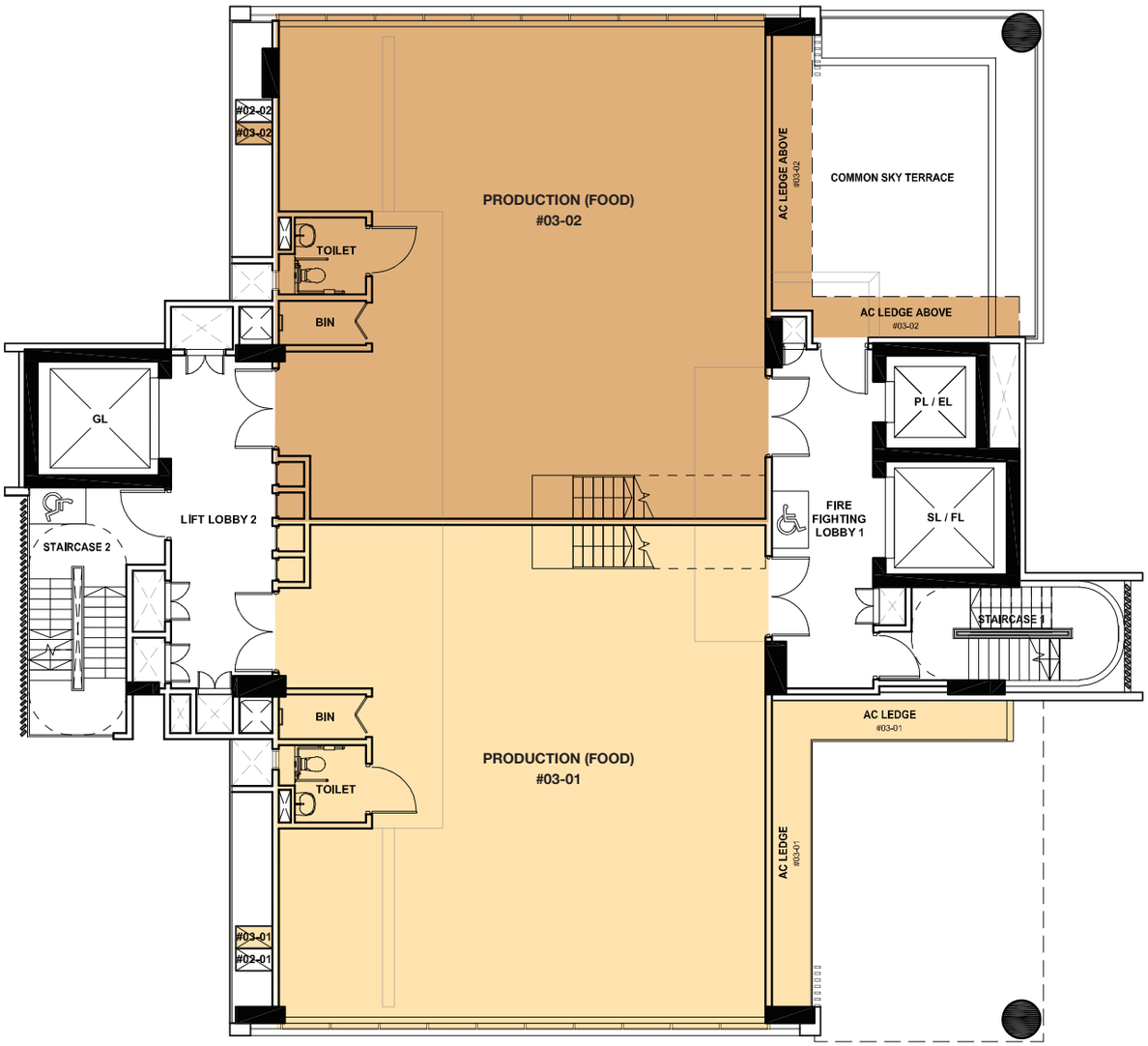
2ND STOREY MEZZANINE



3RD STOREY

UNIT NUMBER	#03-01	#03-02
UNIT TYPE	A	A1
STRATA AREA (SQM)	335	334

STRATA AREA INCLUDES VOID, AC LEDGE & KED



