







A premium multi-user  
B2 industrial development  
优选B2多用户工业发展项目

With 30 years leasehold, 10 years more than other developments in the vicinity, Shine@Tuas South optimises your investments and business plans for greater returns. In addition, its attractively priced units ensure that your business is secured for a bright future.

Shine@Tuas South的地契长达30年，比其他邻近的发展项目多出10年，因此能使您的投资及商业计划得到更高的回报。此外，其更具吸引力的优惠价格，将确保您的业务前程光明。





Artist's Impression

### **Let your business sparkle**

Add more prominence to your business with Shine@Tuas South! Its unique wave-inspired facade stands out as a distinctive landmark while its ramp up design and ample loading/unloading facilities for 40 footers enhance efficiency of your business operations.

### **衬托企业锋芒**

企业一旦落户于Shine@Tuas South，即能彰显非凡！呈波浪形的独特外观设计，使它成为脱颖而出的耀眼地标，斜坡道式设计及宽敞货物装卸处可兼容40英尺货柜车，大幅度提升了业务运营效率。



Shine with a thoughtfully  
designed development  
精心设计、考虑周全亮眼项目



Enjoy ease of operations with efficient and flexible unit layouts, high structural floor loading and the possibility of overhead crane installation for large units. Certain level 5 and 6 units have a floor-to-roof height of 8.8m and more than 1000m<sup>2</sup> of space. Your visitors will also be pleased with the ample parking and direct vehicular access to every unit.

单位布局灵活高效，确保日常运营轻松无阻，建筑采用高荷载楼板，较大单位甚至可安装桥式起重机；位于五楼及六楼的特定单位之高度达到8.8米，而面积则逾1000平方米。由于备有充裕的停车位及可驱车直达每一层的各个单位，您的访客必将乐于到访。





## Enhanced accessibility and amenities

1 canteen and 4 shops prominently located along the main road create a vibrant business environment while providing much needed conveniences. Your operations will benefit from the development's close proximity to a number of workers' dormitories and recreational facilities on the fringes of the new port. Shine@Tuas South's proximity to Tuas 2nd Link also allows for easy access to manpower and resources from Malaysia, creating further competitive advantages for your business.

## 更易达且更便利的设施

一家食堂和四所商店落于主要大道上，不单提供更多方便，也营造了生机勃勃的商业环境。此外，工业大厦邻近的多所工人宿舍及新港附近的消闲娱乐设施，必将对您的业务大有裨益。况且，Shine@Tuas South的位置十分靠近大士新马第二通道，源自马来西亚的人力及资源供应垂手可得，无形中也对您的业务带来更多竞争优势。

- 1** Direct vehicular access to all units

可驱车直达各个单位

- 2** Loading and unloading bay with raised platform and dock leveller for 40 footer on every floor

每一层楼的货物装卸处均设有可兼容40-英尺货柜车的装卸平台和可调节的登车台

- 3** Vehicular ramp access for every floor

车辆斜坡道直达每层楼



## LEGEND 图列

- A** Loading/Unloading Bay  
装货/卸货处

- B** Vehicle Drive-up Ramp  
车辆斜坡道

- C** Cargo/Service Lift  
载货升降机

- D** Passenger Lift  
乘客电梯

- E** Industrial Canteen  
工业食堂

- F** Guard House  
警卫室





# Poised to capitalise on a sea of opportunities 浩瀚商机让您占尽优势



Strategically located near the future Tuas Mega Port, Shine@Tuas South leverages on great accessibility and connectivity with the existing AYE/PIE, Tuas West Extension (ready by end 2016), Jurong Region Line as well as Joo Koon Integrated Transport Hub! The development is also minutes' drive away from the upcoming Jurong Innovation District and is conveniently linked to Malaysia via the Tuas 2nd link and the future SG-KL High Speed Rail. With Shine@Tuas South, you are well-positioned to capitalise on potential capital appreciation and create better synergies for your business!

