



Alexandra  
Peaks



**HDB'S SALES LAUNCH  
DECEMBER 2023**

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**BTOgether**



## ALEXANDRA PEAKS

Bounded by Alexandra Road and Prince Charles Crescent, Alexandra Peaks enjoys a prime location along Alexandra Canal, providing residents with scenic views and easy access to recreational activities such as cycling, jogging, and leisure walks along the waterfront. The project is offered under the Prime Location Public Housing (PLH) model (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/plh>) and the project's name is inspired by its 3 tall residential blocks, ranging from 39 to 48 storeys. You can choose from 904 units of 2 room Flexi, 3-, and 4-room flats. 1 of the blocks will house an additional 60 units of rental flats.



Alexandra Peaks offers a tranquil escape from the hustle and bustle of city life, while offering close proximity to everyday conveniences. The project comes with many facilities, including a preschool, an eating house, a minimart, shops, a residents' network centre, as well as children's playgrounds and fitness corners. There are also therapeutic spaces designed for residents to rest and enjoy nature in a peaceful environment. These include rest shelters set amid beautiful greenery, sky terraces at all 3 residential blocks, and a roof garden atop the Multi-Storey Car Park (MSCP) offering views to the canal waters.

Please refer to the site plan for the facilities provided in Alexandra Peaks. Facilities in this project 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 preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), 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.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities, and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.



# BUKIT MERAH



○ MRT Line & Station   
 - - ○ - - MRT Line & Station (u/c)   
 (u/c) Under Construction   
 MK MOE Kindergarten   
 - - - - Under Construction / Future Road

## Notes:

- All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
- The developments and facilities shown (whether existing or proposed) may:
  - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
    - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
    - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
  - Be used as temporary construction sites by the relevant authorities.
- The future land use for former school sites are subject to review or changes by the relevant authorities.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

Scale 0 200 400 Metres  
100 300 500



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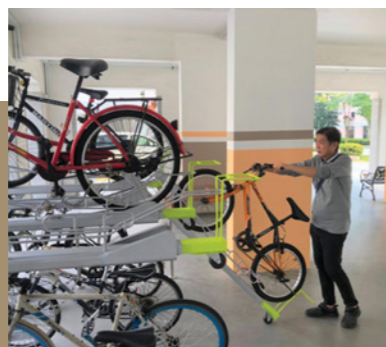
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Alexandra Peaks will have several eco-friendly features 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 future provision of electric vehicle charging stations
- Use of sustainable products in the project
- 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 SOLUTIONS

Alexandra Peaks will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage



## EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered covered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Residents will be served by the nearby Redhill MRT Station as well as bus services along Alexandra Road. Learn more about transport connectivity in this town using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

## FINISHES AND FITTINGS

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

### 2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Floor tiles in the:
  - Bathroom
  - Household shelter
  - Kitchen
- Wall tiles in the:
  - Bathroom
  - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Water closet suite in the bathroom
- Grab bars (for 2-room Flexi flats on short-leases)

### 3- AND 4-ROOM

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen/ utility (3-room)
  - Kitchen and service yard (4-room)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-room)
- Water closet suite in the bathrooms

## OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

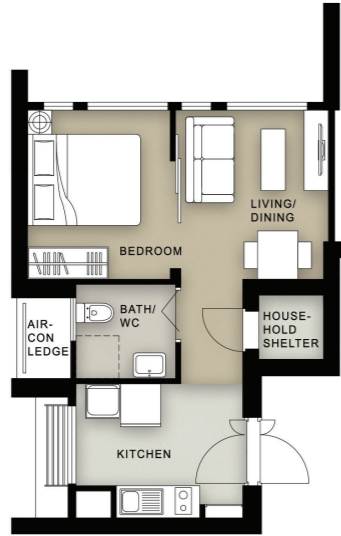
# LAYOUT IDEAS

## WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

### 2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 38sqm

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

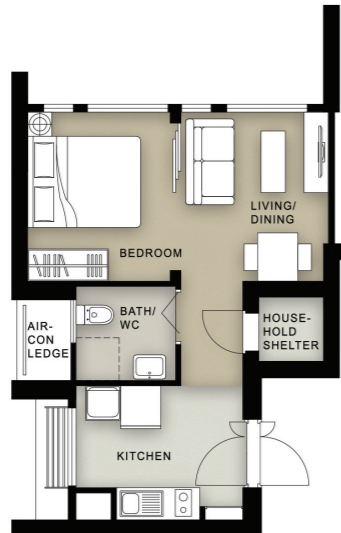


## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

### 2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 38sqm

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



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

# LAYOUT IDEAS

## WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

### 2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and  
Air-con Ledge

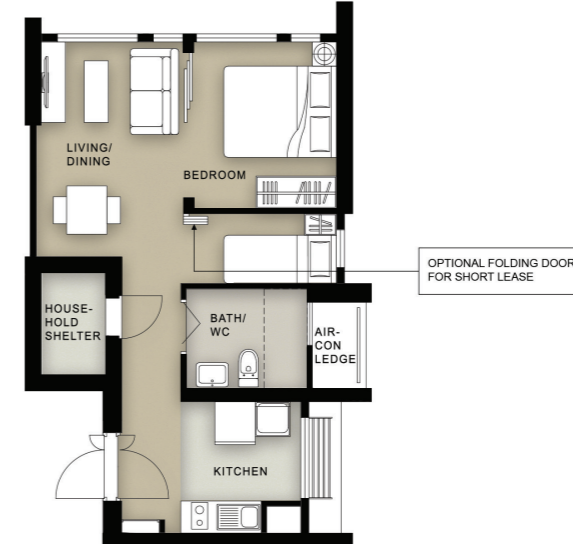


## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

### 2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm 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.

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

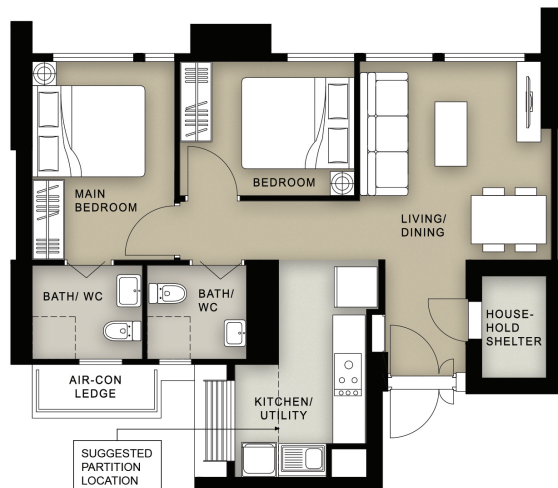
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 66sqm**

Inclusive of Internal Floor Area of 63sqm and Air-con Ledge



To cater to changing lifestyles and to provide more flexibility in the use of kitchen space, HDB has designed the flats with 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, as indicated in the dotted lines.

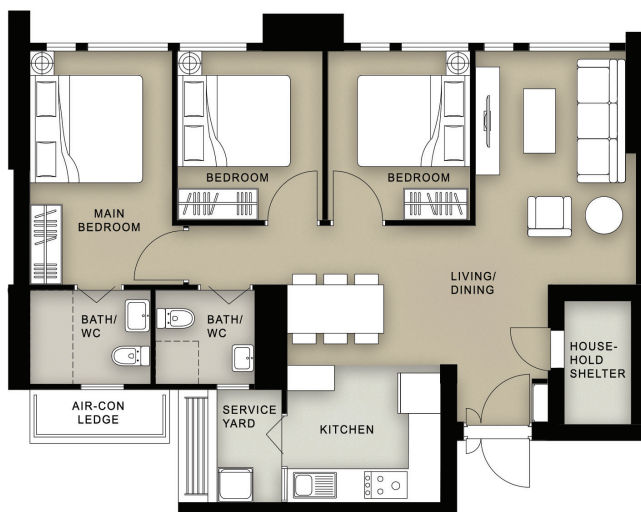
Residential units in Alexandra Peaks are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 89sqm**

Inclusive of Internal Floor Area of 86sqm and Air-con Ledge



Residential units in Alexandra Peaks are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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



SITE PLAN

**FLAT TYPE**

2 ROOM FLEXI (TYPE 1)

RENTAL FLATS

RENTAL FLATS FROM 3<sup>RD</sup> TO 24<sup>TH</sup> STOREY / 2 ROOM FLEXI (TYPE 2) FROM 25<sup>TH</sup> TO 39<sup>TH</sup> STOREY

