



## HDB's Sales Launch November 2020







Artist's impression



### All Aboard!

Sun Sails is bounded by Sembawang Avenue, Sembawang Road, and Sembawang Link. It comprises 8 residential blocks ranging from 6 to 13 storeys in height. You can choose from 726 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Inspired by Sembawang's maritime past, the development's name and design will reflect nautical elements. The facade design of Sun Sails mimics the imagery of sailboats at sea, while the children's playground will feature boat structures.





*Artist's impression*

Residents will enjoy the many facilities provided at Sun Sails, such as playgrounds, adult and elderly fitness stations, a Residents' Committee Centre, and a 2-storey childcare centre. Lush greenery can also be found in the development's landscaping, and there will be a rooftop garden above the Multi-Storey Car Park. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.





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.

SEMBAWANG



LEGEND:

- MRT Line & Station
- Under Construction
- Under Construction/Future Road
- North-South Corridor (u/c)
- MOE Kindergarten

Notes:

- All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
- Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc.
- The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- 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 Living

To encourage a ‘green’ lifestyle, Sun Sails will have several eco-friendly features to encourage green and sustainable lifestyles, 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 car-sharing schemes
- 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 Lighting

The common areas within Sun Sails will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.



Beautiful Homes

Sun Sails offers 2-room Flexi, 3-, 4-, and 5-room flats.

More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

2-room Flexi Available either on a 99-year lease or short-lease	3-, 4-, and 5-room
<ul style="list-style-type: none"><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• household shelter</li><li>• bathroom</li><li>• kitchen</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• bathroom</li><li>• kitchen</li></ul></li><li>• A sliding partition/ door for the bedroom and folding bathroom door</li><li>• Grab bars (for 2-room Flexi flats on short-leases)</li></ul>	<ul style="list-style-type: none"><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• household shelter</li><li>• bathrooms</li><li>• kitchen/ utility (3-room)</li><li>• kitchen and service yard (4- and 5-room)</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• bathrooms</li><li>• kitchen/ utility (3-room)</li><li>• kitchen (4- and 5-room)</li></ul></li></ul>

To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study, or to place an extra bed. See suggested layout ideas in page 9.

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room 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 a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)

See suggested layout ideas in page 10 and page 11.

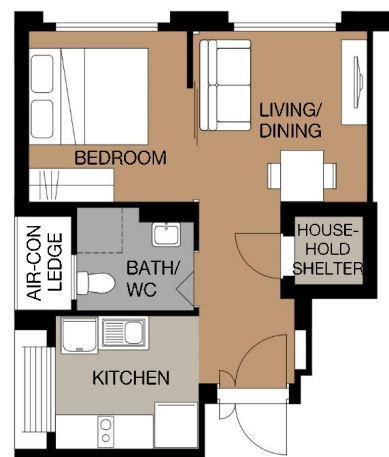
Optional Component Scheme

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

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.

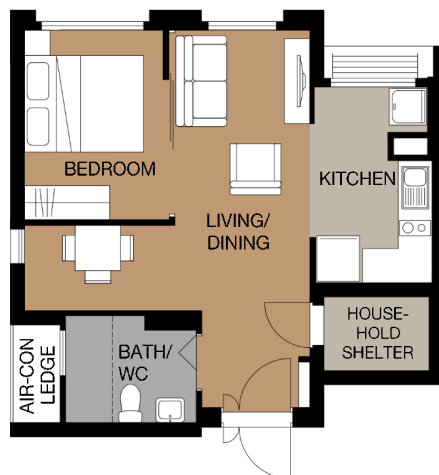


Without Living/ Dining/ Bedroom  
Floor Finishes (Default)



**2-ROOM FLEXI (TYPE 1) FLOOR PLAN**  
(With Suggested Furniture Layout)  
APPROX. FLOOR AREA 40 sqm  
(Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)

