KING GEORGE'S HEIGHTS





HDB'S SALES LAUNCH FEBRUARY 2022



Artist's impression

KING GEORGE'S HEIGHTS

King George's Heights is bounded by King George's Avenue, Syed Alwi Road, and Rochor Canal, and located near Lavender MRT station. The development is 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 name 'King George's Heights' references the towering height of the residential block. It comprises 1 residential block with 2 wings of 33 and 47 storeys. You can choose from 398 units of 3- and 4-room flats.



Artist's impression

King George's Heights is envisioned as a sanctuary by the canal. You can relax and enjoy a quiet respite at the various green spaces, such as the roof garden above the Multi-Storey Car Park and sky terraces at the residential block. A landscape trail leads you to the nearby Rochor Canal for a stroll by the water. Children's playgrounds and adult and elderly fitness stations offer places for neighbourly interaction and daily exercise. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.

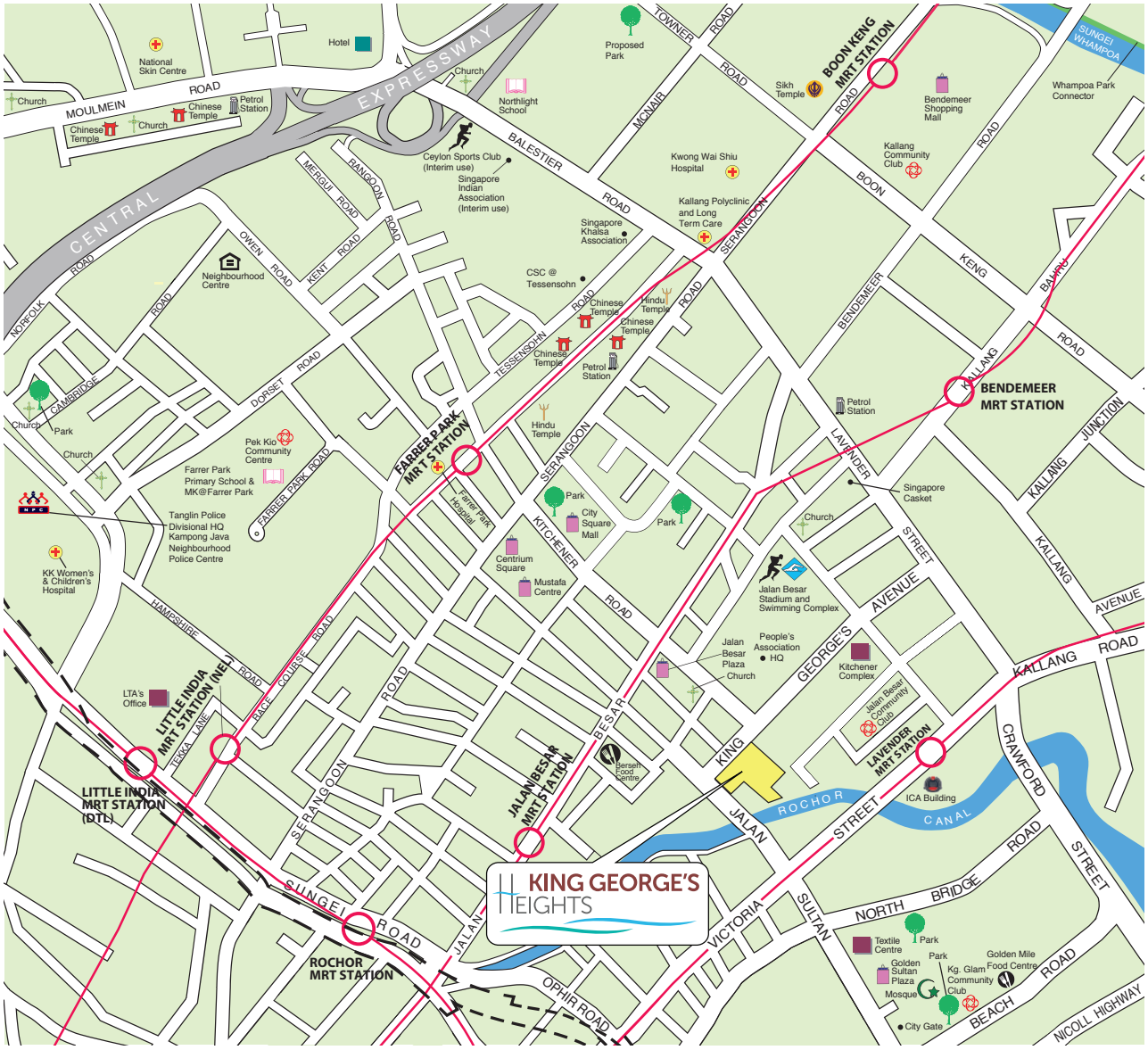
IMPORTANT NOTES

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.



