

Additional 2-room Standard Flats
in Bukit Panjang for Sep 2013 Sales Exercise



Your comfortable retreat

Applicants of the additional 2-room flats in Bukit Panjang can choose from 22 units of 2-room flats in Segar Grove.

Located along Segar Road, Segar Grove's design concept is inspired by its natural surroundings. The blocks located within the development are designed to resemble gentle undulating hills encircling a central open space. The name "Segar Grove" reflects its design concept.

Amenities at your doorstep

Segar Grove features a wide range of facilities. There are fitness stations that cater to the elderly and adults while the young ones have fun at the playground. The precinct pavilion serves as an ideal spot where you can gather with neighbours and engage in friendly chatter. Alternatively, you can unwind after a hectic day at work by taking a walk along the nearby park connector.

With an eating house, a minimart and shops to be located within the development your daily needs will be well looked after. Residents who drive are served by a multi-storey carpark.

These 2-room flats are completed.



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



LEGEND:

- Contracts with additional 2-Room Flats
- MRT Line & Station (Under Construction)
- LRT Line & Station
- Under Construction / Future Road
- Under Construction

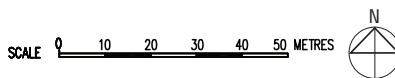
Scale 0 100 200 300 400 500 Metres





LEGEND

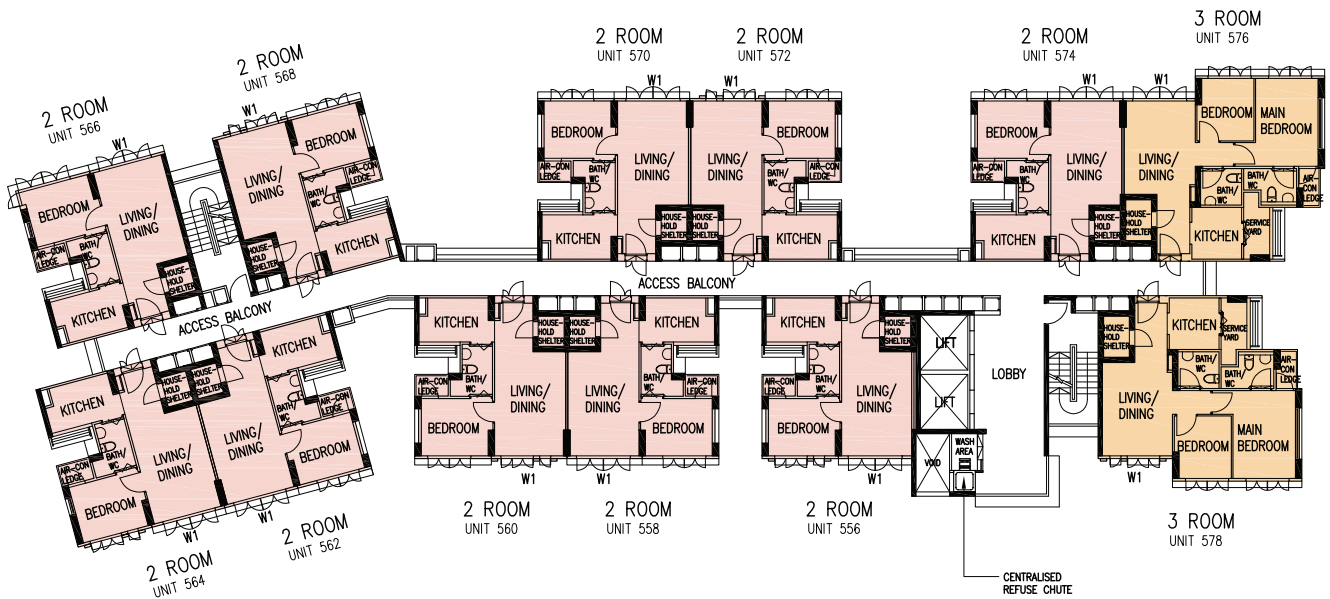
- 2-Room
- 3-Room
- 4-Room
- Shops / Eating House / Minimart at 1st storey
- Drop-off Porch / Linkway / Precinct Pavilion / Shelter
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-station (ESS) at 1st Storey
- Drainage Reserve
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Surrounding Buildings
- Future Community Facilities (FCF) at 1st Storey
- Reserved for / Existing Development
- Centralised Refuse Chute
- Lift
- Service Bay



