



HDB's Sales Launch – February 2018





Contemporary Lifestyle

Ubi Grove is bounded by Ubi Avenue 1, Ubi Avenue 2, and Ubi Road 3. It is located next to Ubi MRT station and comprises 12 residential blocks ranging from 10 to 15 storeys. You can choose from 1,193 units of 2-room Flexi, 3-, and 4-room flats.

The name 'Ubi Grove' refers to the small grove-like clusters of green landscape that are scattered throughout the development. It also draws reference to the history of the area that was once used for tapioca cultivation, where 'Ubi' means 'tapioca' in Malay.

Please refer to the site plan to find out more about the facilities in Ubi Grove. Facilities in this development will be opened to the public.



GEYLANG

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.



LEGEND:

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

Scale 0 200 400 600 Metres



Notes:

All proposed developments are 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 Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time 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, Ubi Grove is designed with 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

Contemporary Homes

Ubi Grove offers 2-room Flexi, 3-, and 4-room flats.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease. These flats will come with:

- Floor finishes in the kitchen, household shelter, and bathroom
- Wall tiles in the kitchen and bathroom
- A sliding partition/ door for the bedroom and folding bathroom door

The 2-room Flexi flats on short-leases, which are meant for the elderly, will be fitted with grab bars.

The 3- and 4-room flats will come with:

- Floor finishes in the kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms

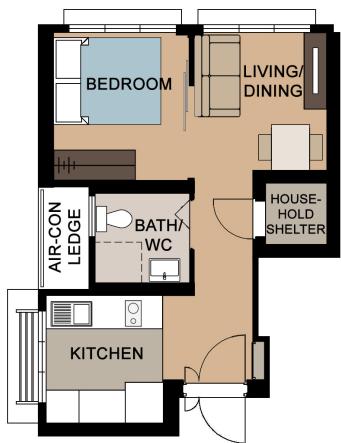
All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

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



WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES



AYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)

APPROX. FLOOR AREA 38 sqm

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

AYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)

APPROX. FLOOR AREA 38 sqm

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



AYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)

APPROX. FLOOR AREA 47 sqm

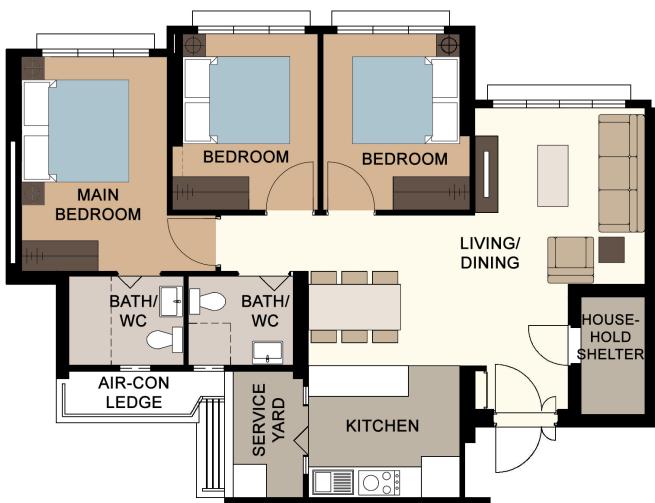
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 68 sqm

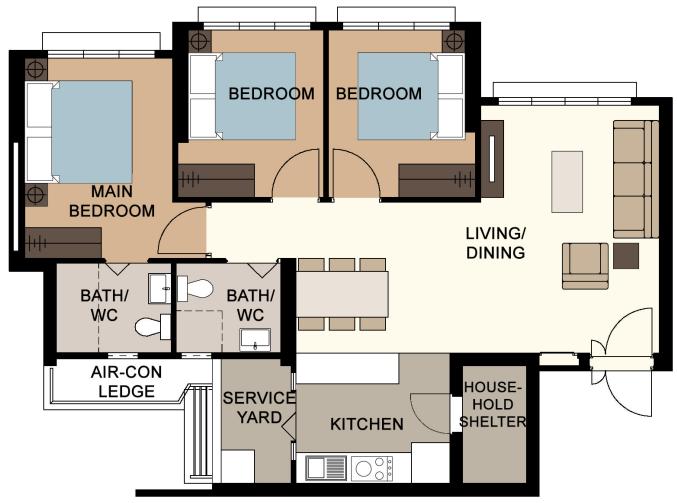
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



