



# Bartley Beacon

HDB's Sales Launch November 2020





### Urban Homes in Nature

Bartley Beacon is located within Bidadari estate in Toa Payoh town. Located at the junction of Bartley Road and Mount Vernon Road, Bartley Beacon is conveniently located next to Bartley MRT station and near the future Bidadari Park. The development is named Bartley Beacon due to its prominent location marking one of the entrances into Bidadari estate.

This development comprises 8 residential blocks with heights ranging from 14 to 17 storeys. You can choose your home from 880 units of 3-, 4-, and 5-room flats.



Bartley Beacon comes with various recreational facilities, such as playgrounds and fitness stations. An eating house, supermarket, shops, a childcare centre, and a Residents' Committee Centre are also conveniently located within the development. The roof gardens located above the two Multi-Storey Car Parks will serve as ideal spots for residents to unwind and relax amidst the green landscaping.

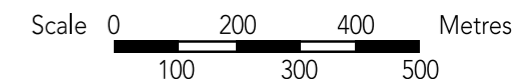
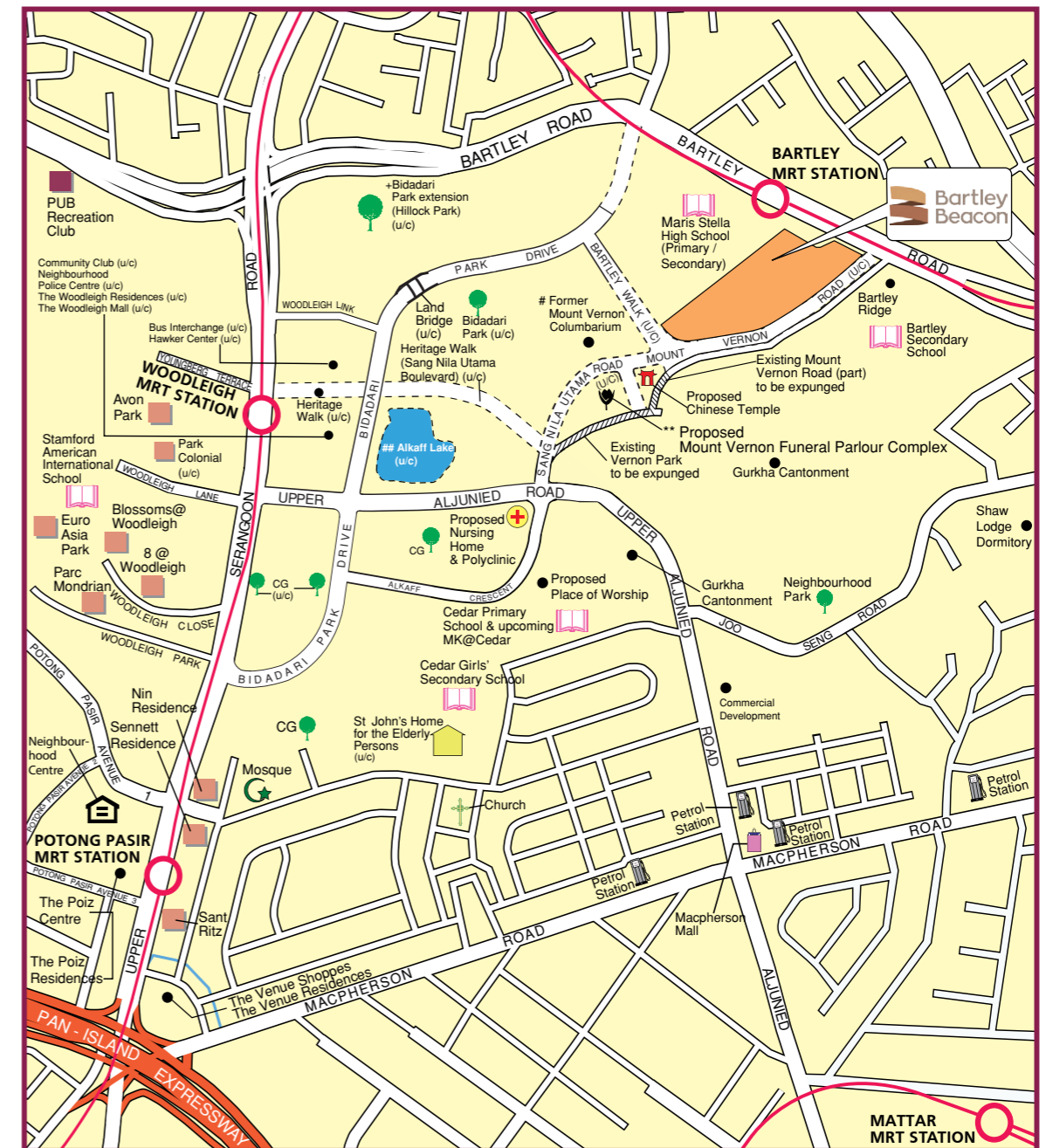
Please refer to the site plan for the facilities provided in this development. Facilities in this development will be accessible by the public.

## 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.

## TOA PAYOH



### LEGEND:

- MRT Line & Station
- MRT Line & Station (u/c)
- North-South Corridor (u/c)
- Under Construction
- Under Construction/ Future Road
- CG Common Green
- MOE Kindergarten

- # Area occupied by former Mount Vernon Columbarium including the funeral parlours is earmarked for the developments in Bidadari Estate. Plans to relocate the niches have been announced by NEA on 28 Oct 2015 and the niches have since been relocated.
- \* Designated park space that will be kept rustic and the landscaping will be kept as natural as possible.
- \*\* Part of the former Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFPC).
- # Alkaff Lake will also serve as a stormwater retention pond.

### Notes:

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
4. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas 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, Bartley Beacon will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- \* Separate chutes for recyclable waste
- \* Regenerative lifts to reduce energy consumption
- \* Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- \* Parking spaces to facilitate car-sharing schemes
- \* Use of sustainable products in the development
- \* Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

## Smart Features

Bartley Beacon will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



## Contemporary Homes

Bartley Beacon offers 3-, 4-, and 5-room flats. These flats will come with the following finishes and fittings:

3-, 4-, and 5-room	
<ul style="list-style-type: none"> <li>* Floor tiles in the:               <ul style="list-style-type: none"> <li>• household shelter</li> <li>• bathrooms</li> <li>• kitchen/ utility (3-room)</li> <li>• kitchen, service yard (4- and 5-room)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>* Wall tiles in the:               <ul style="list-style-type: none"> <li>• bathrooms</li> <li>• kitchen/ utility (3-room)</li> <li>• kitchen (4- and 5-room)</li> </ul> </li> </ul>

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space. The layout offers homeowners flexibility in configuring the area according to their preferences. For example, you can add a partition to separate the:

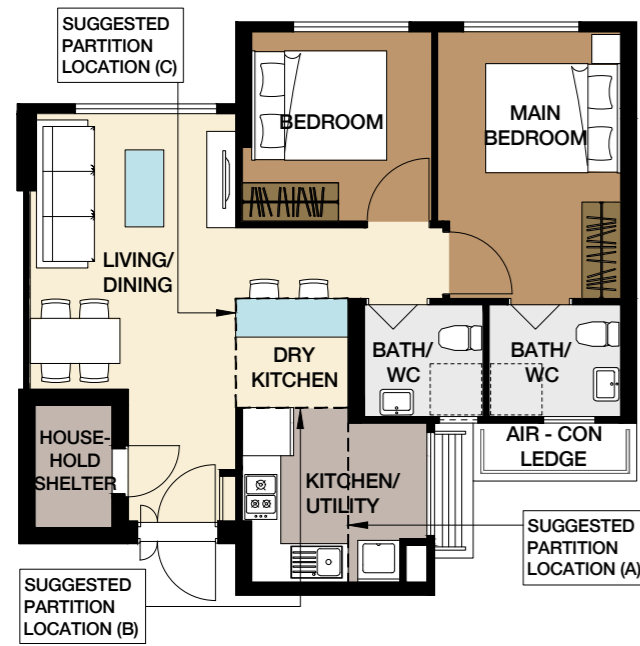
- Utility from Kitchen [A]
- Dry and Wet Kitchens [B]
- Kitchen from Living/ Dining area [C]

See suggested layout ideas in page 8 and page 9.

