

VISION

E X C H A N G E

THE FUTURE OF WORK SPACE

A VISION OF SUCCESS

Vision Exchange is a contemporary commercial development at the heart of Jurong Gateway. Located at Venture Avenue, the 25-storey development comprises offices, medical suites and restaurants for businesses of tomorrow.

Its striking architecture with full height façade glazing offers expansive views of the lush greenery around Jurong Lake and the distinctive Singapore skyline. Vision Exchange is your springboard to success.

WINNING
VENTURES
START HERE



VISION

E X C H A N G E



LAKESIDE

JURONG
GATEWAY

CHINESE GARDEN

JURONG EAST MRT
& BUS INTERCHANGE

INTERNATIONAL
BUSINESS
PARK

VISION YOUR FUTURE

Where business meets leisure at the heart of Singapore's largest regional centre.

Vision Exchange is located within the Jurong Lake District, Singapore's largest commercial hub outside the Central Business District. Comprising the two precincts of Jurong Gateway and Lakeside, the 360ha Jurong Lake District is being transformed into a unique lakeside destination for commerce, dining and entertainment.

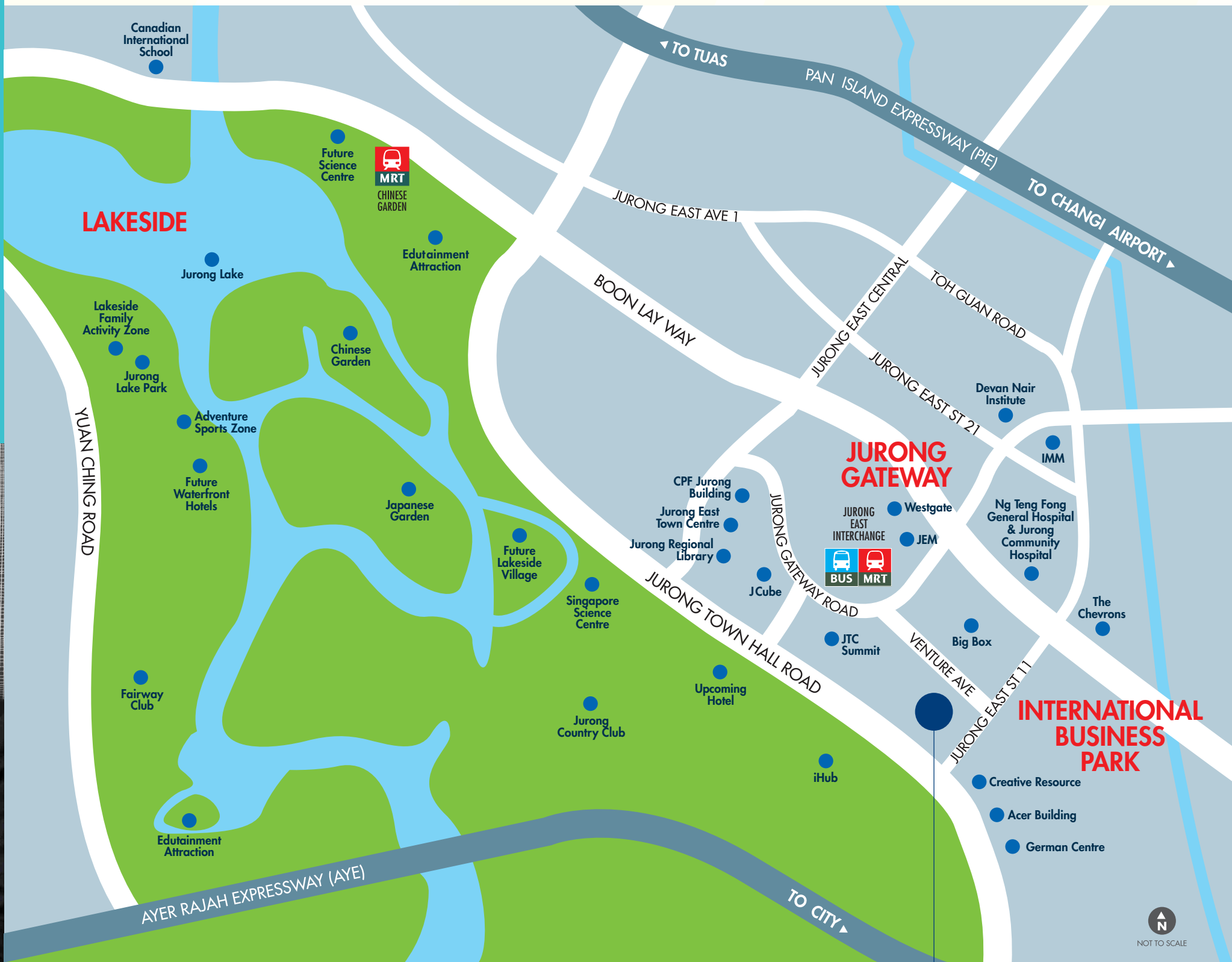
With a resident catchment population of one million, Jurong Lake District offers direct access to potential customers and employees. The scenic lakeside and garden will also attract locals and tourists alike.

