



Build-To-Order Jan 2014



Homes where dreams are built

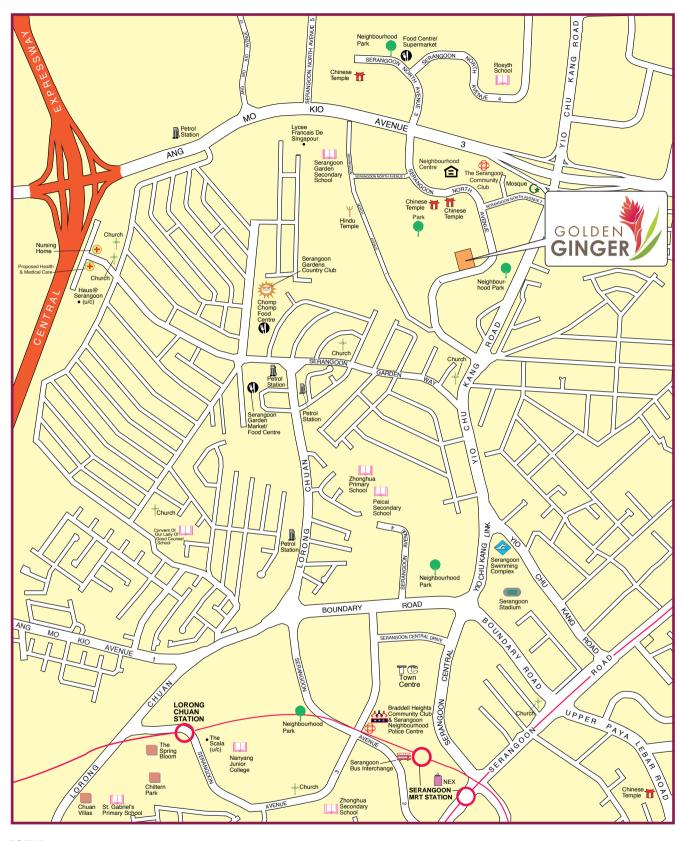


# Enjoy the spice of life

Located in Serangoon, Golden Ginger offers 150 Studio Apartments housed in a single 14-storey residential block. The name "Golden Ginger" lends inspiration to the yellow hues reflected in the development's facade.



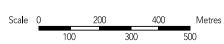




### LEGEND:

-O- MRT Line & Station

(u/c) Under Construction





## A relaxing sanctuary

The two-level garden deck within Golden Ginger serves as a hub for both active and passive pursuits. Here, you can work up a sweat at the adult and elderly fitness stations while the young ones have fun at the children's playground. On the other hand, the precinct pavilion located on the ground floor serves as an ideal venue for group activities. Seniors can also visit the Senior Activity Centre to make friends and engage in regular social activities.

Alternatively, the resting benches and pergolas provided serve as ideal spaces where you can mingle with your friends or enjoy quiet moments amidst lush greenery. Those with green fingers can also enjoy gardening at the community garden.

For added convenience, a minimart and cafe will be provided within the development.



## **Eco-Friendly Living**

To encourage an eco-friendly lifestyle, Golden Ginger is designed with several eco-friendly features:

- Separate chutes are provided for recyclable wastes
- Motion sensor controlled energy efficient lighting is installed at common staircases to reduce energy consumption
- · Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- · Sustainable and recycled products are used in the development







## **Charming Residences**

Golden Ginger offers Studio Apartments which are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition and furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen, providing a hassle-free move-in process. Three-quarter height windows will be provided in the living/ dining area and bedroom.



In addition, each Studio Apartment will come with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures will also be provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.



LAYOUT IDEAS FOR STUDIO APARTMENT TYPE A APPROX. FLOOR AREA 37 sqm (Inclusive Of Internal Floor Area 35 sqm and Air-Con Ledge)



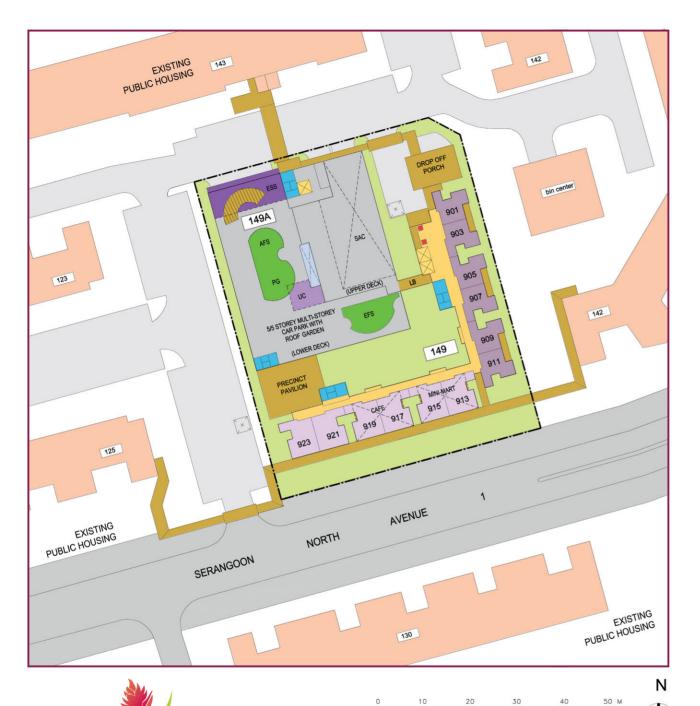
LAYOUT IDEAS FOR STUDIO APARTMENT TYPE A APPROX. FLOOR AREA 37 sqm (Inclusive Of Internal Floor Area 35 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR STUDIO APARTMENT TYPE B APPROX. FLOOR AREA 47 sqm (Inclusive Of Internal Floor Area 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR
STUDIO APARTMENT TYPE B
APPROX. FLOOR AREA 47 sqm
(Inclusive Of Internal Floor Area 45 sqm
and Air-Con Ledge)



