

# MERPATI ALCOVE



**HDB'S SALES LAUNCH  
OCTOBER 2024**

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**BTOgether**

## 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, even after residents have moved into the precincts. 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 including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. 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.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. 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 such forward-looking statements.







## MERPATI ALCOVE

Located next to Mattar MRT and along Merpati Road, Merpati Alcove comprises two 18-storey residential blocks, with a total of 433 units of Community Care Apartments (CCA) and 4-room flats. These flats will be offered as Plus flats under the new flat classification (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>). The CCA is an assisted living public housing concept, designed to integrate senior-friendly living with on-site social activities and customised care services according to the individual's care needs in their silver years. The CCA will be situated in Block 136A, where residents will find furnished communal spaces on each floor to foster social connections, alongside a dedicated CCA Activity Centre to enhance seniors' engagement and well-being. To promote active ageing, elderly fitness stations will be strategically placed throughout the precinct.





Artist's impression

Envisioned as a tranquil retreat within an urban setting, the park situated between the 2 residential blocks of Merpati Alcove will serve as the heart of the community, providing a space for residents to gather and forge connections. This layout creates an inviting and sheltered environment, embodying the name 'Merpati Alcove'.

Merpati Alcove will also include various facilities such as children's playgrounds, fitness stations, a preschool, and recreational spaces for quiet respite, such as shelters and pavilions. The roof garden atop the Multi-Storey Car Park (MSCP) will feature fitness facilities, a community gardening area, and viewing points that offer vistas of the surrounding parks and canal.