## Optional Component Scheme

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

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/Dining area (C)

**3-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 69 sqm**  
 (Inclusive of Internal Floor Area of 66 sqm and Air-con ledge)



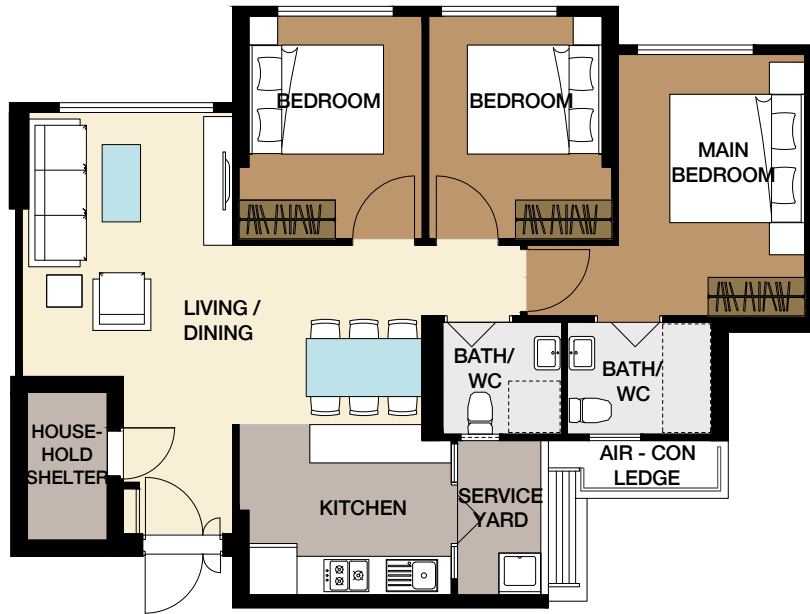
Partition B - Separating Dry and Wet Kitchen



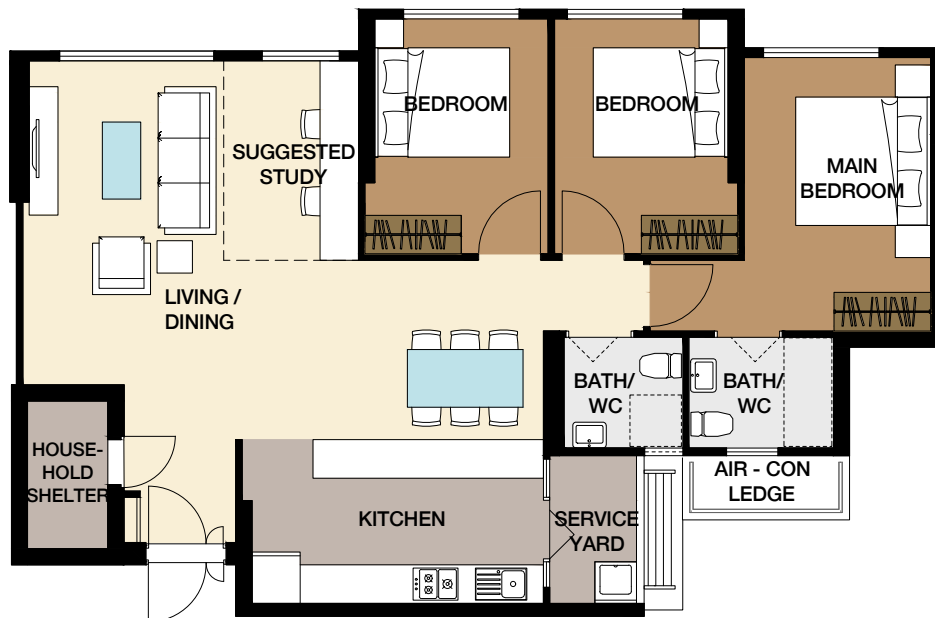
Partition A - Separating Utility from Kitchen



Partition C - Separating Kitchen from Living/ Dining area



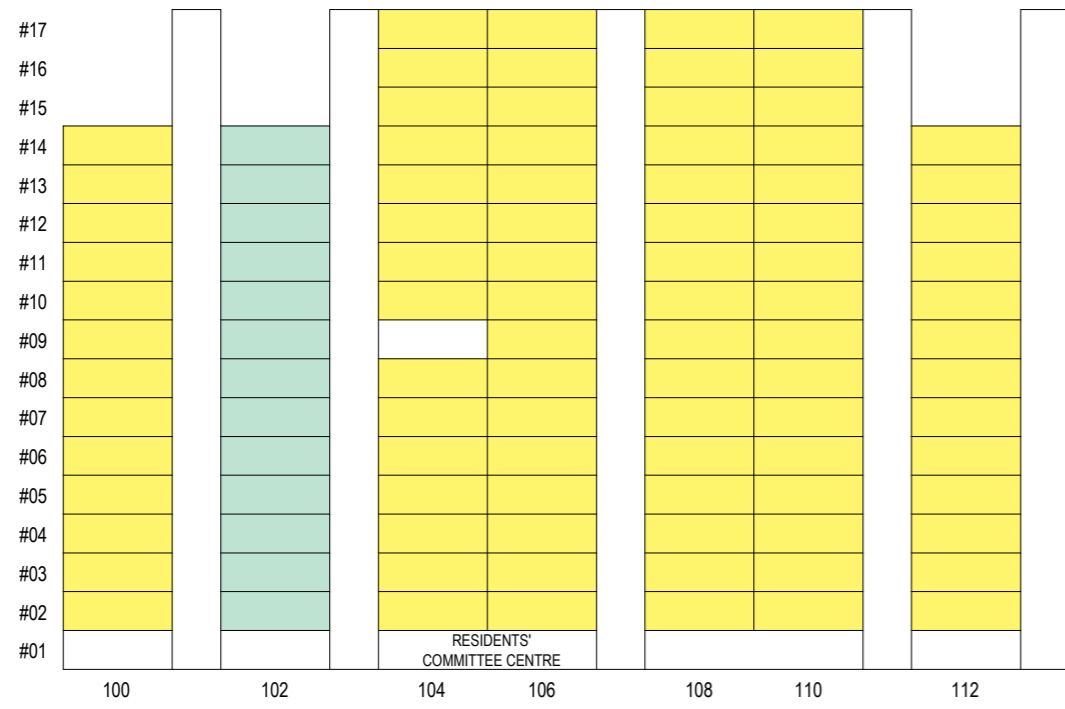
**4-Room FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 93 sqm**  
 (Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)



**5-Room FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 113 sqm**  
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)

