

delightfulhomes

HDB'S SALES EXERCISES • SEP 2014



ST GEORGE'S
TOWERS

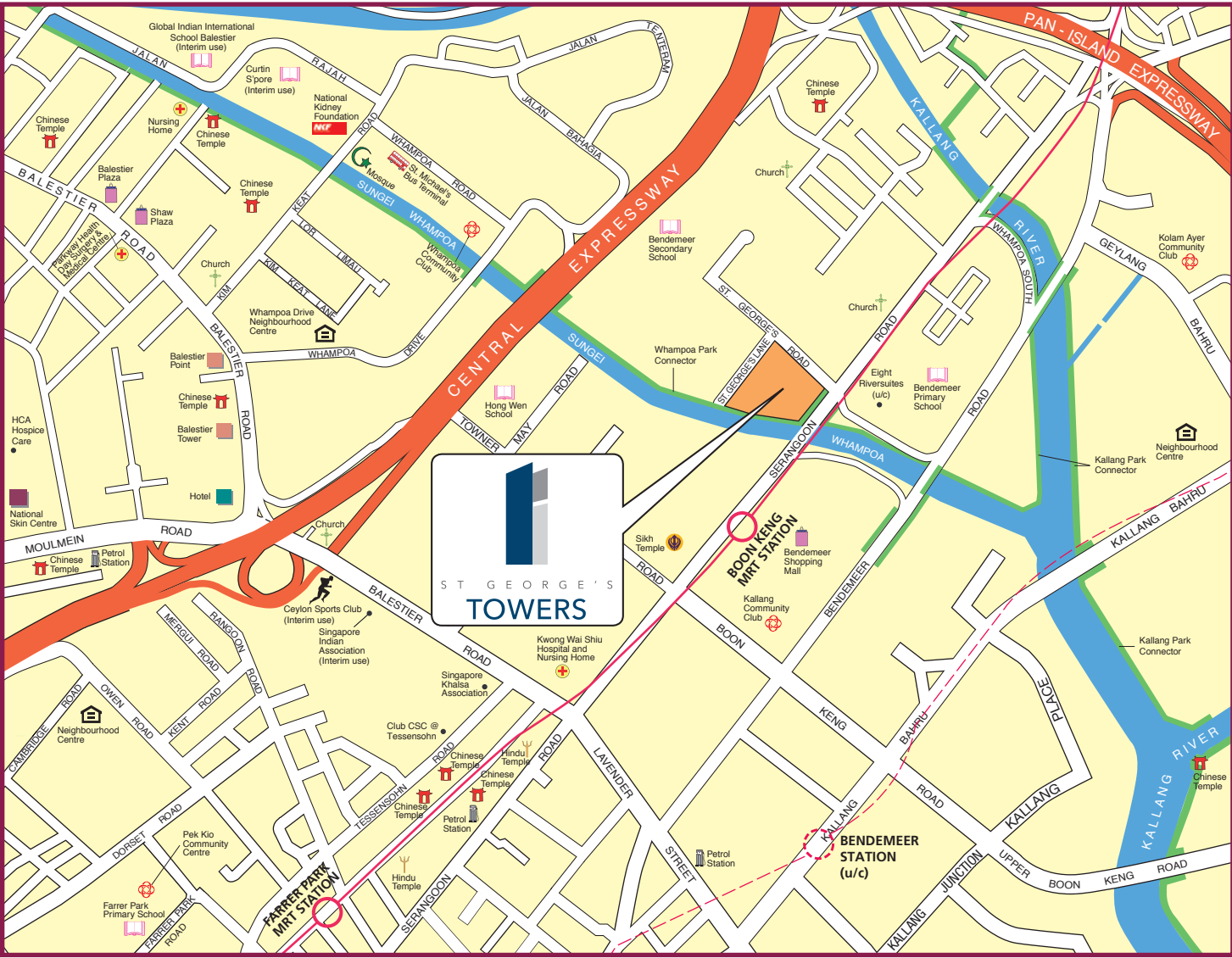


Regal Residences

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.

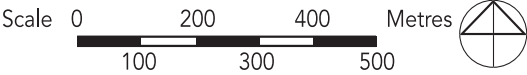
St George's Towers brings residents the joy of high-rise urban living, with some units enjoying views of the adjacent park connector and Sungei Whampoa.





