



HDB's Sales Launch November 2020





Artist's impression



Urban Homes in Nature

ParkView @ Bidadari is located within Bidadari estate in Toa Payoh town. This development will be bounded by Upper Aljunied Road, the upcoming Sang Nila Utama Road, and the future Bidadari Park. Within Bidadari Park, you can take a stroll, jog, or cycle down the Heritage Walk amidst conserved rain trees and other greenery. You can also enjoy the scenery at the new Alkaff Lake, which aims to recreate the sense of tranquility of the former Alkaff Lake Gardens.

In order to optimise views of the adjacent Bidadari Park, Alkaff Lake and Heritage Walk, the 3 16-storey residential blocks in ParkView @ Bidadari are arranged in a staggered manner, creating open vistas of its surroundings. Roof gardens in each residential block serve as ideal spots to enjoy these views. You can choose your home from 358 units of 3- and 4-room flats.



ParkView @ Bidadari comes with recreational facilities that cater to both the young and old. Children will enjoy playing at the playground, while adults and the elderly work out at the fitness stations. The roof garden located above the Multi-Storey Car Park will provide a space for relaxation. A childcare centre and a Residents' Committee Centre will also be located within the development. Please refer to the site plan for the facilities provided in this development. Facilities in this development will be accessible by the public.

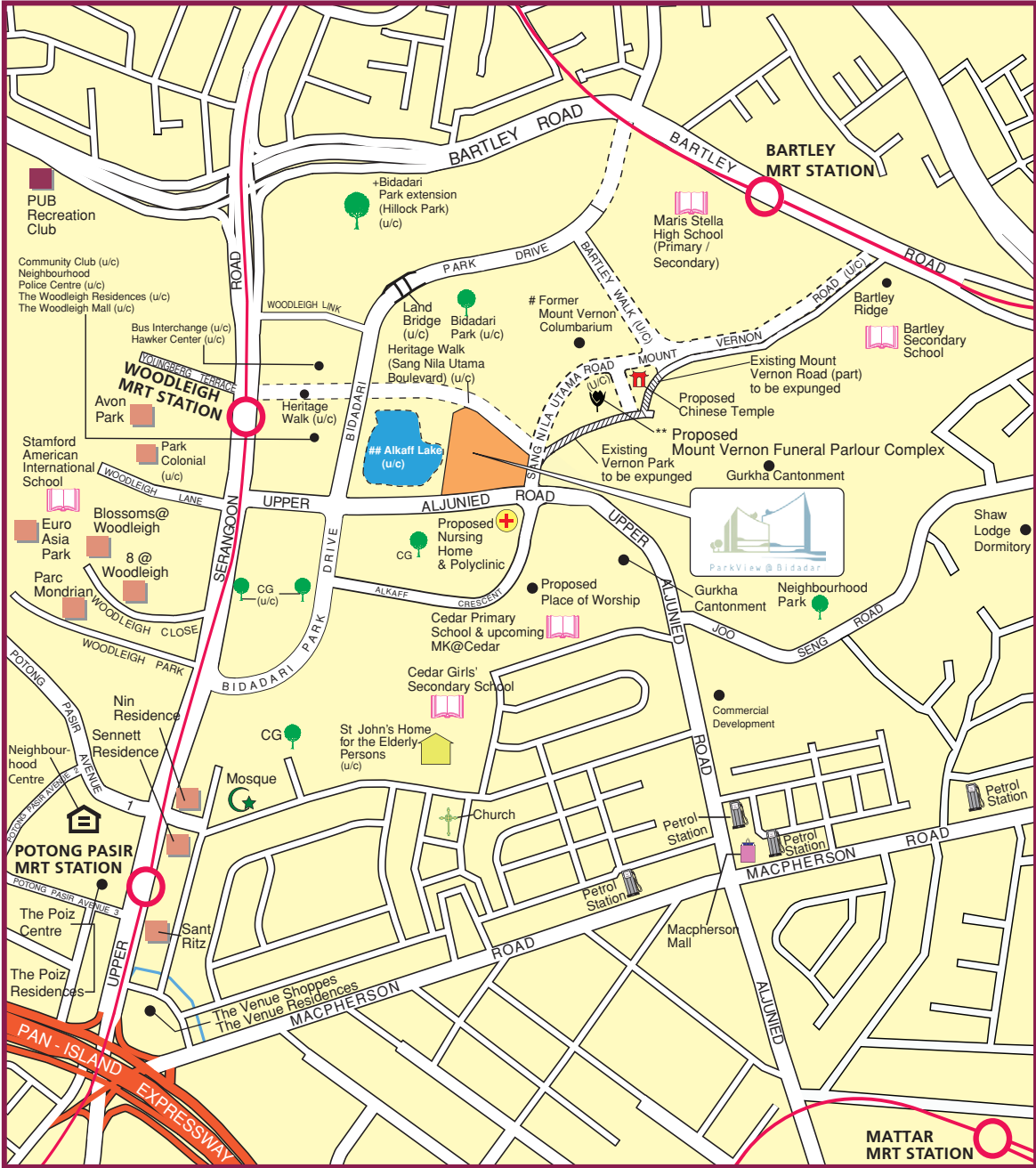
Woodleigh MRT station, the future bus interchange at Woodleigh Village, and shops/facilities at Woodleigh Mall are located nearby.

