

APEX FOODWORKS

Project Details	
Address	18 Kim Chuan Terrace
Location	Tai Seng District
Developer	KC Industries Pte Ltd
Land Tenure	Estate In Perpetuity
District	D19
Allowable Use	B2 Industrial - Ramp Up Food Factory
Site Area	1904 sqm
Total GFA	4761 sqm
Number of Floors	8
TOP	31st March 2026*
Project Architect	Kyoob Architects Pte Ltd
Quantity Surveyor	JIA Quantity Surveyors & Project Managers Pte Ltd
M&E Engineer	Elead Associates Pte Ltd
C&S Engineer	CMP Consultants Pte Ltd
Unit Specifications	12 units with mezzanine rest area (ramp up) 12 flatted units with rest area Total 24 units Floor loading 10kN/m2 Electricity provision 100 Amp (3 phase) Dedicated refuse and exhaust chute Dedicated sampling sump and common grease trap
Building Specifications	Two-way driveway ramp from level 1 to level 6 Common Loading/Unloading Bay at level 1 Common Loading/Unloading bay for units with ramp up 13 carpark lots at level 4 Bicycle parking 2 passenger lifts 2 goods lifts (3000kg)

Unit Size (sqm)

Level/Unit	Area*	1	2	3	4	5	6	Floor to Floor Height*
Level 2	Production	137	136	135				7m
	Mezzanine	26	21	25				
	Void	117	107	118				
	Total	280	264	278				
Level 3	Production	137	136	135				
	Mezzanine	26	21	25				
	Void	117	107	118				
	Total	280	264	278				
Level 5	Production	136	120	134				
	Mezzanine	23	32	23				
	Accessory	0	1	0				
	Void	124	94	125				
Total	283	247	283					
Level 6	Production	136	120	134				
	Mezzanine	23	32	23				
	Accessory	0	1	0				
	Void	124	94	125				
Total	283	247	283					
Level 7	Total	178	189	173	168	195	190	5.95m
Level 8	Total	178	189	173	167	196	190	5.95m

* Estimated only, subject to final survey

Frequently Asked Questions

Total number of parking lots

13 carpark lots, 1 handicapped, 16 bicycle lots

What is the width of the ramp?

Approximately 6.9m wide

What is the height clearance of the ramp?

Approximately 2.8m clear headroom

If buyer buys the whole level will the loading bay on that level be exclusive to the owner only?

Subjected to MCST approval

Specifications of Level 1 Common Loading/Unloading Bay

2 nos of loading/unloading bay for 7.5m x 3.0m Rigid-framed vehicles of length < 7.5m

What's the width and depth of the loading bay outside Unit 01 and 03 from level 2 to 6

Approximately 6.3m (W) x 6.0m (D)

Are there any back up generators in case of power failure?

Yes, common backup generator would be provided

Any provision to upgrade the amps?

Yes, apply through MCST

Any provision of distribution board?

Only isolator to individual units

LPG or City Gas?

LPG Gas

What is the dimensions for the doors?

For 2nd to 6th floor, the centre unit:

L2 & L3 doors: 1.4m x 2.4m (H) (approximately)

L5 & L6 doors: 1.7m x 2.4m (H) (approximately)

Roller shutter dimensions for Unit 01 and 03 from level 2 to 6

4.0m (W) x 3.0m (H) clear (approximately)

What's the size of the rubbish chute in the unit?

Rubbish chute is min 600mm diameter clear

What are the approved use for the units?

The 24 units as indicated in the brochure plan have been submitted and approved for food usage by NEA and SFA. However, buyers are to apply to the relevant authorities for their respective licensing, prior to occupation and operation

What are the numbers represent on the right side of #07-03/04?

KED (Kitchen Exhaust Duct)

Can rest area be use for production?

Rest area --> apply change of use to production

What is refuse room use for? What kind of waste disposal system is use for this project?

For disposal of waste through the chute system. If waste are too big, they will need to bring downstairs to the main refuse area

Any Water proofing providing for the entire unit

To selected areas only. Only waterproofing for toilets are provided

Car park entitlement, maintenance fee

Decided by MCST, there's quite a lot of common loading and unloading lots which MCST might allow for parking later on

Maintenance Fees Estimated about \$800 to \$1000

What is the drainage size in the unit? (For cleaning of floor)

Scupper drain will be provided

Internal lift car dimensions of of the cargo lift

(Length, Width, Height and Loading Weight)

Approximately

2m(w) x 2.75m(d) x 2.4m(h)

3000kg loading

Where is the common grease trap ?

Grease trap on first floor