

**Tanjong Rhu**  
**Riverfront I**

**Tanjong Rhu**  
**Riverfront II**



**HDB'S SALES LAUNCH**  
**JUNE 2024**



**BTOgether**

## 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, even after residents have moved into the precincts. 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 related disamenities including but not limited to higher noise levels and smell nuisance. 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.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. 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 such forward-looking statements.





## TANJONG RHU RIVERFRONT I & II

Overlooking the scenic Geylang River, Tanjong Rhu Riverfront I & II are bounded by Tanjong Rhu Road, Kampong Arang Road, and Sampan Place. The projects are 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 comprise 2,063 units of 2-room Flexi, 3-, and 4-room flats spread across 11 residential blocks ranging from 8 to 29 storeys high. The layout and heights of the blocks are designed to optimise views of the Geylang River, and common green areas located between the projects.

Inspired by the riverfront location of the projects, the design of Tanjong Rhu Riverfront I & II, particularly the sampan-inspired shapes adorning the top of the residential blocks, pays homage to the boat culture of yesteryear.

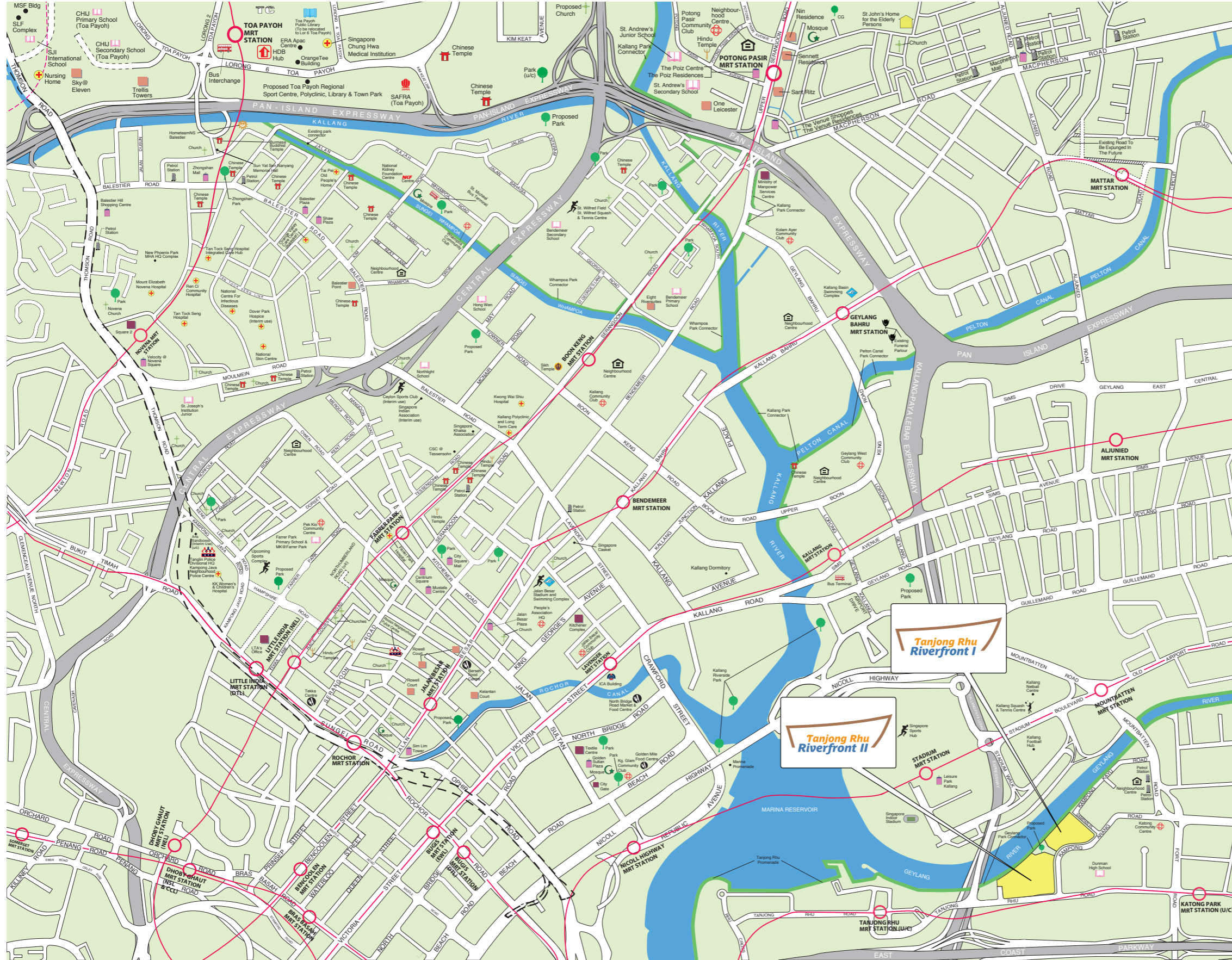


Artist's impression

Numerous facilities are planned within Tanjong Rhu Riverfront I & II, to provide residents with conveniences right at their doorstep. At Tanjong Rhu Riverfront I, there will be a 1-storey ancillary block that would house a preschool. Over at Tanjong Rhu Riverfront II, there will be a residents' network centre, a 2-storey ancillary block with a preschool and restaurants, and another 2-storey commercial block with an eating house, a supermarket, and shops. A 6-storey and 7-storey Multi-Storey Car Park (MSCP) will serve Tanjong Rhu Riverfront I & II respectively. The ancillary and MSCP blocks will come with roof gardens and viewing decks to take in sights of the Geylang River, which also function as community spaces. Both projects will offer more facilities amidst lush greenery, such as children's playgrounds, adult and elderly fitness stations, hardcourt, precinct pavilions, and rest shelters.

