

QUEENSWAY
CANOPY



**HDB'S SALES LAUNCH
NOVEMBER 2022**



Artist's impression

QUEENSWAY CANOPY

Bounded by Queensway, Queen's Crescent, and the Rail Corridor, Queensway Canopy is designed to take advantage of the scenic surroundings and its proximity to the Rail Corridor. The 5 residential blocks will have staggered heights, from 6 to 40 storeys, and are orientated to maximise the views from their units. You can choose from 996 units of Community Care Apartments, 3-, and 4-room flats. The Community Care Apartments will feature assisted living provisions, which integrates senior-friendly design features with care services and social programmes to let you live your golden years

with peace of mind. This assisted living concept is designed for seniors to live an active lifestyle, enjoy independence, and connect with friends. The Community Care Apartments are offered to seniors (aged 65 and above) on short leases between 15 and 35 years (in 5-year increments), where the lease chosen must be able to cover the applicant and spouse (if any) until at least the age of 95 years. The residential block with the Community Care Apartments is expected to complete in 3Q2028.



Within the block housing Community Care Apartments, there will be furnished communal spaces on each floor for residents to mingle and build social networks. You can use these furnished spaces to catch up with neighbours and share meals at the communal spaces, or participate in group activities.

Queensway Canopy is located within the Health District @ Queenstown (https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live_Well_Queensway). Residents will be able to access a range of initiatives that will be implemented to enhance their physical, social, and mental well-being. For example, Queensway Canopy will feature a range of recreational facilities to foster family and inter-generational bonding. These include children's playgrounds, adult and elderly fitness stations, and a hardcourt. A childcare centre, an Active Ageing Centre (Care), and an ActiveSG Gym in collaboration with SportSG will also be located within the development. The roof gardens above some residential blocks and atop the Multi-Storey Car Parks (MSCP) make for ideal spots for residents to interact with one another or exercise. The side of the development facing the Rail Corridor will boast a stretch of inter-connecting roof gardens, acting as an extension of the canopy provided by the trees at ground level. The development derives its name from these roof gardens.

Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public. For more information on the Community Care Apartments, check out this website (<https://go.gov.sg/communitycareapartments>).



Artist's impression



Alexandra Village



Photo courtesy of New Town Primary School

Queenstown Swimming Complex
Photo courtesy of Singapore Sports Council

Rail Corridor

ABOUT QUEENSTOWN AND HEALTH DISTRICT @ QUEENSTOWN

Queenstown is located in the Central-West region of Singapore, and Queensway Canopy is located in the Health District @ Queenstown (https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live_Well_Queensway), a first-of-its-kind multiple stakeholder collaboration project to create integrated solutions that will enhance the health and well-being of residents across their life stages. This is in line with HDB's 'Designing for Life' roadmap, which places the holistic well-being of residents at its core. The Health District @ Queenstown will look at more integrated planning and design of Queenstown informed by scientific evidence, and community-driven programmes to support residents in leading healthier and more productive lives. Healthcare amenities in the vicinity include Queenstown Polyclinic, Alexandra Hospital, and National University Hospital.

Explore the wide variety of food and shopping choices at Mei Ling Heights Market and Food Centre and Queensway Shopping Centre. Visit Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/queenstown> to discover more HDB heartland shops in the town. The Star Vista, Holland Village, and Anchorpoint Shopping Centre are located in the town as well. More food and shopping options are available at the nearby IKEA, Alexandra Central Mall, and Alexandra Village with a food centre. To pick up a new hobby, you can participate in the activities and classes organised by Ulu Pandan Community Club, Buona Vista Community Club, and Queenstown Community Centre. Sports enthusiasts will enjoy running along the Ulu Pandan Park Connector and Rail Corridor. Other sports amenities in the town include Queenstown Sports Centre. Avid readers can also pick up a good book at the Queenstown Public Library. Residents can look forward to the upcoming commercial node close to Dover MRT station, which will provide a wide range of amenities such as retail shops, supermarket, and eateries.

Schools in the town include Fairfield Methodist School (Primary and Secondary), New Town Primary School, Queenstown Primary School, Queensway Secondary School, Anglo-Chinese Junior College, and Singapore Polytechnic. Various transport facilities such as Buona Vista, Dover, Commonwealth, and Queenstown MRT stations, and bus services, and the Ayer Rajah Expressway (AYE) will serve residents' transport needs.



Artist's impression

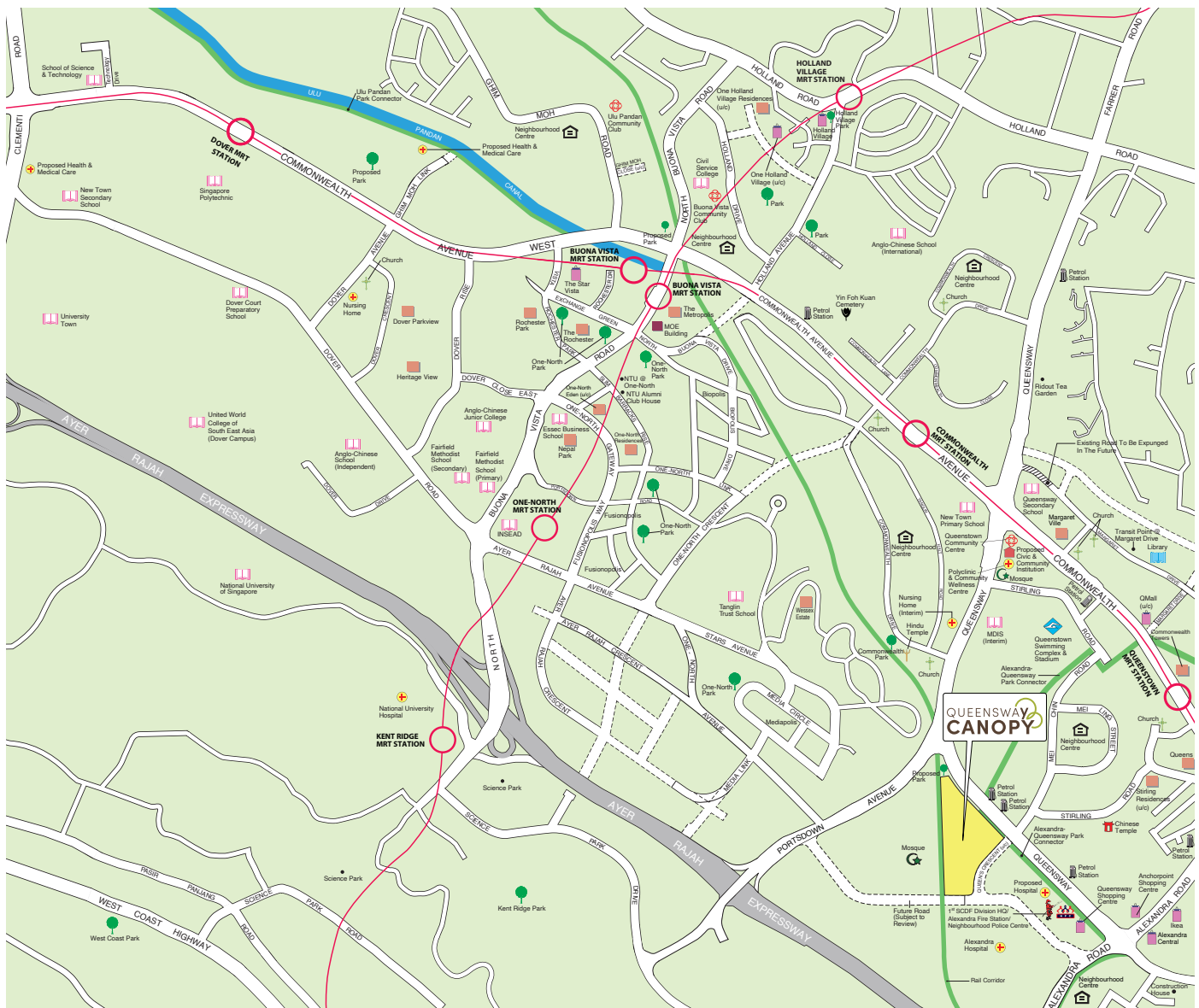
IMPORTANT NOTES

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' network centres, day activity centres, etc), 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.

