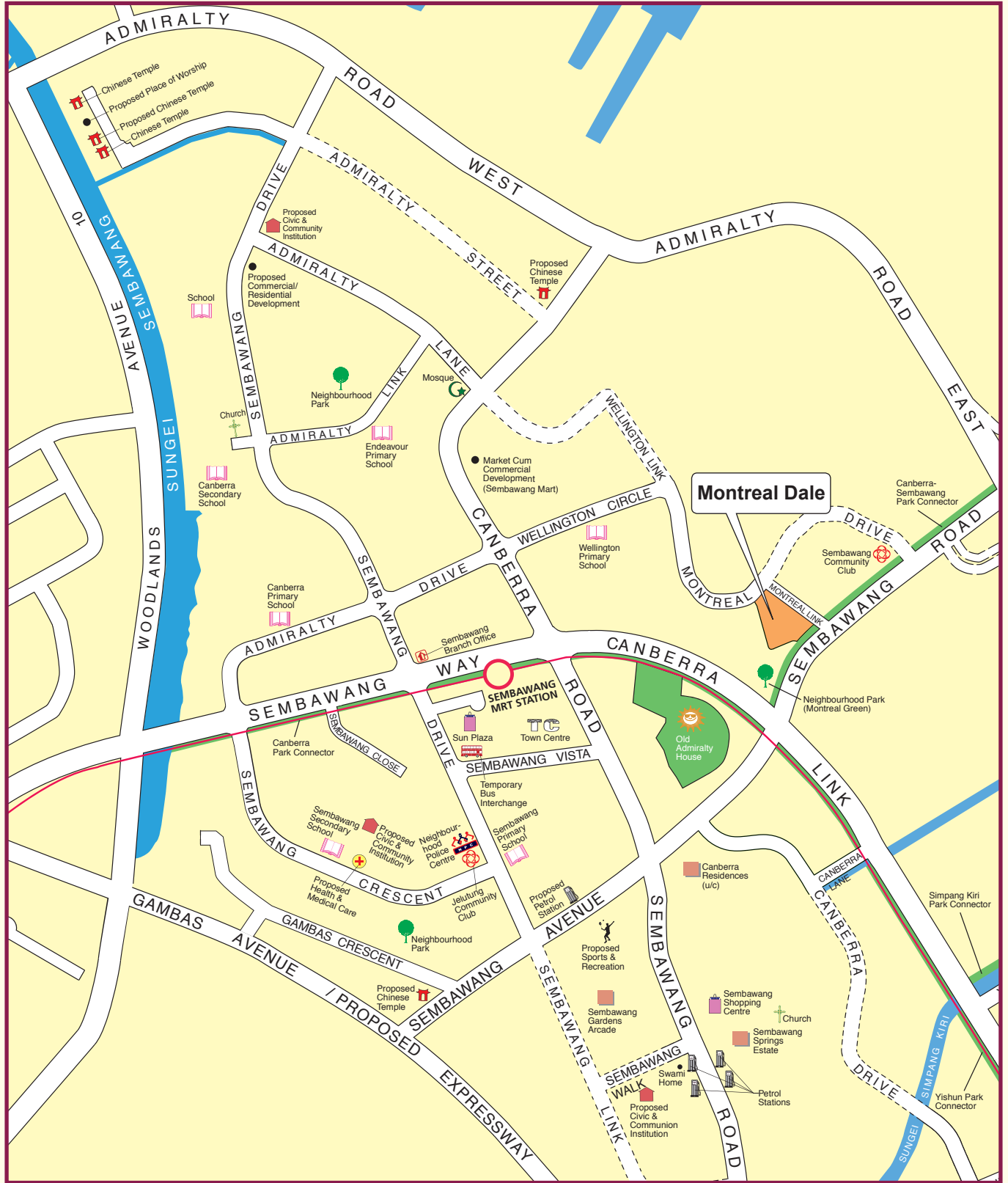


# SEMBAWANG Town Map



**LEGEND:**

- Contract with Standard Flats
- MRT Line & Station
- Future Road



**Notes:**

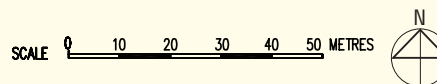
All proposed developments are subject to change and planning approval.  
 Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.  
 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.  
 Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. 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 by the Government or competent authorities. 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.




















