CHAMPIONS GREEN

HDB's Sales Launch – May 2019

CHAMPIONS GREEN

## Green and Fit

For those seeking a getaway from the city frenzy, Champions Green is ideal. Bounded by Champions Way and Woodlands Drive 17, this development comprises 6 residential blocks that are 10 storeys high.

The development's name describes the green spaces in the estate that are designed to promote healthy and active lifestyles. You can choose your home from 722 units of 2-room Flexi, 3-, 4-, and 5-room flats.

With an eating house, a minimart, shops, a childcare centre, and a Residents' Committee Centre within the development, you can be sure that your day-to-day needs will be well looked after. Recreational options at your doorstep include playgrounds, fitness stations, and a roof garden above the multi-storey carpark. Please refer to the site plan for the facilities to be provided in this development. Facilities in this project will be accessible by the public.

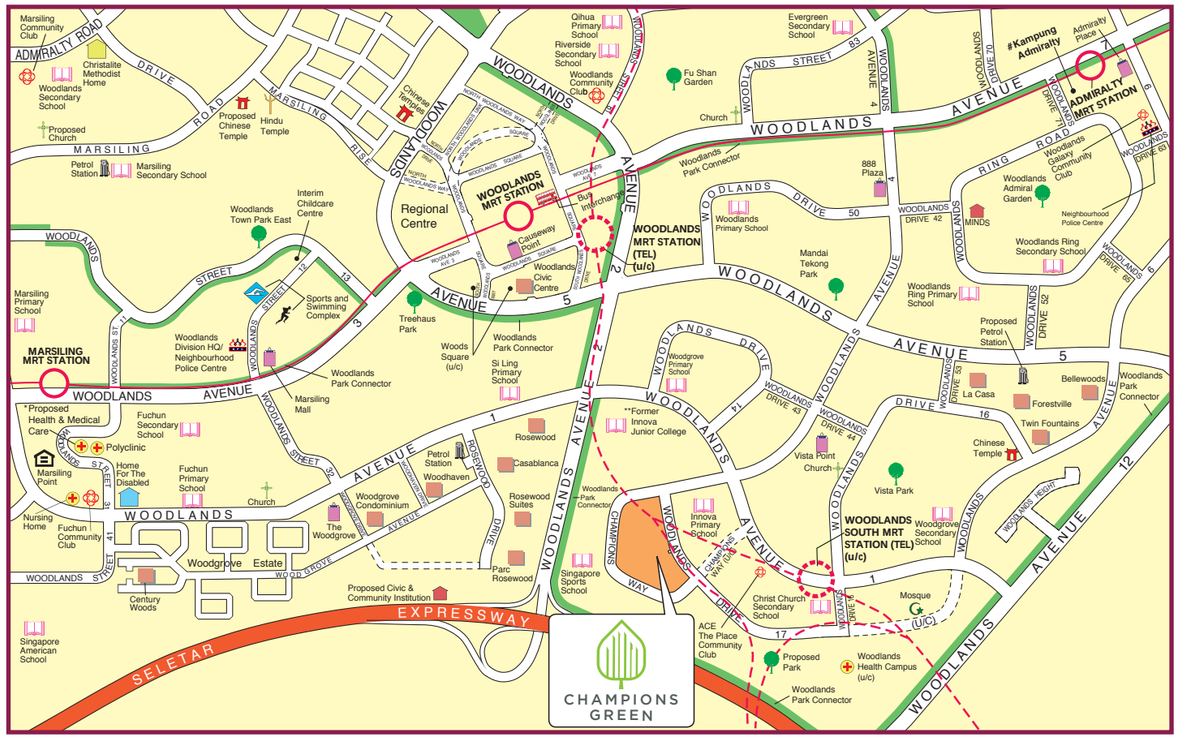
## Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



# WOODLANDS




*LEGEND:*

- MRT Line & Station
- MRT Line & Station (u/c)
- ==== Under Construction/ Future Road
- (u/c) Under Construction

**Notes:**

All proposed developments are subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, Funeral Parlour, Welfare Home, etc., subject to change and planning approval.
Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.
# Kampung Admiralty is an Integrated Development which includes Studio Apartments/2-Room Flexi flats, shops, supermarket, hawker centre, medical centre, eldercare and childcare centre.
* The land use has been revised from URA's gazetted Master Plan 2014 and is proposed to be rezoned under URA's Draft Master Plan 2019.
** Permanent site of Yishun Innova Junior College tentatively from 2025.

