

WEST SCAPE @Bukit Batok

HDB's Sales Launch – August 2017





Contemporary Home

West Scape @ Bukit Batok is bounded by Bukit Batok Road and Bukit Batok West Avenue 2. This development comprises 7 residential blocks ranging from 15 to 17 storeys. You can choose from 1,140 units of 2-room Flexi, 3-, 4-, and 5-room flats.

The name 'West Scape @ Bukit Batok' draws inspiration from its lush landscaping, which features pockets of green spaces and outdoor recreational facilities.

Please refer to the site plan for the facilities to be provided in West Scape @ Bukit Batok. The facilities in West Scape @ Bukit Batok will be opened to the public.

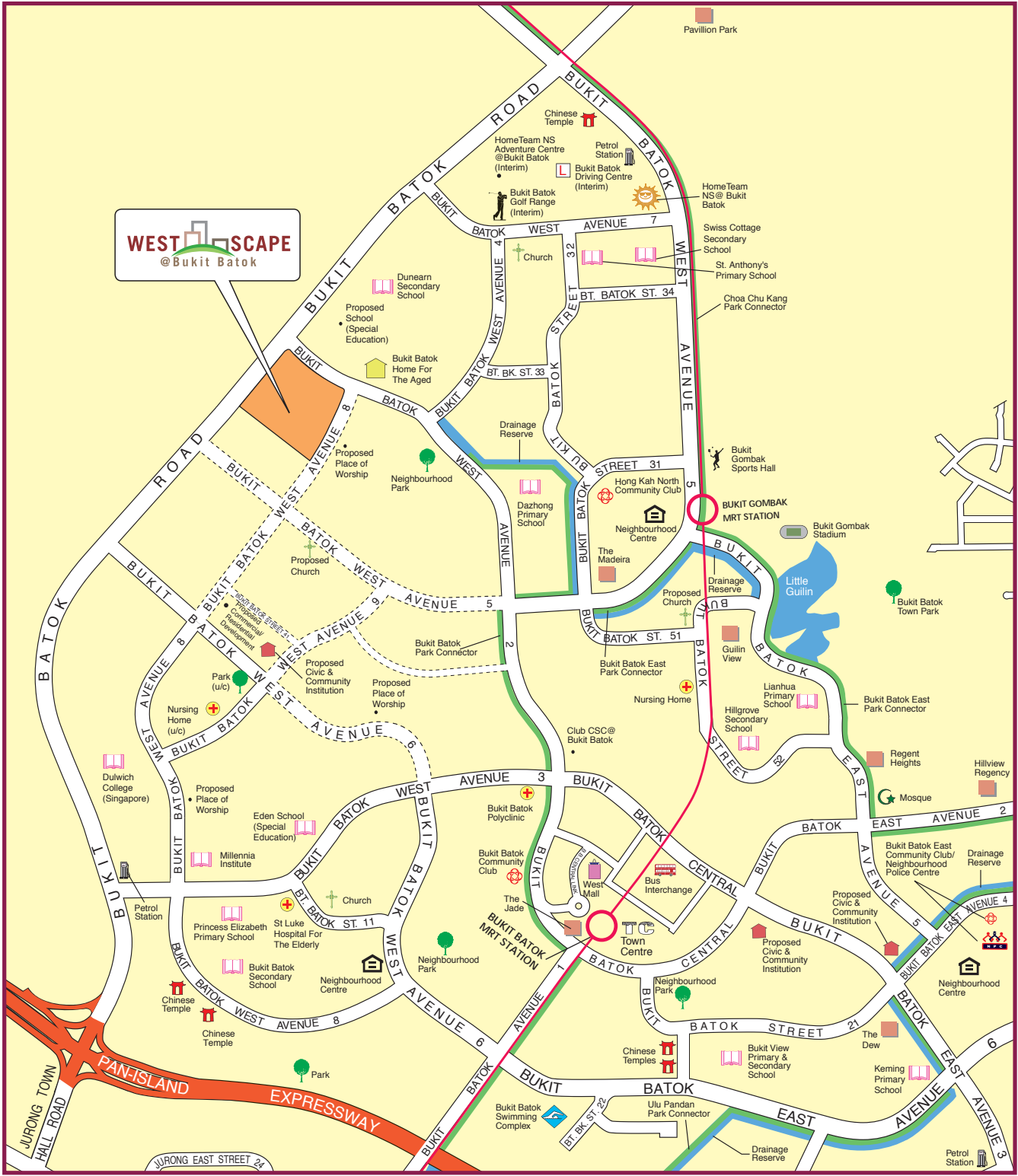


Important Notes

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.

BUKIT BATOK



LEGEND: MRT Line & Station Under Construction/ Future Road (u/c) Under Construction

Notes:

All proposed developments are subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, Sikh Temple, etc., subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Hawker Centre, 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, West Scape @ Bukit Batok 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

Delightful Homes

West Scape @ Bukit Batok offers 2-room Flexi, 3-, 4-, and 5-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 come with:

- Floor finishes in the kitchen, household shelter, and bathroom
- Wall tiles provided 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-, 4-, and 5-room flats will come with floor finishes in the kitchen, household shelter, service yard, and bathrooms. Wall tiles will also be provided in the kitchen and bathrooms.

Some 4-room flats in West Scape @ Bukit Batok come with a balcony at the living room.