As one of the few strata offices in the vicinity, Vision Exchange will shape the future of Jurong Lake District.



AN INVESTMENT
OPPORTUNITY
AWAITS

LOCATION MAP



VISION
E X C H A N G E



SEAMLESS CONNECTIVITY

A VISION OF WORLD-CLASS CONNECTIVITY

Vision Exchange is easily accessible by both public and private transportation, offering excellent connectivity within Singapore and across the border with Iskandar Malaysia, Johor. It is minutes away from the PIE and AYE, and is also connected to both the Jurong East MRT station and bus interchange via sheltered pedestrian walkway.

Connectivity of Vision Exchange will be further enhanced with the new Tuas West extension on the East-West train line in 2016. This will be followed by completion of the Jurong Region line by 2025.

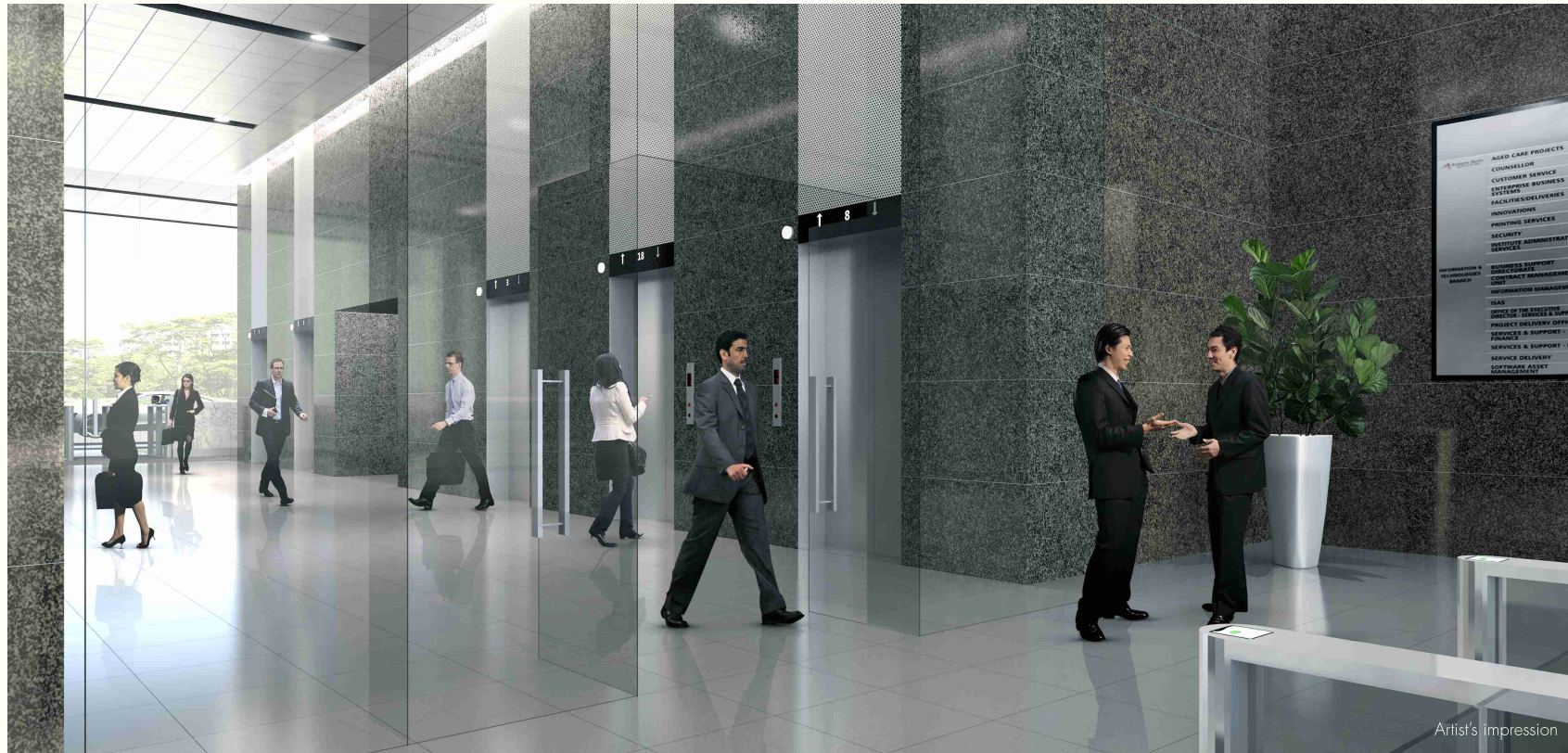


A VISION OF SUSTAINABILITY

Designed to suit multiple needs, Vision Exchange allows businesses the flexibility to tailor the units into efficient work spaces. Select from a range of studio offices or opt for larger spaces by combining a few.

Vision Exchange has been conferred the Building & Construction Authority (BCA) Green Mark GoldPlus rating with sustainable features such as quality