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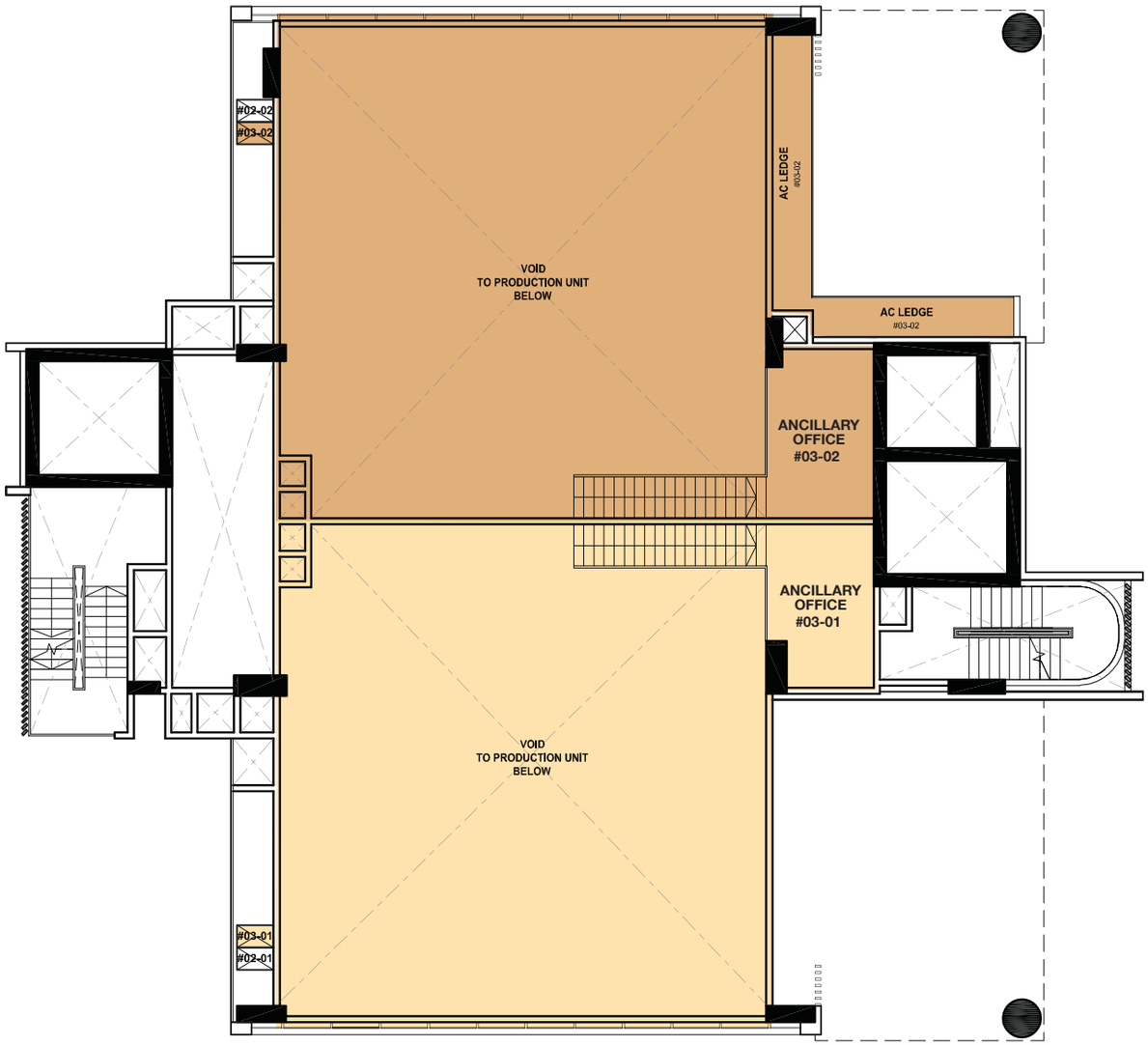
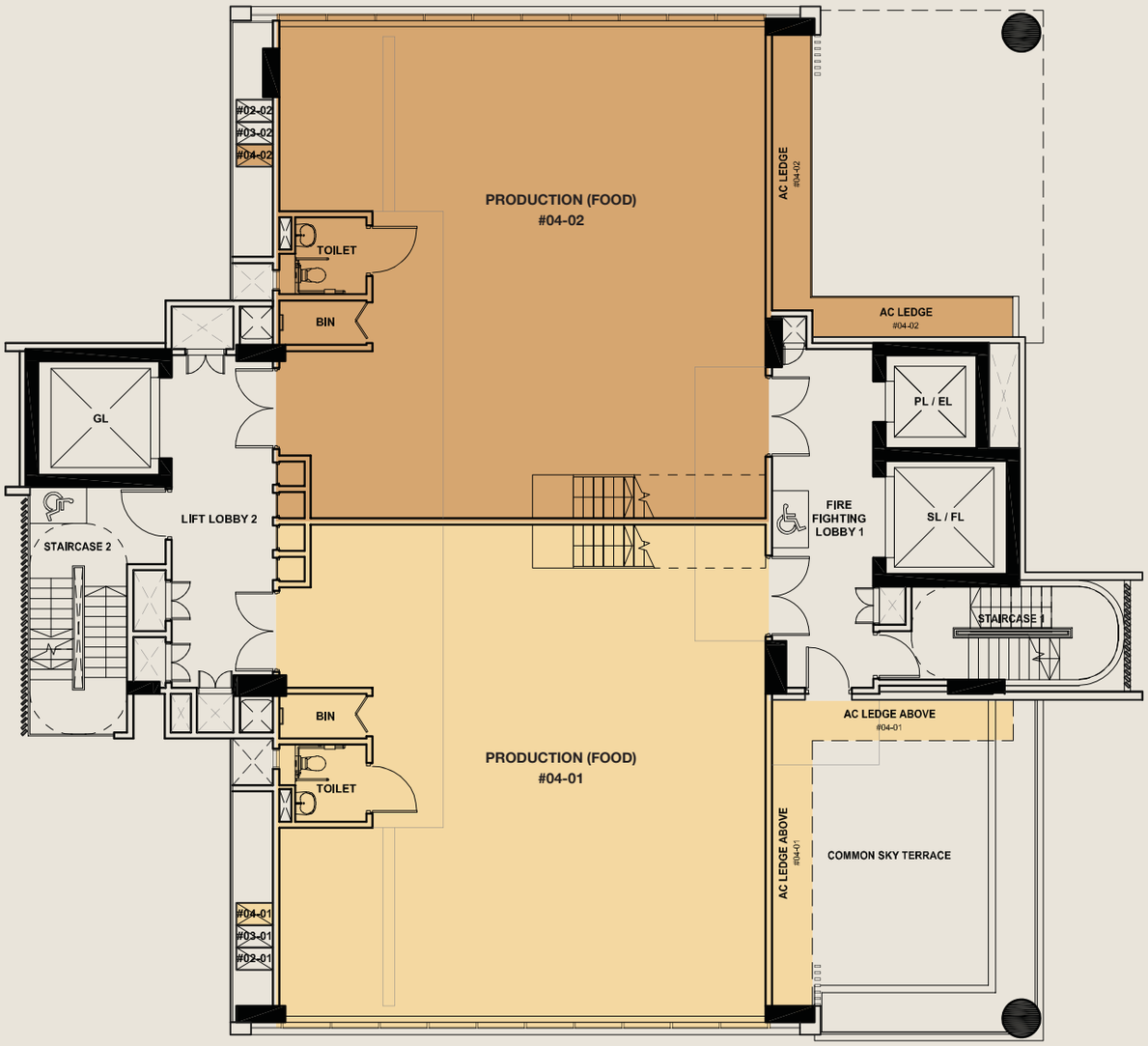
3RD STOREY MEZZANINE