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

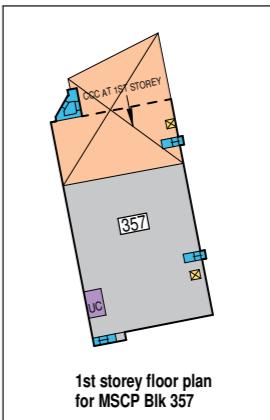
APPROX. FLOOR AREA 93 sqm

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



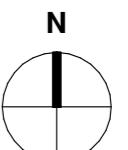
LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- Surrounding Buildings / Structures
- Linkway / Link Bridge (LB) / Shelter (S) / Drop - Off Porch (DOP) / Precinct Pavilion
- Trellis
- >< Future Amenities/ Facilities (FA/F) at 1st. Storey / Residents' Committee Centre (RCC) at 1st. Storey/ Childcare Centre (CCC) at 1st Storey/ Future Multi-purpose Court
- Childcare Centre (CCC) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)
- Electrical Sub-Station (ESS)
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Lift
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Driveway
- Service Bay
- Corridor
- Reserved for Development/ Existing Development



Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	Total	Lift opens at
		Type 1	Type 2				
356A	12	-	-	-	99	99	Every Storey
356B	12	-	-	-	65	65	Every Storey
356C	14	-	-	-	104	104	Every Storey
356D	15	-	-	-	112	112	Every Storey
357A	12	-	-	-	87	87	Every Storey
357B	12	-	-	-	88	88	Every Storey
357C	12	-	-	-	86	86	Every Storey
357D	10	-	-	-	72	72	Every Storey
358A	12	-	-	-	110	110	Every Storey
358B	12	-	-	-	110	110	Every Storey
358C	12	22	44	44	33	143	Every Storey
358D	10	18	36	36	27	117	Every Storey
Total		40	80	80	993	1193	

SCALE 0 10 20 30 40 50 60 70 80 90 100 METRES

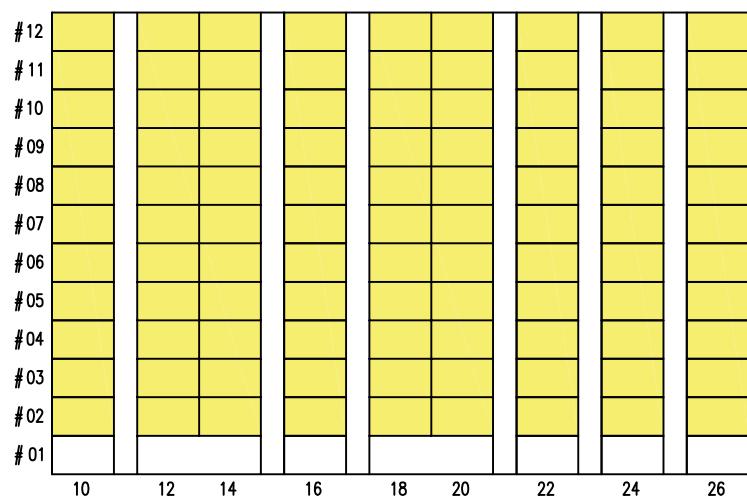


Applicants are encouraged to visit the place before booking a flat.

Notes:

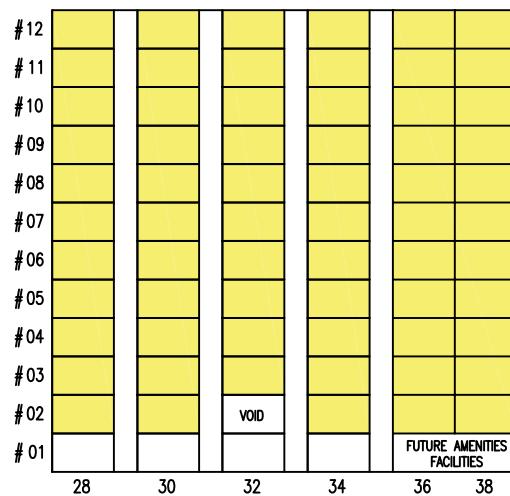
- All proposed developments are subject to change and planning approval.
- Site reserved for Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
- The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.
- 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.
- 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.
- 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.

