Northshore Trio

HDB Sales Launch – November 2016

Northshore Trio

Relaxing Abode

Located in the Northshore district of Punggol town, Northshore Trio is bounded by Northshore Drive and Punggol Way. You can choose from 409 units of 2-room Flexi, 3-, and 4-room flats offered in this development.

The highlight of Northshore Trio is its distinctive three-block configuration, which gives the development its name. Ranging from 7 to 26 storeys in height, the residential blocks feature a sky terrace at block 410A, and a roof garden between blocks 411A and 411B that provides residents with an open space for relaxation and social interaction.

Please refer to the site plan for the facilities to be provided in Northshore Trio. As this is a public housing development, facilities in this project will be opened to 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.

PUNGGOL

Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories (i.e. PPT Lodge 1A and PPT Lodge 1B), and aggregate and sand stockpiles

Proposed expansion of KPE/TPE interchange including link road to Punggol Central is estimated to be completed by 2019

* This site, which is currently zoned as "Civic & Community Institution" in URA's gazetted Master Plan 2014, will be rezoned to "Health & Medical Care" to meet the need for this facility in Punggol North.

LEGEND: MRT Line & Station — LRT Line & Station — Under Construction/Future Road (u/c) Under Construction CG Common Green

Scale 0 100 200 300 400 500 Metres

N

Notes:

All proposed developments are subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged 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.
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 may also include columbarium as an ancillary use, while community centres may also include childcare centres.
The implementation of the facilities is subject to review from time to time by the relevant authorites.

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

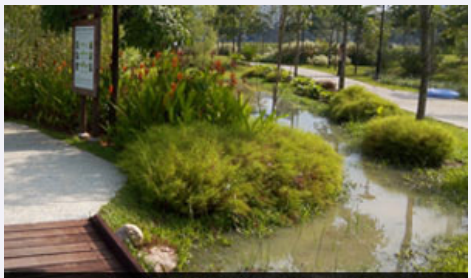
Northshore Trio is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, the development has numerous eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor-controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Rainwater harvesting system to store rainwater for washing of common areas
- ABC Waters design features to clean rainwater and beautify the landscape
- 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

Eco-pedestals

Separate chutes for recyclable waste

Bicycle stands


ABC Waters design features

Smart Solutions

Northshore Trio will feature Smart technologies to bring about a more liveable, efficient, sustainable, and safe living environment. These solutions include:

- Smart-Enabled Homes to support easy installation of smart systems
- Smart Lighting which meets the needs of residents while reducing energy consumption
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal

Delightful Homes

Northshore Trio offers 2-room Flexi, 3-, and 4-room flats.

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

- floor finishes in the kitchen, household shelter, and bathroom
- wall tiles provided in the bathroom and kitchen
- a sliding partition/ door for the bedroom and folding bathroom door.

As the 2-room Flexi flats on short-leases are meant for the elderly, they will be fitted with grab bars.

The 3- and 4-room flats will come with floor finishes in the kitchen, household shelter, service yard, and bathrooms. Wall tiles will also be provided in the kitchen and bathrooms.

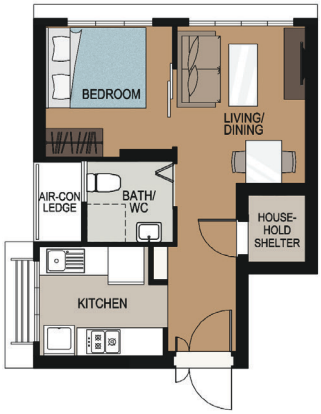
All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.

Optional Component

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

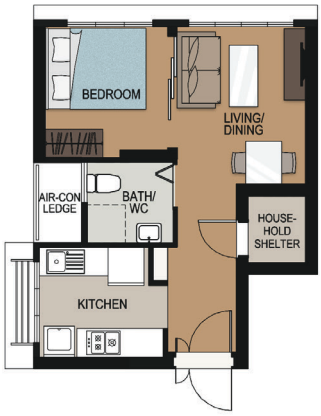
The cost of the optional components will be added to the selling price of the flat.

WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)



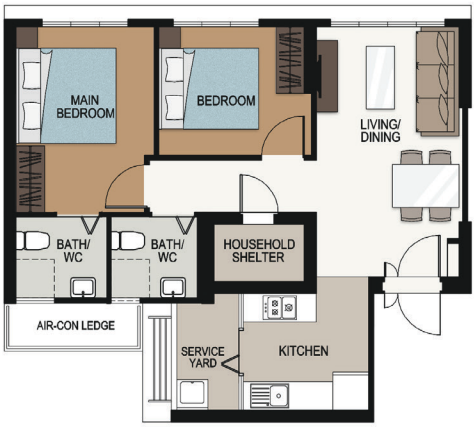
LAYOUT IDEAS FOR 2 ROOM FLEXI (TYPE 1)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

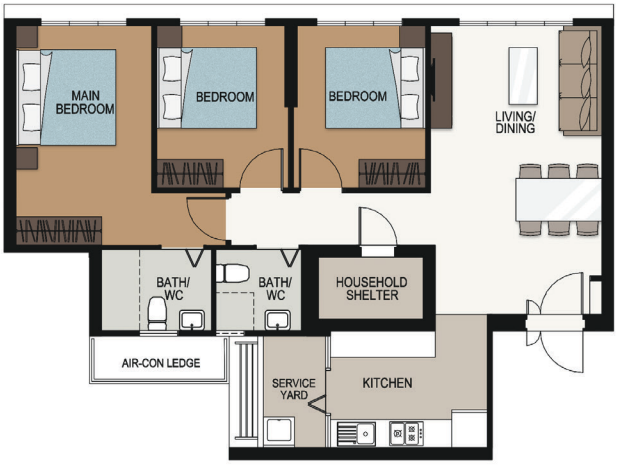


LAYOUT IDEAS FOR 2 ROOM FLEXI (TYPE 1)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

