

MyNiceHome

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



Alkaff
VISTA



Community in a Garden

Located along Upper Serangoon Road, Alkaff Vista is one of the first few public housing developments in the new Bidadari estate. It comprises 4 residential blocks ranging from 7 to 17 storeys. You can take your pick from the 350 units of 4- and 5-room flats in this development.

The Bidadari estate is envisioned as a sanctuary where residents can enjoy a green and relaxed environment, well-served by a variety of amenities. Sited in the new Alkaff district, the development is near the proposed Alkaff Lake (inspired by the former Alkaff Lake) and Bidadari Park. As its name implies, residents at Alkaff Vista will enjoy green vistas at their doorsteps.



BIDADARI ESTATE (In Toa Payoh Town)

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 (u/c) Under Construction
- MRT Line (u/c)
- Under Construction / Future Road
- CG Common Green

Scale

0 200 400 500 Metres



* Area currently occupied by Mt Vernon Columbarium including the funeral parlours is earmarked for the developments in Bidadari Estate. There are plans to relocate niches at the Mount Vernon Columbarium. When development plans are finalised, announcements will be made through the media and notices posted at the columbarium.

** Part of the existing Mt Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour (MVFP).

The Proposed Alkaff Lake will also serve as a stormwater retention pond.

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.

Proposed Health & Medical Care includes 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.



Green Surrounds

A lush central landscaped deck sits within the heart of Alkaff Vista, as an extension of the adjacent common green and a future cycling and pedestrian network, Bidadari Greenway, fronting Bidadari Park Road.

Facilities like a children's playground, adult and elderly fitness stations, a precinct pavilion, a garden plaza and a spread of rest shelters are well located at the central open space of the landscaped deck for residents' enjoyment. Residents and the public can also take a leisurely stroll at a lovely roof garden located on the 8th storey facing Upper Serangoon Road.

A commercial cluster located at the first storey of Alkaff Vista fronting the future greenway provides residents with much convenience. This cluster comprises a supermarket, eating house and shops. A childcare centre will also be provided within the development.



Eco-Friendly Living

To encourage a "green" lifestyle, Alkaff 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
- Pneumatic Waste Conveyance System to provide cleaner waste disposal

Contemporary Homes

Alkaff Vista offers 4- and 5-room flats, all of which come with full height windows at the living area and three-quarter height windows in other rooms.

The flats 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. Laminated UPVC door frames will be provided for the bathrooms.

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. The Optional Component Scheme packages for the flats are listed below:

- Flooring in the living/ dining room and bedroom
- Internal doors (laminated UPVC folding doors for bathrooms and laminated semi-solid timber doors at bedrooms) and sanitary fittings in the bathrooms (wash basin with tap mixer/ vanity top[^] with tap mixer and shower set with bath/ shower mixer)
- [^]for attached bathroom of 5-room flats
- Kitchen Partition Wall

To provide buyers greater flexibility in terms of 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.

You may opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want the open kitchen concept.

Open Kitchen Concept (Default)

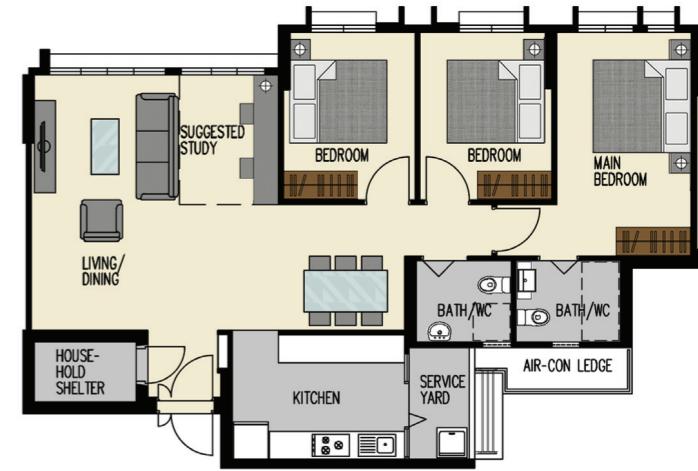


LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 94 sqm

(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 94 sqm

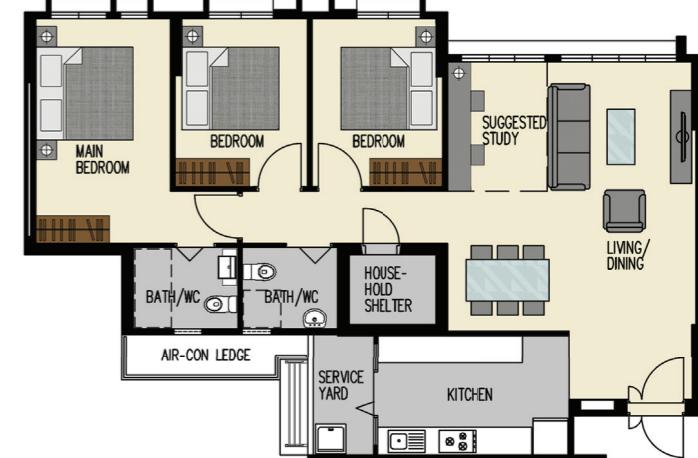
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



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

5 10 15 20 25 50M



Notes

All proposed developments are 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.