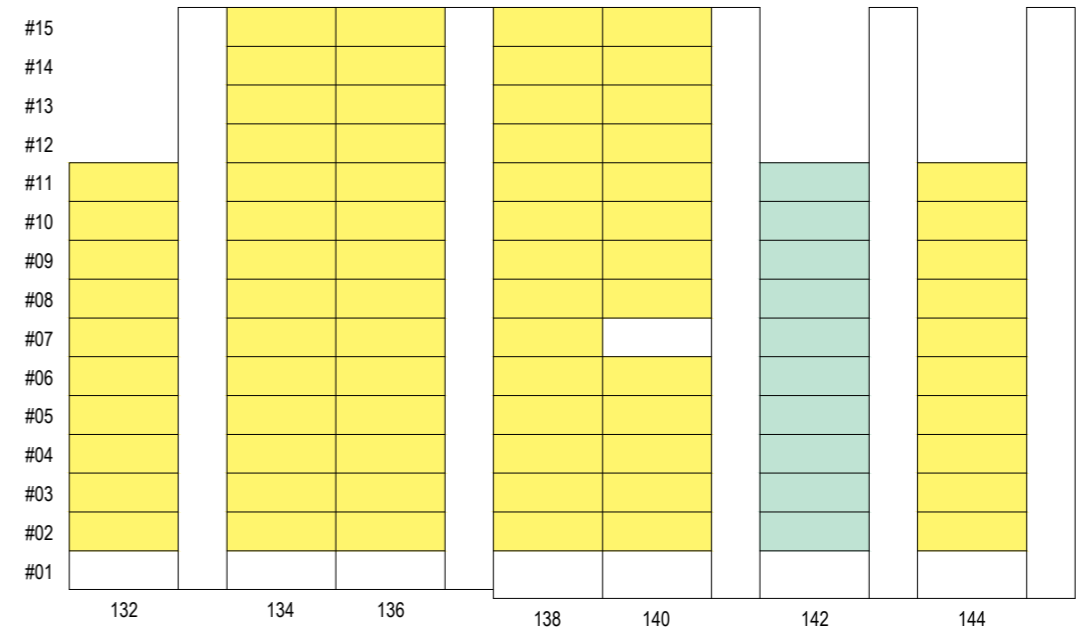






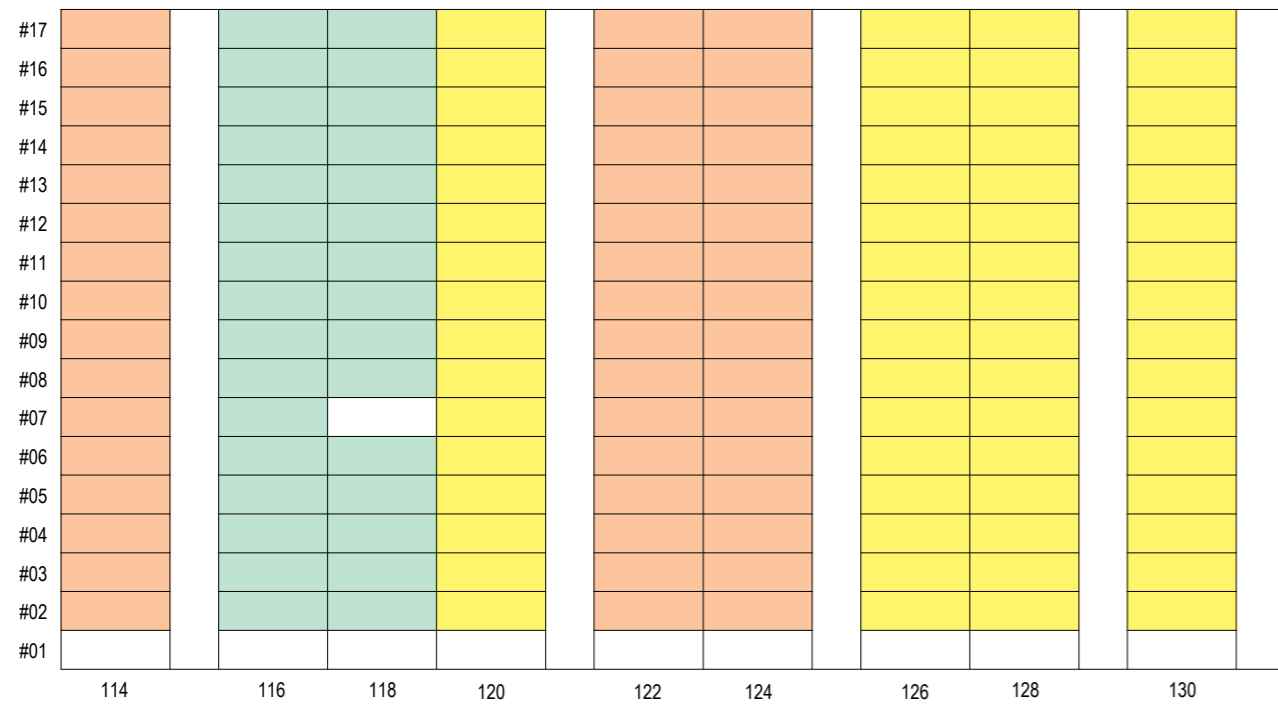
**BLK 222A**

- 4 ROOM
- 5 ROOM



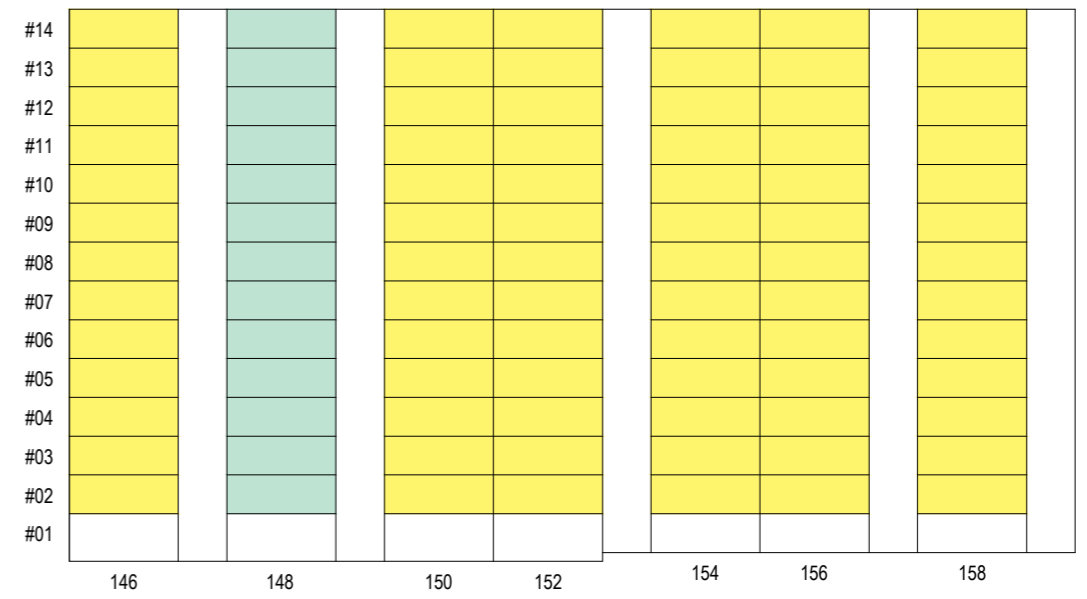
**BLK 223A**

- 4 ROOM
- 5 ROOM



**BLK 222B**

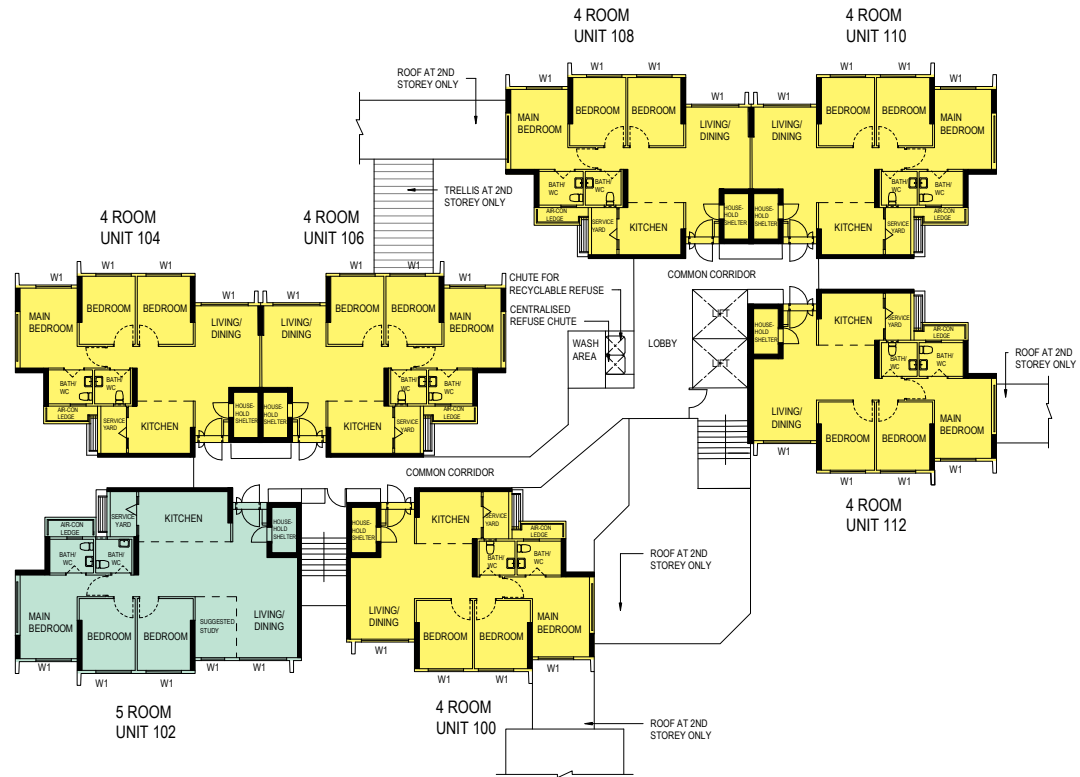
- 3 ROOM
- 4 ROOM
- 5 ROOM



**BLK 223B**

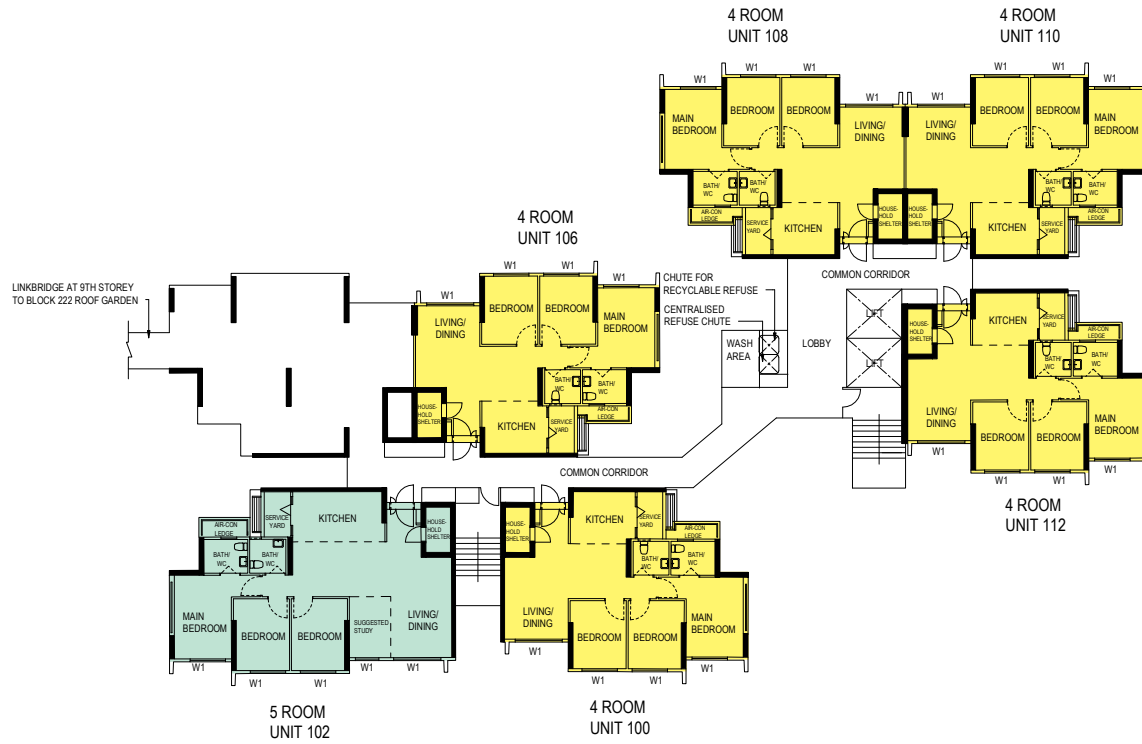
- 4 ROOM
- 5 ROOM





**BLOCK 22A**  
 (2ND TO 8TH AND 10TH TO 14TH STOREY FLOOR PLAN)

