

delightfulhomes

HDB'S SALES LAUNCH • NOV 2014



Sun
Breeze



Artist's Impression

Beautiful Residences

Sun Breeze is located along Sembawang Crescent and comprises five resident blocks ranging from 5 to 16 storeys in height. You can take your pick from the 700 units of 2-, 3-, and 4-room Standard Flats offered in this development. In addition, two other residential blocks within Sun Breeze will be set aside for rental housing, making a total of seven residential blocks in this new precinct.

The name Sun Breeze relates well with nearby HDB developments such as Sun Natura and Sun Trellis.





LEGEND:

- MRT Line & Station
- - - Future MRT Station
- - - - Under Construction/Future Road
- = = Future North-South Expressway (NSE)
- (u/c) Under Construction

Scale 0 200 400 Metres
100 300 500



Notes:

All proposed developments are 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 Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.

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Joyful homes

At Sun Breeze, you will be able to enjoy a variety of recreational activities such as working out at the adult and elderly fitness stations and watching the children play at the playground. Alternatively, you can choose to relax and catch up with neighbours and friends at the precinct pavilions, resting shelters, and pergolas located within the development's green spaces.

If you seek some quiet respite, you can head over to the rooftop garden above the multi-storey car park. Those who enjoy gardening will appreciate the community garden located here.



You will also find daily conveniences within easy reach as Sun Breeze will come with its own supermarket, an eating house, and shops located at the 1st storey of the multi-storey car park.

A Residents' Committee Centre will be located within the development as well.

Eco-Friendly Living

To encourage a “green” lifestyle, Sun Breeze 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

Contemporary Homes

Sun Breeze offers 2-, 3-, and 4-room Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

These 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 finishes installed in the living/ dining room and 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, all 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 2 ROOM (TYPE 1)

APPROX. FLOOR AREA 38 sqm

(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 2 ROOM (TYPE 2)

APPROX. FLOOR AREA 48 sqm

(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA 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 93 sqm

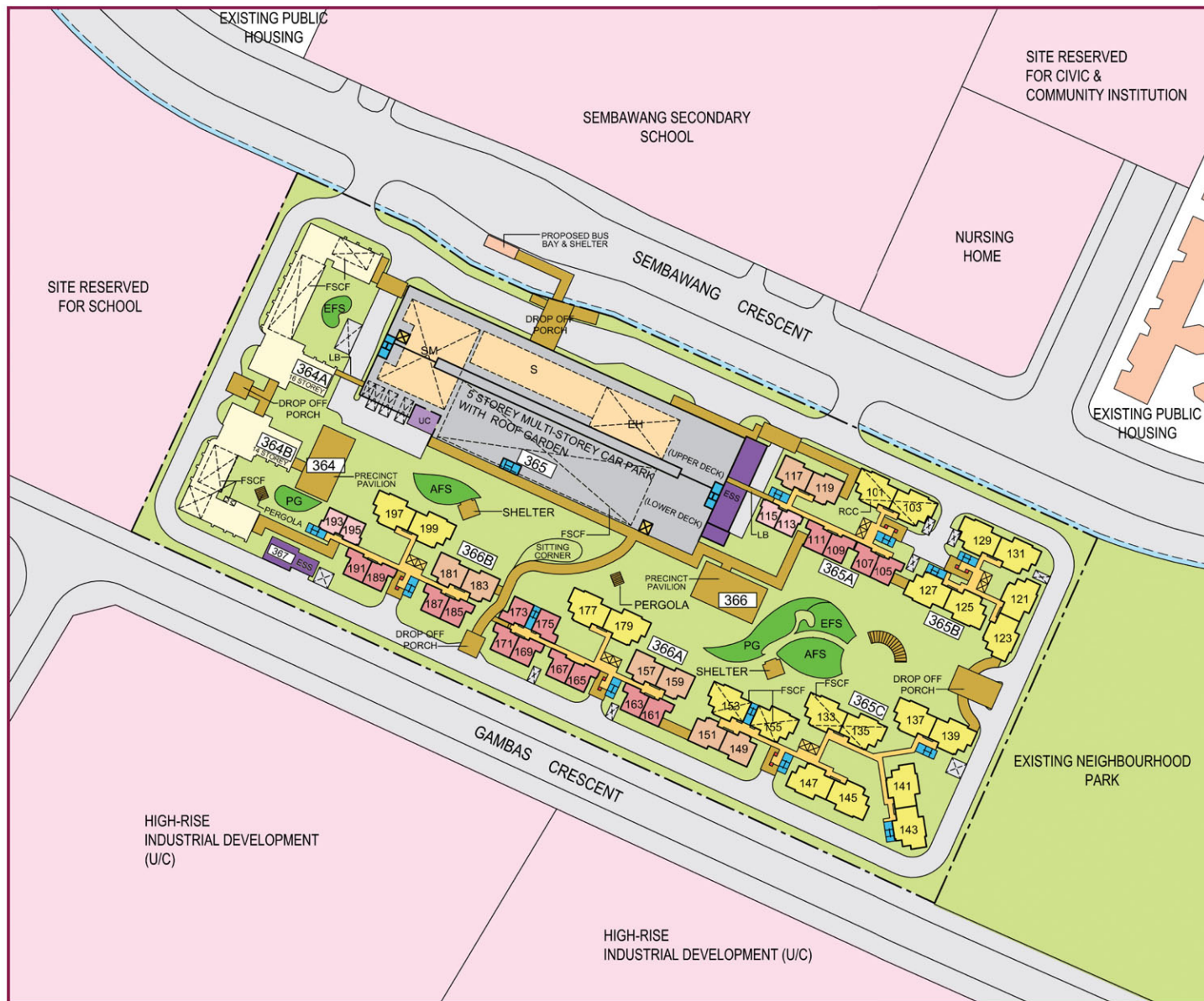
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 93 sqm