The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The future land use for former school sites are subject to review or changes by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

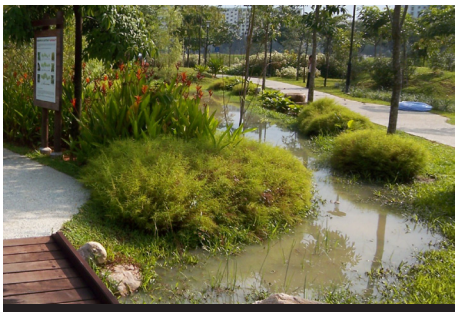
# Eco-Friendly Living

To encourage green and sustainable lifestyles among residents, Champions Green is designed with several eco-friendly features, such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- ABC Waters design features to clean rainwater and beautify the landscapes

Separate chutes for recyclable waste

Bicycle stands


ABC Waters design features

# Smart Lighting

Contributing to a more liveable, efficient, sustainable, and safer living environment, Smart Lighting will be used in common areas of Champions Green to reduce energy usage.

# Lively Homes

Champions Green offers 2-room Flexi, 3-, 4-, and 5-room flats.

Beyond a well-designed and functional interior, these flats also come with the following finishes and fittings:

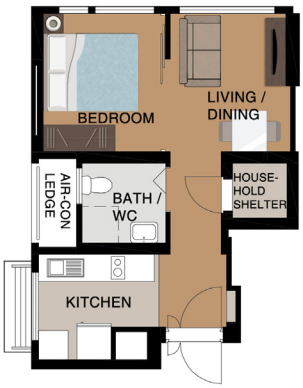
| **2-room Flexi**<br>*Available either on a 99-year lease or short-lease* | **3-, 4-, and 5-room** |
|---|---|
| • Floor tiles in the kitchen, household shelter, and bathroom<br>• Wall tiles in the kitchen and bathroom<br>• A sliding partition/ door for the bedroom and folding bathroom door<br>• Grab bars (for 2-room Flexi flats on short-leases) | • Floor tiles in the kitchen, household shelter, service yard, and bathrooms<br>• Wall tiles in the kitchen and bathrooms |

# Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflet for details.

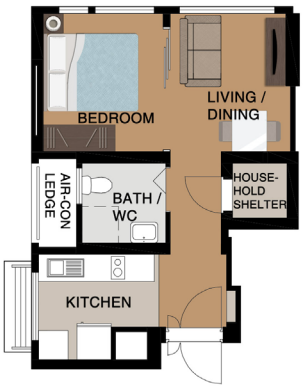
When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.

Without Living/ Dining/ Bedroom
Floor Finishes (Default)




2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-con ledge)

With Living/ Dining/ Bedroom
Floor Finishes




2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
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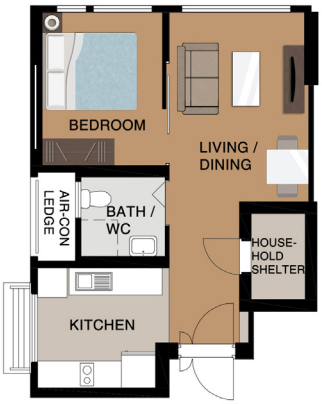
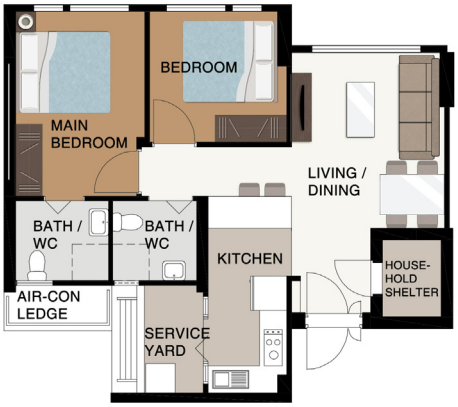
(Inclusive of Internal Floor Area of 36 sqm and Air-con ledge)




2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-con ledge)




## 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area of 66 sqm and Air-con ledge)

## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con ledge)

## 5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con ledge)

*PERMANENT SITE OF YISHUN INNOVA JC TENTATIVELY FROM 2025.

LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3-Room
- 4-Room
- 5-Room
- Trellis (T)
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Drop-off Porch (DOP) / Linkway / Shelter (S) / Precinct Pavilion (PP)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st storey
- Utility Centre (UC) at 1st Storey
- Child Care Centre (CCC) / Residents' Committee Centre (RCC) & Future Amenities/Facilities (FA/F) at 1st Storey
- Open Space
- Staircase
- Eating House (EH) / Shops (SH) / Minimart (MM) at 1st Storey
- Driveway
- Multi-storey car park
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Lift
- Corridor
- Service Bay
- U/C Under construction

| Block Number | Number of Storeys | 2 Room Flexi | | 3 Room | 4 Room | 5 Room | Total | Lift opens at |
|---|---|---|---|---|---|---|---|---|
| | | Type 1 | Type 2 | | | | | |
| 567A | 10 | 18 | 45 | 18 | 27 | 18 | 126 | Every Storey |
| 567B | 10 | 18 | 45 | - | 27 | 27 | 117 | Every Storey |
| 567C | 10 | 18 | 54 | 18 | 18 | 18 | 126 | Every Storey |
| 568A | 10 | 18 | 45 | 18 | 27 | 27 | 135 | Every Storey |
| 568B | 10 | 18 | 45 | 16 | 26 | 27 | 132 | Every Storey |
| 568C | 10 | - | 18 | 18 | 32 | 18 | 86 | Every Storey |
| Total | | 90 | 252 | 88 | 157 | 135 | 722 | |

N

SCALE 0 10 20 30 40 50 METRES

Applicants are encouraged to visit the place before booking a flat.

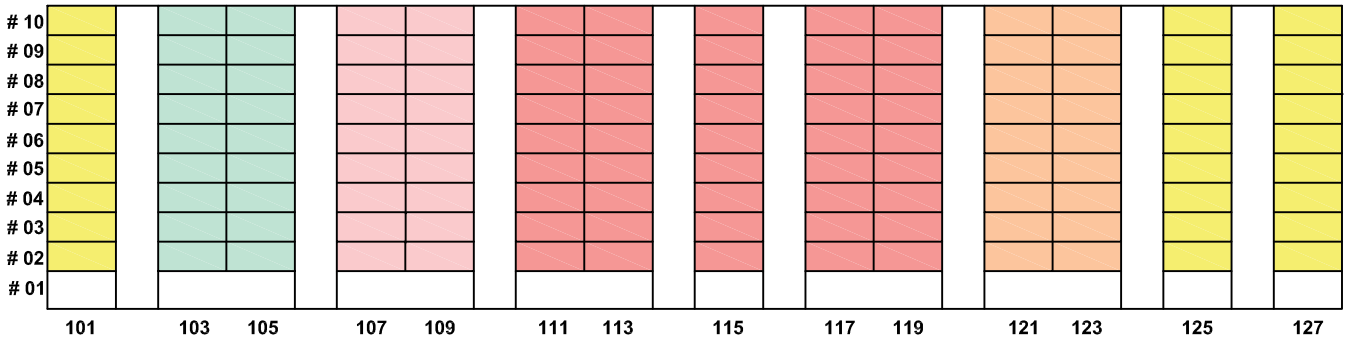
CHAMPIONS GREEN

**Notes:**

1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
   The future land use for former school sites are subject to review or changes by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

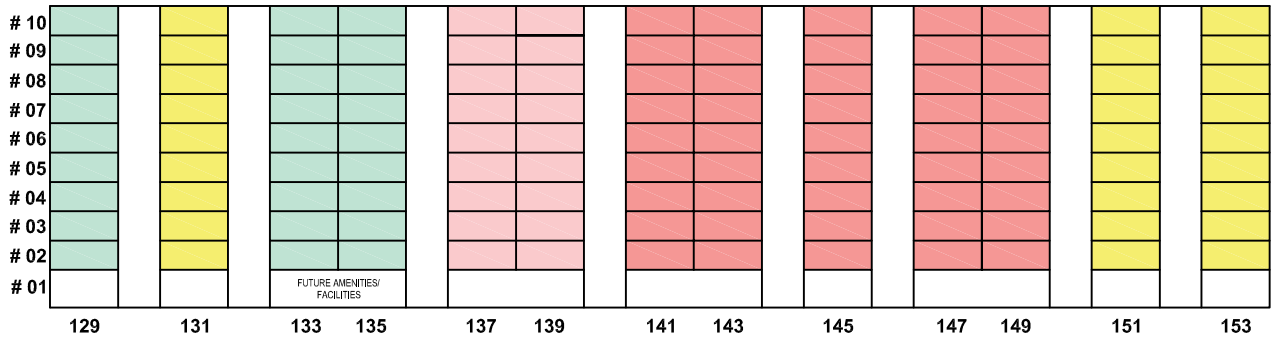
The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirect ly as a result of reliance on the said information or as a result of any error or omission therein.