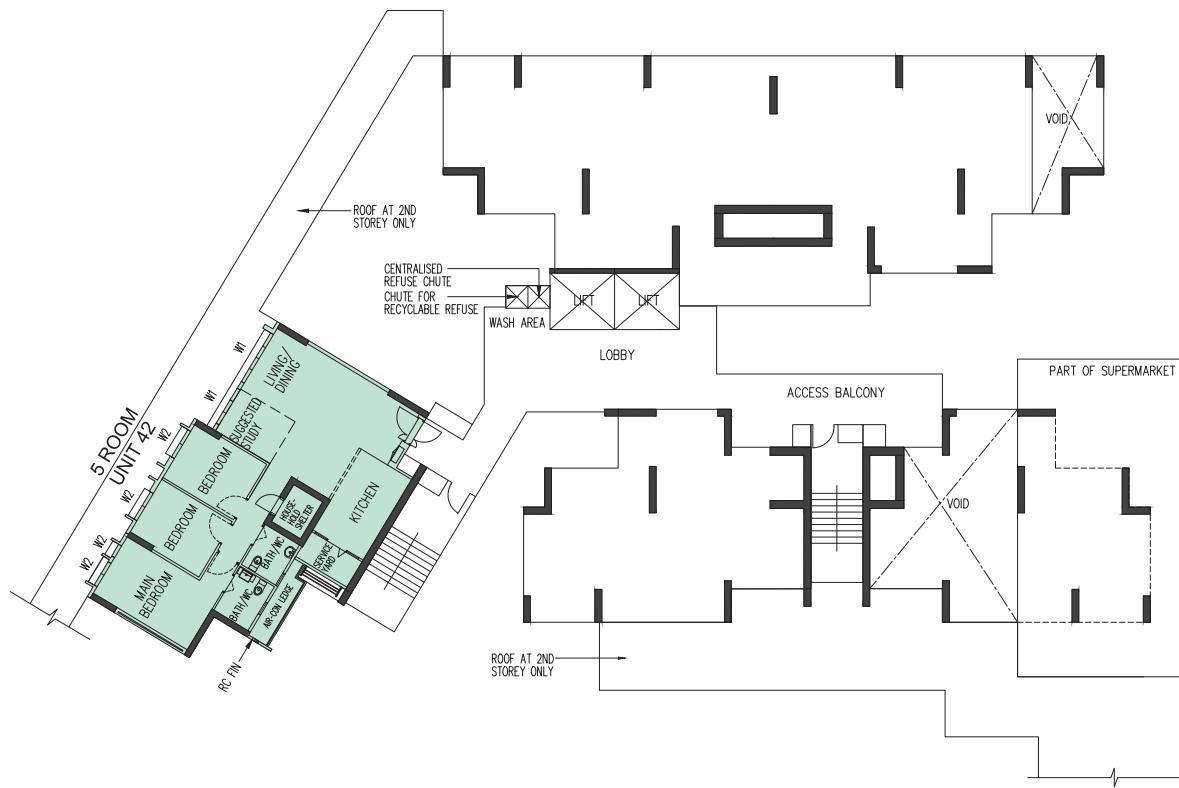
The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.

LEGEND

- [Yellow Box] 4 - Room
- [Light Green Box] 5 - Room
- [Light Orange Box] Surrounding Buildings / Structures
- [Yellow Box with Stripes] Pergola (P)
- [Yellow Box] Linkway / Precinct Pavilion (PP) / Drop-Off Porch / Shelter (S) / Linkbridge (LB)
- [Crossed Box] Child Care Centre (CCC) at 1st storey/ Shop at 1st storey/ Eating House (EH) at 1st storey/ Supermarket (SM) at 1st storey/ Future Amenities/ Utility Centre (UC) at 1st Storey/ Electrical Sub-Station (ESS) at 1st Storey
- [Green Box] Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- [Pink Box] Reserved for Development / Existing Development
- [Light Green Box] Open Space
- [Blue Box] Staircase
- [Grey Box] Multi-storey Carpark
- [Light Blue Box] Drainage Reserve
- [Light Grey Box] Driveway
- [Red Box] Centralised Refuse Chute/ Chute for Recyclable Refuse (Pneumatic System)
- [Yellow Box] Corridor
- [Crossed Box] Lift
- [Crossed Box] Service Bay
- (U/C) Under Construction

BLOCK NUMBER	NUMBER OF STOREYS	4 ROOM	5 ROOM	TOTAL	LIFT OPENS AT
105A	7/17	28	36	64	EVERY STOREY
105B	7/17	54	38	92	EVERY STOREY
106A	17	62	45	107	EVERY STOREY
106B	17	55	32	87	EVERY STOREY
	TOTAL	199	151	350	

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BLOCK 105A

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :



W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(5TH TO 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