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.

TOA PAYOH



- LEGEND:**
- MRT Line & Station
 - MRT Line & Station (u/c)
 - North-South Corridor (u/c)
 - Under Construction
 - Under Construction/ Future Road
 - Common Green
 - MOE Kindergarten
- # Area occupied by former Mount Vernon Columbarium including the funeral parlours is earmarked for the developments in Bidadari Estate. Plans to relocate the niches have been announced by NEA on 28 Oct 2015 and the niches have since been relocated.
- * Designated park space that will be kept rustic and the landscaping will be kept as natural as possible.
- ** Part of the former Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFPC).
- ## Alkaff Lake will also serve as a stormwater retention pond.

- Notes:**
- All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
 - Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
 - The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
 - In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas 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 a ‘green’ lifestyle, ParkView @ Bidadari will have several eco-friendly features to encourage green and sustainable lifestyles, 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 products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

Smart Features

ParkView @ Bidadari will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



Contemporary Homes

ParkView @ Bidadari offers 3- and 4-room flats. These flats will come with the following finishes and fittings:

3- and 4-room	
• Floor tiles in the: • household shelter • bathrooms • kitchen/ utility (3-room) • kitchen, service yard (4-room)	• Wall tiles in the: • bathrooms • kitchen/ utility (3-room) • kitchen (4-room)

Some 4-room flats in ParkView @ Bidadari comes with a balcony.

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space. The layout offers homeowners flexibility in configuring the area according to their preferences. For example, you can add a partition to separate the:

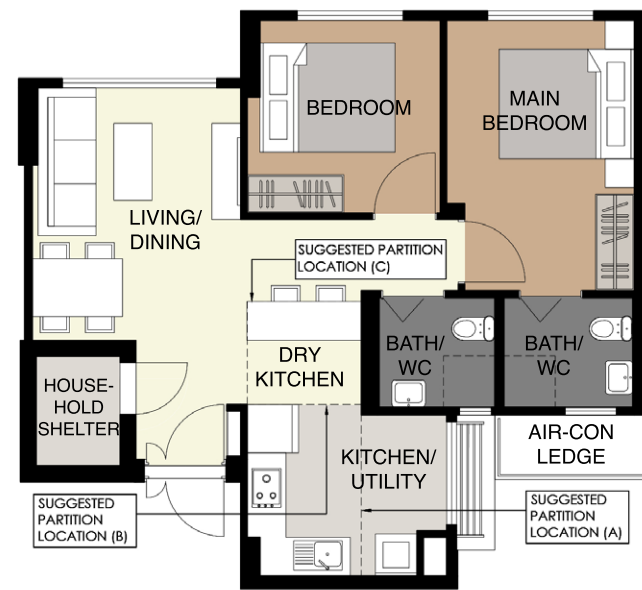
- Utility from Kitchen [A]
- Dry and Wet Kitchens [B]
- Kitchen from Living/ Dining area [C]

See suggested layout ideas in page 8 and page 9.

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.



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)

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)



Partition B - Separating Dry and Wet Kitchen



Partition A - Separating Utility from Kitchen



Partition C - Separating Kitchen from Living/ Dining area



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)



4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 96 sqm

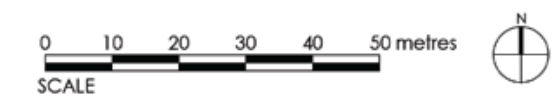
(Inclusive of Internal Floor Area of 93 sqm and Air-Con Ledge)



