

# HDB SALES LAUNCH

## MAY 2016



Senja Valley



*Artist's Impression*

## Green haven

You can choose from 789 units of 2-room Flexi, 3-, 4-, and 5-room flats housed in 4 residential blocks. There will also be a block with 202 public rental flats, bringing the total to 5 residential blocks in this project. Please refer to the site plan for the facilities to be provided in this development. As this is a public housing development, facilities in this project will be opened to the public.

Envisioned to be a green gateway, the name Senja Valley reflects the development as a tranquil urban oasis, where communal facilities are nestled amid lush landscaping to create a garden living environment.



*Artist's Impression*

# BUKIT PANJANG

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

Scale 0 200 400 500 Metres 

## 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 Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval. Proposed Health & Medical Care include 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.

## Eco-Friendly Living

To encourage a 'green' lifestyle, Senja Valley 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

## Cosy Homes

Senja Valley offers 2-room Flexi, 3-, 4-, and 5-room flats.

The 2-room Flexi flats come in 2 sizes: 36 sqm and 45 sqm, and are available either on a 99-year lease or short-lease. These flats will come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles provided in the bathroom and kitchen
- a sliding partition/ door for the bedroom and folding bathroom door

As the 2-room Flexi flats on short leases are meant for the elderly, they will be fitted with grab bars.

The 3-, 4- and 5-room 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.

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

The cost of the optional components will be added to the selling price of the flat.

Without Living/ Dining/ Bedroom Floor Finishes ( Default )



With Living/ Dining/ Bedroom Floor Finishes



LAYOUT IDEAS FOR 2-ROOM FLEXI ( TYPE 1 )

APPROX. FLOOR AREA OF 39 sqm

( Inclusive of internal Floor Area of 36 sqm and Air-Con Ledge )

LAYOUT IDEAS FOR 2-ROOM FLEXI ( TYPE 1 )

APPROX. FLOOR AREA OF 39 sqm

( Inclusive of internal Floor Area of 36 sqm and Air-Con Ledge )



LAYOUT IDEAS FOR 2-ROOM FLEXI ( TYPE 2 )

APPROX. FLOOR AREA OF 47 sqm

( Inclusive of internal Floor Area of 45 sqm and Air-Con Ledge )

Open Kitchen Concept ( Default )



With Kitchen Partition Wall



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA OF 69 sqm

( Inclusive of internal Floor Area of 66 sqm and Air-Con Ledge )

LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA OF 69 sqm

( Inclusive of internal Floor Area of 66 sqm and Air-Con Ledge )

Open Kitchen Concept ( Default )



With Kitchen Partition Wall



#### LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 94 sqm  
( Inclusive of internal Floor Area of 90 sqm and Air-Con Ledge )

#### LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 94 sqm  
( Inclusive of internal Floor Area of 90 sqm and Air-Con Ledge )

Open Kitchen Concept ( Default )



With Kitchen Partition Wall



#### LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA OF 114 sqm  
( Inclusive of internal Floor Area of 110 sqm and Air-Con Ledge )

#### LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA OF 114 sqm  
( Inclusive of internal Floor Area of 110 sqm and Air-Con Ledge )



# Senja Valley

## Notes

1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations 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.
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' 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.
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.