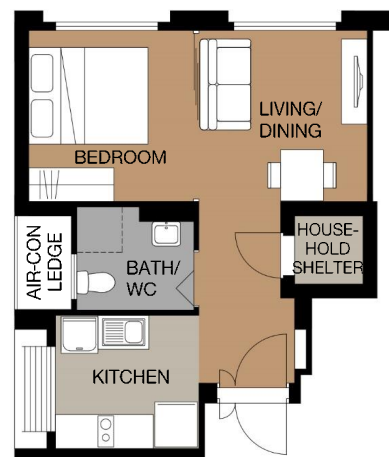
Without Living/ Dining/ Bedroom  
Floor Finishes (Default)



**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
(With Suggested Furniture Layout)  
APPROX. FLOOR AREA 48 sqm  
(Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge)

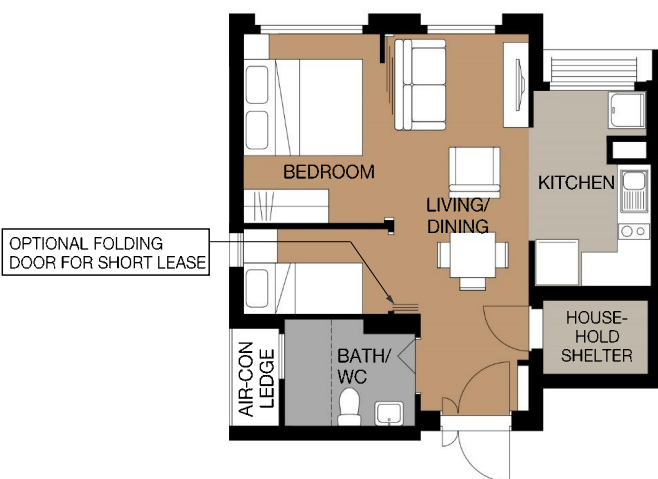
To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

With Living/ Dining/ Bedroom  
Floor Finishes



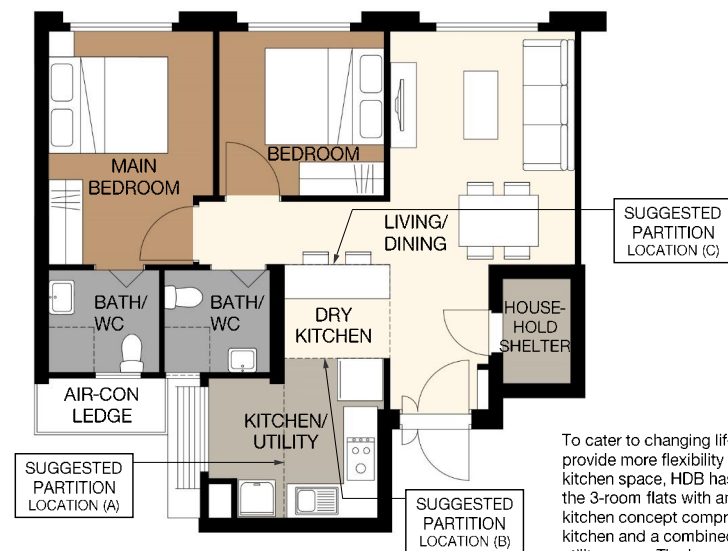
**2-ROOM FLEXI (TYPE 1) FLOOR PLAN**  
(With Suggested Furniture Layout)  
APPROX. FLOOR AREA 40 sqm  
(Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)

With Living/ Dining/ Bedroom  
Floor Finishes



**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
(With Suggested Furniture Layout)  
APPROX. FLOOR AREA 48 sqm  
(Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge)





To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room 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 a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)

**3-ROOM FLOOR PLAN**  
(With Suggested Furniture Layout)  
APPROX. FLOOR AREA 71 sqm  
(Inclusive of Internal Floor Area of 68 sqm and Air-Con Ledge)



