

# delightful homes

HDB'S SALES EXERCISES • SEP 2014



ST GEORGE'S  
**TOWERS**

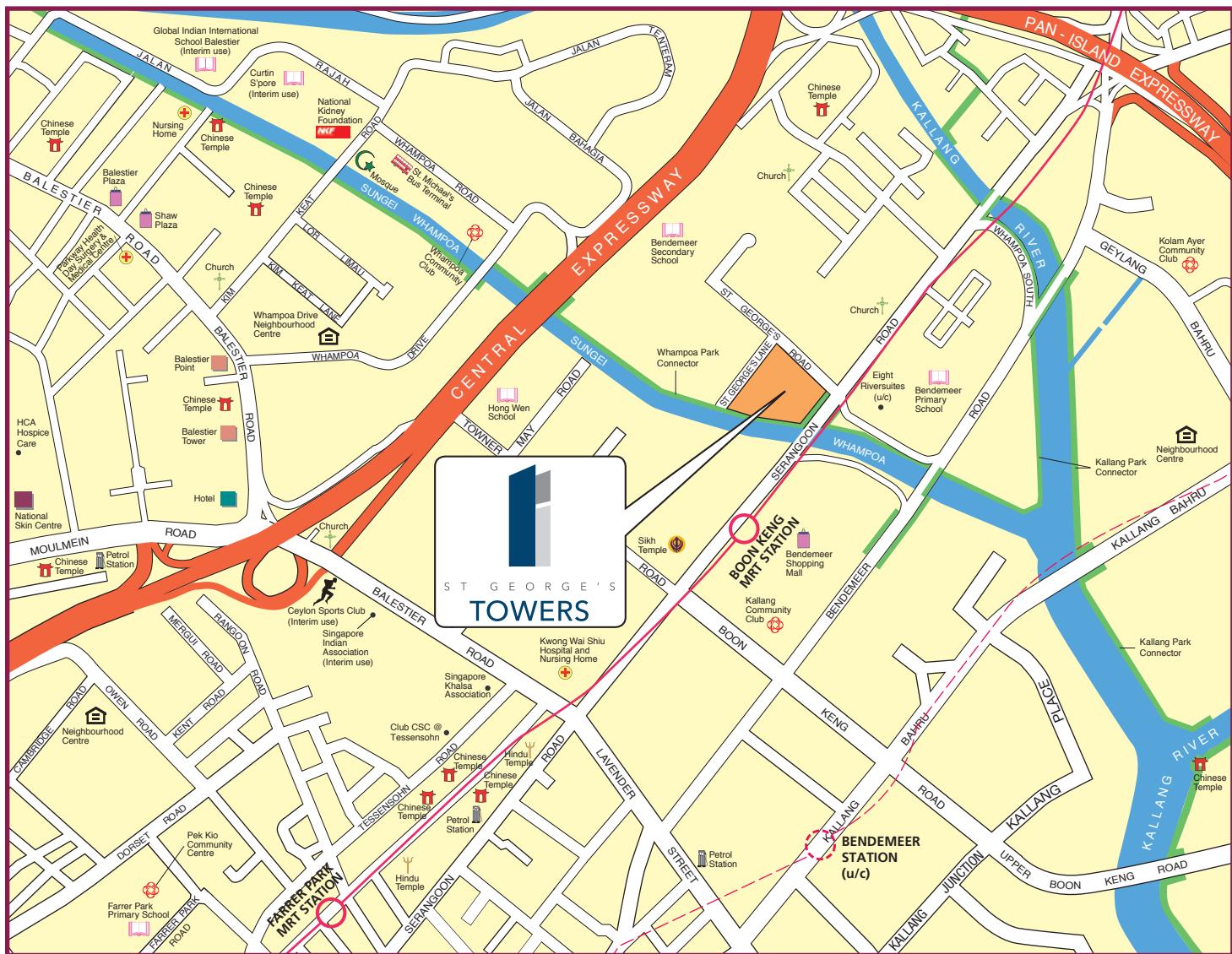


## Regal Residences

Bounded by St George's Road and Serangoon Road, St George's Towers comprises three residential blocks ranging from 32 to 34 storeys in height. You can take your pick from 738 units of Studio Apartments and 3-, 4-room Standard Flats.