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

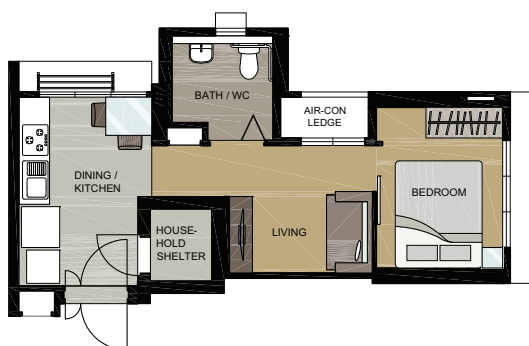
St George's Towers offers Studio Apartments, and 3- and 4-room Standard Flats. The 3- and 4-room flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

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.

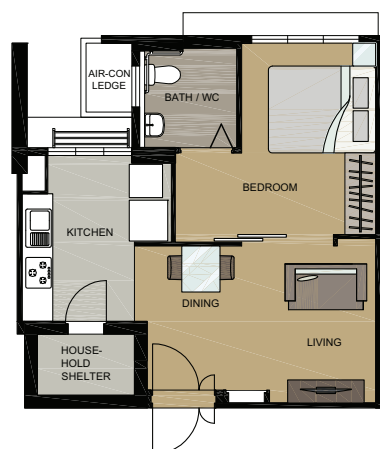
The 3- and 4-room flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor tiles installed in the living/dining room and resilient (vinyl) strip 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.



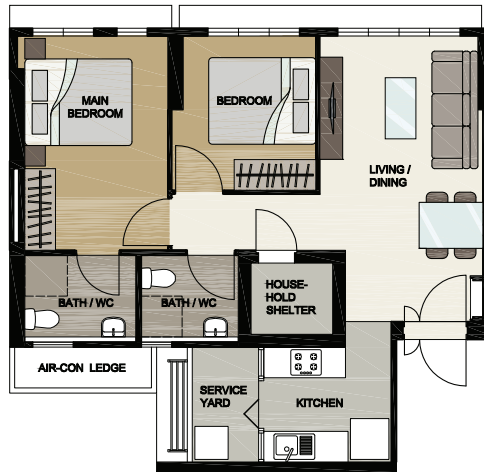
**LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE A)**

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)**

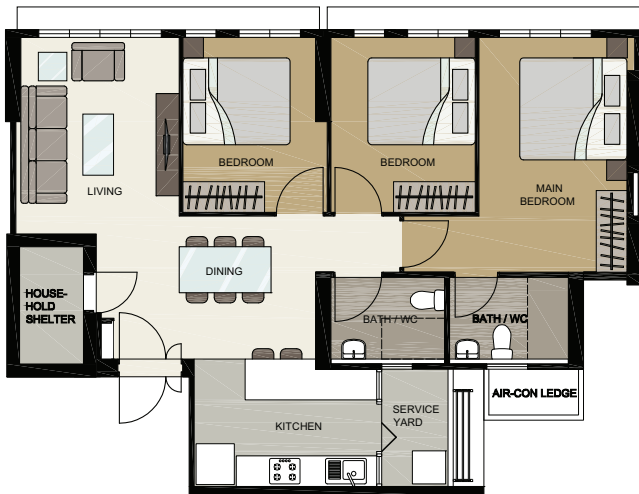
APPROX. FLOOR AREA OF 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3-ROOM

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

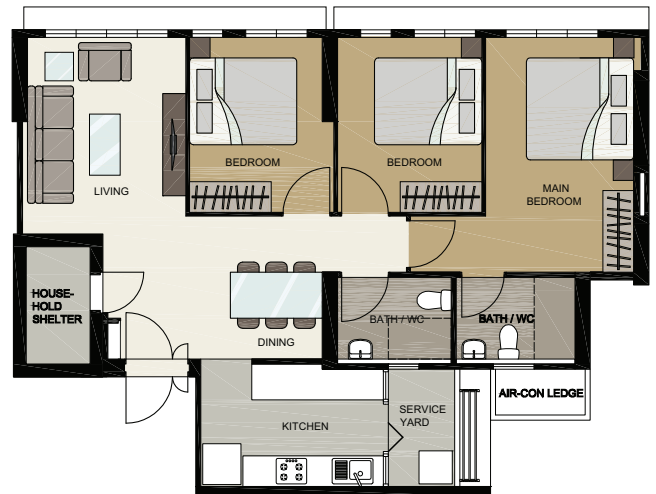
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

