

PLATINUM@PIONEER  
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PLATINUM  
PIONEER

- 16 Terrace Factory Units
- Industrial Canteen

## AN ESSENTIAL ELEMENT FOR YOUR INDUSTRIAL BUSINESS

Platinum@Pioneer is a **Business 2 Industrial** development suitable for a broad range of business activities for **general and light industrial use**. The exquisite development comprises of two blocks of **three and four storey terrace factories** as well as **an industrial canteen**. The platinum grey façade aims to exude a sense of prestige and luxury, standing out from the rest in Tuas area.

Platinum@Pioneer is poised to relish in the growth of Tuas as the shipping heart in Singapore. The new mega port is earmarked as the centrepiece of Singapore's Next Generation Port vision that is set to house all container operations from the next decade. The up-and-coming Jurong Gateway development and Jurong Innovation District getting underway, especially with the High-Speed Rail connecting Jurong and Kuala Lumpur, and the Jurong Regional Line connecting Tuas to other areas in Singapore, will benefit the development over the medium and long term.

### Future developments

- Tuas Mega Port
- Jurong Innovation District
- Jurong Gateway
- High Speed Rail
- Jurong Regional Line

# SMOOTH CONNECTIVITY

Strategically located along Pioneer Road & Tuas Avenue 11, Platinum@Pioneer enjoys smooth connectivity via various modes of transportation.

