

Kempas

RESIDENCES

HDB's Sales Launch – May 2019





A Lovely Home



Kempas Residences will be located just off Kempas Road, and bounded by Serangoon Road, Lavender Street, and Boon Keng Road. The name reflects the location of the development and exudes a warm sense of home.

This development comprises 4 residential blocks ranging from 29 to 37 storeys in height. You can choose your home from 583 units of 2-room Flexi, 3-, and 4-room flats. The 2-room Flexi flats in this development are only offered to seniors (aged 55 and above) on short leases between 15 and 45 years (in 5-year increments).

You can look forward to the convenience of having a childcare centre within the development. You can also take a leisurely walk at the roof and sky gardens within the development. Please refer to the site plan for the facilities to be provided in this development. Facilities in this project 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.

KALLANG/ WHAMPOA



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 and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. 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

Do your part for the earth! Kempas Residences 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 and recycled products in the development
- ABC Waters design features to clean rainwater and beautify the landscapes



Smart Lighting

The common areas within Kempas Residences will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

Sleek Homes

Kempas Residences offers 2-room Flexi, 3-, and 4-room flats.

More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

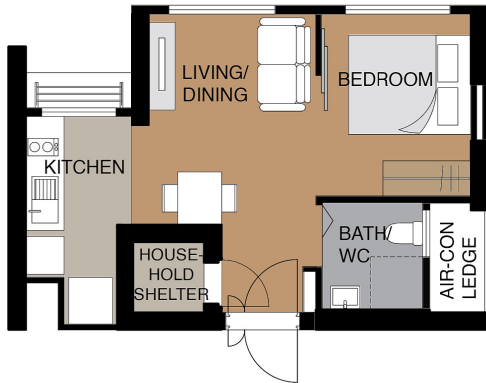
2-room Flexi <i>Available on short-lease</i>	3- and 4-room
• Floor tiles in kitchen, household shelter, and bathroom • Wall tiles in the kitchen and bathroom • A sliding partition/ door for the bedroom and folding bathroom door • Grab bars	• Floor tiles in the kitchen, household shelter, service yard, and bathrooms • Wall tiles in the kitchen and bathrooms

Optional Component Scheme

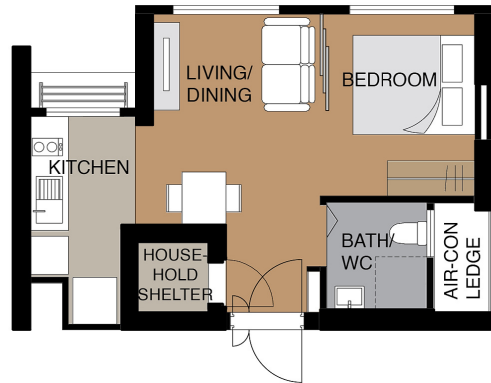
The Optional Component Scheme (OCS) provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflets for details.