LEGEND

- 3 - Room
- 4 - Room
- Surrounding Buildings/ Structures
- Reserved for Development / Existing Development
- Trellis (T)
- Linkway / Precinct Pavilion at 1st Storey (PP)/
Drop-off Porch (DOP) / Shelter (S) /
Linkbridge at 8th Storey (LB)
- Children Playground (PG) /
Adult Fitness Station (AFS) /
Elderly Fitness Station (EFS)
- Residents' Committee Centre (RCC) /
Child Care Centre (CCC) at 1st Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Utilities Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Corridor
- Staircase
- Lift
- Drainage Reserve
- Service Bay
- Driveway
- U/C Under Construction
- Centralised Refuse Chute /
Chute for Recyclable Refuse
(Pneumatic Waste Conveyance System)

Block Number	Number of Storeys	3 Room	4 Room	Total	Lift opens at
233A	12/16	28	95	123	Every Storey
233B	10/16	15	108	123	Every Storey
233C	13/16	45	67	112	Every Storey
Total		88	270	358	



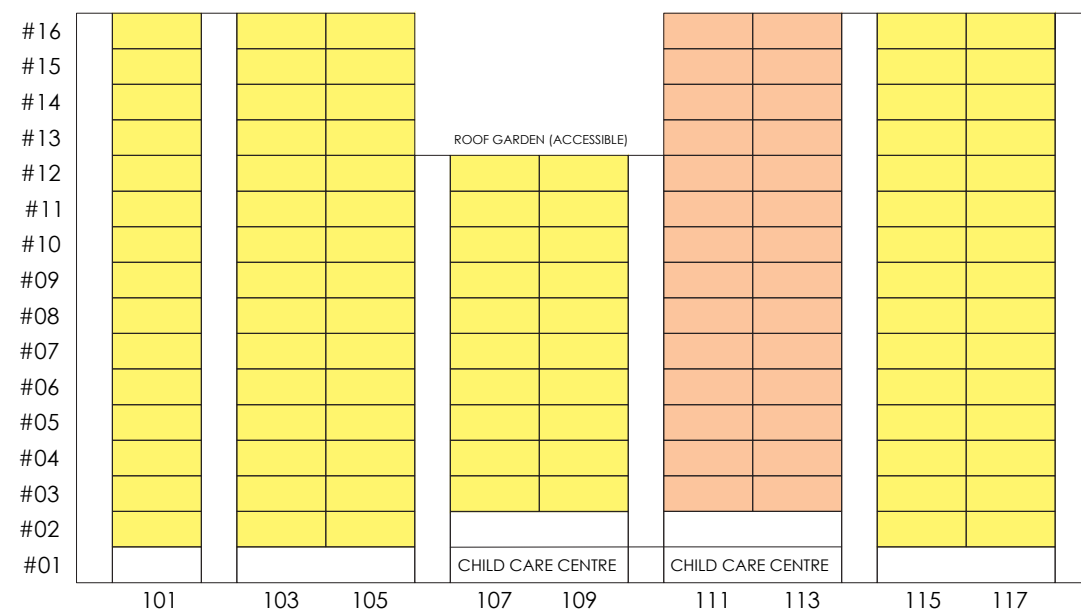
The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or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

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

Notes:

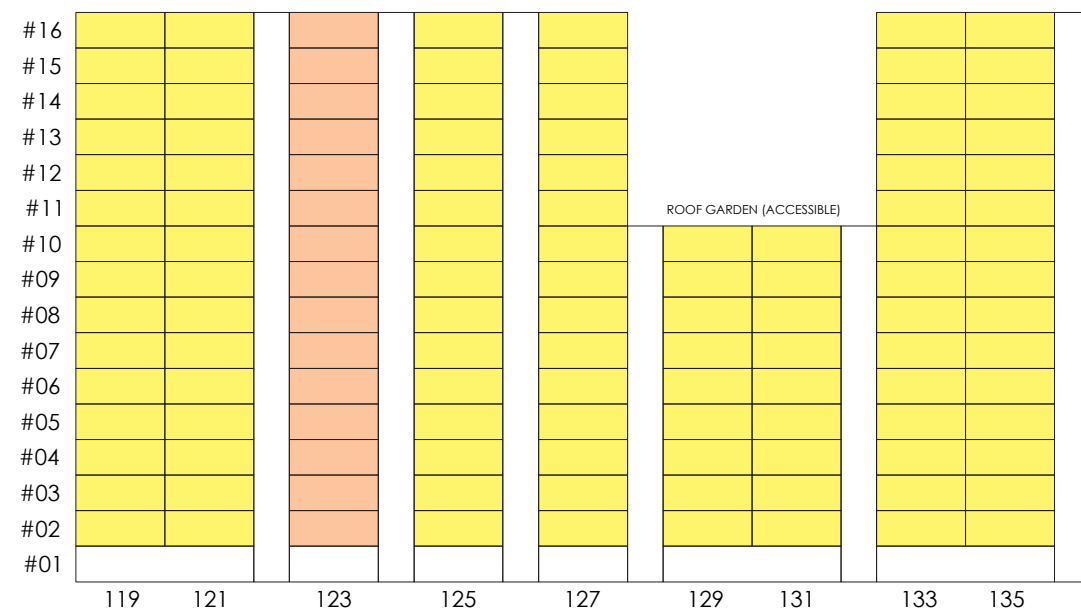
- All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
- The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- 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.
- 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.
- 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 proposed nursing home could built up to a height that is equivalent to a 14-storey block of hdb flats.
- ## Alkaff Lake will also serve as a stormwater retention pond.
- ** Part of the former Mount Vernon columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFC).
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.