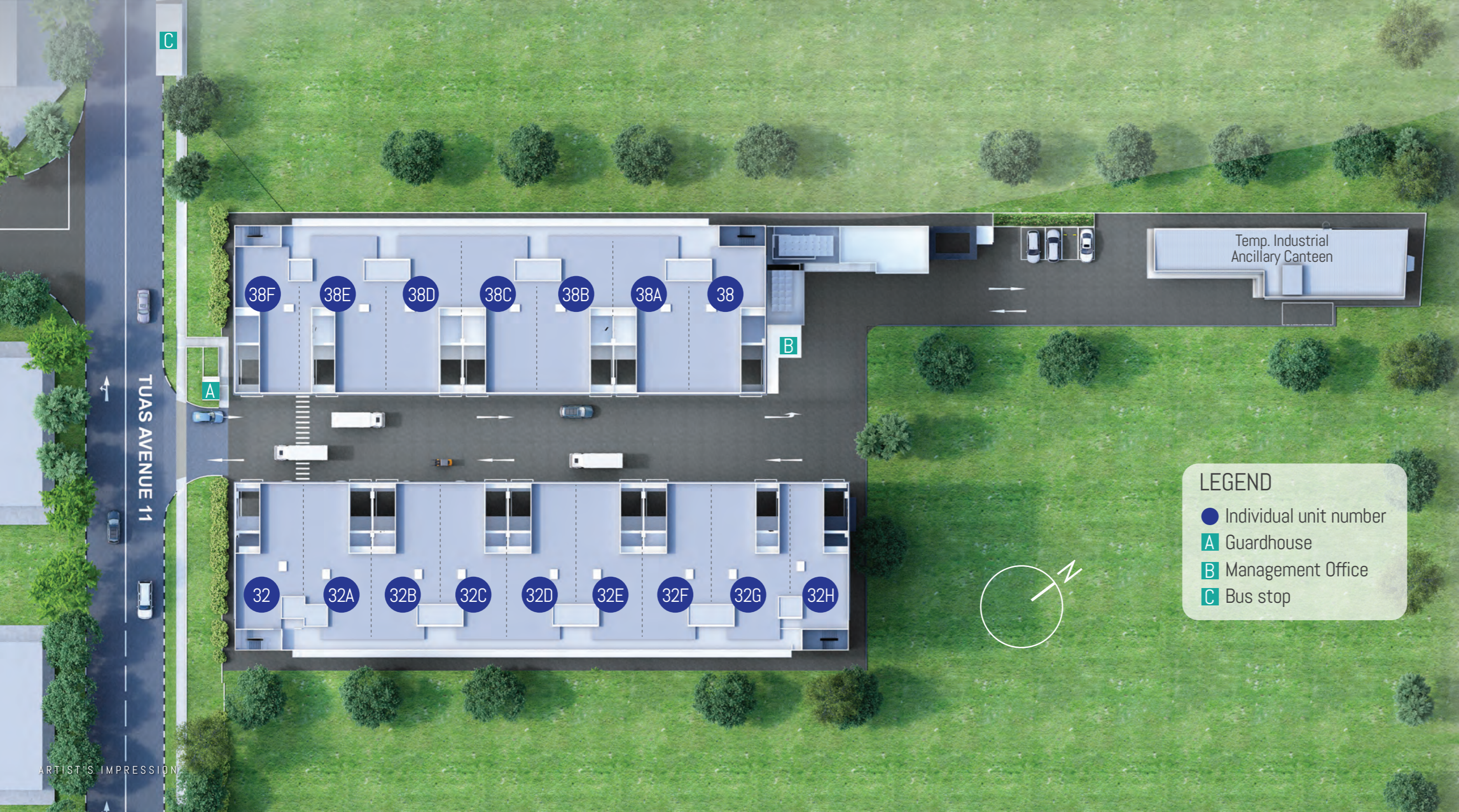
## BY CAR

Platinum@Pioneer is well connected to two major expressways, **Ayer-Rajah Expressway (AYE)** & **Pan Island Expressway (PIE)** with the first newly-constructed viaduct in Singapore that integrates the road and the extension of the East-West Mass Rapid Train (MRT) Line.

## BY PUBLIC TRANSPORT

Platinum@Pioneer is within walking distance or 2 to 3 bus stops from **Tuas Crescent Station** and **Tuas West Road Station**, both of which are part of the newly-opened **Tuas West Extension**.





## TERRACE FACTORY

Each terrace factory is thoughtfully designed to provide functionality for most industrial business featuring:

- Easy vehicular access with **WIDE DRIVEWAYS OF UP TO 12 M WIDTH**
- **AMPLE COMMON CAR AND LORRY PARKING LOTS** right in front of individual terrace factory units
- **LOADING/UNLOADING ACCESS**



# SECTIONAL PLAN



4 Storey Terrace Factory Block

Estimated Floor to Floor Height		Floor Loading
4 <sup>th</sup> Storey	6 metres	7.5 kN/m <sup>2</sup>
3 <sup>rd</sup> Storey	6 metres	10 kN/m <sup>2</sup>
2 <sup>nd</sup> Storey	6 metres	12.5 kN/m <sup>2</sup>
1 <sup>st</sup> Storey	9 metres	20 kN/m <sup>2</sup>

3 Storey Terrace Factory Block

Estimated Floor to Floor Height		Floor Loading
3 <sup>rd</sup> Storey	6 metres	7.5 kN/m <sup>2</sup>
2 <sup>nd</sup> Storey	6 metres	12.5 kN/m <sup>2</sup>
1 <sup>st</sup> Storey	9 metres	20 kN/m <sup>2</sup>

ARTIST'S IMPRESSION

- A **COLUMN-FREE INTERIOR** allowing customisation and efficient usage of the available floor area.
- **HIGH FLOOR TO FLOOR HEIGHT UP TO 9 METRES** at the first storey to enable greater operational flexibility.
- **HIGH STRUCTURAL FLOOR LOADING** of each unit is up to 20 kN/m<sup>2</sup> on the first storey.

- **HIGH ELECTRICAL SUPPLY INSTALLATION** is catered for every unit.
- **EXCLUSIVE 23-pax service lift and lift lobby.**

# INDUSTRIAL CANTEEN

The location of the **two storey** industrial canteen provides an **extremely good frontage with high visibility along Pioneer Road** with its classy façade greeting your visitors as they enter from the walkway along Pioneer Road.

**High ceiling** of the first storey will capture visual attention and simply put your customers in a good mood while they are enjoying their meals. It also comes with a **13-pax service lift** for access to the second storey where they can enjoy a more comfortable private dining area.