## LEGEND

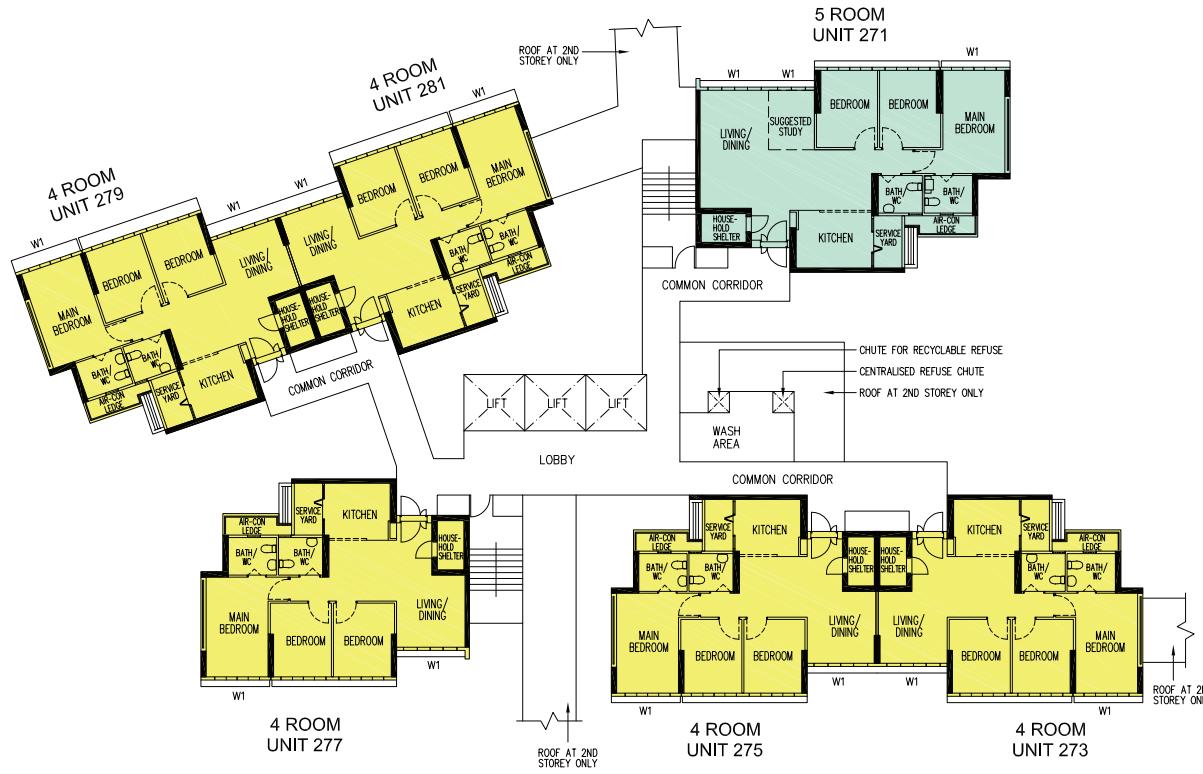
	2 - Room Flexi (Type 1)	
	2 - Room Flexi (Type 2)	
	3 - Room	
	4 - Room	
	5 - Room	
	Rental Flats - Not Available for Sale to Public	
	Surrounding Buildings / Structures	
	Elderly Facility (EF) at 1st Storey/ Future Amenities / Facilities (FA/F) at 1st Storey / Child Care Centre (CCC) at 2nd Storey / Eating House (EH) at 1st Storey/ Shops (S) at 1st Storey / Supermarket (SM) at 1st storey.	
	Community Facilities / Eating House (EH) / Shop (S) / Supermarket (SM)	
	Multi-Storey Car Park	
	Electrical Sub-Station (ESS) at 1st Storey	
	Utility Centre (UC) at 1st Storey	
	Linkway / Precinct Pavilion (PP) / Link Bridge (LB) / Drop-off Porch (DOP) / Shelter (S)	
	Pergola (P) / Trellis (T)	
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)	
	Reserved for Development / Existing Development	
	Open Space	
	Staircase	
	Driveway	
	Centralised Refuse Chute/ Chute for Recyclable Refuse	
	Corridor	
	Lift	
	Service Bay	

## Home Ownership Flats

Block Number	Number of Storeys	2 - Room Flexi		3 Room	4 Room	5 Room	Total	Lifts open at
		(Type 1)	(Type 2)					
643A	14 / 22	-	-	-	80	21	101	Every storey
643B	30	-	-	-	57	58	115	Every storey
647A	14 / 36	70	164	70	-	-	304	Every storey
647B	14 / 36	70	96	35	68	-	269	Every storey
TOTAL		140	260	105	205	79	789	