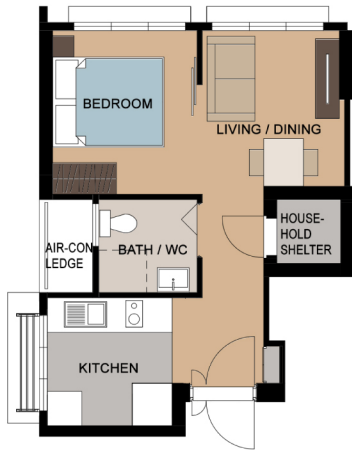
All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

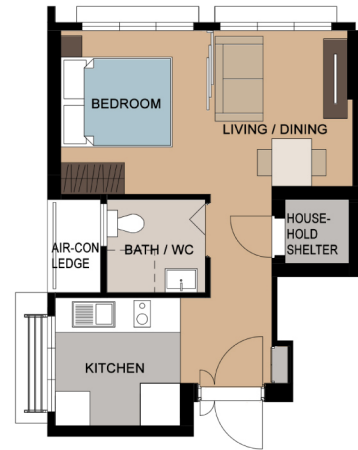
The Optional Component Scheme provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

The cost of the optional components will be added to the selling price of the flat.

Without Living/Dining/Bedroom Floor Finishes (Default)



With Living/Dining/Bedroom Floor Finishes



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)

APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)

APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)

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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area of 66 sqm and Air-con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area of 66 sqm and Air-con Ledge)

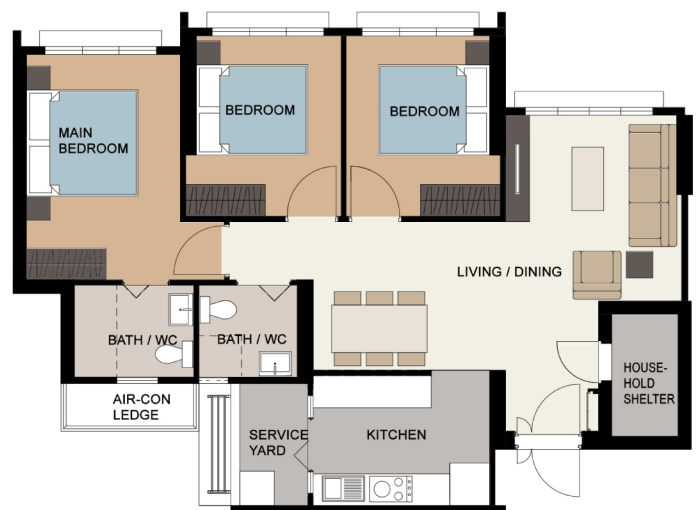
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)

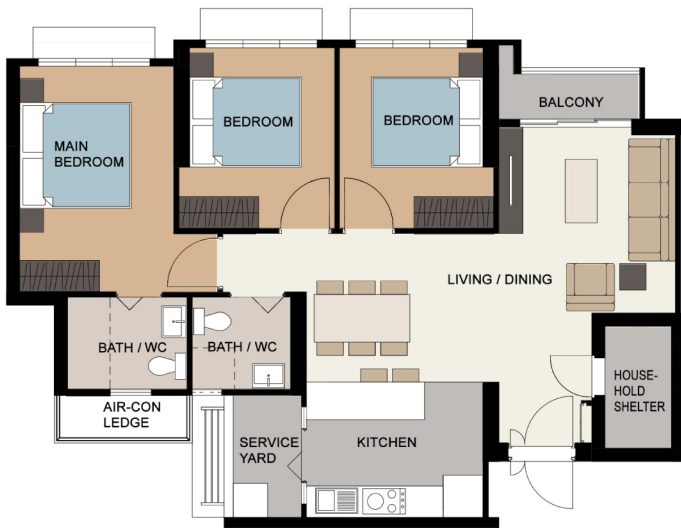
With Kitchen Partition Wall



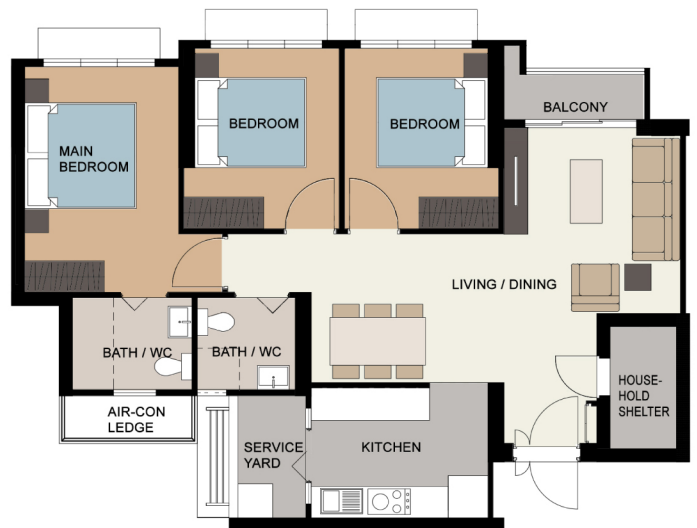
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)

Open Kitchen Concept (Default)



With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM (WITH BALCONY)

APPROX. FLOOR AREA 96 sqm
(Inclusive of Internal Floor Area of 93 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 4-ROOM (WITH BALCONY)

APPROX. FLOOR AREA 96 sqm
(Inclusive of Internal Floor Area of 93 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)