Please refer to the site plan for the facilities provided in Tanjong Rhu Riverfront I & II. Facilities in these projects will be accessible by the public.

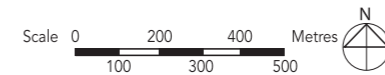
# KALLANG/ WHAMPOA



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

### Notes:

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2. 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.
3. 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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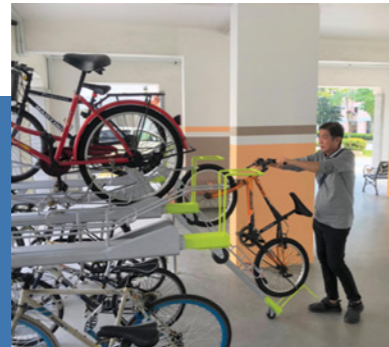
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Tanjong Rhu Riverfront I & 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

Tanjong Rhu Riverfront I & 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

Residents at Tanjong Rhu Riverfront I & II will be served by buses along Tanjong Rhu Road. 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.

### 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- AND 4-ROOM

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen/ utility (3-room)
  - Kitchen and service yard (4-room)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-room)
- 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 38sqm**

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 38sqm**

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

**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
(With Suggested Furniture Layout)

**Approx. Floor Area 48sqm**

Inclusive of Internal Floor Area of 46 sqm and Air-con Ledge



To meet 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.

**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
(With Suggested Furniture Layout)

**Approx. Floor Area 48sqm**

Inclusive of Internal Floor Area of 46 sqm and Air-con Ledge



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

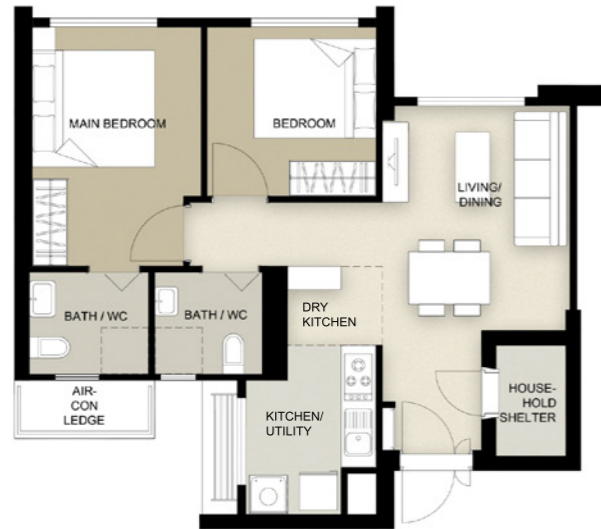
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 66sqm**

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 an open kitchen concept comprising a dry kitchen and kitchen.

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

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

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

## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 89sqm**

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



## 4-ROOM (WITH BALCONY) FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 92sqm**

Inclusive of Internal Floor Area of 89sqm and Air-con Ledge



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





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

- 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.
  - 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.

# SITE PLAN



## FLAT TYPE

- 2 ROOM FLEXI (TYPE1)
- 3 ROOM
- 2 ROOM FLEXI (TYPE2)
- 4 ROOM

## PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION
- HARDCOURT
- FUTURE MULTI-PURPOSE COURT

## COMMUNAL AREAS

- PRECINCT PAVILION AT 1ST STOREY
- DROP-OFF PORCH
- SPACE RESERVED FOR FUTURE COMMUNITY USE

## SOCIAL AMENITIES

- FUTURE AMENITIES/ FACILITIES AT 1ST STOREY
- RESIDENTS' NETWORK CENTRE AT 1ST STOREY
- PRESCHOOL AT 1ST STOREY
- PRESCHOOL AT 1ST STOREY AND 2ND STOREY