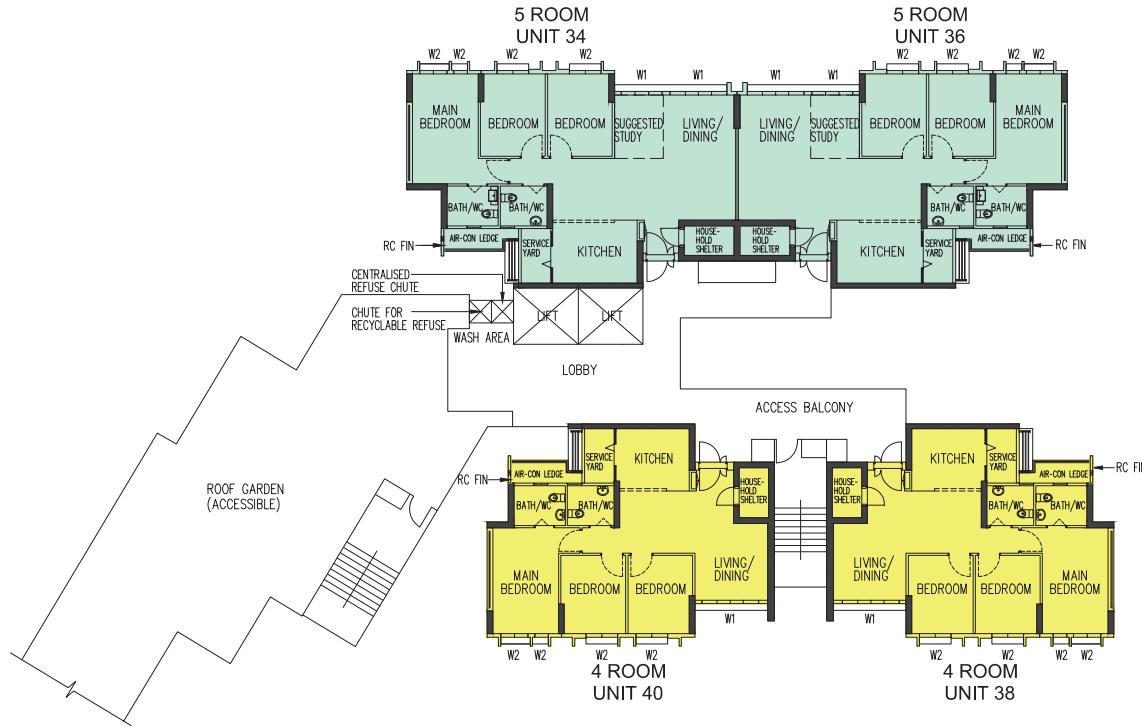
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :



4 - ROOM



5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(9TH, 13TH & 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105A

(10TH TO 12TH & 15TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

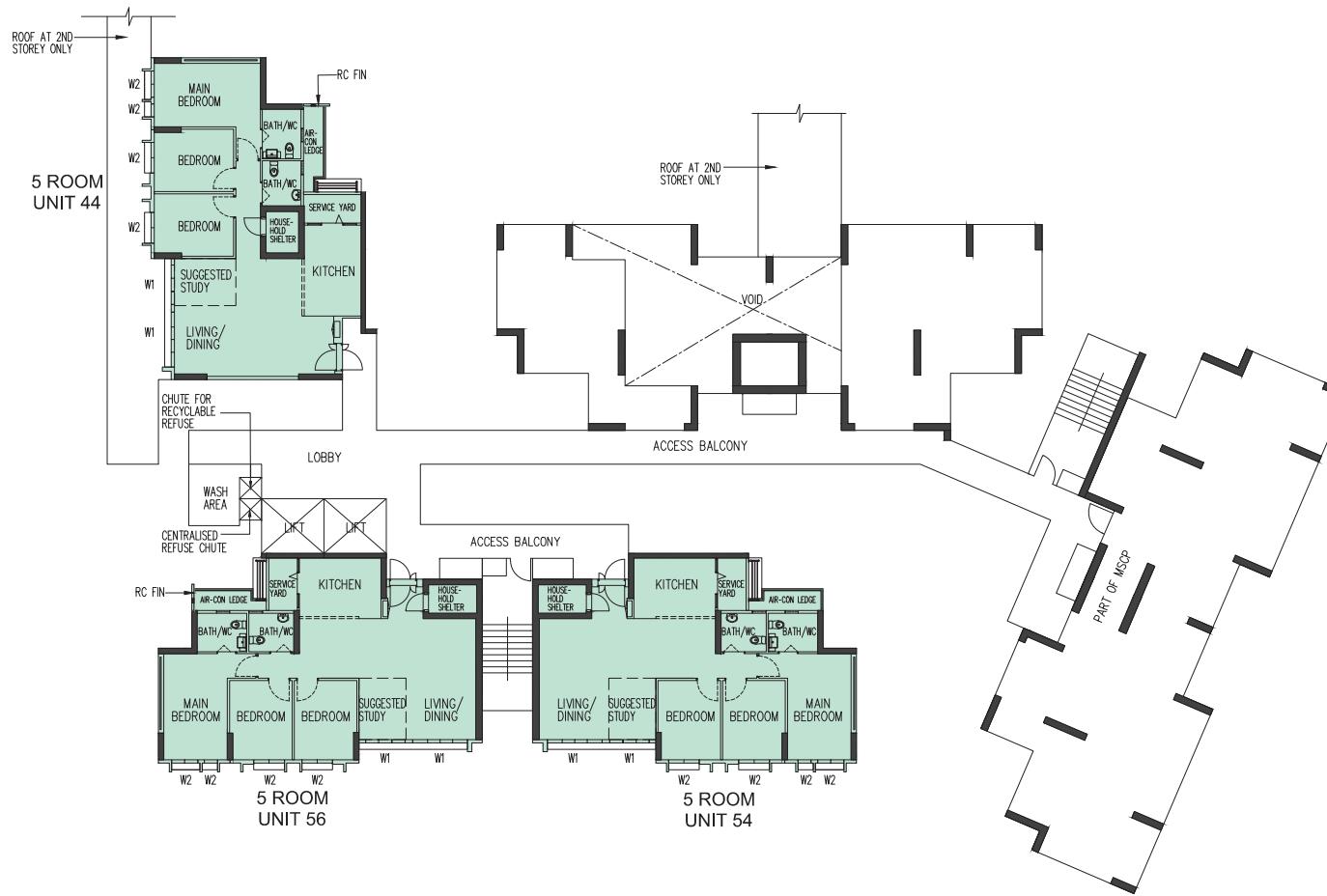
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 105B

