A PROMINENT LANDMARK AT THE GATEWAY OF SINGAPORE'S CITY CENTRE

DISCLAIMER

The illustrations of the façade of the Building appearing herein are only the artist’s impressions of the possible changes to the existing façade proposed by the Developer. The proposed changes of the façade together with the design, specifications and materials will be submitted to the relevant authorities for approval and may be implemented if such approval is obtained. The illustrations/artist’s impressions of the façade of the Building are not to be regarded as representations of fact and do not constitute part of an offer or contract.
Havelock II is located in the heart of the bustling city centre, well linked to key businesses and financial institutions.
At the gateway of Singapore’s City Centre, Havelock II is strategically positioned close to the financial and business core of Singapore. The many new projects and redevelopments in the vicinity such as the Park Regis Hotel, Park Royal on Pickering, Maybank Kim Eng Securities’ Headquarters, The Holiday Inn Express and Chinatown Point have transformed this area into a vibrant hub with great investment potential. Prime strata-titled office space in a well located development is rare.

- Strategic base
- Owning a unit as compared to renting it relieves one from the vagaries of the office rental market
- No restrictions on foreign ownership
- No Additional Buyer’s Stamp Duty
- No Seller’s Stamp Duty

A DISTINCT COMMERCIAL INVESTMENT
STRATEGICALLY LOCATED

Just along the fringe of Singapore’s Central Business District, Havelock II encompasses high growth potential and is conveniently located with good accessibility from major expressways like CTE and ECP/ MCE and MRT lines.

It is also within walking distance to two MRT stations – the Chinatown MRT Station and the Clarke Quay MRT Station.
A. Entrances To Mall
B. Office Lobby Entrance
C. Loading/ Unloading Bays
D. Carpark Entrance
E. Bus Stop
F. Exit Point From Clarke Quay MRT
G. Pedestrian Overhead Bridge With Access Into The Mall
H. Pedestrian Overhead Bridge

SUPERBLY CONNECTED
Beyond the benefits of location that allow the ease of access, Havelock II is designed with desired features which add that extra level of comfort and prestige.

- The sizes of office units range from approximately 312 sq ft to 18,223 sq ft — a whole floor to accommodate a large setup
- Availability of different layouts with options to amalgamate
- Independent air-conditioning system for flexible operating hours
- Dedicated office entrance/ lobby
- Elevators with security system
- 24-hour CCTV surveillance system
Dedicated office lobby with exclusive access
All office units come with the following provisions:

- Raised floor of 75mm
- False ceiling
- Double-layer sprinkler system
- Water points and discharge outlets
- En-suite toilet for selected units
- Fluoro-carbon frames and double glazed windows for effective sound insulation
Flexible setting and layout options
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SPECIFICATIONS - OFFICE

Foundation
Reinforced concrete piles

Structure
Reinforced concrete structure/ prestressed concrete structure

Roof
Reinforced concrete/ prestressed concrete roof with appropriate waterproofing system

Ceiling
Office Units: Mineral fibre board ceiling with exposed grid system
Common Areas: Mineral fibre board ceiling with semi-concealed grid system

Wall
Office Units: Dry wall system with paint finish
Common Areas: Plaster with paint finish

Flooring
Office Units: Raised floor system on bare finished concrete floor
Common Areas: Carpet tiles/homogeneous tiles

Floor Loading
2.5 kN/m²

Structural Floor to Floor Height
Storey 4 to Storey 7: 3.75 m
Storey 7A: 5.00 m

Windows
Double glazed fixed glass panels for external facing units

Doors
Office Units: Class swing door
Built-In Toilet: Swing door

Air-Conditioning
System Installation
Office Units: Exclusive air-cooled single/ multi split unit
Common Areas: Air-cooled single/ multi split unit

Locks
Approved locksets

Electrical Installation
Distribution Board will be provided for all units.
All electrical wiring will be in accordance with current edition of Singapore Standard Code of Practice.

<table>
<thead>
<tr>
<th>Storey</th>
<th>Unit with 60A 1 Phase</th>
<th>Unit with 40A 3 Phase</th>
<th>Unit with 60A 3 Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>03, 07, 08, 15, 20, 21, 23, 24, 25</td>
<td>02, 04, 05, 06, 10, 11, 12, 14, 16, 17, 19, 22</td>
<td>01, 09, 13, 18</td>
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<td>05, 08, 11</td>
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<tr>
<td>7</td>
<td>03, 04, 07, 09, 10</td>
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<td>02, 06, 13</td>
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<tr>
<td>7A</td>
<td>20, 21, 22, 23, 24, 25, 26</td>
<td>16, 17, 18, 19, 27</td>
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</tbody>
</table>

Fire Protection
Double layer sprinkler system will be provided in all units. Fire protection will be provided in accordance with the current Fire Code.

Sanitary Installation

<table>
<thead>
<tr>
<th>Storey</th>
<th>Unit with 1 Water Point</th>
<th>Unit with 1 Floor Trap</th>
<th>Unit with Built-In Toilet (Toilet Bowl, Wash Basin and Floor Trap)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>All</td>
<td>All</td>
<td>01, 09, 10, 13, 18</td>
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<tr>
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<td>7A</td>
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</tbody>
</table>

Lifts
3 Nos. of Passenger Lift serving from Basement 1 to Storey 7A
1 No. of Passenger Lift serving from Basement 2 to Storey 3
1 No. of Service Lift serving from Basement 1 to Storey 3
1 No. of Fireman Lift serving from Basement 2 to Storey 7A

Lightning Protection
Lightning protection will be provided in accordance with statutory requirements

Telecommunication/ Network
Telephone line block terminal, cable television splitter box and fibre distribution point at designated location inside riser.

DISCLAIMER
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