

delightfulhomes

HDB'S SALES EXERCISES • JULY 2014



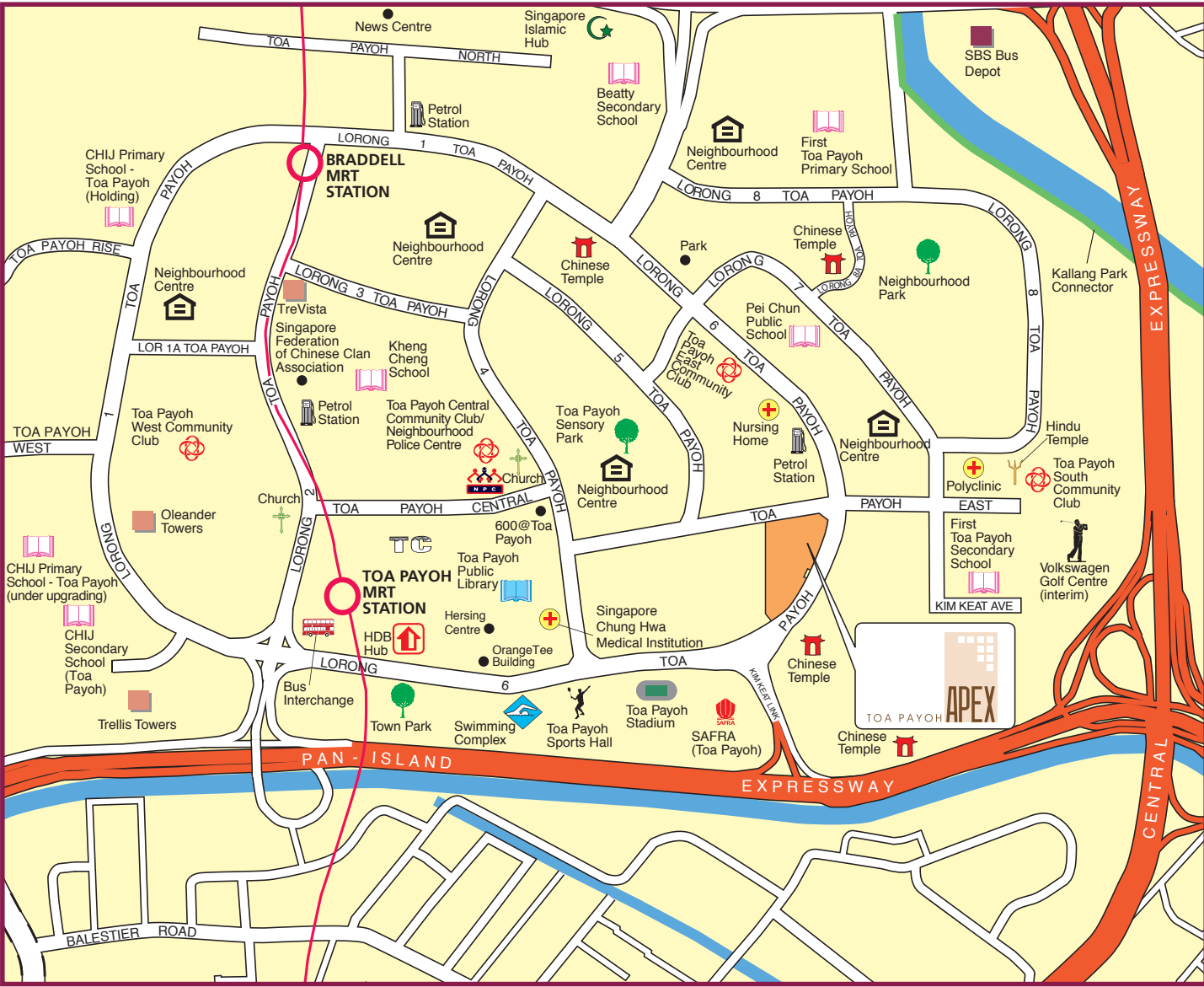


Welcoming Homes

Toa Payoh Apex is bounded by Lorong 6 Toa Payoh and Toa Payoh East. The development offers 557 units of 3- and 4-room Standard Flats housed in four 36-storey residential blocks.

