

TANGLIN HALT  
CASCADIA



**HDB'S SALES LAUNCH  
OCTOBER 2023**



**BTOgether**





## TANGLIN HALT CASCADIA

Tanglin Halt Cascadia is bounded by Commonwealth Drive and the Rail Corridor, a 24km long recreational corridor that connects the north and south of Singapore. The project 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>), and comprises 4 residential blocks. The 2 taller blocks range from 34 to 47 storeys, while the other 2 blocks are between 10 to 25 storeys. The staggered height of the blocks, and the project's location gave inspiration to its name. Residents can choose from 973 units of 3- and 4-room flats.

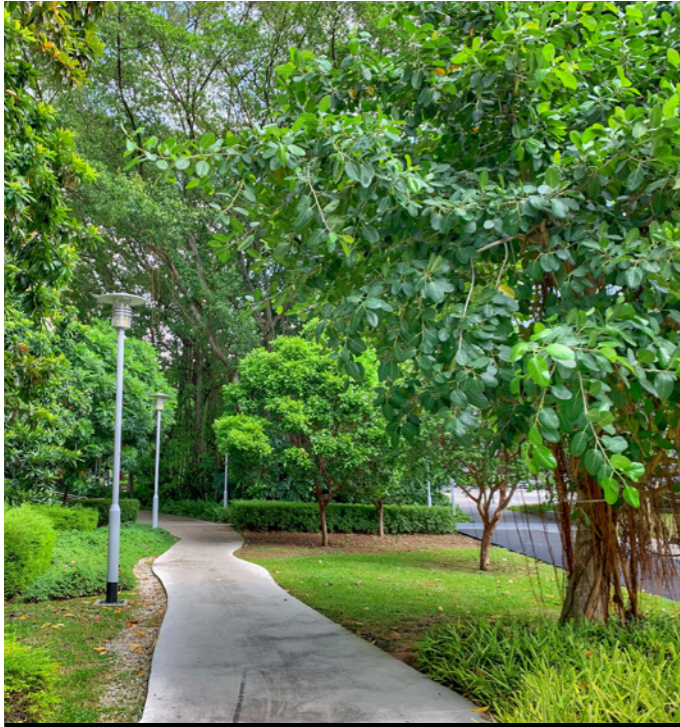




Located within the Health District @ Queenstown ([https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live\\_Well\\_Queensway](https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live_Well_Queensway)), Tanglin Halt Cascadia boasts a variety of recreational and communal facilities that enhance residents' physical, social, and mental well-being. These include playgrounds for children, as well as fitness stations for adults and the elderly. 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 and interact with one another, or simply to unwind and relax. Residents can also exercise along the adjacent Rail Corridor. A preschool will be located within Tanglin Halt Cascadia, bringing convenience to families with young children.

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





One-North Park  
Photo courtesy of National Parks Board



Rail Corridor

## ABOUT QUEENSTOWN AND HEALTH DISTRICT @ QUEENSTOWN

Tanglin Halt Cascadia is located within the Health District @ Queenstown ([https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live\\_Well\\_Queensway](https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live_Well_Queensway)), 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 take shape through more integrated planning and design of Queenstown that is informed by scientific evidence, and community-driven programmes that support residents in leading healthier and more productive lives. Healthcare amenities within the Health District @ Queenstown include Queenstown Polyclinic, Alexandra Hospital, and National University Hospital.

Residents at Tanglin Halt Cascadia can enjoy a wide variety of food and shopping options in the vicinity and near Commonwealth MRT station, such as the Tanglin Halt Market and Food Centre. Residents can also head to Commonwealth Crescent Market and Food Centre, as well as Mei Ling Heights Market and Food Centre for more hawker fare and fresh produce. Various shopping malls such as Anchorpoint Shopping Centre and The Star Vista are located within the town. Visit Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/queenstown>, to discover more HDB heartland shops in this area.

If residents are keen to pick up new hobbies, they can participate in the activities and classes provided at Queenstown Community Centre and Buona Vista Community Club. Avid readers can also visit the Queenstown Public Library. The Rail Corridor and Queenstown Sports Centre provides ample space for sports and recreational activities.