St George's Towers brings residents the joy of high-rise urban living, with some units enjoying views of the adjacent park connector and Sungei Whampoa.





**LEGEND:**

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





## Urban Sanctuary

At St George's Towers, you will be able to enjoy various recreational activities such as working out at the adult and elderly fitness stations and watching the children play at the playground. The adjacent Whampoa Park Connector serves as a trail for rollerblading, cycling or jogging.

Open to the public, the landscaped sky terrace at the 24th or 25th storey of each block will be an ideal venue where you can relax or interact with your neighbours and friends. Alternatively, you can choose to head to the rooftop garden above the multi-storey car park which will be connected via elevated link bridges to two residential blocks. A precinct pavilion is also located within the development.

To serve seniors in the community, St George's Towers will come with elderly facilities which provide social and recreational activities to promote active ageing. It will also provide day care and healthcare services.

## Eco-Friendly Living

To encourage a “green” lifestyle, St George's Towers 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
- Use of sustainable and recycled products in the development



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

# Delightful Homes

St George's Towers offers Studio Apartments, and 3- and 4-room Standard Flats. The 3- and 4-room flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition, and come furnished with a built-in wardrobe. Resilient (vinyl) strip flooring will be provided in the living area and bedroom, while the bathroom and kitchen will come with floor/ wall tiles. The dining area of the 36 sqm units will be decked with floor tiles, while the dining area of the 45 sqm units will come with resilient (vinyl) strip flooring. Half-height windows will be provided in the living/ dining area, while three-quarter height windows will be provided in the bedroom.

In addition, each Studio Apartment will come with a built-in cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures will also be provided within the units. These include grab bars to provide support, a ramp at the unit's entrance to assist movement, bigger switches and an alert alarm system.

The 3- and 4-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. For added convenience, you may opt in to have floor tiles installed in the living/dining room and resilient (vinyl) strip flooring in the bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms – wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



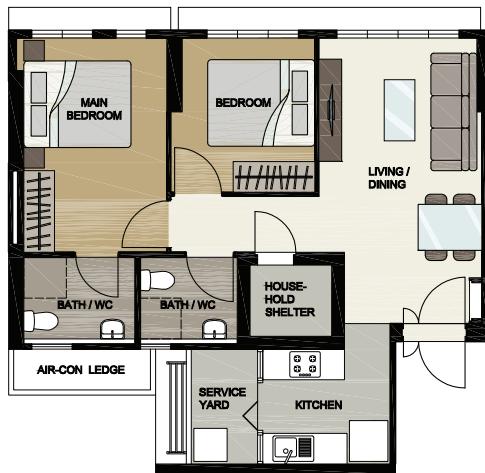
**LAYOUT IDEAS FOR  
STUDIO APARTMENT (TYPE A)**

APPROX. FLOOR AREA OF 38 sqm  
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR  
STUDIO APARTMENT (TYPE B)**

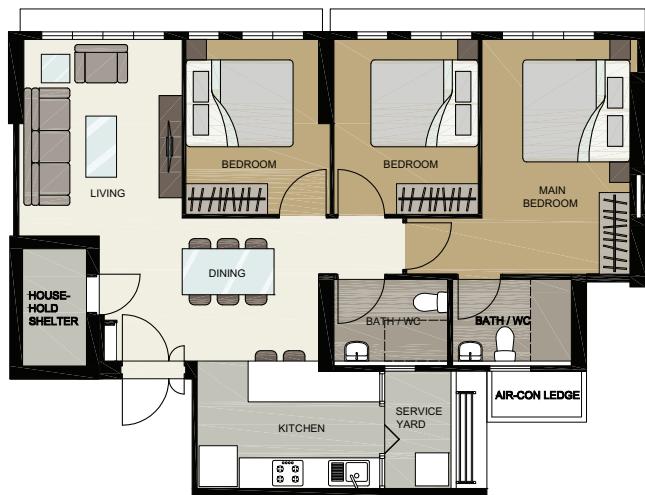
APPROX. FLOOR AREA OF 47 sqm  
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