Towering above its surroundings, Toa Payoh Apex provides residents with good views of its neighbourhood.





LEGEND:

 MRT Line & Station

Scale 0 200 400 Metres

100 300 500





Urban Sanctuaries

At Toa Payoh Apex, you will be able to enjoy a range of recreational facilities right at your doorstep.

You can keep fit at the adult and elderly fitness stations while the young ones have fun at the children's playground. The seating areas, precinct pavilion and green pocket spaces also serve as ideal venues to relax and mingle with your family or neighbours. If you seek some quiet respite, you can head over to the rooftop garden adorning the multi-storey car park.

A Resident's Committee Centre will also be set up within the development.



Eco-Friendly Living

To encourage a “green” lifestyle, Toa Payoh Apex is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

Charming Residences

Toa Payoh Apex offers 3- and 4-room Standard Flats. All these flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Toa Payoh Apex 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 flats at Toa Payoh Apex 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.

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA : 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

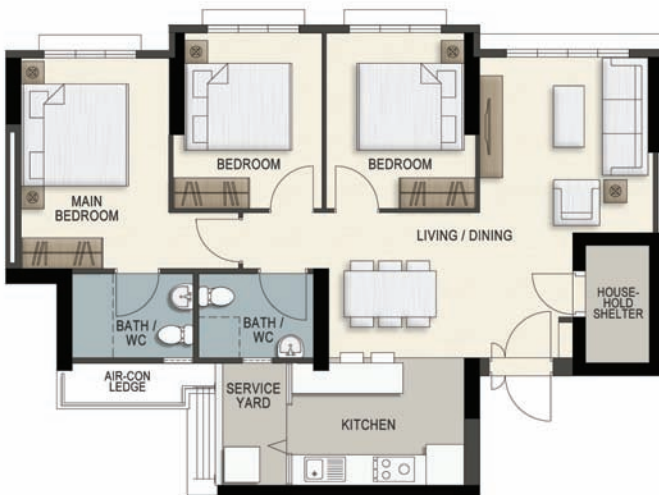
With Kitchen Partition Wall



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA : 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA : 93 sqm