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

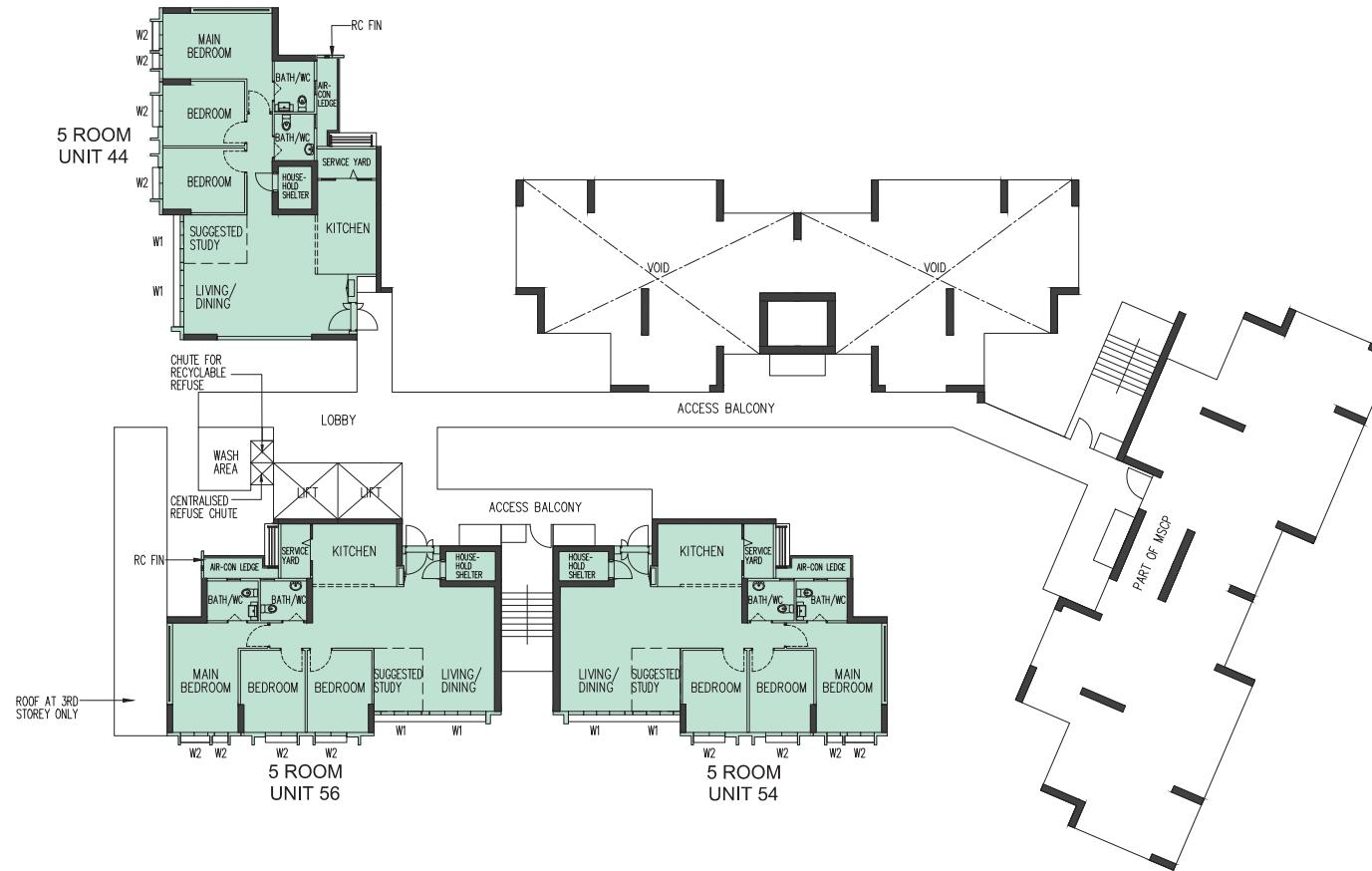
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 1 2 3 4 5 10 15 20m

A horizontal scale bar with tick marks at 0, 1, 2, 3, 4, 5, 10, 15, and 20 meters. The word "SCALE" is written vertically to the left of the 0 mark. The 20m mark is explicitly labeled "20m" at the end of the bar.



BLOCK 105B

(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :



W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



LEGEND :

4 - ROOM

5 - ROOM

BLOCK 105B

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



LEGEND :



4 - ROOM



5 - ROOM

BLOCK 105B

(5TH TO 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



LEGEND :



4 - ROOM



5 - ROOM

BLOCK 105B

(7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

BLOCK 105B

(8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

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 1 2 3 4 5 10 15 20m



BLOCK 105B

(9TH & 13TH TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.