Shine@Tuas South 的地理位置优越，靠近未来的世界级大士巨型港口，借助亚逸拉惹高速公路/泛岛高速公路、大士西延长线（2016年底建竣）、裕廊区域线及裕群综合交通中心，交通四通八达！本项目驱车至兴建中的裕廊创意区只需区区数分钟，且便捷地通过大士第二通道及未来的新马高铁，直达马来西亚。Shine@Tuas South 不单具备资本增值潜力，同时又能为您的业务创造更有利的优势！

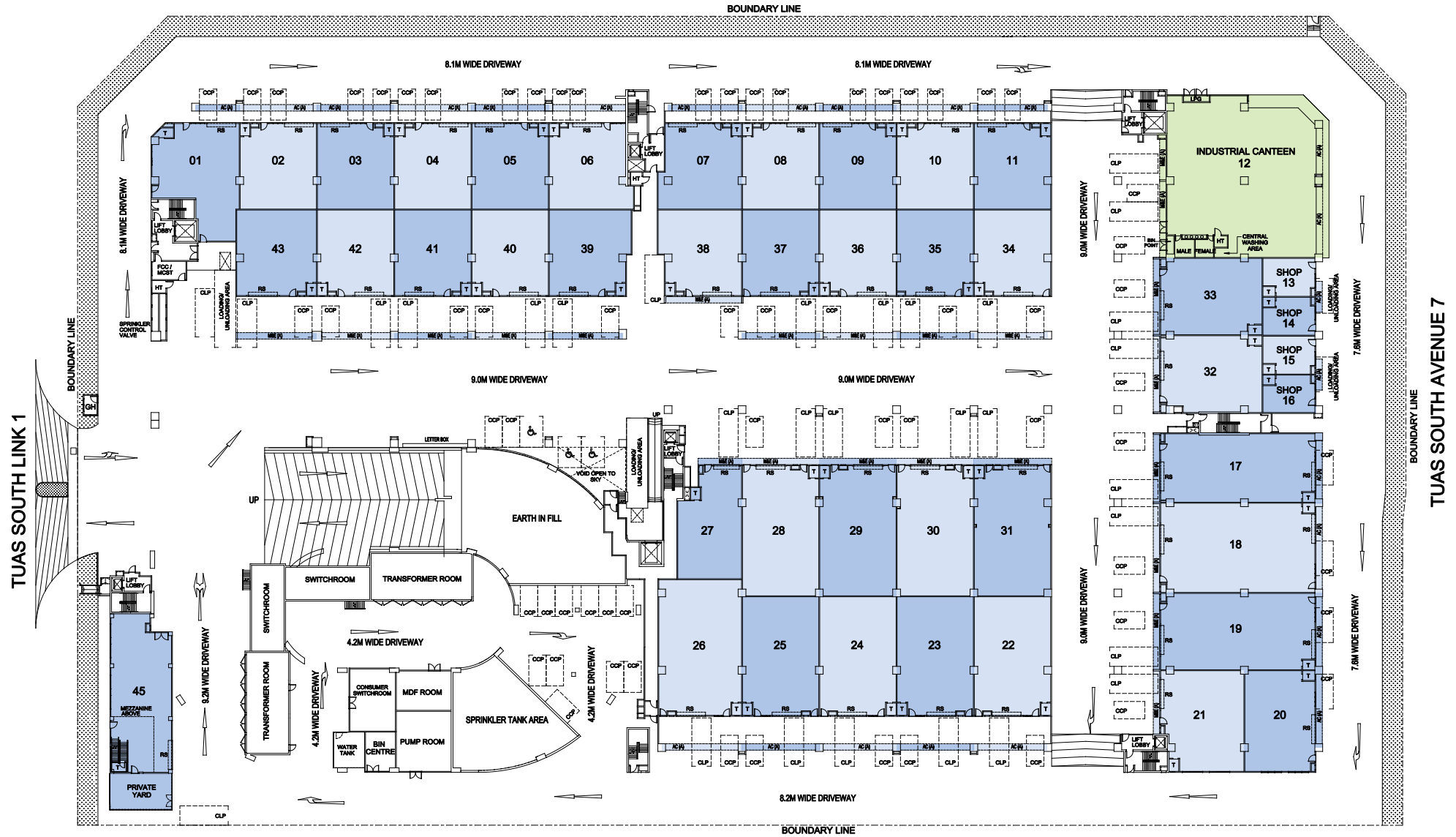