Schools within the town include New Town Primary School, Queenstown Primary School, Queensway Secondary School, Fairfield Methodist School (Primary and Secondary), Anglo-Chinese Junior College, and Singapore Polytechnic.



Queenstown Community Centre  
Photo courtesy of People's Association



Queenstown Public Library  
Photo courtesy of National Library Board



Photo courtesy of New Town Primary School



Commonwealth MRT Station



## IMPORTANT NOTES

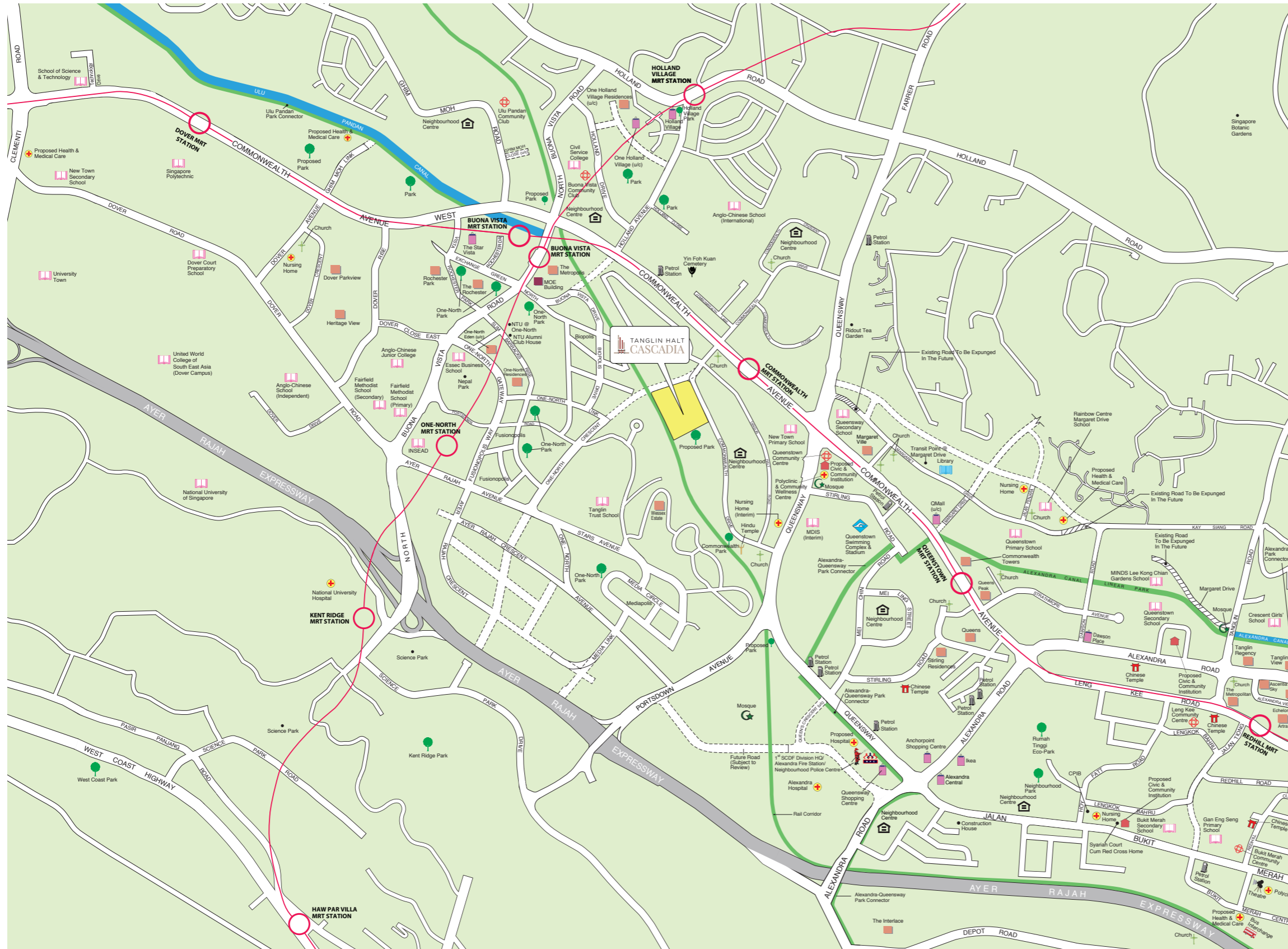
HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and 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.





