

MyNiceHome

HDB'S BUILD-TO-ORDER SALES LAUNCH • NOV 2015



TECK WHYE
vista



Towering Heights

Bounded by Choa Chu Kang Road and Jalan Teck Whye, Teck Whye Vista will be the tallest building in the vicinity at 29 storeys tall. It comprises 126 units of 2-room Flexi flats.

The development's facade is designed to enhance the urban streetscape, and to provide distinct features and identity to the development. The clean lines formed by glass fixtures enhance the building's form and reflects its sophistication and elegance.

TECK WHYE
vista



Important Notes

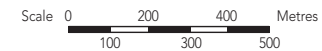
HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



LEGEND:

- MRT Line & Station
 - MRT Line & Station (u/c)
 - LRT Line & Station
 - Under Construction/Future Road
 - Elderly Facility (Existing/Planned/Under-Construction)
- For more information on other social facilities, please refer to OneMap at <http://www.onemap.sg>



Notes:

All proposed developments are subject to change and planning approval.
 Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
 Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.
 The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.



Artist's Impression

Facilities for Everyone

With its close proximity to the Phoenix LRT station, Teck Whye Vista provides residents with good connectivity to Choa Chua Kang MRT station and Lot One Shoppers' Mall. The single-block development comes with its own basement car park and social community facilities.



There will also be a minimart and a Voluntary Welfare Organisation medical clinic on the ground floor, elderly facilities at the second and third storey, as well as recreational facilities at the landscaped outdoor roof garden. The garden has a playground, fitness stations for adults and the elderly, activity areas, and pergolas to provide residents with shaded rest areas. Teck Whye Vista residents will have two sets of lifts, one of which will allow access to the roof garden, which will be opened to the public.



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

Eco-Friendly Living

To encourage a "green" lifestyle, Teck Whye Vista 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
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Use of sustainable and recycled products in the development

Nice Homes

Teck Whye Vista offers 2-room Flexi flats. The 2-room Flexi flats will be available in two sizes, 36 sqm and 45 sqm. Both sizes are available either on 99-year lease or short-lease.

Each flat is designed to maximise views, light, and ventilation. It also comes with efficient spatial layout to facilitate placement of furniture. All living rooms and bedrooms will have three-quarter height windows.

The 2-room Flexi flats will be provided with floor finishes in the kitchen, household shelter and bathroom. Wall tiles will also be provided in the bathroom and kitchen. These flats will come with a sliding partition door for the bedroom and laminated UPVC folding bathroom door. As the 2-room Flexi flats on short leases are meant for the elderly, they will be fitted with grab bars.

All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.



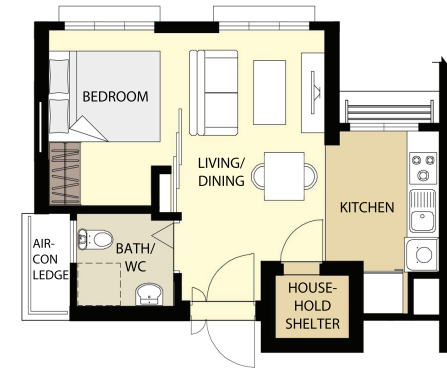
Optional Component Scheme

The Optional Component Scheme is offered on an opt-in basis, to provide convenience for our buyers. The cost of the packages is added to the selling price of your selected flat.

2-room Flexi Flats

The Optional Component Scheme (OCS) packages for the 2-room Flexi flats are tabulated below:

OCS Package for 2-room Flexi flats
<p>Package 1 (applicable for all 2-room Flexi flats)</p> <ul style="list-style-type: none"> Flooring in the living/ dining room and bedroom* <p># Glazed porcelain floor tiles are provided for short-lease 2-room Flexi flats while polished porcelain floor tiles are provided for 99-year lease 2-room Flexi flats.</p>
<p>Package 2 (applicable for all 2-room Flexi flats)</p> <ul style="list-style-type: none"> Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer
<p>Package 3 (applicable for short-lease 2-room Flexi flats)</p> <p>This package offers elderly buyers the convenience of having a flat in move-in condition. It comprises:</p> <p>Elderly-friendly fittings</p> <ul style="list-style-type: none"> Window grilles for safety and security Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink, tap and dish drying rack. The kitchen cabinets come with mobile cabinets to provide knee space (especially for elderly wheelchair users). Elderly buyers can also opt-in to have a lower counter top height. The built-in bedroom wardrobe is designed with a lower clothes hanging rod for easy reach <p>Other fittings</p> <ul style="list-style-type: none"> Lighting (whole unit) Water heater Mirror and toilet roll holder in bathroom <p>Grab bars will be installed for short lease flats by default. This will assist elderly buyers to move around the flat.</p> <p>Buyers who opt for Package 3 must opt for Package 1 as well.</p>



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)
Approx. Floor Area of 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Aircon Ledge)