finishes, efficient floor plate, raised floor system and high floor-to-floor height of 4.5m.





VISION YOUR GROWTH

A prestigious business address, Vision Exchange is a charming alternative to working in the CBD or city district, providing instant connectivity to the International Business Park.

Be among leading global companies such as Sony, Acer, Dell, Creative Resource, German Centre for Industry and Trade and the Nordic European Centre, and establish your presence in the Jurong Lake District.



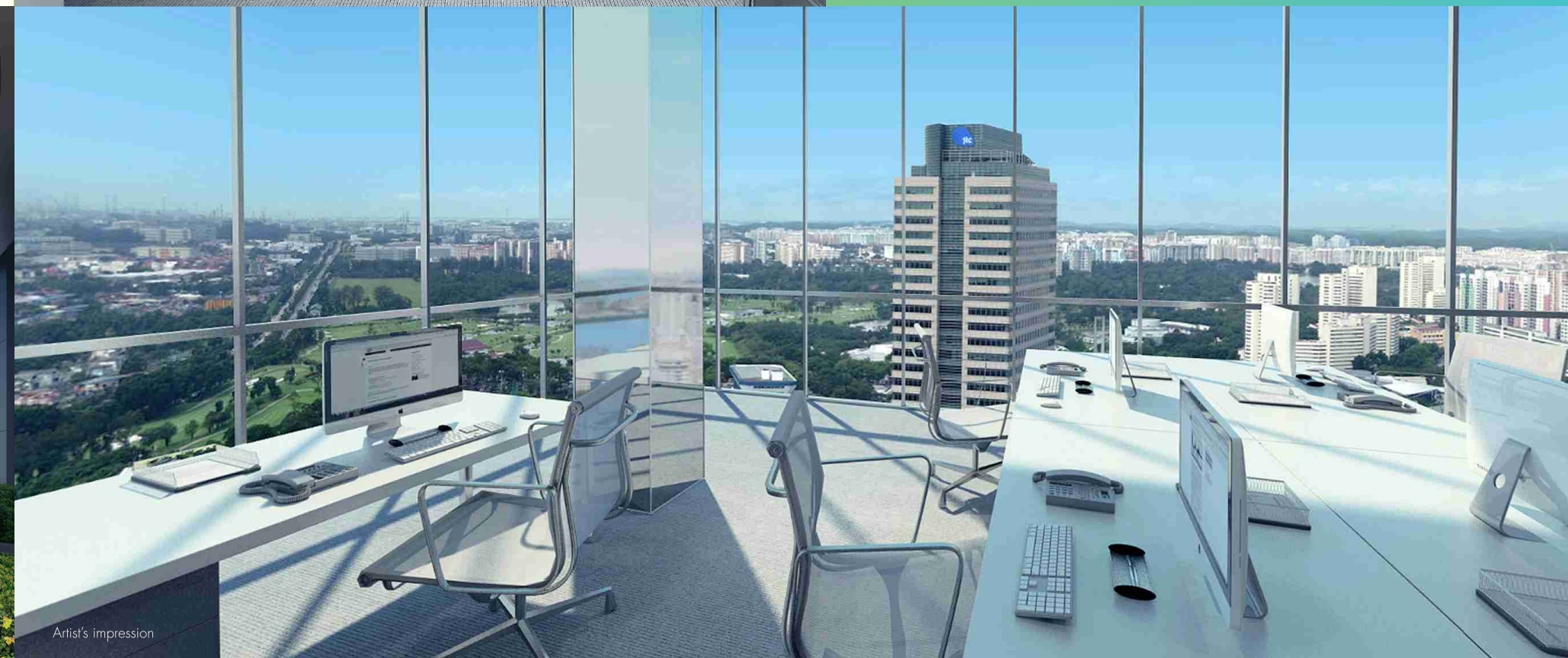
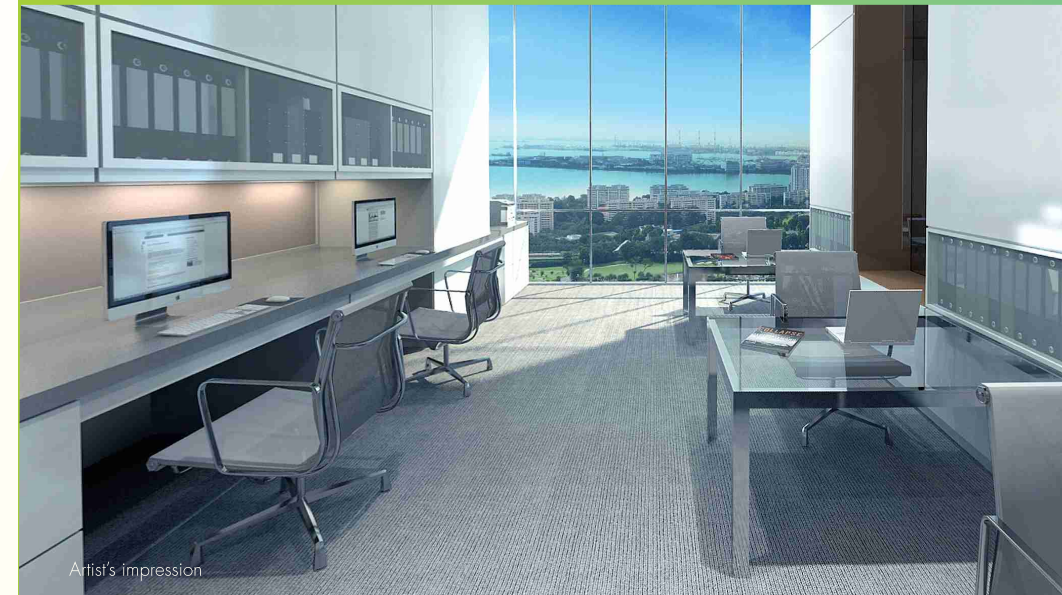
Artist's impression