4TH STOREY

UNIT NUMBER	#04-01	#04-02
UNIT TYPE	A	A1
STRATA AREA (SQM)	333	332

STRATA AREA INCLUDES VOID, AC LEDGE & KED



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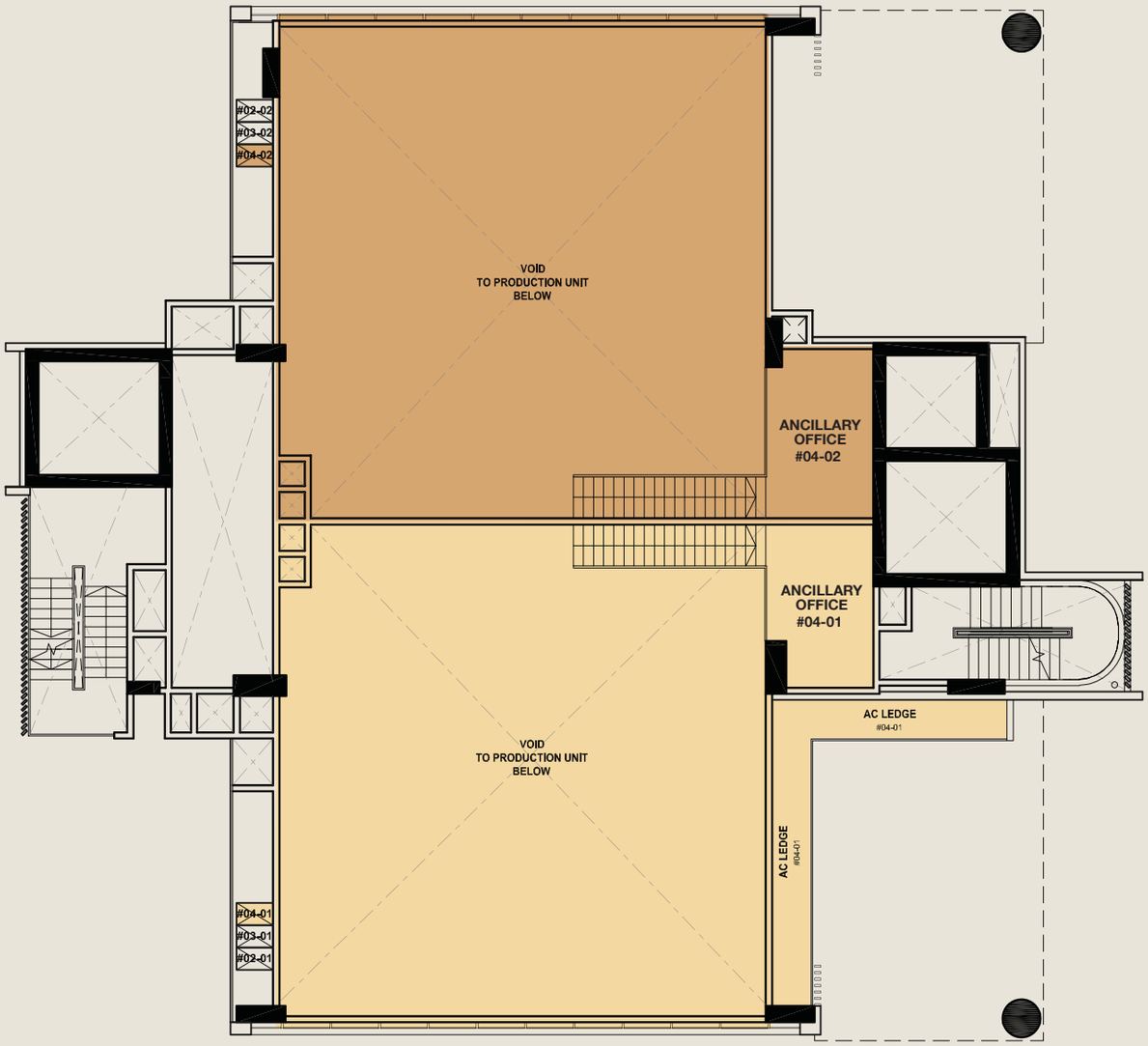
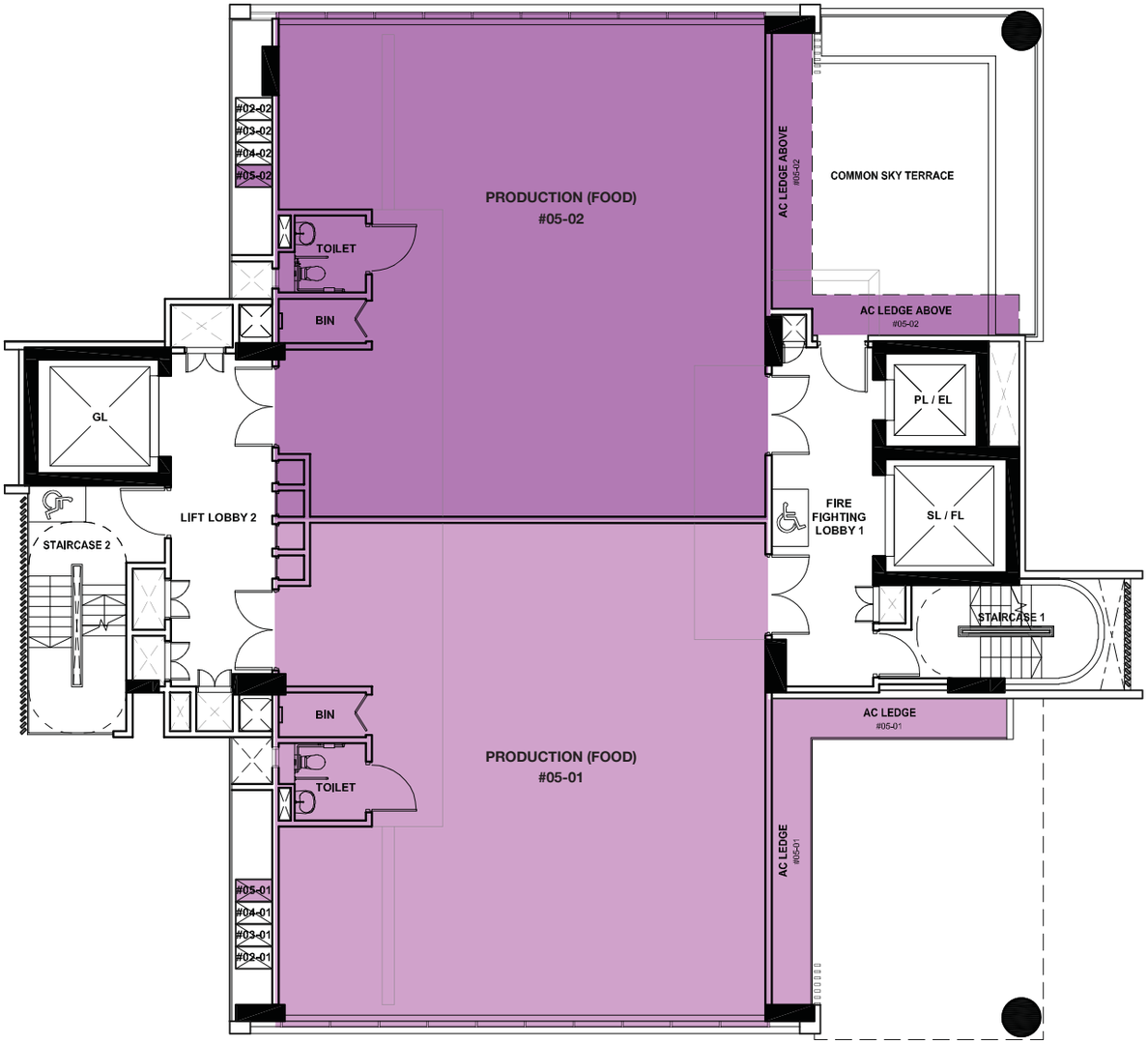
4TH STOREY MEZZANINE