A horizontal scale bar with numerical markings at 0, 1, 2, 3, 4, 5, 10, 15, and 20m. The scale is marked with a series of short black lines and a longer black line for the 20m mark. The word "SCALE" is printed in capital letters to the left of the 0 mark.



BLOCK 105B

(10TH TO 12TH & 15TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

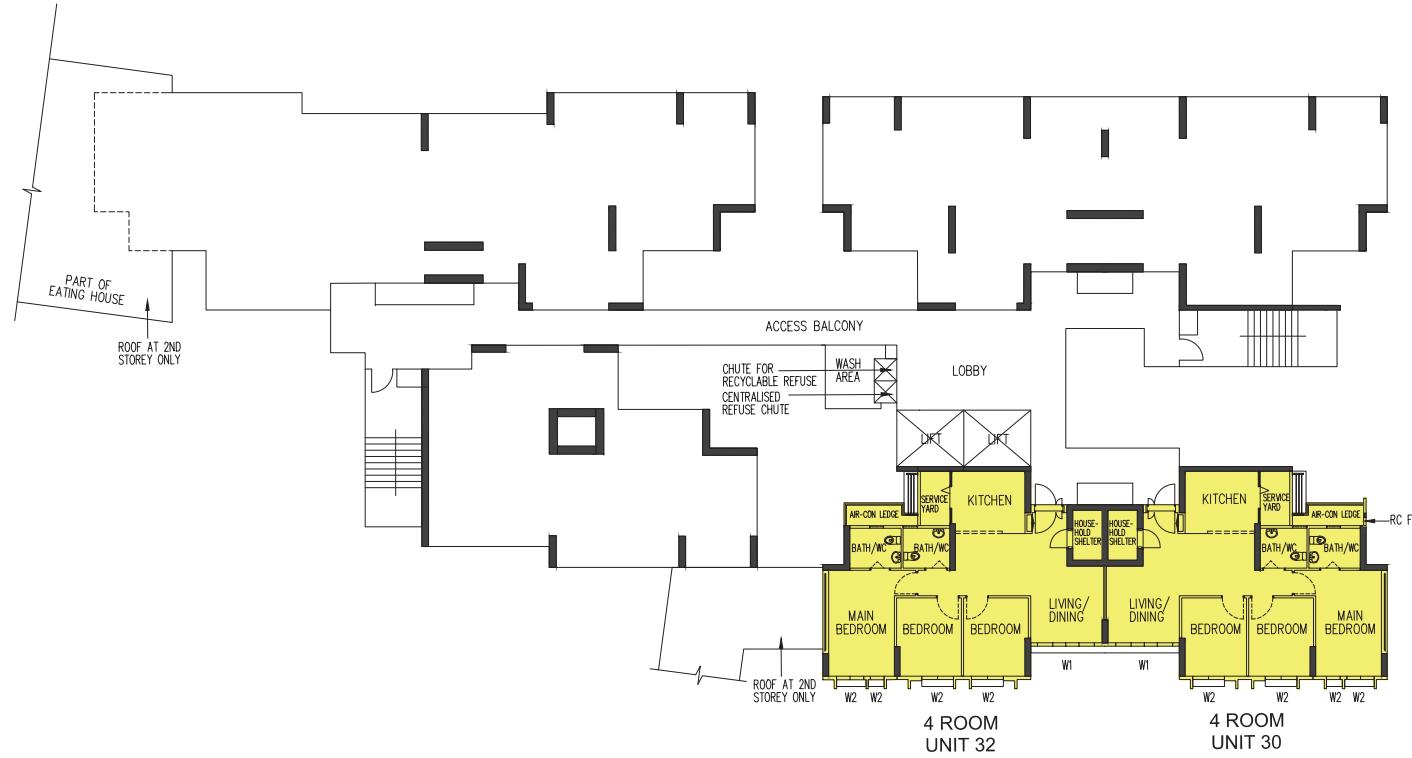
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

A horizontal scale bar with numerical markings at 0, 1, 2, 3, 4, 5, 10, 15, and 20m. The scale is marked with a series of short black lines and a longer black line at the 20m mark. The word "SCALE" is printed in capital letters to the left of the 0 mark.



BLOCK 106A
(2ND STOREY FLOOR FLOOR PLAN)

LEGEND :