## Canteen

	Estimated Floor to Floor Height	Floor Loading
2 <sup>nd</sup> Storey	3.85 metres	7.5 kN/m <sup>2</sup>
1 <sup>st</sup> Storey	3.50 metres	10 kN/m <sup>2</sup>



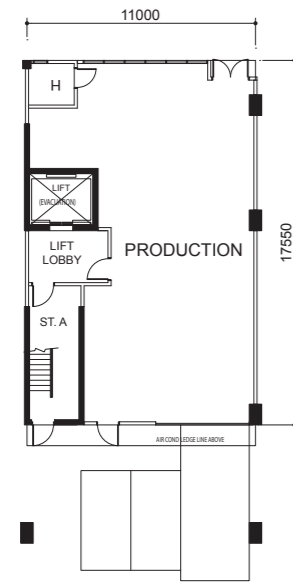


# UNIT TYPE PLAN

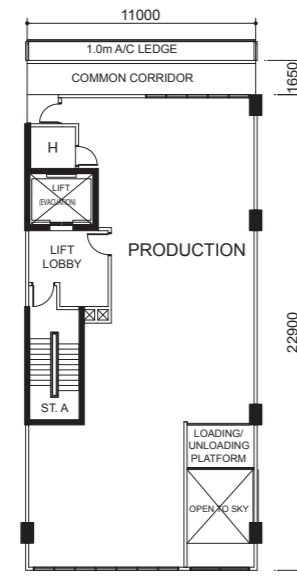
## Type 1

- 38B
- 38C\*
- 38D
- 38E\*

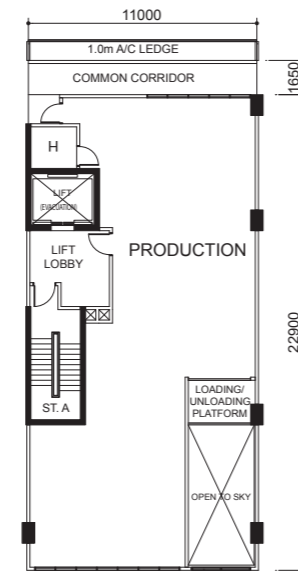
\*Mirror image



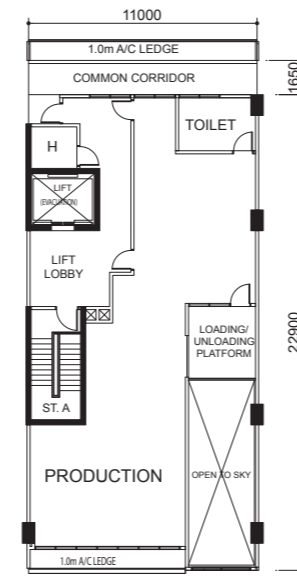
1<sup>ST</sup> STOREY PLAN