# Montreal Dale



## Sembawang N5 C1A Standard Flats



### LEGEND:

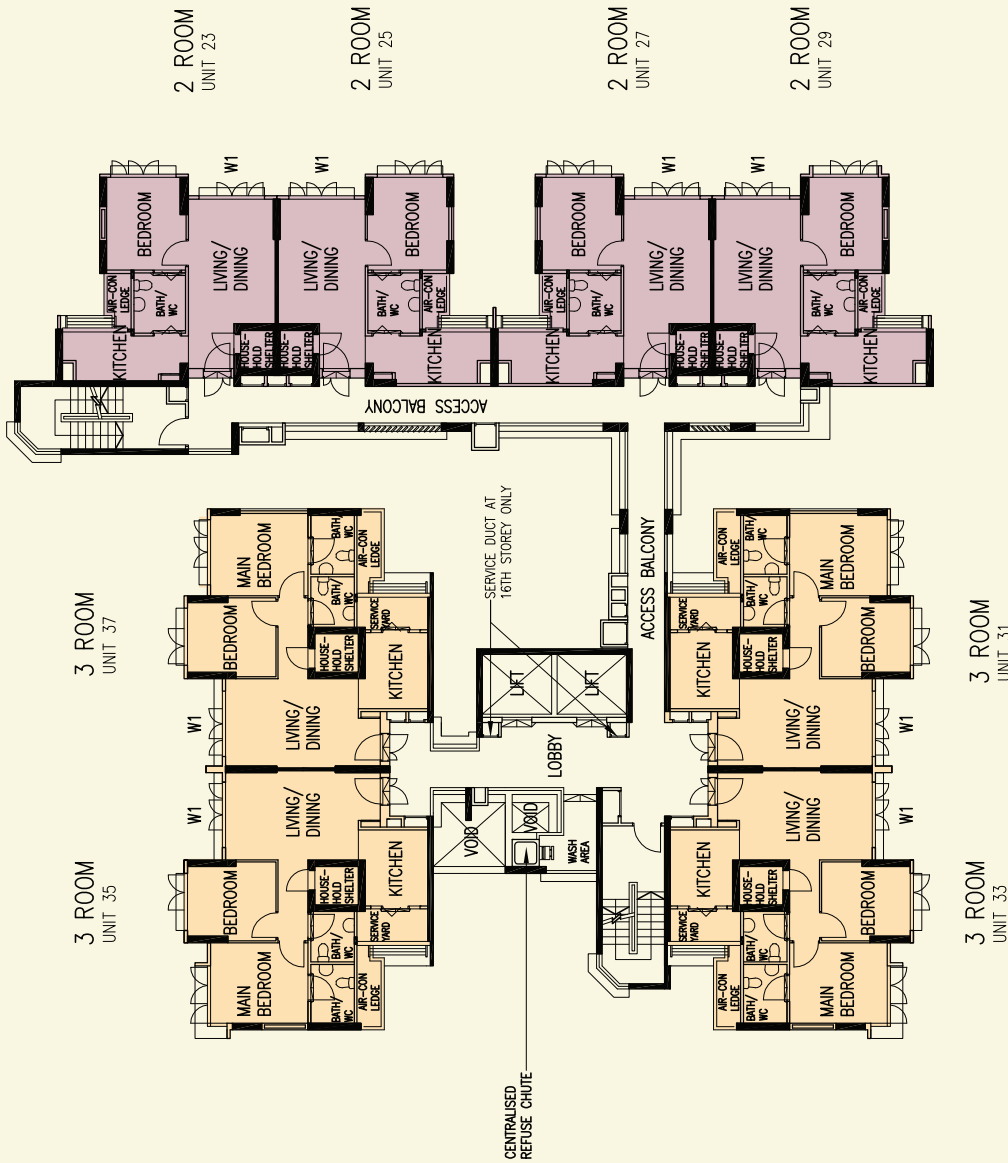
	2-Room		Future Community Facilities (FCF) at 1st Storey
	3-Room		Open Space
	4-Room		Drainage Reserve
	Surrounding Buildings		Multi-Storey Carpark
	Reserved for / Existing Development		Staircase
	Drop-off Porch / Linkway / Linkbridge / Shelter / Precinct Pavilion at 1st Storey		Centralised Refuse Chute
	Pergola		Lift
	Shops / Eating House / Minimart at 1st storey		Service Bay
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)		
	Electrical Sub-station (ESS) at 1st Storey		
	Utility Centre (UC) at 1st Storey		