5TH STOREY

UNIT NUMBER	#05-01	#05-02
UNIT TYPE	B	B1
STRATA AREA (SQM)	168	167

STRATA AREA INCLUDES AC LEDGE & KED



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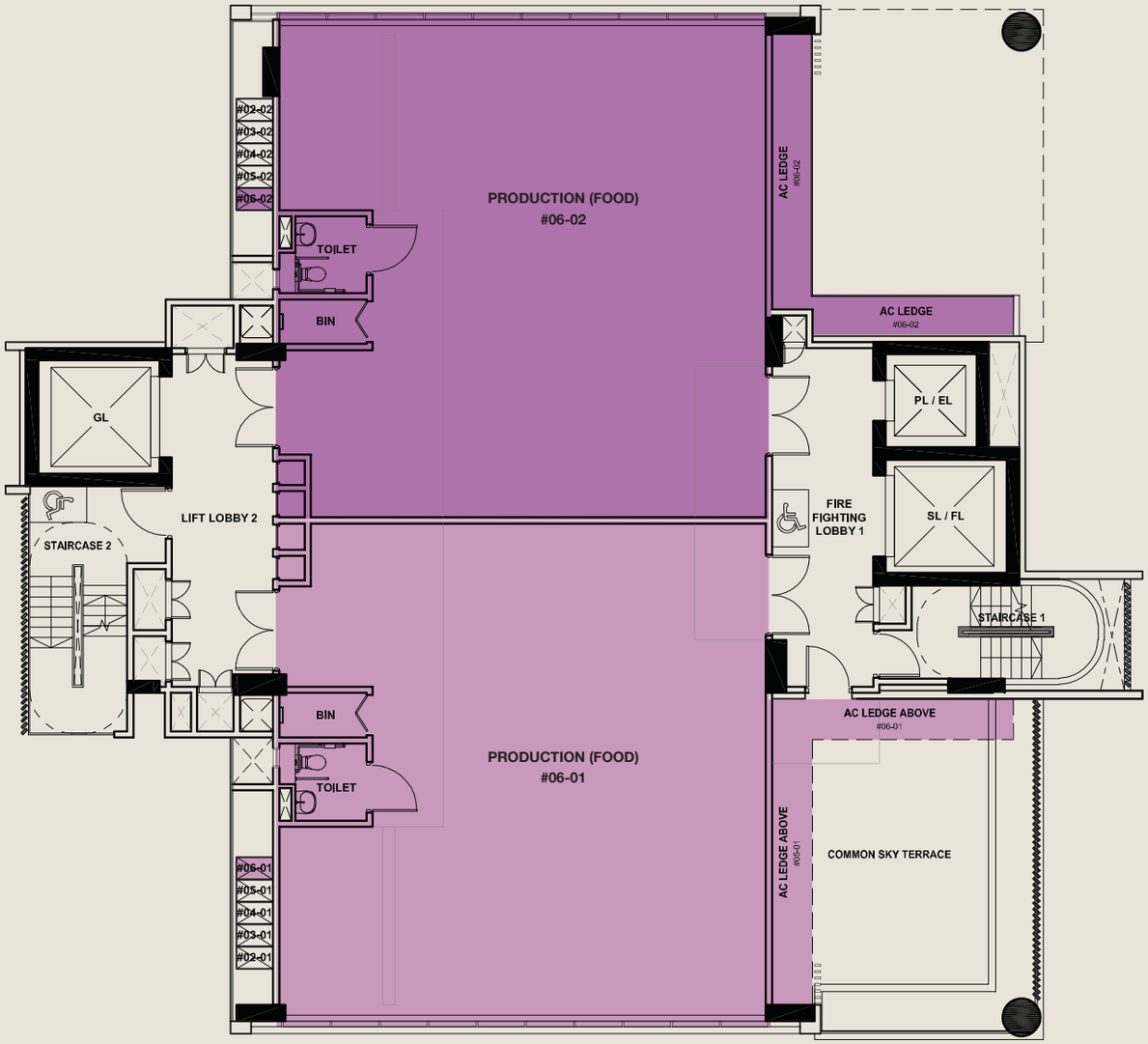
6TH STOREY