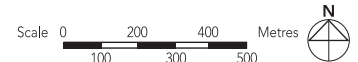
In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.



QUEENSTOWN



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



Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
4. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (a) Places of worship (e.g. Chinese Temple or Church) may include columbarium,
 - (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
5. 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.

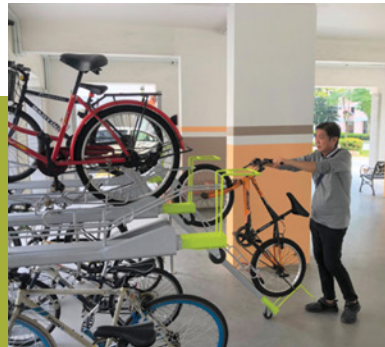
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Queensway Canopy will have several eco-friendly features 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 future provision of electric vehicle charging stations
- 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 SOLUTIONS

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

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- 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



BASIC AND OPTIONAL SERVICES FOR RESIDENTS

(FOR COMMUNITY CARE APARTMENT)

Residents will have to subscribe to a Basic Service Package, which will enable them to enjoy services such as 24-hour emergency response and dedicated programming. An onsite community manager will also assist with arranging for add-on care and support services (additional charges apply), simple home fixes, and organising activities according to residents' preferences. Residents can choose to add on optional care services depending on their care needs and preferences, at additional costs. Find out more about the basic and optional services and pricing at <https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/types-of-flats/community-care-apartments?anchor=services>. The total payment for the Community Care Apartments comprises the flat price and the cost of the Basic Service Package (if no Optional Services are selected).



FINISHES AND FITTINGS

COMMUNITY CARE APARTMENT

The Community Care Apartments are designed to support seniors to live independently, while preparing for their future care needs.

Each Community Care Apartment will have an open layout and come with the following finishes:

- Floor tiles in the living, dining, kitchen, and bathroom
- Vinyl strip flooring in the bedroom
- Wall tiles in the kitchen and bathroom

Fittings and senior-friendly design features will also be pre-installed in each unit, including:

- Digital lock at the main door to allow convenient access
- Wide wheelchair-friendly main door, with a built-in bench beside the entrance
- Large wheelchair-accessible bathroom with slip-resistant flooring, grab bars, water heater, shower set with bath/ shower mixer, washbasin with tap mixer, and mirror
- Built-in wardrobe and cabinets for storage
- Furnished kitchen for meal preparation, including induction hob and cooker hood, kitchen sink, tap, and dish drying rack. Buyers who are wheelchair bound may choose to have a lower kitchen countertop
- Easy-to-slide partitions that can separate the living and bedroom spaces for more privacy
- Window grilles

There is no household shelter within each Community Care Apartment. There is a storey shelter on each floor, which forms part of the furnished communal spaces where residents can mingle and build social networks.

3- and 4-ROOM

More than just a well-designed and functional interior, the 3- and 4-room flats will come with the following finishes and fittings:

Some 4-room flats will come with a balcony.

- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4-room)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4-room)

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. For 3- and 4-room flat buyers who opt in for the OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.



Artist's impression only. Actual design may vary.

Community Care Apartment - Communal Space



Artist's impression only. Actual design may vary.

Community Care Apartment

LAYOUT IDEAS

COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested furniture layout)

Approx. Floor Area 35sqm

Inclusive of Internal Floor Area of 32sqm and
Air-con Ledge



COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested furniture layout)

Approx. Floor Area 35sqm

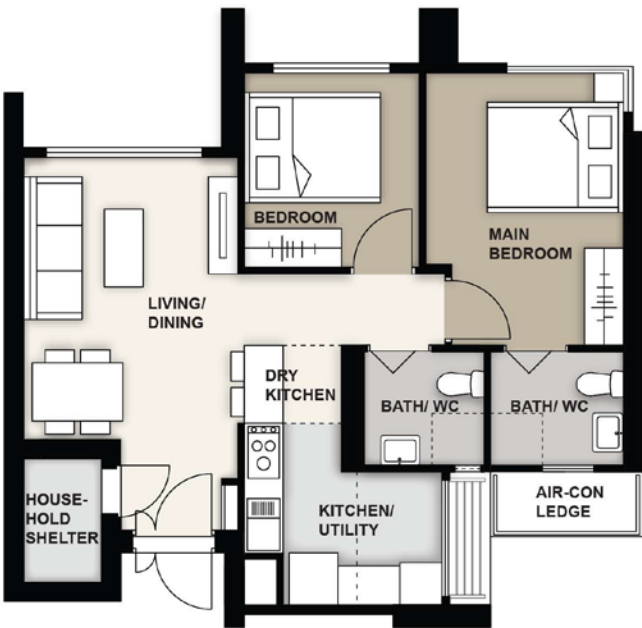
Inclusive of Internal Floor Area of 32sqm and
Air-con Ledge



3-ROOM FLOOR PLAN (With Suggested furniture layout)

Approx. Floor Area 69sqm

Inclusive of Internal Floor Area of 66sqm and
Air-con Ledge



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 partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

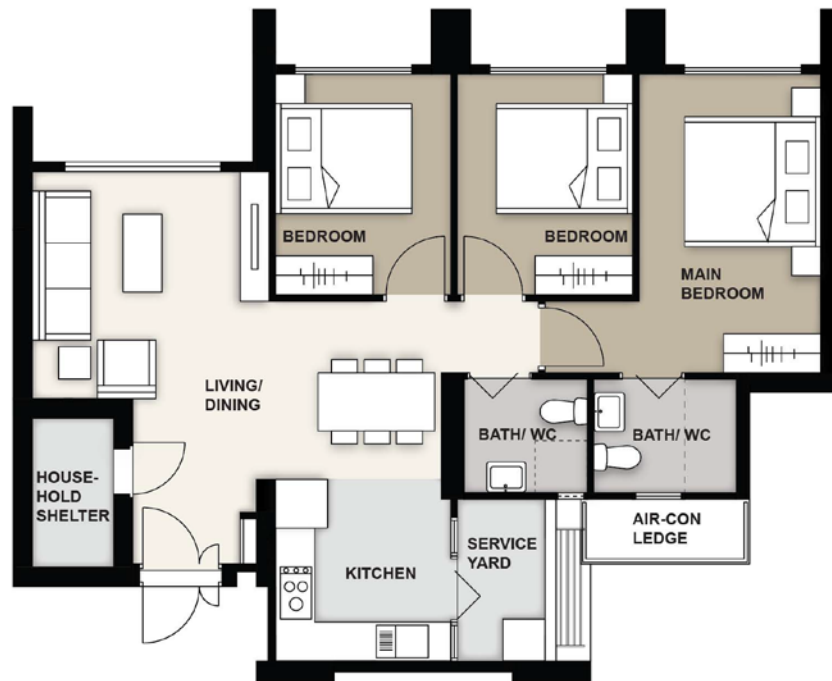
LAYOUT IDEAS

4-ROOM FLOOR PLAN

(With Suggested furniture layout)