Artist's Impression



The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. 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 by the Government or competent authorities. 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.

SB N5 C1A



**LEGEND:**

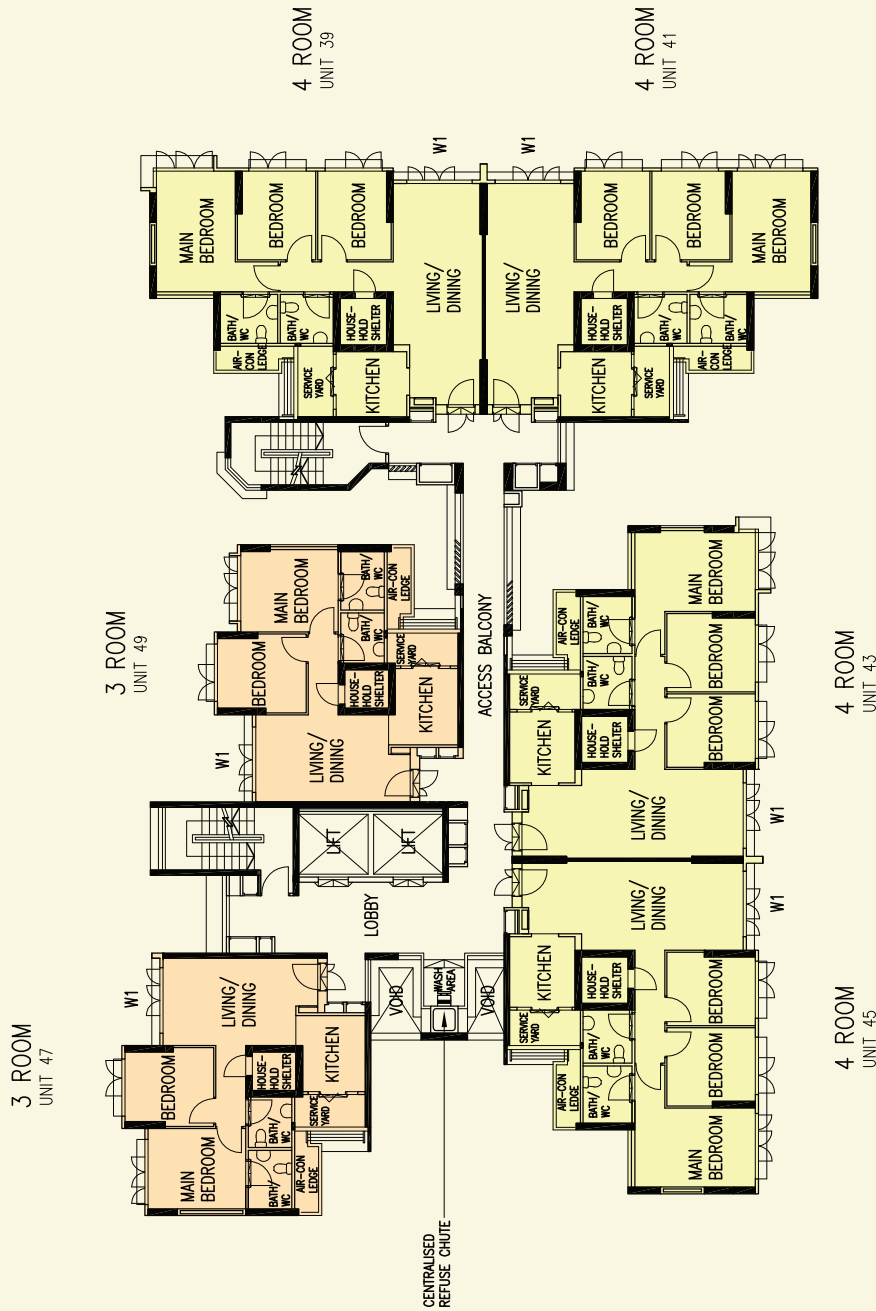
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (Approx. 750mm high parapet wall)  
 Unless otherwise indicated all windows will be standard height windows.