UNIT NUMBER	#06-01	#06-02
UNIT TYPE	B	B1
STRATA AREA (SQM)	167	166

STRATA AREA INCLUDES AC LEDGE & KED



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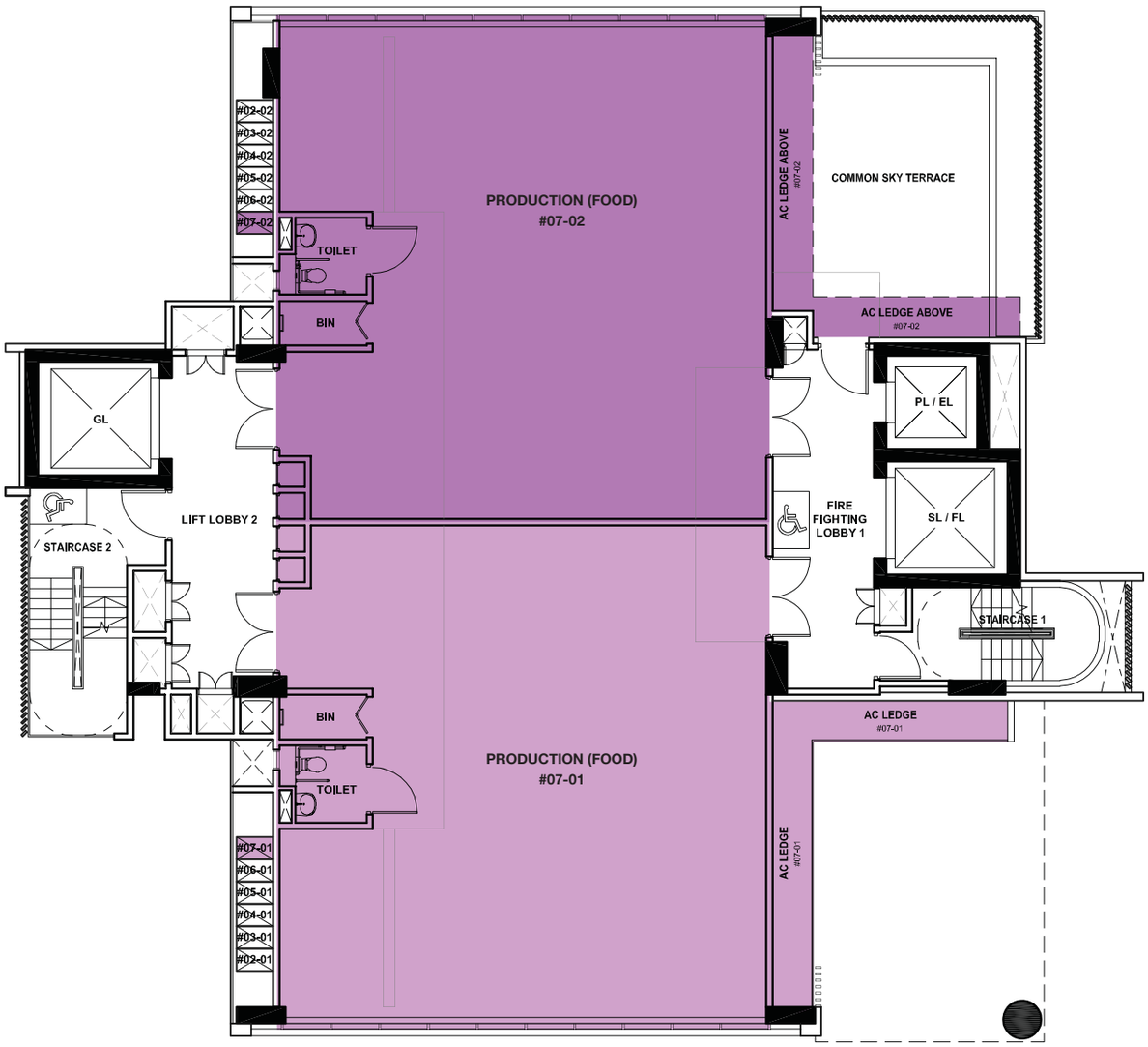
7TH STOREY