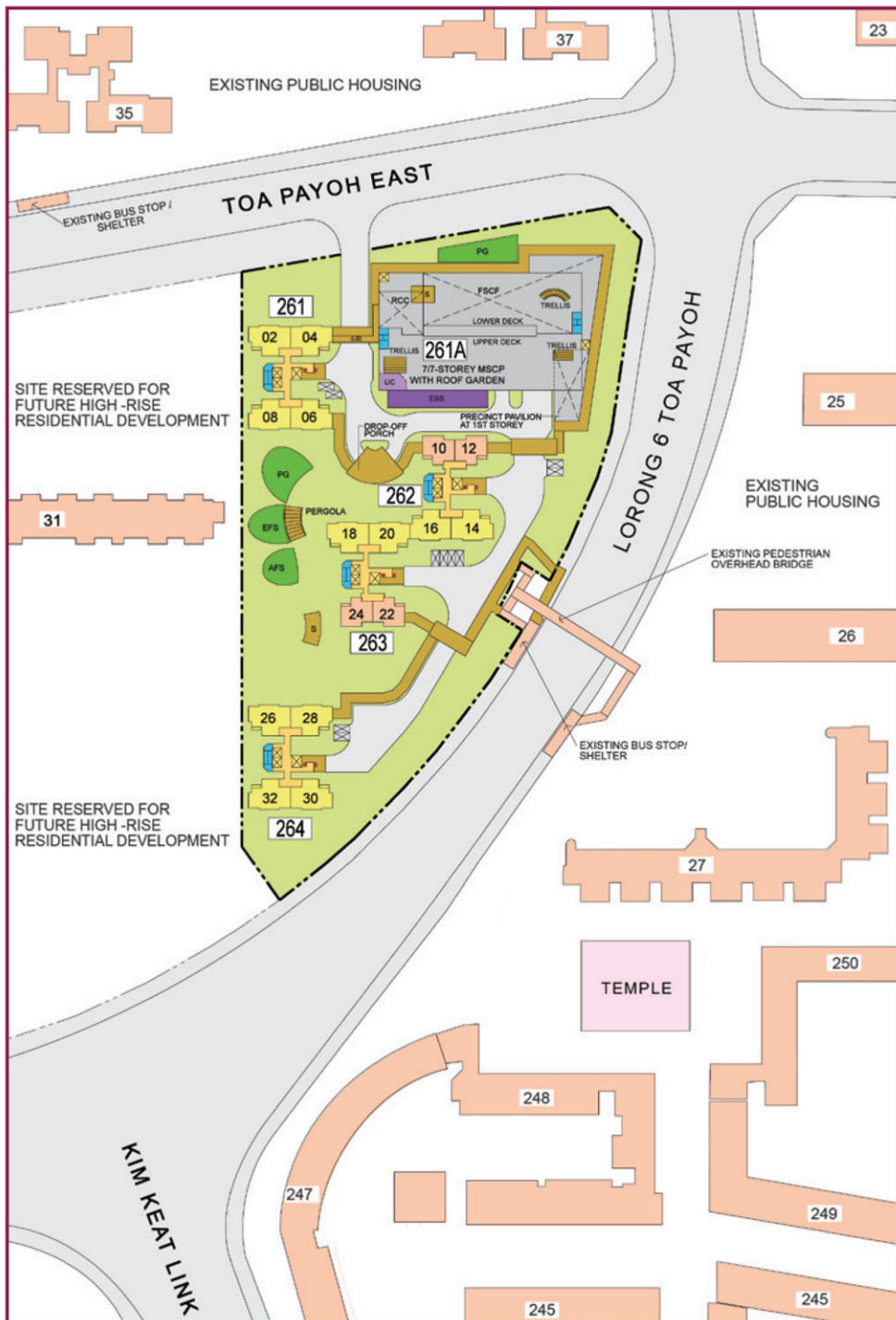
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA : 93 sqm