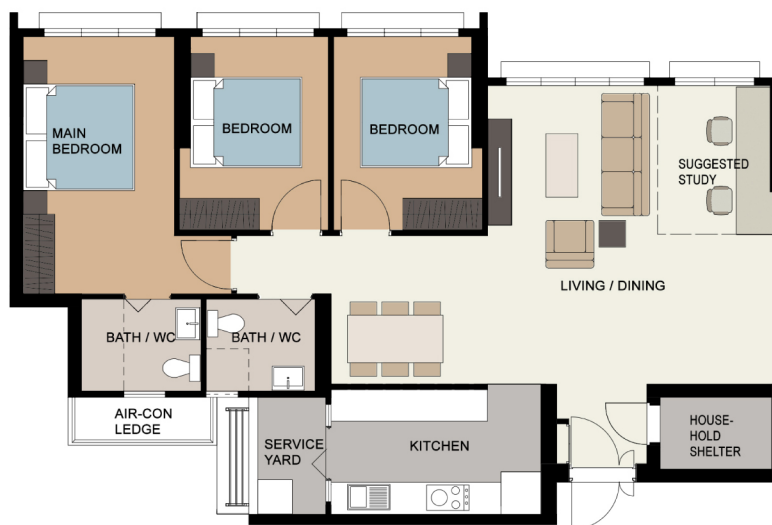
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Linkbridge(LB) / Precinct Pavillion (PP) / Drop - off Porch (DOP) / Shelter (S)
- Trellis
- Future Amenities / Facilities (FA/F) / Child Care Centre (CCC) / Residents' Committee Centre (RCC) / Utility Centre (UC) at 1st storey
- Eating House (EH) / MiniMart (MM) / Shops (SH) at 1st. Storey
- Children Playground (PG) / Adult Fitness Stations (AFS) / Elderly Fitness Station (EFS) / Hard Court (HC)
- Electrical Sub-Stations (ESS) at 1st. Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Driveway
- Drainage Reserve
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

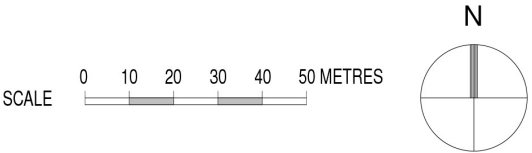
U/C Under Construction

Block Number	Number of Storeys	2 Room Flexi (Type 1)	2 Room Flexi (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
431A	17	32	94	32	46	-	204	Every Storey
431B	16	-	-	28	105	-	133	Every Storey
432A	17	-	-	-	32	94	126	Every Storey
432B	16	58	88	-	30	-	176	Every Storey
433A	16	30	90	30	43	-	193	Every Storey
433B	15	28	84	28	42	-	182	Every Storey
433C	15	-	-	-	42	84	126	Every Storey
Total		148	356	118	340	178	1140	

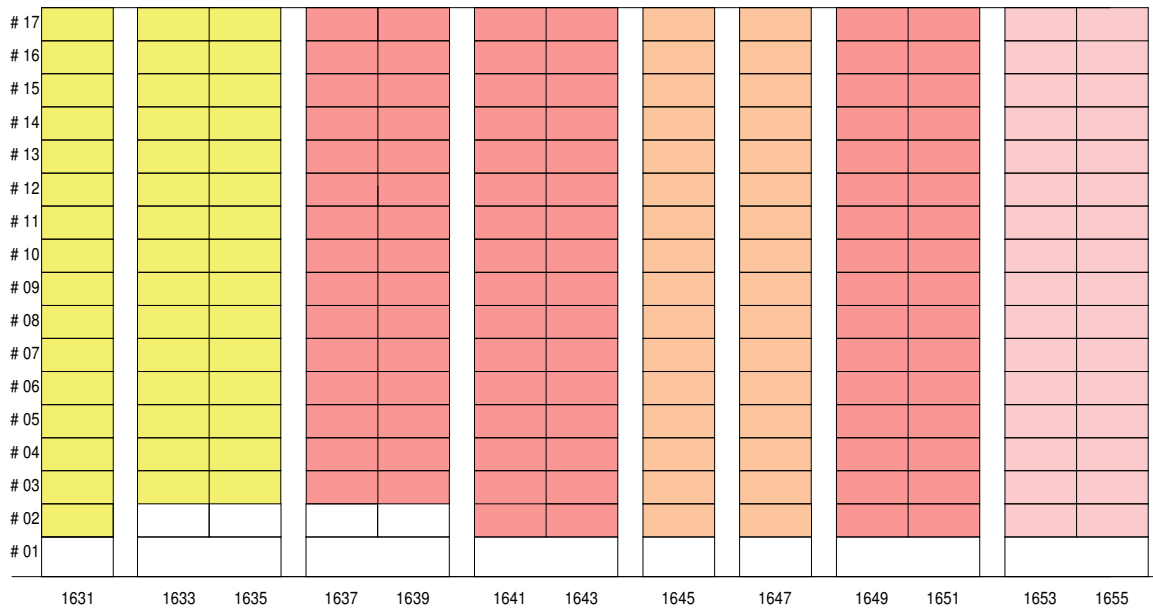
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Applicants are encouraged to visit the place before booking a flat.

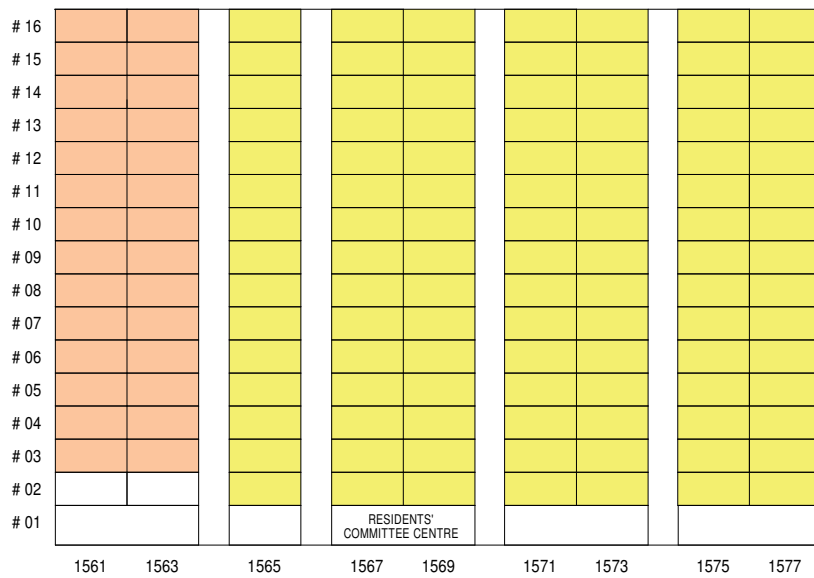


- Notes:**
- All proposed developments are subject to change and planning approval.
 - Site Reserved for Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
 - The proposed facilities and their locations as shown are indicative 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.