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.



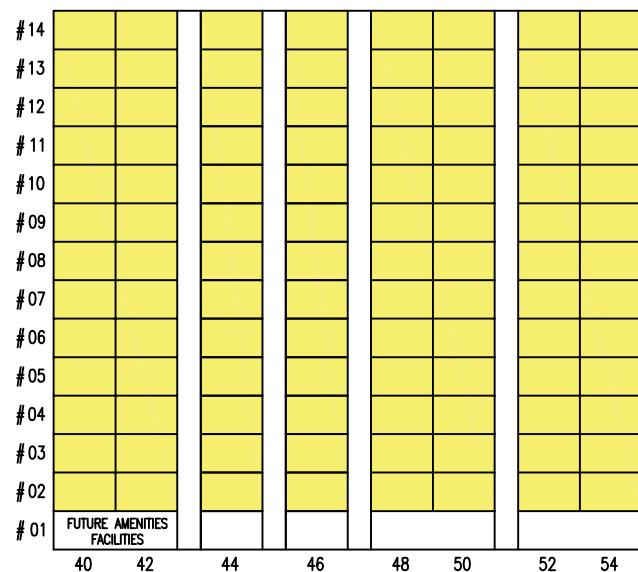
BLOCK 356A

4 ROOM



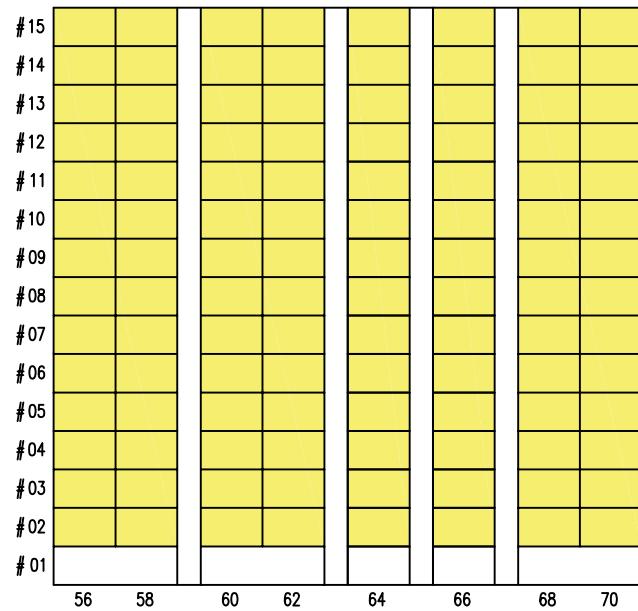
BLOCK 356B

4 ROOM



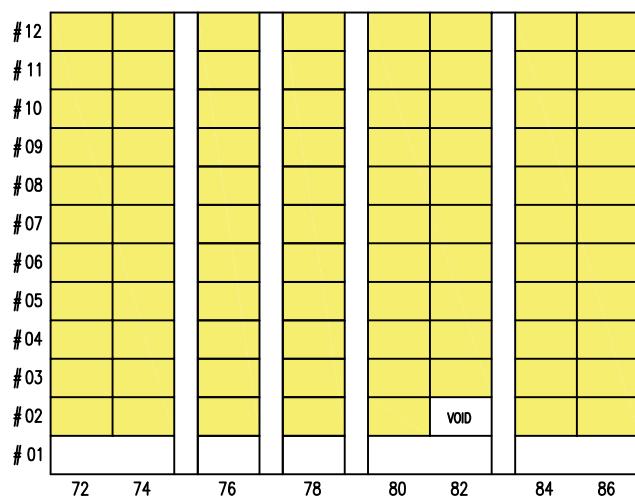
BLOCK 356C