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



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



Legend

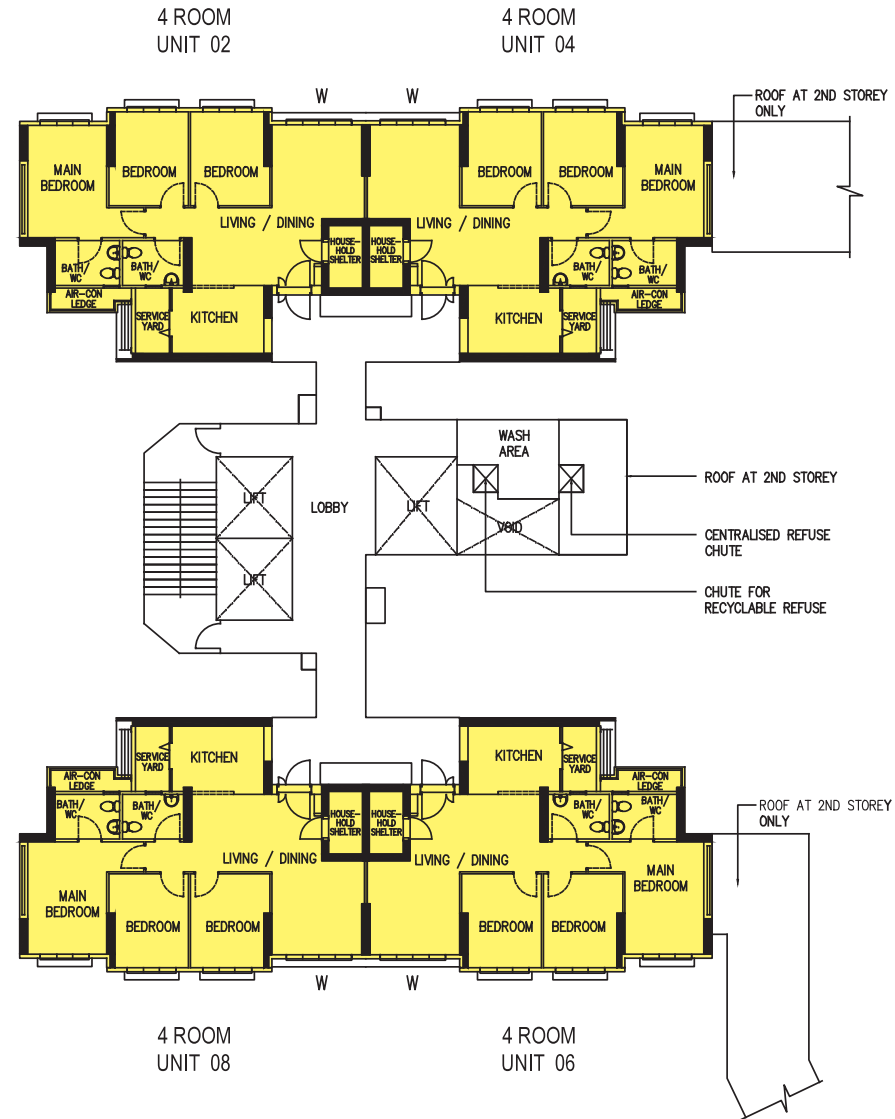
- 3-Room
- 4-Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Link-Bridge (LB) / Drop-Off Porch / Shelter (S)
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) at 1st Storey / Precinct Pavilion at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Utility Centre (UC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Open Space
- Trellis / Pergola
- Multi-Storey Carpark
- Driveway
- Staircase
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Lift
- Corridor
- Service Bay

Block Number	Number of Storeys	3 Room	4 Room	Total	Lift Opens At
261	36	-	139	139	Every Storey
262	36	68	70	138	Every Storey
263	36	70	70	140	Every Storey
264	36	-	140	140	Every Storey
Total		138	419	557	

Standard Flats

SCALE





LEGEND :