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED,        ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT        INTENDED TO DEMARCATATE THE BOUNDARY        OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



**BLOCK 222A  
(9TH STOREY FLOOR PLAN)**

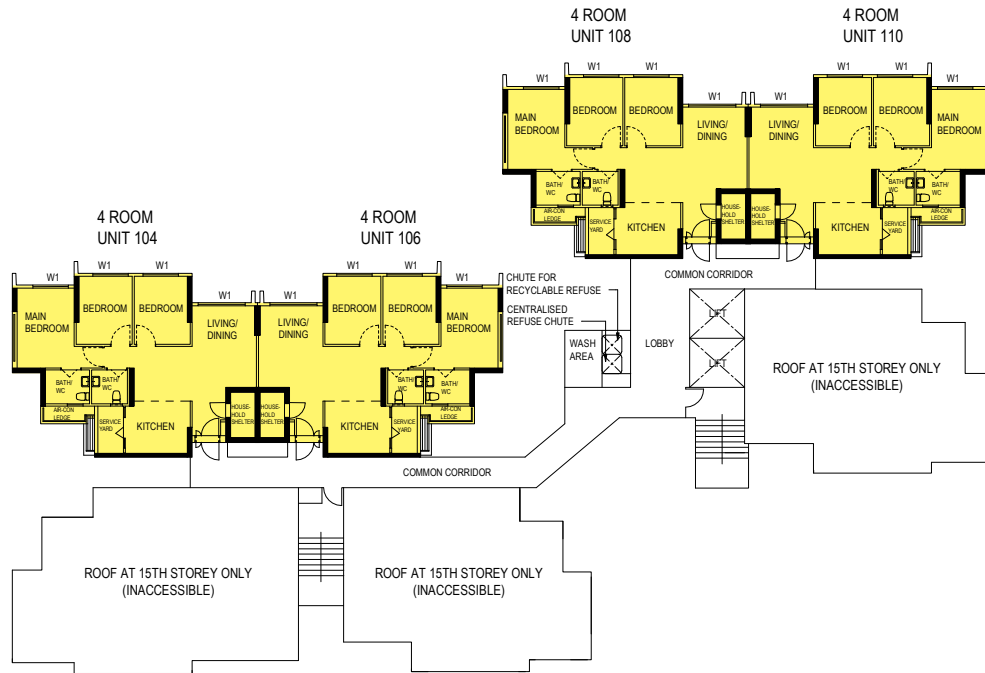
**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
INTENDED TO DEMARCATATE THE BOUNDARY  
OF THE FLAT