4 ROOM



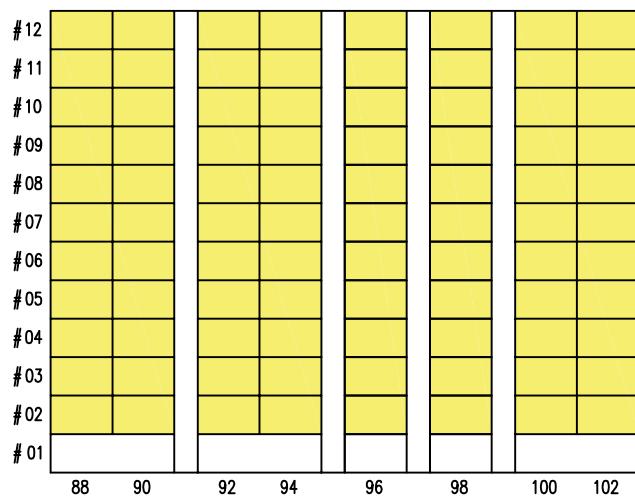
BLOCK 356D

4 ROOM



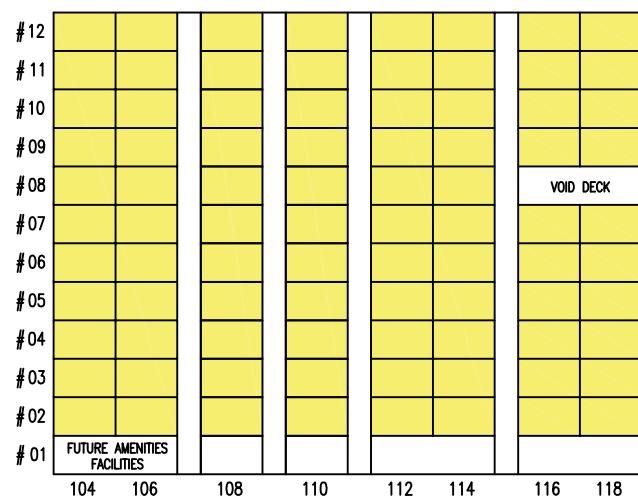
BLOCK 357A

4 ROOM



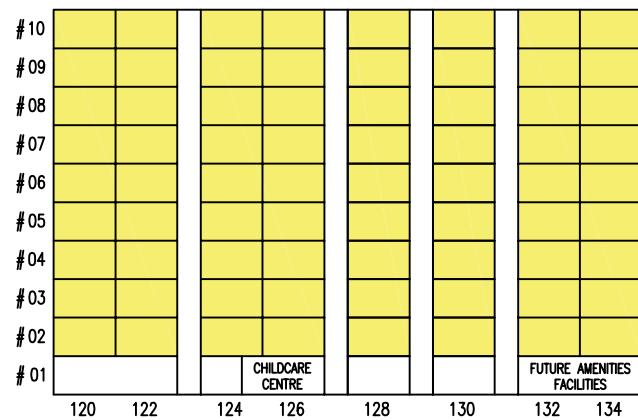
BLOCK 357B

4 ROOM



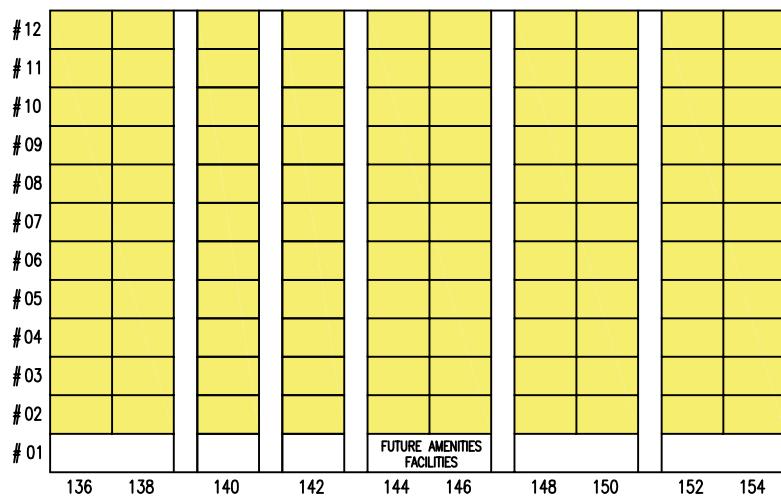