## COMMERCIAL AMENITIES

- RESTAURANTS AT 1ST STOREY
- EATING HOUSE AT 1ST STOREY
- SHOPS AT 1ST STOREY
- SUPERMARKET AT 2ND STOREY

## OTHERS

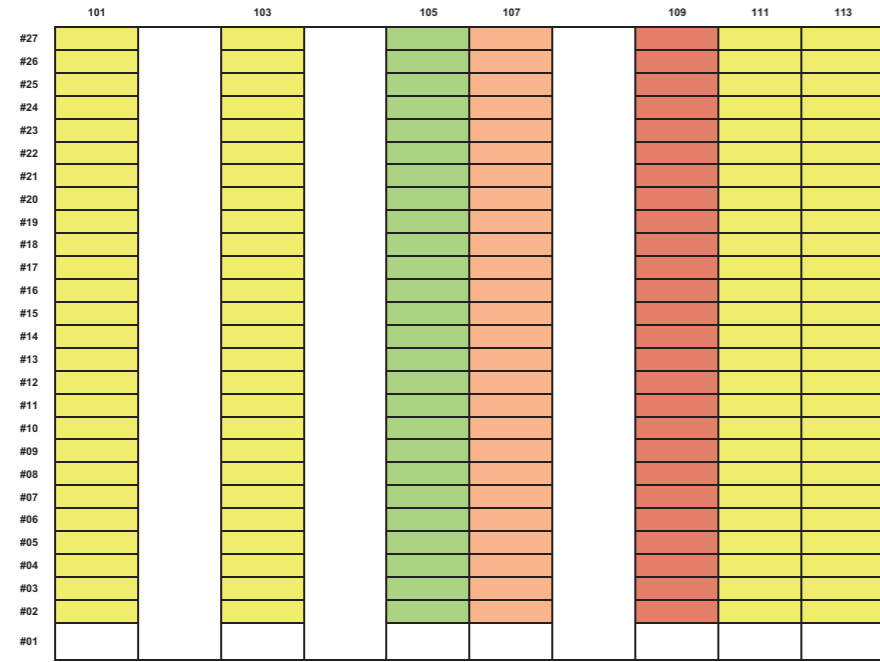
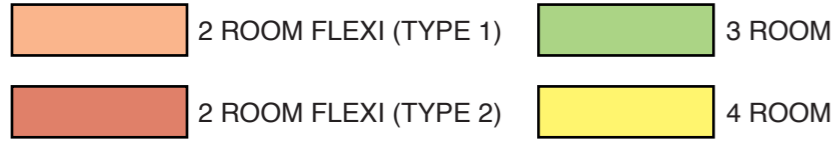
- LINKWAY
- S : SHELTER
- TRELIS
- SERVICE
- ESS: ELECTRICAL SUB-STATION AT 1ST STOREY
- SERVICE BAY
- (U/C) UNDER CONSTRUCTION
- UC UTILITY CENTRE
- AMENITY LOCATED (BELOW)
- AIR-WELL
- ENTRANCE/ EXIT FOR CARPARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

Block Number	Number of Storeys	2 - Room Flexi		3 Room	4 Room	Total
		Type 1	Type 2			
24A	27	26	26	26	104	182
24B	27	-	78	26	130	234
24C	8	-	-	14	40	54
25A	21	20	20	20	120	180
<b>TOTAL</b>		<b>46</b>	<b>124</b>	<b>86</b>	<b>394</b>	<b>650</b>

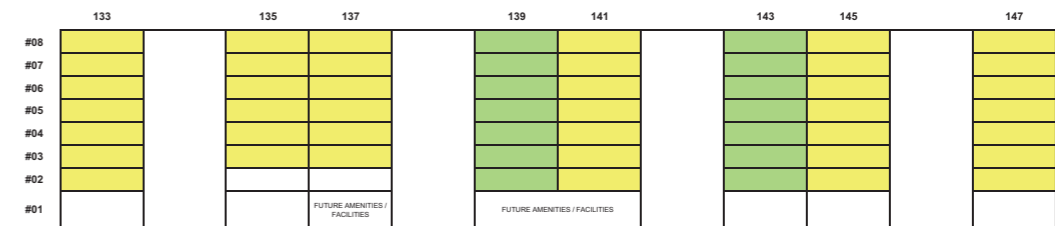
Block Number	Number of Storeys	2 - Room Flexi		3 Room	4 Room	Total
		Type 1	Type 2			
26A	29	28	28	28	168	252
26B	29	28	28	28	159	243
28A	29	28	140	-	165	333
28B	29	-	28	28	157	213
28C	29	-	27	27	166	220
29A	12	-	44	-	55	99
29B	8	-	21	-	32	53
<b>TOTAL</b>		<b>84</b>	<b>316</b>	<b>111</b>	<b>902</b>	<b>1413</b>