UNIT NUMBER	#07-01	#07-02
UNIT TYPE	B	B1
STRATA AREA (SQM)	166	165

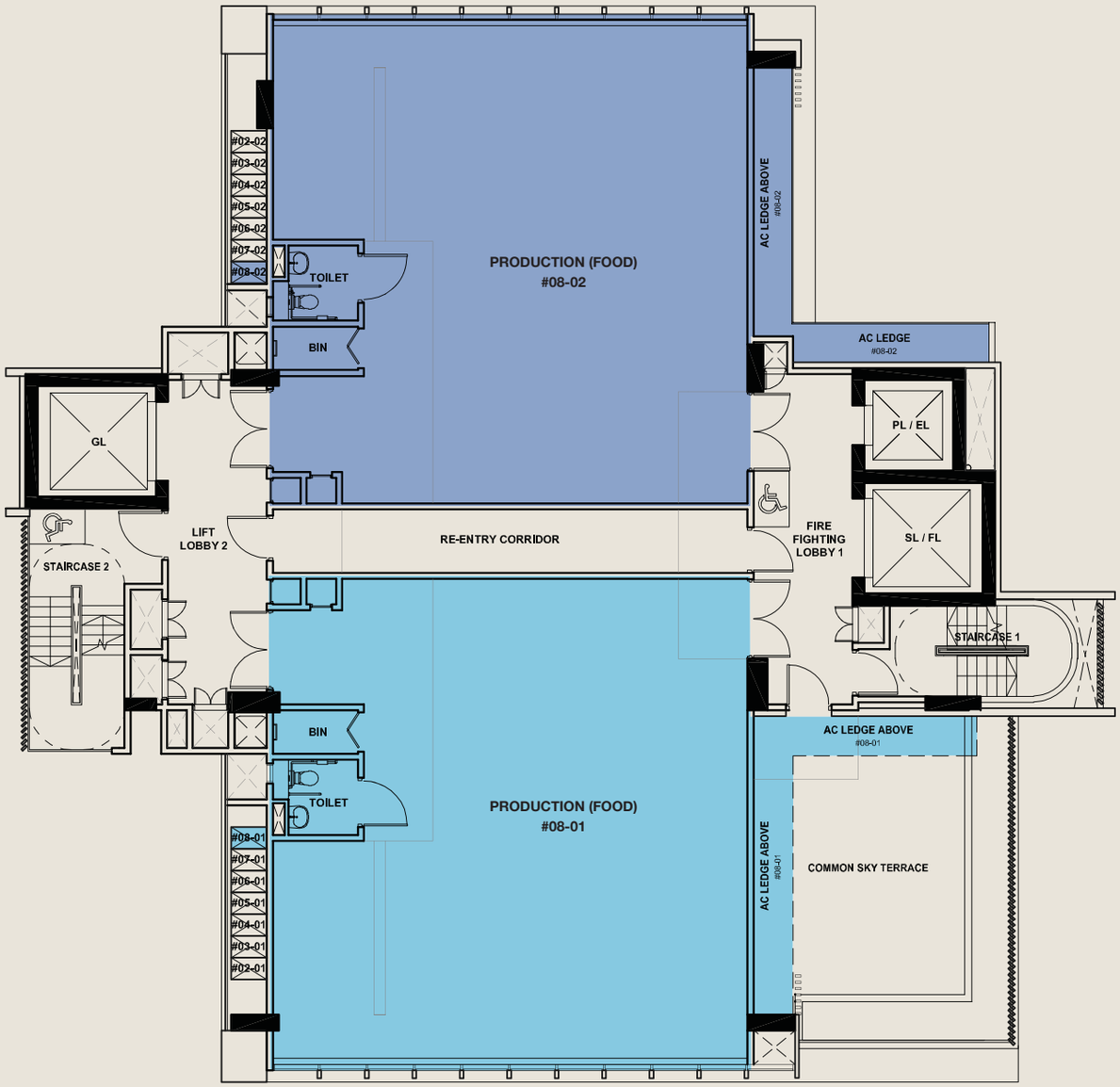
STRATA AREA INCLUDES AC LEDGE & KED



8TH STOREY

UNIT NUMBER	#08-01	#08-02
UNIT TYPE	C	C1
STRATA AREA (SQM)	165	164

STRATA AREA INCLUDES AC LEDGE & KED



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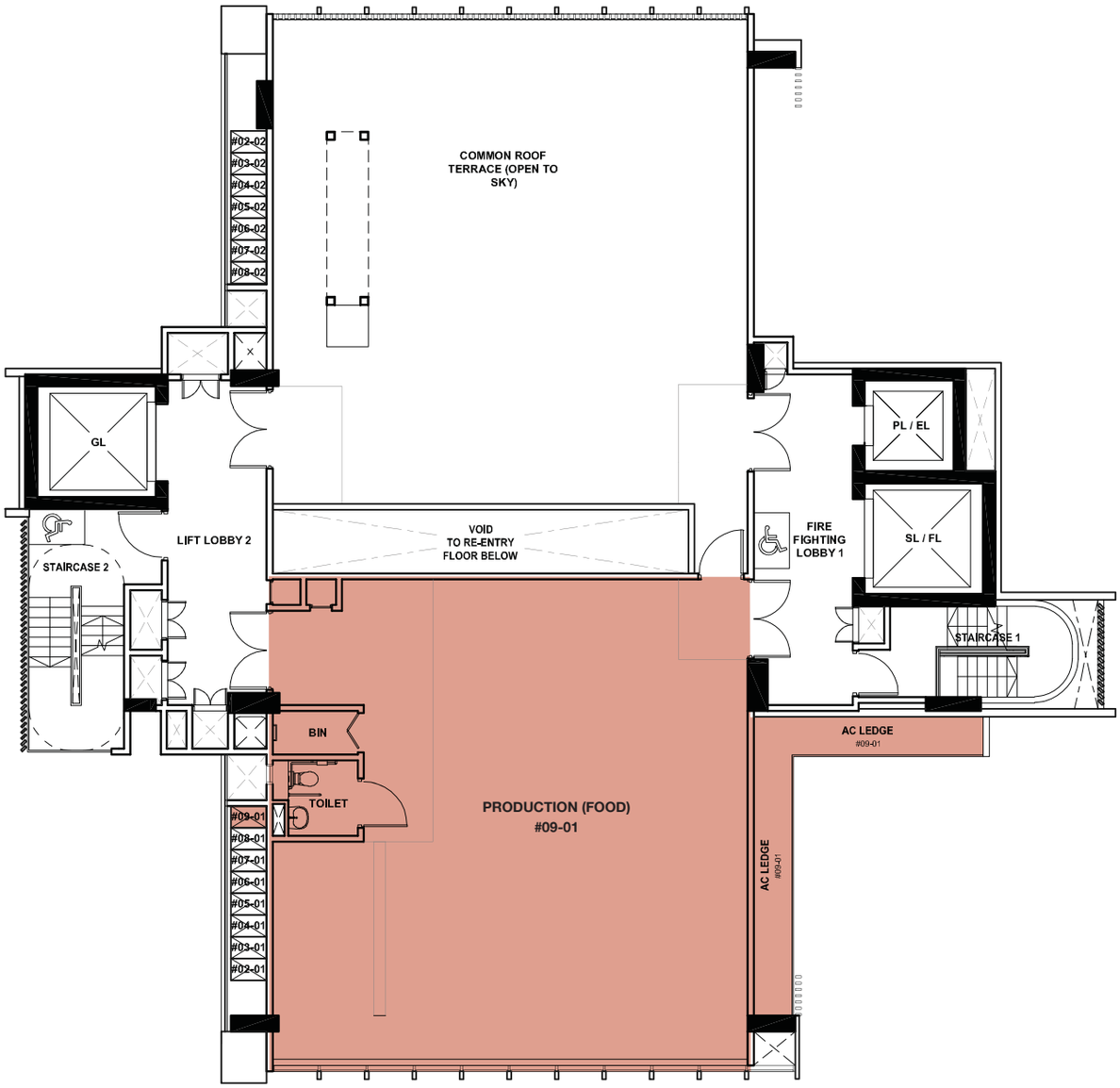
9TH STOREY