Map is not drawn to scale. 地图不按比例绘制。



# FLOOR PLAN 1ST STOREY

## TUAS SOUTH LINK 2



TUAS SOUTH AVENUE 7

Floor-to-floor height: 6.65m

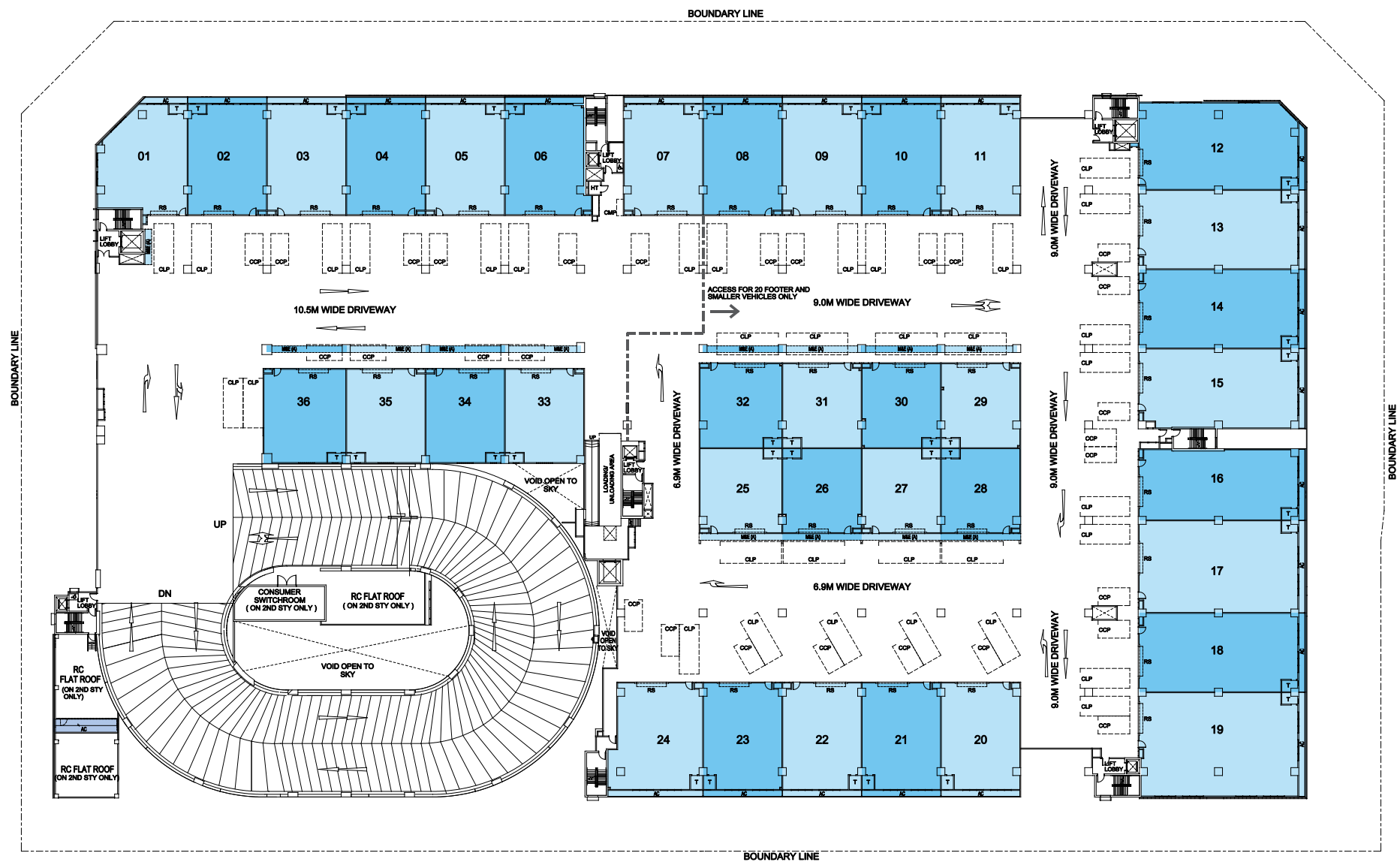
Production floor loading:

- Factory: 20 kN/m<sup>2</sup>
- Industrial Canteen: 7.5 kN/m<sup>2</sup>
- Shop: 20 kN/m<sup>2</sup>

Note: Floor plans and areas are subject to Authority approval



# FLOOR PLAN 2ND-4TH STOREY



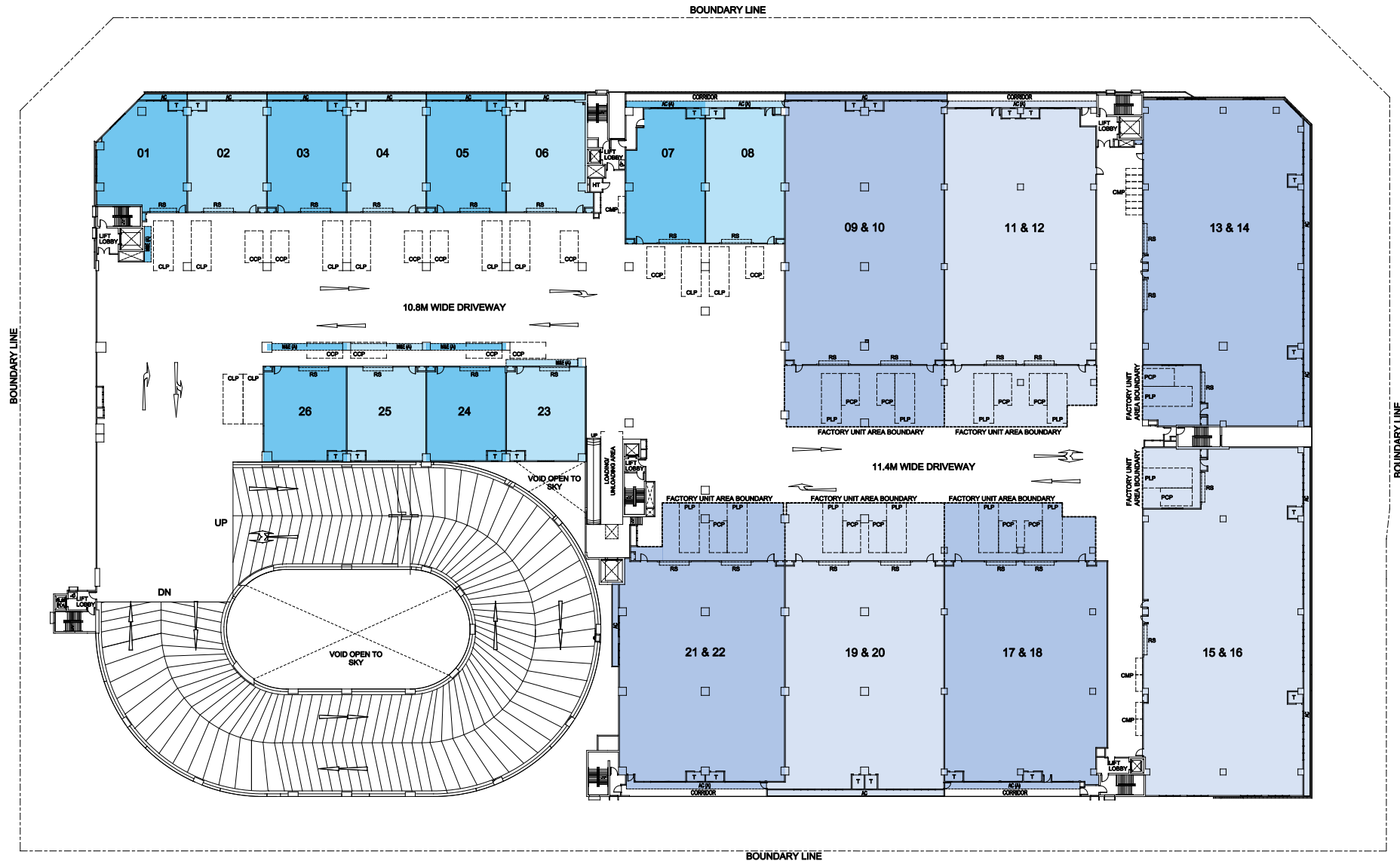
Note: Floor plans and areas are subject to Authority approval