**12TH TO 16TH STOREY FLOOR PLAN**  
**BLOCK 590A**

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



**LEGEND:**

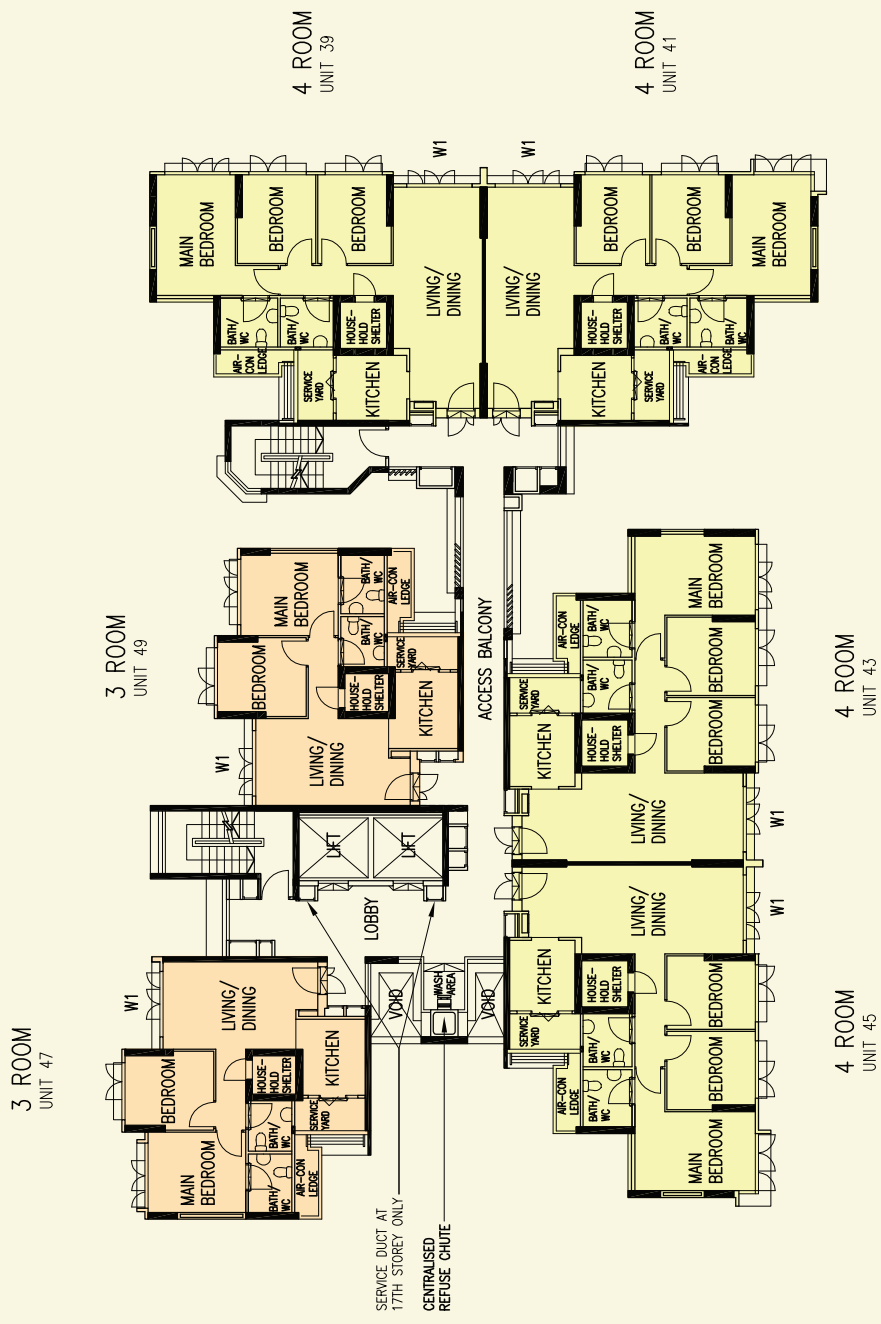
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (Approx. 750mm high parapet wall)  
 Unless otherwise indicated all windows will be standard height windows.