KALLANG/ WHAMPOA



MRT Line & Station
(u/c) Under Construction
North-South Corridor (NSC) (u/c)
MK MOE Kindergarten

Scale 0 100 200 300 400 500 Metres

N

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. 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.

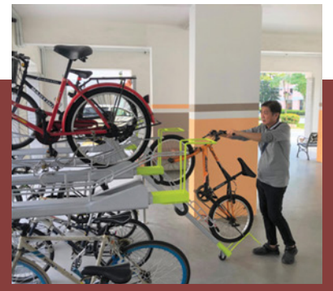
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, King George's Heights 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

King George's Heights 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

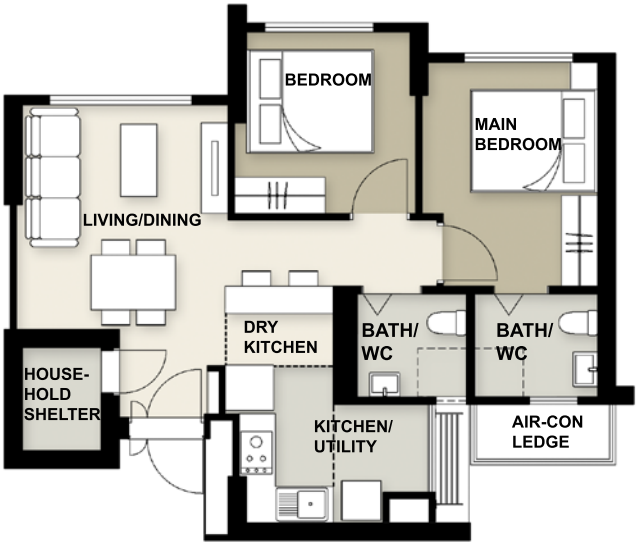
The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

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



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.

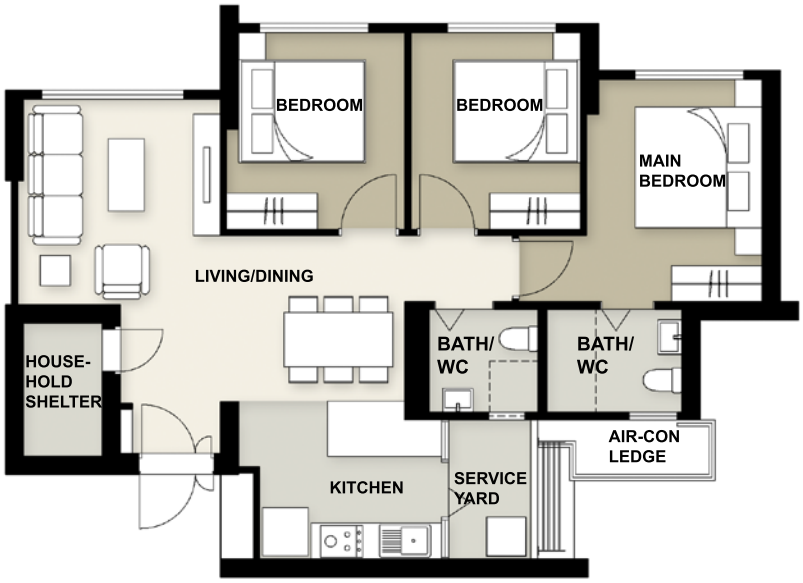
The layout offers homeowners flexibility in configuring the area according to their preferences.