Partition B - Separating Dry and Wet Kitchen

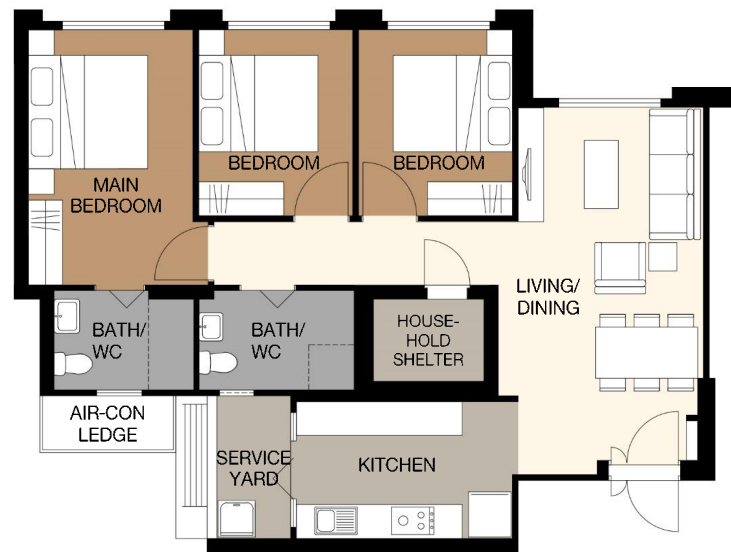


Partition A - Separating Utility from Kitchen

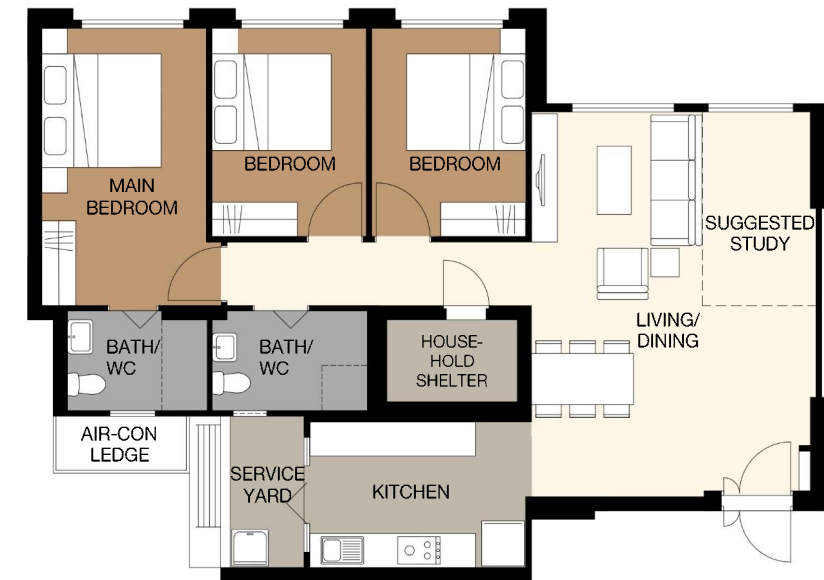


Partition C - Separating Kitchen from Living/ Dining area





**4-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA 95 sqm  
 (Inclusive of Internal Floor Area of 92 sqm and Air-con Ledge)