SCALE 0 2 4 6 8 10 METRES

## 7TH TO 12TH STOREY FLOOR PLAN BLOCK 590B

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



# 13TH TO 17TH STOREY FLOOR PLAN

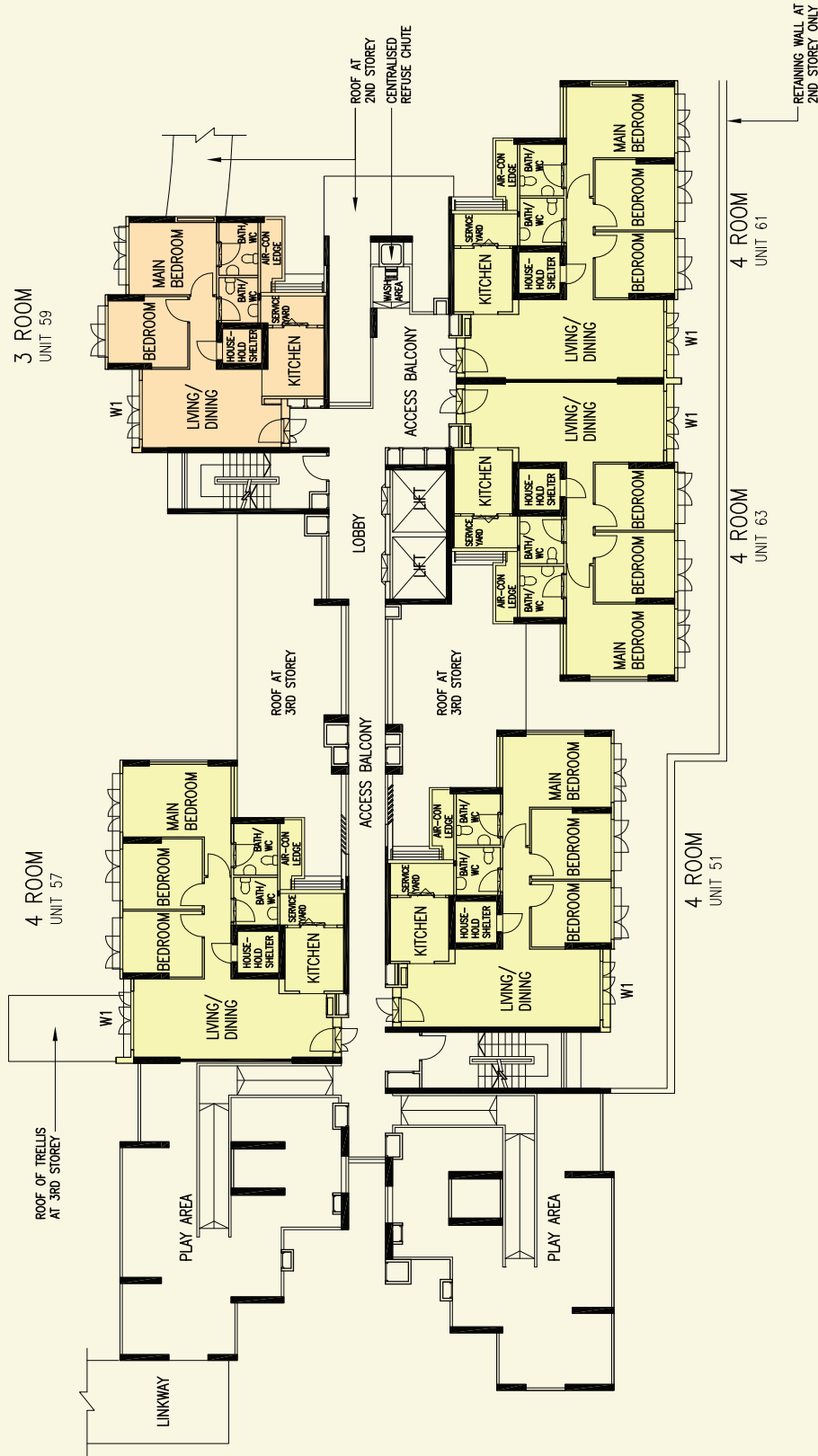
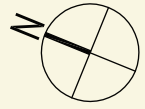
## BLOCK 590B