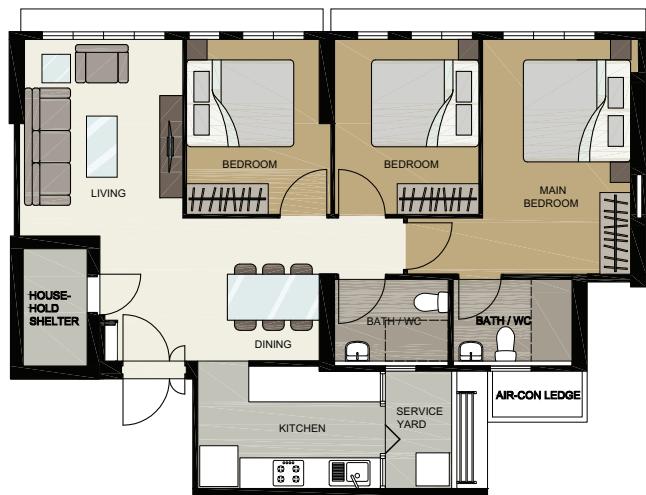
### LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA OF 68 sqm  
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



With Kitchen Partition Wall



### LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 92 sqm  
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

### LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 92 sqm  
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



## LEGEND

- Studio Apartment (Type A)
- Studio Apartment (Type B)
- 3-Room
- 4-Room
- Drop-off Porch / Linkway / Link Bridge (LB) / Shelter (S) / Precinct Pavilion
- Trellis
- Elderly Facilities
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Service Road / Driveway
- Future Social Community Facilities (FSCF) at 1st Storey / Sky Terrace (ST) at 25th Storey (BLK 25A) and 24th Storey (BLK 26A/B)
- Staircase
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Drainage Reserve
- Corridor
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Lift
- Service Bay

Block Number	Number of Storeys	Studio Apartment		3-ROOM	4-ROOM	Total	Lift Opens at
		(TYPE A)	(TYPE B)				
25A	34	31	62	62	132	287	Every Storey
26A	32	29	29	62	120	240	Every Storey
26B	32	-	-	-	211	211	Every Storey
Total		60	91	124	463	738	

Standard Flats

SCALE 0 10 20 30 40 50M N



## BLOCK 25A

( 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 20TH,  
23RD, 29TH & 32ND STOREY FLOOR PLAN )

LEGEND:

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 ROOM
- 4 ROOM

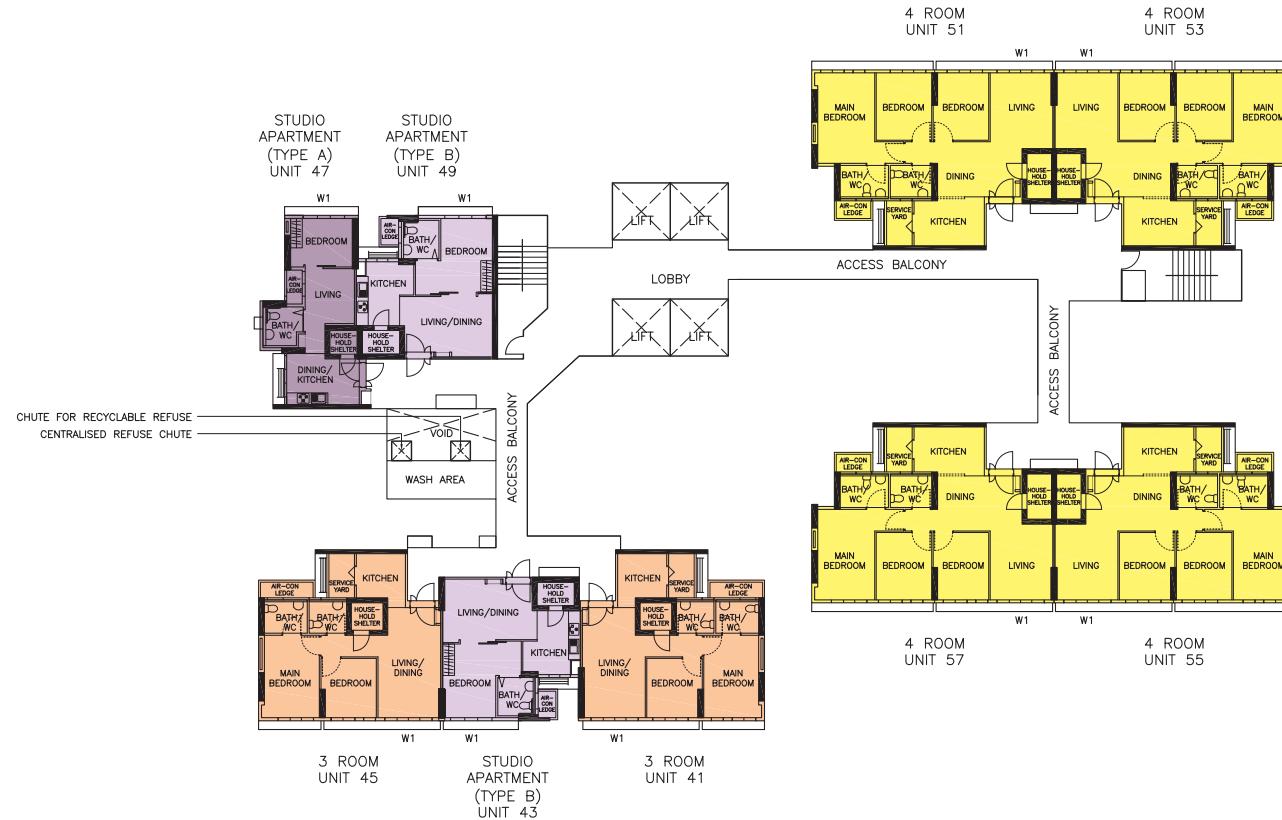
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:





# BLOCK 25A

( 3RD, 4TH, 6TH, 7TH, 9TH, 10TH, 12TH, 13TH,  
15TH, 16TH, 18TH, 19TH, 21ST, 22ND, 24TH, 27TH, 28TH,  
30TH, 31ST, 33RD & 34TH STOREY FLOOR PLAN )

## LEGEND

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 ROOM
- 4 ROOM

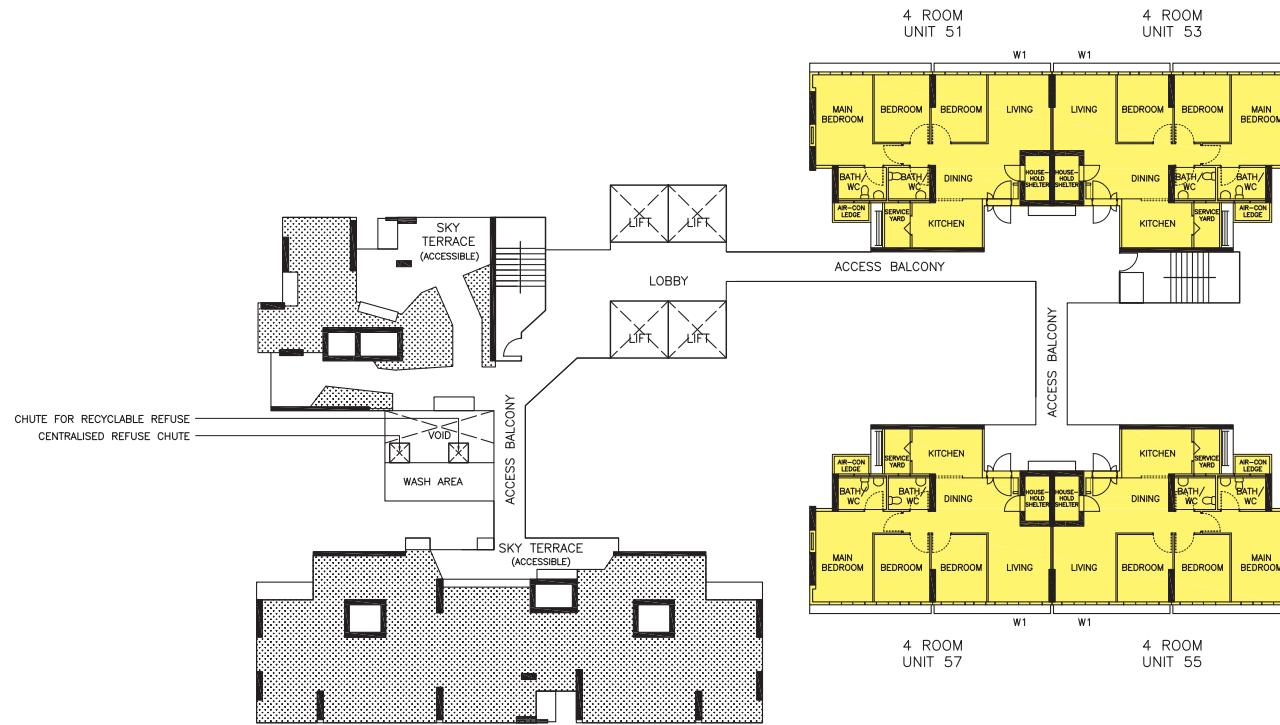
## W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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