3 ROOM

4 ROOM

**PLAY FACILITIES**

1 CHILDREN PLAYGROUND

2 ADULT FITNESS STATION

3 ELDERLY FITNESS STATION

**COMMUNAL AREAS**

4 PRECINCT PAVILION AT 1<sup>ST</sup> STOREY

5 DROP-OFF PORCH

**COMMERCIAL AMENITIES**

6 EATING HOUSE AT 1<sup>ST</sup> STOREY

7 SHOPS AT 1<sup>ST</sup> STOREY

8 MINIMART AT 1<sup>ST</sup> STOREY

**SOCIAL AMENITIES**

9 FUTURE AMENITIES / FACILITIES AT 1<sup>ST</sup> STOREY

10 PRESCHOOL AT 1ST, 2ND AND 3RD STOREY

11 RESIDENTS' NETWORK CENTRE AT 1<sup>ST</sup> STOREY

**OTHERS**

Service Bay

Centralised Refuse Chute / Chute for Recyclable Waste

Entrance/Exit for Multi-Story Carpark

Linkways  
LB: Linkbridge  
S: Shelter

Amenity Located (Below)

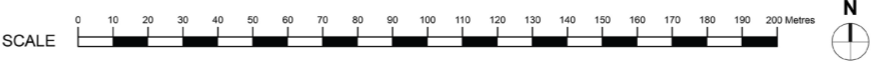
Service  
ESS: Electrical Sub-Station at 1<sup>st</sup> Storey  
UC: Utilities Centre at 1<sup>st</sup> Storey

Drainage Reserve

U/C UNDER CONSTRUCTION

Block Number	Number of Storeys	Rental Flats	Home Ownership Flats				Total
		2 - Room	2 - Room Flexi		3 - Room	4 - Room	
			Type 1	Type 2			
140A	39	60	38	15	37	148	298
140B	46	-	-	-	41	283	324
140C	48	-	-	-	43	299	342
Grand Total		60	38	15	121	730	964

APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.



- Notes:**
1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.

2. Site reserved for Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.

3. The developments and facilities shown (whether existing or proposed) may:

a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:

(i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,

(ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.

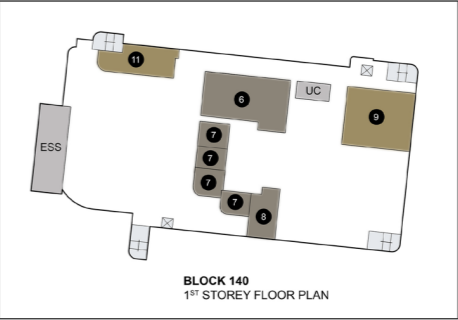
b. Be used as temporary construction sites by the relevant authorities.

4. The use of the void deck in any apartment block, common property (such as precinct pavilion), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network 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.

5. 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.

6. 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.

7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.