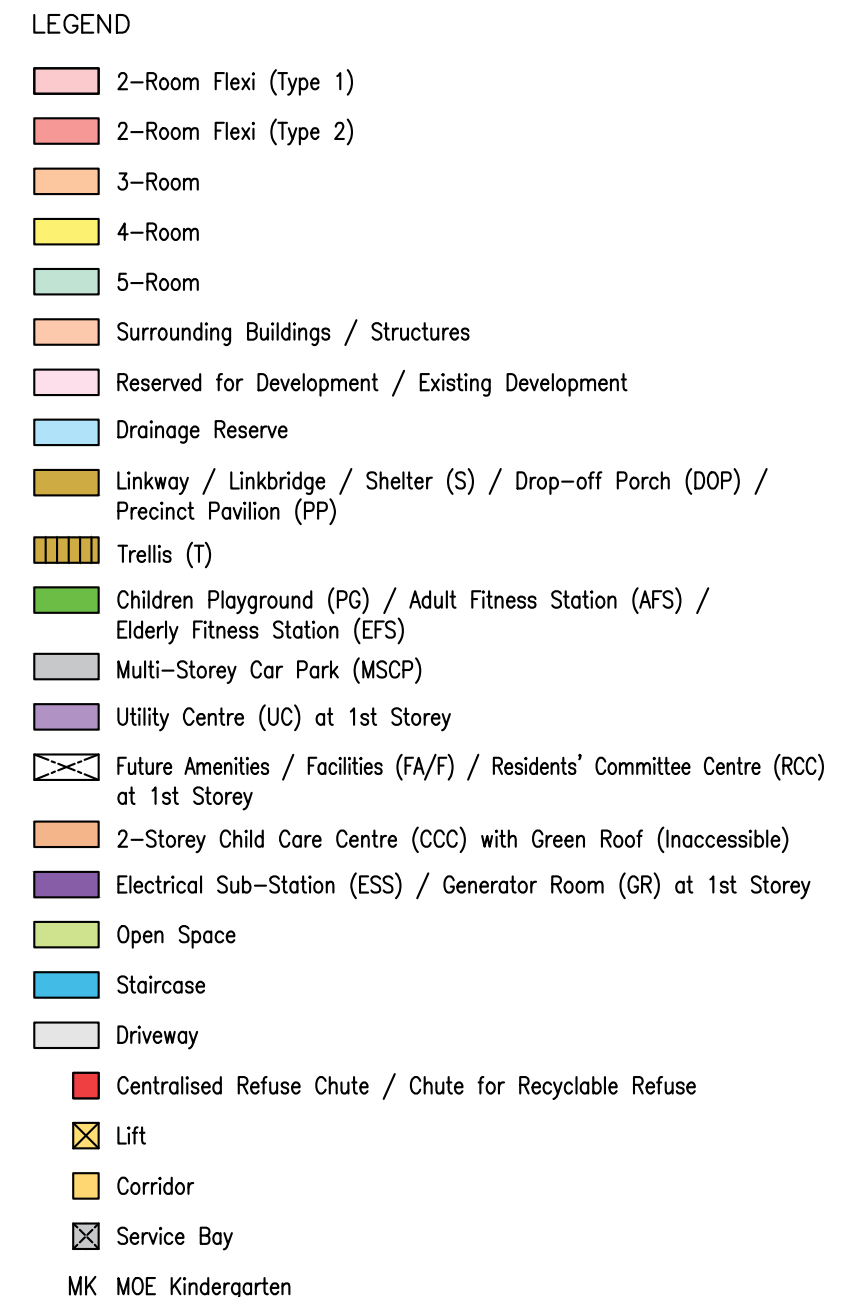


**5-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA 113 sqm  
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



**5-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA 113 sqm  
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



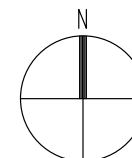
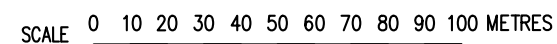


Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	Total	Lift opens at
		Type 1	Type 2					
370A	7/8/13	–	–	–	48	84	132	Every Storey
370B	8/10/11	–	–	30	49	47	126	Every Storey
371A	7/11	–	–	–	40	45	85	Every Storey
371B	9	16	64	16	24	–	120	Every Storey
372A	8/9	–	–	16	36	8	60	Every Storey
372B	8	14	56	7	21	–	98	Every Storey
373A	6	20	15	5	10	–	50	Every Storey
373B	6	10	25	10	10	–	55	Every Storey
Total		60	160	84	238	184	726	

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.



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



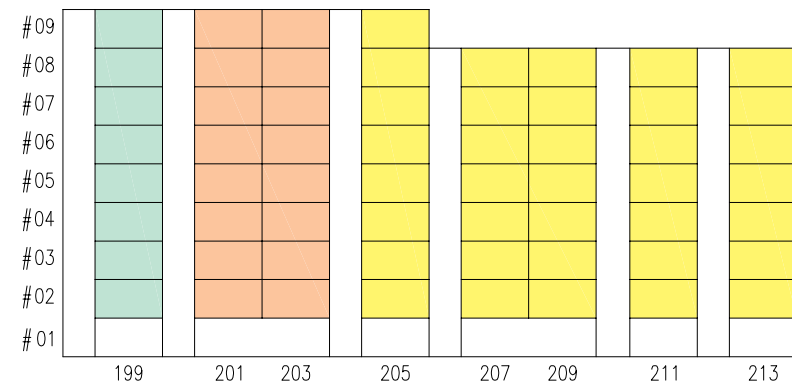
**Notes:**

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
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.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