A VISION OF WORK-LIFE HARMONY

Providing respite amid your busy schedule, the Vision Exchange features landscaped gardens and sky terraces to help you unwind.

There are recreational facilities including a gymnasium and jogging track for a pre- and post-office workout, and cycling enthusiasts can park their bicycles at specially designated parking spaces. The Jurong Lake 'Remaking Our Homeland' (ROH) Primary Cycling Path and the Park Connector Network are all within the vicinity.

You can also choose from the event plaza, multi-purpose pavilion and outdoor lounge to host company events or social gatherings.



WELLNESS
YOU
DESERVE

A VISION OF MEDICAL EXCELLENCE

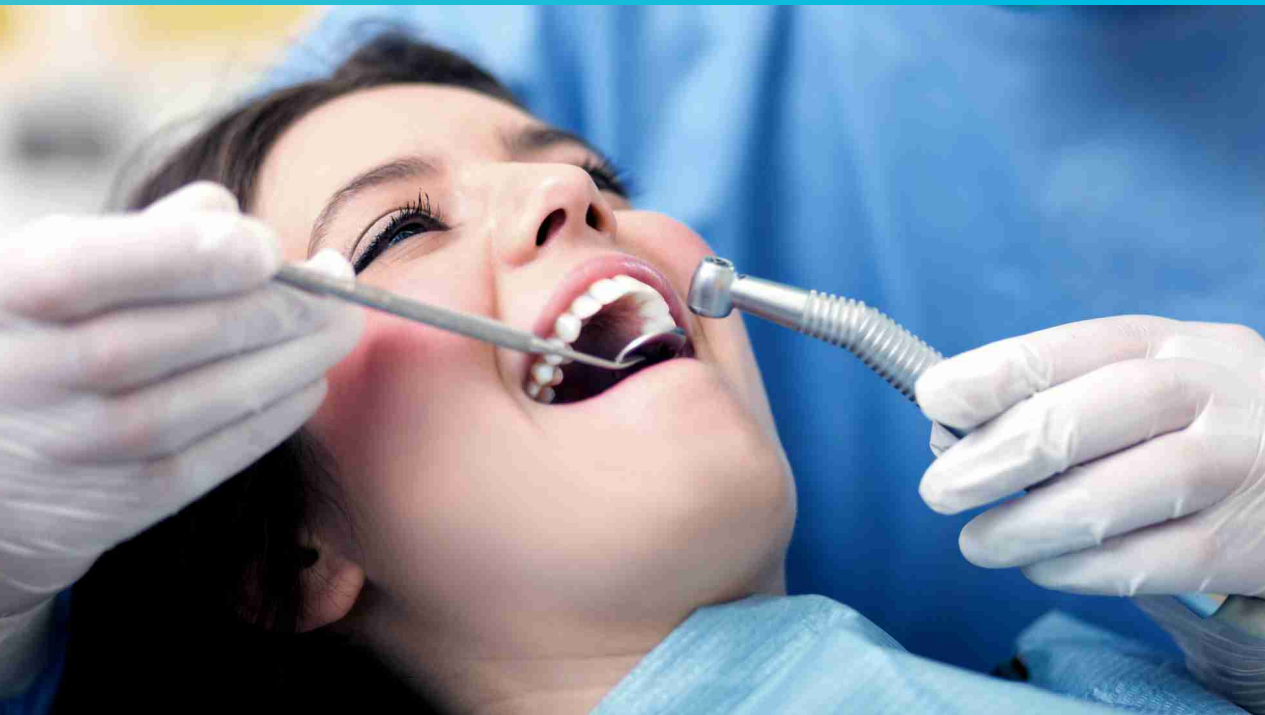
Explore business ventures which complement the medical services provided by Ng Teng Fong General Hospital and Jurong Community Hospital.

The National University Hospital (NUH) and the many research facilities located nearby at One North places Vision Exchange at the heart of Singapore's medical hub in the west.

Ng Teng Fong General Hospital and
Jurong Community Hospital:
Artist's impression of Ng Teng Fong
General Hospital and Jurong Community
Hospital, from JurongHealth.



CAPTURE OPPORTUNITIES IN HEALTHCARE

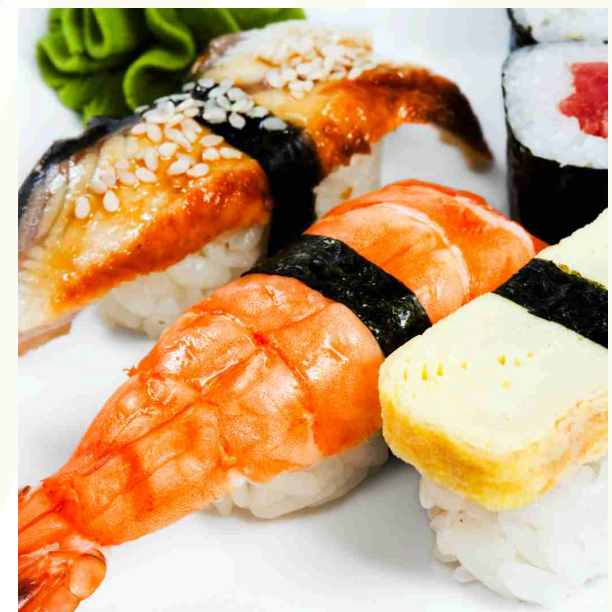


A VISION OF GASTRONOMICAL PLEASURES

A short walk from the Jurong Transport Hub, Vision Exchange will provide an extensive range of dining options for the working crowd, residents and tourists keen on savouring gastronomical delights.