- LEGEND:**
- 2 Room
  - 3 Room
  - 4 Room

W1 - Three Quarter Height Window (Approx. 750mm 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.



### 3RD STOREY FLOOR PLAN BLOCK 590C

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

**LEGEND:**

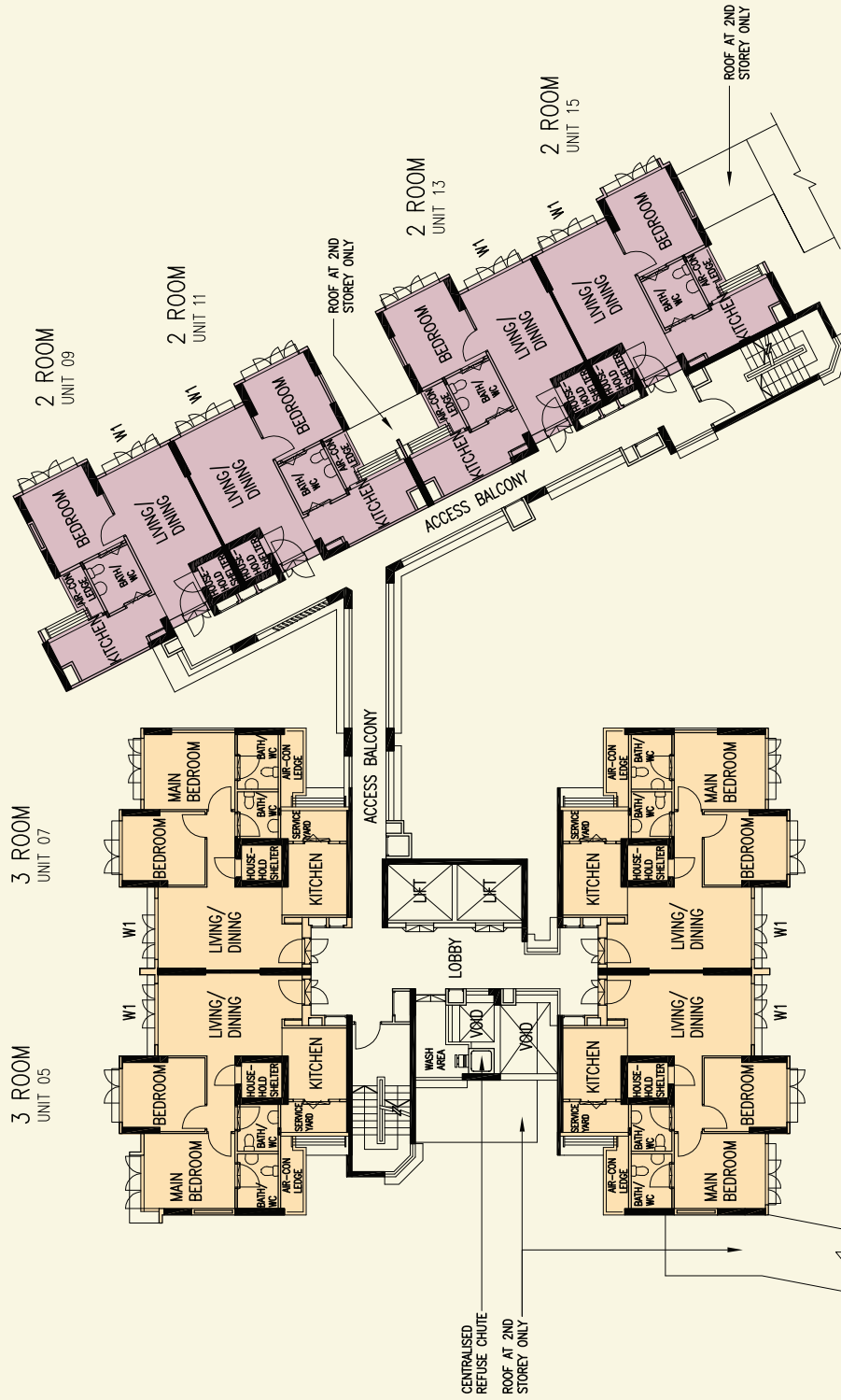
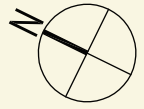
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (Approx. 750mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.