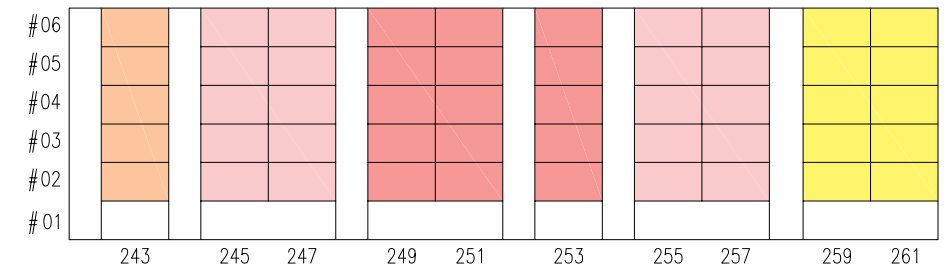
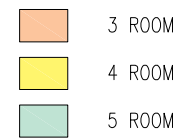




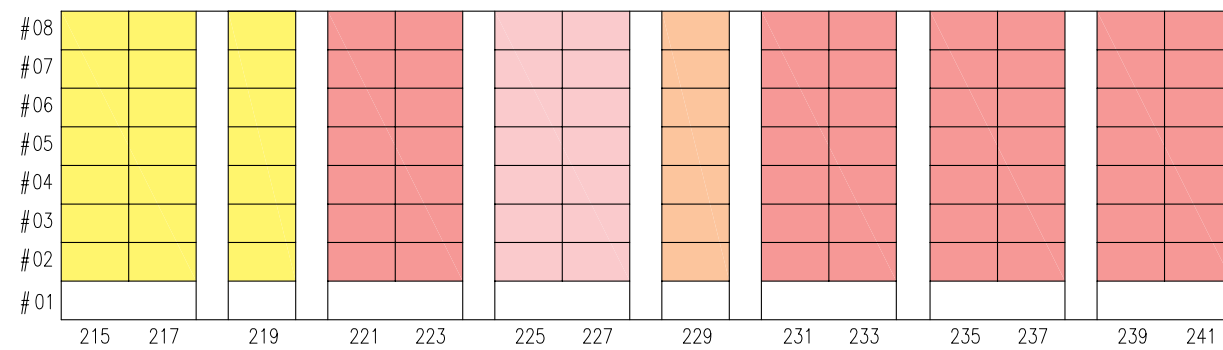




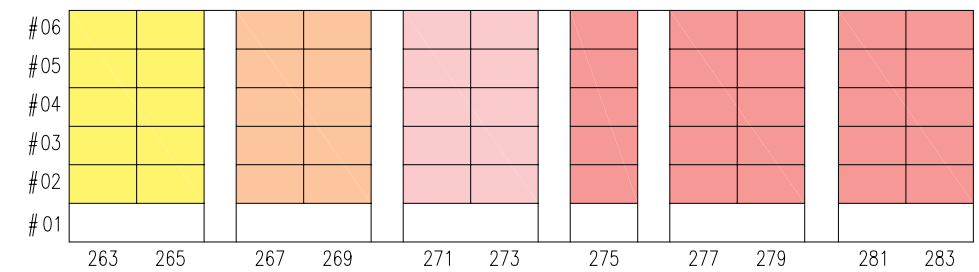
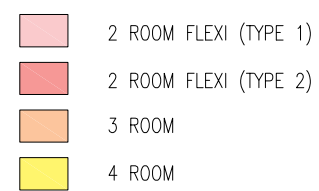
BLOCK 372A