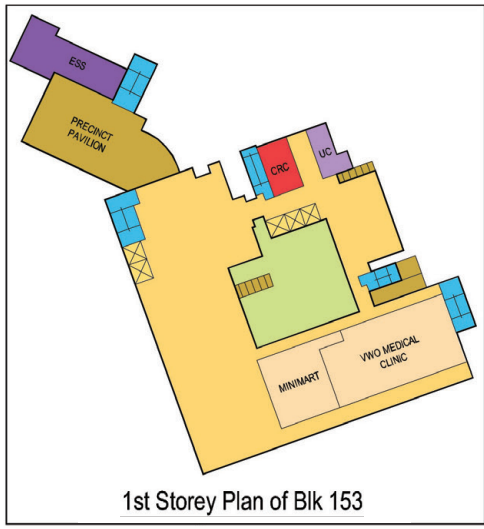
LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)
Approx. Floor Area of 47 sqm
(Inclusive of Internal Floor Area of 45sqm and Aircon Ledge)



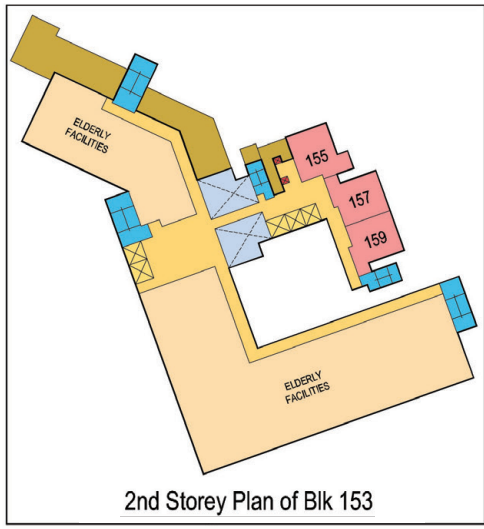
Applicants are encouraged to visit the place before booking a flat.



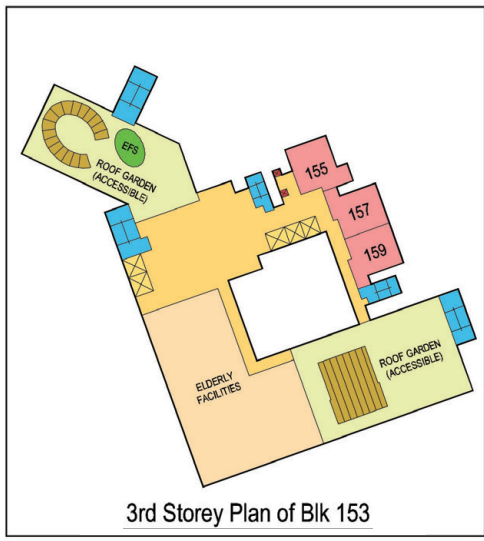
Notes:
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 The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.
 The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.



1st Storey Plan of Blk 153



2nd Storey Plan of Blk 153



3rd Storey Plan of Blk 153

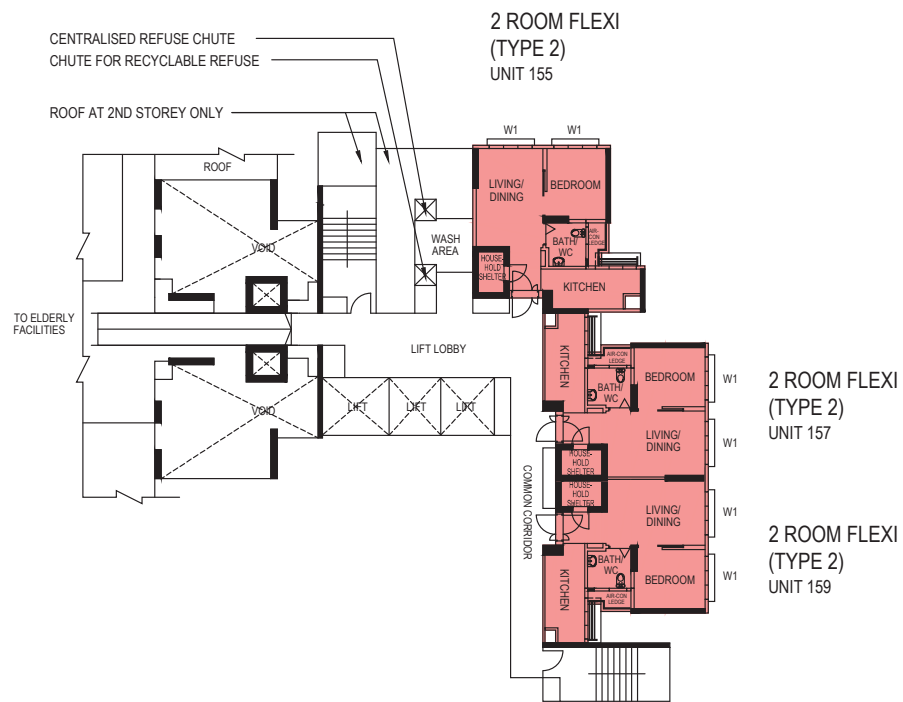
LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- Reserved for Development / Existing Development
- Surrounding Buildings / Structures
- Minimart / VWO Medical Clinic at 1st Storey / Elderly Facilities at 2nd & 3rd Storey
- Roof Garden at 3rd and 4th Storey (Accessible)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Drop-off Porch / Linkway / Precinct Pavilion / Shelter (S)
- Trellis
- Open Space
- Electrical Sub-Station (ESS)
- Utility Centre (UC)
- Driveway
- Staircase
- Air-Well
- Centralised Refuse Chute (CRC) / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