**BLOCK 222A  
(15TH STOREY FLOOR PLAN)**

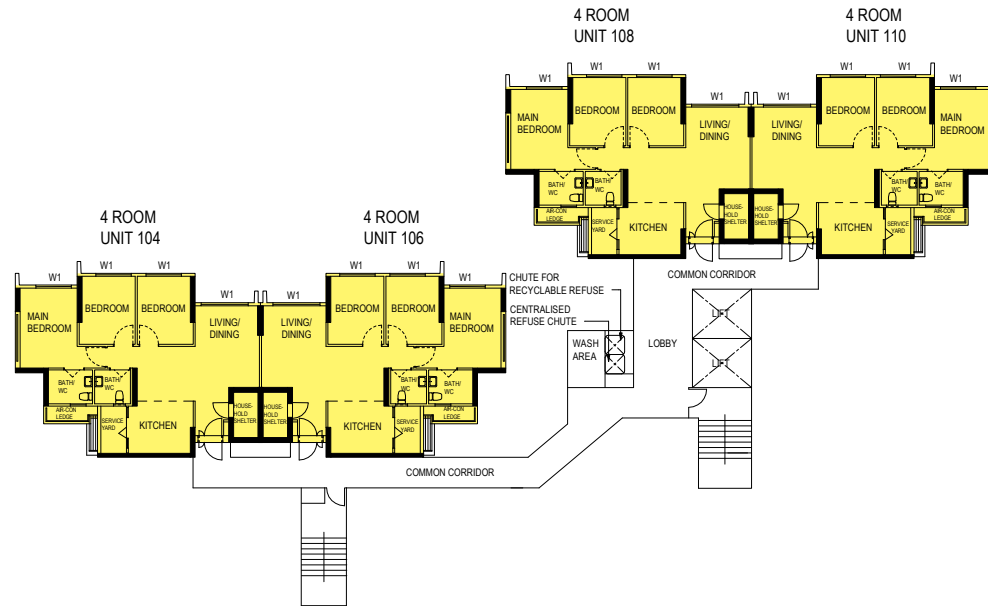
**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
INTENDED TO DEMARCATATE THE BOUNDARY  
OF THE FLAT



BLOCK 222A  
(16TH TO 17TH STOREY FLOOR PLAN)

WINDOW LEGEND

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
INTENDED TO DEMARCATATE THE BOUNDARY  
OF THE FLAT



**BLOCK 222B**  
**(2ND TO 6TH AND 8TH TO 17TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 221

**WINDOW LEGEND**

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

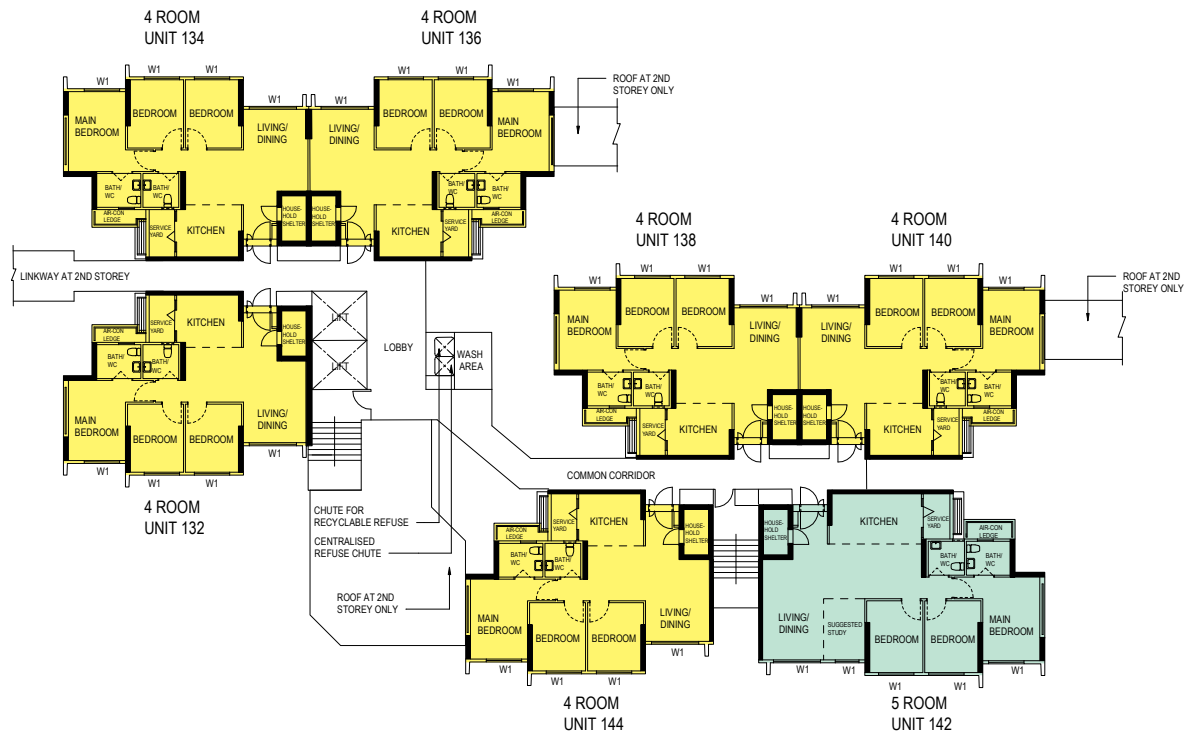
UNLESS OTHERWISE INDICATED,  
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
 INTENDED TO DEMARCATTE THE BOUNDARY  
 OF THE FLAT