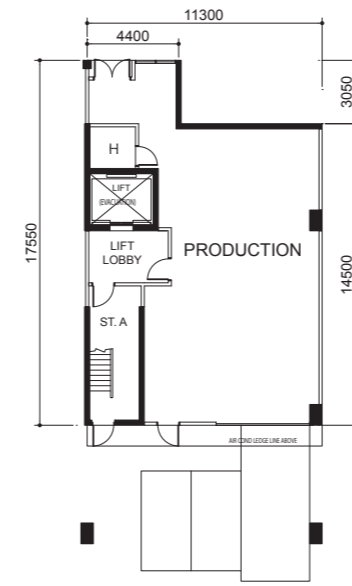
2<sup>ND</sup> STOREY PLAN



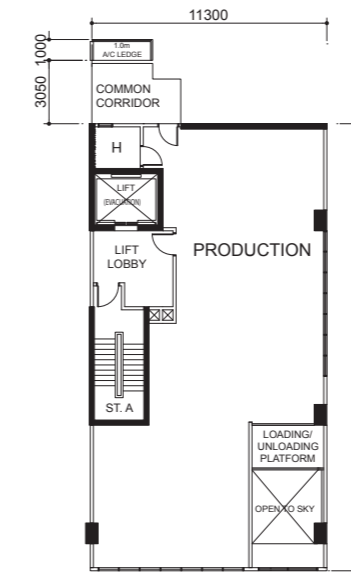
3<sup>RD</sup> STOREY PLAN



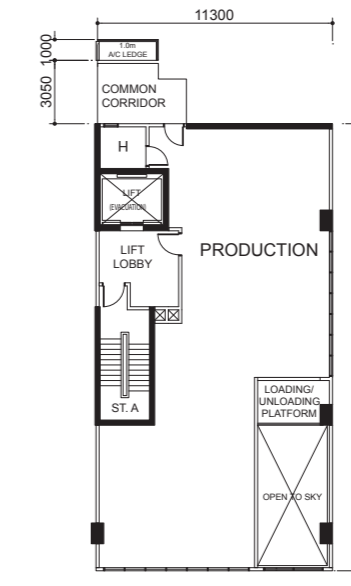
4<sup>TH</sup> STOREY PLAN



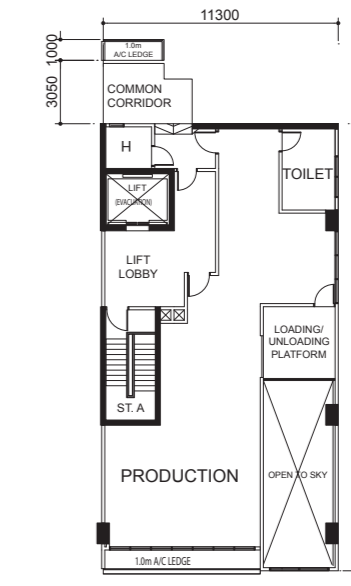
1<sup>ST</sup> STOREY PLAN



2<sup>ND</sup> STOREY PLAN



3<sup>RD</sup> STOREY PLAN



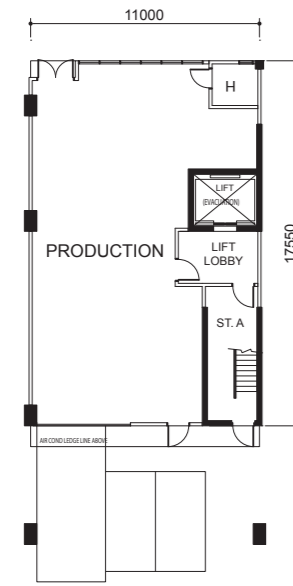
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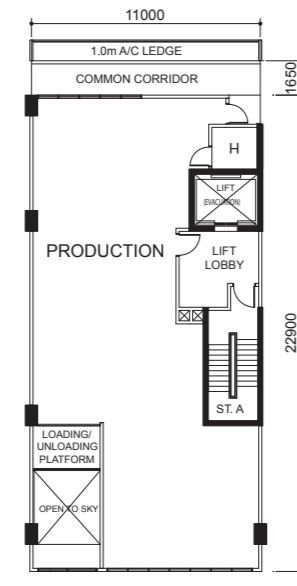
- 38