4 ROOM

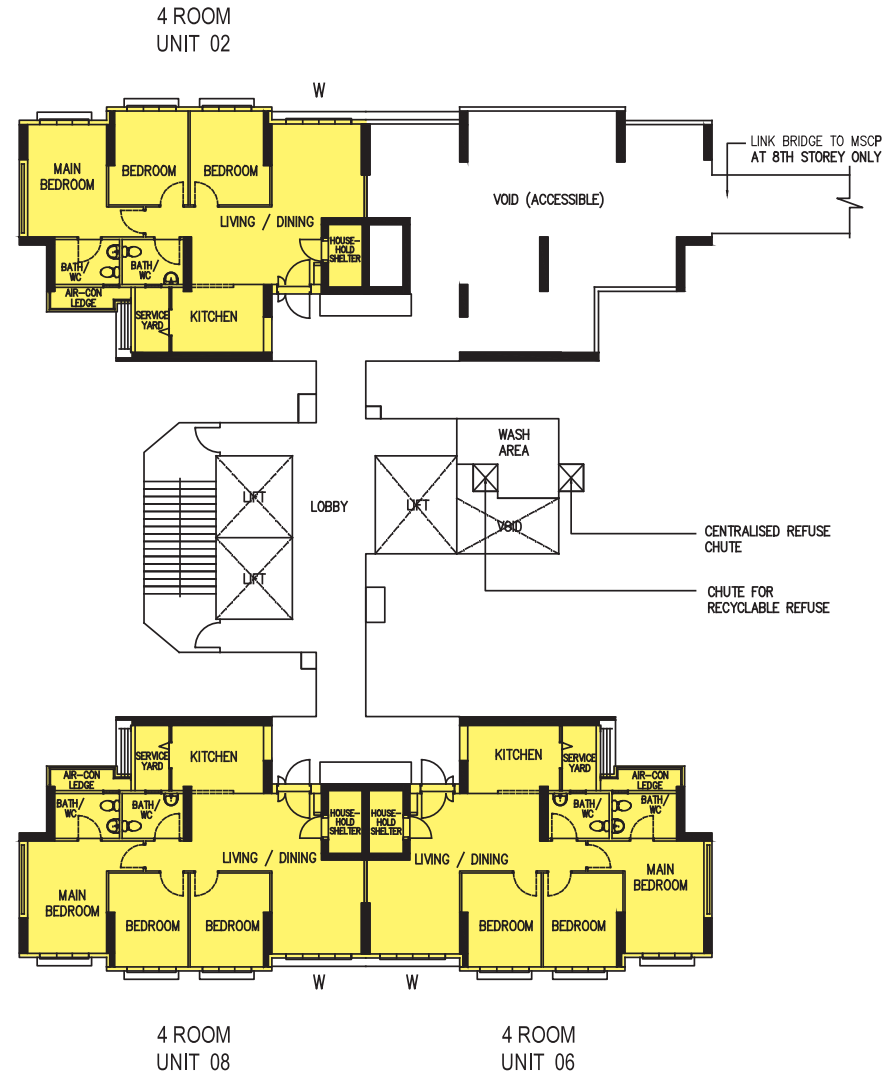
W - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

BLOCK 261

2nd TO 7th / 9th TO 36th STOREY FLOOR PLAN





LEGEND :

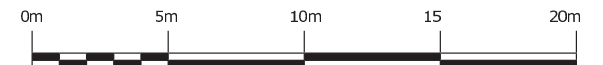
4 ROOM

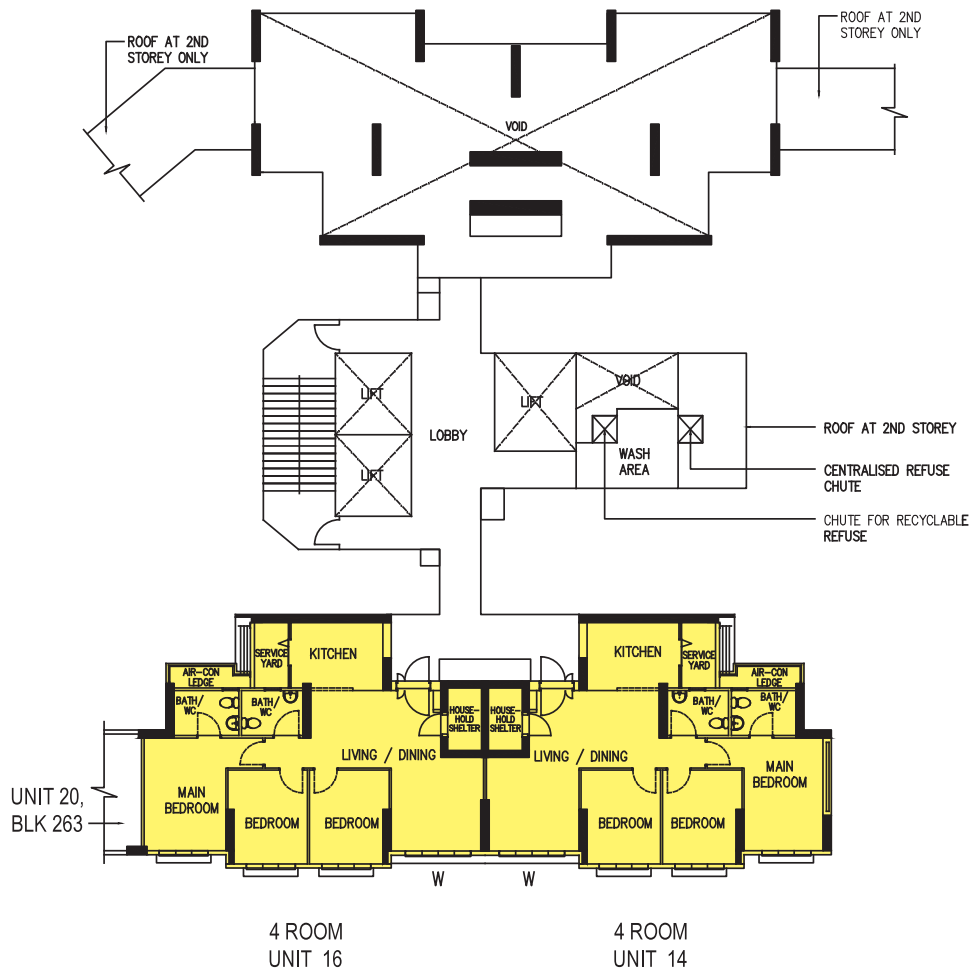
W - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