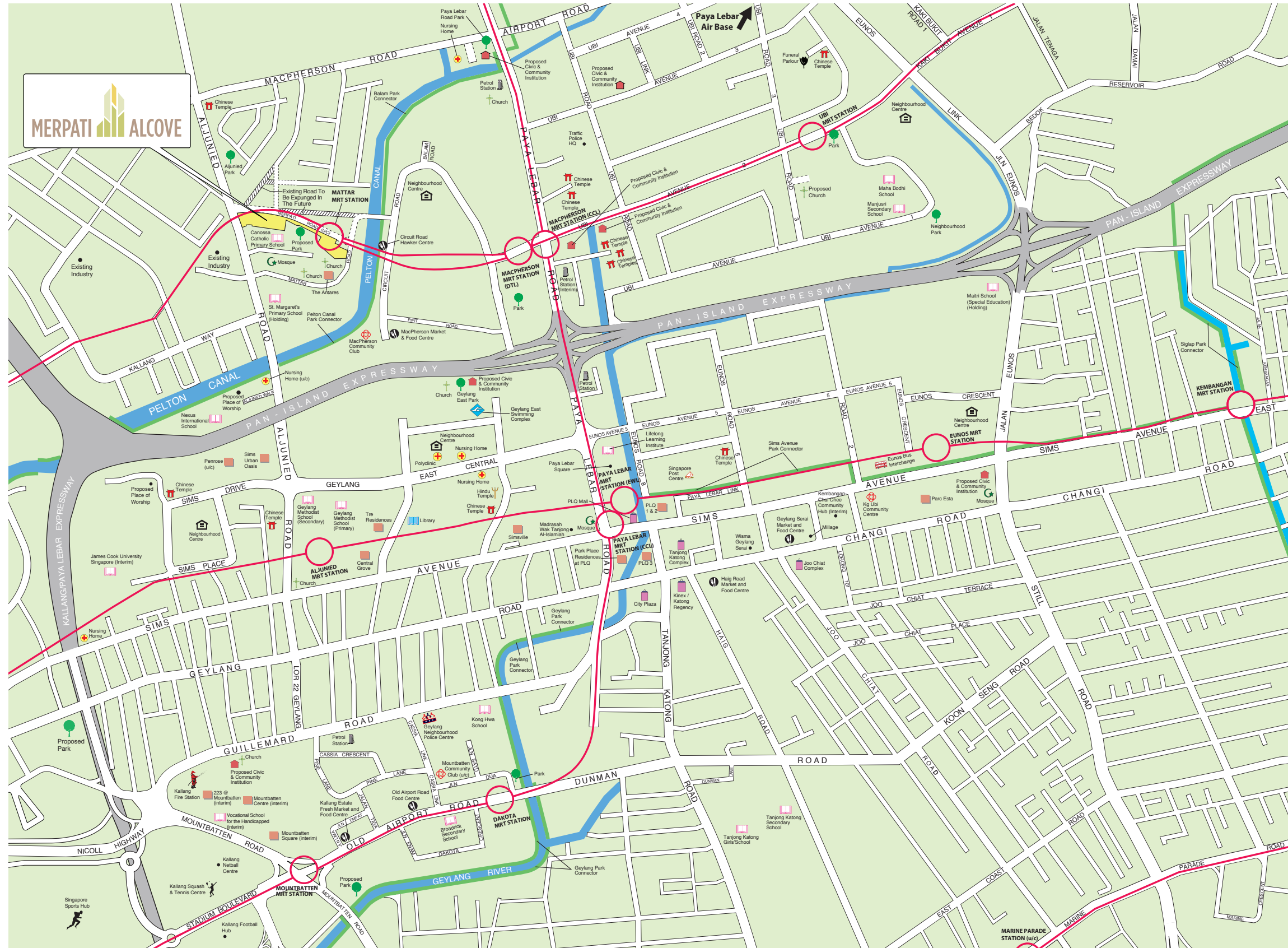


Artist's impression

Please refer to the site plan for the facilities provided in Merpati Alcove. Facilities in this project will be accessible by the public.



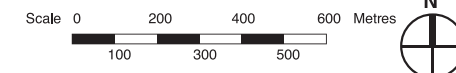
## GEYLANG



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

## 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 Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, 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.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by 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.



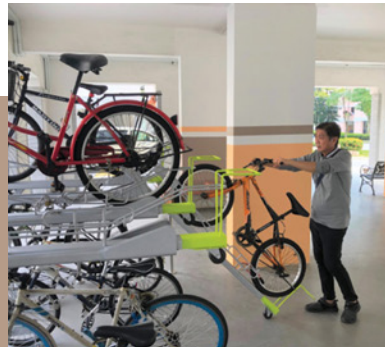
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Merpati Alcove 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

Merpati Alcove 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 linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Merpati Alcove residents will be served by existing bus services along Merpati Road. Residents will also be able to access the Downtown Line via the nearby Mattar MRT Station. Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

## OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. For 4-room flat buyers who opt in for the 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.





# FINISHES AND FITTINGS

## COMMUNITY CARE APARTMENT

The Community Care Apartments are designed to support seniors to live independently, while preparing for their future care needs.

Each Community Care Apartment will have an open layout and come with the following finishes:

- Floor tiles in the living, dining, kitchen, and bathroom
- Vinyl strip flooring in the bedroom
- Wall tiles in the kitchen and bathroom
- Water closet suite in the bathroom

Fittings and senior-friendly design features will also be pre-installed in each unit, including:

- Digital lock at the main door to allow convenient access
- Wide wheelchair-friendly main door, with a built-in bench beside the entrance
- Large wheelchair-accessible bathroom with slip-resistant flooring, grab bars, water heater, shower set with bath/ shower mixer, washbasin with tap mixer, and mirror
- Built-in wardrobe and cabinets for storage
- Furnished kitchen for meal preparation, including induction hob and cooker hood, kitchen sink, tap, and dish drying rack. Buyers may choose to have a lower kitchen countertop
- Easy-to-slide partitions that can separate the living and bedroom spaces for more privacy
- Window grilles

There is no household shelter within each Community Care Apartment. There is a storey shelter on each floor, which forms part of the furnished communal spaces where residents can mingle and build social networks.

## 4-ROOM

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

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen and service yard
- Wall tiles in the:
  - Bathrooms
  - Kitchen
- Water closet suite in the bathrooms

## BASIC AND OPTIONAL SERVICES FOR RESIDENTS (FOR COMMUNITY CARE APARTMENTS)

Residents will have to subscribe to a Basic Service Package, which includes services such as 24-hour emergency response and dedicated programming. An onsite community manager will also assist with arranging add-on care and support services (additional charges apply), handling simple home fixes, and organising activities tailored to residents' preferences.