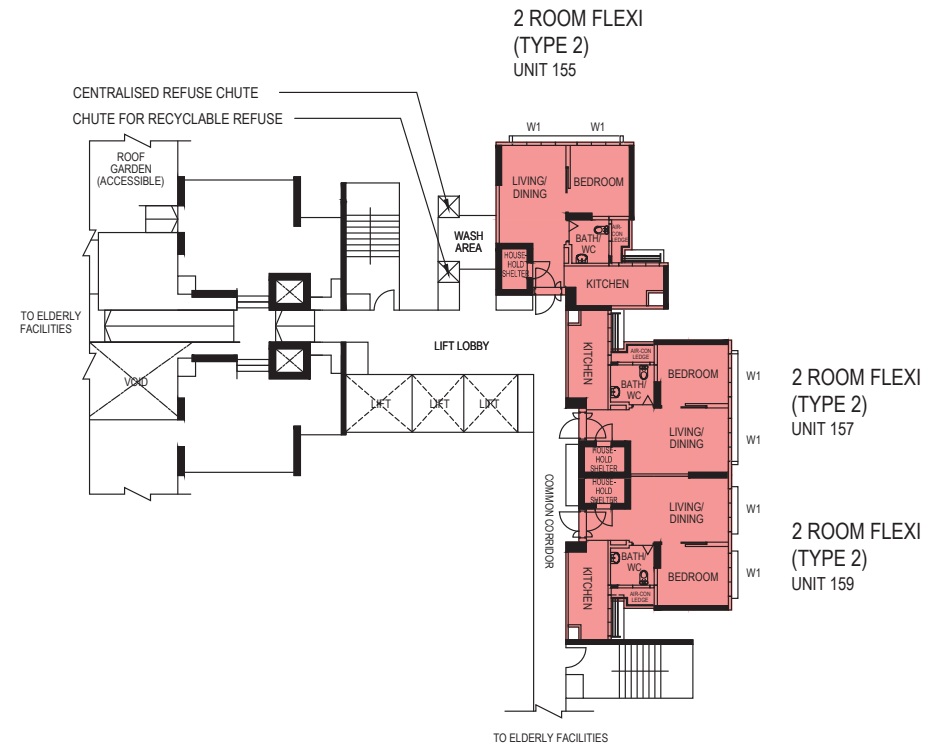
BLOCK NUMBER	NO. OF STOREYS	2 ROOM FLEXI (TYPE 1)	2 ROOM FLEXI (TYPE 2)	TOTAL	LIFT OPENS AT
153	25/29	42	84	126	EVERY STOREY
TOTAL		42	84	126	



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BLK 153
(2ND STOREY PLAN)



BLK 153
(3RD STOREY PLAN)

LEGEND :

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

LEGEND :

2 ROOM FLEXI (TYPE 1)

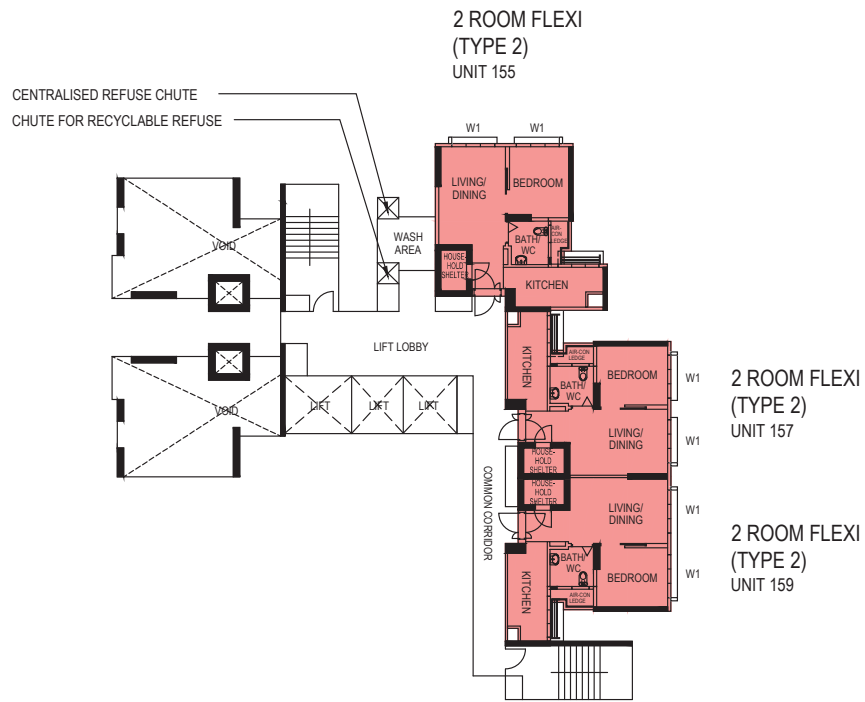
2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

