

# HDB SALES LAUNCH

MAY 2016



**BEDOK NORTH**  
WOODS

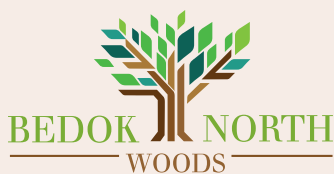




## Garden Living

Bedok North Woods is located along Bedok North Road.

Its name is inspired by the surrounding lush greenery and its architectural design. The modern interpretation of the precinct's history as a village close to the coast line is expressed through the timber textured facade. Together with 3 linear garden spaces connected by a green circulation spine, shelters and trellises, residents can enjoy the experience of strolling through a landscaped garden within the project and the neighbouring greenery.



Choose a home from 3 residential blocks offering a total of 357 units of 3- and 4-room flats. 303 rental flats are also located in one other residential block. Please refer to the site plan to find out more about the facilities in Bedok North Woods. As this is a public housing development, facilities in this project will be opened to the public.



**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.

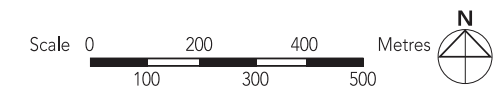
To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only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

**BEDOK**



**LEGEND:**

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



**Notes:**

All proposed developments are subject to change and planning approval. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, 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.



## Eco-Friendly Living

To encourage a 'green' lifestyle, Bedok North Woods 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

## Desirable Homes

Bedok North Woods offers 3- and 4-room flats.

The 3- and 4-room flats will come with floor finishes in the kitchen, household shelter, service yard, and bathrooms. Wall tiles will be provided in the bathrooms and kitchen.

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

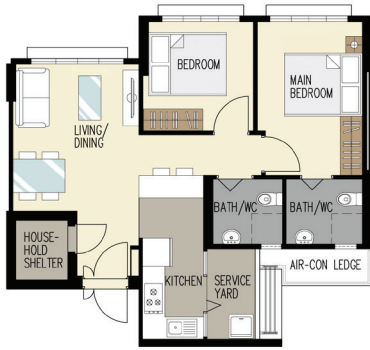
## Optional Component Scheme

The Optional Component Scheme provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

The cost of the optional components will be added to the selling price of the flat.

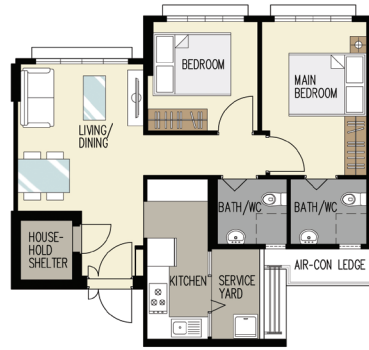


**Open Kitchen Concept (Default)**



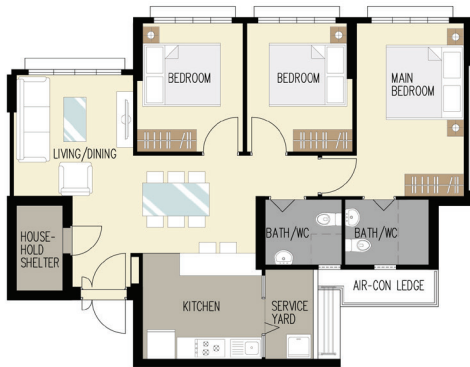
**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 69 sqm  
 ( Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge )

**With Kitchen Partition Wall**



**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 69 sqm  
 ( Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge )

**Open Kitchen Concept (Default)**



**TYPICAL 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 94 sqm  
 ( Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge )

**With Kitchen Partition Wall**



**TYPICAL 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 94 sqm  
 ( Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge )



## LEGEND

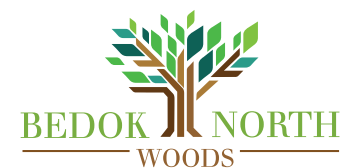
- 3-Room Home Ownership Flats
- 4-Room Home Ownership Flats
- Rental Flats - Not Available for Sale to Public
- Drop-off Porch (DOP) / Linkway / Shelter(S) / Precinct Pavilion / Linkbridge (LB) at 8th Storey
- Trellis
- Children Playground (PG)/Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Residents' Committee Centre (RCC) at 1st Storey / Childcare Centre (CCC) at 1st Storey / Future Senior Activity Centre (FSAC) at 1st Storey
- 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

### Home Ownership Flats

Block Number	Number of Storeys	3 Room	4 Room	Total	Lift opens at
429B	10/17	48	43	91	Every Storey
430A	7/17	31	108	139	Every Storey
431A	17	31	96	127	Every Storey
<b>Total</b>		<b>110</b>	<b>247</b>	<b>357</b>	

Rental Flats - 1 Block Comprising 128 Units of 1 Room and 175 Units of 2 Room Rental Flats

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



#### Notes:

1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations 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.
3. 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.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

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.





