



HDB'S SALES LAUNCH DECEMBER 2023

BTOgether



SIN MING RESIDENCES

Sin Ming Residences is located along Sin Ming Road. Its name reflects its location and exudes a warm sense of home. Residents can choose from 4 residential blocks between 22 and 28 storeys in height, offering 732 units of 3- and 4-room flats with shorter waiting time. Within these blocks, 2 of them will house 84 units of rental flats. There is also 1 block comprising fully of rental units.



The central open space acts as a courtyard with facilities such as children's playgrounds and fitness stations for adults and elderly. The Multi-Storey Car Park (MSCP) has a roof garden where residents can mingle and look out to the lush greenery within the project. For families with young children, a preschool is also conveniently located within Sin Ming Residences.

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

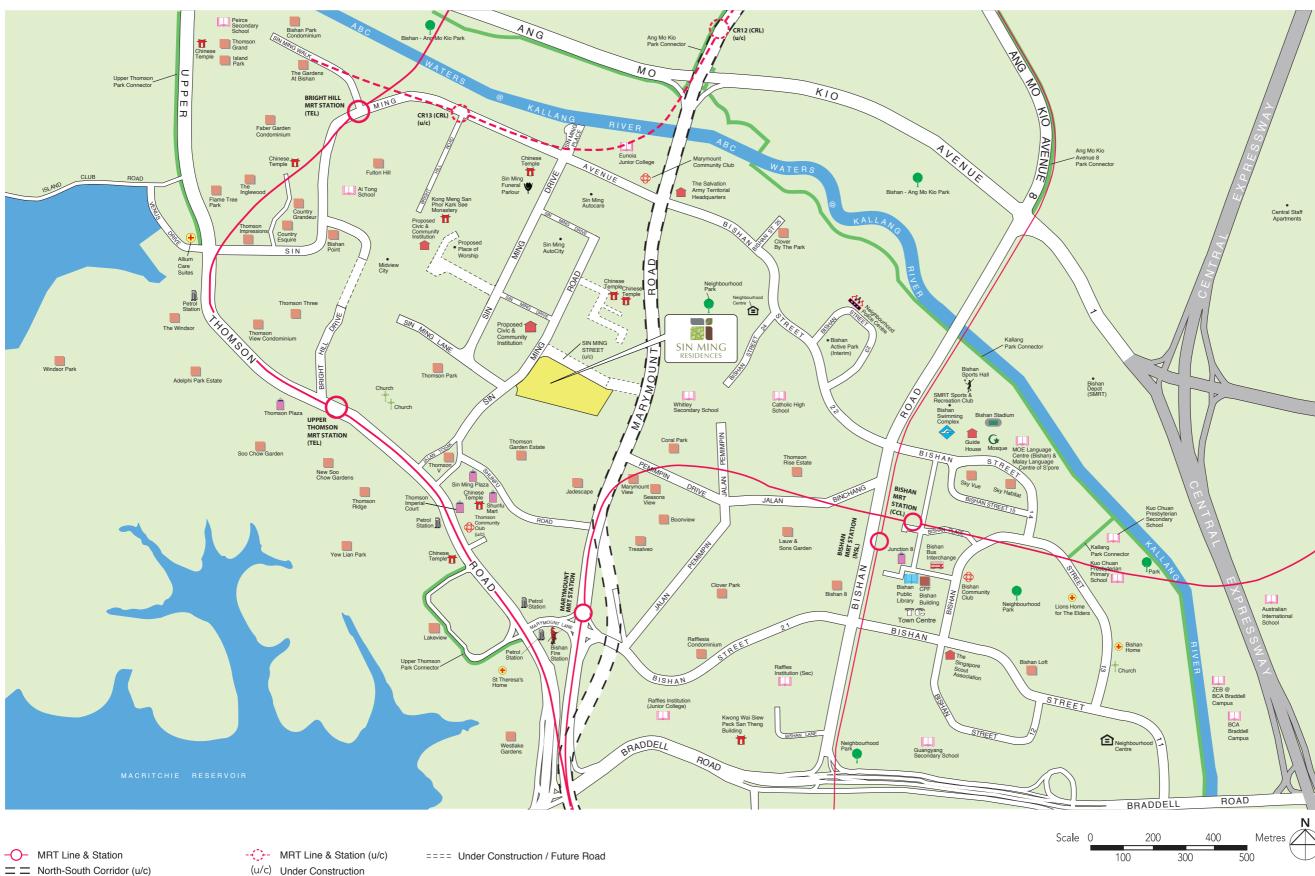
IMPORTANT NOTES

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.



BISHAN



 ☐ ■ North-South Corridor (u/c)

- 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. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
- 3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- 4. 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.