BLOCK 357C

4 ROOM

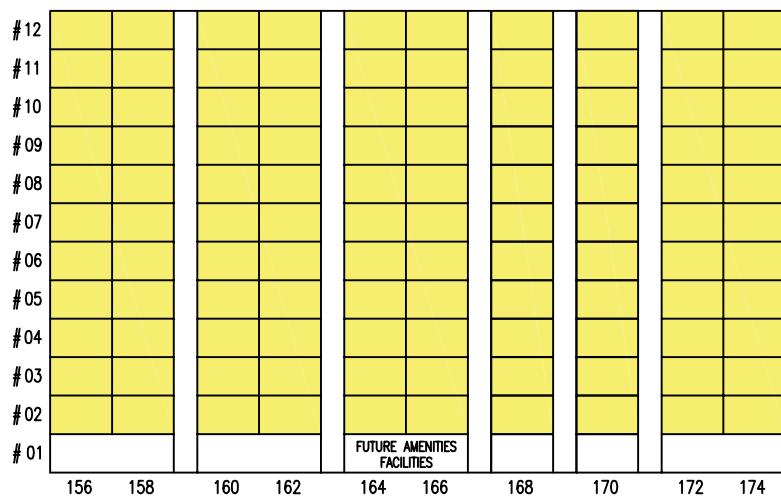


BLOCK 357D

4 ROOM

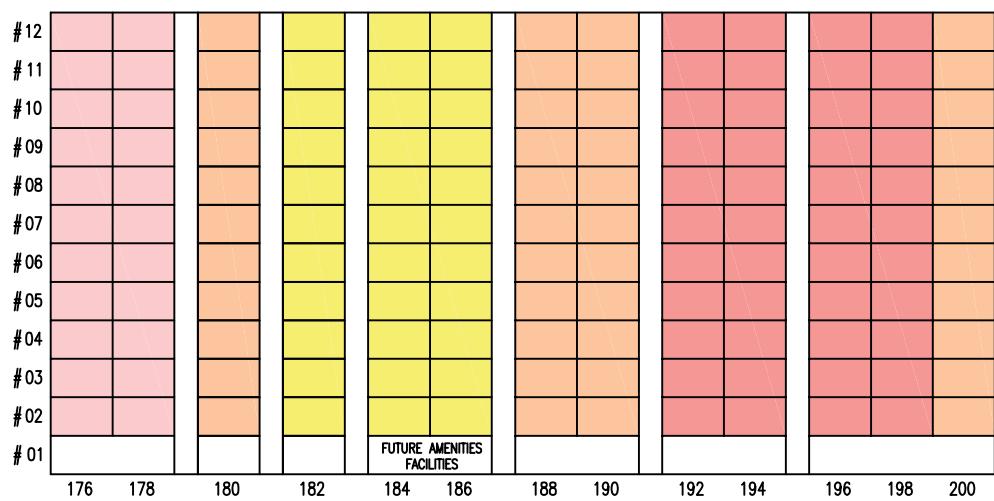


BLOCK 358A

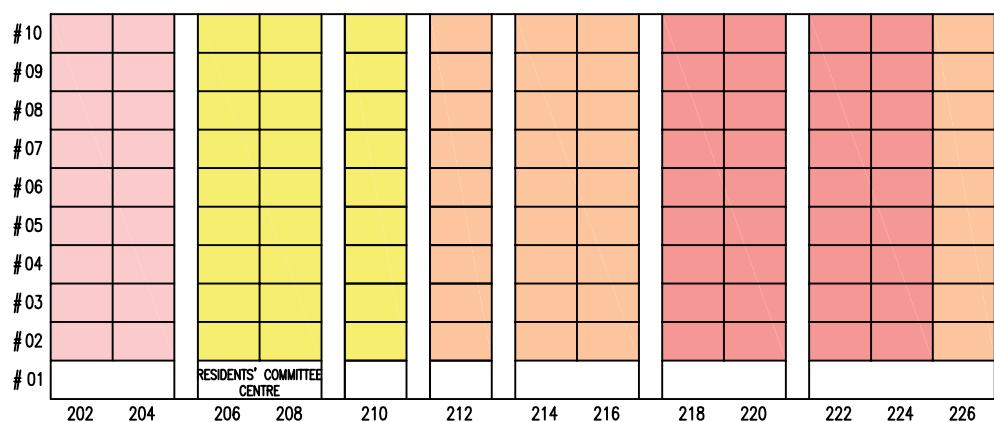
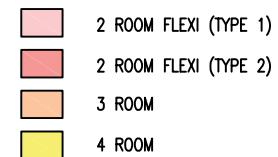