SCALE 0 2 4 6 8 10 METRES





**LEGEND:**

- 2 Room
- 3 Room
- 4 Room

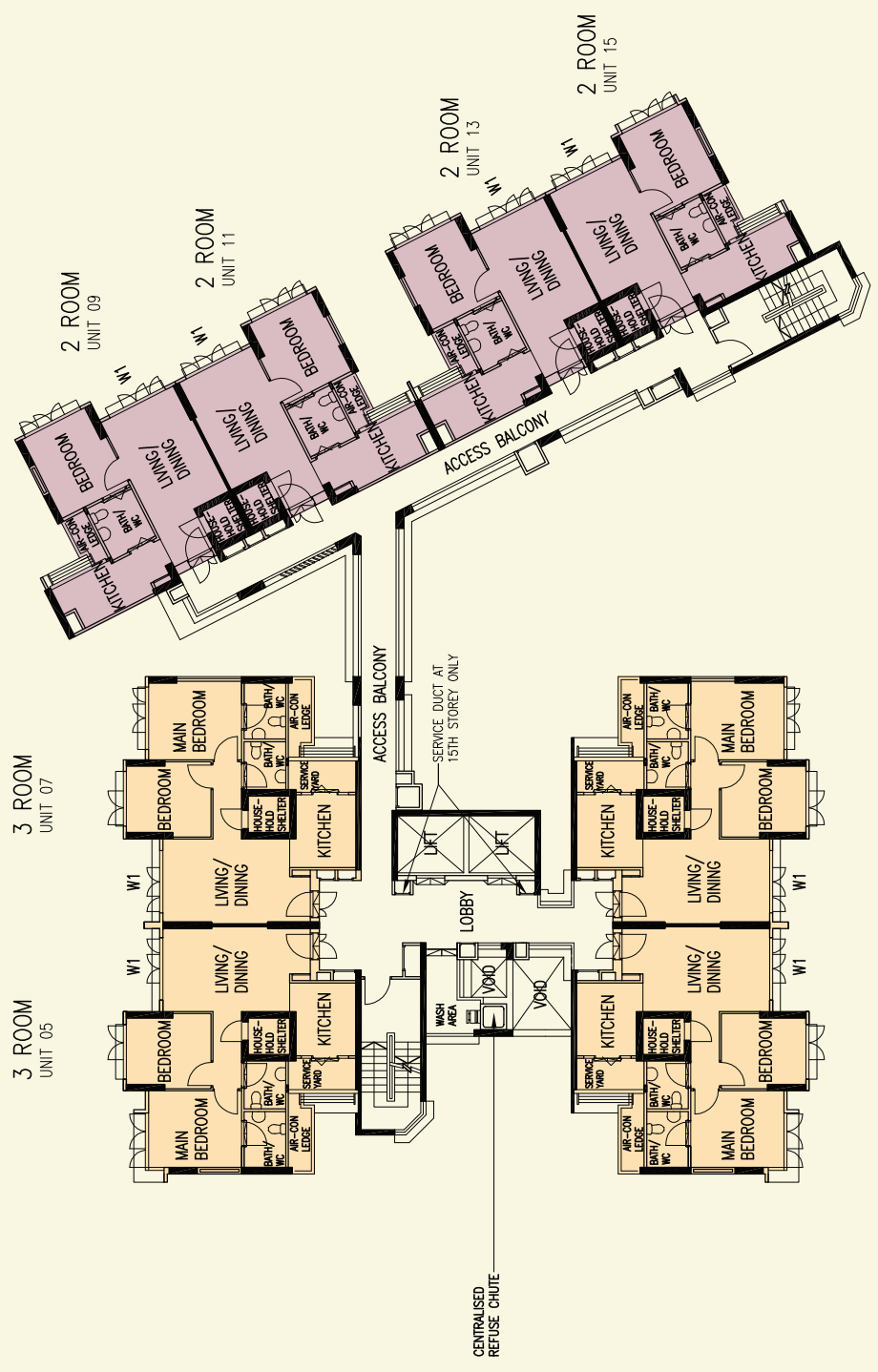
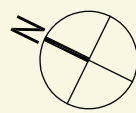
W1 - Three Quarter Height Window (Approx. 750mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.