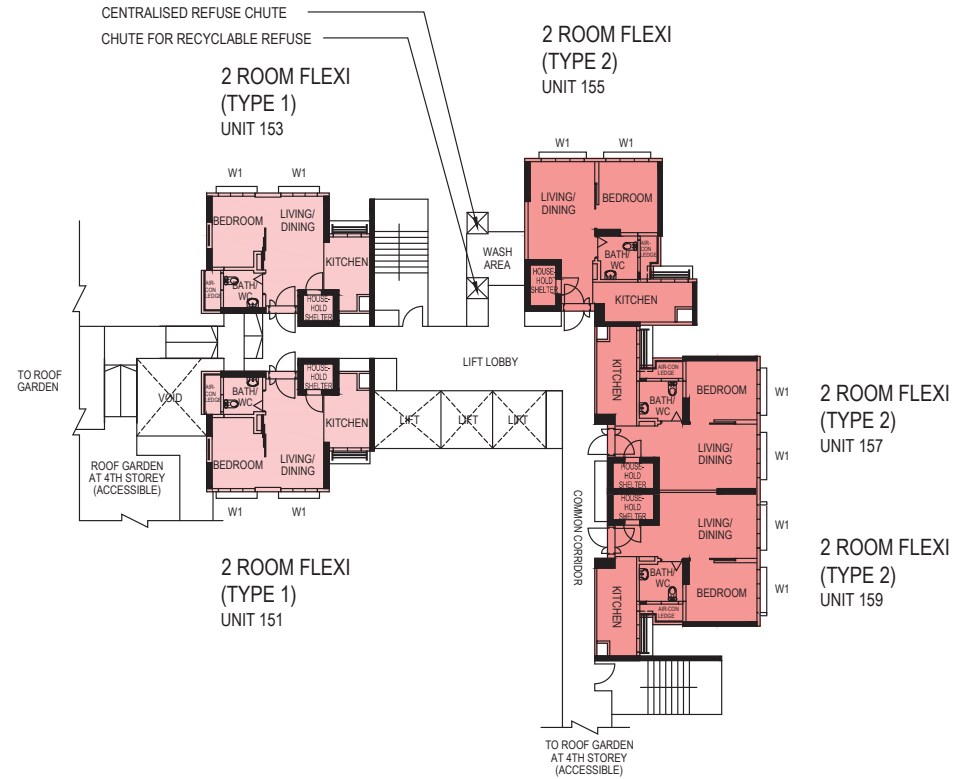


BLK 153
(4TH STOREY FLOOR PLAN)

LEGEND :
 [Light Pink Box] 2 ROOM FLEXI (TYPE 1)
 [Red Box] 2 ROOM FLEXI (TYPE 2)
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



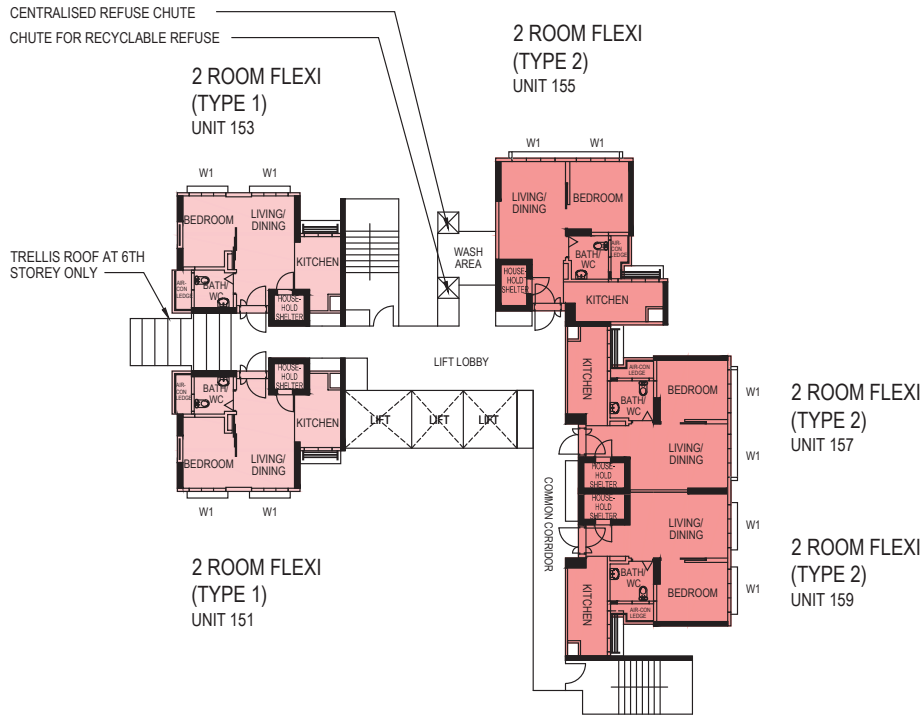
BLK 153
(5TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