Approx. Floor Area 93sqm

Inclusive of Internal Floor Area of 90sqm and
Air-con Ledge

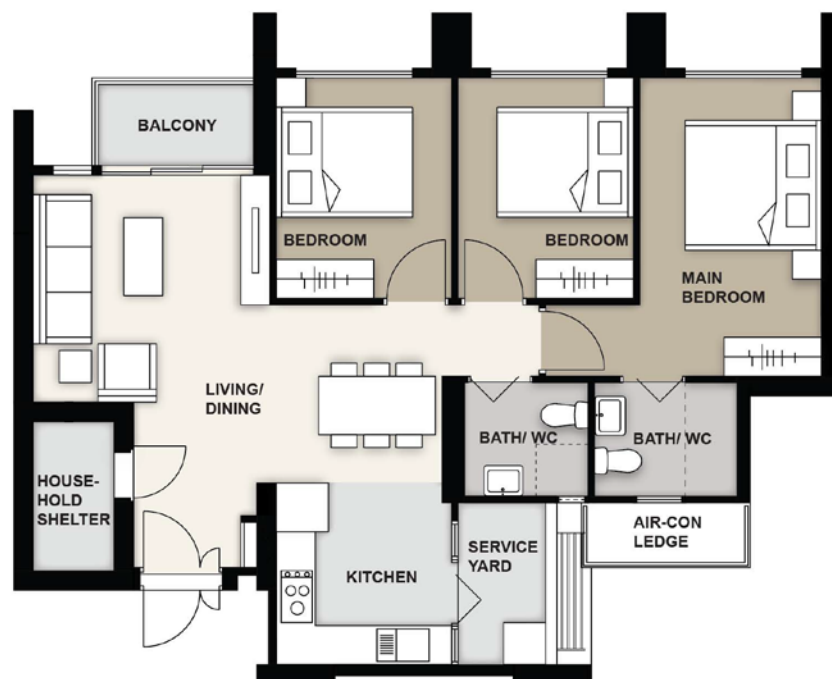


4-ROOM FLOOR PLAN

(With Suggested furniture layout)

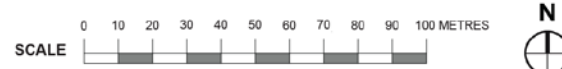
Approx. Floor Area 97sqm

Inclusive of Internal Floor Area of 94sqm and
Air-con Ledge





APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.



SITE PLAN

QUEENSWAY CANOPY

FLAT TYPE

COMMUNITY CARE APARTMENT 3 ROOM 4 ROOM

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION

COMMUNAL AREAS

- 4 PRECINCT PAVILION
- 5 DROP-OFF PORCH
- 6 HARDCOURT

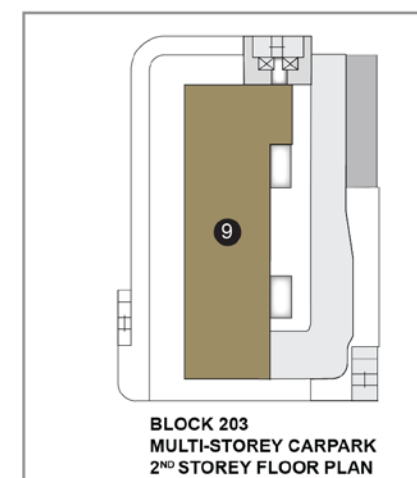
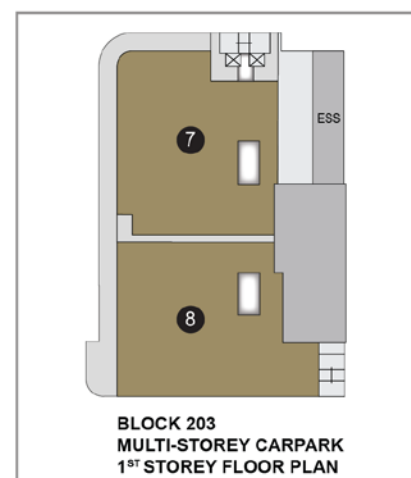
SOCIAL AMENITIES

- 7 ACTIVE AGEING CENTRE (CARE) AT 1ST STOREY
- 8 CHILD CARE CENTRE AT 1ST STOREY
- 9 ACTIVESG GYM AT 2ND STOREY
- 10 CCA STAFF FACILITIES AT 1ST STOREY

OTHERS

- LINKWAY
LB : LINKBRIDGE
S : SHELTER
- TRELLIS
- SERVICES
ESS : ELECTRICAL SUB-STATION
UC : UTILITIES CENTRE AT 1ST STOREY
GEN: GENERATOR ROOM
- SERVICE BAY
- (U/C) UNDER CONSTRUCTION
- DRAINAGE RESERVE
- AIR-WELL
- ENTRANCE / EXIT FOR MULTI-STOREY CARPARK
- CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE REFUSE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

Block Number	Number of Storeys	Community Care Apartment	3-Room	4-Room	Total
203A	6/22	245	-	-	245
204A	6/28/40	-	39	247	286
204B	21	-	-	80	80
205A	6/28/40	-	39	247	286
205B	6/22	-	10	89	99
Total		245	88	663	996



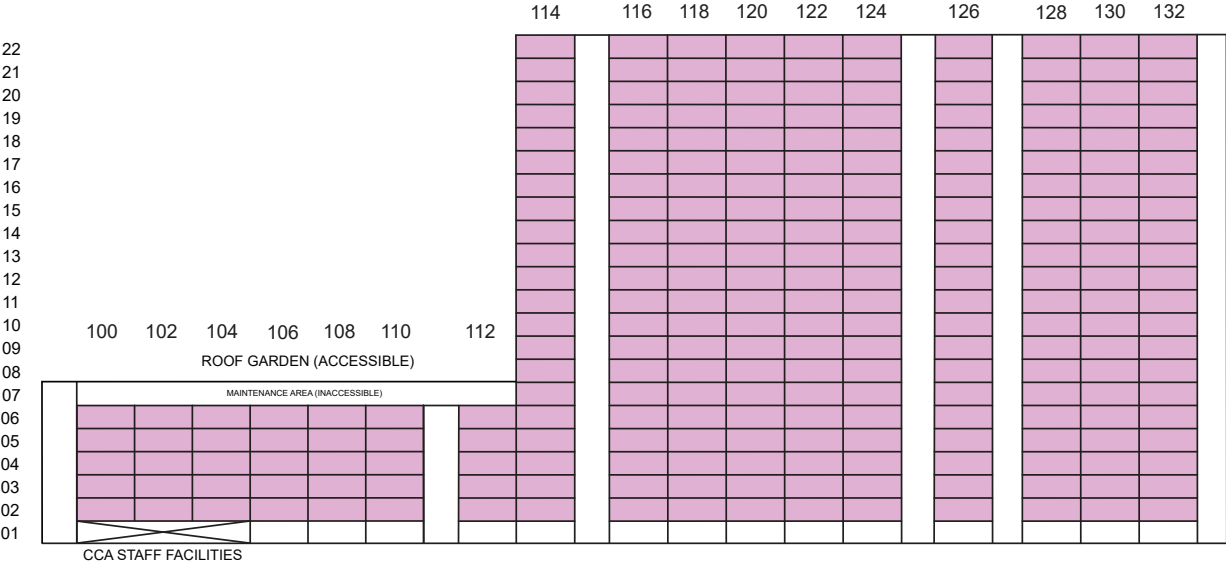
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 - (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network 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.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