Residents also have the option to add on optional extra care services based on their needs and preferences, at additional costs. Find out more about the basic and optional services and their pricing at <https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/types-of-flats/community-care-apartments?anchor=services>.





# LAYOUT IDEAS

## COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture Layout)

**Approx. Floor Area 34sqm**

Inclusive of Internal Floor Area of 32sqm and Air-con Ledge



## COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture Layout)

**Approx. Floor Area 34sqm**

Inclusive of Internal Floor Area of 32sqm and Air-con Ledge

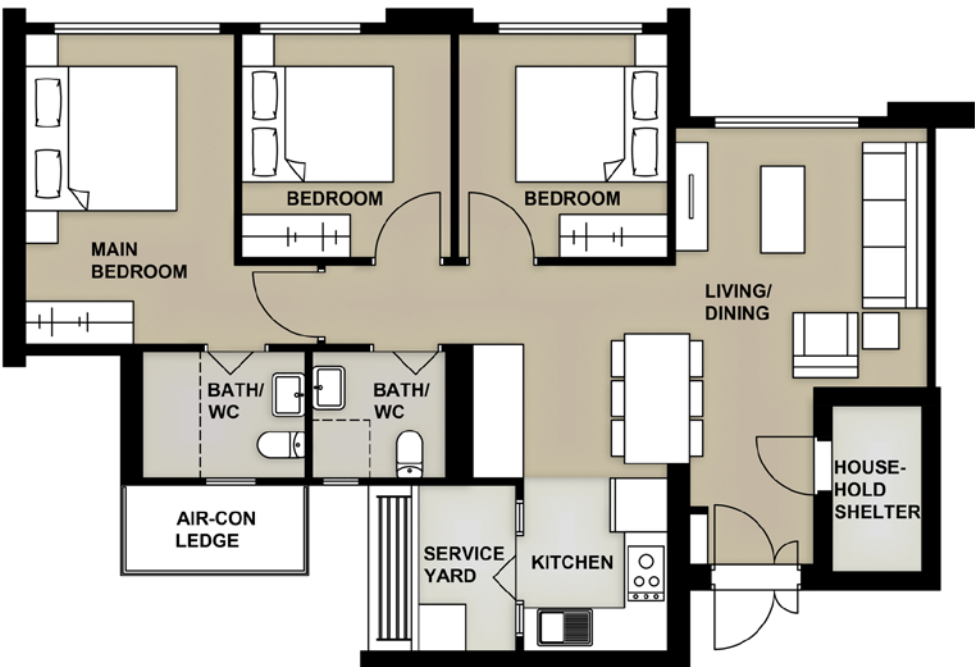


The coloured floor plan is not intended to demarcate the boundary of the flat

## 4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

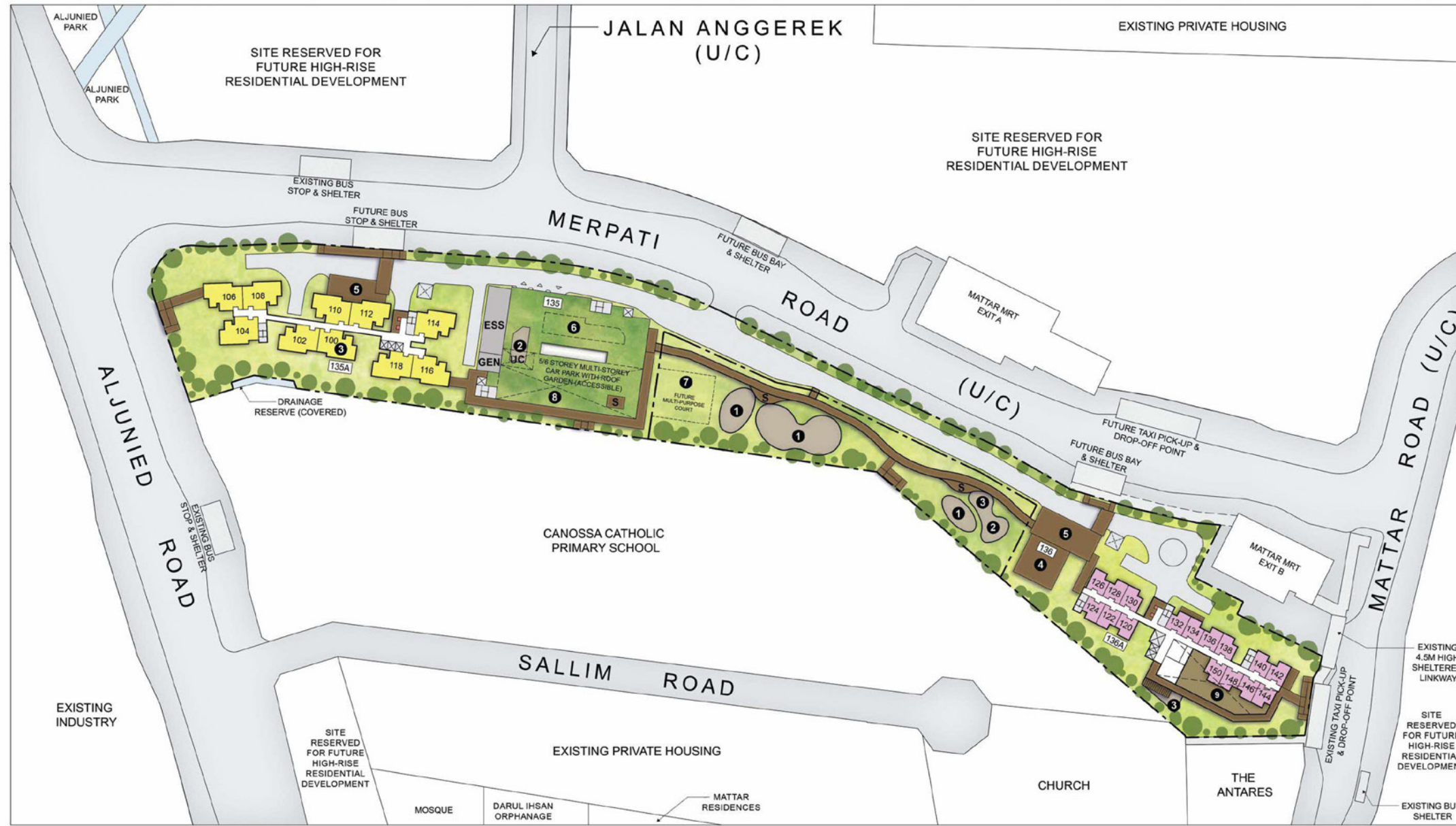
**Approx. Floor Area 89sqm**

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



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





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

#### Notes:

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- 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 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.