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

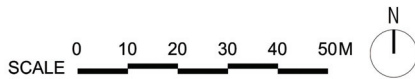


LEGEND

- 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



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

**(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

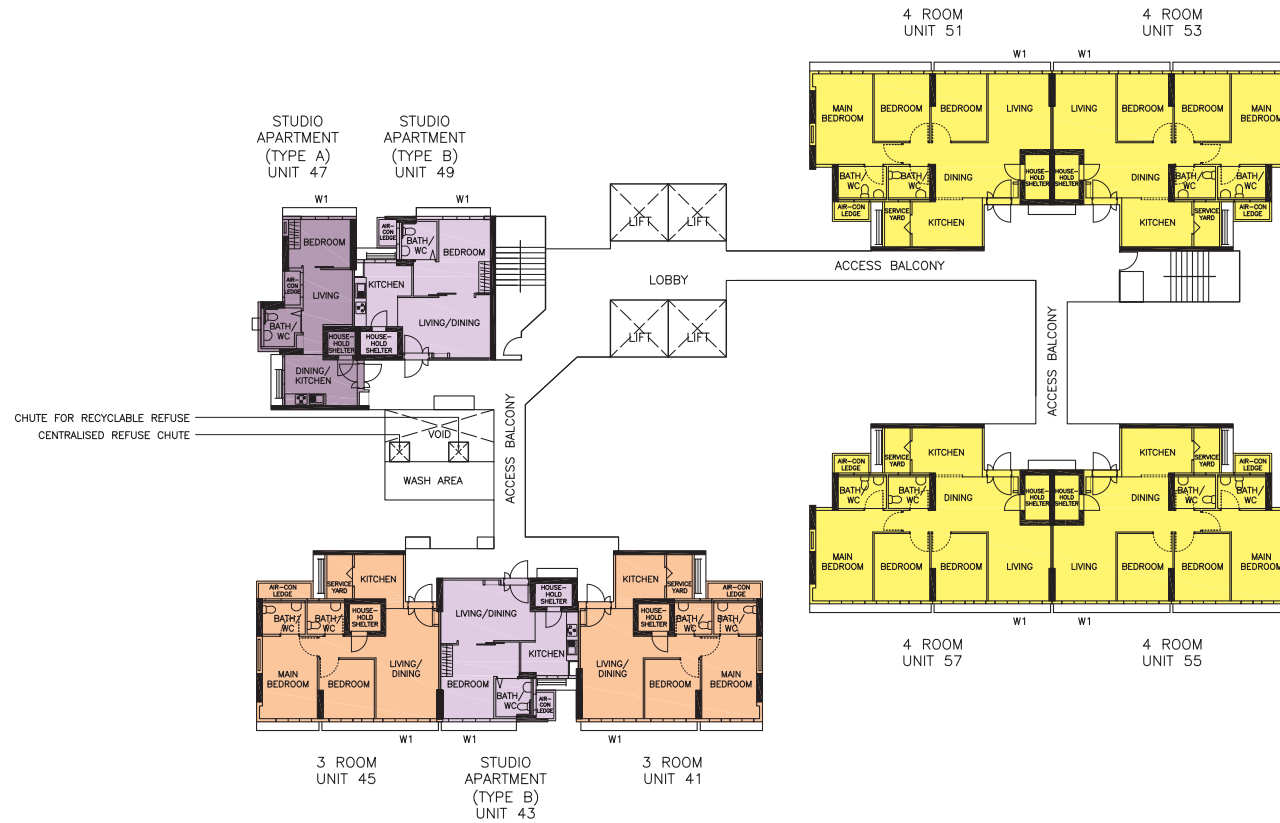
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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**