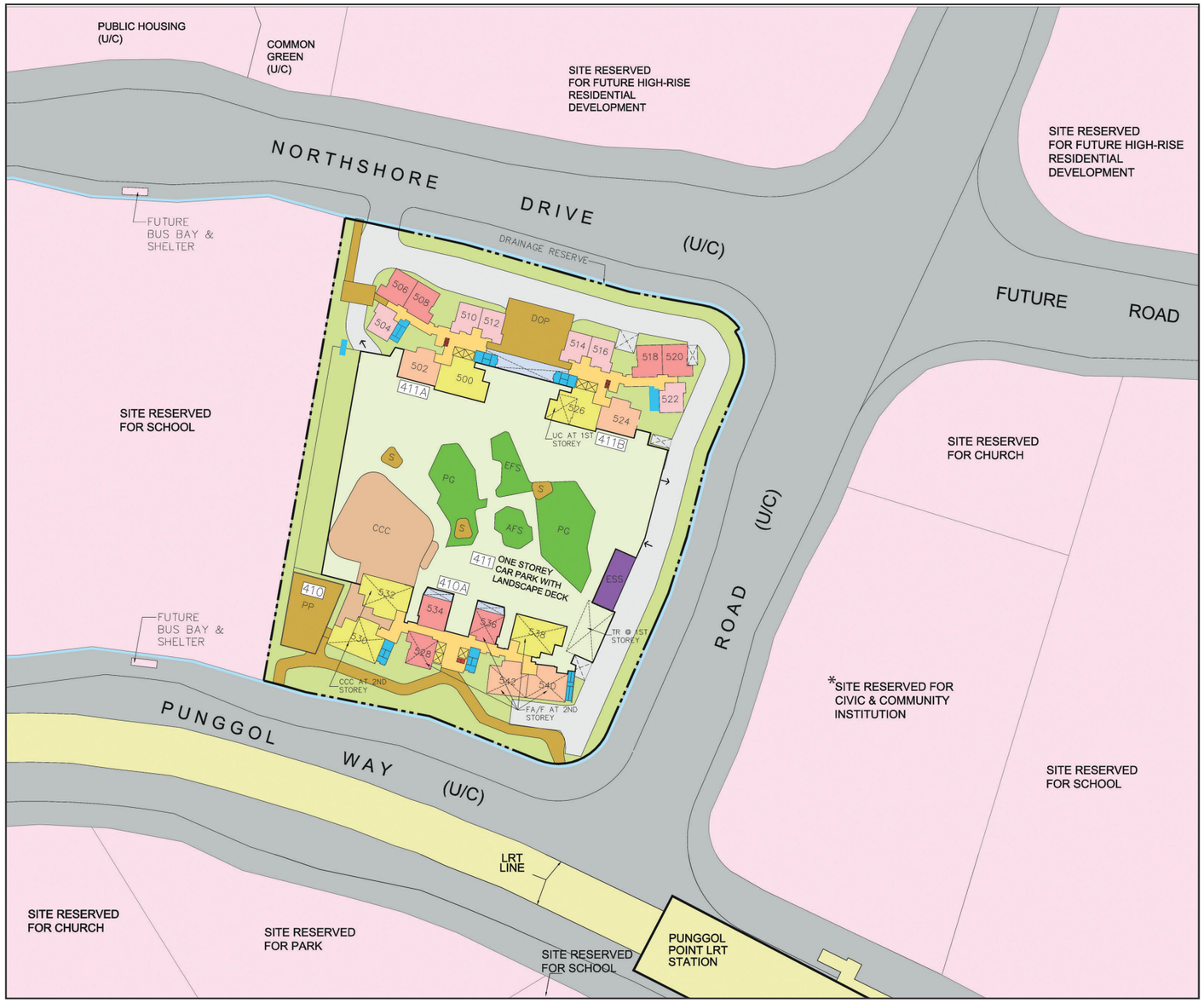
LAYOUT IDEAS FOR 2 ROOM FLEXI (TYPE 2)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



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

SCALE 0 11 22 33 44 55METRES

N

LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3-Room
- 4-Room
- Reserved for Development / Existing Development
- Linkway
  Precinct Pavilion at 1st storey (PP) /
  Drop-off Porch (DOP) / Shelter (S)
- Children Playground (PG) /
  Adult Fitness Station (AFS) /
  Elderly Fitness Station (EFS)
- Child care Centre at 2nd storey (CCC)
  Future amenities / Facilities at 2nd storey (FA/F)
  Utility Centre at 1st storey (UC)/
  Transformer Room at 1st storey (TR)
- Child care Centre at 2nd storey (CCC)
- Electrical Sub-Station (ESS) at 1st Storey
- Airwell
- Driveway
- Entrance / Exit to Carpark Deck at 1st storey
- Landscape Deck (above 1-storey Car Park)
- Open Space
- Staircase
- Drainage Reserve
- Centralised Refuse Chute (Pneumatic Waste Conveyance System)/
  Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
- Corridor
- Lift
- Service Bay
- U/C Under Construction

* This site, which is currently zoned as "Civic & Community Institution" in URA's gazetted Master Plan 2014, will be rezoned to "Health & Medical Care" to meet the need for this facility in Punggol North.

Block Number	Number of Storeys	2-Room Flexi (Type 1)	2-Room Flexi (Type 2)	3-Room	4-Room	Total	Lift opens at
410A	26	0	66	48	71	185	Every storey
411A	7/19/25	30	36	23	23	112	Every storey
411B	7/19/25	30	36	23	23	112	Every storey
Total		60	138	94	117	409	

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 may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time 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.
6. Site Reserved for Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
7. Site Reserved for Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics,Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.

