

# CRAWFORD HEIGHTS



**HDB'S SALES LAUNCH  
OCTOBER 2024**

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**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 including but not limited to industrial, commercial or utility uses. 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.





Artist's impression

## CRAWFORD HEIGHTS

Bounded by North Bridge Road and Crawford Street, Crawford Heights is named for its location and impressive height and consists of a single 40-storey residential block with 312 units of 3- and 4-room flats. These flats will be offered as Prime flats under the new flat classification (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>). HDB will pilot a new White flats layout in this project, providing flat buyers with greater flexibility in configuring their living spaces in the flat.

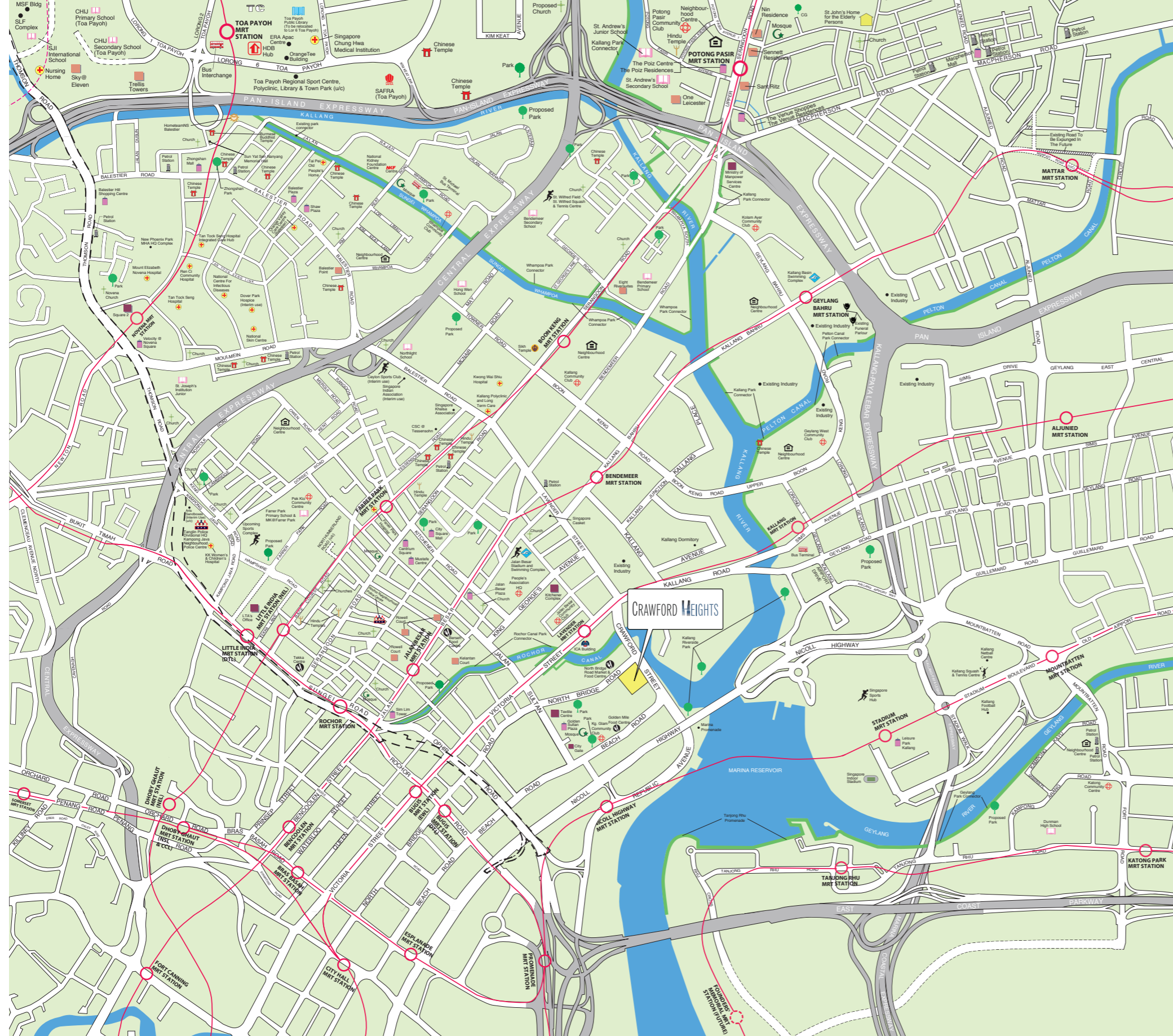


Artist's impression

Envisioned as a sanctuary close to the Rochor River, Crawford Heights will feature a preschool and a residents' network centre, fostering a supportive and inclusive community. Various recreational spaces, such as the roof garden atop the Multi-Storey Car Park (MCSP), playgrounds, and fitness stations, will offer a tranquil respite amid the urban landscape.