INTERNATIONAL CUISINE
FOR BUSINESS PARTNERS,
FAMILY AND FRIENDS



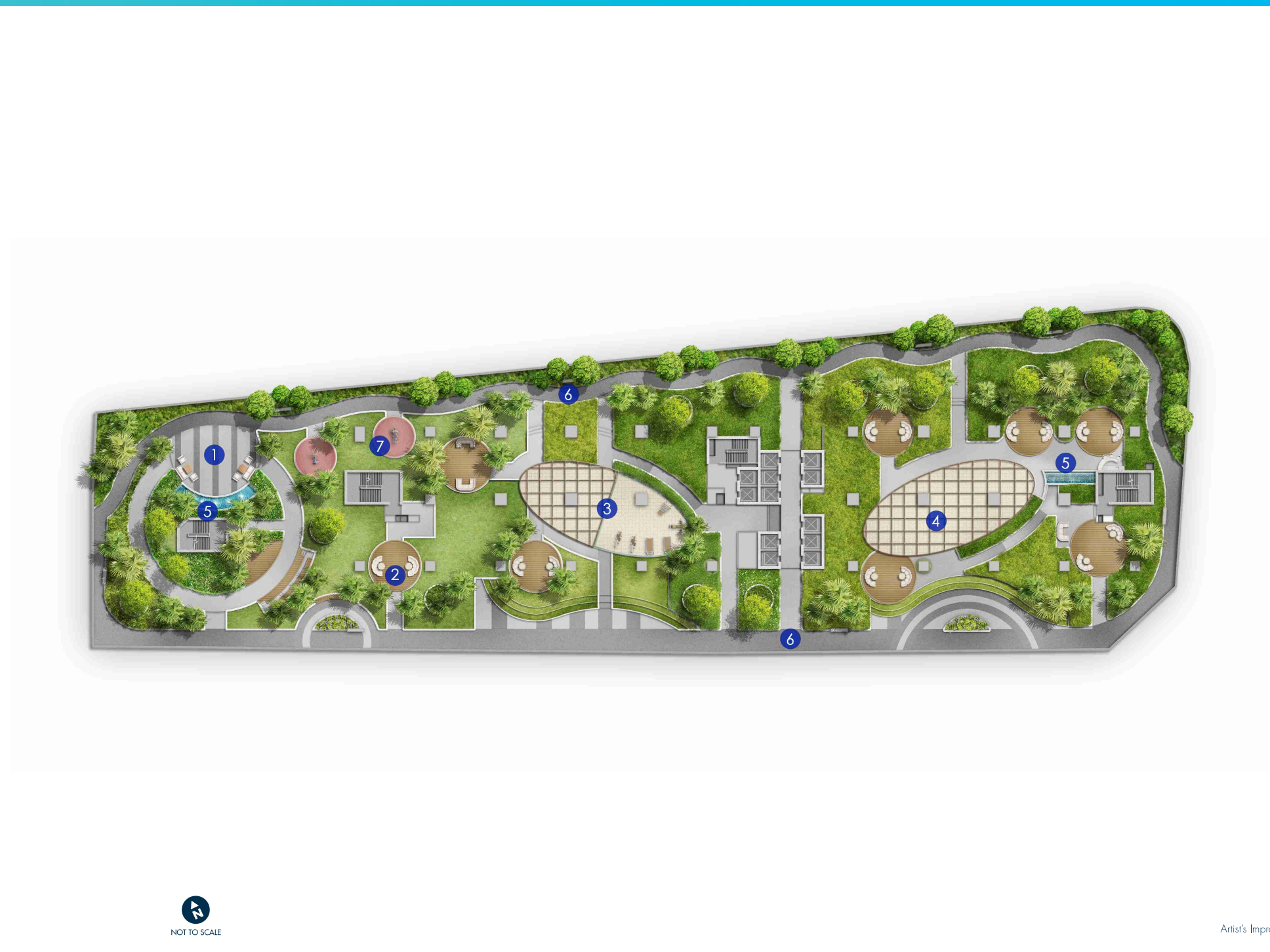
1ST STOREY SITE PLAN



LEGEND

- 1 Drop Off
- 2 Open Plaza
- 3 Cycling Track
- 4 Entrance Plaza
- 5 Bicycle Parking
- 6 Covered Linkway

5TH STOREY SITE PLAN*



LEGEND

- 1 Event Plaza
- 2 Outdoor Lounge
- 3 Multi-purpose Pavilion with Gym
- 4 Multi-purpose Pavilion
- 5 Water Feature
- 6 Jogging Track
- 7 Fitness Station

