

PROJECT DETAILS	
Project Name	Vision Exchange
Significance of Name	'Vision' has positive connotation on businesses. It is meaningful as it symbolizes the vision and foresight of business owners who want to be part of the vision of Jurong Lake District. It is synonymous with inspiration, creativity and innovation, the key attributes for successful businesses.
Address	2 Venture Drive, Singapore 608526
Developer	Sim Lian JV (Vision) Pte Ltd
Type of Development	Mixed use integrated development comprising: <ul style="list-style-type: none"> • Two levels of F&B and Medical Suites on 1st and 2nd floor • 25-storey development, with office level starting from level 6 to 25
Master Plan Zoning	Commercial
District	22
Tenure	99 years commencing from 10 June 2013
T.O.P. Date	January 2017
Site Area	11,528.9 sqm / 124,097.08 sqft (approx.)
Project Account	OCBC Ltd for Special A/C No. 686-261546-001 for Sim Lian JV (Vision) Pte. Ltd.
Development Type	640 Offices (41 – 157sqm) 47 F&B (28 – 95sqm) 53 Medical Suites (17 – 108sqm) Total 740 Units
Basement 1	Loading Facilities
1st storey	49 units (25 F&B, 24 Medical Suites)
2nd storey	51 units (22 F&B, 29 Medical Suites)
3rd & 4th storey	Carparking Provision - 304 lots + 3 Handicapped Lots (estimated)

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5th storey	Recreational Facilities: (Note: FOR OFFICE UNITS ONLY) a. Event Plaza b. Outdoor Lounge c. Multipurpose Pavilion d. Gymnasium e. Water Feature f. Jogging Track g. Fitness Station																						
6th to 25th storey	640 Office Units (32 units per storey) Sky Terraces at 8 th , 10 th , 12 th , 14 th and 16 th Storey																						
Lift Facilities	<table border="1"> <thead> <tr> <th></th> <th></th> <th>Nos.</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Passenger Lift (Office)</td> <td>Low Zone</td> <td>5</td> <td>20 pax</td> </tr> <tr> <td>High Zone</td> <td>5</td> <td>20 pax</td> </tr> <tr> <td rowspan="2">Passenger Lift (F&B and Medical Suite)</td> <td>Carpark</td> <td>2</td> <td>20 pax</td> </tr> <tr> <td>Commercial</td> <td>2</td> <td>15 pax</td> </tr> <tr> <td>Service Lift/ Fire Lift</td> <td></td> <td>2</td> <td>20 pax</td> </tr> </tbody> </table>			Nos.	Capacity	Passenger Lift (Office)	Low Zone	5	20 pax	High Zone	5	20 pax	Passenger Lift (F&B and Medical Suite)	Carpark	2	20 pax	Commercial	2	15 pax	Service Lift/ Fire Lift		2	20 pax
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Toilet Provision	Common toilets on all levels																						
Air-Conditioning	Individual fan coil unit served by central chilled water system																						
Security System	1. Car Barrier System at the Entrance using ERP System. 2. Closed-Circuit Television at strategic locations 3. Security Guard 4. Turnstile with card reader at 1 st and 2 nd storey office lift lobby entrances																						
Estimated Maintenance Fees	~ \$1.70psf for F&B and Medical Suites ~ \$0.60psf for Offices																						
Air-conditioning System & Hours	Office - 8am - 6pm (weekdays), 8am - 1pm (Sat) F&B/ Medical Suites - 9am to 9pm (daily, including PHs) Subject to a minimum extension of 2 hours																						
Season Parking Rates	Motorcar – S\$180/ mth Motorcycle – S\$25/ mth *Rates are subject to GST																						

OFFICE FOR SALE/ LEASE	
Office floor areas for sale (L6 – L17)	L6 – L16 - Limited strata units from 48 sqm/ 517 sqft L17 – reserved for bulk purchase
Office floor areas for lease (L18 – L25)	Whole-floor area of 25,000 square feet approximately Sub-divided unit sizes range from 2,500 to 8,000 square feet approximately

TECHNICAL SPECIFICATIONS		
Restaurants		
Structural Floor-to-Floor Ceiling Height	1 st storey : 6.95m 2 nd storey : 5.00m	
Floor Loading	10 kN/m ²	
Electrical Supply	#01-15, #01-16, #01-17, #01-18, #01-19 #01-24, #01-25, #01-26, #01-42, #01-43, #01-44, #01-46, #01-47, #01-48, #01-49 #02-32, #02-33, #02-34, #02-35, #02-36, #02-37, #02-38, #02-41, #02-42, #02-43, #02-44, #02-45, #02-46, #02-47, #02-48, #02-49, #02-50, #02-51	100Amps-3 Phase
	#01-20, #01-21, #01-22, #01-23, #01-37, #01-38, #01-39, #01-40, #01-41, #01-45 #02-30, #02-31, #02-39, #02-40	150Amps-3 Phase
Medical Clinics		
Structural Floor to Floor Height	1 st storey : 6.95m 2 nd storey : 5.0m	
Floor Loading	10 kN/m ²	

TECHNICAL SPECIFICATIONS		
Electrical Supply	#01-02, #01-03, #01-04, #01-05, #01-06, #01-07, #01-10, #01-11, #01-12, #01-13, #01-14, #01-28, #01-29, #01-30, #01-31, #01-32, #01-33, #01-34, #01-35	60Amps-3 Phase
	#02-02, #02-05, #02-06, #02-11, #02-12, #02-13, #02-14, #02-15, #02-16, #02-19, #02-20, #02-21, #02-22, #02-23, #02-24, #02-25, #02-26, #02-27, #02-28	
	#01-01, #01-08, #01-09, #01-27, #01-36 #02-01, #02-03, #02-04, #02-07, #02-08, #02-09, #02-10, #02-17, #02-18, #02-29	100Amps-3 Phase
Offices		
Structural Floor to Floor Height	6 th to 25 th storey : 4.50m	
Floor Loading	6 th to 24 th storey : 5 kN/m ² 25 th storey : 10 kN/m ²	
Electrical Supply	Type A1, A2, A3 Type B1, B2	60Amps-1 Phase
	Type C1, C2, C3, C4, C5, C6	100Amps-1 Phase