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

**WITHOUT LIVING/ DINING/ BEDROOM
FLOOR FINISHES (DEFAULT)**

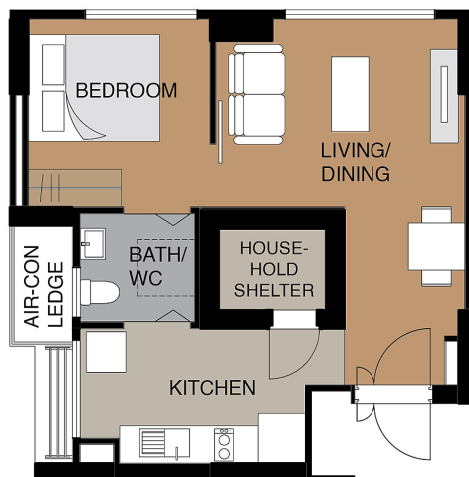


**WITH LIVING/ DINING/ BEDROOM
FLOOR FINISHES**

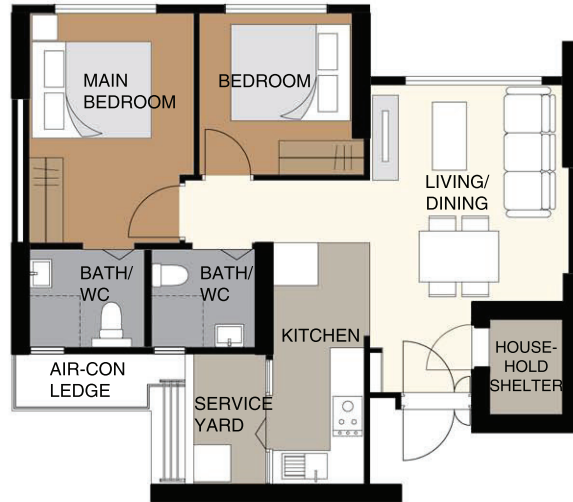


2 ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

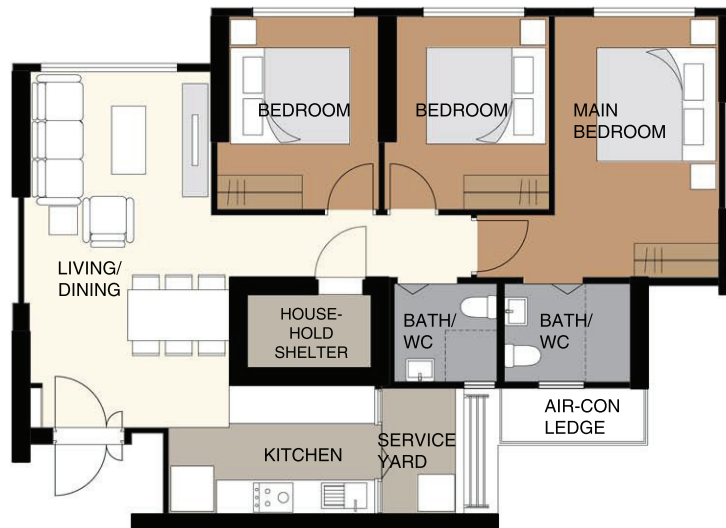
2 ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



2 ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



3 ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



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)



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

LEGEND

2 - Room Flexi (Type 1)

2 - Room Flexi (Type 2)

3 - Room

4 - Room

Reserved for Development/ Existing Development

Surrounding Buildings/ Structures

Precinct Pavilion at 1st Storey / Drop-off Porch (DOP) / Linkway / Shelter (S) / Link Bridge (LB)

Trellis

Future Amenities/ Facilities (FA/F) at 1st Storey
Child Care Centre (CCC) at 1st Storey

Children Playground (PG) / Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)

Utility Centre (UC) at 1st Storey

Electrical Sub-Station (ESS) at 1st Storey

Open Space

Staircase

Driveway

Multi-Storey Car Park

Centralised Refuse Chute/ Chute for Recyclable Refuse

Corridor

Lift

Service Bay

Block Number	Number of Storeys	2 Room Flexi	2 Room Flexi	3 Room	4 Room	Total	Lift opens at
		Type 1	Type 2				
1A	29	27	54	27	27	135	Every Storey
1B	37	-	-	28	134	162	Every Storey
2A	29	27	42	27	27	123	Every Storey
2B	36	-	-	33	130	163	Every Storey
TOTAL		54	96	115	318	583	Every Storey

Kempas

RESIDENCES

SCALE

0

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30

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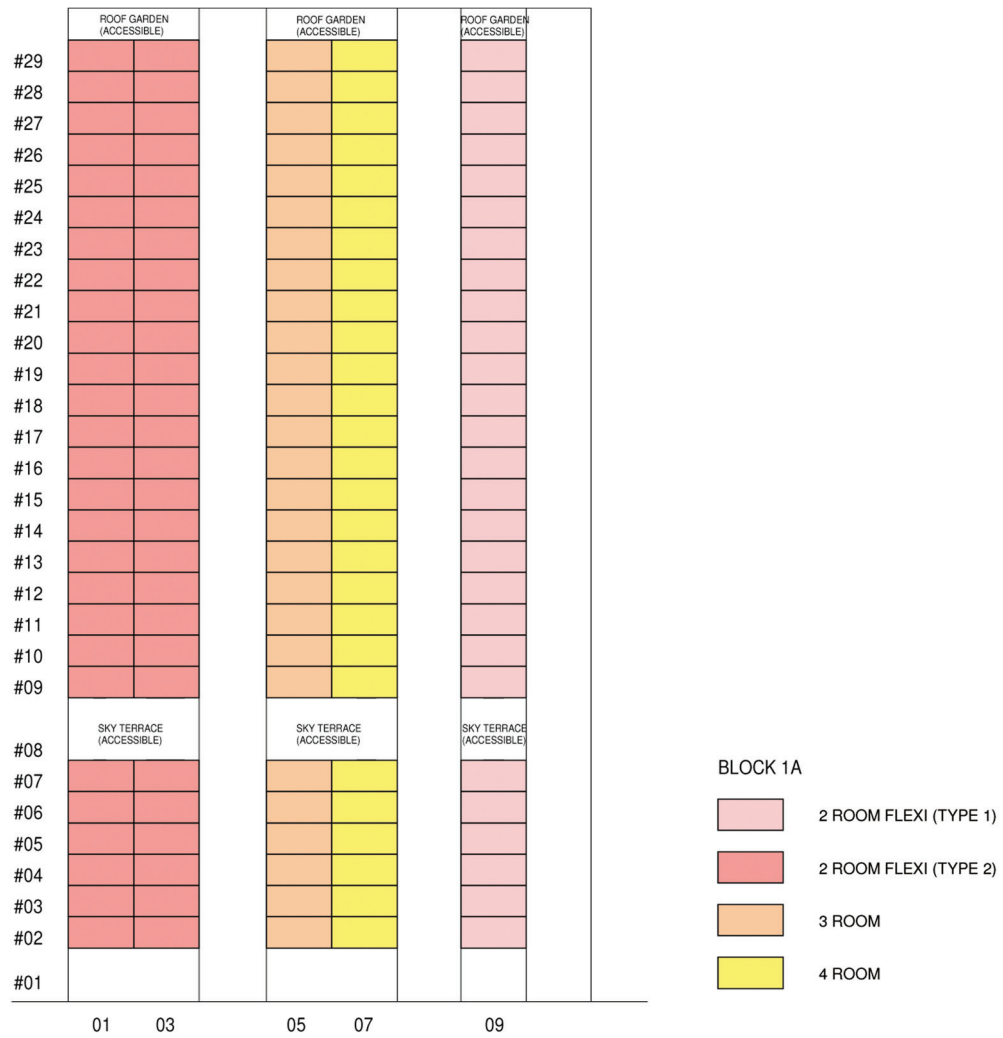
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METRES