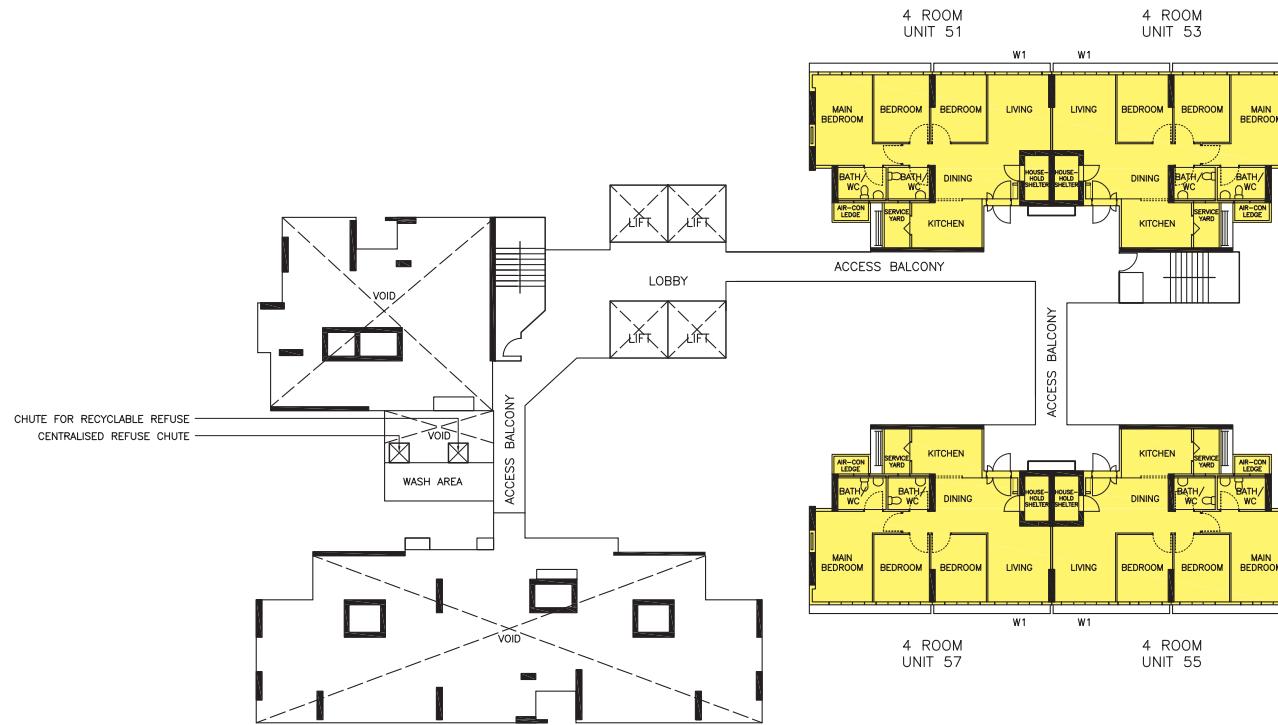


## BLOCK 25A

### 25TH STOREY FLOOR PLAN

SCALE:





# **BLOCK 25A**

## **26TH STOREY FLOOR PLAN**

#### LEGEND:

 4 ROOM

## 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:



# **BLOCK 26A**

**( 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 20TH, 23RD,  
26TH, 29TH & 32ND STOREY FLOOR PLAN )**

**LEGEND:**

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 ROOM
- 4 ROOM

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

ANSWER

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

## SCALE





## BLOCK 26A

( 3RD, 4TH, 6TH, 7TH, 9TH, 10TH, 12TH, 13TH,  
 15TH, 16TH, 18TH, 19TH, 21ST, 22ND, 27TH, 28TH,  
 30TH & 31ST STOREY FLOOR PLAN )

LEGEND:

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 ROOM
- 4 ROOM

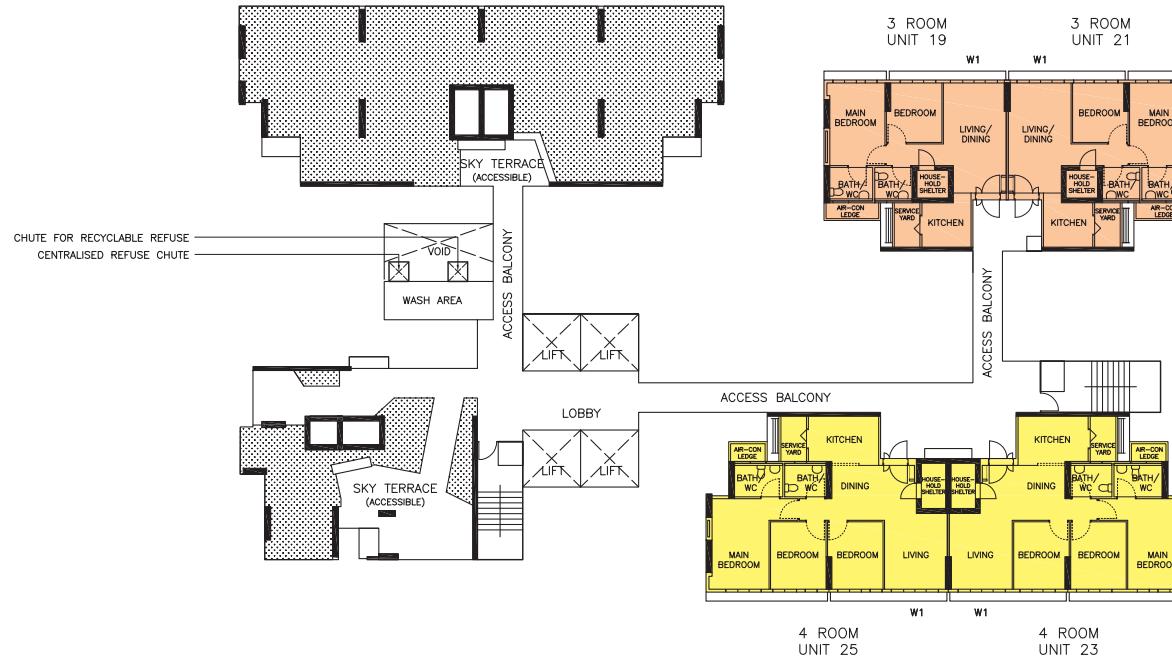
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:





# BLOCK 26A

## 24TH STOREY FLOOR PLAN

## LEGEND:

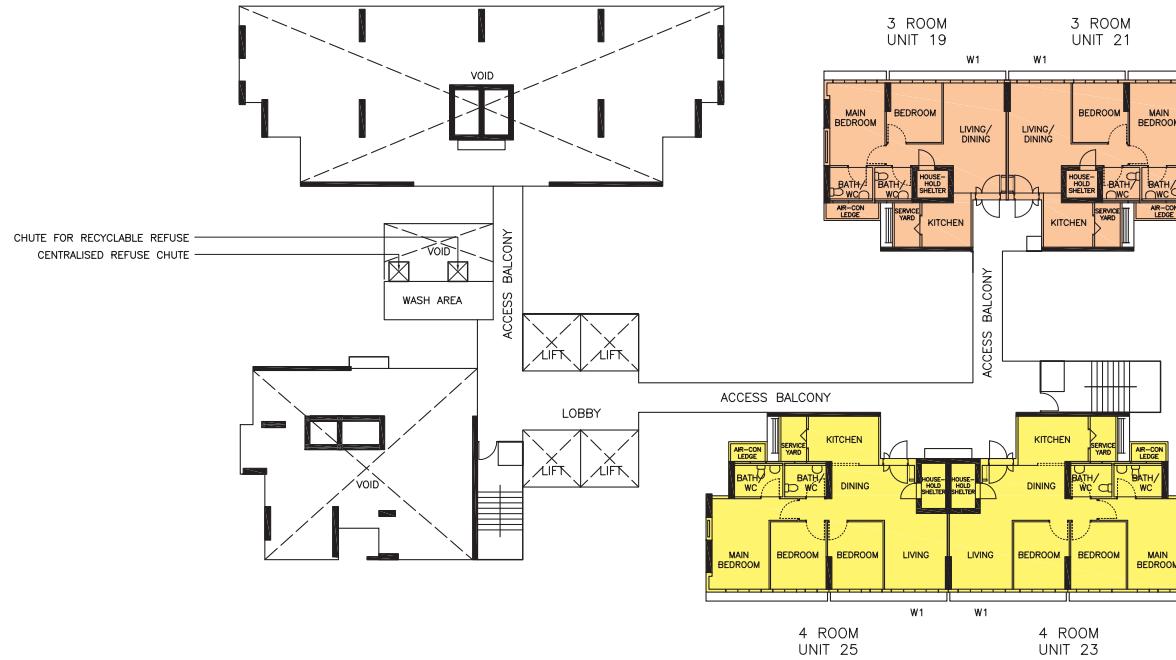
3 ROOM  
4 ROOM

## 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:**



# BLOCK 26A

## 25TH STOREY FLOOR PLAN

## LEGEND:

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The author would like to thank the anonymous referees for their useful comments and suggestions.

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

**SCALE:**



# **BLOCK 26B**

**( 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 20TH, 23RD,  
26TH, 29TH & 32ND STOREY FLOOR PLAN )**

**LEGEND:**

## 4 ROOM

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or [research@uiowa.edu](mailto:research@uiowa.edu).

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

### SCALE



## BLOCK 26B

( 3RD, 4TH, 6TH, 7TH, 9TH, 10TH, 12TH, 13TH, 15TH, 16TH, 18TH, 19TH, 21ST, 22ND, 27TH, 28TH, 30TH & 31ST STOREY FLOOR PLAN )

## LEGEND:

 4 ROOM

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

A horizontal scale bar with tick marks at 0m, 5m, 10m, 15m, and 20m. The scale is marked in increments of 5m, starting from 0m on the left and ending at 20m on the right. Each tick mark is accompanied by a short vertical line segment.



