



JOO SENG GREEN



Come Home To Sweet Treats

BUILD-TO-ORDER NOV 2012

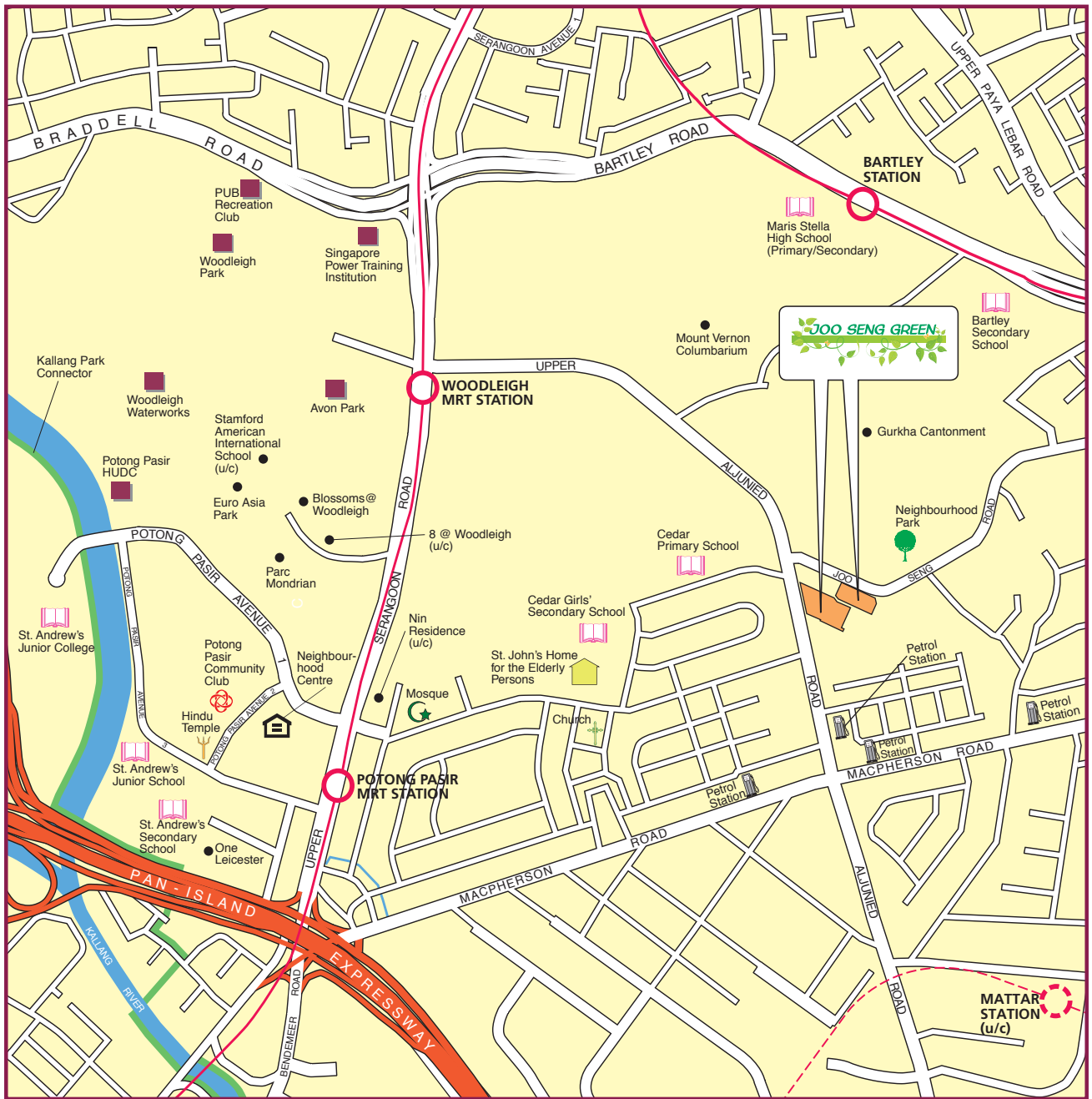


## Pleasant Residences



Bounded by Joo Seng Road and Upper Aljunied Road, Joo Seng Green comprises two residential blocks ranging from 12 to 18 storeys in height. Choose from 248 units of 3- and 4-room Standard Flats.

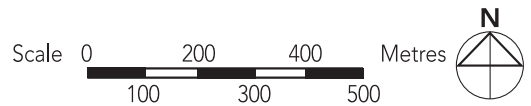
The development was given the same name 'Joo Seng Green' as its neighbouring blocks so that it integrates well with its surroundings.





**LEGEND:**

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





Artist's Impression

## Recreation at your doorstep

Roof feature of each residential block is designed as frames with vertical fins in random colours to enhance the visual appeal of the development.