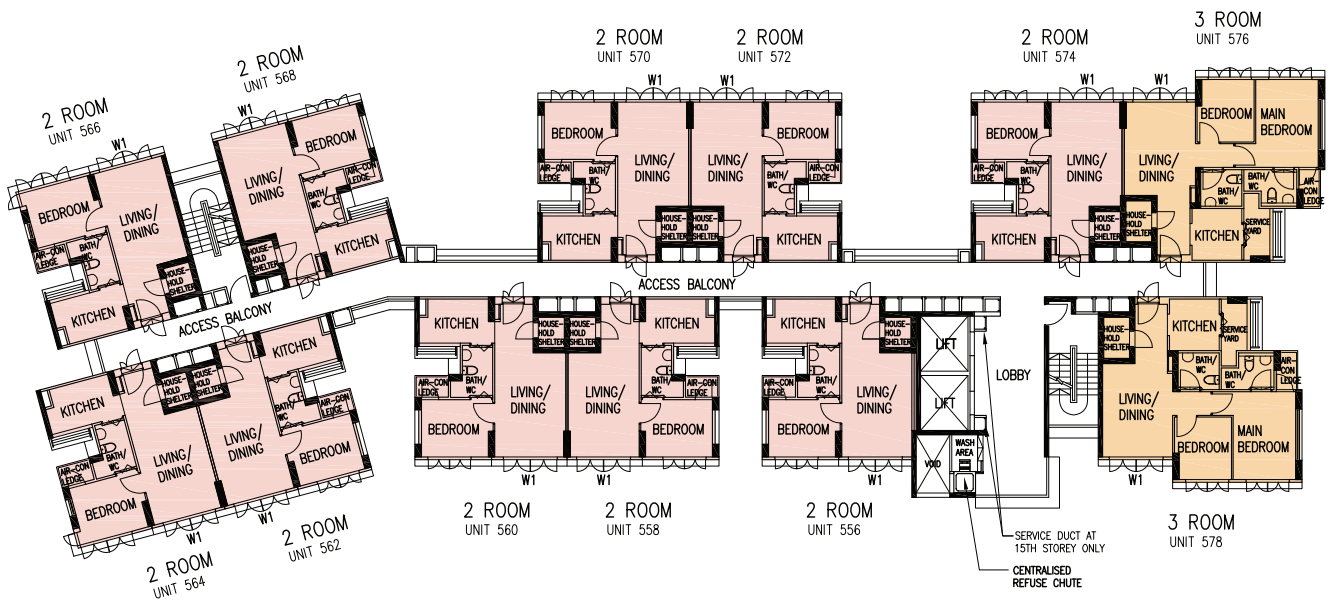
Applicants are encouraged to visit the place before booking a flat.

Block Number	Number of storeys	2 Room	3 Room	4 Room	Total	Lift opens at
485	15	-	110	56	166	Every storey
486	15	-	42	84	126	Every storey
487	15	-	42	56	98	Every storey
488	15	115	23	-	138	Every storey
Total		115	217	196	528	

Standard Flats



10TH STOREY FLOOR PLAN
BLOCK 488



11TH TO 15TH STOREY FLOOR PLAN
BLOCK 488

LEGEND:

- 2 Room
- 3 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 2 4 6 8 10 METRES

General Specifications for Segar Grove

Foundation

Piled foundation.

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
Bedroom	: Laminated semi-solid timber door (Type D9a)
Bathroom / WC	: Laminated semi-solid timber door for 3-room and 4-room (Type D9a) Acrylic Panel folding door for 2-room
Household Shelter	: Metal door
Service Yard	: Aluminium framed door with glass

Finishes

Ceiling	: Skim coated or plastered and painted
Kitchen / Bathrooms / WC Wall	: Glazed ceramic tiles
Other Walls	: Skim coated or plastered and painted

Living / Dining / Bedroom Floor : Ceramic tiles with timber skirting #

Kitchen / Bathroom / WC Floor : Ceramic tiles

Service Yard Floor : Ceramic tiles with tile skirting

Household Shelter Floor : Ceramic tiles

Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings

Quality Lockets

Quality Sanitary Fittings

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 a 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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- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
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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, day activity centres and such other facilities as HDB shall deem fit.





