

# delightfulhomes

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BUANGKOK  
EDGEVIEW

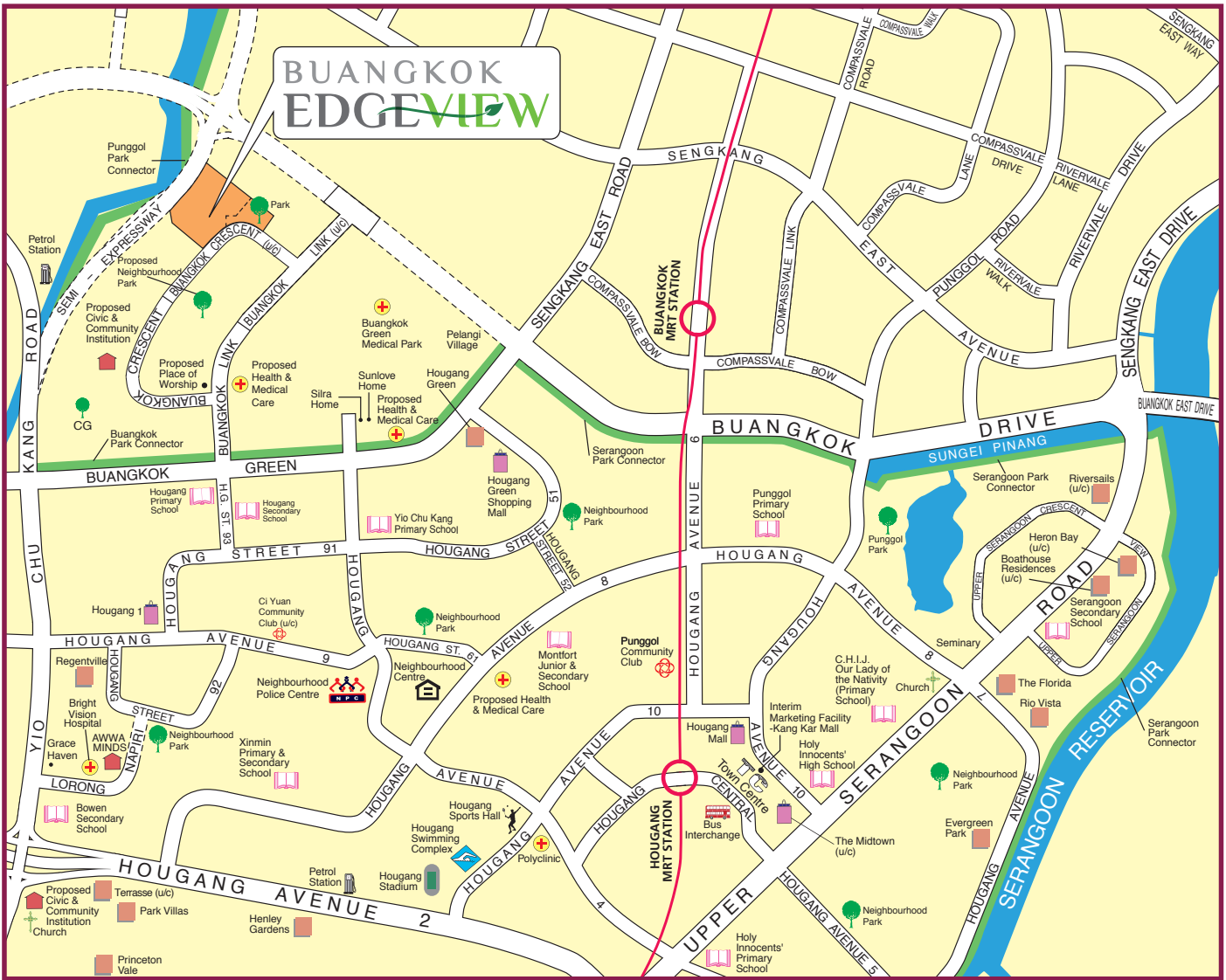


## Views of Nature





Buangkok Edgeview is located along Buangkok Crescent in Hougang. You can take your pick from the 467 units of 4-, 5-room and 3Gen Standard Flats housed in three residential blocks that are 16 storeys high.