## Type 1A

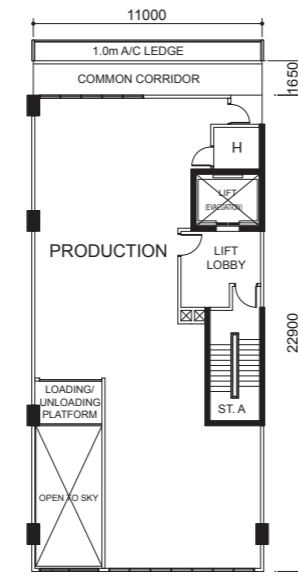
- 38A



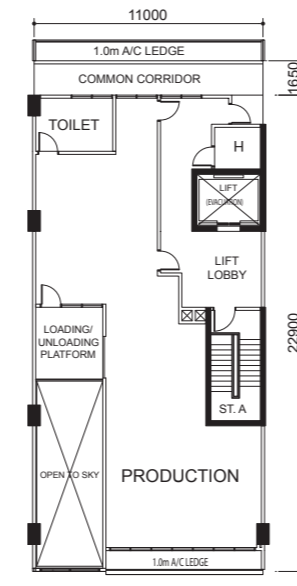
1<sup>ST</sup> STOREY PLAN



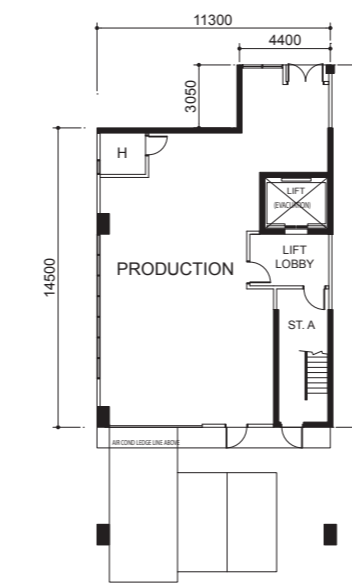
2<sup>ND</sup> STOREY PLAN



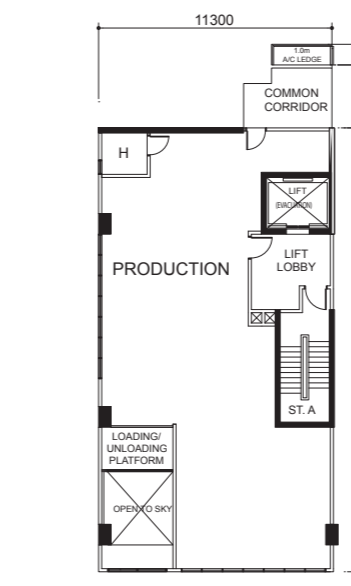
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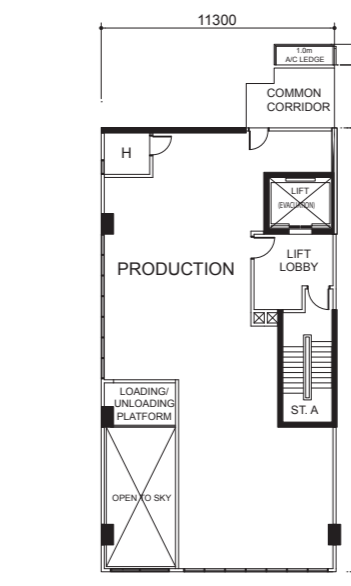
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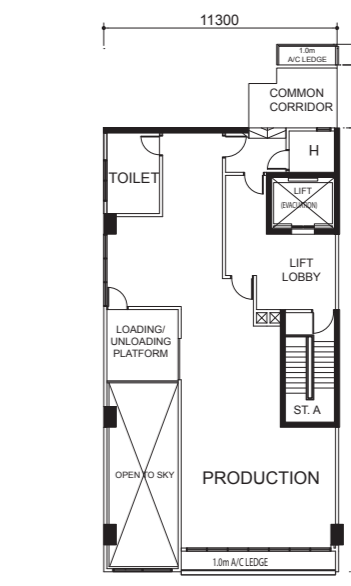
1<sup>ST</sup> STOREY PLAN



2<sup>ND</sup> STOREY PLAN



3<sup>RD</sup> STOREY PLAN



4<sup>TH</sup> STOREY PLAN

## Type 3A

- 38F

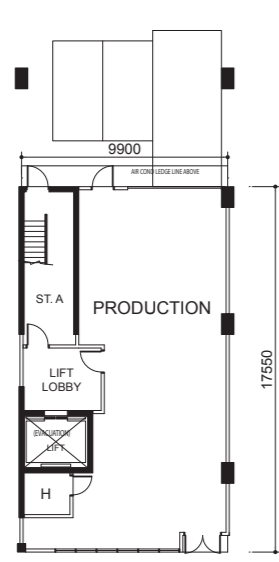


# UNIT TYPE PLAN

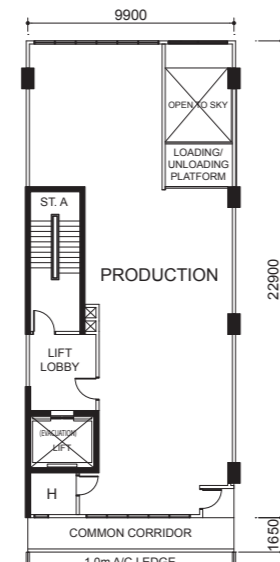
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- 32A
- 32B\*
- 32C
- 32D\*
- 32E
- 32F\*