BLOCK 261

8th STOREY FLOOR PLAN





LEGEND :

4 ROOM

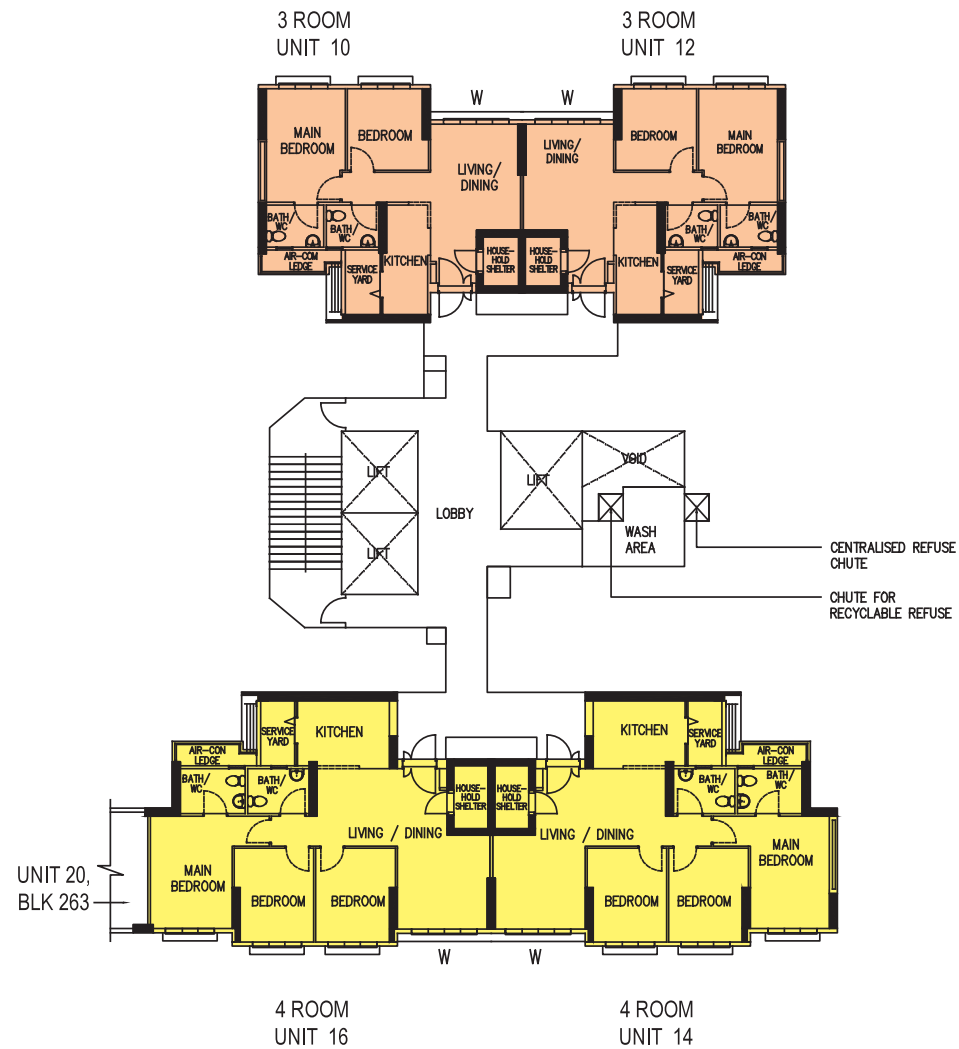
W - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