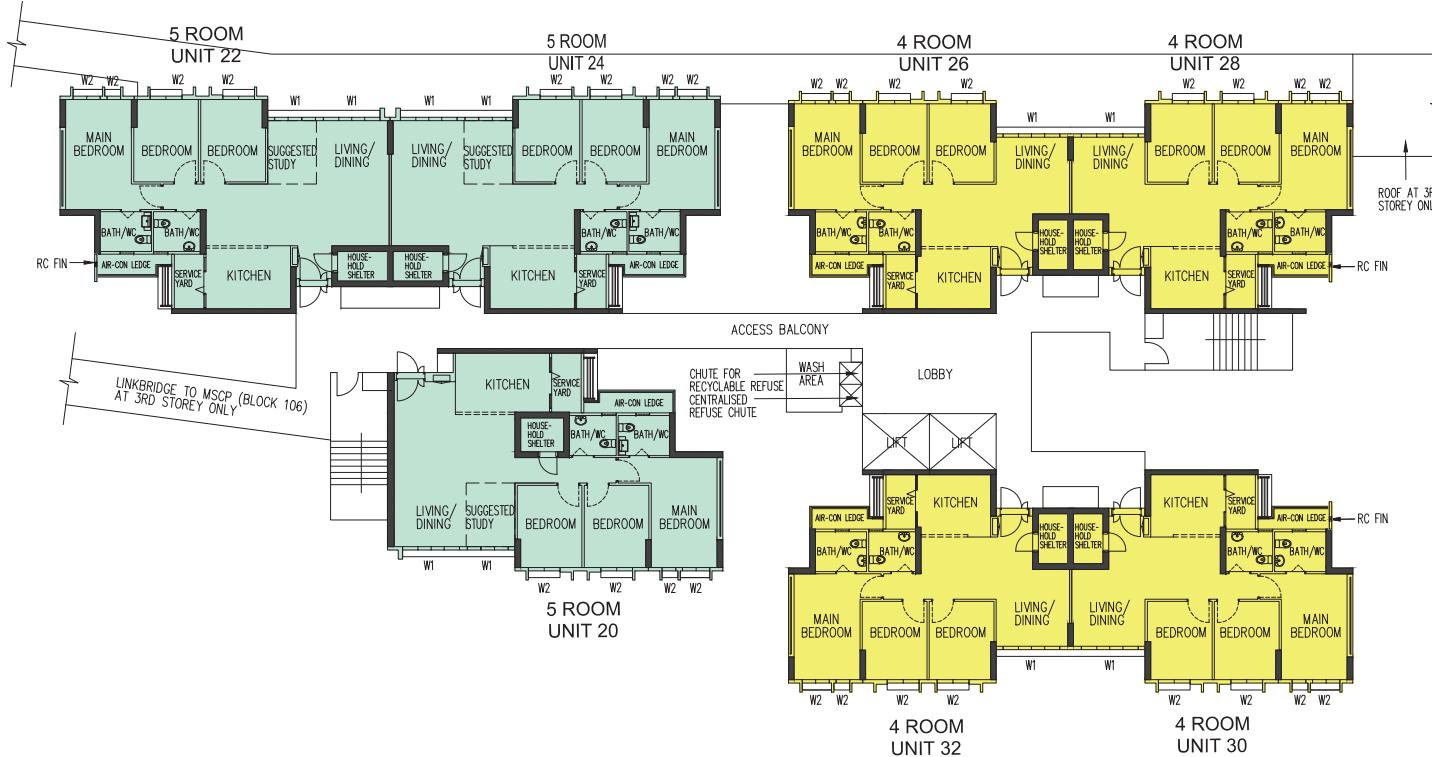


W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106A

(3RD STOREY FLOOR PLAN)

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106A

(4TH STOREY FLOOR PLAN)

LEGEND :

4 - ROOM

5 - ROOM

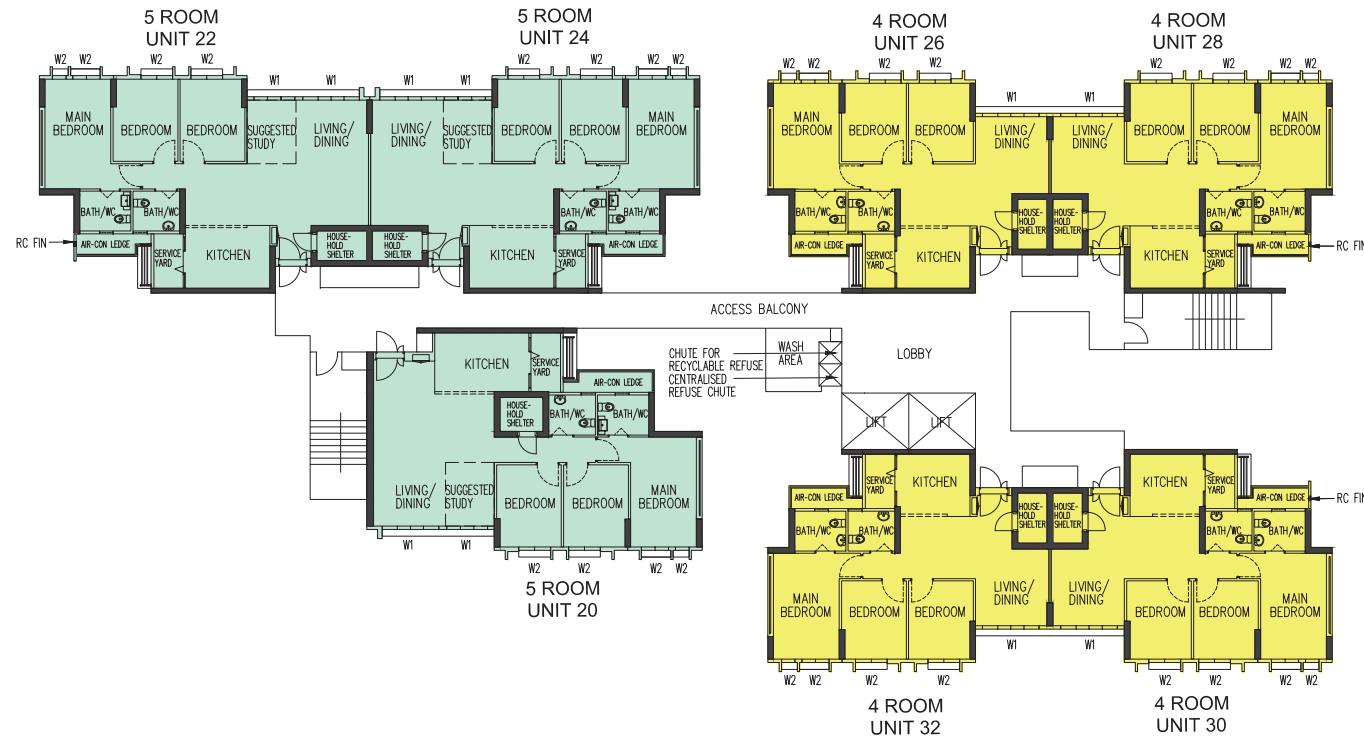
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106A