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

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Sin Ming Residences 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







BICYCLE STANDS



.....

ABC WATERS DESIGN FEATURES

SMART SOLUTIONS

Sin Ming Residences 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

Sin Ming Residences is served by bus services along Sin Ming Road and Marymount Road. Residents can also access Upper Thomson MRT Station to connect to other parts of the island.

Learn more about transport connectivity in this town using MyTransport.sg app https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf.

FINISHES AND FITTINGS

More than just a well-designed and functional interior, the flats will come with full floor finishes, internal doors, and sanitary fittings.

3- AND 4-ROOM

- · Vinyl strip flooring in the:
 - · Living/ dining, dry kitchen (3-room)
 - Bedrooms
- · 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)
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

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 flexibilty 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 doted lines.

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



The coloured floor plan is not intended to demarcate the boundary of the 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. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

SITE PLAN



FLAT TYPE

3 ROOM

RENTAL (NOT AVAILABLE FOR SALE)

PLAY FACILITIES

CHILDREN PLAYGROUND

4 ROOM

2 ADULT FITNESS STATION

3 ELDERLY FITNESS STATION

COMMUNAL AREAS

4 PRECINCT PAVILION **6** DROP-OFF PORCH

SOCIAL AMENITIES

6 PRESCHOOLS AT 2ND STOREY

7 FUTURE AMENITIES/ FACILITIES AT 1ST STOREY

OTHERS

LINKWAY

BSH: BICYCLE SHELTER

S : SHELTER

TRELLIS

SERVICE **ESS: ELECTRICAL**

SUBSTATION AT 1ST

STOREY UC : UTILITY CENTRE AT 1ST STOREY

GEN: GENERATOR ROOM CSR: CONSUMER SWITCH

ROOM

SERVICE BAY

ENTRANCE/EXIT FOR

MULTI-STOREY CARPARK

CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE REFUSE

AIRWELL

(U/C) UNDER CONSTRUCTION

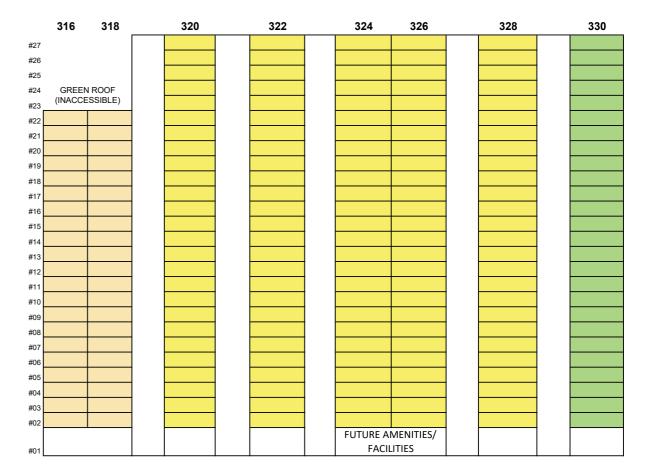
Block Number			Flats	Home Ownership Flats		Total
ramber	01010)0	1-Room	2-Room	3-Room	4-Room	
27A	27	-	-	26	182	208
28A	22/27	-	42	26	130	198
28B	22	126	42	-	-	168
29A	27	-	-	26	180	206
31A	22/28	-	42	27	135	204
Total		126	126	105	627	984

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.

UNIT DISTRIBUTION

3 ROOM RENTAL
4 ROOM



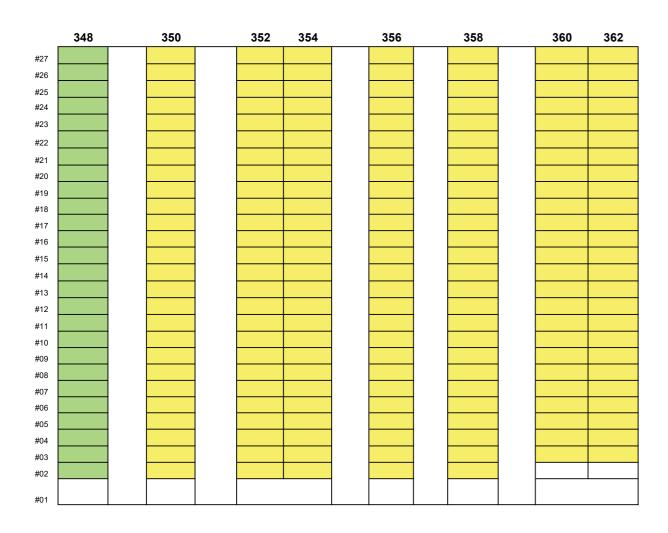


BLOCK 27A

BLOCK 28A

UNIT DISTRIBUTION

3 ROOM RENTAL
4 ROOM





BLOCK 29A BLOCK 31A



BLOCK 27A | 2ND TO 15TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	---------------------------	--