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

# KALLANG/WHAMPOA

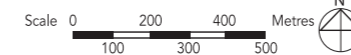


- MRT Station (Future)
- MRT Line & Station
- Under Construction
- North-South Corridor (NSC) (u/c)
- MOE Kindergarten
- Under Construction/Future Road

**Notes:**

1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. The developments and facilities shown (whether existing or proposed) may:
  - 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. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

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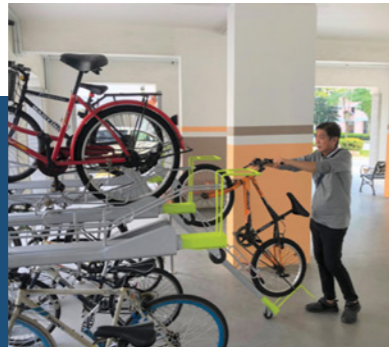
# ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Crawford Heights will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of 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

Crawford Heights 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



# 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 linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Residents will be served by bus services and Lavender MRT Station. Learn more about transport connectivity in this precinct 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>



# WHITE FLAT OPTION AND OPTIONAL COMPONENT SCHEME (OCS)

White flats will feature a contiguous living and bedroom space, **without partition walls**, to provide greater flexibility to flat buyers in configuring the layout of their flats. Flat buyers will hence have an open canvas to easily design and adapt the spaces within their flat according to their needs.

Buyers who opt for a White flat will enjoy a **price reduction of \$6,000 and \$8,600** for a 3-room and 4-room flat respectively.

Buyers who do not opt for a White flat will be provided with a default flat layout with bedroom walls.

The following Optional Component Scheme (OCS) options are available on an opt-in basis:

WHITE FLAT	DEFAULT FLAT
<ul style="list-style-type: none"> <li>• Bathroom doors and sanitary fittings</li> </ul> <p><b>Note:</b> Flooring for the living/ dining area, dry kitchen (3-room), and bedrooms is not offered. This will offer greater flexibility for flat owners to plan and design their living spaces. Bedroom doors will also not be offered, as there are no internal bedroom partition walls in a White flat.</p>	<ul style="list-style-type: none"> <li>• Flooring for the living/ dining area, dry kitchen, and bedrooms</li> <li>• Bedroom/ bathroom doors and sanitary fittings</li> </ul>

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.

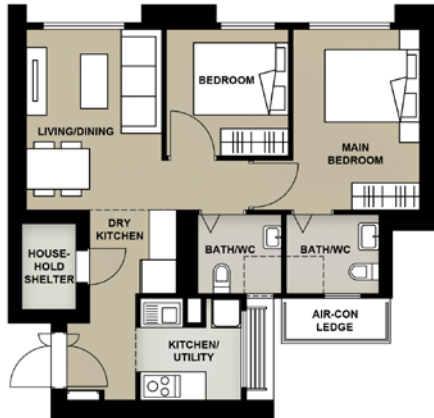
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN (DEFAULT)

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 66 sqm

(Inclusive of Internal Floor Area of 63 sqm and Air-con Ledge)



Residential units in Crawford Heights are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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/utility, as indicated in the dotted lines.

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

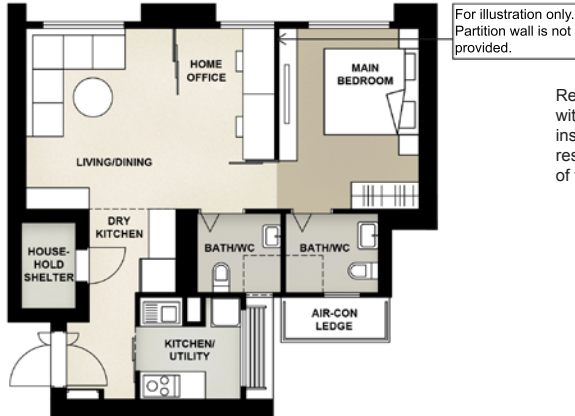
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN (WHITE FLAT)

(With Suggested Furniture Layout)

**Approx. Floor Area 66sqm**

Inclusive of Internal Floor Area of 63sqm and Air-con Ledge



Residential units in Crawford Heights are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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