LEGEND :

- 3 - ROOM
- 4 - ROOM

WINDOW LEGEND :

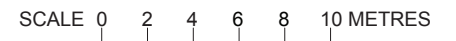
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

## BLOCK 429B

( 2ND STOREY FLOOR PLAN )

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429





6

### BLOCK 429B

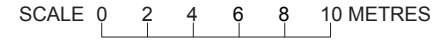
(3RD, 6TH TO 7TH AND 9TH STOREY FLOOR PLAN)  
 UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

- LEGEND :
- 3 - ROOM
  - 4 - ROOM

WINDOW LEGEND :

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 429B

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

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



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## BLOCK 429B

(5TH STOREY FLOOR PLAN)

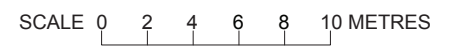
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

- LEGEND :
- 3 - ROOM
  - 4 - ROOM

WINDOW LEGEND :

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.







LEGEND :

- 3 - ROOM
- 4 - ROOM

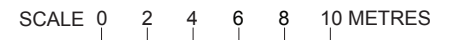
WINDOW LEGEND :

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

## BLOCK 429B

(8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429



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



LEGEND :

- 3 - ROOM
- 4 - ROOM

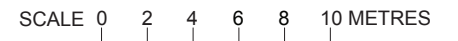
WINDOW LEGEND :

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

## BLOCK 429B

( 10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429



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





## BLOCK 429B

( 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

LEGEND :

3 - ROOM

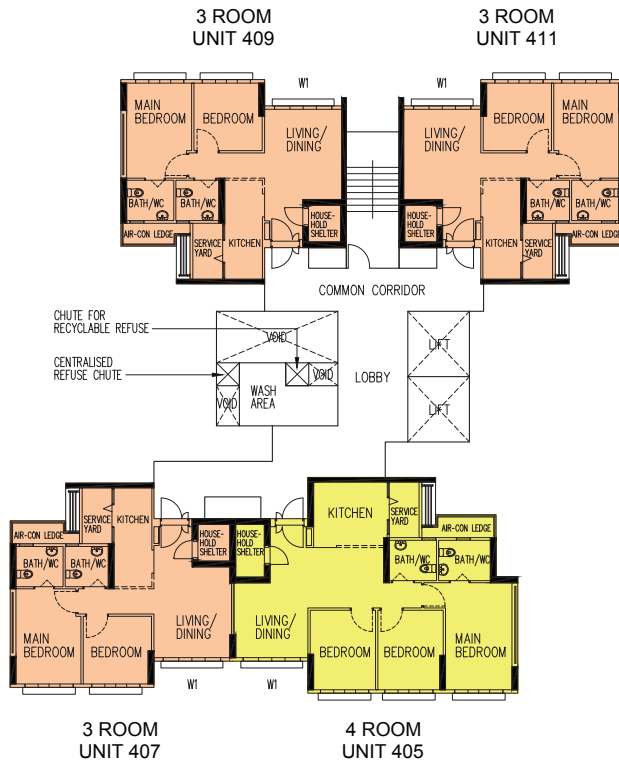
4 - ROOM

WINDOW LEGEND :

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 429B

( 12TH AND 14TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

LEGEND :