LEGEND  
 Factory Units

Floor-to-floor height: 6.65m  
 Production floor loading:  
 • Factory: 15 kN/m²



# FLOOR PLAN 5TH STOREY



0 20 40 METRES

Note: Floor plans and areas are subject to Authority approval

## LEGEND

- Factory Units
- Factory Units / Private Parking Lots / Yards

## Floor-to-floor/roof height:

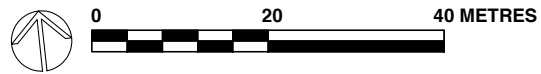
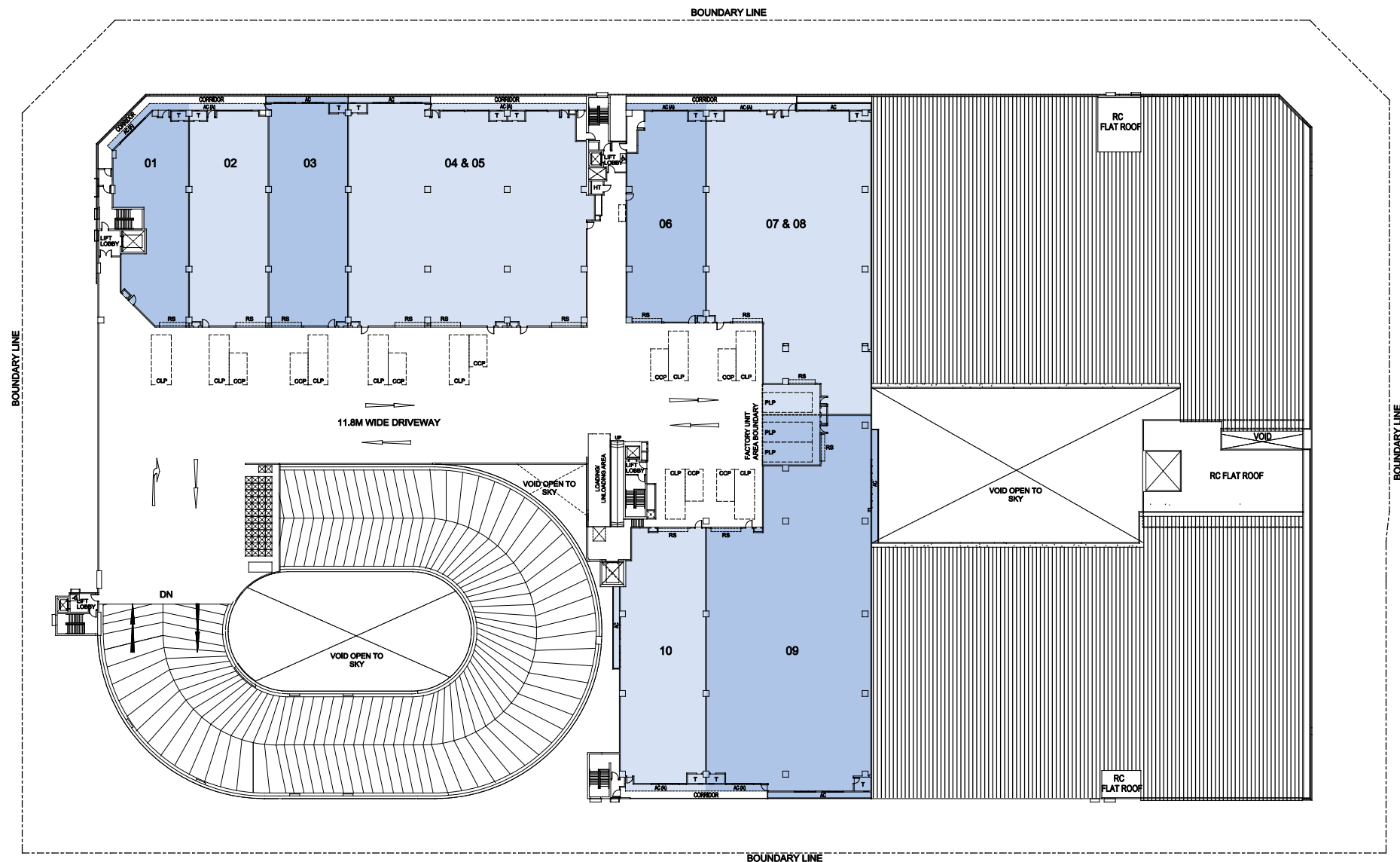
- 6.65m (for units under slab)
- 8.80m (for units under metal roof)