# QUEENSTOWN



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

**Notes:**

1. 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.
2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc.
4. The developments and facilities shown (whether existing or proposed) may:
  - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
    - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
    - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
  - b. Be used as temporary construction sites by the relevant authorities.
5. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.



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



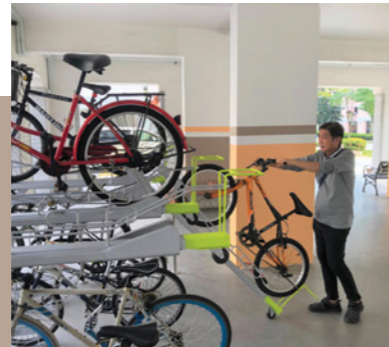
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Tanglin Halt Cascadia 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

Tanglin Halt Cascadia 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

Tanglin Halt Cascadia is located near Commonwealth MRT station and will be connected directly to a bus stop via a covered linkway. Residents can also cycle, trek, or jog along the adjacent Rail Corridor. Learn more about transport connectivity in this town using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

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

## 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.



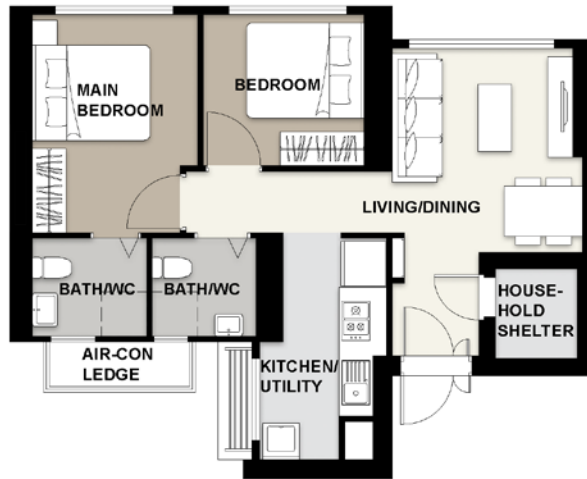
# LAYOUT IDEAS

## 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



## 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
- 4 HARDCOURT

## COMMUNAL AREAS

- 5 PRECINCT PAVILION
- 6 DROP-OFF PORCH

## SOCIAL AMENITIES

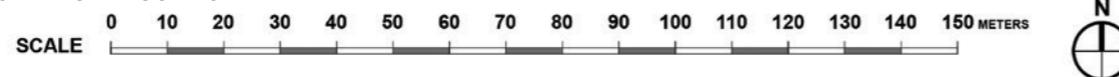
- 7 FUTURE AMENITIES / FACILITIES AT 1st STOREY
- 8 PRESCHOOL AT 1st STOREY

## OTHERS

- LINKWAY
- S: SHELTER
- TRELLIS
- SERVICE
- ESS: ELECTRICAL SUB-STATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- SERVICE BAY
- AMENITY LOCATED (BELOW)
- AIR-WELL
- DRAINAGE RESERVE
- ENTRANCE / EXIT FOR MULTI-STOREY CARPARK
- CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

Block Number	Number of Storeys	3-Room	4-Room	Total
74A	47	-	352	352
74B	10/25	18	114	132
75A	34/47	119	238	357
75B	10/25	18	114	132
<b>Total</b>		<b>155</b>	<b>818</b>	<b>973</b>

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



- Notes:**
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  - 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.
  - 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.