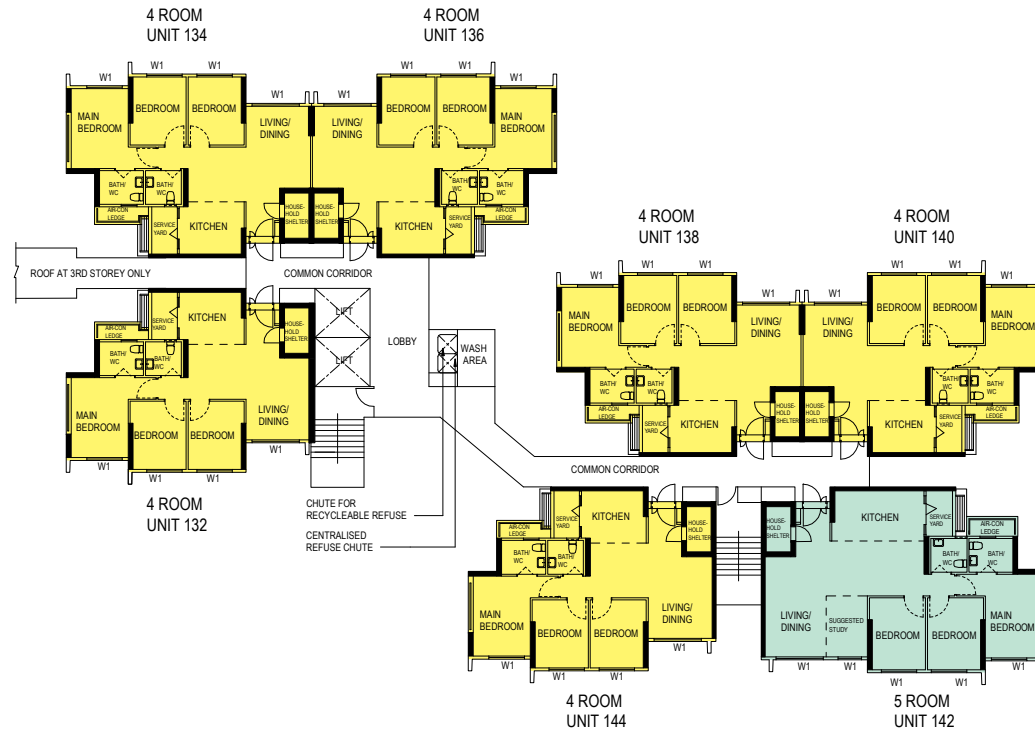






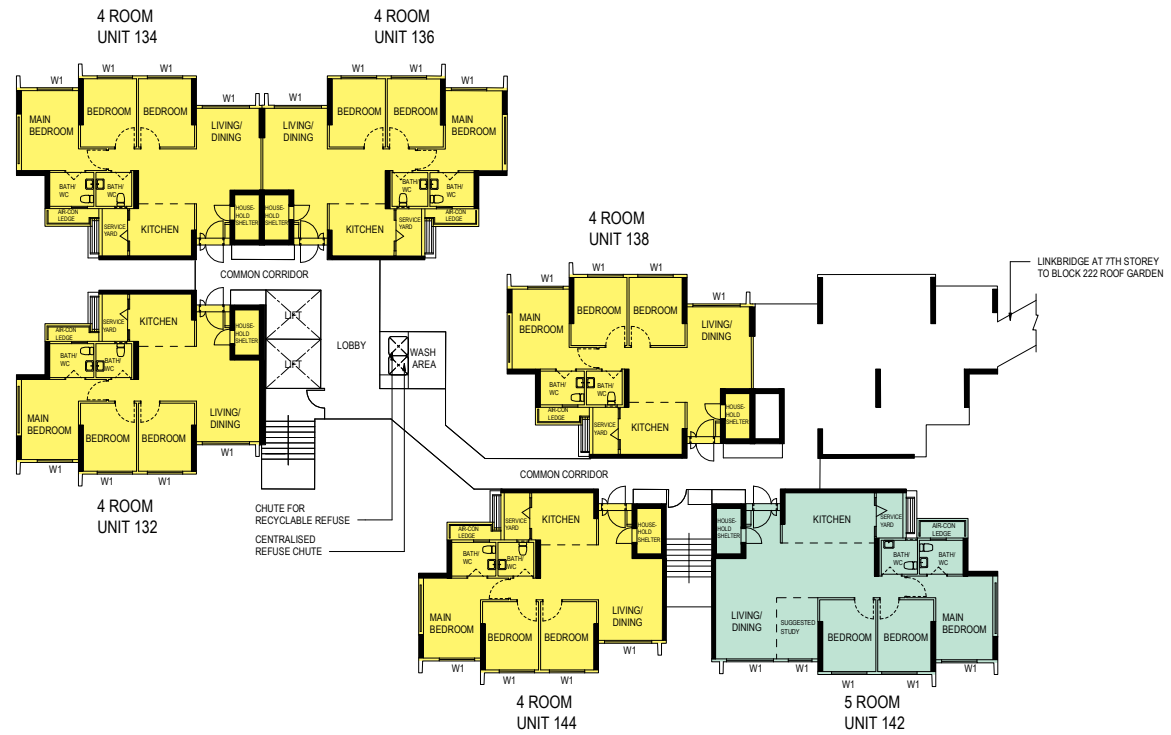
**BLOCK 223A  
(2ND STOREY FLOOR PLAN)**

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



**BLOCK 223A**  
 (3RD TO 6TH AND 8TH TO 11TH STOREY FLOOR PLAN)

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED,          ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT          INTENDED TO DEMARCATATE THE BOUNDARY          OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



**BLOCK 223A  
(7TH STOREY PLAN)**

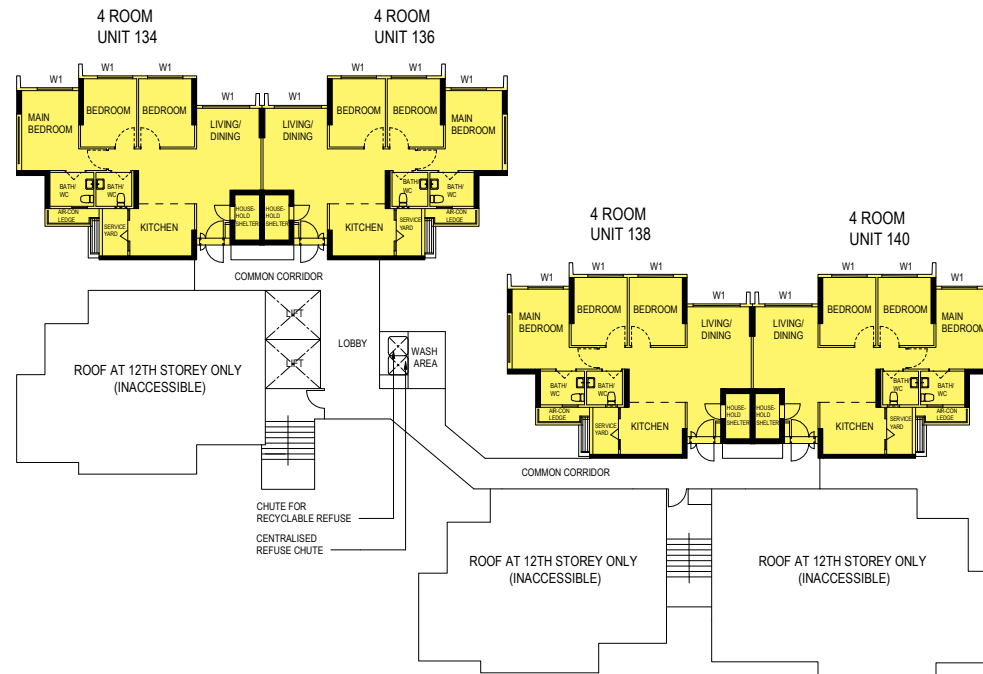
**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