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

4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 89sqm

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



KING GEORGE'S HEIGHTS

SITE PLAN



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

0 10 20 30 40 50 60 70 80 90 100 METRES

N

FLAT TYPE

- 3 ROOM
- 4 ROOM

PLAY FACILITIES

1. CHILDREN PLAYGROUND
2. ADULT FITNESS STATION
3. ELDERLY FITNESS STATION

COMMUNAL AREAS

4. PRECINCT PAVILION
5. DROP-OFF PORCH

SOCIAL AMENITIES

6. FUTURE AMENITIES/ FACILITIES AT 1ST STOREY

OTHERS

- LINKWAY
  LB: LINKBRIDGE
  S : SHELTER
- TRELLIS
- SERVICE
  ESS: ELECTRICAL SUB-STATION AT 1ST STOREY
  UC: UTILITY CENTRE AT 1ST STOREY
  DC: DUSTBIN COMPOUND
  (U/C): UNDER CONSTRUCTION
- SERVICE BAY
- AMENITY LOCATED (BELOW)
- AIR-WELL
- ENTRANCE/EXIT FOR CARPARK
- CENTRALISED/ RECYCLEABLE REFUSE CHUTE

Block Number	Number of Storeys	3-Room	4-Room	Total
818A	33/47	104	294	398
Total		104	294	398

Notes:

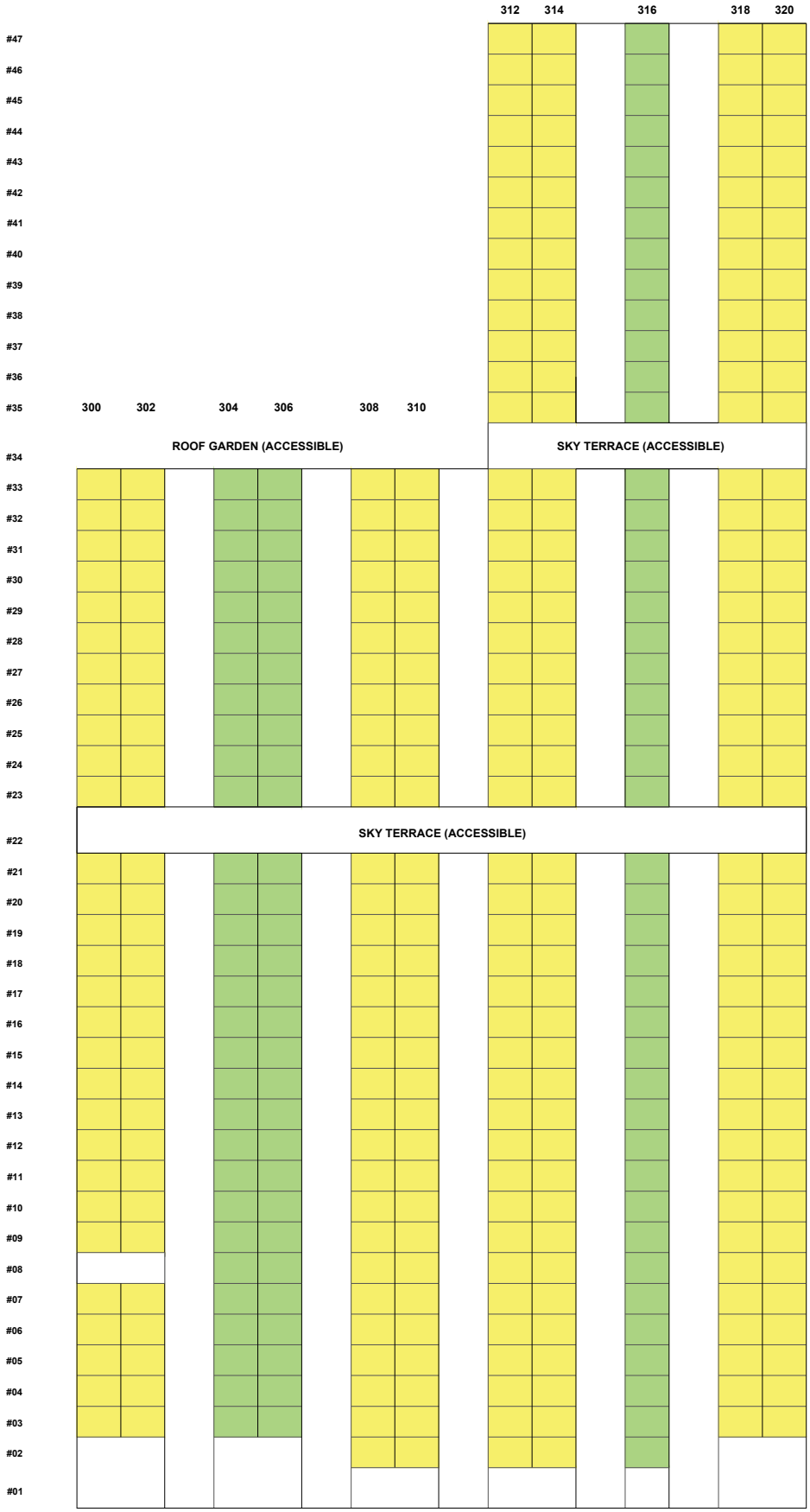
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3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' 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.
4. 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.
5. 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.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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UNIT DISTRIBUTION