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- 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 and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. 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.
 - 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.
 - 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 land use has been revised from URA's gazetted Master Plan 2014 and is proposed to be rezoned under URA's Draft Master Plan 2019.

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#36									
#35									
#34									
#33									
#32									
#31									
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BLOCK 1B

	3 ROOM
	4 ROOM

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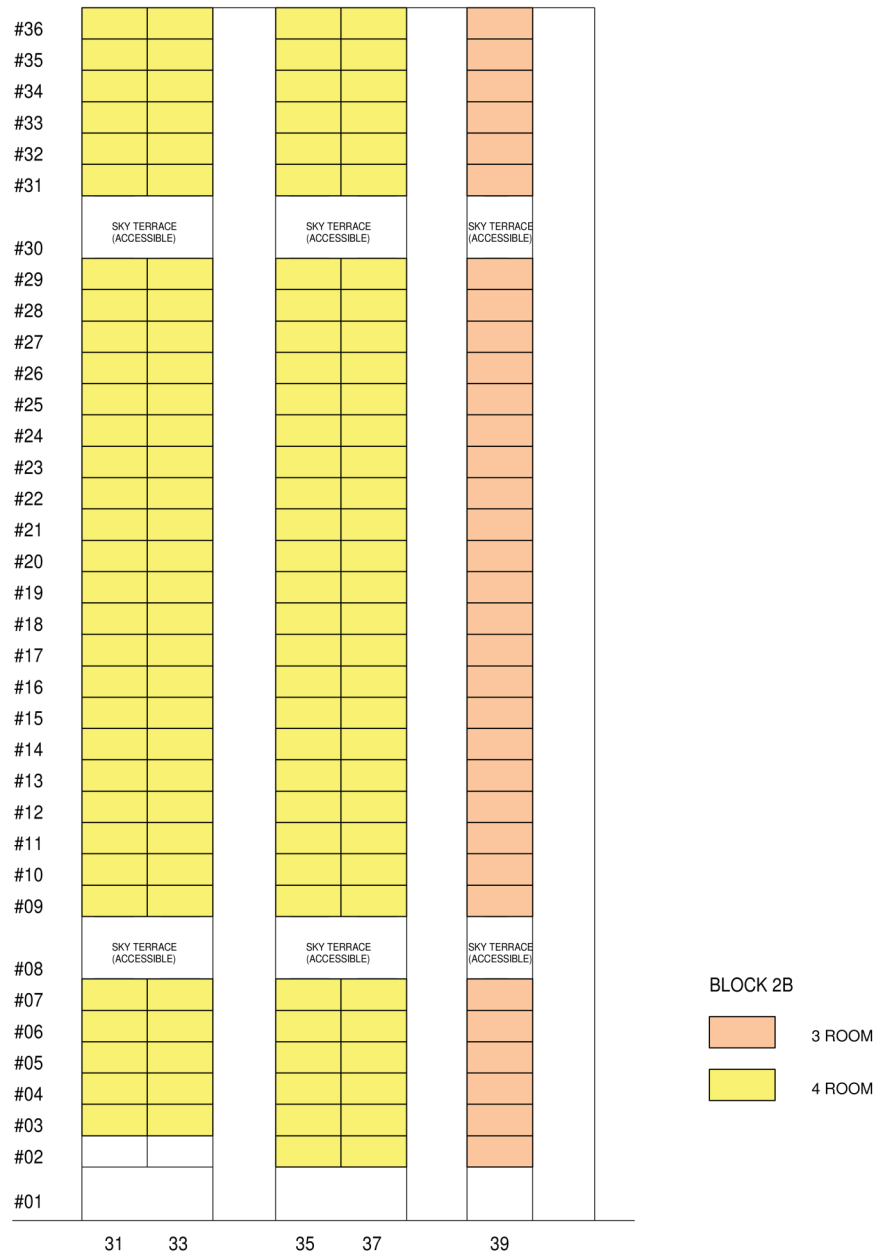
BLOCK 2A