Rental Flats - 1 Block Comprising 101 Units of 1 Room and 101 Units of 2 Room Rental Flats

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## BLOCK 643A

(2ND,3RD,5TH,6TH,8TH,9TH,11TH,12TH,14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

## LEGEND :

 4 - ROOM

5 - ROOM

#### WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 20 meters. The scale is labeled "SCALE" on the left side.



# BLOCK 643A

(4TH, 7TH, 10TH , 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

**LEGEND :**

4 - ROOM

5 - ROOM

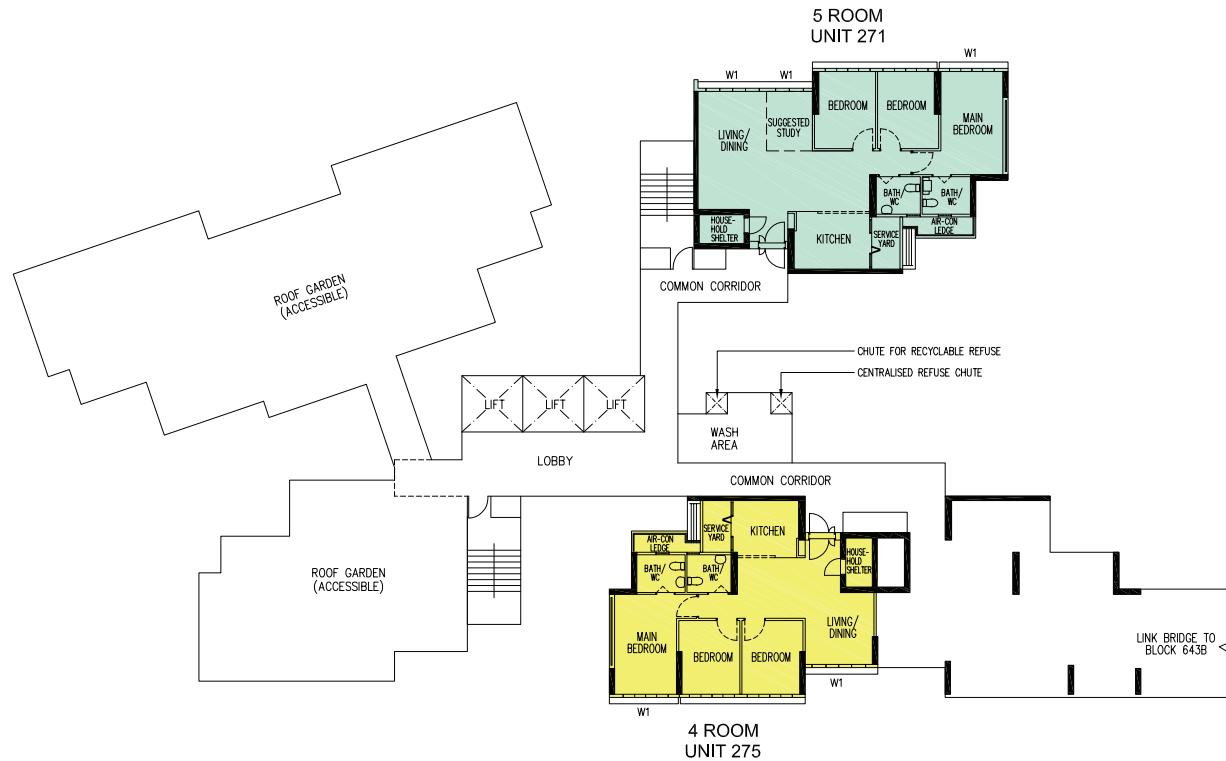
#### WINDOW LEGEND

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

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