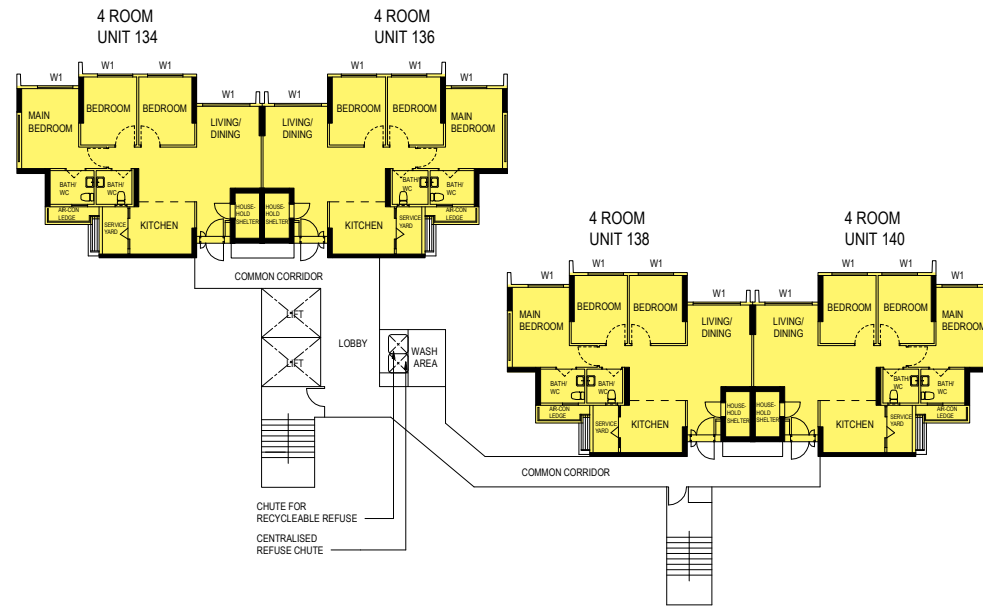
SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
INTENDED TO DEMARCATATE THE BOUNDARY  
OF THE FLAT



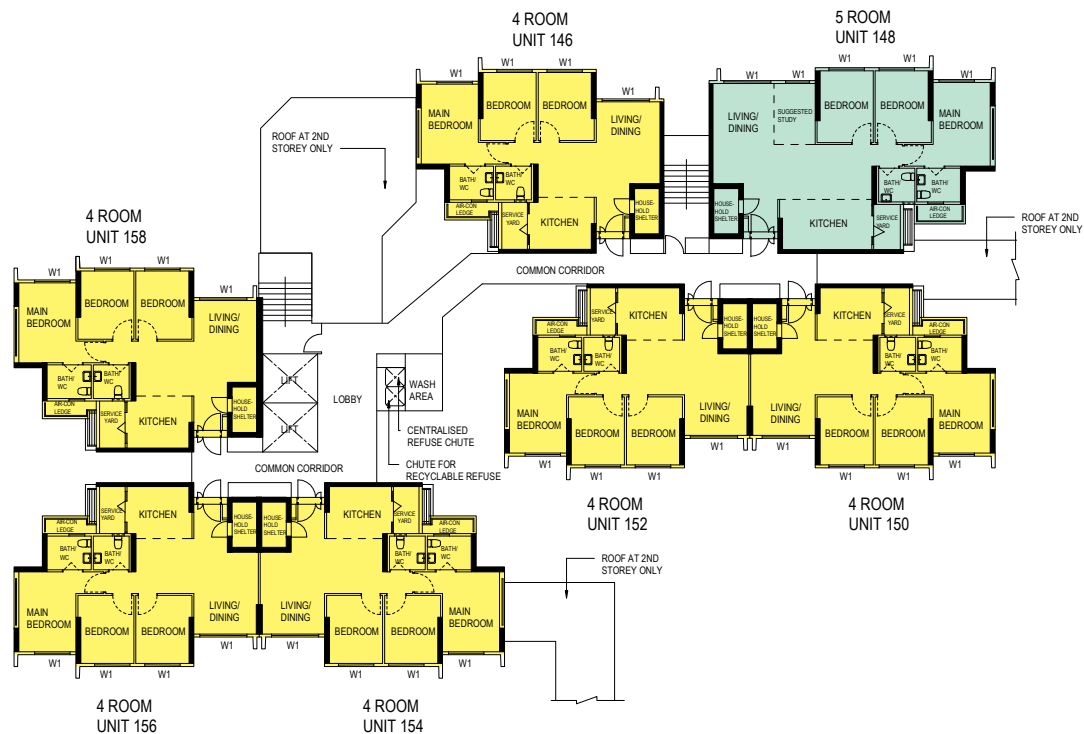
**BLOCK 223A  
(12TH STOREY FLOOR PLAN)**

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



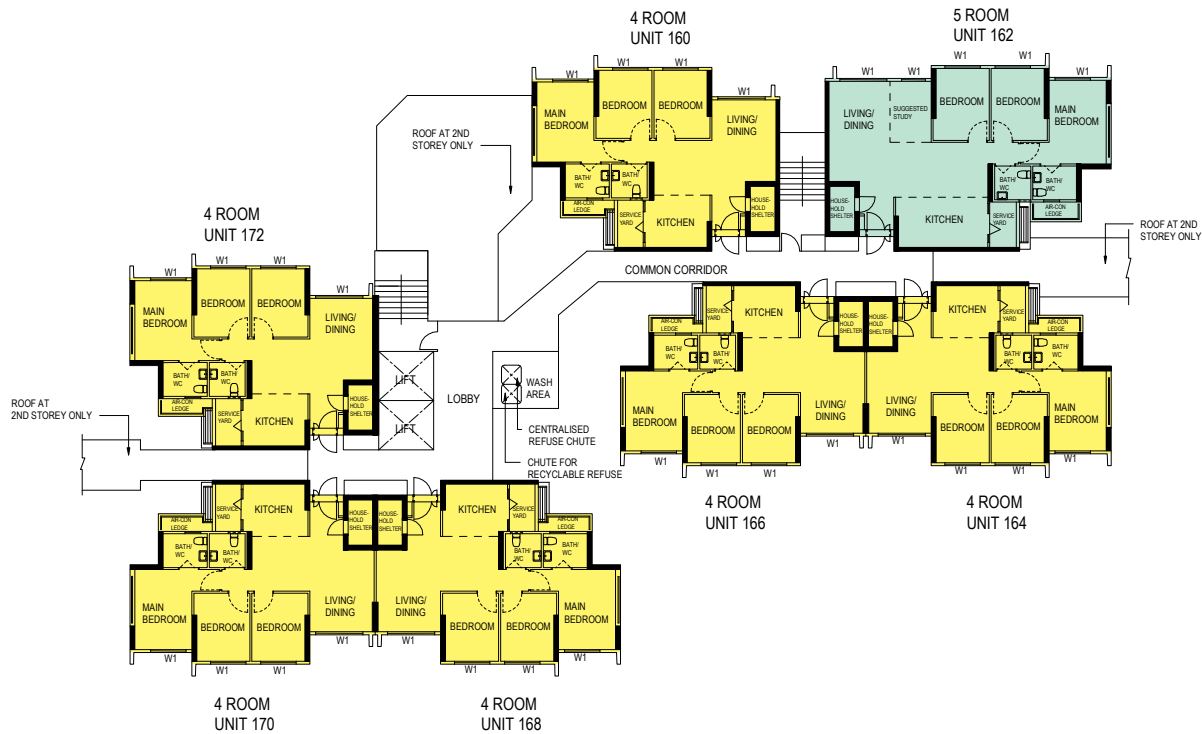
**BLOCK 223A**  
**(13TH TO 15TH STOREY FLOOR PLAN)**