## 2ND TO 6TH STOREY FLOOR PLAN BLOCK 591A

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



**LEGEND:**

- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (Approx. 750mm high parapet wall)  
 Unless otherwise indicated all windows will be standard height windows.



## 11TH TO 15TH STOREY FLOOR PLAN BLOCK 591A

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



# General Specifications for Montreal Dale

## Foundation

Piled foundation

## 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

## Windows

Aluminium framed windows with tinted glass

## Doors

Entrance	: Decorative solid timber door and metal gate
Bedrooms	: Laminated semi-solid timber doors (Type D9a)
Bathroom/WC	: Laminated semi-solid timber doors for 3 Room & 4 Room (Type D9a)
	: Acrylic panel folding door for 2 Room
Household Shelter	: Metal door
Service Yard	: Aluminium framed door with glass

## Finishes

Ceilings	: Skim coated or plastered and painted
Bathrooms/WC/Kitchen walls	: Glazed ceramic tiles
Other walls	: Skim coated or plastered and painted
Kitchen/ Bathroom/WC floor	: Ceramic tiles
Service Yard floor	: Ceramic tiles with tile skirting
Household Shelter floor	: Ceramic tiles

## Fittings

Quality locksets  
Quality sanitary fittings  
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 be not 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 renovations rules.

The plans and information in this brochure are the copyright of the Housing and Development Board (HDB), Singapore. The HDB reserves the right at any time without notice and at its sole discretion, to change any aspect of this project including but not limited to the omission, amalgamation of or increasing or reducing the communal facilities and amenities. All art renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impressions only. Similarly, all dimensions, areas, plans, colour schemes, descriptions and specifications, noted herein are subject to change or alteration without notice if required by the Competent Authority or at HDB's sole and absolute discretion. The HDB will not entertain any request for alteration of the layout or specifications of a flat, to meet individual needs. The void deck in any apartment block may subsequently be used for facilities, such as child care centres, education centres, residents' committee centres and such other facilities as HDB may deem fit.

The Floor Areas are scaled Strata Areas.