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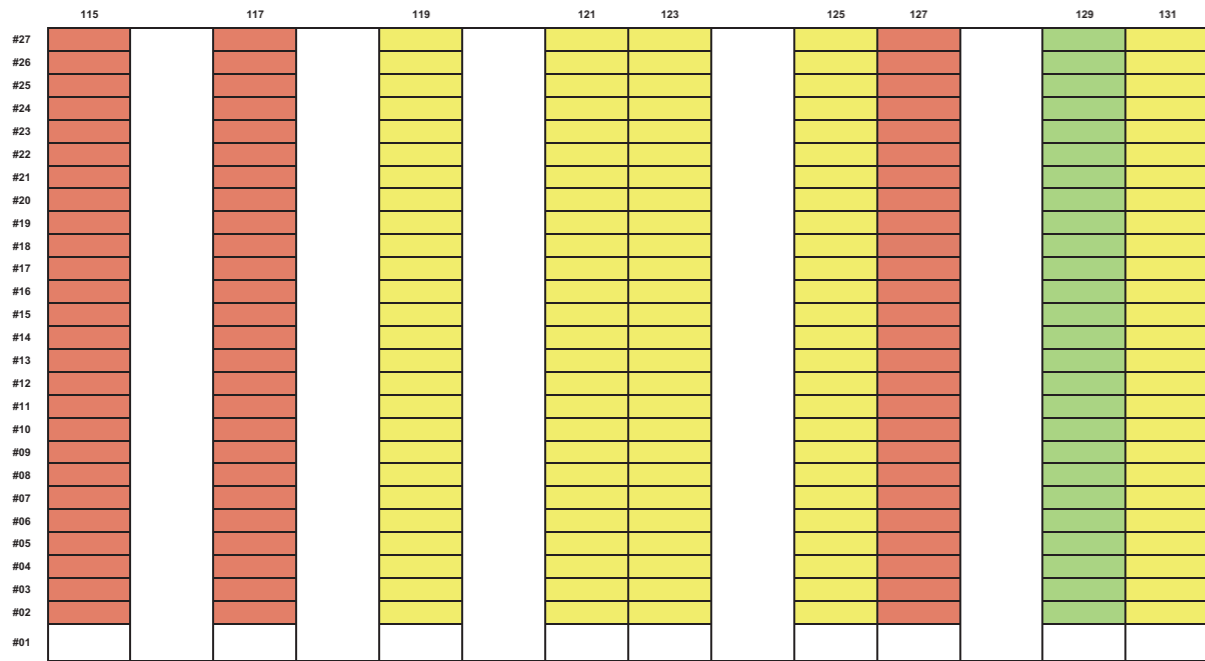
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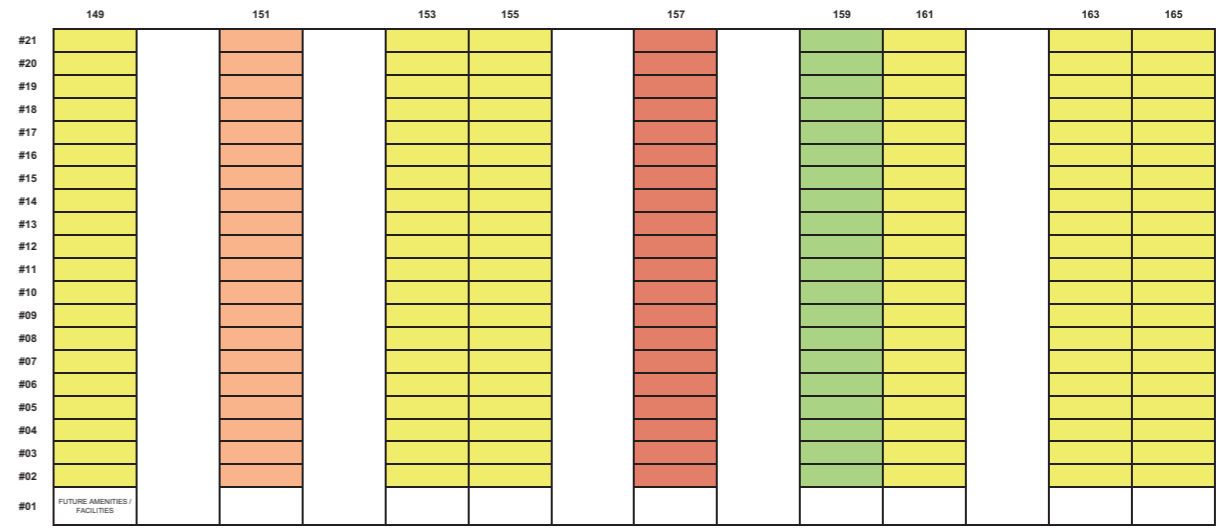
**BLOCK 24A**