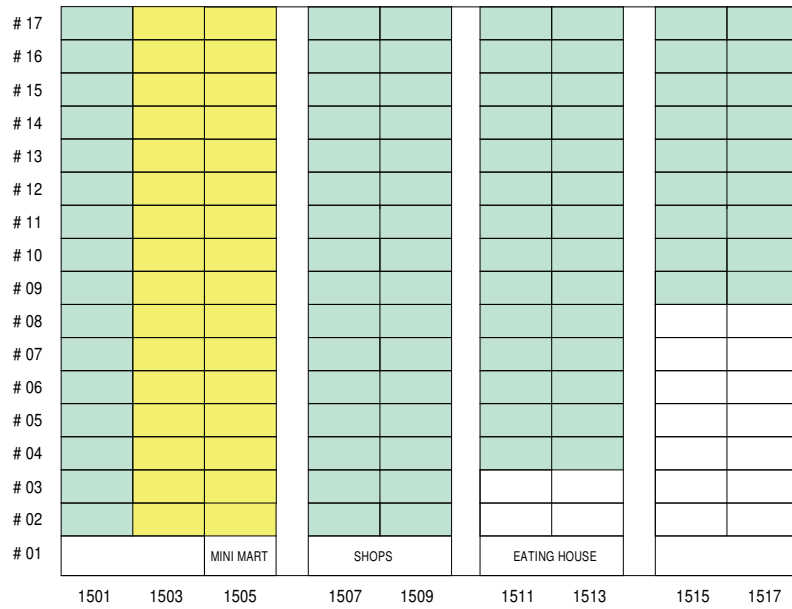
BLOCK 431A

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room

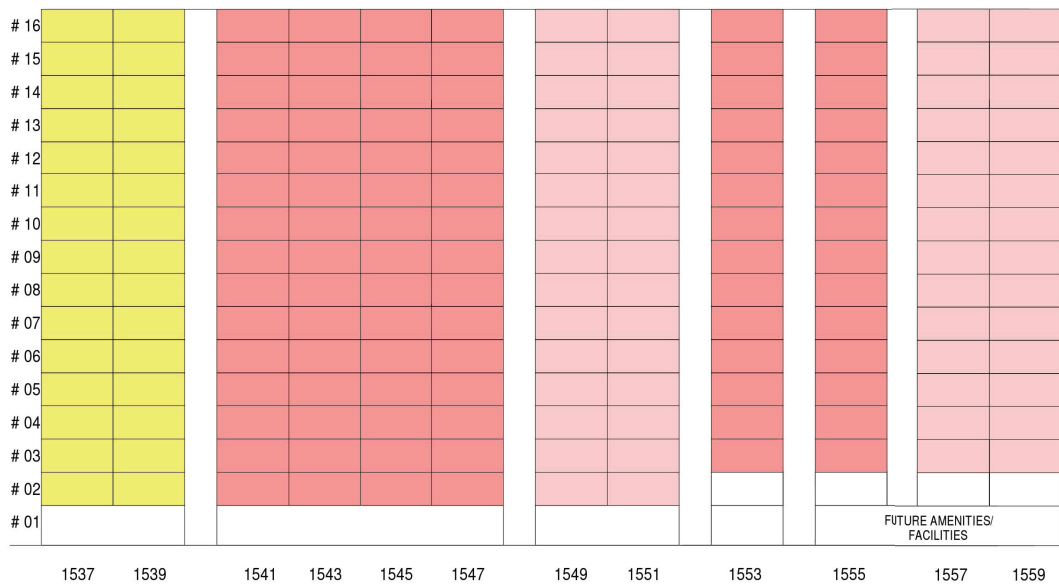
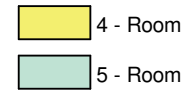