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BLOCK 410A
(3RD STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 410A
(4TH TO 18TH, 22ND TO 26TH STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 410A
(19TH STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 410A
(20TH & 21ST STOREY FLOOR PLAN)

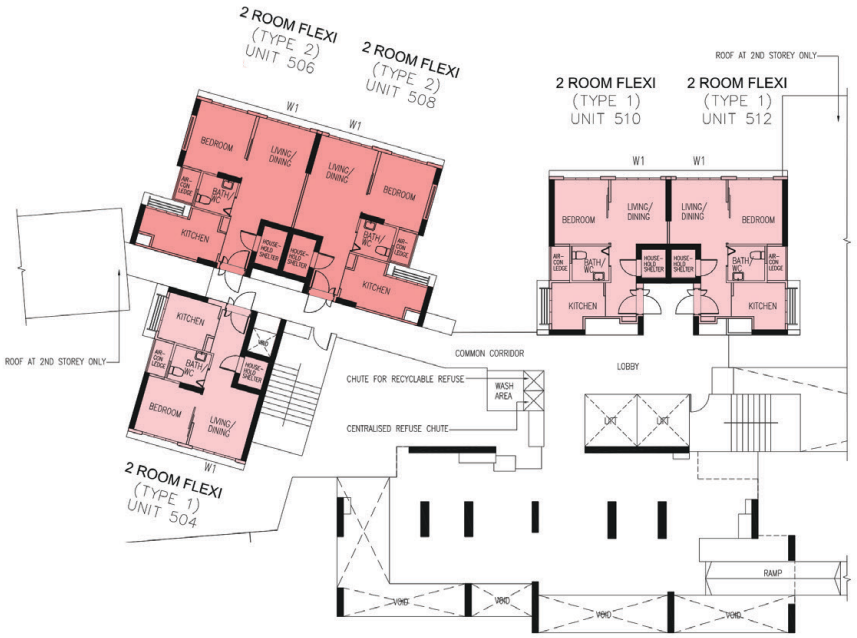
LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS



BLOCK 411A
(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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411A
(3RD TO 7TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411A
(8TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411A
(9TH TO 19TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411A
(20TH STOREY FLOOR PLAN)

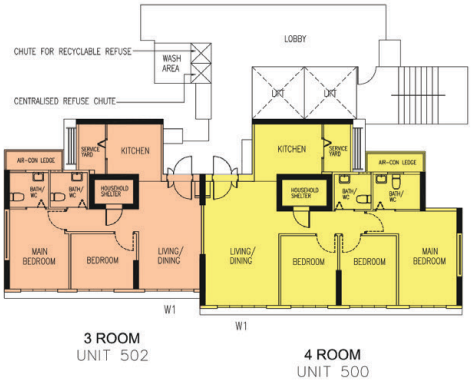
LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS



BLOCK 411A
(21ST TO 25TH STOREY FLOOR PLAN)

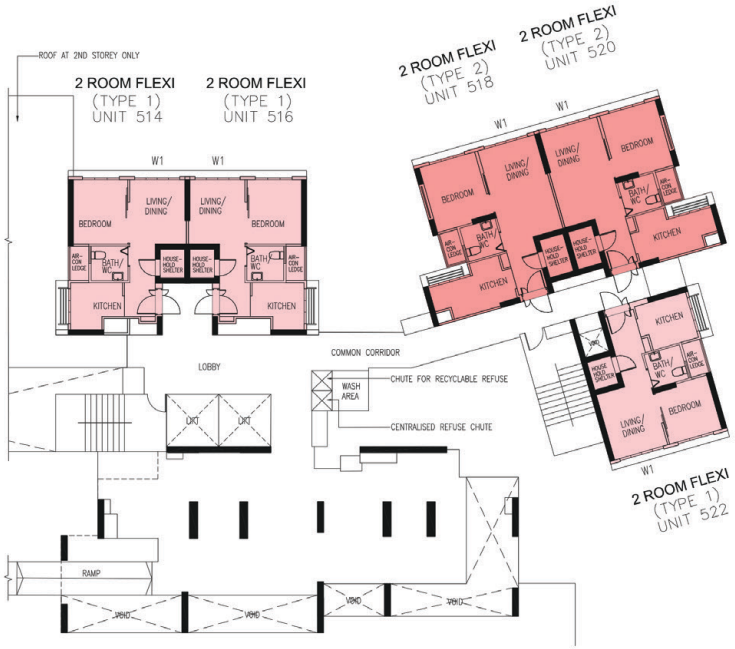
LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS



BLOCK 411B
(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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE

0 5 10 15 METERS

BLOCK 411B
(3RD TO 7TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411B
(8TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411B
(9TH TO 19TH 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 :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

BLOCK 411B
(20TH STOREY FLOOR PLAN)

LEGEND :

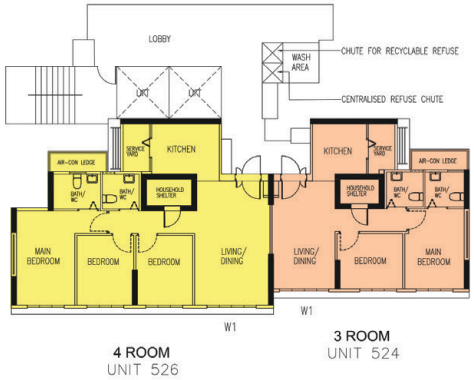
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE

0 5 10 15 METERS



BLOCK 411B
(21ST TO 25TH STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE
0 5 10 15 METERS

General Specifications For Northshore Trio

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 / solid blocks / bricks with cement plastering/ precast panels/ precast lightweight concrete partitions / drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors

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

Finishes

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

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 gas 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) Air-con panel in the main bedroom will not be provided.
3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
5) 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.
6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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

General Specifications For Northshore Trio

For 2-Room Flexi, 3-Room & 4-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/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bedroom	: 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

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
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 Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Household Shelter Floor	: glazed porcelain tiles

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) Air-con panel in the main bedroom will not be provided.
3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
5) 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.
6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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.

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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

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

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OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS)

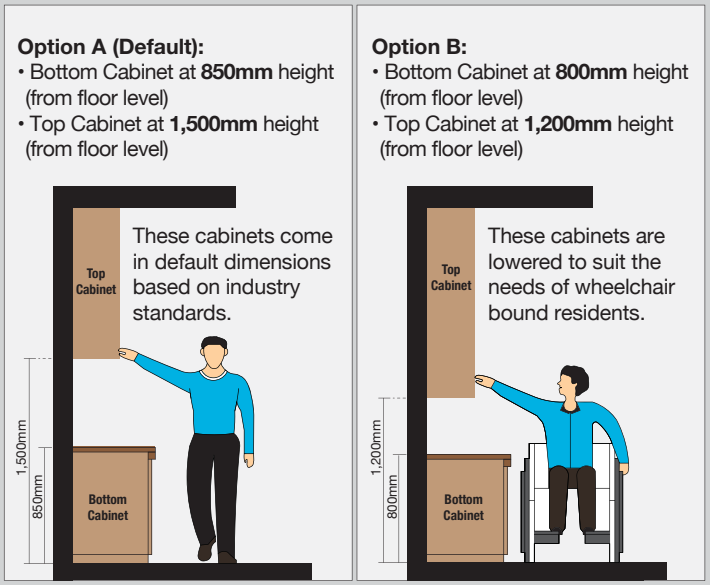
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

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 gas hob and cooker hood, kitchen sink, tap and dish drying rack
- 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



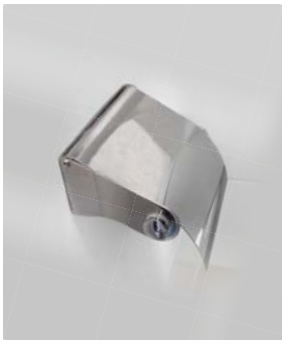
Note: This drawing is not drawn to scale. All dimensions are approximate only.

- 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

KITCHEN PARTITION WALL (where feasible)
To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want an open kitchen concept.

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