- 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.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

## SITE PLAN



#### FLAT TYPE

- COMMUNITY CARE APARTMENT 4 ROOM

#### PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION

#### COMMUNAL AREAS

- PRECINCT PAVILION
- DROP-OFF PORCH
- SPACE RESERVED FOR FUTURE COMMUNITY USE
- FUTURE MULTI-PURPOSE COURT

#### SOCIAL AMENITIES

- PRESCHOOL AT 1ST STOREY
- FUTURE AMENITIES/FACILITIES AT 1ST STOREY

#### OTHERS

- LINKWAY S: SHELTER TRELLIS AMENITY LOCATED (BELOW) SERVICE BAY AIR-WELL (U/C) UNDER CONSTRUCTION
- SERVICE ESS: ELECTRICAL SUBSTATION UC: UTILITY CENTRE AT 1ST STOREY GEN: GENERATOR ROOM AT 2ND STOREY
- ENTRANCE / EXIT FOR CAR PARK CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE DRAINAGE RESERVE

Block Number	Number of Storeys	Community Care Apartment	4-Room	Total
135A	18	-	168	168
136A	18	265	-	265
Total		265	168	433

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# UNIT DISTRIBUTION

 COMMUNITY CARE APARTMENT

 4 ROOM

	100	102		104		106	108		110	112		114		116	118	
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## BLOCK 135A


	120	122	124		126	128	130		132	134	136	138		140	142		144	146	148	150	
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FUTURE AMENITIES /  
FACILITIES AT 1ST STOREY