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

3 ROOM

4 ROOM

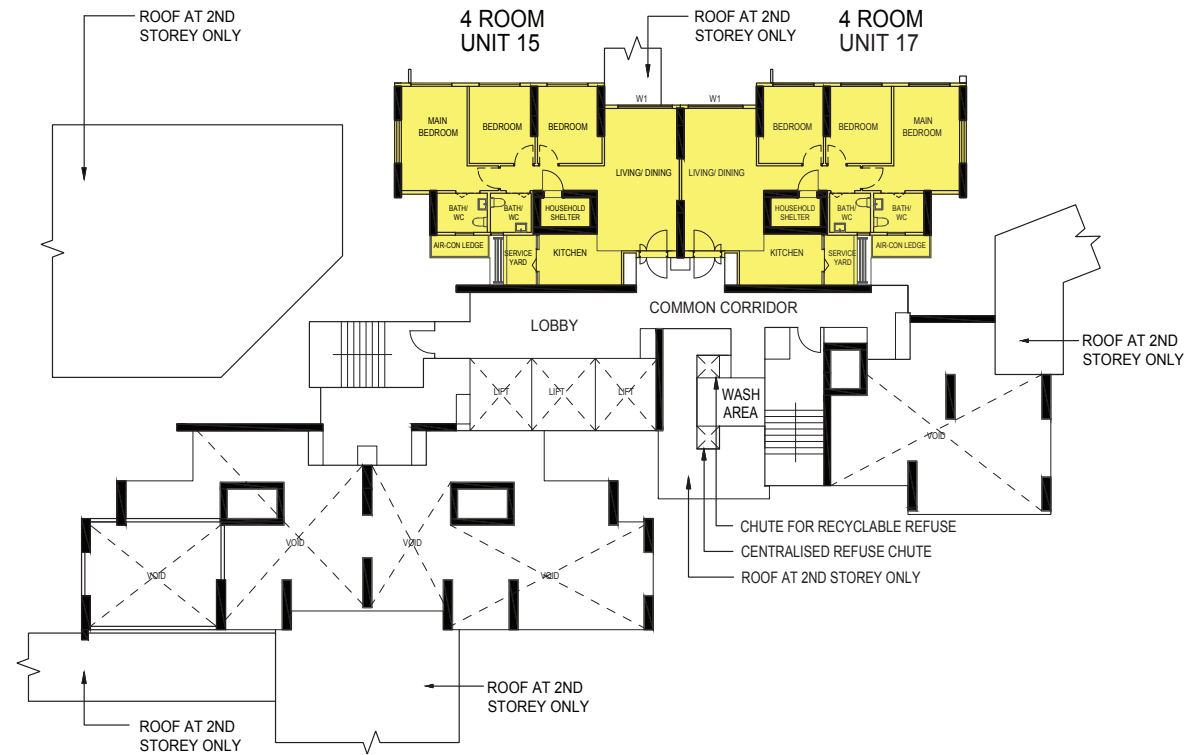




BLOCK 1A
(2ND TO 7TH, 9TH TO 29TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE: A horizontal scale bar with a black and white checkerboard pattern. It is marked with vertical lines at 0m, 2.5m, 12.5m, and 25m.	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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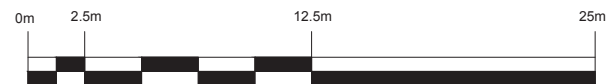
BLOCK 1B (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER
THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 2.