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



LEGEND

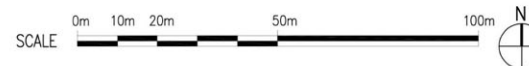
- 2 - Room (Type 1)
- 2 - Room (Type 2)
- 3 - Room
- 4 - Room
- Rental flats Not Available for Sale to Public
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Precinct Pavilion / Drop-Off Porch / Shelter / Link-Bridge(LB)
- Trellis / Pergola
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC)
- Children Playground (PG) / Elderly Fitness Station (EFS) / Adult Fitness Station (AFS) /
- Utility Centre (UC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Multi-Storey Car park With Roof Garden
- Drainage Reserve
- Eating House(EH) / Supermarket(SM) /Shop(S) at 1st storey
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Lift
- Corridor
- Service Bay
- (U/C) Under Construction

HOME OWNERSHIP FLATS							
BLK NO.	NO. OF STOREY	2 ROOM (TYPE 1)	2 ROOM (TYPE 2)	3 ROOM	4 ROOM	TOTAL	LIFT OPENS AT
365A	16	30	60	30	30	150	EVERY STOREY
365B	16	-	-	-	90	90	EVERY STOREY
365C	5/14/16	-	-	26	126	152	EVERY STOREY
366A	14/16	-	108	30	30	168	EVERY STOREY
366B	14/16	28	52	30	30	140	EVERY STOREY
GRAND TOTAL		58	220	116	306	700	

Standard Flats

Rental Flats - 2 Blocks comprising of 174 units of 1 Room and 138 units of 2 Room Rental Flats

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



Notes:

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LEGEND :

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 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.

BLK 365A (2ND TO 16TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METERS





BLK 365B (2ND TO 16TH 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.

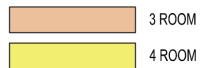
SCALE 0 2 4 6 8 10 METERS





BLK 365C (2ND 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 coloured floor plan is not intended to demarcate the boundary of the flat.