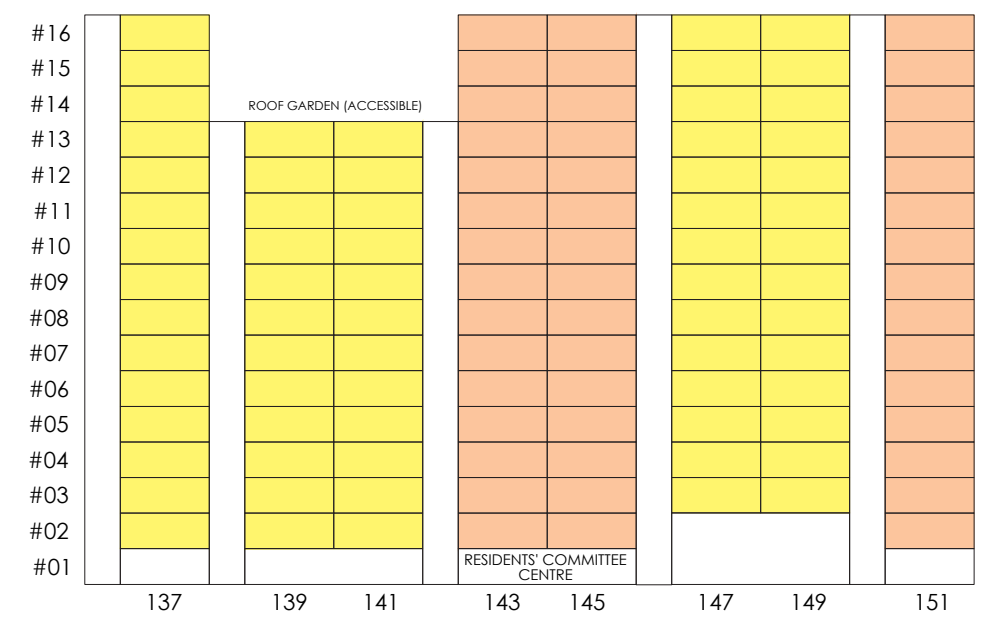
BLOCK 233A

- 3 ROOM
- 4 ROOM



BLOCK 233B

- 3 ROOM
- 4 ROOM



BLOCK 233C

- 3 ROOM
- 4 ROOM

BLOCK 233A
(2ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233



WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 233A
(3RD TO 7TH, 9TH TO 12TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 233A (8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)
W2 - 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 METERS

THE COLOURED FLOOR PLAN IS NOT
INTENDED TO DEMARCATTE THE BOUNDARY
OF THE FLAT



BLOCK 233A (13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)
W2 - 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 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 233A
(15TH TO 16TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 233B
(2ND TO 10TH STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 233B
(11TH STOREY FLOOR PLAN)

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)
W2 - 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 DEMARCATTE THE BOUNDARY
OF THE FLAT



BLOCK 233B
(12TH STOREY FLOOR PLAN)

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)
W2 - 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 METERS

THE COLOURED FLOOR PLAN IS NOT
INTENDED TO DEMARCATTE THE BOUNDARY
OF THE FLAT



BLOCK 233C

(3RD TO 7TH, 9TH TO 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)
- W2 - 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 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 233C (8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 233C (14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 233C (15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 233C
(16TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 233

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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General Specifications For ParkView @ Bidadari

For 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/ 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)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard/	: aluminium framed door with glass
Balcony (where applicable)	

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/	: glazed porcelain tiles
WC/ Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
Balcony Floor (where applicable)	: glazed porcelain tiles with tile skirting (optional)
Kitchen/ Utility/	: glazed porcelain tiles
Bathroom/ WC Walls	
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 the 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

(3-, 4-, 5-ROOM FLATS – BARTLEY BEACON AND PARKVIEW @ BIDADARI)

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.

These 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

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.

November 2020