*WL N5 C24*



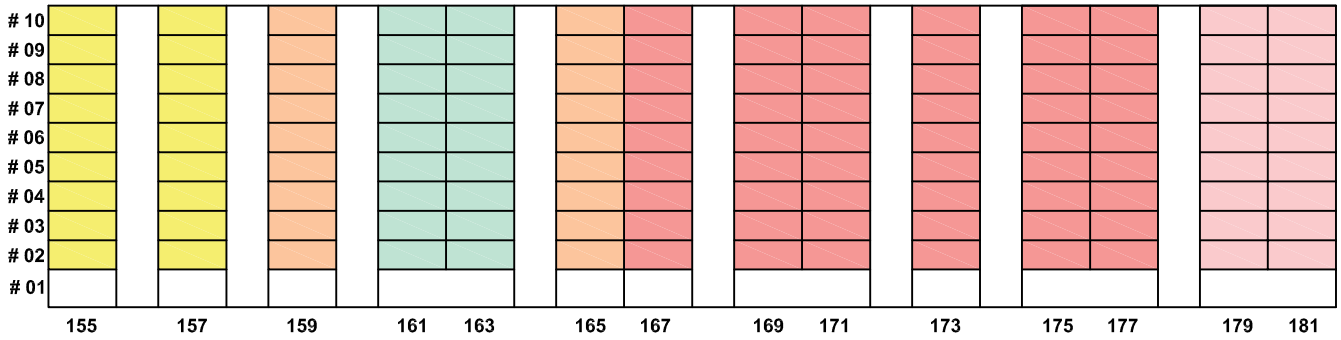

BLK 567A

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM



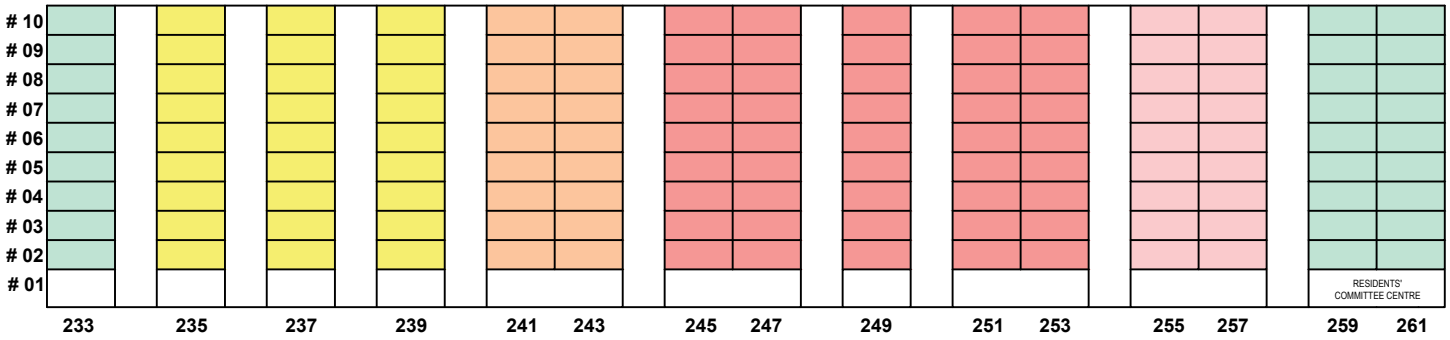

BLK 567B

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 4 ROOM
- 5 ROOM



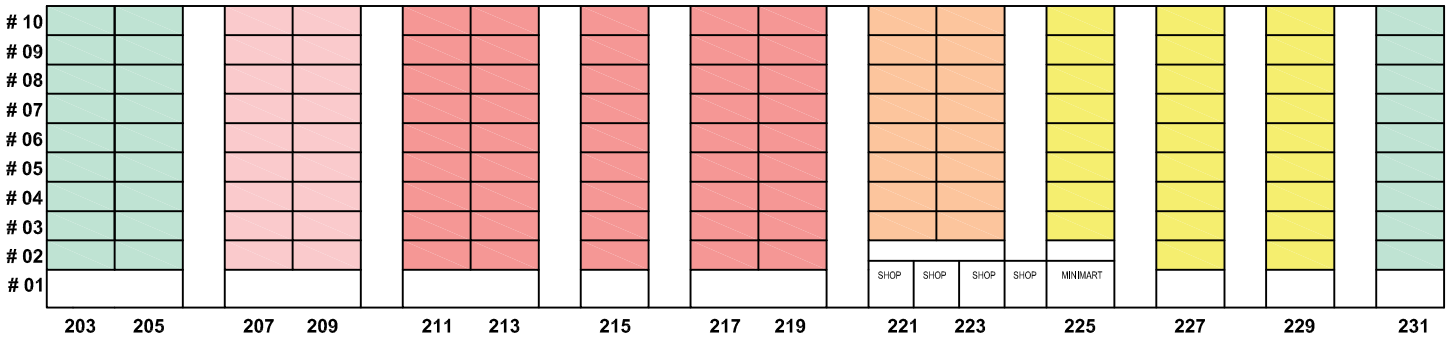

## BLK 567C

- 2–Room Flexi (Type 1)
- 2–Room Flexi (Type 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM



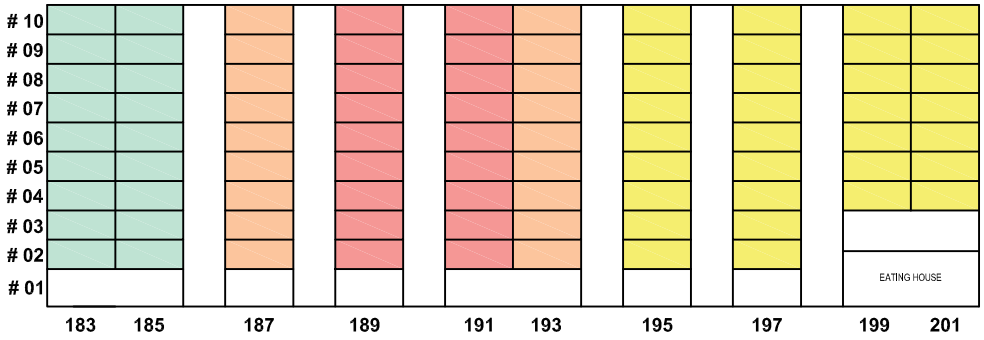

## BLK 568A

- 2–Room Flexi (Type 1)
- 2–Room Flexi (Type 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM




## BLK 568B

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM




## BLK 568C

- 2-Room Flexi (Type 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM

# BLOCK 567A
# (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 567.
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

| LEGEND: | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS | SCALE 0 2 4 6 8 10 METRES | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT. |
|---|---|---|---|
| W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) | | | |

# BLK 567A
# (3RD TO 10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 567.
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 567B
# (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 567.
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

## LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 567B
# (3RD TO 10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 567.