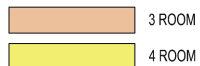
SCALE 0 2 4 6 8 10 METERS





BLK 365C (3RD-5TH STOREY FLOOR PLAN)

LEGEND :



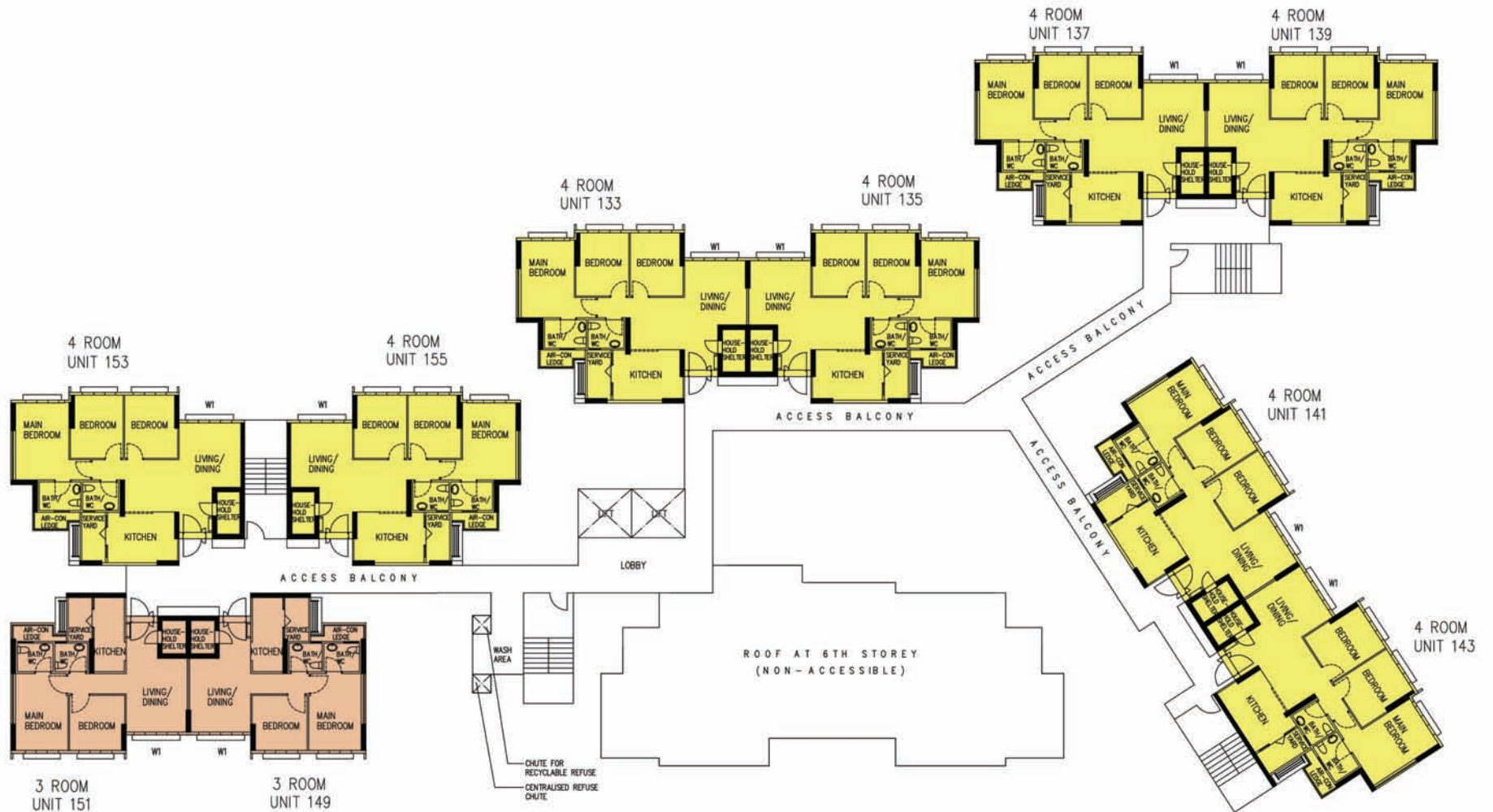
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 METERS





BLK 365C (6TH-14TH 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 0 2 4 6 8 10 METERS





