

RIVER
PEAKS I

RIVER
PEAKS II



**HDB'S SALES LAUNCH
NOVEMBER 2021**





RIVER PEAKS I & II

River Peaks I and II are located along Kelantan Road and Weld Road, next to Jalan Besar MRT station and Sim Lim Tower. These developments are offered under the new Prime Location Public Housing (PLH) model. Find out more about the PLH model (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/plh>).

The names 'River Peaks I' and 'River Peaks II' reference the developments' location along Rochor Canal and their towering height. The two developments comprise a total of six 47-storey residential blocks, and one of these blocks will house some rental flats. You can choose from 960 units of 3-, and 4-room flats.



River Peaks I and II are envisioned as a green oasis at the canal's edge, housing a multitude of recreational facilities. For example, children can have fun at the playgrounds while adults get a workout at the adult and elderly fitness stations. Precinct pavilions and outdoor seats serve as ideal locations for you to gather and interact with neighbours. In addition, the sky terraces on the 27th storey of each residential block and roof gardens above the Multi-Storey Car Parks (MSCP) offer additional spaces for quiet respite. The roof gardens above the MSCPs will be connected via an elevated pedestrian link bridge.

Daily conveniences are also within easy reach as River Peaks I will come with a supermarket, residents' network centre, elderly facilities, and childcare centre, while River Peaks II will come with F&B outlets.

Please refer to the site plan for the facilities provided in these developments. Facilities in these developments 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 childcare centres, elderly-related 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, 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. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.



CENTRAL Area



—○— MRT Line & Station

== North-South Corridor (NSC) (u/c)

--- Pedestrian Road

Scale 0 100 200 300 400 500 Metres



Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and 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. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. Stamford Primary School and Farrer Park Primary School will merge in 2023 at the site of Farrer Park Primary School.
4. 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.

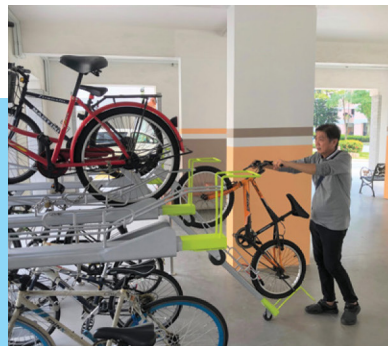
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, River Peaks 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 electrical vehicle charging stations
- Use of sustainable products in the development
- 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

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

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage



FINISHES AND FITTINGS

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

3- AND 4-ROOM	
• Floor tiles in the: • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4-room)	• Wall tiles in the: • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4-room)

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.

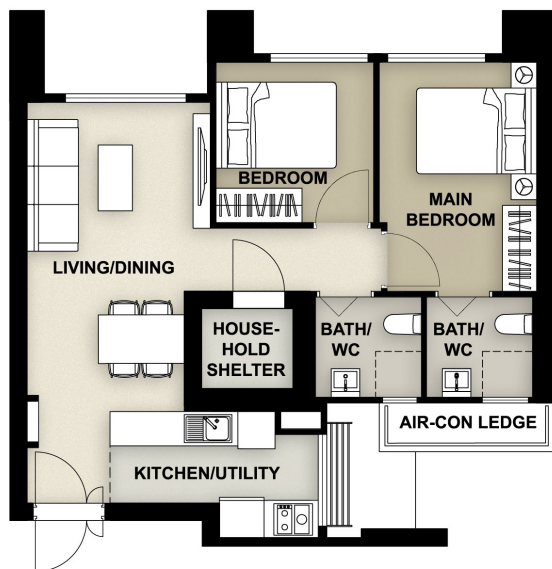
LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 66sqm