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

UNLESS OTHERWISE INDICATED ALL
WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE:



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



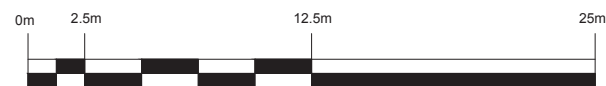
BLOCK 1B (3RD TO 7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER
THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 2.

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

UNLESS OTHERWISE INDICATED ALL
WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE:



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



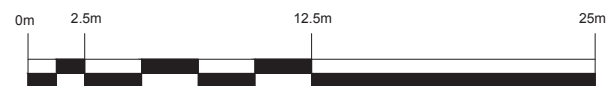
BLOCK 1B **(9TH TO 29TH, 31ST TO 37TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER
 THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 2.

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

UNLESS OTHERWISE INDICATED ALL
 WINDOWS WILL BE STANDARD HEIGHT
 WINDOWS

SCALE:



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



BLOCK 2A (2ND TO 7TH STOREY FLOOR PLAN)

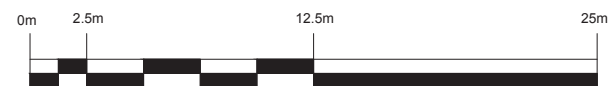
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 2.

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE:



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



BLOCK 2A (9TH TO 29TH STOREY FLOOR PLAN)

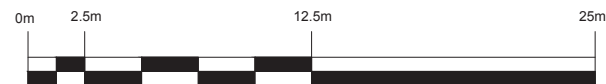
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 2.

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

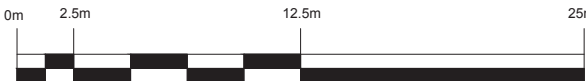
SCALE:



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



BLOCK 2B
(2ND STOREY FLOOR PLAN)

WINDOW LEGEND W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE: 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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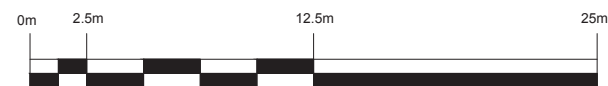


BLOCK 2B
 (3RD TO 7TH, 9TH TO 29TH,
 31ST TO 36TH STOREY FLOOR PLAN)

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

UNLESS OTHERWISE INDICATED ALL
 WINDOWS WILL BE STANDARD HEIGHT
 WINDOWS

SCALE:



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

General Specifications For Kempas Residences

For 2-room Flexi (short lease)

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ 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 sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

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

Fittings

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

Services

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

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) 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 for information on renovation rules.

General Specifications For Kempas Residences

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



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OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI 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 2-room Flexi flats in Kempas Residences come in 2 sizes: 36sqm and 45sqm, and are only offered to seniors (aged 55 and above) on short leases between 15 and 45 years (in 5-year increments).

These flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

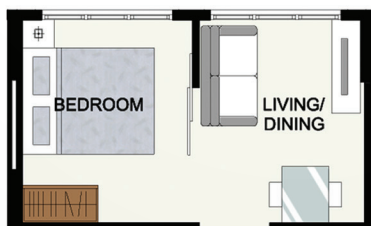
- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

Note:

Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.



3-panel sliding partition



2-panel sliding partition

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and 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.

May 2019



**HOUSING &
DEVELOPMENT
BOARD**

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

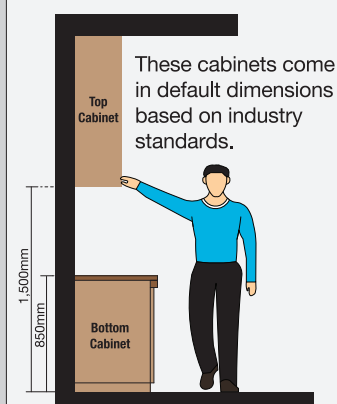


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)

- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

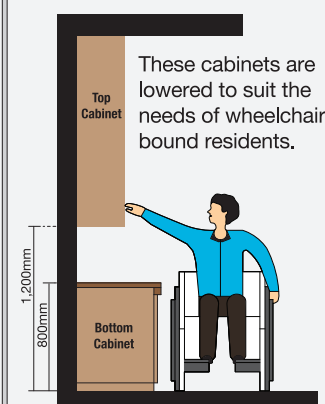
Option A (Default):

- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



Note: This drawing is not drawn to scale. All dimensions are approximate only.

- An option to have a lower counter top height

OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting (whole unit)



- Water heater

Buyers who opt for Package 3 must select Package 1.

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.

May 2019

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
 - 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

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May 2019