BLK 365C (15TH TO 16TH 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 0 2 4 6 8 10 METERS





BLK 366A (2ND TO 14TH STOREY FLOOR PLAN)

LEGEND :

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

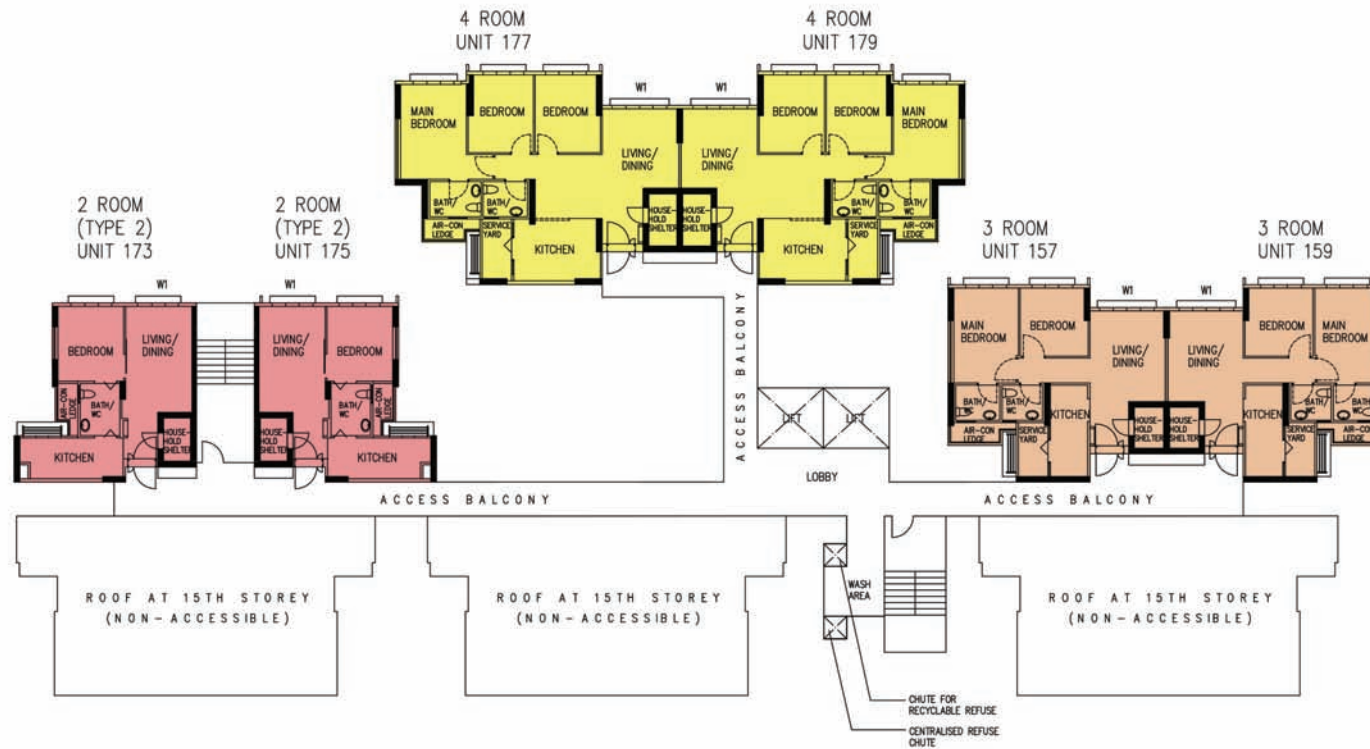
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 0 2 4 6 8 10 METERS





BLK 366A (15TH TO 16TH STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM (TYPE 2)
- 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 0 2 4 6 8 10 METERS





BLK 366B (2ND STOREY FLOOR PLAN)

LEGEND :

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

W 1 - 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 2 4 6 8 10 METERS





BLK 366B (3RD TO 14TH STOREY FLOOR PLAN)

LEGEND :