## BLOCK 136A





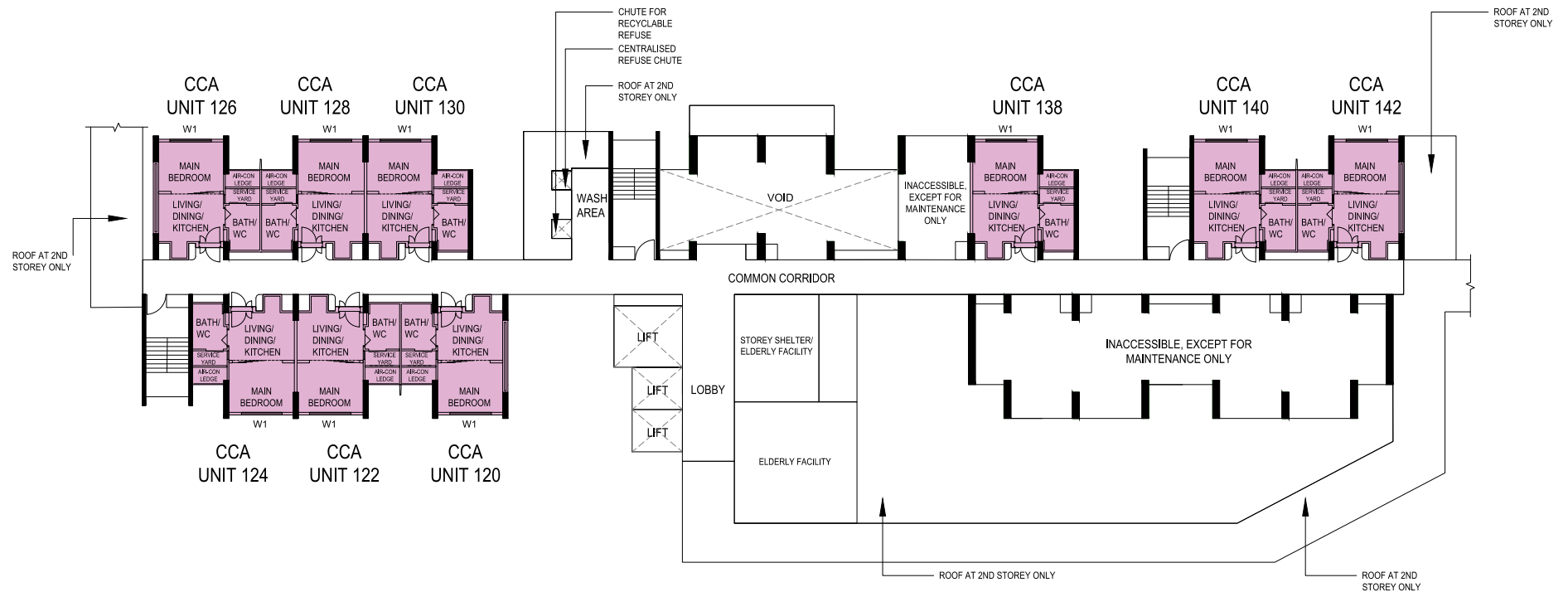
<p><b>WINDOW LEGEND:</b></p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>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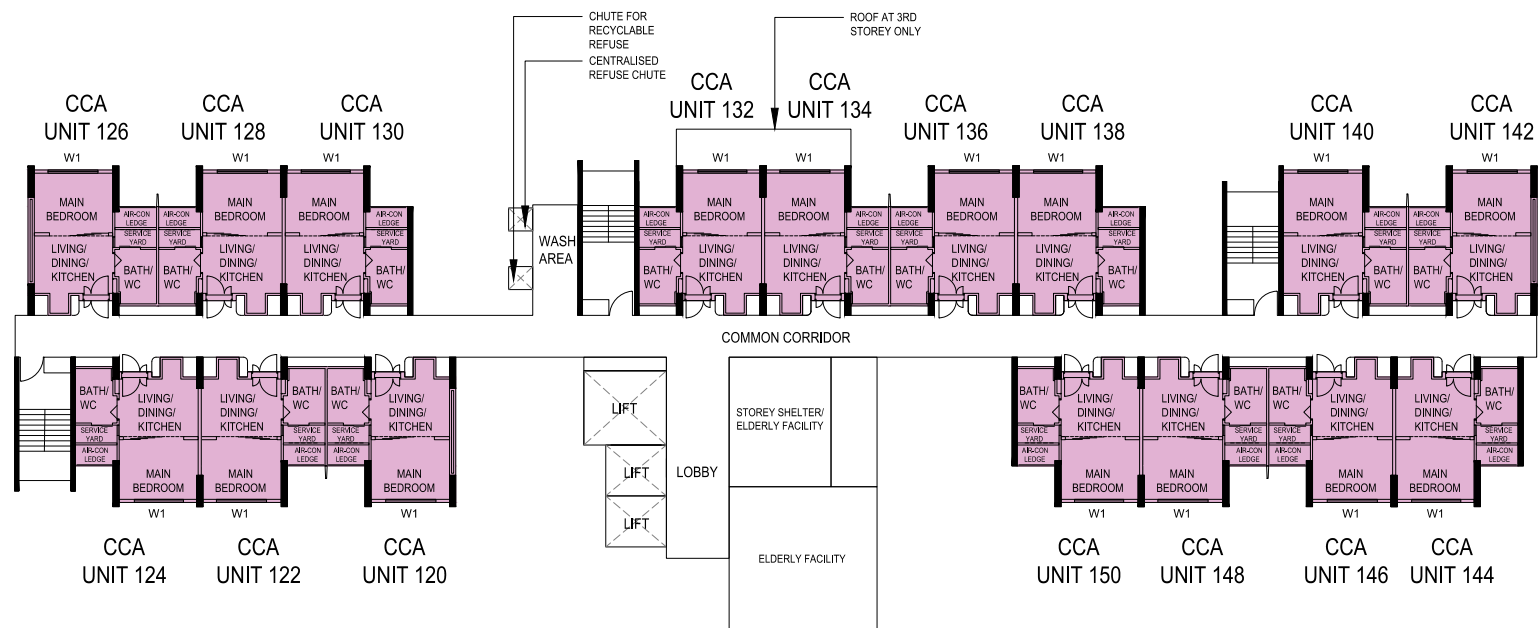


## BLOCK 136A | 2ND STOREY FLOOR PLAN

CCA - COMMUNITY CARE APARTMENT

<b>WINDOW LEGEND:</b>	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
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			





## BLOCK 136A | 3RD TO 18TH STOREY FLOOR PLAN

CCA - COMMUNITY CARE APARTMENT

<b>WINDOW LEGEND:</b>	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
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



# GENERAL SPECIFICATIONS FOR MERPATI ALCOVE

For Community Care Apartment

## 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 with vision panel and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Service Yard	: aluminium framed door with glass

## Finishes

Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Kitchen Floor	: glazed porcelain tiles with laminated UPVC skirting
Bathroom/ WC Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

## Fittings

Digital Lockset (main entrance door only)  
 Quality Locketts  
 Water Closet Suite  
 Clothes Drying Rack  
 Grab Bars  
 Wash basin with tap mixer, bath/ shower mixer with shower set and foldable shower seat  
 Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack  
 Built-in Wardrobe  
 Window Grilles  
 Water Heater  
 Lighting

## Services

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 2) 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.
- 3) 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 MERPATI ALCOVE

For 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)
Bathroom/ WC	: laminated UPVC folding door (optional)
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/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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  
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 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.

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# DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are 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 intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
- 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 are subject to final survey.
- 9) The surrounding land use and 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 including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance.
- 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.
- 12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.



**HOUSING &  
DEVELOPMENT  
BOARD**

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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/ utility (3-room)
  - Kitchen and service yard (4-room and bigger flats)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-room and bigger flats)
- Water closet suite in each bathroom

### YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes in the:
  - Living/ dining room
  - Bedrooms
  - Dry kitchen and balcony (if applicable)
- Internal doors + sanitary fittings
  - Wash basin with tap mixer
  - Shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

*Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.*