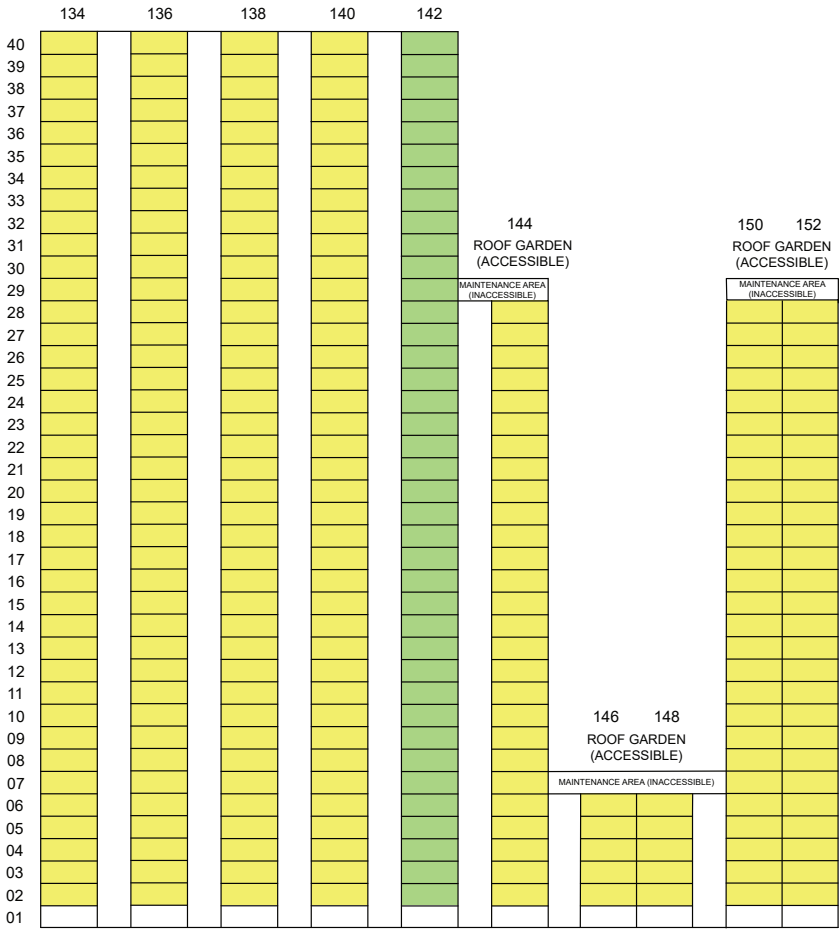
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UNIT DISTRIBUTION

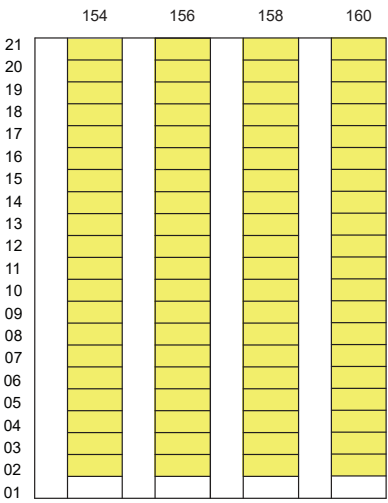
- COMMUNITY CARE APARTMENT
- 3 ROOM
- 4 ROOM