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED,          ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT          INTENDED TO DEMARCATATE THE BOUNDARY          OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



**BLOCK 223B**  
**(2ND TO 14TH STOREY FLOOR PLAN)**  
 UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE RETAINING WALL

<p><b>WINDOW LEGEND</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)</p>			



**BLOCK 223C**  
**(2ND TO 15TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 222  
 UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE RETAINING WALL

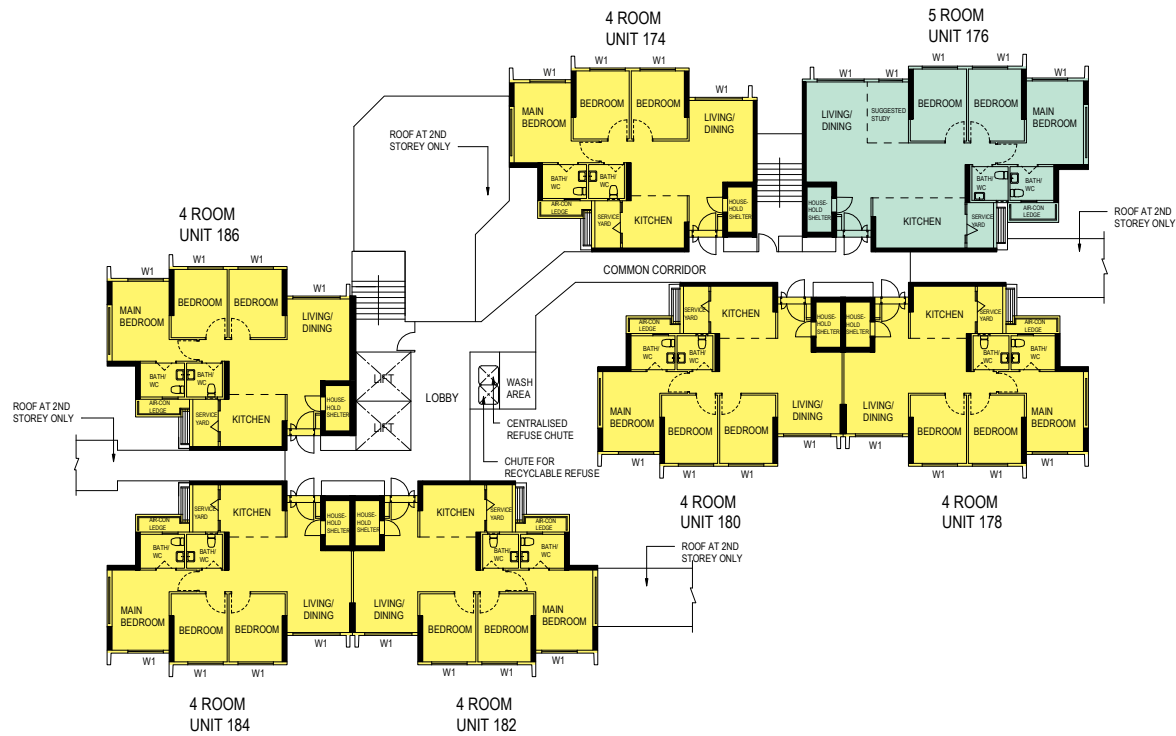
**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED,  
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
 INTENDED TO DEMARCATTE THE BOUNDARY  
 OF THE FLAT



**BLOCK 224A  
(2ND TO 16TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 222  
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE RETAINING WALL

**WINDOW LEGEND**

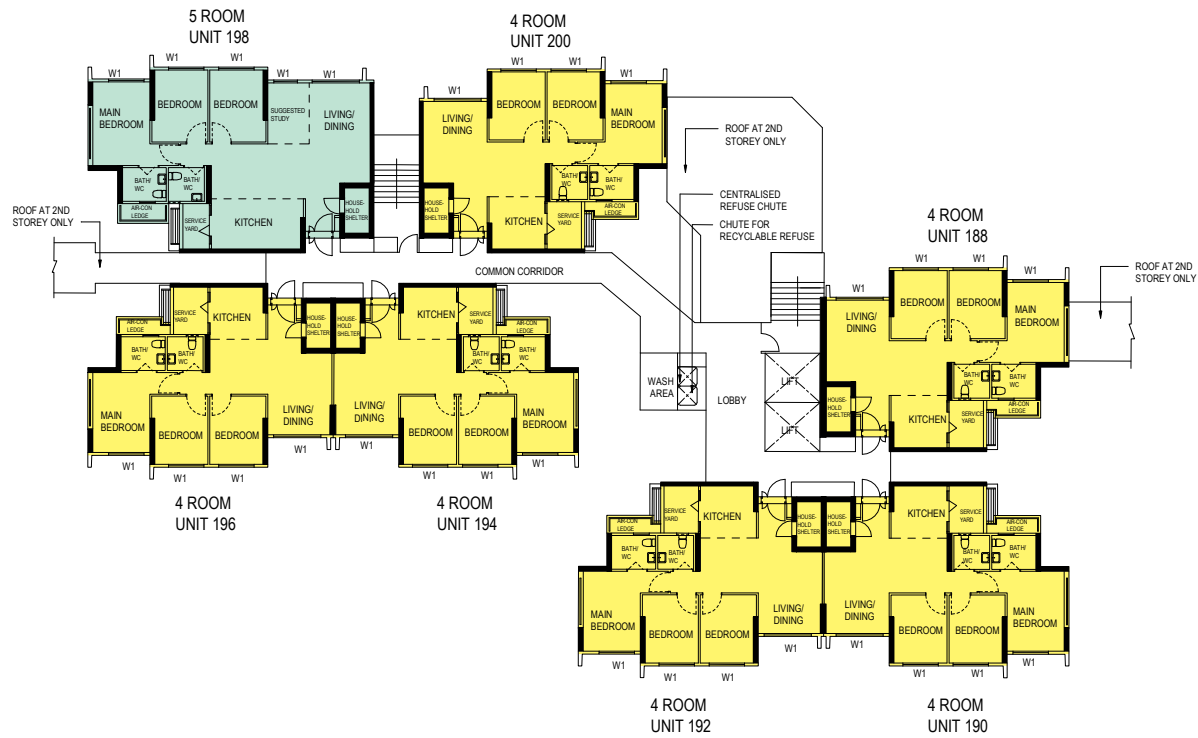
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
INTENDED TO DEMARCATTE THE BOUNDARY  
OF THE FLAT





**BLOCK 224B**  
**(2ND TO 17TH STOREY FLOOR PLAN)**

**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED,  
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT  
 INTENDED TO DEMARCATTE THE BOUNDARY  
 OF THE FLAT



**BLOCK 224C**  
**(2ND TO 17TH STOREY FLOOR PLAN)**  
 UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 221

<b>WINDOW LEGEND</b>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HEIGHT PARAPET WALL)			

## General Specifications for Bartley Beacon

For 3-room, 4-room & 5-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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

### Fittings

Quality Locksets  
Water Closet Suite  
Clothes Drying Rack  
Wash basin with tap mixer, bath/ shower mixer with shower set (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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) 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.
- 4) 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.

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 the 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.

# OPTIONAL COMPONENT SCHEME

## (3-, 4-, 5-ROOM FLATS – BARTLEY BEACON AND PARKVIEW @ BIDADARI)

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.

These 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
  - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

*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.*

November 2020