

Plantation  
**EDGE |**

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**EDGE ||**



**HDB'S SALES LAUNCH  
OCTOBER 2023**

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**BTOgether**





## PLANTATION EDGE I & II

Located at the edge of Tengah's Plantation district, Plantation Edge I and II are bounded by Plantation Crescent and Plantation Close. Residents can choose from 1,010 units of 2-room Flexi, 3-, 4-, and 5-room flats, housed in 8 residential blocks ranging from 14 to 15 storeys. Within these blocks, 2 of them will also house some rental flats. There will be 1 other residential block of rental flats, making up a total of 9 residential blocks in these projects.





Plantation Edge I and II are designed as vibrant residential hubs that are well-connected to the adjacent JE2 MRT station, neighbouring housing precincts, and amenities within the projects, such as a 3-storey preschool, residents' network centre, supermarket, eating house, and shops. The projects will feature various landscaped spaces and outdoor facilities such as playgrounds, fitness stations, and a hard court. Roof gardens atop both projects' Multi-Storey Car Parks (MSCP) as well as the adjacent Forest Fringe, a 15- to 20-metre wide linear greenscape, will provide a tranquil and rustic environment for residents to enjoy flora and fauna. They will also serve as additional venues for relaxation and exercising.

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





## ABOUT TENGAH TOWN

Homes in Tengah town will be surrounded by lush greenery and nature. HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the design and development of neighbourhood landscapes in Tengah. Residents can look forward to nature-centric neighbourhoods that offer a greater sense of place, better well-being, and an enhanced quality of life. A variety of outdoor spaces and landscape features will be introduced to draw people closer to nature. A town-wide Active, Beautiful, and Clean Waters design strategy will also be introduced to slow down and treat stormwater runoff, while enhancing the biodiversity. Find out more details on Tengah town at <https://www.hdb.gov.sg/cs/infoweb/about-us/history/hdb-towns-your-home/tengah>.

Tengah will be the first town to integrate housing projects with the area's surrounding greenery and biodiversity. A major attraction will be the approximately 100m wide and 5km long Forest Corridor, which will form part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve. In collaboration with the National Parks Board, various tree species will be planted along the Forest Corridor to transform it into a rich forest habitat.

Complementing the Forest Corridor is the Forest Fringe, a 15- to 20-metre wide linear greenscape that will provide a tranquil and rustic environment for residents to enjoy flora and fauna. In addition, extensive park spaces, such as the Central Park and Community Farmways, will string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.

Tengah will be the first HDB town to have a car-free town centre nestled next to a lush green park. To encourage green commuting, there will be dedicated walking and cycling paths along all roads to create seamless connections within the town. The upcoming Jurong Region Line and bus services will serve the public transport needs of residents.

Tengah is also the first HDB town to be planned with town-wide smart technologies from the outset. Guided by HDB's Smart Town Framework, the various districts will integrate smart technology in its design, so that residents can enjoy a quality living environment. Autonomous vehicles will be piloted in Tengah town to provide convenient first-mile-last-mile connection to key transport nodes and amenities.

Apart from existing primary, secondary, and tertiary institutions in the vicinity of Tengah town, new schools will also be built within the town. These include Pioneer Primary School and Anglo Chinese School (Primary), which will be relocated to Tengah from their existing locations.

Vibrant commercial facilities are planned within the town centre and in the districts, complementing other shopping and dining options at the nearby Bukit Batok town. Check out the heartland shops on Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/bukit-batok>.





## ABOUT PLANTATION DISTRICT

Inspired by the villages and farms that once dotted Tengah in the 1950s, Plantation District will be the home of community farming. The Plantation Farmway will run through the precincts, and spaces will be set aside for residents to enjoy community gardening and urban farming in their own neighbourhood. Key amenities such as a Community Club, Neighbourhood Centre, and a shopping street will line the Plantation Farmway, making it a vibrant spot for residents to gather.



## IMPORTANT NOTES

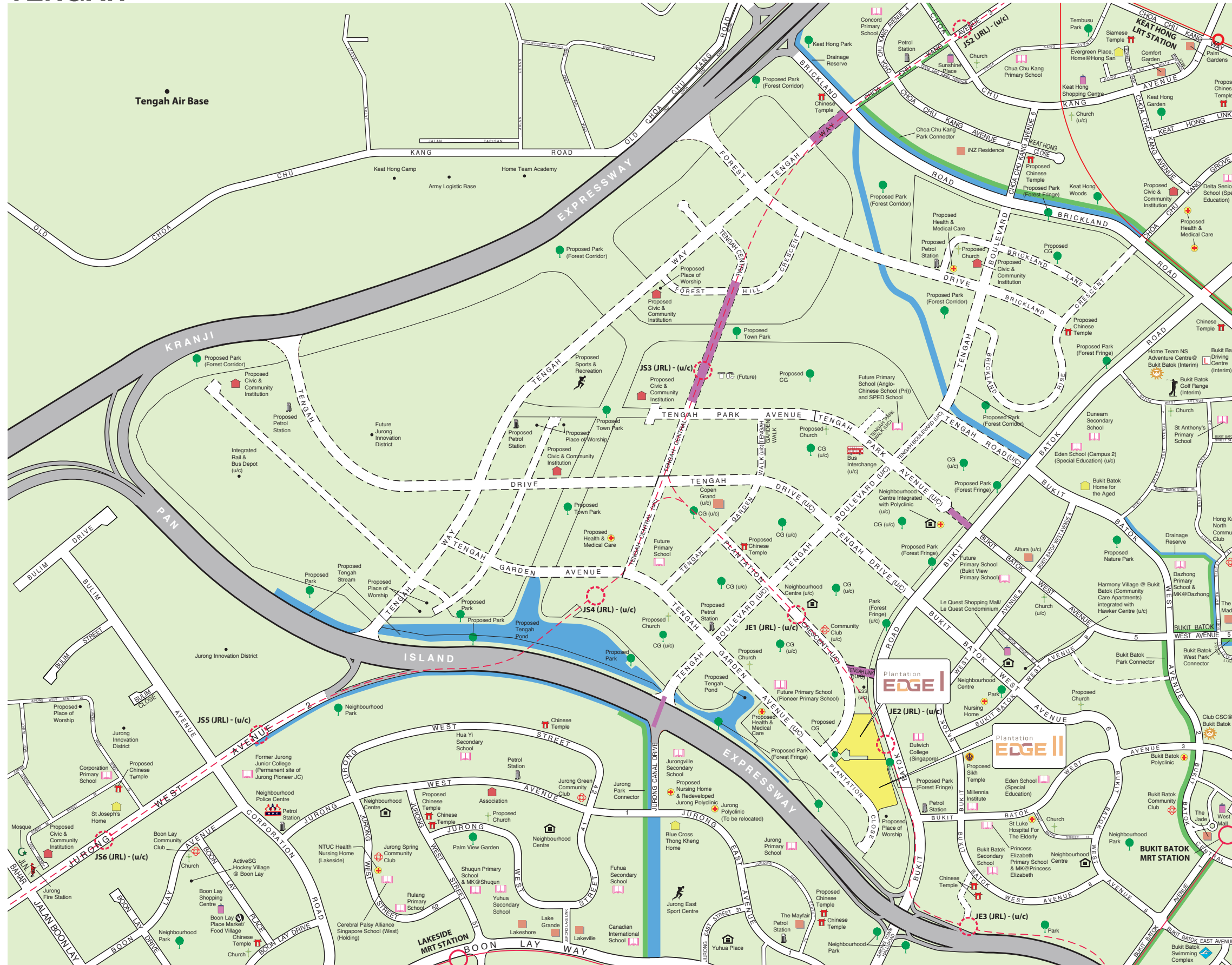
HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and 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 indicative only. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.





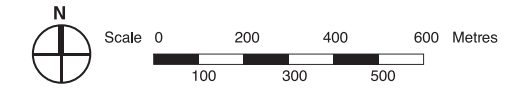
# TENGAH



- MRT Line & Station
- MRT Line & Station (u/c)
- LRT Line & Station
- Common Green
- Under Construction/Future Road
- Under Construction
- Electrical Substation
- Future Transit Priority Corridor
- MOE Kindergarten

**Notes:**

- All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) 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.
- 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.
- 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.
- Transit Priority Corridors (TPCs) are corridors that put together a combination of bus priority solutions to enhance bus priority. Features may include existing measures such as bus lanes or new concepts such as bus-only roads.
- 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.



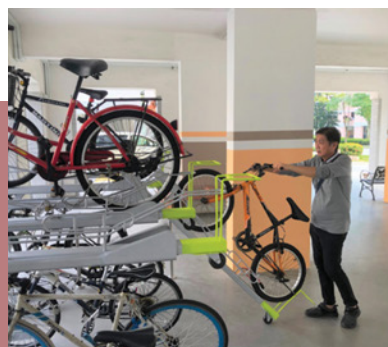
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Plantation Edge 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

Plantation Edge 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

Plantation Edge I and II are car-lite precincts 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 will be able to access the adjacent JE2 MRT station and bus stops via sheltered linkways.

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

## CENTRALISED COOLING SYSTEM

Residents can choose to subscribe to have air conditioning provided from a centralised cooling system. This system for public housing is the first of its kind in Singapore.

Cooling to each household unit will come from highly energy efficient chillers, and residents need not install nor maintain outdoor condensing units on their air-conditioner ledge. They will get to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. Residents may decide to subscribe to the centralised cooling system after signing the Agreement for Lease.





## 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. These precincts are planned with good public transport, walking, and cycling connections.

Plantation Edge I and II are designated as HDB car-lite precincts within the Tengah car-lite area. Designed for residents to adopt green modes of commuting, parking provision will be reduced to free 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 carparks, season parking sales will be on a first-come-first-served basis and subject to availability. Residents' first car will be accorded higher priority than residents' 2<sup>nd</sup> 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 2<sup>nd</sup> 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 at <https://www.hdb.gov.sg/car-parks/season-parking/season-parking/application-procedure>.
- **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.

### 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)

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

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen/ utility (3-room)
  - Kitchen and service yard (4- and 5-room)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4- and 5-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.



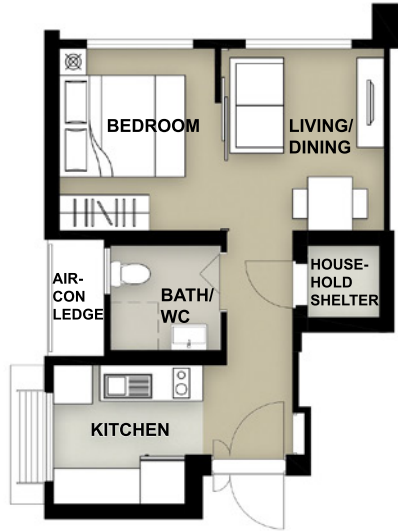
# LAYOUT IDEAS

## 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

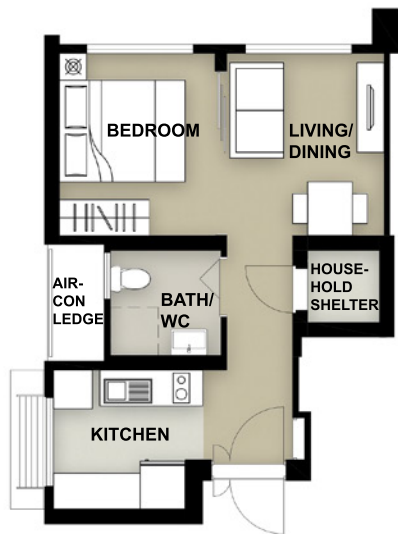


## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

**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



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

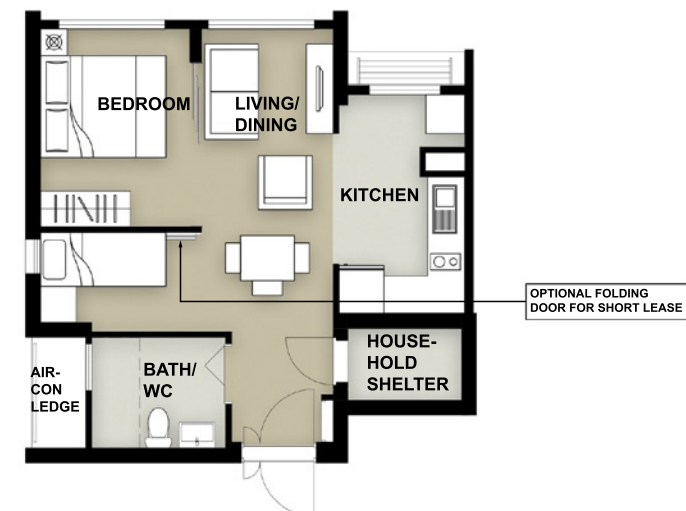


## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

**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



To meet the 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.

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



# 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



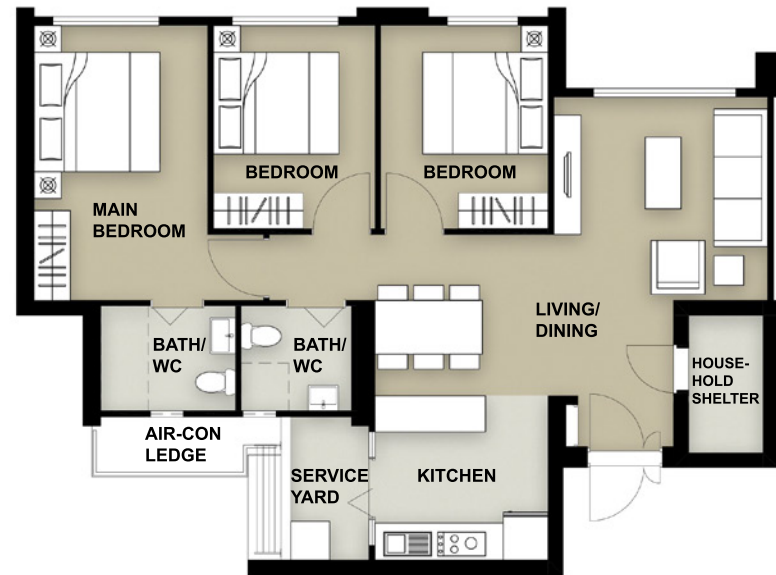
To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

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 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

## 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



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





# SITE PLAN



**FLAT TYPE**

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- RENTAL FLATS FROM 2ND TO 8TH STOREY/ 2 ROOM FLEXI (TYPE 2) FROM 9TH TO 14TH STOREY
- RENTAL (NOT AVAILABLE FOR SALE)
- 3 ROOM
- 4 ROOM
- 5 ROOM

**PLAY FACILITIES**

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 HARD COURT

**COMMUNAL AREAS**

- 5 PRECINCT PAVILION
- 6 DROP-OFF PORCH

**SOCIAL AMENITIES**

- 7 FUTURE AMENITIES/ FACILITIES AT 1st STOREY
- 8 PRESCHOOL AT 1st, 2nd & 3rd STOREY
- 9 RESIDENTS' NETWORK CENTRE AT 1st STOREY

**COMMERCIAL AMENITIES**

- 10 SUPERMARKET AT 1st STOREY
- 11 EATING HOUSE AT 1st STOREY
- 12 SHOPS AT 1st STOREY

**OTHERS**

- LINKWAY
- S : SHELTER
- BSH : BICYCLE SHELTER
- TRELLIS
- SERVICE
- ESS : ELECTRICAL SUBSTATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- SERVICE BAY
- AMENITY LOCATED BELOW
- U/C UNDER CONSTRUCTION
- ENTRANCE/ EXIT FOR MULTI-STOREY CAR PARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE REFUSE (PNEUMATIC WASTE CONVEYANCE SYSTEM)
- DRAINAGE RESERVE
- AIR-WELL

Block Number	Number of Storeys	Rental Flats		Home Ownership Flats					Total
		1-Room	2-Room	2-Room Flexi		3-Room	4-Room	5-Room	
				Type 1	Type 2				
108A	14	-	-	26	65	-	39	39	169
109A	14	-	-	26	65	-	39	39	169
109B	14	-	38	-	25	25	52	39	179
104A	15	-	-	-	-	14	42	42	98
104B	15	-	-	-	-	14	42	42	98
105A	15	-	28	-	56	-	56	28	168
105B	15	-	-	-	-	14	41	42	97
106A	18	153	32	-	-	-	-	-	185
106B	15	-	-	-	-	14	42	42	98
<b>Total</b>		153	98	52	211	81	353	313	1261

Plantation Edge I and II are car-lite precincts 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

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

**Notes:**

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  - 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 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.

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.













## BLOCK 104A I 2ND, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH & 14TH 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



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





## BLOCK 104A I 3RD, 6TH, 9TH, 12TH & 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



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





## BLOCK 104B I 2ND, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH & 14TH 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



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





## BLOCK 104B I 3RD, 6TH, 9TH, 12TH & 15TH STOREY FLOOR PLAN

**WINDOW LEGEND:**

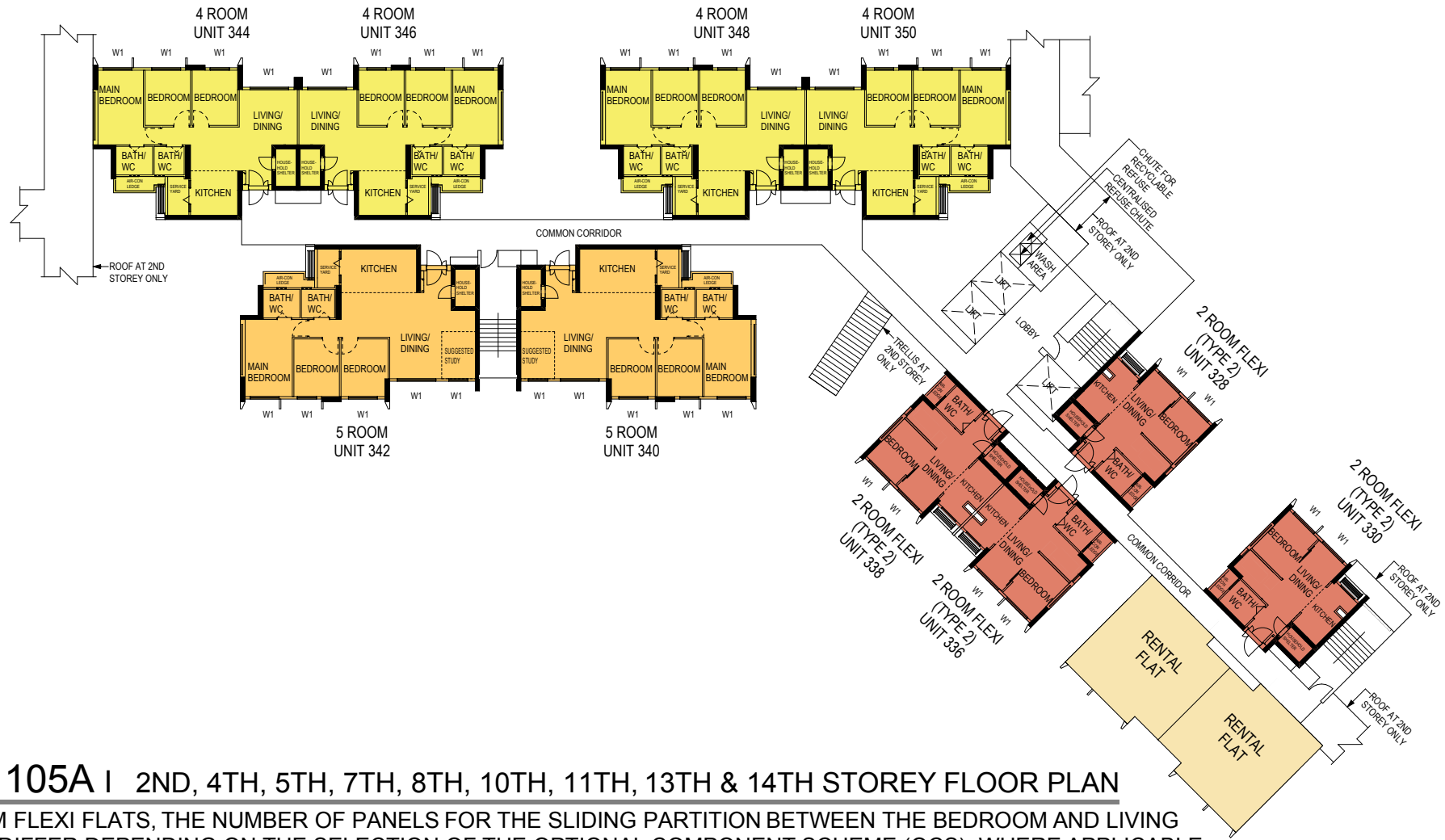
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**BLOCK 105A | 2ND, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH & 14TH STOREY FLOOR PLAN**

FOR 2-ROOM FLEXI 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

**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 105A I 3RD, 6TH, 9TH, 12TH & 15TH STOREY FLOOR PLAN

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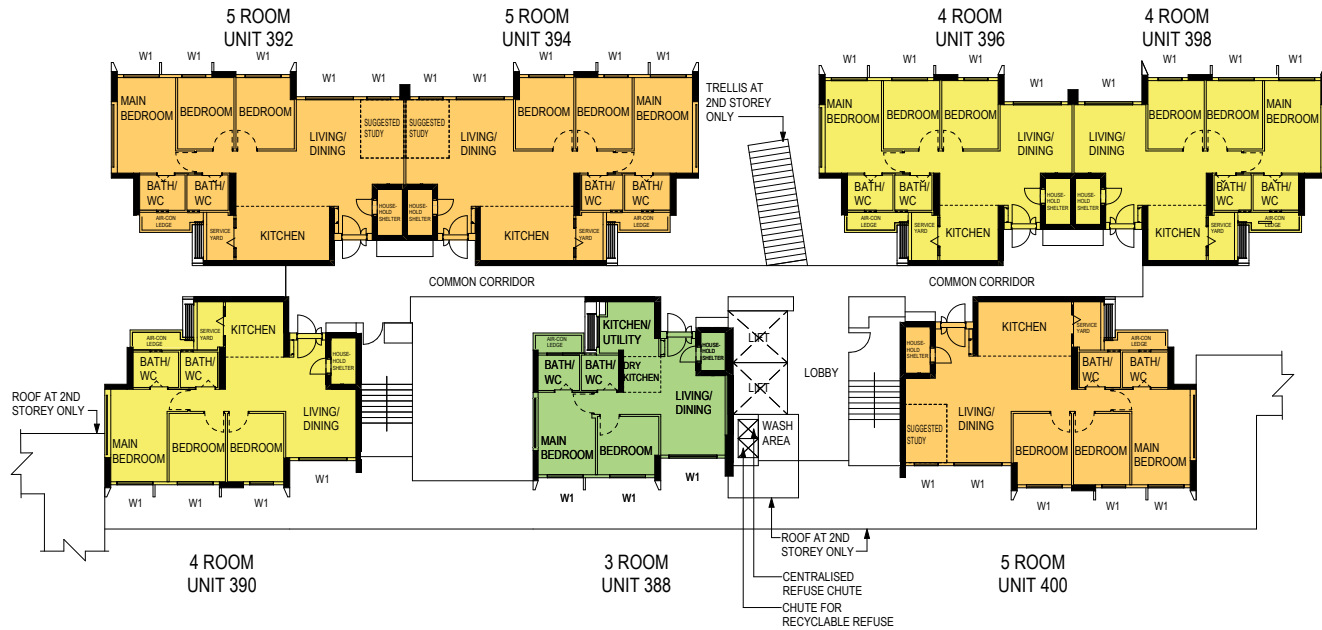
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**WINDOW LEGEND:**

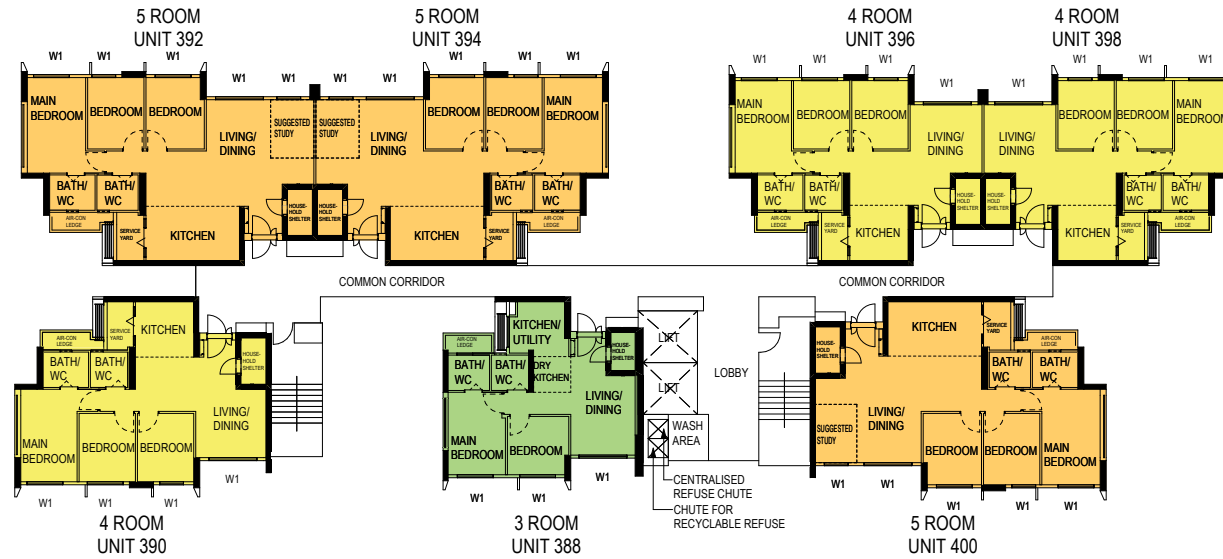
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### BLOCK 108A I 2ND, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH & 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 108  
 FOR 2-ROOM FLEXI 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

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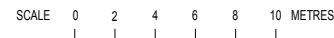
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FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

**WINDOW LEGEND:**

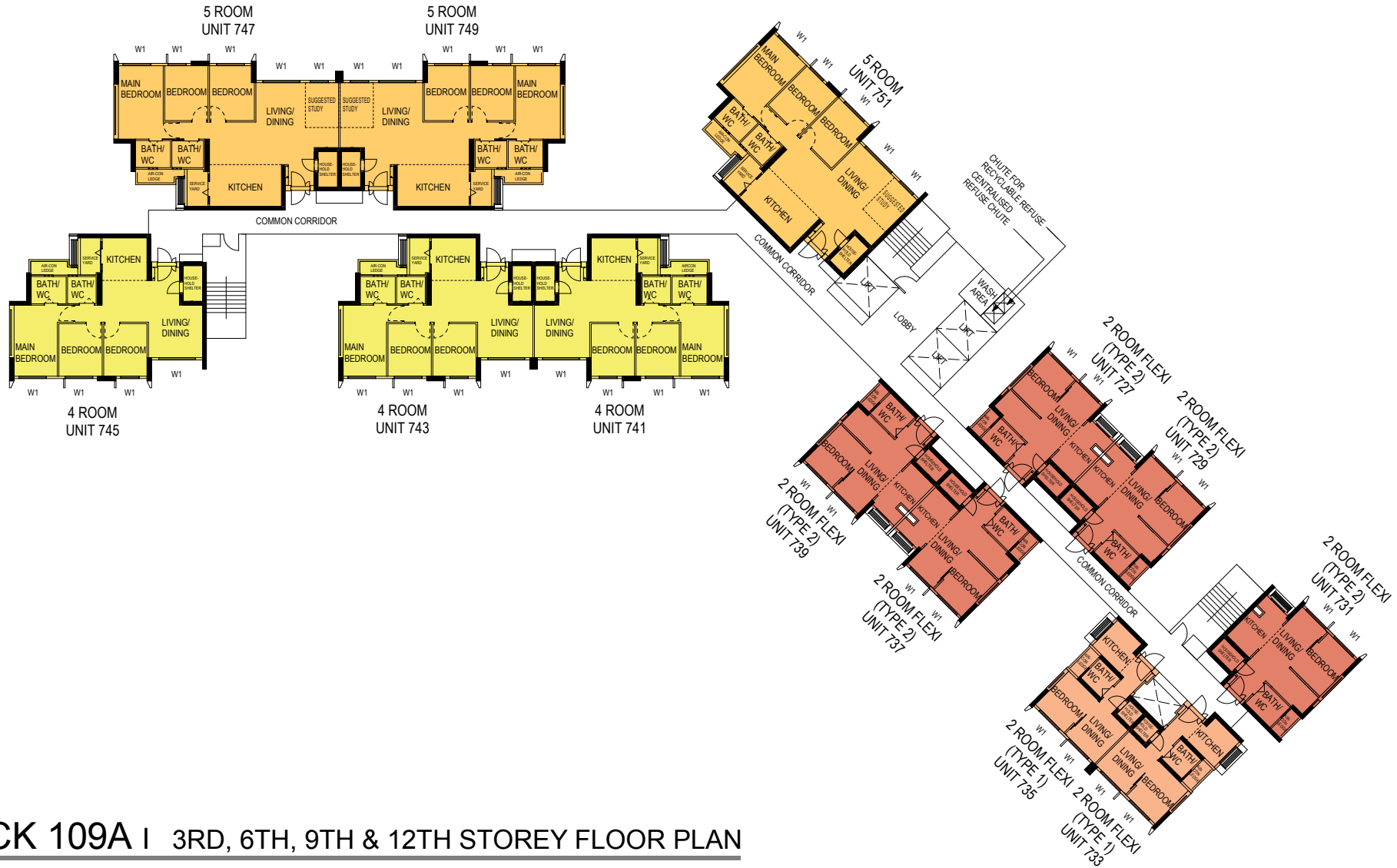
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 109A | 3RD, 6TH, 9TH & 12TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

**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 109B | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

### 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 METRES

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





## BLOCK 109B | 3RD & 6TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

**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 109B | 4TH, 5TH, 7TH & 8TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

**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 109B | 9TH & 12TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

**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 109B | 10TH, 11TH, 13TH & 14TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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

**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

# GENERAL SPECIFICATIONS FOR PLANTATION EDGE I & 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 PLANTATION EDGE I & II

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 (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
	: 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	: vinyl strip flooring 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 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](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 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 indicative only, and 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.

# 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 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

## PACKAGE 1

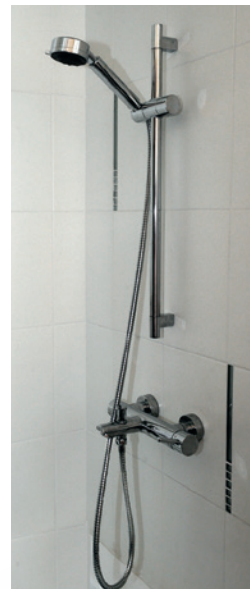
- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom

(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.*

Aug 2022

# OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

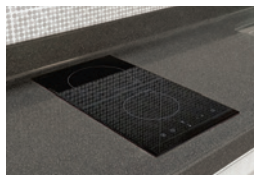
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

**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.



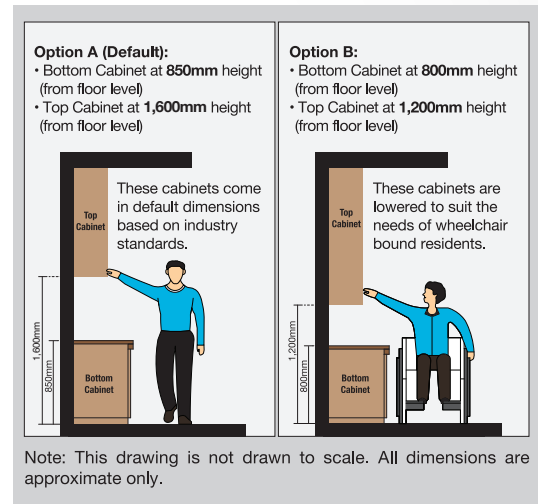
Here are some features of an induction hob:

- 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



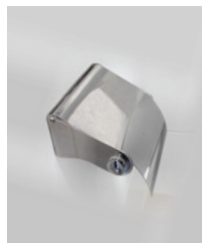
## OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

**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.

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

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Aug 2022