**BLOCK 24C**

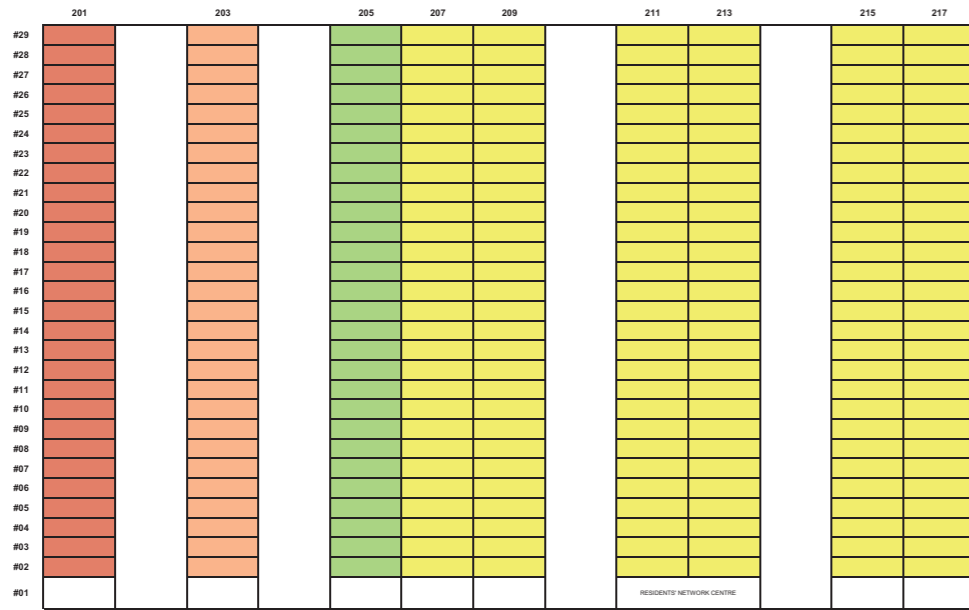
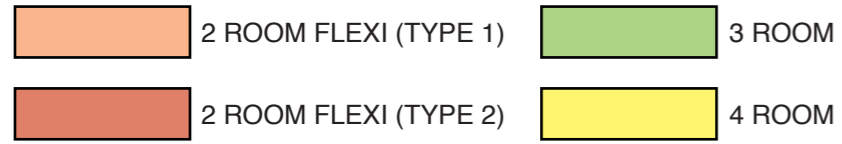