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

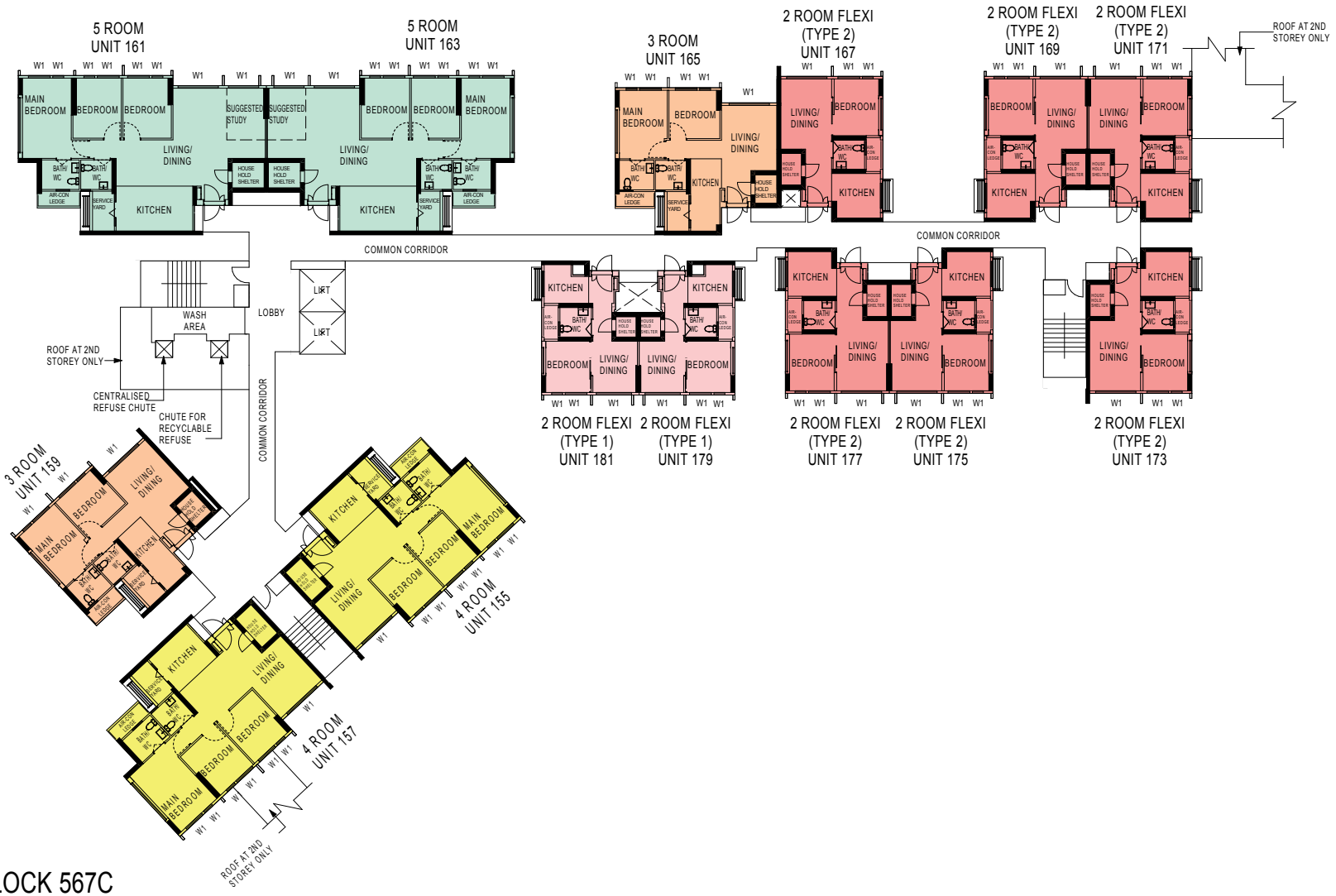
## LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