## Production floor loading:

- Factory under 1,000m<sup>2</sup> strata area: 15 kN/m<sup>2</sup>
- Factory above 1,000m<sup>2</sup> strata area: 20 kN/m<sup>2</sup>




# FLOOR PLAN 6TH STOREY



Note: Floor plans and areas are subject to Authority approval

## LEGEND

 Factory Units / Private Parking Lots / Yards

Floor-to-roof height: 8.80m  
Production floor loading:  
• Factory: 20 kN/m<sup>2</sup>



## SPECIFICATIONS OF THE UNITS

### Structure

Reinforced concrete pile, precast hollow core slab, reinforced concrete/ post tensioned slab, beam, column and wall. 1st storey external driveway will be partly non-suspended flexible pavement with premix and partly RC slab on piles, topped with premix. Internal driveways will be RC slabs on piles. Steel structures to metal roof.

### Roof

Reinforced concrete/ post-tensioned slab & beam and/ or Metal Roofing.

### Ceiling

Units under slab – Bare finish and/ or skim coat with paint finish and/ or spray – on insulation.

Units under metal roof – foil-faced insulation and mesh (for 6th storey and part of 5th storey).

Toilet – Non-load bearing grid ceiling.

### Windows

Powder-coated/ anodised aluminium frame with glass panels.

### Louvres

Powder-coated/ anodised aluminium.

### Doors

Roller shutters, metal doors, timber doors, PVC doors, aluminium doors or glass door. Doors will be fire rated where required.

### Locks

Quality lock sets.

### Flooring

- (a) Factory Units
  - Concrete surface with hardener to production area, mezzanine and private yard. Homogeneous tiles to toilet.
- (b) Industrial Canteen
  - Bare concrete finish.
  - Homogeneous tiles to toilets, central washing area and bin point. Concrete surface to LPG Store.
- (c) Shops
  - Bare concrete finish.
  - Homogeneous tiles to toilet.