**BLOCK 24B**

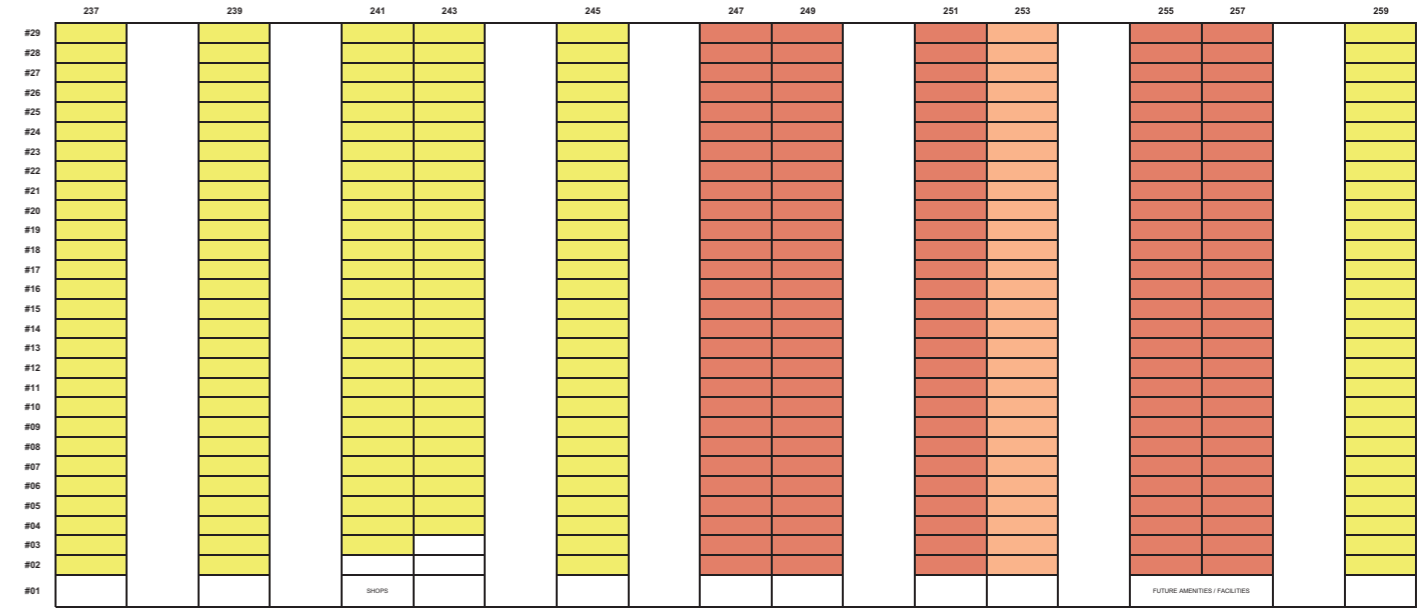


**BLOCK 25A**

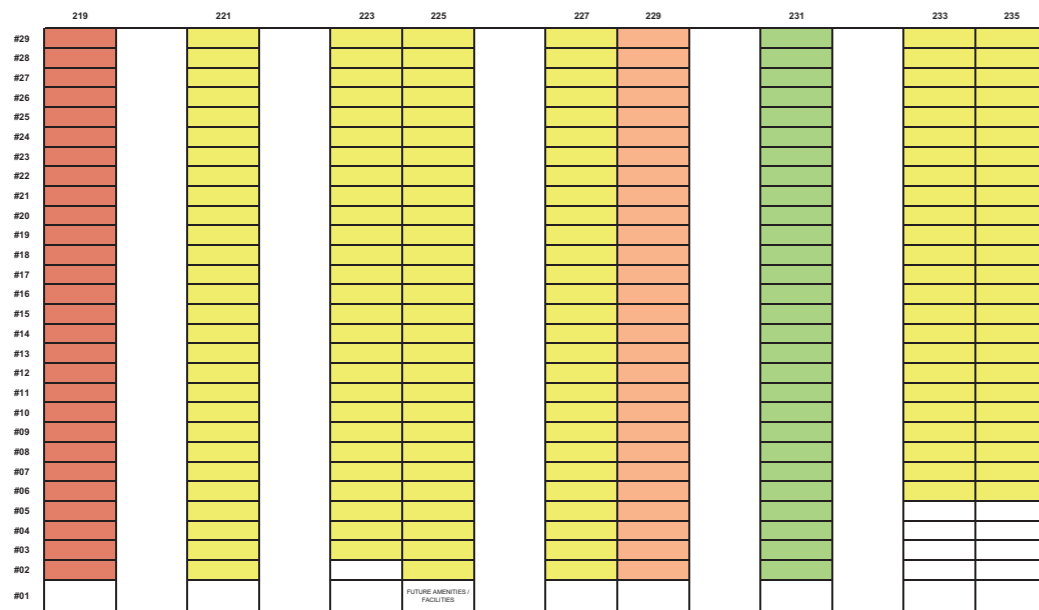
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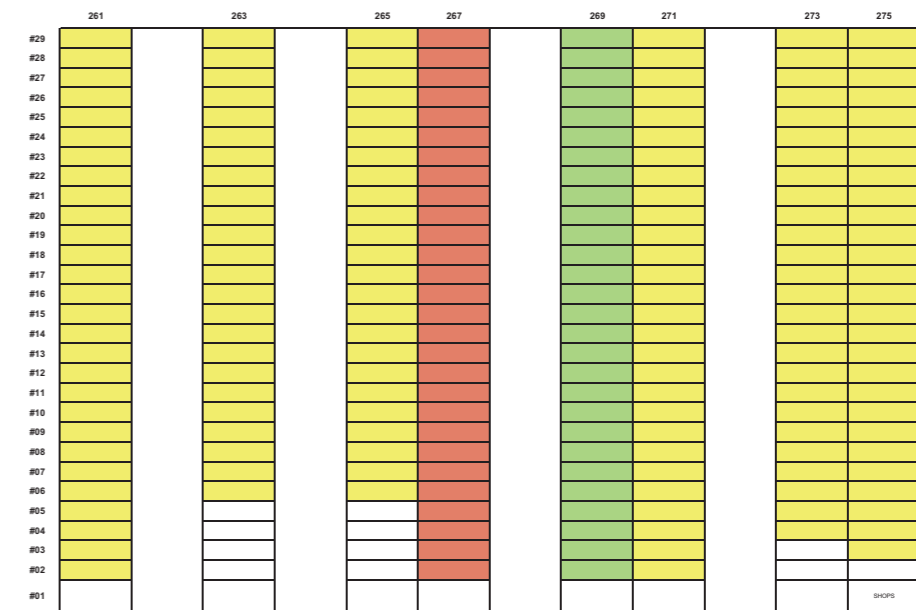
### BLOCK 26A



### BLOCK 28A

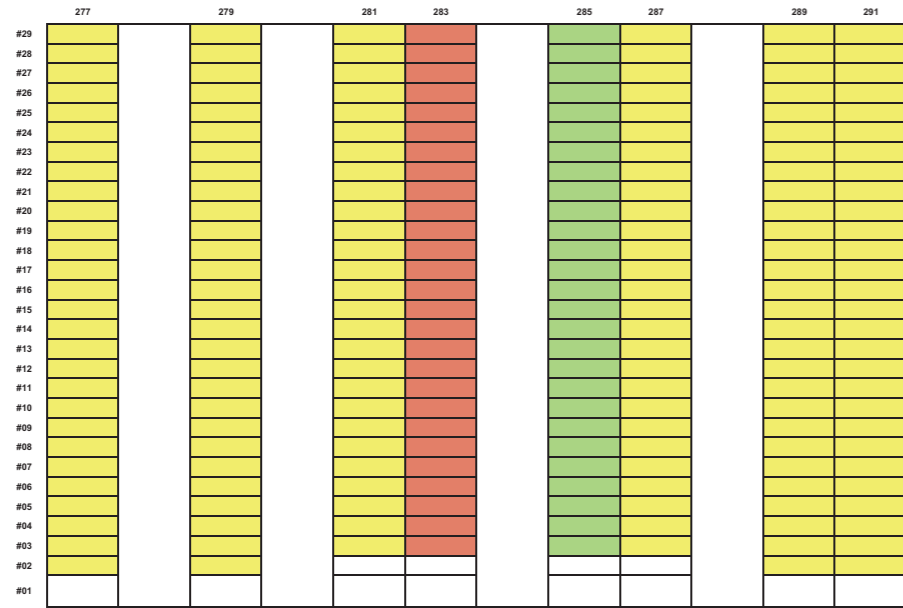
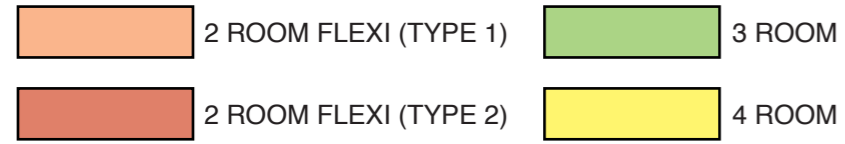