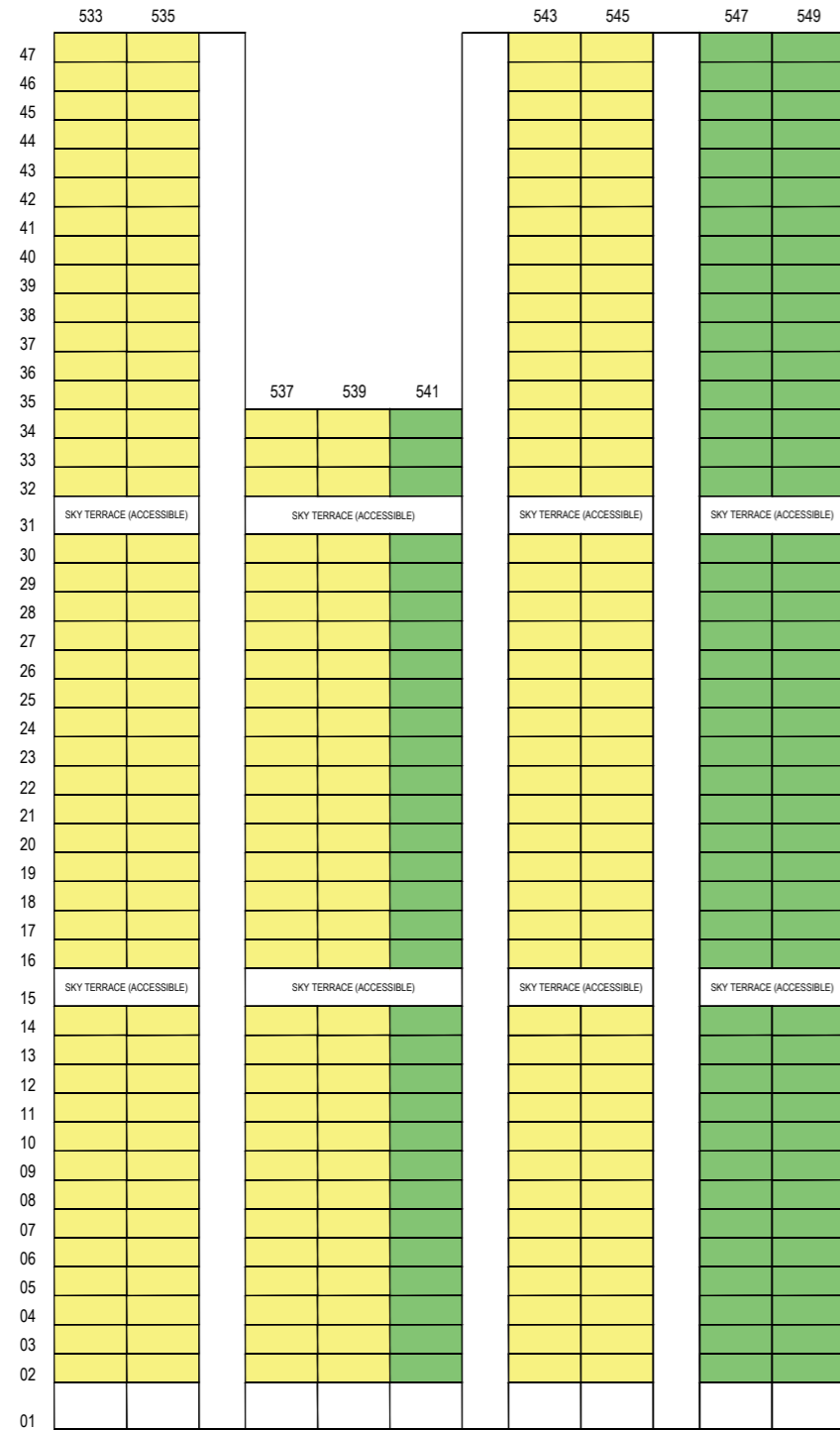
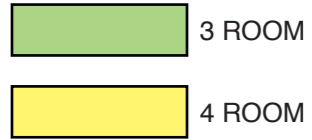
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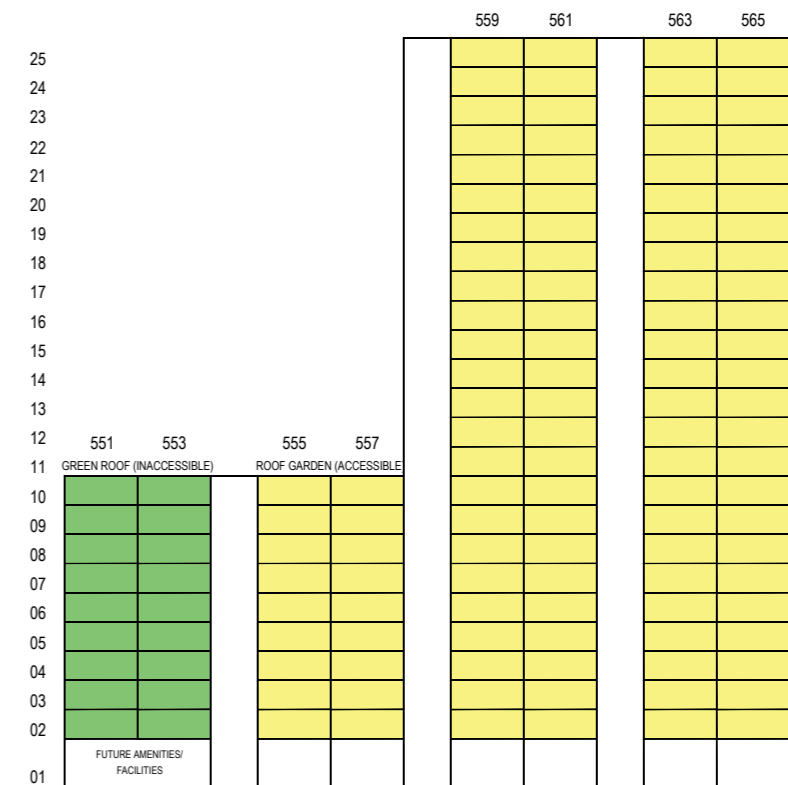