BLOCK 358B

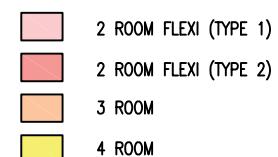


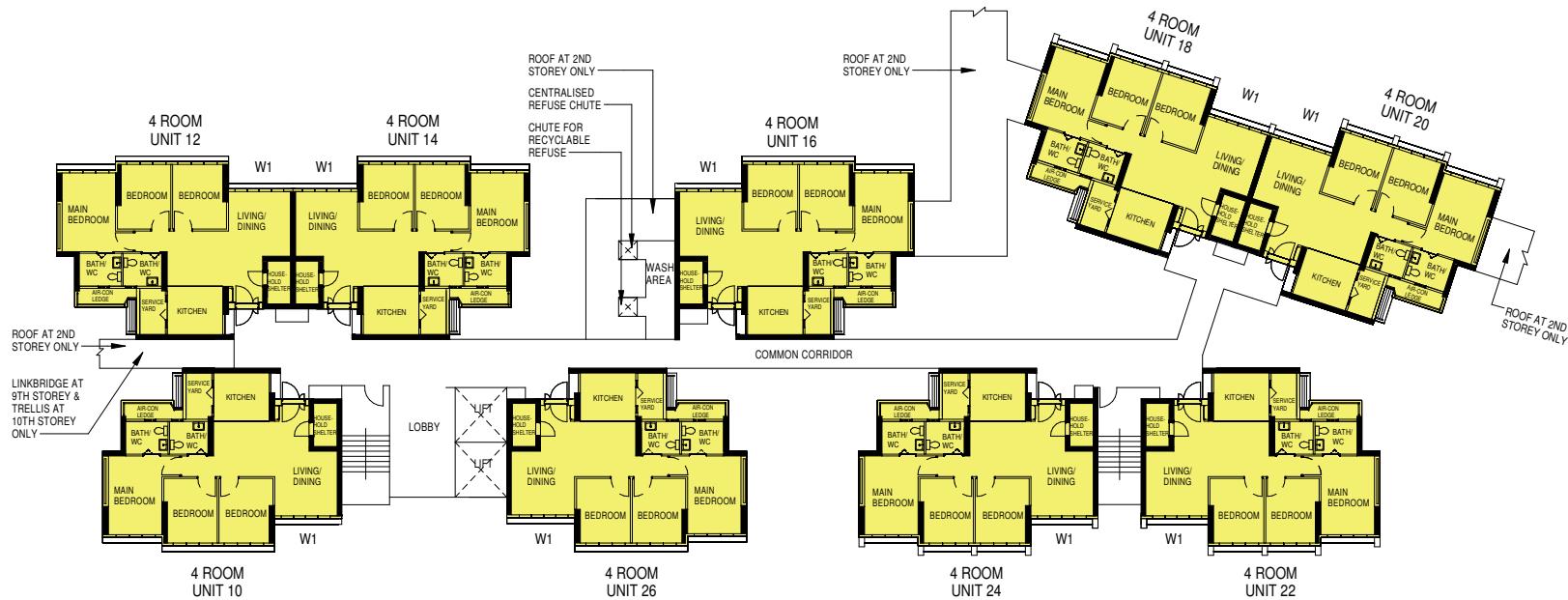


BLOCK 358C



BLOCK 358D





BLOCK 356A (2ND TO 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 355

LEGEND:  4 ROOM	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 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
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BLOCK 356B
(2ND STOREY FLOOR PLAN)