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GOLDEN

## **LEGEND**

	Studio Apartment Type A					
	Studio Apartment Type B					
	Surrounding Buildings					
	Open Space					
	Drop-off Porch / Linkway / Precinct Pavilion/ Shelter at 1st storey /					
	Link bridge(LB)					
	Trellis / Pergola					
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)					
	Electrical Sub-Station (ESS) at 1st storey					
	Utility Centre (UC) at 1st storey					
	Multi-Storey Car Park (MSCP)					
]]>*<[]	Air-well					
	Staircase					
	Reserved for / Existing Development					
	Driveway					
]:×:[]	Cafe / Mini-Mart at 1st storey					
	Senior Activity Centre (SAC) at MSCP Roof Garden (Lower Deck)					
	Corridor Lift					
	OUTIQUI LIIL					

Corridor	$\times$	Lift
Centralized Refuse Chute/	×	Service Bay
Chute for Recyclable Refuse		

Block	- Italiboi	Studio Apartment		Total	Lift opens at
Number		Type A	Type B	TOLAI	Liit Opens at
149	13/14	78	72	150	Every Storey

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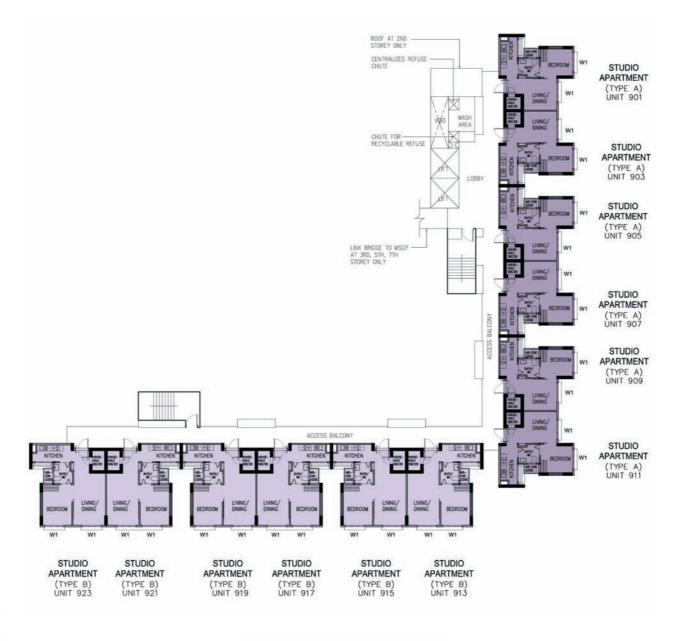


#### LEGEND

STUDIO APARTMENT TYPE A
STUDIO APARTMENT TYPE B

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS BLOCK 149 2nd, 4th, 6th, 8th, 10th & 12th STOREY FLOOR PLAN





#### LEGEND

STUDIO APARTMENT TYPE A
STUDIO APARTMENT TYPE B

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

BLOCK 149 3rd, 5th, 7th, 9th, 11th & 13th STOREY FLOOR PLAN





#### LEGEND

STUDIO APARTMENT TYPE A

/1 – THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

BLOCK 149 14th STOREY FLOOR PLAN



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

### **General Specifications for Golden Ginger**

(For Studio Apartments)

#### **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 systems.

#### Windows

Aluminium framed windows with tinted glass

#### **Doors**

Entrance : decorative solid timber door and metal gate

Bedroom : laminated sliding timber door

Bathroom/WC : PVC folding door Household Shelter : metal door

### **Finishes**

Ceiling : skim coated or plastered and painted

Kitchen/Bathroom /WC wall : ceramic tiles

Other wall : skim coated or plastered and paints
Living/Dining/Bedroom floor : glazed porcelain tiles with timber skirting

Kitchen floor : glazed porcelain tiles

Bathroom /WC floor : ceramic tiles

Household Shelter floor : glazed porcelain tiles

#### **Fittings**

Quality locksets

Quality sanitary fittings

Kitchen cabinets with cooker hood, gas hob and kitchen sink

Built-in wardrobe Clothes Drying Rack

#### Services

Gas services and concealed water supply pipes

Conceal electrical wiring to lighting and power points (including water heater and air-conditioning point)

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

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (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.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
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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.