LEGEND :
 [Light Pink Box] 2 ROOM FLEXI (TYPE 1)
 [Red Box] 2 ROOM FLEXI (TYPE 2)
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



BLK 153

(6TH, 10TH, 13TH, 17TH, 20TH, 24TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

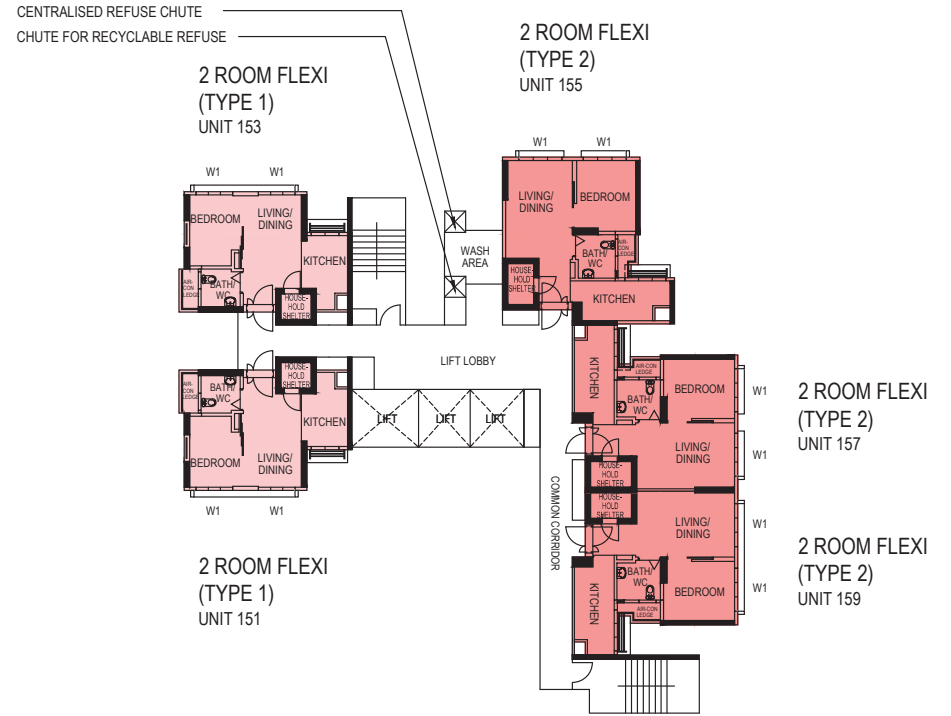
- LEGEND :
- 2 ROOM FLEXI (TYPE 1)
 - 2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



BLK 153

(7TH, 11TH, 14TH, 18TH, 21ST STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

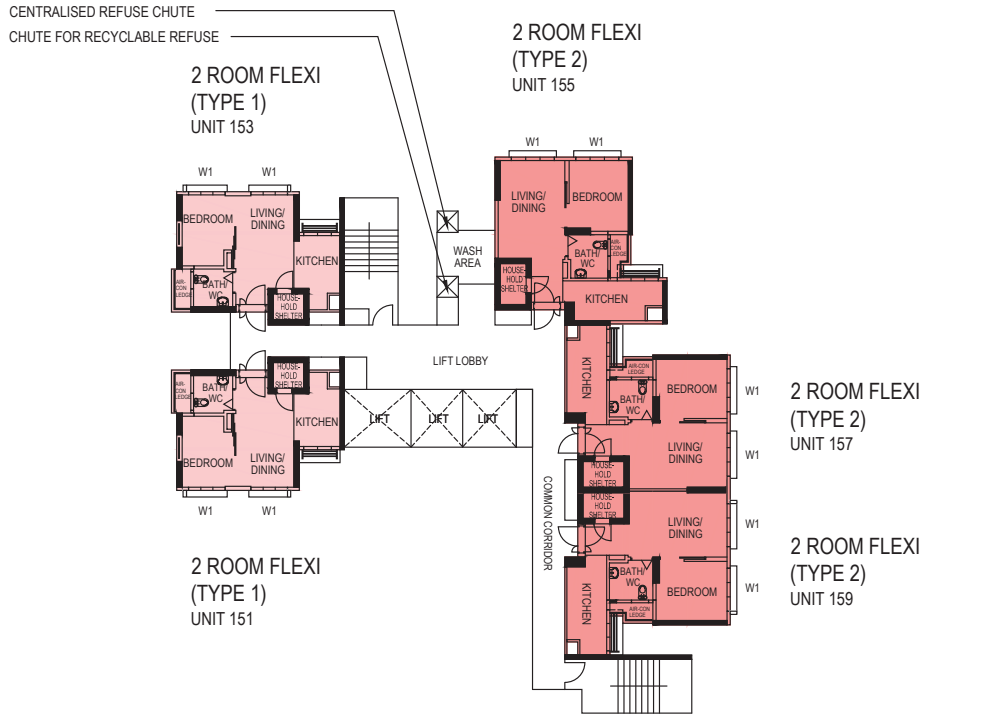
- LEGEND :
- 2 ROOM FLEXI (TYPE 1)
 - 2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