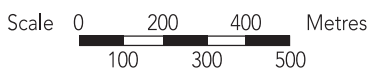
The name of the development is inspired by its location at the edge of Buangkok where it overlooks the Punggol Park Connector and the adjacent neighbourhood park.





**LEGEND:**

-  MRT Line & Station
-  Under Construction/Future Road
-  Common Green
-  Under Construction





Artist's Impression

## Living Near Greenery

A wide range of facilities await you at Buangkok Edgeview. Your children can enjoy themselves at the playground while you unwind with neighbours and friends at the rest shelters or the precinct pavilion. Alternatively, you can choose to work out at the adult and the elderly fitness stations provided. A Family Service Centre will also be located within the development.

Adjacent to Buangkok Edgeview is a park with facilities such as fitness stations, a children's playground and rest shelters, all set amid a lush backdrop for you to enjoy.



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

## Eco-Friendly Living

To encourage a “green” lifestyle, Buangkok Edgeview will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

# Charming Homes

Buangkok Edgeview offers 4-, 5-room and 3Gen Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Buangkok Edgeview will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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 installed 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.



To provide a sense of spaciousness and greater flexibility in furniture layout and design, all the flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

**3Gen flats** are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Buangkok Edgeview will feature four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



Open Kitchen Concept (Default)



**LAYOUT IDEAS FOR 3GEN FLAT**

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledge)

With Kitchen Partition Wall



**LAYOUT IDEAS FOR 3GEN FLAT**

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



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

With Kitchen Partition Wall



**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)



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

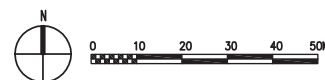
# BUANGKOK EDGEVIEW

## LEGEND

- 4 - Room
  - 5 - Room
  - 3GEN Flat
  - Drop-off Porch / Linkway / Link-Bridge / Shelters (S) / Precinct Pavilion
  - Trellis
  - 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 Carpark with Roof Garden & Community Facilities at 1st Storey
  - Open Space
  - Future Social Community Facilities (FSCF) / Family Service Centre (FSC) at 1st Storey MSCB
  - Service Road / Driveway
  - Staircase
  - Surrounding Buildings / Structures
  - Reserved for Development / Existing Development
  - Drainage Reserve
  - Corridor
  - Centralised Refuse Chute / Chute for Recyclable Refuse
  - Lift
  - Service Bay
- (U/C) Under Construction

Block Number	Number of Storeys	4 - ROOM	5 - ROOM	3GEN Flat	Total	Lift Opens at
997A	16/12	82	30	26	138	Every Storey
997B	16	60	89	15	164	Every Storey
997C	16	90	60	15	165	Every Storey
<b>Total</b>		<b>232</b>	<b>179</b>	<b>56</b>	<b>467</b>	

### Standard Flats



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



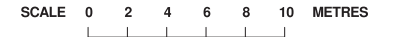
**BLOCK 997A**  
**2ND TO 12TH STOREY FLOOR PLAN**

**LEGEND:**

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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.







**BLOCK 97A**  
13TH TO 16TH STOREY FLOOR PLAN

**LEGEND:**

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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

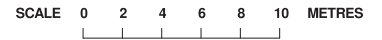


BLOCK 997B  
 2ND TO 8TH & 10TH TO 16TH STOREY FLOOR PLAN

- LEGEND:**
- 4 ROOM
  - 5 ROOM
  - 3GEN FLAT

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.





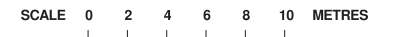
**BLOCK 997B  
9TH STOREY FLOOR PLAN**

**LEGEND:**

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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.





**BLOCK 997C**  
2ND TO 16TH STOREY FLOOR PLAN

**LEGEND:**

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 BUANGKOK EDGEVIEW

## 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 system.

## 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

Ceiling	: skim-coated or plastered and painted
Kitchen/Bathrooms/WC Wall	: 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 and 3Gen flat 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](http://www.hdb.gov.sg) for information on renovation rules.

## Disclaimer

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- (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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



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