LEGEND:  4 ROOM	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 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCA THE BOUNDARY OF THE FLAT.
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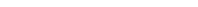


**BLOCK 356B
(3RD TO 12TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCA THE BOUNDARY OF THE FLAT.</p>
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**BLOCK 356C
(2ND TO 14TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT.</p>
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**BLOCK 356D
(2ND TO 15TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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**BLOCK 357A
(2ND STOREY FLOOR PLAN)**

LEGEND:  4 ROOM	WINDOW 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 DEMARCA THE BOUNDARY OF THE FLAT.
		SCALE 0 2 4 6 8 10 METRES

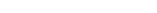


BLOCK 357A
(3RD TO 12TH STOREY FLOOR PLAN)

LEGEND: 4 ROOM	WINDOW 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 DEMARCA THE BOUNDARY OF THE FLAT.
	SCALE 0 2 4 6 8 10 METRES	



**BLOCK 357B
(2ND TO 12TH STOREY FLOOR PLAN)**

LEGEND:  4 ROOM	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 METRES 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
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**BLOCK 357C
(2ND TO 7TH & 9TH TO 12TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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</p>  <p>0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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**BLOCK 357C
(8TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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</p>  <p>0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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**BLOCK 357D
(2ND TO 10TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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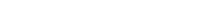


**BLOCK 358A
(2ND TO 12TH STOREY FLOOR PLAN)**

<p>LEGEND:</p>  <p>4 ROOM</p>	<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</p>  <p>0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 358B (2ND TO 12TH STOREY FLOOR PLAN)

<p>LEGEND:</p>  <p>4 ROOM</p>	<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 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAVE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 358C (2ND TO 12TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) 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

LEGEND: <ul style="list-style-type: none"> 2 - Room Flexi (Type 1) 2 - Room Flexi (Type 2) 3 - Room 4 - Room 	WINDOW LEGEND: <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	SCALE 0 2 4 6 8 10 METRES 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
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BLOCK 358D
(2ND TO 10TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) 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

LEGEND:	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 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
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General Specifications For Ubi Grove

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/ 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 timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC 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/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Household Shelter Floor	: glazed porcelain tiles

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) Air-con panel in the main bedroom will not be provided.
- 3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) 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.
- 5) 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 for information on renovation rules.

General Specifications For Ubi Grove

For 2-room Flexi, 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 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)
Household Shelter	: laminated UPVC folding door for 2-room Flexi
Service Yard	: metal door
	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining 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 Floor	: glazed porcelain tiles
Bathroom/ 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	
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) Air-con panel in the main bedroom will not be provided.
- 3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) 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.
- 5) 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 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 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.



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OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

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: 36sqm and 45sqm, 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 (for 36sqm 2-room Flexi flat only)

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.

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer



3-panel sliding partition



2-panel sliding partition

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November 2017



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OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

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.

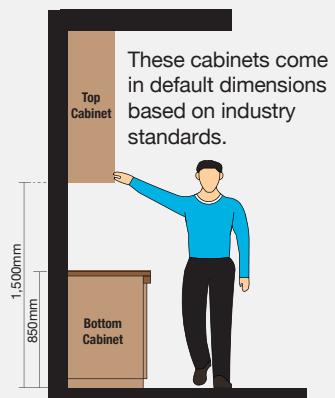
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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

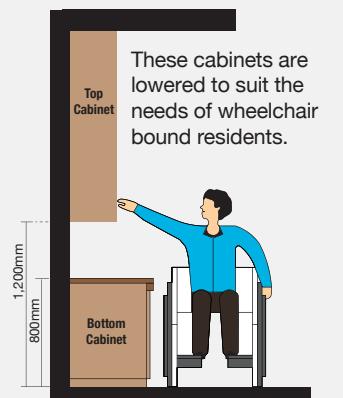
Option A (Default):

- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



Note: This drawing is not drawn to scale. All dimensions are approximate only.

- An option to have a lower counter top height

OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting (whole unit)



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME (3-, 4-, 5-ROOM AND 3GEN FLATS)

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 3-, 4-, 5-room and 3Gen 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

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