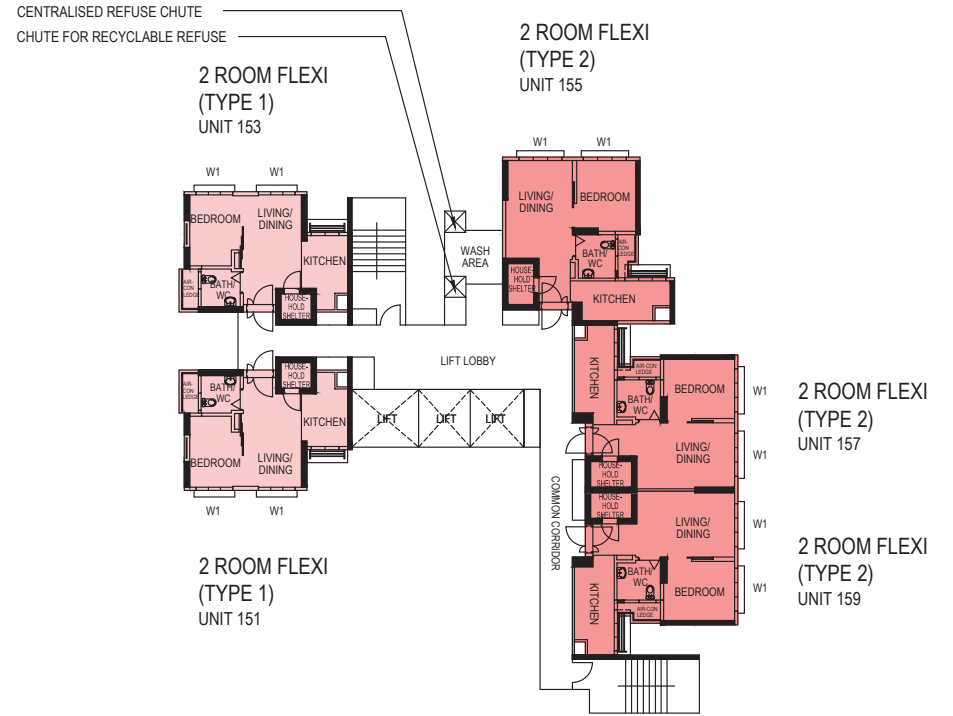
BLK 153
(8TH, 12TH, 15TH, 19TH, 22ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

LEGEND :
 2 ROOM FLEXI (TYPE 1)
 2 ROOM FLEXI (TYPE 2)
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



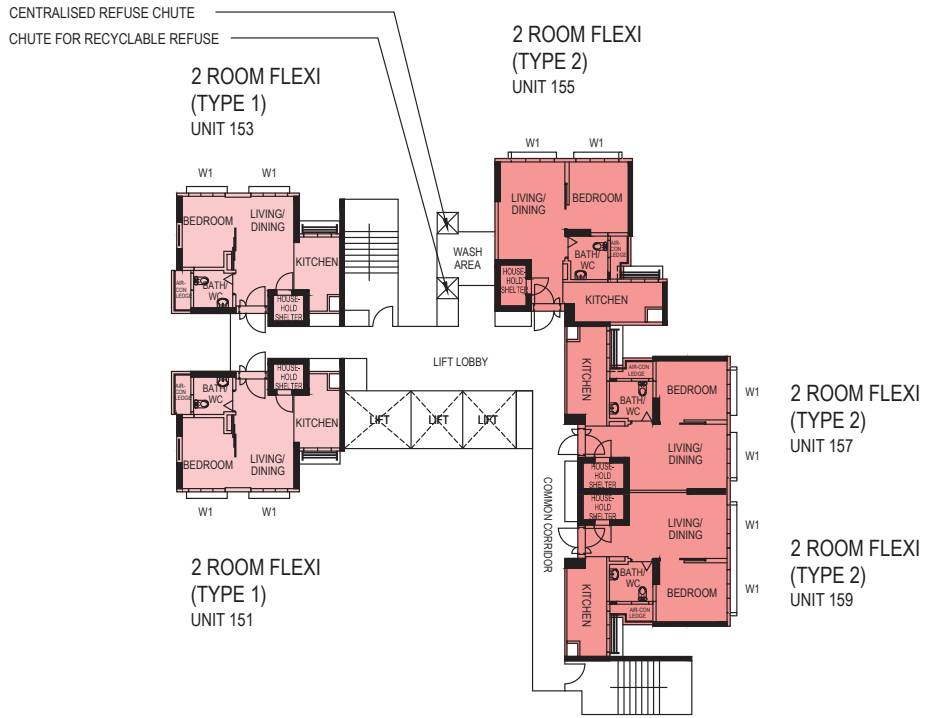
BLK 153
(9TH, 16TH, 23RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