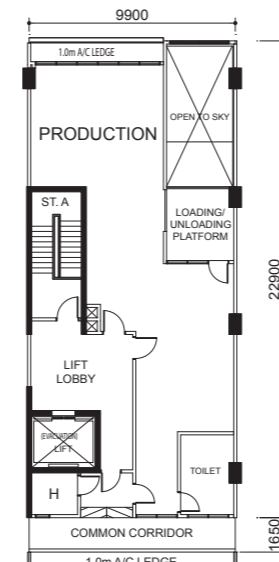
\*Mirror image



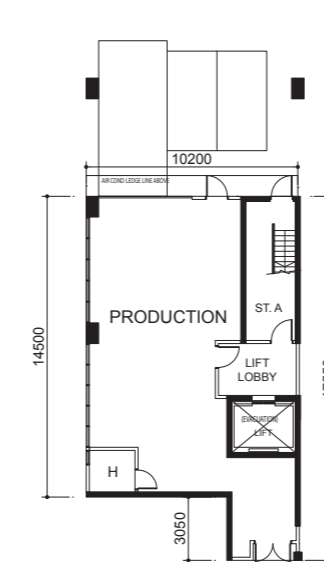
1<sup>ST</sup> STOREY PLAN



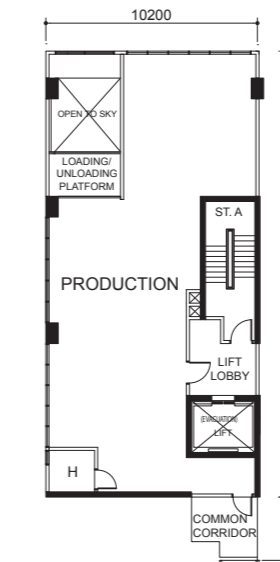
2<sup>ND</sup> STOREY PLAN



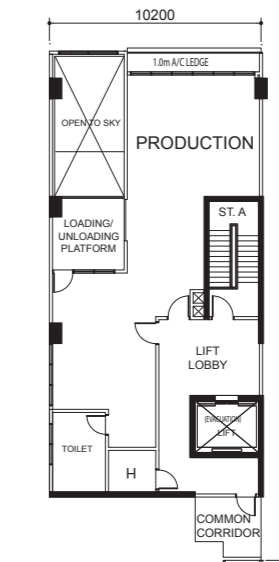
3<sup>RD</sup> STOREY PLAN



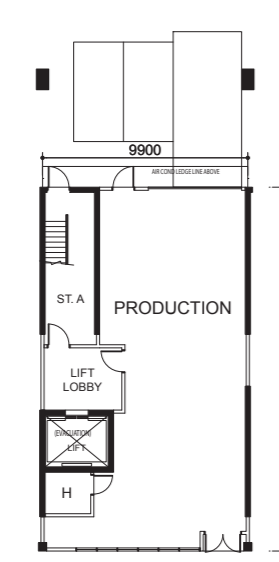
1<sup>ST</sup> STOREY PLAN



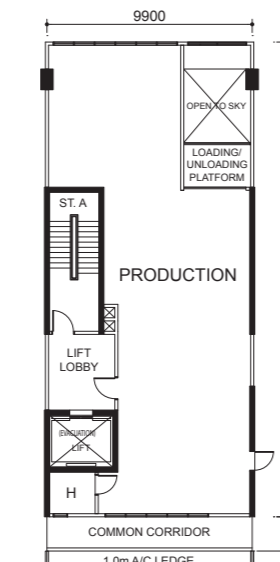
2<sup>ND</sup> STOREY PLAN



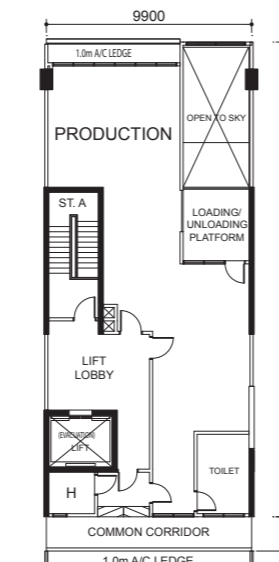
3<sup>RD</sup> STOREY PLAN



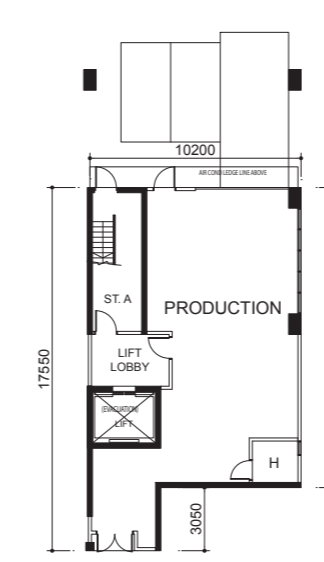
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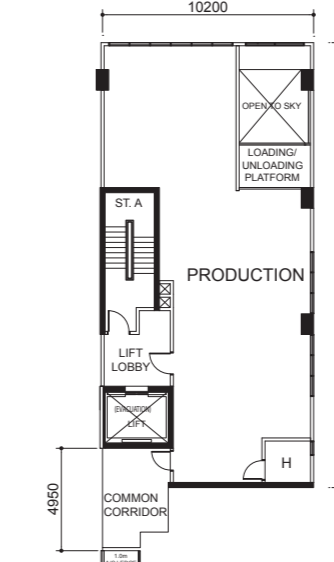
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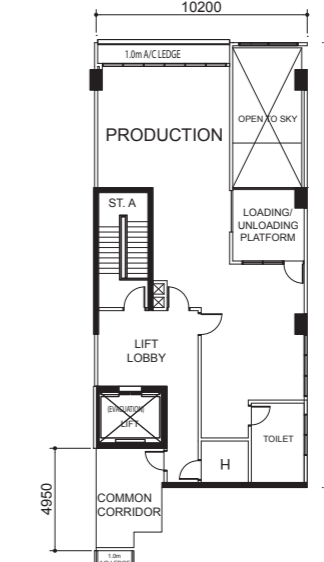
3<sup>RD</sup> STOREY PLAN



1<sup>ST</sup> STOREY PLAN



2<sup>ND</sup> STOREY PLAN



3<sup>RD</sup> STOREY PLAN

## Type 4

- 32

## Type 4A

- 32H

# SPECIFICATIONS

## FOUNDATION

RC precast piles

## STRUCTURE

Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design with non-suspended slab for first storey.

## WALLS

### External walls

RC wall and/or clay brick wall and/or hollow block wall and/or precast panel with skim coat and/or plaster with external emulsion paint finish, where applicable.