SCALE 0 1 2 3 4 5 10 15 20m

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



## BLOCK 643A

(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

**LEGEND :**

4 - ROOM

5 - ROOM

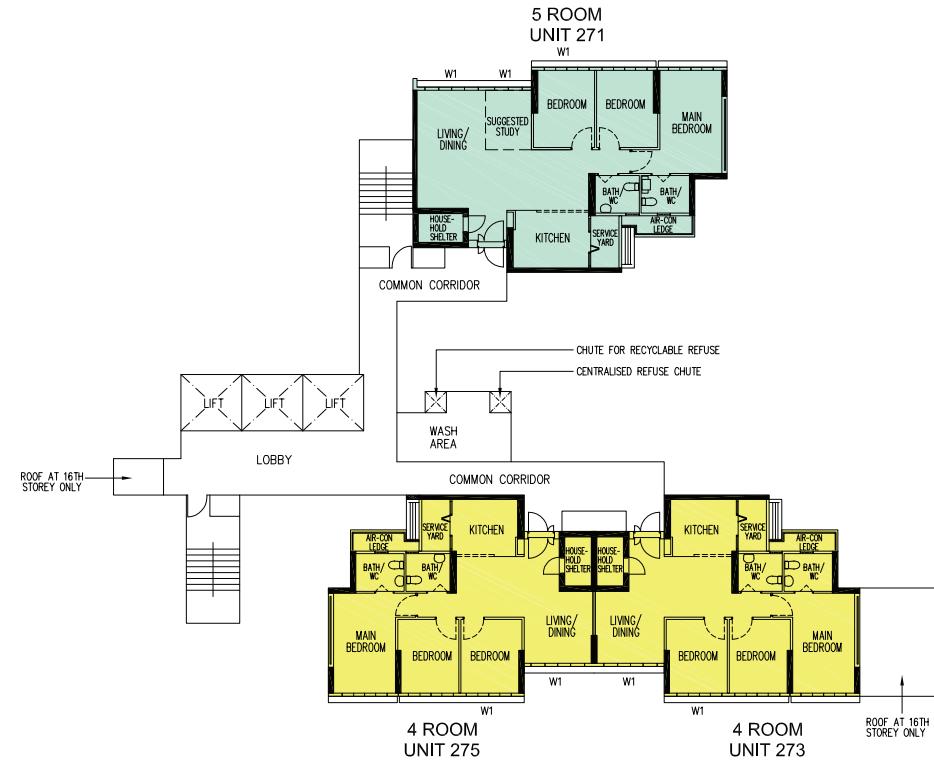
#### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 1 2 3 4 5 10 15 20m

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

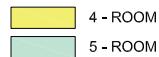


## BLOCK 643A

(16TH, 19TH, 22ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

LEGEND :



WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 643A

(17TH, 18TH, 20TH, 21ST STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

LEGEND :