BLOCK 27A | 16TH TO 24TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--

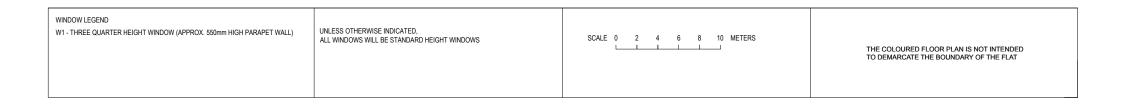


BLOCK 27A | 25TH TO 27TH STOREY FLOOR PLAN

WINDOW LEGEND W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INC ALL WINDOWS WILL BE S	CATED, TANDARD HEIGHT WINDOWS SCALE 0 2 4 6 8 10 MET	ERS THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
---	---	--



BLOCK 28A | 2ND TO 15TH STOREY FLOOR PLAN





BLOCK 28A | 16TH TO 22ND 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--



BLOCK 28A | 23RD TO 24TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--



BLOCK 28A | 25TH TO 27TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--

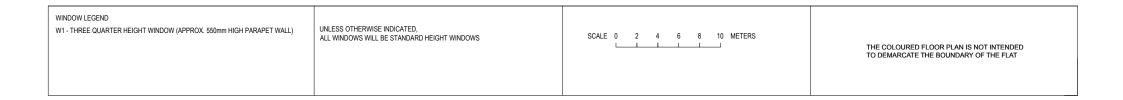


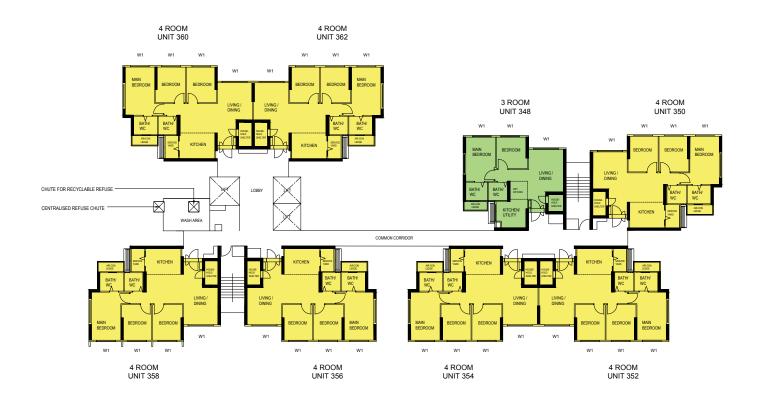
BLOCK 29A | 2ND STOREY FLOOR PLAN





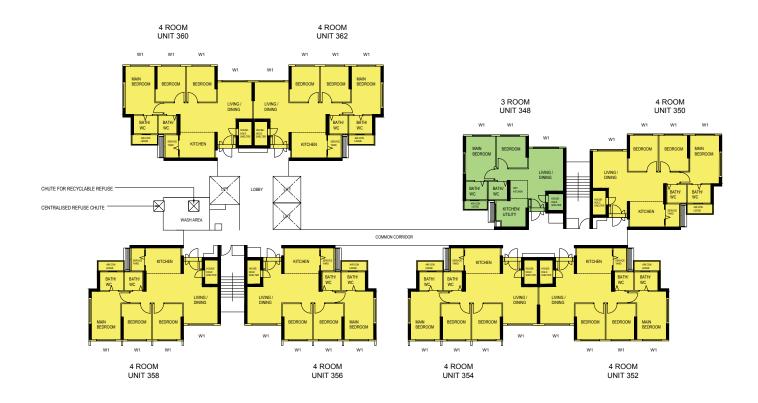
BLOCK 29A | 3RD TO 15TH STOREY FLOOR PLAN





BLOCK 29A | 16TH TO 24TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--



BLOCK 29A | 25TH TO 27TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	---------------------------	--



BLOCK 31A | 2ND TO 15TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--



BLOCK 31A | 16TH TO 22ND 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	---------------------------	--



BLOCK 31A | 23RD TO 24TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	---------------------------	--



BLOCK 31A | 25TH TO 28TH 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 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
--	--	---------------------------	--

GENERAL SPECIFICATIONS FOR SIN MING RESIDENCES

For 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 Bathroom/ WC : laminated UPVC folding door

Household Shelter : metal door

Service Yard : aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen/ : vinyl strip flooring with laminated UPVC skirting

Bedroom Floor

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

Services

Gas services and concealed water supply pipes

Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)

Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)

Television points

Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) 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 for information on renovation rules.

DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and 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.



Copyright © Housing & Development Board All rights reserved. December 2023