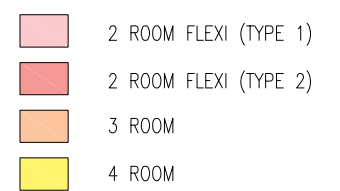
BLOCK 373A



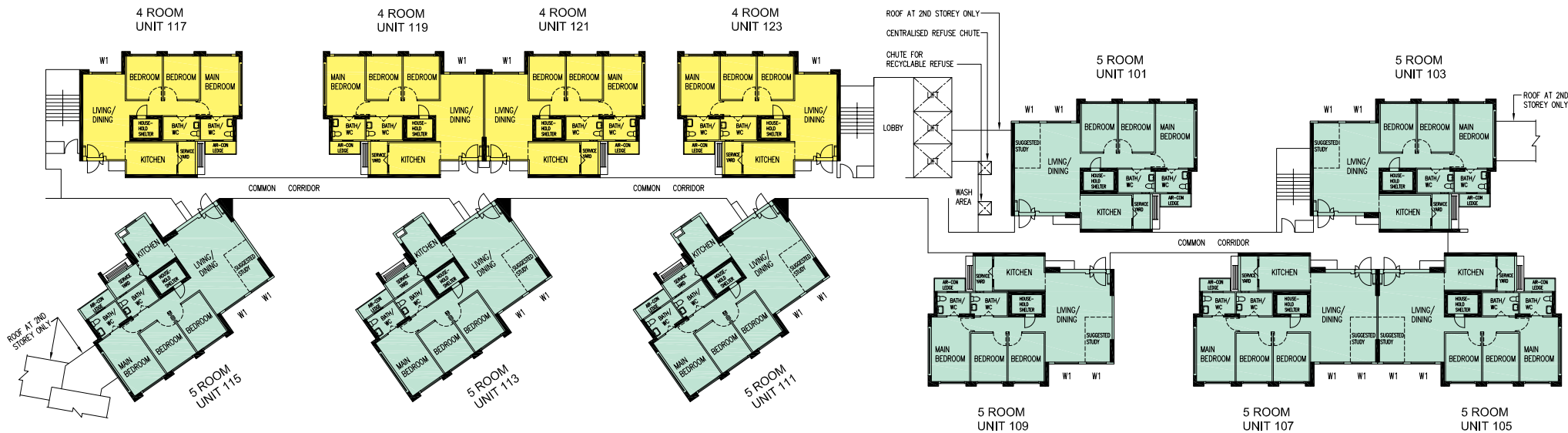
BLOCK 372B



BLOCK 373B







## BLOCK 370A (2ND TO 6TH STOREY FLOOR PLAN)

### WINDOW LEGEND

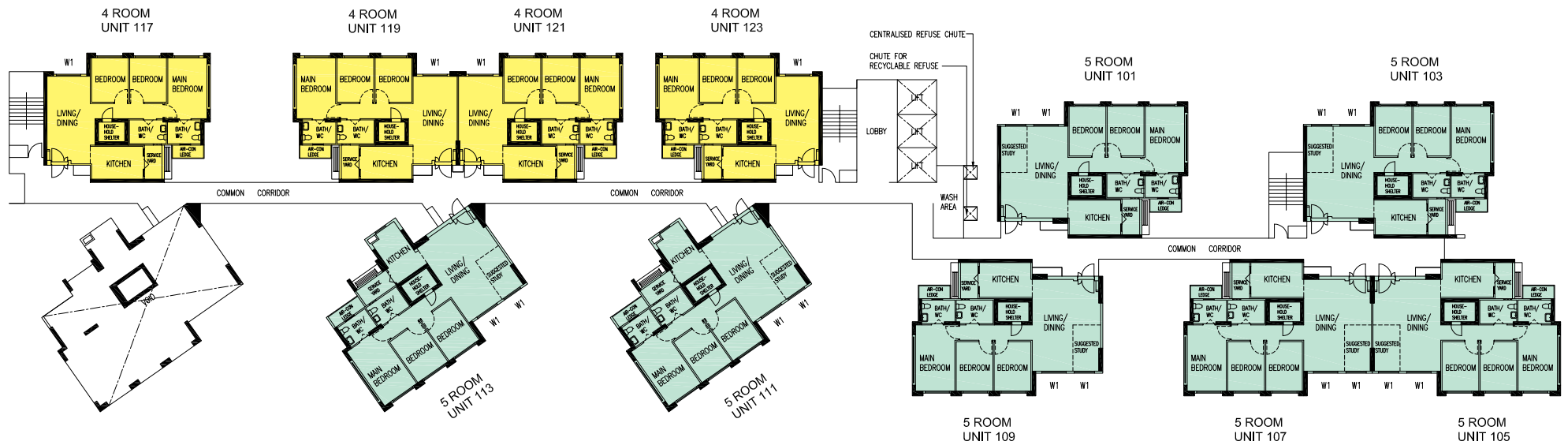
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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