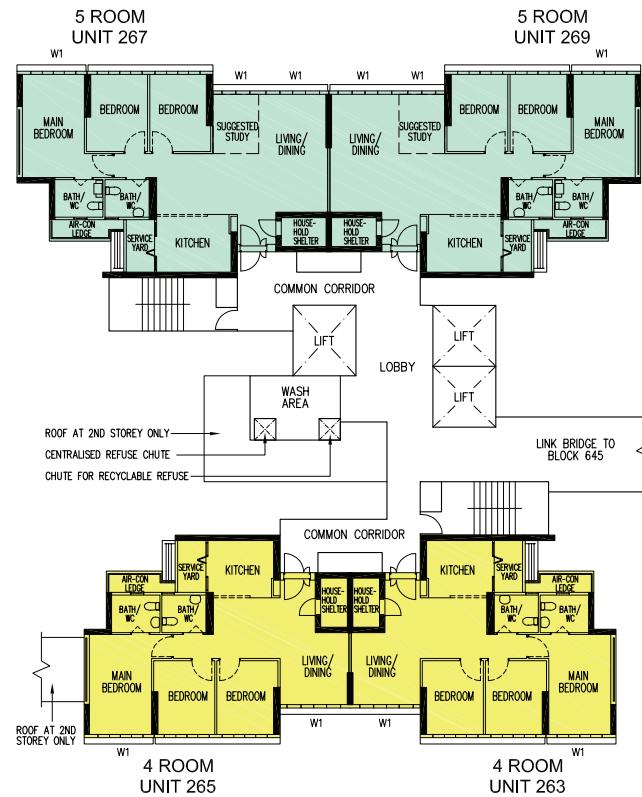
- 4 - ROOM
- 5 - ROOM

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 643B

## (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

**LEGEND :**

4 - ROOM

5 - ROOM

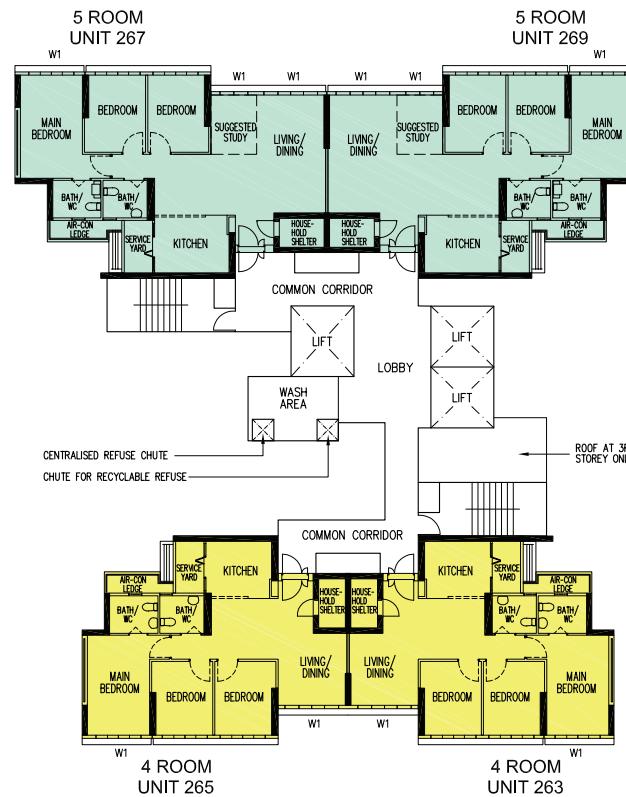
#### WINDOW LEGEND :

#### W1 THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH BARRET WALL)

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

A horizontal scale bar labeled 'SCAI E' at the left end. Numerical markings are present at 0, 1, 2, 3, 4, 5, 10, 15, and 20m. The scale is marked with vertical lines and horizontal tick marks. The segments between 0 and 5, and between 10 and 15, are shaded in grey. The segments between 5 and 10, and between 15 and 20, are unshaded.

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



## BLOCK 643B

**LEGEND :**

4 - ROOM

5 - ROOM

#### WINDOW LEGEND

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

(3RD, 5TH, 6TH, 8TH, 9TH, 11TH, 12TH, 14TH, 17TH, 18TH, 20TH, 21ST, 23RD, 24TH, 26TH, 27TH, 29TH, 30TH STOREY FLOOR PLAN)  
UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