LEGEND :
 2 ROOM FLEXI (TYPE 1)
 2 ROOM FLEXI (TYPE 2)
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



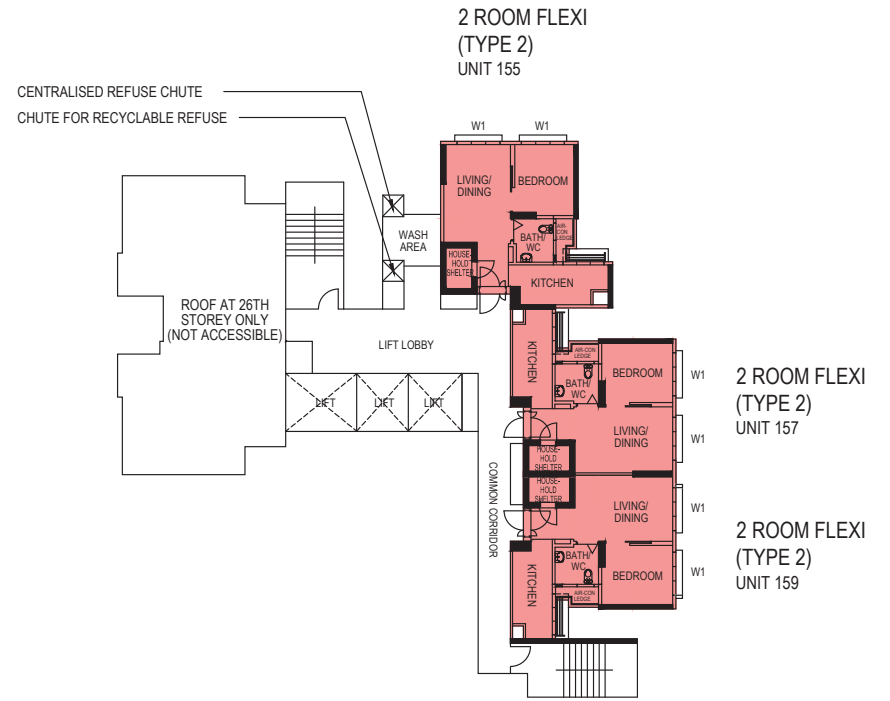
BLK 153 (25TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

LEGEND :
 2 ROOM FLEXI (TYPE 1)
 2 ROOM FLEXI (TYPE 2)
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



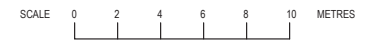
The coloured floor plan is not intended to demarcate the boundary of the flat.



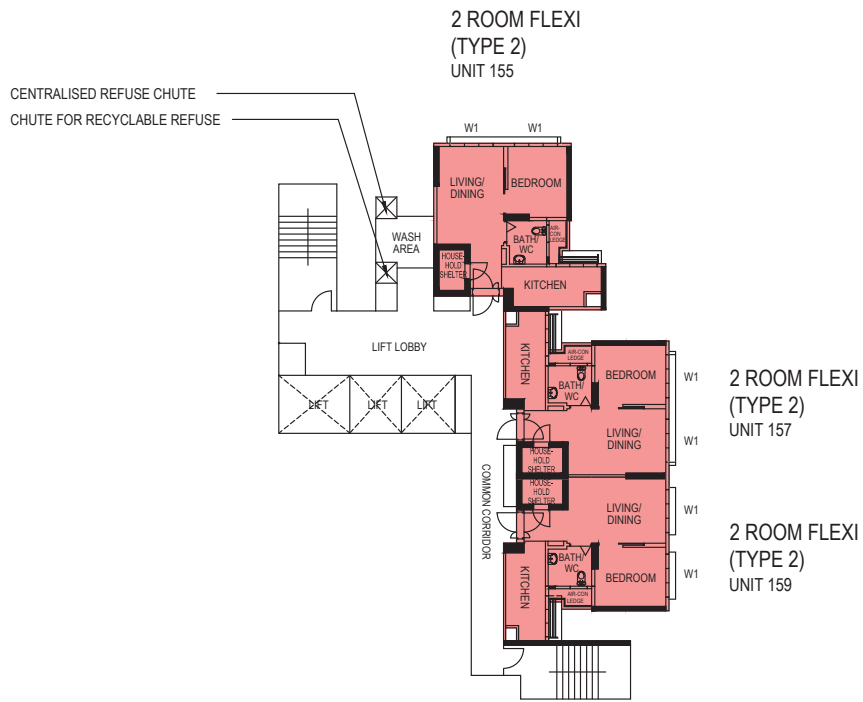
BLK 153 (26TH & 29TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