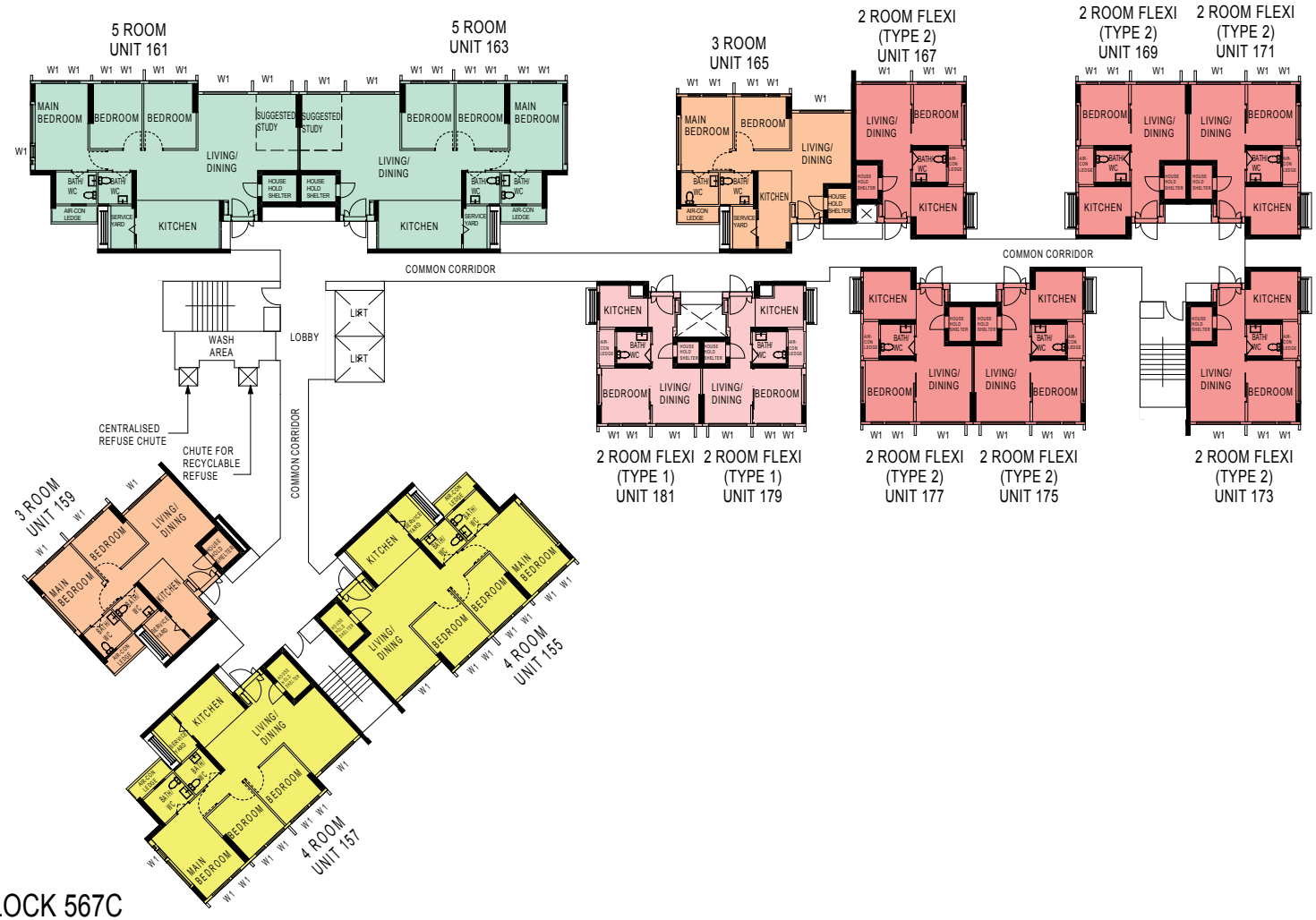
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.