### BLOCK 26B

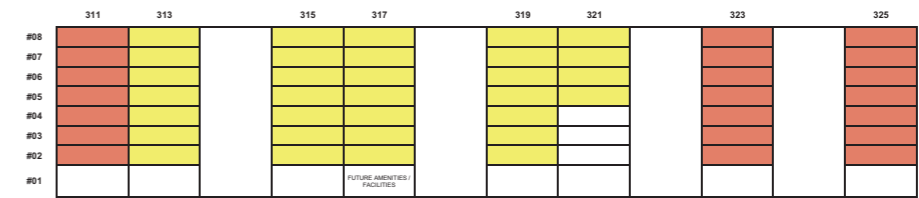


### BLOCK 28B

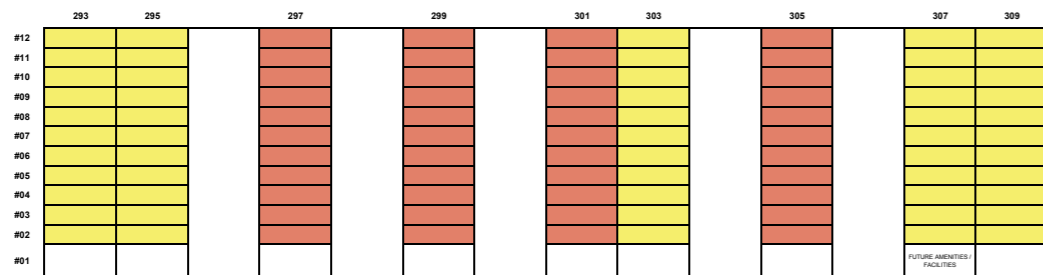
# UNIT DISTRIBUTION



**BLOCK 28C**



**BLOCK 29B**



**BLOCK 29A**



**BLOCK 24A** | 2ND TO 27TH 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.

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 24.

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 24B | 2ND TO 27TH 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.

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 24.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 24C | 2ND STOREY FLOOR PLAN**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 24

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

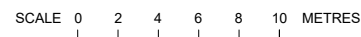


**BLOCK 24C** | 3RD TO 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 24

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 25A** | 2ND TO 21ST 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.

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 25.

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 26A** | 2ND TO 29TH 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.

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 26.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 26B | 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b>                  W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p><b>SCALE</b> 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 26B | 3RD 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 26B | 4TH 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 26B | 5TH 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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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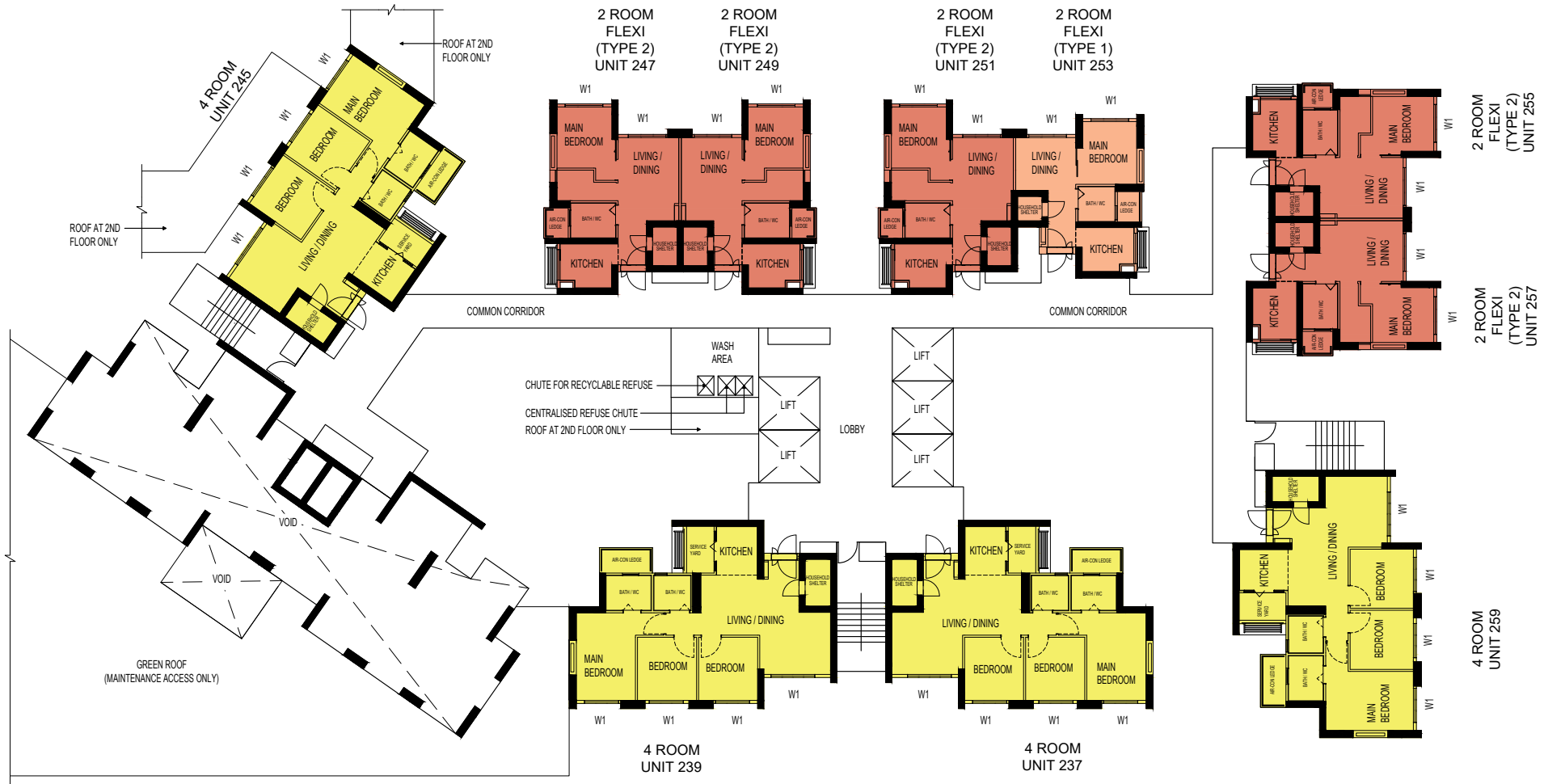