BLOCK 431B

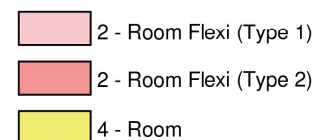
- 3 - Room
- 4 - Room

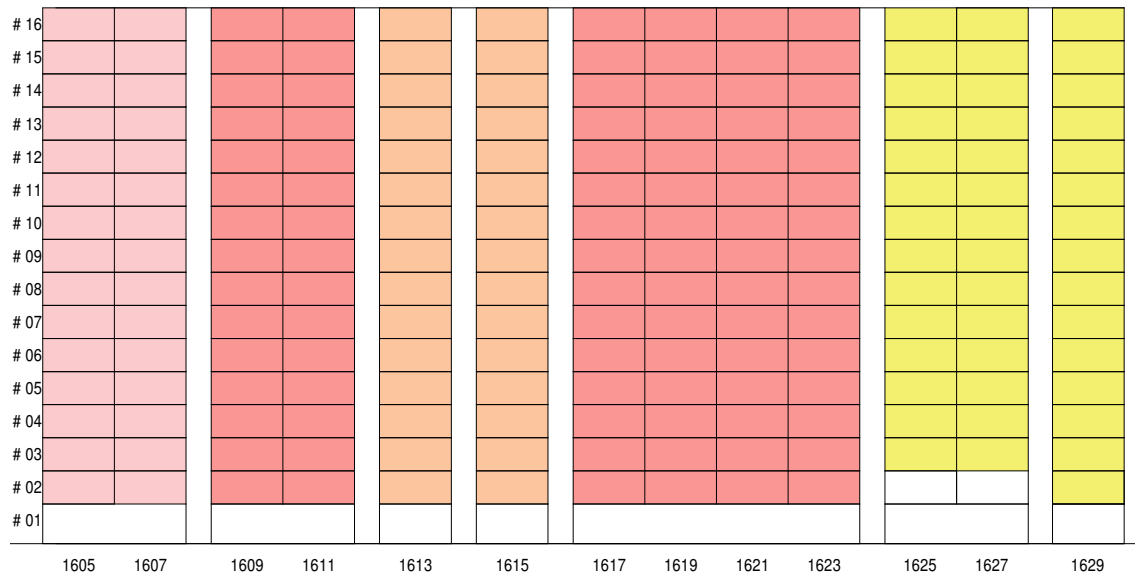


BLOCK 432A

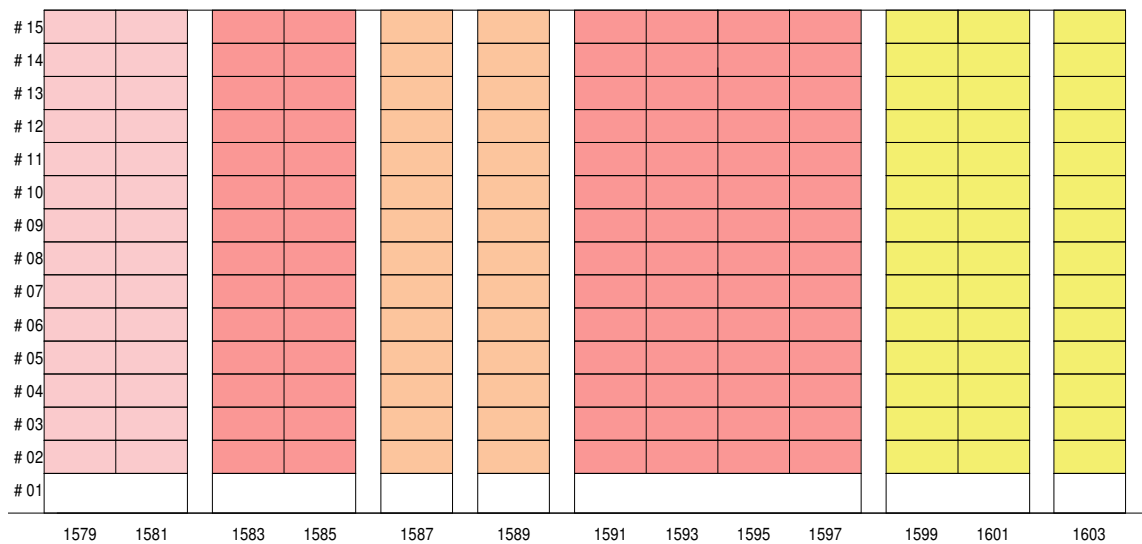
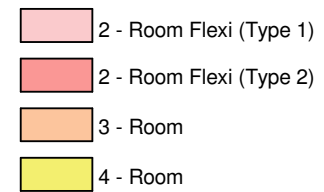


BLOCK 432B

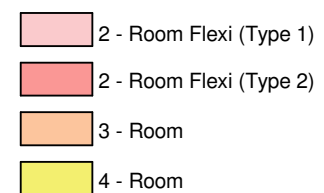


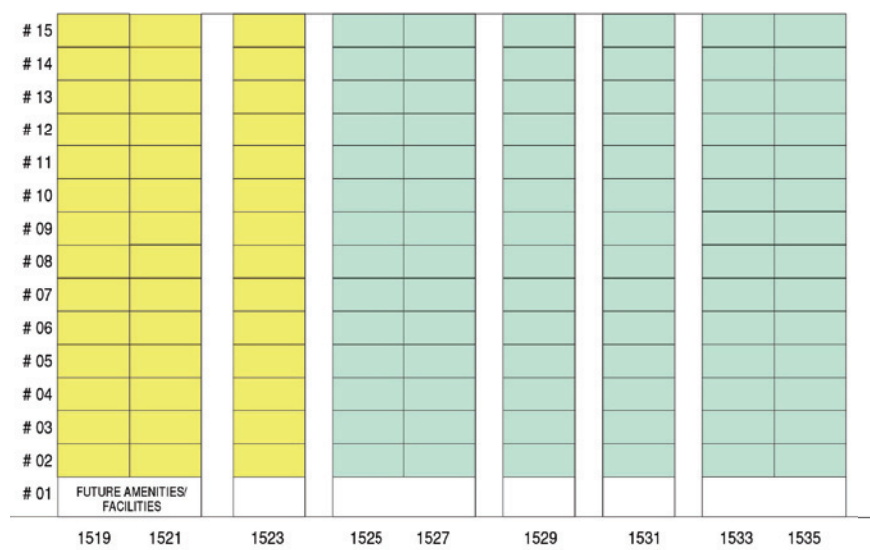


BLOCK 433A



BLOCK 433B





BLOCK 433C





BLK 431A (2ND 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (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 METRES



BLK 431A (3RD TO 17TH 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (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 METRES



BLK 431B
(2ND 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 METRES



BLK 431B (3RD TO 16TH 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 METRES