3 - ROOM

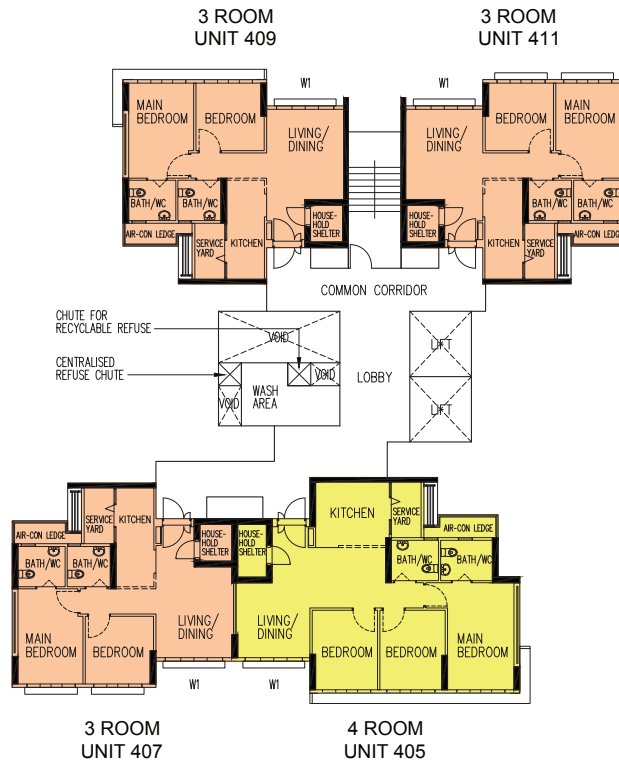
4 - ROOM

WINDOW LEGEND :

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 429B

( 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 429

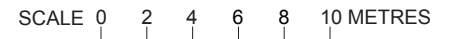
LEGEND :

- 3 - ROOM
- 4 - ROOM

WINDOW LEGEND :

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.







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## BLOCK 430A

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

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 430A

(3RD, 5TH AND 7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

**LEGEND :**

3 - ROOM

4 - ROOM

**WINDOW LEGEND :**

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 430A

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

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



- LEGEND :
- 3 - ROOM
  - 4 - ROOM

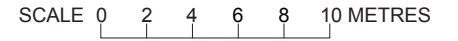
## BLOCK 430A

(6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

WINDOW LEGEND :

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.





LEGEND :

- 3 - ROOM
- 4 - ROOM

WINDOW LEGEND :

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 430A

( 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

SCALE 0 2 4 6 8 10 METRES



## BLOCK 430A

(9TH TO 10TH, 12TH AND 14TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

**LEGEND :**

3 - ROOM

4 - ROOM

**WINDOW LEGEND :**

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



LEGEND :

- 3 - ROOM
- 4 - ROOM

WINDOW LEGEND :

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 430A

( 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

SCALE 0 2 4 6 8 10 METRES



LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

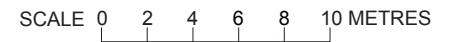
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
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## BLOCK 430A

( 13TH STOREY FLOOR PLAN )

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431







LEGEND :

3 - ROOM

4 - ROOM

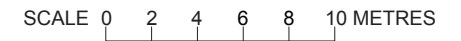
WINDOW LEGEND :

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

## BLOCK 431A

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431



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



LEGEND :

- 3 - ROOM
- 4 - ROOM

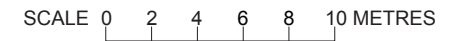
WINDOW LEGEND :

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 431A

( 3RD TO 5TH, 7TH, 9TH TO 10TH, 12TH AND 14TH TO 17TH STOREY FLOOR PLAN)  
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431





LEGEND :

3 - ROOM

4 - ROOM

## BLOCK 431A

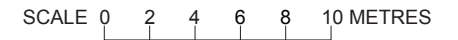
(6TH STOREY FLOOR PLAN)