LEGEND :
 2 ROOM FLEXI (TYPE 1)
 2 ROOM FLEXI (TYPE 2)
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.



BLK 153 (27TH STOREY FLOOR PLAN)

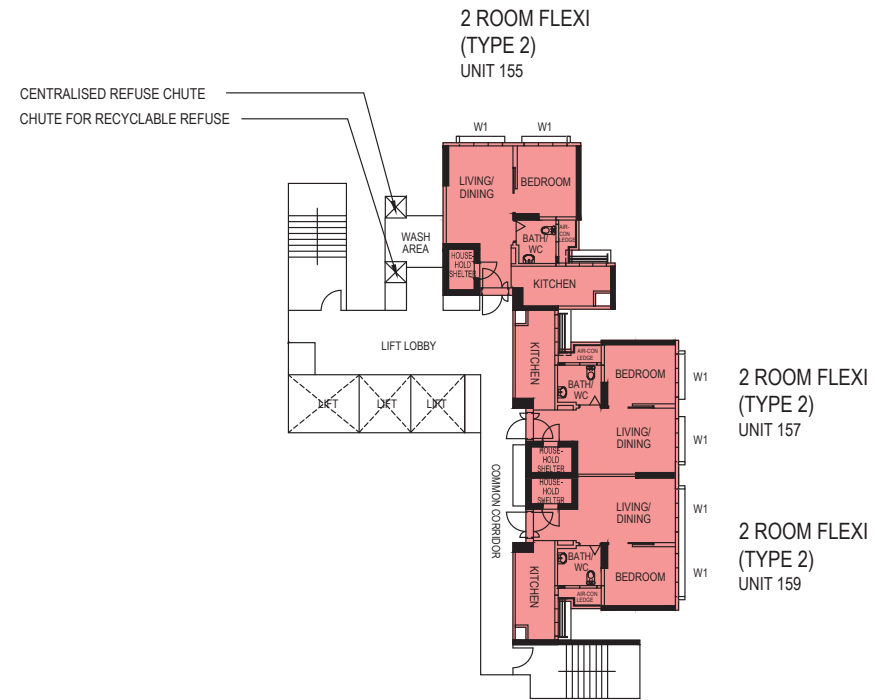
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

- LEGEND :
- 2 ROOM FLEXI (TYPE 1)
 - 2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLK 153 (28TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL

- LEGEND :
- 2 ROOM FLEXI (TYPE 1)
 - 2 ROOM FLEXI (TYPE 2)

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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

General Specifications For Teck Whye Vista For 2-Room Flexi (short lease)

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
Bedroom : laminated semi-solid timber sliding partition/ door
Bathroom/ WC : laminated UPVC folding door (Type D2)
Household Shelter : metal door

Finishes

Ceilings : skim coated or plastered and painted
Kitchen/Bathroom/WC Walls : ceramic tiles
Other Walls : skim coated or plastered and painted
Living/Dining/Bedroom Floor : glazed porcelain tiles with laminated UPVC skirting (optional)
Kitchen Floor : glazed porcelain tiles
Bathroom/WC Floor : ceramic tiles
Household Shelter Floor : glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
- 4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 5) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.
- 6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For Teck Whye Vista For 2-Room Flexi

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
Bedroom : laminated semi-solid timber sliding partition/ door
Bathroom/WC : laminated UPVC folding door (Type D2)
Household Shelter : metal door

Finishes

Ceilings : skim coated or plastered and painted
Kitchen/Bathroom/WC Walls : ceramic tiles
Other Walls : skim coated or plastered and painted
Living/Dining/Bedroom Floor : polished porcelain tiles with laminated UPVC skirting (optional)
Kitchen Floor : glazed porcelain tiles
Bathroom/WC Floor : ceramic tiles
Household Shelter Floor : glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin for Bathroom/ WC (optional)
Bath/ Shower mixer with shower set, tap mixer (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

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Disclaimer

1. HDB owns the copyright in all information, maps, and plans of this brochure.
2. The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
3. Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
4. 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 our sole discretion or if required by the relevant authorities.
5. We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
6. We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
7. While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
8. The floor areas shown are scaled strata areas and subject to final survey.
9. The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
10. We reserve the right to use or allow the use of
 - the void deck in any Apartment block,
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for :
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
11. This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



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