

2C Mandai Estate

Fact Sheet

1) Development Information

Name of Project	2C Mandai Estate (Name to be confirmed)	
Developer	Bayswood Pte Ltd (UEN 201802333Z)	
Address	2C Mandai Estate	
Land Size	4,779.90 m ²	
Tenure	Freehold	
Total Units	69 (inc 1 canteen)	
Building Plan No	A1590-00626-2024-BP01 dated 12 March 2025	
Expected Vacant Possession	31 Dec 2028	
Expected Legal Completion	31 Dec 2031	
No Carpark Lots	32	
No Motorcycle Lots	2	
No Bicycle Lots	40	
Passenger Lift	2 Nos (weight – 825kg) (Size – 1250 x 2000 x 2500 width x depth x height)	
Goods Lift	2 Nos (weight – 2,500kg) (Size – 2200 x 2500 x 2500 width x depth x height)	
Consultants	Architect	ID Architects Pte Ltd
	MEP Consultant	PDC Consultants Pte Ltd
	C&S Consultant	KCL Consultants Pte Ltd
	Main Contractor	Century Building Construction Pte Ltd

Project Account Details	Account Name	Bayswood Pte Ltd – Project Account
	Account Number	7703046774
	Bank Name	United Overseas Bank Limited
	Bank Code	7375
	Branch Code	001
	Swift Code	UOVBSGSG

Cheque / cashier's order should be drawn in favour of :
UNITED OVERSEAS BANK LIMITED FOR PROJECT ACCOUNT NO. 7703046774 OF BAYSWOOD PTE. LTD.

Project Account Details – GST	Account Name	Bayswood Pte Ltd – Project Account
	Account Number	7703046766
	Bank Name	United Overseas Bank Limited
	Bank Code	7375
	Branch Code	001
	Swift Code	UOVBSGSG

Cheque / cashier's order should be drawn in favour of :
UNITED OVERSEAS BANK LIMITED FOR 7703046766 OF BAYSWOOD PTE. LTD.

2) Frequently Asked Question - General

- Loading Bay platform
Level 1 – 1 number of 20-footer container loading & un-loading bays, forklift will be provided by developer, and 1 number of 14-footer lorry lots are provided
Basement – 2 number of 14-footer lorry lots are provided.
- The width of the driveway?
Level 1 driveway is 12m
Level 2 to 10 driveway is 7.4m
- Is there a height barrier control at ground level before ramp up?
Level 1 will be 4.5m height limit
Level 2 to 10 will be 3.5m height limit
- What is the type of Parking System?
It is ERP hourly parking system
- Is there Security System?
Yes, there will be 24hours accessibility security system
- What is the type of Ventilation for the Lift Lobby?
B1 Lift Lobby - Mechanical Ventilation
All other floor Lift Lobby – Natural Ventilation
- What type of vehicles can access Level 2 to 10?
14ft (rigid vehicle <7.5m)
- Eco Friendliness / Green & Energy Efficient Feature?
Solar Panel at the roof-top to be installed after TOP.
All units are EV charger provision ready. Wiring has been done from the distribution box to a specific point. Owner will need to install the charger to start using.
- Are there solar panels installed for the building?
Solar panels will be installed at the roof the building after TOP.

3) Frequently Asked Question - Units

- Floor Height, Electrical Power, Floor Loading

Level	Floor Height	Live Load Production Area	Live Load Driveway / Ramp Area	Electrical Power
Level 1	5.6m	15kN/m2	15kN/m2	150A (3-Phase)
Level 2	5.6m	15kN/m2	15kN/m2	150A (3-Phase)
Level 3 to 9	5.6m	15kN/m2	15kN/m2	100A (3-Phase)
Level 10	6.975m	15kN/m2	15kN/m2	100A (3-Phase)

- What is the provision for waste disposal?
There is designated bin point at every unit from Level 1 to 10.
Cleaners will collect the waste daily to the basement bin centre.
- Number of Floor Trap and Drainage System?
Each unit is provided with a minimum of one floor trap
There is a drop of 50mm for units at all levels.
- Is there grease trap allocation in the unit?
Grease trap will be provided for #01-06 in the development at the basement level.
- Is Kitchen Exhaust Duct (KED) provided, will it be drawing the air inwards or outwards?
Do the potential buyers provide their own motor?
Yes, a dedicated KED for #01-06 capped off for tenant's connection at high level will be provided to roof. It will remove airborne contaminants from the cooking area.
- Is the tenant able to knock down the adjoining wall with the adjacent unit (amalgamation possible?)
Yes, potential buyers can request to knock down the adjoining wall subject to authorities' requirement.
- Is there a toilet located in each unit?
Yes, they are located at the front of the unit.
- Is there waterproofing on production area?
The waterproofing will only be applied to the Toilet and Bin Room unit.
The unit owner is responsible to include provision of necessary protection (i.e. waterproofing) within the unit to avoid contamination to neighbouring units,

- Is Roller Shutter provided?

Yes. Please refer to the table below.

Unit	01	02 to 04	05	06	07
Level 1	4.2m w x 3.5m h	4.5m w x 3.5m h	4.5m w x 3.5m h	4.3m w x 3.5m h	
Level 2 to 10	4.2m w x 3.5m h	4.5m w x 3.5m h	4.0m w x 3.5m h	4.5m w x 3.5m h	4.3m w x 3.5m h