Engage in active recreation at the children's playground, adult fitness corner and elderly fitness corner. Alternatively, bond with your family and neighbours in the pocket gardens, resting shelters and precinct pavilion provided within the development.



## Desirable Homes

Joo Seng Green offers 3- and 4-room Standard Flats. These flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

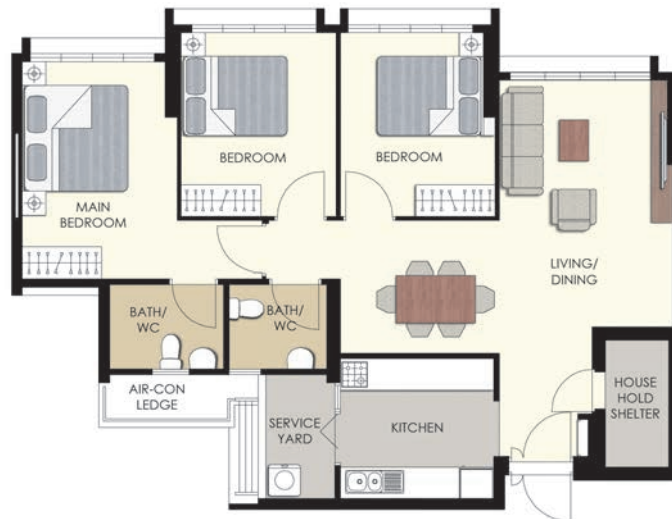
These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.





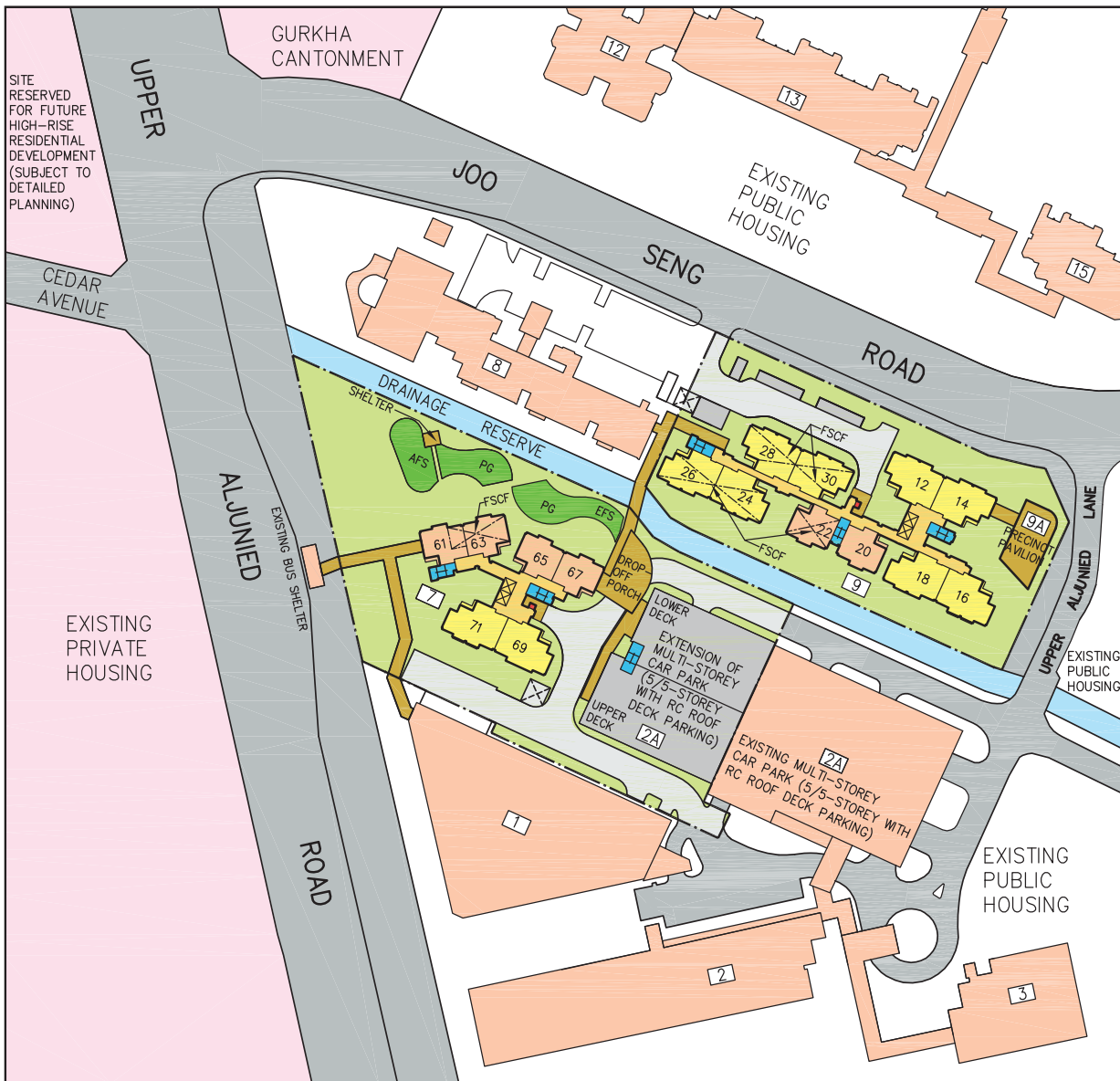
### LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 68 sqm  
 (Inclusive Of Internal Floor Area 65 sqm and  
 Air-Con Ledge)



### LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm  
 (Inclusive Of Internal Floor Area 90 sqm and  
 Air-Con Ledge)



SCALE 0 10 20 30 40 50 METRES



## Standard Flats

### LEGEND

- 3 – Room
- 4 – Room
- Surrounding Buildings
- Reserved for/ Existing Development
- Linkway / Precinct Pavilion / Drop-off Porch Shelter
- Children Playground (PG) /Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Future Social Community Facilities (FSCF) at 1st Storey
- Carparking
- Open Space
- Staircase
- Driveway
- Drainage Reserve
- Centralised Refuse Chute
- Lift
- Corridor
- Service Bay

Block Number	Number of storeys	3 Room	4 Room	Total	Lift opens at
7	18	68	34	102	Every storey
9	12/18	34	112	146	Every storey
<b>Total</b>		<b>102</b>	<b>146</b>	<b>248</b>	

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



BLOCK 7  
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

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

3 ROOM

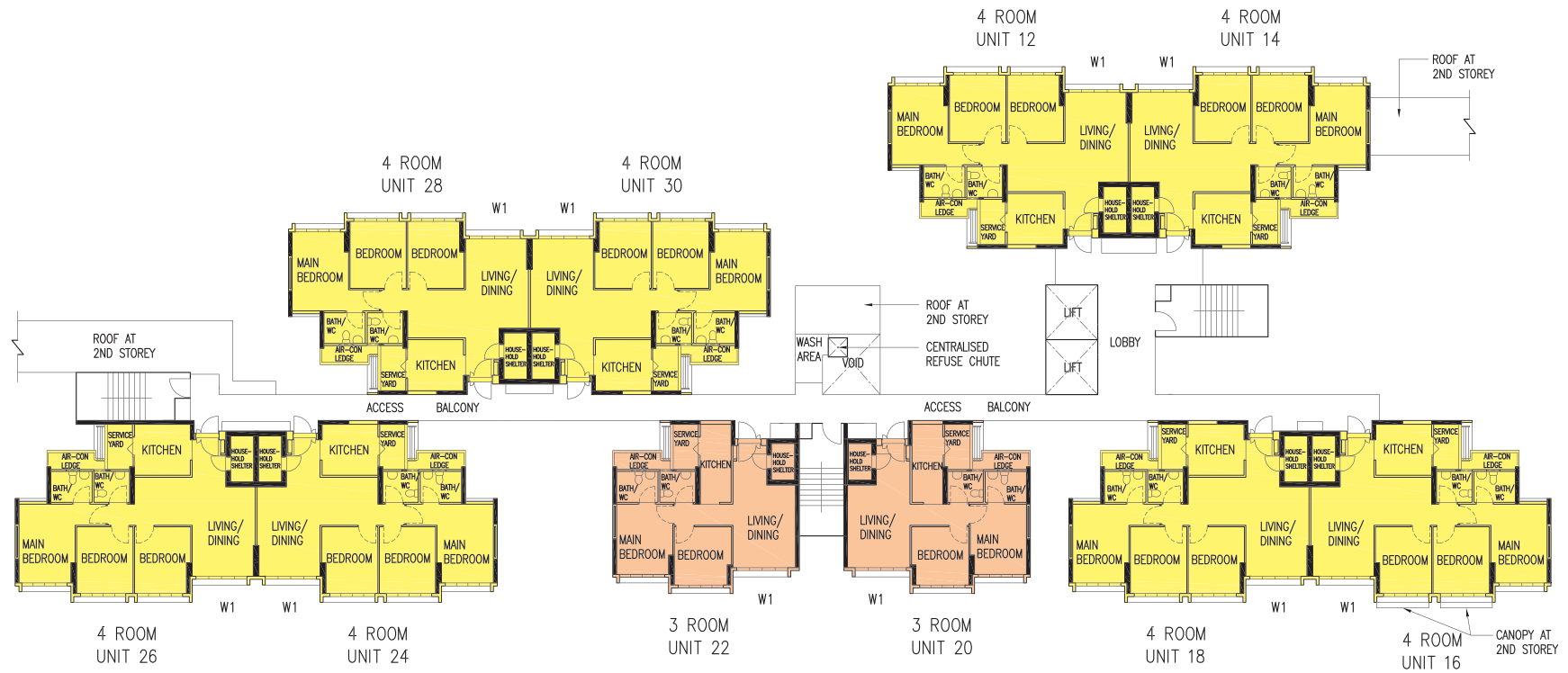
4 ROOM

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 2 4 6 8 10 METRES





BLOCK 9  
(2ND TO 12TH STOREY FLOOR PLAN)