# BLOCK 567C
# (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

| LEGEND: | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS | | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT. |
|---|---|---|---|
| W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) | | SCALE 0 2 4 6 8 10 METRES | |




# BLOCK 567C
# (3RD TO 10TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 568A
# (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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# BLOCK 568A
# (3RD TO 10TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

## LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 568B
# (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 568B (3RD TO 10TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

## LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 568C
# (2ND STOREY FLOOR PLAN)



LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

# BLOCK 568C
# (3RD STOREY FLOOR PLAN)



| LEGEND: | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS | SCALE 0 2 4 6 8 10 METRES | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT. |
|---|---|---|---|
| W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) | | | |

BLOCK 568C
(4TH TO 10TH STOREY FLOOR PLAN)

| LEGEND: | | | |
|---|---|---|---|
| W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS | SCALE 0 2 4 6 8 10 METRES | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT. |

## General Specifications For Champions Green

For 2-room Flexi (short lease)

### Foundation

Piled foundations.

### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

### Windows

Aluminium framed windows with tinted glass.

### Doors

| | |
|---|---|
| Entrance | : laminated timber door and metal gate |
| Bedroom | : laminated UPVC sliding partition/ door, where applicable |
| Bathroom/ WC | : laminated UPVC folding door |
| Household Shelter | : metal door |

### Finishes

| | |
|---|---|
| Living/ Dining/ Bedroom Floor | : vinyl strip flooring with laminated UPVC skirting (optional) |
| Kitchen/ Bathroom/ WC/ Household Shelter Floor | : glazed porcelain tiles |
| Kitchen/ Bathroom/ WC Walls | : glazed porcelain tiles |
| Ceilings/ Other Walls | : skim coated or plastered and painted |

### Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

### Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

### Important Notes

1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

## General Specifications For Champions Green

For 2-room Flexi, 3-room, 4-room & 5-room

### Foundation

Piled foundations.

### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

### Windows

Aluminium framed windows with tinted glass.

### Doors

| | |
|---|---|
| Entrance | : laminated timber door and metal gate |
| Bedroom | : laminated UPVC door (optional) |
| | : laminated UPVC sliding partition/ door for 2-room Flexi, where applicable |
| Bathroom/ WC | : laminated UPVC folding door (optional) |
| | : laminated UPVC folding door for 2-room Flexi |
| Household Shelter | : metal door |
| Service Yard | : aluminium framed door with glass |

### Finishes

| | |
|---|---|
| Living/ Dining Floor | : polished porcelain tiles with laminated UPVC skirting (optional) |
| Bedroom Floor | : vinyl strip flooring with laminated UPVC skirting (optional) |
| Living/ Dining/ Bedroom Floor | : vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional) |
| Kitchen/ Bathroom/ WC/ Household Shelter Floor | : glazed porcelain tiles |
| Service Yard Floor | : glazed porcelain tiles with tile skirting |
| Kitchen/ Bathroom/ WC Walls | : glazed porcelain tiles |
| Ceilings/ Other Walls | : skim coated or plastered and painted |

### Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

### Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

### Important Notes

1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

# Disclaimer

1) HDB owns the copyright in all information, maps, and plans of this brochure.