BLOCK 262

2nd STOREY FLOOR PLAN





LEGEND :

3 ROOM

4 ROOM

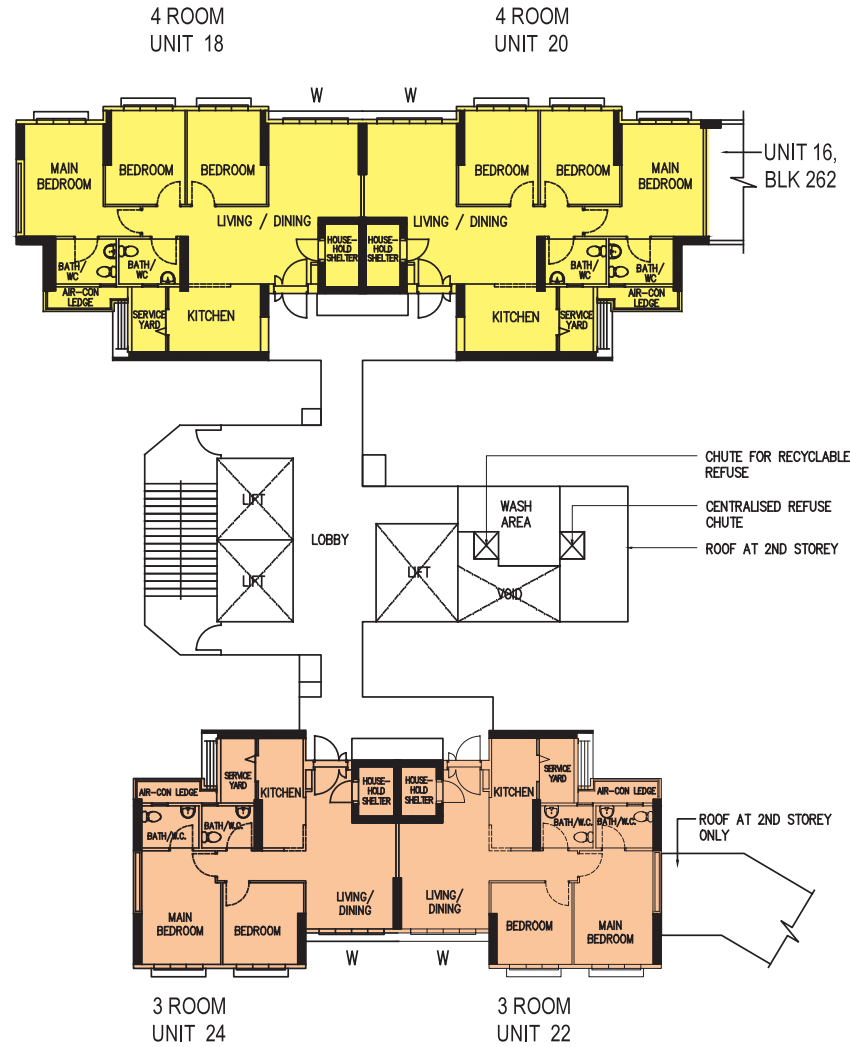
W - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

