

HOUGANG
PARKEDGE

BUILD-TO-ORDER JAN 2013



Homes for all your happily ever afters



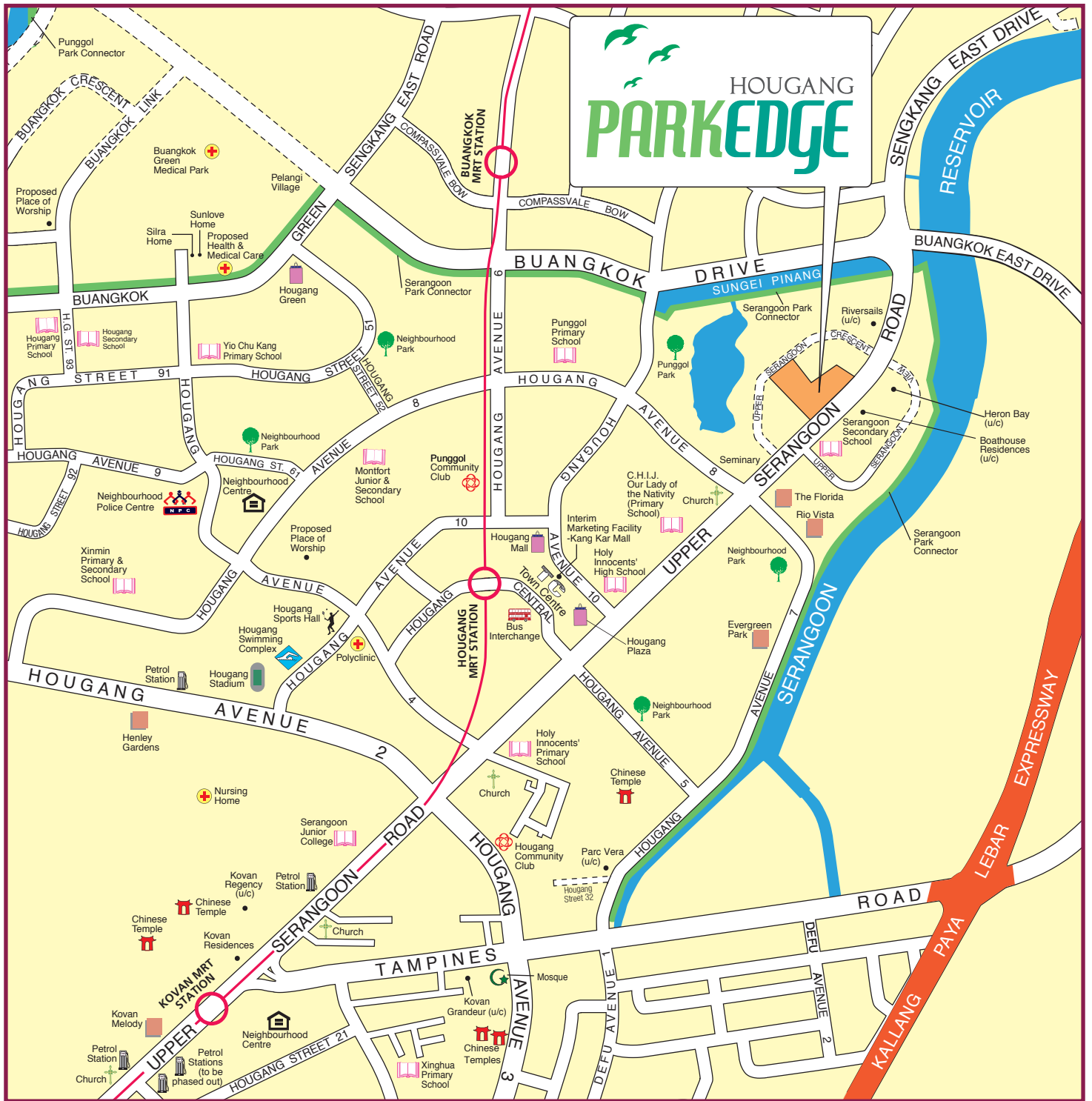
Artist's Impression



Living by the park




Located along Upper Serangoon Road, Hougang ParkEdge comprises four 18-storey residential blocks offering 578 units of 3-, 4- and 5-room Standard Flats.

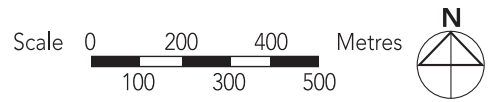
Residents of Hougang ParkEdge can enjoy recreation at Punggol Park, which is located across the development.



HOUGANG PARKEDGE

LEGEND:

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





Artist's Impression

Greenery Abounds

With a “fishing village” theme in mind, residential blocks are adorned with boat-like structures at the top of each block to resemble boats floating along a river.