### Wall and Wall Finishes

- (a) Factory Units and Shops
  - (i) External Wall – Cast in-situ and/ or precast concrete and/ or brick wall with plaster and paint finish and/ or aluminium screen and/ or expanded metal mesh.
  - (ii) Internal Wall – Cast in-situ and/ or precast concrete and/ or brick wall with skim coat & paint finish. Homogeneous and/ or ceramic tiles to toilets' internal walls only.
- (b) Industrial Canteen
  - (i) External Wall – As per Factory Units and Shops.
  - (ii) Internal Wall – Cast in-situ and/ or precast concrete and/ or brick wall with skim coat, homogeneous and/ or ceramic tiles to toilets' internal walls till the underside of false ceiling, homogeneous and/ or ceramic tiles to hand wash area, central washing area and bin point to 1.5m height (where applicable). Skim coat & paint to LPG Store.

Note: All wall finishes shall terminate at false ceiling level. Wall surfaces above the false ceiling will be left in its original bare condition.

### Plumbing & Sanitary Installation

Plumbing & sanitary installation will be provided in accordance with statutory approval.

For 1st storey, factory units 17 to 26 inclusive will be provided with floor waste/ trap and sampling sump to discharge to common oil interceptor. The industrial canteen will be provided with a grease trap.

For 2nd to 4th storey, factory units 16 to 24 will be provided with floor wastes/ trap and sampling sump to discharge to common oil interceptor.

For 5th storey, factory units #05-15/16, #05-17/18, #05-19/20 and #05-21/22 will be provided with floor waste/ trap and sampling sump to discharge to common oil interceptor.

For 6th storey, factory units #06-09 and #06-10 will be provided with floor waste/ trap and sampling sump to discharge to common oil interceptor.

### Electrical Installation

Each unit will be provided with an isolator only. Purchasers to provide their own meter board, DB, power and lighting installations to suit their requirements. Meter board will only be provided to units with electrical provision 100A and below.

Isolators will be provided for roller shutter and mechanical ventilation. Purchaser to provide cabling from the unit isolator to these provisions.

Emergency lighting including "EXIT" lights to all factory units will be provided in compliance with statutory requirements. Purchasers to provide cabling from the unit isolator to these provisions.

No lighting points and fittings will be provided for all factory units. Lighting is to be provided to common areas only.

Staff Canteen (#01-12)	250A 3-phase supply
Shop (#01-13 to #01-16)	40A 3-phase supply
<b>Factory</b>	
Unit Area* – Less than 200m <sup>2</sup>	60A 3-phase supply
Unit Area* – 200m <sup>2</sup> to less than 250m <sup>2</sup> , except for #01-45	80A 3-phase supply. #01-45 (100A 3-phase supply)
Unit Area* – 250m <sup>2</sup> to less than 300m <sup>2</sup>	100A 3-phase supply
Unit Area* – 300m <sup>2</sup> to less than 500m <sup>2</sup>	150A 3-phase supply
Unit Area* – 500m <sup>2</sup> to less than 1500m <sup>2</sup>	400A 3-phase supply

\*Based on production floor area only.

### Additional Information

- (a) Structural Floor Loading (Live Load)
  - 1st storey factory: 20 kN/m<sup>2</sup>
  - 2nd to 4th storey ramp up factory: 15 kN/m<sup>2</sup>
  - 5th storey under 1000m<sup>2</sup> factory: 15 kN/m<sup>2</sup>
  - 5th storey above 1000m<sup>2</sup> factory: 20 kN/m<sup>2</sup>

6th storey ramp up factory: 20 kN/m<sup>2</sup>  
 Industrial canteen: 7.5 kN/m<sup>2</sup>  
 Shop: 20 kN/m<sup>2</sup>  
 Ramp, internal driveways, common/ private car parks: 15 kN/m<sup>2</sup>  
 Aircon/ M&E Ledge: 3 kN/m<sup>2</sup>  
 Detached unit production floor: 20 kN/m<sup>2</sup>  
 Detached unit mezzanine floor: 5 kN/m<sup>2</sup>

