



ULU PANDAN
VISTA



**HDB'S SALES LAUNCH
DECEMBER 2023**



BTOgether



ULU PANDAN VISTA

Ulu Pandan Vista is bounded by Commonwealth Ave West and the Ulu Pandan Park Connector. The project comprises 3 residential blocks ranging from 34 to 45 storeys, and offers 890 units of 3- and 4-room flats. Ulu Pandan Vista is offered under the Prime Location Public Housing (PLH) model (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/plh>).



The name 'Ulu Pandan Vista' embodies the lush greenery offered by the surrounding landscape and the Ulu Pandan Park Connector that residents can enjoy. In developing the area, HDB has considered the findings from the Environmental Baseline Study and Ecological Profiling Exercise, as well as feedback from Nature Groups and the community. The site will be developed to support the local biodiversity while enhancing residents' well-being. The sky terraces and roof gardens at the residential blocks and atop the Multi-Storey Car Park (MSCP) are ideal spots for residents to mingle with one another, or simply to unwind and relax.



Artist's impression

As part of the Health District @ Queenstown (<https://www.hdb.gov.sg/cs/infoweb/about-us/news-and-publications/press-releases/20102021-Pilot-Health-District-in-Queenstown-to-Focus-on-Residents-Holistic-Well-being>), Ulu Pandan Vista boasts a variety of recreational and communal facilities to enhance residents' physical, social, and mental well-being. These include children's playgrounds, and adult and elderly fitness stations for the active. Residents can also exercise or jog along the adjacent Ulu Pandan Canal Linear Park.

A wide range of amenities including shops, a supermarket, food and beverage outlets, and a preschool will be provided in the project. Please refer to the site plan for the facilities provided in the project. Facilities in this project will be accessible by the public.



Ulu Pandan Park Connector
Photo courtesy of National Parks Board



Rail Corridor
Photo courtesy of National Parks Board

ABOUT QUEENSTOWN AND HEALTH DISTRICT @ QUEENSTOWN

Queenstown is located in the Central-West region of Singapore, and Ulu Pandan Vista is located within the Health District @ Queenstown (<https://www.hdb.gov.sg/cs/infoweb/about-us/news-and-publications/press-releases/20102021-Pilot-Health-District-in-Queenstown-to-Focus-on-Residents-Holistic-Well-being>), a first-of-its-kind multiple stakeholder collaboration project to create integrated solutions that will enhance the health and well-being of residents across their life stages. This is in line with HDB's 'Designing for Life' roadmap, which places the holistic well-being of residents at its core. The Health District @ Queenstown will look at more integrated planning and design of Queenstown informed by scientific evidence, and community-driven programmes to support residents in leading healthier and more productive lives. Healthcare amenities in Health District @ Queenstown include Queenstown Polyclinic, Alexandra Hospital, and National University Hospital.

In Ulu Pandan Vista, residents can also look forward to a wide range of amenities that provide daily conveniences. In addition, in its vicinity, Ghim Moh Market and Food Centre offers a wide variety of food and shopping choices. More options are abound at Holland Drive Market and Food Centre, The Star Vista, and Holland Village located within the town. Visit Where2Shop@HDB (<https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/queenstown>) to discover more HDB heartland shops in the neighbourhood.

Ulu Pandan Park Connector, the Rail Corridor, and One-North Park are scenic places to enjoy leisure strolls amid greenery. Alternatively, you can participate in the activities and classes organised by Ulu Pandan Community Club and Buona Vista Community Club.

Parents with school-age children can consider schools in the town like Fairfield Methodist School (Primary and Secondary), New Town Primary and Secondary School, Anglo-Chinese Junior College, and Singapore Polytechnic.



Ulu Pandan Community Club
Photo courtesy of People's Association



Photo courtesy of New Town Secondary School



Ghim Moh Market and Food Centre

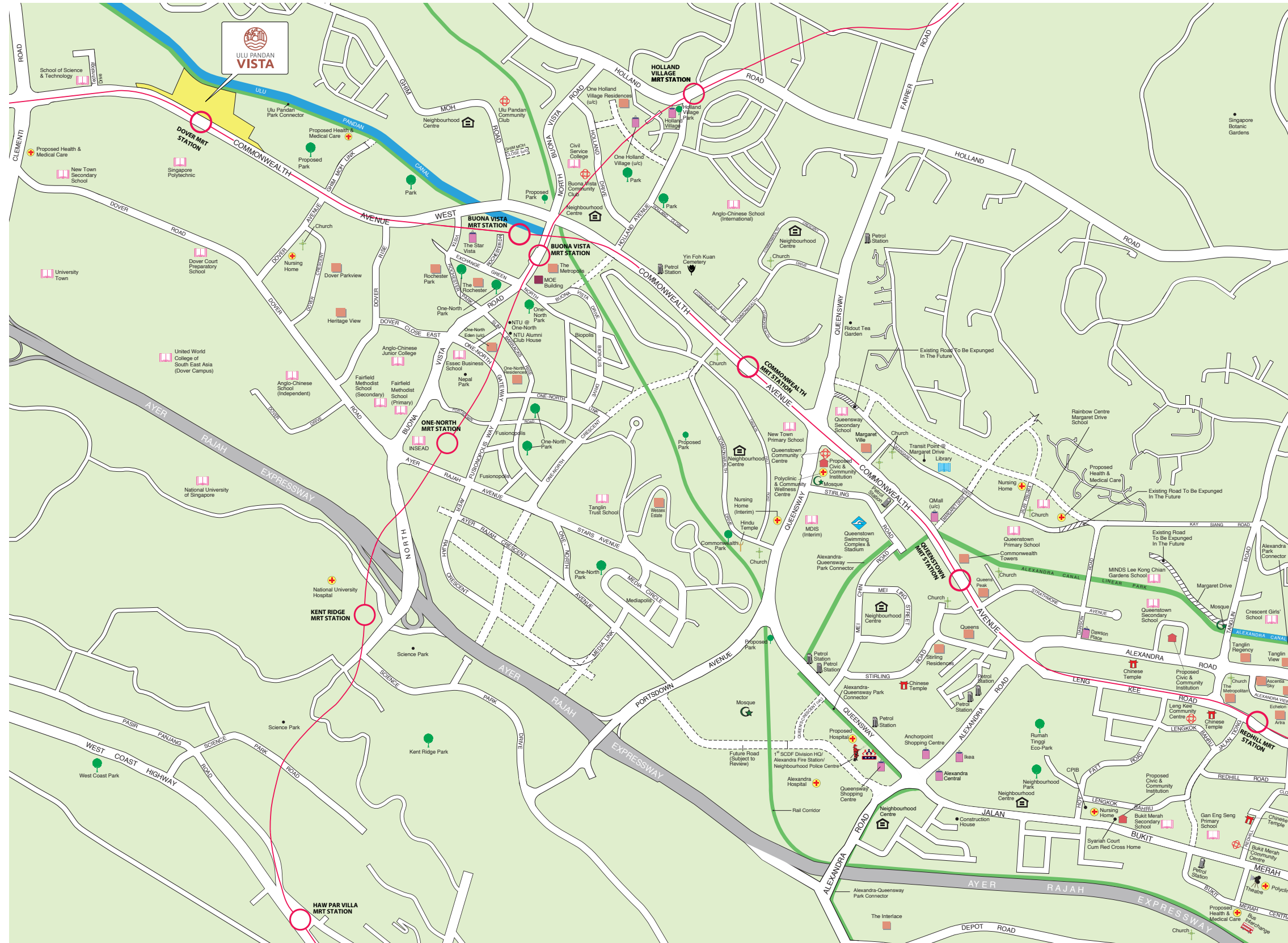
IMPORTANT NOTES

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.



QUEENSTOWN



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

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

Scale 0 200 400 Metres
100 300 500



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.

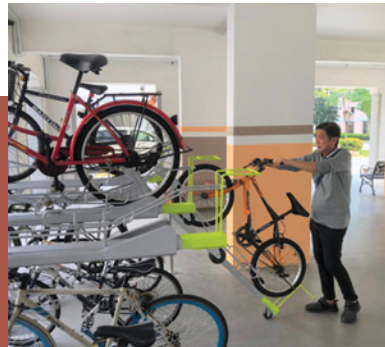
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Ulu Pandan Vista 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

Ulu Pandan Vista 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 your 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

Ulu Pandan Vista is a car-lite precinct designed for residents to adopt green modes of commuting and to enjoy the benefits of more sustainable car-lite living. Car parking provision will be reduced for these projects. Residents at Ulu Pandan Vista will be served by bus services and enjoy barrier-free accessibility to Dover MRT Station.

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



Dover MRT Station

CAR-LITE PRECINCT

As announced by LTA and HDB on 5 Oct 2022, there will be designated HDB car-lite precincts within gazetted car-lite areas. They are planned with good public transport, walking, and cycling connections.

Ulu Pandan Vista will be one such car-lite precinct. It is located near Dover MRT station within the gazetted Ulu Pandan car-lite area. Residents of Ulu Pandan Vista will enjoy good public transport connectivity, with convenient access to rail and bus services. There will be sheltered elevated linkways connecting them directly to Dover MRT station and barrier-free accessibility to bus stops along Commonwealth Avenue West. To enable residents to walk safely, vehicular roads will be located at the perimeter of the precincts, segregated from the main pedestrian walkway. There will also be a comprehensive network of walking and cycling paths, providing residents with seamless connectivity to the neighbourhood centre and key amenities in Ghim Moh via the Park Connector Network.

Designed for residents to adopt green modes of commuting, the parking provision will be reduced, freeing up space for public facilities and greenery. With more limited parking provision, available lots will be prioritised for residents in these precincts through additional parking demand management measures:

- **Season parking will be reduced and restricted to residents only.** Similar to all other HDB residential car parks, season parking sales will be on a first-come-first-served basis, subject to availability, and residents' first car will be accorded higher priority than residents' 2nd and subsequent car(s). As non-residents will not be able to buy season parking within car-lite precincts, they may do so at alternative nearby car parks.
- **Residents who buy season parking for their 2nd and subsequent vehicles will be charged a higher season parking rate** pegged to Tier 2 Restricted Zone rate, subject to availability. Learn more about the tiers for monthly season parking charges (<https://www.hdb.gov.sg/car-parks/season-parking/season-parking/application-procedure>) and the current rates.
- **Short-term parking for visitors will remain available, albeit with limited lots.** Parking charges may be adjusted based on demand.

FINISHES AND FITTINGS

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

3- AND 4-ROOM

- | | |
|---|---|
| <ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4-room) | <ul style="list-style-type: none"> • Wall tiles in the: <ul style="list-style-type: none"> • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4-room) • Water closet suite in the bathrooms |
|---|---|

OPTIONAL COMPONENT SCHEME

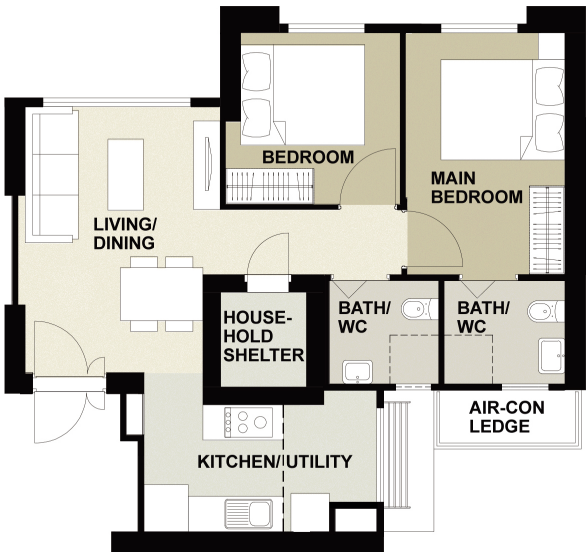
The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details

LAYOUT IDEAS

3-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 66 sqm

Inclusive of Internal Floor Area of 63 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 a combined kitchen/utility space.

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

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

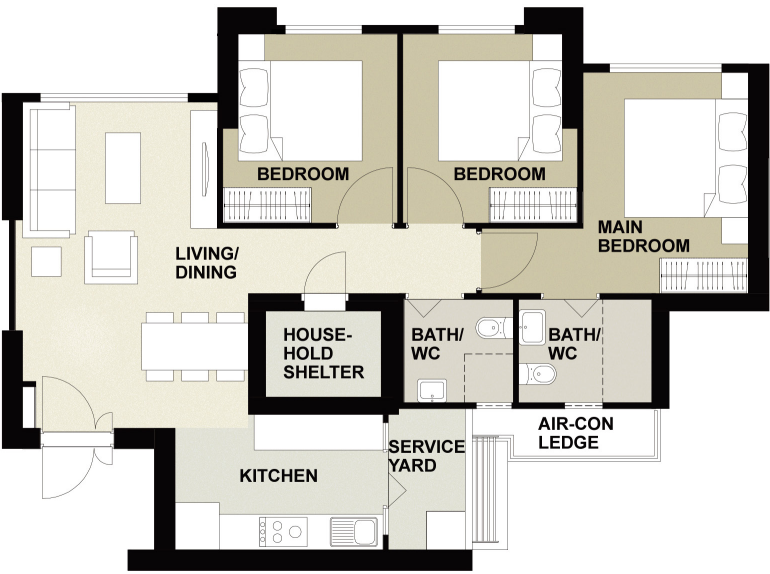
The coloured floor plan is not intended to demarcate the boundary of the flat

LAYOUT IDEAS

4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 89 sqm

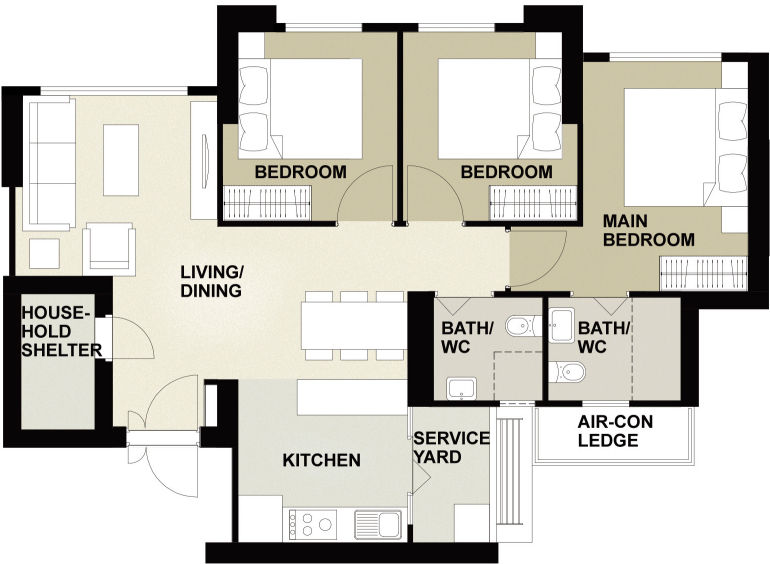
Inclusive of Internal Floor Area of 86 sqm and Air-con Ledge



4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 89 sqm

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



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



SITE PLAN

FLAT TYPE

3 ROOM 4 ROOM

PLAY FACILITIES

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

COMMERCIAL FACILITIES

- 6 EVENTS PLAZA
- 7 SUPERMARKET
- 8 SHOPS
- 9 F&B

OTHERS

- LINKWAY
- LB : LINKBRIDGE
- S : SHELTER
- TRELLIS
- F&B / SHOPS / SUPERMARKET
- SERVICE
- ESS : ELECTRICAL SUB-STATION AT 1ST STOREY
- UC : UTILITY CENTRE AT BASEMENT
- SERVICE BAY

COMMUNAL AREAS

- 4 PRECINCT PAVILION
- 5 DROP-OFF PORCH

SOCIAL AMENITIES

- 10 FUTURE AMENITIES/FACILITIES AT 1ST, 2ND AND 3RD STOREY
- 11 PRESCHOOL AT 1ST STOREY

AMENITY LOCATED (BELOW)

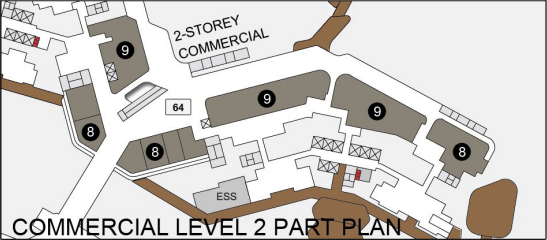
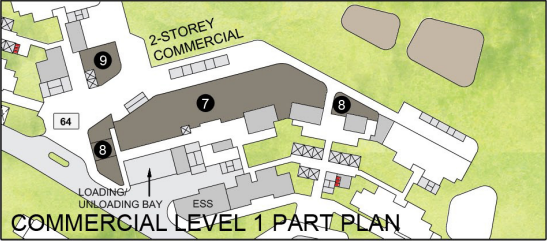
AIR-WELL

ENTRANCE / EXIT FOR CARPARK

CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE REFUSE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

DRAINAGE RESERVE

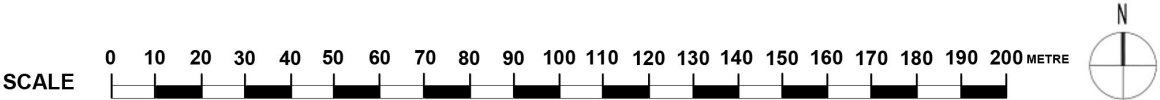
Block Number	Number of Storeys	3-Room	4-Room	Total
64A	45	80	317	397
65A	34	56	150	206
65B	45	82	205	287
Total		218	672	890



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Ulu Pandan Vista is a car-lite precinct designed for residents to adopt green modes of commuting and to enjoy the benefits of more sustainable car lite living. Car parking provision will be reduced for this project.

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



- Notes:
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 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant authorities.
 - The use of the void deck in any apartment block, common property (such as precinct pavilion), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
 - The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
 - Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
 - 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

3 ROOM

4 ROOM

	401	403		405	407		409	411		413	415		417	419
45														
44														
43														
42														
41														
40														
39														
38														
37														
36														
35	Sky Terrace (Accessible)													
34														
33														
32														
31														
30														
29														
28														
27														
26														
25														
24														
23														
22														
21														
20														
19														
18	Sky Terrace (Accessible)													
17														
16														
15														
14														
13														
12														
11														
10														
09														
08														
07														
06														
05														
04														
03														
02														
01														

BLOCK 64A

	421	423		425	427	429		431	433
35	Roof Garden (Accessible)								
34									
33									
32									
31									
30									
29									
28									
27									
26									
25									
24									
23									
22									
21									
20									
19									
18	Sky Terrace (Accessible)								
17									
16									
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12									
11									
10									
09									
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07									
06									
05									
04									
03									
02									
01									

BLOCK 65A

UNIT DISTRIBUTION

	3 ROOM
	4 ROOM

	435	437	439	441	443	445	447
45							
44							
43							
42							
41							
40							
39							
38							
37							
36							
35	Sky Terrace (Accessible)						
34							
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18	Sky Terrace (Accessible)						
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14							
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09							
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07							
06							
05							
04							
03							
02							
01			Preschool		Preschool		



BLOCK 64A | 4TH 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 64A | 5TH, 9TH, 13TH, 17TH, 22ND, 26TH, 30TH, 34TH, 37TH, 41ST, & 45TH 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 64A | 6TH 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 64A | 7TH, 11TH, 15TH, 20TH, 24TH, 28TH, 32ND, 39TH & 43RD STOREY FLOOR PLAN

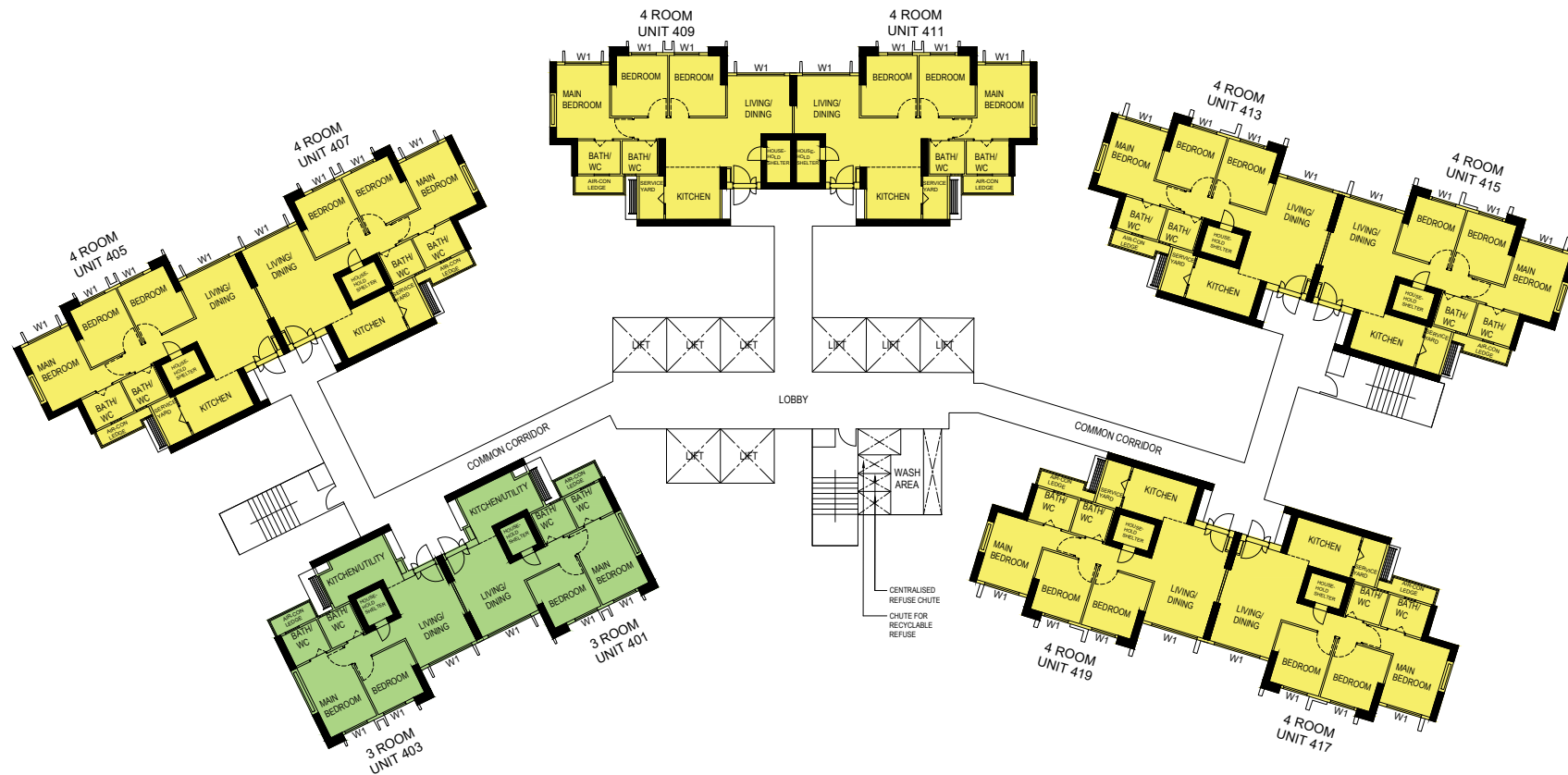
WINDOW LEGEND

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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 64A | 8TH, 12TH, 16TH, 21ST, 25TH, 29TH, 33RD, 36TH, 40TH & 44TH 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 64A | 10TH, 14TH, 19TH, 23RD, 27TH, 31ST, 38TH, & 42ND 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 65A | 4TH STOREY FLOOR PLAN

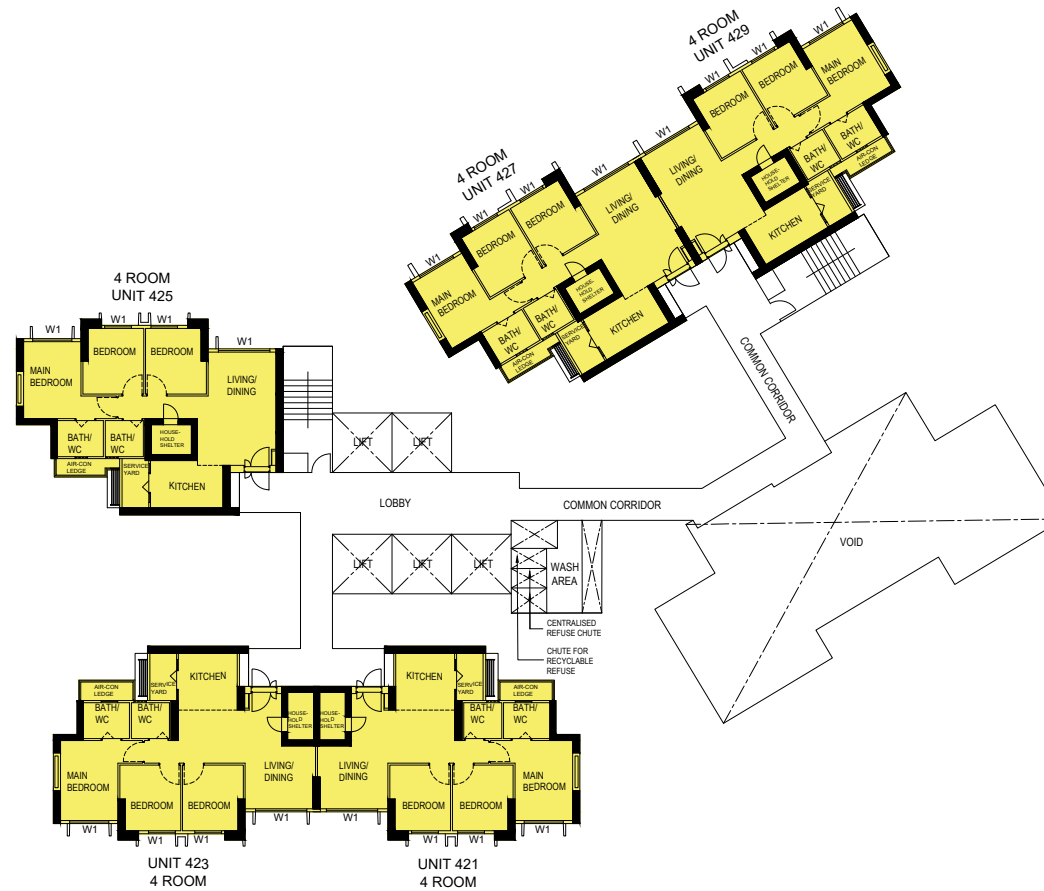
WINDOW LEGEND

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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65A | 5TH 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65A | 6TH, 10TH, 14TH, 19TH, 23RD, 27TH & 31ST 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65A | 7TH, 11TH, 15TH, 20TH, 24TH, 28TH & 32ND 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65A | 8TH, 12TH, 16TH, 21ST, 25TH, 29TH & 33RD STOREY FLOOR PLAN

<p>WINDOW LEGEND</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>
<p>W1 - FULL HEIGHT WINDOW (Approx. 300mm HIGH PARAPET WALL)</p>			



BLOCK 65A | 9TH, 13TH, 17TH, 22ND, 26TH, 30TH & 34TH 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65B | 3RD, 7TH, 11TH, 15TH, 20TH, 24TH, 28TH, 32ND, 39TH & 43RD 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 65B | 4TH, 8TH, 12TH, 16TH, 21ST, 25TH, 29TH, 33RD, 36TH, 40TH & 44TH 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65B | 5TH, 9TH, 13TH, 17TH, 22ND, 26TH, 30TH, 34TH, 37TH, 41TH & 45TH 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 PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 65B | 6TH, 10TH, 14TH, 19TH, 23RD, 27TH, 31ST, 38TH & 42ND 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 PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR ULU PANDAN VISTA

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 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	: glazed porcelain tiles
Bathroom/ 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 (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 (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.
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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER FLATS)

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

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, 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.

Aug 2022