# UNIT DISTRIBUTION



**BLOCK 75A**



**BLOCK 75B**





# BLOCK 74A | 2ND TO 14TH STOREY FLOOR PLAN

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED
W1 - THREE QUARTER HEIGHT WINDOW	STANDARD HEIGHT WINDOWS		TO DEMARCATATE THE BOUNDARY OF THE FLAT





# BLOCK 74A | 16TH TO 30TH, 32ND TO 47TH STOREY FLOOR PLAN

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED
W1 - THREE QUARTER HEIGHT WINDOW	STANDARD HEIGHT WINDOWS		TO DEMARCATATE THE BOUNDARY OF THE FLAT





## BLOCK 74B | 2ND TO 10TH STOREY FLOOR PLAN

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			





# BLOCK 74B | 11TH STOREY FLOOR PLAN

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW	STANDARD HEIGHT WINDOWS		

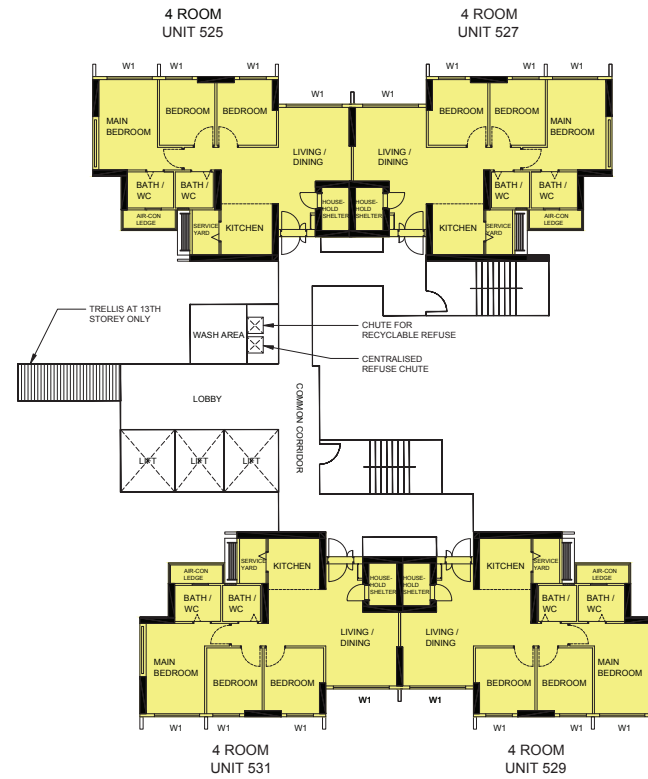




## BLOCK 74B | 12TH STOREY FLOOR PLAN

<p>WINDOW LEGEND</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW</p>			

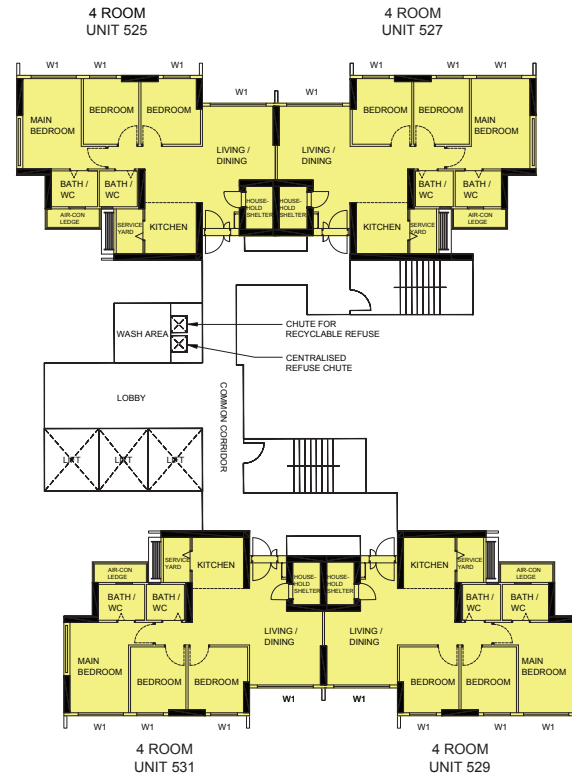




## BLOCK 74B | 13TH TO 14TH STOREY FLOOR PLAN

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			





# BLOCK 74B | 15TH TO 25TH STOREY FLOOR PLAN

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE		
W1 - THREE QUARTER HEIGHT WINDOW	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 75A | 2ND TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

<p>WINDOW LEGEND W1 - THREE QUARTER HEIGHT WINDOW</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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## BLOCK 75A | 16TH TO 30TH, 32ND TO 34TH FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			