(5TH TO 6TH, 10TH TO 12TH & 15TH TO 17TH STOREY FLOOR PLAN)

LEGEND :



W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106A

(7TH TO 9TH & 13TH TO 14TH STOREY FLOOR PLAN)

LEGEND :



4 - ROOM



5 - ROOM

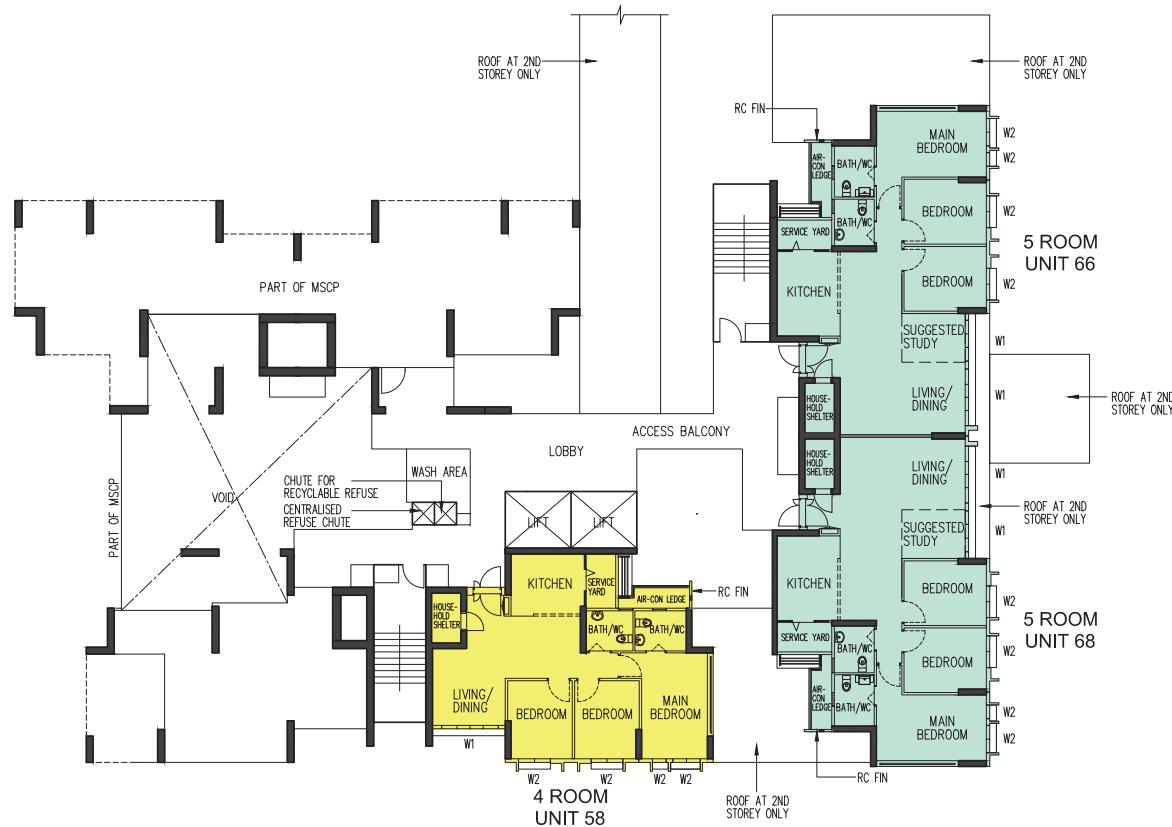
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

A horizontal scale bar with numerical markings at 0, 1, 2, 3, 4, 5, 10, 15, and 20m. The scale is marked with vertical tick marks at each integer unit. The segments between the tick marks are of equal length, representing 1m each. The scale is labeled 'SCAI E' at the left end.



LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

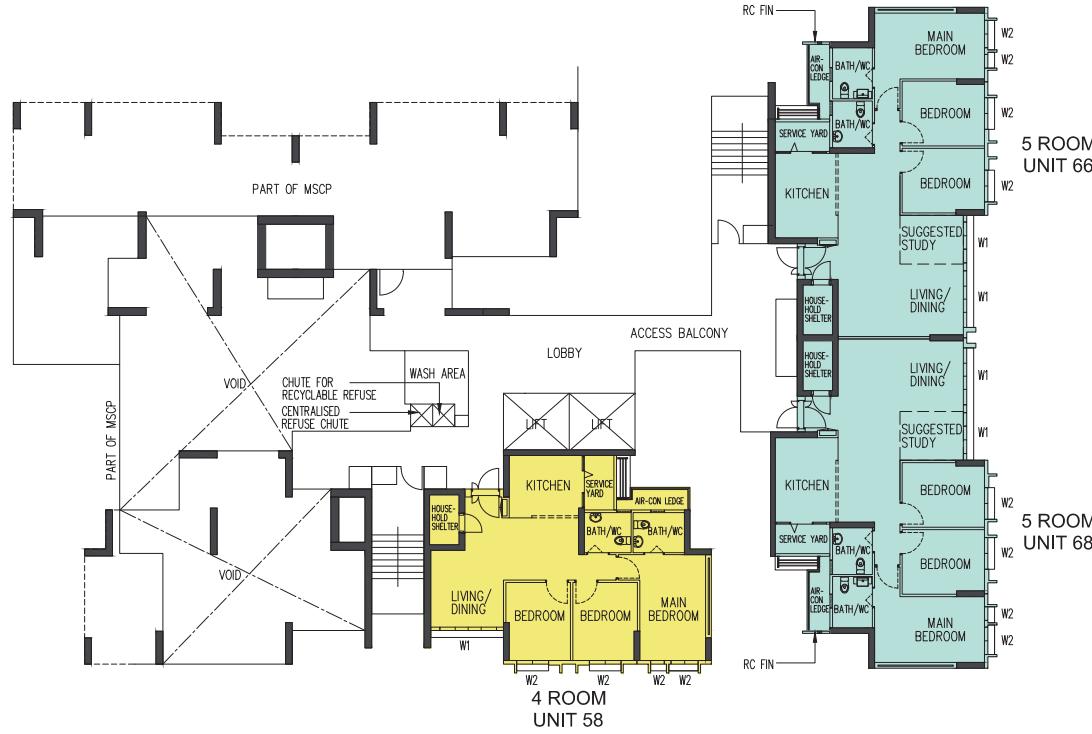
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 106B

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106B

(3RD TO 4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

A horizontal scale bar with numerical markings at 0, 1, 2, 3, 4, 5, 10, 15, and 20m. The scale is marked with short vertical lines and horizontal tick marks. The segments between the first five markings are each 1 unit long. The segments between 10 and 15, and between 15 and 20, are each 5 units long. The segment from 0 to 20 is 20 units long.



BLOCK 106B

(5TH TO 6TH, 10TH TO 12TH & 15TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

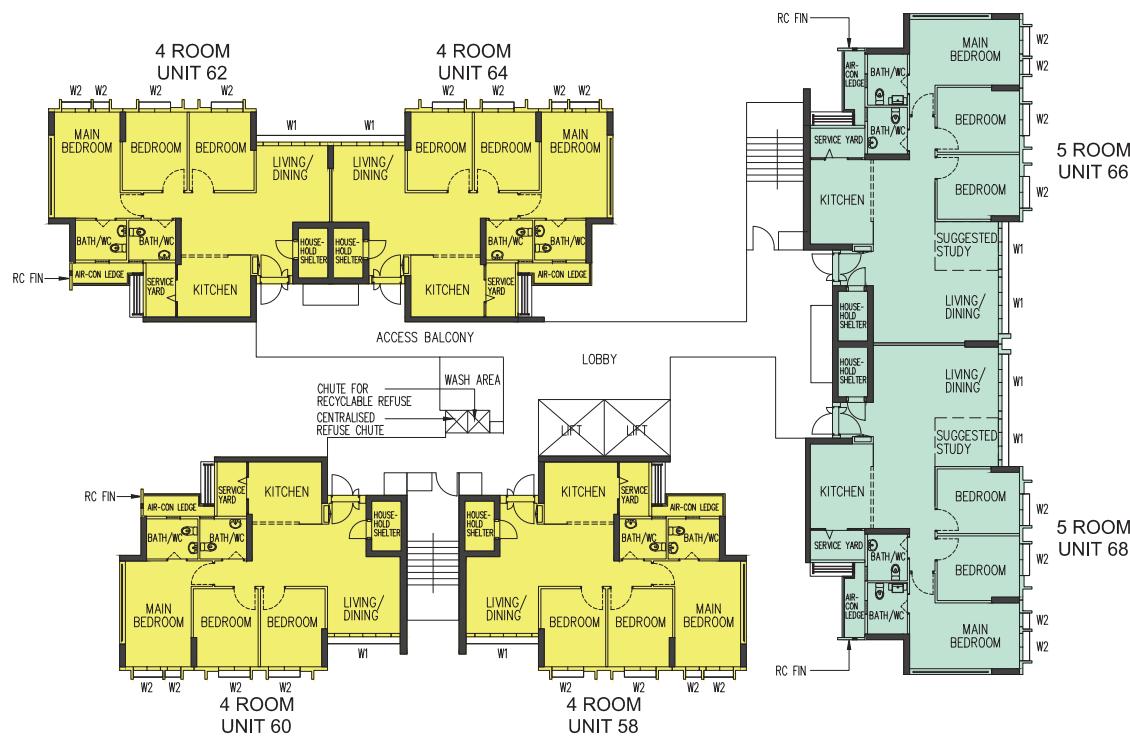
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m



BLOCK 106B

(7TH TO 9TH & 13TH TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 106

LEGEND :

4 - ROOM

5 - ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.

SCALE 0 1 2 3 4 5 10 15 20m

GENERAL SPECIFICATIONS FOR TOA PAYOH BIDADARI C4

For 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/ 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 D10a) (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	
Vanity top wash basin at attached Bathrooms/ WC (for 5-Room only), wash basin for other Bathrooms/ 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 that the HDB will not entertain any requests 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.

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.
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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