BLK 432A
(2ND STOREY FLOOR PLAN)

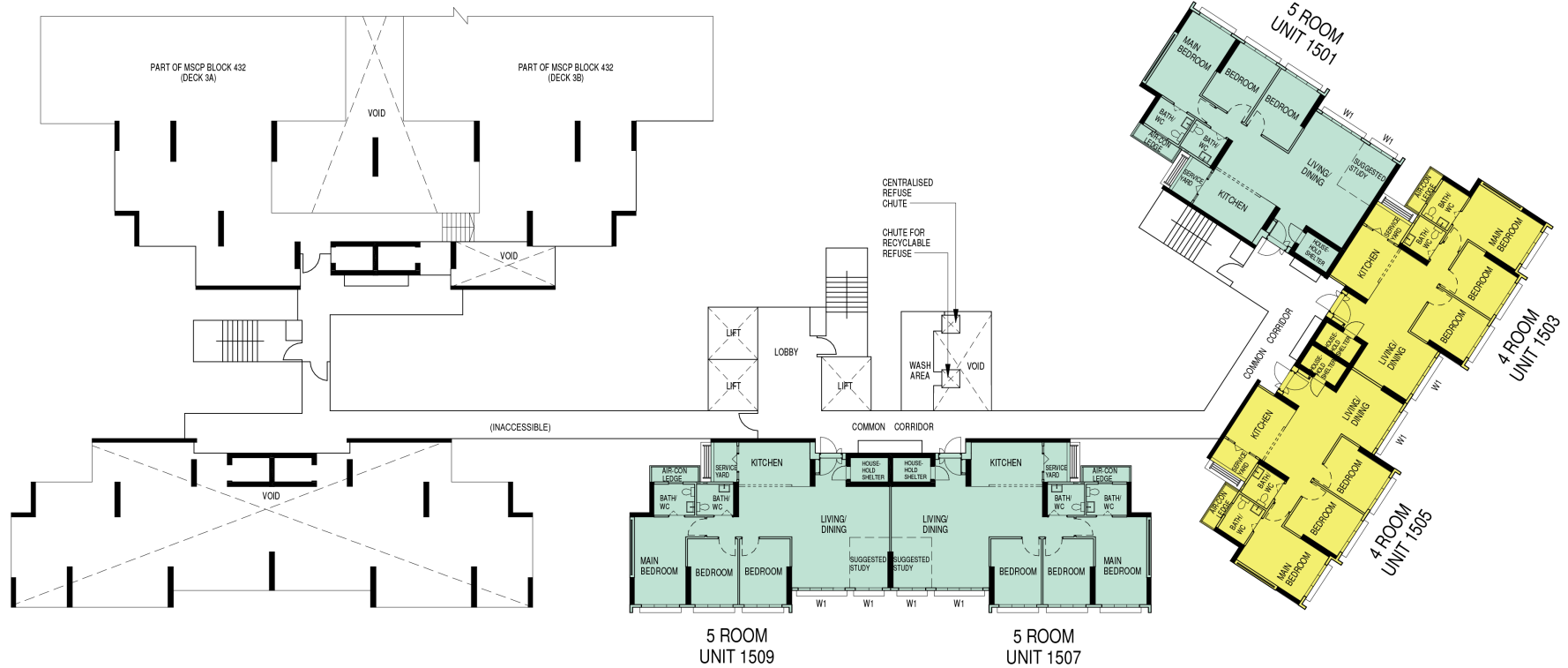
LEGEND:

-  4 - Room
-  5 - 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 432A (3RD STOREY FLOOR PLAN)

LEGEND:

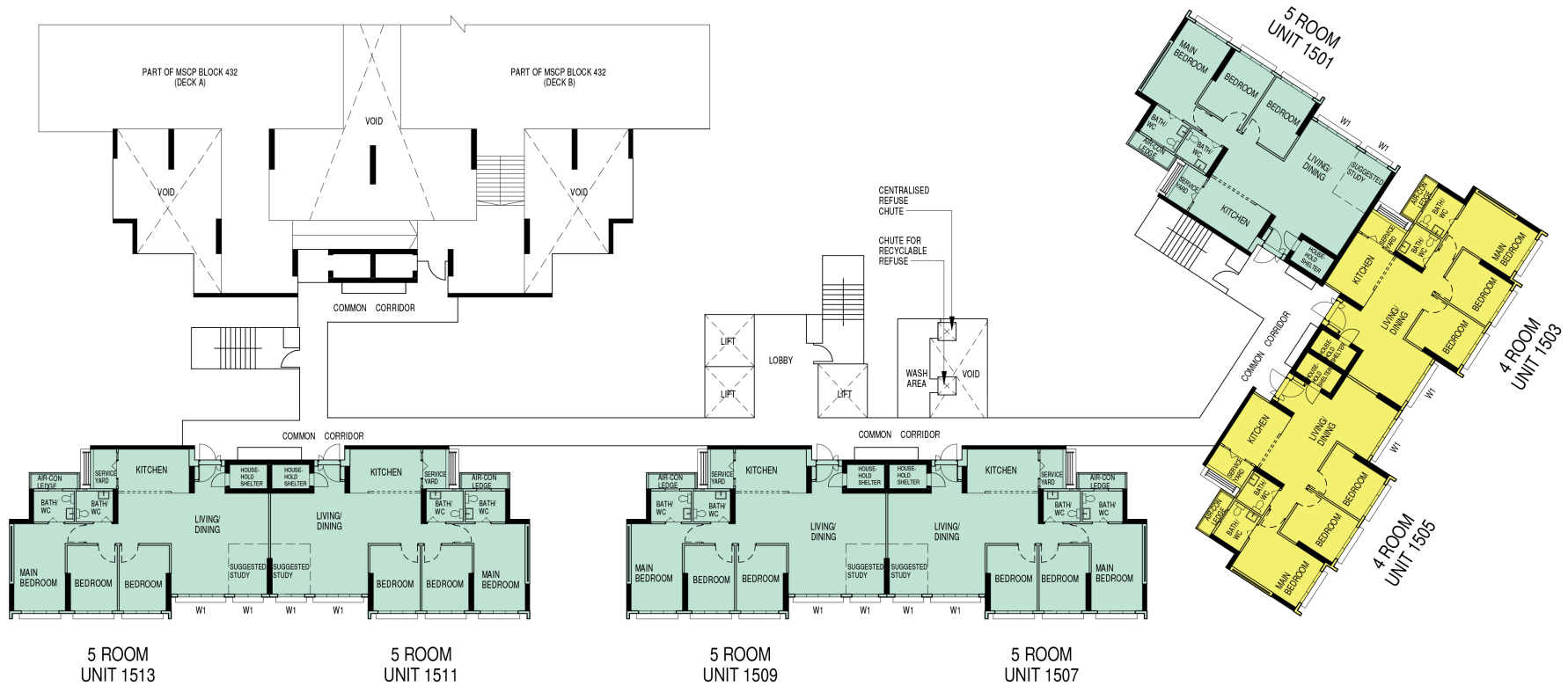
4 - Room

5 - 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 METRES



BLK 432A (4TH TO 7TH STOREY FLOOR PLAN)

LEGEND:

4 - Room

5 - 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 METRES



BLK 432A (8TH STOREY FLOOR PLAN)

LEGEND:

4 - Room

5 - 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 METRES



BLK 432A (9TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 432

LEGEND:

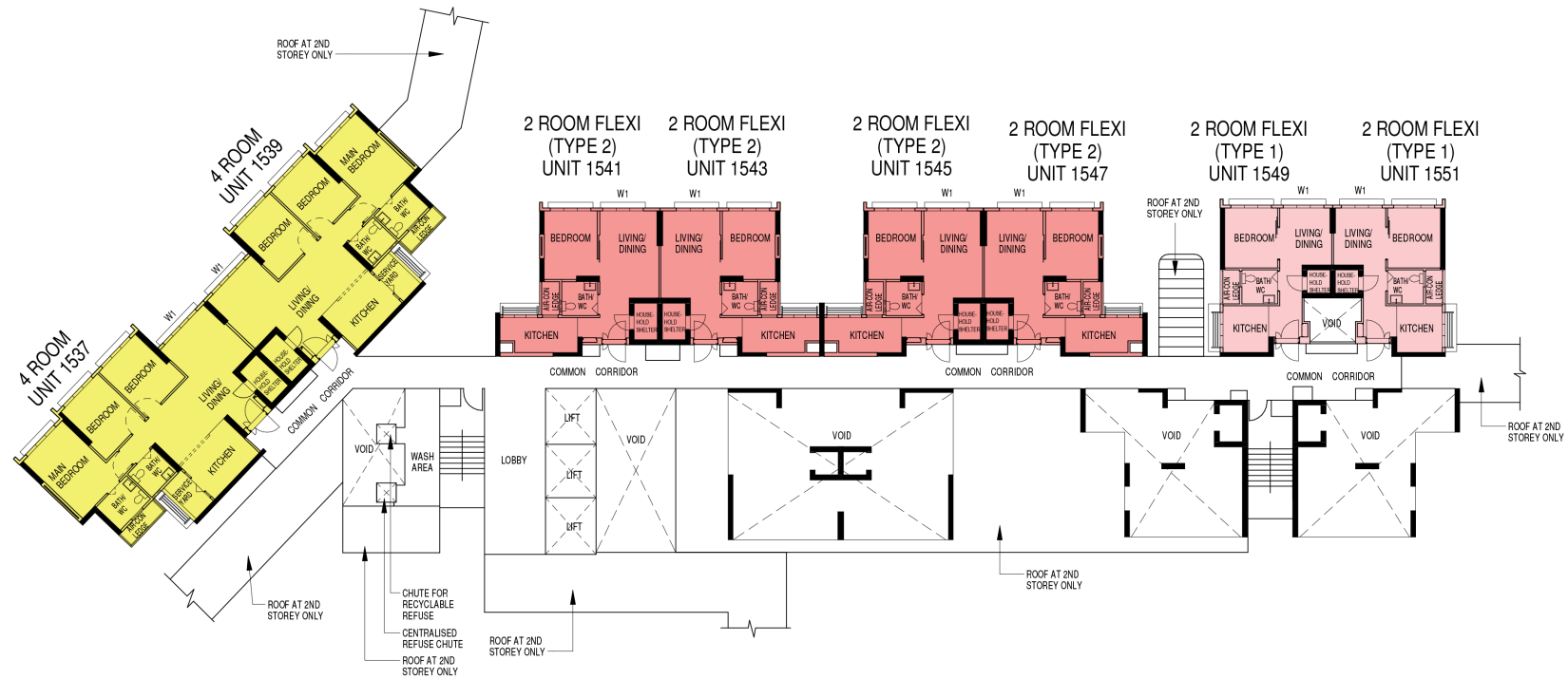
4 - Room

5 - 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 METRES



BLK 432B (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 432 FOR THE 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.