# BLOCK 75A | 35TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			





# BLOCK 75A | 36TH TO 47TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			

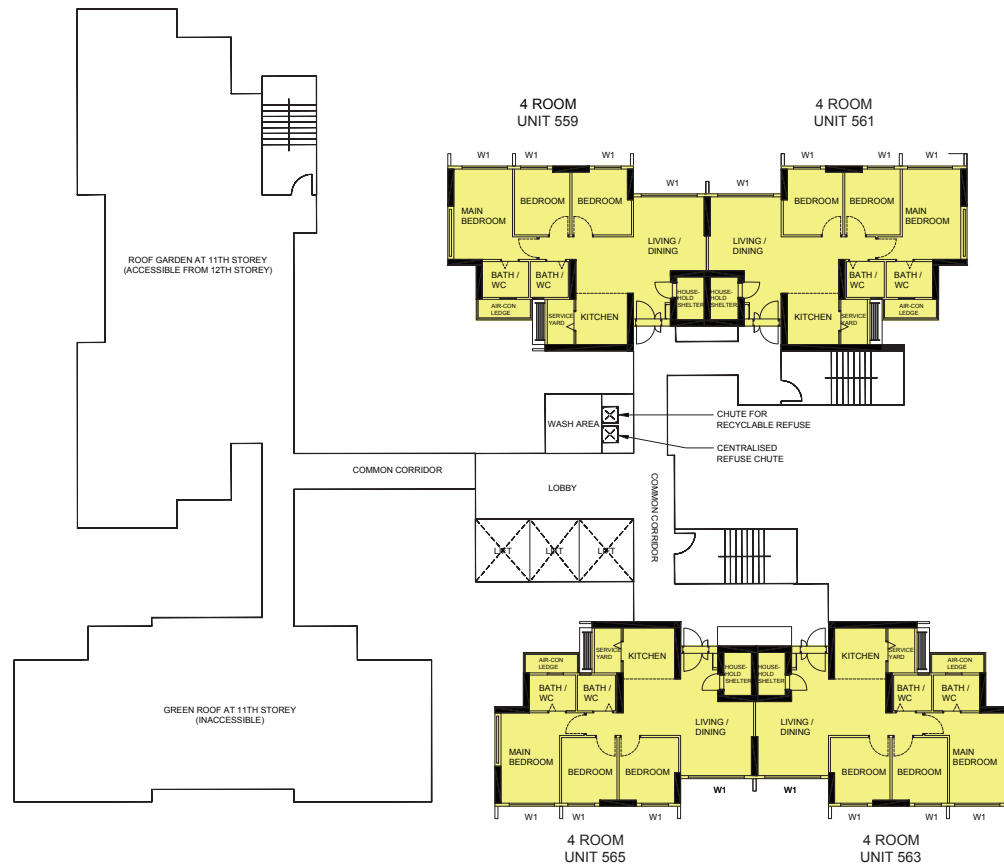


## BLOCK 75B | 2ND TO 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			





## BLOCK 75B | 11TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			

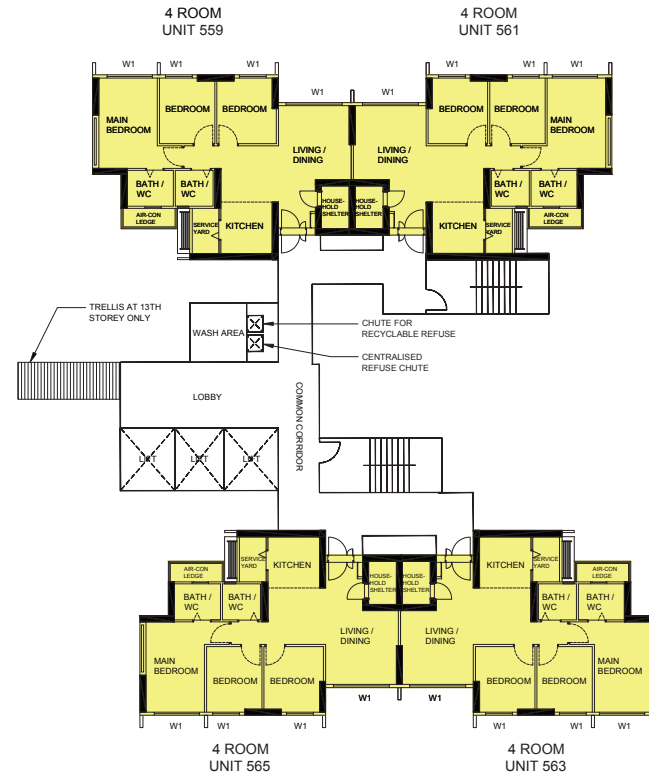


## BLOCK 75B | 12TH STOREY FLOOR PLAN

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W1 - THREE QUARTER HEIGHT WINDOW			

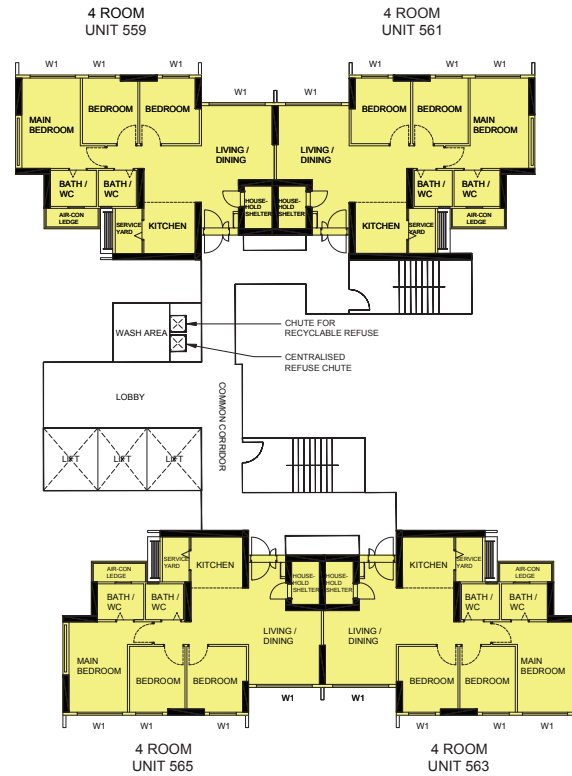




## BLOCK 75B | 13TH TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

<p>WINDOW LEGEND</p> <p>W1 - THREE QUARTER HEIGHT WINDOW</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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## BLOCK 75B | 15TH TO 25TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 75

WINDOW LEGEND	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
W1 - THREE QUARTER HEIGHT WINDOW			

# GENERAL SPECIFICATIONS FOR TANGLIN HALT CASCADIA

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/ 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 (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.*

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