UNIT NUMBER	#09-01
UNIT TYPE	D
STRATA AREA (SQM)	164

STRATA AREA INCLUDES AC LEDGE & KED



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1. FOUNDATIONS
Reinforce Concrete Piling and/or substructure to Structural Engineer's detail and/or design.

2. STRUCTURE
Reinforced concrete structure and/or post-tensioning concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.

3. WALLS
a) External : Facade curtain wall system and precast concrete panels and/or dry wall partition and/or reinforced concrete and/or brick wall and/or blockwall with skim coat/plaster and paint and/or tiles (where applicable)
b) Internal : Precast concrete panels and/or dry wall partition and/or reinforced concrete and/or brick wall and/or blockwall with skim coat/plaster and paint and/or tiles (where applicable)

4. ROOF
Reinforced concrete flat roof with waterproofing and insulation and/or metal roof with insulation at designated areas.

5. CEILING
Concrete off form finish with skim coat and emulsion paint finish and/or false ceiling with paint finish, where applicable.

Estimated Floor to Floor Height:
i. 1st Mezzanine Storey (Canteen Main Level) : 3.50m
ii. 2nd Storey (Canteen Mezzanine Level) : 3.10m
iii. 2nd - 4th Storey (Production Unit) : 6.60m
iv. 2nd - 4th Mezzanine Storey (Ancillary Office) : 3.30m
v. 5th - 9th Storey : 4.90m

6. FINISHES
(a) Walls
i) Common Areas : Cement and sand plastering and/or skim coat with emulsion paint finish and/or spray textured finish and/or ceramic tiles where applicable
ii) Production Units (Food) : Facade Curtain Wall System and/or Cement and sand plastering and/or skim coat with emulsion paint finish and/or ceramic tiles to toilet and bin rooms and refuse chamber up to ceiling height where applicable
*Note: No tiles and/or plaster and/or skim coat with emulsion paint above false ceiling

(b) Floors
i) Lift Lobbies : Homogeneous and/or Ceramic tiles and/or power float concrete floor where applicable
ii) Production Units (Food) : Power float concrete floor with hardener and/or where applicable
iii) Ancillary Industrial Canteen : Power float concrete floor with hardener and/or where applicable
iv) M&E Rooms : Cement and sand screed finish and/or power float concrete with hardener with waterproofing where applicable
v) Driveway : Power float concrete with hardener and/or bitumen premix and/or concrete imprint
vi) All Toilets / All Bin Rooms / Bin Centre : Floor tiles with waterproofing where applicable
vii) Staircase : Cement and sand screed finish with nosing strip and/or metal plate with paint and/or natural finish
viii) Airconditioning Ledge ("A/C Ledge") : Cement and sand screed finish where applicable
ix) Common Sky/Roof Terrace : Homogeneous and/or Ceramic tiles and/or power float concrete floor with waterproofing where applicable

7. PAINTING
Weather-resistant paint and/or spray-textured finish to the external and emulsion paint/acrylic paint to the internal surfaces where applicable.

8. WATERPROOFING
Waterproofing provided to all slabs subjected to water penetration, internal wet areas (e.g. toilets and bin centers), slabs above water-sensitive areas (e.g. substations) and areas open to sky where applicable.

9. WINDOWS
Aluminum framed glass window and/or fixed glass panels and/or fire access opening and/or fixed aluminum louvers in accordance with statutory requirements, where applicable.

10. DOORS
Metal and/or aluminum and/or timber doors and/or metal roller shutters and/or PVC doors in accordance with statutory requirements, where applicable.

11. IRONMONGERIES
Locksets and ironmongeries in accordance with statutory requirements, to Architect's selection.

12. PLUMBING AND SANITARY
(a) Plumbing and Sanitary installations are to supply and install in accordance to statutory requirements

(b) For <u>Production Units (Food)</u>
- Scupper drain and sampling sump provided for each Production Unit (Food) in accordance with statutory requirements
- Provision of water supply to Production Unit (Food)'s bin room and toilet and capped off at high level within the unit
- Provision of one (1) floor trap within the Production Unit (Food)'s toilet
- Provision of one (1) floor trap within the Production Unit (Food)'s bin room

(c) For <u>Ancillary Industrial Canteen</u>
- Provision of two (2) floor traps within the Ancillary Industrial Canteen unit
- Provision of two (2) floor traps and one (1) floor waste within the Ancillary Industrial Canteen toilet

(d) Provision of one (1) number of centralize grease interceptor

13. ELECTRICAL INSTALLATION
<u>Power Supply</u>
a) 1st Storey Mezzanine Ancillary Industrial Canteen : 200 Amps (3 Phase)
b) 2nd to 4th Storey Production Units (Food) with Mezzanine Ancillary Office : 150 Amps (3 Phase)
c) 5th to 9th Storey Production Units (Food) : 150 Amps (3 Phase)
Note: Isolator for all units are provided in the units and the respective occupants shall provide their own distribution board to serve the unit.