## BLOCK 26B

### 24TH STOREY FLOOR PLAN

#### LEGEND:

**4 ROOM**

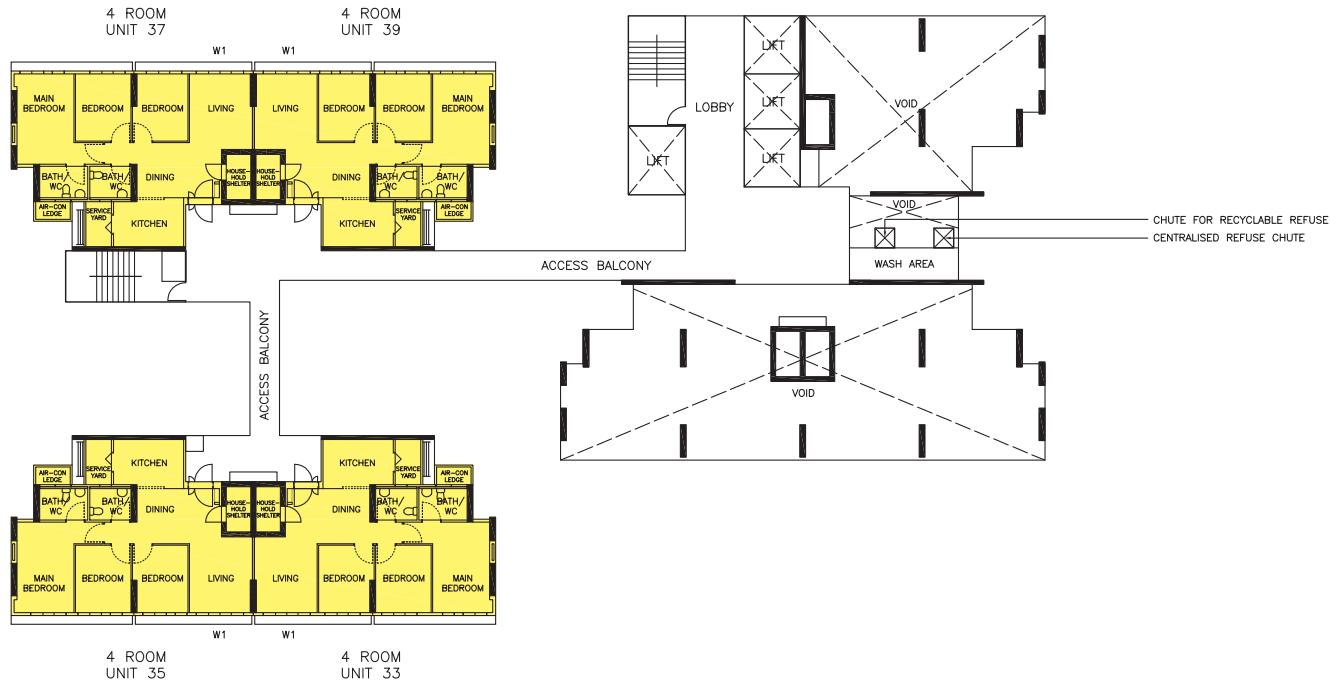
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:

0m 5m 10m 15m 20m



## BLOCK 26B

### 25TH STOREY FLOOR PLAN

#### LEGEND:

4 ROOM

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:



# General Specifications For St. George's Towers (For Studio Apartments)

## 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 sliding timber door
Bathroom/WC	:	PVC folding door
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/Bedroom floor	:	resilient (vinyl) strip flooring with timber skirting
Dining floor	:	resilient (vinyl) strip flooring with timber skirting for SA Type B
Kitchen floor	:	glazed porcelain tiles with timber skirting for SA Type A
Bathroom/WC floor	:	ceramic tiles
Household Shelter floor	:	glazed porcelain tiles

## Fittings

Quality locksets  
Quality sanitary fittings  
Kitchen cabinets with cooker hood, gas hob and kitchen sink  
Built-in wardrobe  
Clothes Drying Rack

## Services

Gas services and concealed water supply pipes  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Telephone points

## Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

# General Specifications For St. George's Towers (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/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
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

## Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining floor	: polished porcelain tiles with timber skirting (optional)
Bedrooms floor	: resilient (vinyl) strip flooring with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathrooms/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  
Wash basin for Bathroom/WC (optional)  
Bath/Shower mixer with shower set, tap mixer (optional)  
Clothes Drying Rack

## Services

Gas services and concealed water supply pipes  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Telephone points

## Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

## Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



**HOUSING &  
DEVELOPMENT  
BOARD**

Copyright © Housing & Development Board  
All rights reserved. Printed in October 2014