Envisioned as a vibrant communal space, the precinct features a multi-purpose open lawn in the heart of the development and green spaces where outdoor recreational facilities like a children’s playground and the adult and elderly fitness stations can be found. Residents can also relax in the resting shelters or bond with their family and friends at the precinct pavilion found within the development. A childcare centre will be provided in this development.



Home of your heart

Hougang ParkEdge offers 3-, 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

All 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)

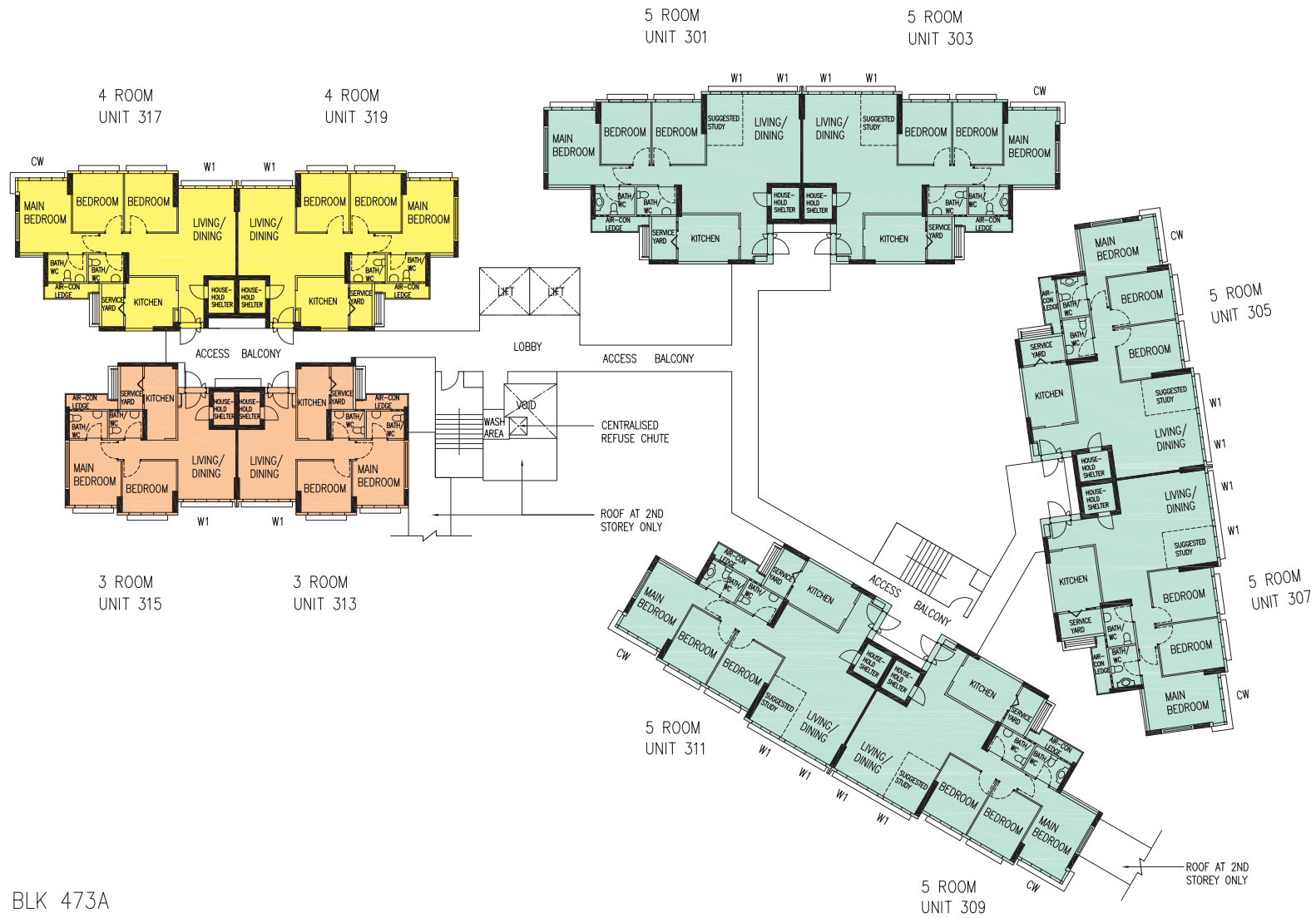


LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)