# BLOCK 370A (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 METERS

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



# **BLOCK 370A** **(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 METERS

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





## BLOCK 370A (9TH 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 METERS

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



# BLOCK 370A (10TH TO 13TH 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 METERS

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











# BLOCK 370B (10TH STOREY FLOOR PLAN)

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---



# **BLOCK 370B** **(11TH STOREY FLOOR PLAN)**

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---





# BLOCK 371A (2ND TO 6TH STOREY FLOOR PLAN)

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---



BLOCK 371A  
(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 METERS

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



BLOCK 371A  
(8TH STOREY FLOOR PLAN)

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---





BLOCK 371A  
(9TH TO 11TH STOREY FLOOR PLAN)

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---



## BLOCK 371B (2ND TO 9TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI 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

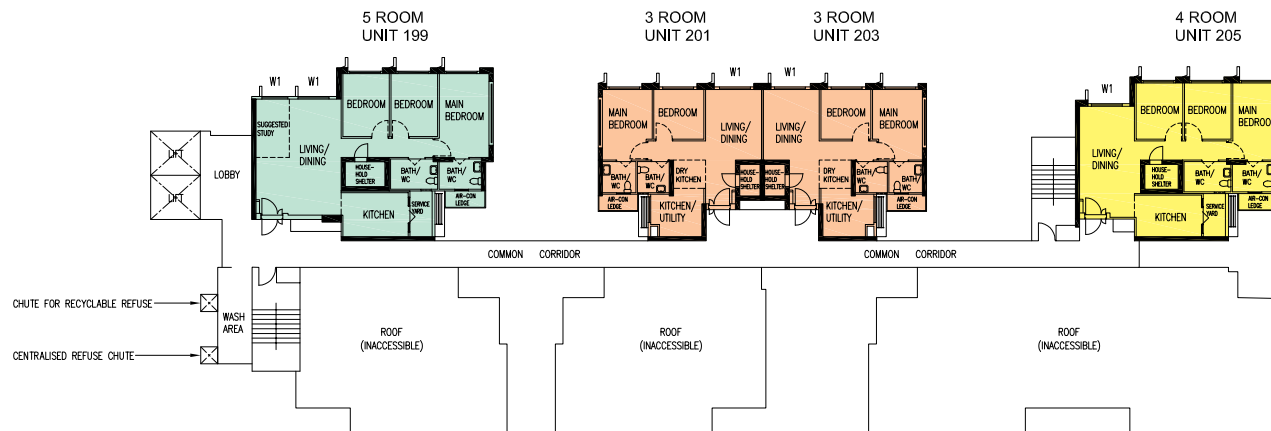
<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---