BLOCK 203A



BLOCK 204A



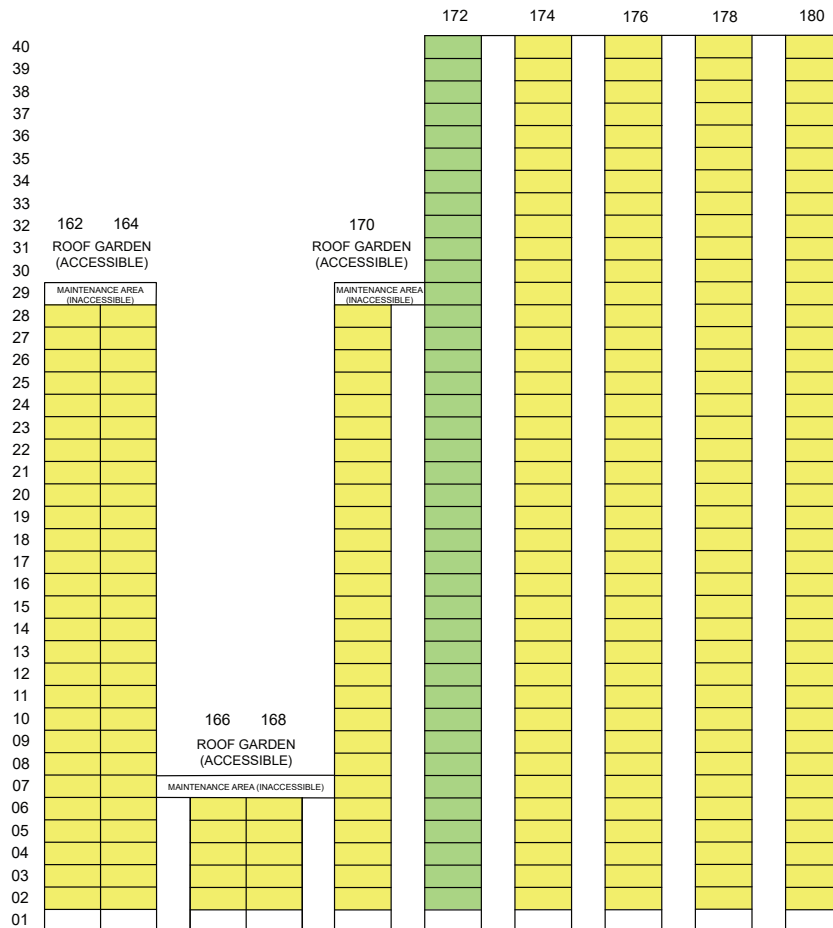
BLOCK 204B

UNIT DISTRIBUTION

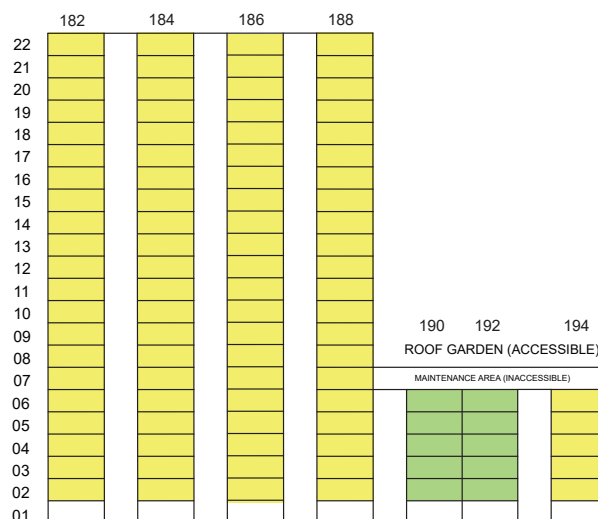
 COMMUNITY CARE APARTMENT

 3 ROOM

 4 ROOM



BLOCK 205A



BLOCK 205B



BLOCK 203A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 203

CCA - COMMUNITY CARE APARTMENT

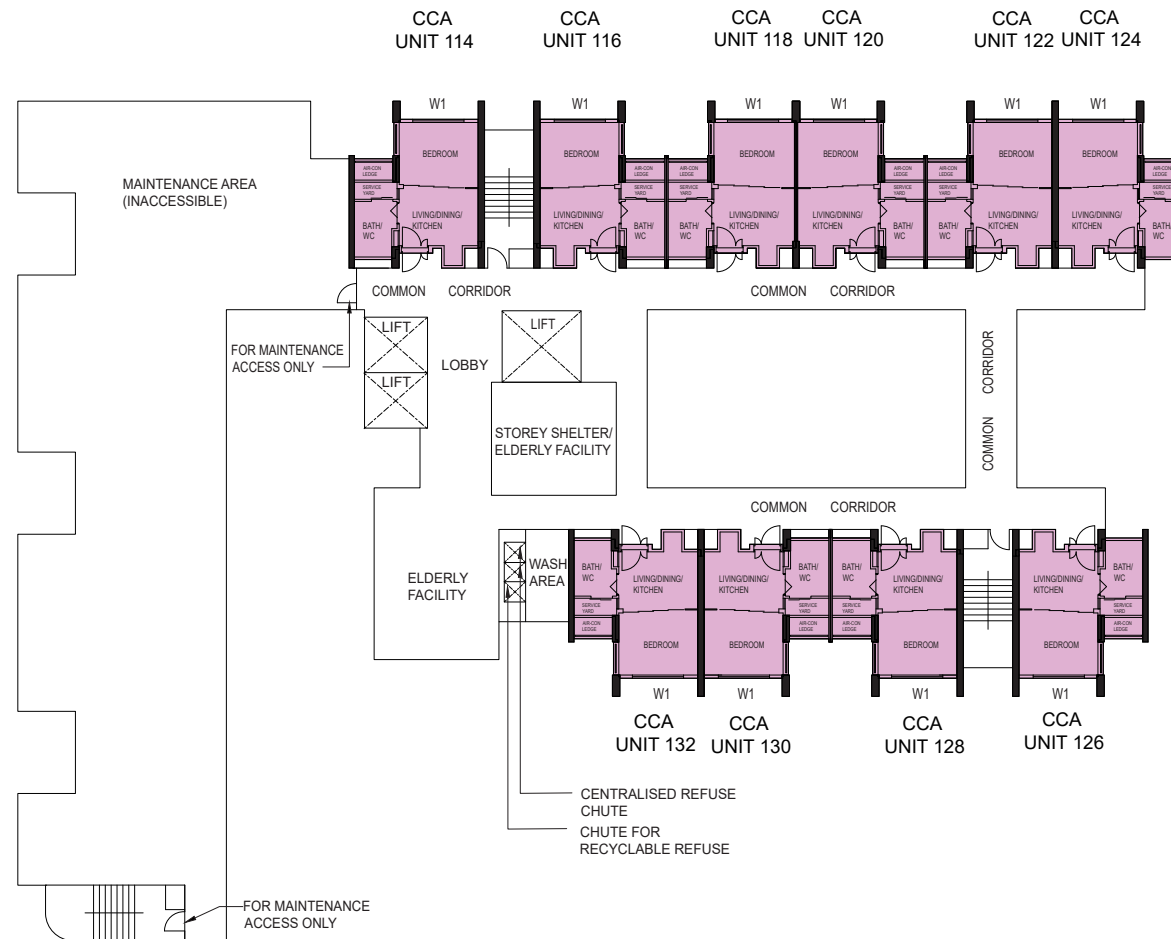
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 203A | 7TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 203

CCA - COMMUNITY CARE APARTMENT

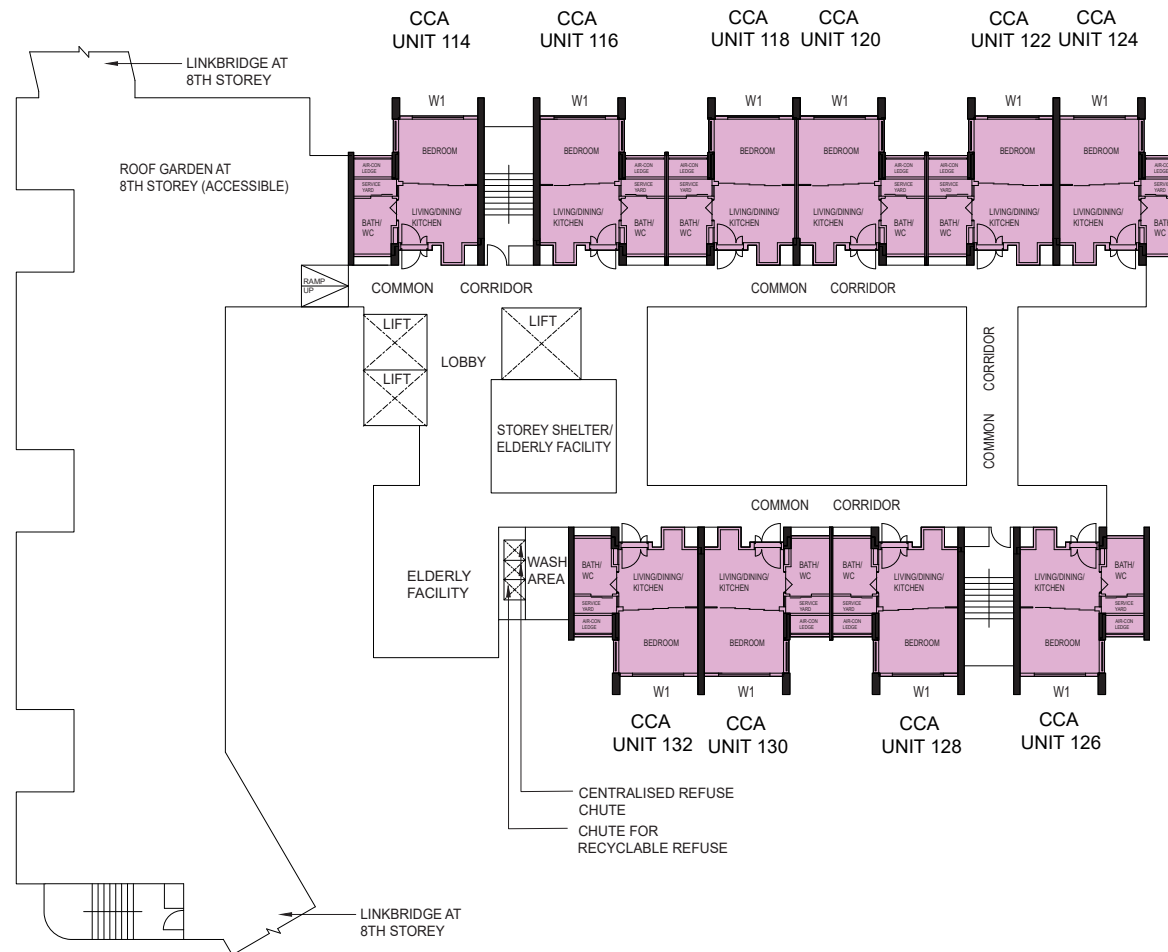
WINDOW LEGEND:

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ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 203A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 203

CCA - COMMUNITY CARE APARTMENT

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 203A | 9TH TO 22ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 203

CCA - COMMUNITY CARE APARTMENT

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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BLOCK 204A | 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 0 2 4 6 8 10 METRES

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



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



BLOCK 204A | 7TH 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 0 2 4 6 8 10 METRES

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



BLOCK 204A | 8TH 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 0 2 4 6 8 10 METRES

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



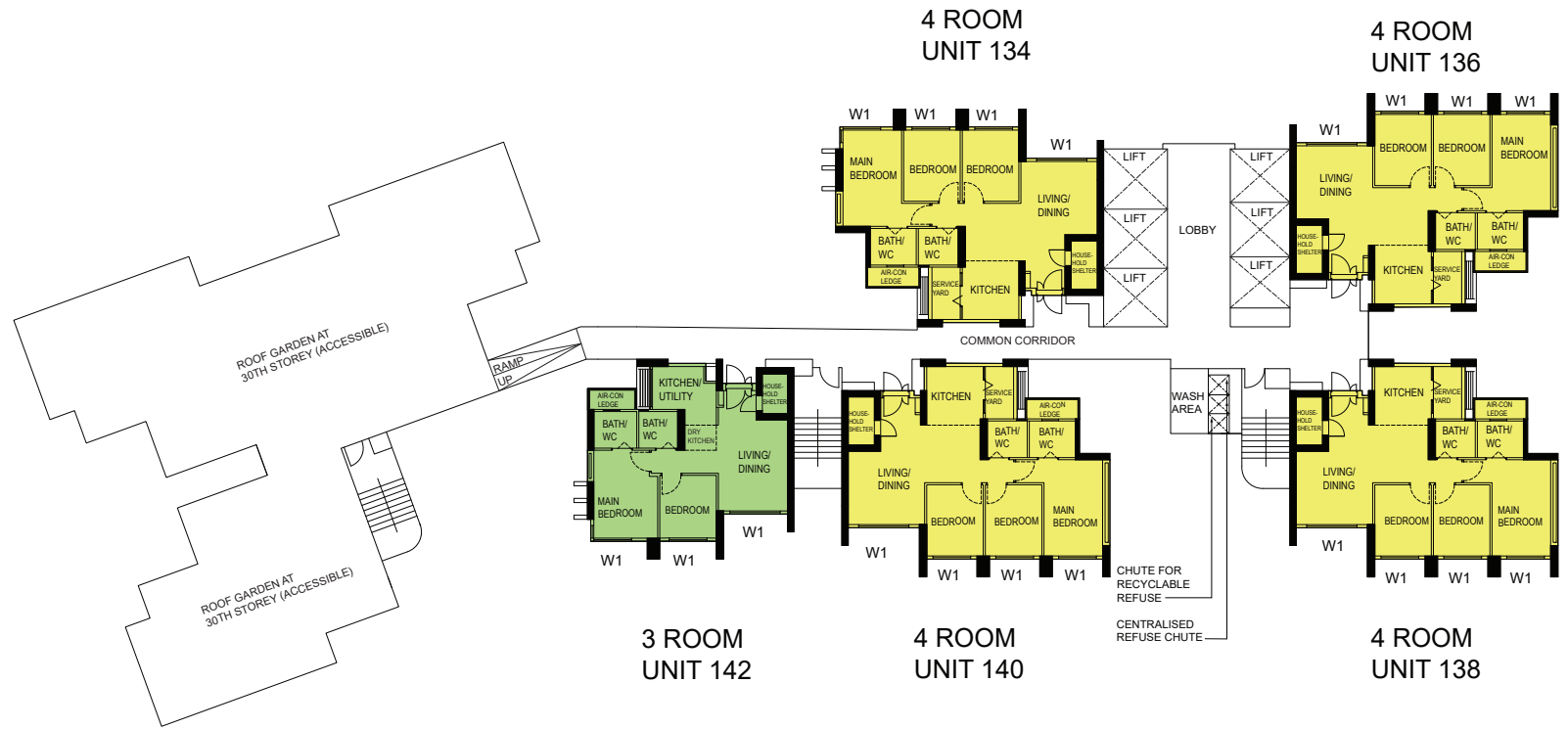
W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

SCALE 0 2 4 6 8 10 METRES

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



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



BLOCK 204A | 30TH 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 0 2 4 6 8 10 METRES

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



BLOCK 204A | 31ST TO 40TH STOREY FLOOR PLAN

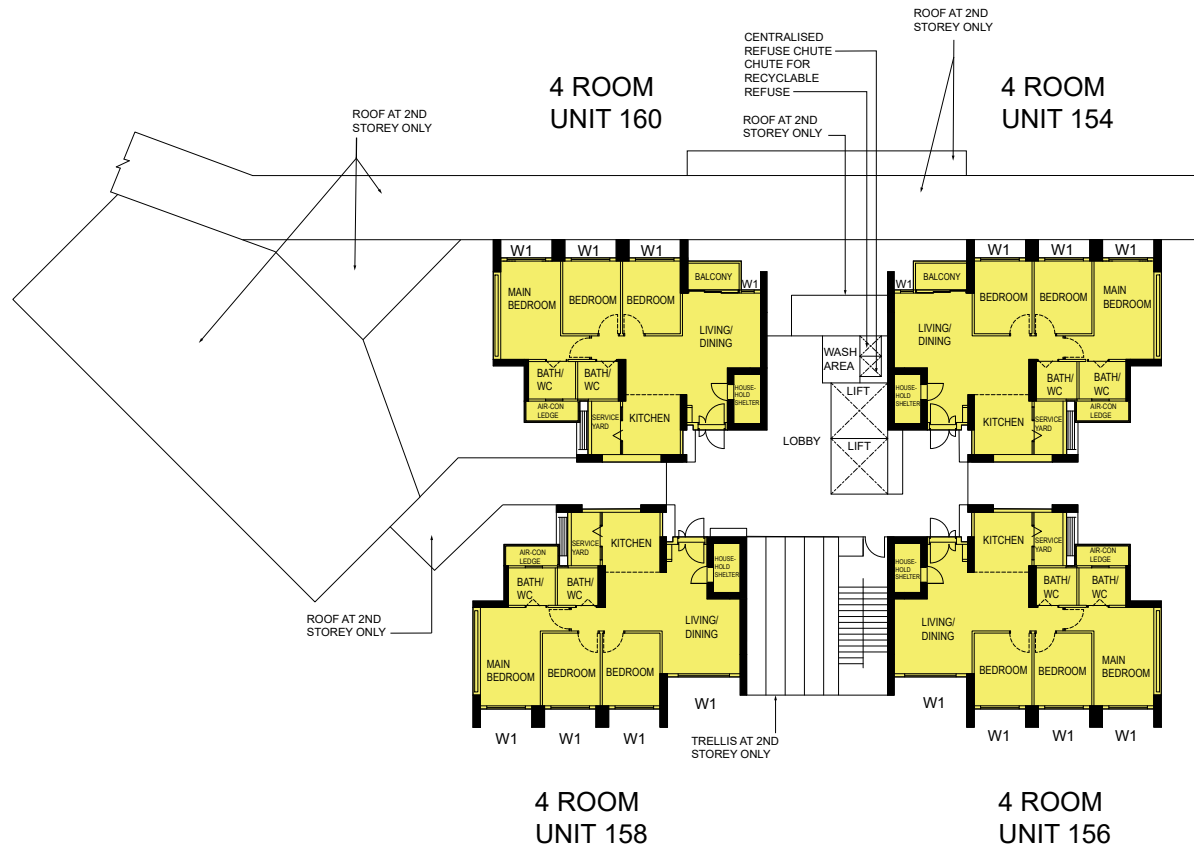
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 204B | 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 0 2 4 6 8 10 METRES