*FOR OFFICE UNITS ONLY

FLOOR PLANS

1st Storey Plan



6th / 7th / 9th / 11th / 13th
Typical Storey Plan



2nd Storey Plan



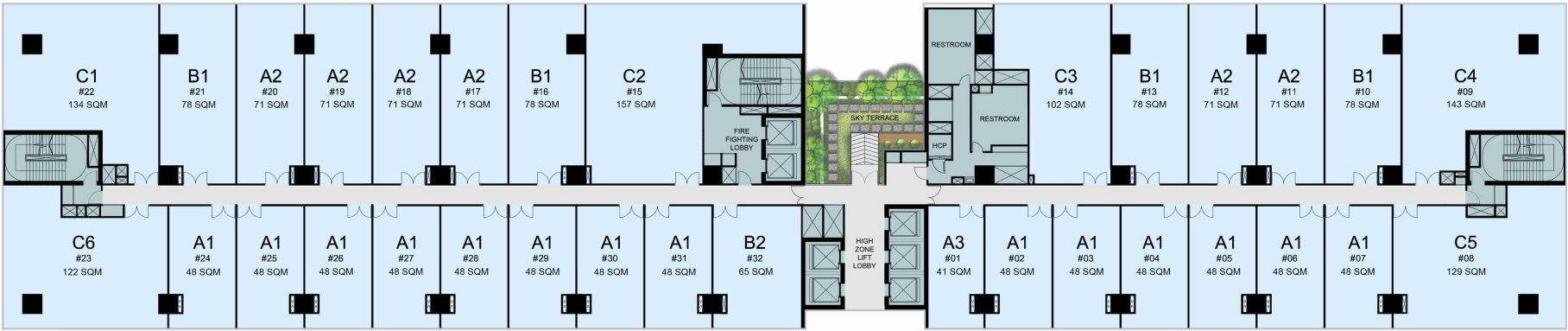
8th / 12th
Typical Storey Plan



10th / 14th Typical Storey Plan



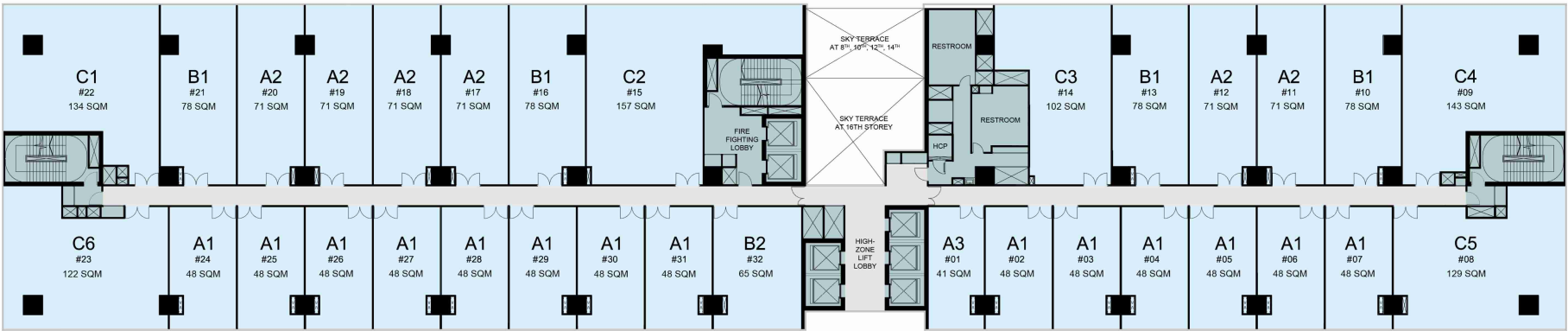
16th Typical Storey Plan



15th Typical Storey Plan



17th to 25th Typical Storey Plan



SPECIFICATION

1. FOUNDATION

- Piles Foundation
2. SUBSTRUCTURE AND SUPERSTRUCTURE

- Reinforced concrete framework
3. ROOF

- Reinforced concrete framework with appropriate waterproofing
4. CEILING

i) All Units : Off-form concrete surface and/or cement skim coat on concrete ceiling
ii) Common Areas : Cement skim coat on concrete ceiling and/or fibrous plasterboard with emulsion paint and/or metal ceiling panels
5. WALL

i) External Façade: Curtain wall and/or aluminium portals with glass panels and/or perforated aluminium cladding and/or parapet wall
ii) Internal Wall : Common clay bricks and/or reinforced concrete walls and/or cement and sand blocks and/or aerated blocks and/or dry wall and/or precast wall
6. WALL FINISHES

i) All Units : Cement and sand plaster and/or cement skim coat with emulsion paint (on exposed surfaces only)
ii) Common Areas
 (a) Typical Lift Lobby : Part Homogeneous and/or Ceramic tiles and/or Stone and/or part cement and sand plaster with emulsion paint and/or decorative paneling
 (b) Common Toilets : Homogeneous and/or Ceramic tiles up to false ceiling height and on exposed surfaces only
 (c) Any Other Areas : Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray texture coating finish
7. FLOOR FINISHES

i) All Units : Broom concrete finish and/or Raised Floor System where applicable
ii) Common Areas
 (a) Typical Lift Lobby, Common Corridor and Covered Walkways : Homogeneous and/or Ceramic tiles and/or Stone finish and/or Raised Floor System
 (b) Staircases : Concrete finish and/or cement and sand screed
 (c) Common Toilets : Homogeneous and/or Ceramic tiles
 (d) Driveway, Carpark, Drop Off and Ramp : Power float and/or Stone finish
8. WINDOWS