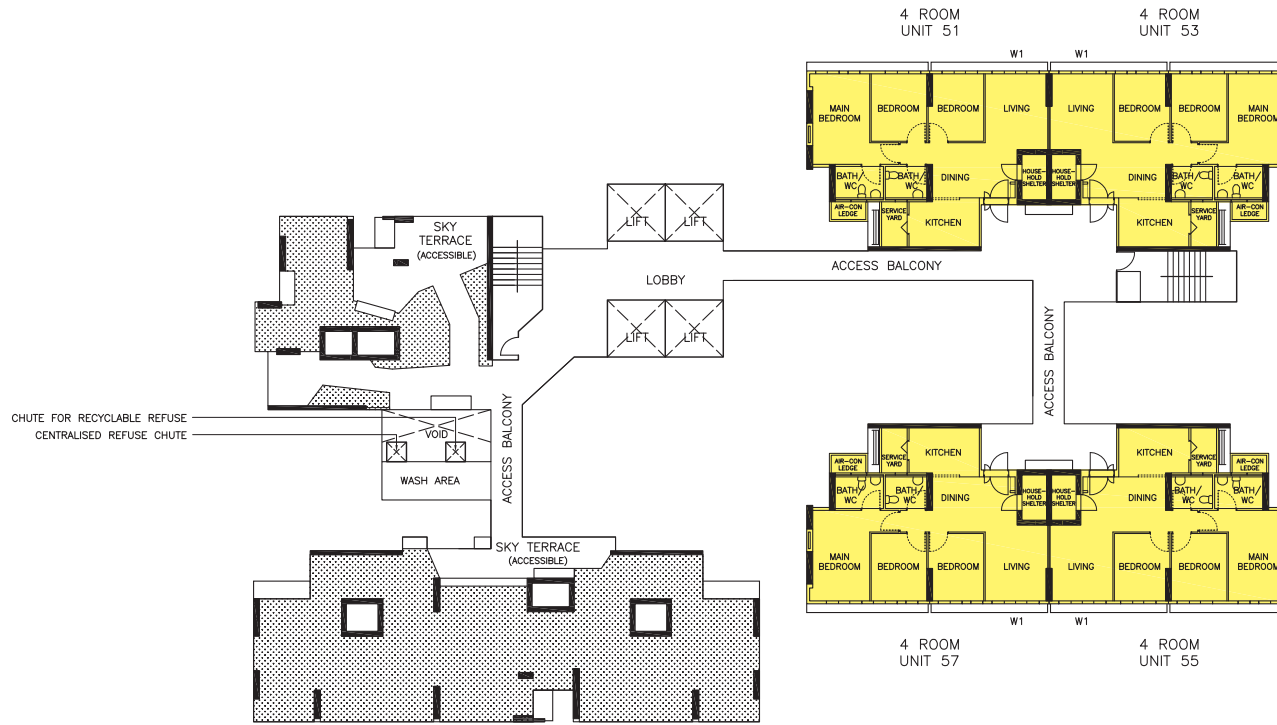
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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SCALE:





BLOCK 25A

25TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

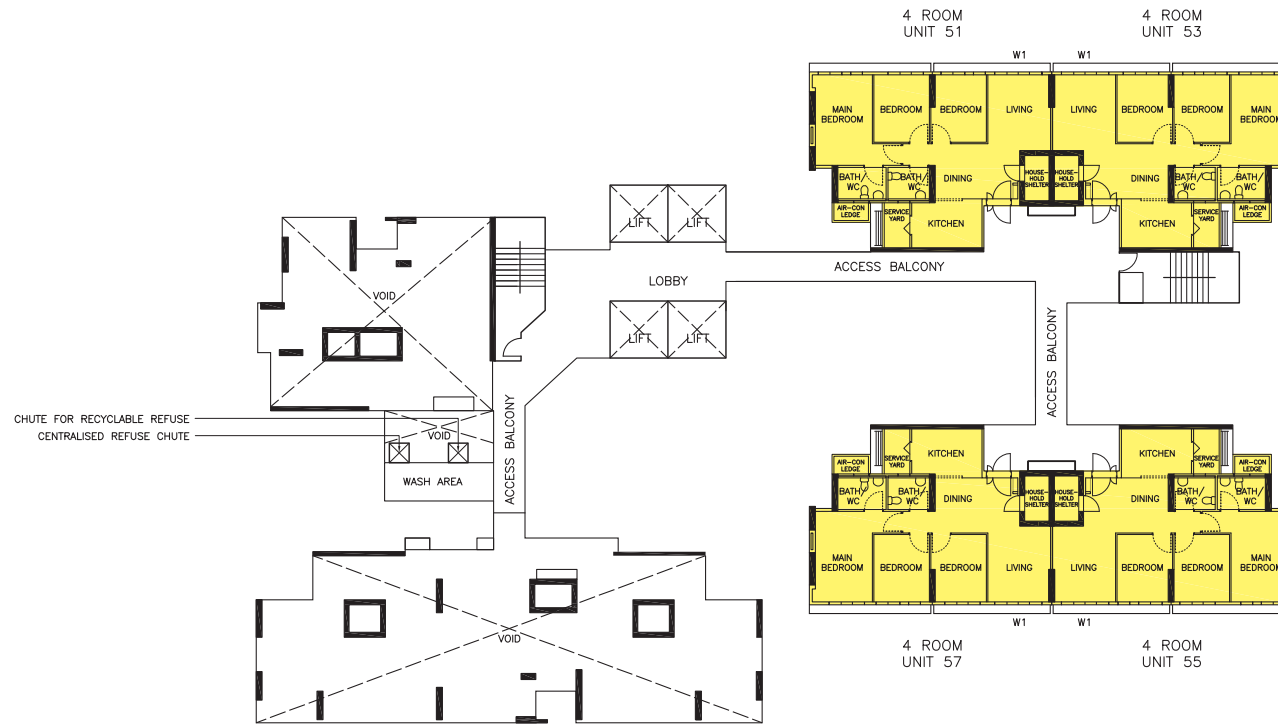
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:





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:



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

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



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**

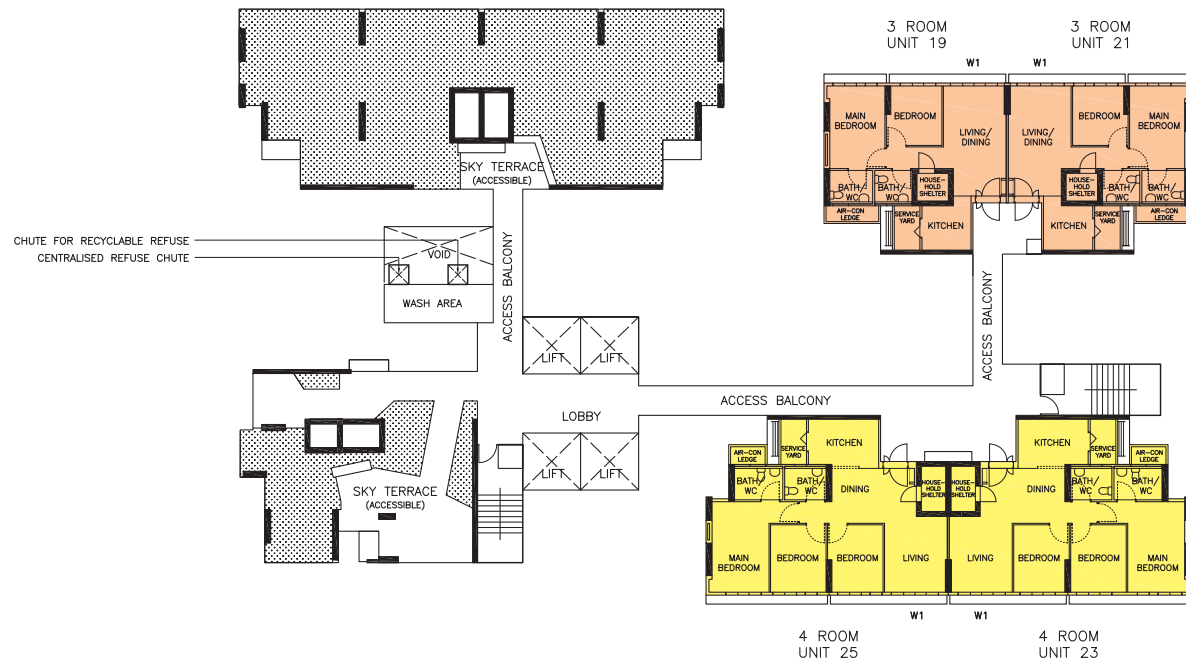
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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**

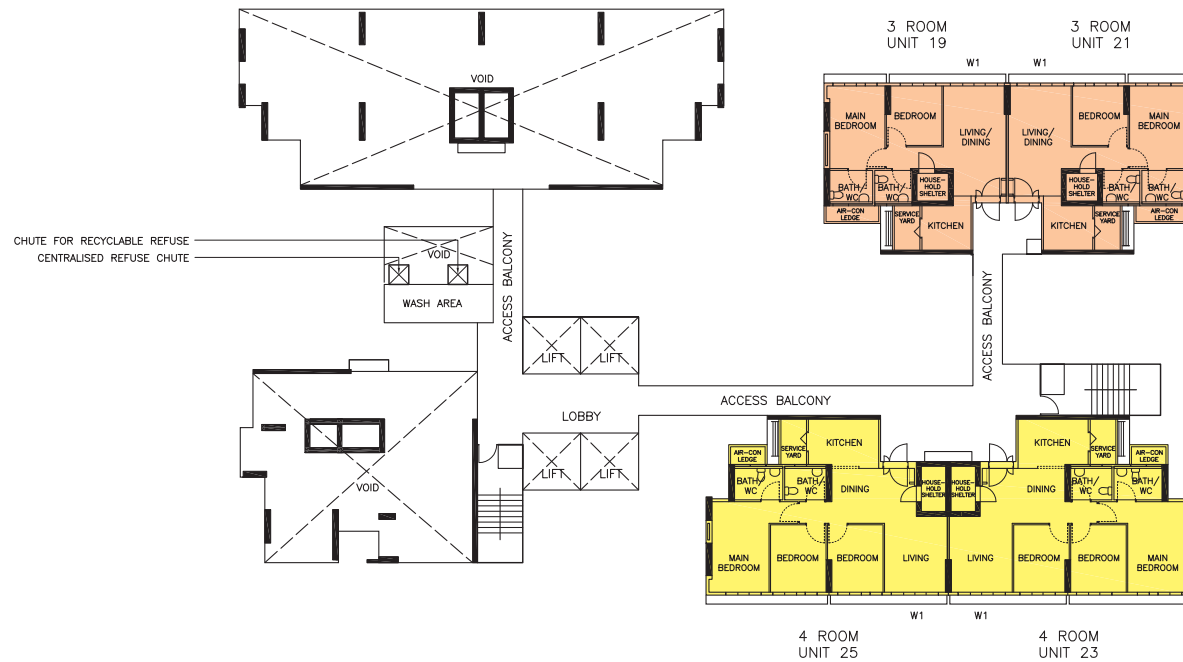
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:

- 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 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

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:





BLOCK 26B

24TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

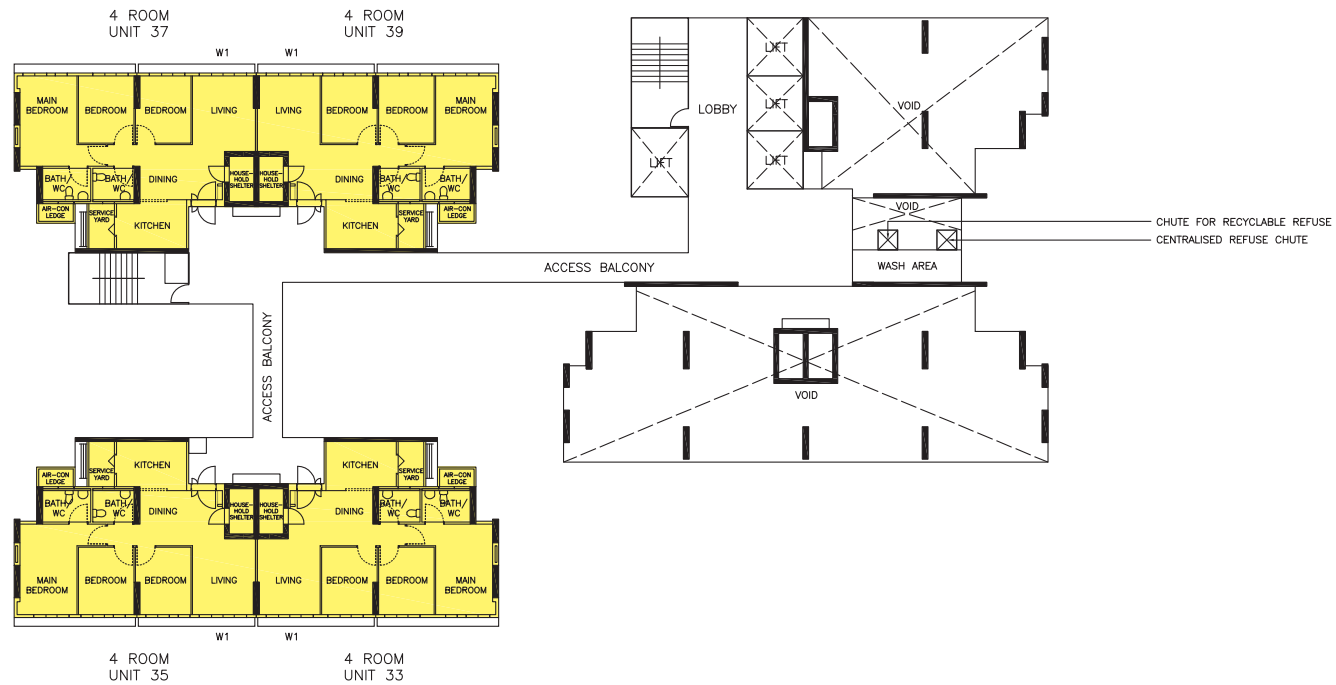
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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:





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
	:	glazed porcelain tiles with timber skirting for SA Type A
Kitchen floor	:	glazed porcelain tiles
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 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.
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