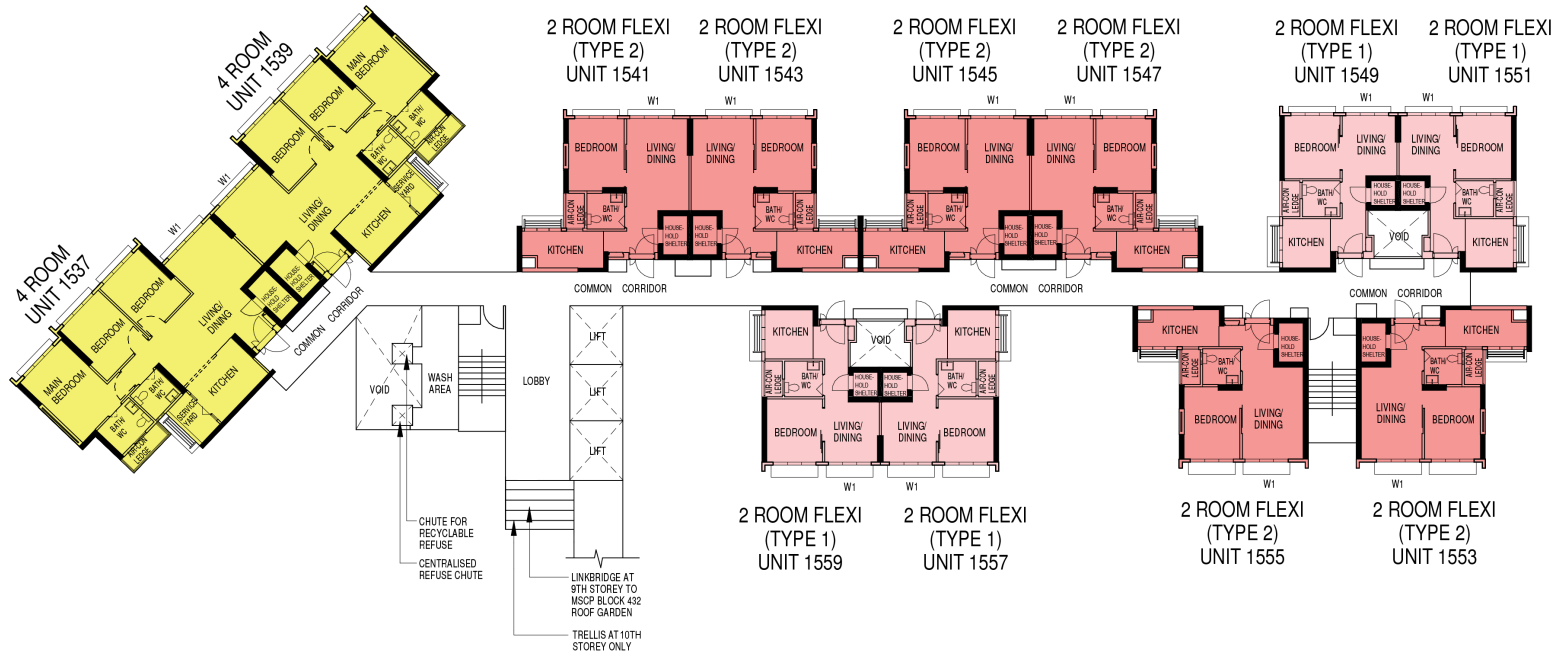
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 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 METRES



BLK 432B (3RD TO 16TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 432
FOR THE 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 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 METRES



BLK 433A (2ND 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (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 METRES



BLK 433A (3RD TO 16TH 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (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 METRES



BLK 433B (2ND TO 15TH 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:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (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 METRES



BLK 433C (2ND TO 9TH AND 11TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

4 - Room

5 - 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 METRES



BLK 433C (10TH STOREY FLOOR PLAN)

LEGEND:

4 - Room

5 - 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 METRES

General Specifications For West Scape @ Bukit Batok

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.
- 6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For West Scape @ Bukit Batok

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/ 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)
Bedroom	: 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
Balcony (where applicable)	: 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
Balcony Floor (where applicable)	: glazed porcelain tiles with tile skirting

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.
- 6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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.
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- 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.



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



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February 2017



**HOUSING &
DEVELOPMENT
BOARD**

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.

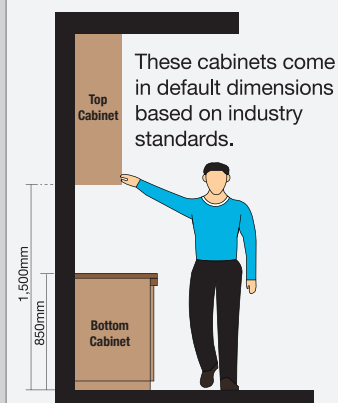


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)

- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

Option A (Default):

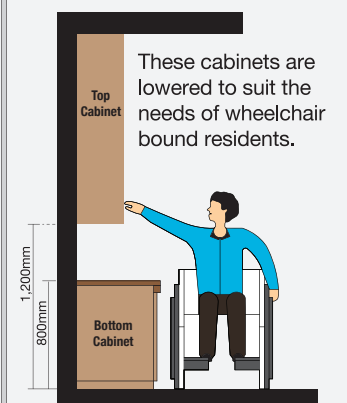
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

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



These cabinets are lowered to suit the needs of wheelchair bound residents.

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

- An option to have a lower counter top height

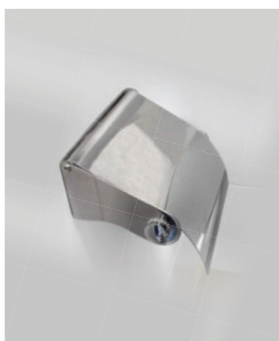
OTHER FITTINGS



- 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

KITCHEN PARTITION WALL (where feasible)

To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want an open kitchen concept.

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