- Aluminium framed window with tinted glass
9. DOORS

- All Units: Glass swing door and/or timber door and/or metal door with lockset
10. AIR-CONDITIONING AND MECHANICAL VENTILATION

- Individual fan coil unit served by central chilled water system.
- Mechanical ventilation complying with relevant code requirements shall be provided where required.
11. ELECTRICAL INSTALLATION

(i) Refer to Electrical Schedule for details.
(ii) All electrical wiring shall be in accordance with current edition of Singapore Standard Code of Practice.
12. PLUMBING

- Water tap off point shall be provided to all units at designated location. (Note: The Purchaser is required to apply for water meter to be installed in meter compartment at his own cost and expense.)
13. SANITARY

- Floor trap shall be provided to all units.
14. GAS

- Gas tap off point shall be provided to restaurants only at designated location. (Note: The Purchaser is required to apply for gas meter to be installed at his own cost and expense.)
15. FIRE PROTECTION

- Single layer sprinkler system shall be provided to all units. 2nd layer sprinkler shall be installed by the Purchaser where required. Fire protection and alarm system shall be provided in accordance with the relevant code requirement.
16. KITCHEN MECHANICAL VENTILATION

- Kitchen exhaust tap off point shall be provided to restaurants only at designated location. (Note: The Purchaser may connect to the tap off point if required at his own cost and expense.)
17. LIFTS AND ESCALATORS

		Numbers	Capacity
Passenger Lift (Office)	Low Zone	5	20 pax
	High Zone	5	20 pax
Passenger Lift (Restaurant and Medical Clinic)	Carpark	2	20 pax
	Commercial	2	15 pax
Service Lift/ Fire Lift		2	20 pax

- Escalator will be strategically located to serve 1st and 2nd storeys.

18. LIGHTNING PROTECTION

- Lightning protection shall be provided in accordance with the relevant Singapore Code.
19. TELECOMMUNICATION

- All units are provided with telephone block terminal and SCV splitter box at designated location for future connection by the Purchaser.
20. FLOOR LOADING

(a) 1st storey and 2nd storey	10kN/m²
(b) 3rd storey and 4th storey	2.5kN/m²
(c) 5th storey	5kN/m²
(d) 6th storey – 24th storey	5kN/m²
(e) 25th storey	10kN/m²
(f) Ramps	5kN/m²
21. STRUCTURAL FLOOR TO FLOOR HEIGHT

(a) 1st storey	6.95m
(b) 2nd storey	5.00m
(c) 6th to 25th storey	4.50m
22. RECREATIONAL FACILITIES FOR OFFICE UNITS ONLY

(a) Event Plaza
(b) Outdoor Lounge
(c) Multipurpose Pavilion with Gym
(d) Multipurpose Pavilion
(e) Water Feature
(f) Jogging Track
(g) Fitness Station
- ELECTRICAL SCHEDULE

Restaurants and Medical Clinics:

1st Storey	
Description of Units	Provision
Medical Clinics (#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
Medical Clinics (#01-01, #01-08, #01-09, #01-27, #01-36)	100Amps - 3 Phase
Restaurants (#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)	100Amps - 3 Phase
Restaurants (#01-20, #01-21, #01-22, #01-23, #01-37, #01-38, #01-39, #01-40, #01-41, #01-45)	150Amps - 3 Phase
2nd Storey	
Description of Units	Provision
Medical Clinics (#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)	60Amps - 3 Phase
Medical Clinics (#02-01, #02-03, #02-04, #02-07, #02-08, #02-09, #02-10, #02-17, #02-18, #02-29)	100Amps - 3 Phase
Restaurants (#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
Restaurants (#02-30, #02-31, #02-39, #02-40)	150Amps - 3 Phase

Office:

6th – 25th Storey	
Description of Units	Provision
A1, A2, A3	60Amps - 1 Phase
B1, B2	60Amps - 1 Phase
C1, C2, C3, C4, C5, C6	100Amps - 1 Phase

DISCLAIMER

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models and sales gallery/showflat and marketing collaterals (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual project and/or units when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and visuals are subject to any changes as may be required by the Architect or Developer and/or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.