14. LIGHTNING PROTECTION
Lightning protection system provided in accordance to prevailing code of practice.

15. MECHANICAL VENTILATION
(a) Natural/Mechanical ventilation shall be provided in accordance to statutory requirements in designated areas.

16. AIR-CONDITIONING/LEDGE
(a) Air-Conditioning installation to be provided in accordance to statutory requirements, where applicable.
(b) Ceiling and/or wall-mounted air conditioning system to be provided to Ancillary Industrial Canteen, Fire Command Centre and 1st Storey Fire Fighting Lobby 1 only.
(c) All Production Units (Food) are provided with A/C ledge only.

BUILDING SPECIFICATIONS

17. LIFTS

Type of Lift provisions:

- One (1) no. of common passenger lift
- One (1) no. of common service lift (Processed Food)
- One (1) no. of common goods lift (Unprocessed Food)

18. FIRE PROTECTION

Fire Protection System provided in accordance with statutory requirements.

19. TELECOMMUNICATION

Telecommunication supply and installation to be in accordance to statuory requirements. One (1) number of cable tray with 2-way Air-Blown Fibre are cap off at high level, is provided up to each Production Unit (Food)'s entrance from the Telecommunication Riser.

20. GAS SUPPLY

Town gas supply pipe to cap off at high level at each Production Unit (Food)'s entrance.

21. REFUSE DISPOSAL

Refuse chute provided to all Production Units (Food) only.
One (1) Refuse Chamber and One (1) Bin Centre is provided at 1st storey.

22. KITCHEN EXHAUST DUCT

Provision of kitchen exhaust duct to Production Units (Food) and up to the roof in accordance to statutory requirements. Wet chemical suppression system, exhaust fans, hoods, fresh air fans & air cleaner and accessories are to be provided by Purchaser to comply with NEA requirements connecting to Vendor provided exhaust shaft. To ensure good performance of the exhaust system, maintenance for respective Production Unit (Food)'s exhaust system and its exhaust duct to the external shall be done by the Purchaser.

23. FLOOR LOADING

i.	1st Storey Mezzanine (Ancillary Industrial Canteen)	:	5.0 kN/m^2
ii.	2nd Storey (Ancillary Industrial Canteen Mezzanine Storey)	:	5.0 kN/m^2
iii.	2nd Storey to 4th Storey (Production Unit (Food))	:	12.5 kN/m^2
iv.	2nd Storey to 4th Storey Mezzanine (Ancillary Office)	:	4.0 kN/m^2
v.	5th Storey to 9th Storey (Production Unit (Food))	:	12.5 kN/m^2

24. TURFING

In compliance with NPark's requirements.

25. CAR PARK BARRIER SYSTEM

Vehicle Car Park Barrier with entry barrier arm system equipped with Semi Electronic Pricing System (EPS) and/or any other equivalent system

26. NOTES TO SPECIFICATION

A. Marble/Compressed Marble/Granite
Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/granite as well as non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at joints. Subject to Clause 15.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

B. Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pips and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

C. Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

D. Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 15.3, the brand, color and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability and the sole discretion of the Vendor.

E. False Ceiling
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

F. Glass
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clauses 10 and 18.

G. Mechanical Ventilation System
Mechanical Ventilation fans and ducting are to be provided to areas whch are not naturally ventilated.
To ensure good working condition of the mechanical ventilation system, such as the exhaust system within units such as ancillary offices, bin rooms and toilets (where applicable) are to be maintained by the Purchaser on a regular basis.

H. Wall
All wall finishes shall be terminated at false ceiling level.

I. Tiles
Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

J. Kitchen Exhaust Duct
Kitchen exhaust duct are provided to all Units, to comply with statutory requirements. Wet chemical suppression system, exhaust fans, hood, fresh air fans & air cleaner and accessories are to be provided by Purchaser to comply with NEA requirements connecting to vendor provided exhaust duct. To ensure good performance of the exhaust system, maintenance for respective Production unit (Food)'s exhaust system and its exhaust duct from to external shall be done by the Purchaser

K. Water and/or Town Gas and/or Electrical Supplies
The Purchaser is liable to pay such fees to the water and/or Town Gas and/or electrical supply providers or any other relevant party or any other relevant authorities for the supply connection for their respective water and/or Town Gas and/or electricity. The Vendor is not responsible to make arrangement with any of the said parties.

L. Telephone and/or Cable Services
If the Purchaser requires telephone and/or cable services, the Purchaser will have to make direct arrangements with the telephone and/or cable services provider and/or such relevant entities/authorities for telephone and/or cable services to the Unit and to make all necessary payments to the telephone and/or cable services provider and/or the relevant entities/authorities.

M. Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of fan coils units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Prestigious projects by: **GOODLAND GROUP LIMITED**

The Morris Residences
Award Winning Project

The Citron &
The Citron Residences

The Bently Residences@Kovan

Goodland Group
Building

The Vetro

One Meyer

Shoreline Residences I
Award Winning Project

Shoreline Residences II
Award Winning Project

Suites@Topaz

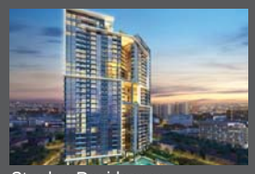
Royce Residences

Aristo@Amber

Coastline Residences

One Robey

Vibes@East Coast


Sturdee Residences

Name of Project	:	Citrine Foodland @ 33 Kim Chuan
Address of Project	:	No. 33 Kim Chuan Drive Singapore 537087
Tenure of Land	:	Estate in Perpetuity (FREEHOLD)
Legal Description	:	MK23 Lots 3444M and 3445W
Building Plan Approval No	:	A1830-00366-2019-BP01 dated 21 Oct 2019 A1830-00366-2019-BP02 dated 21 July 2020
Expected Date of TOP No later than	:	31 December 2023
Expected Date of Legal Completion no later than	:	31 December 2026

Developer

GOODLAND CITRINE PTE LTD
(Wholly-owned by Goodland Group Limited)

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