### Internal walls

RC wall and/or clay brick wall and/or hollow block wall and/or precast panel with skim coat and/or plaster with emulsion paint finish, where applicable. Homogeneous and/or ceramic tile finishes to toilet wall, where applicable.

## ROOF

Reinforced concrete and/or metal roof to Structural Engineer's detail and/or design with appropriate waterproofing and insulation where applicable.

## ESTIMATED FLOOR TO FLOOR HEIGHT & FLOOR LOADING

### 4 Storey Strata Factory Block

Estimated Floor to Floor Height	Floor Loading
1 <sup>ST</sup> STOREY	9 metres 20 kN/m <sup>2</sup>
2 <sup>ND</sup> STOREY	6 metres 12.5 kN/m <sup>2</sup>
3 <sup>RD</sup> STOREY	6 metres 10 kN/m <sup>2</sup>
4 <sup>TH</sup> STOREY	6 metres 7.5 kN/m <sup>2</sup>
ROOF	3 kN/m <sup>2</sup>

### 3 Storey Strata Factory Block

Estimated Floor to Floor Height	Floor Loading
1 <sup>ST</sup> STOREY	9 metres 20 kN/m <sup>2</sup>
2 <sup>ND</sup> STOREY	6 metres 12.5 kN/m <sup>2</sup>
3 <sup>RD</sup> STOREY	6 metres 7.5 kN/m <sup>2</sup>
ROOF	3 kN/m <sup>2</sup>

### Industrial Canteen

Estimated Floor to Floor Height	Floor Loading
1 <sup>ST</sup> STOREY	3.5 metres 10 kN/m <sup>2</sup>
2 <sup>ND</sup> STOREY	3.85 metres 7.5 kN/m <sup>2</sup>
ROOF	0.6 kN/m <sup>2</sup>

## CEILING

Generally concrete ceiling soffit with skim coat and emulsion paint finish.