LEGEND:

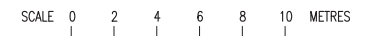
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

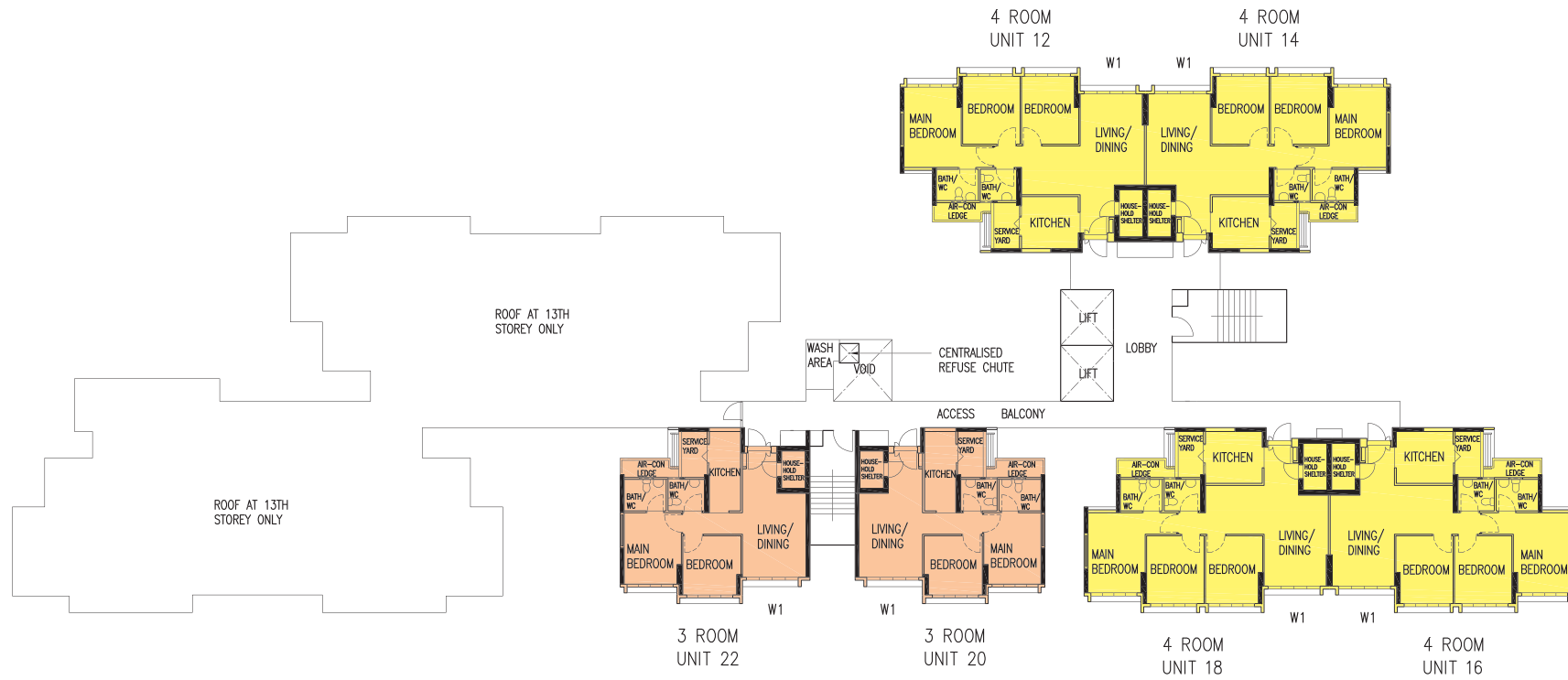
3 ROOM

4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





BLOCK 9  
(13TH TO 18TH STOREY FLOOR PLAN)

LEGEND:

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

3 ROOM

4 ROOM

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 2 4 6 8 10 METRES

# General Specifications For Joo Seng Green

## 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.

## Windows

Aluminium framed windows with tinted glass.

## Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	:	laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

## Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedrooms floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen floor	:	glazed porcelain tiles
Bathrooms/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  
Wash basin for all Bathroom/WC (optional)  
Bath/ Shower mixer with shower set, tap mixer (optional)  
Clothes Drying Rack

## Services

Gas services and concealed water supply pipes  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Telephone 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) 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.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

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Printed in Dec 2012