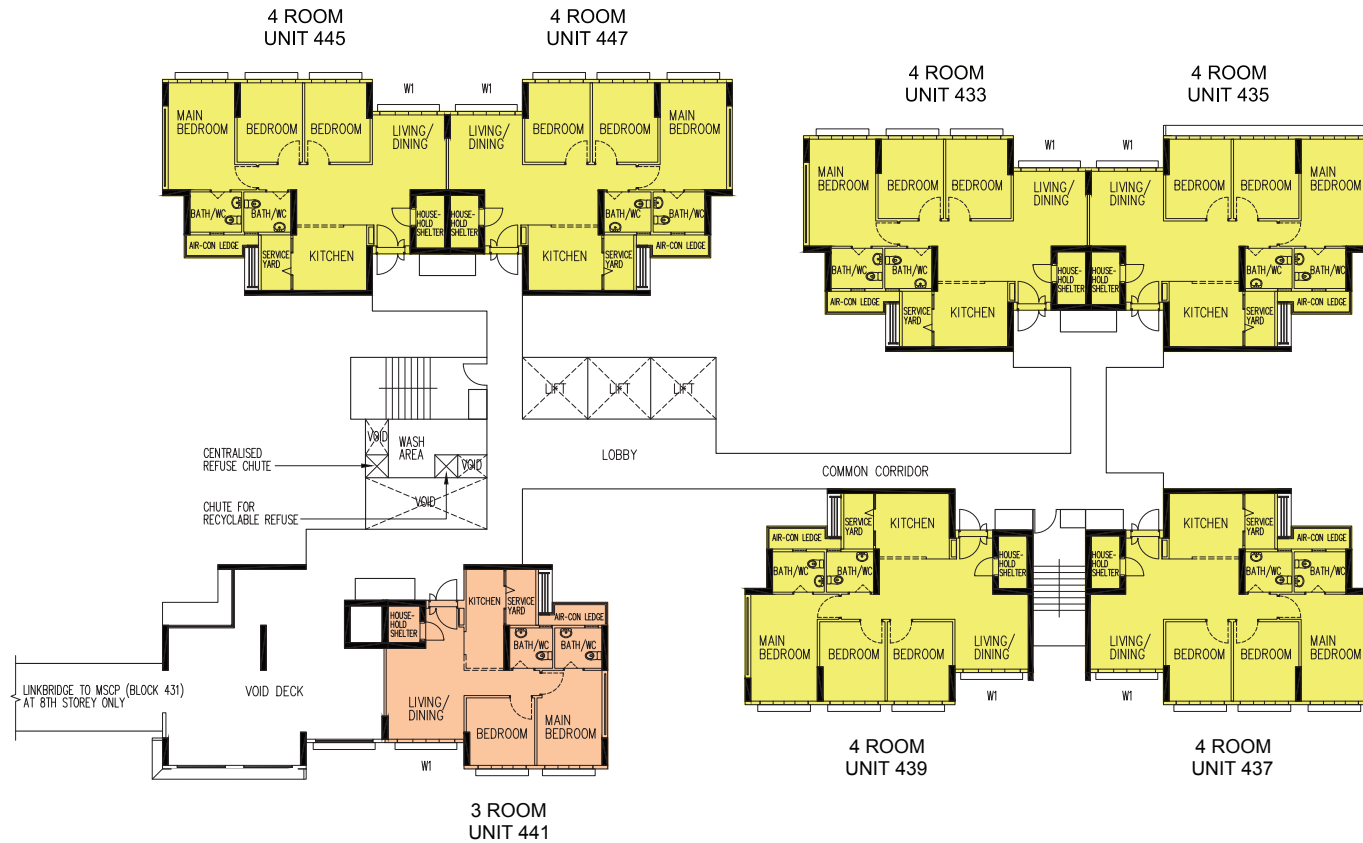
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

WINDOW LEGEND :

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

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LEGEND :

3 - ROOM

4 - ROOM

## BLOCK 431A

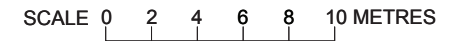
( 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
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LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

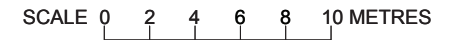
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
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## BLOCK 431A

( 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431







LEGEND :

3 - ROOM

4 - ROOM

WINDOW LEGEND :

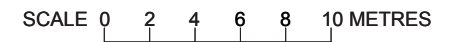
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

## BLOCK 431A

( 13TH STOREY FLOOR PLAN )

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 431

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



## General Specifications For Bedok North Woods

For 3-Room, 4-Room

### 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 door (Type D9a) (optional)
Bathroom/ WC	: laminated UPVC folding door (Type D2) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### 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
Service Yard Floor	: glazed porcelain tiles with tile skirting
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 (which can be located at Service Yard and/ or 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](http://www.hdb.gov.sg) for information on renovation rules.

# 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.
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- 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.
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- 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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# OPTIONAL COMPONENT SCHEME (3-, 4-, 5-ROOM AND 3GEN FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 3-, 4-, 5-room and 3Gen flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

## YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer/ vanity top^ with tap mixer
  - shower set with bath/ shower mixer

*^ For attached bathroom of 5-room and 3Gen Flats.*



Vanity top wash basin with tap mixer in attached bathroom (applicable for 5-room and 3Gen flats)



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

### KITCHEN PARTITION WALL (where feasible)

To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want an open kitchen concept.

*Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.*

April 2016