3 ROOM

4 ROOM



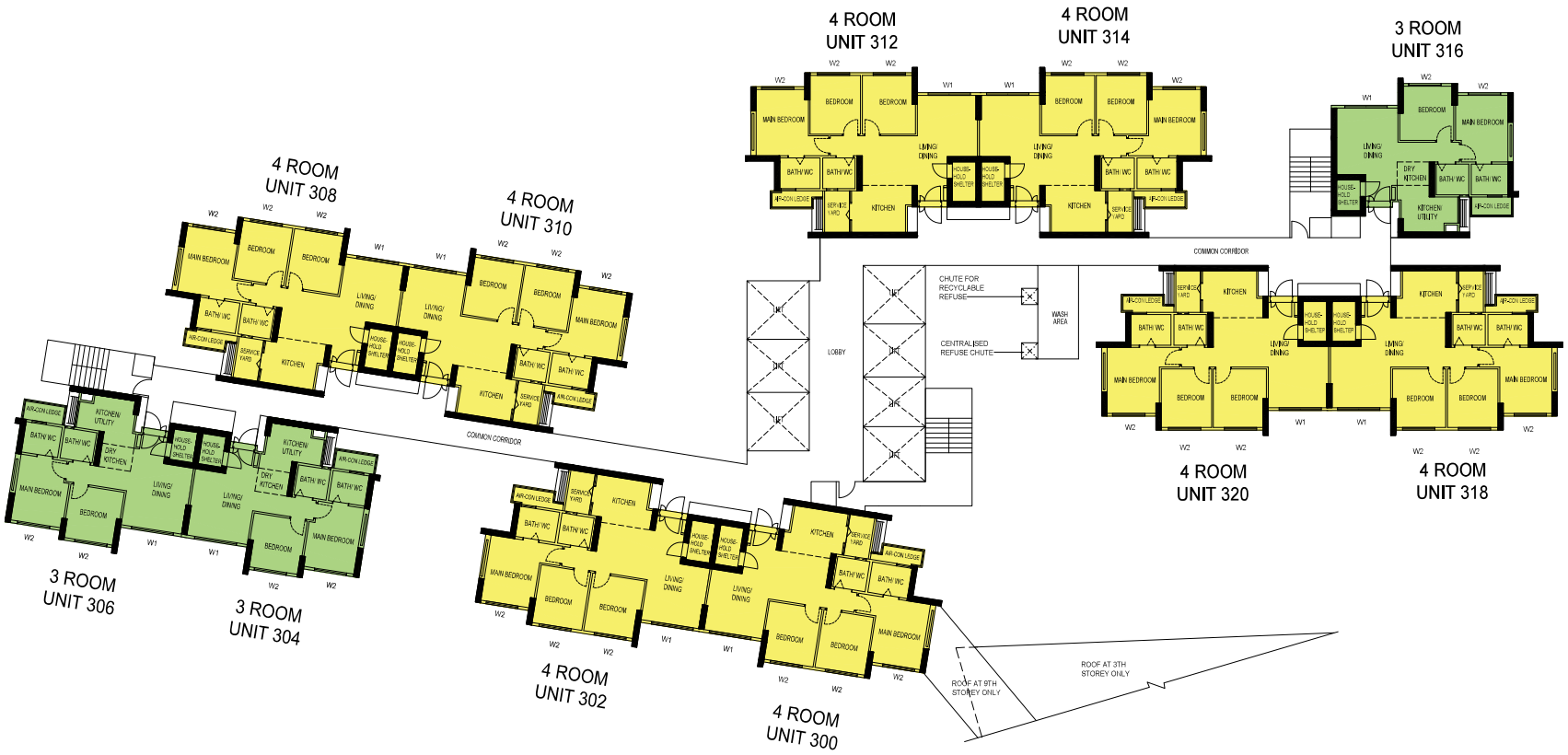
BLOCK 818A



BLOCK 818A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 818

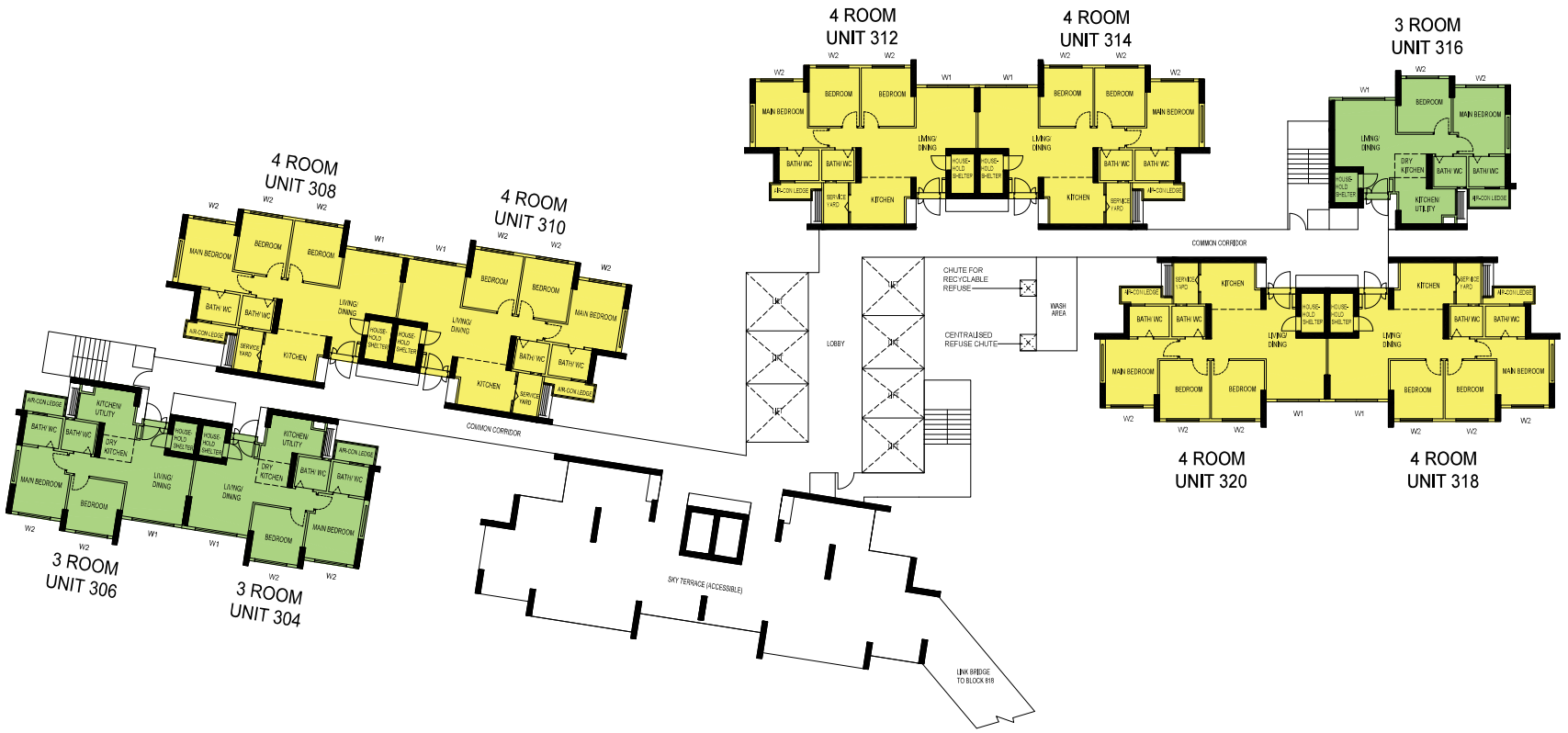
WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (APPROX. 300MM HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT



BLOCK 818A | 3RD TO 7TH, 9TH TO 21ST & 23RD TO 33RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 818

WINDOW LEGEND:			
W1 - FULL HEIGHT WINDOW (APPROX. 300MM HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT



BLOCK 818A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 818

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (APPROX. 300MM HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT



BLOCK 818A | 35TH TO 47TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 818

WINDOW LEGEND: W1 - FULL HEIGHT WINDOW (APPROX. 300MM HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR KING GEORGE'S HEIGHTS

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 (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
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)
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.

HOUSING & DEVELOPMENT BOARD

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