**BLOCK 26B** | 6TH TO 29TH STOREY FLOOR PLAN

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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 28A** | 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 28A** | 3RD 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 28A** | 4TH TO 29TH 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.

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 28.

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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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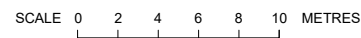


**BLOCK 28B** | 2ND STOREY FLOOR PLAN

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.



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

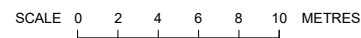


**BLOCK 28B** | 3RD STOREY FLOOR PLAN

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

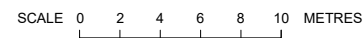


**BLOCK 28B** | 4TH TO 5TH STOREY FLOOR PLAN

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

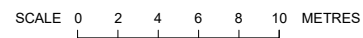


**BLOCK 28B** | 6TH TO 29TH STOREY FLOOR PLAN

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 28C** | 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.

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF COMMERCIAL BLOCK BETWEEN 28A & 28B

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 28C** | 3RD TO 29TH 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.

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF COMMERCIAL BLOCK BETWEEN 28A & 28B

<p><b>WINDOW LEGEND :</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 29A** | 2ND TO 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.

SCALE 0 2 4 6 8 10 METRES

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



**BLOCK 29B** | 2ND TO 4TH 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.

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 26.

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 29B** | 5TH TO 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.

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 26.

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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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# GENERAL SPECIFICATIONS FOR TANJONG RHU RIVERFRONT I & TANJONG RHU RIVERFRONT 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
Living/ Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

## 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 TANJONG RHU RIVERFRONT I & TANJONG RHU RIVERFRONT II

For 2-room Flexi, 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)
	: 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
Balcony	: aluminium framed sliding door with glass

## Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
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
Balcony Floor	: glazed porcelain tiles with tile skirting (optional)

## 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

- 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 intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure, and any such reliance shall be at the sole risk and discretion of the recipient.
- 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. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance.
- 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.
- 12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.

# 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 the 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.*

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# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS)

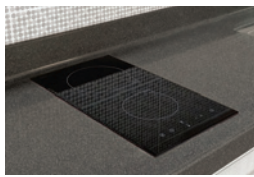
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

**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.



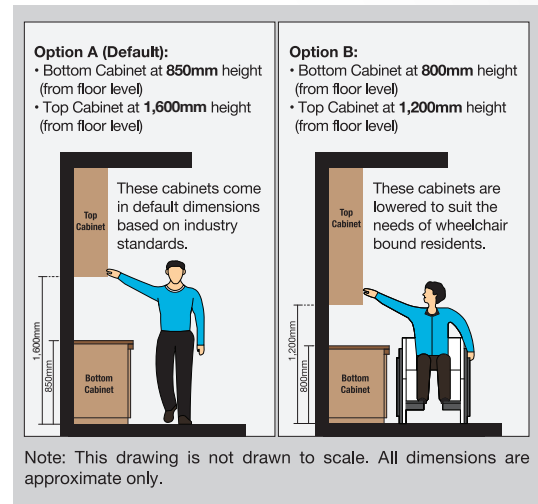
Here are some features of an induction hob:

- 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/ utility (3-room)
  - Kitchen and service yard (4-room and bigger flats)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-room and bigger flats)
- Water closet suite in each bathroom

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

- Floor finishes in the:
  - Living/ dining room
  - Bedrooms
  - Dry kitchen and balcony (if applicable)
- 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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