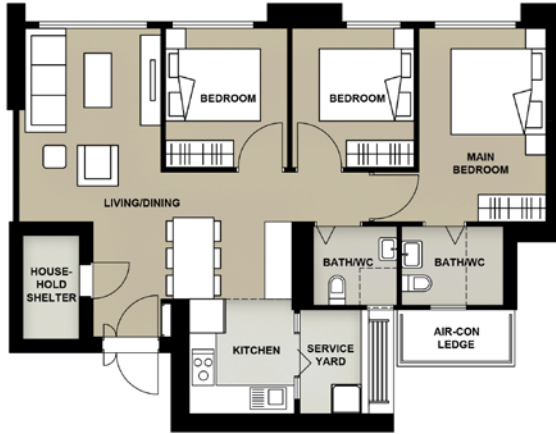
# LAYOUT IDEAS

## 4-ROOM FLOOR PLAN (DEFAULT)

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 90 sqm

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



Residential units in Crawford Heights are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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

# LAYOUT IDEAS

## 4-ROOM FLOOR PLAN (WHITE FLAT)

(With Suggested Furniture Layout)

**Approx. Floor Area 90sqm**

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



Residential units in Crawford Heights are designed without beams within the internal spaces, which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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

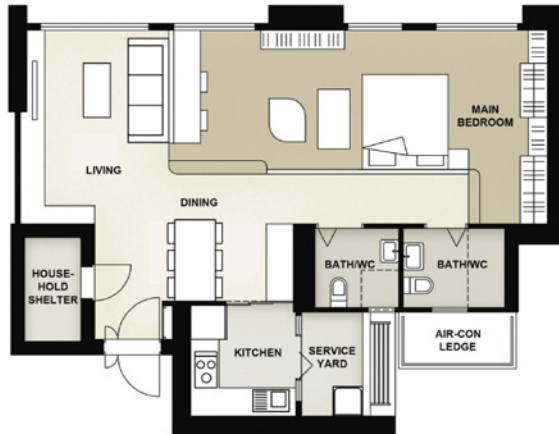


## 4-ROOM FLOOR PLAN (WHITE FLAT)

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 90 sqm

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



Residential units in Crawford Heights are designed without beams within the internal spaces (living/dining and bedrooms), which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

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



Artist's impression



# SITE PLAN CRAWFORD HEIGHTS

## FLAT TYPE

- 3 ROOM
- 4 ROOM

## PLAY FACILITIES

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

## COMMUNAL AREAS

- 4** PRECINCT PAVILION
- 5** DROP-OFF PORCH
- 6** SPACE RESERVED FOR FUTURE COMMUNITY USE

## SOCIAL AMENITIES

- 7** PRESCHOOL AT 1ST STOREY
- 8** RESIDENTS' NETWORK CENTRE AT 1ST STOREY

## OTHERS

- LINKWAY
- TRELLIS
- SERVICES
- SERVICE BAY
- S : SHELTER
- AMENITY LOCATED BELOW
- AIR-WELL
- ENTRANCE/EXIT FOR MULTI-STOREY CARPARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE REFUSE

Block Number	Number of Storeys	3-Room	4-Room	Total
20A	40	78	234	312
<b>TOTAL</b>		<b>78</b>	<b>234</b>	<b>312</b>

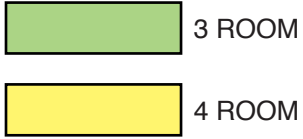
APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.



- 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.
  - To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by 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.

# UNIT DISTRIBUTION



	101	103	105	107	109	111	113	115
40	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM
39	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM
38	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM
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02	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM	3 ROOM	4 ROOM	4 ROOM
01				RESIDENTS' NETWORK CENTRE				

## BLOCK 20A



## BLOCK 20A | 2ND TO 40TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 20 FOR WHITE FLATS, THERE WILL BE NO INTERNAL PARTITION WALLS BETWEEN LIVING/DINING & BEDROOMS.

<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 CRAWFORD HEIGHTS

For 3-room & 4-room (Default)

## 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/ Bedroom/ Dry Kitchen 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.

# GENERAL SPECIFICATIONS FOR CRAWFORD HEIGHTS

For 3-room & 4-room (White flat)

## 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	: Not applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

## Finishes

Living/ Dining/ Bedroom/ Dry Kitchen Floor	: Not applicable
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

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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 should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are 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 information reflected in the corresponding sales model. 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 and 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 including but not limited to industrial, commercial or utility uses. 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

## WHITE FLAT (WITHOUT BEDROOM WALLS)

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

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

- Bathroom 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.*

Oct 2024

# OPTIONAL COMPONENT SCHEME

## DEFAULT (WITH BEDROOM WALLS)

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)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4-room)
- 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(3-room)
- Bedroom/ Bathroom 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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