BLOCK 262

3rd TO 36th STOREY FLOOR PLAN

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





LEGEND :

 3 ROOM

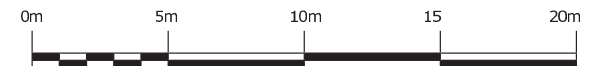
 4 ROOM

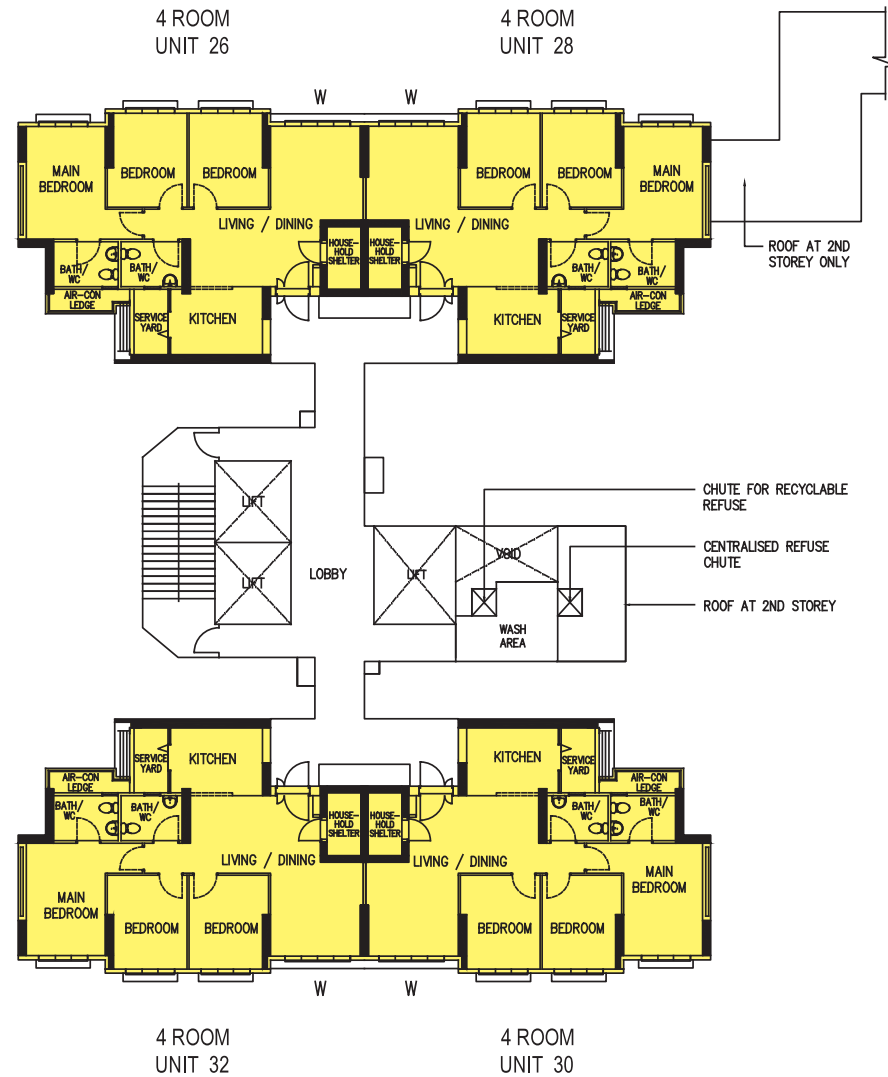
W - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

BLOCK 263

2nd TO 36th STOREY FLOOR PLAN





LEGEND :

4 ROOM

W - 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.

BLOCK 264

2nd TO 36th STOREY FLOOR PLAN



General Specifications For Toa Payoh Apex

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/Bedroom 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 service 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 request 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 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.



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