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



BLOCK 204B | 3RD TO 21ST STOREY FLOOR PLAN

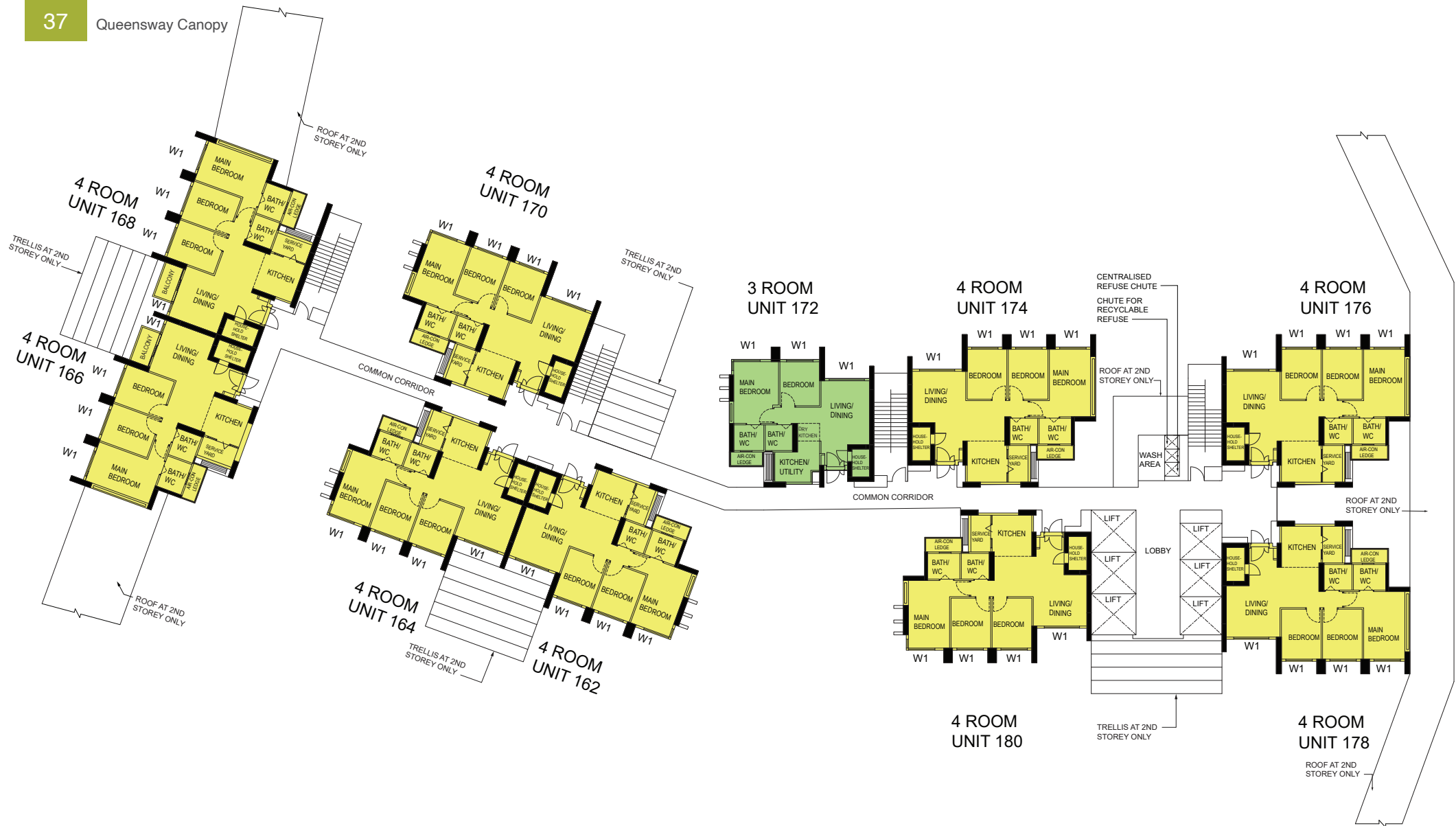
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 205A | 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 0 2 4 6 8 10 METRES

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



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

SCALE 0 2 4 6 8 10 METRES

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



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



BLOCK 205A | 8TH 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 0 2 4 6 8 10 METRES

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



BLOCK 205A | 9TH TO 28TH 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 0 2 4 6 8 10 METRES

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



BLOCK 205A | 29TH 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 0 2 4 6 8 10 METRES

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



BLOCK 205A | 30TH 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 0 2 4 6 8 10 METRES

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



<p>WINDOW LEGEND:</p> <p>W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT</p>
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BLOCK 205B | 3RD TO 6TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 206

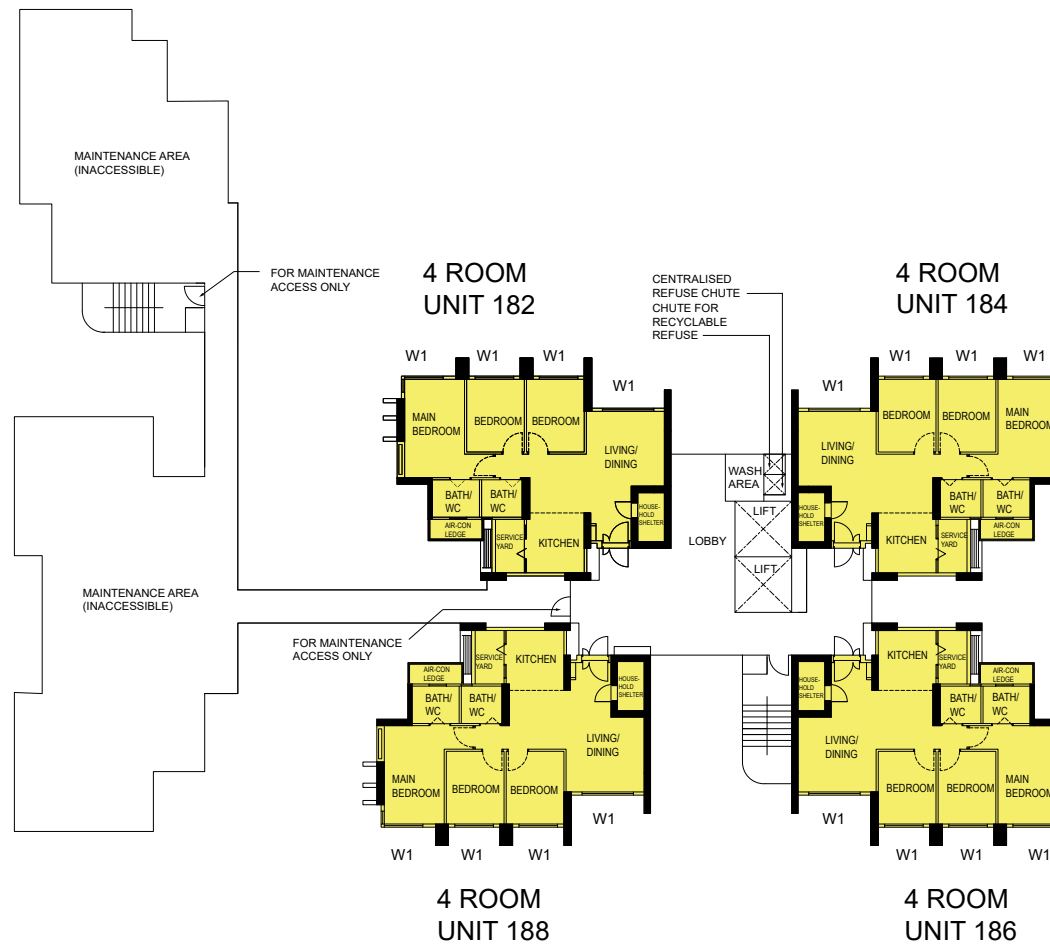
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 205B | 7TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 206