## WINDOWS

Powder-coated aluminum framed glass window system where applicable.

## DOORS

Roller shutter, glass and/or metal and/or timber doors and approved fire-rated doors, where applicable.

## LOCKS

Quality locksets and ironmongery

## FLOORING

Generally power-floated/ trowelled concrete floor with hardener to production area only. Toilet areas in homogeneous and/or ceramic tile finishes with waterproofing where applicable. Epoxy flooring to lift lobby.

## PLUMBING AND SANITARY INSTALLATION

Sanitary and plumbing system shall be provided in compliance with statutory requirements. Purchasers shall apply to PUB for water meter installation at the common metering closet (factory units) and metering closet for canteen unit.

## ELECTRICAL INSTALLATION

All unit types : 300A 3-phase 400 volts isolator  
Industrial Canteen : 300A 3-phase 400 volts isolator  
Emergency lighting including exit signs to all factory units and canteen provided in compliance with statutory requirements for TOP purpose.

The purchasers will have to provide their own meter board, distribution board for their outgoing lighting and power inclusive of air conditioning and lift use.

## AIR-CONDITIONING AND MECHANICAL VENTILATION

Natural/Mechanical ventilation shall be provided in compliance with statutory requirements in designated areas.

## LIFT

1 no. 1.5 tons 23 pax service lift for Terrace Factory units  
1 no. 0.88 tons 13 pax service lift for Canteen

## HOIST

2.5 tonne hoist will be provided for Terrace Factory units

## FIRE PROTECTION SYSTEM

Automatic Sprinkler and fire alarm system, dry riser and hosereel system shall be provided in compliance with statutory requirements.

## LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS555:2010.

## TELECOMMUNICATION SERVICES

Infra-structure provisions in respect of providing horizontal cable trays from MDF room to telecom risers and along the driveways to terminal block at each unit for the Info-Communication Facilities will be provided. Purchasers have to make own application to service provider and provide own telephone point(s) and cabling from unit block terminal.

No data/SCV will be provided. Purchaser have to make own application to service provider for fiber optic cabling and internet service.

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PIONEER

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顺富集团

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TENURE: 30 YEARS COMMENCING FROM 21 OCTOBER 2014

ESTIMATED TOP DATE: 30 SEPTEMBER 2019

ESTIMATED LEGAL COMPLETION: 30 SEPTEMBER 2022

LAND ZONING: BUSINESS 2 INDUSTRIAL

PROJECT TITLE: PROPOSED MULTI-USER GENERAL INDUSTRIAL DEVELOPMENT COMPRISING 1 BLK OF 4-STY STRATA TERRACE FACTORY BUILDING (7 UNITS), 1 BLK OF 3-STY STRATA TERRACE FACTORY BUILDING (9 UNITS) & 1 BLK OF 2-STY DETACHED TEMPORARY ANCILLARY INDUSTRIAL CANTEEN (1 UNIT)[TOTAL 17 UNITS] AND OTHER ANCILLARY FACILITIES  
BUILDING PLAN NO. A0884-14708-2014-BP03 DATED 19 JUNE 2017

\*ANCILLARY WORKER'S DORMITORY

While the Purchaser may apply to the relevant authorities to use part of the Unit as a temporary ancillary dormitory subject to such terms and conditions as they may impose, the Purchaser confirms that he is aware that (i) the authorities will consider each application on a case by case basis, (ii) the Vendor may (but are not obliged to) render such assistance as it deems fit, and (iii) the Vendor does not guarantee or warrant in any manner that the relevant authorities will approve the use of the whole or part of the Unit as an ancillary dormitory. Without prejudice to the generality of the above, the Purchaser accepts that although the relevant authorities may have approved or may later approve the use of part of another unit within the development as an ancillary dormitory, the authorities are not bound to approve the use of part of the Unit as an ancillary dormitory.

\*Disclaimer

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies or omissions. All statements are believed to be correct but not registered as statements or representations of fact. All information and specifications are correct at time of printing and are subject to any amendment approved by the relevant authority. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts.