

 Marsiling  
Peak I

 Marsiling  
Peak II



**HDB'S SALES LAUNCH  
JUNE 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. 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.





## MARSILING PEAK I & II

Nestled between Marsiling Lane and Admiralty Road, Marsiling Peak I and II are named after their 6 tall residential blocks, which range from 28 to 35 storeys in height. Marsiling Peak I employs a variation of brown accents and tones, inspired by the history of Woodlands town which was named for its heavily wooded appearance when viewed from Johor. These projects offer 1,609 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats. Amongst them, the 791 flats in Marsiling Peak I will have shorter waiting times of less than 3 years.



Artist's impression

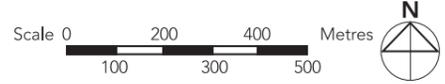
Marsiling Peak I and II are located near green spaces, such as a nearby neighbourhood park and Admiralty Park. The projects will feature various playgrounds and fitness stations, encouraging an active and healthy lifestyle for residents of all ages. Additionally, 2 roof gardens, each situated atop a Multi-Storey Car Park (MSCP), provide green spaces for relaxation and neighbourly interaction. Residents can enjoy the convenience of various amenities within Marsiling Peak I and II, such as a supermarket, shops, an eating house, preschool, and a residents' network centre.

Please refer to the site plan for the facilities provided in Marsiling Peak I and II. Facilities in these projects will be accessible by the public.

# WOODLANDS



- 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.
  - Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
  - Kampung Admiralty is an Integrated Development which includes 2-Room Flexi flats, shops, supermarket, hawker centre, medical centre, eldercare facilities and preschools.
  - 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.
  - Fuchun Secondary School and Woodlands Ring Secondary School will merge in 2025 at the site of Fuchun Secondary School. The merged school will relocate to the rebuilt Woodlands Ring Secondary School site tentatively in 2029.
  - 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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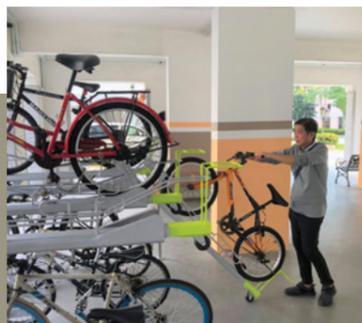
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Marsiling Peak I and II 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

Marsiling Peak I and II 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
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



## 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 are served by 2 bus stops, one located along Marsiling Lane and another at Admiralty Road. Residents can utilise the buses plying the bus stops to go to Woodlands and Yishun Interchanges, boosting connectivity to nearby facilities and amenities. 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)

In addition to the above, flats in Marsiling Peak I will come with:

- Vinyl strip flooring in the:
  - Living/ dining
  - Bedroom
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer

### 3-, 4-, 5-ROOM, AND 3GEN

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen/ utility (3-room)
  - Kitchen and service yard (4-, 5-room and 3Gen)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-, 5-room and 3Gen)
- Water closet suite in the bathrooms

In addition to the above, flats in Marsiling Peak I will come with:

- Vinyl strip flooring in the bedrooms
- Polished porcelain floor tiles in the living/ dining
- Dry kitchen (3-room, where applicable)
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer

## 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 38 sqm

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



(APPLICABLE FOR MARSILING PEAK II ONLY)

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

Approx. Floor Area 38 sqm

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



(APPLICABLE FOR MARSILING PEAK I & II)

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

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

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

Approx. Floor Area 48 sqm

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



(APPLICABLE FOR MARSILING PEAK II ONLY)

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

Approx. Floor Area 48 sqm

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



(APPLICABLE FOR MARSILING PEAK I & II)

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

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.

# LAYOUT IDEAS

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

Approx. Floor Area 69 sqm

Inclusive of Internal Floor Area of 66 sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

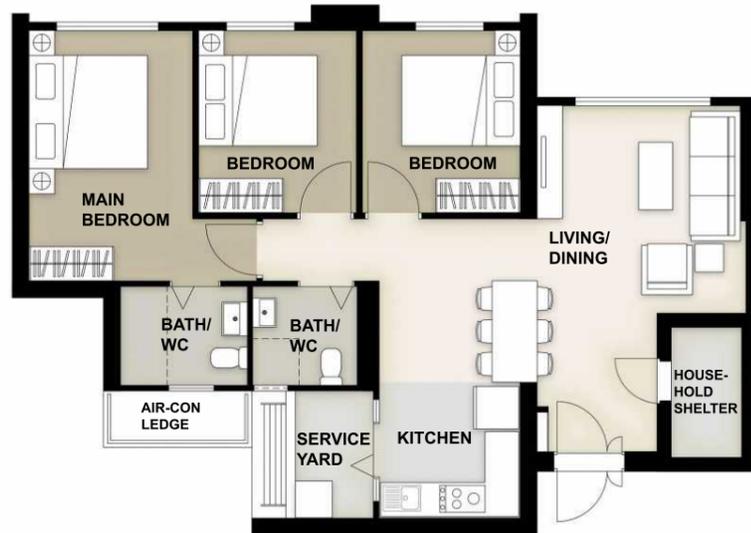
For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted line.

(APPLICABLE FOR MARSILING PEAK I & II)

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

Approx. Floor Area 93 sqm

Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge



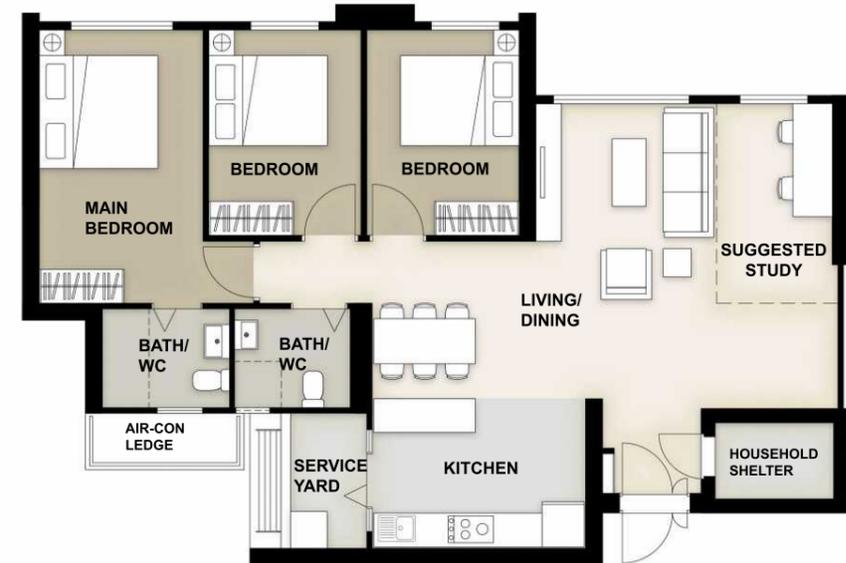
(APPLICABLE FOR MARSILING PEAK I & II)

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

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

Approx. Floor Area 113 sqm

Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge

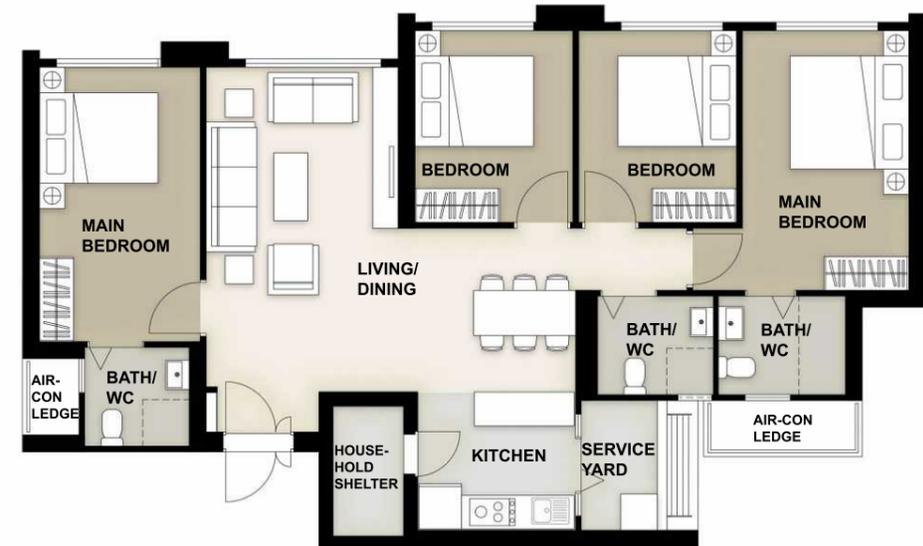


(APPLICABLE FOR MARSILING PEAK I & II)

## 3GEN FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 120 sqm

Inclusive of Internal Floor Area of 115 sqm and Air-con Ledge



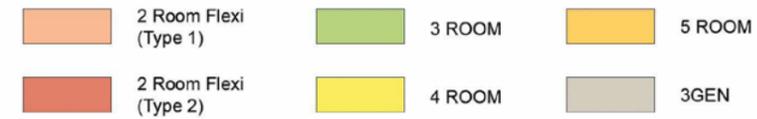
(APPLICABLE FOR MARSILING PEAK II ONLY)

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



### SITE PLAN

#### FLAT TYPE



#### PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 HARDCOURT

#### COMMUNAL AREAS

- 5 PRECINCT PAVILION
- 6 DROP OFF PORCH
- 7 SPACE RESERVED FOR FUTURE COMMUNITY USE

#### SOCIAL AMENITIES

- 8 PRE-SCHOOL (2 STOREY)
- 9 PRE-SCHOOL AT 1ST STOREY
- 10 FUTURE AMENITIES/ FACILITIES AT 1ST STOREY
- 11 RESIDENTS' NETWORK CENTRE AT 1ST STOREY

#### COMMERCIAL AMENITIES

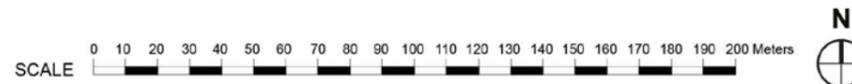
- 12 EATING HOUSE AT 1ST STOREY
- 13 SHOPS AT 1ST STOREY
- 14 SUPERMARKET AT 1ST STOREY

#### OTHERS

- LINKWAY
- S: SHELTER
- SERVICES
- ESS: ELECTRICAL SUB-STATION AT 1ST STOREY
- UC: UTILITY CENTRE AT 1ST STOREY
- G: GENSET ROOM AT 1ST STOREY
- AMENITIES LOCATED (BELOW)
- AIRWELL
- SERVICE BAY
- ENTRANCE/ EXIT FOR MULTI-STOREY CARPARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

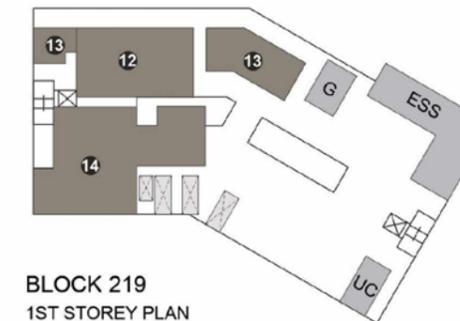
	Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	3Gen	Total
			Type 1	Type 2					
Marsiling Peak I	221A	31/34	-	90	60	66	99	-	315
	223A	35	-	136	-	68	34	-	238
	223B	35	68	-	34	68	68	-	238
Marsiling Peak II	219A	34	66	-	33	66	33	-	198
	220A	28/32	-	81	54	62	62	31	290
	224A	34	-	165	-	99	66	-	330
GRAND TOTAL			134	472	181	429	362	31	1600

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

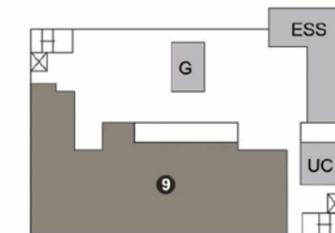


**Notes:**

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.



BLOCK 219  
1ST STOREY PLAN



BLOCK 221  
1ST STOREY PLAN

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**BLOCK 219A | 2ND STOREY FLOOR PLAN**

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

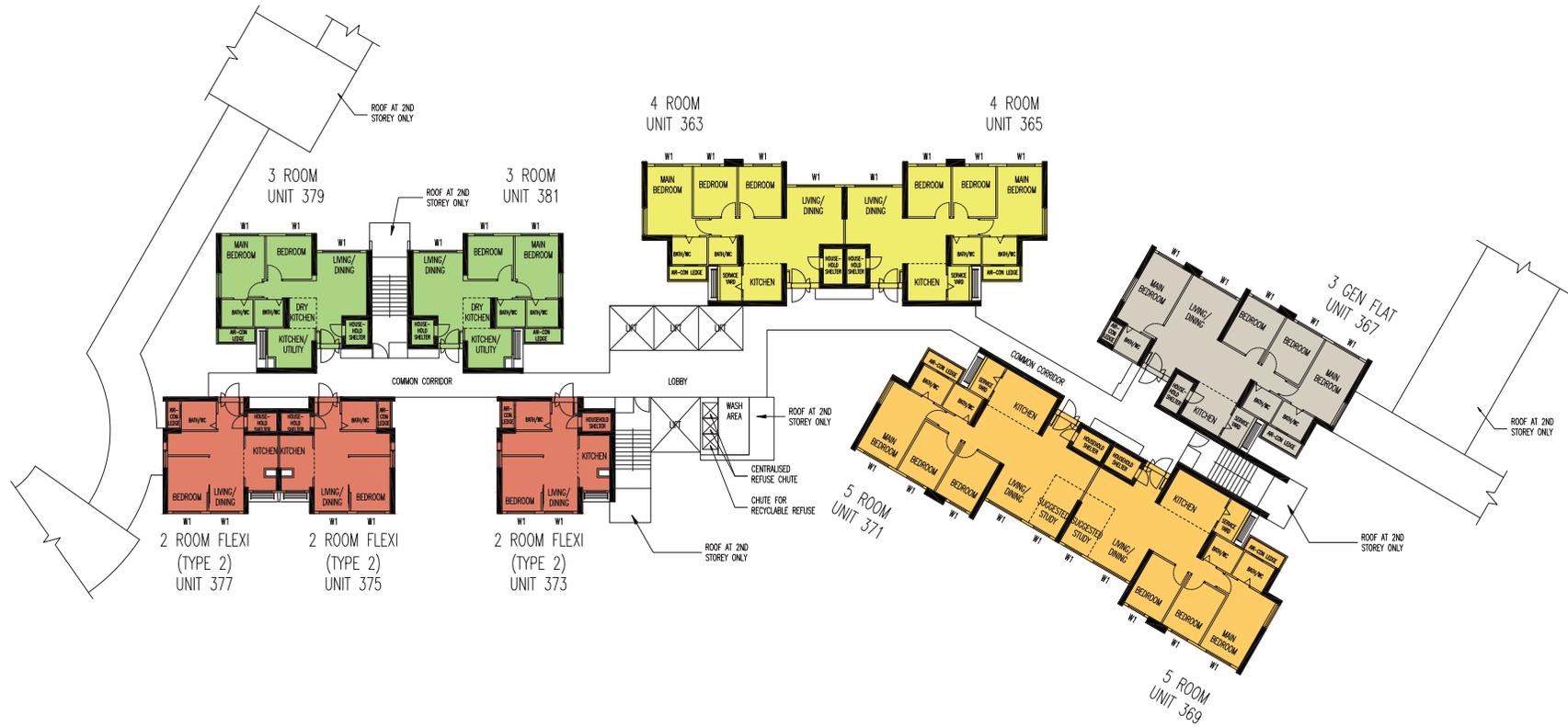
<p><b>WINDOW LEGEND</b></p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 219A | 3RD TO 34TH STOREY FLOOR PLAN**

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 220A | 2ND STOREY FLOOR PLAN**

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 220A** | 3RD TO 28TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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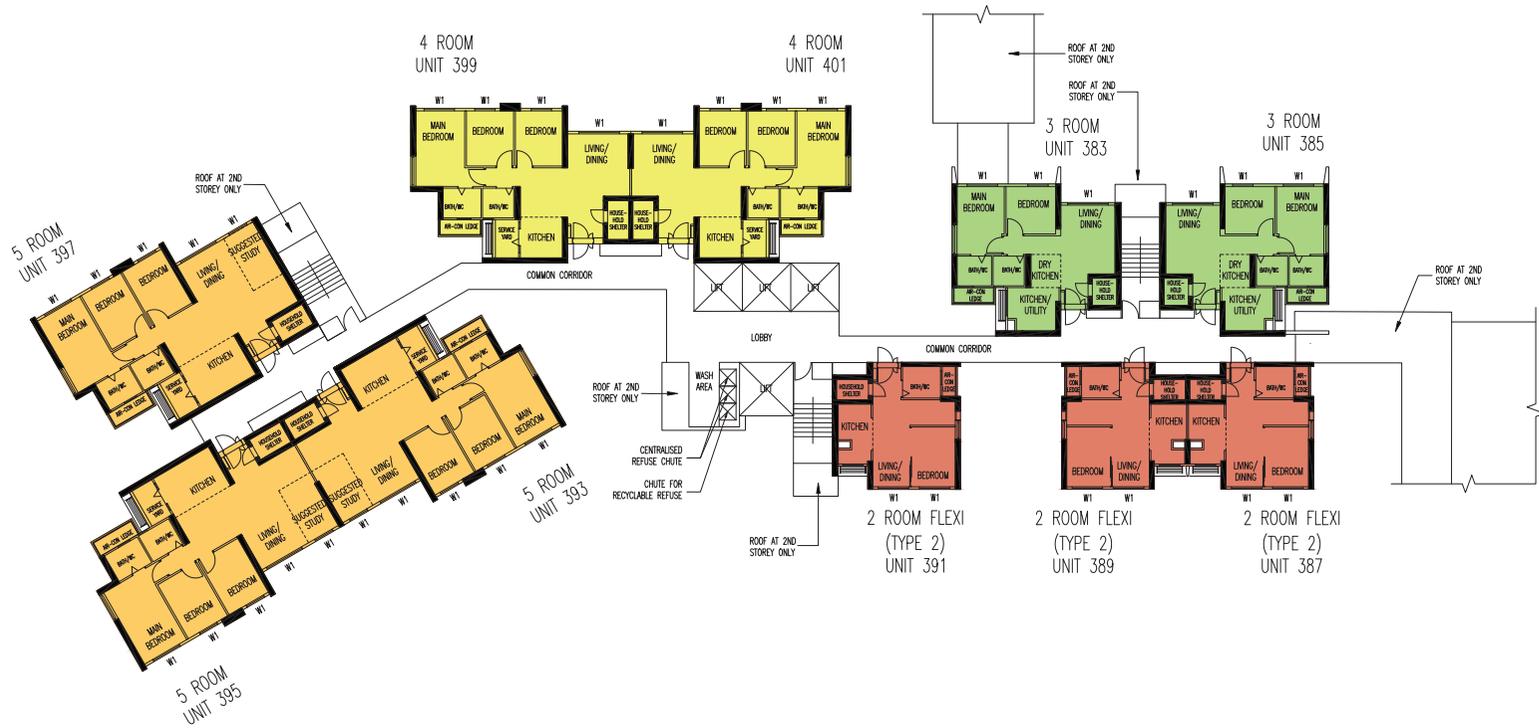




**BLOCK 220A** | 30TH TO 32ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 221A | 2ND STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 221  
 UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF PWCS BIN CENTRE BLOCK 222  
 UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 221A** | 3RD TO 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 221  
 UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF PWCS BIN CENTRE BLOCK 222  
 UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 221A | 18TH TO 31ST STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 221

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF PWCS BIN CENTRE BLOCK 222

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 221A** | 32ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 221

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF PWCS BIN CENTRE BLOCK 222

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

**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 METERS



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



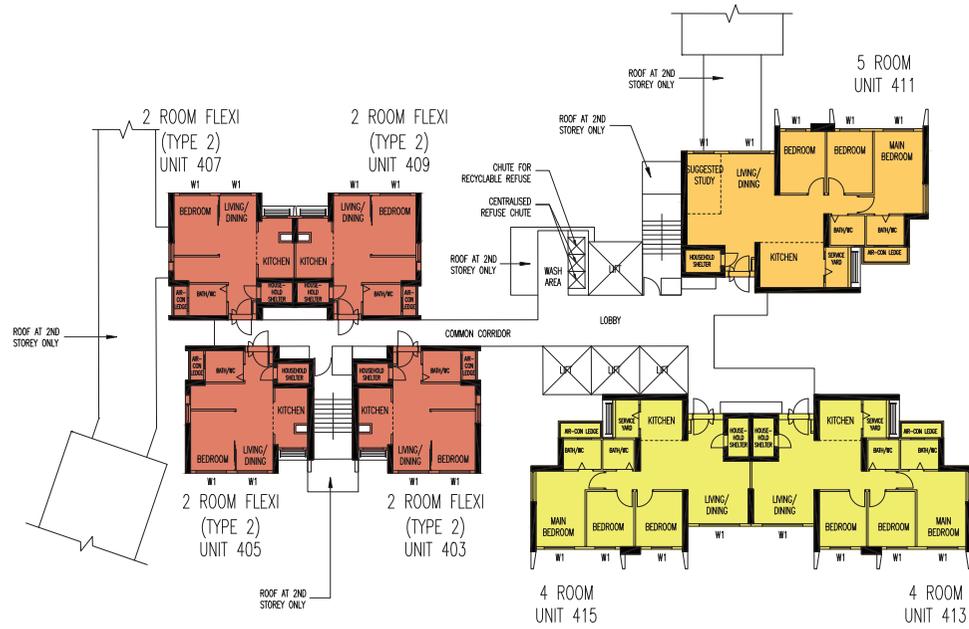
**BLOCK 221A** | 33RD TO 34TH STOREY FLOOR PLAN

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UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF PWCS BIN CENTRE BLOCK 222

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

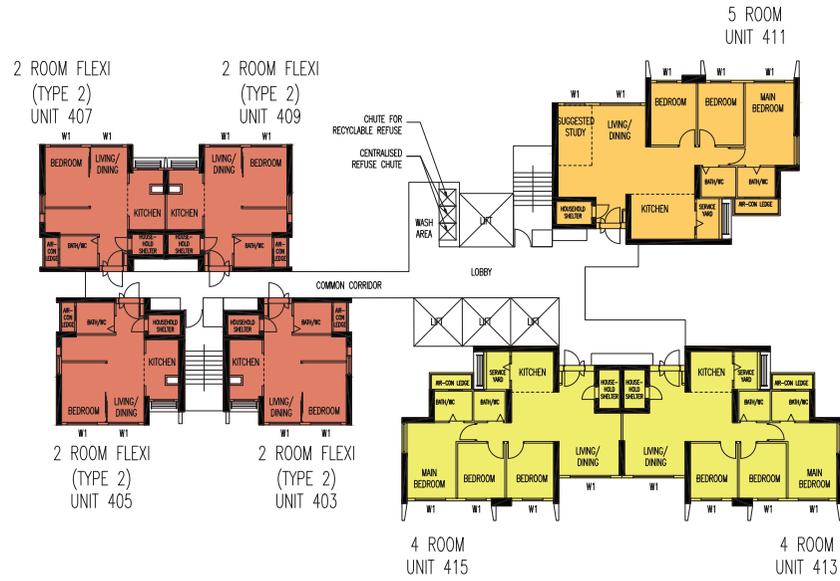
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**BLOCK 223A | 2ND STOREY FLOOR PLAN**

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 223A** | 3RD TO 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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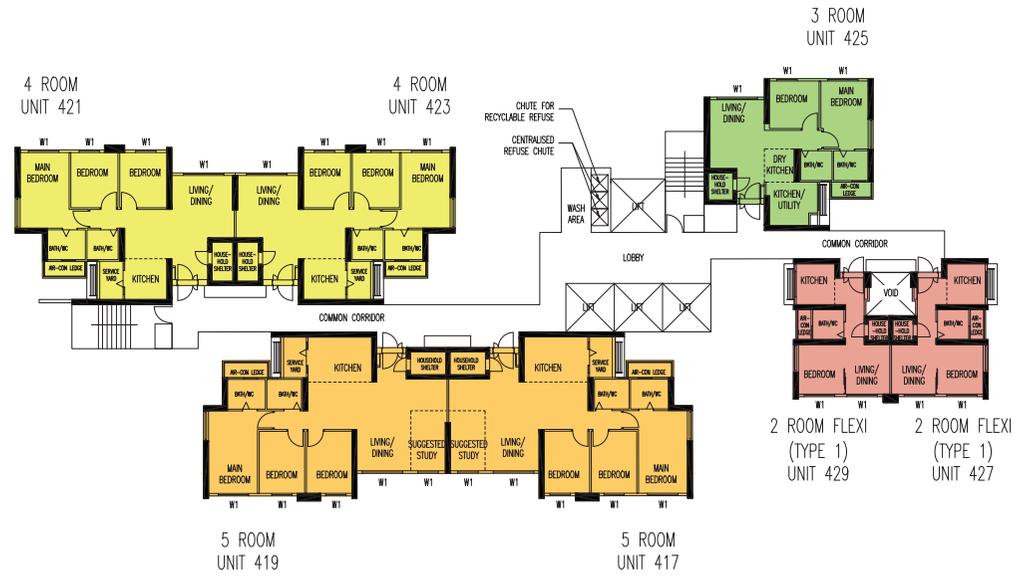




**BLOCK 223B | 2ND STOREY FLOOR PLAN**

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 223B | 3RD TO 35TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF THE STANDALONE PRE-SCHOOL BLOCK 223

**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 DEMARCATATE THE BOUNDARY OF THE FLAT



**BLOCK 224A | 2ND STOREY FLOOR PLAN**

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 224A** | 3RD TO 34TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1 & TYPE 2) 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. UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 219

<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 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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# GENERAL SPECIFICATIONS FOR MARSILING PEAK I

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
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  
 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 MARSILING PEAK I

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/ 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
Bathroom/ WC	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Household Shelter	: laminated UPVC folding door
Service Yard	: metal door
	: aluminium framed door with glass

## Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ 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

## 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.

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 MARSILING PEAK II

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 MARSILING PEAK II

For 2-room Flexi, 3-room, 4-room, 5-room & 3Gen

## 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 sliding partition/ door for 2-room Flexi, where applicable
Household Shelter	: laminated UPVC folding door (optional)
Service Yard	: laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

## Finishes

Living/ Dining/ Dry Kitchen 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/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ 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.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

# DISCLAIMER

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- 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, 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. 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.

# 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 in Marsiling Peak I and II 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 IN MARSILING PEAK II

## 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.*

Jun 2024 BTO - Marsiling Peak I and II

# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS IN MARSILING PEAK I and II

**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.



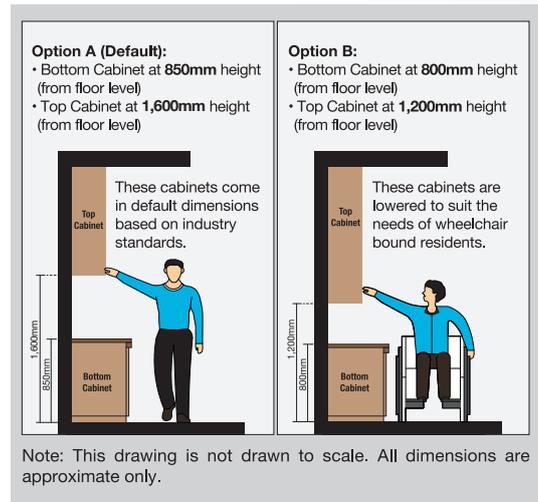
Here are some features of an induction hob:

- 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



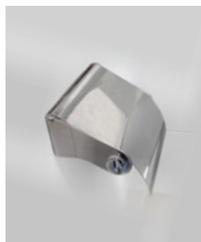
### OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

**Marsiling Peak II 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.

All 3-room and bigger flats in Marsiling Peak I and II come with:

- floor finishes in the bathrooms, household shelter, kitchen, kitchen/utility (3-room), and service yard (4-, 5-room and 3Gen flats)
- wall tiles in the bathrooms, kitchen/utility (3-room), and kitchen (4-, 5-room and 3Gen flats)
- water closer suite in each bathroom

In addition, the flats in Marsiling Peak I will come with:

- Floor finishes in the living/ dining room, bedrooms, and dry kitchen (3-room, where applicable)
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer

### MARSILING PEAK II BUYERS CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN THEIR SELECTED FLAT:

- Floor finishes in the living/ dining room, bedrooms, and dry kitchen (3-room, where 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

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