2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.

3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.

4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.

5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.

6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.

7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

8) The floor areas shown are scaled strata areas and subject to final survey.

9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.

10) We reserve the right to use or allow the use of
    - the void deck in any Apartment block,
    - Car park;
    - Common property (such as precinct pavilion); or
    - Standalone community building,

    for:
    - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
    - Commercial facilities (such as shops and eating houses);
    - Mechanical and electrical rooms; and
    - Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

HOUSING &
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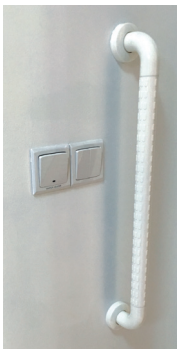
# OPTIONAL COMPONENT SCHEME
## (2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

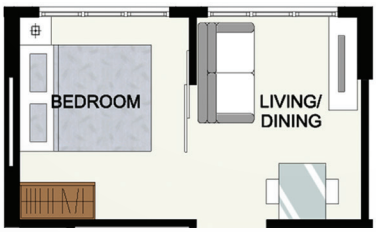
## FOR ALL 2-ROOM FLEXI FLATS

### PACKAGE 1

- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

Note:
*Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.*

3-panel sliding partition




2-panel sliding partition

### PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer

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# OPTIONAL COMPONENT SCHEME
# (2-ROOM FLEXI FLATS)

## FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

**PACKAGE 3** offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

### ELDERLY-FRIENDLY FITTINGS

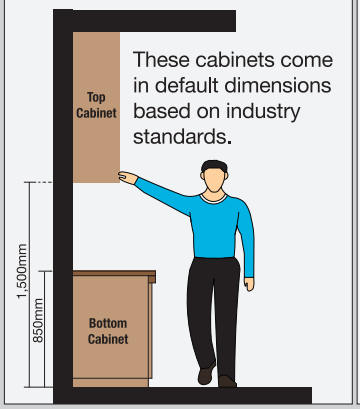
- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.

Here are some features of an induction hob:
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

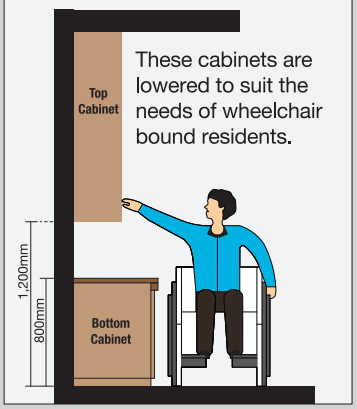
With these features, the use of the induction hob would promote a safer and cleaner environment.

- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

**Option A (Default):**
- Bottom Cabinet at **850mm** height (from floor level)
- Top Cabinet at **1,500mm** height (from floor level)




**Option B:**
- Bottom Cabinet at **800mm** height (from floor level)
- Top Cabinet at **1,200mm** height (from floor level)



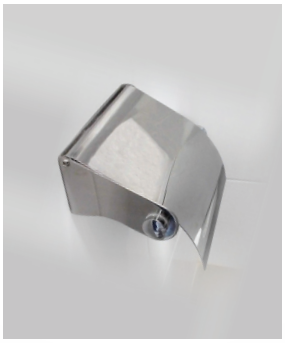

Note: This drawing is not drawn to scale. All dimensions are approximate only.

- An option to have a lower counter top height

### OTHER FITTINGS

- Window grilles for safety and security

- Mirror



- Toilet roll holder

- Lighting (whole unit)

- Water heater

**Buyers who opt for Package 3 must select Package 1.**

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# OPTIONAL COMPONENT SCHEME
## (3-, 4-, 5-ROOM, AND 3GEN FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 3-, 4-, 5-room, and 3Gen flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

## YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer

Wash basin with tap mixer in attached bathroom

Wash basin with tap mixer

Handheld shower set with bath/ shower mixer

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