BLK 473A
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

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

CW – STANDARD HEIGHT CORNER WINDOW

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

3 ROOM

4 ROOM

5 ROOM

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

SCALE 0 2 4 6 8 10 METRES



BLK 473B
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

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

CW – STANDARD HEIGHT CORNER WINDOW

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

3 ROOM

4 ROOM

5 ROOM

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

SCALE 0 2 4 6 8 10 METRES



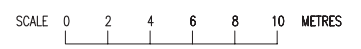
BLK 473C
(2ND TO 18TH STOREY FLOOR PLAN)

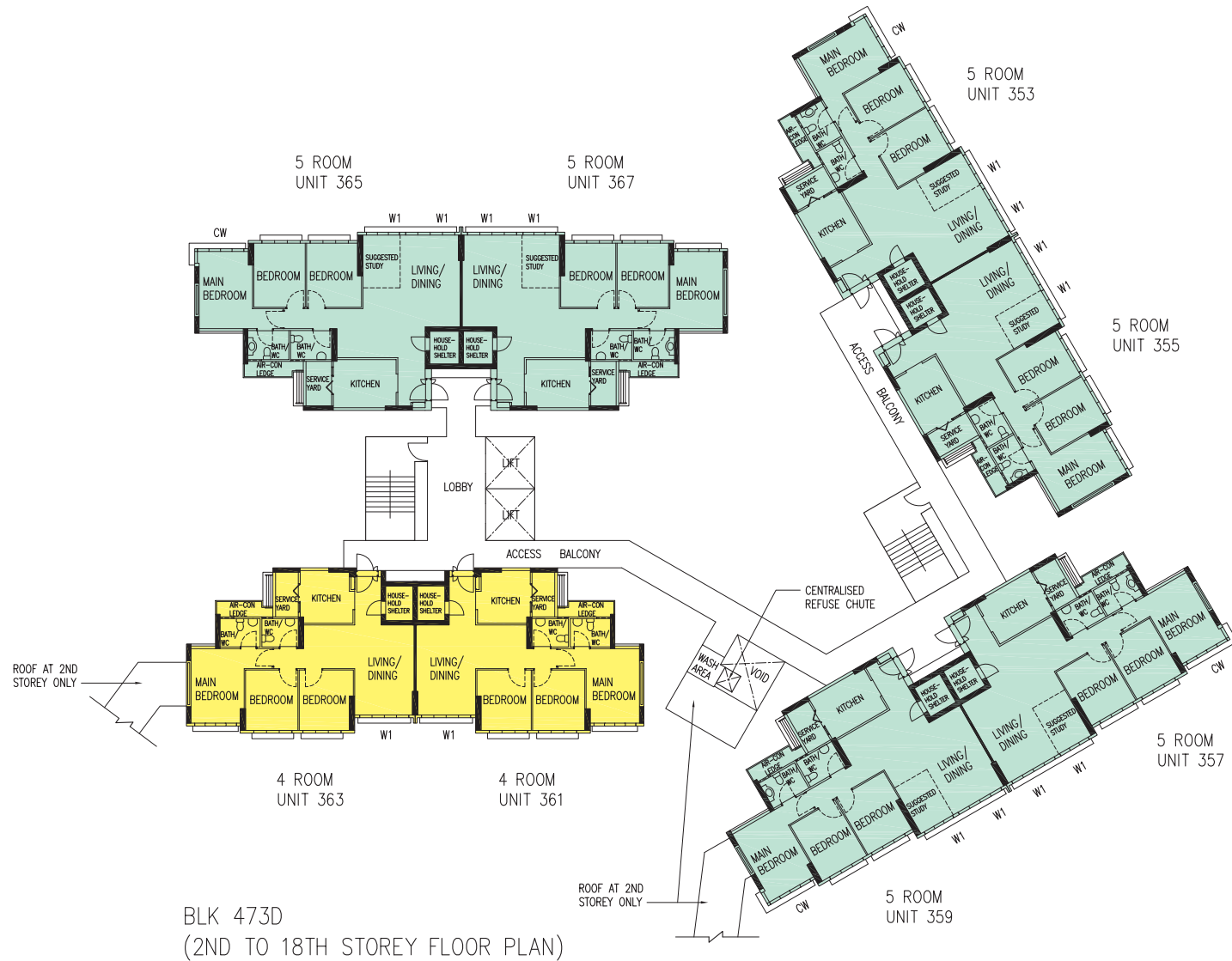
LEGEND:

- W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- CW – STANDARD HEIGHT CORNER WINDOW
- UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

- 3 ROOM
- 4 ROOM
- 5 ROOM

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





BLK 473D
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

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

CW – STANDARD HEIGHT CORNER WINDOW

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

3 ROOM

4 ROOM

5 ROOM

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 Hougang ParkEdge

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 (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
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other 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 for information on renovation rules.

Disclaimer

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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres and such other facilities as HDB shall deem fit.



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