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

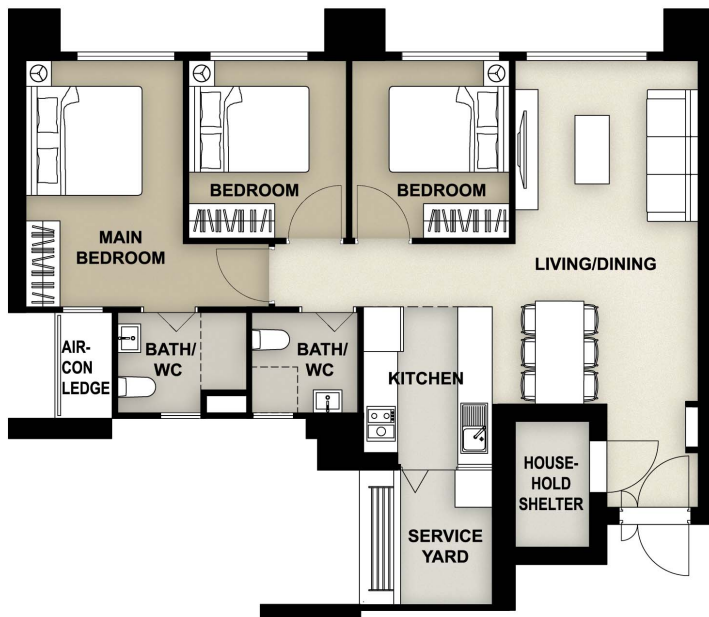


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 88sqm

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

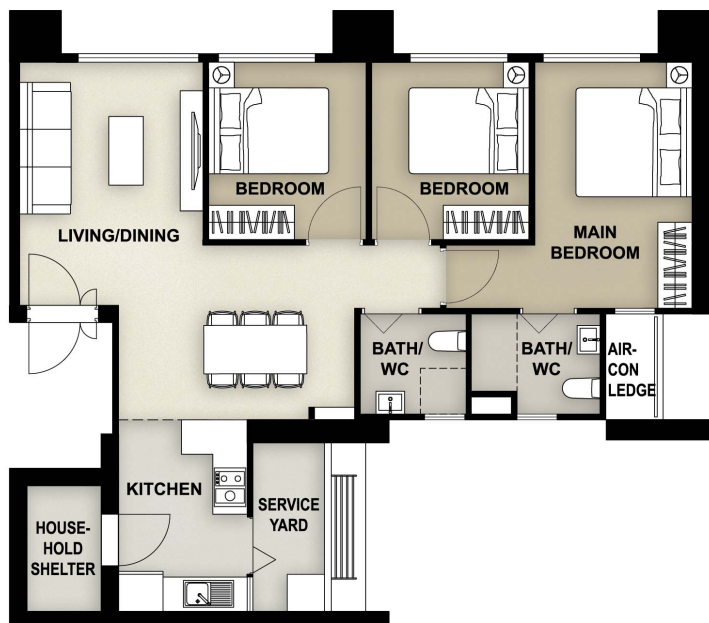


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

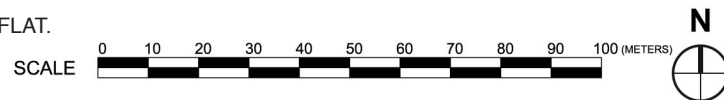
Approx. Floor Area 88sqm

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





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



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SITE PLAN



3 ROOM 4 ROOM RENTAL (NOT AVAILABLE FOR SALE)

PLAY FACILITIES

1 CHILDREN PLAYGROUND
2 ADULT FITNESS STATION
3 ELDERLY FITNESS STATION

COMMUNAL AREAS

4 PRECINCT PAVILION AT 1ST STOREY
5 DROP-OFF PORCH AT 1ST STOREY

SOCIAL AMENITIES

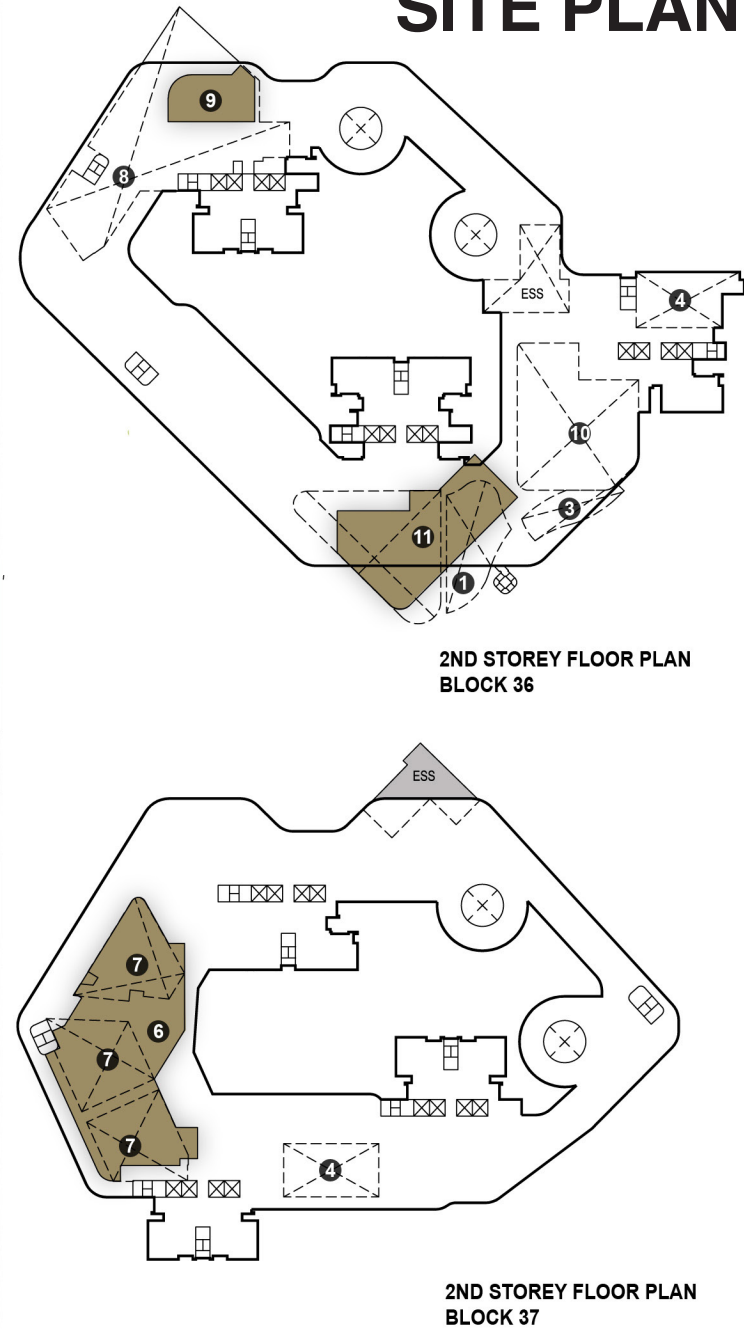
6 FUTURE AMENITIES/FACILITIES (FA) AT 2ND STOREY
7 RESTAURANT (F&B) AT 1ST STOREY
8 SUPERMARKET AT 1ST STOREY

9 RESIDENTS' NETWORK CENTRE AT 2ND STOREY
10 ELDERLY FACILITIES AT 1ST STOREY
11 CHILD CARE CENTRE AT 1ST STOREY AND 2ND STOREY

OTHERS

LINKWAY
LB: LINKBRIDGE
S: SHELTER
TRELLIS
SERVICE
ESS: ELECTRICAL SUB-STATION AT 1ST STOREY
SERVICE BAY

AMENITY LOCATED (BELOW)
ENTRANCE/EXIT FOR MULTI-STOREY CARPARK
AIR-WELL
CENTRALISED/RECYCLABLE REFUSE CHUTE



	Block Number	Number of Storeys	3 Room	4 Room	Total
RIVER PEAKS I	36A	47	40	120	160
	36B	47	-	160	160
	36C	47	80	80	160
RIVER PEAKS II	37A	47	80	80	160
	37B	47	80	80	160
	37C	47	-	160	160
Total			280	680	960

Notes:

- All proposed developments and facilities as well as their locations shown are indicative only and 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.
- Stamford Primary School and Farrer Park Primary School will merge in 2023 at the site of Farrer Park Primary School.
- The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' 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.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

UNIT DISTRIBUTION

- 2 ROOM (RENTAL)
- 3 ROOM
- 4 ROOM

	100	102	104	106	108
47					
46					
45					
44					
43					
42					
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40					
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35					
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28					
27	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)
26					
25					
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07					
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05	CARPARK				
04	CARPARK				
03	CARPARK				
02					
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BLOCK 36A

	110	112	114	116
47				
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27	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)
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05	CARPARK			
04	CARPARK			
03	CARPARK			
02				
01				

BLOCK 36B

UNIT DISTRIBUTION

- 2 ROOM (RENTAL)
- 3 ROOM
- 4 ROOM

	118	120	122	124
47				
46				
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05	CARPARK			
04	CARPARK			
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BLOCK 36C

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27	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)
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05	CARPARK			
04	CARPARK			
03	CARPARK			
02				
01				

BLOCK 37A

UNIT DISTRIBUTION

- 2 ROOM (RENTAL)
- 3 ROOM
- 4 ROOM

	109	111	113	115
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27	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)
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05	CARPARK			
04	CARPARK			
03	CARPARK			
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BLOCK 37B

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27	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)	SKY TERRACE (ACCESSIBLE)
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05	CARPARK			
04	CARPARK			
03	CARPARK			
02				
01				

BLOCK 37C



BLOCK 36A | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLANS IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 36B | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLANS IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 36C | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 37A | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLANS IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 37B | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 37C | 7TH TO 26TH, 28TH TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND :

W1 - FULL HEIGHT WINDOW (APPROX. 300mm. HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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

GENERAL SPECIFICATIONS FOR RIVER PEAKS I & II

For 3-room and 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 frame door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: 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/ 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 and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority’s prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, 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 child care centres, elderly-related facilities, education centres, residents’ network centres, and day activity centres);

• Commercial facilities (such as shops and eating houses);

• Mechanical and electrical rooms; and

• Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
-
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DEVELOPMENT
BOARD**
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OPTIONAL COMPONENT SCHEME

(3-, 4-, AND 5-ROOM FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

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

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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.