- (b) Floor Height
  - 1st to 5th storey (for units with slab over): 6.65m floor-to-floor height
  - 5th (for units with metal roof over) and 6th storey: 8.8m floor-to-roof height within the unit production floor.
- (c) Fire Protection
  - Automatic sprinkler system, fire hydrant, hose reel, dry riser, fire alarm system and emergency voice communication system will be provided in accordance with statutory requirements.
- (d) Air Conditioning & Mechanical Ventilation
  - Mechanical Ventilation will be provided in accordance with statutory requirement.
  - Engineered smoke control system will be provided in accordance with statutory requirements.
  - Only the Management Office and the guard house will be air-conditioned.
- (e) Telecommunication System
  - Space and infrastructure (cable tray and conduits) will be provided in accordance with statutory requirements.
  - Only Cat 6 (copper) cables complete with unit block terminal provided from telecom riser to each factory unit. Purchaser to make own application to service provider and provide their own telephone point(s) and cablings from unit block terminal.
  - Purchaser to make own application to service providers for fiber optic cabling and internet broadband service.
  - Development is cable ready, not fiber ready.
- (f) Lightning Protection
  - Lightning protection will be provided in accordance with statutory requirements.
- (g) Security
  - Surveillance CCTV will be provided at strategic locations.
- (h) Vertical Transport

Descriptions	Capacity
Passenger/ Fireman Lifts	4 numbers – 3 numbers 1,155kg/each (17 persons) and 1 number 885kg (13 persons)
Service/ Fireman Lifts	2 numbers – 3,128kg/each (46 persons)
Cargo Lift	1 number – 2,500kg
Dock Levellers	6 numbers – 13,600kg each
Scissors Platform Lift	1 number – 3,200kg

## SPECIFICATIONS OF THE BUILDING

### General Description

A multiple-user B2 general industrial development on Lot 04844K Mukim 07 at **11 TUAS SOUTH LINK 1, SINGAPORE 636901** comprising:

- (a) a 6 storey ramp-up factory building consisting of :
  - 173 units single storey factory
  - 1 unit detached single storey with mezzanine factory
  - 1 unit temporary industrial canteen (subject to Clause 23)
  - 4 units temporary shops (minimart) (subject to Clause 23)
- (b) other ancillary facilities include bin centre, car and lorry parking spaces, guard house, substations, MDF room and management office cum Fire Command Centre.

### Description of common property

General –  
 Driveway  
 Vehicular Ramp  
 Substations  
 Consumer Switch Rooms  
 MDF Room  
 Generator  
 Domestic Water Transfer Tank, Water Storage Tank, Pump Room and detention tanks  
 Fire Fighting Lobbies & Lift Lobbies  
 Management Office cum Fire Command Centre  
 Guard House  
 Handicapped Toilets  
 Riser Shafts  
 RC Flat Roofs  
 Metal Roofs  
 Covered driveway and common Car & Lorry Parking Lots  
 Surface Car & Lorry Parking Lots  
 Exit Staircases  
 Escape corridors  
 Passenger/ Fire Lifts & Service Lift, Cargo Lift  
 7 nos. Loading/ unloading bays  
 2 nos. Loading/ unloading areas (in front of the shops)

### Description of Parking Spaces

168 common car parking lots  
 11 private car parking lots  
 3 common accessible parking lots  
 151 common lorry parking lots  
 15 private lorry parking lots  
 16 motorcycle parking lots

### Loading Bays (Sheltered)

1 no. of loading/ unloading bay at 1st storey with scissor platform lift for 20ft vehicle.

1 no. of loading/ unloading bay with raised platform and dock leveller at every storey for 40ft articulated vehicle.

### Purpose of the building project and restrictions as to use

The Building Project shall be for use(s) that may be permitted by the Competent Authority under the Planning Act (Cap. 232) for "Business 2" zoning in accordance with the Master Plan Written Statement.



A Quality Development By:



Beacon  
Properties  
Pte Ltd

6344 0555 (Head Office)

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Land use: 'Business 2' (B2) zone • Tenure of land: 30 years leasehold • Building Plans approval and date: A0743-14713-2015-BP02 (31 March 2016) • Expected date of vacant possession: 31 Jan 2018  
• Expected date of legal completion: 31 Jan 2021