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



## BLOCK 643B

(4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

**LEGEND :**

4 - ROOM

5 - ROOM

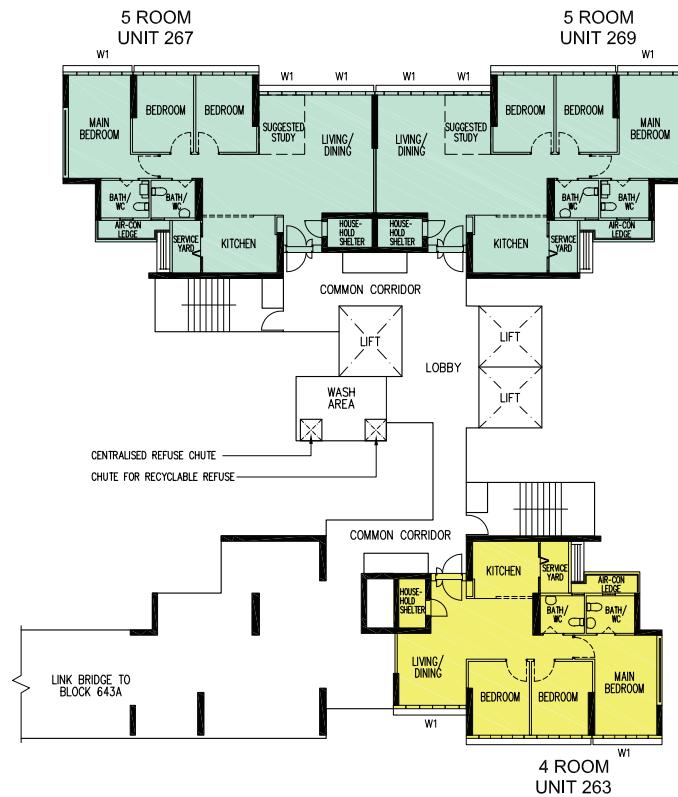
WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 643B

(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

**LEGEND :**



**WINDOW LEGEND :**

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

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

SCALE 0 1 2 3 4 5 10 15 20m

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



## BLOCK 647A

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

WINDOW LEGEND :

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

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

SCALE 0 1 2 3 4 5 10 15 20m



## BLOCK 647A

(3RD, 5TH, 6TH, 8TH, 9TH, 11TH, 12TH, 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

### WINDOW LEGEND :

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

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

SCALE 0 1 2 3 4 5 10 15 20m



## BLOCK 647A

(4TH, 7TH, 10TH, 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

### WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 647A

(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 647A

(16TH, 19TH, 22ND, 25TH, 28TH, 31ST, 34TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

### WINDOW LEGEND :

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

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

SCALE 0 1 2 3 4 5 10 15 20m



## BLOCK 647A

(17TH, 18TH, 20TH, 21ST, 23RD, 24TH, 26TH, 27TH, 29TH, 30TH, 32ND, 33RD, 35TH, 36TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

### WINDOW LEGEND :

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

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

SCALE 0 1 2 3 4 5 10 15 20m



**BLOCK 647B**

## (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645.

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.

**LEGEND :**

### 2 ROOM FLEXI (TYPE 1)

#### 2 ROOM FLEXI (TYPE 2)

3 ROOM

#### WINDOW LEGEND:

111 - THREE-QUARTER LIGHT-WEIGHT SWIMWEAR (S/M, M/L, L/XL) - HIGH-QUALITY MATERIAL

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

SCALE 0 1 2 3 4 5 10 15 20m

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



## BLOCK 647B

(3RD, 5TH, 6TH, 8TH, 9TH, 11TH, 12TH, 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

**LEGEND :**

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

#### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 647B

(4TH, 7TH, 10TH, 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

**LEGEND:**

-  2 ROOM FLEXI (TYPE 1)
-  2 ROOM FLEXI (TYPE 2)
-  3 ROOM
-  4 ROOM

## WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 dashes. The text 'SCALE' is positioned to the left of the 0 mark.



## BLOCK 647B

(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

### WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 647B

(16TH, 19TH, 22ND, 25TH, 28TH, 31ST, 34TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

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 in increments of 1m, with the 0m mark at the left end and the 20m mark at the right end. The text "SCALE" is positioned to the left of the 0m mark.



## BLOCK 647B

17TH, 18TH, 20TH, 21ST, 23RD, 24TH, 26TH, 27TH, 29TH, 30TH, 32ND, 33RD, 35TH, 36TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 643

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 645

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.