## BLOCK 372A (2ND TO 8TH STOREY FLOOR PLAN)

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---





## BLOCK 372A (9TH 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 METERS

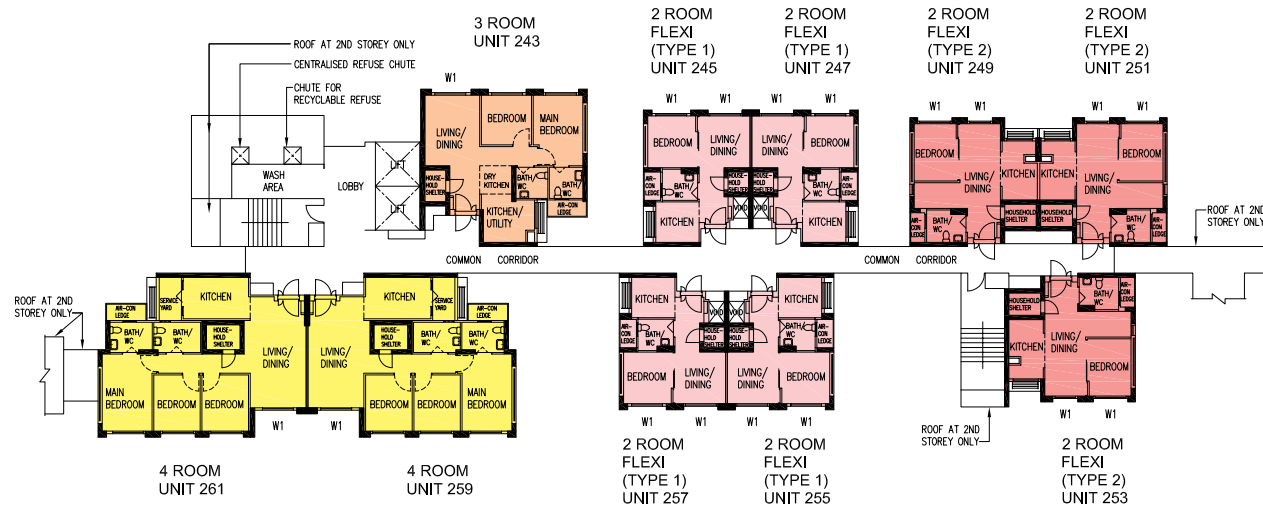
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT  
THE BOUNDARY OF THE FLAT



# **BLOCK 372B** **(2ND TO 8TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI 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

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---



# BLOCK 373A (2ND TO 6TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI 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

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---





## BLOCK 373B (2ND TO 6TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI 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

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
--	---	----------------------------------	---

## General Specifications For SUN SAILS

### 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/ 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 sliding partition/ door, where applicable
Living/Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

#### Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

#### 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 induction 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) 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](http://www.hdb.gov.sg) for information on renovation rules.

## General Specifications For SUN SAILS

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/ 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) : laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional) : laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: 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)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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](http://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 the 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 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.



Copyright © Housing & Development Board  
All rights reserved. November 2020

# OPTIONAL COMPONENT SCHEME

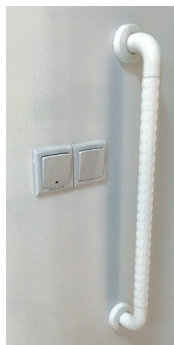
## (2-ROOM FLEXI FLATS – SUN SAILS)

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: 38sqm and 46sqm, 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

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



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.

November 2020

# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS – SUN SAILS)

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 induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

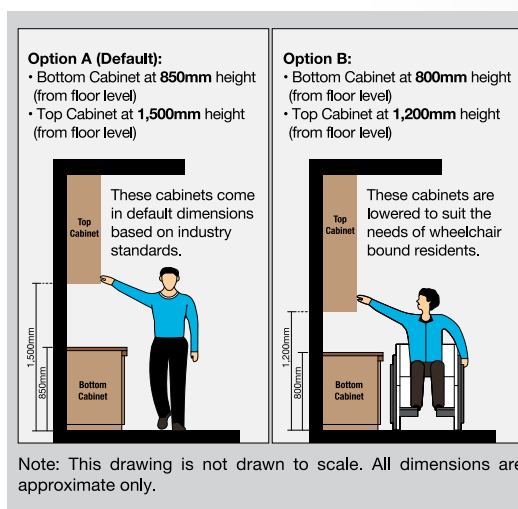
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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



- Folding door at the flexible space next to bedroom



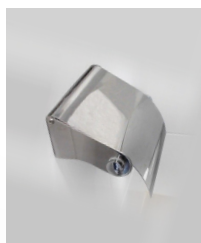
### OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

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

*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.*

November 2020



# OPTIONAL COMPONENT SCHEME

## (3-, 4-, 5-ROOM FLATS – SUN SAILS)

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.

These 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
  - 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.*

November 2020