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

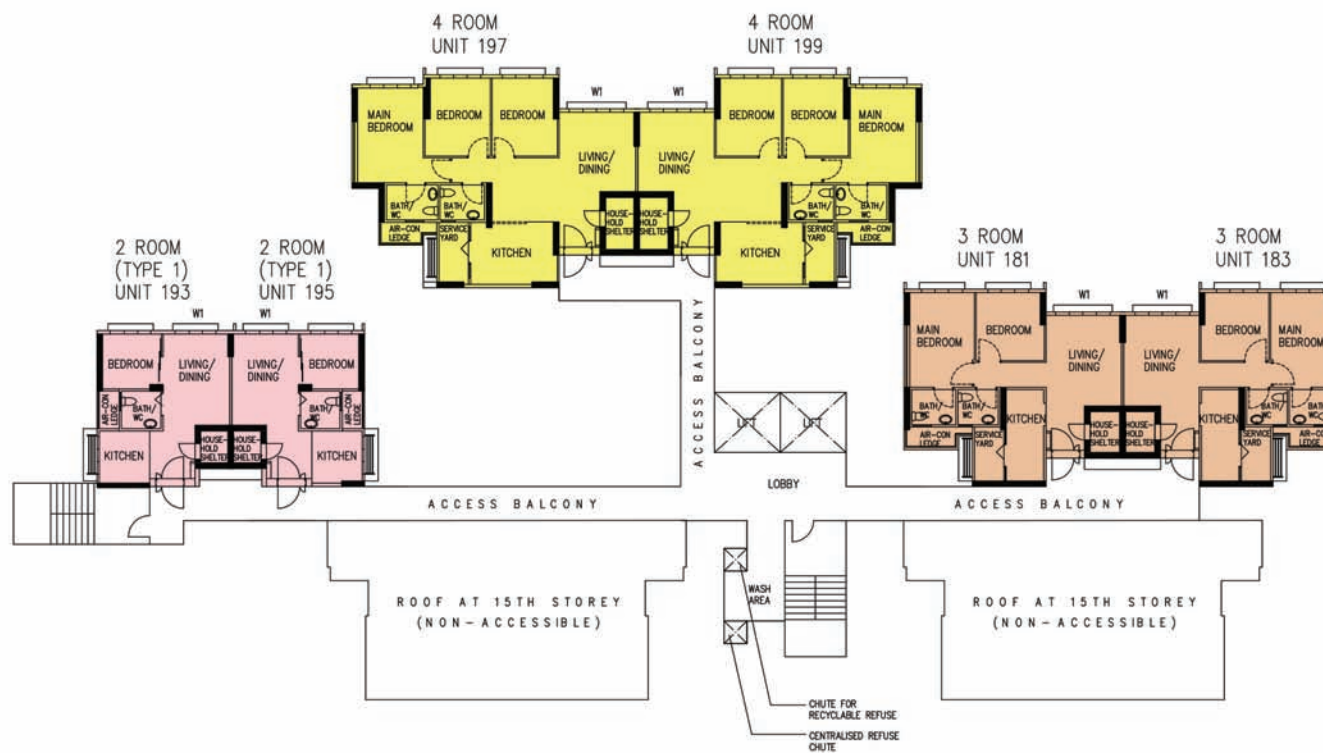
W 1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 2 4 6 8 10 METERS





BLK 366B (15TH TO 16TH STOREY FLOOR PLAN)

LEGEND :

- 2 ROOM (TYPE 1)
- 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 0 2 4 6 8 10 METERS



GENERAL SPECIFICATIONS FOR SUN BREEZE

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)
	: laminated semi-solid timber sliding partition / door for 2-room, where applicable
Bathrooms/WC	: laminated semi-solid timber (Type D9a) (optional)
	: acrylic panel folding door for 2-room
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceiling	: skim coated or plastered and painted
Kitchen/Bathrooms/WC wall	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms floor	: polished porcelain tiles 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 for information on renovation rules.

Disclaimer

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- (viii) The floor areas shown are scaled strata areas and subject to final survey.
- (ix) 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 URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of 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.
- (xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.



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