### LEGEND :

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

### WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 Senja Valley

### 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/ 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 sliding partition / door, where applicable
Bathroom/ WC	: laminated UPVC folding door (Type D2)
Household Shelter	: metal door

#### 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	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Household Shelter Floor	: glazed porcelain tiles

#### 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 gas 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) 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 the HDB will not entertain any request 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](http://www.hdb.gov.sg) for information on renovation rules.

## General Specifications For Senja Valley

For 2-Room Flexi, 3-Room, 4-Room & 5-Room

### Foundation

Piled foundations.

### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

All external and internal walls are constructed with reinforced concrete/ 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)
	: laminated semi-solid timber sliding partition/ door for 2-Room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (Type D2) (optional)
	: laminated UPVC folding door (Type D2) for 2-Room Flexi
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 Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-Room Flexi (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 Bathroom/ WC (for 5-Room only), wash basin for other Bathroom/ 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 the HDB will not entertain any request 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](http://www.hdb.gov.sg) for information on renovation rules.

# Disclaimer

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- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
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- 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 come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi 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

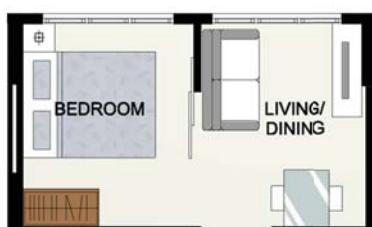
- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

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



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April 2016



HOUSING &  
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# OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

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

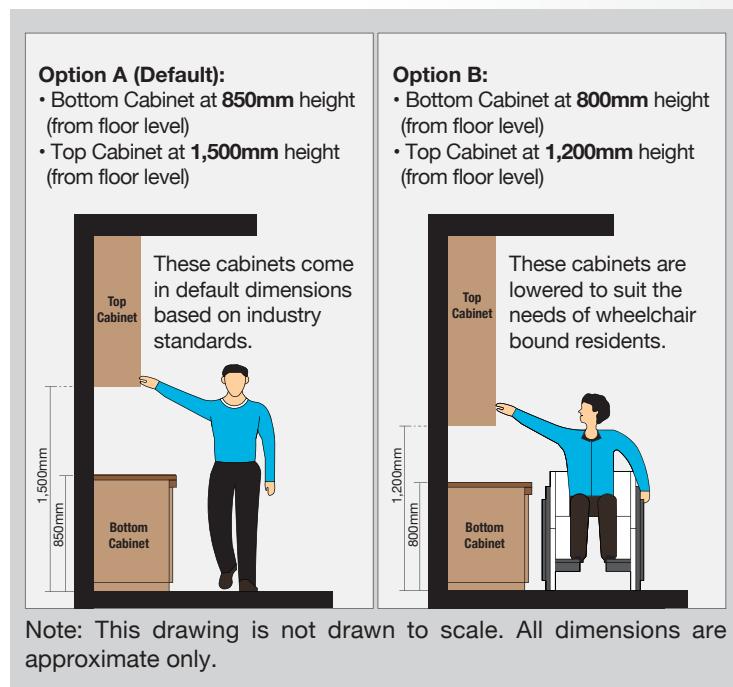
## ELDERLY-FRIENDLY FITTINGS



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



- An option to have a lower counter top height

## OTHER FITTINGS



- Window grilles for safety and security



- Mirror and toilet roll holder



- Lighting (whole unit)



- Water heater

**Buyers who opt for Package 3 must select Package 1.**

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# 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/ vanity top<sup>^</sup> with tap mixer
- shower set with bath/ shower mixer

<sup>^</sup> For attached bathroom of 5-room and 3Gen Flats.



Vanity top wash basin with tap mixer in attached bathroom (applicable for 5-room and 3Gen flats)



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

## KITCHEN PARTITION WALL (where feasible)

To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want an open kitchen concept.

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