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# UNIT DISTRIBUTION

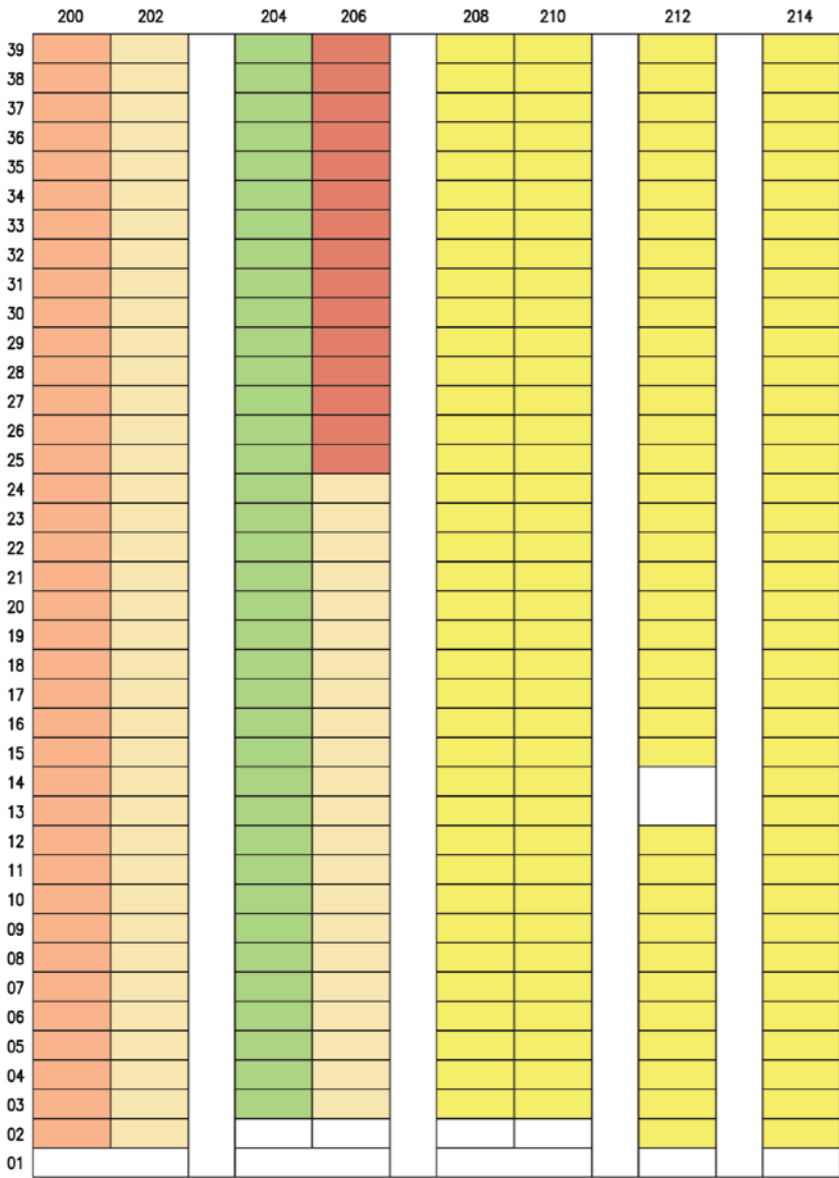
2 ROOM FLEXI (TYPE 1)