Come home to a green haven

Applicants of the additional 2-room flats in Bukit Panjang can choose from 56 units of 2-room flats in Senja Parc View.

Senja Parc View is located along Senja Road. Its proximity to the adjacent park offers many flats with a scenic view of the green surroundings, lending inspiration to the development's name.

Facilities at your doorstep

From the children's playground to the adult and elderly fitness stations, there is something that caters to residents of all ages at Senja Parc View. You can also rollerblade, cycle or jog along the future park connector that's next to the development or head to the adjoining park to unwind amid the greenery.

Alternatively, you may choose to head to the multi-purpose court situated above the multi-storey car park. Here, you can enjoy a game or two with your neighbours and friends or teach the children badminton too.

A focal point of the development is its Constellation Plaza, a landscaped plaza adorned with stars and stories behind each constellation. Besides providing visual interest, this plaza also serves as an ideal venue where family and friends can get together.








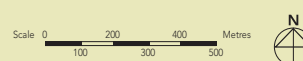
LAYOUT IDEAS FOR 2 ROOM
 APPROX. FLOOR AREA 46 sqm
 (Inclusive Of Internal Floor Area of 45 sqm
 and Air-Con Ledge)

These 2-room flats are currently under construction and expected to be completed by 4th Qtr 2014.



LEGEND:

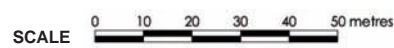
-  Contracts with additional 2-Room Flats
-  MRT Line & Station (Under Construction)
-  LRT Line & Station
-  Under Construction / Future Road
-  Under Construction





LEGEND

- 2 - Room
- 3 - Room
- 4 - Room
- Surrounding Buildings
- Precinct Pavilion / Pergola / Trellis
Drop-off Porch / Shelter / Linkway
- Future Community Facilities at 1st Storey (FCF)
- Reserved for / Existing Development
- Children Playground (PG) / Landscaped Plaza (LP) /
Central Plaza (CP) / Adult Fitness Station (AFS) /
Elderly Fitness Station (EFS)
- MPC
- Open Space
- Staircase
- Carparking
- Electrical Sub-station (ESS) / Utilities Centre
(UC) at 1st Storey
- Air-well
- Service Road / Driveway
- Lift
- Centralised Refuse Chute
- Service Bay



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

Block Number	Number of storeys	2 ROOM	3 ROOM	4 ROOM	Total	Lift opens at
636A	29	112	112	-	224	Every Storey
636B	27	-	-	171	171	Every Storey
636C	27	-	-	182	182	Every Storey
Total		112	112	353	577	

Standard Flats

BP N6 C11



BLK - 636A
(2ND TO 29TH STOREY)

LEGEND:

- 2 Room
- 3 Room

W - Three Quarter Height Window (Approx. 700mm high parapet wall)
Unless otherwise indicated all windows will be half height windows.

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



General Specifications for Senja Parc View

2-Room, 3-Room and 4-Room

Foundation

Piled foundation.

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
Bedroom	: laminated semi-solid timber door (Type D9a)
Bathroom / WC	: Laminated semi-solid timber door for 3-room and 4-room (Type D9a) acrylic Panel folding door for 2-room
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceiling	: skim coated or plastered and painted
Kitchen / Bathrooms / WC Wall	: glazed ceramic tiles
Other Walls	: skim coated or plastered and painted
Living / Dining / Bedroom Floor	: ceramic tiles with timber skirting #
Kitchen / Bathroom / WC Floor	: ceramic tiles
Service Yard Floor	: ceramic tiles with tile skirting
Household Shelter Floor	: ceramic tiles

Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings

Quality lockets
Quality sanitary fittings
Wash basin for Bathroom/WC
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 a Civil Defence Shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
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