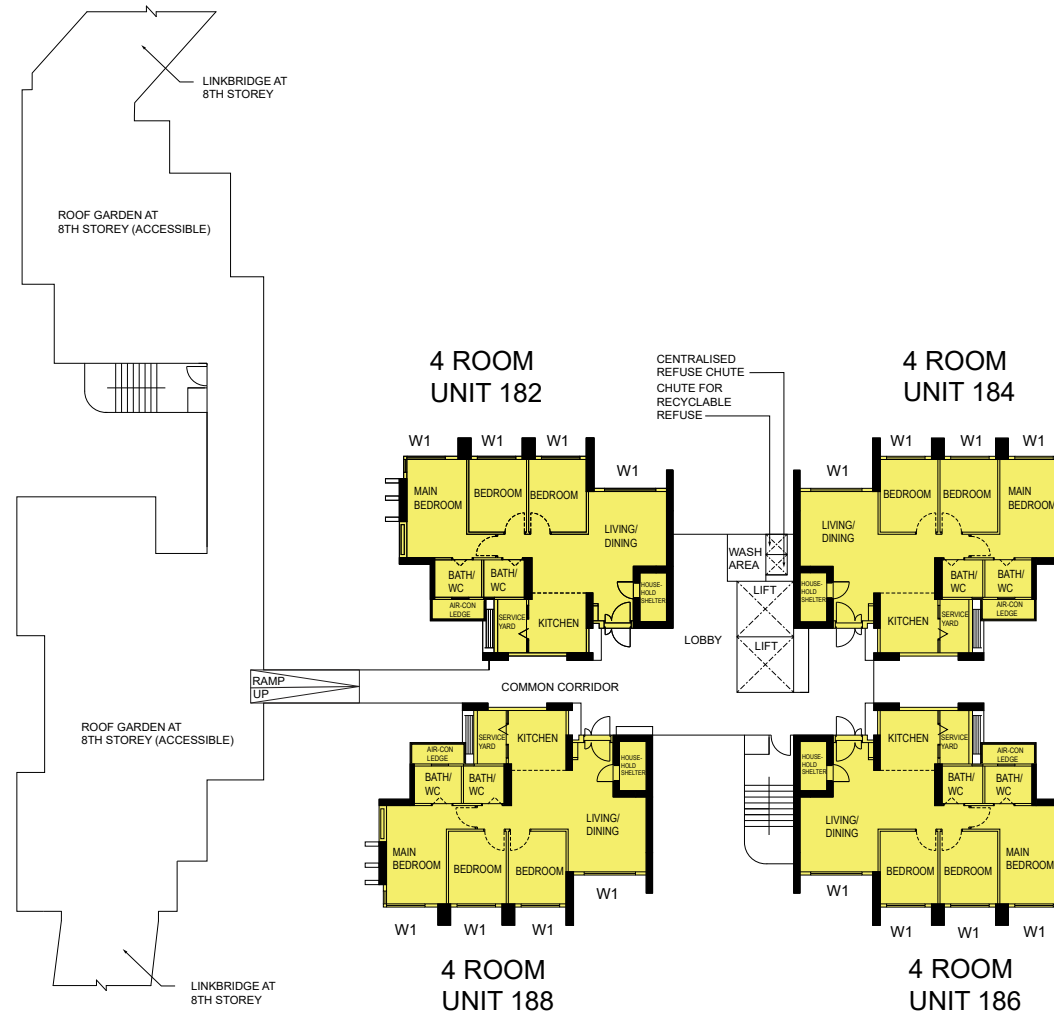
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 205B | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 206

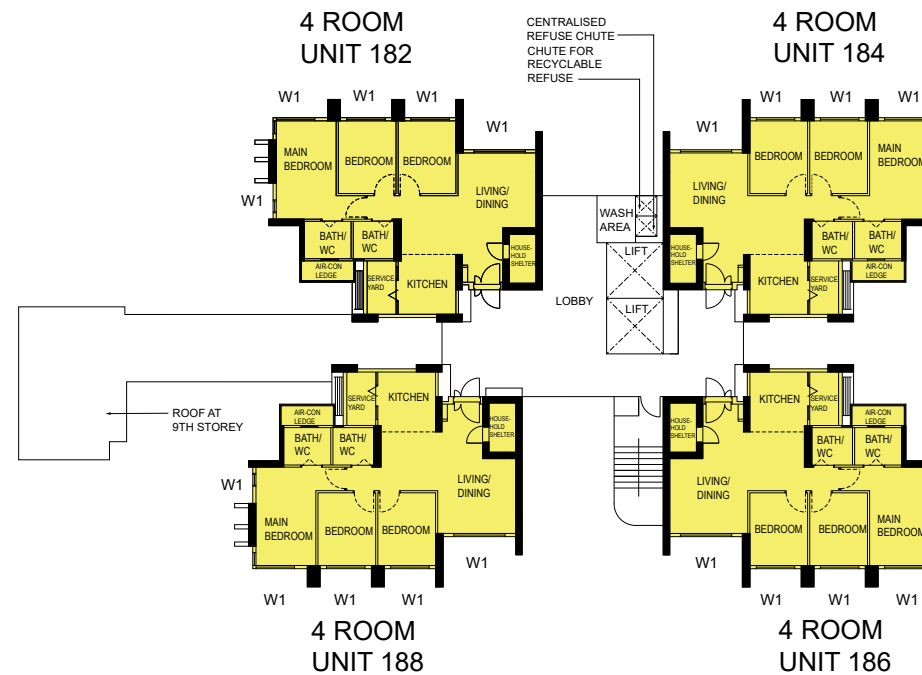
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 205B | 9TH TO 22ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 206

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

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

GENERAL SPECIFICATIONS FOR QUEENSWAY CANOPY

For Community Care Apartment

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 with vision panel and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Service Yard	: aluminium framed door with glass

Finishes

Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Kitchen Floor	: glazed porcelain tiles with laminated UPVC skirting
Bathroom/ WC 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

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

Services

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 2) 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.
- 3) 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 QUEENSWAY CANOPY

For 3-room and 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
Balcony	: 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
Balcony Floor	: glazed porcelain tiles with tile skirting (optional)
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 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 are 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. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:

• Void deck of 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’ network 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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**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER 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 item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- 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.

Aug 2022