3 ROOM

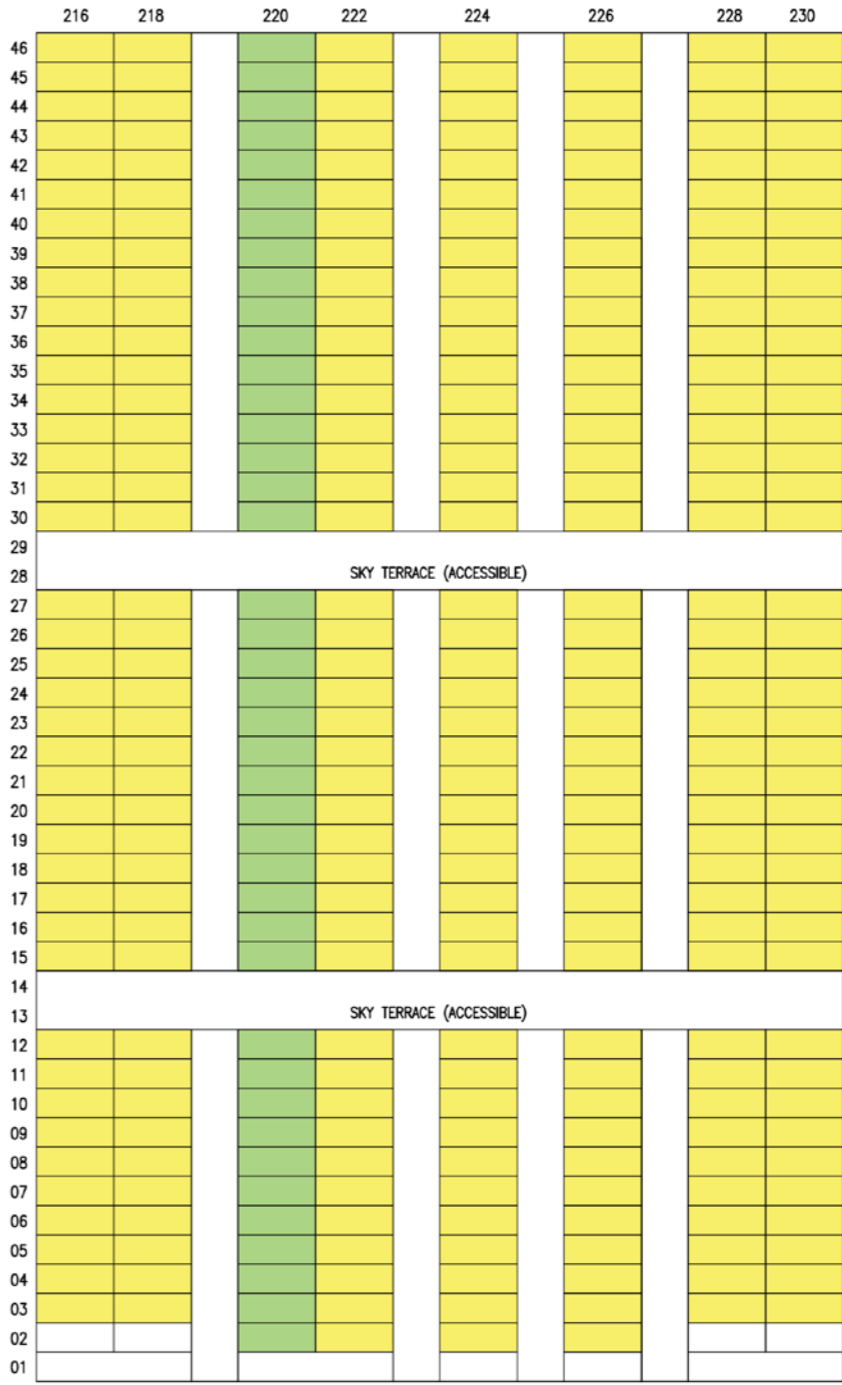
RENTAL FLAT

2 ROOM FLEXI (TYPE 2)

4 ROOM



BLOCK 140A



BLOCK 140B

# UNIT DISTRIBUTION

	2 ROOM FLEXI (TYPE 1)		3 ROOM		RENTAL FLAT
	2 ROOM FLEXI (TYPE 2)		4 ROOM		

	232	234		236	238		240		242		244	246
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29	SKY TERRACE (ACCESSIBLE)											
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14	SKY TERRACE (ACCESSIBLE)											
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## BLOCK 140A | 2ND 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.

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT





## BLOCK 140A | 13TH 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.

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT



## BLOCK 140A | 14TH 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.

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT



## BLOCK 140A | 25TH TO 39TH 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.

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT



## BLOCK 140B | 2ND STOREY FLOOR PLAN

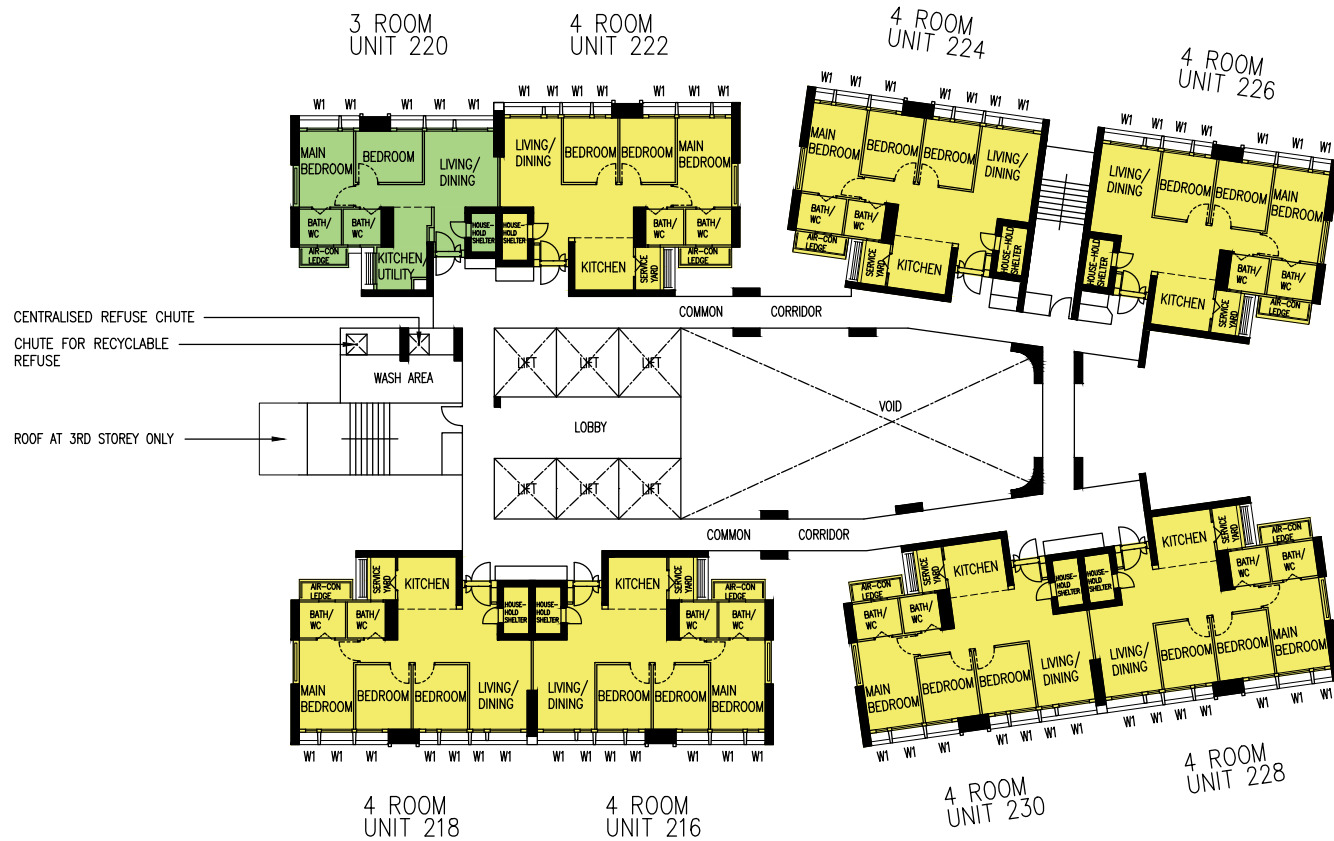
### WINDOW LEGEND:

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 METRES

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



## BLOCK 140B | 3RD TO 12TH, 15TH TO 27TH & 30TH TO 46TH 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 METRES

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



## BLOCK 140C | 2ND 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 METRES

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



## BLOCK 140C | 3RD 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 METRES

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



## BLOCK 140C | 4TH TO 12TH, 15TH TO 27TH & 30TH TO 48TH 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 METRES

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

# GENERAL SPECIFICATIONS FOR ALEXANDRA PEAKS

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
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Living/ Dining	: laminated UPVC folding door (optional)

## Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
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 ALEXANDRA PEAKS

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/ 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/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/	: glazed porcelain tiles
WC Walls	
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.
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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 are subject to final survey.
- 9) The surrounding land use, proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network 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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DEVELOPMENT  
BOARD**
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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.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- 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

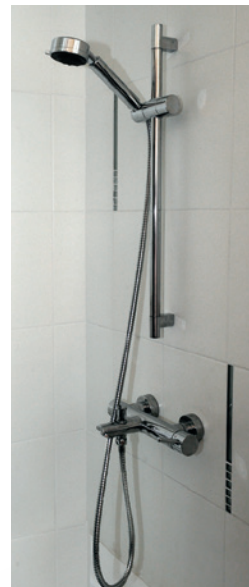
- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom

(please refer to the flooring and furnished floor plans of your selected project)



## PACKAGE 2

- Sanitary fittings, i.e. wash basin 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.*

Aug 2022

# 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.



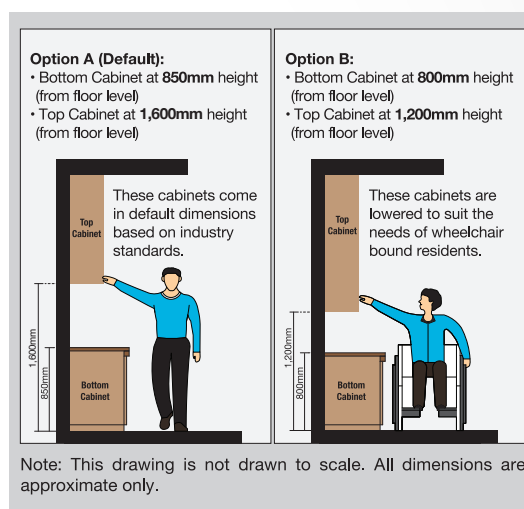
Here are some features of an induction hob:

- 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.



- 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 in the 2-room Flexi (Type 2) flats



### 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.**

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# OPTIONAL COMPONENT SCHEME

## (3-ROOM AND BIGGER 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 item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- 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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